11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/242-3100

www.cityofmequonwi.gov

PLANNING COMMISSION
Regular
Monday, December 1, 2025 - 6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order and Roll Call

2) Meeting Minutes

a) Meeting minutes of October 27, 2025

3) Consent Agenda

a) MasTec Network Solutions. The applicant is seeking building and site plan amendment approval to add a generator and access gate to the existing communications facility for the property located at 10448 N. Port Washington Road.

b) Morton Buildings for Golinvaux. The applicant is seeking minor request approval to allow for a 36' x 60' agricultural building for AG equipment for the property located at 10413 N. Granville Road.

c) Groth Design Group for Wisconsin Lutheran Seminary. The applicant is seeking building and site plan amendment approval to allow for additions to the existing buildings to provide additional educational spaces for the property located at 11640-11660 N. Seminary Drive.

4) Regular Business

a) Point Real Estate for Swan Ridge Farms. The applicant is seeking final plat approval to allow for Phase II of the Swan Ridge Farms subdivision consisting of a total of the remaining 42-lots for the lands located immediately south of and west of 10129 N. Swan Road.

b) J&J Custom Homes for Gorelik. The applicant is seeking minor request approval to allow for the removal of two (2) specimen trees to allow for a new single-family home building pad for the property located at 12345 N. East Shoreland Drive.

c) Wade Design. The appplicant is seeking building and site plan amendment approval to allow for modifications to the existing building including a new front entrance and patio for the property located at 6510-6512 W. Mequon Road.

d) Granville Ridge LLC for Elroy Klug. The applicant is seeking concept plan approval to allow for a 13-lot conservation subdivision on 60 acres for the properties located at the northeast corner of Granville and Mequon Roads and west portion of 11449 N. Farmdale Road.

e) Riverland Meadows. The applicant is seeking development agreement, preliminary plat and

stewardship plan approval to allow for a 12-lot conservation subdivision for the property located at 4001 W. Pioneer Road.

5) Announcements

a) 2026 Meeting Calendar

6) Adjourn

DATED: November 25, 2025 /s/ Andrew Nerbun, Mayor

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 accommodation 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 City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM.

11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
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www.cityofmequonwi.gov

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, October 27, 2025
6:00 PM
Lower Conference Room

Minutes

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Alderman Robert Strzelczyk
Commissioner Bruce Barnes
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner Nancy Urbani
Commissioner Oliver Ellsworth - **Absent**
Commissioner John Stoker - **Absent**

Chairman Nerbun called the meeting to order at 6:00 p.m.

a) Approval of Minutes

Action
Alderman Strzelczyk made a motion to approve the September 29, 2025, minutes.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Ellsworth, Stoker

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2) Consent Agenda

1) Joe Bassindale. The applicant is seeking minor request approval for approximately 3,000 C.Y. of fill to allow for a new single-family home on the property located at 10950 W. Donges Bay..
2) Trees for Less, LLC. The applicant is seeking minor request approval for a temporary use for a roadside stand for the properties located at 11550 & 11560 N. Wasaukee Road..
3) Minihan Children LLC. The applicant is seeking certified survey map approval for a 4-lot land division for the properties located at 5700 W. Bonniwell and 13817 N. Green Bay Road.

Item 2 (a) was asked to be removed from the Consent Agenda

Action
Commissioner Barnes made a motion to approve the two consent agenda items (2 (b) & 2 (c)).
Alderman Strzelczyk seconded the motion.
A voice vote was taken; vote passed (7-0)

Commissioner Barnes asked for clarification of the septic system process due to the high ground water.

Assistant City Engineer Cole McCraw stated that all septic systems are permitted through Ozaukee County.
He also confirmed that part of the review process is to ensure the grading and drainage does not negatively impact the adjacent parcels.

Action
Commissioner Barnes made a motion to approve the consent agenda items (2 (a).
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (7-0)

3) Public Hearing

a) John Beglan for Beglan Academy of Dance. The applicant is seeking conditional use grant approval for a dance studio for the property located at 10520 N. Baehr Road.

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

No Public Comment

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

City Planner Natalie Redding stated this is a conditional use grant request for a dance studio proposed to be located in in a multi-tenant building located at 10520 N. Baehr Road, Suite A.

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This is a studio that teaches Irish dance to students and adults that has been located in Glendale since 2008. The classes are primarily taught by the two owners with classes ranging from 10-20 participants. There will be three additionally part-time teachers, and staff deems the 94 parking stalls available at this site are sufficient for this type of use to be added to this location.

Ald. Strzelczyk stated he prefers some flexibility to be included in the operating hours and recommended 9:00 a.m. - 9:00 p.m. daily.

Action
Alderman Strzelczyk made a motion to approve the conditional use grant with the amendment to extend the hours from 9:00 a.m. - 9:00 p.m., Monday through Sunday.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED WITH CONDITIONS [7 TO 1]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Ellsworth, Stoker

b) Suzanne Van Cleave for Sunny's Dog Boarding & Daycare. The applicant is seeking conditional use grant and building and site plan amendment approval for a pet daycare and kennels for the property located at 6020 W. Donges Bay Road.

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

No Public Comment

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

City Planner Redding stated this request is for a conditional use grant and a building and site plan amendment for a dog day care and kenneling located at 6020 W. Donges Bay Road. Sunny's Dog Boarding and Day Care will offer full day and half-day care services, overnight boarding and basic grooming services. There are several site modifications proposed including the installation of a fence, the removal of an existing shed and the addition of 9 parking stalls. Staff support the shed removal and the additional parking.

She explained that non-residential properties require Commission approval for the installation of fences. The applicant is proposing a 6-foot wood fence starting at the northern portion of the building and extending towards the northern end of the lot and west as shown on the plans in the

packet.

Due to the high visibility of the fence from the public as well as the adjacent properties, staff recommend that a combination of wood fence and decorative metal fencing be used to enhance the streetscape and reduce the impact of the 6-foot wood fencing. Staff recommend wood fencing be used on the west and north sides of the property lines for privacy and noise buffering. And the ornamental or iron fencing is used along the public view sides (east property line) along Donges Bay Road and Baehr Road. An updated site plan is required showing the fence compliant with the offset and setback requirements.

The proposed dumpsters at the southeast corner are recommended to be relocated to where the existing shed is located, allowing it to be better screened within the fence line further away from the public street.

Staff recommends additional landscaping in the parking lot to be complaint with city ordinance requirements. Additionally, the landscaping should be extended along the eastern and northern property lines to soften the fence line from public view. This parcel is on a corner at the entrance to the business park and is highly visible to the public.

There are a few additional compliance issues regarding lighting and the parking lot listed in the staff report.

The site can accommodate a maximum of 72 dogs, and the applicant plans to make sound reduced kennels to minimize the sound impact to adjacent properties. There will be staff on site 24-hours to care for the dogs as they offer overnight boarding.

Staff recommend approval according to the conditions listed in the staff report.

It was recommended by the Commission that the hours in the CUG be modified to 8:00 a.m. - 8:00 p.m. to allow for flexibility.

There was discussion about the location of the dumpsters and the access to them. The applicant confirmed that the dogs will not be outside overnight. There was discussion regarding the fence and the setback on the east elevation.

It was concluded by the Commission that an exception to the east setback be made due to the uniqueness of the type of use and the requirement of a fence for the type of use, the width of the ROW and the angular lot, there is not a neighbor directly adjacent to the east, there are not other fences in the business park, this is a corner parcel and there is an existing berm and trees present to help buffer the view.

Action

Alderman Strzelczyk made a motion to approval with the amendments that there is no outside kenneling overnight, all outside play is supervised, the dumpster to remain according to the original plan (#7), the hours of operation are 24-hours/day with public access hours modified to 7am -6pm M-F and 8am -8pm Sat & Sun, the fence shall be 60-feet from the curb and a 10-foot

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rear setback from the lot line with landscaping to add as a buffer.
Commissioner Schaefer seconded the motion.

A friendly amendment was made that if the business is no longer a dog day care facility, then the fence can be removed.
Friendly amendment was accepted.

The applicant stated that the fence should not be open as the dogs will bark if they can see through the fence and offered that the fence be opaque (condition #8). There was conversation that the fence be a combination of wood on the bottom and ornate metal on the top. It was agreed it needs to be safe to keep the dogs inside the yard. The Commission and staff agreed that the fence should be approved by staff and Commission Chair.

A roll call vote was taken; vote passed (7-0)

RESULT:	**APPROVED WITH CONDITIONS [UNANIMOUS]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Ellsworth, Stoker

4) Regular Business

a) Sign Effectz Inc for Ryan, LLC. The applicant is seeking minor request approval for a sign waiver to allow for a height higher than allowed per the sign code for the property located at 11223 N. Port Washington Road.

Planner Redding stated this is a request by Ryan LLC for a sign waiver for a wall sign to be located on the south elevation of the building located at 11223 N. Port Washington Road occupied by Associated Bank. The B-2 zoning allows one (1) wall sign for each tenant of a multi-tenant building not to exceed 30-square feet. The proposed wall sign is 30-square feet, but it is proposed higher than the 20-feet allowed per the Mequon sign code, thus requiring the waiver. The applicant explained the sign cannot be installed at the allowed height due to the presence of windows. Staff suggested alternative compliant locations for the placement of the sign, but the applicant communicated that their lease space does not include those areas and signage in the suggested locations would not be permitted by the primary tenant, Associated Bank.

Staff understand the legitimate limitations of the building; but they are private lease and tenant agreements not conditions resulting from a site specific physical hardship that is typically recognized by the city for the purpose of a sign waiver.

Additionally, the sign code requires that all wall signs relate to the architectural features of the building and create an overall harmonious aesthetic. The proposed sign does not relate to the

architectural design, materials or color scheme of the building. The applicant communicated that they cannot defer from Ryan's trademark colors.

Staff recommend denial of the sign waiver due to non-compliance of the sign code, zoning code compliance, documented public objectives that relate to city regulation, the proposed sign exceeds the height allowance by a significant margin and there is not a physical site hardship present.

The Commission commented that at the proposed location the sign would be very difficult to see due to existing vegetation and traffic patterns. The Commission believes that the sign should be allowed on the front of the building at the appropriate height. The tenant of this building has violated many of the building code requirements historically. It was mentioned that the applicant should be included on the monument sign, although this building was not approved as a multi-tenant building.

The applicant commented that the primary tenant would not share the monument sign with the proposed tenant.

Action
Alderman Strzelczyk made a motion deny the sign waiver.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**DENIAL [UNANIMOUS]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Ellsworth, Stoker

b) Koz-i.tec.ture for Hold Holdings. The applicant is seeking building and site plan amendment approval for a 520 sq. ft. deck and painting of the building for the property located at 10500-10520 N. Port Washington Road.

Assistant Director Jac Zader stated that there is a long history with this building and approval of building and site plan amendments. Originally it was two separate parcels with two separate owners, and it was difficult to get work done. The applicant purchased the building in 2018 and combined it all in one in 2020. The current owner received approvals in 2018 and some of those elements have been installed. There were conditions on those approvals that were never enacted, so staff started a compliance issue process, and the owner is going to trial in December regarding the outstanding compliance issues (list in packet). Staff have continued to work with the owner and due to the previous approvals from 2018 being expired, the owner is back today for new approvals. They are asking for after-the-fact approval for the painting as the building was painted over the summer but was not approved by city staff. They are also asking for a 520 sq.ft. deck on the northeast portion of the building. Staff recommend that the approval for the deck be included in the conditional use grant approval request once the catering business is submitted, as staff is not supportive of this aspect of the current approval.

He mentioned there is some additional lighting and landscaping that is included in the approval request.

Overall, staff are supportive of the continued work being done on site and want the property issues to be in compliance. There is concern about the amount of time it is taking to get the work completed. Again, staff does not support the addition of the deck at this time.

The Commission agreed to keep the compliance issues that are going to court be kept separate and believe that additional site approvals should not granted until the site is in compliance.

The applicant stated that she has been working on this building since 2018 and there has been progress made but they have faced many obstacles along the way. She feels strongly about the deck approval as she believes it will greatly improve the value of the building and that outside space is vital as they are working to get the building ready to sell.

There was discussion among the Commission regarding the requested deck, and they agree that the various compliance issues should be a priority to be addressed. It was noted that the proposed deck would be in full public view and that it is may not be a desired element in that location.

Action
Commissioner Schaefer made a motion to approve staff per conditions, the site needs to be brought into compliance (lighting, landscape) and the parking lot repairs and proposed deck can be done simultaneously along with a LOC for 150% of the contracted value of the parking lot reconstruction by July 31, 2026.
Commissioner Barnes seconded the motion.

Commissioner Schaefer made an amendment to condition #5 that before April 15, 2026, the lighting must be compliant before a building permit is issued for the deck.
Commissioner Barnes accepted the amendment.
A roll call vote was taken; vote passed (6-0)(Mayor Nerbun abstained)

RESULT:	**APPROVED WITH CONDITIONS [6 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Bruce Barnes, Commissioner
AYES:	Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSTAIN:	Nerbun
ABSENT:	Ellsworth, Stoker

c) Ware Design Build. The applicant is seeking text amendment approval for a new conditional use grant within the Neighborhood Commercial zoning district to allow for two-family residential dwellings as cluster developments.

