11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, December 2, 2024
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Approval of Minutes

b) Meeting Minutes from 10.21.24

2) Consent

a) I-Mequon 1 LLC for ICAP Development. The Applicant is seeking minor request for sign waiver approval to allow for a monument sign to be built prior to development of the site located at 10931 N. Port Washington Road and for off premises signage to benefit 10921 N. Port Washington Road.

b) Mark Hilgendorf for Trinity Lutheran Church. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 11450 N. Wauwatosa Road.

c) Pointe Real Estate. The applicant is seeking final plat approval to allow for Phase 1 of the Swan Ridge Farms subdivision consisting of a total of 41-lots for the lands immediately south of and west of 10129 N. Swan Road.

3) Public Hearing

a) Victory Homes of Wisconsin for Brian & Carolyn Timmis. The applicant is seeking conditional use grant approval to allow for a guest house for the property located at 3131 W. Donges Bay Road.

b) Neil Fleischhacker for Eastwood Nest LLC. The applicant is seeking conditional use grant approval to allow for warehousing for the property located at 6300-6320 Eastwood Court.

c) Ozaukee Washington Land Trust. The applicant is seeking conditional use grant approval for a nature preserve and minor request approval to allow for a parking lot for the property located at 4513 W. Bonniwell Road (Spirit Lake).

4) Regular Business

a) Christian Life Church. The applicant is seeking building and site plan amendment approval to allow for a renovation and an approximately 17,512 sq. ft. addition to the existing church building including a new canopy and drop-off drive for the property located at 2909 W. Mequon Road.

b) Christian Life Church. The applicant is seeking rezoning recommendation from R-3 to IPS zoning with PUD (Planned Unit Development) overlay approval to allow for an addition to the existing church to include future parking and garage for the property located at 2803 W. Mequon Road.

5) Announcements

a) 2025 Meeting Calendar

6) Adjourn

Dated: /s/ Andrew Nerbun, Chair

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

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

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

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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, October 21, 2024
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Alderman Robert Strzelczyk
Alderman Brian Parrish
Commissioner Bruce Barnes
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner Nancy Urbani
Commissioner John Stoker - **Absent**

Acting Chairman Ald. Strzelczyk called the meeting to order at 6:00 p.m

a) Approval of Minutes from 9.23.24

Action
Commissioner Choren made a motion to approve the September 23, 2024, meeting minutes.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED BY VOICE ACCLAMATION [7 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

DRAFT

Attachment: PC Minutes_10.21.24_DRAFT (9883 : Meeting Minutes from 10.21.24)

2) Public Hearing

a) Pinnacle Engineering Group, LLC for Kiddie Academy. The applicant is seeking conditional use grant, building and site plan and minor request for sign waiver approval to allow for a new 12,000 SF building for a childcare facility for the parcel located at 10921 N. Port Washington Road.

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

Public Feedback

Mark Haslam-10900 N. Port Washington Road - is the owner of The Feedbag located across the street from the proposed development. He expressed concerns about the traffic and potential accidents at this location due to ongoing new developments on the west side of Port Washington Road along with the traffic from the Pavilions. He suggested an optional access point south of the proposed development to divert traffic behind Landmark Credit, north of Jilly's Carwash because this entrance is across from Stein Gardens that has multiple entrances and less traffic.

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

Assistant Director Jac Zader stated that Kiddie Academy daycare will be placed in the back of the parcel on the north side and according to the concept plan that parcel will be split in two and the parcel to the south will remain vacant. He explained there are three multiple access points available to this site. He reminded the Commission that Port Washington Road is a county highway, and the city does not have jurisdiction over the road curb cuts.

Alderman Parrish suggested that the Port Washington Road consultant review this section to determine if there is anything that can be done. It was suggested that a "No U-Turn" sign be placed in the medium there. Asst. Dir. Zader confirmed staff will request this signage from the county.

The applicant, Mark Sidel from Pinnacle Engineering, stated that a traffic study was done in 2018/2019 and submitted to the county for review for a much higher use project. This was approved from the county at that time with no additional changes required.

The applicant asked about the front façade building materials of the entrance area. Asst. Dir. Zader stated he recommended that the entire façade by brick instead of siding as it is a focal point and entrance to the building. The Commission architect Choren stated that he feels that the siding is attractive, and brick is not necessary.

The business owner stated that this is a national franchise that provides a unique day care focused on sports and activities. He explained that there is a turnaround for dropping off the

DRAFT

Attachment: PC Minutes_10.21.24_DRAFT (9883 : Meeting Minutes from 10.21.24)

children under the covered overhang and the traffic flows only in one direction. The staff train the parents about the correct way to utilize the to drop off lane.

Asst. Dir. Zader stated that staff are only recommending of the requested one sign waiver request, which is to the height of the main sign as it might be blocked by the façade. Staff does not support the request for a larger sign as there is no hardship with the visibility of the sign and staff does not support the 2nd sign on the front of the overhang as it is deemed superfluous.

The narrative submitted states that the facilities could be used by the community, and he stated that a CUG for the outside recreational facilities would be needed if anyone other than the daycare staff and students utilized these facilities. There is some minor landscaping and lighting that needs to be addressed.

There was discussion about the noise from the outside activities, the hours of operation and the impact to surrounding neighbors. There was discussion about the signage and the requested larger sign and lettering.

Action
Commissioner Schaefer made a motion to approve the conditional use grant based on the conditions in the staff report with the request for staff to contact the county to request a "No U-Turn" sign and to allow the front façade as proposed by the applicant.
Alderman Parrish seconded the motion.
A roll call was taken; vote passed (7-0)

RESULT:	**APPROVED WITH CONDITIONS [7 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Brian Parrish, Alternate Alderman
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

b) Dan Beyer for O' Driscoll Real Estate. The applicant is seeking building and site plan approval and conditional use grant approval to allow a 1,300 SF coffee shop with drive-through service and building and site plan approval to allow a single-story commercial development that includes the coffee shop, drive-through service and a 3,800 SF sit down restaurant for a total of 5,100 SF.

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

Public Feedback

Sue Sowin - 14017 N. Port Washington Road - she asked about the well and septic tank and hopes there will not be any interference with her systems.

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

Director Tollefson stated that this is a request for a conditional use grant for a coffee shop. The UIao Creek neighborhood zoning allows for 2,000 sq. ft. or less and a drive-thru is allowed as long as it is part of a multi-tenant structure. A previous land division was done of the parent parcel and this portion is just over 3.5 acres. The proposal does meet all of the compatibility standards of the CUG and the additional requirements of the Ulao Creek neighborhood zoning. Staff recommends approval of the CUG.

She explained that all the technical standards of the zoning district are met regarding the building and site plan approval request. If Phase II is completely built out there would be a slight shortage of the required parking stalls. Staff believe it will be okay as shared parking is encouraged and will be addressed at that time. All the required open space requirements regarding interior site space and exterior for public use flow are met. The building design meets the Ulao Creek design guidebook requirements. She mentioned that the Ulao Creek Linear Park will be incorporated with this development. Staff recommends approval of the building and site plan.

Dir. Tollefson explained the overall concept and the connectivity and access of the linear park to the adjacent parcels. She confirmed that water and sewer service are private systems.

There was some discussion among the Commission regarding parking. The Commission provided feedback that they are supportive of the proposed development and of the Linear Park path.

Action
Commissioner Choren made a motion to approve the CUG and building and site plan subject to the conditions in the staff report.
Commissioner Hawley seconded the motion.
A roll call vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

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Attachment: PC Minutes_10.21.24_DRAFT (9883 : Meeting Minutes from 10.21.24)

3) Consent

a) Pointe Real Estate. The applicant is seeking development agreement approval to allow for Phase II, 83-lots of the Swan Ridge Farms subdivision for the lands immediately south of and west of 10129 N. Swan Road.

Jane Chevakco - 1129 N. Swan Road - supports this development and would like to know the timing of when the laterals need to be in place.

The applicant, Joe Bukovich, answered that the sewer should be usable by July.

Nancy Daum - 10102 N. Concord Drive - stated there is a lot of dirt moving around and there is currently a berm that has been created from the dirt, and she would like to know if that is temporary.

Staff confirmed that the dirt is temporary.

There was some discussion about the water main connection at this property and the surrounding area.

Action
Commissioner Schaefer made a motion to approve the item.
Commissioner Barnes seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Bruce Barnes, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

b) Mequon I LLC. The applicant is seeking development agreement and minor request for a fill permit approval for 30,000 C.Y. of construction fill to allow for 13 lots in Phase VIII of The Enclave of Mequon Preserve subdivision for the property located at 7901 W. Preserve Parkway.

Action
Commissioner Barnes made a motion to approve.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (7-0)

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RESULT:	**APPROVED [7 TO 0]**
MOVER:	Bruce Barnes, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

4) Regular Business

a) Soomnath Hospitality. The applicant is seeking minor request approval to allow for 385 feet of fencing for the property located at 10240 N. Cedarburg Road (Sybaris).

Dir. Tollefson stated the proposal is to provide some fencing along the most western building which fronts Cedarburg Road. The applicant is attempting to direct traffic to the vehicular entrance. Security is located at that location as well. Due to the intent being guest safety and guest privacy, staff asked the police department to weigh in on the proposal. The PD agreed that this will assist with foot traffic to the main entrance, and it does not impede the ability of the police to access the site. She explained that in previous approvals for fencing in the front yards of commercial sites that the fence is ornamental in nature. Staff do not support the proposed 6 foot tall opaque fence. With the Police Department's support, staff recommends a fence not to exceed 4 ½ feet in height and that it be ornamental style with openings.

The applicant is agreeable to the style of fence but prefers a 6-foot fence.

Action
Commissioner Barnes made a motion to approve per conditions in the staff report.
Commissioner Choren seconded the motion.
A roll call vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Bruce Barnes, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

b) The Architects Partnership, Ltd. The applicant is seeking building and site plan approval to allow for a new 3,415 SF financial institution with a drive-through ATM lane for the property at 11001 N. Port Washington Road (Chase Bank).

Dir. Tollefson stated this is the former site of Ace Hardware and is just under one acre. Staff worked with the applicant to address all the non-compliant issues and the proposed building is in compliance with all the B-2 requirements. The red brick is in keeping with some of the neighboring buildings and aesthetic features. There are some minor recommendations for lighting and landscaping. Staff does recommend approval.

Assistant Engineer Cole McCraw stated they will be connected to public sewer and water. He

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explained that condition #9 in the staff report regarding access to the site has been an on-going discussion with the applicant. The street is encumbered with driveways in that area and staff recommend having only one access point onto Town Square Road, directly across from a driveway on the north side of the street. It is recommended that the existing access point on the east side of the site be eliminated as there is a concern about the traffic going in and out of Port Washington Road so close to the intersection.

The applicant stated that they agree that there should only be one full access point, but they are asking for an exit only point on the east side of the parcel. If they will only be allowed one access point, they are requesting that it be moved closer towards Port Washington Road. They would like some flexibility to work with staff regarding condition #9.

The Commission expressed concern about moving the access too close to Port Washington Road as there is a lot of traffic and traffic stacking occurs on Town Square Road.

Alderman Parrish stated he prefers some more architectural features to enhance the look of the proposed building. He would like to see more character, a peaked roof and a classier design and different building colors. Different examples of other Chase Bank branches were shown and preferences discussed.

Action
Commissioner Barnes made a motion to approve per the conditions in the staff report with a single access as far west from the intersection as possible.
Commissioner Hawley seconded the motion.
A roll call vote was taken; vote passed (4-3)(No: Strzelczyk, Parrish, Schaefer)

RESULT:	**APPROVED WITH CONDITIONS [4 TO 0]**
MOVER:	Bruce Barnes, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Barnes, Choren, Hawley, Urbani
ABSENT:	Stoker
DEEMED NO:	Strzelczyk, Parrish, Schaefer

c) Hahn Ace Hardware. The applicant is seeking building and site plan amendment approval to allow for a greenhouse and outside storage for the property located at 11300 N. Port Washington Road.

Asst. Dir. Zader stated this is for the permanent greenhouse facility at Ace Hardware. He showed the site plan with proposed islands that segregate the green house and renderings were shown. Staff recommends approval.

The applicant stated that the lighting in the green house will be less luminate that the lighting in the parking lot. There will be year-round usage.

There was some discussion about the lighting of the greenhouse.

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Action
Commissioner Schaefer made a motion to approve with a recommendation that the applicant have a discussion with staff regarding the interior lighting of the greenhouse.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED WITH CONDITIONS [7 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

d) Bauer Sign & Lighting for Mequon Marketplace Holdings, LLC. The applicant is seeking minor request approval to allow for a master sign plan for the property located at 11300 N. Port Washington Road. (Hahn Ace and Planet Fitness).

Asst. Dir. Zader stated this request is for a master sign plan. The request is for a wall sign for each of the tenants. The sign code only allows for 30-sq. ft. for each sign for a multi-tenant building. The proposed Hahn Ace sign is 47.5 sq. ft. Staff beleive that a little larger sign is justified at this location as the building is far from the road and the proposed sign fits with the large massing of the building and the gable. Staff recommend a sign for each tenant located on the gable up to 50 sq. ft., 2 signs on the gables along 1-43 per the sign code and a monument sign (there are currently no proposed renderings or location submitted yet). The design and brick columns shall match the other monument signs in that development. Staff recommend approval of the master sign plan.

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

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

e) Heimat Capital LLC for Mequon Town Center 1. The applicant is seeking building and site plan amendment approval to allow for 8 new residential units as previously approved in July 2022 for the property located at 11205-11315 N. Cedarburg Road and 5900-6048 W. Mequon Road.

Asst. Dir. Zader stated that the request is for the 2nd floor south building to convert from commercial use to 8 residential units. There was a traffic analysis done at the time of the

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original request. A condition was added that each of the 8 residential units have an assigned parking space inside the garage in the north building. Staff recommends approval.

The applicant stated that as part of their due diligence, they met with all of the commercial tenants and received feedback the parking issue has been addressed with the addition of the parking spaces in the civic campus, but the issue is not fully solved. The parking situation is on their radar and they will be watching and reviewing this issue.

It was discussed that the construction workers will be instructed to park in the civic campus parking lot and not in the MTC 1 parking lot.

Action
Commissioner Urbani made a motion to approve with the recommendation for staff to encourage construction workers to park in the civic campus.
Commissioner Barnes seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Nancy Urbani, Commissioner
SECONDER:	Bruce Barnes, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

5) Announcements

The next meeting is Monday, December 2, 2024, at 6:00 p.m.

6) Adjourn

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

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Jac Zader

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Attachment: PC Minutes_10.21.24_DRAFT (9883 : Meeting Minutes from 10.21.24)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
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Department of Community Development

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **December 2, 2024**

SUBJECT: **I-Mequon 1 LLC for ICAP Development. The Applicant is seeking minor request for sign waiver approval to allow for a monument sign to be built prior to development of the site located at 10931 N. Port Washington Road and for off premises signage to benefit 10921 N. Port Washington Road.**

Applicant:	ICAP Development
Status of Applicant:	Owner
Requested:	Sign Waiver
Existing Use:	Vacant
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community commercial
Lot size:	.61 Acre
Location:	10931 N. Port Washington Road
Tax Key Number:	#15-030-04-019.00
District:	#6

Background: The applicant is requesting sign waiver approval to allow for a monument sign on the vacant parcel located at 10931 N Port Washington Road. The property was approved for a multi-tenant building in 2020 which was never constructed. The proposed sign is being requested to provide identification for the recently approved Kidde Academy daycare that is located at the rear of the site and has no frontage along Port Washington Road.

Sign Waiver:
The sign waiver would allow the sign to be constructed prior to development of the site and allow an off-premise tenant panel to be installed on the sign for Kiddie Academy child care. The sign would be identical to the Arby's sign in terms of design and location from the road (see attached picture). Staff is supportive of the proposed waiver due to the fact that the daycare has no frontage along the road that would provide adequate wayfinding to the site. The proposed sign is also consistent with the design and location of the existing sign for the Arby's building. While none of the site improvements have been installed, staff recommends that the curbing, grass and landscaping for the end cap island is installed at the same time of the sign installation.

Staff Recommendation:
Planning staff recommends **approval** of a sign waiver for the east elevation wall sign, based on the following conditions:

1. Staff review and approval of sign permit.
2. The sign shall be located the same distance from the property line as the existing sign to

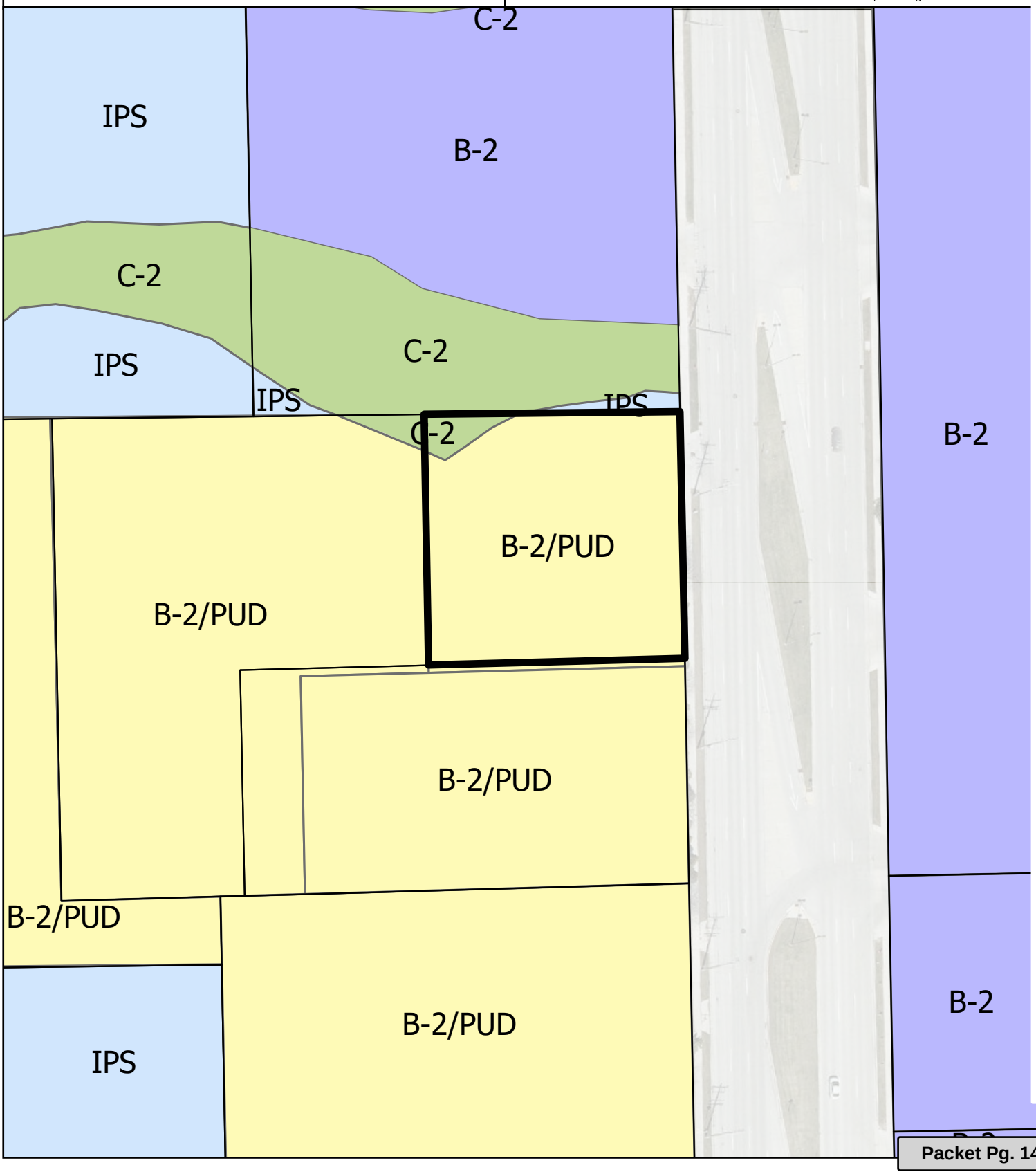
the south and be of similar design.

3. The curbing, grass and landscaping shall be installed at the same time as the sign.

Attachments:
Packet Docs_ICAP (PDF)

ICAP

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



Attachment: Packet Docs_ICAP (9887 : I-Mequon 1 LLC for ICAP Development)

ICAP DEVELOPMENT

October 15, 2024

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

SUBJECT: Sign Waiver- 10931 N Port Washington Road

Property Location:

The subject Property is roughly .60 acres of land located at 10931 N Port Washington road. The Property is part of Ordinance 2019-1550 for the Planned Unit Development of roughly 8.9acres of land including parcels at 10829, 10841, 10865, 10911, 10915, 10921 and 10931 N Port Washington Road.

Project Description:

I-Mequon 1 LLC, owner of the Property and subsidiary of ICAP Development ("ICAP"), is seeking an Sign Waiver to build a monument on the property at 10931 N Port Washington Road with multiple sign panels. The panels would provide signage for a future development on 10931 N Port Washington Road, as well as for the development at 10921 N Port Washington Road, which has no frontage along Port Washington Road.

The waiver request is for approval to build the monument sign prior to development of the site located at 10931, as well as approval for off premises signage to benefit 10921.

The request for subdivision is consistent with lot sizes approved by Ordinance 2019-1550, as all other named parcels above are less than 2 acres.

Request: ICAP is seeking Sign Waiver approval to build the monument sign prior to development of the site located at 10931, as well as approval for off premises signage to benefit 10921.

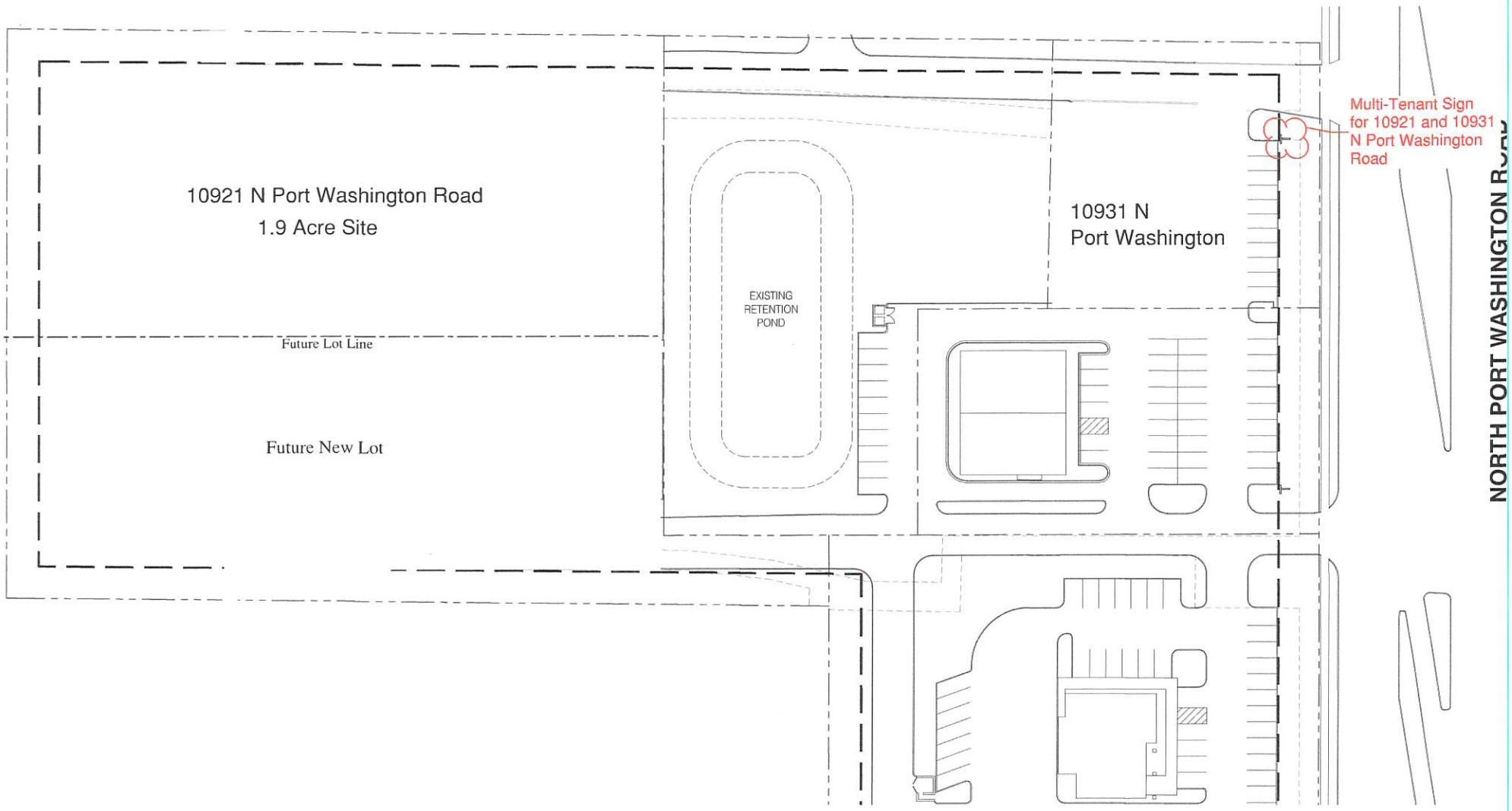
The following documents are included with this submittal:

- Legal Description of the Property
- Ownership Documentation for I-Mequon 1 LLC
- Site Plan Dated August 1, 2023, showing the location of the proposed monument sign
- Monument Sign Plan and Elevation

Respectfully Submitted,

Jerad Protaskey
ICAP Development LLC

Attachment: Packet Docs_ICAP (9887 : I-Mequon 1 LLC for ICAP Development)



PROPOSED SITE PLAN

SCALE: 1"=700'-0"

NORTH

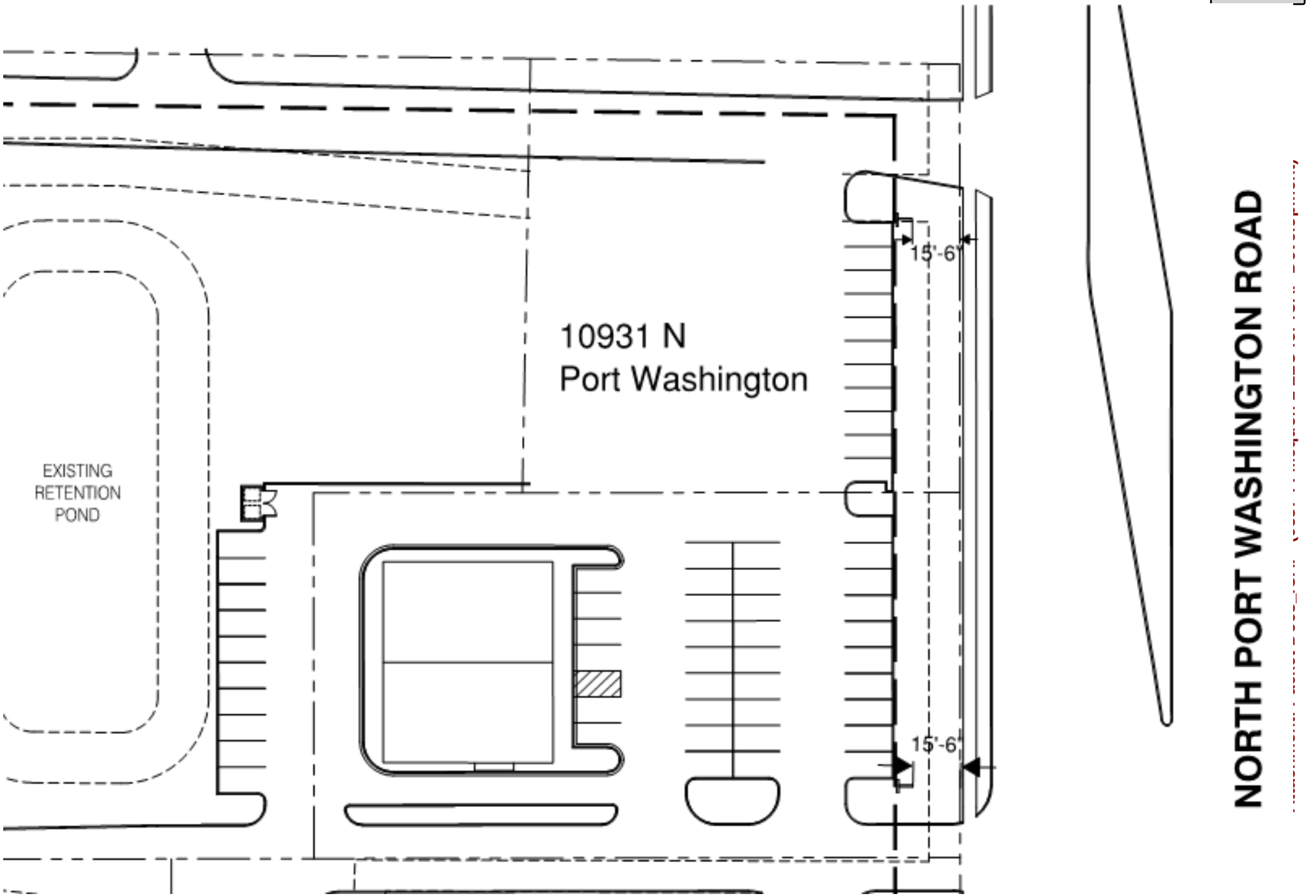
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333 E. Michigan St. Ste. 540 | Milwaukee, WI 53202

ICAP MEQUON DEVELOPMENT

AUGUST 1ST, 2

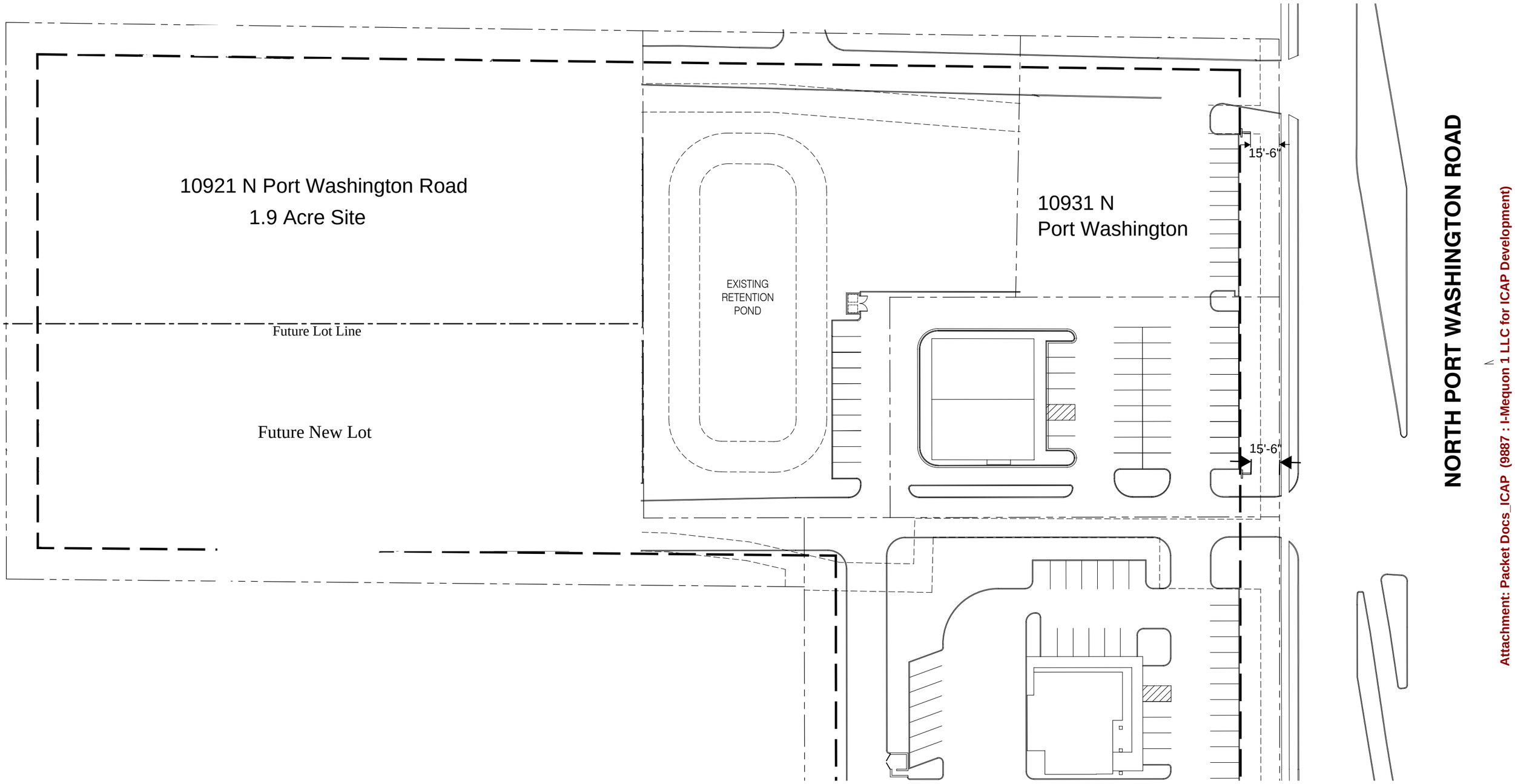
Attachment: Packet Docs_ICAP (9887 : I-Mequon 1 LLC for ICAP Development)



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833 E. Michigan St. Ste. 540 | Milwaukee, WI 53202

ICAP MEQUON DEVELOPMENT

November 4, 2024



PROPOSED SITE PLAN

SCALE: 1"=700'-0"

NORTH

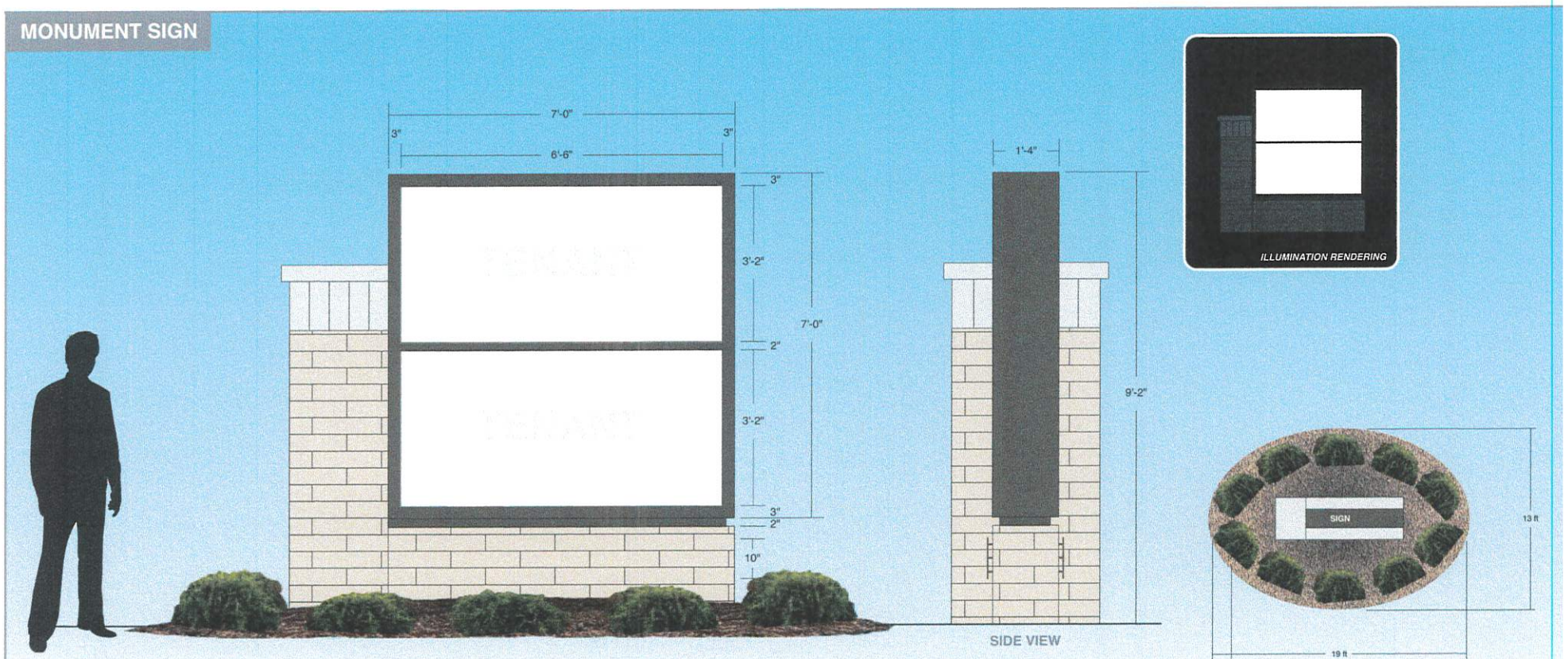
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833 E. Michigan St. Ste. 540 | Milwaukee, WI 53202

ICAP MEQUON DEVELOPMENT

Attachment: Packet Docs_ICAP (9887 : I-Mequon 1 LLC for ICAP Development)

MONUMENT SIGN



ICAP MEQUON DEVELOPMENT / MONUMENT SIGN
ONE (1) DOUBLE SIDED, INTERNALLY ILLUMINATED MONUMENT SIGN
CUSTOM FABRICATED ALUMINUM SIGN CABINET W/ MAP DARK BRONZE PAINTED FINISH (TO MATCH PNT-1 AT BUILDING)
WHITE LEXAN FACES W/ 3M VINYL GRAPHICS
SIGN INTERNALLY ILLUMINATED W/ WHITE LEDS
ADDRESS - 1/4" PLATE ALUMINUM LETTERING STOOD OFF BASE 1" W/ THREADED STUDS

*MASONRY BASE BY OWNER (COORDINATE SIGN INSTALL W/ OWNER)
*ELECTRICAL BY OTHERS

LANDSCAPING BED -
19 feet long by 13 feet wide (5' OF LANDSCAPING AROUND SIGN)

Michael's Signs
"We Project Your Image"
PH: (262) 554-6066
TOLL FREE: (800) 554-8110

Client: ICAP MEQUON DEVELOPMENT	Date: 8-8-23	REVISION		Illumination: ☐ NO ☒ YES TYPE LED	☐ SINGLE SIDED ☒ DOUBLE SIDED	Paint Colors (AkzoNobel): MAP DARK BRONZE (TO MATCH PNT-1 AT BLDG.)	Vinyl Film Colors (3M Scotchcal):	Client Signature:
	Drawing #: 3(0)	△	△	Electrical Requirements: ☐ 120 ☐ 277	Quantity: 1			Signature Date
Address: 10931 N PORT WASHINGTON RD	Sheet: 1 of 1	△	△	Sign Specifications: NOTED ABOVE				NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS
City, State: MEQUON, WI 53092	Scale: 1/2"=1'	△	△					The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
Sales Rep: DAN RADKE	Designer: KD	△	△					

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

Attachment: Packet Docs_ICAP (9887 : I-Mequon 1 LLC for ICAP Development)



Attachment: Packet Docs_ICAP (9887 : I-Mequon 1 LLC for ICAP Development)



Attachment: Packet Docs_ICAP (9887 : I-Mequon 1 LLC for ICAP Development)

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: **December 2, 2024**

SUBJECT: **Mark Hilgendorf for Trinity Lutheran Church. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 11450 N. Wauwatosa Road.**

Applicant:	Mark Hilgendorf
Status of Applicant:	Agent
Requested:	Final Land Division
Existing Use:	Church
Existing Zoning:	IPS (Institutional and Public Service)
Land Use Plan:	Institutional
Lot size:	4.7 Acres
Location:	11450 -11458 N. Wauwatosa Road
Tax Key Number:	#14-022-10-021.00
District:	#3

Background: The applicant requests certified survey map approval for the property at 11450-58 N Wauwatosa Road. The proposed land division creates two lots: Lot 1 is 1.6 acres and contains an existing church and parsonage: Lot 2 is 3 acres and contains an existing cemetery. The parcel is zoned IPS (Institutional). The church and cemetery existed well before the incorporation of Mequon as a city and are considered approved grandfathered uses.

Zoning District Standards and Site Conditions:
The proposed certified survey map complies with all the requirements of the IPS zoning district.

Site Conditions:
The parcel which is zoned IPS is the site of the Trinity Church and Cemetery. The church is being sold and the owner is requesting to split off the existing cemetery. The CSM shows an access easement across Lot 1 to Lot 2 in order to provide access to the cemetery from Wauwatosa Road. The access easement on the CSM is not correct per the applicant and a new easement exhibit has been submitted (see attached). The CSM shall be updated to show the new easement location. City Attorney review of an access easement document will be added as a condition of approval.

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

Right of way was dedicated or acquired adjacent to the parcel, so no further dedication is

necessary.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The property is in the City sewer service area. Though no improvements are proposed with the CSM, the applicant should note that future buildings on either lot will be required to connect to public sewer. Water connection shall conform to the Mequon Water Utility Water Connection Policy. Utility easements from Wauwatosa Road to Lot 2 are required and shall include declaration documents and representation on the CSM. While it is not anticipated that the cemetery would include habitable structures in the future, it is feasible for it to consider an irrigation system or other improvement. The utility easement rights may be included in the same declaration document as the access easement if desired.

The land division itself does not propose an increase in impervious surface. However, future improvements may trigger the MMSD requirement for green infrastructure. The owner will be required to provide green infrastructure conforming to MMSD Ch. 13 Rules prior to the issuance of a building permit if adding 5,000 square feet or more of impervious area. If green infrastructure is required, the building permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

The land division application does not propose any land disturbance. A fill, excavation, and berms permit and an erosion control permit from the Engineering Division will not be required unless site improvements are proposed.

Other Technical Corrections:
The Engineering Division will provide a full technical review of the CSM.

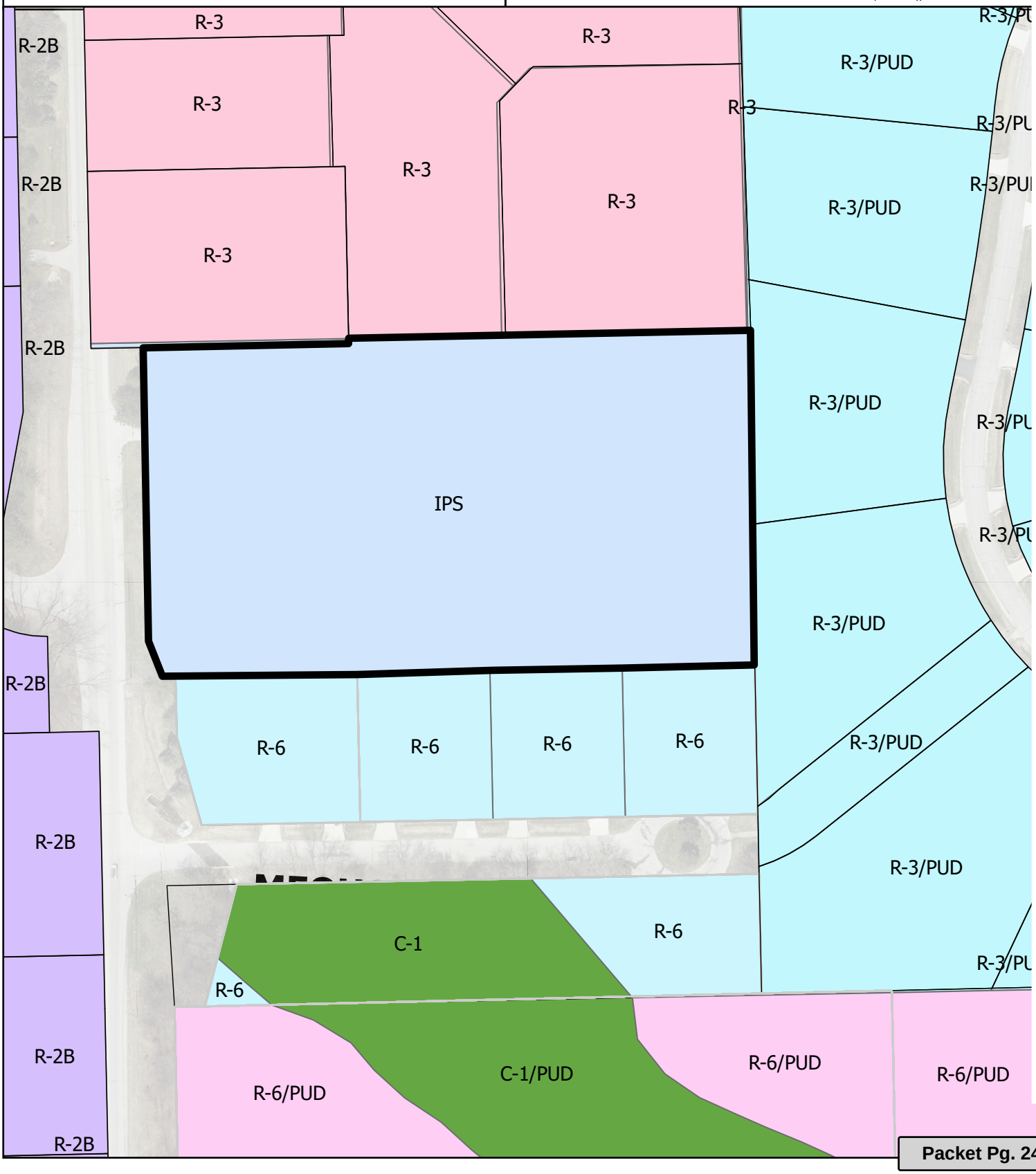
Staff Recommendation:
Planning staff recommends **approval** of the land division subject to the following conditions:

1. Final staff review and approval of CSM.
2. Compliance with the Tree Preservation Ordinance.
3. City Attorney review and approval of the shared access agreement.
4. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
5. Use of property shall comply with underlining zoning designations.
6. Execution and submittal of a water and sewer service easement declaration document, subject to City Attorney review and approval. The easement limits shall be shown on the CSM.
7. Future building improvements on either lot will be required to connect to public sewer. Water connection shall conform to the Mequon Water Utility Water Connection Policy.
8. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:
Packet Docs_Trinity (PDF)

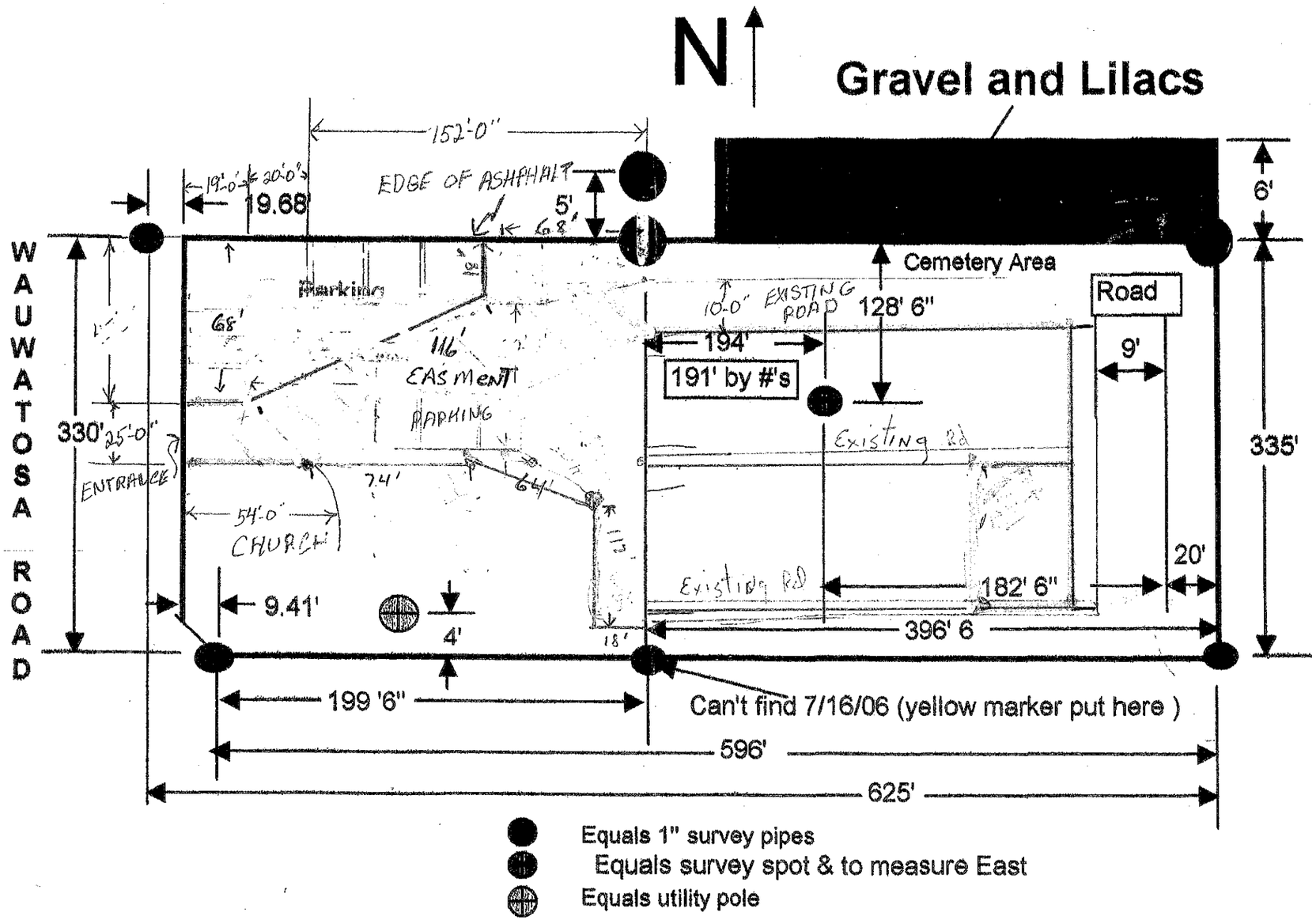
TRINITY LUTHERAN CHURCH

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



Attachment: Packet Docs_Trinity (9890 : Mark Hilgendorf for Trinity Lutheran Church)

5 acre Church Property Plot



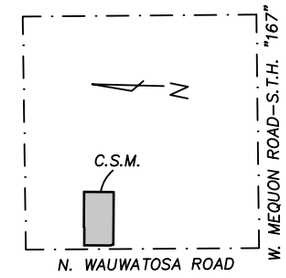
1987 5' Quit claim deed on north property line
1999 Authorization to plant lilac bushes on property line

Page 1
12/30/09 H. H.

Attachment: Packet Docs_Trinity (9890 : Mark Hilgendorf for Trinity Lutheran Church)

CERTIFIED SURVEY MAP NO._____

A division of part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.



Location Map
Southwest 1/4 Sec. 22-9-21
(Scale 1" = 2000')

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

Lot 41
Lot 40
Concord Creek Subdivision Addition No. 2
S1° 10' 52"E 337.11'
(S1° 10' 59"E)
Lot 3 CSM #3205
N88° 51' 44"E 401.56'
(S89° 56' 37"E)
391.00'
LOT 2
131,784± SQ. FT
3.025± ACRES
391.00'
S88° 52' 51"W 598.64'
(N89° 56' 47"W)
Willow Brook Court Condominium
Lot 2 CSM #3205
10.56'
20.3'
S1° 10' 52"E 336.98'
DETAIL
N88°51'44"E 401.56'
391.00'
S1°10'52"E 336.98'
10.56'
N1°12'16"W 5.00'
N1° 12' 16"W 5.00'
ACCESS EASEMENT
Unplatted Lands
N88° 51' 44"E 206.62'
Church #11458
House #11450
LOT 1
71,953± SQ. FT
1.652± ACRES
207.64'
Willow Brook Court Twindominium
N15° 50' 56"W 37.21'
N1° 12' 16"W 295.92'
N88° 51' 44"E 52.68'
NW Corner of the SW 1/4 of Sec. 22-9-21 Concrete Monument with Brass Cap
West Line SW 1/4 Sec. 22-9-21
S1° 12' 16"E 664.40'
S1° 12' 16"E 2657.53' Total
SW Corner of the SW 1/4 of Sec. 22-9-21 Concrete Monument with Brass Cap
N. WAUWATOSA ROAD
(Right of Way Varies)

LEGEND & NOTES:

- ◉ INDICATES FOUND 1.3" DIAM. IRON PIPE
- ○ INDICATES SET 1.3" DIAM. IRON PIPE, 18" LONG, WEIGHING 1.50 LBS/LIN. FT.
- ( ) INDICATES ALSO RECORDED AS

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE SW 1/4 OF SEC. 22-9-21, ASSUMED TO BEAR S1°12'16"E, AS PUBLISHED BY SEWRPC, NAD 1983.

GRAPHIC SCALE
0 100' 20

Prepared For:
Trinity Evangelical Lutheran Church
c/o Gary Griesch (414) 254-6326
11458 N. Wauwatosa Road
Mequon, WI, 53092

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

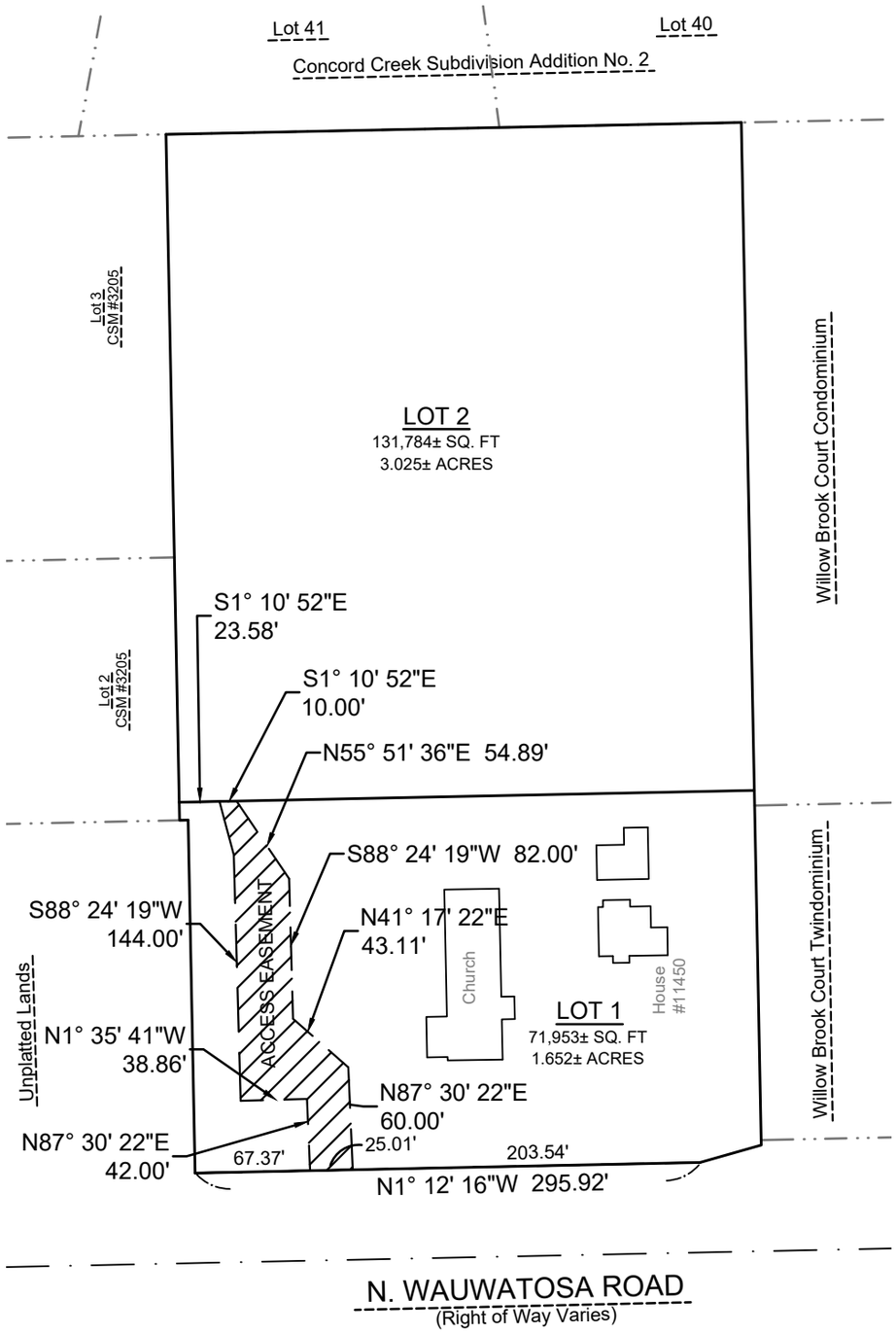
PROJECT NUMBER 23328 DRAFTED BY JGS
DATED 10-28-2024

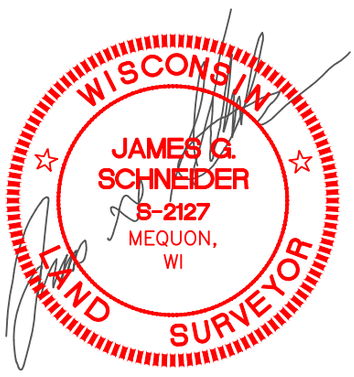
Attachment: Packet Docs_Trinity (9890 : Mark Hilgendorf for Trinity Lutheran Church)

CERTIFIED SURVEY MAP NO._____

A division of part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

ACCESS EASEMENT EXHIBIT





THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE

0 200' 4

PROJECT NUMBER 23328 DRAFTED BY JGS
DATED 10-28-2024

Attachment: Packet Docs_Trinity (9890 : Mark Hilgendorf for Trinity Lutheran Church)

CERTIFIED SURVEY MAP NO._____

A division of part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 22; thence S1º12'16"E along the West line of said Southwest 1/4 Section, 664.40 feet; thence N88º51'44"E, 52.68 feet to a point in the East right of way line of N. Wauwatosa Road, said point also being the point of beginning of lands to be described; thence continuing N88º51'44"E, 206.62 feet; thence N1º12'16"W, 5.00 feet to the Southwest corner of Lot 2 of Certified Survey Map (CSM) No. 3205; thence N88º51'44"E along the South line of Lot 2 and Lot 3 of said CSM, 401.56 feet to a point in the West line of Concord Creek Subdivision Addition No. 2; thence S1º10'52"E along said West subdivision line, 337.11 feet to the Northeast corner of Willow Brook Court Condominium; thence S88º52'51"W along the North line of said Condominium and the North line of Willow Brook Court Twindominium, 598.64 feet to a point in the East right of way line of N. Wauwatosa Road; thence N15º50'56"W along said East right of way line, 37.21 feet; thence N1º12'16"W along said East right of way line, 295.92 feet to the point of beginning.

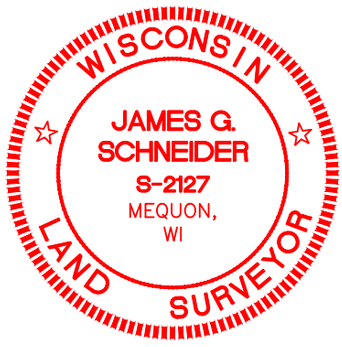
Said lands containing 203,736 sq. ft, / 4.677 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of the Trinity Evangelical Lutheran Church, OWNER of said lands.

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 complied with Chapter 236.34 of the Wisconsin Statutes and the regulations of the City of Mequon, in surveying and mapping the same.

James G. Schneider S-2127



Attachment: Packet Docs_Trinity (9890 : Mark Hilgendorf for Trinity Lutheran Church)

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 23328 DRAFTED BY JGS
DATED 10-28-2024

CERTIFIED SURVEY MAP NO._____

A division of part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

I, Gary Griesch, (Secretary) of Trinity Evangelical Lutheran Church, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided, and mapped.

WITNESS the hand and seal of said OWNERS on this _____ day of _____ 20___.

_____ _____

Witness Gary Griesch, (Secretary)

STATE OF WISCONSIN)

OZAUKEE COUNTY)ss

PERSONALLY came before me on this _____ day of _____, 20__ the above named Gary Griesch, (Secretary) to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____

Notary Public

CITY OF MEQUON PLAN COMMISSION APPROVAL

APPROVED by the City of Mequon Plan Commission on this _____ day of _____ 20____.

_____ _____

Chairman Secretary

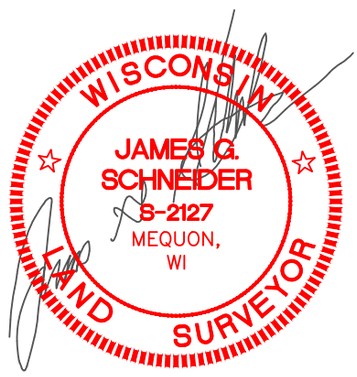
COMMON COUNCIL CERTIFICATE OF APPROVAL

Be it resolved by the Common Council of the City of Mequon, Wisconsin, that this Certified Survey Map of a parcel of land in the Southwest 1/4 of Section 22`, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin and the same is hereby adopted and approved.

Approved:_____ Adopted:_____

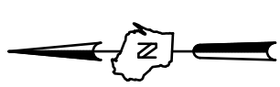
_____ _____

Andrew Nerbun, Mayor City Clerk



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GRAPHIC SCALE

0 200' 4

Attachment: Packet Docs_Trinity (9890 : Mark Hilgendorf for Trinity Lutheran Church)

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

TO: **Planning Commission**

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

DATE: **December 2, 2024**

SUBJECT: **Pointe Real Estate. The applicant is seeking final plat approval to allow for Phase 1 of the Swan Ridge Farms subdivision consisting of a total of 41-lots for the lands immediately south of and west of 10129 N. Swan Road.**

Applicant:	Pointe Real Estate
Status of Applicant:	Owner
Requested:	Final Plat Phase 1
Existing Use:	Vacant
Existing Zoning:	R-3 (Single Family 1 Acre) CGO (Central Growth Overlay)
Lot size:	86 Acres
Location:	Lands immediately south and west of 10129 N. Swan Road
Tax Key Number:	#14-032-04-000.00
District:	#4

Background: The applicant is requesting final plat approval for the first phase of Swan Ridge Farms subdivision located immediately south of and west of 10129 N Swan Road. The first phase consists of 41 of the 83 lots that make up the conservation subdivision.

Final Plat:
The developer requests final plat approval for this subdivision, which includes 41 single-family lots with outlots that contain open space, asphalt path and storm water detention facilities. Since there will be no dwellings completed until spring, staff agreed to delay the installation of the open space features (fire pit, pergola, and play areas) until June 30, 2025. The final plat is consistent with the approved preliminary plat. At the meeting on February 24, 2023, the Planning Commission approved the preliminary plat and development agreement. The approval conditions included a provision that staff approve the final landscaping along Swan Road. This condition has not been satisfied as of the writing of this report. Staff will require that the final landscaping plan be approved prior to the recording of the final plat. In addition, due to the time of year, the landscaping will not be installed until spring which will require an escrow or letter of credit.

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

The public improvements were installed and inspected. As of the date of this report, documentation and punch list items remain which must be completed prior to appearing before the Common Council for approval of the final plat. The applicant was provided with a project checklist of items required to be complete prior to final plat approval.

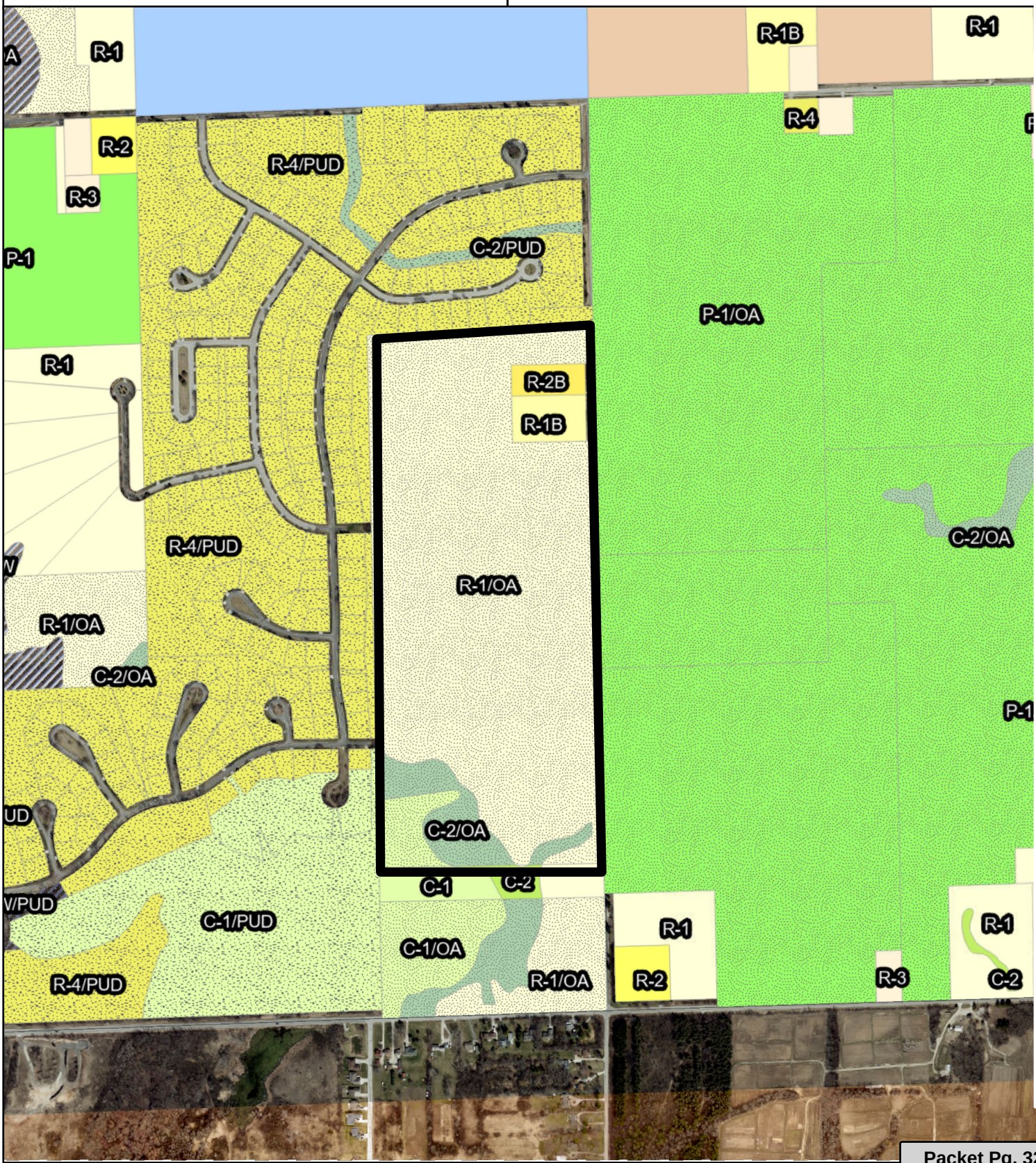
Staff Recommendation:
Planning Staff recommends **approval** of the final plat subject to the following conditions:

1. Common Council approval of the Final Plat.
2. Payment of all necessary fees and or escrows including landscaping, street trees and open space features that have not been installed. The escrows shall equal 125% of the cost of materials and installation.
3. A 14-month bond for street trees 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. The timeline shall begin at the time of installation.
4. All improvements not installed at the time of the recording of the plat shall be completed and installed by June 30, 2025.
5. Final legal documents include an Open Space Agreement and Public Access Easement for the paths are subject to City Attorney review and approval prior to recording.
6. All buildings shall maintain a minimum building setback of 30' from the public road right-of-way and a minimum 15/20' offset from the side and rear property lines. Offsets to wetlands as established by the Department of Natural Resources (DNR).
7. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
8. Any technical corrections identified by staff shall be made to the final plat.
9. Submittal of the lot pipe certification.
10. Engineering review and approval of the water main, sanitary sewer and grading record drawings in accordance with the approved construction plans. The applicant shall provide the City with AutoCAD files and hard copies of all approved record drawings.
11. Submittal of lien waivers for all public improvements.
12. Submittal of executed easement declaration documents for all improvements installed outside of the right-of-way. All easement documents are subject to review and approval by the City Attorney.
13. Completion of all punch list and project checklist and closeout items, including termination of open engineering permits. All items are detailed for the Developer on the project checklist.
14. The City Erosion Control Permit shall remain open and be enforced until the subdivision is 70% vegetated. The permit is subject to all terms, conditions and fees.

Attachments:
Packet Docs_SwanRidge (PDF)

POINT REAL ESTATE

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



Attachment: Packet Docs_SwanRidge (9895 : Pointe Real Estate)

www.pinnacle-engr.com

Attachment: Packet Docs_SwanRidge (9895 : Pointe Real Estate)

SW CORNER, NE 1/4 (NW CORNER, SE 1/4)
SEC. 32, T9N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The east line of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East has a bearing of S01°11'40"E.

((R) N00°59'04"E)
N01°11'53"W 1324.04'

((R) N00°52'53.5"E)
N01°18'03"W 1788.34'

1022.68'

176.74'

N87°49'03"E 40.01'

CONCORD COURT

CONCORD DRIVE

FOXKIRK DRIVE
66' R.O.W.

W. HUNTINGTON DRIVE
66' R.O.W.

OUTLOT 3 BLOCK 2 | LOT 1 BLOCK 2 | LOT 10 BLOCK 4 | LOT 9 BLOCK 4 | LOT 8 BLOCK 4 | LOT 7 BLOCK 4 | LOT 6 BLOCK 4 | LOT 5 BLOCK 4 | LOT 4 BLOCK 4 | LOT 3 BLOCK 4 | LOT 2 BLOCK 4 | LOT 1 BLOCK 4 | LOT 1 BLOCK 5 | LOT 2 BLOCK 5 | LOT 3 BLOCK 5 | LOT 4 BLOC

HUNTINGTON PARK EAST
OUTLOT 1 BLOCK 4

OUTLOT 1 BLOCK 2

DRAINAGE EASEMENT (SEE DETAIL SHEET 3)

705.66'
N01°18'03"W 210.26'
S01°18'03"E 652.45'
S01°18'03"E 198.53'
S01°11'53"E 177.39'

8' WIDE ASPHALT TRAIL WITHIN 10' WIDE PEDESTRIAN & BICYCLE EASEMENT. GRANTED TO THE HOMEOWNERS ASSOCIATION (TYP.) (SEE DETAIL SHEET 3)

S84°10'37"E 270.04'

SOUTH LINE OF THE NE 1/4 SEC. 32, T9N, R21E
NORTH LINE OF THE SE 1/4 SEC. 32, T9N, R21E
S88°00'36"W 2630.78'

20' WIDE SANITARY SEWER EASEMENT
S12°42'35"E 130.08'
S77°17'25"W 20.00'
N12°42'35"W 135.80'

N81°48'58"E 220.29'

N69°42'25"E 120.00'

N39°39'03"E 117.28'

N04°52'43"E 233.62'

N01°31'02"W 102.30'

N38°07'14"E 112.00'

S04°52'43"W 557.59'

S40°56'48"E 216.63'

OUTLOT 7
1,632,520 SF

OUTLOT 2
178,186 SF

OUTLOT 6
3,024 SF

CYGNET COURT
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

SEE DETAIL A

S19°12'55"W 190.00'

S10°35'08"W 200.00'

S01°53'00"W 158.80'

S04°43'05"E 348.15'

S08°07'35"E 119.01'

S03°44'23"E 118.71'

20' WIDE DRAIN TILE EASEMENT (SEE DETAIL SHEET 4)

DRAINAGE EASEMENT (SEE DETAIL SHEET 3)

UTILITY EASEMENT AREA

WETLAND DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING LLC ON NOVEMBER 13, 2021.

UNPLATTED LANDS
OWNER: FRANCHISKA JOHNSON

OUTLOT 1
576,760 SF

PRIMARY ENVIRONMENTAL CORRIDOR DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING LLC ON JUNE 10, 2022 AND APPROVED BY SEWRPC ON FEBRUARY 8, 2023.

WETLAND SETBACK

S88°15'09"W 1311.84'

N00°13'42"E 291.51'

N07°27'44"W 212.85'

N19°24'52"W 200.00'

N01°53'00"E 200.00'

N01°14'25"E 200.03'

N04°43'51"W 195.00'

S01°11'40"E 1794.42'

S01°11'40"E 881.09'

S01°11'40"E 823.83'

S01°07'57"E 663.37'

NORTH SWAN ROAD
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

925.61'

868.81'

858.00'

50.00'

33'

EAST LINE OF THE SE 1/4 SEC. 32, T9N, R21E
S01°11'40"E 2652.42'

NORTH SWAN ROAD
VARIABLE WIDTH R-O-W

UNPLATTED LANDS
OWNER: CITY OF MEQUON

SE CORNER, SE 1/4
SEC. 32, T9N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

SE CORNER, NE 1/4 (NE CORNER, SE 1/4)
SEC. 32, T9N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
N=443,518.91; E=2,495,406.84
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)
REFERENCE BENCHMARK:
EL.=752.49 - P.O.B.

UNPLATTED LANDS
OWNER: CITY OF MEQUON

VICINITY MAP
SEC. 32 & 33, T9N, R21E
SCALE: 1" = 2000'

SE 1/4 SEC. 32 | NE 1/4 SEC. 32 | SW 1/4 SEC. 33 | NW 1/4 SEC. 33
COUNTY LINE ROAD | DONGES BAY ROAD | SWAN ROAD

DETAIL A:
SCALE: 1"=100'

DETAIL B:
SCALE: 1"=100'

DETAIL C:
SCALE: 1"=100'

20' WIDE SANITARY SEWER AND ACCESS EASEMENT GRANTED TO THE CITY OF MEQUON. THIS EASEMENT WILL TERMINATE UPON THE RECORDING OF THE PHASE 2 PLAT OF SWAN RIDGE FARMS WHICH WILL BE THE REDEVELOPMENT OF OUTLOT 7 OF THIS PLAT.

N21°48'50"E 46.72'

ARC=20.00'
RAD=600.00'
CHD=20.00'
CB=N67°44'55"W

S21°48'50"W 23.45'

N78°26'49"W 194.50'

S76°26'49"E 188.57'

S04°52'43"E 676.38'

S04°52'43"E 661.02'

S04°52'43"W 667.04'

N04°52'43"E 686.77'

20' WIDE WATERMAIN AND ACCESS EASEMENT GRANTED TO THE CITY OF MEQUON. THIS EASEMENT WILL TERMINATE UPON THE RECORDING OF THE PHASE 2 PLAT OF SWAN RIDGE FARMS WHICH WILL BE THE REDEVELOPMENT OF OUTLOT 7 OF THIS PLAT.

20' WIDE DRAIN TILE EASEMENT (SEE DETAIL SHEET 4)

N05°30'52"W 6.76'
N89°09'18"W 20.12'
N05°30'52"W 6.93'
S05°30'52"E 7.17'
N89°09'18"W 20.12'
S05°30'52"E 7.34'

8' WIDE ASPHALT TRAIL WITHIN 10' WIDE PEDESTRIAN & BICYCLE EASEMENT. GRANTED TO THE HOMEOWNERS ASSOCIATION (TYP.) (SEE DETAIL SHEET 3)

N02°55'55"E 431.54'
N07°23'54"E 42.88'
S82°36'06"E 134.00'
S88°32'50"W 407.65'
N88°34'29"E 425.67'
N01°07'57"W 200.00'
S01°07'57"E 20.00'
N01°07'57"W 43.67'
S01°07'57"E 663.40'
363.40'
300.00'

30' X 30' VISION CORNER EASEMENT (TYP.)

20' WIDE WATER MAIN EASEMENT

20' WIDE DRAIN TILE EASEMENT (SEE DETAIL SHEET 4)

DRAINAGE EASEMENT (SEE DETAIL SHEET 3)

MIGRATORY LANE
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

MIGRATORY COURT
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

W. HUNTINGTON DRIVE
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

OUTLOT 3
211,758 SF

OUTLOT 4
1,077 SF

OUTLOT 5
3,024 SF

BUILDING SETBACK (TYP.)

20' WIDE DRAIN TILE EASEMENT (SEE DETAIL SHEET 4)

DETAIL B:
SCALE: 1"=100'

DETAIL C:
SCALE: 1"=100'

LEGEND:
- ○ - Denotes Found 2" O/D Iron Pipe
- ⊛ - Denotes Found 1" O/D Iron Pipe
- ● - Denotes Set 1-1/4" X 18" Iron Rebar, 4.3 LBS./FT. All other corners set are 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- SF - Denotes lot areas to the nearest square foot.

All measurements have been made to the nearest one-hundredth of a foot.
All angular measurements have been made to the nearest one second.

NOTES:
1. SEE ADDITIONAL NOTES ON SHEET 2.
2. SEE DRAINAGE EASEMENTS AND 10' WIDE PEDESTRIAN & BICYCLE EASEMENTSON SHEET 3.
3. SEE DRAIN TILE EASEMENTS ON SHEET 4.
4. SEE ADDITIONAL NOTES, AND CURVE DATA ON SHEET 5.
5. SEE WETLAND LINE TABLE ON SHEET 5.

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

PINNACLE ENGINEERING GROUP

SWAN RIDGE FARMS

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

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

Owner/Subdivider
MK/S-EP, LLC.
Attn: Michael J. Kaerek
11600 West Lincoln Avenue
West Allis, WI 53227
414-321-5300

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

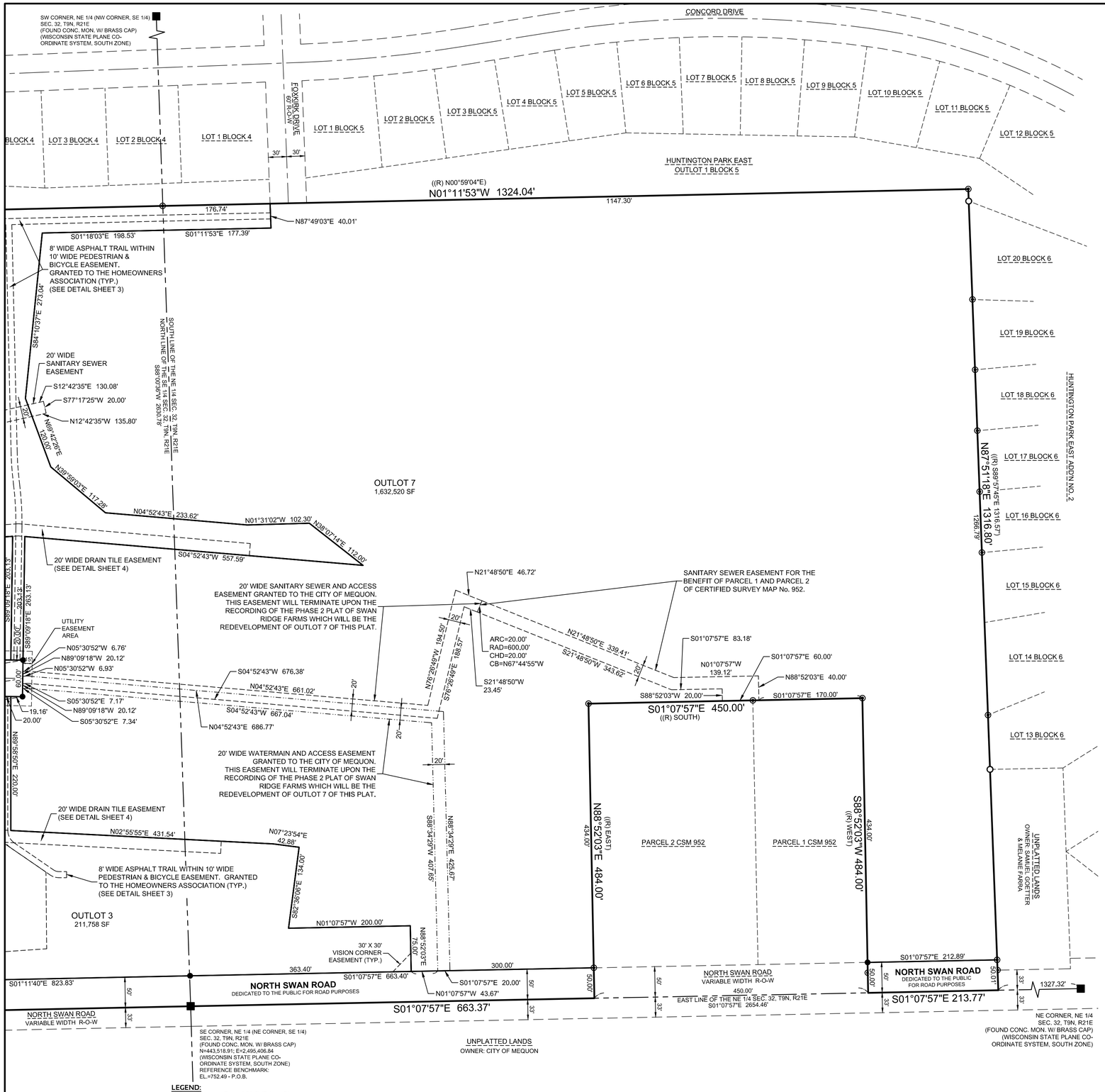
Certified _____, 20_____

Department of Administration

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

SEPTEMBER 20, 2024

PEG JOB#2165.00WI
SHEET 1 OF 5



GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The east line of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East has a bearing of S01°11'40"E.

www.pinnacle-engr.com

NOTES:

1. FLOOD ZONE CLASSIFICATION: THE PROPERTY LIES WITH IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 55089C0234F WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007. ZONE "X" AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (12), (NAVD88). CONTOURS ARE SHOWN AT A 1' INTERVAL BASED ON ACTUAL GROUND SURVEY OF THE CURRENT GROUND TERRAIN. REFERENCE BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, ELEVATION = 752.49.
3. VISION CORNER EASEMENT: NO OBSTRUCTIONS GREATER THAN THREE FEET IN HEIGHT (WITH THE EXCEPTIONS OF NECESSARY STREET SIGNS AND PUBLIC UTILITY LINES) ABOVE THE ELEVATION OF THE STREET INTERSECTION SHALL BE PERMITTED WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO EXISTING OR PROPOSED INTERSECTION LOCAL OR COLLECTER STREET, RIGHT-OF-WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF 30 FEET FROM THEIR INTERSECTION.
4. OUTLOT STATEMENT: EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOTS 1 THROUGH 6. OZAUKEE COUNTY AND CITY OF MEQUON SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. OWNERSHIP OF OUTLOT 7 SHALL BE RETAINED BY MK/S-EP, LLC FOR FUTURE DEVELOPMENT.
5. THE PLAY AREA, SHELTER AND FIRE PIT ARE A PRIVATE NEIGHBORHOOD AMENITY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THERE IS NO OFF-STREET PARKING. THE ASPHALT TRAILS IN THE OUTLOTS ARE PRIVATE, OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. THE PLAT OF SWAN RIDGE FARMS IS SUBJECT TO THE DECLARATION OF TREE PRESERVATION COVENANT, RECORDED BY SEPARATE DOCUMENT, AND THE CITY OF MEQUON TREE PRESERVATION ORDINANCE AND RESTRICTIONS:
   - It shall be unlawful to remove, injure, destroy, or undertake any procedure that may cause the death or substantial destruction of any specimen tree located anywhere on any land in the city without the express written permission of the city forester or his representative. Authorization for removal of any specimen tree located on any land in the city may be granted for dead or dying trees, diseased trees, damaged/injured trees to the extent that it is likely to die or become diseased or where removal will avoid or alleviate unreasonable difficulty or hardship or it constitutes a hazard to persons or property.
   - Documentation requesting removal shall be submitted to the city forester and planning commission as part of a landscape plan that shall provide for tree removal, tree replacement and additional tree planting.
   - If a specimen tree is proposed to be removed in the buildable area on any land in the city, the city forester shall review the site for any alternative building locations in order to preserve the specimen trees. If it is found that construction cannot occur on the platted lot, without removal of the specimen tree, the city forester and planning commission, may allow the tree(s) to be removed, and if necessary, the city forester may recommend the homeowner/developer seek setback and/or offset variances at the board of appeals in order to preserve specimen trees.
   - In the event the tree is unlawfully removed in violation with this subdivision, the forester will direct replacement based upon the replacement value as determined in accordance with the tree preservation guidelines.
7. WETLANDS WERE DELINEATED BY WETLAND & WATERWAY CONSULTING, LLC, DAVE MEYER (WDNR ASSURED WETLAND DELINEATION) ON NOVEMBER 13, 2021. SEE NOTES ON PLANS REGARDING US ARMY CORPS OF ENGINEER AND WDNR JURISDICTION ON NORTHERN MOST WETLANDS. WETLAND RESTRICTIONS:
   - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Ozaukee County, the Wisconsin Department of Natural Resources, and the Army Corps of Engineers.
   - The removal of topsoil or other earthen materials shall be prohibited.
   - The removal or destruction of any native vegetative cover, ie., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species, or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Ozaukee County.
   - Grazing by domesticated animals, ie., horses, cows, etc.., shall be prohibited.
   - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
   - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
   - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Ozaukee County, the Wisconsin Department of Natural Resources, and the Army Corps of Engineers.
   - Construction of buildings within the wetland boundary is prohibited.
8. PRIMARY ENVIRONMENTAL CORRIDOR (PEC) DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING LLC ON JUNE 10, 2022 AND APPROVED BY SEWRPC ON FEBRUARY 8, 2023.
9. ALL RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE CITY "GUIDELINES FOR RESIDENTIAL STRUCTURES" AND ARE SUBJECT TO THE CITY ARCHITECTURAL REVIEW BOARD.
10. ALL LOTS SHALL BE SERVED BY MUNICIPAL SANITARY SEWER SUBJECT TO AN AMENDMENT TO THE CITY OF MEQUON SEWER SERVICE AREA, AND WATER.

LEGEND:

- ○ - Denotes Found 2" O/D Iron Pipe
- ◉ - Denotes Found 1" O/D Iron Pipe
- ● - Denotes Set 1-1/4" X 18" Iron Rebar, 4.3 LBS./FT. All other corners set are 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- SF - Denotes lot areas to the nearest square foot.

All measurements have been made to the nearest one-hundredth of a foot.
All angular measurements have been made to the nearest one second.

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

PINNACLE ENGINEERING GROUP

SWAN RIDGE FARMS

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

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

Owner/Subdivider
MK/S-EP, LLC.
Attn: Michael J. Kaereh
11600 West Lincoln Avenue
West Allis, WI 53227
414-321-5300

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

Certified _____, 20_____

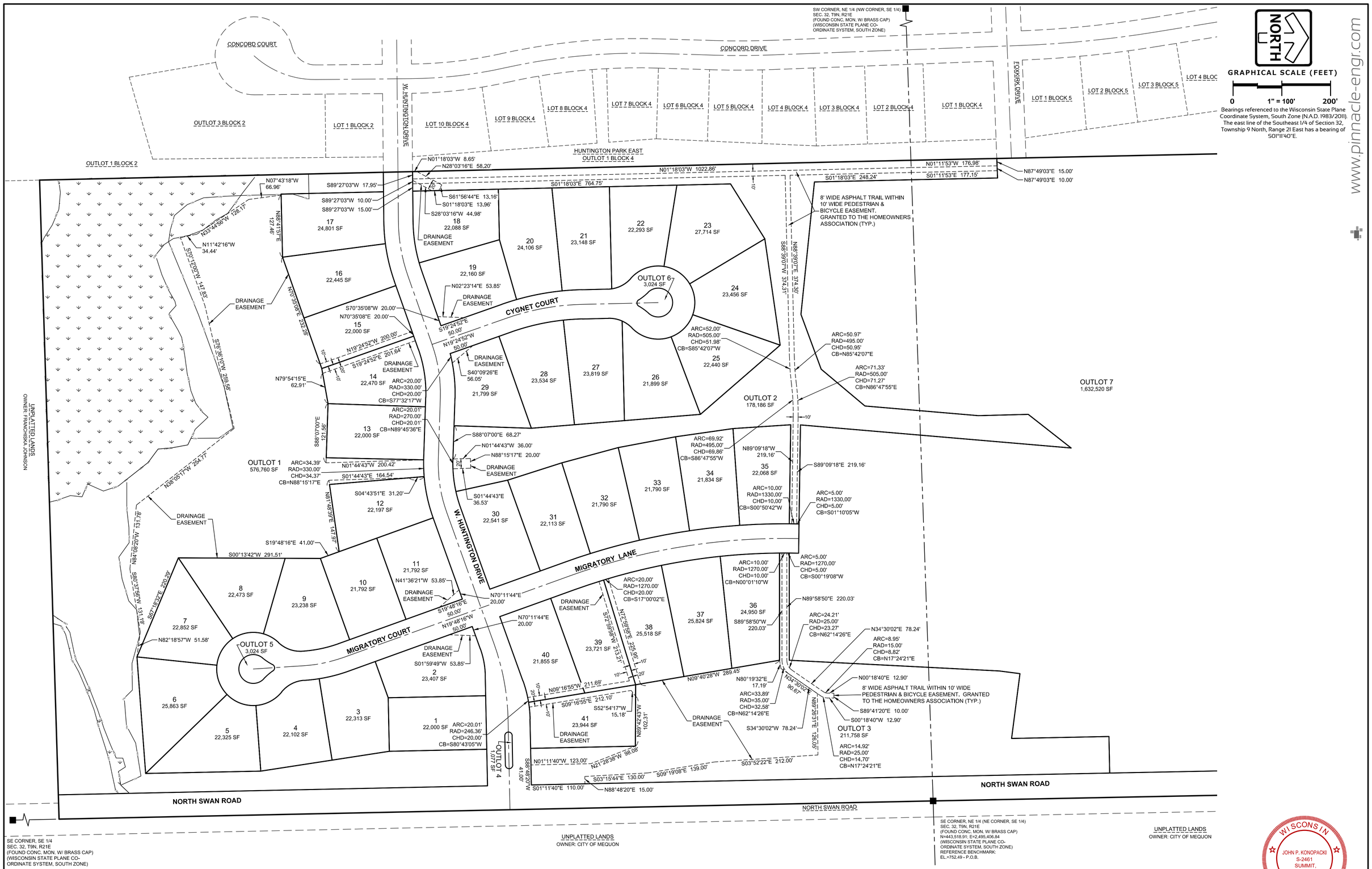
Department of Administration

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

SEPTEMBER 20, 2024

PEG JOB# 2165.00WI
SHEET 2 OF 5

Attachment: Packet Docs. SwanRidge (9895 : Pointe Real Estate)



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

PINNACLE ENGINEERING GROUP

SWAN RIDGE FARMS

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
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Owner/Subdivider
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Attn: Michael J. Kaereh
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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

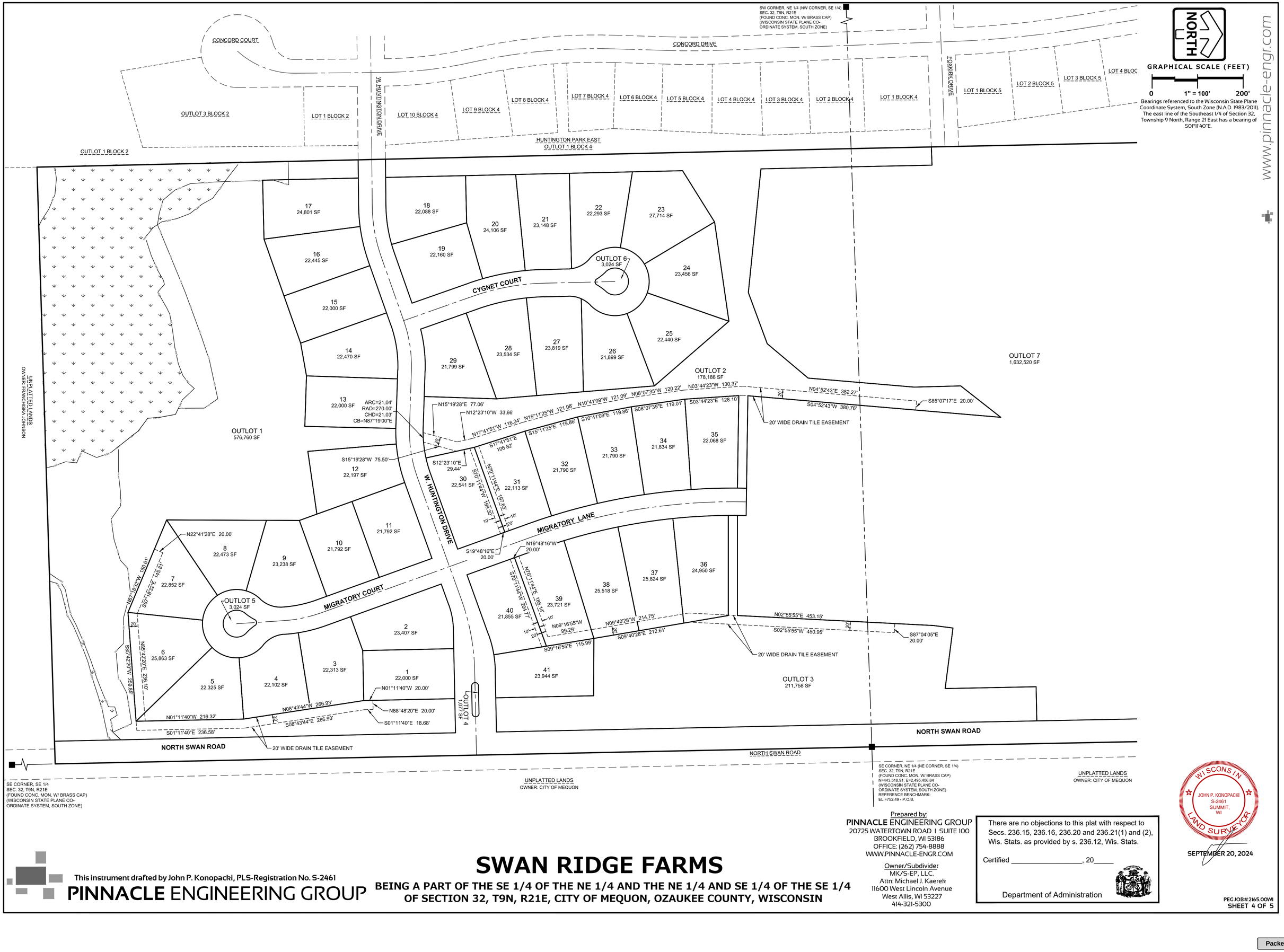
Department of Administration

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

SEPTEMBER 20, 2024

PEG JOB#2165.00WI
SHEET 3 OF 5

Attachment: Packet Docs_SwanRidge (9895 : Pointe Real Estate)



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

PINNACLE ENGINEERING GROUP

SWAN RIDGE FARMS

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
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Owner/Subdivider
MK/S-EP, LLC.
Attn: Michael J. Kaerek
11600 West Lincoln Avenue
West Allis, WI 53227
414-321-5300

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

Certified _____, 20_____

Department of Administration

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

SEPTEMBER 20, 2024

PEG JOB # 2165.00WI
SHEET 4 OF 5

Attachment: Packet Docs_SwanRidge (9895 : Pointe Real Estate)

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 that part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, described as follows:

Beginning at the northeast corner of the Southeast 1/4 of said Section 32; thence South 01°11'40" East along the east line of said Southeast 1/4, 1794.42 feet; thence South 88°15'09" West, 1311.84 feet to the east line of Huntington Park East, a recorded subdivision; thence North 01°18'03" West along said east line, 1788.34 feet; thence North 01°11'53" West along said east line, 1324.04 feet; thence North 87°51'18" East along a south line of said Huntington Park East and then along the south line of Huntington Park East Addition No. 2, a recorded subdivision, 1316.80 feet to the east line of the Northeast 1/4 of said Section 32; thence South 01°07'57" East along said east line, 213.77 feet; thence South 88°52'03" West and then along the north line of Certified Survey Map No. 952, 484.00 feet; thence South 01°07'57" East along the west line of said Certified Survey Map, 450.00 feet; thence North 88°52'03" East along the south line of said Certified Survey Map, 484.00 feet to the aforesaid east line of the Northeast 1/4; thence South 01°07'57" East along said east line, 663.37 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 3,879,369 square feet (89.0581 acres) of land Gross and 3,745,800 square feet (85.9917 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of MK/S-EP, LLC, owner of said land.

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 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 within the subdivision.

Date: SEPTEMBER 20, 2024

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

John P. Konopacki
Professional Land Surveyor S-2461

OWNER'S CERTIFICATE OF DEDICATION

MK/S-EP, 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MK/S-EP, LLC, as owner, does further certify that this plat is required by s236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Mequon
2. Department of Administration
3. Ozaukee County Parks & Land Use Department

IN WITNESS WHEREOF, the said MK/S-EP, LLC has caused these presents to be signed by Michael J. Kaerek, its Member, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 20__.

In the presence of: MK/S-EP, LLC

_____
Michael J. Kaerek - Member

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20__, Michael J. Kaerek - Member, 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 Member 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: _____

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

MK/S-EP, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and **WISCONSIN GAS, LLC,**
Wisconsin corporations doing business as We Energies, Grantee,

SPECTRUM MID-AMERICA, LLC, Grantee, and

WISCONSIN BELL, INC., doing business as AT&T WISCONSIN, a Wisconsin corporation, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Mequon on this _____ day of _____ , 202_.

_____ _____
Date Chairman

_____ _____
Date Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Mequon, Wisconsin, on this _____ day of _____ , 202_.

_____ _____
Date Andrew Nerburn, Mayor

_____ _____
Date Caroline Fochs, City Clerk

CITY OF MEQUON FINANCE CERTIFICATE

I, Jennifer Engroff, being the duly elected, qualified, and acting Director of Finance for the City of Mequon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____ , 202_, on any of the land included in the plat of SWAN RIDGE FARMS.

_____ _____
Date Jennifer Engroff, Acting Director of Finance

OZAUKEE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
OZAUKEE COUNTY) SS

I, Sandra Tretow, being duly elected, qualified and acting Treasurer of Ozaukee County, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____ , 202_ on any of the lands in the plat of SWAN RIDGE FARMS.

_____ _____
Date Sandra Tretow, Ozaukee County Treasurer

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

Owner/Subdivider
MK/S-EP, LLC.
Attn: Michael J. Kaerek
11600 West Lincoln Avenue
West Allis, WI 53227
414-321-5300

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

Certified _____, 20_____

Department of Administration

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N01°11'40"W	124.28'
L2	S50°12'24"W	11.38'
L3	S77°54'29"W	33.78'
L4	S78°15'48"W	28.31'
L5	S72°47'06"W	30.30'
L6	S72°06'00"W	32.68'
L7	S74°33'34"W	43.93'
L8	S69°13'11"W	38.46'
L9	S66°42'47"W	45.49'
L10	S61°21'14"W	28.79'
L11	S75°49'06"W	53.04'
L12	S64°01'46"W	19.44'
L13	S16°12'56"W	17.93'
L14	S88°15'09"W	17.32'
L15	N34°19'01"E	26.94'
L16	N58°06'19"E	23.92'
L17	N78°05'35"E	55.10'
L18	N62°24'44"E	26.49'
L19	N66°28'48"E	45.22'
L20	N68°57'13"E	41.19'
L21	N71°06'37"E	42.12'
L22	N68°24'26"E	36.55'
L23	N66°46'17"E	28.95'
L24	N01°12'32"E	13.75'
L25	N73°43'11"E	18.81'
L26	S33°17'44"E	17.24'
L27	N80°00'14"E	28.39'
L28	N43°40'06"E	24.16'
L29	S01°11'40"E	21.37'
L30	N01°18'03"W	38.94'
L31	N01°18'03"W	406.19'
L32	S52°05'16"E	45.37'
L33	S53°58'41"E	52.81'
L34	S29°17'10"E	27.64'
L35	S37°42'32"E	32.98'
L36	S21°17'27"E	30.62'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L37	S11°49'32"E	33.53'
L38	S33°04'38"E	22.27'
L39	S50°35'17"E	28.30'
L40	N71°52'02"E	42.34'
L41	N66°33'09"E	35.21'
L42	N60°11'51"E	25.63'
L43	N76°33'14"E	9.00'
L44	S48°28'14"E	22.59'
L45	N59°52'46"E	39.37'
L46	N63°58'21"E	15.88'
L47	N80°18'09"E	36.74'
L48	N82°26'46"E	37.33'
L49	N77°47'58"E	36.95'
L50	N68°48'00"E	27.51'
L51	N53°33'47"E	21.86'
L52	N42°18'59"E	16.39'
L53	S43°29'38"E	36.18'
L54	S64°31'33"E	35.47'
L55	S10°25'37"E	33.06'
L56	S05°03'38"E	28.61'
L57	S53°21'36"E	34.49'
L58	S38°10'43"E	42.09'
L59	S38°13'24"E	35.82'
L60	S18°36'07"E	31.90'
L61	S23°46'25"W	35.74'
L62	S67°03'13"E	28.64'
L63	S06°08'46"W	24.23'
L64	S19°21'34"E	28.99'
L65	S14°11'40"E	16.08'
L66	S88°15'09"W	531.58'
L67	N63°57'38"W	13.57'
L68	N57°23'01"W	29.97'
L69	N67°16'51"W	34.85'
L70	N84°51'24"W	34.84'
L71	S81°54'53"W	26.41'

CURVE TABLE								
CURVE NO.	LOT NO.	ARC	RADIUS	DELTA	CHORD BEARING	CH LENGTH	TANGENT IN	TANGENT OUT
1	O.L. 4	23.56'	7.50'	180°00'00"	N01°11'40"W	15.00'	N88°48'20"E	S88° 48' 20"W
2	O.L. 4	23.56'	7.50'	180°00'00"	S01°11'40"E	15.00'	S88°48'20"W	N88° 48' 20"E
3	2	55.66'	171.36'	18°36'36"	S79°30'02"W	55.42'	S88°48'20"W	S70° 11' 44"W
4	-	158.58'	488.24'	18°36'36"	S79°30'02"W	157.89'	S88°48'20"W	S70° 11' 44"W
5	-	80.02'	246.36'	18°36'36"	S79°30'02"W	79.67'	S88°48'20"W	S70° 11' 44"W
-	41	34.77'	246.36'	8°05'14"	S84°45'42"W	34.75'		
-	40	45.25'	246.36'	10°31'21"	S75°27'25"W	45.18'		
6 SOUTH	-	124.91'	330.00'	21°41'16"	S81°02'22"W	124.17'	N88°07'00"W	S70° 11' 44"W
-	12	86.82'	330.00'	15°04'26"	S77°43'57"W	86.57'		
-	O.L. 1	34.39'	330.00'	5°58'16"	S88°15'17"W	34.37'		
-	13	3.70'	330.00'	0°38'35"	N88°26'18"W	3.70'		
6 C/L	-	113.56'	300.00'	21°41'16"	S81°02'22"W	112.88'	N88°07'00"W	S70° 11' 44"W
6 NORTH	-	102.20'	270.00'	21°41'16"	S81°02'22"W	101.59'	N88°07'00"W	S70° 11' 44"W
-	30	34.96'	270.00'	7°25'06"	S73°54'17"W	34.93'		
-	O.L. 2	67.24'	270.00'	14°16'10"	S84°44'55"W	67.07'		
7 SOUTH	14	100.36'	270.00'	21°17'51"	S81°14'04"W	99.79'	N88°07'00"W	S70° 35' 08"W
7 C/L	-	111.51'	300.00'	21°17'51"	S81°14'04"W	110.87'	N88°07'00"W	S70° 35' 08"W
7 NORTH	29	92.62'	330.00'	16°04'54"	S83°50'33"W	92.32'	N88°07'00"W	S75° 48' 06"W
8 SOUTH	-	125.12'	380.00'	18°51'55"	S80°01'06"W	124.55'	S89°27'03"W	S70° 35' 08"W
-	16	79.27'	380.00'	11°57'07"	S76°33'42"W	79.13'		
-	17	45.85'	380.00'	6°54'47"	S85°59'39"W	45.82'		
8 C/L	-	115.24'	350.00'	18°51'55"	S80°01'06"W	114.72'	S89°27'03"W	S70° 35' 08"W
8 NORTH	-	105.36'	320.00'	18°51'55"	S80°01'06"W	104.89'	S89°27'03"W	S70° 35' 08"W
-	19	18.60'	320.00'	3°19'53"	S72°15'05"W	18.60'		
-	18	86.76'	320.00'	15°32'01"	S81°41'02"W	86.49'		
9	O.L. 5	137.05'	29.50'	266°10'56"	N86°20'08"E	43.09'	S39°25'36"W	N46° 45' 20"W
10	O.L. 5	25.07'	122.50'	11°43'27"	N40°53'37"W	25.02'	N35°01'53"W	N46° 45' 20"W
11	O.L. 5	15.35'	7.50'	117°15'58"	S86°20'08"W	12.81'	N35°01'53"W	S27° 42' 08"W
12	O.L. 5	25.07'	122.50'	11°43'27"	S33°33'52"W	25.02'	S39°25'36"W	S27° 42' 08"W
13	-	359.37'	75.00'	274°32'09"	S86°20'12"W	101.79'	N43°36'16"E	S50° 55' 53"E
-	4	61.12'	75.00'	46°41'17"	S27°35'14"E	59.44'		
-	5	65.56'	75.00'	50°05'03"	S20°47'56"W	63.49'		
-	6	65,56'	75.00'	50°05'03"	S70°53'00"W	63.49'		
-	7	65.56'	75.00'	50°05'03"	N59°01'57"W	63.49'		
-	8	65.56'	75.00'	50°05'03"	N08°56'54"W	63.49'		
-	9	36.01'	75.00'	27°30'38"	N29°50'57"E	35.67'		
14	4	53.62'	65.00'	47°16'04"	N27°17'51"W	52.12'	N03°39'48"W	N50° 55' 53"W
15	9	53,62'	65,00'	47°16'04"	N19°58'14"E	52.12'	N43°36'16"E	N03° 39' 48"W
16 EAST	-	92.97'	330.00'	16°08'28"	N11°44'02"W	92.66'	N03°39'48"W	N19° 48' 16"W
-	4	30.99'	330.00'	5°22'47"	N06°21'12"W	30.97'		
-	3	61.98'	330.00'	10°45'40"	N14°25'26"W	61.89'		
16 C/L	-	84.51'	300.00'	16°08'28"	N11°44'02"W	84.23'	N03°39'48"W	N19° 48' 16"W
16 WEST	9	76.06'	270.00'	16°08'28"	N11°44'02"W	75.81'	N03°39'48"W	N19° 48' 16"W
17 EAST	-	467.71'	1270.00'	21°06'02"	N09°15'15"W	465.07'	N01°17'46"E	N19° 48' 16"W
-	39	62.15'	1270.00'	2°48'14"	N18°24'09"W	62.14'		
-	38	122.23'	1270.00'	5°30'51"	N14°14'37"W	122.18'		
-	37	122.17'	1270.00'	5°30'42"	N08°43'50"W	122.12'		
-	36	122.00'	1270.00'	5°30'15"	N03°13'22"W	121.96'		
-	O.L. 3	20.00'	1270.00'	0°54'08"	N00°01'10"W	20.00'		
-	O.L. 7	19.16'	1270.00'	0°51'52"	N00°51'50"E	19.16'		
17 C/L	-	478,52'	1300,00'	21°05'25"	N09°15'34"W	475,83'	N01°17'09"E	N19° 48' 16"W
17 WEST	-	489.34'	1330.00'	21°04'49"	N09°15'52"W	486.58'	N01°16'33"E	N19° 48' 16"W
-	31	54,83'	1330.00'	2°21'43"	N18°37'25"W	54,82'		
-	32	104.56'	1330.00'	4°30'16"	N15°11'25"W	104.53'		
-	33	104.56'	1330.00'	4°30'16"	N10°41'09"W	104.53'		
-	34	103.63'	1330.00'	4°27'51"	N06°12'06"W	103.60'		
-	35	101.76'	1330.00'	4°23'02"	N01°46'40"W	101.74'		
-	O.L. 2	20.00'	1330.00'	0°51'42"	N00°50'42"E	20.00'		
18 EAST	-	148.62'	470.00'	18°07'05"	N10°21'19"W	148.00'	N01°17'46"W	N19° 24' 52"W
-	28	109.32'	470.00'	13°19'35"	N12°45'04"W	109.07'		
-	27	39.30'	470.00'	4°47'30"	N03°41'31"W	39.29'		
18 C/L	-	158.11'	500.00'	18°07'05"	N10°21'19"W	157.45'	N01°17'46"W	N19° 24' 52"W
18 WEST	-	167.60'	530.00'	18°07'05"	N10°21'19"W	166.90'	N01°17'46"W	N19° 24' 52"W
-	19	31.97'	530.00'	3°27'20"	N17°41'11"W	31.96'		
-	20	95,22'	530.00'	10°17'39"	N10°48'42"W	95,10'		
-	21	40.41'	530.00'	4°22'06"	N03°28'49"W	40.40'		
19	-	53.62'	65.00'	47°16'04"	N22°20'16"E	52.12'	N45°58'18"E	N01° 17' 46"W
-	27	29.01'	65.00'	25°34'23"	N11°29'25"E	28.77'		
-	26	24.61'	65.00'	21°41'42"	N35°07'27"E	24.47'		
20	-	53,62'	65,00'	47°16'04"	N24°55'49"W	52.12'	N01°17'46"W	N48° 33' 51"W
-	21	8.12'	65.00'	7°09'31"	N04°52'32"W	8.12'		
-	22	45.50'	65.00'	40°06'34"	N28°30'34"W	44.58'		
21	-	359,37'	75.00'	274°32'09"	S88°42'14"W	101.79'	N45°58'18"E	S48° 33' 51"E
-	26	87.28'	75.00'	66°40'19"	N12°38'08"E	82.43'		
-	25	65.56'	75.00'	50°05'03"	N45°44'33"W	63.49'		
-	24	65.56'	75.00'	50°05'03"	S84°10'23"W	63.49'		
-	23	65.56'	75.00'	50°05'03"	S34°05'20"W	63.49'		
-	22	75.41'	75.00'	57°36'39"	S19°45'31"E	72.28'		
22	O.L. 6	137.05'	29.50'	266°10'59"	N88°42'14"E	43.09'	S41°47'43"W	N44° 23' 16"W
23	O.L. 6	25.07'	122.50'	11°43'27"	S35°56'00"W	25.02'	S41°47'43"W	S30° 04' 17"W
24	O.L. 6	15.35'	7.50'	117°15'54"	S88°42'14"W	12.81'	N32°39'49"W	S30° 04' 17"W
25	O.L. 6	25.07'	122.50'	11°43'27"	N38°31'33"W	25.02'	N32°39'49"W	N44° 23' 16"W

www.pinnacle-engr.com

Attachment: Packet Docs_SwanRidge (9895 : Pointe Real Estate)

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

PINNACLE ENGINEERING GROUP

SWAN RIDGE FARMS

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

PEGJOB#2165.OOWI
SHEET 5 OF 5

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: **December 2, 2024**

SUBJECT: **Victory Homes of Wisconsin for Brian & Carolyn Timmis. The applicant is seeking conditional use grant approval to allow for a guest house for the property located at 3131 W. Donges Bay Road.**

Applicant:	Victory Homes of Wisconsin
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Zoning:	R-2 (Suburban Residential)
Lot size:	3.85 Acres
Location:	3131 W. Donges Bay Road
Tax Key Number:	#14-026-02-002.00
District:	#7

Background: The applicant requests a conditional use grant for a 740 square foot guesthouse at 3131 W Donges Bay Road. The 3.85 -acre property is zoned R-2 (2 acre minimum). Guesthouses are allowed as a conditional use in the R-2 zoning district. The code requirements of a guesthouse are as follows:

- A guesthouse is a detached structure with living quarters and is intended for the temporary stay of occasional guests.
- A guesthouse may not contain a stove, oven, range or cooktop.
- A guesthouse may not be rented or used as a separate dwelling.
- A guesthouse may not be constructed unless the property contains a primary residence.
- If a guesthouse is constructed, no detached storage structure is permitted unless the property is in the R-1 zoning district.
- A guesthouse shall not exceed one percent of the lesser of (a) five acres or (b) the area of the property if the property is not divisible in the current zoning district or, if it is divisible, the zoning district's minimum lot size.
- A guesthouse may not have a separate postal address.

The proposed guesthouse is shown to be 740 square feet in area which complies with the size requirement for accessory structures in the R-2 zoning district. The proposed building also complies with all other district requirements including setbacks, height and lot coverage. The only concern from staff is the inclusion of a warming drawer as shown on the plan. A warming drawer is similar to a stove and can be used to cook meals. Staff recommends a condition of approval that the warmer drawer is removed from the proposed building.

Conditional Use Grant Findings:

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

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

There are no public health or safety issues with the building. The proposed guesthouse has a living space and two bathrooms. The guesthouse cannot be rented or otherwise used as a separate dwelling.

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

The use of the property for income generation is prohibited per the Zoning Code. The proposed use should not have any impact on the value of surrounding properties since it currently exists as a single-family dwelling.

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

The parcel is zoned R-2 and is 3.85 acres in size. The proposed guesthouse meets the lot coverage and setback and offset requirements of the R-2 zoning district. The building could be constructed as shown with a different floor plan as a permitted use.

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

Engineering review was limited to the proposed pool house and all other site elements were previously approved.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The site is located within the City's sewer service area and connection to the public sewer utility is required. Water connection shall conform to the Mequon Water Utility Water Connection Policy. New habitable structures must connect to public water. The applicant shows sewer and water connection to the existing building laterals on the property. Connection will be permitted through the Inspections Division.

The building and pad will add less than 2,000 square feet of impervious surface and, therefore, does not trigger any storm water runoff control requirements. The addition of 5,000 square feet or more of impervious surface requires a green infrastructure (GI) plan per MMSD rules.

Fill and erosion control measures will be permitted through the Inspections Division with the building permit and, therefore, does not require a fill, excavation, and berms permit or an erosion control permit with the Engineering Division.

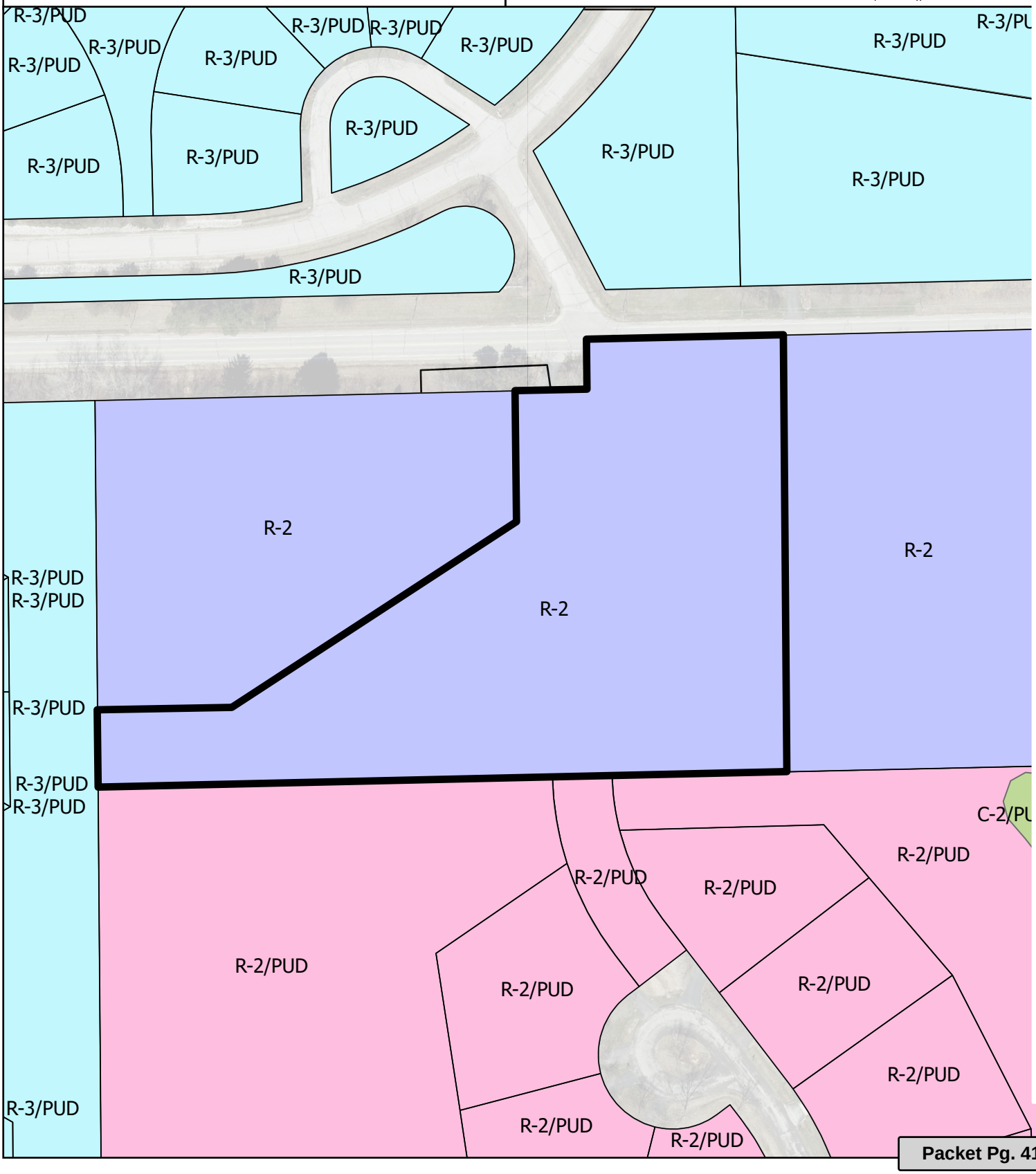
Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. The applicant shall submit final floor plans within 180 days of Planning Commission action. Such final floor 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. The guesthouse shall not include a warming oven.
3. Any changes to the terms of this Conditional Use Permit shall require the approval of the Planning Commission.
4. The guesthouse shall be located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and not be rented or otherwise used as a separate dwelling.
5. The site is located within the City's sewer service area and connection to the public sewer utility is required. Water connection shall conform to the Mequon Water Utility Water Connection Policy. New habitable structures must connect to public water.

Attachments:
Packet Docs_Timmis (PDF)

VICTORY HOMES

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



Attachment: Packet Docs_Timmis (9884 : Victory Homes of Wisconsin for Brian & Carolyn Timmis)

Plat of Survey

Property Description:
Parcel 2 of Certified Survey Map No. 1368, recorded on November 13, 1981, in Volume 7 of Certified Survey Maps, page 90, as Document No. 329821, being a part of the Northeast 1/4 of Section 36, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

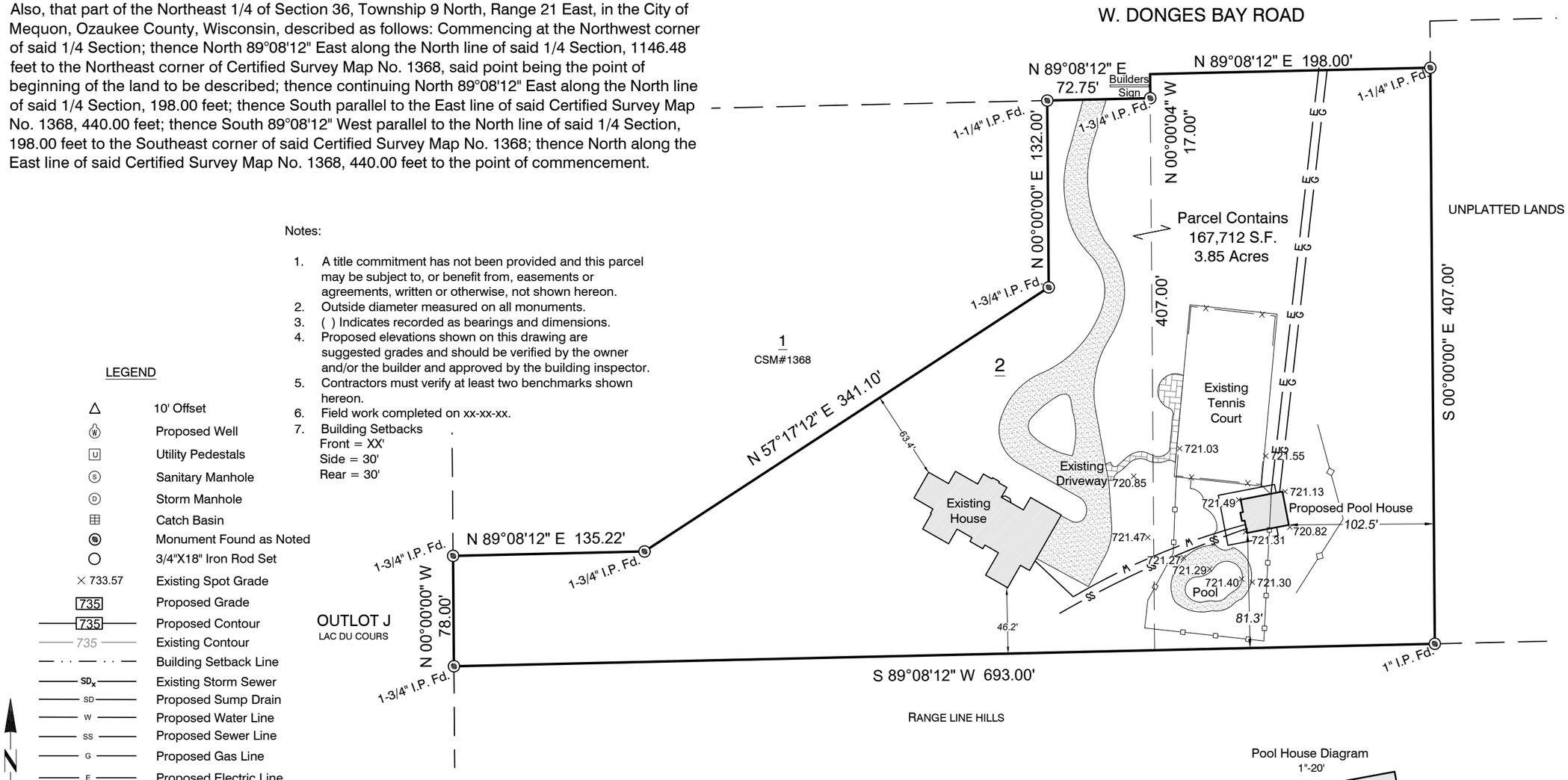
Also, that part of the Northeast 1/4 of Section 36, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, described as follows: Commencing at the Northwest corner of said 1/4 Section; thence North 89°08'12" East along the North line of said 1/4 Section, 1146.48 feet to the Northeast corner of Certified Survey Map No. 1368, said point being the point of beginning of the land to be described; thence continuing North 89°08'12" East along the North line of said 1/4 Section, 198.00 feet; thence South parallel to the East line of said Certified Survey Map No. 1368, 440.00 feet; thence South 89°08'12" West parallel to the North line of said 1/4 Section, 198.00 feet to the Southeast corner of said Certified Survey Map No. 1368; thence North along the East line of said Certified Survey Map No. 1368, 440.00 feet to the point of commencement.