Planner Redding stated this is a text amendment to allow for conditional use in the neighborhood commercial zoning district which would allow for 2-family dwellings as a cluster development.

The zoning district currently allows 1-family cluster developments as a conditional use. The proposed text amendment to allow for 2-family cluster developments is a compatible extension of the existing uses in the area and staff believe it is an appropriate use in this small commercial node. Two-family cluster developments can be considered consistent with the existing development in the area and with the overall intent of the neighborhood commercial zoning. Given that other residential uses exist nearby, staff believe the proposed use would not disrupt the character or the functionality of the district.

Staff recommend that the CUG refer back to the requirements of zoning standards of the R-6 zoning district which mirrors the approach used for the single-family CUG.

Staff acknowledge that this text amendment was recommended by staff earlier this year as a potential path forward when the Donges Cove development proposal was submitted. This is the same applicant that initiated this request. Staff believe this would provide a clear regulatory framework for evaluating similar proposals without compromising the intent of the neighborhood commercial district and what it allows.

Staff recommend the text amendment to allow conditional grant use to 2-family dwellings as a cluster development with technical standards related to the R-6 zoning standards.

The Commission stated the text amendment prevents spot zoning and agrees it is a great use for this area. The Commission is pleased to have some of the vacant properties cleaned up and redeveloped. They support this text amendment and the use going forward.

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

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

d) P2 Development. The applicant is seeking rezoning recommendation and concept plan approval for a zoning change TC (Town Center) to TC/PUD (Town Center/Planned Development Unit) to allow for 58 residential units and a 3-story mixed-use building for the five (5) properties located at 11030, 11020, and 10950 N. Buntrock Avenue and 11027 N. Weston Drive and the property immediately to the south.

Public Comment

Mary Sampe 10772 N. Cambridge Court (Windsor Estate Condominiums) - she is concerned about the traffic issues in this area due to the schools, buses as well as the kids walking in the

area without sidewalks. She also commented there is not adequate lighting in the area. She is worried about 58 additional homes adding to these existing concerns.

Joe Hanser - 7085 W. Mequon Trail - he is concerned about the increased congestion and stated it is difficult to get around that area due to the traffic due to the new townhomes and apartments in the area. He would like the developer to consider the effect on the existing neighbors.

Asst. Dir. Zader stated that this request is for a rezoning request from Town Center zoning to Town Center with Planned Unit Development zoning. Five (5) parcels will be combined into two (2) parcels and create a community similar to the townhomes to the north on Buntrock Road. There will be a combination of 3-bedroom buildings, 2-bedroom buildings and a mixed-use building with commercial uses on the first level, offices on the second level and extended stay units on the third level.

There have been numerous site plan iterations from the applicant as the biggest concern has been the traffic in the area due to the neighboring schools. Staff recommends eliminating the proposed access point at the south end of the development onto Buntrock Road as there will be two other shared access points. Staff recommends a pedestrian pathway, instead of a road, through the development from Weston Drive to Buntrock Road as well as sidewalks added along Buntrock Road and through the development to Weston Drive with on street parking along Weston Drive. He discussed additional aspects of connectivity for the proposed development.

There was some discussion about the traffic in the area and the other neighboring developments. The Commission supports the layout of the proposed development.

He commented that the current assessed value is approximately $1.6M and the estimated value of the proposed development is approximately $20M. Asst. Dir. Zader related that the applicant is agreeable to the closing of the access onto Buntrock Road. There has not been any communication or concern from the school district. Staff are supportive of the proposed plan and rezoning recommendation request.

The applicant, Bob Bach, stated that his apartment properties in the neighborhood have operated at 97.5% occupancy at all times and the townhomes immediately to the north of the proposed development have been 100% occupied. He mentioned the various community amenities that will be available at the proposed development and stressed the walkability for the surrounding area.

Action

Alderman Strzelczyk made a motion to approve the rezoning recommendation per staff conditions.
Commissioner Hawley seconded the motion.
A roll call vote was taken; vote passed (6-1) (No vote: Schaefer)

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RESULT:	**APPROVED [6 TO 1]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Urbani
NAYS:	Schaefer
ABSENT:	Ellsworth, Stoker

5) Announcements

The next meeting is Monday, December 1, 2025, at 6:00 p.m.

6) Adjourn

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

The meeting adjourned at 8:37 p.m.

Respectfully Submitted,

Jac Zader

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11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Natalie Redding, Planner**
DATE: **December 1, 2025**
SUBJECT: **MasTec Network Solutions. The applicant is seeking building and site plan amendment approval to add a generator and access gate to the existing communications facility for the property located at 10448 N. Port Washington Road.**

Background: The applicant is seeking building and site plan amendment approval to allow for the installation of a diesel standby generator, fuel tank, alarm relay, and a wall expansion with access gate to screen the proposed generator. No additions or modifications to the existing cellular tower are proposed. This equipment will be installed behind the Life Storage building next to an existing generator and enclosure. The proposed plan is the same plan that was presented and approved in January of 2024. The applicant is returning as the approval has since expired and requires reapproval.

Analysis: According to the narrative submitted at the time of the original application in January of 2024, federal law prohibits local governments from denying "any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." (47 U.S.C.A §1455). Staff agrees with this claim, while still maintaining that the City has the authority to review and act on building and site plan changes. The new concrete pad will be placed in an area of existing gravel, and thus the extent of impervious area will not increase as part of this work.

Site Compliance: Staff conducted a site visit to confirm compliance and assess site conditions. The existing enclosure, as was the case two years ago, is the same material as is planned for the proposed enclosure. Staff will carry over the last approval's condition that the existing enclosure's metal gate be replaced to match the proposed enclosure's wooden gate.

District Standards:

	Standard	Proposed Structure
Front Setback	65 feet	Approx 532 feet
Rear Offset	20 feet	Approx 38.4 feet
Side A Offset	20 feet	Approx 182 feet
Side B Setback	20 feet	Approx 90 feet
Height Maximum	42 feet	9 feet 5 inches

Staff previously determined that this addition does not meet the definition of a building within the Code of Ordinances. Section 58-8 defines a building as “a structure having a roof supported by columns or walls for housing or enclosure of persons, animals, or chattel.” Considering this enclosure does not have a roof, it does not meet this definition and does not add to the site’s overall floor area ratio.

Concerning the open space ratio needed for the site, the original 2021 submittal for the LifeStorage addition lists the open space at 103,800 square feet, 48% of the site. This 176 square foot addition will bring the open space of the site down to 103,624 square feet, 47.9% of the site. All other technical standards of the B-4 district and PUD are met.

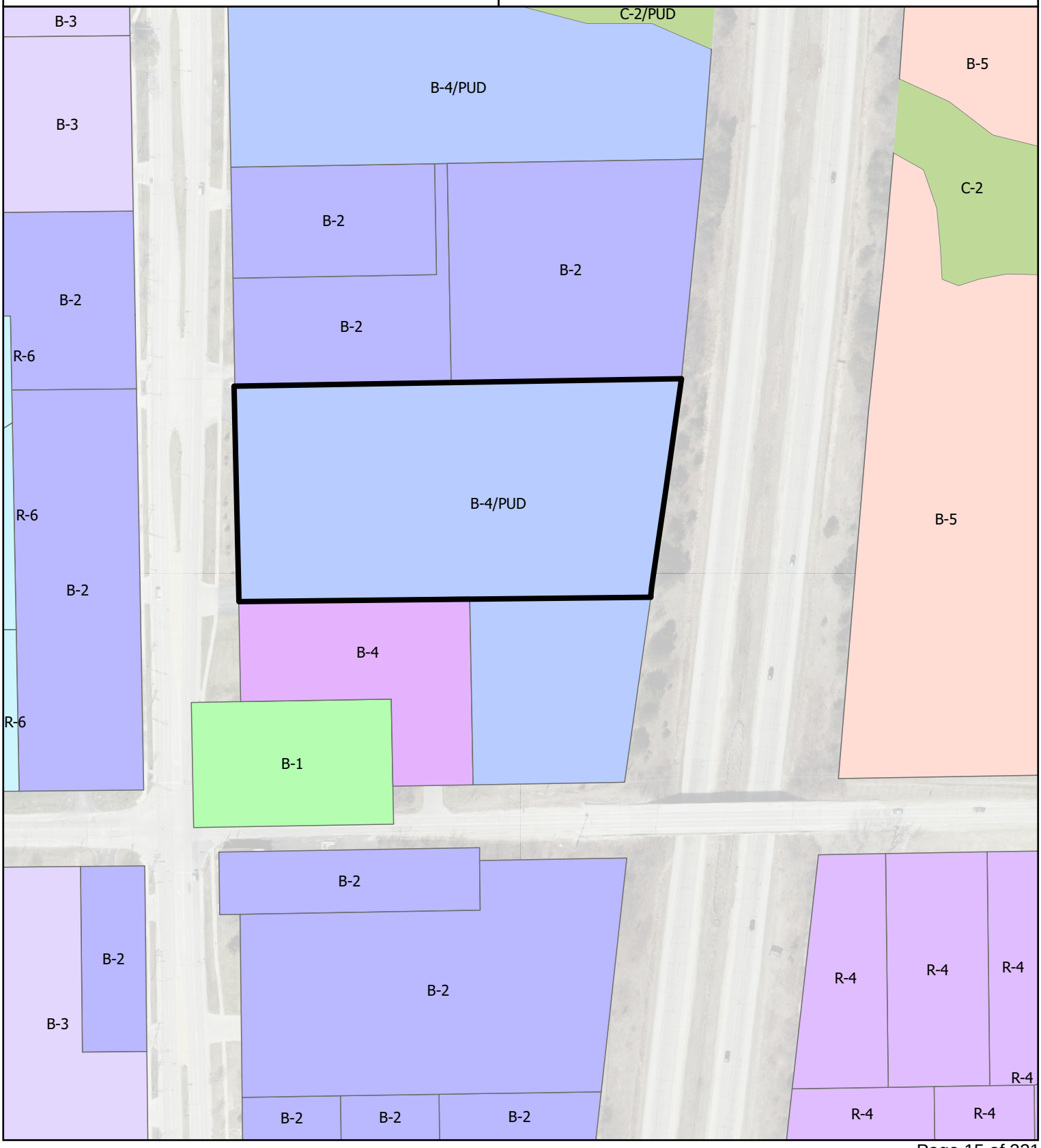
Staff Recommendation:
Staff recommends **approval** of the building and site plan amendment subject to the following conditions:

1. The existing enclosure’s metal gate shall be replaced to match the proposed enclosure’s wood gate.
2. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant’s application and the requirements of the Planning Commission’s approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
3. All ground-level and roof top mechanical equipment shall be well screened from public view.

Attachments:
Packet Docs_MasTec Network

MASTEC NETWORK SOLUTIONS

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



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FA#: 10080281

PEKARSKY (PRIMECO)

10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

GENERATOR PROJECT

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL FIRE CODE (IFC
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL FIRE CODE (IFC)

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT APPLICABLE BUILDING CODES. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

APPLICANT:	**AT&T TOWER ASSET GROUP** 575 MOROSGO DR. ATLANTA, GA 30324–3300
TOWER OWNER:	**AMERICAN TOWER** **10 PRESIDENTIAL WAY** **WOBURN, MA 01801**
LATITUDE:	43° 12' 28.72" N (43.2079789)
LONGITUDE:	087° 55' 19.70" W (-87.9221411)
LAT/LONG TYPE:	NAD–83
EXISTING ZONING:	N/A
PROPOSED PROJECT AREA:	INCREASE IN 176 S.F.
TYPE OF CONSTRUCTION:	TYPE V–B
OCCUPANCY GROUP:	U
JURISDICTION:	OZAUKEE COUNTY

PROJECT TEAM

CLIENT REPRESENTATIVE (NATIONAL):
MASTEC NETWORK SOLUTIONS
3443 AIRPORT RD
SACRAMENTO, CA 95834
CONTACT: CLEON MITCHELL
EMAIL: CLEON.MITCHELL@MASTEC.COM

ENGINEERING (NATIONAL):
MASTEC NETWORK SOLUTIONS
1151 SE CARY PARKWAY, STE. 101
CARY, NC 27518
CONTACT: RAPHAEL MOHAMED
PH: (919) 674–5895
EMAIL: RAPHAEL.MOHAMED@MASTEC.COM

SITE ACQUISITION (NATIONAL):
MASTEC NETWORK SOLUTIONS
2189 PARKWAY LAKE DR.
HOOVER, AL 35244
CONTACT: CLEON MITCHELL
EMAIL: CLEON.MITCHELL@MASTEC.COM

SCOPING ENGINEER (NATIONAL):
MASTEC NETWORK SOLUTIONS
2189 PARKWAY LAKE DR.
HOOVER, AL 35244
CONTACT: DAVID ROGERS
EMAIL: DAVID.ROGERS@MASTEC.COM