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. ( ) Indicates recorded as bearings and dimensions.
4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
5. Contractors must verify at least two benchmarks shown hereon.
6. Field work completed on xx-xx-xx.
7. Building Setbacks
   Front = XX'
   Side = 30'
   Rear = 30'

LEGEND

- △ 10' Offset
- Ⓦ Proposed Well
- Ⓤ Utility Pedestals
- Ⓢ Sanitary Manhole
- Ⓓ Storm Manhole
- Catch Basin
- Monument Found as Noted
- 3/4"X18" Iron Rod Set
- × 733.57 Existing Spot Grade
- 735 Proposed Grade
- 735 Proposed Contour
- 735 Existing Contour
- Building Setback Line
- SD Existing Storm Sewer
- SD Proposed Sump Drain
- W Proposed Water Line
- SS Proposed Sewer Line
- G Proposed Gas Line
- E Proposed Electric Line
- Proposed Silt Fence
- X Chain Link Fence
- Iron Fence

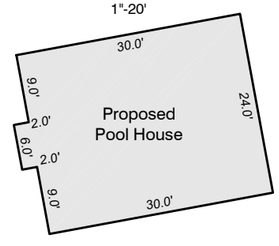


Graphic Scale 1" = 80'

0' 80' 160'

Suggested Top of Wall: 721.80'
Suggested Final Yard Grade: 721.64'
Suggested Top of Footing: 717.80'
(Assuming 4' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

Pool House Diagram
1"-20'



LAND SURVEYS INC.
260 Regency Court Suite L100
Brookfield, WI 53045 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

WISCONSIN
PHILLIP J. LANDRY S-3176 BROOKFIELD WI
LAND SURVEYOR

Dated this 25th Day of September, 2024:
Phillip J. Landry S-3176

REVISIONS

PREPARED FOR:

Victory Homes of Wisconsin, Inc.
N118W18531 Bunsen Dr
Germantown, WI 53022

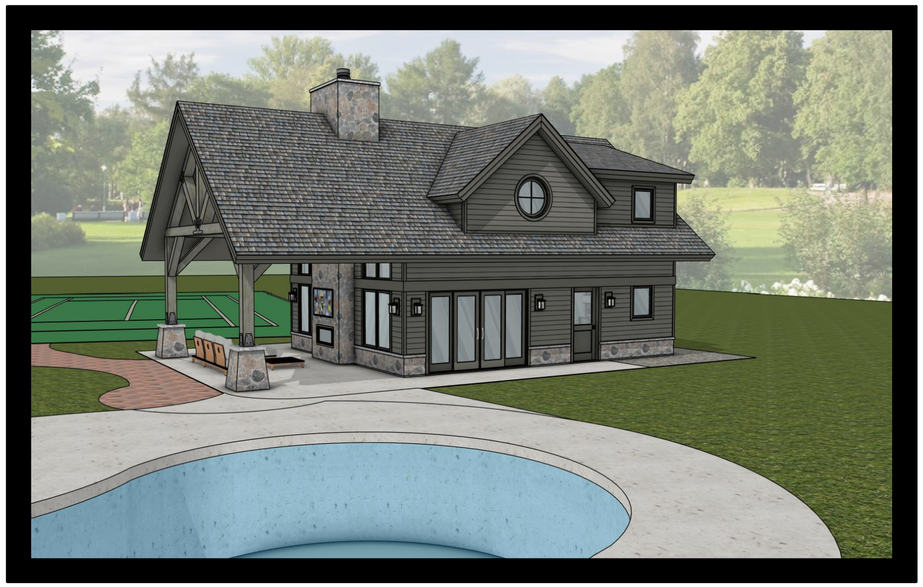
TIMMIS POOL HOUSE

BEARINGS ARE REFERENCED TO SOUTH LINE OF LOT 2, CSM No. 1368 BEARS S 89°08'12" W

Drawn By: GS	Job# 24411

Sheet 1 of 1

Attachment: Packet Docs_Timmis (9884 : Victory Homes of Wisconsin for Brian & Carolyn Timmis)









EXTERIOR PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

SHEET INDEX:

COVER	PROPOSED EXTERIOR PERSPECTIVES		
SHEET 1	SITE PLAN, SHEET INDEX, 'COMM' NOTES, PROJECT DATA	SHEET 9	PROPOSED BUILDING SECTIONS, NOTES
SHEET 2	PROPOSED FOUNDATION PLAN, NOTES	SHEET 10	INTERIOR PERSPECTIVES, NOTES
SHEET 3	PROPOSED MAIN LEVEL FLOOR PLAN, NOTES	SHEET 11	INTERIOR ELEVATIONS, NOTES
SHEET 4	PROPOSED UPPER LEVEL FLOOR PLAN, NOTES	SHEET 12	INTERIOR ELEVATIONS, NOTES
SHEET 5	PROPOSED SIDE & FRONT ELEVATIONS, NOTES	SHEET 13	INTERIOR ELEVATIONS, NOTES
SHEET 6	PROPOSED SIDE & REAR ELEVATIONS, NOTES	SHEET 14	INTERIOR ELEVATIONS, NOTES
SHEET 7	PROPOSED ROOF PLAN, SECTION, SECTION NOTES	SHEET 15	PROPOSED MAIN & UPPER LEVEL ELECTRICAL PLANS, NOTES
SHEET 8	PROPOSED BUILDING SECTIONS, NOTES		

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proposed construction drawings for :

THE TIMMIS RESIDENCE

3131 WEST DONGES BAY ROAD
MEQUON, WISCONSIN

sheet contents :

PROPOSED COVER OUTBUILDING

date :
04. 22. 2024

revisions :
08. 15. 2024

project number
2405

sheet number
COVER

Attachment: Packet Docs_Timmis (9884 : Victory Homes of Wisconsin for Brian & Carolyn Timmis)

NOTE:
ALL MICROLAM BEAMS SHOULD BEAR SOLID TO FOUNDATION or BEAM BELOW
CARPENTER TO PROVIDE BLOCKING WHERE NEEDED

NOTE:
ALL TRUSS LAYOUTS AND DESIGNS TO BE PROVIDED BY THE TRUSS MANUFACTURER(S)

DESIGNER HAS PROVIDED A CONCEPTUAL LAYOUT AND DESIGN OF THE TRUSSES

CARPENTER TO USE TRUSS MANUFACTURER PROVIDED SHOP DRAWINGS

NOTE:
ROUGH CARPENTER TO PROVIDE 6' OF FRAMING (OR AS MUCH AS POSSIBLE OVER 4' OF FRAMING) BEFORE DOOR OPENINGS (PERPENDICULAR TO ADJACENT WALL)

NOTICE:
IT IS UNDERSTOOD THAT THE PLANS and SPECIFICATIONS CONTAINED HEREIN WERE DRAWN UP FOR THE OWNER(S) and ARE THE PROPERTY OF BOTH THE OWNER(S) and FEIN DESIGN, LLC

THESE DOCUMENTS ARE FOR THE SOLE USE OF FEIN DESIGN, LLC FOR THE CONSTRUCTION OF THIS PROJECT and USE OF THESE DRAWINGS BY ANY OTHER PARTY VOIDS ANY RESPONSIBILITY OF FEIN DESIGN, LLC OF GENERAL REPRESENTATION

NOTE:
PROPOSED WINDOWS DRAWN HERE ARE TO BE USED AS A DESIGN GUIDE ONLY
WINDOW SUPPLIER TO VERIFY ALL SIZES WITH DESIGNER PRIOR TO FABRICATION
WINDOW SUPPLIER WILL BE LIABLE FOR INCORRECTLY BUILT WINDOWS

NOTE:
THIS BUILDING TO CONFORM TO ALL APPLICABLE CODES ACCORDING TO THE
' WISCONSIN UNIFORM DWELLING CODE '
ALL CONTRACTORS ARE RESPONSIBLE FOR KNOWING THE CODES - COMM 20 THRU COMM 25

NOTE:
ALL MECHANICAL LOCATIONS WILL BE VERIFIED BY THEIR RESPECTED INSTALLER, THEY MAY NEED TO BE RELOCATED FOR OPTIMAL EFFICIENCY, PER SITE CONDITIONS

NOTE:
ALL INTERIOR WALLS TO BE MADE OF 2x4 CONSTRUCTION UNLESS OTHERWISE NOTED - POCKET DOOR WALLS
ALL EXTERIOR WALLS TO BE MADE OF 2x6 CONSTRUCTION UNLESS OTHERWISE NOTED

INTERIOR WALLS SCALE OUT AT 4-1/2" (1/2" + 3-1/2" + 1/2")
EXTERIOR WALLS SCALE OUT AT 6-1/2" (1/2" + 5-1/2" + 1/2")

NOTE:
LUMBERYARD and / or STRUCTURAL ENGINEER TO VERIFY AND PROVIDE PROPER WALL BRACING SPECIFICATIONS PER WISCONSIN UNIFORM DWELLING CODE 321.25

NOTE:
ALL CLOSETS THAT HAVE A SHELF & POLE SYSTEM TO BE VERIFIED BY THE OWNER AND DESIGNER
CONFIRM WITH BUILDER & FINISH CARPENTER
ROUGH CARPENTER TO INSTALL PROPER BLOCKING

NOTE:
DIMENSIONS MAY NOT BE EXACT
ALL CONTRACTORS AND SUPPLIERS TO FIELD VERIFY ANY AND ALL MEASUREMENTS PRIOR TO CONSTRUCTION AND / OR FABRICATION
CONTRACTORS AND SUPPLIERS TO MAINTAIN DESIGN INTENT

NOTE:
FLOOR JOIST SUPPLIER TO VERIFY STRUCTURAL LAYOUTS WITH DESIGNER PRIOR TO FABRICATION

NOTE:
LUMBERYARD AND/OR WOOD SUPPLIER TO VERIFY ALL BEAM AND MICROLAM SIZES INCLUDING ALL RELEVANT HANGER SIZES AND SPECIFICATIONS

INTERIOR ELEVATION NOTES:

NOTE:
ELECTRICAL CONTRACTOR TO VERIFY HEIGHTS OF LIGHT FIXTURES w/ OWNER

NOTE:
ROUGH CARPENTER TO INSTALL BLOCKING FOR TOILET PAPER HOLDER / HOOKS / TOWEL BAR(s) - REVIEW LOCATIONS w/ OWNER / BUILDER

NOTE:
ROUGH CARPENTER TO VERIFY FRAMING DETAILS OF SHOWER(s) WITH DESIGNER & INSTALL BLOCKING - VERIFY LOCATION(s)

NOTE:
ROUGH CARPENTER TO INSTALL BLOCKING IN WALLS & CEILING FOR GLASS SHOWER ENCLOSURE
REVIEW DETAILS w/ DESIGNER / BUILDER

NOTE:
PLUMBER TO VERIFY HEIGHTS & LOCATIONS OF ALL SHOWER FIXTURES w/ DESIGNER / OWNER
PLUMBER TO VERIFY CENTER OF SHOWER DRAINS PER MODULAR UNIT SPECIFICATIONS

NOTE:
OWNER TO CONFIRM ALL MIRROR DETAILS

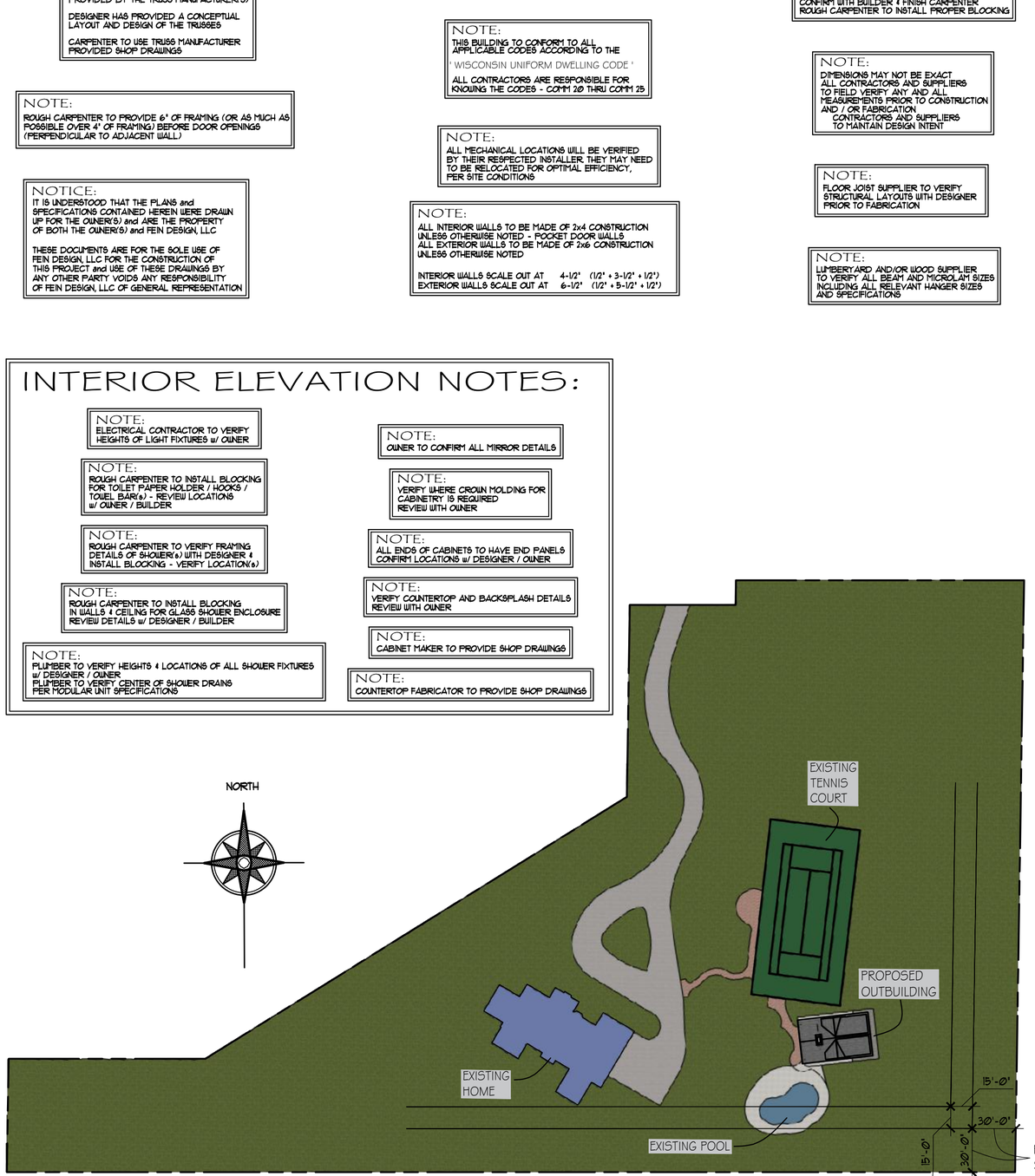
NOTE:
VERIFY WHERE CROWN MOLDING FOR CABINETRY IS REQUIRED
REVIEW WITH OWNER

NOTE:
ALL ENDS OF CABINETS TO HAVE END PANELS
CONFIRM LOCATIONS w/ DESIGNER / OWNER

NOTE:
VERIFY COUNTERTOP AND BACKSPLASH DETAILS
REVIEW WITH OWNER

NOTE:
CABINET MAKER TO PROVIDE SHOP DRAWINGS

NOTE:
COUNTERTOP FABRICATOR TO PROVIDE SHOP DRAWINGS



SITE PLAN

NOT TO SCALE

PROJECT DATA:

WINDOWS & EXTERIOR DOORS

SUPPLIER TO VERIFY ALL WINDOWS AND SUBMIT A LIST TO THE DESIGNER AND OWNER PRIOR TO ORDERING - FOR VERIFICATION PURPOSES
ALL HARDWARE TO BE DETERMINED BY OWNER
WINDOWS TO BE CLAD EXTERIOR - COLOR VERIFIED BY OWNER
WINDOWS TO BE WOOD INTERIOR - STAIN GRADE
SUPPLIER TO PROVIDE SHOP DRAWINGS FOR ALL WINDOWS
WINDOWS ARE LABELED WITH 'MARVIN' SIZES
OWNER TO VERIFY STYLE OF ALL EXTERIOR DOORS & PATIO DOORS

INTERIOR DOORS

SEE FLOOR PLAN FOR PROPOSED DOOR SIZES (2868 = 2'-8" x 6'-8")
INTERIOR DOORS SHALL BE SOLID CORE 1-3/8" THICK - TWO (2) PANEL - VERIFY WITH OWNER
STAIN GRADE DOORS TO BE INSTALLED - VERIFY WITH OWNER
OWNER TO VERIFY HINGES & HARDWARE

LUXURY VINYL FLOORING

SEE FLOOR PLAN FOR AREAS DESIGNATED TO RECEIVE LUXURY VINYL FLOORING
OWNER TO VERIFY MATERIAL(S), STYLE, AND LAYOUT

WALL TEXTURE

DRYWALL WORK TO BE 1/2" ON WALLS AND 5/8" ON CEILINGS
(DRYWALL CONTRACTOR TO VERIFY EXACT TEXTURE & MATERIAL w/ OWNER / BUILDER)

TRIM

ALL MOLDINGS - FINISH CARPENTER & LUMBERYARD TO VERIFY WITH OWNER/DESIGNER
STAIN-GRADE MATERIAL TO BE INSTALLED - VERIFY WITH OWNER/DESIGNER

BASE - 1x6
CASING - 1x4
HEAD CASING - 5/4 x 6 w/ ANGLED EDGE - SEE ELEVATIONS
SHOE - 1/2" deep x 3/4" high

INSTALL SHOE IN ALL LUXURY VINYL AREAS
FINISH CARPENTER TO CONFIRM ALL DETAILS WITH DESIGNER PRIOR TO INSTALLATION

STAIRCASE DETAILS

CLOSED STAIR DESIGN DETAILS AND FRAMING - CUSTOM DETAILS
NEWEL POSTS, RAILINGS AND BALUSTERS TO BE REVIEWED WITH MILLWORK SHOP & OWNER
OWNER TO CONFIRM SPINDLES & RAILING DETAILS
OWNER & DESIGNER TO CONFIRM WITH ROUGH & FINISH CARPENTERS

INSULATION

CORBOND FOAM - PER CODE REQUIREMENTS
PROVIDE BATT 'SOUND-PROOFING' IN ALL INTERIOR STUDIO AND BATHROOM WALLS
CORBOND FOAM FOUNDATION PERIMETER FLOOR JOISTS (UPPER LEVEL)

-BID AS ALTERNATE-

BATT INSULATION - PER CODE REQUIREMENTS

HVAC SYSTEM

RADIANT IN-FLOOR HEAT SYSTEM WITH BOILER SETUP - 96% OR HIGHER EFFICIENCY
INSTALL MINI-SPLIT FOR COOLING IN UPPER LEVEL STUDIO
REVIEW ADDITIONAL MINI-SPLIT FOR MAIN LEVEL IF NEEDED
HVAC EQUIPMENT & OPTIONS TO BE REVIEWED WITH OWNER

ELECTRICAL

ELECTRICAL CONTRACTOR TO VERIFY PROPOSED CONDITIONS and POWER SUPPLY
VERIFY OUTDOOR CONNECTION AND LOCATION OF ELECTRIC METER PEDESTAL
ELECTRICAL LAYOUT TO BE REVIEWED WITH THE OWNER
FUTURE OUTDOOR LIGHTING TO BE PROPERLY PREPARED DURING CONSTRUCTION
SEE ATTACHED ELECTRICAL PLAN FOR GUIDELINE - CONFIRM w/ OWNER / BUILDER

PLUMBING

PLUMBING CONTRACTOR TO VERIFY WITH OWNER
FOR THE PROPER PLUMBING FIXTURE(S) THAT WILL BE INSTALLED
ALL FIXTURES TO BE APPROVED BY OWNER

CABINETRY

ALL CABINETRY TO BE APPROVED BY OWNER
VERIFY HARDWARE, MATERIALS AND STAIN / PAINT COLOR WITH OWNER
COUNTERTOPS TO BE APPROVED BY OWNER
CABINET SHOP TO PROVIDE PROPER SHOP DRAWINGS
CABINET MAKER TO REVIEW ALL DETAILS WITH OWNER / BUILDER

EXTERIOR & INTERIOR VENEERS

ALL EXTERIOR MATERIALS & COLORS TO BE VERIFIED AND APPROVED BY OWNER
ALL INTERIOR MATERIALS & COLORS TO BE VERIFIED AND APPROVED BY OWNER

NOTICE:
TO ALL CONTRACTORS BIDDING THIS PROJECT

ENORMOUS ATTENTION AND EXERTION HAVE GONE INTO THE ARCHITECTURAL DESIGN OF THESE DRAWINGS.
FOR THIS REASON, FEIN DESIGN ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO DEFICIENT WORKMANSHIP BY ANY CONTRACTORS AND / OR SUPPLIERS.

CONTRACTORS TO NOTIFY FEIN DESIGN IMMEDIATELY IF ANY ERRORS ARE FOUND IN THE PRINTS THEMSELVES.

CONTRACTORS TO VERIFY ALL PARTS OF THESE PRINTS PERTAINING TO THEM.

LUMBERYARDS TO REVIEW STRUCTURAL LAYOUTS AND CALCULATIONS BASED ON PROPOSED DESIGN AND CONFIRM FOR APPLICATION.

ALL RELEVANT CONTRACTORS INVOLVED WITH THIS PROJECT TO PROVIDE FEINDESIGN WITH ONE (1) BOTTLE OF CANADIAN CLUB - WHISKEY
ONLY IF THEY DO NOT REMARK ABOUT THIS NOTE WHICH IS INTENDED TO MAKE SURE THAT THE CONTRACTOR HAS REVIEWED THESE DOCUMENTS AND BROUGHT TO THE DESIGNERS ATTENTION ANY FORESEEABLE CONCERNS SO THAT THESE CONCERNS MAY BE DEALT WITH PRIOR TO CONSTRUCTION.

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proposed construction drawings for :
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3131 WEST DONGES BAY ROAD
MEQUON, WISCONSIN

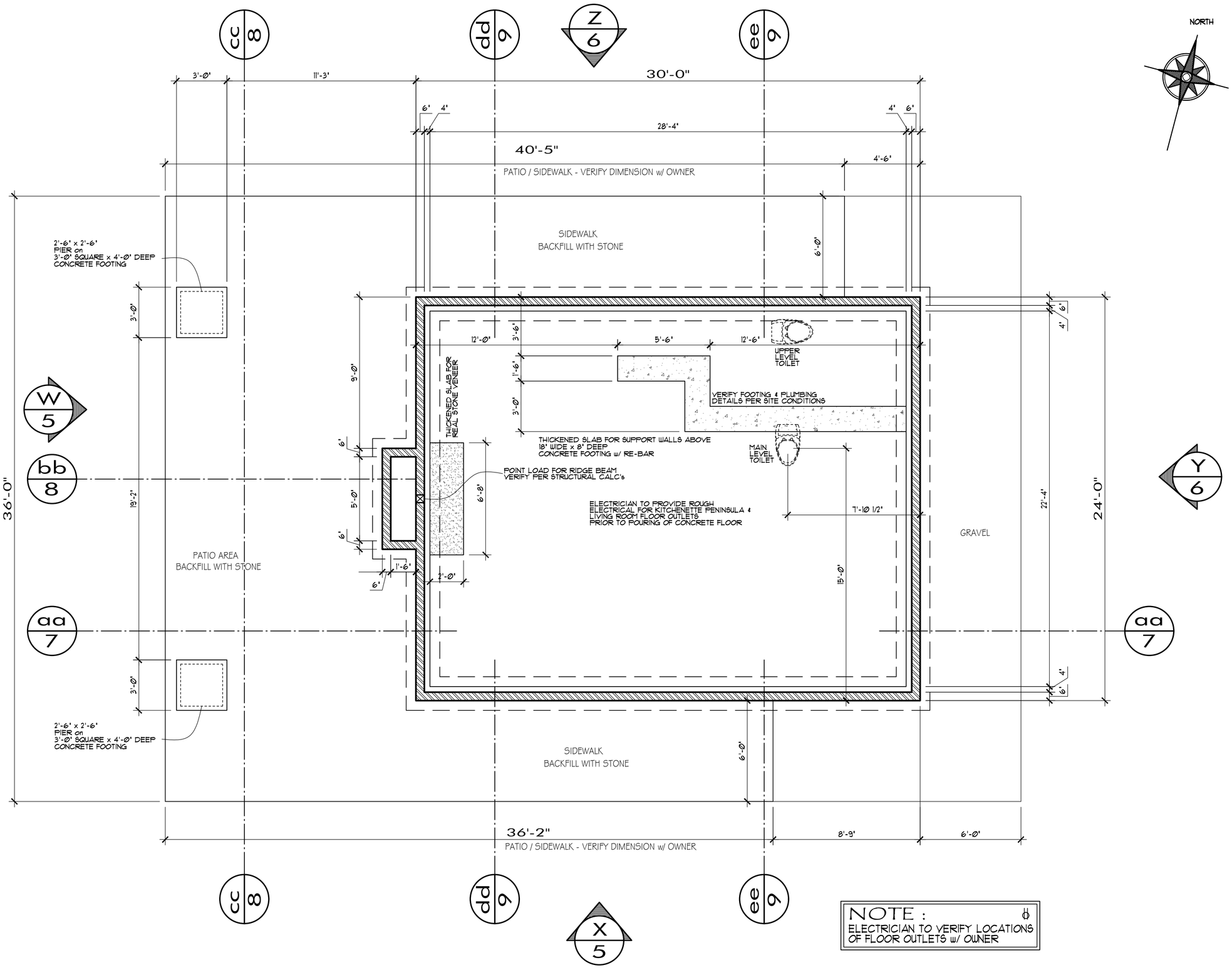
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PROPOSED OUTBUILDING

date :
04. 22. 2024
revisions :
08. 15. 2024

project number
2405

sheet number
1 of 15

Attachment: Packet Docs_Timmis (9884 : Victory Homes of Wisconsin for Brian & Carolyn Timmis)



NOTE :
ELECTRICIAN TO VERIFY LOCATIONS
OF FLOOR OUTLETS w/ OWNER

PROPOSED FOUNDATION PLAN

SCALE - 1/4" = 1'-Ø"

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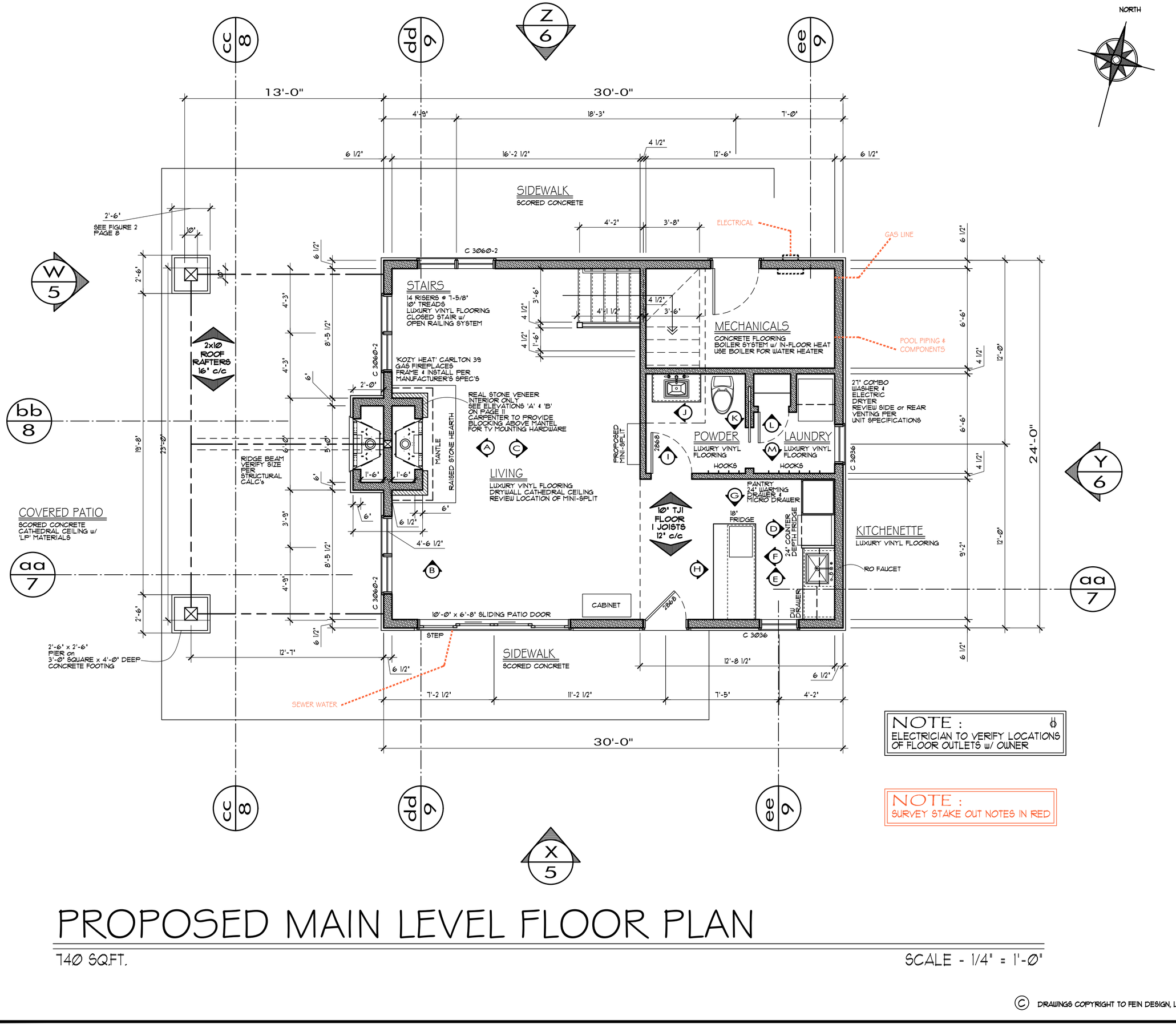
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NOTE :
ELECTRICIAN TO VERIFY LOCATIONS OF FLOOR OUTLETS w/ OWNER

NOTE :
SURVEY STAKE OUT NOTES IN RED

PROPOSED MAIN LEVEL FLOOR PLAN

740 SQ.FT.

SCALE - 1/4" = 1'-0"

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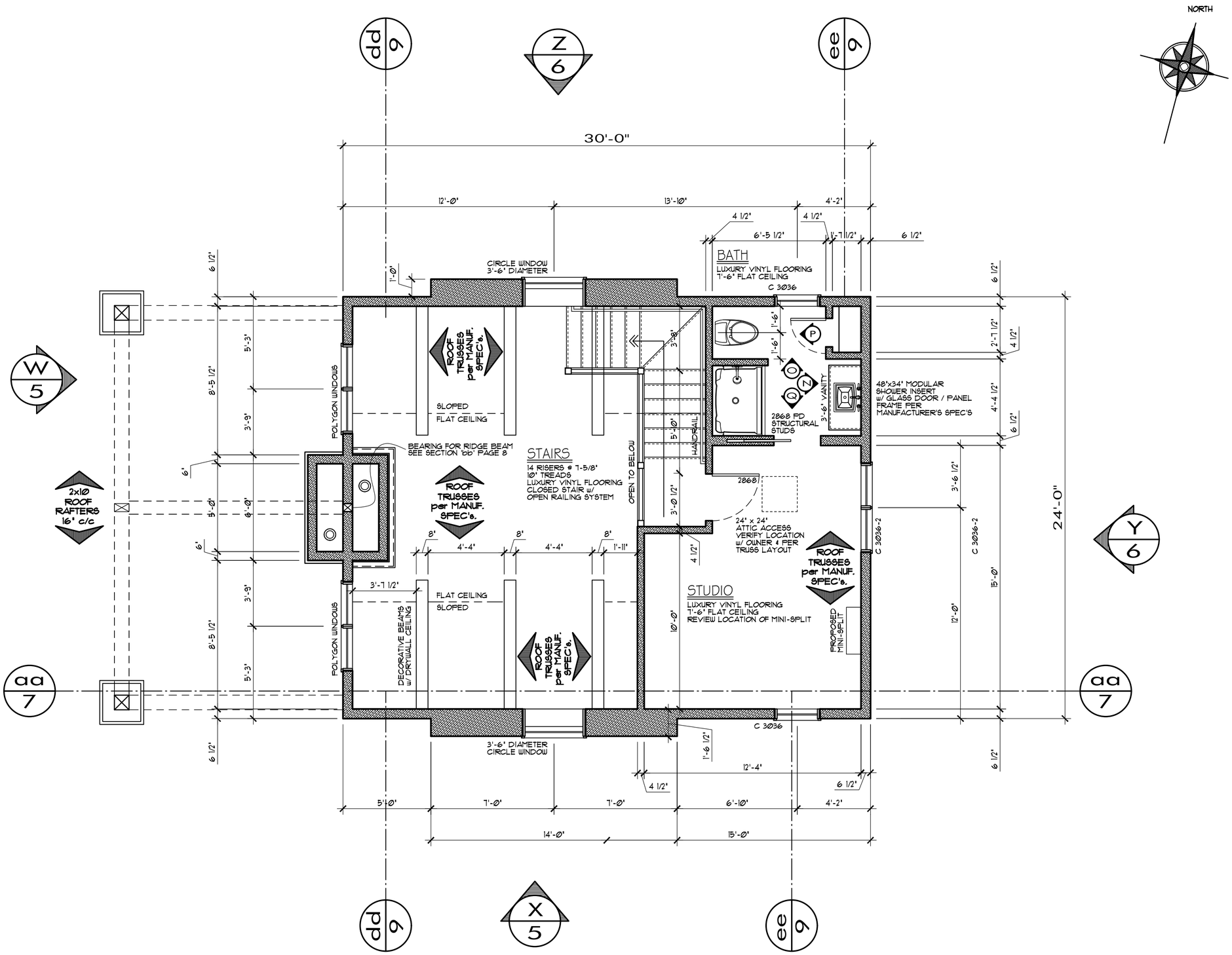
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09. 26. 2024

project number
2405

sheet number
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PROPOSED UPPER LEVEL FLOOR PLAN

260 SQ.FT.

SCALE - 1/4" = 1'-0"

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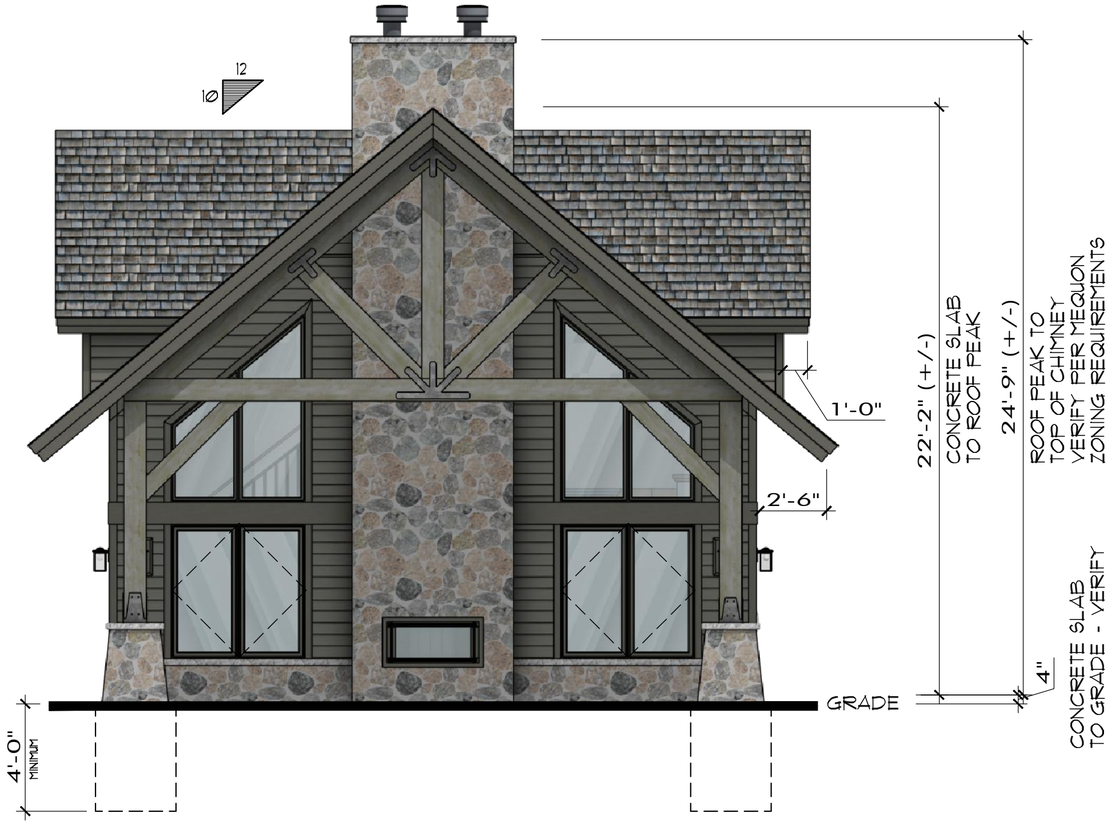
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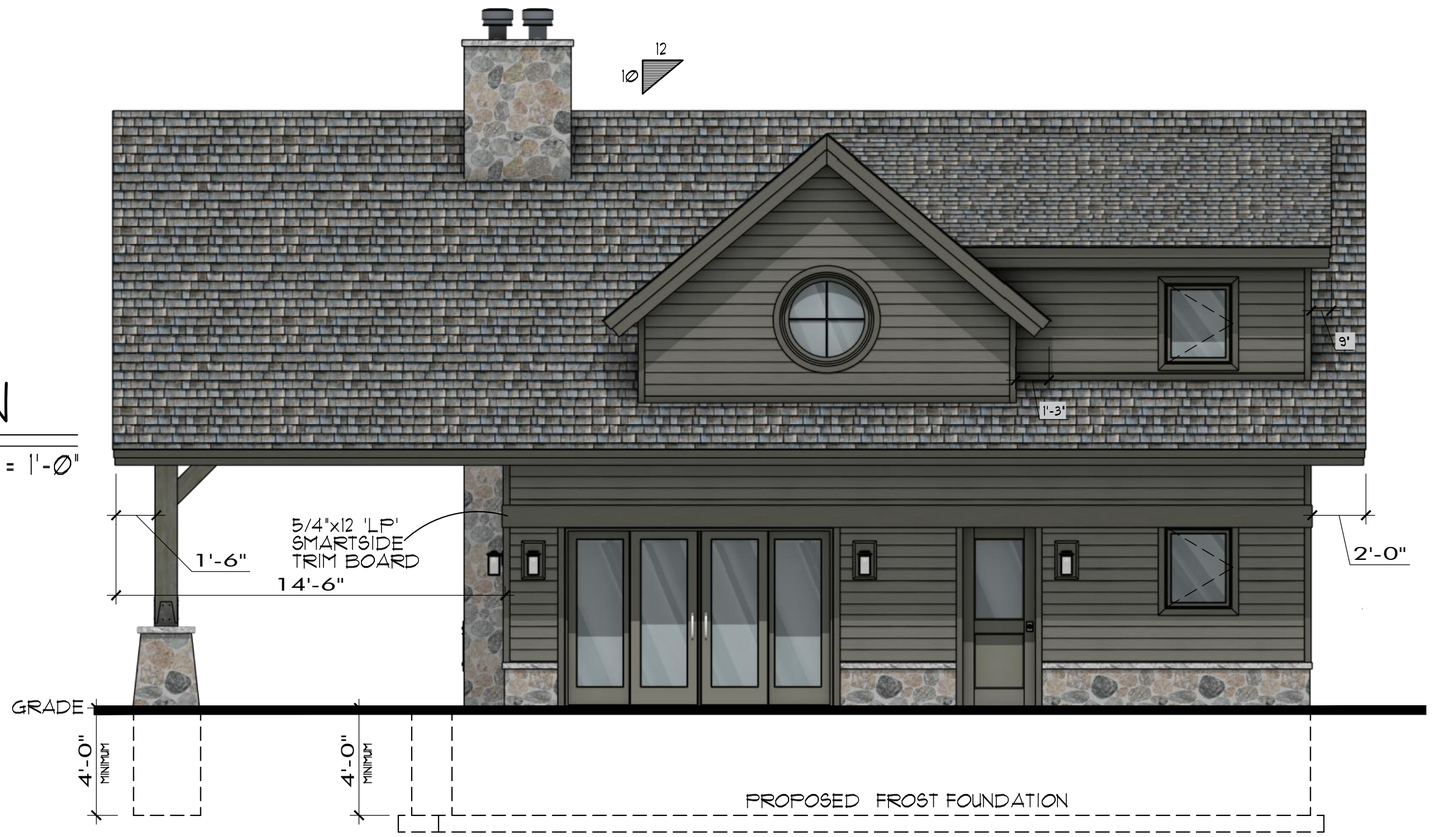
EXTERIOR NOTES:

* COMPOSITE CEDAR SHAKE ROOF
* 'LP SMARTSIDE' SOFFIT SYSTEM
* 'LP SMARTSIDE' FASCIA DETAILS - SEE SECTION
* 4" EXPOSED 'LP SMARTSIDE' HORIZONTAL SIDING
* 5/4"x6 'LP SMARTSIDE' CORNER TRIM BOARDS
* 5/4" 'LP SMARTSIDE' WINDOW & DOOR TRIM
* SPLIT STONE BELT & CHIMNEY VENEER



W PROPOSED SIDE ELEVATION

SOUTHWESTERN FACING SCALE - 1/4" = 1'-0"



X PROPOSED FRONT ELEVATION

SOUTHEASTERN FACING SCALE - 1/4" = 1'-0"

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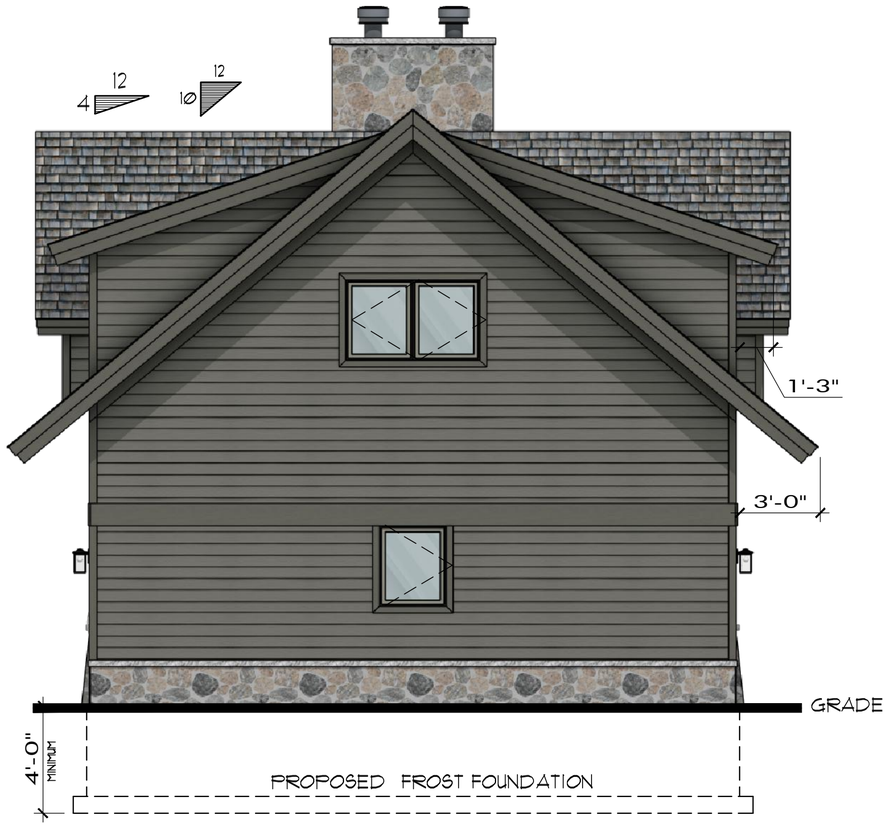
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EXTERIOR NOTES:

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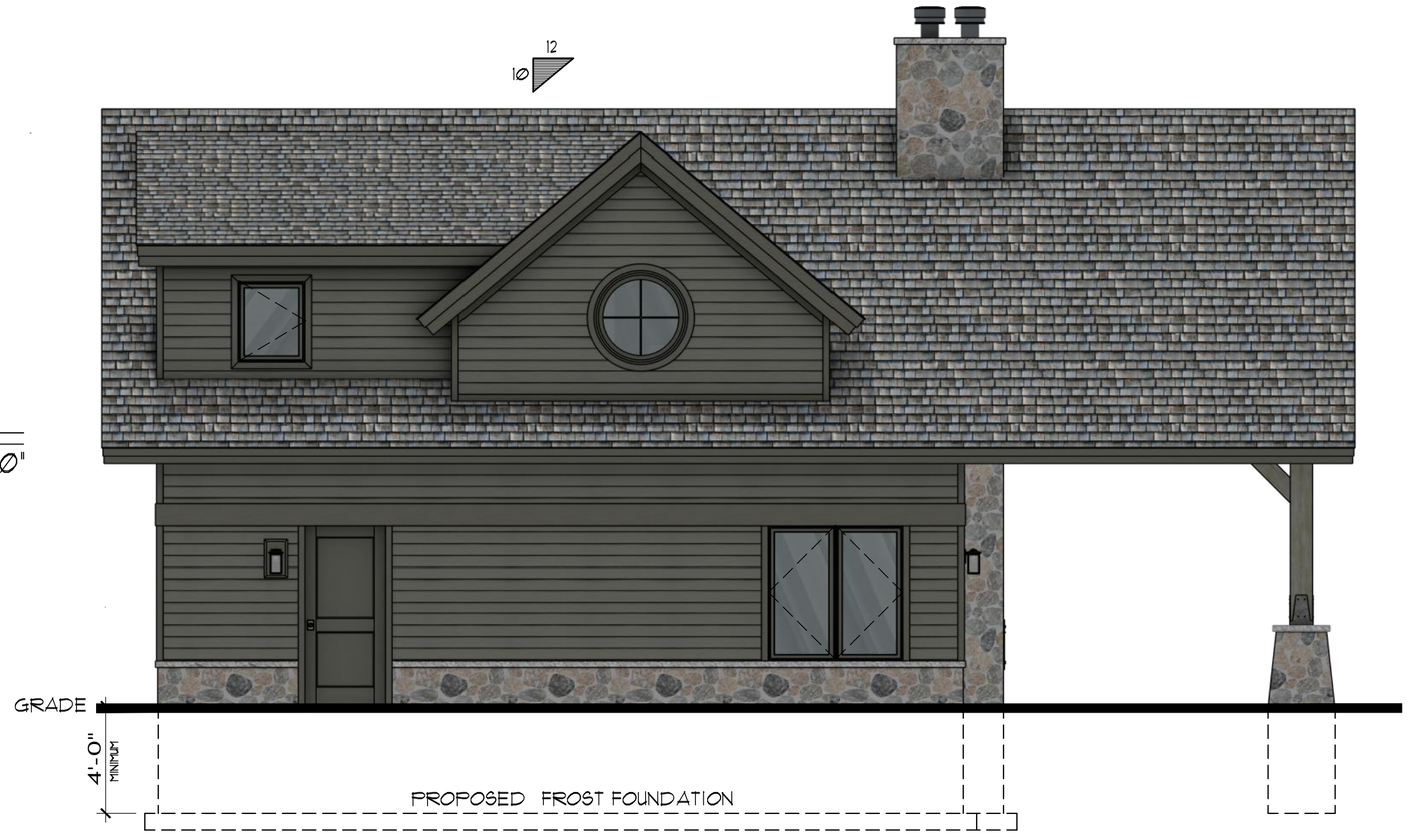


Y PROPOSED SIDE ELEVATION

NORTHEASTERN FACING SCALE - 1/4" = 1'-Ø"

Z PROPOSED REAR ELEVATION

NORTHWESTERN FACING SCALE - 1/4" = 1'-Ø"



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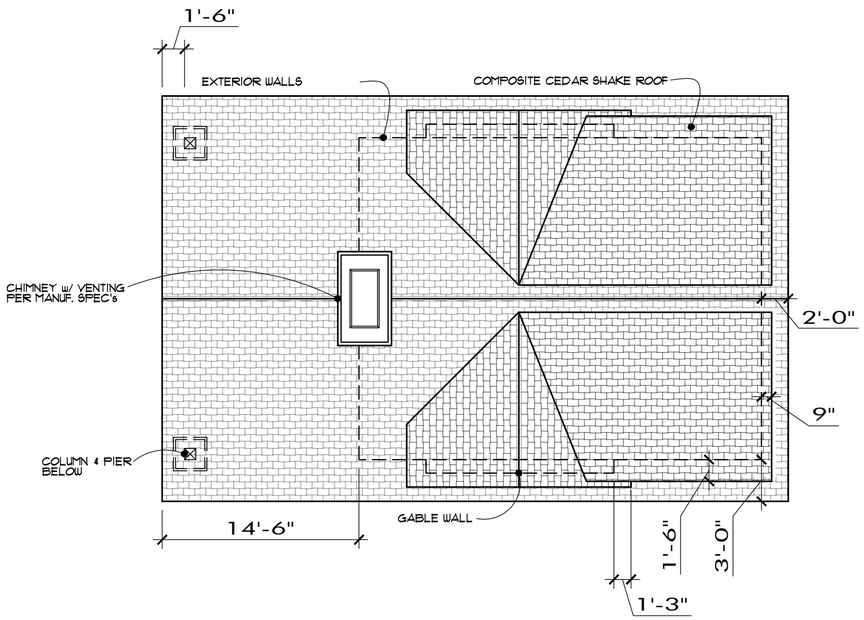
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PROPOSED ROOF PLAN

SCALE - 1/8" = 1'-0"

NOTE:
ONLY WHERE NEEDED PROVIDE :
5" SEAMLESS ALUMINUM GUTTERS AND
4" ALUMINUM DOWNSPOUTS

OWNER TO VERIFY COLOR & STYLE

BID AS ALTERNATE:
1/2 ROUND GALVANIZED GUTTER AND DOWNSPOUT SYSTEM

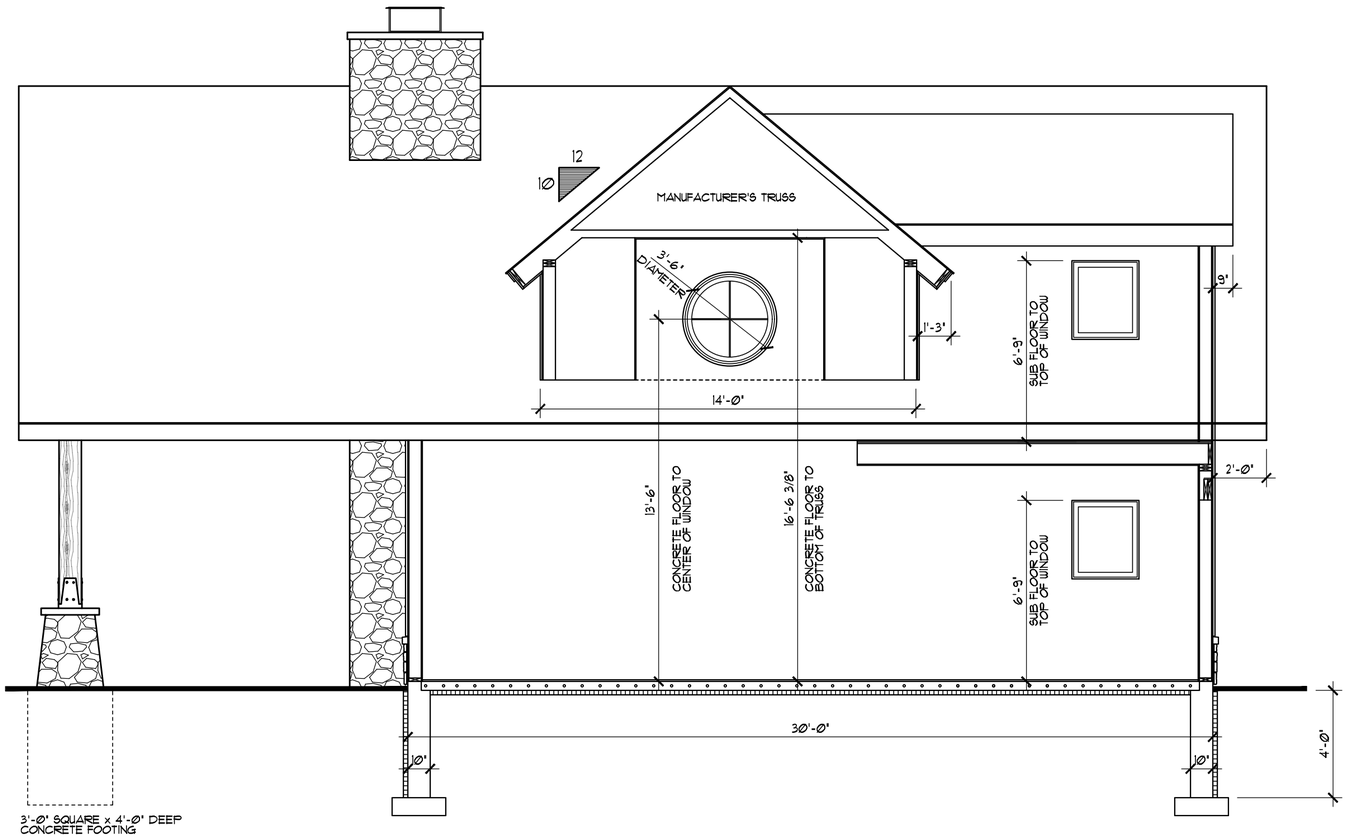
NOTE:
LUMBERYARD AND/OR WOOD SUPPLIER TO VERIFY ALL BEAM AND MICROLAM SIZES INCLUDING ALL RELEVANT HANGER SIZES AND SPECIFICATIONS

NOTE:
CARPENTER TO VERIFY WITH DESIGNER THE PROPER ROOF STRUCTURAL LAYOUT LUMBERYARD TO VERIFY AS WELL

NOTE :
ROOF STRUCTURE TO COMPLY WITH THE REQUIREMENTS OF COMM 21.02 (3)

NOTE :
PROVIDE ROOF VENTILATION PER CODE REQUIREMENTS

NOTE :
PROVIDE 'ICE-N-WATER SHIELD' OVER ENTIRE HOUSE & GARAGE ROOF PERIMETER AND IN ALL VALLEYS AND PENETRATIONS



SECTION

SCALE - 1/4" = 1'-0"

SECTION NOTES

PROVIDE ROOF VENTILATION PER CODE REQUIREMENTS
PREFORMED VENT TUBES BY INSULATION CONTRACTOR
BETWEEN ROOF STRUCTURE
RIDGE VENT SYSTEM PER CODE REQUIREMENTS
COMPOSITE CEDAR SHAKE ROOF
1/2" APA-RATED ROOF SHEATHING WITH CLIPS PER MANUF. SPEC's
ON SYNTHETIC FELT UNDERLAYMENT PER MANUF. SPEC's

CONVENTIONAL FRAMING and TRUSS ROOF SYSTEM
SEE PLANS FOR PROPOSED SPECIFICATIONS & LAYOUTS
FINAL LAYOUTS TO BE PROVIDED BY TRUSS MANUFACTURER/LUMBERYARD

PROVIDE 'ICE-N-WATER SHIELD' SYSTEM BY GRACE
OVER ENTIRE PERIMETER OF ROOF DECKING (SIX FEET FROM EDGE)

TIERED 'LP' SMARTSIDE FASCIA BOARD - SEE DETAIL PAGE 9 FIGURE 4
'LP' SOFFIT SYSTEM WITH VENTILATION PER CODE

5" SEAMLESS ALUMINUM GUTTERS AND 4" ALUMINUM DOWNSPOUTS
(FIELD VERIFY WHERE NEEDED - ONLY INSTALL WHERE NEEDED)
EXCAVATOR TO BURY DOWNSPOUTS
UNDERGROUND AND DRAIN TO DAYLIGHT

SIDING VENEER PER ELEVATIONS -
4" EXPOSED 'LP' SMARTSIDE SIDING - TO MATCH EXISTING DETAILS - VERIFY
with 5/4" x 4" & 5/4" x 6" 'LP' SMARTSIDE TRIM BOARDS
on 'HYDRO-GAP' DRAIN-ABLE HOUSE-WRAP (or equal)
and 1/2" APA-RATED 'OSB' EXTERIOR WALL SHEATHING
2x6 WALL STUDS (@ 16" c/c)
WITH POLY VAPOR BARRIER and 1/2" DRYWALL
SPRAY FOAM INSULATION PER CODE
- BID AS ALTERNATE -
BATT INSULATION DETAILS PER CODE
(LUMBERYARD TO VERIFY ALL MATERIALS W/ OWNER)
(SEE EXTERIOR ELEVATIONS)

THIN / SPLIT STONE VENEER PER ELEVATIONS
MASON TO VERIFY STONE SILL &
ALL FLASHING DETAILS WITH DESIGNER

FINISH FLOORING ON
(MAIN LEVEL)
4" CONCRETE FLOOR w/ IN-FLOOR HEAT TUBES OVER VAPOR BARRIER
(UPPER LEVEL)
3/4" T & G 'OSB' GOLD SERIES FLOOR DECKING ON -
10" I JOIST SYSTEM - w/ PERIMETER INSULATION
- BID AS ALTERNATE -
2X10 FLOOR JOIST SYSTEM - w/ PERIMETER INSULATION

2X6 TREATED MUD SILL
WITH METAL FASTENING STRAPS OR ANCHORS PER CODE (4'-0" c/c)
AND SILL SEALER APPLIED (TYPICAL)

4'-0" POURED CONCRETE FOUNDATION WALL SYSTEM - SEE SECTIONS
10" x 4'-0" POURED CONCRETE WALL
2 - #4 REBAR AT THE TOP AND BOTTOM
2 - #4 REBAR VERTICALLY INSTALLED - 6'-0" c/c (OPTIONAL)
MASON TO VERIFY ALL REINFORCING DETAILS WITH DESIGNER
R-5 RIGID INSULATION UNDER SLAB (PER HVAC CODE)
R-5 RIGID INSULATION ON EXTERIOR WALL PERIMETER (PER CODE)
TAR BACKPLASTER WEATHER-PROOF PRIOR TO
RIGID INSULATION BEING APPLIED

EXCAVATOR TO DIG FOUNDATION TO FULL FOOTING DEPTH
& BACKFILL WITH EXISTING GRADE SOILS FULL WALL HEIGHT

24" x 8" CONTINUOUS CONCRETE FOOTINGS
FOOTING TO BE BELOW LOCAL FROST LINE
VERIFY WITH FOUNDATION PLAN AND PER SITE CONDITIONS
AS FOUNDATION HEIGHT MAY BE INCREASED

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3131 WEST DONGES BAY ROAD
MEQUON, WISCONSIN

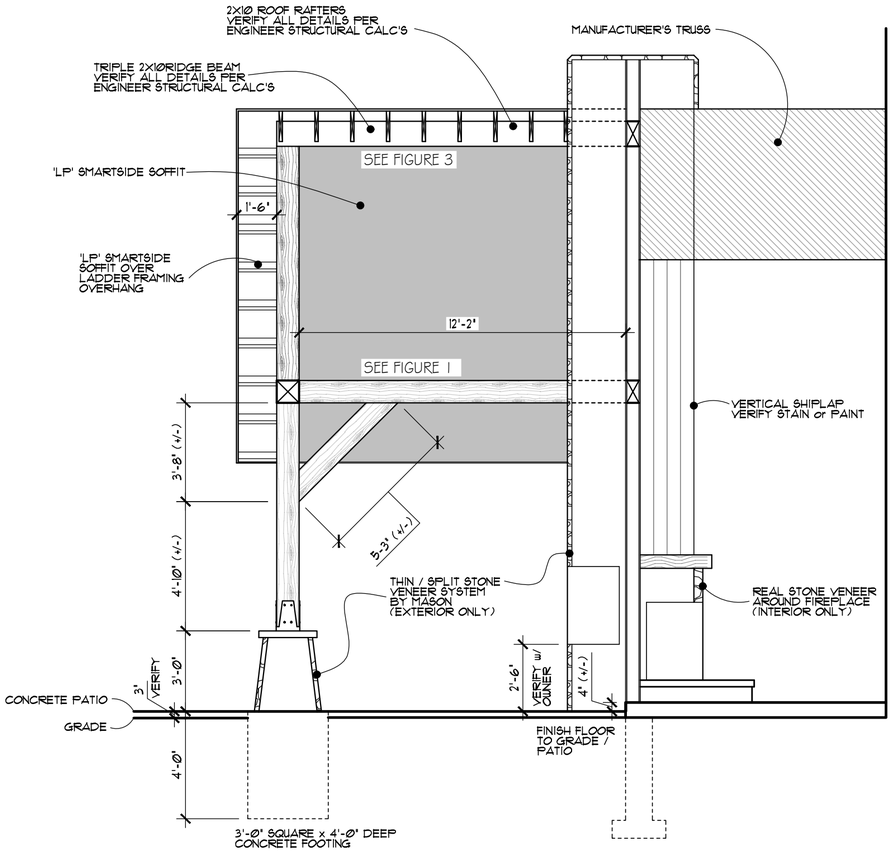
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Attachment: Packet Docs_Timmis (9884 : Victory Homes of Wisconsin for Brian & Carolyn Timmis)



bb SECTION

SCALE - 1/4" = 1'-0"

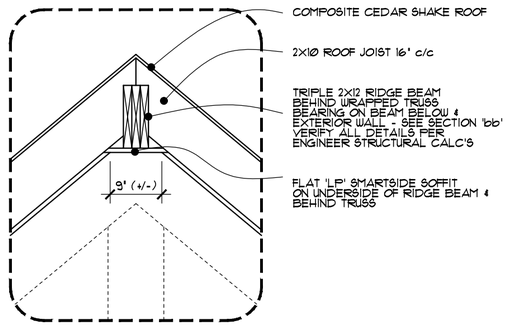


FIGURE 1
(NOT TO SCALE)

NOTE:

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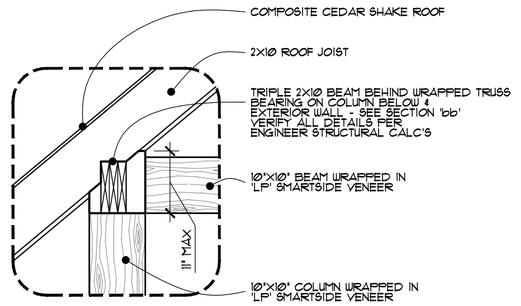


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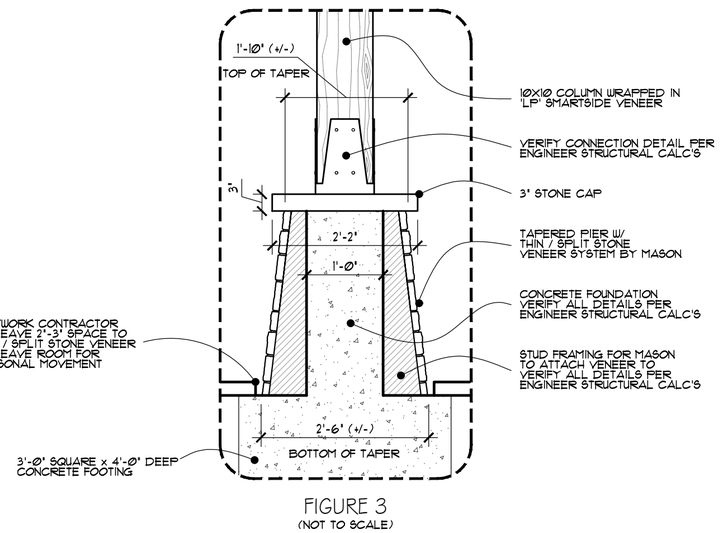
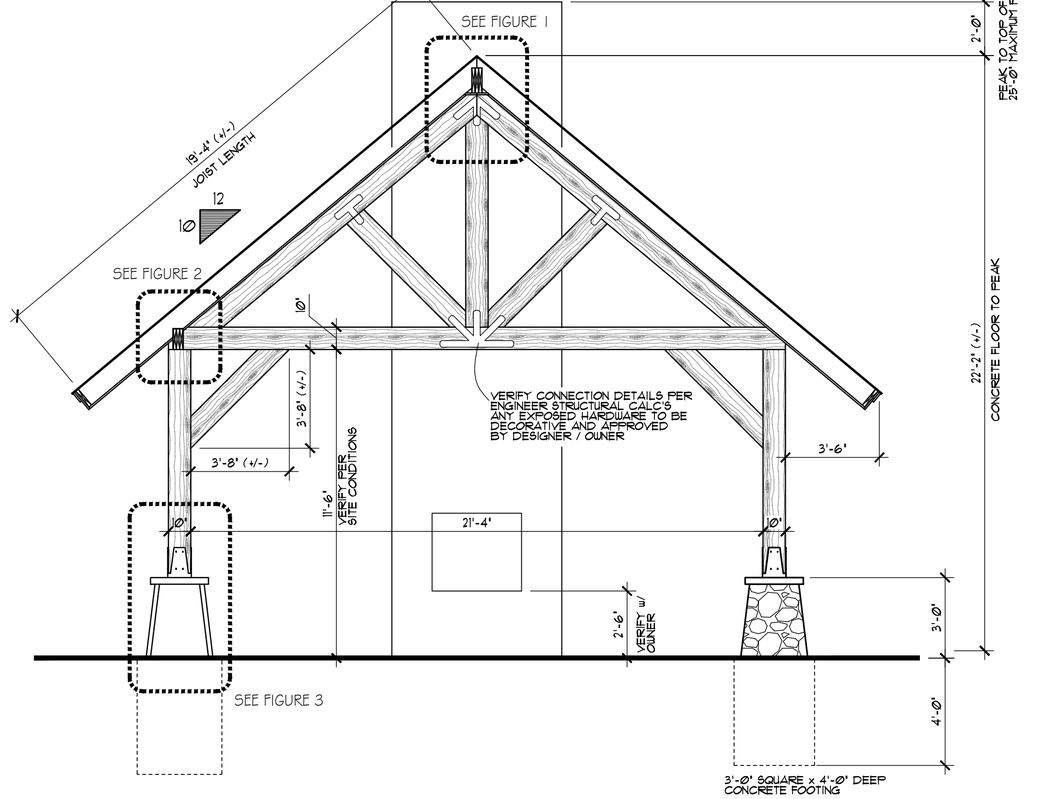


FIGURE 3
(NOT TO SCALE)



cc SECTION

SCALE - 1/4" = 1'-0"

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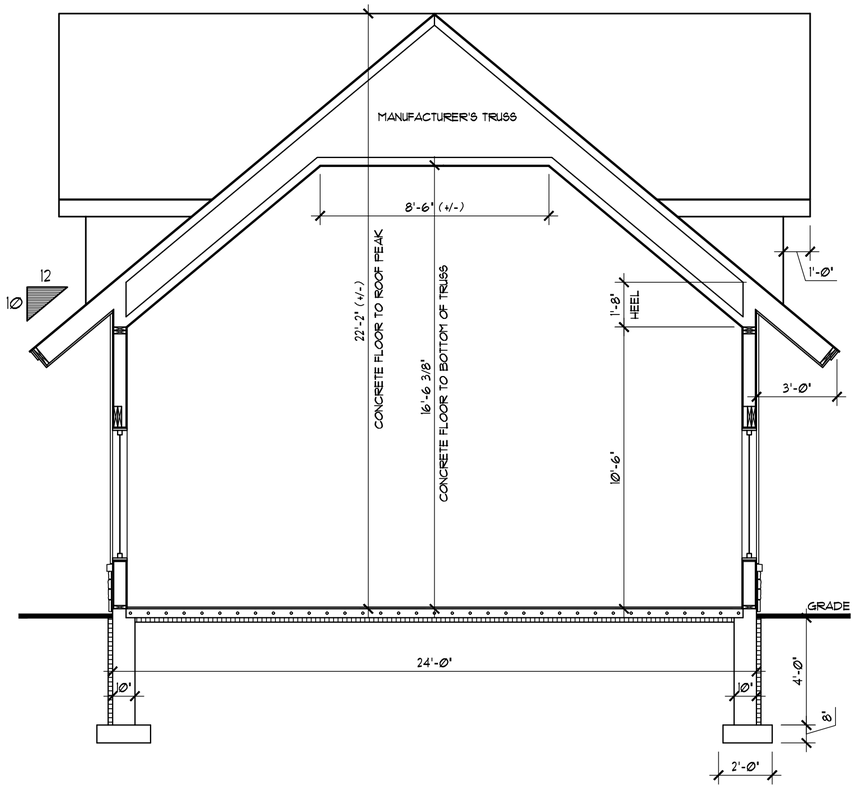
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dd SECTION

SCALE - 1/4" = 1'-0"

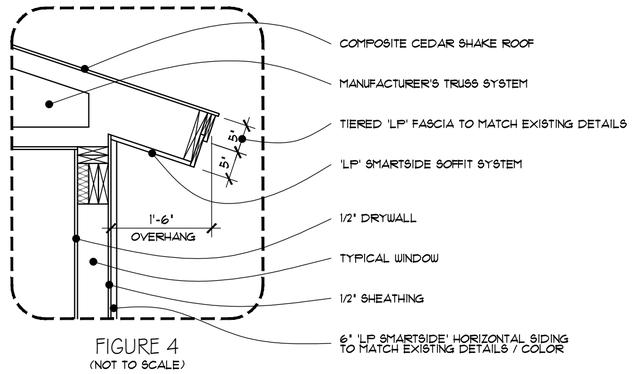


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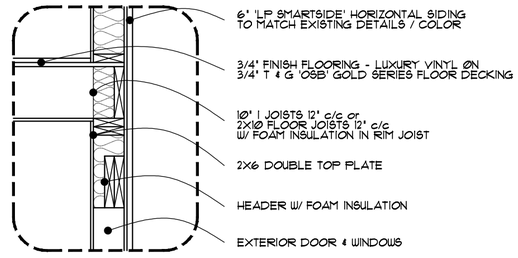
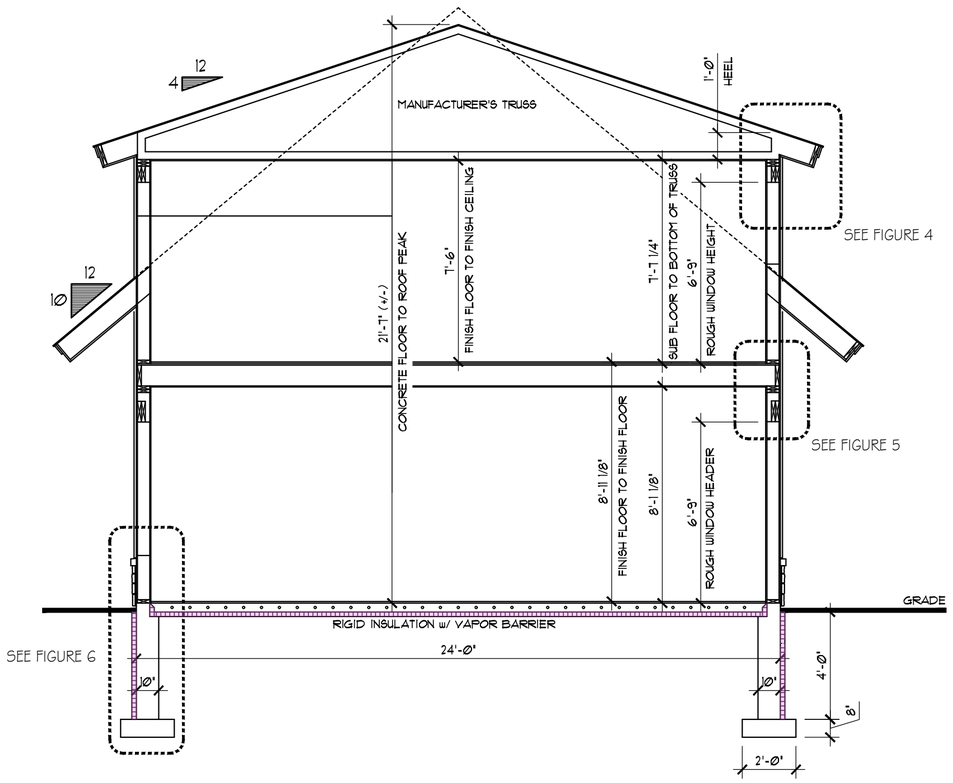


FIGURE 5
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ee SECTION

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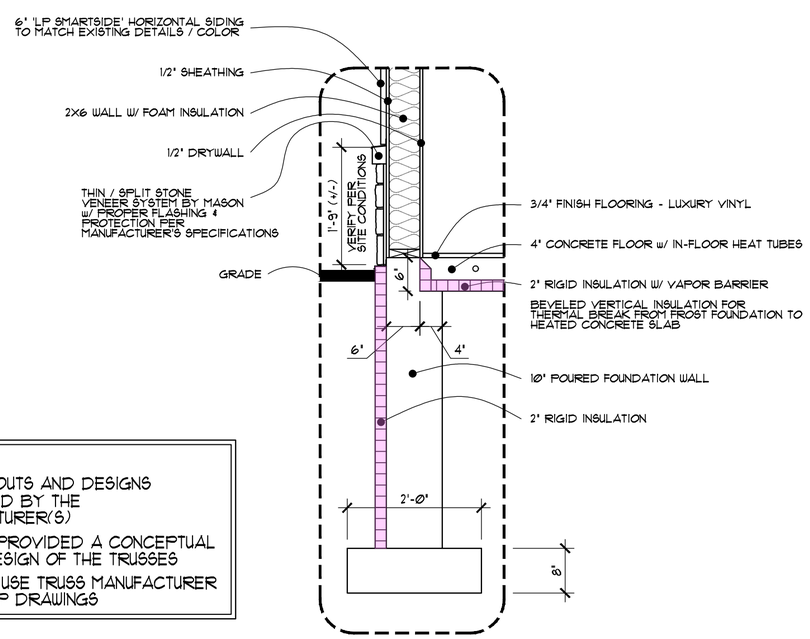


FIGURE 6
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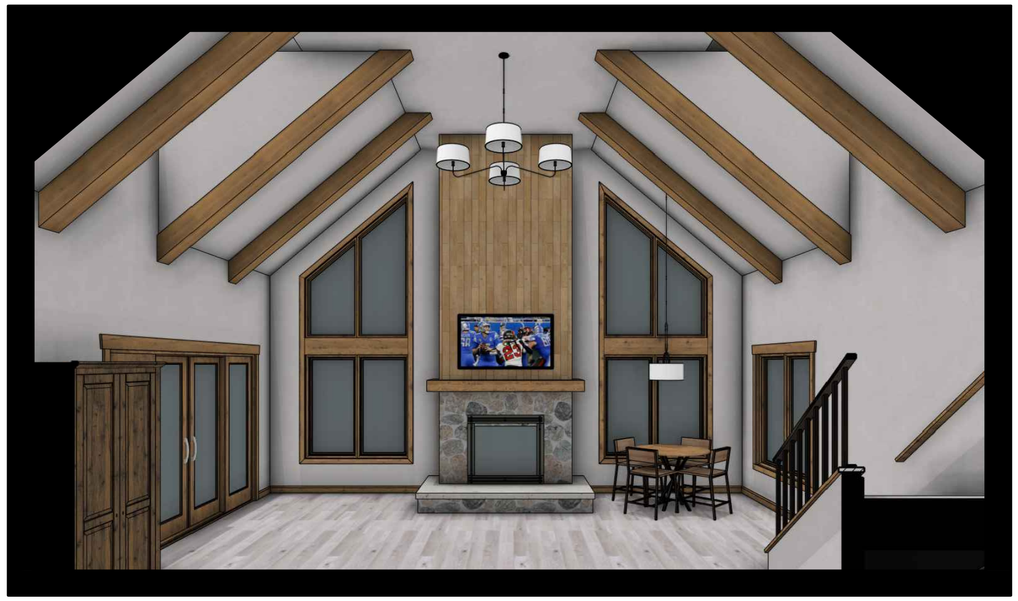
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INTERIOR PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

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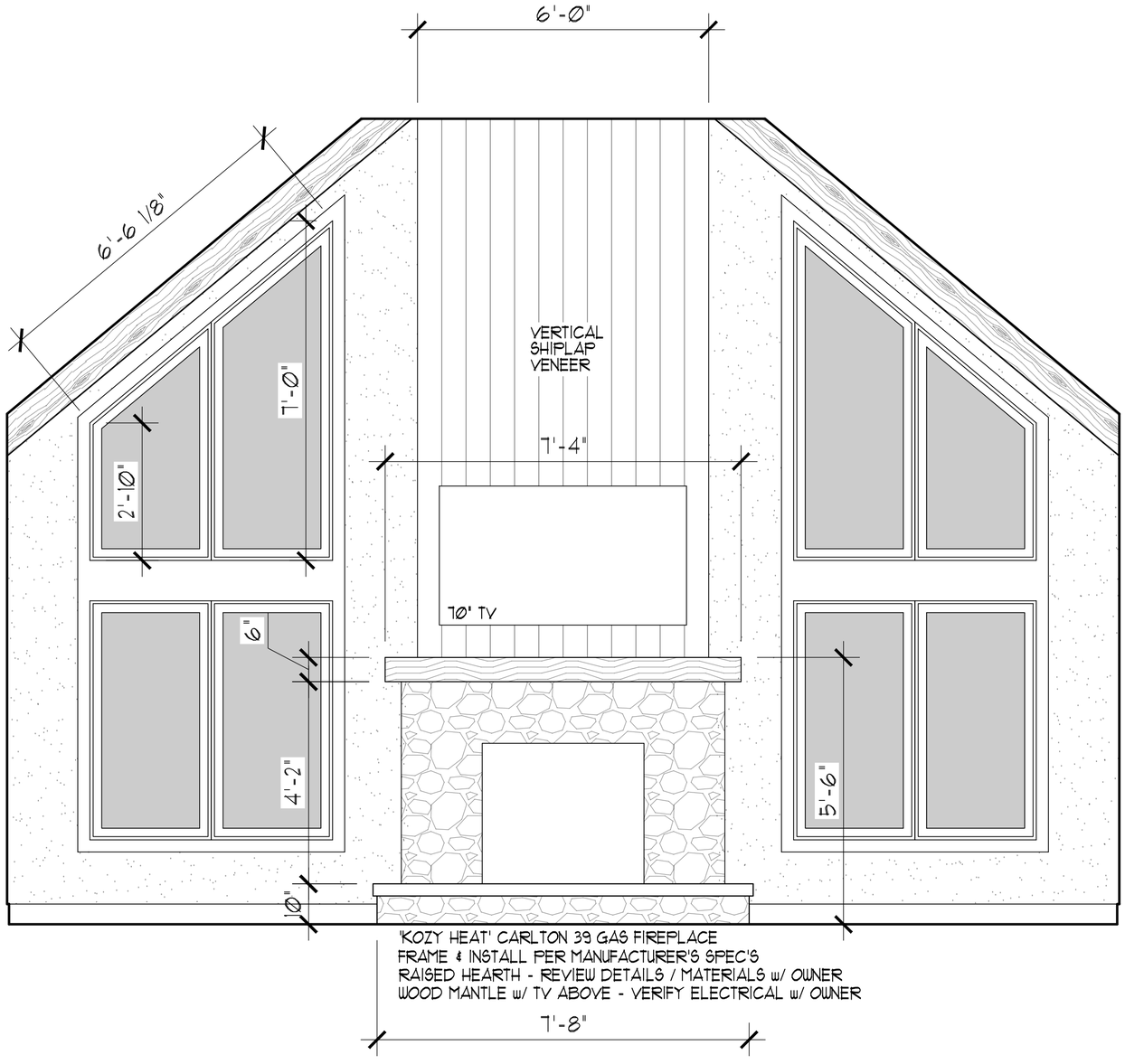
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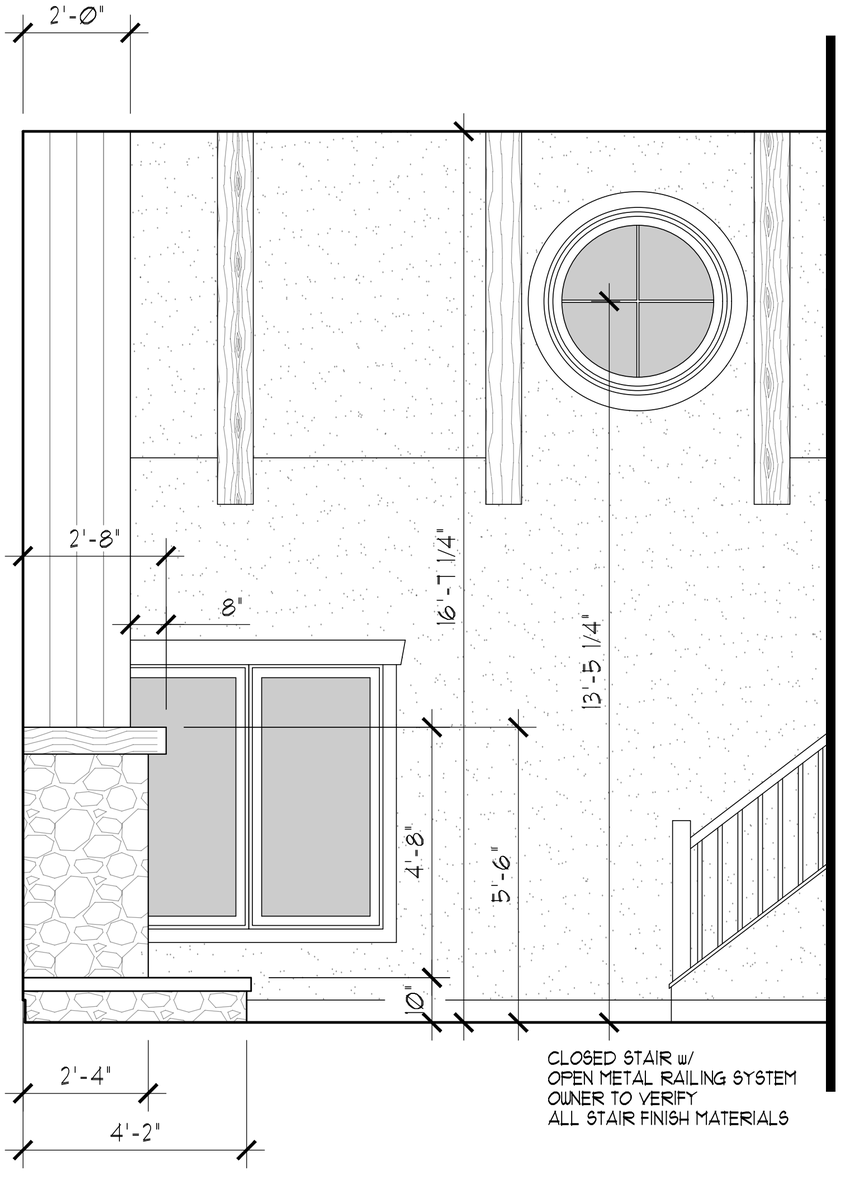
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'KOZY HEAT' CARLTON 39 GAS FIREPLACE
FRAME & INSTALL PER MANUFACTURER'S SPEC'S
RAISED HEARTH - REVIEW DETAILS / MATERIALS w/ OWNER
WOOD MANTLE w/ TV ABOVE - VERIFY ELECTRICAL w/ OWNER

7'-8"



CLOSED STAIR w/
OPEN METAL RAILING SYSTEM
OWNER TO VERIFY
ALL STAIR FINISH MATERIALS

2'-4"

4'-2"

(A)(B) LIVING ROOM

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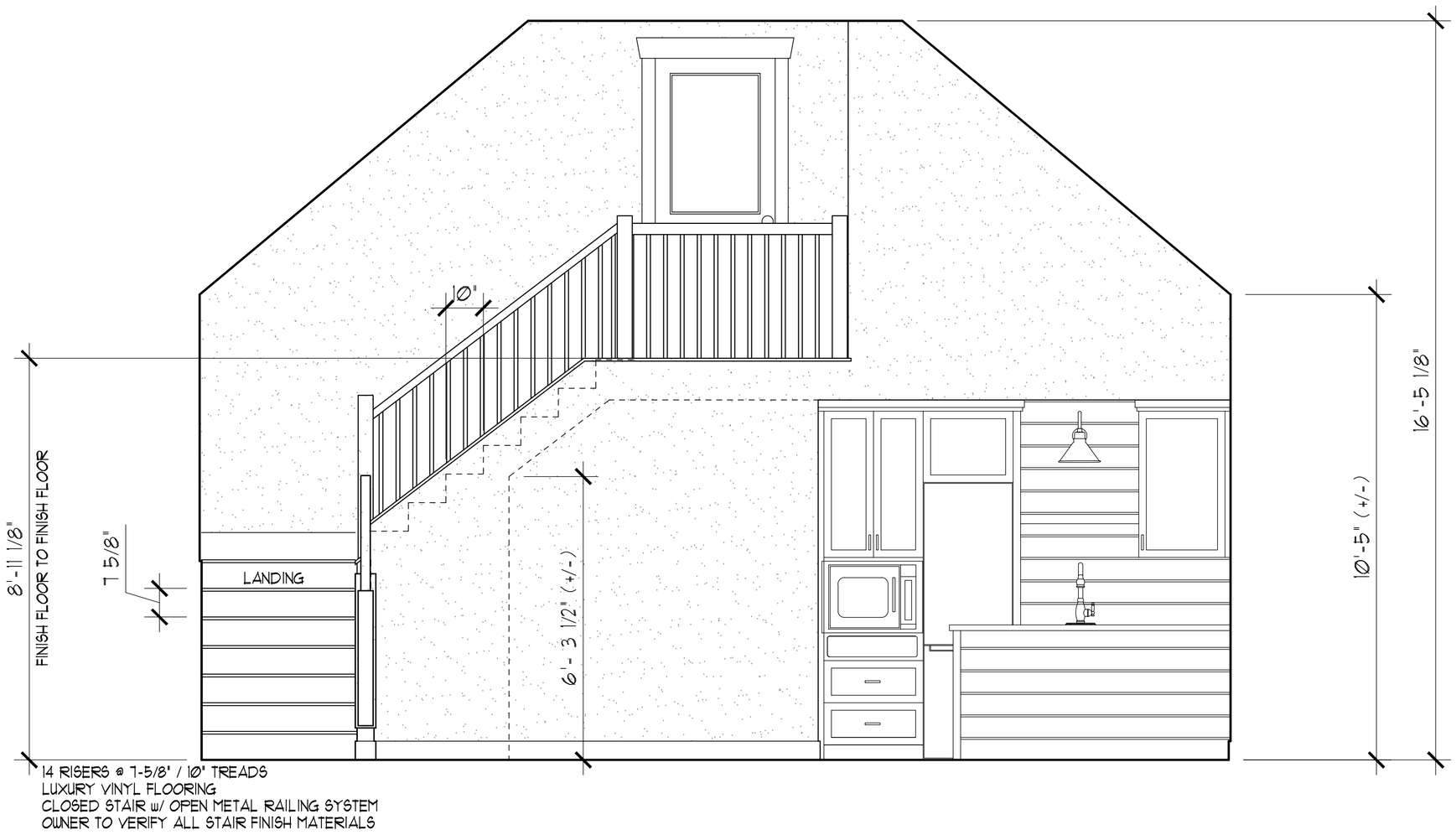
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14 RISERS @ 7-5/8" / 10" TREADS
LUXURY VINYL FLOORING
CLOSED STAIR w/ OPEN METAL RAILING SYSTEM
OWNER TO VERIFY ALL STAIR FINISH MATERIALS

© LIVING ROOM / KITCHENETTE / ENTRY

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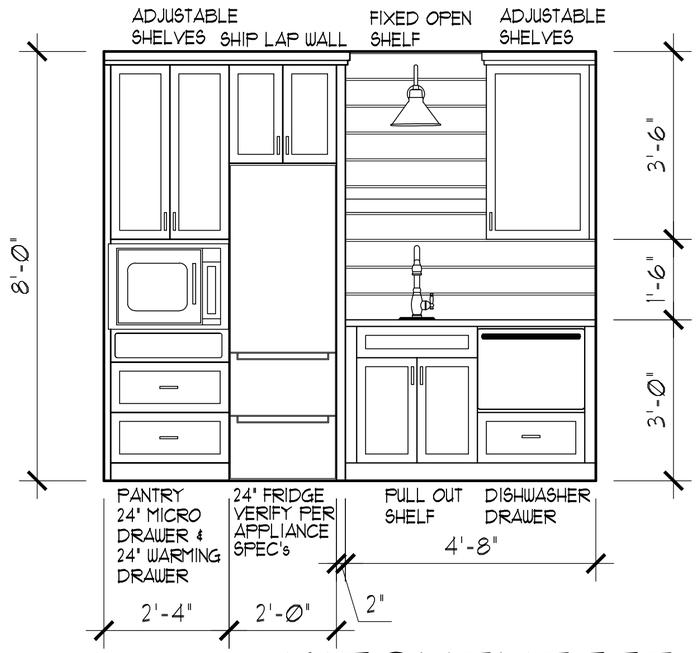
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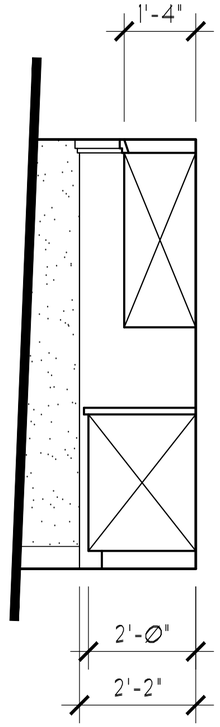
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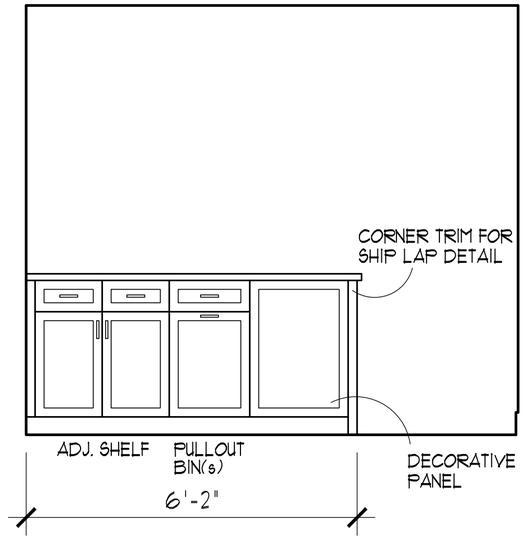
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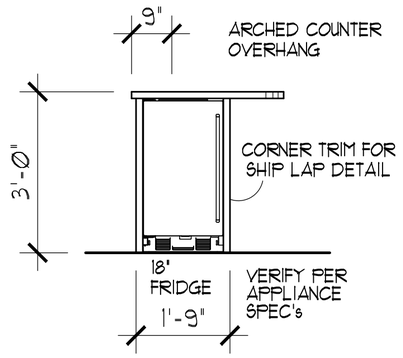
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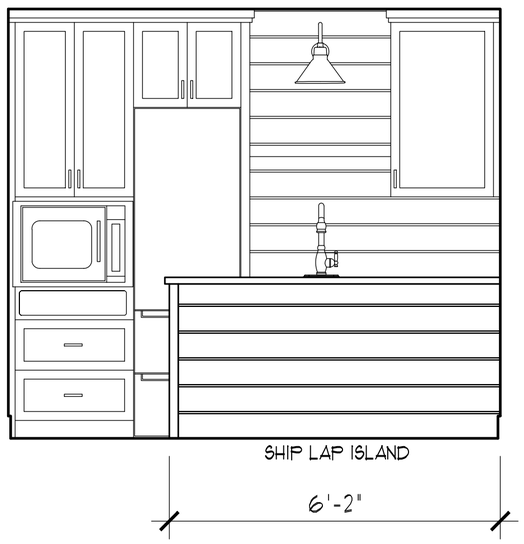


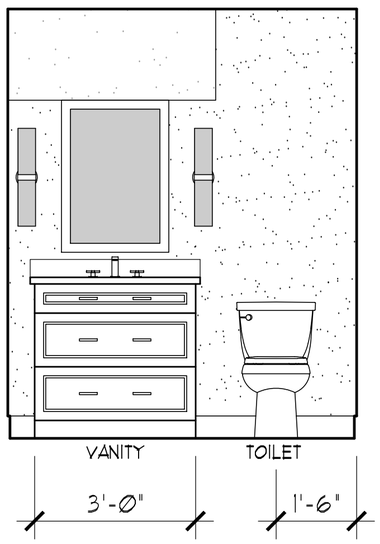


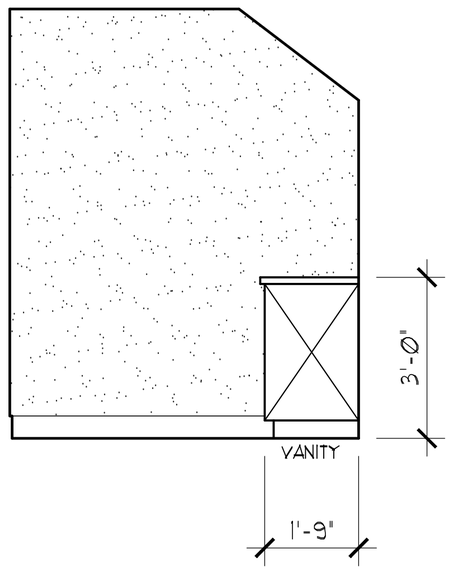


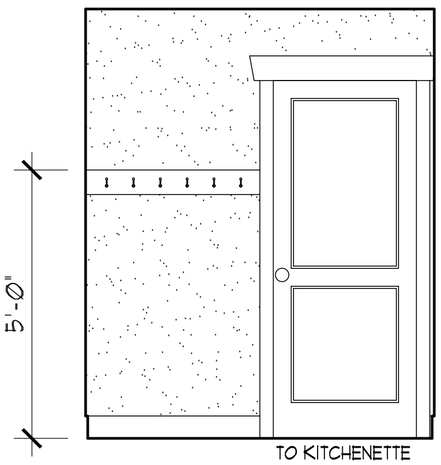


DEFG KITCHENETTE









H KITCHENETTE

IJK BATH #1

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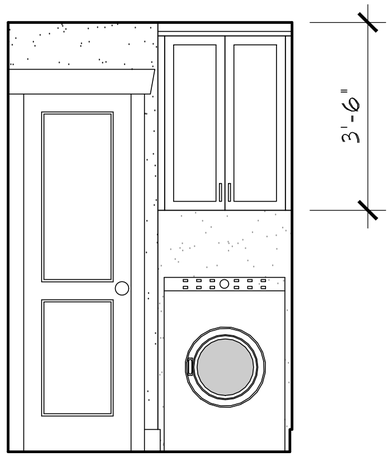
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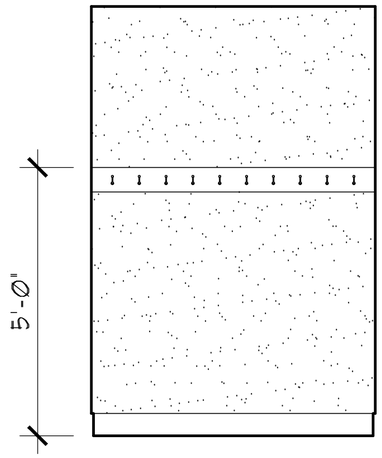
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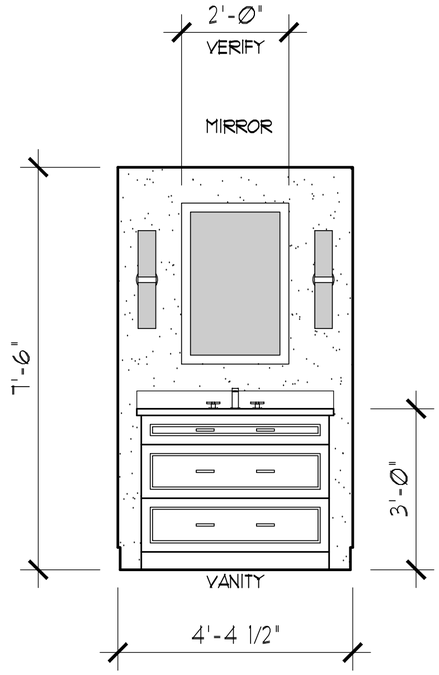
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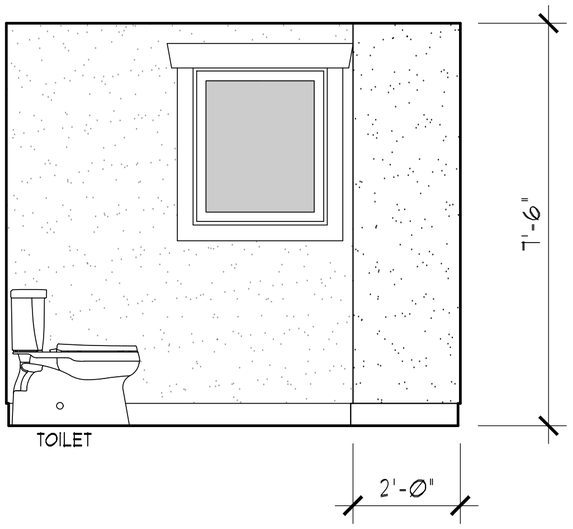


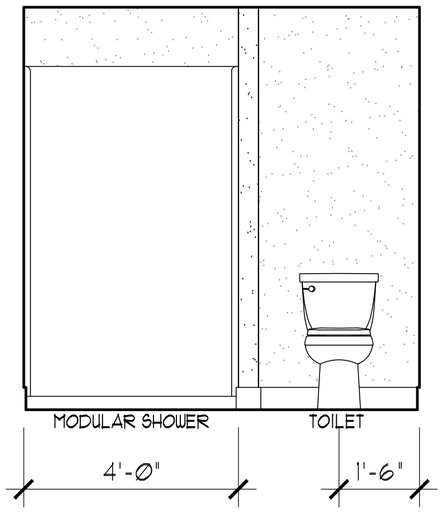


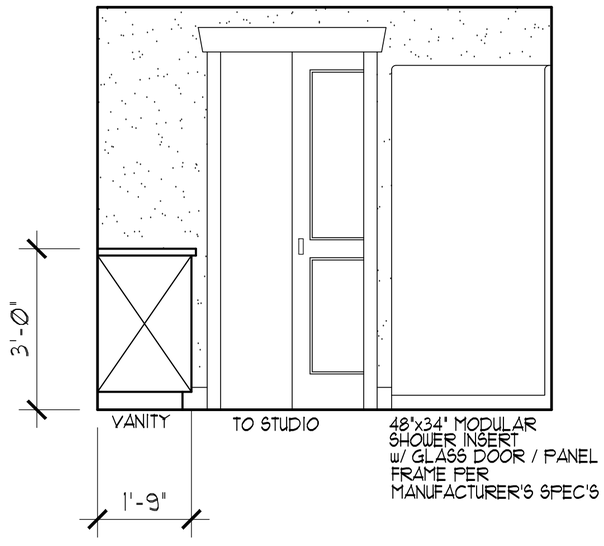
(L)(M) LAUNDRY



(N) BATH #2







(O)(P)(Q) BATH #2

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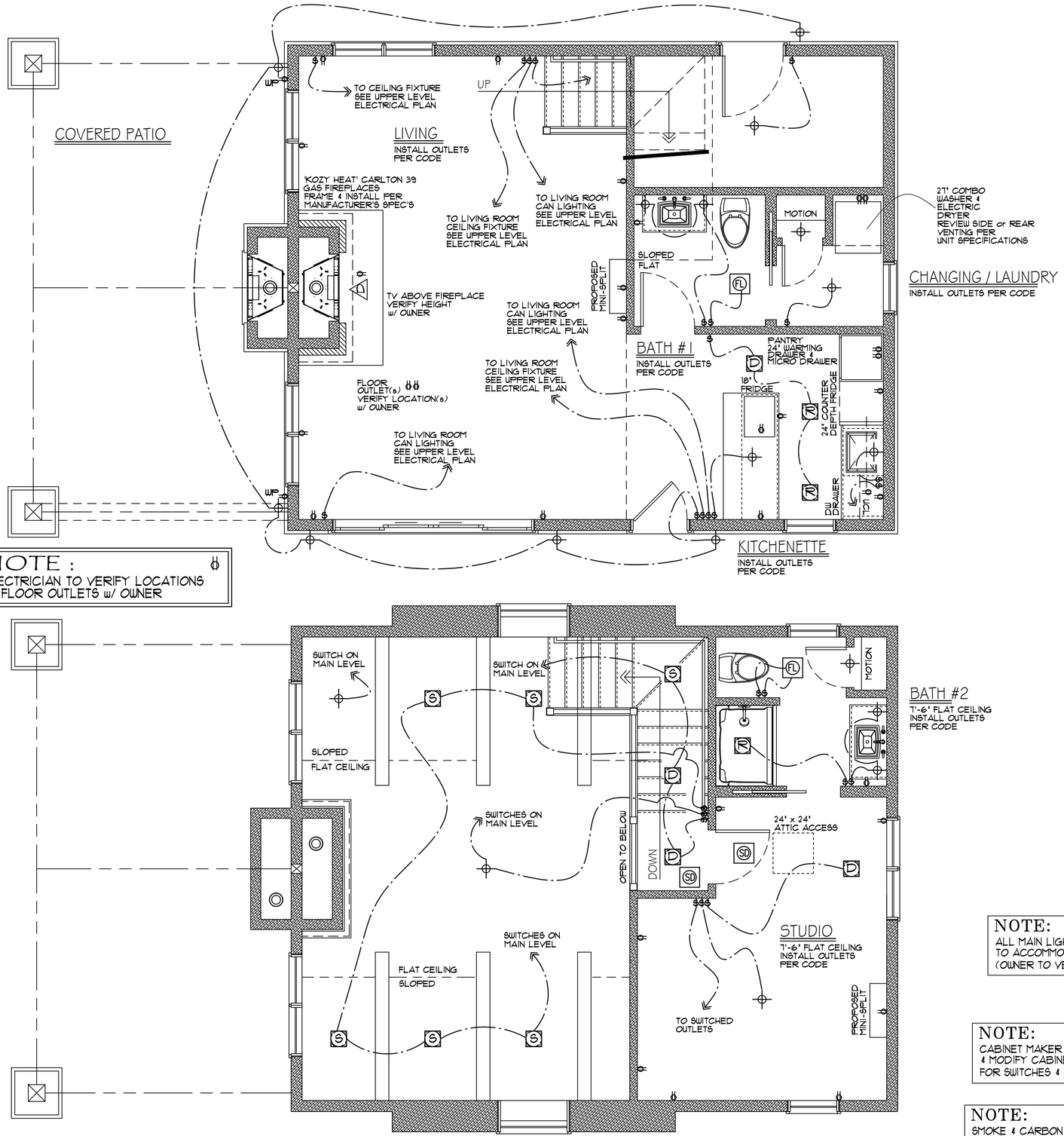
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NOTE :
ELECTRICIAN TO VERIFY LOCATIONS OF FLOOR OUTLETS w/ OWNER

LEGEND

R	RECESSED CAN - VERIFY SIZE
D	DIRECTIONAL RECESSED CAN - VERIFY SIZE
S	CAN LIGHT IN SLOPED CEILING - VERIFY SIZE
D	DATA
	LIGHT FIXTURE
	OUTLET (verify GFI / switched)
WP	WEATHER PROOF OUTLET
$	SWITCH (verify dimmer)
FL	BATH EXHAUST FAN w/ LIGHT & TIMER
SD	SMOKE / CO-2 DETECTOR
UCL	UNDER CABINET LIGHTING

NOTE:
ELECTRICAL CONTRACTOR TO REVIEW EXISTING ELECTRICAL LAYOUT WITH PROPOSED DESIGN REVIEW w/ OWNER / DESIGNER

NOTE:
OWNER TO VERIFY WITH ELECTRICAL CONTRACTOR FOR PROPER SWITCHING & LIGHTING FOR ALL LIGHT FIXTURES - CONFIRM WITH DESIGNER

NOTE:
OUTLETS SHOWN ON PLAN ARE FOR REFERENCE ONLY ELECTRICIAN TO PROVIDE OUTLETS PER CODE & DISCUSS ADDITIONAL OUTLET LOCATIONS WITH OWNER

SWITCHES LABELED TO SWITCHED OUTLETS TO BE DISCUSSED w/ OWNER AS TO WHICH OUTLETS ARE TO BE SWITCHED

NOTE:
ELECTRICAL CONTRACTOR TO VERIFY WITH BUILDER THE LOCATION OF ELECTRICAL FIXTURES AND THE HEIGHTS ABOVE THE FINISH FLOOR, etc.

NOTE:
ALL MAIN LIGHT FIXTURE SWITCHES TO ACCOMMODATE DIMMERS (OWNER TO VERIFY EXACT SWITCH LOCATIONS)

NOTE:
APPROP. CONTRACTOR TO VERIFY WITH OWNER THE LOCATION FOR FUTURE TECHNOLOGY & SOUND COMPONENT WIRING

NOTE:
CABINET MAKER TO REVIEW ELECTRICAL PLAN & MODIFY CABINETRY AS NECESSARY FOR SWITCHES & OUTLETS

ALARM SYSTEM NOTE:
OWNER TO VERIFY ALL DETAILS OF EXISTING HOME ALARM SYSTEM & COORDINATE ANY SYSTEM MODIFICATIONS BASED ON NEW DESIGN

NOTE:
SMOKE & CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER 'COMM' 21Ø9 & 21Ø97 & 'COMM' 28
FIELD VERIFY LOCATION(S) AND AMOUNT NEEDED

NOTE:
NECESSARY CONTRACTORS TO VERIFY APPLIANCE SPEC'S w/ OWNER

PROPOSED MAIN & UPPER LEVEL FLOOR PLANS

SCALE - 1/4" = 1'-Ø"

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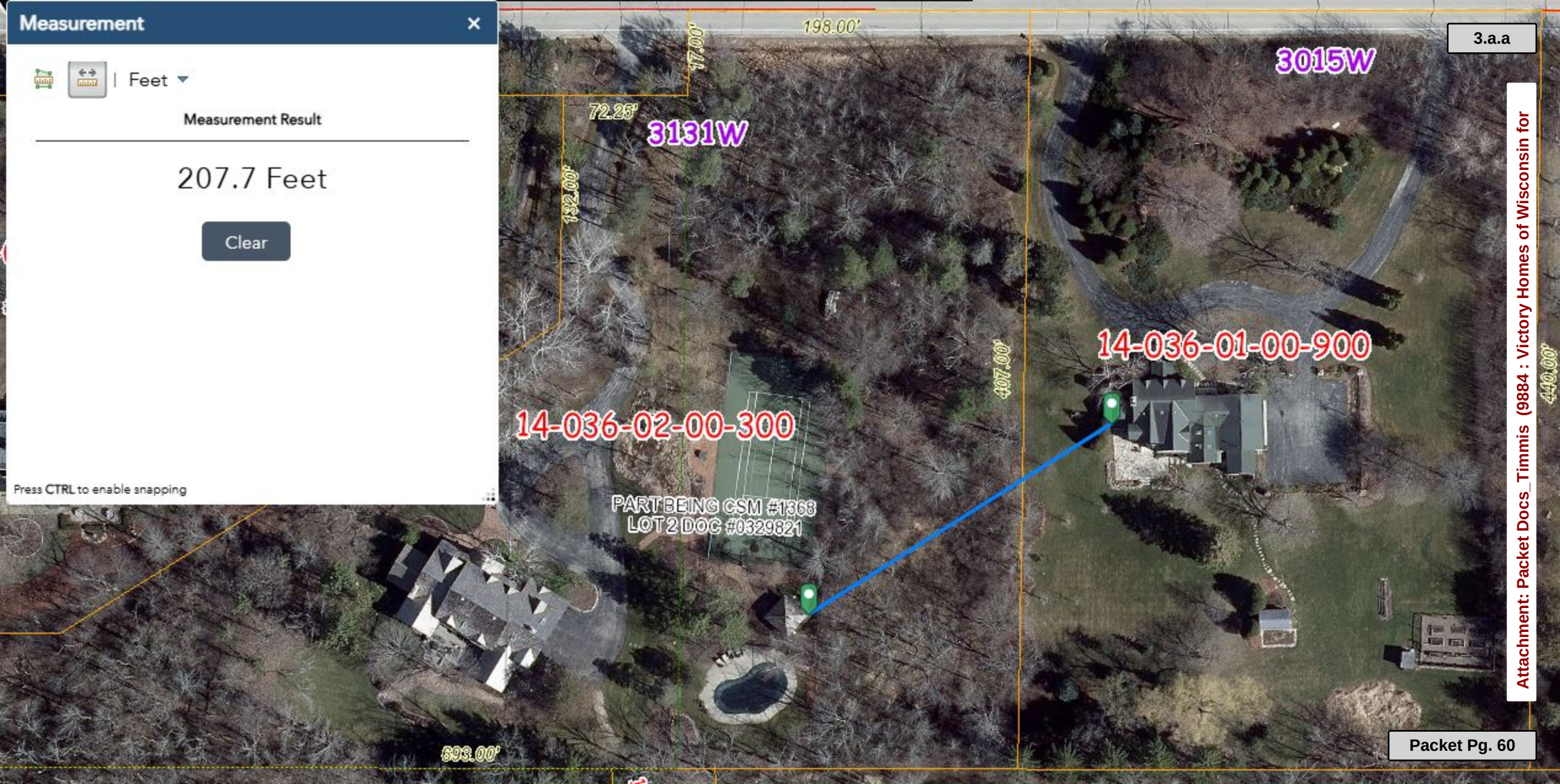
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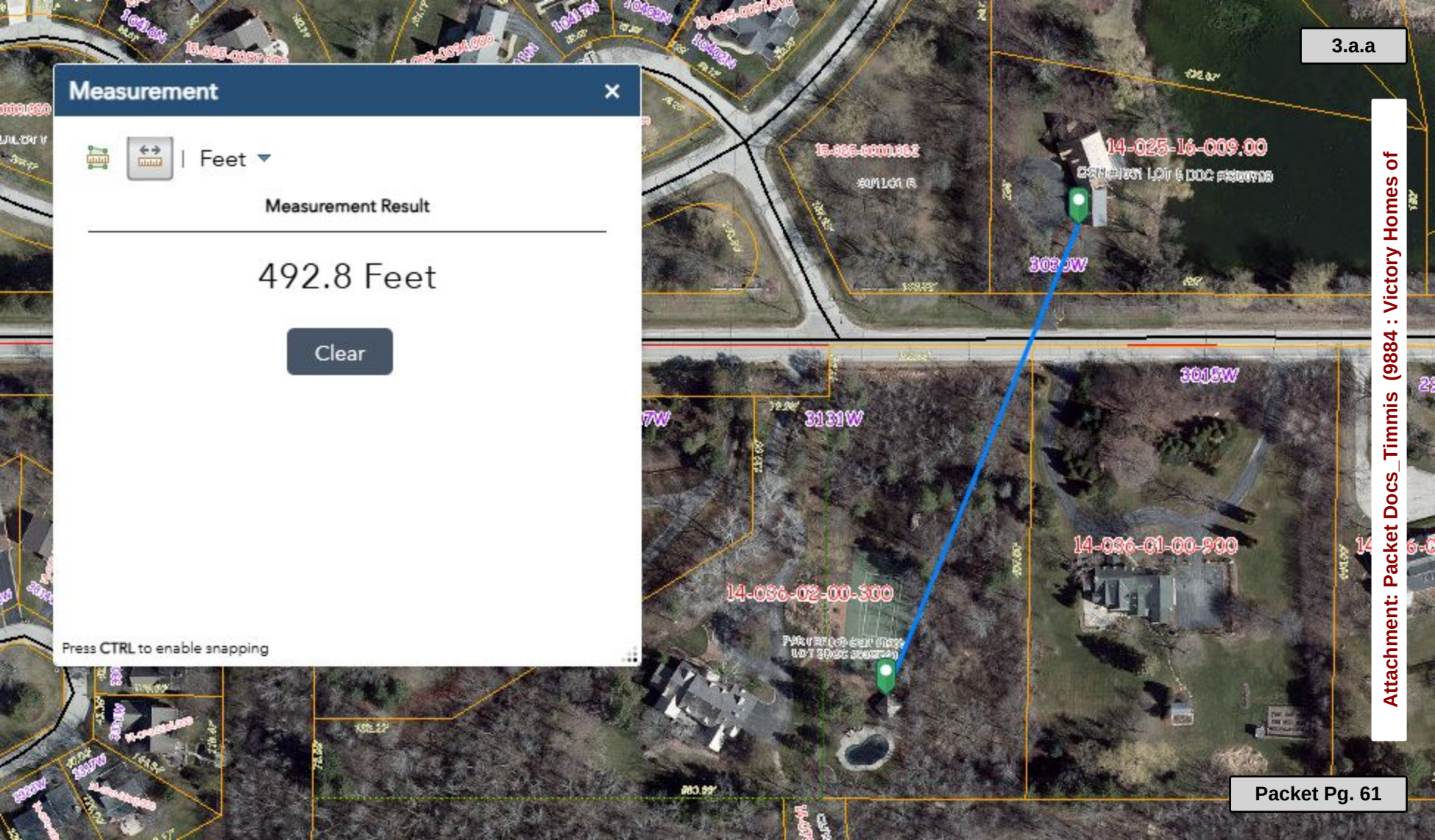
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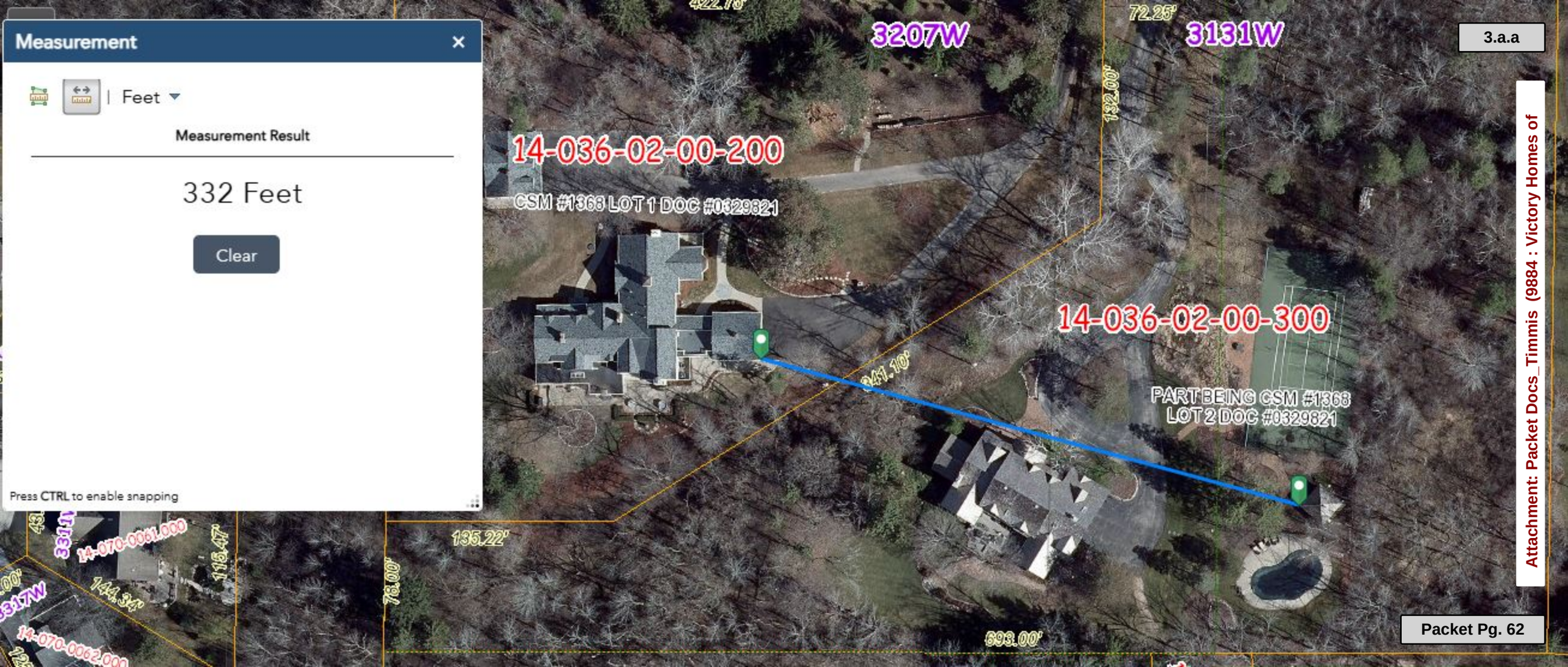
Attachment: Packet Docs_Timmis (9884 : Victory Homes of

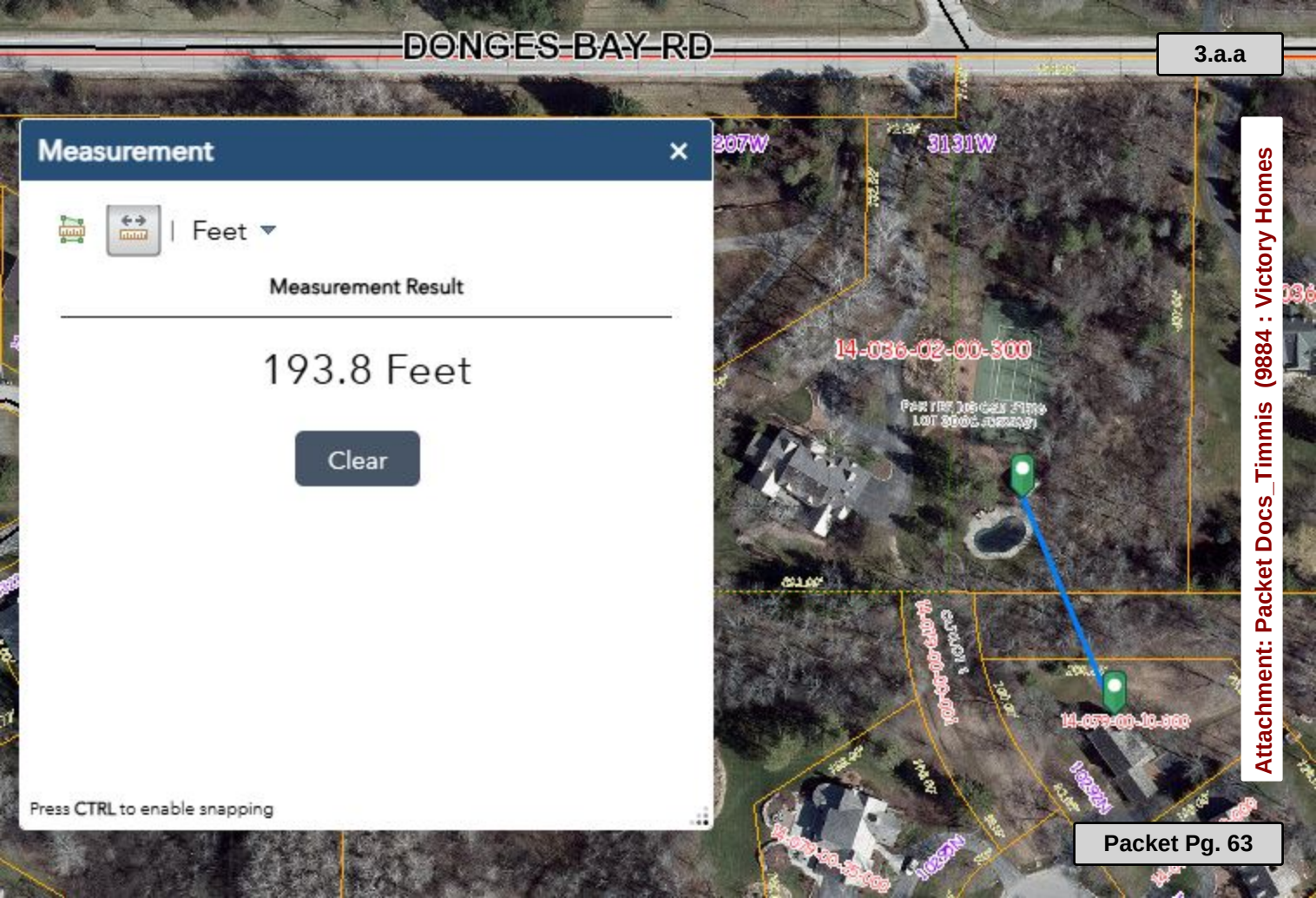


Attachment: Packet Docs_Timmis (9884 : Victory Homes of Wisconsin for



Attachment: Packet Docs_Timmis (9884 : Victory Homes of


Measurement
Feet
Measurement Result
332 Feet
Clear
Press CTRL to enable snapping
3207W
3131W
14-036-02-00-200
CSM #1368 LOT 1 DOC #0329821
14-036-02-00-300
PART BEING CSM #1368
LOT 2 DOC #0329821
941.10'
135.22'
693.00'
132.00'
72.25'
422.75'
78.00'
115.47'
144.34'
14-070-0061.000
14-070-0062.000
3317W
3311
3.a.a
Attachment: Packet Docs_Timmis (9884 : Victory Homes of
Packet Pg. 62



Attachment: Packet Docs_Timmis (9884 : Victory Homes

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 2nd day of December, 2024 by and between owner of the property located at 3131 W Donges Bay 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 36, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
140360200300

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 guest house.

GRANTED by action of the Planning Commission of the City of Mequon this 2nd day of December 2024

_____

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_Timmis (9884 : Victory Homes of Wisconsin for Brian & Carolyn Timmis)

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. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.

   b. Water supply requirements:

      Public

   c. Provisions for sewage disposal:

      Public

   d. Other:

   ▪ If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

   ▪ If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. **Conditions of the Structures:**

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

Attachment: Packet Docs_Timmis (9884 : Victory Homes of Wisconsin for Brian & Carolyn Timmis)

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 on file with Community Development Department, City of Mequon

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

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

e. Other:

1. The applicant shall submit final floor plans within 180 days of Planning Commission action. Such final floor 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. The guesthouse shall not include a warming oven.

3. Any changes to the terms of this Conditional Use Permit shall require the approval of the Planning Commission.

4. The guesthouse shall be located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and not be rented or otherwise used as a separate dwelling.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2024

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet Docs_Timmis (9884 : Victory Homes of Wisconsin for Brian & Carolyn Timmis)

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: **December 2, 2024**

SUBJECT: **Neil Fleischhacker for Eastwood Nest LLC. The applicant is seeking conditional use grant approval to allow for warehousing for the property located at 6300-6320 Eastwood Court.**

Applicant:	Neil Fleischhacker
Status of Applicant:	prospective Tenant
Requested:	Conditional Use Grant
Existing Use:	Storage Facility
Existing Zoning:	B-5 (Industrial)
Land Use Plan:	Industrial
Lot size:	5.63 Acres
Location:	6300-6320 Eastwood Court
Tax Key Number:	#14-027-03-010.00
District:	#4

Background:
The applicant is requesting conditional use grant use approval for a storage facility at 6300-6320 Eastwood Court. Blue Kangaroo Packoutz is looking to occupy 7,553 square feet of space for their fire restoration business. Based on the business narrative, the principal use is considered warehousing under the code which is a conditional use.

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

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**
   All of the operations of the business, which include the cleaning, restoration and repairing of items damaged by fire, smoke and water will take place indoors within the tenant space. Staff believes the use should not have an impact on health or safety of the surrounding neighborhood.

2. **The proposed use should not injure the value of adjoining or abutting property.**
   The parcels abutting the proposed use are zoned B5 (Light Industrial) and contain a variety of commercial and industrial businesses. Staff does not believe the proposed business operations will have a negative impact on the value of the surrounding properties.

3. **The proposed use shall be harmonious or compatible with the area in which it is located.**
   As stated previously, the area is zoned primarily light industrial. The hours of operation are from 8:00 AM to 5 PM weekdays, which is consistent with other uses in the area. There is ample parking available to accommodate the three full time and four part time employees that will be present at the site.

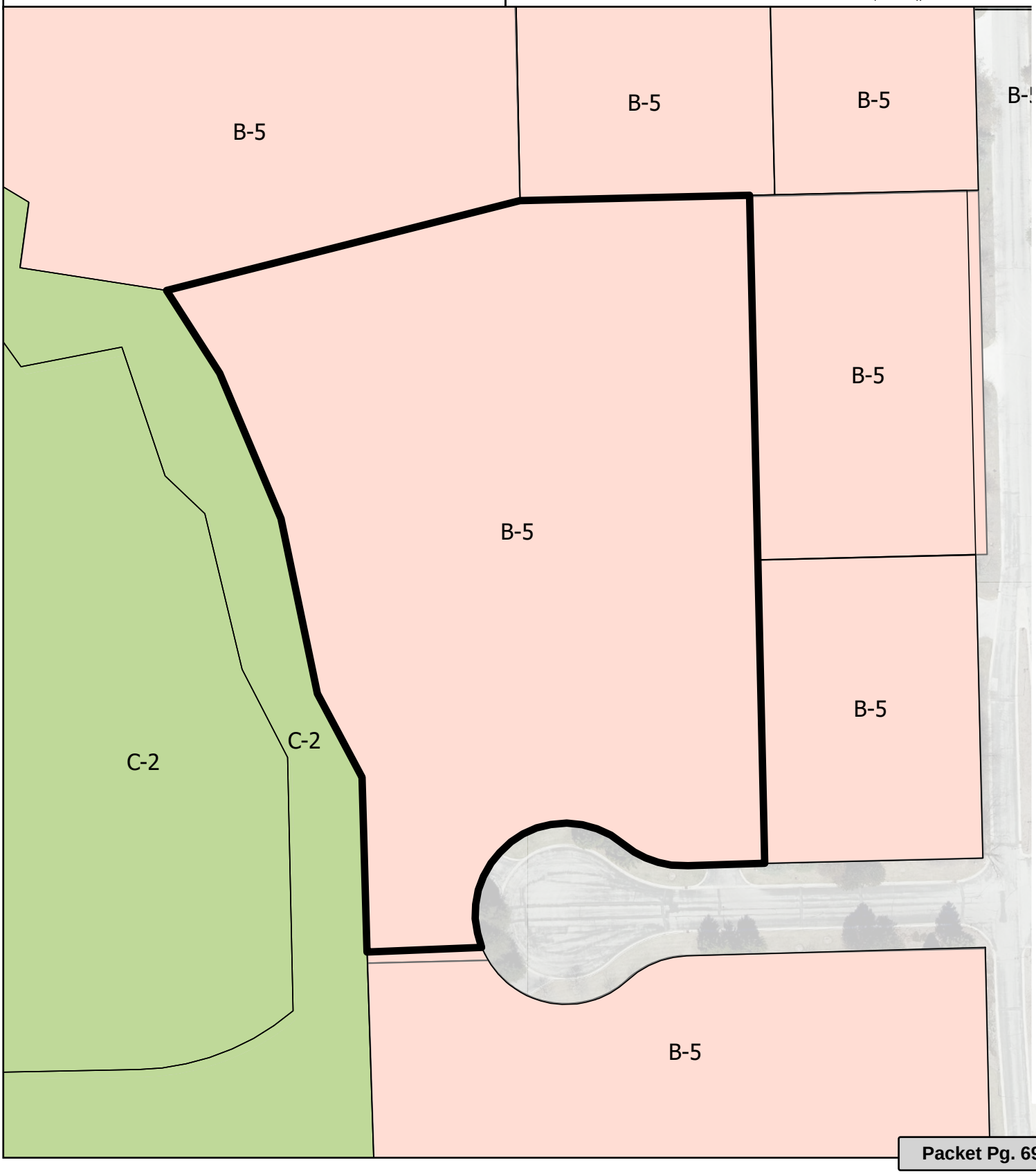
Staff Recommendation:
Staff recommends **approval** of the conditional use based on the following conditions:

1. The applicant shall submit final plans within 180 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. Staff review and approval of final floor plans.
3. There shall be no outdoor storage of materials related to the business operations.