CONSTRUCTION:
MASTEC NETWORK SOLUTIONS
710 BELDEN AVE.
ADDISON, IL 60101
CONTACT: JAMES FLOWERS
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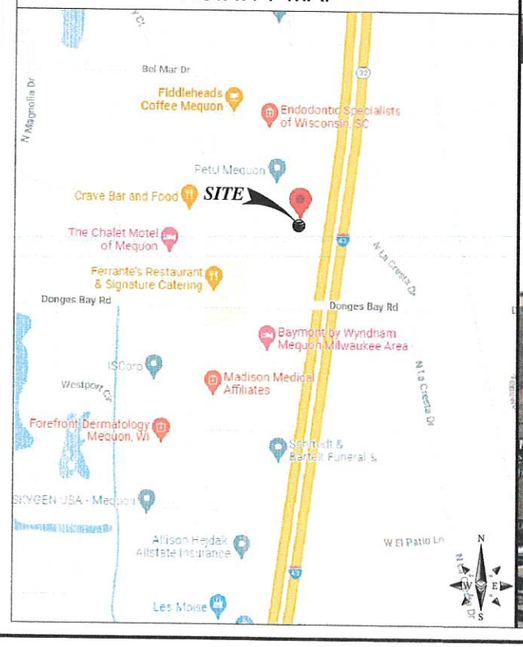
LOCATION MAP

VICINITY MAP



LOCAL MAP

PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO MODIFY AN EXISTING UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS MODIFICATION WILL CONSIST OF THE FOLLOWING:

TOWER SCOPE OF WORK
- NO TOWER WORK

GROUND SCOPE OF WORK
- REMOVE (E) ATS/CAM LOC
- INSTALL (1) 50kW KOHLER STANDBY DIESEL GENERATOR (KOHLER 50REOZK) INSTALLED ON TOP OF A BASE FUEL TANK ON A CONCRETE PAD
- INSTALL (1) 200A ATS/CAM LOC (#RDT)
- INSTALL ATS ALARM RELAY
- INSTALL 10'–4" WIDE ACCESS GATE
- INSTALL 11'X16' BLOCK WALL COMPOUND EXPANSION

DRAWING INDEX

SHEET NO:	SHEET TITLE
T–1	TITLE SHEET
GN–1	GENERAL NOTES
A–0	OVERALL SITE PLAN
A–1	EQUIPMENT LAYOUT
A–1.1	PRECAST GENERATOR PAD DETAILS
A–1.2	GENERATOR PAD DETAILS
A–1.3	FENCE DETAILS
E–1	ELECTRICAL PLAN
E–1.1	ELECTRICAL PLAN
E–2	EQUIPMENT & CONDUIT DETAILS
E–3	LOAD CALCULATIONS & ONE LINE DIAGRAM
E–4	ALARM DETAILS
G–1	GROUNDING DETAILS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

_____ DATE: _____
SITE ACQUISITION _____ DATE: _____
CONSTRUCTION MANAGER _____ DATE: _____

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 11"X17" OR 24"X36" FORMAT.

CALL WISCONSIN ONE CALL
(800) 242-8511
CALL 3 WORKING DAYS
BEFORE YOU DIG!

Raphael Mohamed, PE, PENG
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DN: C=US, E=raphael.mohamed@mastec.com, O=MasTec Network Solutions, OU=MasTec Engineering, CN=Raphael Mohamed, PE, PENG
Date: 2024.03.21 12:18:23-04'00'

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3/11/2024

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
2/3/2023	CONSTRUCTION	0	RM
3/11/2024	CONSTRUCTION	1	RM
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DRAWN BY:	JG
CHECKED BY:	CS
APPROVED BY:	RM

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at&t

PREPARED BY:
MasTec Network Solutions
1151 SE CARY PARKWAY, SUITE 101
CARY, NC 27518

FA NUMBER:
10080281

SITE NAME:
PEKARSKY (PRIMECO)

SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

GENERAL NOTES:

1. ALL SUB-CONTRACTORS ARE TO SIGN INTO THE LL AND AT&T NOC'S ALONG WITH BEFORE THE START OF WORK AND END OF WORK EACH DAY. THE AT&T LOGBOOK MUST ALSO BE SIGNED EACH DAY ON SITE.
2. ALL ORIGINAL PERMITS MUST BE POSTED ON SITE BEFORE WORK CAN COMMENCE. ALL PERMITS ARE REQUIRED TO BE IN A NOTICEABLE LOCATION FOR REVIEW BY THE PERMITTING JURISDICTION.
3. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION
   CARRIER: AT&T
   TOWER OWNER:**AMERICAN TOWER**
4. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
5. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
6. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
7. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
8. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF MASTEC NETWORK SOLUTIONS.
9. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
10. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
11. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
12. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
13. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
14. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF CROWN CASTLE USA INC.
15. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
16. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL (FOR CAST IN PLACE OPTION):

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°f AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
   #4 BARS AND SMALLER 40 ksi
   #5 BARS AND LARGER 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 BARS AND LARGER.....2"
   #5 BARS AND SMALLER.....1-1/2"
   CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
   SLAB AND WALLS.....3/4"
   BEAMS AND COLUMNS.....1-1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 1/2" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
   4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
   4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED. VERYIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3R (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR CROWN CASTLE USA INC. BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "AT&T".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

WISCONSIN
RAPHAEL MOHAMED
E-37850
CARY
NC
PROFESSIONAL ENGINEER

3/11/2024

SUBMITTALS

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FA NUMBER:
10080281

SITE NAME:
PEKARSKY (PRIMECO)

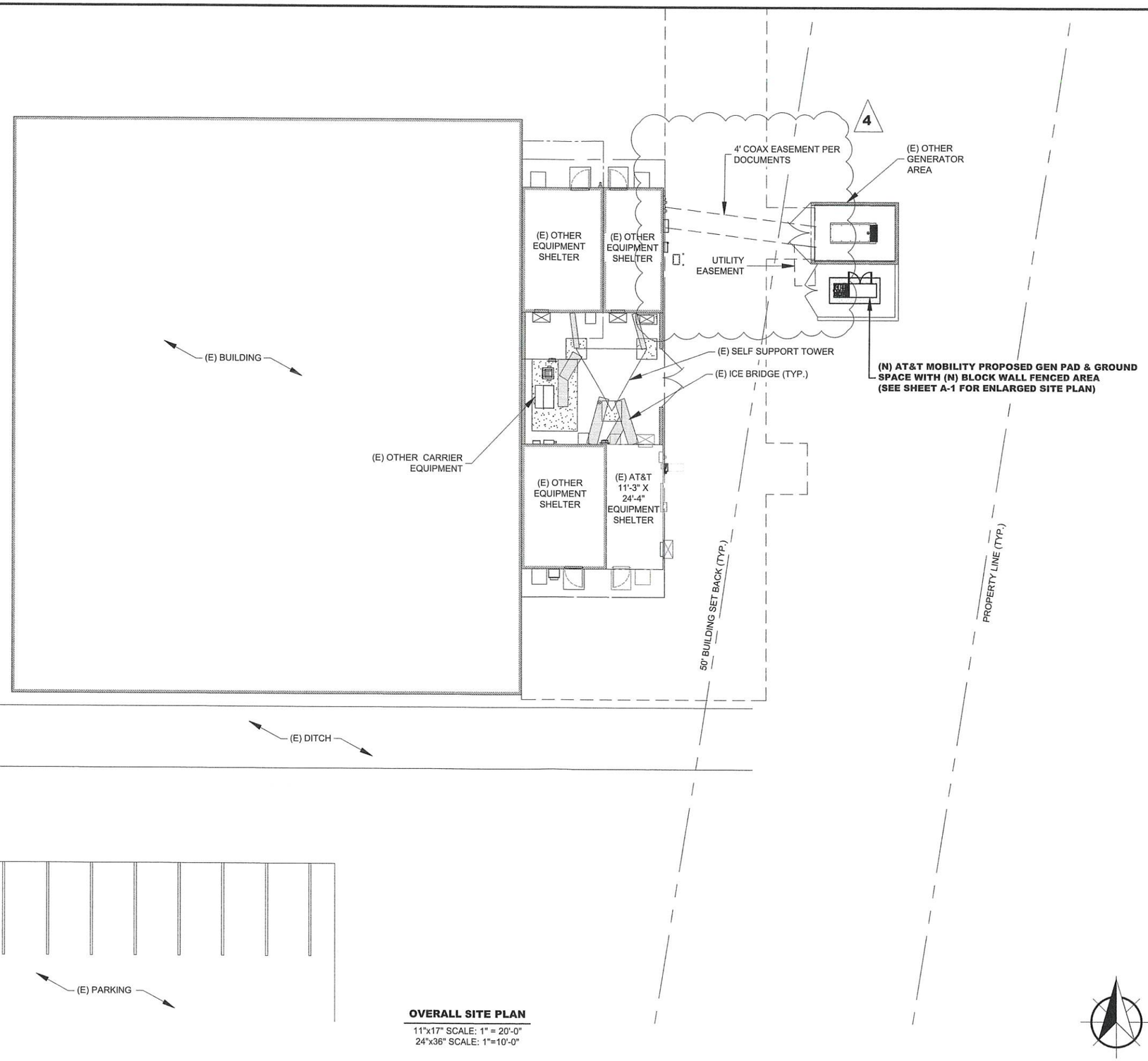
SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

NOTE
THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.



OVERALL SITE PLAN
11"x17" SCALE: 1" = 20'-0"
24"x36" SCALE: 1"=10'-0"

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PREPARED FOR:
at&t

PREPARED BY:
MasTec Network Solutions
1151 SE CARY PARKWAY, SUITE 101
CARY, NC 27518

FA NUMBER:
10080281

SITE NAME:
PEKARSKY (PRIMECO)

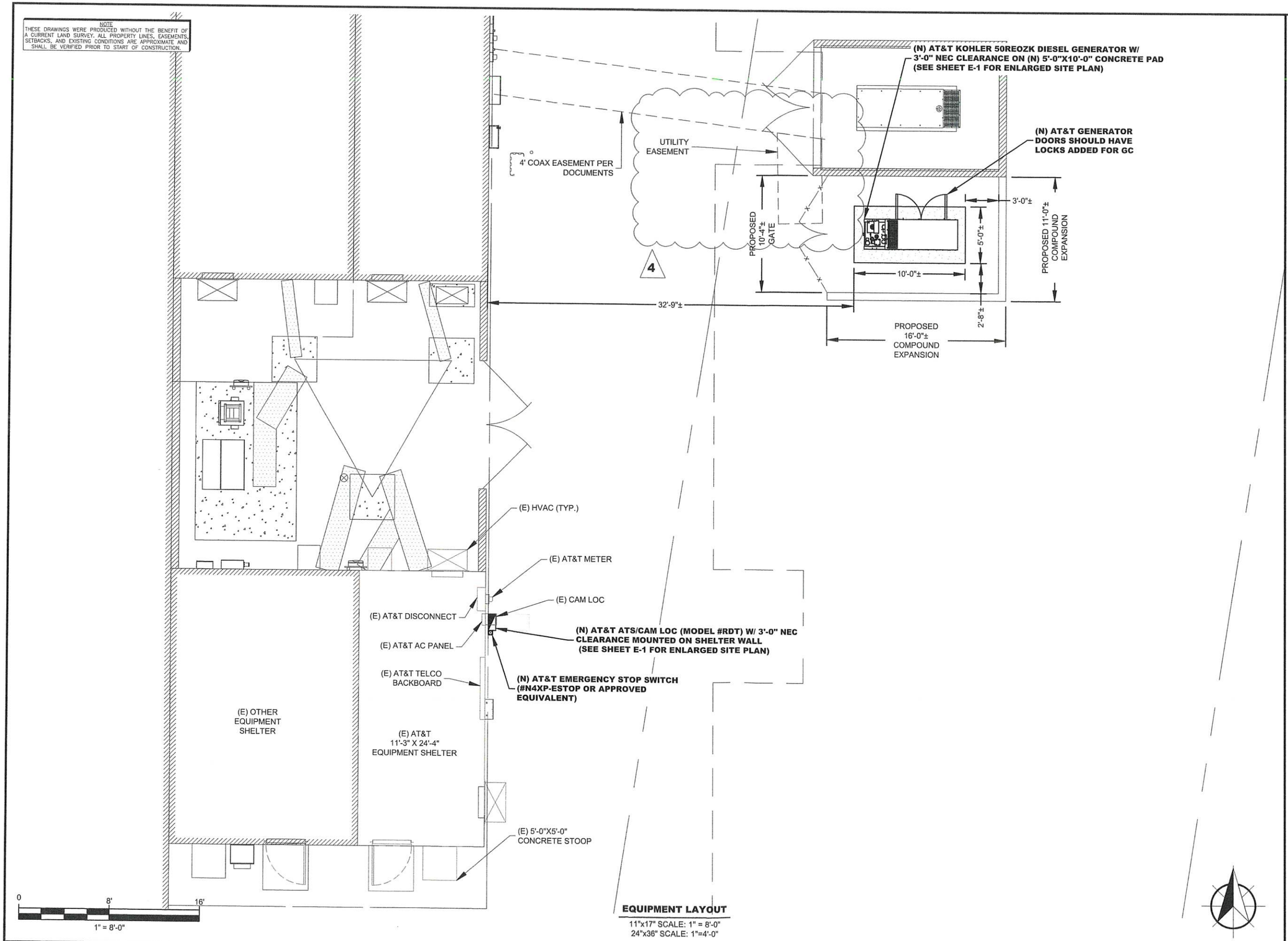
SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE

SHEET NUMBER
A-0

NOTE
THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.



EQUIPMENT LAYOUT
11"x17" SCALE: 1" = 8'-0"
24"x36" SCALE: 1"=4'-0"

WISCONSIN
RAPHAEL MOHAMED
E-37850
CARY NC
PROFESSIONAL ENGINEER

3/11/2024

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1/19/2024	CONSTRUCTION	2	RM
3/11/2024	CONSTRUCTION	3	RM
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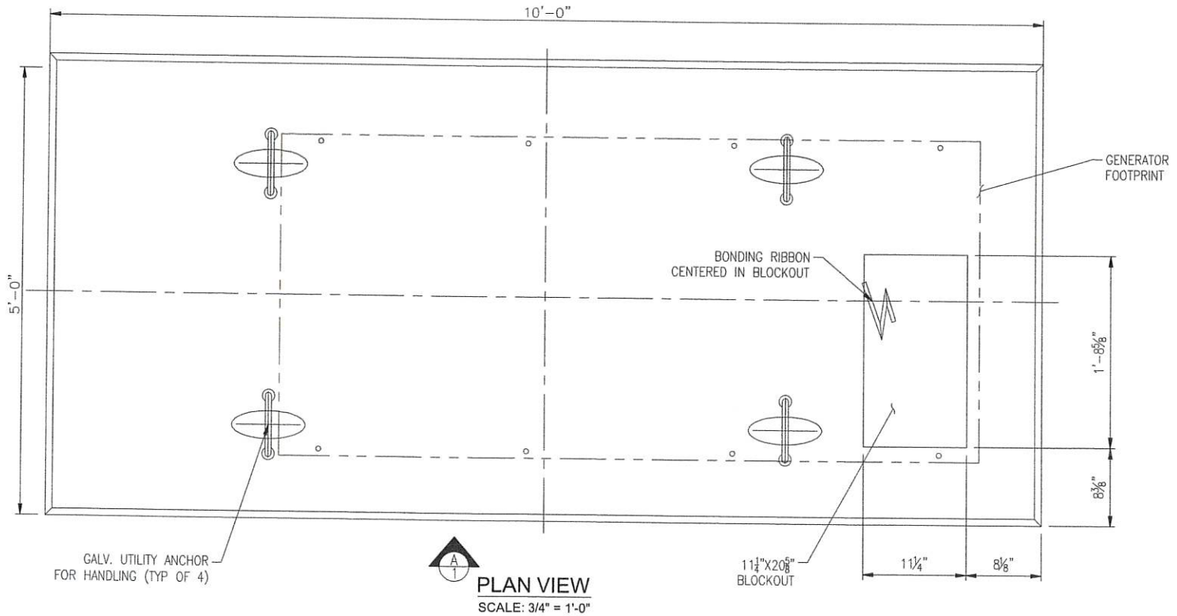
SHEET TITLE
EQUIPMENT LAYOUT

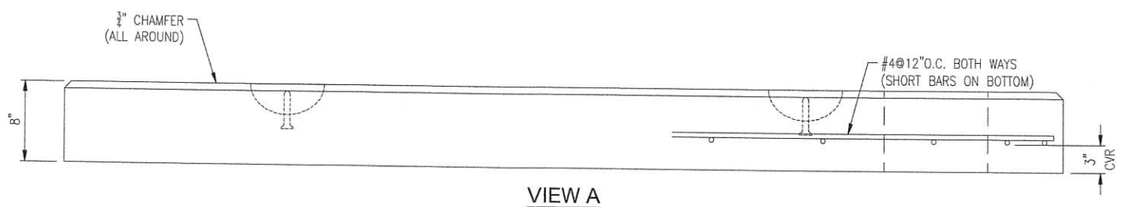
SHEET NUMBER
A-1

GENERAL NOTES

1. CONCRETE: 28 DAY COMPRESSIVE STRENGTH F'c = 5,000 PSI (MIN).
2. REINFORCING: ASTM A-615, GRADE 60.
3. SLAB DESIGNED BY OTHERS PER CONTRACT DRAWING #C-2.
4. SLAB SHALL BE SUPPORTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS (I.E. LEVEL AND COMPACTED BEARING SURFACE).
5. ELECTRICAL STUB-UP COORDINATE SIZE & PLACEMENT W/ MANUFACTURER DRAWINGS.



A1 PLAN VIEW
SCALE: 3/4" = 1'-0"



VIEW A
SCALE: 3/4" = 1'-0"

WEIGHT		
SECTION	WEIGHT (lbs.)	CONCRETE (CY)
8" THK PAD	3,000	0.74

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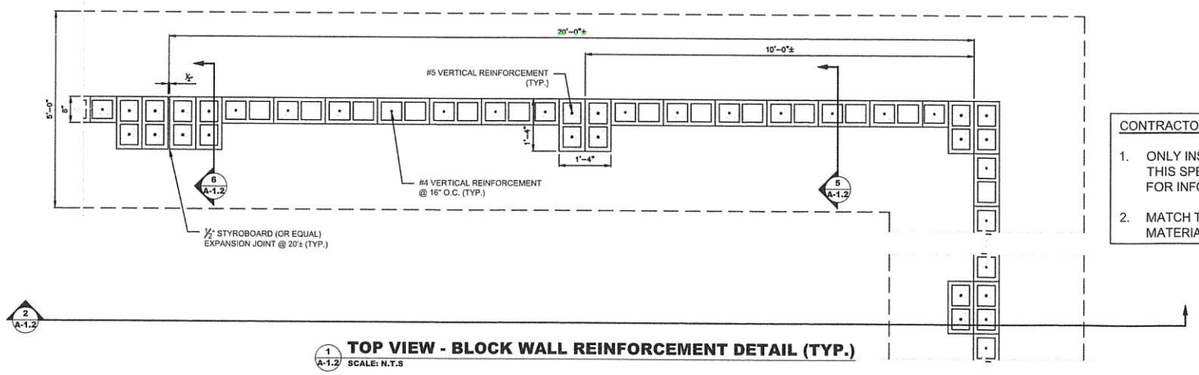
SHEET TITLE
PRECAST GENERATOR PAD DETAILS

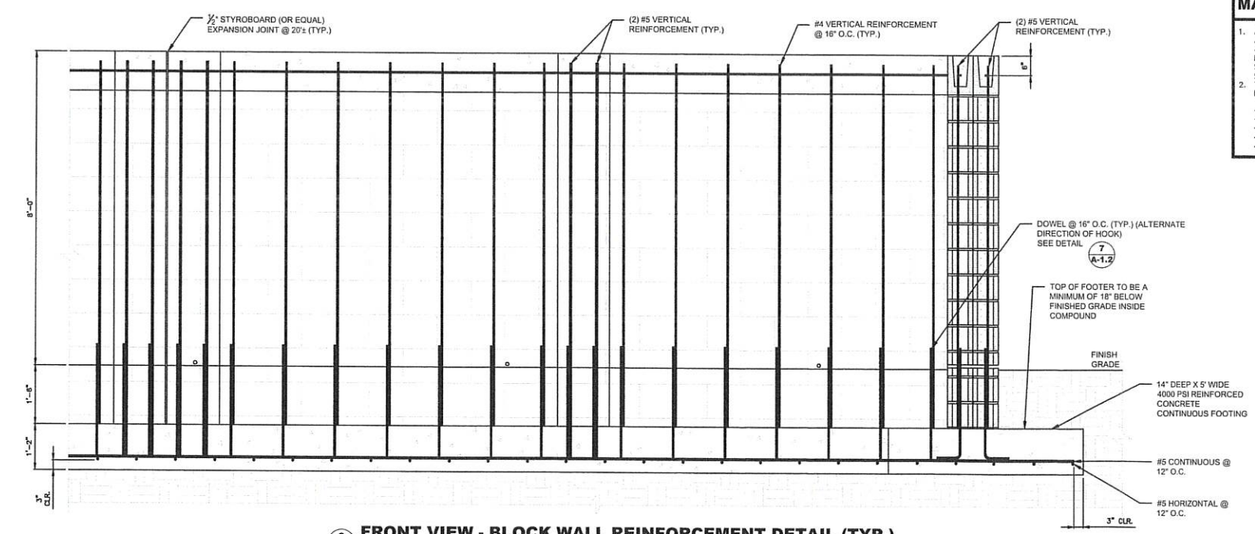
SHEET NUMBER
A-1.1



1 A-1.2 **TOP VIEW - BLOCK WALL REINFORCEMENT DETAIL (TYP.)** SCALE: N.T.S

CONTRACTOR NOTES:

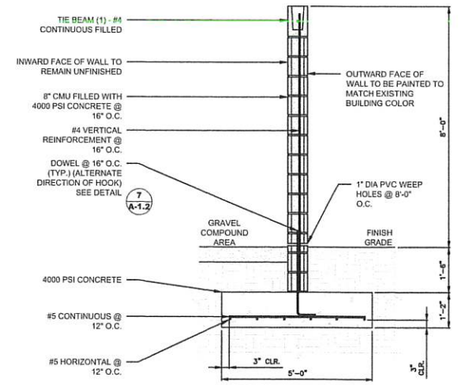
1. ONLY INSTALL WHAT IS REQUIRED FOR THIS SPECIFIC SITE AND THE REST IS FOR INFORMATIONAL PURPOSES.
2. MATCH THE EXISTING HEIGHT, MATERIALS, AND COLOR AS NEEDED.



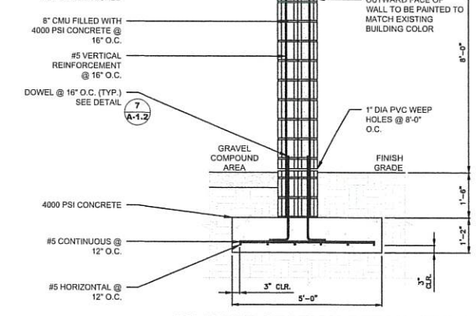
2 A-1.2 **FRONT VIEW - BLOCK WALL REINFORCEMENT DETAIL (TYP.)** SCALE: N.T.S

MASONRY NOTES

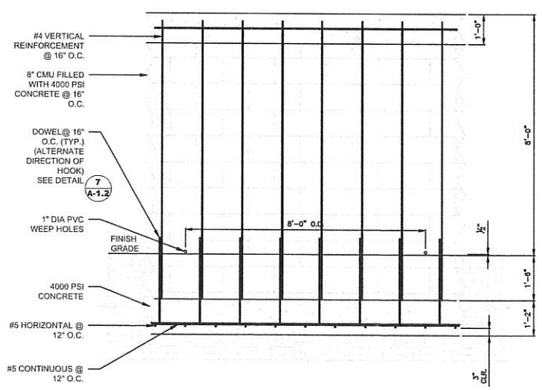
1. ALL MASONRY SHALL BE IN ACCORDANCE WITH THE TMS 402–16: "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES".
2. THE MASONRY BLOCKS ARE DESIGNED FOR:
   - BLOCK SIZE: 8"x8"x16"
   - MORTAR TYPE 'S
   - f'_M 1.5 KSI
   - GROUTED @ 16"
   - FULL BEDDING



5 A-1.2 **BLOCK WALL SECTION DETAIL (TYP.)** SCALE: N.T.S



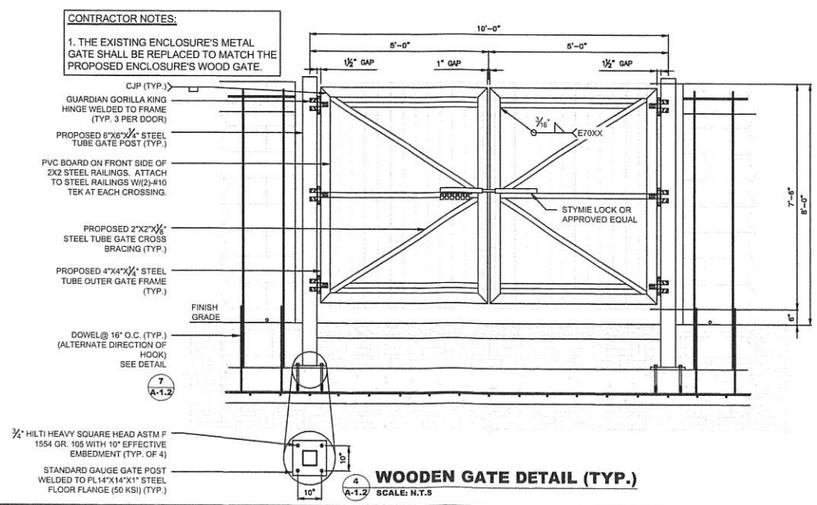
6 A-1.2 **PILISTER SECTION DETAIL (TYP.)** SCALE: N.T.S



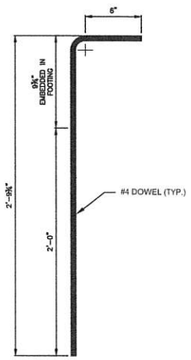
3 A-1.2 **BLOCK WALL ELEVATION DETAIL (TYP.)** SCALE: N.T.S

CONTRACTOR NOTES:

1. THE EXISTING ENCLOSURE'S METAL GATE SHALL BE REPLACED TO MATCH THE PROPOSED ENCLOSURE'S WOOD GATE.



4 A-1.2 **WOODEN GATE DETAIL (TYP.)** SCALE: N.T.S



7 A-1.2 **DOWEL DETAIL (TYP.)** SCALE: N.T.S

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TOWER OWNER ID:
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SHEET TITLE
FENCE DETAILS

SHEET NUMBER
A-1.3

NOTES AND SPECIFICATIONS

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2. CONTRACTOR SHALL OBTAIN OWNER/TENANT SPECIFICATIONS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC UTILITY FOR THE EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND SERVICE ROUTING. CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC COMPANY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
5. CONTRACTOR TO PROVIDE 2–200 LB TEST POLYETHYLENE PULL CORDS SECURELY FASTENED AT EACH END OF POWER AND TELCO CONDUIT. PROVIDE CAPS ON END OF UNUSED CONDUIT.
6. CONTRACTOR TO PROVIDE A REBAR MARKER WITH AT LEAST 2 FEET EXPOSED ABOVE GRADE AND PAINTED BRIGHT ORANGE TO INDICATE LOCATION OF CONDUIT CAPPED BELOW GRADE.
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9. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE. USE SCHEDULE 80 PVC UNDER ROADS.
10. CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARDS AND AWAY FROM THE EQUIPMENT TO ALLOW WATER TO FLOW AWAY FROM THE EQUIPMENT AND SHELTER. EXCAVATE TRENCHES ALONG STRAIGHT LINES PRIOR TO INSTALLING CONDUIT TO ACCOMMODATE ADJUSTING THE ELEVATION, AS NEEDED.
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CONDUCTOR COLOR CODE		
SYSTEM	CONDUCTOR	COLOR
120/240V, 1ø	A PHASE	BLACK
	B PHASE	RED
	NEUTRAL	WHITE
	GROUND	GREEN
120/208V, 3ø	A PHASE	BLACK
	B PHASE	RED
	C PHASE	BLUE
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	GROUND	GREEN
277/480V, 3ø	A PHASE	BROWN
	B PHASE	ORANGE OR PURPLE
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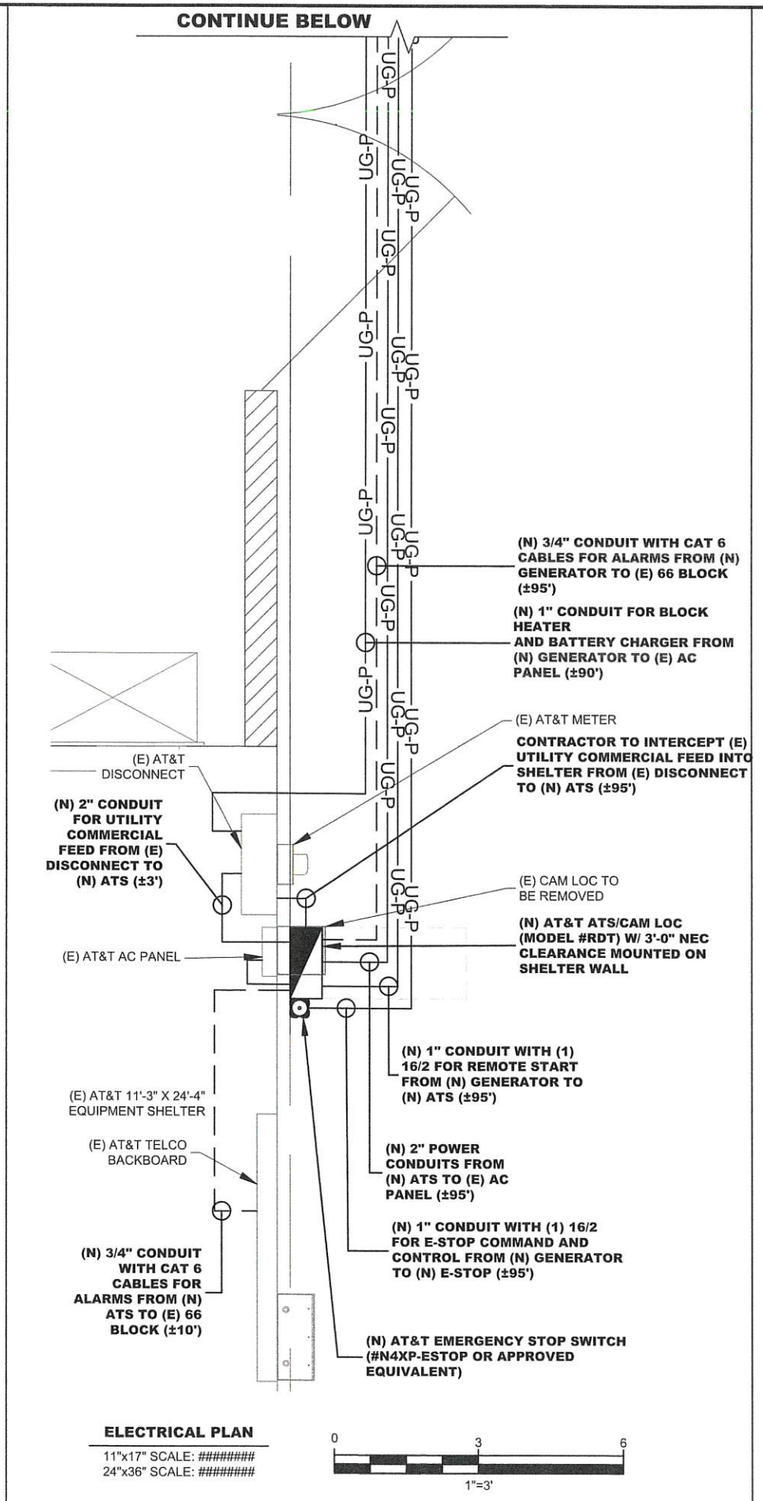
	NEUTRAL	GREY
	GROUND	GREEN
DC VOLTAGE	POS (+)	RED**
	NEG (–)	BLACK**
	* SEE NEC 210.5(C)(1) AND (2) ** POLARITY MARKED AT TERMINATION	

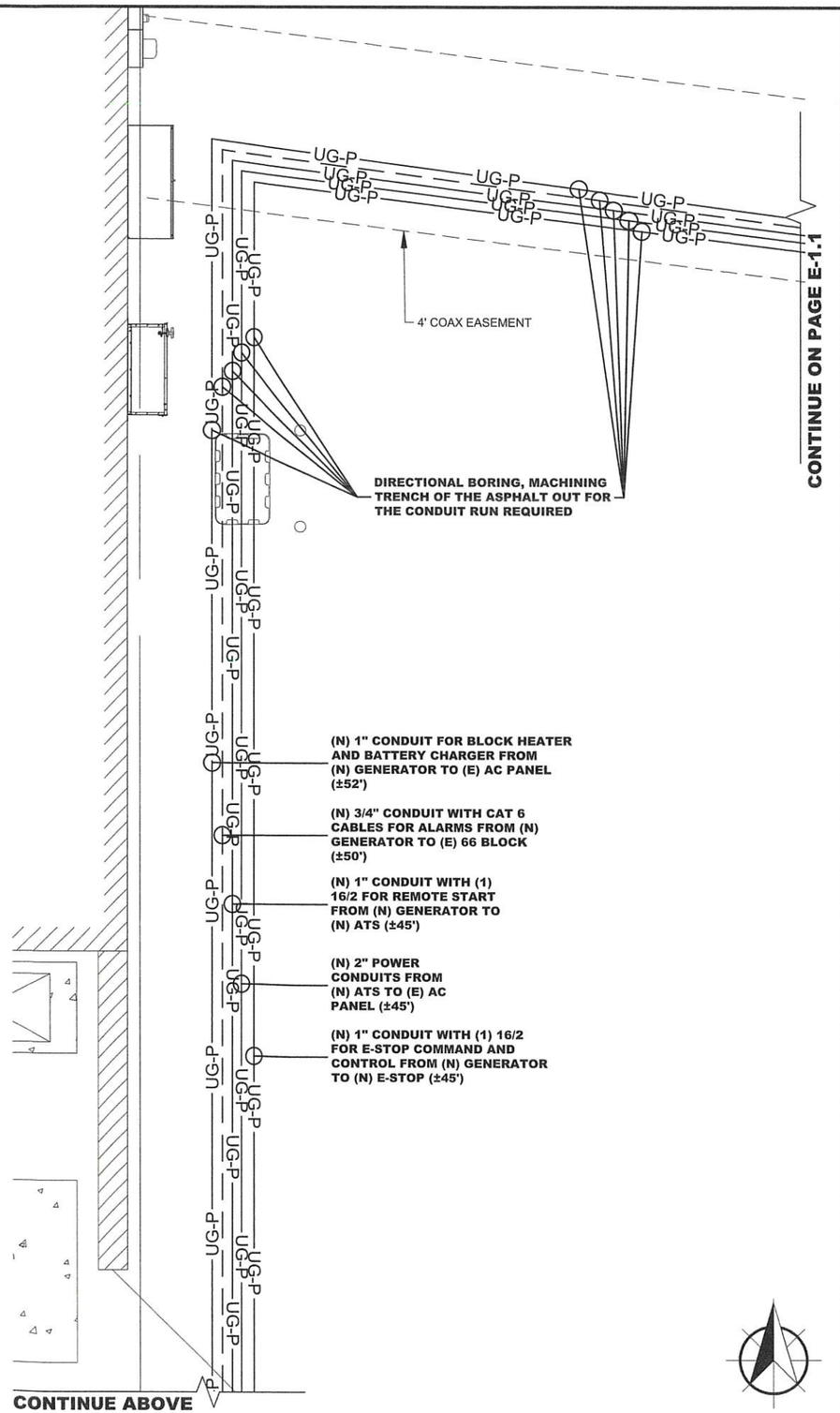
CONTINUE BELOW



ELECTRICAL PLAN

11"x17" SCALE: ########
24"x36" SCALE: ########

0 3 6
1"=3'



CONTINUE ON PAGE E-1.1

CONTINUE ABOVE

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E-37850
CARY NC
PROFESSIONAL ENGINEER

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SHEET TITLE
ELECTRICAL PLAN

SHEET NUMBER
E-1

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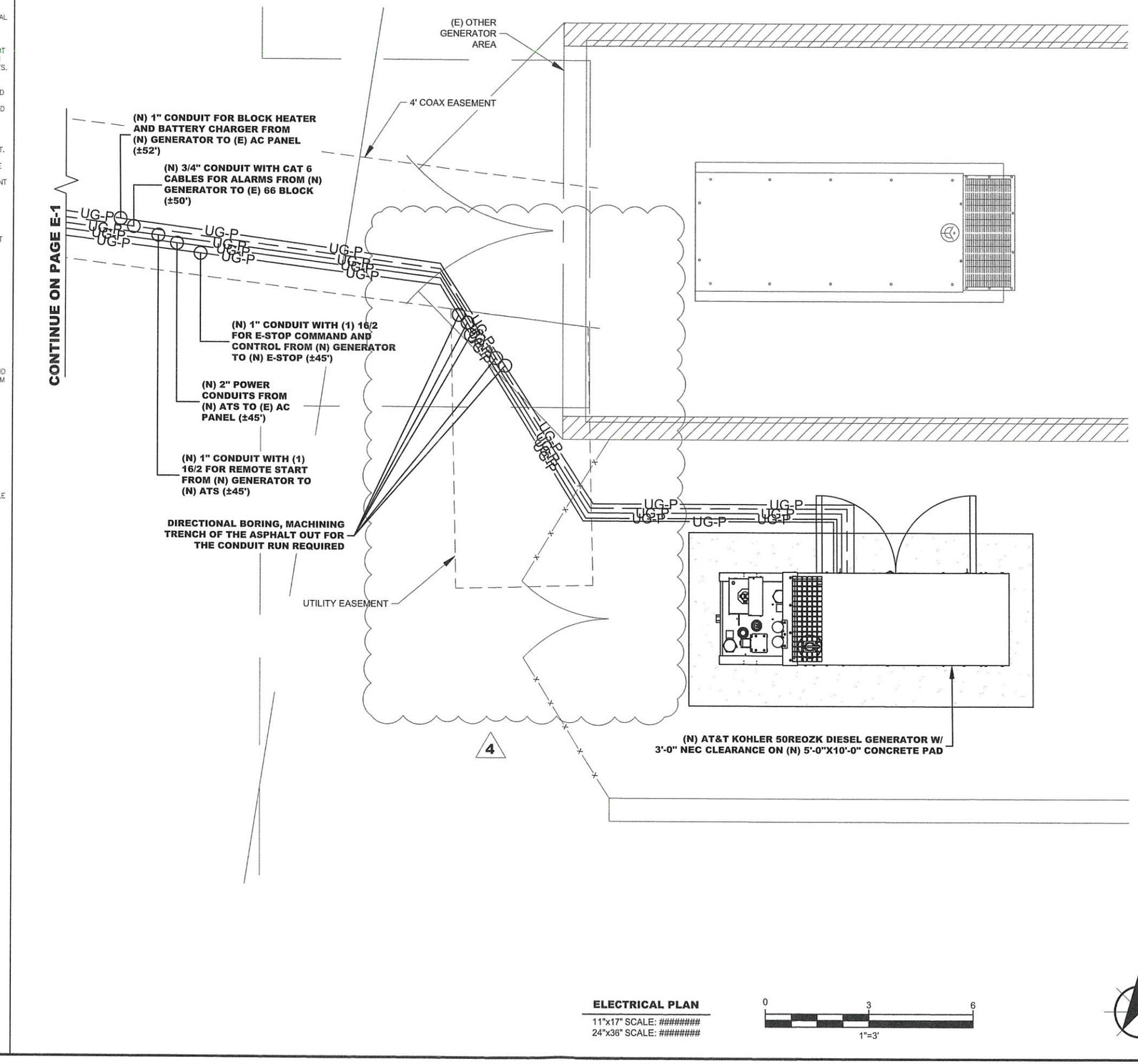
	NEG (-)	BLACK**
	* SEE NEC 210.5(C)(1) AND (2) ** POLARITY MARKED AT TERMINATION	