Attachments:
Packet Docs_Eastwood (PDF)

EASTWOOD NEST LLC

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



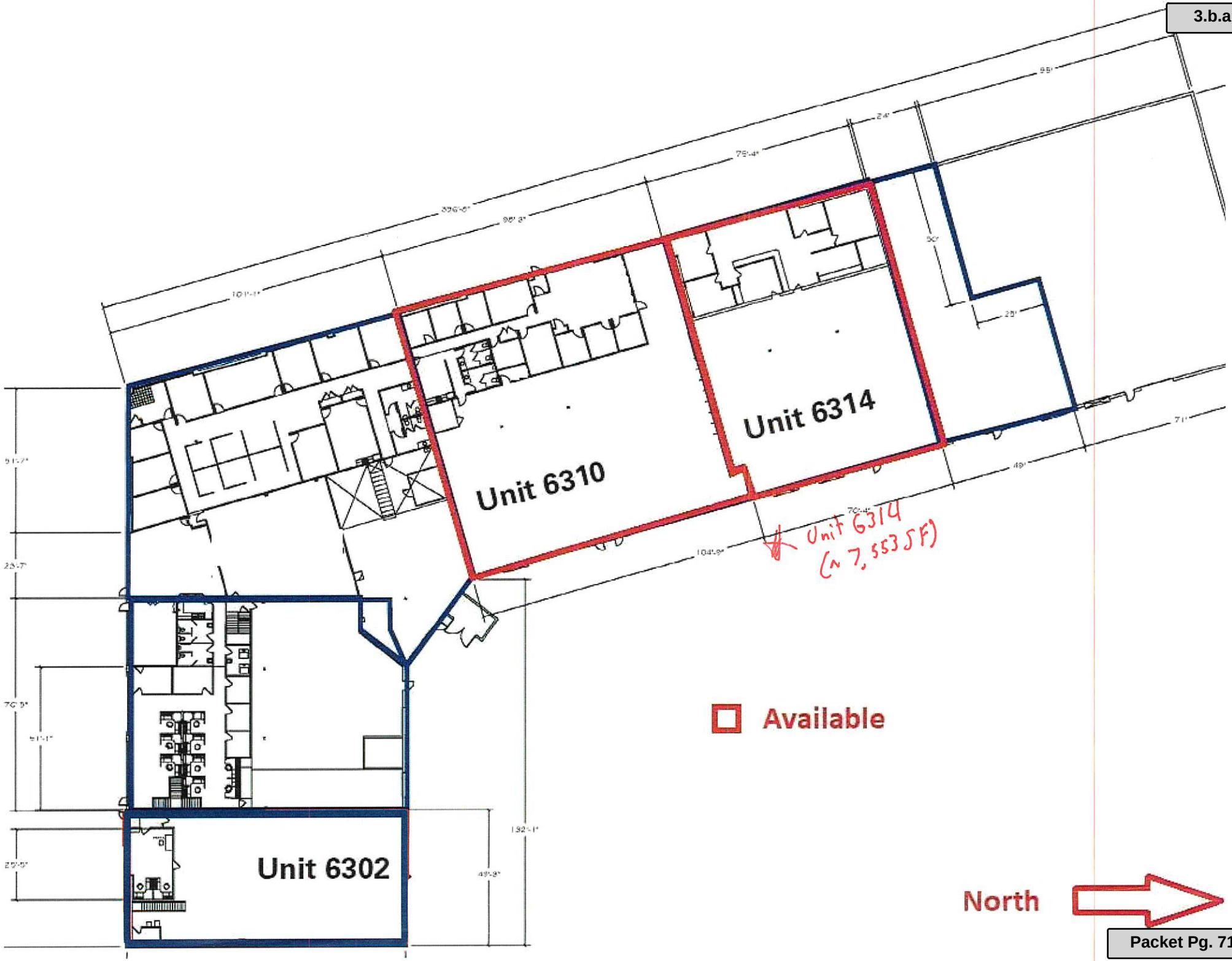
Attachment: Packet Docs_Eastwood (9885 : Neil Fleischhacker for Eastwood Nest LLC)

RE: Consideration for Occupancy
Kangaroo Packoutz provides contents restoration to the surrounding community.
Contents restoration is the process of cleaning, repairing, and restoring items that have been damaged by fire, smoke, water, mold, or wind. The goal is to help people return to normal as soon as possible after a disaster.
Contents restoration can be applied to a wide range of items, including furniture, clothing, dishes, electronics, heirlooms, and photographs. Restoration can often be less expensive than replacing damaged items, and it allows people to keep their irreplaceable possessions.
Blue Kangaroo Packoutz use a variety of sophisticated technologies and methods to clean and restore items, including hand and/or machine cleaning, drying and deodorization.
The Steps in contents restoration include the following:
1. Evaluation: A Blue Kangaroo Packoutz representative will meet with the insurance adjuster and insured to assess the damage to all impacted contents to evaluate and determine which items can and cannot be salvaged. All parties involved will be informed of the scope of the restoration as well as an estimated timeline for the process.
2. Inventory and Packout: Items that are suitable for restoration are thoroughly inventoried by room and location, which includes barcoding, digital photography, and entering each item into our electronic catalog system. Items are then carefully packed using new packaging materials, professionally loaded, and transported to our facility for processing.
3. Cleaning/Restoration: Items are moved to various cleaning and restoration stations during production to receive the specialized cleaning, drying, odor removal, reupholstery, refinishing, restoration, and recovery they need. Items are accounted for in our digital inventory system at every stage of production. Once contents restoration is complete, your items remain in secure storage using vaults until all structural repairs have been completed at your property.
4. Packback: The packback process is essentially the reversal of the packout process and occurs once the structure or property ready to re-occupy. Since each item has been meticulously cataloged with photo documentation, every item is returned to its specific location. After all the contents are back in place at our customers property all packing materials are discarded
I am available to discuss with you both if you have any additional questions at the below number. I hope that this email explains the business and the benefits it will bring to the community.
Thank you for your consideration.

Best regards,
Neil Fleischhacker
Cooley Contents Services (dba: Blue Kangaroo Packoutz N. Metro Milwaukee)
262-409-9916
https://www.bluekangaroopackoutz.com/north-metro-milwaukee/

We are looking to have 3 full time and 4 part time employees to start with. then the part time would become full time positions as we get established. Our hours of operation will be 8:00am to 5:00pm Monday through Friday

Attachment: Packet Docs_Eastwood (9885 : Neil Fleischhacker for Eastwood Nest LLC)



Attachment: Packet Docs_Eastwood (9885 : Neil Fleischhacker for Eastwood Nest LLC)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 2nd day of December, 2024 by and between owner of the property located at 6314 W Eastwood Court, 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 27, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
140270301000

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 warehousing.

GRANTED by action of the Planning Commission of the City of Mequon this 2nd day of December 2024

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_Eastwood (9885 : Neil Fleischhacker for Eastwood Nest LLC)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.

3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.

4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.

5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.

7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.

8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

9. **Conditions on the Operations:**

   a. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.

   b. Hours of Operation: 8:00 AM to 5:00 PM weekdays

   c. Water supply requirements:

      Public

   d. Provisions for sewage disposal:

      Public

   e. Other:

- If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

- If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. **Conditions of the Structures:**

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

Attachment: Packet Docs_Eastwood (9885 : Neil Fleischhacker for Eastwood Nest LLC)

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 on file with Community Development Department, City of Mequon

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

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

e. Other:

1. There shall be no outdoor storage of materials related to the business operations.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2024

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet Docs_Eastwood (9885 : Neil Fleischhacker for Eastwood Nest LLC)

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

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **December 2, 2024**

SUBJECT: **Ozaukee Washington Land Trust. The applicant is seeking conditional use grant approval for a nature preserve and minor request approval to allow for a parking lot for the property located at 4513 W. Bonniwell Road (Spirit Lake).**

Applicant:	Ozaukee Washington Land Trust
Status of Applicant:	Owner
Requested:	Conditional Use Grant Minor Request
Existing Use:	Vacant
Existing Zoning:	R-1 (single Family 5 Acre)
Land Use Plan:	Residential 5 Acre
Lot size:	156 Acres
Location:	4513 W. Bonniwell Road
Tax Key Number:	#14-011-01-002.00 & #14-011-03-000.00
District:	#1

Background:
The applicant is requesting conditional use grant approval for a nature preserve at 4513 W Bonniwell Road. The Ozaukee Washington Land Trust has owned the property for almost 10 years and is formally requesting the use be approved as a nature preserve. The property currently includes a dwelling and garage, forested areas, grassland and a pond. Nature preserves are a conditional use in the OA (Agricultural Overlay) zone. The applicant is also requesting approval for a small 3,500 square-foot, 10 spaces (approximately), gravel parking lot at the entrance from Bonniwell Road.

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

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**
   The preserve will mainly for passive use which includes hiking, bird watching, and cross-country skiing. Hunting and fishing are also permitted in the preserve. The only area where there is a concern to the safety of the immediate neighborhood is the ability to hunt on site. It is important to note that the ability to hunt is required due to the funds that were used to acquire the site and would be allowed whether it is classified as a preserve or not. Compliance with all local ordinances is still required. The Mequon Police Department

(MPD) requires a permit to hunt at Spirit Lake and it is limited to small game and deer. The use of rifles is prohibited. MPD also stated that they have had no issues with hunting at the property for the time it was owned by OWLT. Based on this, staff believes the use should not have an impact on health or safety of the surrounding neighborhood.

2. **The proposed use should not injure the value of adjoining or abutting property.**
   The parcels surrounding the site are exclusively residential with the exception of Rotary Park to the southeast. Fox Farms and Country Breeze subdivisions flank the site along the east and west property lines. Other than the hunting aspect, which was previously discussed, the preserve will be mainly used for passive recreation. This type of use will serve as a benefit to the surrounding neighborhood and should not impact the value of abutting properties.

3. **The proposed use shall be harmonious or compatible with the area in which it is located.**
   The nature preserve is located in a rural part of the city that includes low density single family homes, a park and scattered farm land. As with other public and private reserves in the city, the location is considered compatible with the rural landscape of the area.

Parking Lot:
The gravel parking lot is shown to be located on the west side of the existing driveway at the existing access point and provides 10 spaces. The use of gravel is consistent with the rural nature of the site and will have minimal impact on the surrounding grades and existing farm field. The parking lot will alleviate roadside parking which will be safer for patrons of the preserve. The code does not have a parking minimum established for a nature preserve. Since there are no planned activities at the site which would create a parking demand it is difficult to determine the whether the proposed parking is adequate for the site. When looking at other passive use preserves in the city, the parking supply at these facilities is consistent with the proposal. If the current parking supply is determined to be inadequate, there is ample room for expansion at the site. The plan states that the parking lot will be located 50 feet from the centerline of Bonniwell Road which does not comply with the code. As a condition of approval, staff will require the parking lot to be a minimum of 75 feet from the centerline of the road to achieve compliance with the code.

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

The parking lot is proposed along a gravel drive within the site and does not contemplate new street access. OWLT and users should be aware that there is no parking allowed on City streets outside of the Town Center. If the parking lot is not approved, OWLT should continue to make users aware that parking on Bonniwell Road is prohibited. Likewise, if the parking lot is approved, they shall ensure that all overflow parking remains on site and not on Bonniwell Road. Wetlands are present on the property but are substantially outside of the work area, therefore, a wetland delineation is not required.

The improvements will add less than 4,000 square feet of impervious surface and therefore, does not trigger any storm water runoff control requirements. The addition of 5,000 square feet or more of impervious surface requires a green infrastructure (GI) plan per MMSD rules. No excavation is proposed with the project. A fill, excavation, and berms permit and an erosion

control permit will not be required for the work as shown.

Staff Recommendation:

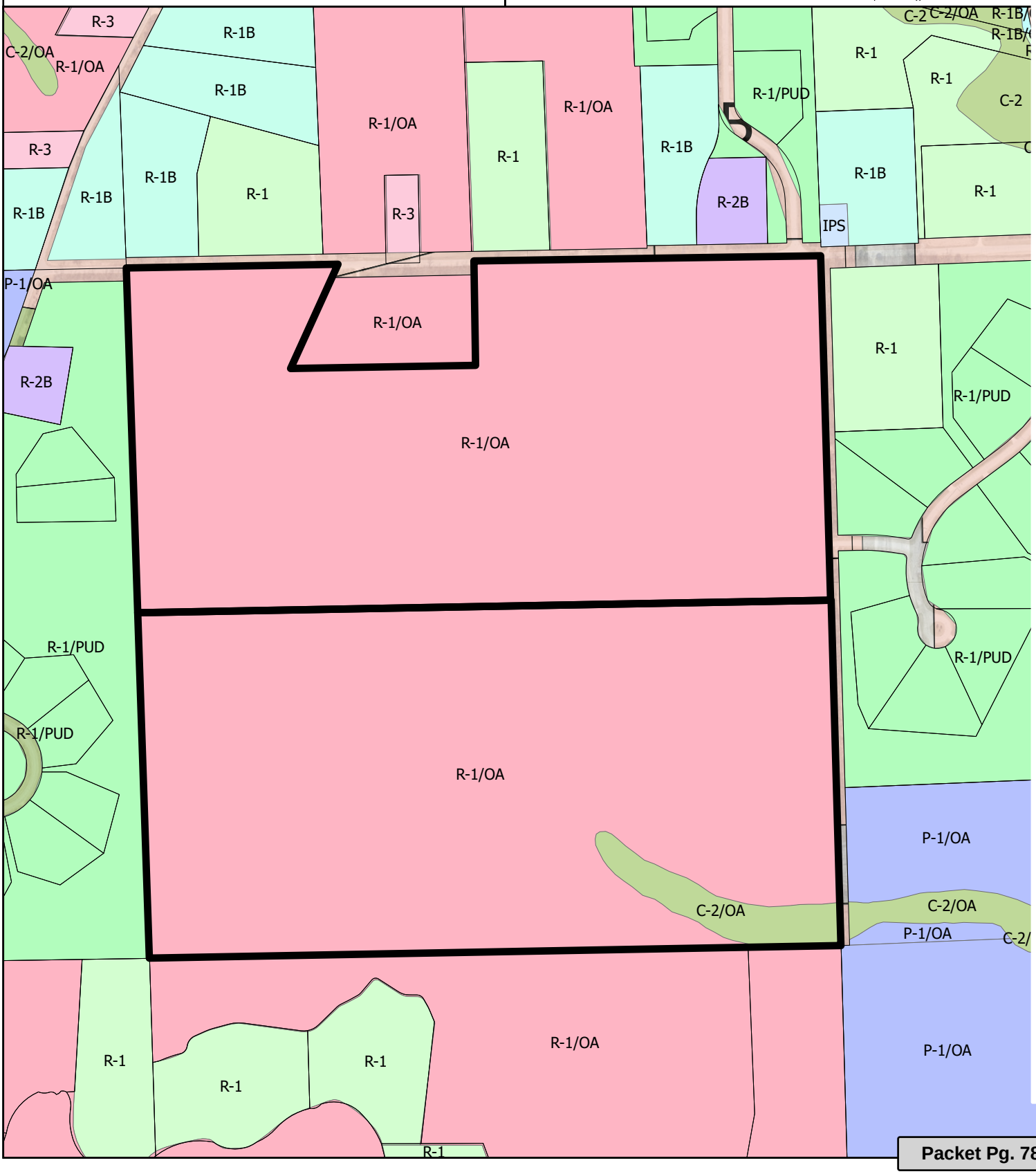
Staff recommends **approval** of the conditional use based on the following conditions:

1. The applicant shall submit final plans within 180 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. The parking lot shall be a minimum of 75 feet from the centerline of the road.

Attachments:
Packet Docs_OWLT (PDF)

OZAUKEE WASHINGTON LAND TRUST

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



Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

Exhibit %

A. PROJECT DISCRIPTION

Ozaukee Washington Land Trust (OWLT) is proposing a parking lot at the Spirit Lake nature preserve at 4513 Bonniwell Rd. The 70' x 50' 6 stall parking lot will be located south of Bonniwell Rd. Part of the area will include the existing access lane. Traffic will enter the existing gravel access lane and park to the west, parallel to Bonniwell. The existing land is currently agricultural with no trees present, and no demolition needed to complete to project. Using base rock with a crushed stone topping, the parking lot will match the elevation of the existing access lane so no excavation will be needed (exhibit B). The northernmost boundary of the parking lot would be 50' from the center line of Bonniwell Rd, abiding to setback restrictions. The lots south, north and west boundaries will be lined with placed boulders preventing travel into the agriculture field.

With our current zoning of AC/ PUD, we would like to apply for a Conditional Use Grant to be zoned as a nature preserve.

Spirit Lake is a nature preserve the is open to hiking, bird watching, cross-country skiing, dog walking (on leash), fishing and hunting from dawn to dust. All hunting regulations can be found at https://www.owlt.org/hunting-policy or the attached file (exhibit C).

Existing on the property is a homestead with a home and separate garage. Both are located far from the proposed site and are not open to the public and are not inhabited but not abandoned.

OWLT has the property open to the public while it is actively stewarding the land to its nature habitat by removing invasive species and planting native trees and shrubs. It is visited about once a week by staff to maintain trails, help with stewardship and monitor conditions. OWLT is a non-profit organization staffing around 20 full-time employees that have been protecting and maintaining nature spaces in Washington and Ozaukee counties for over 30 years.

Additional information includes an overall preserve map, ALTA/ ACSM Land Title Survey and check for permit costs.

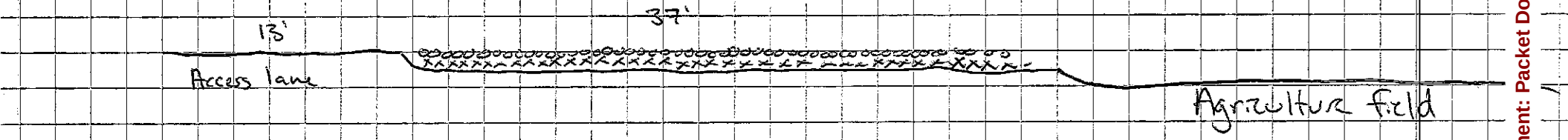
Thank everyone that has helped me through this process, the planning and engineering departments have been so incredible, thank you all.

B. BASIS FOR REQUEST

The proposed parking lot project is designed with the community in mind and would greatly benefit Mequon in many ways. Alleviating roadside parking will be safer for patrons entering/exiting their vehicles and easier for traffic to pass on Bonniwell Rd. Allowing easier access to the preserve will make Spirit Lake more welcoming with an overall nicer look to the preserve entrance. It should also help distinguish where hunting is and is not allowed without roadside-entering of the preserve. Getting people out to Spirit Lake so they can enjoy themselves is our top goal, we want to help the community decompress with a hike or enjoy hunting close to home, all while being and keeping others safe.

Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

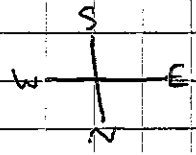
Exhibit B.



O = 3" Top Crushed Stone
X = 9-12" Base Rock

Scale





Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)



Property Boundary
Not Leased
Leased
Field Access
Access Lane
Access Lane Buffer
Parking

Figure 1. Spirit Lake Preserve

City of Mequon, Ozaukee County

0 410 820 Feet

N

Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

Spirit Lake Parking Lot Site Plan



10/15/2024, 11:10:04 AM

PLSS Corners
- Center of Section
- GPS Point
- Meander Corner
- Quarter Section Corner
- Section Corner
- Witness Corner
- Railroad Centerline

Highways
- Interstate
- State Highway
- County Highway

Local Roads
- Local
- Private
- Ramp
- Service Drive

Parcels
- Historical Parcel Lines
- Road Reservation
- Road Right-of-Way
- Condominium
- Gap
- Overlap
- Tax Parcel
- PLSS Townships
- PLSS Sections
- PLSS Quarter Sections
- Control Survey Diagram

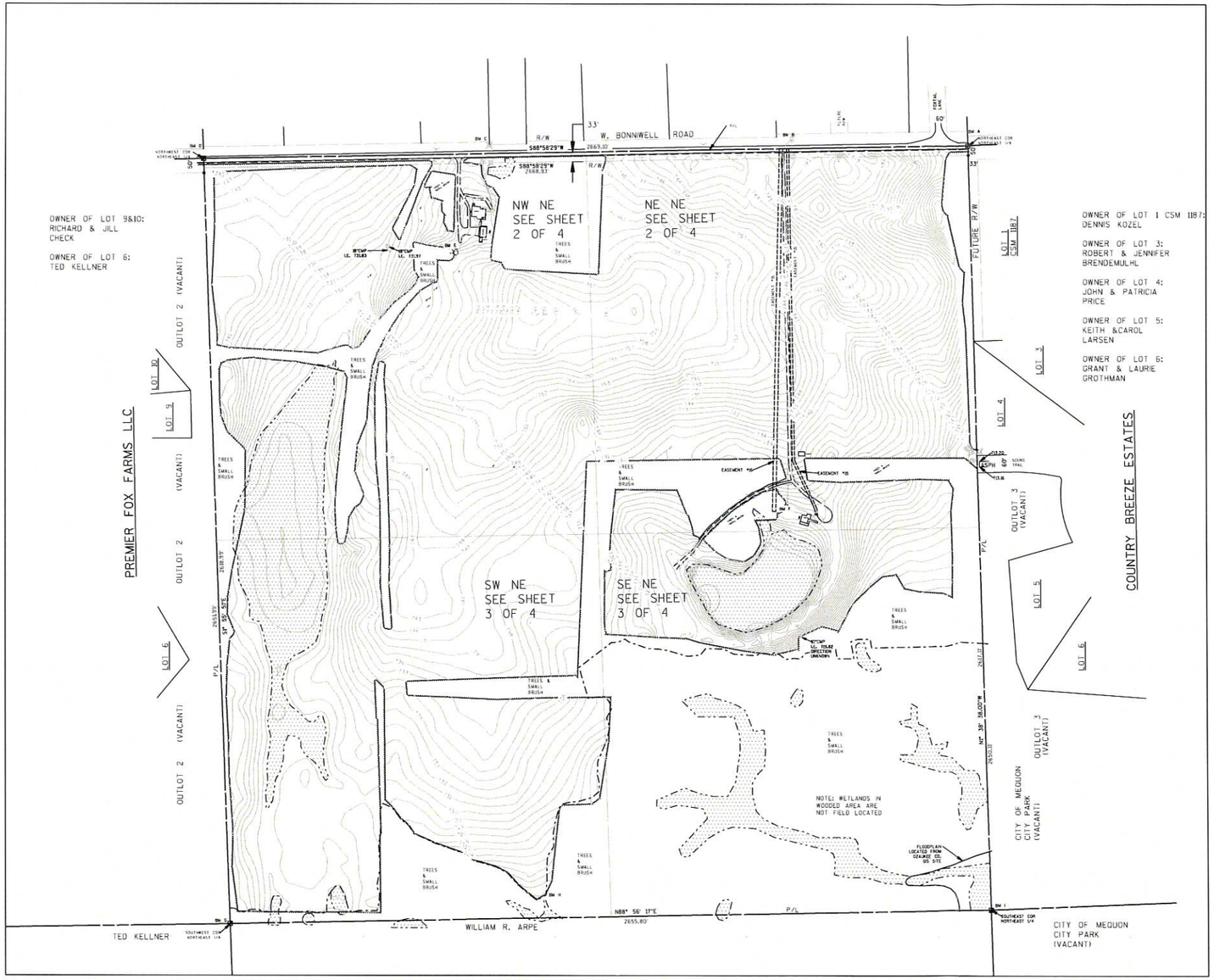
1:564

0 37.5 75 150 ft

0 10 20 40 m

Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

ALTA/ACSM LAND TITLE SURVEY



TITLE COMMITMENT:
COMMITMENT NUMBER: 0002457-49
THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER (1/4) OF SECTION NUMBERED ELEVEN (11), IN TOWNSHIP NUMBERED NINE (9), NORTH, OF RANGE NUMBERED TWENTY-ONE (21) EAST, TOWN OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SAID PROPERTY CONTAINS 162.02 ACRES WITH R/W, 160.00 ACRES WITHOUT R/W

PN: 14010100000 AND 14010300000
PROPERTY ADDRESS: 4511 AND 4823 WEST BONNIWELL ROAD, MEQUON WI.

SCHEDULE B: PART II

15.) EASEMENT FROM MOTHER OF SORROWS CONVENT OF MILWAUKEE, INC. TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY, DATED JANUARY 25, 1969 AND RECORDED ON FEBRUARY 18, 1969, IN VOLUME 246 OF RECORDS AT PAGE 565-566, AS DOCUMENT NO. 227085. 8 FEET WIDE.

16.) EASEMENT FROM MOTHER OF SORROWFUL MOTHER-GENERALATE, INC. TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, DATED NOVEMBER 8, 2010 AND RECORDED ON FEBRUARY 15, 2011, AS DOCUMENT NO. 0940698. 12 FEET WIDE.

ALTA/ACSM LAND TITLE SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY TO SISTERS OF THE SORROWFUL MOTHER-GENERALATE, INC., AS SUCCESSOR BY MERGER TO THE SISTERS OF THE SORROWFUL MOTHERS, INC., ITS SUBSIDIARIES AND ITS AFFILIATES, AND THE CHICAGO TITLE COMPANY, AS AGENT, THAT THIS MAP OR PLAT ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS, AND INCLUDES ITEMS 1-5, 6(A AND B), 7(A), 8, 9, 10(A AND B), 13, 14, 16-19, 20(A), 20(B), AND 21 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 8, 2012.

ANTHONY J. GROMACKI, R.L.S.
WISCONSIN SURVEYOR S-2090
M SQUARED ENGINEERING
W62N215 WASHINGTON AVE
CEDARBURG, WI 53012
262-376-4246
TGROMACKI@MSQUAREDENGINEERING.COM

U.S. SPECIALTY
$1,000,000 PER CLAIM
$2,000,000 AGGREGATE

NAME	ELEV	DESCRIPTION
BM A	728.82	RAILROAD SPIKE IN THE SOUTH FACE OF POWER POLE NO. 74-0088 LOCATED DIRECTLY NORTH OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 11-9-21
BM B	745.13	DOUBLE HEADED NAIL IN THE SOUTH FACE OF POWER POLE NO. 74-0092 LOCATED NORTH SIDE OF W. BONNIWELL ROAD ACROSS FROM ENTRANCE TO BEACH HOUSE
BM C	742.78	MAG SPIKE IN SOUTH SIDE OF POWER POLE 74-0098 LOCATED ON THE NORTH SIDE OF W. BONNIWELL ROAD 1ST POWER POLE EAST OF DRIVE 4823
BM D	749.93	RAILROAD SPIKE IN THE SOUTH FACE OF POWER POLE NO. 74-0103 LOCATED DIRECTLY NORTH OF NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 11-9-21
BM E	748.08	NORTHEAST CORNER OF THE CONCRETE SLAB IN FRONT OF THE FARM SILO AT HSE NO. 4823 W. BONNIWELL ROAD
BM F	726.23	NORTHEAST CORNER OF THE CONCRETE OF A ELEC. PED. WEST OF THE BEACH HOUSE
BM G	733.41	TOP OF THE ALUMINUM CAP OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 11-9-21
BM H	715.58	MAG NAIL IN THE BASE OF A 18" TREE IN THE SOUTHERLY TREE LINE OF PROPERTY 1,120 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 11-9-21
BM I	692.24	TOP OF THE ALUM CAP OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 11-9-21

ZONING:
R-1 (SINGLE FAMILY RESIDENTIAL)
FRONT SETBACK: 100'
SIDE AND REAR 30'

ZONING:
OA (AGRICULTURAL OVERLAY)
FRONT SETBACK: 100'
SIDE AND REAR 50'

NOTE:
UNDERGROUND UTILITIES MARKED BY DIGGER'S HOTLINE
TICKET #20124406434
TICKET #20124406445

LEGEND

- SIGN
- 1" IRON PIPE (FND)
- CONCRETE MONUMENT
- POWER POLE
- SEPC SEPTIC MANHOLE
- SEPV SEPTIC VENT
- WELL WELL
- TELEPHONE PED
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- R/W RIGHT OF WAY
- P/L PROPERTY LINE
- EASEMENTS
- EDGE OF GRAVEL
- UNDERGROUND TELEPHONE CABLE
- UNDERGROUND ELECTRIC CABLE
- PRIMARY ENVIRONMENTAL CORRIDOR
- WETLANDS
- TREELINE

M Squared Engineering, LLC
...where engineering solutions meet water quality...
W62N215 Washington Avenue
Cedarburg, WI 53012
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274

SISTERS OF THE SORROWFUL MOTHERS, MEQUON, WI.

ALTA/ACSM LAND TITLE

DRAWN BY:	AJG
DATE:	11/19/2012
CHECKED BY:	JES
HORIZ. SCALE:	1" = 200'
VERT. SCALE:	
PROJECT NO.	12-063-026

REVISIONS

DATE:	REVISION:	BY:

SHEET 1 OF 4

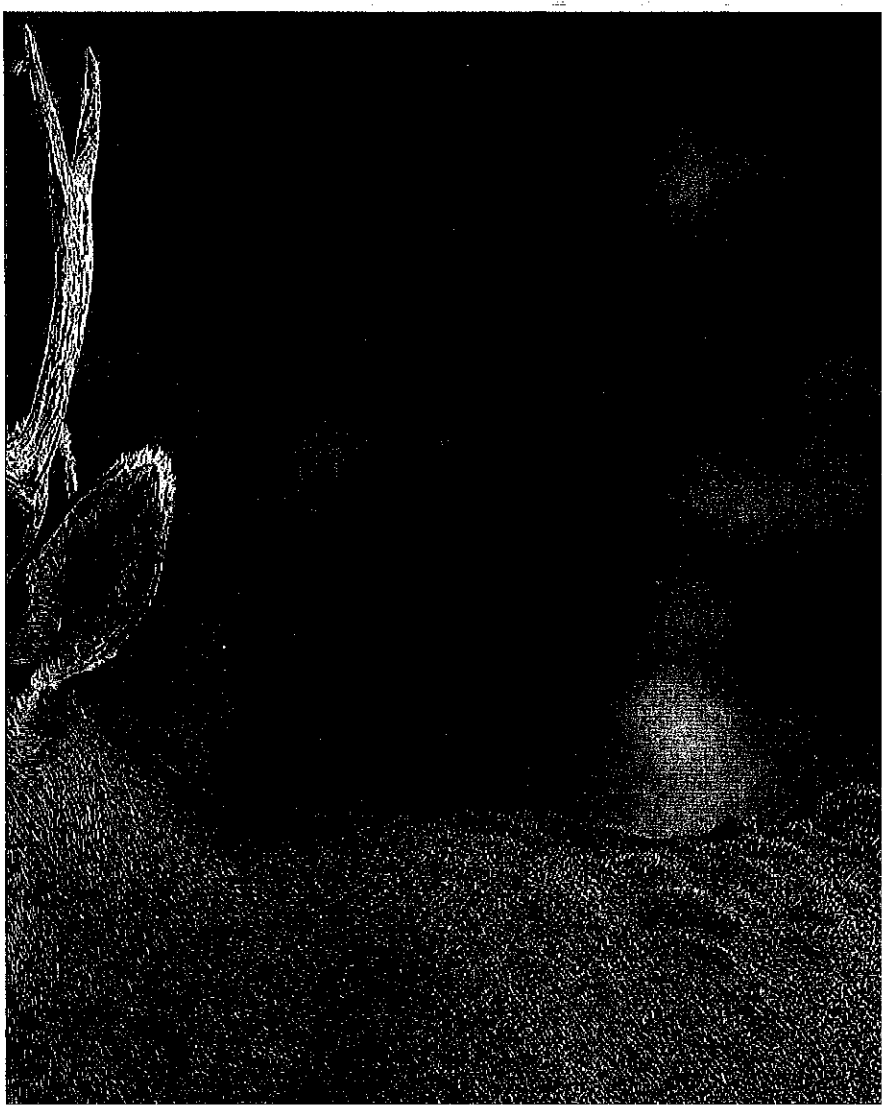
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Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

Exhibit C

HUNTING POLICY

Hunting is an important part of our land management program, a valuable outdoor recreation opportunity, and a great way to enjoy nature. OWLT and our hunting friends have a great partnership that you can be a part of too!



Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

OWLT Hunting Disclaimer

To ensure a quality hunting opportunity and to reward good hunting ethics OWLT expects hunters to respect and follow all rules and regulations. During all seasons, hunters are responsible for understanding and must follow Wisconsin DNR, local municipality, and OWLT's policy, rules, and regulations – whichever is most restrictive. Violators of any rule or regulation are automatically disqualified from Managed Access permissions in the future.

Hunters are responsible for knowing where OWLT property boundaries are located and for staying within these boundaries. Violators who are automatically disqualified from Managed Access permissions in the future and could be charged with trespassing.

OWLT Hunting Categories

OWLT has three hunting categories for its preserves- Closed, Open Access, and Managed Access. Categories apply to all allowable seasons for each specific site. Hunting categories are determined by how properties were acquired (donation or purchase), what funding sources were used (Knowles Nelson Stewardship, federal, or private funds), and when they were acquired. Additionally, OWLT follows local municipality ordinances and DNR regulations on all of our preserves. These regulations may restrict hunting opportunities due to proximity to residences or highly populated areas. OWLT's hunting goal remains- provide as many quality hunting opportunities as possible while following state and local laws, rules, and regulations.

Closed Sites

These preserves are not available for hunting. Hunting is restricted due to location (proximity to housing or local ordinance), request by donor, size, or safety reasons.

*****If a site is not listed in the categories below, it is closed for hunting.*****

Open Access Sites

These preserves are open to the public for all legal hunters, no permission letter needed. OWLT's Open Access Sites:

- Lynn Preserve
- Mayhew Preserve
- South Oak Preserve
- Schoofs Preserve
- Spirit Lake Preserve
- Newark Lore Preserve
- Center Lane Preserve
- County Line Preserve

Managed Access Sites

These preserves are available to hunters with permission letters only. Permission is determined with a lottery/raffle system – applications are due August 15th. OWLT's Managed Access Sites:

- Cedarburg Environmental Study Area
- Decorah Woods
- Fellenz Woods
- Forest Beach Migratory Preserve (Bow Hunting Only)
- Huiras Lake State Natural Area
- Kratzsch Conservancy
- Biehl Nature Preserve on Lake Twelve
- MacLaurin Woods
- Riverbend Conservancy
- Wendt Preserve

Important Tips

- Hunting applications are due August 15th. Applications must be filled out completely to be considered for managed access permissions.
- OWLT's preserves vary in what species and methods are allowable at each site. See the Site Specific Hunting Policies page for details.

Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

- It is the hunter's responsibility to understand what is allowed on each site they plan on hunting – this includes following DNR, municipality, and OWLT rules and regulations.
- Hunters are encouraged to join OWLT and volunteer on OWLT preserves.

A great way to learn more about our hunting program is to volunteer!!

Plan to join us outside sometime soon and we will be sure to answer all of your questions.

Keep an eye on our online calendar to learn more about volunteer opportunities.

Application Process

OWLT's hunting application provides a way to track hunting interest and activity on our preserves, and allows hunters to apply for our lottery at our Managed Access sites.

- Hunters interested in gaining permission to Managed Access sites must submit an application each year.
- Applications are Due August 15th
- Winners of drawings will be granted permission by 09/10 via email.
- Applications must be filled out in their entirety to be eligible for the lottery.
- Hunters will be introduced (via email) to the other hunters who will be hunting the same Managed Access preserve.

OWLT HUNTING REGULATIONS

Violations of any hunting regulation (DNR, local municipality, or OWLT's list below) can be cause for automatic disqualification from Managed Access permissions in the future, for perpetuity. Legal charges can be filed and equipment used within the violation area can be ceased by OWLT.

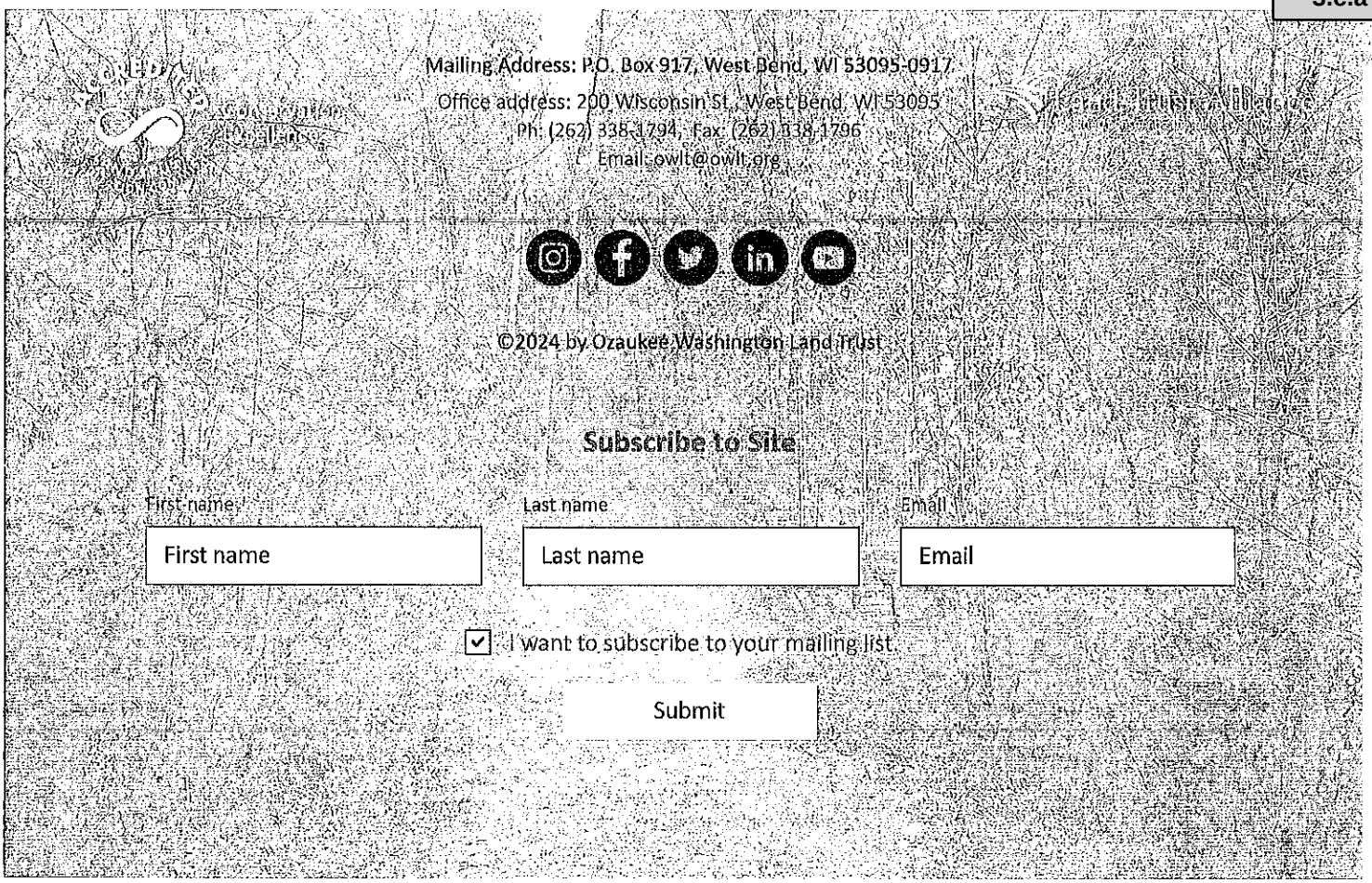
- OWLT does not allow baiting on any of its preserves. OWLT reserves the right to press trespassing charges on hunters found to be using bait.
- OWLT does not allow unoccupied treestands or ground blinds on Open Access sites – they must be removed during the day when not in use, and at the end of each day.
- OWLT requires treestands and ground blinds be labeled with personal information following DNR regulations and must be visible from the ground.
- OWLT does not allow building blinds with lumber or woody debris found on site.
- OWLT does not allow cutting of branches, trees, or other vegetation for any reason on any preserve – including creating a view for trail cameras.

***Equipment found in association with a violation will be removed from the property and held by OWLT. ***

OWLT reserves the right to assume ownership of any piece of equipment in violation.

For more information, contact our Stewardship Director at rwallin@owlt.org or 262-338-1794.

Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)



Mailing Address: P.O. Box 917, West Bend, WI 53095-0917
Office address: 200 Wisconsin St., West Bend, WI 53095
Ph: (262) 338-1794, Fax: (262) 338-1796
Email: owlt@owlt.org

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Subscribe to Site

First name | Last name | Email

First name | Last name | Email

I want to subscribe to your mailing list.

Submit

Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 2nd day of December, 2024 by and between owner of the property located at 4513 W Bonniwell 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 11, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
140110100200
140110300000

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 Nature Preserve.

GRANTED by action of the Planning Commission of the City of Mequon this 2nd day of December 2024

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

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. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.

   b. Hours of Operation: Daily dawn to dusk

   c. Water supply requirements:

      N/A

   d. Provisions for sewage disposal:

      N/A

   e. Other:

- If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

- If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. **Conditions of the Structures:**

   a. Site Plan: As on file with Community Development Department, City of Mequon
   b. Landscaping Plan: N/A
   c. Elevations: N/A
   d. Signs: As on file with Community Development Department, City of Mequon
   e. Floor Plan: N/A
   f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon

.

Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

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 on file with Community Development Department, City of Mequon

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

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

e. Other:

1. There parking lot shall be 75 feet from the centerline of Bonniwell Road.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2024

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet Docs_OWLT (9886 : Ozaukee Washington Land Trust)

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: **December 2, 2024**

SUBJECT: **Christian Life Church. The applicant is seeking building and site plan amendment approval to allow for a renovation and an approximately 17,512 sq. ft. addition to the existing church building including a new canopy and drop-off drive for the property located at 2909 W. Mequon Road.**

Applicant:	Christian Life Church
Status of Applicant:	Owner
Requested:	Building and Site Plan Amendment
Existing Zoning:	IPS R-3
Land Use Plan:	Institutional Residential 1 acre
Lot size:	10.38 Acres
Location:	2803 & 2909 W. Mequon Road
Tax Key Number:	#14-025-01-018.00
District:	#6

Background:
The applicant is requesting building and site plan amendment approval for a 17,512 square foot addition to Christian Life Church located at 2803 and 2909 W Mequon Road. The addition will include a new worship space, storage and new entranceway canopy. The parcel is currently split zoned with IPS (Institutional) zoning for the west half and R-3 (Residential 1 Acre) on the east half. The next item on the agenda is a request to zone the entire parcel to IPS.

Site Plan:
The proposed addition is shown to the southwest of the existing building which will require removal of an existing playground, patio and storage building. To accommodate a new drop off lane, several landscaped islands are being removed and relocated to the north which results in a loss of five existing spaces. This puts the total number of parking spaces at 210, which meets the code requirement for the highest peak demand for Sunday morning services.

The following table shows a comparison between the proposed development and the IPS (Institutional) standards.

District Regulations:	IPS:	Proposed Use:
Minimum Lot Area:	1 acre	10.38 acres
Minimum Lot Width:	150 feet	724 feet

Open Space Ratio:	40%	62.8%
Maximum FAR:	30%	11.5%
Maximum Building Height:	52 feet	40 feet
Building East Side Yard Offset:	20 feet	540 feet
Building West Side Yard Offset:	20 feet	55 feet
Building Rear Yard Offset:	20 feet	20 feet
Off-Street Parking:	210 stalls	210 stalls

Lighting Plan:
The lighting plan shows wall packs for the building and soffit lighting for the new canopy. The cut sheets for the building wall packs don't appear to comply with the full cutoff classification requirement in the lighting code. Staff will add as a condition of approval that the wall packs are required to comply with the full cutoff requirement. The canopy soffit lighting for the drop off location is compliant with the 20-foot candle maximum requirement of the lighting code.

Landscaping Plan:
The landscaping plan shows the replacement of trees and plantings in the new parking lot islands, trees along Sabra Court and foundation plantings. The plan also shows screening of the new mechanical equipment on the west side of the building. Staff has no issues with the proposed landscaping plan.

Building Design:
The proposed 17,512 square foot addition is clad with precast panels to match the existing split face and concrete block found on the existing building in both color and texture (see attached elevations). There is also a new entrance canopy that is shown to be constructed with four columns partially wrapped in block. There is a cross extending off one of the columns that s 40 feet in height. The building addition does a nice job in matching the existing design and staff is supportive of the proposed materials. Staff does recommend the incorporation of transom windows on the west elevation to match the proposed windows on the east elevation.

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

Street access is controlled by the Wisconsin DOT. No access changes are proposed. The applicant should be aware that a change in use could trigger WisDOT access requirements. The applicant is responsible for confirming whether WisDOT will require any access modifications prior to building permit application.

Wetlands are present on the parcel but are substantially outside of the work area and, therefore, does not require an updated wetland delineation.

The site is located within the City's sewer service area and connection to the public sewer utility is required. Water connection shall conform to the Mequon Water Utility Water Connection Policy. The policy requires connection for new construction of habitable building improvements within the Sanitary Sewer Service Area and/or the Ulao Creek Neighborhood.

The applicant included a stormwater management memo evaluating the improvements' applicability to stormwater runoff control. The proposed improvements will add more than 5,000 square feet of impervious surface and is not covered by a stormwater management plan,

therefore per MMSD rules, green infrastructure will be required. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances. Green infrastructure plans also require the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee.

The site proposes an increase in impervious surface less of than one half acre and site disturbance of less than an acre therefore does not require a stormwater management plan (SWMP). An addition of 0.19 acres of new impervious with this application or any future applications will trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The future stormwater management would need to account for all of the site impervious surface.

A filling, excavation, and berms permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. The permit is required prior to the issuance of a building permit.

The proposed improvements will disturb an area greater than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

Staff Recommendation:
Staff recommends **approval** of the building and site plan amendment be subject to the following conditions:

1. The building design shall incorporate transom windows on the west elevation. Final staff review and approval of the elevations along with site, landscaping, floor plans and lighting plans prior to the issuance of permits.
2. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
3. All roof top and ground-level mechanical equipment shall be well screened from public view with screening or landscaping.
4. Engineering Department review and approval of grading, utility, storm water management, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
5. The applicant is responsible for confirming whether WisDOT will require any access modifications prior to building permit application.
6. Connection to public sewer.
7. Water connection shall conform to the Mequon Water Connection Policy. The improvements shall connect to the public water system or obtain a deferral/exemption from the Mequon Water Utility.
8. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances.
9. Submittal and City Attorney approval of a drainage financial guarantee and an executed Stormwater Maintenance and Easement Agreement.
10. Application for and approval of a City Filling and Excavation Permit. The permit is

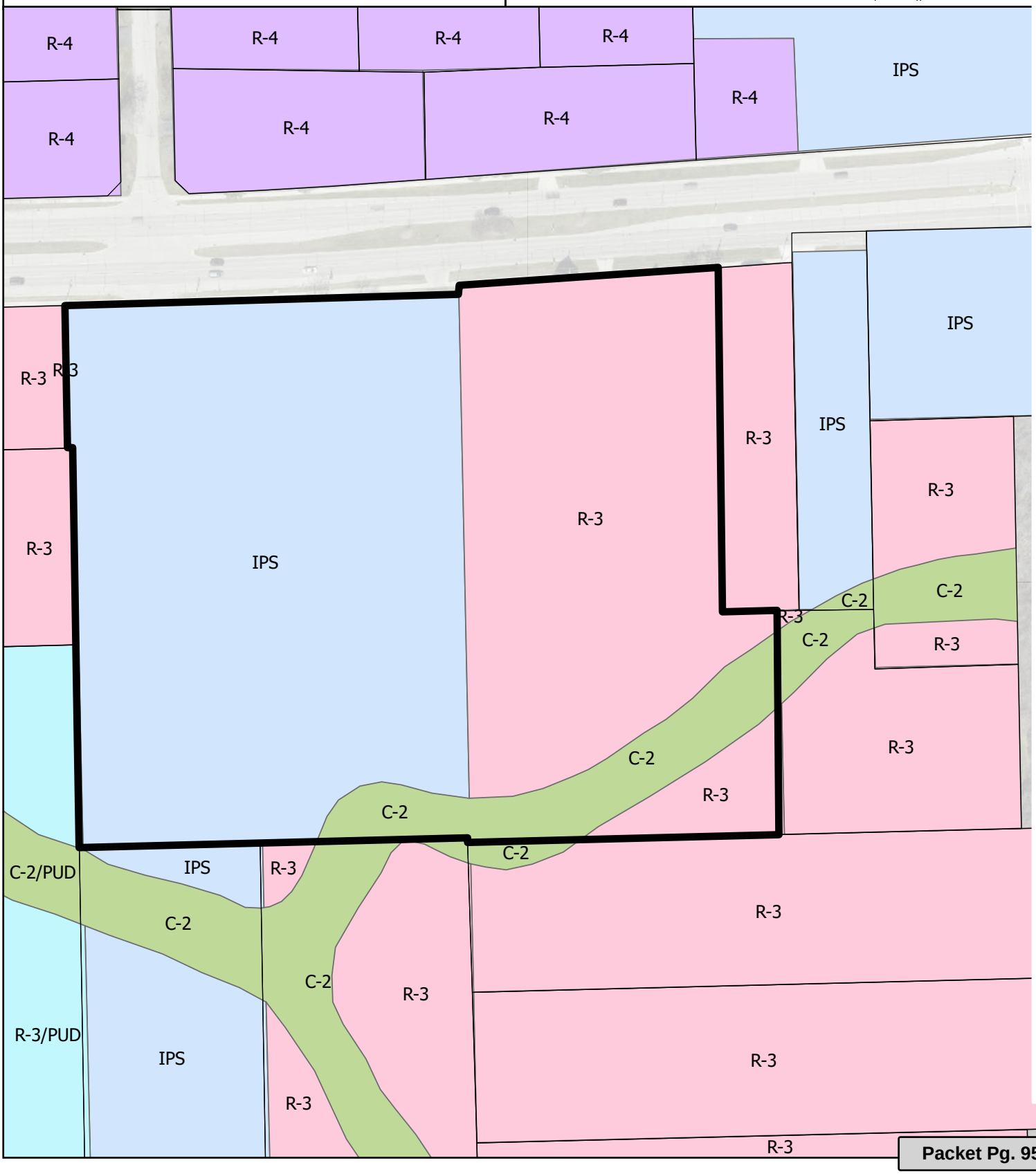
required prior to the issuance of a building permit.

11. Application for and approval of a City erosion control permit, subject to applicable fees. The permit is required prior to the issuance of a building permit.

Attachments:
Packet Docs_BSPA (PDF)

CHRISTIAN LIFE CHURCH

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



Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

WRITTEN DESCRIPTION

October 28, 2024

City of Mequon Plan Commission
c/o: Planning Division
11333 N. Cedarburg Road
Mequon, WI 53092

PLAN COMMISSION APPLICATION:

Christian Life Church,
2909 W Mequon Rd,
Mequon, WI 53092

CHURCH CONTACT INFORMATION:

Owner Representative:
Joseph Hanthorn
Lead Pastor
2909 W Mequon Rd,
Mequon, WI 53092
262.643.4602
pastor@clcwi.com

CONTACT INFORMATION OF PROFESSIONAL TEAM:

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Pete Schneider
Groth Design Group Architects
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Civil Engineer:
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Senior Project Manager
Trio Engineering
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

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mbailey@trioeng.com

Landscape Designer:
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www.insitedesigninc.com
(414)-476-1204

FEES:

The following fees are being submitted:

$750.00	Building/Site Planning or Amendment “part A” 2909W
$1275.00	Rezoning Recommendation “part B” 2903W

INTRODUCTION:

This project scope includes an addition to the southwest of the existing church building. It also includes a new canopy and a drop-off drive. Parking and sitework are improved as well to accommodate these additions.

The proposed church addition is a new worship space with nursery and connecting corridor. The new worship assembly space is designed to seat 840 occupants and provides a stage platform with back-of-house space and storage. There are outdoor mechanical units mounted at grade level to the southwest of the addition and a trash enclosure to the southeast. The main volume of the addition is constructed of precast concrete panels with color and texture variation across each façade. The connecting link between the existing and the worship volume is a wall composed of split faced masonry and storefront glazing. Overall, the new addition will tie-in to the existing building in terms of exterior materials.

The proposed canopy is designed as an independent structure, not connected to the existing building but providing protection for those entering the building. The roof of the canopy is pitched with a cross extending above – both as a response to the existing roof articulation and as a welcoming gesture to the community. The drop-off drive cuts into the existing sidewalk to provide a two-lane drop-off. There is a median for canopy

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

support and two lanes of traffic to the north. Existing parking islands and stalls will be modified accordingly.

Additionally, plans for future parking and a future garage are being submitted for approval. This piece requires rezoning of the east parcel of CLC's property.

LAND USE AND ZONING:

The Christian Life Church property consists of two parcels – 2909W and 2903W. Separate applications are being submitted for each parcel for parallel path approval. 2909W is the west parcel and is being submitted as "part A" - this is the bulk of the project scope. This parcel is zoned as IPS and will retain that zoning designation. This parcel contains the worship addition, canopy and site work.

2903W is the east parcel and is currently zoned as R-3. This parcel is being submitted as "part B". The church is proposing future parking and garage. As a result, the parcel will need to be rezoned to IPS. In discussions with City of Mequon staff, it was thought that a restrictive PUD may be appropriate. The church is on board with that strategy and will provide input into the language of the PUD.

DESCRIPTION OF EXISTING ENVIRONMENTAL FEATURES: See Civil drawings.

The existing site consists of two access points on the north border from Mequon Road. Sabra CT is a private access drive to a landlocked property to the south. The access is jointly used by the church and sabra CT but after about 180 ft the road splits off to the private sabra CT drive.

The church parking lot consists of 215 stalls. The existing building is a masonry structure that has been used as a worship facility since its construction in 1983. The primary use of the building is for regular Christian worship with primary gatherings occurring on Sunday mornings. The northwest wing of the building is used for daycare purposes during the week. There is also a garage structure near the south property line.

There is an existing channel on the southeast corner of the east parcel with some associated wetlands. These features do not affect the proposed project scope. Impervious area and site disturbance impacts have been considered and appropriate remediation is proposed in the civil drawings.

SITE DENSITY, FLOOR AREA RATIO, OPEN SPACE RATIO, LANDSCAPE SURFACE AREA RATIO:

See Civil and Landscape drawings.

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

OPERATIONAL CONSIDERATIONS:

CHURCH SERVICES

- Sunday 9:00 am (average attendance: 215)
- Sunday 11:00 am (average attendance: 215)
- Wednesday 7:00 pm (average attendance: 230)

Services typically are 75 to 90 minutes, so there is about 30 to 40 minutes for the turnover in the parking lot between Sunday services.

SMALL GROUPS

During the week, 8 to 15 people meet for Bible studies or Connect Group meetings. Times may vary.

Typically, there are approximately 3 to 5 weddings and 3 to 5 funerals per year. Most average attendance of about 150 people.

CHILDCARE

Typical occupancy for the childcare is 80 kids, and 12 adults, Monday through Friday, with numbers varying during the hours of operation from. Drop-off and pick-up of kids usually results in 60 cars over a 2-hour period. Childcare operates Monday through Friday 6:30 AM to 5:30 PM.

CHURCH OFFICE

Administrative staff are typically at the church office Monday-Thursday 9:00AM-4:00 PM. Typically, 5-10 staff are on site.

TRAFFIC GENERATION:

EXISTING PARKING VS. PROPOSED

Existing: 206 regular stalls plus 9 handicap stalls – 215 Total Stalls
Proposed: 203 regular stalls plus 7 handicap stalls – 210 Total Stalls

The typical maximum occupancy for the church will be at the 10 AM Sunday morning service. The church is currently running two Sunday morning services in the short term because of lack of space. Once the addition is complete, they will reschedule to one single service on a Sunday morning. The building occupancy at that time would not be higher than the seating capacity of the new worship space which is 840 occupants. The church congregation currently meets in an assembly space within the existing building.

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

The existing assembly space will be repurposed for youth ministry gatherings. Operationally, the new assembly space and the existing assembly spaces will not be used simultaneously.

Our understanding of the ordinance requirements for parking is that a ratio of 1:4 must be met regarding parking stalls and maximum occupancy. Accordingly, with 840 occupants, 210 parking stalls are required. The required parking stalls will be retained as part of this project. This parking requirement will be met on the west parcel – 2909W.

100 future parking stalls are proposed on the east parcel – 2903W and will accommodate future growth of the congregation.

MATERIAL SAFETY DATA SHEETS (MSDS):

The buildings on the property only use those cleaning products and paints/sealants typical for school and church operations. These products are kept secure from the public/schoolchildren and under the supervision of the janitorial staff. MSDS data sheets are available if needed.

EXTERIOR BUILDING MATERIALS & DESIGN:

Please see colored exterior elevations, perspective renderings and plan drawings included with this package.

Design intent:

The overall design intent of the proposed worship addition is to provide an adequately sized worship space for the growing congregation and tie-in with existing architecture. The design of the proposed canopy on the front of the building has a roof articulation similar to the existing building and also communicates an open gesture to the community with an elevated cross.

Existing Campus Buildings:

The original 1983 worship facility was originally built as a Jewish synagogue. Classrooms were added to the original building on the northwest wing shortly thereafter. In 2019 there was an interior renovation of the worship space.

The building is predominantly a masonry structure with pitched asphalt shingle roofs (and some flat roof). The exterior walls are a combination of split face and smooth CMU painted an off-white color with dark metal wall cap, fascia, gutter and downspouts.

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

There is an existing garage that will be demolished but is composed of vinyl siding and pitched asphalt shingle roofs.

Proposed Addition:

Worship Addition:
The proposed worship addition is composed of a main worship volume and a connecting corridor (with nursery) that connects to the existing building. The main worship volume is a flat roof structure with exterior walls made of precast concrete panels. Precast concrete panels are a combination of smooth face with a center banding of raked or ribbed vertical striations. The concrete materiality and surface texture variation echo the architecture of the existing building. Additionally, there is a vertical expression of the raked/ribbed striation at each door location and at the stage. This helps to break up the large volume and provide visual interest. The color of the exterior walls will be like or complementary to the existing building. The corridor connecting between the existing building and the worship volume has an exterior wall composed of split face CMU and aluminum storefront glazing each to match the existing building.

Canopy:
The proposed canopy is a simple pitched roof structure with four supporting columns. The underside of the pitched roof opens to the front of the property and will be visible from Mequon Rd. The cross symbol extends up from the northeast column and will also be visible from Mequon Rd.

Screening:
The mechanical units for the new addition are placed on grade on the southwest wall of the proposed worship addition. These will be screened with landscaping.

The trash enclosure for the facility will be placed on the southeast side of the new addition. This enclosure will be CMU similar to the existing building.

Garage (future):

The proposed garage will replace the existing garage (which is being displaced by the new worship addition). This new garage will provide storage for church vans, lawn equipment and also a covered patio for outdoor gatherings. The exterior will be composed of horizontal lap siding and pitched asphalt shingle roof with gable ends.

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

EXTERIOR MATERIAL PRODUCT DATA:

Precast Concrete Panel: The basis of design for the proposed precast concrete panel is Fabcon's raked or ribbed textures with exposed aggregate finish.

Masonry: Masonry elements used in this project will match the existing CMU split face and smooth with similar color.

Roofing: Roofing at the church will be a combination of membrane pitched flat roof and asphalt shingle roof to tie-in with the existing architecture. Metal wall caps, fascia and gutters will match the existing building in color and size.

Siding: Siding at the future garage will be a fiber cement horizontal lap siding with color to match the existing building.

LEGAL DESCRIPTION:

Please see civil documentation.

All building and pavement setbacks as well as percentage of green space meet the requirements of the zoning district.

An initial landscape plan has been completed and is included in the Plan Commission submittal (see drawing set). A final planting list will be provided to the City prior to construction.

If there are any questions on this submittal, or if additional information is required, please contact me.

Respectfully,



Ehan Whitney,
Project Architect
GROTH Design Group, Inc.

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

INDEX OF DRAWINGS

"X" INDICATES ISSUED FOR REVIEW/CONSTRUCTION
"O" INDICATES ISSUED FOR REFERENCE ONLY

CONSTRUCTION DOCUMENTS	ADDENDUM 01	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	No.	Sheet Name
											G001	TITLE SHEET, SHEET INDEX, LOCATION MAP
											C1.0	EXISTING SITE AND DEMOLITION PLAN
											C1.1	PROPOSED OVERALL SITE PLAN
											C1.2	PROPOSED SITE PLAN
											C2.0	GRADING & UTILITY PLAN
											C3.0	EROSION CONTROL PLAN
											C4.0	CONSTRUCTION DETAILS & NOTES
											T1	COVER SHEET
											LGD1.0	PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE
											LSP1.1	PROPOSED LANDSCAPE PLAN, FRONT ENTRANCE CANOPY, AND PLANT MATERIAL TABLE
											LSP1.2	PROPOSED LANDSCAPE PLAN - REAR YARD (SOUTH) AND PLANT MATERIAL TABLE
											LSP1.3	PROPOSED LANDSCAPE PLAN, PLANTING DETAILS
											PHO1.1	PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE
											PHO1.2	PROPOSED LIGHT FIXTURES
											A101	FLOOR PLAN - LEVEL 1
											A103	ROOF PLAN
											A201	BUILDING ELEVATIONS
											A202	PERSPECTIVE RENDERINGS

GROTH Design Group

PROJECT TEAM **SEAL**

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STRUCTURAL:

CORE4 ENGINEERING

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SUITE 300
MEQUON, WI 53092

262-790-1480

MECHANICAL:

DYNAMIC CONSULTING ENGINEERS

MILWAUKEE, WI
414-731-9559
http://www.dynamicmke.com/

PLUMBING:

LUBENOW GOBSTER DOMINIAK & ASSOCIATES, INC.

PLUMBING & FIRE PROTECTION CONSULTING ENGINEERS
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2845 S. Moorland Rd.
New Berlin, WI 53151
262-784-3323 (office)
www.kornacki.com

PROJECT

CHRISTIAN LIFE CHURCH

ADDITION AND RENOVATION

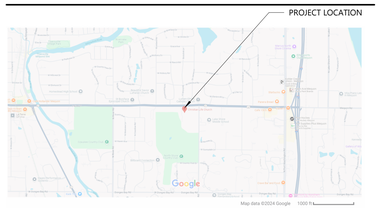
2909 W MEQUON RD
MEQUON, WI 53092

CHRISTIAN LIFE CHURCH

ADDITION AND RENOVATION

2909 W MEQUON RD
MEQUON, WI 53092

LOCATION MAP



PLAN COMMISSION INFORMATION:

PROJECT DESCRIPTION:
THIS PROJECT SCOPE INCLUDES AN ADDITION TO THE SOUTHWEST OF THE EXISTING CHURCH BUILDING. IT ALSO INCLUDES A NEW CANOPY AND A DROP-OFF DRIVE. PARKING AND SITEWORK ARE IMPROVED AS WELL TO ACCOMMODATE THESE ADDITIONS.

THE PROPOSED CHURCH ADDITION IS A NEW WORSHIP SPACE WITH NURSERY AND CONNECTING CORRIDOR. THE NEW WORSHIP ASSEMBLY SPACE IS DESIGNED TO SEAT 840 OCCUPANTS AND PROVIDES A STAGE PLATFORM WITH BACK-OF-HOUSE SPACE AND STORAGE. THERE ARE OUTDOOR MECHANICAL UNITS MOUNTED AT GRADE LEVEL TO THE SOUTHWEST OF THE ADDITION AND A TRASH ENCLOSURE TO THE SOUTHEAST. THE MAIN VOLUME OF THE ADDITION IS CONSTRUCTED OF PRECAST CONCRETE PANELS WITH COLOR AND TEXTURE VARIATION ACROSS EACH FACADE. THE CONNECTING LINK BETWEEN THE EXISTING AND THE WORSHIP VOLUME IS A WALL COMPOSED OF SPLIT FACED MASONRY AND STOREFRONT GLAZING. OVERALL, THE NEW ADDITION WILL TIE-IN TO THE EXISTING BUILDING IN TERMS OF EXTERIOR MATERIALS.

THE PROPOSED CANOPY IS DESIGNED AS AN INDEPENDENT STRUCTURE, NOT CONNECTED TO THE EXISTING BUILDING BUT PROVIDING PROTECTION FOR THOSE ENTERING THE BUILDING. THE ROOF OF THE CANOPY IS PITCHED WITH A CROSS EXTENDING ABOVE – BOTH AS A RESPONSE TO THE EXISTING ROOF ARTICULATION AND AS A WELCOMING GESTURE TO THE COMMUNITY. THE DROP-OFF DRIVE CUTS INTO THE EXISTING SIDEWALK TO PROVIDE A TWO-LANE DROP-OFF. THERE IS A MEDIAN FOR CANOPY SUPPORT AND TWO LANES OF TRAFFIC TO THE NORTH. EXISTING PARKING ISLANDS AND STALLS WILL BE MODIFIED ACCORDINGLY.

OWNER REPRESENTATIVE:
JOSEPH HANTHORN
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ARCHITECT & APPLICANT:
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EXISTING PARKING VS. PROPOSED
EXISTING: 206 REGULAR STALLS PLUS 9 HANDICAP STALLS – 215 TOTAL STALLS
PROPOSED: 203 REGULAR STALLS PLUS 7 HANDICAP STALLS – 210 TOTAL STALLS

HEIGHT MEASUREMENT:
TALLEST PROPOSED ARCHITECTURAL ELEMENT IS THE CROSS ON THE CANOPY - 40'-0"

PROPOSED FLOOR AREA: 33,012 SF EXISTING MAIN LEVEL, 8,345 SF EXISTING LOWER LEVEL
17,512 SF PROPSED MAIN LEVEL
TOTAL FLOOR AREA: 58,869 SF

FLOOR AREA RATIO: 58,869 SF / 490,136 SF = 0.12 ... 12%<30% MAX
SET BACKS: 95FT FRONT, 30FT WEST, 20FT/30FT REAR, NA EAST

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
10.18.24

Project No.
24.116

SHEET TITLE

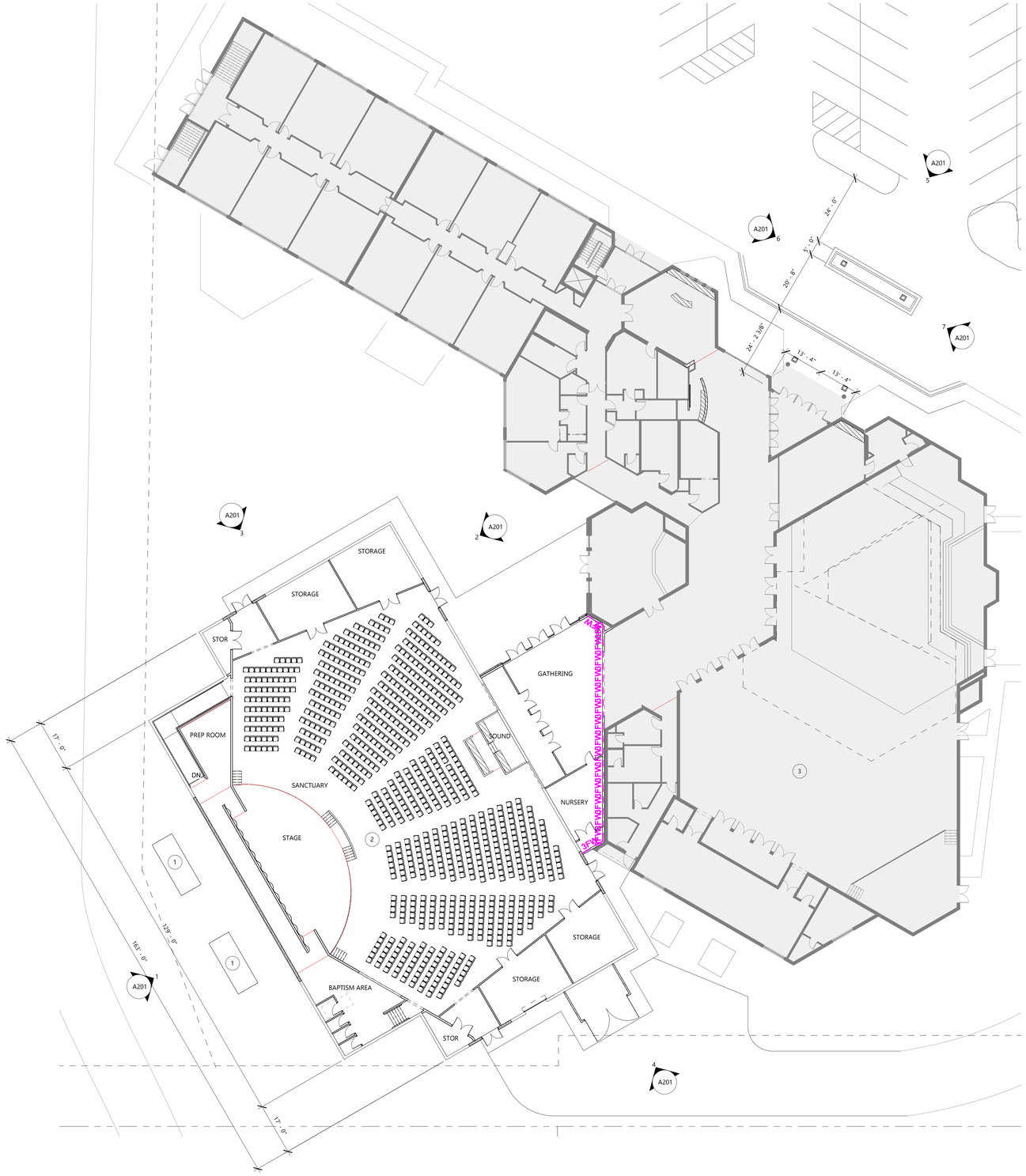
TITLE SHEET, SHEET INDEX, LOCATION MAP

G001

PLAN COMMISSION SET

© Groth Design Group, Inc.

Attachment: Packet Docs_BSPA (8891 : Christian Life Church)



1 A101 LEVEL 1 - FLOOR PLAN OVERALL

1/16" = 1'-0"

N
W E
S

10/28/2024 12:14:43 PM

FLOOR PLAN GENERAL NOTES:

A. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CUT.

B. SEE 14 / A002 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.

C. PROVIDE BLOCKING AT ALL MILLWORK AND WALL HUNG ELEMENTS IN WALLS. CONTRACTOR TO COORDINATE W/ OWNER REPRESENTATIVE FOR FINAL LOCATIONS OF OWNER-FURNISHED EQUIPMENT. SEE DETAIL 16 / A002 . ALL WOOD BLOCKING TO BE FIRE-RETARDANT TREATED WOOD IN BUILDINGS OF NONCOMBUSTIBLE CONSTRUCTION (IBC TYPE I & II) AND IN RATED WALLS IN BUILDINGS OF COMBUSTIBLE CONSTRUCTION (IBC TYPE III, IV, & V).

D. PROVIDE CORNER GUARDS AS SHOWN GRAPHICALLY. SEE FINISH PLAN FOR COLORS & TYPES. ALL OUTSIDE CORNERS NOT SHOWN RECEIVING CORNER GUARDS ARE TO BE VERIFIED WITH ARCHITECT DURING BIDDING

E. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL, U.N.O.

F. ALL EXTERIOR DIMENSIONS ARE PER DETAIL 15 / A002 , U.N.O.

G. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

H. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.

I. A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. SEE DOOR DETAILS FOR MORE INFORMATION

J. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED, BRACED, AND SEALED TO MEET REQUIRED RATINGS. UTILIZE UL-APPROVED METHODS

K. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES

L. ALL ROOMS TO RECEIVE ROOM AND NUMBER SIGNAGE ADJACENT TO DOOR, COORDINATE BLOCKING REQUIREMENTS WITH SIGN VENDOR.

M. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.

N. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION

O. ALL PARTITIONS TO BE TYPE P1 AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE UNLESS NOTED OTHERWISE

FLOOR PLAN - SYMBOL KEY

EXISTING WALL TO REMAIN — EXISTING DOOR TO REMAIN

REMOVED WALL — REMOVED DOOR

NEW WALL — NEW DOOR

1 WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION

101.1 DOOR TAG — BL-3 WINDOW TAG

MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS

FE-# FIRE EXTINGUISHERS

FE-1 - RECESSED CABINET
FE-2 - SEMI-RECESSED CABINET
FE-3 - SURFACE MOUNTED CABINET
FE-4 - SURFACE MOUNTED EXTINGUISHER ONLY

PP PUSH PAD DOOR ACTUATOR

TS TOUCHLESS SENSOR DOOR ACTUATOR

CR CARD READER

CJ CONTROL JOINT

KEYED FLOOR PLAN NOTES	
TAG #	DESCRIPTION
1	GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED WITH LANDSCAPING.
2	840 SEATS IN SANCTUARY
3	SHADED REGION INDICATES EXISTING BUILDING TO REMAIN.

PLAN COMMISSION INFORMATION:

OWNER REPRESENTATIVE:
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0' 8' 16' 32' 64'

GROTH Design Group

N58 W6181 COLUMBIA RD.
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PROJECT

CHRISTIAN LIFE CHURCH
ADDITION AND RENOVATION

2909 W MEQUON RD
MEQUON, WI
53092

ISSUE

NO.	REV. DATE	DESCRIPTION

PROGRESS DOCUMENTS

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PROJECT INFO

Date
10.18.24

Project No.
24.116

SHEET TITLE

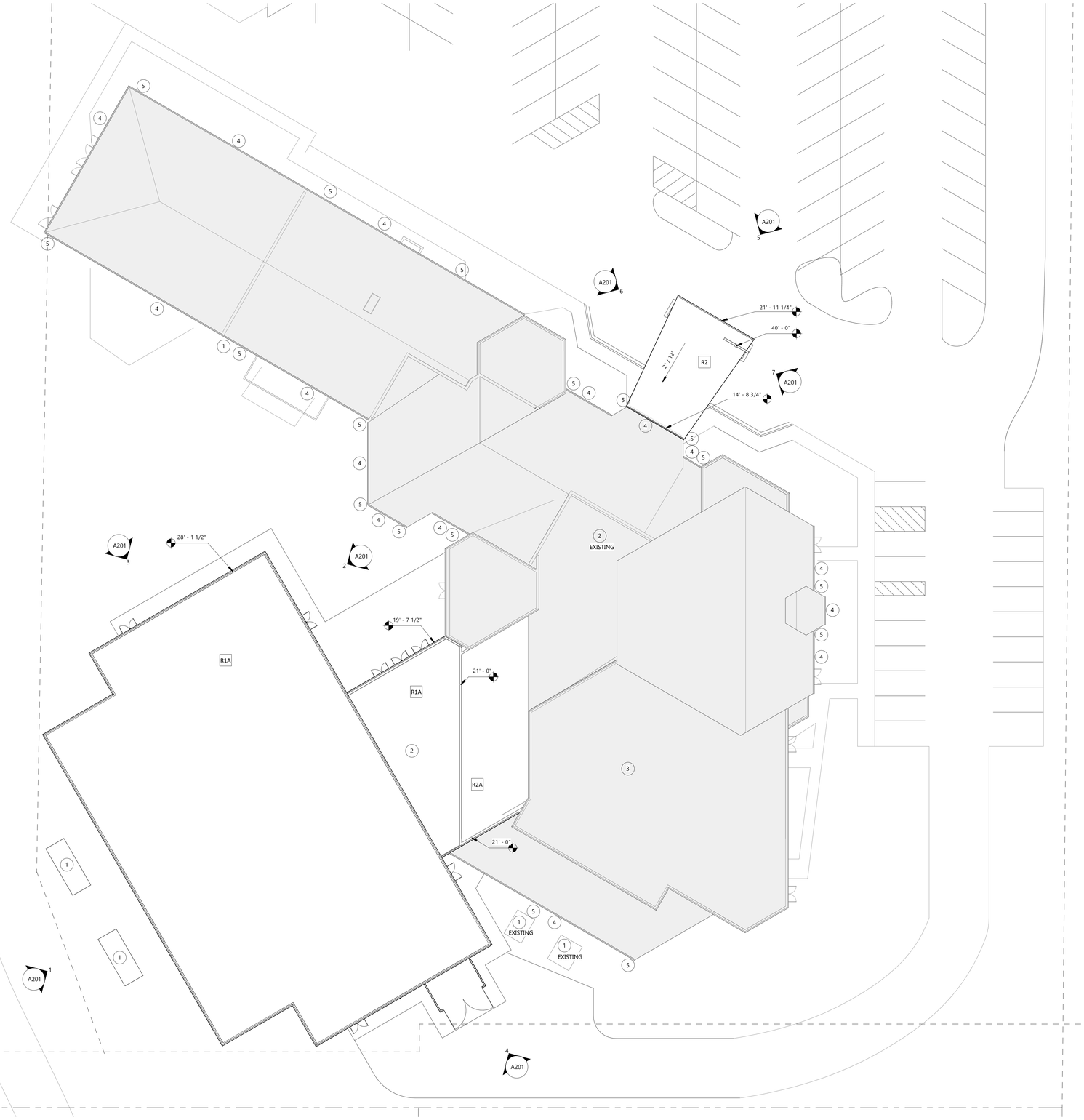
FLOOR PLAN - LEVEL 1

PLAN COMMISSION SET

A101

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Attachment: Packet Docs BSPA (8891 : Christian Life Church)



1 A103 ROOF

1/16" = 1'-0"

ROOF PLAN GENERAL NOTES:

A. R# INDICATES ROOF TYPE. SEE LEGEND FOR ROOF TYPE INFORMATION.

B. CONTRACTOR SHALL COORDINATE ROOFING INSTALLATION WITH MECHANICAL & PLUMBING DRAWINGS. PROVIDE CURBING AND FLASHING AS REQUIRED AT ROOF PENETRATIONS TO MAINTAIN INTEGRITY OF ROOF MEMBRANE.

C. ALL GRAVEL STOPS AND COPINGS TO HAVE CONTINUOUS HOLD-DOWN CLIPS.

D. PROVIDE TAPERED EDGE STRIPS AS NECESSARY AT ROOF EDGES.

E. CONCRETE PAVERS. PROVIDE PAVERS AS SPECIFIED FROM ROOF SCUTTLES AND LADDERS TO ALL SERVICE AREAS OF MECHANICAL EQUIPMENT.

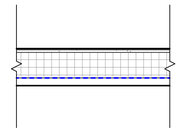
F. ALL ROOF PENETRATIONS AND EQUIPMENT CURBS TO BE FLASHED PER MANUFACTURER'S REQUIREMENTS.

G. COORDINATE WITH PLUMBING DRAWINGS FOR ALL ROOF DRAIN LOCATIONS.

H. PROVIDE APPROVED TRANSITIONS BETWEEN EXISTING ROOFING AND NEW ROOFING TO MAINTAIN EXISTING ROOF WARRANTY.

I. AT SHINGLE ROOFING, PROVIDE PERIMETER UNDERLAYMENT AT ALL ROOF VALLEYS AND TO 3'-0" IN FROM EXISTING FACE OF WALL AT ROOF EAVES, AND AS SPECIFICALLY NOTED ON THE DRAWINGS.

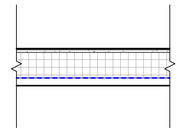
KEYED ROOF PLAN NOTES	
TAG #	DESCRIPTION
1	GROUND MOUNTED MECHANICAL EQUIPMENT.
2	ROOF MOUNTED MECHANICAL EQUIPMENT.
3	SHADED REGION INDICATES EXISTING BUILDING TO REMAIN.
4	GUTTER
5	DOWNSPOUT



R1

FLAT ROOF

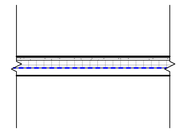
- 60MIL BLACK EPDM, FULLY ADHERED
- 1/2" COVERBOARD
- MINIMUM 5" (R30) POLYISOCYANURATE INSULATION (2 LAYERS W/ STAGGERED JOINTS)
- 30 MIL VAPOR BARRIER
- METAL DECK PER STRUCTURAL
- SLOPED FRAMING PER STRUCTURAL



R1A

FLAT ROOF

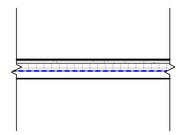
- 60MIL BLACK EPDM, FULLY ADHERED
- 1/2" COVERBOARD
- TAPERED POLYISOCYANURATE INSULATION
- MINIMUM 5" (R30) POLYISOCYANURATE INSULATION (2 LAYERS W/ STAGGERED JOINTS)
- 30 MIL VAPOR BARRIER
- METAL DECK PER STRUCTURAL
- FRAMING PER STRUCTURAL



R2

FLAT ROOF

- 60MIL BLACK EPDM, FULLY ADHERED
- 1/2" COVERBOARD
- MINIMUM 1-1/2" (R5) POLYISOCYANURATE INSULATION
- 30 MIL VAPOR BARRIER
- METAL DECK PER STRUCTURAL
- SLOPED FRAMING PER STRUCTURAL



R2A

FLAT ROOF

- 60MIL BLACK EPDM, FULLY ADHERED
- 1/2" COVERBOARD
- TAPERED POLYISOCYANURATE INSULATION
- MINIMUM 1-1/2" (R5) POLYISOCYANURATE INSULATION
- 30 MIL VAPOR BARRIER
- METAL DECK PER STRUCTURAL
- SLOPED FRAMING PER STRUCTURAL

ROOF TYPES

1" = 1'-0"

PLAN COMMISSION INFORMATION:

OWNER REPRESENTATIVE:
JOSEPH HANTHORN
LEAD PASTOR
2909 W MEQUON RD,
MEQUON, WI 53092
262.643.4602
PASTOR@CLCWI.COM

ARCHITECT & APPLICANT:
EHAN WHITNEY
PETE SCHNEIDER
GROTH DESIGN GROUP ARCHITECTS
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CEDARBURG, WI
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EWHITNEY@GDG-ARCHITECTS.COM
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PROJECT

CHRISTIAN LIFE CHURCH
ADDITION AND RENOVATION

2909 W MEQUON RD
MEQUON, WI
53092

ISSUE

NO. REV. DATE DESCRIPTION

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Date
10.18.24

Project No.
24.116

SHEET TITLE

ROOF PLAN

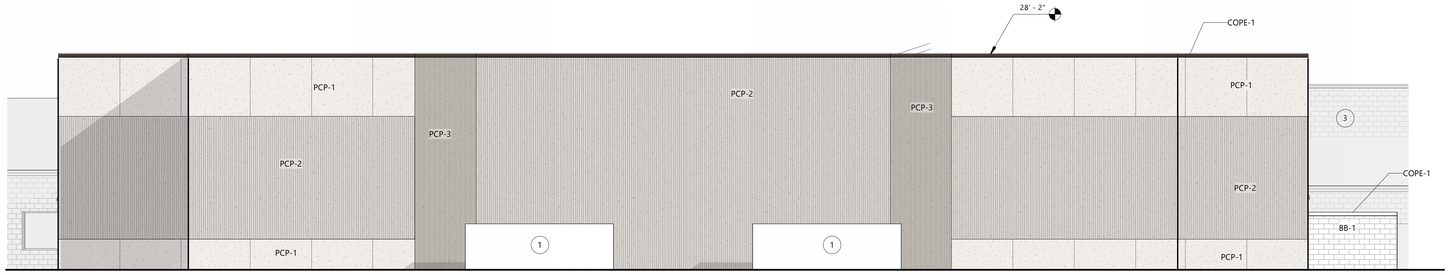
PLAN COMMISSION SET

A103

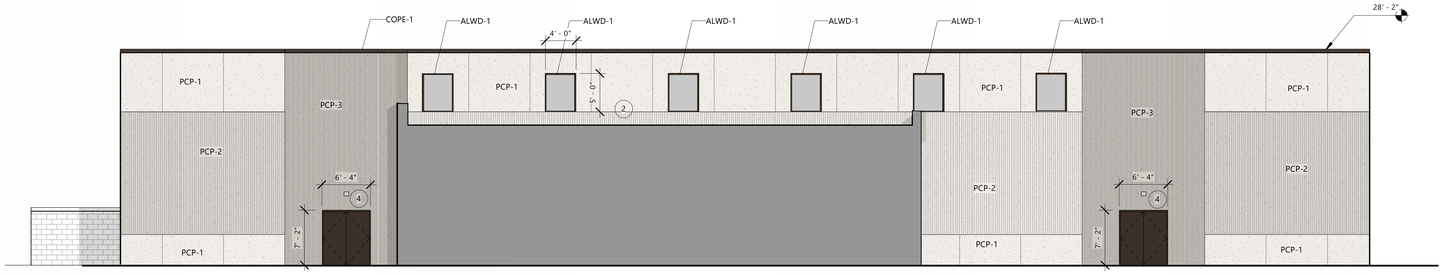
Attachment: Packet Docs. BSPA (9891 : Christian Life Church)

10/28/2024 12:14:44 PM

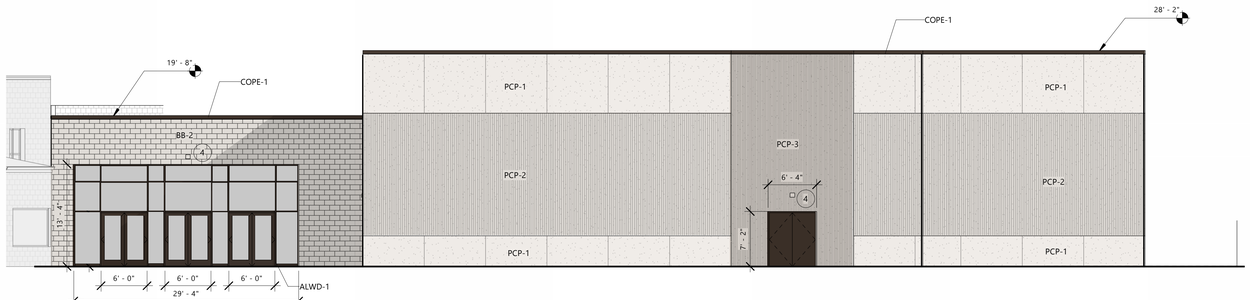
© Groth Design Group, Inc.



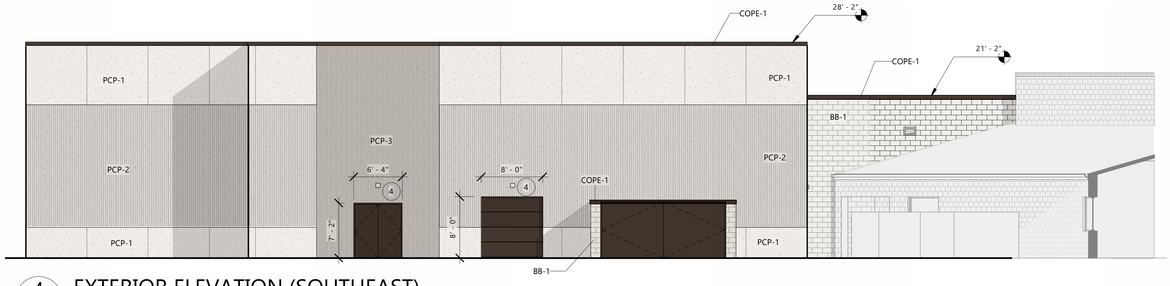
1 A201 EXTERIOR ELEVATION (SOUTHWEST)
1/8" = 1'-0"



2 A201 EXTERIOR ELEVATION (NORTHEAST)
1/8" = 1'-0"



3 A201 EXTERIOR ELEVATION (NORTHWEST)
1/8" = 1'-0"



4 A201 EXTERIOR ELEVATION (SOUTHEAST)
1/8" = 1'-0"

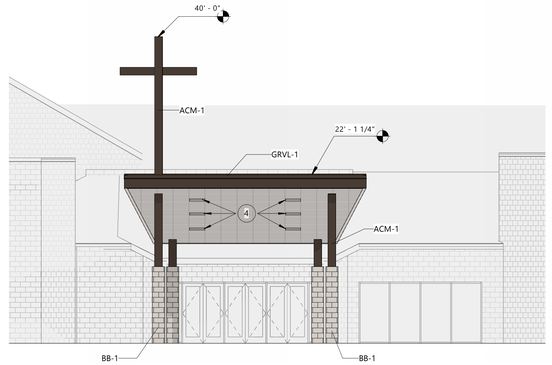
[1] REFER TO "MATERIAL LEGEND - INTERIOR" FOR ADDITIONAL MATERIALS
[2] REFER TO SECTIONS & DETAILS FOR ADDITIONAL INFORMATION

MATERIAL LEGEND - EXTERIOR[1,2]

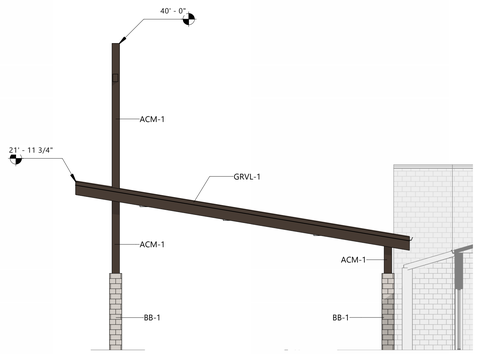
CODE	TYPE	MANUFACTURER	PATTERN / STYLE	COLOR / FINISH	SIZE	CONTACT	COMMENTS
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALUCOBOND	ALUCOBOND PLUS, RAINSCREEN II	OFF-WHITE		JASON BEAUPRE (630) 234-7821	FR CORE
ALWD-1	ALUMINUM WINDOW SYSTEM	KAWNEER 451T	SEE WINDOW ELEVATIONS & SECTIONS	DARK BRONZE ANODIZED	SEE ELEVATIONS	ROD STOMBAUGH (651) 262-5093	
BB-1	BURNISHED BLOCK	COUNTY MATERIALS	SEE ELEVATIONS	SEA SALT		MEGAN PAUL 608-556-3333	
BB-2	BURNISHED BLOCK	COUNTY MATERIALS	SEE ELEVATIONS	NORTH STAR		MEGAN PAUL 608-556-3333	
COPE-1	PARAPET COPING	--	ALUMINIUM	DARK BRONZE	4"FACE	--	EXTERIOR
EXPT-1	EXTERIOR PAINT	SHERWIN WILLIAMS		DARK BRONZE	--	SUSAN SIENKOWSKI (312) 565-0622	HOLLOW METAL DOORS AND FRAMES
FCS-1	FIBER CEMENT SIDING	JAMES HARDIE	LAP SIDING, HZ5	OFF-WHITE			
FMP-1	FORMED METAL PANEL	PAC-CLAD	FLUSH WALL PANEL	OFF-WHITE	12" T SEE ELEVATIONS FOR LENGTH	BARRY ZIEBELL (262) 282-4531	22 GAUGE PANEL MIN
GRVL-1	GRAVEL STOP	--	ALUMINIUM	DARK BRONZE	4"FACE	--	EXTERIOR
PCP-1	PRECAST CONCRETE PANEL	FABCON PRECAST	EXPOSED AGGREGATE	OFF-WHITE			
PCP-2	PRECAST CONCRETE PANEL	FABCON PRECAST	RIBBED	OFF-WHITE			
PCP-3	PRECAST CONCRETE PANEL	FABCON PRECAST	RAKED	OFF-WHITE			

GENERAL NOTES:
- ALL ELEVATIONS CALL OUTS MEASURED FROM MAIN LEVEL FINISH FLOOR.

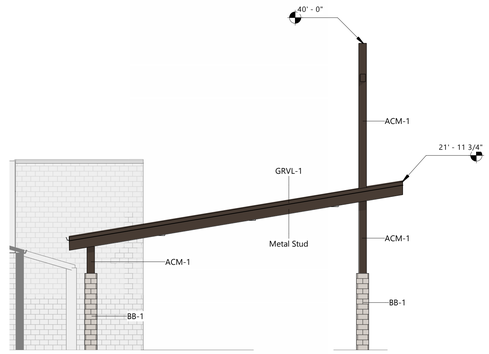
KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED WITH LANDSCAPING.
2	ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED BY SORROUNDING BUILDING.
3	SHADED REGION INDICATES EXISTING BUILDING TO REMAIN.
4	EXTERIOR LIGHT FIXTURE



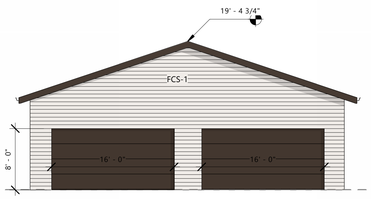
5 A201 EXTERIOR ELEVATION (CANOPY NORTH)
1/8" = 1'-0"



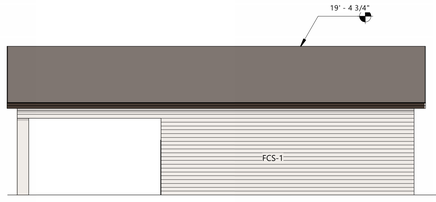
6 A201 EXTERIOR ELEVATION (CANOPY WEST)
1/8" = 1'-0"



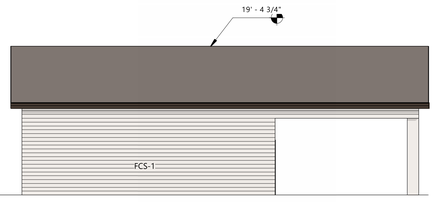
7 A201 EXTERIOR ELEVATION (CANOPY EAST)
1/8" = 1'-0"



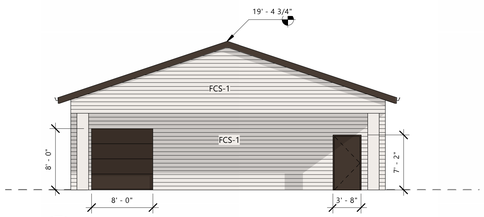
8 A201 EXTERIOR ELEVATION - GARAGE (WEST)
1/8" = 1'-0"



9 A201 EXTERIOR ELEVATION - GARAGE (SOUTH)
1/8" = 1'-0"



11 A201 EXTERIOR ELEVATION - GARAGE (NORTH)
1/8" = 1'-0"



10 A201 EXTERIOR ELEVATION - GARAGE (EAST)
1/8" = 1'-0"

PLAN COMMISSION INFORMATION:

OWNER REPRESENTATIVE:
JOSEPH HANTHORN
LEAD PASTOR
2909 W MEQUON RD,
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262.643.4602
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0' 4' 8' 16' 32'

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PROJECT

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MEQUON, WI
53092

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SHEET TITLE
BUILDING ELEVATIONS

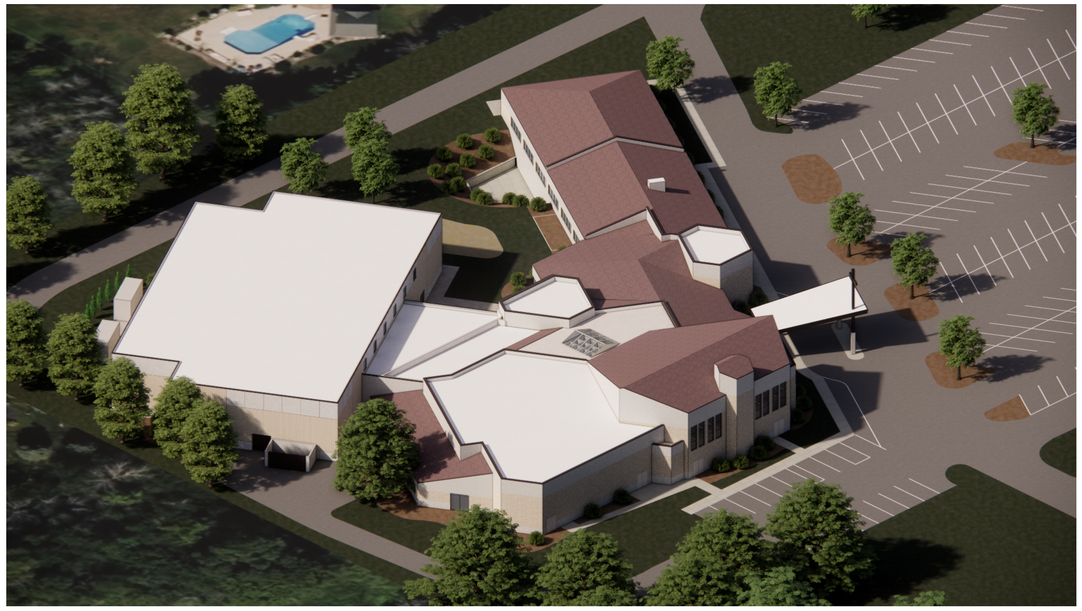
A201

PLAN COMMISSION SET

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Attachment: Packet Docs, BSPA (9891 : Christian Life Church)



PERSPECTIVE AERIAL - NOT TO SCALE



PERSPECTIVE AERIAL - NOT TO SCALE



PERSPECTIVE - NOT TO SCALE



PERSPECTIVE AERIAL - NOT TO SCALE

PLAN COMMISSION INFORMATION:

OWNER REPRESENTATIVE:
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2909 W MEQUON RD,
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262.643.4602
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ARCHITECT & APPLICANT:
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CEDARBURG, WISCONSIN 53012

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PROJECT

CHRISTIAN LIFE CHURCH

ADDITION AND RENOVATION

2909 W MEQUON RD
MEQUON, WI
53092

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Project No.
24.116

SHEET TITLE

PERSPECTIVE RENDERINGS

A202

PLAN COMMISSION SET

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Attachment: Packet Docs_BSPA (6891 : Christian Life Church)

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

   -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
   -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
   -WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
   -WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
   -CITY OF MEQUON TECHNICAL STANDARDS.

2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF PEWAUKEE.

12. THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF MEQUON SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.

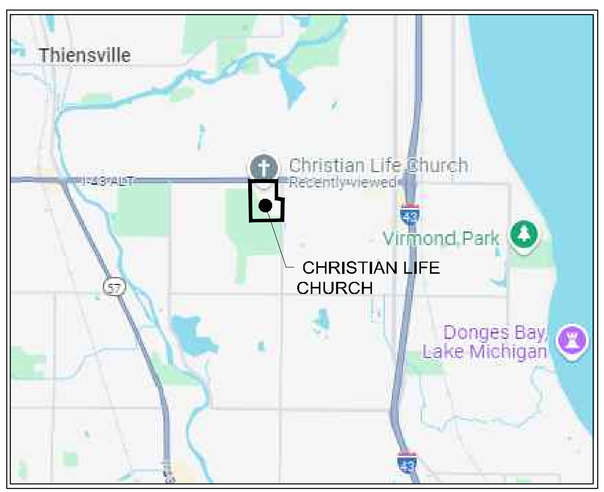
CHRISTIAN LIFE CHURCH ADDITION

SITE DEVELOPMENT PLANS

CITY OF MEQUON, WISCONSIN



SITE PLAN
SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE

ENGINEER:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MATTHEW BAILEY, P.E.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: mbailey@trioeng.com

OWNER'S REPRESENTATIVE
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EMAIL: pastor@clcwi.com

ARCHITECT & APPLICANT
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PETE SCHNEIDER
GROTH DESIGN GROUP ARCHITECTS
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PO BOX 332
CEDARBURG, WI
PHONE: 262-377-8001
EMAIL: ewhitney@gdg-architects.com
pschneider@gdg-architects.com

SHEET INDEX

CIVIL		
T1.0	–	COVER SHEET
C1.0	–	EXISTING SITE & DEMOLITION PLAN
C1.1	–	OVERALL PROPOSED SITE PLAN
C1.2	–	PROPOSED SITE PLAN
C2.0	–	GRADING & UTILITY PLAN
C3.0	–	EROSION CONTROL PLAN
C4.0	–	CONSTRUCTION DETAILS & NOTES

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN Matthew BAILEY E-41533 OCONOMOWOC PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
CHRISTIAN LIFE CHURCH
CITY OF MEQUON, WISCONSIN
CHRISTIAN LIFE CHURCH
2909 W MEQUON RD.
MEQUON, WI 53092

REVISION HISTORY

DATE	DESCRIPTION
10/28/24	PC SUBMITTAL

DATE:
OCTOBER 28, 2024

JOB NUMBER:
24-47-1092

DESCRIPTION:
COVER SHEET

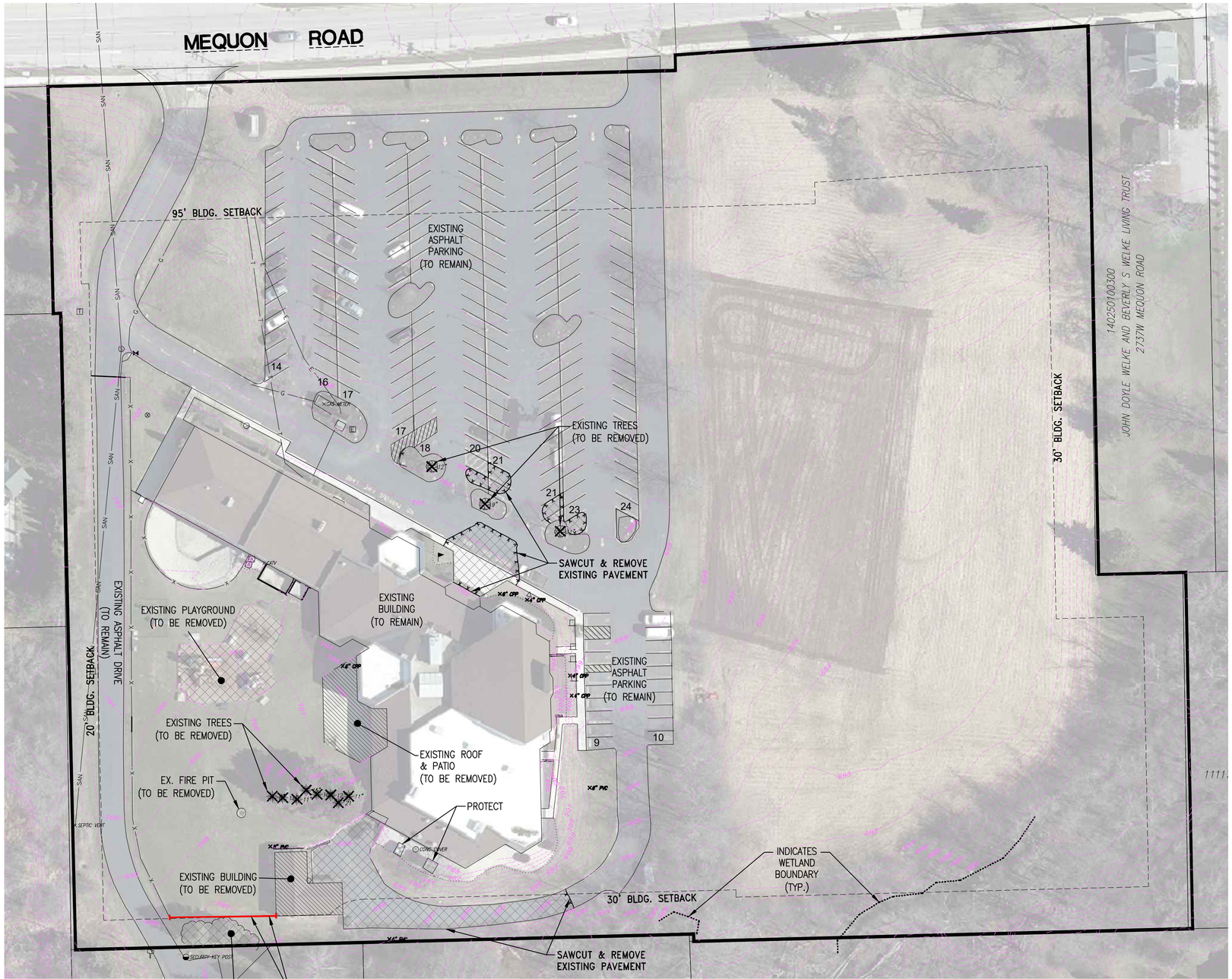
SHEET
T1

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\PRELIMINARY\CHRISTIAN LIFE CHURCH_CIVIL PLAN SET_22X34.DWG

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

LEGEND:

B50	– EXISTING CONTOUR
SAN	– EXISTING SANITARY SEWER
	– EXISTING SANITARY MANHOLE
W	– EXISTING WATER MAIN
	– EXISTING HYDRANT
ST	– EXISTING STORM SEWER
	– EXISTING STORM MANHOLE
	– EXISTING STORM INLET
	– EXISTING TRANSFORMER
	– EXISTING ELECTRIC PEDESTAL
	– EXISTING TELEPHONE PEDESTAL
	– EXISTING CATV PEDESTAL
	– EXISTING POWER POLE



0 20 40 80
SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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OWNER'S REPRESENTATIVE
JOSEPH HANTHORN
LEAD PASTOR
2909 W MEQUON ROAD
MEQUON, WI 53092
PHONE: 262-790-1480
EMAIL: pastor@clcwi.com

WISCONSIN Matthew BAILEY E-41533 OCONOMOWOC PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
CHRISTIAN LIFE CHURCH
CITY OF MEQUON, WISCONSIN
CHRISTIAN LIFE CHURCH
2909 W MEQUON RD.
MEQUON, WI 53092

REVISION HISTORY

DATE	DESCRIPTION
10/28/24	PC SUBMITTAL

DATE:
OCTOBER 28, 2024

JOB NUMBER:
24-47-1092

DESCRIPTION:
EXISTING SITE AND DEMOLITION PLAN

SHEET
C1.0

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\PRELIMINARY\CHRISTIAN LIFE CHURCH_CIVIL PLAN SET_22X34.DWG

Attachment: Packet Docs, BSPA (9891 : Christian Life Church)

SITE DATA

ZONING	=	IPS (INSTITUTIONAL & PUBLIC SERVICE)
PROPERTY AREA	=	451,841± S.F. (10.373± AC.)

	EXISTING	PROPOSED
BUILDING	0.82 AC (7.9%)	1.19 AC (11.5%)
ASPH. PAVEMENT	2.49 AC (24.0%)	2.46 AC (23.7%)
SIDEWALK/CONC.	0.24 AC (2.3%)	0.21 AC (2.0%)
OPEN SPACE	6.82 AC (65.8%)	6.51 AC (62.8%)
NET INCREASE IN IMPERVIOUS AREA	13,678 SF (0.31 AC)	

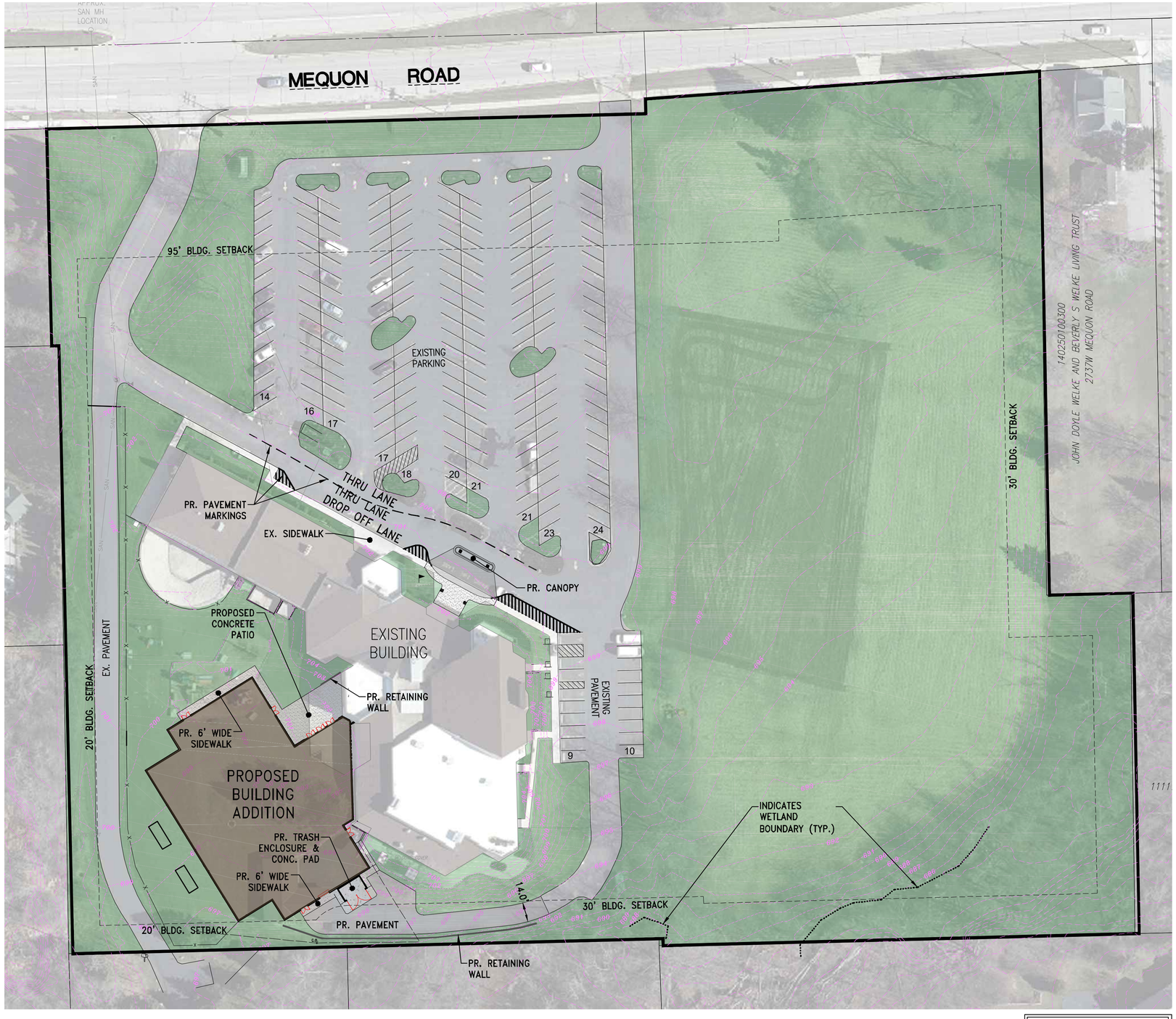
SITE PARKING SUMMARY:

PARKING REQUIREMENTS - SCHOOLS, INSTITUTIONS, AND RELATED USES:

TOTAL REQUIRED PARKING (1 space per 4 seats based on max. capacity of facility)
- per CITY REQUIREMENTS = 210 SPACES

PROPOSED PARKING

PR. STANDARD PARKING STALLS	= 0 STALLS
PR. ADA PARKING STALLS	= 0 STALLS
TOTAL PR. PARKING STALLS	= 0 STALLS
EX. PARKING STALLS	= 215 STALLS (9 ADA STALLS)
TOTAL PARKING STALLS	= 210 STALLS



0 20 40 80
SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

LEGEND:

850	– EXISTING CONTOUR
SAN	– EXISTING SANITARY SEWER
W	– EXISTING WATER MAIN
ST	– EXISTING STORM SEWER
	– PROPOSED SANITARY SEWER (PRIVATE)
>	– PROPOSED SANITARY SEWER (PUBLIC)
	– PROPOSED SANITARY MANHOLE
	– PROPOSED WATER MAIN (PRIVATE)
	– PROPOSED WATER MAIN (PUBLIC)
	– PROPOSED HYDRANT
	– PROPOSED WATER VALVE
	– PROPOSED STORM SEWER
	– PROPOSED STORM MANHOLE
	– PROPOSED STORM INLET
	– PROPOSED STORM END SECTION

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CITY OF MEQUON, WISCONSIN
CHRISTIAN LIFE CHURCH
2909 W MEQUON RD.
MEQUON, WI 53092

REVISION HISTORY

DATE	DESCRIPTION
10/28/24	PC SUBMITTAL

DATE: OCTOBER 28, 2024

JOB NUMBER: 24-47-1092

DESCRIPTION: PROPOSED OVERALL SITE PLAN

SHEET C1.1

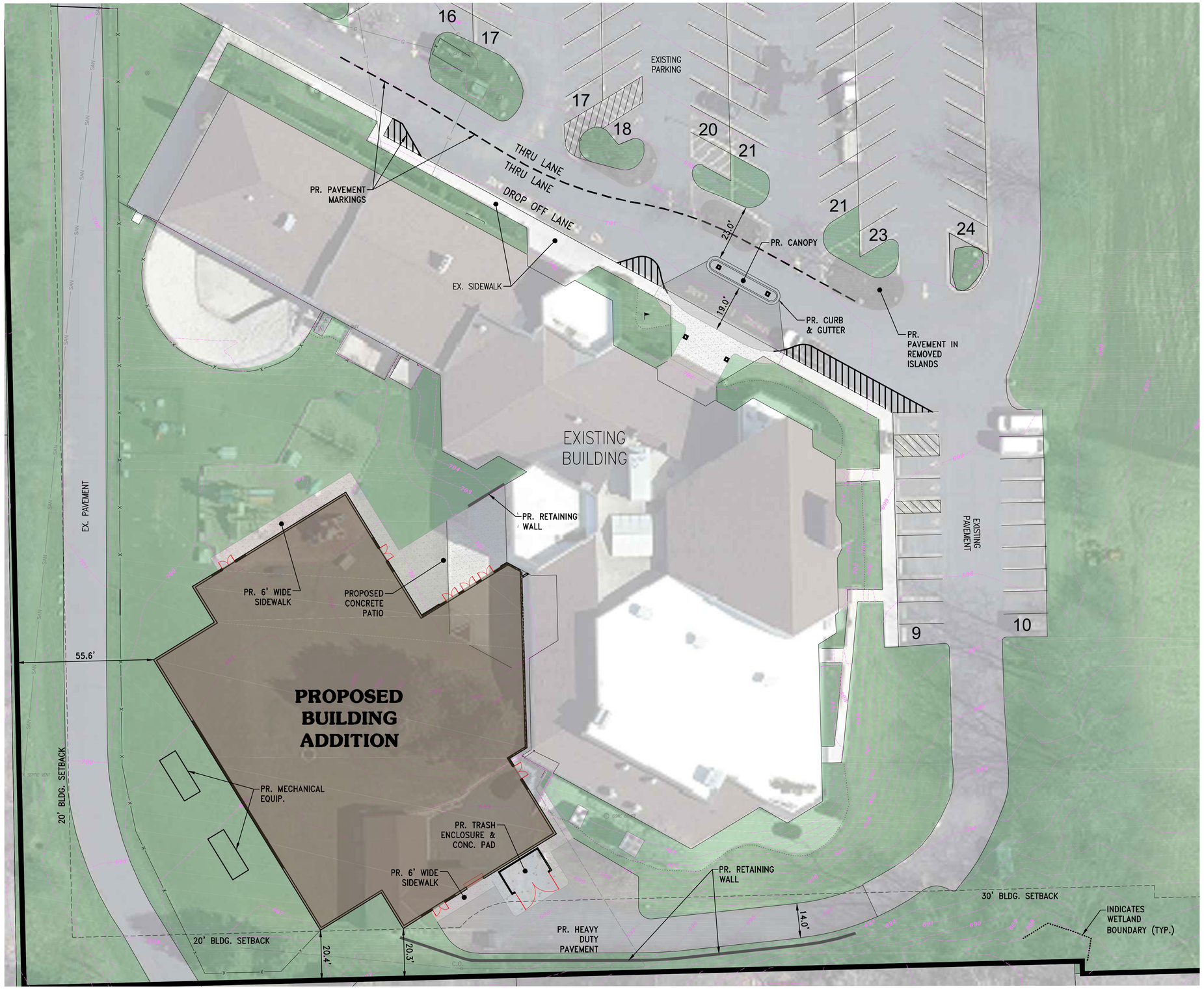
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Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

LEGEND:

- 850 – EXISTING CONTOUR
- SAN – EXISTING SANITARY SEWER
- W – EXISTING WATER MAIN
- ST – EXISTING STORM SEWER
- – PROPOSED SANITARY SEWER (PRIVATE)
- > – PROPOSED SANITARY SEWER (PUBLIC)
- ○ – PROPOSED SANITARY MANHOLE
- – PROPOSED WATER MAIN (PRIVATE)
- – PROPOSED WATER MAIN (PUBLIC)
- – PROPOSED HYDRANT
- – PROPOSED WATER VALVE
- – PROPOSED STORM SEWER
- ○ – PROPOSED STORM MANHOLE
- □ – PROPOSED STORM INLET
- – PROPOSED STORM END SECTION

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REVISION HISTORY

DATE	DESCRIPTION
10/28/24	PC SUBMITTAL

DATE:
OCTOBER 28, 2024

JOB NUMBER:
24-47-1092

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.2

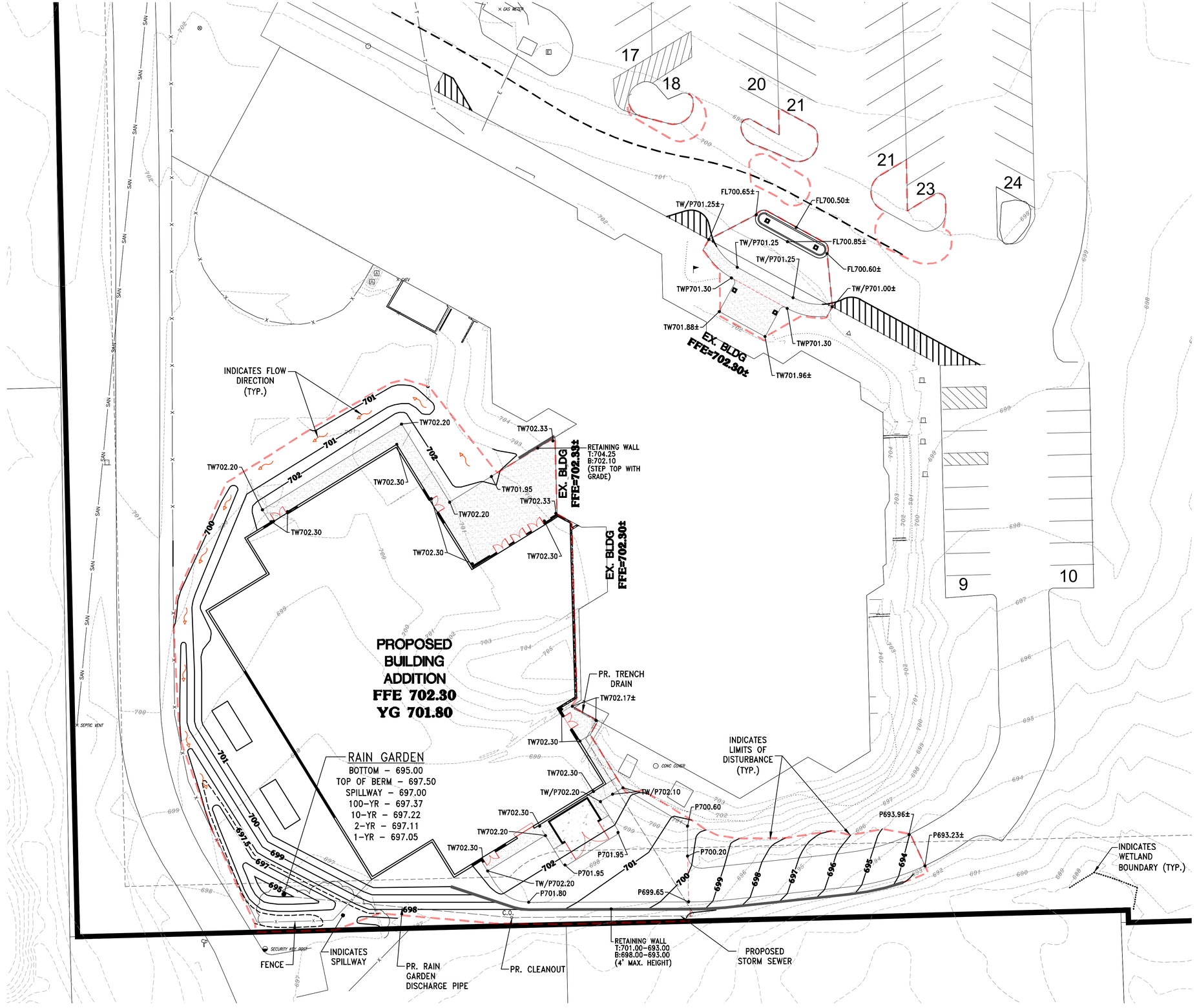
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Attachment: Packet Docs. BSPA (8891 : Christian Life Church)

LEGEND:

850	– EXISTING CONTOUR
850	– PROPOSED CONTOUR
P871.20	– PROPOSED SPOT ELEVATION
~	– PROPOSED FLOW ARROW
YG 850.0	– PROPOSED YARD GRADE
GAR 842.0	– PROPOSED GARAGE GRADE
FFE 842.0	– FINISHED FLOOR ELEVATION

RETAINING WALL NOTES:
1. THE INFORMATION SHOWN IS FOR REFERENCE ONLY. REFER TO LANDSCAPE PLAN FOR SPECIFIC SITE RETAINING WALL DETAILS AND/OR CONTRACTOR SHALL FOLLOW ALL MANUFACTURE DETAILS AND SPECIFICATIONS.



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SCALE: 1" = 40' (11"X17")

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10/28/24	PC SUBMITTAL

DATE:
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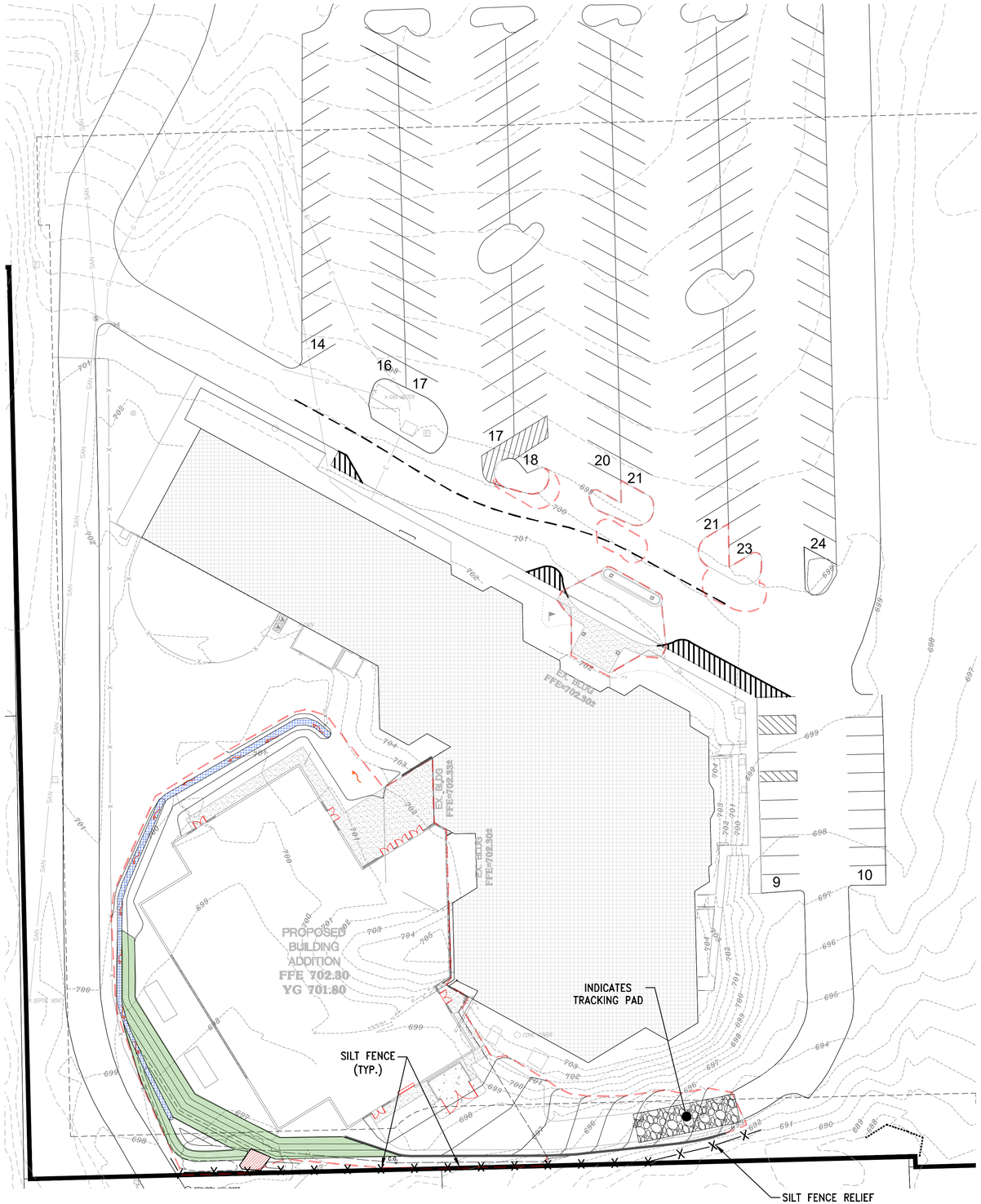
DESCRIPTION:
GRADING & UTILITY PLAN

SHEET
C2.0

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\PRELIMINARY\CHRISTIAN LIFE CHURCH_CIVIL PLAN SET_22X34.DWG

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

Packet Pg. 112



CONSTRUCTION SEQUENCE PLAN

1. INSTALL TRACKING PADS.
2. INSTALL SILT FENCE/STRAW WATTLE AROUND THE PERIMETER OF THE SITE.
3. CLEAR AND GRUB SITE.
4. STRIP TOPSOIL, BEGINNING FIRST WITH SEDIMENT BASIN & SILT TRAP AREAS.
5. BEGIN MASS GRADING OF THE SITE. MASS GRADING MAY ONLY OCCUR/CONTINUE AFTER EROSION CONTROL MEASURES ARE INSTALLED/CONSTRUCTED (SWALES, DITCH CHECKS, ETC).
6. ROUGH GRADE SITE. NOTE THAT ROUGH GRADING MAY OCCUR CONCURRENT WITH CONSTRUCTION OF THE DIVERSION SWALES.
   6.1 DISTURBED SLOPES AND POND SLOPES TO BE RESTORED IMMEDIATELY (WITHIN 7 DAYS OF DISTURBANCE) WITH TOPSOIL, SEED AND EROSION MATTING.
7. INSTALL STORM SEWER. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH SANITARY SEWER AND WATER MAIN INSTALLATION.
8. FINISH GRADE THE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
9. INSTALL STONE BASE COURSE, CONSTRUCT CURB AND SIDEWALK, AND PLACE BINDER COURSE PAVEMENT. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING.
10. REMOVE TRACKING PAD ONCE ROADS ARE COMPLETED. RESTORE DISTURBED AREA.
11. RESPREAD TOPSOIL AND PLACE SEED, MULCH, MATTING AND OTHER SITE STABILIZERS AS NEEDED. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING AND ROAD CONSTRUCTION. ALSO NOTE THAT ANY AREAS, SUCH AS POND SLOPES, THAT ARE FINISH GRADED AND TOPSOILED SHALL BE SEEDED, MULCHED AND/OR MATTED IMMEDIATELY AFTER TOPSOIL IS PLACED.
    NOTE: DISTUBANCE WITHIN RIGHT OF WAY SHALL BE STABILIZED AS SOON AS POSSIBLE AFTER GRADING HAS OCCURRED, PROVIDING TOPSOIL, SEES, AND WHERE NECESSARY (SWALES AND 4:1 OR GREATER SLOPES) EROSION CONTROL MATTING.
12. COMPLETE RAIN GARDEN BY REMOVING ALL ACCUMULATED SEDIMENT AND RESTORING ALL DISTURBED SLOPES, PER PLAN. SEED, MULCH AND STABILIZE SLOPES, AS NECESSARY.
13. LATE SEASON (AFTER OCTOBER 15) STABILIZATION NOTES:
    13.1. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15 MUST BE TEMPORARY SEEDED AS OF THAT DATE.
    13.2. ANY FINAL SITE STABILIZATION THAT OCCURS AFTER OCTOBER 15 MAY REQUIRE CONTRACTOR TO COVER DISTURBED AREAS WITH THE ANIONIC FORM OF POLYACRYLAMIDE (PAM), PER WDNR TECHNICAL STANDARD 1050 AND WisDOT PAL LIST. CONTRACTOR SHALL COORDINATE WITH VILLAGE ENGINEER AND WDNR FOR LATE SEASON STABILIZATION REQUIREMENTS.