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24"x36" SCALE: ########

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1"=3'

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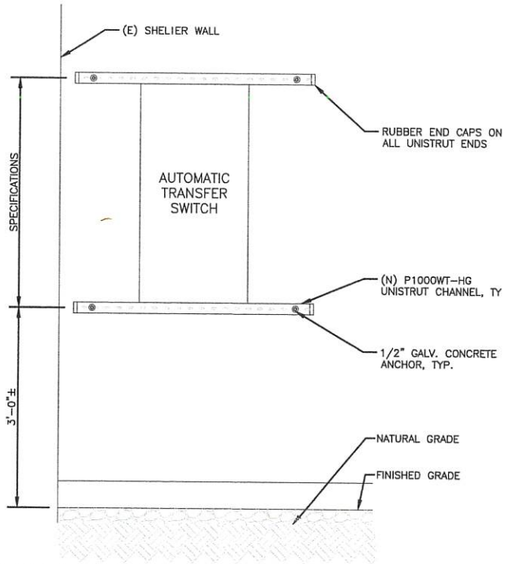


WALL MOUNT ELEVATION | SCALE: NONE | 6

property of:
at&t
AUTHORIZED PERSONNEL ONLY!
In case of emergency, prior to performing maintenance on this site, call 800-638-2822: and reference site number: _____
FA# _____

AT&T IDENTIFICATION SIGN
8"x12" SCALE: NTS

FOR FUEL & OTHER ENVIRONMENTAL EMERGENCIES CALL EH&S 1-800-566-9347 (1-800-KNOW-EHS)

YELLOW EH&S SIGN
SCALE: NTS

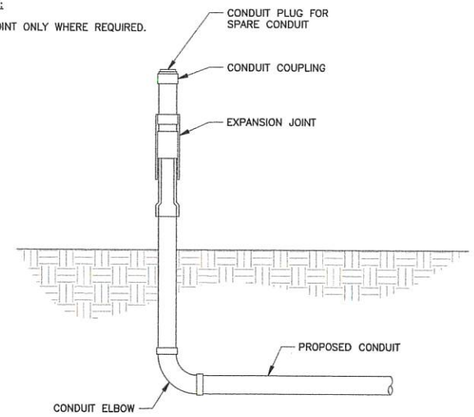
DIESEL FUEL
COMBUSTIBLE
NO SMOKING
NO OPEN FLAMES
FUEL TANK CAPACITY GALS.

FUEL TANK SIGN
12"x15" SCALE: NTS

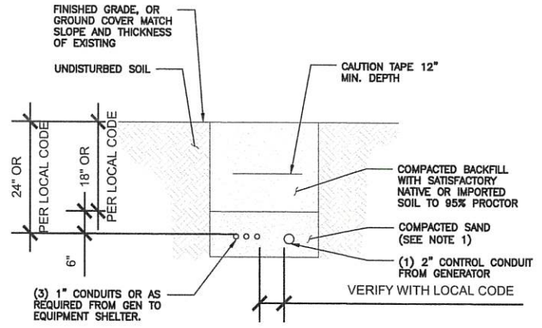
HAZARD DIAMOND SIGN
15"x15" WITH 6" LETTERS SCALE: NTS

GENERATOR SIGN DETAIL | SCALE: NONE | 5

INSTALLER NOTE:
INSTALL SLIP JOINT ONLY WHERE REQUIRED.



SLIP JOINT DETAIL | SCALE: NONE | 3



NOTES:
- SEPARATION DIMENSIONS TO BE VERIFIED WITH LOCAL UTILITY CO. REQUIREMENTS.
- PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
- PROVIDE RGS CONDUIT AND ELBOWS AT STUB UP LOCATIONS IF REQUIRED.
- INSTALL UTILITY PULLBOXES PER NEC IF REQUIRED.
- FOLLOW MINIMUM COVER REQUIREMENTS PER NEC 300-5

TRENCH DETAIL | SCALE: NONE | 2

U.L. SYSTEM NO. C-AJ-1150
CONDUIT THROUGH BEARING WALL SIMILAR TO U.L. DESIGN NO. U902
F RATING = 3 HR
T RATING = 0 HR

A. FLOOR OR WALL ASSEMBLY : MINIMUM 4-1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAMETER OF OPENING IS 4". (SEE CONCRETE BLOCKS CATZ) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

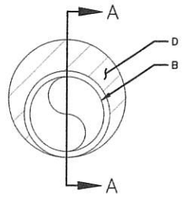
B. THROUGH PENETRATIONS : ONE METALLIC PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE ANNULAR SPACE SHALL BE MINIMUM 0". (POINT CONTACT) TO MAXIMUM 1-3/8". THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR CONDUITS MAY BE USED:
   a. STEEL PIPE-NOMINAL 6" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE
   b. IRON PIPE-NOMINAL 6" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   c. CONDUIT - NOMINAL 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOMINAL 3-1/2" DIAMETER (OR SMALLER) STEEL CONDUIT.

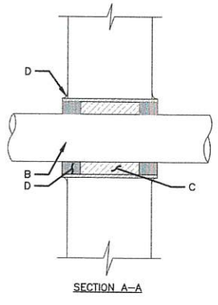
C. PACKING MATERIAL: MINIMUM 6" THICKNESS OF MIN 4.0 PCF MINERAL WOOL BATTING INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

D. FILL, VOID, OR CAVITY MATERIAL*: SEALANT: MINIMUM 1/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR AND WITH BOTH SURFACES OF WALL. AT THE POINT CONTACT LOCATION BETWEEN PIPE AND CONCRETE, A MINIMUM 1/2" DIAMETER BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE CONCRETE/PIPE INTERFACE ON THE TOP SURFACE OF FLOOR AND ON BOTH SURFACES OF WALL. W-RATING APPLIES ONLY WHEN CP601S OR CP604 SEALANT IS USED.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. : CP601S, CP604, CP606, OR FS-ONE SEALANT.

* BEARING THE UL CLASSIFICATION MARK





SECTION A-A

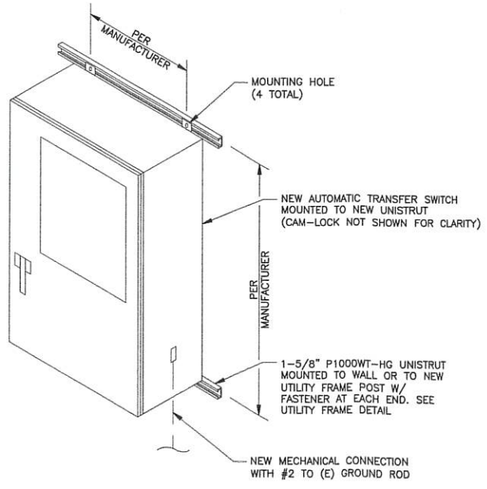
INSTALLER NOTES:
1. IF EXISTING CONSTRUCTION VARIES FROM THIS DETAIL, AN EQUAL 3-HR U.L. PENETRATION APPROPRIATE FOR THE EXISTING WALL TYPE SHALL BE CONSTRUCTED.
2. GC SHALL USE NON-SHRINKING CAULK TO WEATHERSEAL ALL PENETRATIONS INTO OR THRU SHELTER WALL.

OUTER WALL PENETRATION DETAIL | SCALE: NONE | 7

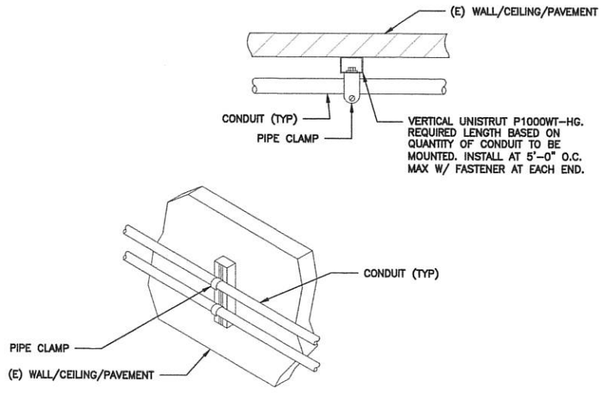
UNISTRUT WALL ATTACHMENT:

WALL CONSTRUCTION TYPE	FASTENER	ANCHOR SPACING
WOOD STUD	3/8" DIA. LAG SCREW	16"
CONCRETE BLOCK (HOLLOW)	-	8"
CONCRETE BLOCK (SOLID)	3/8"ø SIMPSON TITEN HD ANCHOR MINIMUM EMBEDMENT 2-3/4"	24"

NOTES:
1. USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT AND CONNECTION OF CHANNELS.
2. GC SHALL USE NON-SHRINKING CAULK TO WEATHER SEAL ALL PENETRATIONS INTO OR THROUGH SHELTER WALL.
3. MINIMUM (3) ANCHORS TO BE USED FOR EACH CHANNEL.



ATS MOUNTING DETAIL | SCALE: NONE | 4



CONDUIT WALL MOUNT DETAIL | SCALE: NONE | 1

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PROFESSIONAL ENGINEER

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3/21/2024	CONSTRUCTION	4	RM

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CHECKED BY: CS
APPROVED BY: RM

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PREPARED FOR:
at&t

PREPARED BY:
MasTec Network Solutions
1151 SE CARY PARKWAY, SUITE 101
CARY, NC 27518

FA NUMBER:
10080281

SITE NAME:
PEKARSKY (PRIMECO)

SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
EQUIPMENT & CONDUIT DETAILS

SHEET NUMBER
E-2

-48V PRIMARY VOLTAGE DC PLANT SPECIFIED				
+24VDC EQUIPMENT LOAD:	0 WATTS	=	0 AMPS	at +24V
-48VDC EQUIPMENT LOAD:	22204 WATTS	=	412 AMPS	at -48V
-58VDC EQUIPMENT LOAD:	0 WATTS	=	0 AMPS	at -58V
NO SECONDARY 24V LOADS - DC CONVERTER SYSTEM NOT REQUIRED				
TOTAL PRIMARY 48V LOAD:	22204 WATTS	=	412 AMPS	at -48V

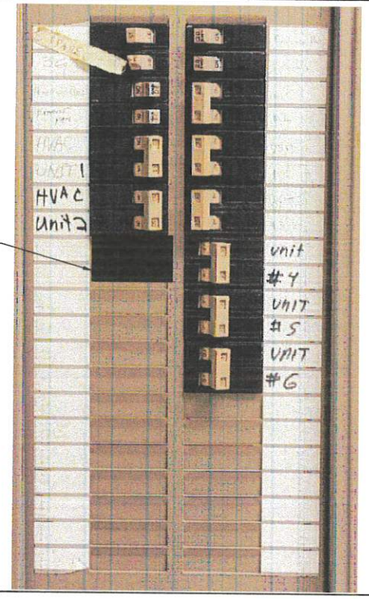
(DC PLANT CONFIGURATION CAN BE REVIEWED ON DC PLANT WORKSHEET)		
DC PLANT: Emerson STD -48VDC NetSure 721 Plant 800A NEG.16020		
-48V RECTIFIERS REQUIRED (N+1):	16	
-48V RECTIFIER SLOTS:	24	
CONV. TYPE: UNIVERSAL SLOTS - RIGHT 3 RECT SLOTS/SHELF CAN BE USED FOR CONV		
+24V CONVERTERS REQUIRED:	0	(NO DC CONVERTERS REQUIRED)
+24V COVERTER SLOTS:	12	(NO DC CONVERTERS REQUIRED)
ESTIMATED BATTERY RESERVE TIME		
2 180 AH 48V STRINGS =	1.27	HOURS (ON-SITE GENERATOR - 2 HOUR MINIMUM)

SITE GENERATOR CAPACITY REQUIRED:	30	KW
ON SITE GENERATOR CAPACITY:	30	KW
GENSET UPGRADE INDICATED		

RECOMMENDED ENVIRO SYSTEM:	4-TONS COOLING
SPECIFIED ENVIROMENTAL SYSTEM:	8-TONS
ESTIMATE SUFFICIENT HVAC CAPACITY	

LOAD CALCULATIONS

SCALE: NONE — 1



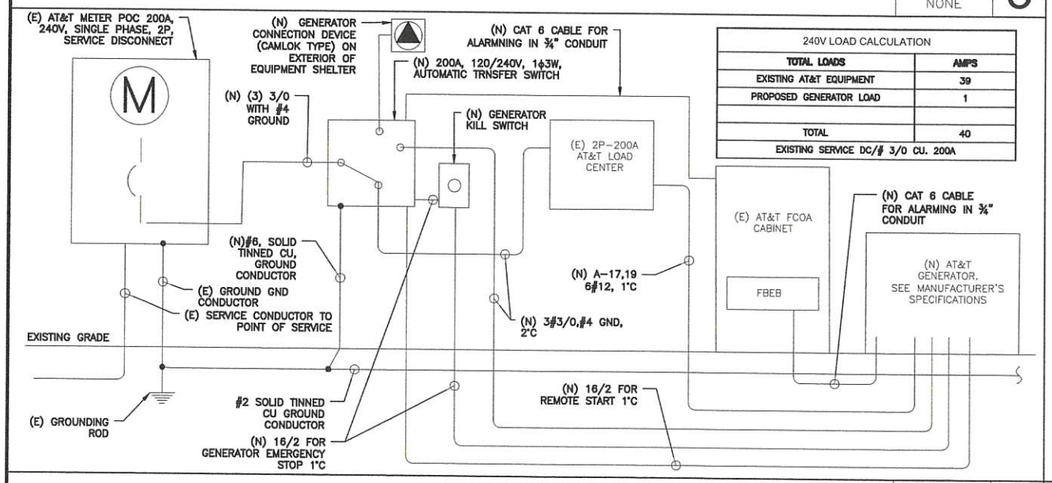
PROPOSED (2) 1P-20A BREAKERS IN POSITIONS 17 AND 19

PANELBOARD DIRECTORY - 120/240 V - 200 AMP

1	SPARE	2	CONVINCE REC.
3	SPARE	4	LIGHTING
5	PHONE BOARD REC.	6	UNIT #1
7	EXHAUST FAN	8	UNIT #1
9	HVAC UNIT 1	10	UNIT #2
11	HVAC UNIT 1	12	UNIT #2
13	HVAC UNIT 2	14	UNIT #3
15	HVAC UNIT 2	16	UNIT #3
17	NEW BREAKER	18	UNIT #4
19	NEW BREAKER	20	UNIT #4
21	SPARE	22	UNIT #5
23	SPARE	24	UNIT #5
25	SPARE	26	UNIT #6
27	SPARE	28	UNIT #6
29	SPARE	30	SPARE
31	SPARE	32	SPARE
33	SPARE	34	SPARE
35	SPARE	36	SPARE
37	SPARE	38	SPARE
39	SPARE	40	SPARE
41	SPARE	42	SPARE

EXISTING PANELBOARD

SCALE: NONE — 3



240V LOAD CALCULATION	
TOTAL LOADS	AMPS
EXISTING AT&T EQUIPMENT	39
PROPOSED GENERATOR LOAD	1
TOTAL	40
EXISTING SERVICE DC/# 3/0 CU. 200A	

ELECTRICAL RISER DIAGRAM

SCALE: NONE — 4

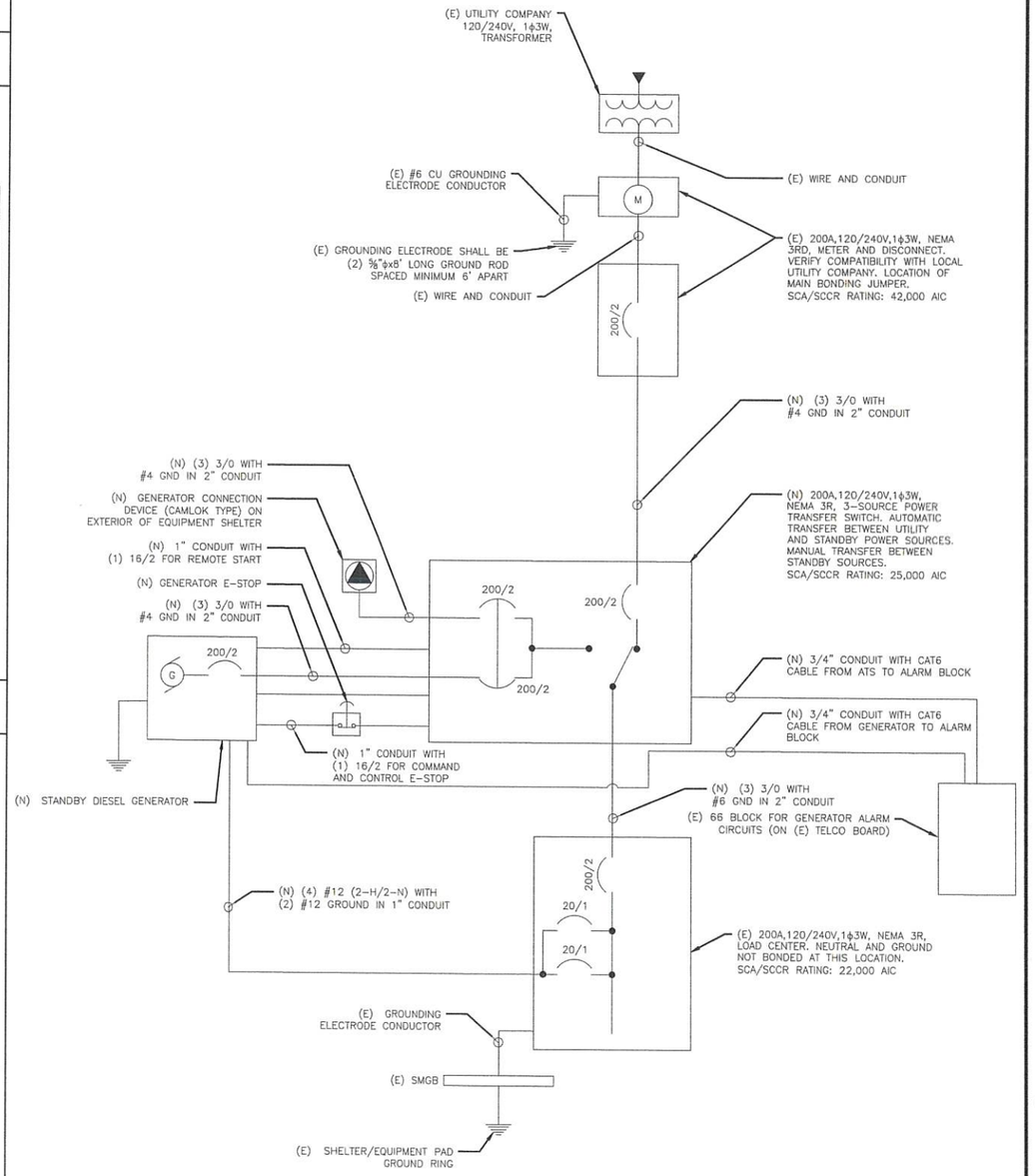
NOTES:
1. ALL NEW CONDUCTORS TO BE INSTALLED SHALL BE COPPER. ALL CONDUCTORS SHALL BE THHW, THWN, THWN-2, XHHW, OR XHHW-2 UNLESS NOTED OTHERWISE.
2. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING ITEMS SHOWN ON THE ELECTRICAL ONE-LINE DIAGRAM AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. ALL GROUND AND BONDING PER THE NEC.
4. INSTALL ATS ALARM RELAY

INSTALLER NOTE:

CONTRACTOR TO VERIFY EXISTING LOAD PANEL AND INSTALL NEW 20A BREAKER FOR BLOCK HEATER AND NEW 20A BREAKER FOR BATTERY CHARGER (IF REQUIRED).

INSTALLER NOTE:

1. THE GENERATOR SIZE HAS BEEN DETERMINED BY AT&T BASED ON AN INTERNAL LOAD ANALYSIS OF THEIR EQUIPMENT. THE GENERATOR SIZE WAS PROVIDED AS PART OF THE SCOPING ANALYSIS. AT&T SHALL BE RESPONSIBLE FOR ENSURING THAT THEIR SYSTEM CONFIGURATION DOES NOT EXCEED THE MANUFACTURER POWER RATING OF THE SPECIFIED GENERATOR.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A SPOT READING OF THE PANEL AT PEAK OPERATING HOURS TO VERIFY THE AT&T PANEL SCHEDULE CALCULATIONS ARE NOT EXCEEDED IN THE EVENT THE READING EXCEEDS THE CALCULATED PANEL SCHEDULE LOADS, RECORD THE READING AND CONSULT AT&T ENGINEERING MANAGER PRIOR TO PROCEEDING WITH GENERATOR INSTALLATION.



ONE LINE DIAGRAM

SCALE: NONE — 5

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PREPARED FOR:

at&t

PREPARED BY:

MasTec Network Solutions
1151 SE CARY PARKWAY, SUITE 101
CARY, NC 27518

FA NUMBER:
10080281

SITE NAME:
PEKARSKY (PRIMECO)

SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
LOAD CALCULATIONS & ONE LINE DIAGRAM

SHEET NUMBER
E-3

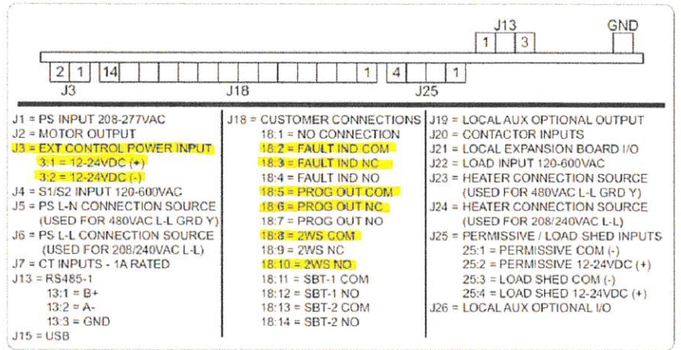
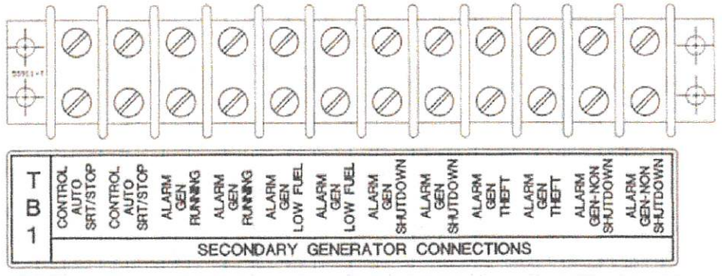


Figure 4-8. Customer Connections Diagram



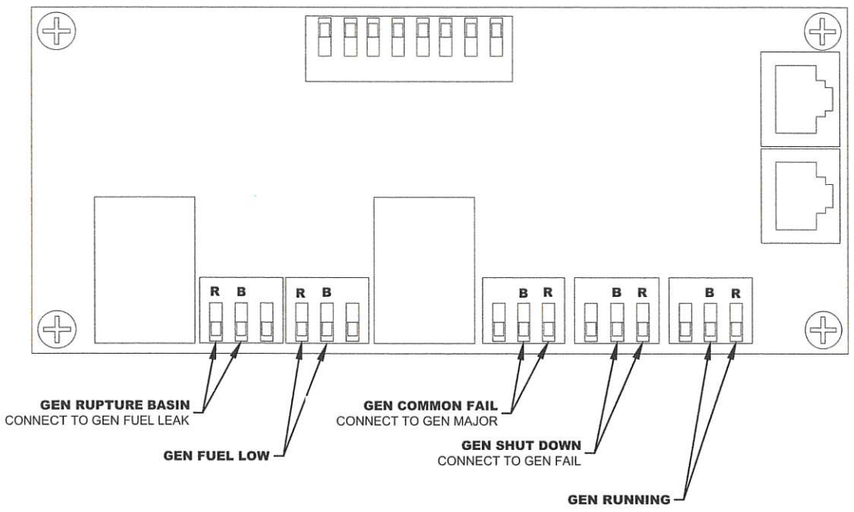
GENERATOR ALARM IDENTIFICATION CHART	
NAME	DESCRIPTION
CF	CRITICAL FAILURE
FL	FUEL LEAK OVERFILL
GR	GENERATOR RUNNING
FL	LOW FUEL
MAF	MAJOR FAULT
MF	MINOR FAULT
FL	GEN FUEL LEAK TANK WHT/SLATE
NOTE: CONTRACTOR TO LABEL WIRES W/ P-TOUCH OR SIMILAR LABELS ONLY. ABSOLUTELY NO HANDWRITTEN LABELS.	