TEMPORARY DEWATERING GEOTEXTILE BAG

1. IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
2. REFER TO WDNR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
3. CONTRACTOR MAY USE THRACE-LINQ, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
4. CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS.
5. MAX FLOW RATE SHALL NOT EXCEED 100GPM

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

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND THE CITY OF MEQUON TECHNICAL STANDARDS.
2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER, THE WISCONSIN DNR AND THE CITY OF MEQUON .
3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
   B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
   C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
   D. PLACE STRAW WATTLES OR SILT LOGS IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
   E. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH STRAW WATTLES OR SILT LOGS.
   F. PROMPT REMOVAL OF EXCAVATED MATERIAL.
   G. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
   H. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
   I. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
   J. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
   K. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.
5. TEMPORARY EROSION CONTROL MEASURES.
   A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
   B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
6. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR AND THE CITY OF MEQUON TECHNICAL STANDARDS.
   A. ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE FILTER BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE HR FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
10. EROSION CONTROL INSPECTION AND MAINTENANCE
    A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
    B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
11. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

OVERFLOW SPILLWAY MATTING (PER POND DETAILS)
N.A. GREEN C350
CLASS 3, TYPE A

TEMP. EROSION MATTING
N.A. GREEN S75BN
CLASS 1, TYPE A

CHANNEL EROSION MATTING
N.A. GREEN S150
CLASS 1, TYPE B

LEGEND:

- 850 – EXISTING CONTOUR
- 850 – PROPOSED CONTOUR
- X—X – PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED TRACKING PAD
- PROPOSED DIVERSION SWALE
- PROPOSED DITCH CHECK

0 15 30 40
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SCALE: 1" = 60' (11"X17")

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CHRISTIAN LIFE CHURCH
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MEQUON, WI 53092

REVISION HISTORY

DATE	DESCRIPTION
10/28/24	PC SUBMITTAL

DATE: OCTOBER 28, 2024

JOB NUMBER: 24-47-1092

DESCRIPTION: EROSION CONTROL PLAN

SHEET C3.0

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\PRELIMINARY\CHRISTIAN LIFE CHURCH_CIVIL PLAN SET_22X34.DWG
Attachment: Packet Docs_BSPA (9891 : Christian Life Church)
Packet Pg. 113

COMPLIANT DOCUMENTATION:

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

-CITY OF MEQUON STANDARD SPECIFICATIONS & DRAWINGS, LATEST EDITION.
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
-WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.

CONTRACTOR RESPONSIBILITY:

-EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

-THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

-THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL REQUIRED PERMITS, UNLESS OTHERWISE SPECIFIED.

-THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AS CONSTRUCTION ACTIVITIES ARE COMPLETED TO PROVIDE CONSTRUCTION OVERSIGHT AND INSPECTION IN ACCORDANCE WITH THE COSTRUCTION INSPECTION PLAN.

-THE OWNER WILL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. THE CONTRACTOR SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLECT MAY BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.

-ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

-CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE FOR DEWATERING AND REMOVAL OF ALL SEDIMENT PER VILLAGE, COUNTY AND WDNR REQUIREMENTS PER TECHNICAL STANDARD 1061.

-CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.

-THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.

-IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS. THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.

-WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREA IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.

-WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.

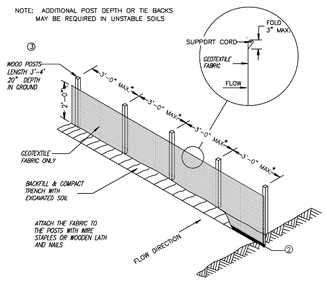
TRAFFIC CONTROL:

-PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE GRAVEL ENTRANCE TO THE PROPERTY.

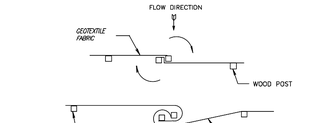
CONSTRUCTION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION, UNLESS OTHERWISE CALLED FOR ON THE PLANS, SPECIFICATIONS OR SPECIAL PROVISIONS.
2. ALL EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, SILT SOCK, GRAVEL ENTRANCE, SILTATION BASIN, ETC.), SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING OR UTILITY CONSTRUCTION. GRADING ASSOCIATED WITH INSTALLATION OF EROSION OR SEDIMENTARY PRACTICES MAY OCCUR CONCURRENTLY WITH INSTALLATION OF PRACTICES.
4. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE (SEE SHEET C3.0) TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. REFER TO THE CONSTRUCTION SEQUENCING PLAN FOR ADDITIONAL INFORMATION.
5. THE OWNER IS RESPONSIBLE FOR OBTAINING A GRADING AND/OR EROSION CONTROL PERMIT (OR ANY OTHER APPLICABLE PERMITS) PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, CITY OF MEQUON SEWER AND WATER UTILITY, AND GOVERNMENT UNITS WHOSE PROPERTY MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 1-800-242-8511.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT AND PUBLIC ROADWAYS DURING CONSTRUCTION PER THE REQUIREMENTS SET FORTH BY THE LOCAL AND COUNTY AGENCIES. STREETS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING OR OTHER APPROPRIATE MEASURES. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
8. INLETS SHALL BE PROTECTED WITH AN EROSION BARRIER MEETING WDNR TECHNICAL STANDARD 1060 UNTIL THE AREA HAS BEEN STABILIZED. FREQUENT INSPECTION AND TIMELY MAINTENANCE IS REQUIRED.
9. UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD A MINIMUM OF FOUR (4") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER AND MULCH PER THE STANDARD SPECIFICATIONS.
10. ALL DISTURBED AREAS SHALL BE REVEGATATED WITHIN SEVEN DAYS AFTER BEING DISTURBED USING THE SEED MIX SPECIFIED ON THE PLANS.
11. ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND REPAIR BMP'S AS NEEDED.
12. REFER TO EROSION CONTROL PLAN FOR SITE EROSION CONTROL ELEMENTS, REQUIREMENTS.

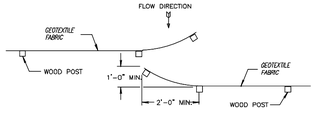
OWNER'S REPRESENTATIVE
JOSEPH HANTHORN
LEAD PASTOR
2909 W MEQUON ROAD
MEQUON, WI 53092
PHONE: 262-790-1480
EMAIL: pastor@clcwi.com



SILT FENCE

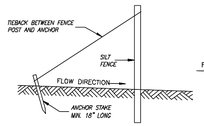


TWIST METHOD

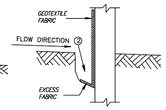


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE ⑤



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



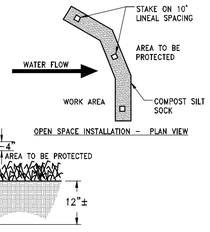
TRENCH DETAIL

GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
② *TRENCH SHALL BE A MINIMUM OF 4" WIDE & 8" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.*
③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.
④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
⑤ *CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.*

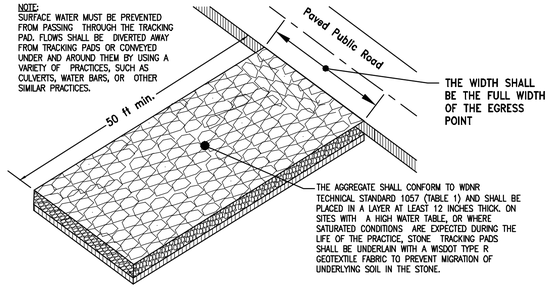
SILT FENCE INSTALLATION DETAIL
NO SCALE

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

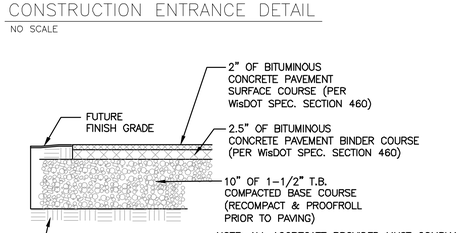


NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
4. INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES, OR CLOSER FOR WATTLE.

STRAW WATTLE
DITCH CHECK INSTALLATION DETAIL
NO SCALE



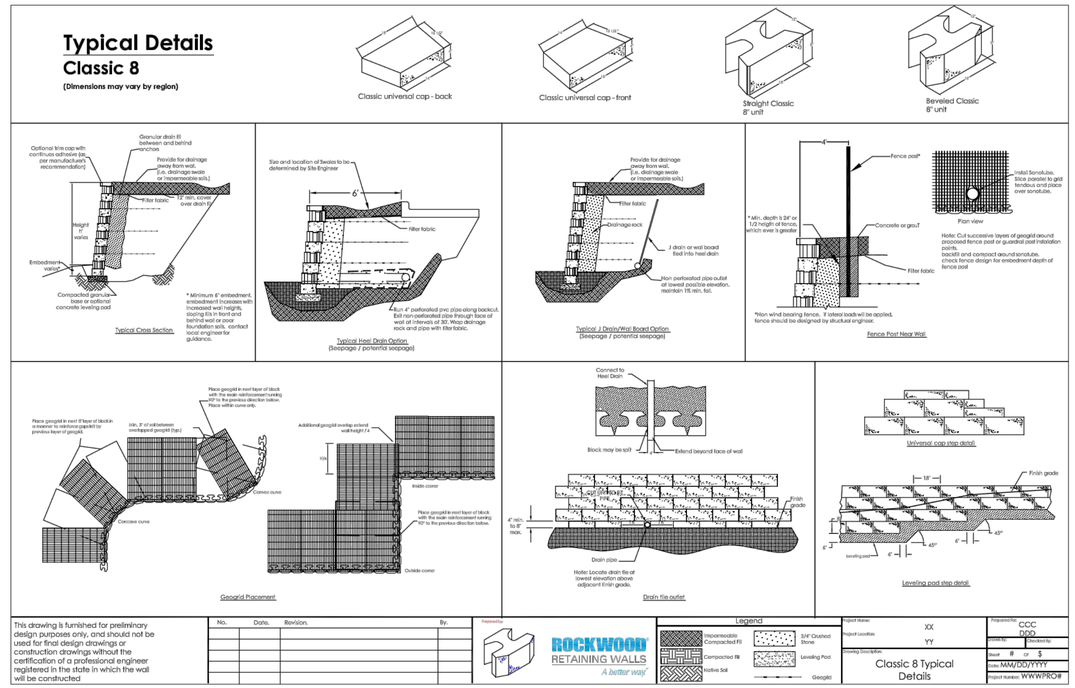
CONSTRUCTION ENTRANCE DETAIL
NO SCALE



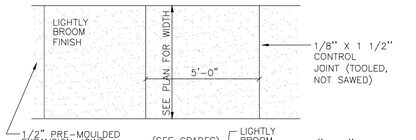
NOTE: ALL AGGREGATE PROVIDED MUST COMPLY WITH "SECTION 305 DENSE GRADED BASE" OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

HEAVY DUTY ASPHALT PAVING SECTION
NO SCALE

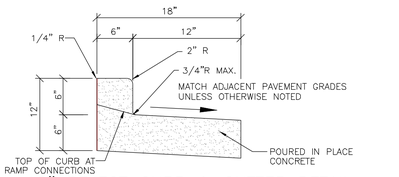
NOTE:
1. UNLESS OTHERWISE NOTED, HEAVY DUTY PAVEMENT SHALL BE USED WITHIN DRIVE AISLES, AND FIRE LANES.
2. PROOFROLL BASE PER GEOTECHNICAL REPORT RECOMMENDATIONS.



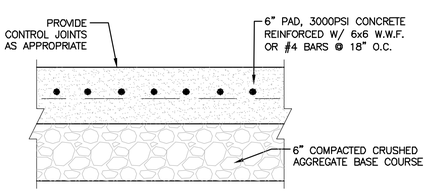
RETAINING WALL NOTES:
1. THE ABOVE DETAIL IS FOR REFERENCE ONLY. REFER TO LANDSCAPE PLAN FOR SPECIFIC SITE RETAINING WALL DETAILS AND/OR CONTRACTOR SHALL FOLLOW ALL MANUFACTURE DETAILS AND SPECIFICATIONS.



PRIVATE CONCRETE SIDEWALK
NO SCALE
NOTE: SEE C5.1 FOR PUBLIC SIDEWALK DETAIL.



18" REJECT CURB & GUTTER DETAIL
NO SCALE
NOTE: SEE PROPOSED SITE PLAN FOR LIMITS OFPROPOSED REJECT CURB & GUTTER.



CONCRETE PAVEMENT DETAIL
NO SCALE

WISCONSIN Matthew BAILEY E-41533 OCONOMOWOC PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
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EMAIL: jpudelko@trioeng.com

PROJECT:
CHRISTIAN LIFE CHURCH
CITY OF MEQUON, WISCONSIN
CHRISTIAN LIFE CHURCH
2909 W MEQUON RD.
MEQUON, WI 53092

REVISION HISTORY

DATE	DESCRIPTION
10/28/24	PC SUBMITTAL

DATE:
OCTOBER 28, 2024

JOB NUMBER:
24-47-1092

DESCRIPTION:
CONSTRUCTION DETAILS & NOTES

SHEET
C4.0

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\REVIT\MAIN\CHRISTIAN LIFE CHURCH_CENTRAL_PLAN SET_22X34.DWG
Attachment: Packet Docs. BSPA (9891 : Christian Life Church)

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)	
LOT ZONING	IPS Institutional & Public Service	
LOT AREA	451,841 SQ. FT.	10.4 Acres
EXISTING SITE BUILDING AREA	33,891 SQ. FT.	0.78 Acres
PROPOSED BUILDING AREA	18,055 SQ. FT.	0.41Acres
TOTAL IMPERVIOUS	211,544 SQ. FT.	4.86Acres
TOTAL GREENSPACE	246,297 SQ. FT.	5.65 Acres
SITE LANDSCAPE PERCENTAGE	54.5%	
TOTAL PARKING STALLS	211 STALLS	

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF MEQUON . THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF MEQUON

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE CITY OF MEQUON LANDSCAPE REQUIREMENTS SET FOR IN SECTION SEC. 58-564. - LANDSCAPING, SCREENING, BERMING AND PONDS.

(A) STREET TREES . THE DEVELOPER SHALL PROVIDE FOR THE PLANTING OR RETENTION OF STREET TREES ON BOTH SIDES OF ALL NEW ROADWAYS

(C) PARKING LOT LANDSCAPING. OFF STREET PARKING LOTS WITH MORE THAN TEN STALLS SHALL HAVE AT LEAST TEN PERCENT OF THE INTERIOR PARKING AREA LANDSCAPED

(D) PARKING LOT SHADING. LANDSCAPING IN AND AROUND PARKING LOTS SHALL BE DESIGNED, PLANTED AND MAINTAINED SO THAT A MINIMUM OF 30 PERCENT OF THE PARKING AREA WILL BE SHADED

(F) LANDSCAPING STANDARDS.

(2) AT LEAST ONE TREE AND TWO SHRUBS SHALL BE PLANTED FOR EACH 1,000 SQUARE FEET OR PORTION THEREOF OF THE AREA TO BE LANDSCAPED. EACH REQUIRED TREE SHALL HAVE AN INITIAL CALIPER OF NO LESS THAN TWO INCHES AND A HEIGHT OF AT LEAST SEVEN FEET.

(3) NO TREE AS MEASURED FROM ITS CENTER SHALL BE LOCATED WITHIN FIVE FEET OF A VEHICULAR ACCESSWAY, BIKE TRAIL OR PUBLIC SIDEWALK OR WITHIN TEN FEET OF A STREET LIGHT, STOP SIGN, FIRE HYDRANT, STREET SIGN OR DIRECTIONAL SIGN.

(4) ALL LANDSCAPING MATERIAL LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE TWO FEET OR LESS IN HEIGHT OR HAVE A CLEARANCE OF EIGHT FEET BENEATH THE LOWEST BRANCH OR PROJECTION.

SECTION 84-6. - REMOVAL OF TREES AND REPLACEMENT

REFER TO LSP1.3 FOR TREE INFORMATION

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
5. VERIFY LOCATION OF ALL EXISTING EASEMENTS.
6. INSITE LANDSCAPE DESIGN, INC, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE CHRISTIAN LIFE CHURCH PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED CHRISTIAN LIFE CHURCH PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.3 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.3 FOR FURTHER INFORMATION.
   PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.3 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.3 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.3 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.3 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
    20% KENTUCKY BLUE GRASS
    15% NEWPORT KENTUCKY BLUE GRASS
    15% SR 2100 Kentucky Bluegrass
    25% Creeping Red Fescue
    15% Replicator Perennial Ryegrass
    10% Fiesta 4 Perennial Ryegrass
    APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
    MAINTENANCE NOTE:
    MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
    - NECESSARY IRRIGATION (IF REQUIRED)
    - INTEGRATED PEST MANAGEMENT,
    - PROPER FERTILIZATION
    - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
    - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
    - WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

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

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE
(NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
www.Diggershotline.com
(800)-242-8511
OR

811 Know what's below. Call 811 before you dig.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	C	6	ECLS01_ASSM730 _____-120-277V	EVOLVE CANOPY LED SOFFIT - ECLS01	LED	ECLS01_ASSM730_____-120-277V.ies	Absolute	1.00	39
	E	7	EWLS02_70AF740 _____-120-277V	EWLS02 WALL PACK	LEDs	EWLS02_70AF740_____-120-277V.ies	Absolute	1.00	52

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	14.6 fc	0.0 fc	N / A	N / A

LUMINAIRE NOTES

1. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
2. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTIONS AND DETAILS FOR FURTHER INFORMATION.
3. ALL BUILDING MOUNTED LIGHT FIXTURES ARE FOR REFERENCE ONLY AND ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND ELECTRICAL DRAWINGS FOR EXACT MOUNTING HEIGHTS, LOCATIONS AND QUANTITIES.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE. TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE. TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

PHOTOMETRIC PLAN GENERAL NOTES

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY.. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMUNICATION AND ACCESS PANELS FOR ALL UTLITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

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Project:

CHRISTIAN LIFE CHURCH

2909 W. Mequon Road
Mequon, WI 53092

Issuance and Revisions:

Date	Number	Description
10/24/24		Client Review Submittal
10/28/24		Plan Commission Submittal

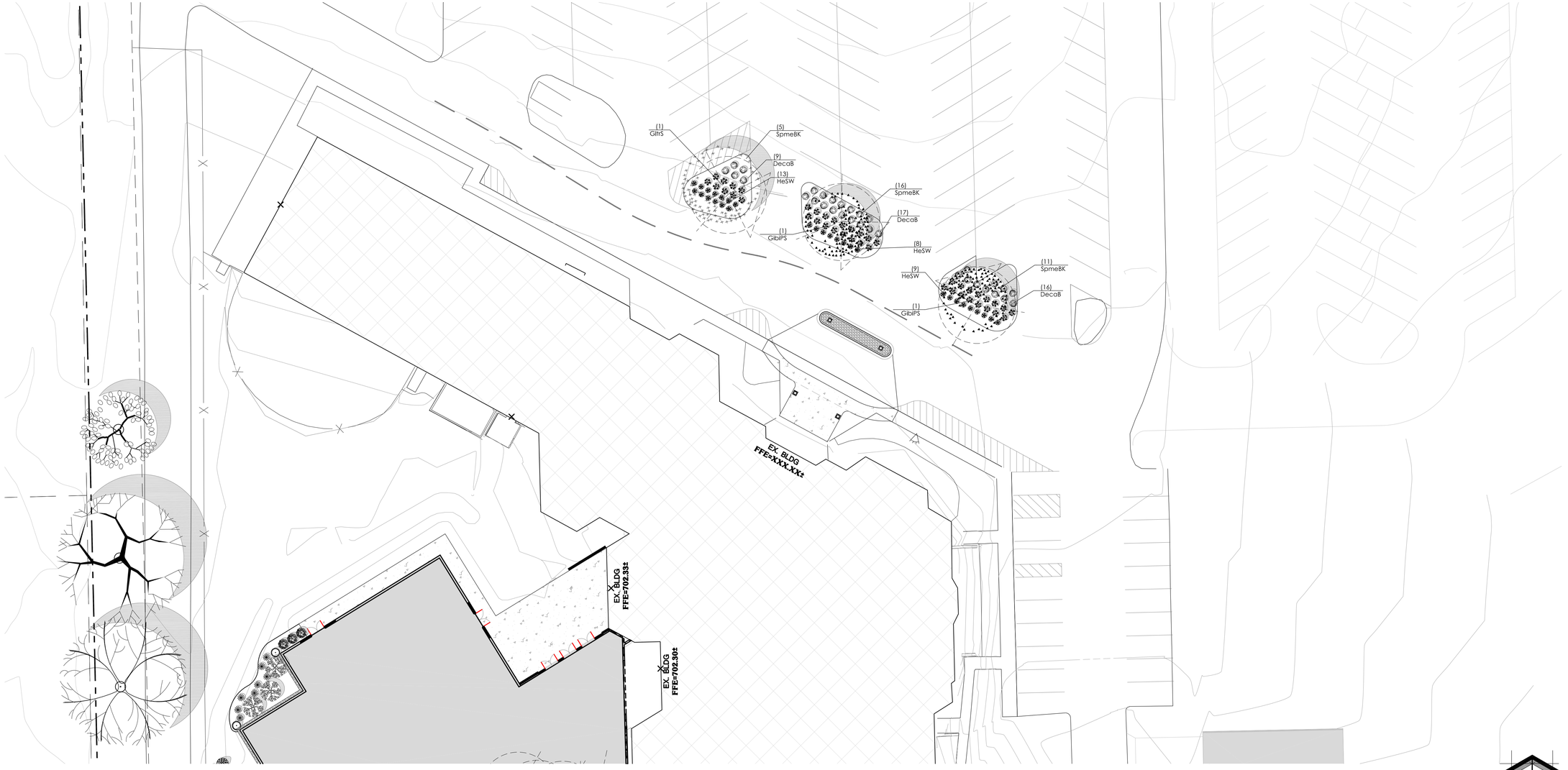
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Sheet Title:

PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

Date of Drawing:	10/28/24
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L24-040
Sheet Number:	LGD1.0



1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'-0"

North

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3"-Cal - B&B	1
1	GlitS		Gleditsia triacanthos 'Sunburst'	Sunburst Honey Locust	3"-Cal - B&B	1, 7
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	GlIth		Gleditsia triacanthos	Existing Honey Locust	Extg 9" Cal Demo	3
1	GlIth		Gleditsia triacanthos	Existing Honey Locust	Extg 11" Cal Demo	3
1	GlIth		Gleditsia triacanthos	Existing Honey Locust	Extg 12" Cal Demo	3

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
32	SpmeBK		Spiraea media 'SMSMBK'	Double Play Blue Kazoo Spirea	18" - Cont	5

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
42	DecaB		Deschampsia caespitosa Bronzeschleier	Bronze Veil Tuft Hair Grass	1-Gal - Cont	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
30	HeSW		Hemerocallis x 'Swirling Water'	Swirling Water Daylily	4 1/2" pot	6

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.

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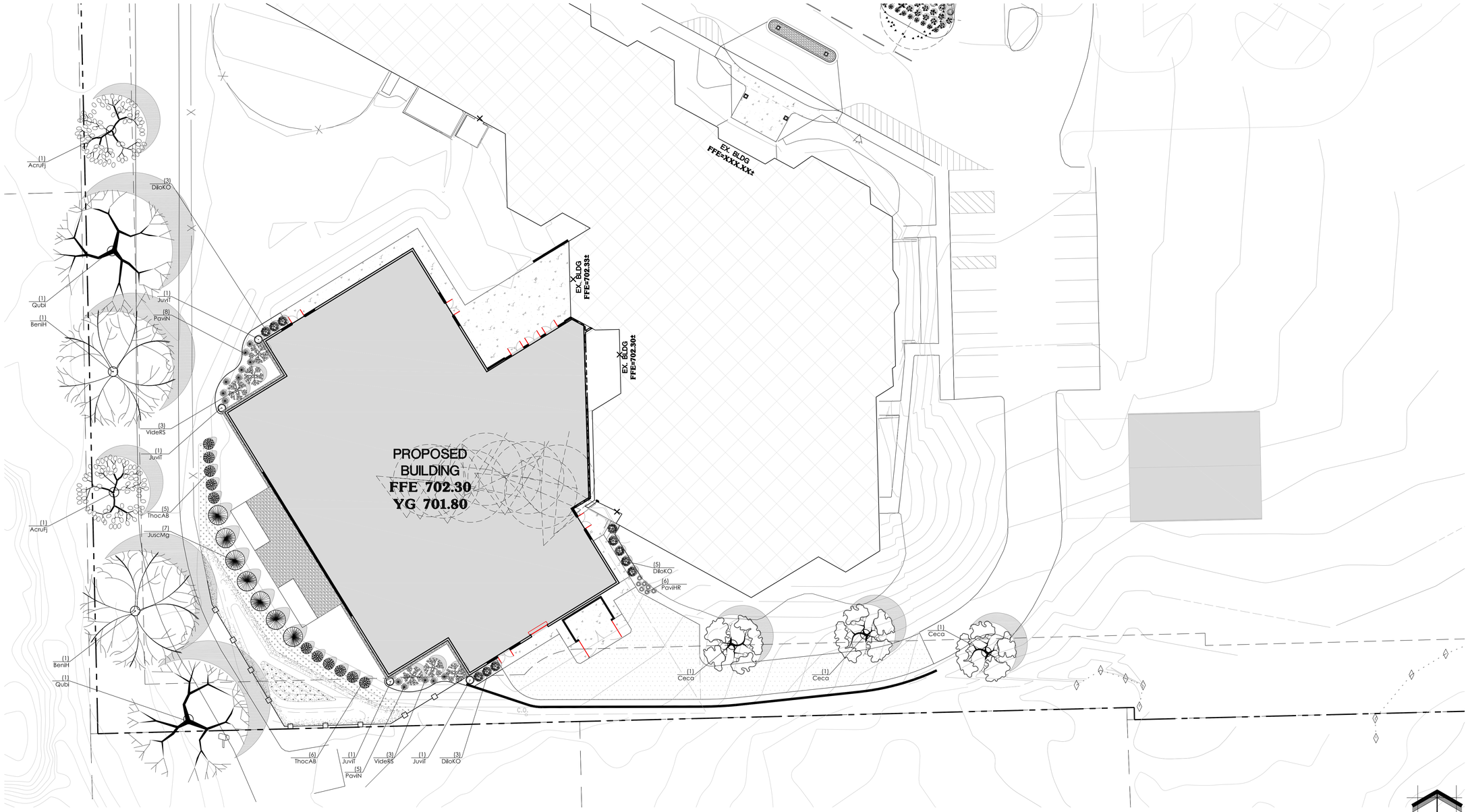
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Sheet Title:

PROPOSED LANDSCAPE PLAN
FRONT ENTRANCE CANOPY (NORTH)
AND PLANT MATERIAL TABLE

Date of Drawing:	10/28/24
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L24-040
Sheet Number:	LSP1.1



1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcruFj		Acer rubrum 'Frank Jr'	Redpointe Maple	3"-Cal - B&B	1
2	BeniH		Betula Nigra "Heritage"	Heritage River Birch	3"-Cal - B&B	1
3	Ceca		Cercis canadensis	Eastern redbud	2 1/2"-Cal - B&B	1
2	Qubi		Quercus bicolor	Swamp White Oak	3"-Cal - B&B	1

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	DiloKO		Diervilla lonicera Kodiak Orange	Kodiak Orange Bush Honeysuckle Diervilla	18" - 24" - B&B	5
6	VideRS		Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum	24" - 30" - B&B	5

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
13	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6

Conifer Evergreen

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	JuscMg		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	7' - B&B	4
4	JuviT		juniperus virginiana taylor	Taylor Redcedar	7' - B&B	4
11	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	7' - B&B	4

Conifer Evergreen to be Removed

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	Pist		Existing Pinus strobus	Existing Eastern white pine	Extg 35" Cal Demo	3
1	Pist		Existing Pinus strobus	Existing Eastern white pine	Extg 21" Cal Demo	3
1	Pist		Existing Pinus strobus	Existing Eastern white pine	Extg 12" Cal Demo	3
5	Pist		Existing Pinus strobus	Existing Eastern white pine	Extg 14" Cal Demo	3

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.

Prairie Seed Mix @ Drainage Swale from Agrecol

Quantity	Symbol	Supplier	Type
700 sq. ft. VERIFY		Agrecol	Native Prairie Swale Enhancement Seed Mix - mixture contains 2 native permanent grass/ sedge species and 13 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Economy Prairie Seed Mix for Upper 1/3 of the Stormwater Management Bowl& Adjacent Areas from Agrecol

Quantity	Symbol	Supplier	Type
1,350 sq. ft. VERIFY		Agrecol	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 16 native forb species. Apply at a rate of 10 PLS LBS/Acre. Refer to cut sheets for mix specifics and installation instructions.

Stormwater/Bioinfiltration Seed Mix for lower 2/3's of the Stormwater Management Bowl from Agrecol

Quantity	Symbol	Supplier	Type
250 sq. ft. VERIFY		Agrecol	Stormwater/Bioinfiltration Seed Mix - mixture contains 13 native permanent grass/ sedge species and 19 native forb species. Apply at a rate of 6 PLS LBS/Acre. Refer to cut sheets for mix specifics and installation instructions.

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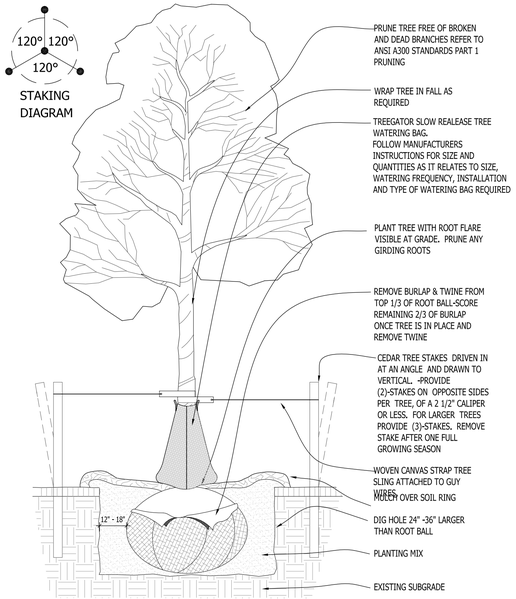
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Sheet Title:

PROPOSED LANDSCAPE PLAN
- REAR YARD (SOUTH)
AND PLANT MATERIAL TABLE

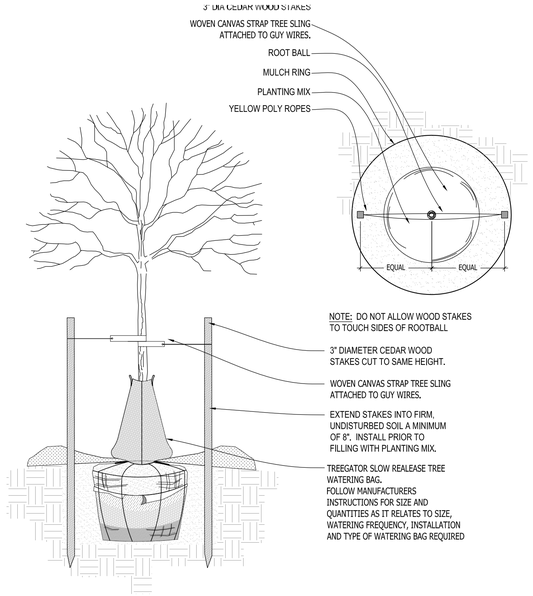
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Job Number: L24-040
Sheet Number:

LSP1.2



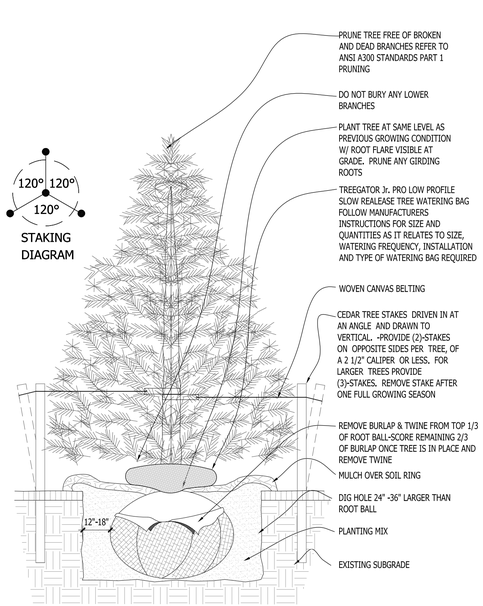
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



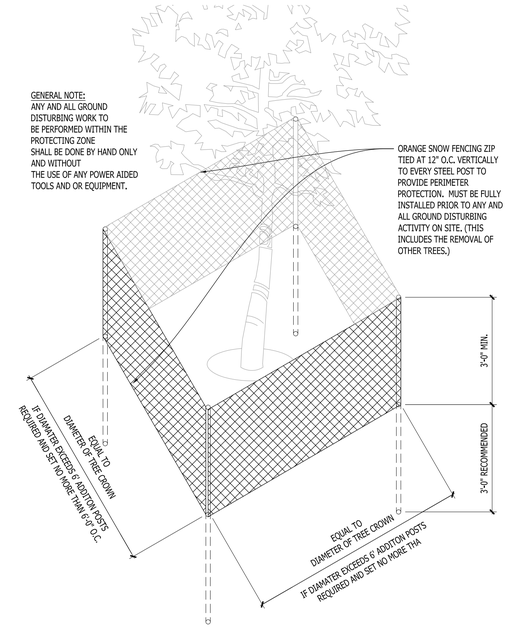
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



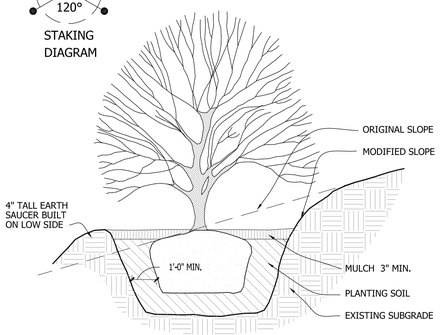
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

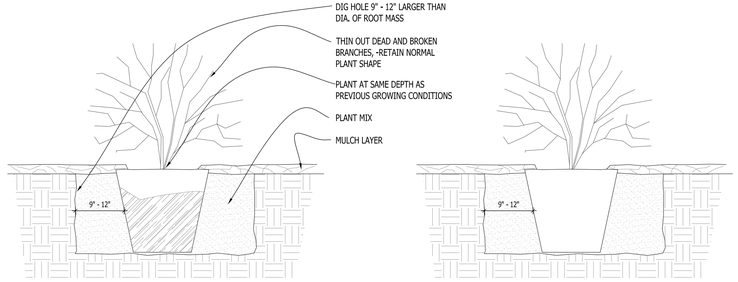
SCALE: NONE



5 SLOPE PLANTING DETAIL

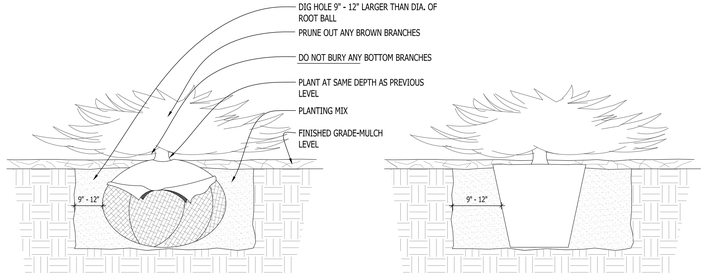
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



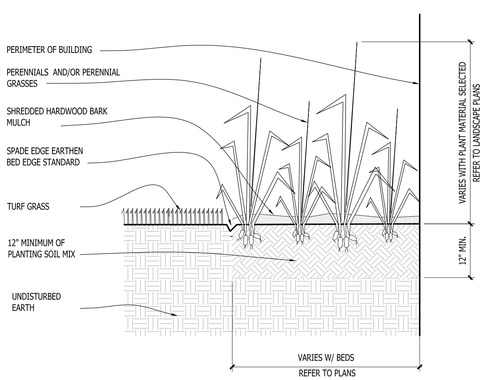
6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



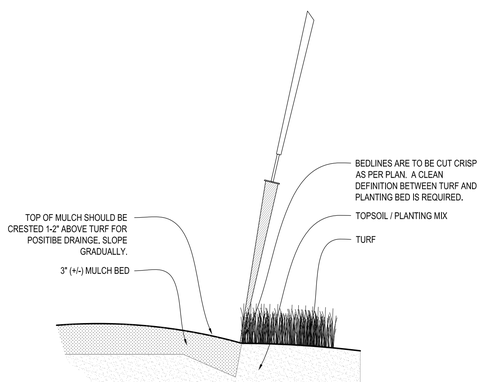
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



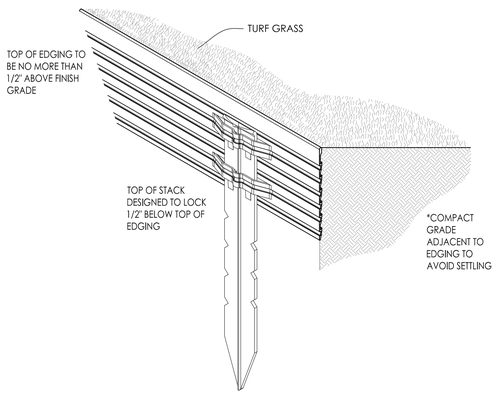
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



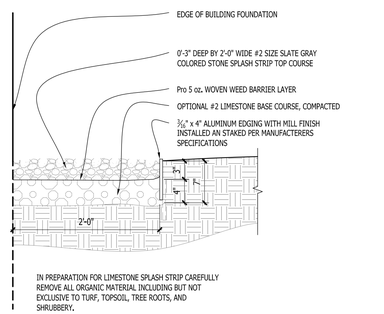
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"

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mdavis@insitedesigninc.com

Project:

CHRISTIAN LIFE CHURCH

2909 W. Mequon Road
Mequon, WI 53092

Issuance and Revisions:

Date	Number	Description
10/24/24		Client Review Submittal
10/28/24		Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing:	10/28/24
Scale:	As Noted
Drawn By:	MCD
Job Number:	L24-040
Sheet Number:	LSP1.3

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Attachment: Packet Docs. BSPA (9891 : Christian Life Church)



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

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Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing:	10/28/24
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L24-040

Sheet Number:

PHO1.1

EVOLVE

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER



ECLS Soffit
LED Canopy Light

The Evolve® Canopy LED Soffit (ECLS) offers energy efficiency and quality of light in a sleek low-profile look and style. The ECLS features a diffused aperture which spreads the source lumens for even light distribution and low glare. To be used for sealed deck applications only (enclosed canopy or soffit).

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness. Standard = Black, Dark Bronze Gray, White (RAL & custom colors available)
Weight:	10 lbs (4.5 kg) - 12.5 lbs (5.7 kg)

Optical System

Lumens:	3,600 - 7,100
Distribution:	Symmetric Medium
Efficacy:	119 - 138 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	>90% at rated watts
Total Harmonic Distortion:	<20% at rated watts
Surge Protection:	Standard Surge 6kV/3kA

*Per ANSI C136.2-

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at

LUMEN CODES	L(XX)50(K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
T5	L96	L92	L91
A5	L95	L93	L92
B5	L95	L93	L92

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	1.5G per Per ANSI C136.31-2010.
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Motion with Integrated Photoelectric control, Daintree Compatible

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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EVOLVE
ECLS Soffit
LED Canopy Light

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

ECLS 01 SM 7

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION*	CRI (MIN)	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
E = Evolve C = Canopy LS = Soffit	01	0 = 120-277V D = 347V*	T5 = 3,700 lm A5 = 5,400 lm B5 = 7,100 lm	SM = Symmetric Medium	7 = 70	30 = 3000K 40 = 4000K 50 = 5000K	1 = None Only Controls 'I' available A = Wired to Control D = External Wired 0-10V Leads Only Controls 'I' available	1 = None A = Motion Sensor IR Programm* B = Daintree Motion Sensor*	JM = J-Box Mount PM = Pendant Mount RM = Recessed Mount SM = Surface Mount SS = Surface Mount w/ Beauty Plate	BLCK = Black DKBZ = Dark Bronze GRAY = Grey WHTE = White	SC = Side Conduit Holes XXX = Special Options Y = Coastal Finish*

* Not Available with Optical Code T5
* Requires Dimming Option A
* Recommended for installations within 750 feet from coast. Lead time varies, check with factory.

OPTICAL CODE	DIST CODE	TYPICAL LUMENS			TYPICAL SYSTEM WATTAGE	
		3000K	4000K	5000K	120-277V	347-480V
T5	SM	3600	3700	3700	29	N/A
A5		5350	5400	5400	39	43
B5		6900	7100	7100	54	58

For additional information on ECLS IES files, please click the following link: ECLS IES Files

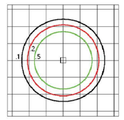
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EVOLVE
ECLS Soffit
LED Canopy Light

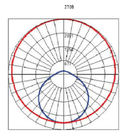
CUSTOMER NUMBER
PROJECT NAME
DATE TYPE
CATALOG NUMBER

ECLS - Symmetric Medium

7100 lumens, 5000K
ECLS01_B5SM750_IES



* Mounting Height at 15'
* Initial Footcandle at Grade



— Vertical plane through horizontal angle of Max. Cd at 90°
— Horizontal cone through vertical angle of Max. Cd at 1°

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1 GE EVOLVE ECLS SERIES CANOPY/SOFFIT LUMINARIES

EVOLVE

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER



EWLS L Series
LED Wall Pack

The Evolve® LED L Series Wall Pack (EWLS), The Evolve LED L-Series Wall Pack, EWLS, is a designed replacement for 50W to 260W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness. Color: Black, Dark Bronze, Gray & White (RAL & custom colors available) Optional = Coastal Finish
Weight:	8.6lbs (4 kg)

Optical System

Lumens:	1,700 to 7,000
Distribution:	Asymmetric Forward
Efficacy:	117- 148 LPW
CCT:	2700, 3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection

Surge Protection	10kV/5kA (Standard) 3kV/1.5kA (EMBB)

*Per ANSI C136.2-2015

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery.

- Hold-Up Time: 90 minutes @ 1,400 lumens.
- Meet egress light level and uniformity requirements
- Not available in 347V.
- Operating Temperature (for EMBB models) 0° to 40°C
- 3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

IP65 Optical

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTION	L(XX)50(K) @ HOURS		
		25,000 HR	50,000 HR	60,000 HR
17, 25 & 40	AF	L99	L99	L99
70	AF	L94	L87	L85

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Photo Electric Sensors (PE) available Motion Sensor

Warranty

☐ 5 Year (Standard)

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EVOLVE
EWLS L Series
LED Wall Pack

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

EWLS 02 0 40 AF 70 40 N 3 CB DKBZ

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING	PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve W = Wallpack LS = L-Series	02	0 = 120-277V 1 = 120V* 2 = 208V 3 = 240V 4 = 277V 8 = 120-240V* D = 347V	17 = 1,700 lm* 25 = 2,500 lm 40 = 4,000 lm 70 = 7,000 lm	AF = Asymmetric Forward	7 = 70	27 = 2700K* 30 = 3000K 40 = 4000K 50 = 5000K	N = No External Dimming Leads D = External Dimming Leads*	1 = None 3 = Button PE*	CB = Conduit Box Mount* FM = Flush Mount	BLCK = Black DKBZ = Dark Bronze GRAY = Gray	EMRB = Emergency Battery Backup** M = Motion Sensor (Wallstopper)*^,^^ XXX = Special Options W = Non-Graphical White Box

* Specify single voltage if Button PE option is selected
^ Optic code 17 - Not offered in 120-277V, use 120 347V
^^ Select 2700K or 3000K CCT for IDA approved units
* Must be selected when ordering with Button PE, Motion Sensor, 347V or Emergency Battery Backup
* Not available with motion sensor
* Not available in 347V
* Button PE not available with EMBB. Button PE not available with M Motion Sensor. Motion sensor includes dusk-to-dawn control as well as motion control.
** WX-TBUS-100 (Scan 107554) needed for programming sensor.
* Must select Controls "N" with Motion Sensor "M"

OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE		BUG RATINGS 2700K-5000K
		3100K	3000K	4000K/ 5000K	120-277V	347V	B-U-G
17	AF	1400	1600	1700	12	14	B1-U0-G2
25		2200	2400	2500	17	19	B1-U0-G2
40		3500	3800	4000	27	28	B1-U0-G2
70		6100	6700	7000	52	54	B2-U0-G2
EMBB	-	1300	1450	1450	-	-	B1-U0-G2

For additional information on EWLS IES files, please refer to LEDcom

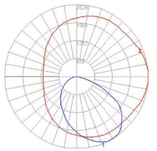
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EVOLVE
EWLS L Series
LED Wall Pack

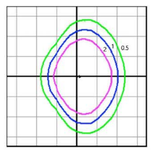
CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

70AF
ASYMMETRIC FORWARD

7000 LUMEN
EWLS02_70AF750_ _-120-277Vies



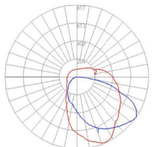
— Vertical plane through horizontal angle of Max. Cd at 0°
— Horizontal cone through vertical angle of Max. Cd at 27°



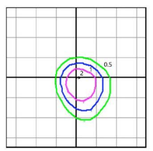
* Mounting Height at 10'
* Initial Footcandle at Grade
* Light Level: 0.5fc, 1fc, 2fc

EMBB Mode
ASYMMETRIC FORWARD

1400 LUMEN
EWLS02_EMBB_ _-ies



— Vertical plane through horizontal angle of Max. Cd at 295°
— Horizontal cone through vertical angle of Max. Cd at 55°



* Mounting Height at 10'
* Initial Footcandle at Grade
* Light Level: 0.5fc, 1fc, 2fc

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2 GE EVOLVE EWLS SERIES WALL PACK LUMINARIE

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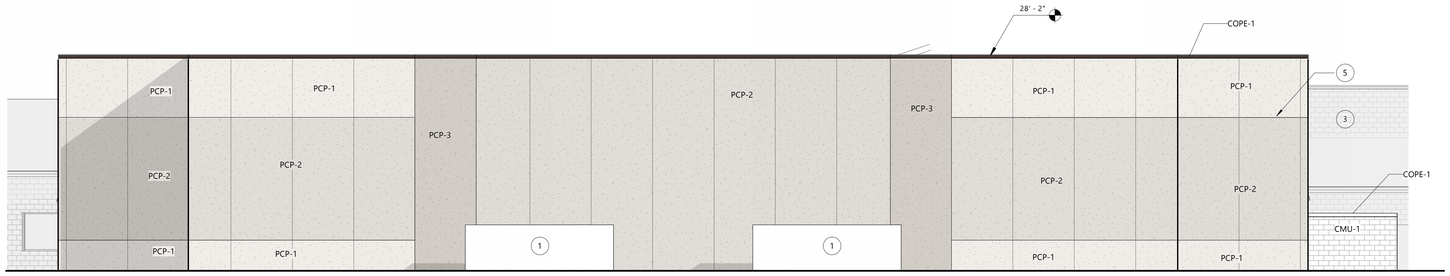
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Sheet Title:

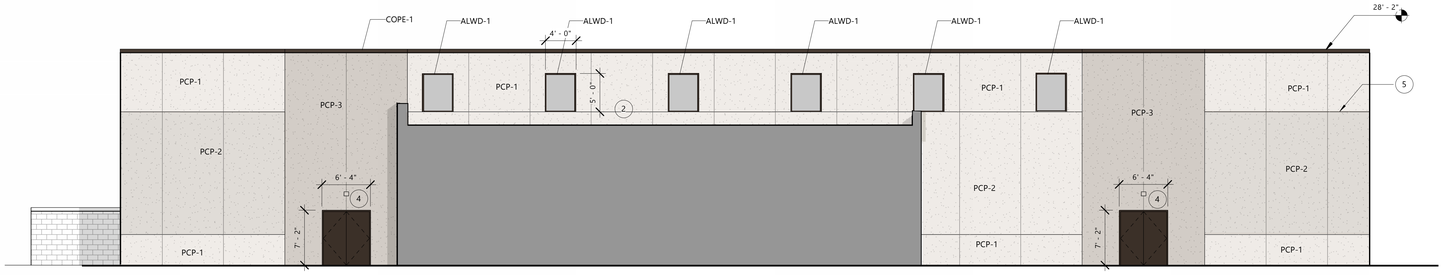
PROPOSED LIGHT FIXTURES

Date of Drawing:	10/28/24
Scale:	NONE
Drawn By:	MCD
Job Number:	L24-040
Sheet Number:	PHO1.2

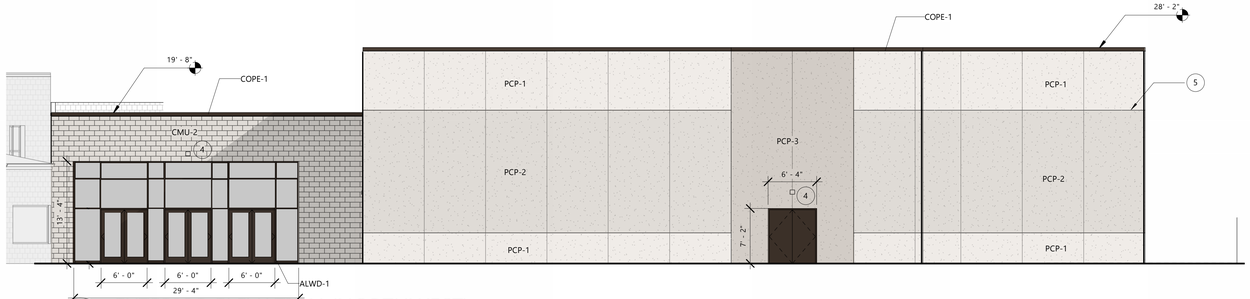
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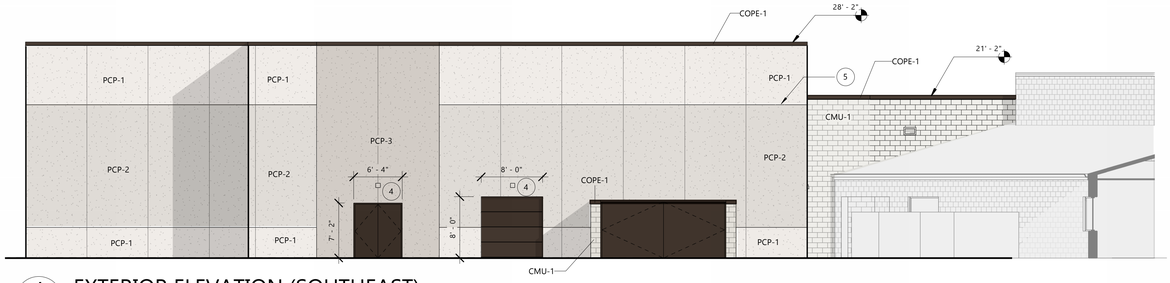
1 A201 EXTERIOR ELEVATION (SOUTHWEST)
1/8" = 1'-0"



2 A201 EXTERIOR ELEVATION (NORTHEAST)
1/8" = 1'-0"



3 A201 EXTERIOR ELEVATION (NORTHWEST)
1/8" = 1'-0"



4 A201 EXTERIOR ELEVATION (SOUTHEAST)
1/8" = 1'-0"

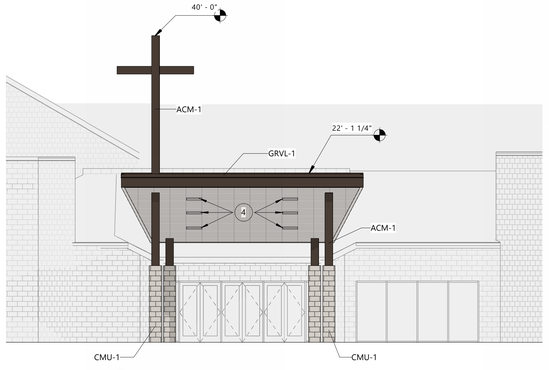
[1] REFER TO "MATERIAL LEGEND - INTERIOR" FOR ADDITIONAL MATERIALS
[2] REFER TO SECTIONS & DETAILS FOR ADDITIONAL INFORMATION

MATERIAL LEGEND - EXTERIOR[1,2]

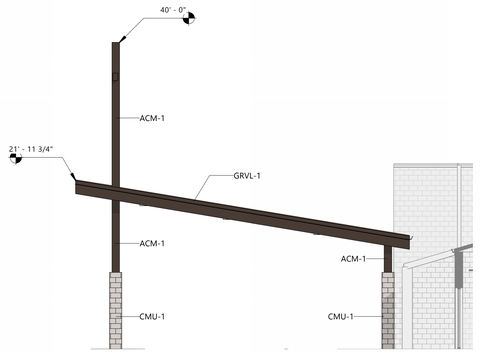
CODE	TYPE	MANUFACTURER	PATTERN / STYLE	COLOR / FINISH	SIZE	CONTACT	COMMENTS
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALUCOBOND	ALUCOBOND PLUS, RAINSCREEN II	OFF-WHITE		JASON BEAUPRE (630) 234-7821	FR CORE
ALWD-1	ALUMINUM WINDOW SYSTEM	KAWNEER 451T	SEE WINDOW ELEVATIONS & SECTIONS	DARK BRONZE ANODIZED	SEE ELEVATIONS	ROD STOMBAUGH (651) 262-5093	
CMU-1	CONCRETE MASONRY UNIT	COUNTY MATERIALS	PAINTED CMU	SW 7008		MEGAN PAUL 608-556-3333	
CMU-2	CONCRETE MASONRY UNIT	COUNTY MATERIALS	PAINTED CMU	SW 7029		MEGAN PAUL 608-556-3333	
COPE-1	PARAPET COPING	--	ALUMINIUM	DARK BRONZE	4"FACE	--	EXTERIOR
EXPT-1	EXTERIOR PAINT	SHERWIN WILLIAMS		DARK BRONZE	--	SUSAN SIENKOWSKI (312) 565-0622	HOLLOW METAL DOORS AND FRAMES
FCS-1	FIBER CEMENT SIDING	JAMES HARDIE	LAP SIDING, HZ5	SW 7008			
FMP-1	FORMED METAL PANEL	PAC-CLAD	FLUSH WALL PANEL	OFF-WHITE	12" T SEE ELEVATIONS FOR LENGTH	BARRY ZIEBELL (262) 282-4531	22 GAUGE PANEL MIN
GRVL-1	GRAVEL STOP	--	ALUMINIUM	DARK BRONZE	4"FACE	--	EXTERIOR
PCP-1	PRECAST CONCRETE PANEL	FABCON PRECAST	PAINTED CONCRETE PANEL	SW 7008			
PCP-2	PRECAST CONCRETE PANEL	FABCON PRECAST	PAINTED CONCRETE PANEL	SW 7029			
PCP-3	PRECAST CONCRETE PANEL	FABCON PRECAST	PAINTED CONCRETE PANEL	SW 7015			

GENERAL NOTES:
- ALL ELEVATIONS CALL OUTS MEASURED FROM MAIN LEVEL FINISH FLOOR.

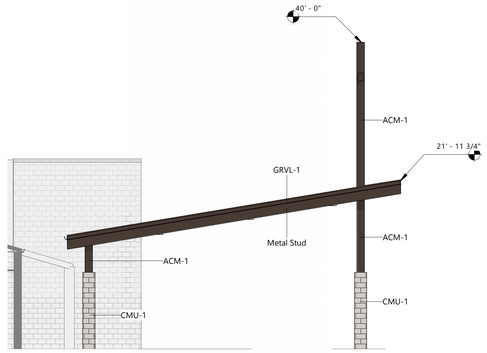
KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED WITH LANDSCAPING.
2	ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED BY SORROUNDING BUILDING.
3	SHADED REGION INDICATES EXISTING BUILDING TO REMAIN.
4	EXTERIOR LIGHT FIXTURE
5	PANEL REVEAL



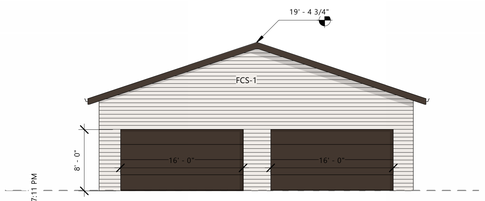
5 A201 EXTERIOR ELEVATION (CANOPY NORTH)
1/8" = 1'-0"



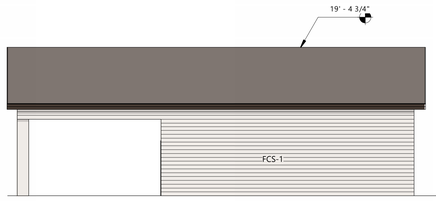
6 A201 EXTERIOR ELEVATION (CANOPY WEST)
1/8" = 1'-0"



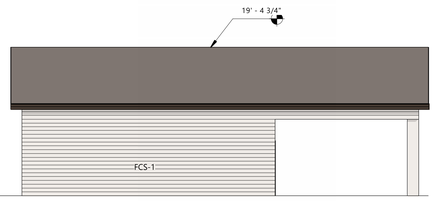
7 A201 EXTERIOR ELEVATION (CANOPY EAST)
1/8" = 1'-0"



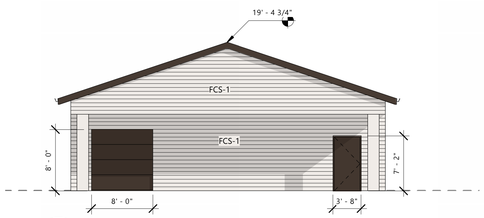
8 A201 EXTERIOR ELEVATION - GARAGE (WEST)
1/8" = 1'-0"



9 A201 EXTERIOR ELEVATION - GARAGE (SOUTH)
1/8" = 1'-0"



11 A201 EXTERIOR ELEVATION - GARAGE (NORTH)
1/8" = 1'-0"



10 A201 EXTERIOR ELEVATION - GARAGE (EAST)
1/8" = 1'-0"

PLAN COMMISSION INFORMATION:

OWNER REPRESENTATIVE:
JOSEPH HANTHORN
LEAD PASTOR
2909 W MEQUON RD,
MEQUON, WI 53092
262.643.4602
PASTOR@CLCWI.COM

ARCHITECT & APPLICANT:
EHAN WHITNEY
PETE SCHNEIDER
GROTH DESIGN GROUP ARCHITECTS
N58 W6181 COLUMBIA RD
PO BOX 332
CEDARBURG, WI
262 377 8001
EWHITNEY@GDG-ARCHITECTS.COM
PSCHNEIDER@GDG-ARCHITECTS.COM

0' 4' 8' 16' 32'

GROTH Design Group
N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012
PH. (262) 377-8001
FX. (262) 377-8003

PROJECT

CHRISTIAN LIFE CHURCH
ADDITION AND RENOVATION

2909 W MEQUON RD
MEQUON, WI
53092

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
10.18.24

Project No.
24.116

SHEET TITLE
BUILDING ELEVATIONS

A201

PLAN COMMISSION SET

11/15/2024 3:17:11 PM

© Groth Design Group, Inc.

Attachment: Packet Docs. BSPA (9891 : Christian Life Church)

Sound Stormwater Design LLC

October 28, 2024

Ms. Kristen Lundeen
Public Works Department
City of Mequon
11333 N. Cedarburg Road
Mequon, Wisconsin 53092

SUBJECT: Christian Life Church
Stormwater Management Letter

Dear Kristen:

This letter is written on behalf of Christian Life Church and summarizes the stormwater-related impacts regarding the proposed improvements at their facility at 2909 W. Mequon Road, in the City of Mequon, Wisconsin.

The proposed improvements include construction of a building addition, outdoor patio area, new sidewalk, and minor pavement modifications near a trash enclosure. The proposed development will disturb approximately 0.92 acres of area and will result in a net increase in impervious surface area of approximately 13,678 sq-ft (0.31 acres). The following table presents the breakdown of the land use areas for both existing and proposed conditions.

TABLE 1
Land Use Areas

	Existing Conditions	Proposed Conditions
Impervious Area	**3.55 ac**	**3.86 ac**
Road/Parking	*2.49 ac*	*2.46 ac*
Sidewalk/Concrete	*0.24 ac*	*0.21 ac*
Building	*0.82 ac*	*1.19 ac*
Pervious Area	**6.82 ac**	**6.51 ac**
Total Area	**10.37 ac**	**10.37 ac**
Curve Number	86	87

Stormwater management for this development falls within the Milwaukee Metropolitan Sewerage District's (MMSD) Chapter 13 Green Infrastructure requirements which includes developments that disturb less than 2 acres of area and increase the impervious surface area of a site by 5,000 sq-ft to 21,780 sq-ft. These sites are required to include green infrastructure with a detention volume equal to ½-inch multiplied by the area of the net new impervious surface. The required detention volume for site is as follows:

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

Detention Volume Required:

13,678 sq-ft x ½ inch = 570 **cu-ft = 4,263 gallons**

Stormwater management will be achieved by means of a rain garden located on the backside of the building addition. The following shows the detention volume that will be provided by the system:

Detention Volume Provide:

910 sq-ft rain garden with 24" of soil depth @ 30% voids = 675 **cu-ft = 5,049 gallons**

The proposed development will maintain compliance with the City of Mequon and MMSD's requirements for stormwater. We request, on behalf of the owner, your approval of this stormwater management letter to allow for construction of the proposed development. Should you have any questions, please feel free to contact me at (414) 687-1938.

Sincerely,



Jayme Sisel, P.E.

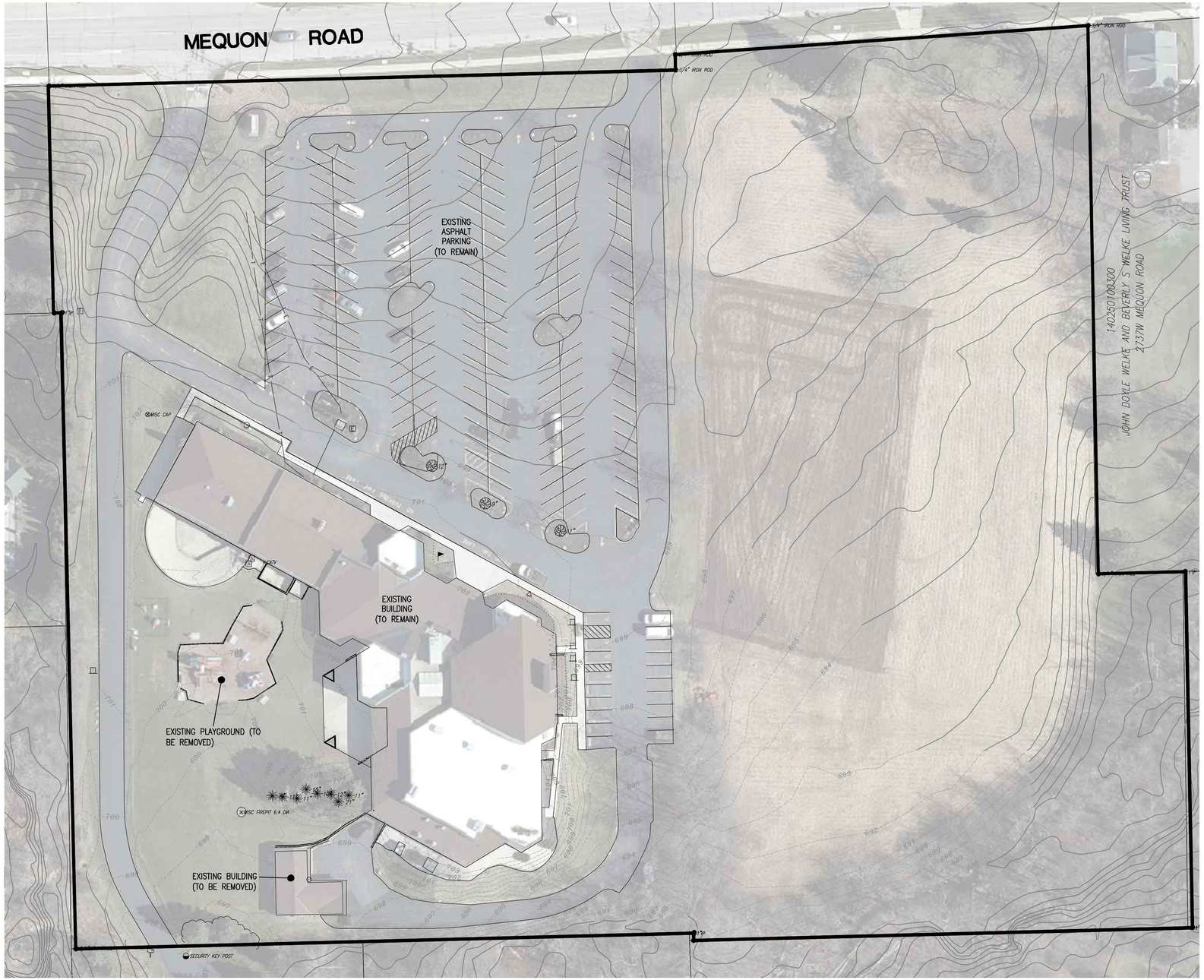
Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

LEGEND:

B50	– EXISTING CONTOUR
SAN	– EXISTING SANITARY SEWER
	– EXISTING SANITARY MANHOLE
W	– EXISTING WATER MAIN
	– EXISTING HYDRANT
ST	– EXISTING STORM SEWER
	– EXISTING STORM MANHOLE
	– EXISTING STORM INLET
	– EXISTING TRANSFORMER
	– EXISTING ELECTRIC PEDESTAL
	– EXISTING TELEPHONE PEDESTAL
	– EXISTING CATV PEDESTAL
	– EXISTING POWER POLE

EXISTING STORMWATER SUMMARY

EXISTING SOILS	**TYPE D**	
TOTAL AREA	**10.37 AC**	
IMPERVIOUS AREA	**3.55 AC**	**34.2%**
EX. RD/PARKING	2.49 AC	
EX. SW/CONC.	0.24 AC	
EX. BUILDING	0.82 AC	
PERVIOUS AREA	**6.82 AC**	**65.9%**
CURVE NUMBER	**86**	



0 20 40 80

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
Matthew J. BAILEY
E-41533
OCONOMOWOC
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
CHRISTIAN LIFE CHURCH
CITY OF MEQUON, WISCONSIN
BY: GROTH DESIGN GROUP
N55W6181 COLUMBIA RD.
CEDARBURG, WI

REVISION HISTORY

DATE	DESCRIPTION
10/17/24	SITE PLAN

DATE:
OCTOBER 17, 2024

JOB NUMBER:
24-47-1092

DESCRIPTION:
EXISTING SITE PLAN

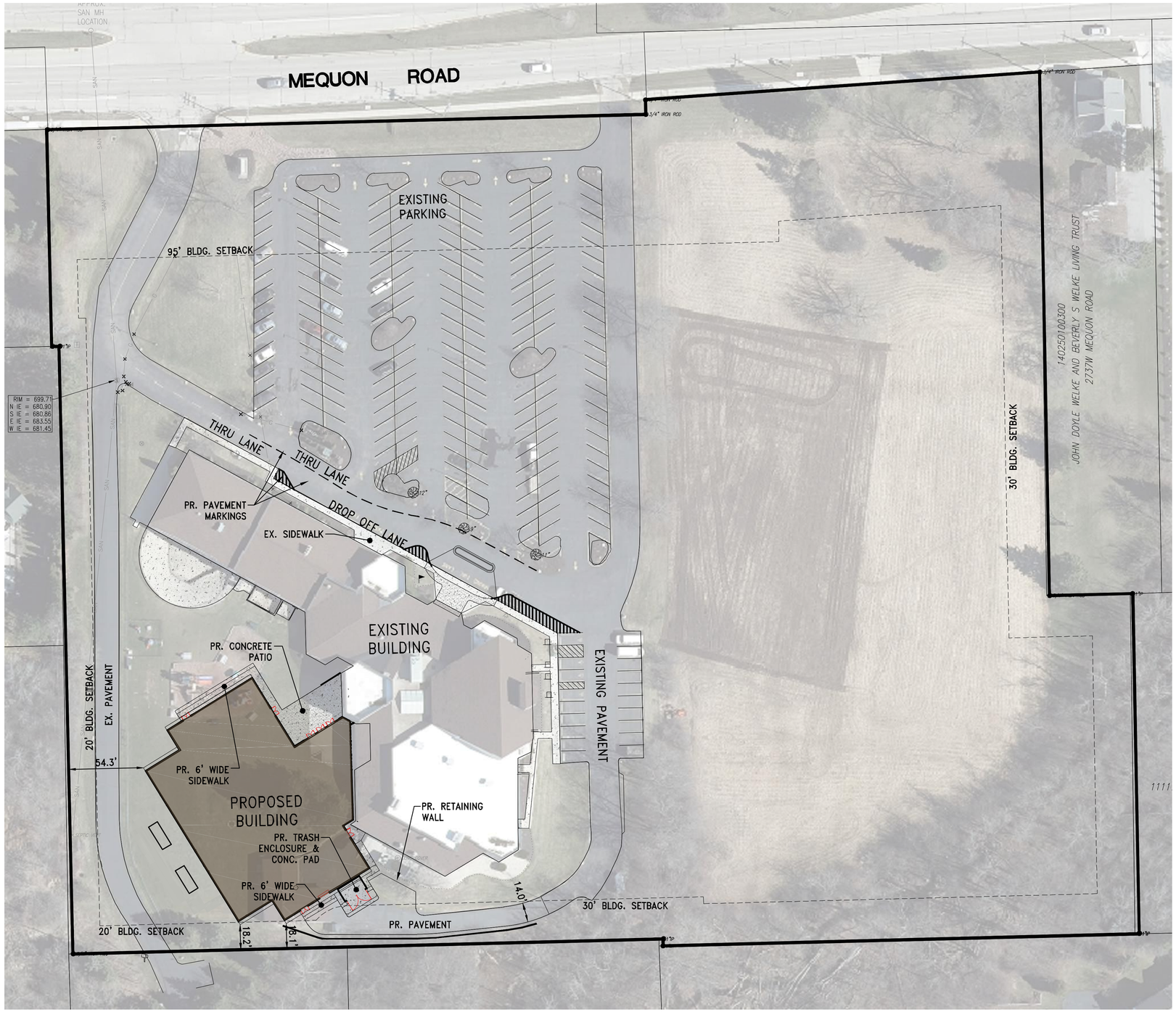
SHEET
C1.0

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\EXHIBITS\CHRISTIAN LIFE CHURCH_SWMP_22X34.DWG

Attachment: Packet Docs. BSPA (9891 : Christian Life Church)

PROPOSED STORMWATER SUMMARY

EXISTING SOILS	**TYPE D**	
P-1 TOTAL AREA	**10.37 AC**	
IMPERVIOUS AREA	**3.86 AC**	**37.5%**
PR. RD/PARKING	2.46 AC	
PR. SW/CONC.	0.21 AC	
PR. BUILDING	1.19 AC	
PERVIOUS AREA	**6.51 AC**	**62.5%**
CURVE NUMBER	**87**	



0 20 40 80

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

LEGEND:

- 850 — EXISTING CONTOUR
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- ST — EXISTING STORM SEWER
- PROPOSED SANITARY SEWER (PRIVATE)
- PROPOSED SANITARY SEWER (PUBLIC)
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN (PRIVATE)
- PROPOSED WATER MAIN (PUBLIC)
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
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NOTE:
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WISCONSIN Matthew BAILEY E-41533 OCONOMOWOC PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
CHRISTIAN LIFE CHURCH
CITY OF MEQUON, WISCONSIN
BY: GROTH DESIGN GROUP
N55W6181 COLUMBIA RD.
CEDARBURG, WI

REVISION HISTORY

DATE	DESCRIPTION
10/17/24	SITE PLAN

DATE:
OCTOBER 17, 2024

JOB NUMBER:
24-47-1092

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.1

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\EXHIBITS\CHRISTIAN LIFE CHURCH_SWMP_22X34.DWG
Attachment: Packet Docs. BSPA (9891 : Christian Life Church)

CERTIFIED SURVEY MAP NO. 11816

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

CITY OF MEQUON PLANNING COMMISSION CERTIFICATE OF APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the City of Mequon on this 24th day of January, 2022.

JOHN WIRTH, CHAIRPERSON — Date 4-12-22

KIMBERLY TOLLEFSON, SECRETARY — Date 04.06.2022

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Date: November 30, 2021
Revised: February 16, 2022

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

CERTIFIED SURVEY MAP NO. 4186

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

CHRISTIAN LIFE CENTER, INC. as owner certifies that it caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the City of Mequon ordinance regulating the platting of land and the Ozaukee County ordinance regulating the platting of land, and Chapter 236.34 of the Wisconsin Statutes.

IN Witness whereof CHRISTIAN LIFE CENTER, INC. has caused these presents to be signed by JOSEPH HANTHORN PASTOR this 18 day of March, 2022.

CHRISTIAN LIFE CENTER, INC.
By: Joseph Hanthorn
2909 West Mequon Road
Mequon, WI. 53092

STATE OF WISCONSIN}
:SS
COUNTY}

Personally came before me this 18 day of March, 2022, the above named JOSEPH HANTHORN for CHRISTIAN LIFE CENTER, INC. known as the person who executed the foregoing instrument as such officers, by its authority.

ALAN MARCUVITZ NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, State of Wisconsin
~~My commission expires.~~
My commission is permanent.

CONSENT OF CORPORATE MORTGAGEE

KOHLER CREDIT UNION, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of CHRISTIAN LIFE CENTER, INC..

JULIE SCHUELE NOTARY PUBLIC STATE OF WISCONSIN

By: _____ Its
Name: DAVID DEDRICK
Title: DIRECTOR OF BUSINESS SERVICES

STATE OF WISCONSIN}
:SS
Ozaukee COUNTY}

Personally came before me this 22 day of March, 2022, David Dedrick of Kohler Credit Union to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Notary Public
State of Wisconsin
My commission expires. 7/1/2025
My commission is permanent.

Date: December 3, 2021
Revised: February 16, 2022
This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

CERTIFIED SURVEY MAP NO. 4186

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
COUNTY OF OZAUKEE}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 25, thence South 88°32'53" West along the North line of the Northeast 1/4 of said Section 373.77 feet a point; thence South 01°05'40" East 36.36 feet to a point on the South line of Mequon Road and the point of beginning of the lands hereinafter described; thence continuing South 01°05'40" East 381.05 feet to a point; thence North 88°32'28" East 60.60 feet to a point on the West line of Lot 2 of Certified Survey Map No. 2437; thence South 01°05'40" East along said West line 247.64 feet to a point on the North line of Lot A of Certified Survey Map No. 27; thence South 88°32'28" West along said North line 346.49 feet to a point; thence North 01°12'21" West 5.08 feet to a point; thence South 88°32'53" West along the North line of Parcel 2 of Certified Survey Map No. 3020 and its extension 429.49 feet to a point; thence North 01°19'22" West 442.20 feet to a point; thence South 88°32'53" West 5.25 feet to a point; thence North 01°19'22" West 157.80 feet to a point on the South line of Mequon Road; thence North 88°32'53" East along said South line 435.97 feet to a point; thence North 01°12'21" West along said South line 10.68 feet to a point; thence North 85°57'52" East along said South line 287.45 feet to the point of beginning.

Said lands as described contains 452,162 square feet or 10.3802 acres of land.

THAT I have made the survey, land division and map by the direction of CHRISTIAN LIFE CENTER, INC. owner.

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 fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, and the City of Mequon Code in surveying, dividing and mapping the same.

DONALD C. CHAPUT S-1316 MILWAUKEE WI — WISCONSIN — LAND SURVEYOR

DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

Date: December 3, 2021
Revised: February 16, 2022

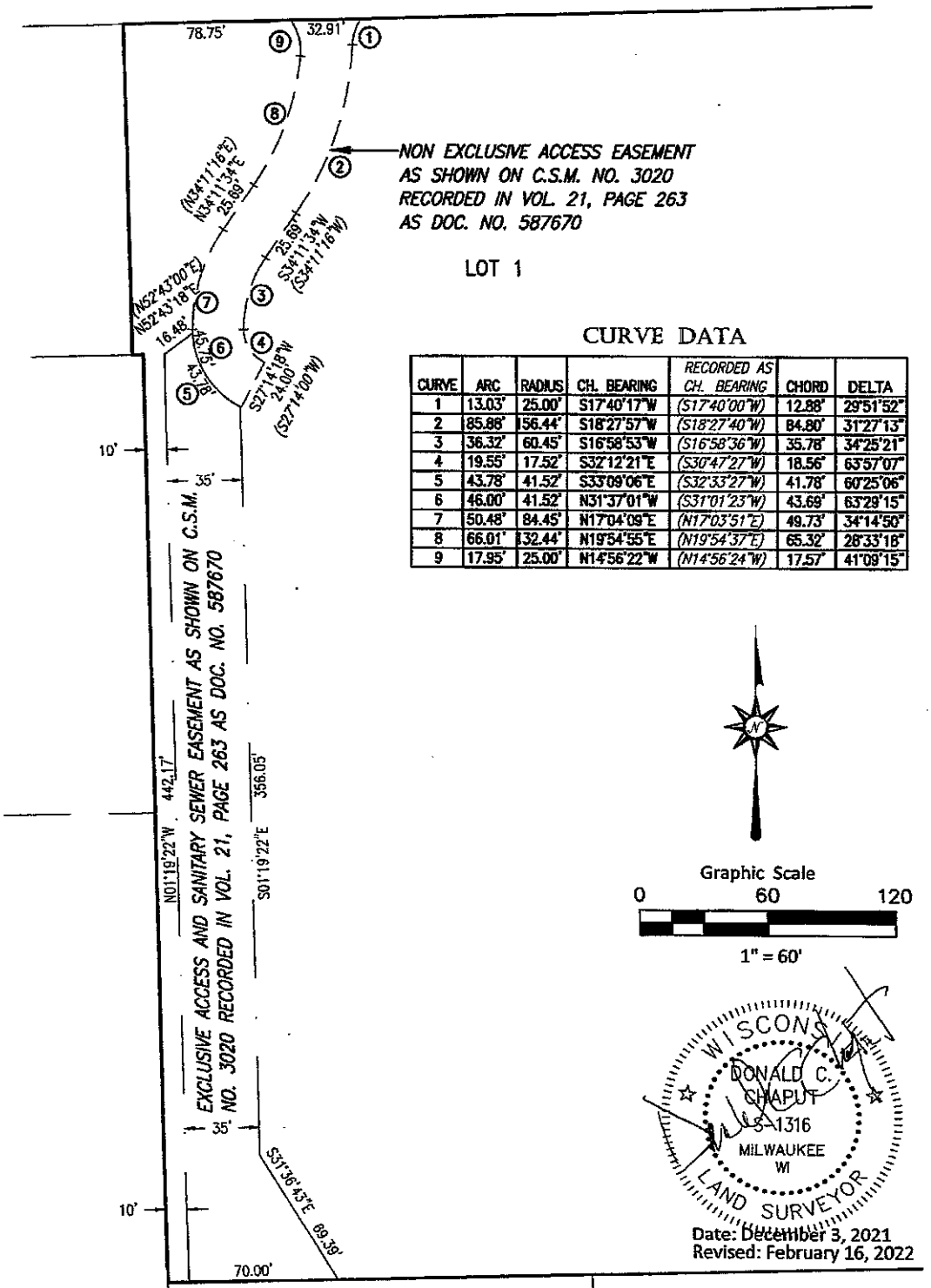
This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

CERTIFIED SURVEY MAP NO. 4186

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

EXISTING EASEMENTS FOR REFERENCE ONLY



CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	RECORDED AS CH. BEARING	CHORD	DELTA
1	13.03'	25.00'	S17°40'17"W	(S17°40'00"W)	12.88'	29°51'52"
2	85.88'	156.44'	S18°27'57"W	(S18°27'40"W)	84.80'	31°27'13"
3	36.32'	60.45'	S16°58'53"W	(S16°58'36"W)	35.78'	34°25'21"
4	19.55'	17.52'	S32°12'21"E	(S30°47'27"W)	18.56'	63°57'07"
5	43.78'	41.52'	S33°09'06"E	(S32°33'27"W)	41.78'	60°25'06"
6	46.00'	41.52'	N31°37'01"W	(S31°01'23"W)	43.69'	63°29'15"
7	50.48'	84.45'	N17°04'09"E	(N17°03'51"E)	49.73'	34°14'56"
8	66.01'	132.44'	N19°54'55"E	(N19°54'37"E)	65.32'	28°33'18"
9	17.95'	25.00'	N14°56'22"W	(N14°56'24"W)	17.57'	41°09'15"

Date: December 3, 2021
Revised: February 16, 2022

Survey No. 1612-grb
Sheet 2 of 5 Sheets

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

CERTIFIED SURVEY MAP NO. 4186

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

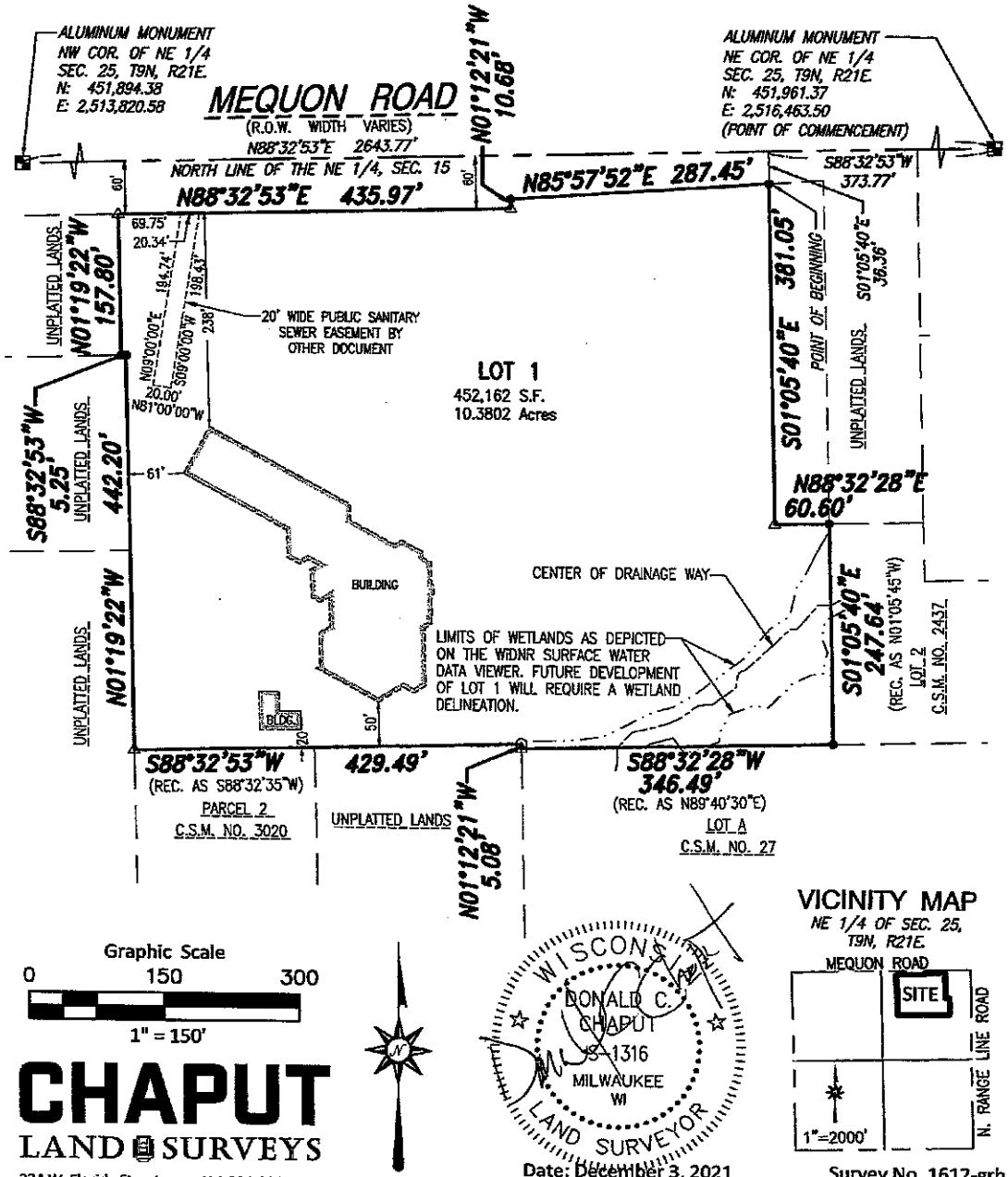
Owner:
CHRISTIAN LIFE CENTER, INC.
2909 West Mequon Road
Mequon, WI. 53092

All bearings are referenced to the Wisconsin State Plane Coordinate System NAD 1983/2011 (South zone) in which the North line of the NE 1/4, Sec. 25 bears N88°32'53"E.

LEGEND

- ● Indicates found 1" iron pipe.
- △ Indicates found 3/4" iron rod.
- ⊙ Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

See sheet 2 for additional easement information.



Graphic Scale
0 150 300
1" = 150'

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

VICINITY MAP
NE 1/4 OF SEC. 25, T9N, R21E.
MEQUON ROAD
SITE
N. RANGE LINE ROAD
1"=2000'

CHAPUT LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date: December 3, 2021
Revised: February 16, 2022

Survey No. 1612-grb
Sheet 1 of 5 Sheets

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

4186

Certified Survey Map

Document Number | Document Title

8561885
Tx:4394568

1136444
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
05/05/2022 11:53 AM
REC FEE: 30.00
TRANS FEE:
PAGES: 6
EXEMPT #:

Recording Area

Name and Return Address

City of Mequon

$30

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.

215-32 (2199)

6

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

Document Number	**SANITARY SEWER EASEMENT DECLARATION AND AGREEMENT** Document Name

This Sanitary Sewer Easement Declaration and Agreement by and between **Christian Life Center, Inc.**, (the "Grantor"), and the **City of Mequon**, (the "Grantee") is entered into by and between the parties this 18 day of March, 2022.

RECITALS

A. Grantor is the owner of certain real property located at 2909 W. Mequon Rd., in the City of Mequon, Ozaukee County, Wisconsin, which is more fully described in the attached Exhibit A (the "Property").

B. Grantor desires to grant to Grantee a permanent easement for the provision of sanitary sewer service to and through the Property pursuant to the terms and conditions of this Easement.

BASED UPON THE FOREGOING RECITALS, the mutual agreements within this Easement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor and Grantee agree as follows:

Recording Data

Name and Return Address

City Engineer
11333 N Cedarburg Road
Mequon, WI 53092

Parcel Identification Number

1. **Grant of Easement:** Grantor (including heirs, executors, administrators, personal representatives, successors, and assigns) grants to Grantee, and its employees, agents, licenses, and contractors a perpetual easement over and across the land hereinafter specifically described, to install, operate, maintain, supplement, repair, enlarge, reconstruct, relocate, inspect and/or extend underground sanitary sewer facilities necessarily or conveniently incident to the Grantee's general plan for sewage disposal with all of its necessary apparatus and appurtenances. The location of the easement area with respect to the grantor's land is as shown and described on the attached Exhibit B (the "Easement Area").

2. **Use of Easement:** Grantor shall not construct, place, grant, allow, or maintain any structures or impediments of any kind within the Easement Area including, but not limited to, buildings, fences, gardens, and other landscaping that would inhibit Grantee's access, such that Grantee shall have the full enjoyment and use of the rights herein granted, including but not limited to, the rights to remove and to clear all structures and obstructions which might interfere with the rights herein contained and the free and full right of ingress and egress over and across the Easement Area and other adjacent lands of the grantor to and from said Easement Area and the use of said Easement Area and other adjacent lands of the grantor as necessary or convenient for the full enjoyment and use of the rights herein granted. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the Easement Area. Subject to the above, Grantor reserves the right to use the Easement Area for purposes that will not interfere with the Grantee's full enjoyment of the Easement rights granted in this Agreement.

3. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities, within the Easement Area will not be altered without the written consent of the Grantee.

4. **Restoration and Maintenance:** Grantee agrees to restore or cause to have restored the Grantor's land as nearly as is reasonably possible to the condition existing prior to such entry by the Grantee or its agents. This restoration however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the Easement Area. Regular maintenance of the surface of the Easement Area shall be the sole responsibility of the Grantor.

5. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future and that none of the rights herein granted shall be lost by non-use.

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

6. **Waiver:** No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms of conditions of this Agreement.

7. **Enforcement:** Enforcement of this Agreement may be proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to prevent a violation or to obtain any other relief. Should a party enforcing this agreement by appropriate action prevail in litigation, that party shall be entitled to recover, as part of its costs, reasonable attorney's fees.

8. **Governing Law:** This Agreement shall be construed and enforced in accordance with the internal law of the State of Wisconsin.

9. **Covenants Run with Land:** All of the terms and conditions in this Agreement, including the benefits and burden, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Grantor and the Grantee and their respective successors and assigns.

GRANTOR

CHRISTIAN LIFE CENTER, INC.

_____

By: Joseph Hanthorn, Pastor

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
OZAUKEE COUNTY)

Personally, came before me this _____ day of March, 2022, the above-named, Joseph Hanthorn, Pastor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, Ozaukee County, Wisconsin
My commission is permanent.

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

CITY OF MEQUON

By: _____
John M. Wirth, Mayor

By: _____
Caroline Fochs, City Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
OZAUKEE COUNTY)

Personally, came before me this _____ day of _____, 2022, the above-named John Wirth and Caroline Fochs, Mayor and City Clerk of the City of Mequon respectively, to me known to be such officers and acknowledge that they executed the foregoing instrument in such capacity.

_____
Notary Public, Ozaukee County, Wisconsin
My commission (expires) (is) _____.

DRAFTED BY:
Brian C. Sajdak, City Attorney

Approved as to form: _____
Brian C. Sajdak, City Attorney

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

EXHIBIT A

Legal Description – Property

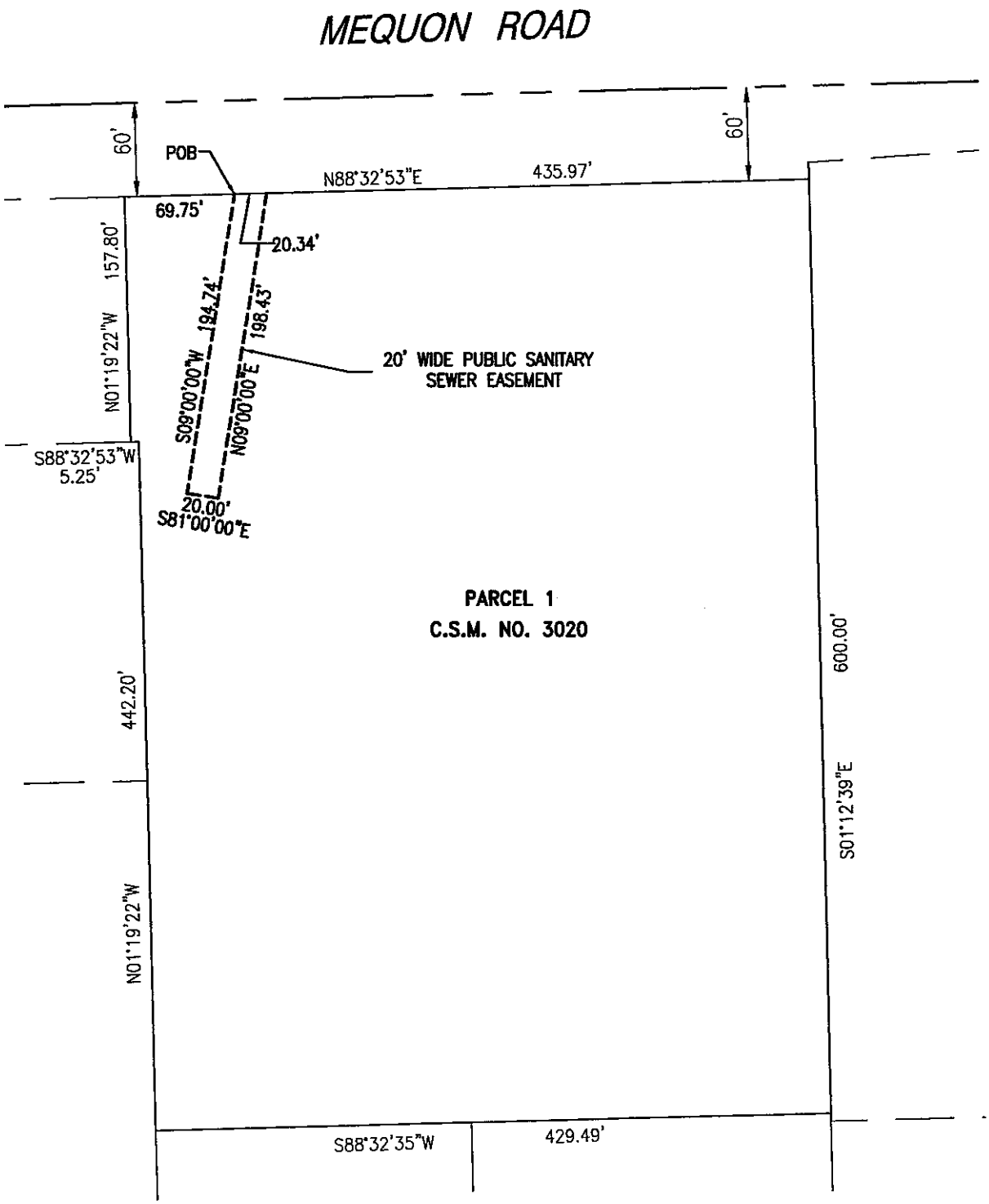
Parcel 1 of Certified Survey Map No. 3020, being a division of lands in part of the West 1/2 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

EXHIBIT B

LEGAL DESCRIPTION

Being that part of Parcel 1 of Certified Survey Map 3020, in the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.
Commencing at the Northwest corner of said Parcel 1; thence North 88°32'53" East along the South line of Mequon Road 69.75 feet to the point of beginning; thence South 09°00'00" West 194.74 feet to a point; thence South 81°00'00" East 20 feet to a point; thence North 09°00'00" East 198.43 feet to a point on the South line of Mequon Road; thence South 88°32'53" West along the South line of Mequon Road 20.34 feet to the point of beginning.



CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Graphic Scale
0 100 200
1" = 100'

February 18, 2022
Drawing No. 1612-kjl

Attachment: Packet Docs_BSPA (9891 : Christian Life Church)

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: **December 2, 2024**

SUBJECT: **Christian Life Church. The applicant is seeking rezoning recommendation from R-3 to IPS zoning with PUD (Planned Unit Development) overlay approval to allow for an addition to the existing church to include future parking and garage for the property located at 2803 W. Mequon Road.**

Applicant:	Christian Life Church
Status of Applicant:	Owner
Requested:	Rezoning Recommendation
Existing Zoning:	IPS
	R-3
Land Use Plan:	Istitutional
	Residential 1 acre
Lot size:	10.38 Acres
Location:	2803 & 2909 W. Mequon Road
Tax Key Number:	#14-025-01-018.00
District:	#6

Background:
The applicant is requesting a rezoning recommendation for the property located at 2803 and 2909 W Mequon Road. The parcel currently contains the Christian Life Church and Daycare which has been used as a religious institution since 1983. The parcel is currently split zoned with IPS (Institutional) zoning located on the west half of the site where the existing church is and R-3 (Single Family 1 Acre) on the east half which is currently vacant. If the rezoning request is successful, the applicant is looking to expand the parking lot and construct a storage building that will replace the one that will be razed as part of the proposed addition.

Rezoning Analysis: Factors to consider when analyzing a rezoning request include:

- **Is the proposed rezoning consistent with existing and Surrounding Land Use Designations?** The surrounding properties are a mix of residential and institutional uses including Lumen Christi Church, Beautiful Savior Church, Lakeshore Middle School, St James Cemetery and the Center for Jewish Life. Allowing for an expansion to the existing religious institution would be consistent with the surrounding area.

- **Is there a Public Interest?** The change in zoning to IPS will allow the existing religious institution to expand its operation on the remaining acreage as the congregation grows. There is a public interest in providing the opportunity to allow an existing use to grow and expand as long as it does not negatively impact surrounding parcels. Staff is

recommending that the entire site have a PUD overlay that would limit the use to a religious institution which will help protect the surrounding neighborhood from other potential uses in the IPS zoning district that may have a negative impact. The applicant has agreed to having the PUD overlay designated for the property.

- **Are there reasonable uses under existing zoning?** The site is currently zoned R-3 which permits single family homes. While the site would be a desirable site for a single-family development, the current owner has no interest in developing the parcel and would like to utilize the excess land for the potential expansion of the church.

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

The applicant may want to consider implementing a stormwater management plan that addresses both the future development plans and the building addition that appears with a separate application.

If the building addition is constructed as shown in the applicant's separate application, an addition of 0.19 acres of new impervious with this application or any future applications will trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The future stormwater management would need to account for all of the site impervious surface.

Other engineering requirements will be detailed as part of the future building and site plan application.

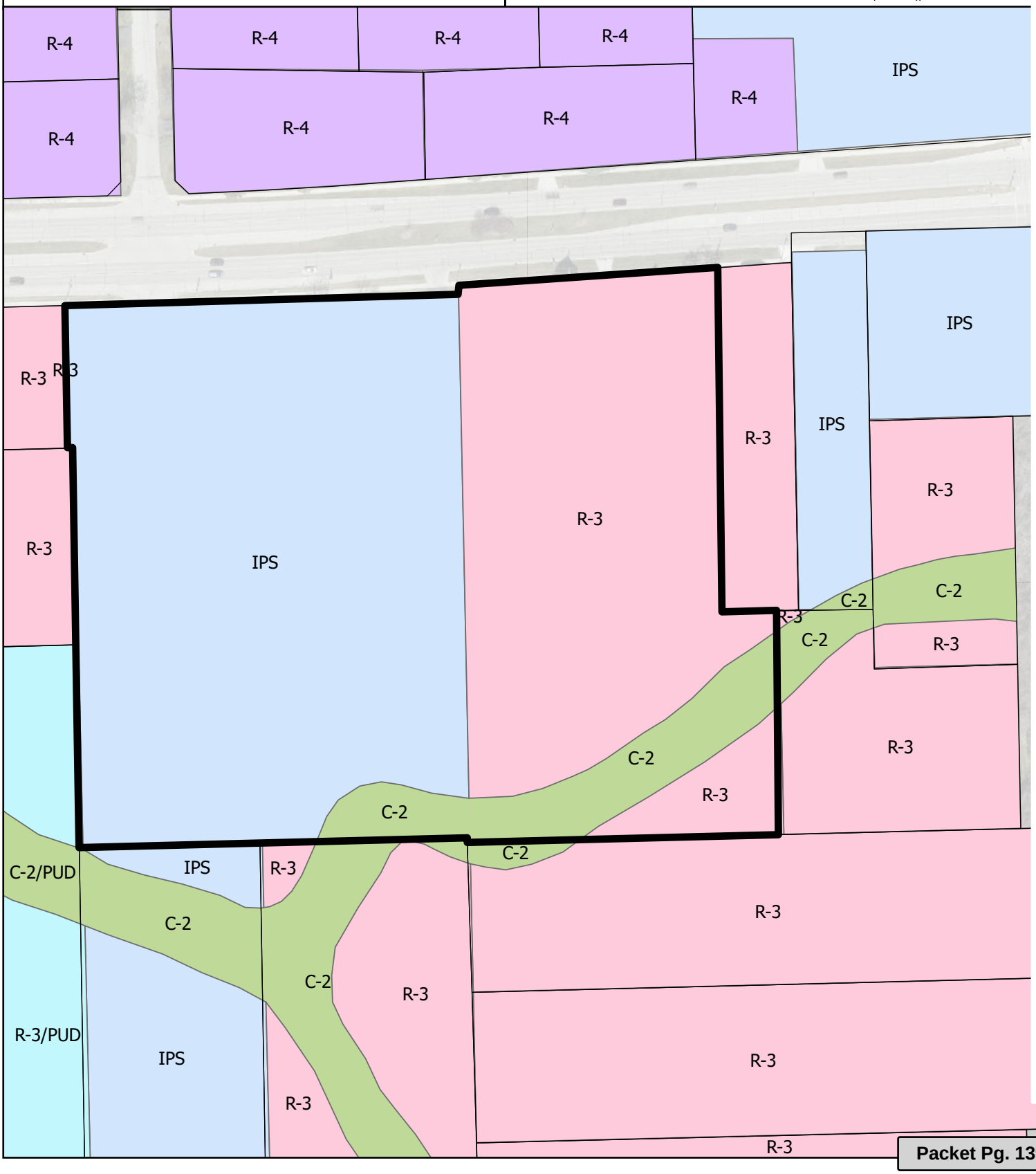
Staff Recommendation:
Staff recommends **approval** of the rezoning recommendation subject to the following conditions:

1. Common Council approval of the rezoning.
2. The rezoning includes a PUD overlay which limits the use of the site to a religious institution as the primary function. Other related accessory uses to the church such as a daycare or a school are also permitted.

Attachments:
Packet Docs_Rezone (PDF)

CHRISTIAN LIFE CHURCH

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



Attachment: Packet Docs_Rezone (9892 : Christian Life Church)

WRITTEN DESCRIPTION

October 28, 2024

City of Mequon Plan Commission
c/o: Planning Division
11333 N. Cedarburg Road
Mequon, WI 53092

PLAN COMMISSION APPLICATION:

Christian Life Church,
2909 W Mequon Rd,
Mequon, WI 53092

CHURCH CONTACT INFORMATION:

Owner Representative:
Joseph Hanthorn
Lead Pastor
2909 W Mequon Rd,
Mequon, WI 53092
262.643.4602
pastor@clcwi.com

CONTACT INFORMATION OF PROFESSIONAL TEAM:

Architect & Applicant:
Ehan Whitney
Pete Schneider
Groth Design Group Architects
N58 W6181 Columbia Rd
PO Box 332
Cedarburg, WI
262 377 8001
ewhitney@gdg-architects.com
pschneider@gdg-architects.com

Civil Engineer:
Matthew Bailey, PE
Senior Project Manager
Trio Engineering
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005

Attachment: Packet Docs_Rezone (9892 : Christian Life Church)

262.790.1480
mbailey@trioeng.com

Landscape Designer:
Michael C. Davis
InSite Landscape Design, Inc
Wauwatosa, WI
mdavis@insitedesigninc.com
www.insitedesigninc.com
(414)-476-1204

FEES:

The following fees are being submitted:

$750.00	Building/Site Planning or Amendment “part A” 2909W
$1275.00	Rezoning Recommendation “part B” 2903W

INTRODUCTION:

This project scope includes an addition to the southwest of the existing church building. It also includes a new canopy and a drop-off drive. Parking and sitework are improved as well to accommodate these additions.

The proposed church addition is a new worship space with nursery and connecting corridor. The new worship assembly space is designed to seat 840 occupants and provides a stage platform with back-of-house space and storage. There are outdoor mechanical units mounted at grade level to the southwest of the addition and a trash enclosure to the southeast. The main volume of the addition is constructed of precast concrete panels with color and texture variation across each façade. The connecting link between the existing and the worship volume is a wall composed of split faced masonry and storefront glazing. Overall, the new addition will tie-in to the existing building in terms of exterior materials.

The proposed canopy is designed as an independent structure, not connected to the existing building but providing protection for those entering the building. The roof of the canopy is pitched with a cross extending above – both as a response to the existing roof articulation and as a welcoming gesture to the community. The drop-off drive cuts into the existing sidewalk to provide a two-lane drop-off. There is a median for canopy

Attachment: Packet Docs_Rezone (9892 : Christian Life Church)

support and two lanes of traffic to the north. Existing parking islands and stalls will be modified accordingly.

Additionally, plans for future parking and a future garage are being submitted for approval. This piece requires rezoning of the east parcel of CLC's property.

LAND USE AND ZONING:

The Christian Life Church property consists of two parcels – 2909W and 2903W. Separate applications are being submitted for each parcel for parallel path approval. 2909W is the west parcel and is being submitted as "part A" - this is the bulk of the project scope. This parcel is zoned as IPS and will retain that zoning designation. This parcel contains the worship addition, canopy and site work.

2903W is the east parcel and is currently zoned as R-3. This parcel is being submitted as "part B". The church is proposing future parking and garage. As a result, the parcel will need to be rezoned to IPS. In discussions with City of Mequon staff, it was thought that a restrictive PUD may be appropriate. The church is on board with that strategy and will provide input into the language of the PUD.

DESCRIPTION OF EXISTING ENVIRONMENTAL FEATURES: See Civil drawings.

The existing site consists of two access points on the north border from Mequon Road. Sabra CT is a private access drive to a landlocked property to the south. The access is jointly used by the church and sabra CT but after about 180 ft the road splits off to the private sabra CT drive.

The church parking lot consists of 215 stalls. The existing building is a masonry structure that has been used as a worship facility since its construction in 1983. The primary use of the building is for regular Christian worship with primary gatherings occurring on Sunday mornings. The northwest wing of the building is used for daycare purposes during the week. There is also a garage structure near the south property line.

There is an existing channel on the southeast corner of the east parcel with some associated wetlands. These features do not affect the proposed project scope. Impervious area and site disturbance impacts have been considered and appropriate remediation is proposed in the civil drawings.

SITE DENSITY, FLOOR AREA RATIO, OPEN SPACE RATIO, LANDSCAPE SURFACE AREA RATIO:

See Civil and Landscape drawings.

Attachment: Packet Docs_Rezone (9892 : Christian Life Church)

OPERATIONAL CONSIDERATIONS:

CHURCH SERVICES

- Sunday 9:00 am (average attendance: 215)
- Sunday 11:00 am (average attendance: 215)
- Wednesday 7:00 pm (average attendance: 230)

Services typically are 75 to 90 minutes, so there is about 30 to 40 minutes for the turnover in the parking lot between Sunday services.

SMALL GROUPS

During the week, 8 to 15 people meet for Bible studies or Connect Group meetings. Times may vary.

Typically, there are approximately 3 to 5 weddings and 3 to 5 funerals per year. Most average attendance of about 150 people.

CHILDCARE

Typical occupancy for the childcare is 80 kids, and 12 adults, Monday through Friday, with numbers varying during the hours of operation from. Drop-off and pick-up of kids usually results in 60 cars over a 2-hour period. Childcare operates Monday through Friday 6:30 AM to 5:30 PM.

CHURCH OFFICE

Administrative staff are typically at the church office Monday-Thursday 9:00AM-4:00 PM. Typically, 5-10 staff are on site.

TRAFFIC GENERATION:

EXISTING PARKING VS. PROPOSED

Existing: 206 regular stalls plus 9 handicap stalls – 215 Total Stalls
Proposed: 203 regular stalls plus 7 handicap stalls – 210 Total Stalls

The typical maximum occupancy for the church will be at the 10 AM Sunday morning service. The church is currently running two Sunday morning services in the short term because of lack of space. Once the addition is complete, they will reschedule to one single service on a Sunday morning. The building occupancy at that time would not be higher than the seating capacity of the new worship space which is 840 occupants. The church congregation currently meets in an assembly space within the existing building.

Attachment: Packet Docs_Rezone (9892 : Christian Life Church)

The existing assembly space will be repurposed for youth ministry gatherings. Operationally, the new assembly space and the existing assembly spaces will not be used simultaneously.

Our understanding of the ordinance requirements for parking is that a ratio of 1:4 must be met regarding parking stalls and maximum occupancy. Accordingly, with 840 occupants, 210 parking stalls are required. The required parking stalls will be retained as part of this project. This parking requirement will be met on the west parcel – 2909W.

100 future parking stalls are proposed on the east parcel – 2903W and will accommodate future growth of the congregation.

MATERIAL SAFETY DATA SHEETS (MSDS):

The buildings on the property only use those cleaning products and paints/sealants typical for school and church operations. These products are kept secure from the public/schoolchildren and under the supervision of the janitorial staff. MSDS data sheets are available if needed.

EXTERIOR BUILDING MATERIALS & DESIGN:

Please see colored exterior elevations, perspective renderings and plan drawings included with this package.

Design intent:

The overall design intent of the proposed worship addition is to provide an adequately sized worship space for the growing congregation and tie-in with existing architecture. The design of the proposed canopy on the front of the building has a roof articulation similar to the existing building and also communicates an open gesture to the community with an elevated cross.

Existing Campus Buildings:

The original 1983 worship facility was originally built as a Jewish synagogue. Classrooms were added to the original building on the northwest wing shortly thereafter. In 2019 there was an interior renovation of the worship space.

The building is predominantly a masonry structure with pitched asphalt shingle roofs (and some flat roof). The exterior walls are a combination of split face and smooth CMU painted an off-white color with dark metal wall cap, fascia, gutter and downspouts.

Attachment: Packet Docs_Rezone (9892 : Christian Life Church)

There is an existing garage that will be demolished but is composed of vinyl siding and pitched asphalt shingle roofs.

Proposed Addition:

Worship Addition:
The proposed worship addition is composed of a main worship volume and a connecting corridor (with nursery) that connects to the existing building. The main worship volume is a flat roof structure with exterior walls made of precast concrete panels. Precast concrete panels are a combination of smooth face with a center banding of raked or ribbed vertical striations. The concrete materiality and surface texture variation echo the architecture of the existing building. Additionally, there is a vertical expression of the raked/ribbed striation at each door location and at the stage. This helps to break up the large volume and provide visual interest. The color of the exterior walls will be like or complementary to the existing building. The corridor connecting between the existing building and the worship volume has an exterior wall composed of split face CMU and aluminum storefront glazing each to match the existing building.

Canopy:
The proposed canopy is a simple pitched roof structure with four supporting columns. The underside of the pitched roof opens to the front of the property and will be visible from Mequon Rd. The cross symbol extends up from the northeast column and will also be visible from Mequon Rd.

Screening:
The mechanical units for the new addition are placed on grade on the southwest wall of the proposed worship addition. These will be screened with landscaping.

The trash enclosure for the facility will be placed on the southeast side of the new addition. This enclosure will be CMU similar to the existing building.

Garage (future):

The proposed garage will replace the existing garage (which is being displaced by the new worship addition). This new garage will provide storage for church vans, lawn equipment and also a covered patio for outdoor gatherings. The exterior will be composed of horizontal lap siding and pitched asphalt shingle roof with gable ends.

Attachment: Packet Docs_Rezone (9892 : Christian Life Church)

EXTERIOR MATERIAL PRODUCT DATA:

Precast Concrete Panel: The basis of design for the proposed precast concrete panel is Fabcon's raked or ribbed textures with exposed aggregate finish.

Masonry: Masonry elements used in this project will match the existing CMU split face and smooth with similar color.

Roofing: Roofing at the church will be a combination of membrane pitched flat roof and asphalt shingle roof to tie-in with the existing architecture. Metal wall caps, fascia and gutters will match the existing building in color and size.

Siding: Siding at the future garage will be a fiber cement horizontal lap siding with color to match the existing building.

LEGAL DESCRIPTION:

Please see civil documentation.

All building and pavement setbacks as well as percentage of green space meet the requirements of the zoning district.

An initial landscape plan has been completed and is included in the Plan Commission submittal (see drawing set). A final planting list will be provided to the City prior to construction.

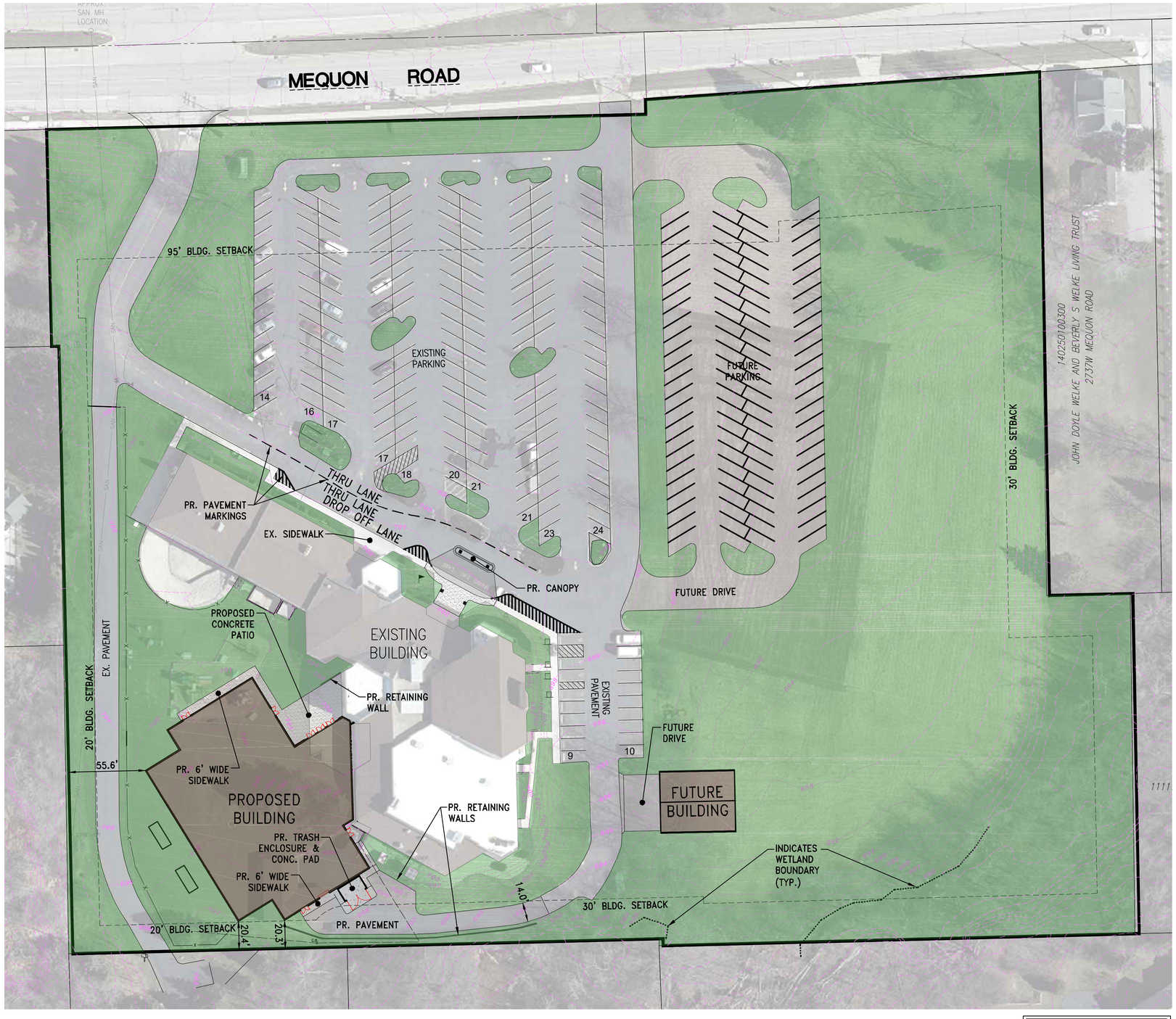
If there are any questions on this submittal, or if additional information is required, please contact me.

Respectfully,



Ehan Whitney,
Project Architect
GROTH Design Group, Inc.

Attachment: Packet Docs_Rezone (9892 : Christian Life Church)



0 20 40 80

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

LEGEND:

- 850 – EXISTING CONTOUR
- SAN – EXISTING SANITARY SEWER
- W – EXISTING WATER MAIN
- ST – EXISTING STORM SEWER
- – PROPOSED SANITARY SEWER (PRIVATE)
- > – PROPOSED SANITARY SEWER (PUBLIC)
- – PROPOSED SANITARY MANHOLE
- – PROPOSED WATER MAIN (PRIVATE)
- – PROPOSED WATER MAIN (PUBLIC)
- – PROPOSED HYDRANT
- – PROPOSED WATER VALVE
- – PROPOSED STORM SEWER
- – PROPOSED STORM MANHOLE
- – PROPOSED STORM INLET
- – PROPOSED STORM END SECTION

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

OWNER'S REPRESENTATIVE
JOSEPH HANTHORN
LEAD PASTOR
2909 W MEQUON ROAD
MEQUON, WI 53092
PHONE: 262-790-1480
EMAIL: pastor@clcwi.com

WISCONSIN Matthew BAILEY E-41533 OCONOMOWOC PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 793-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
CHRISTIAN LIFE CHURCH
CITY OF MEQUON, WISCONSIN
CHRISTIAN LIFE CHURCH
2909 W MEQUON RD.
MEQUON, WI 53092

REVISION HISTORY

DATE	DESCRIPTION
10/28/24	PC SUBMITTAL

DATE:
OCTOBER 28, 2024

JOB NUMBER:
24-47-1092

DESCRIPTION:
SITE PLAN "B"

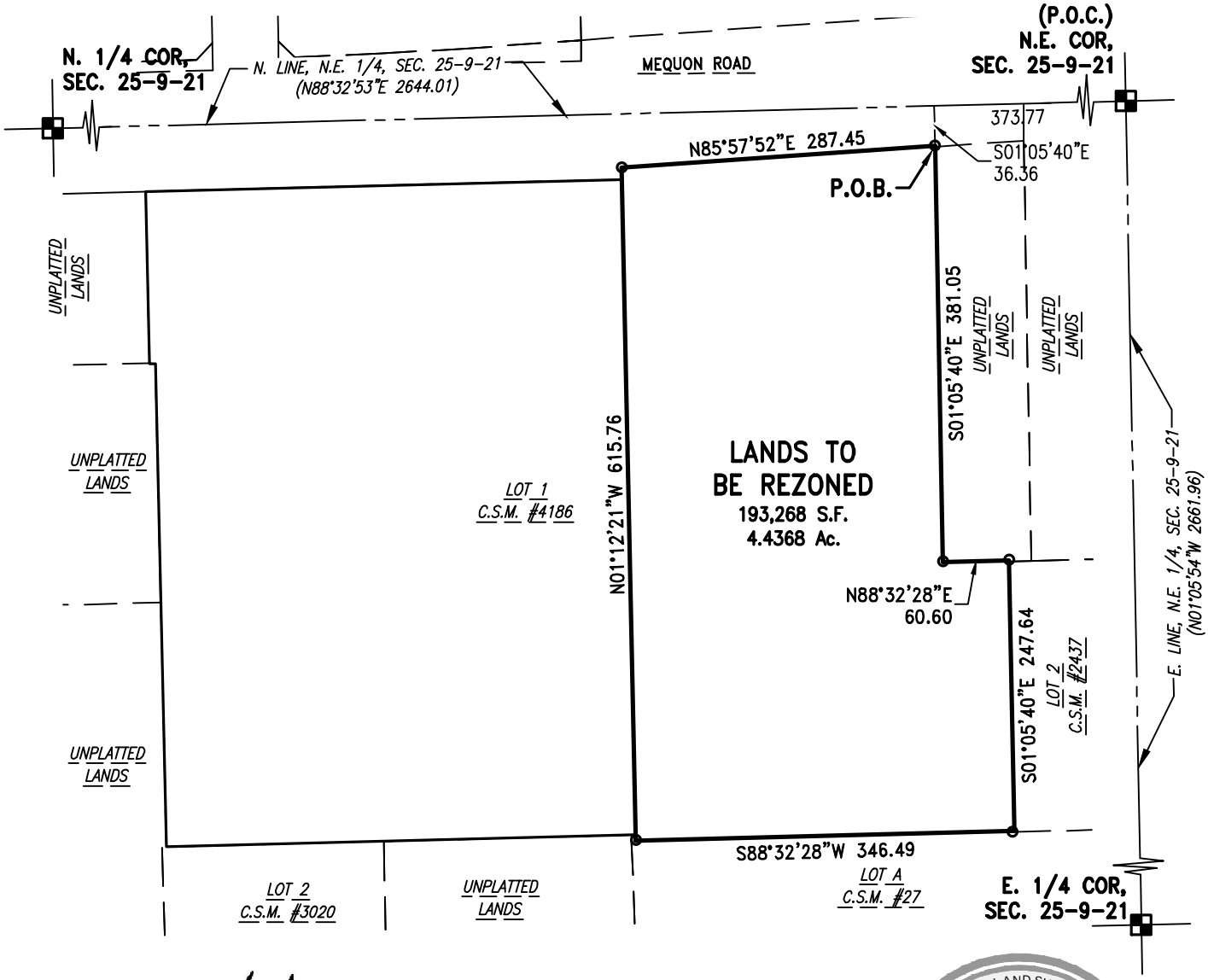
SHEET
1 OF 1

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\PRELIMINARY\CHRISTIAN LIFE CHURCH_CIVIL PLAN SET_22X34.DWG

Attachment: Packet Docs. Rezone (9892 : Christian Life Church)

REZONING EXHIBIT "A"

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 4186, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

NORTH
SCALE:1"=150'
0 75 150 300

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972) DATE: 10/27/24

X:\2024\24-47-1092 Christian Life Church - Mequon\Drawings\Survey\EXHIBITS\885DEX-REZONING.dwg

Attachment: Packet Docs_Rezone (9892 : Christian Life Church)

REZONING EXHIBIT "B"

LEGAL DESCRIPTION:

Being a part of Lot 1 of Certified Survey Map No. 4186, Recorded in the Office of the Register of Deeds for Ozaukee County on May 5, 2022 as Document No. 1136444, being located in a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of the said Northeast 1/4 Section; Thence South 88°32'53" West and along the North line of the said Northeast 1/4 Section, 373.77 feet to a point; Thence South 01°05'40" East, 36.36 feet to a point on the South Right-of-Way line of "Mequon Road" and the place of beginning of lands hereinafter described;

Continuing thence South 01°05'40" East and along the East line of said Lot 1, 381.05 feet to a point; Thence North 88°32'28" East and along the said East line, 60.60 feet to a point; Thence South 01°05'40" East and along the said East line, 247.64 feet to a point; Thence South 88°32'28" West and along the South line of said Lot 1, 346.49 feet to a point; Thence North 01°12'21" West, 615.76 feet to a point on the said South Right-of-Way line of said "Mequon Road"; Thence North 85°57'52" East and along the said South Right-of-Way line, 287.45 feet to the point of beginning of this description.

Said Parcel contains 193,268 Square Feet (or 4.4368 Acres) of land, more or less.

Date: 10/27/24



Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53045
Phone: (262)790-1480

Attachment: Packet Docs_Rezone (9892 : Christian Life Church)

DRAFT

2025 PLANNING COMMISSION MEETING SCHEDULE

Meeting Start Time is 6:00 pm

PC Applications Deadline	Planning Commission Meeting Date	Next Council Meeting
12/16/24	01/27/25	02/11/25
01/27/25	02/24/25	03/11/25
02/17/25	03/17/25	04/08/25
3/24/25	04/21/25	05/13/25
04/21/25	05/19/25	06/10/25
05/19/25	06/23/25	7/08/25
06/23/25	07/28/25	Wed. 8/12/25
08/18/25	09/29/25	10/14/25
09/29/25	10/27/25	11/11/25
10/27/25	12/01/25	12/09/25

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

Updated 11.15.2024

Attachment: DRAFT _2025 Planning Commission Meeting Schedule (9902 : 2025 Meeting Calendar)