ALARM REQUIREMENTS
AT&T REQUIRES FOUR ALARMS CONFIRMED WORKING: NORMALLY CLOSED VOLT-FREE CONTACT FOR:
1. GENERATOR RUN
2. GENERATOR FAIL
3. LOW FUEL
4. FUEL LEAK
5. RBS GENERATOR MJ

COLOR CODE
GENERATOR:
A. CABLE – (2) CAT6
B. COLOR CODE
1. GENERATOR RUN – ALARM PORT #14 (ORANGE & WHITE)
2. GENERATOR FAIL – ALARM PORT #15 (BLUE & WHITE)
3. LOW FUEL – ALARM (PORT P32) ON I/O BOARD (GREEN & WHITE)
4. FUEL LEAK – P32 ON I/O BOARD) (BROWN & WHITE)

AUTOMATIC TRANSFER SWITCH
A. CABLE – cat6e
B. COLOR CODE
1. COMMERCIAL POWER FAIL IF REQUIRED (BLUE WHITE)
2. TRANSFER SWITCH POSITION (BROWN WHITE)

CAM LOCK ALARM
A. CABLE – cat6e
B. COLOR CODE
1. PORTABLE GENERATOR RUNNING (ORANGE WHITE) (IF REQUIRED)



ATS ALARM WIRING | SCALE: NONE | 1

KOHLER GENERATOR ALARM WIRING | SCALE: NONE | 2

ALARM DETAILS | SCALE: NONE | 3

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TOWER OWNER ID:
N/A

SHEET TITLE
ALARM DETAILS

SHEET NUMBER
E-4

KOHLER.

Model: 50REOZK

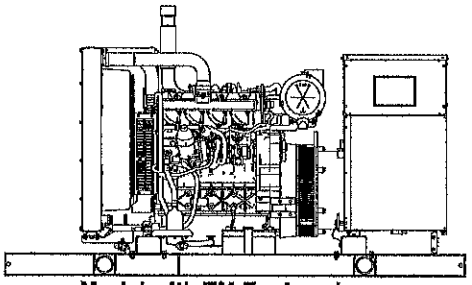
208-600 V **Diesel**

ISO 9001 KOHLER. NATIONALLY REGISTERED

Tier 3 EPA-Certified for Stationary Emergency Applications

Ratings Range

		60 Hz
Standby:	**kW**	44-52
	kVA	44-65
Prime:	**kW**	40-47
	kVA	40-58



Model with TM Engine shown

Generator Set Ratings

				130°C Rise Standby Rating		105°C Rise Prime Rating	
Alternator	**Voltage**	**Ph**	**Hz**	**kW/kVA**	**Amps**	**kW/kVA**	**Amps**
4P7BX	120/208	3	60	51/63	176	46/57	159
	127/220	3	60	51/63	167	46/57	150
	120/240	3	60	49/61	147	44/55	132
	120/240	1	60	44/44	183	40/40	166
	139/240	3	60	51/63	153	46/57	138
	220/380	3	60	49/61	93	45/56	85
	277/480	3	60	51/63	76	46/57	69
	347/600	3	60	51/63	61	46/57	55
4P8X	120/208	3	60	52/65	180	47/58	163
	127/220	3	60	52/65	170	47/58	154
	120/240	3	60	50/62	150	45/56	135
	120/240	1	60	50/50	208	45/45	187
	139/240	3	60	52/65	156	47/58	141
	220/380	3	60	52/65	98	47/58	89
	277/480	3	60	52/65	78	47/58	70
	347/600	3	60	52/65	62	47/58	56
4P10X	120/208	3	60	52/65	180	47/58	163
	127/220	3	60	52/65	170	47/58	154
	120/240	3	60	50/62	150	45/56	135
	120/240	1	60	50/50	208	45/45	187
	139/240	3	60	52/65	156	47/58	141
	220/380	3	60	52/65	98	47/58	89
	277/480	3	60	52/65	78	47/58	70
	347/600	3	60	52/65	62	47/58	56
4Q7BX	120/240	1	60	48/48	200	43/43	179
4Q8X	120/240	1	60	50/50	208	45/45	187
4Q10X	120/240	1	60	50/50	208	45/45	187

Standard Features

- Kohler Co. provides one-source responsibility for the generating system and accessories.
- Approved for use with certified renewable Hydrotreated Vegetable Oil (HVO) / Renewable Diesel (RD) fuels compliant with EN15940 / ASTM D975.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The 60 Hz generator set offers a UL 2200 listing.
- The generator set accepts rated load in one step.
- The 60 Hz generator set meets NFPA 110, Level 1, when equipped with the necessary accessories and installed per NFPA standards.
- The generator set engine is certified to meet the Environmental Protection Agency (EPA) emergency stationary emissions requirements.
- A one-year limited warranty covers all generator set systems and components. Two- and five-year extended limited warranties are also available.
- Alternator features:
  - The unique Fast-Response® X excitation system delivers excellent voltage response and short-circuit capability using a rare-earth, permanent magnet (PM)-excited alternator.
  - The brushless, rotating-field alternator has broadrange reconnectability.
- Other features:
  - Kohler designed controllers for one-source system integration and remote communication. See Controllers on page 3.
  - The low coolant level shutdown prevents overheating (standard on radiator models only).
  - Integral vibration isolation eliminates the need for under-unit vibration spring isolators.
  - The generator set for 49-state applications is equipped with the KDI 3404 TM engine. The generator set that is CARB compliant/California South Coast Air Quality Management District (SCAQMD) pre-certified is equipped with the KDI 3404 TCR engine.

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. *Standby Ratings:* Standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. *Prime Power Ratings:* At varying load, the number of generator set operating hours is unlimited. A 10% overload capacity is available for one hour in twelve. Ratings are in accordance with ISO-8528-1 and ISO-3046-1. For limited running time and continuous ratings, consult the factory. Obtain the technical information bulletin (TIB-101) for ratings guidelines, complete ratings definitions, and site condition derates. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever.

Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating-Field
Exciter type	Brushless, Rare-Earth Permanent Magnet
Leads: quantity, type	12, Reconnectable 4, 110-120/220-240 V
Voltage regulator	Solid State, Volts/Hz
Insulation:	NEMA MG1
Material	Class H
Temperature rise	130°C, Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Amortisseur windings	Full
Voltage regulation, no-load to full-load	Controller Dependent
One-step load acceptance	100% of Rating
Unbalanced load capability	100% of Rated Standby Current

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and dripproof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.

Specifications		Alternator
Peak motor starting kVA:		(35% dip for voltages below)
480 V	4P7BX (12 lead)	180
480 V	4P8X (12 lead)	261
480 V	4P10X (12 lead)	275
240 V	4Q7BX (4 lead)	113
240 V	4Q8X (4 lead)	121
240 V	4Q10X (4 lead)	144

Application Data

Engine

Engine Specifications	49-State Engine	California SCAQMD
Manufacturer	Kohler Diesel	
Engine model	KDI 3404TM	KDI 3404TCR
Engine type	4-Cycle, Turbocharged	
Cylinder arrangement	4 Inline	
Displacement, L (cu. in.)	3.4 (207)	
Bore and stroke, mm (in.)	96 x 116 (3.28 x 4.57)	
Compression ratio	18.5:1	17.0:1
Piston speed, m/min. (ft./min.)	418 (1371)	510 (1673)
Main bearings: quantity, type	5, Replaceable Insert	
Rated rpm	1800	
Max. power at rated rpm, kWm (BHP)	64 (86)	70 (94)
Cylinder head material	Cast Iron	
Crankshaft material	Cast Iron	
Valve material:		
Intake	Chromium-Silicon Steel	
Exhaust	Chromium Steel	
Governor: type, make/model	Mech. (or Electronic *)	Electronic
Frequency regulation, no-load to full-load	Droop, 5% (or Isochr. *)	Isochronous
Frequency regulation, steady state	±0.5%	±0.28%
Frequency	Fixed	
Air cleaner type, all models	Dry	

* Requires available electronic governor option

Exhaust

Exhaust System	49-State Engine	California SCAQMD
Exhaust manifold type	Dry	
Exhaust flow at rated kW, m^3/min. (cfm)	8.8 (310)	
Exhaust temperature at rated kW, dry exhaust, °C (°F)	490 (914)	471 (880)
Minimum/maximum allowable back pressure, kPa (in. Hg)	6 (1.8)/ 9 (2.7)	8 (2.4)/ 13.5 (4.0)
Exhaust outlet size at engine hookup, mm (in.)	63.5 (2.5)	

Engine Electrical

Engine Electrical System	49-State Engine	California SCAQMD
Battery charging alternator:		
Ground (negative/positive)	Negative	
Volts (DC)	12	
Ampere rating	90	
Starter motor rated voltage (DC)	12	
Battery, recommended cold cranking amps (CCA):		
Quantity, CCA rating	One, 650	
Battery voltage (DC)	12	

Fuel

Fuel System	49-State Engine	California SCAQMD
Fuel supply line, min. ID, mm (in.)	8.0 (0.31)	
Fuel return line, min. ID, mm (in.)	6.0 (0.25)	
Max. lift, engine-driven fuel pump, m (ft.)	6.0 (20.0)	3.7 (12.1)
Max. fuel flow, Lph (gph)	46 (12.2)	87.4 (23.1)
Max. return line restriction, kPa (in. Hg)	20 (5.9)	17.7 (5.2)
Fuel filter		
Prefilter	74 Microns	
Primary/Water Separator	5 Microns @ 98% Efficiency	5 Microns @ 95% Efficiency
Recommended fuel	#2 Ultra Low Sulfur Diesel / HVO / RD	

Lubrication

Lubricating System	49-State Engine	California SCAQMD
Type	Full Pressure	
Oil pan capacity, L (qt.) §	15.3 (16.2)	
Oil pan capacity with filter, L (qt.) §	15.6 (16.5)	
Oil filter: quantity, type §	1, Cartridge	
Oil cooler	Water-Cooled	

§ Kohler recommends the use of Kohler Genuine oil and filters.

Application Data

Cooling

Radiator System	49-State Engine	California SCAQMD
Ambient temperature, °C (°F) *	50 (122)	
Engine jacket water capacity, L (gal.)	4.5 (1.19)	
Radiator system capacity, including engine, L (gal.)	12.3 (3.2)	
Engine jacket water flow, Lpm (gpm)	125 (33)	120 (32)
Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	37.8 (2207)	41.3 (2352)
Heat rejected to air charge cooler at rated kW, dry exhaust, kW (Btu/min.)	12 (682)	8.4(477)
Water pump type	Centrifugal	
Fan diameter, including blades, mm (in.)	597 (23.5)	
Fan, kWm (HP)	1.8 (2.3)	
Max. restriction of cooling air, intake and discharge side of radiator, kPa (in. H_2O)	0.125 (0.5)	

* Enclosure reduces ambient temperature capability by 5°C (9°F).

Operation Requirements

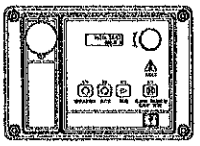
Air Requirements	49-State Engine	California SCAQMD
Radiator-cooled cooling air, m^3/min. (scfm) †	96.3 (3400)	
Combustion air, m^3/min. (cfm)	4.8 (170)	4.0 (140)
Heat rejected to ambient air:		
Engine, kW (Btu/min.)	13.2 (750)	
Alternator, kW (Btu/min.)	7.6 (435)	
Max. air intake restriction, kPa (in. Hg)	5.2 (1.54)	4.2 (1.24)

† Air density = 1.20 kg/m^3 (0.075 lbm/ft^3)

Fuel Consumption**	49-State Engine	
Diesel, Lph (gph) at % load	**Standby Rating**	
100%	17.4	(4.6)
75%	13.2	(3.5)
50%	9.1	(2.4)
25%	5.3	(1.4)
Diesel, Lph (gph) at % load	**Prime Rating**	
100%	16.1	(4.2)
75%	12.1	(3.2)
50%	8.3	(2.2)
25%	4.9	(1.3)
Fuel Consumption**	**Calif. SCAQMD Engine**	
Diesel, Lph (gph) at % load	**Standby Rating**	
100%	15.2	(4.0)
75%	11.6	(3.1)
50%	8.0	(2.1)
25%	4.6	(1.2)
Diesel, Lph (gph) at % load	**Prime Rating**	
100%	12.3	(3.2)
75%	10.6	(2.8)
50%	6.6	(1.7)
25%	4.1	(1.1)

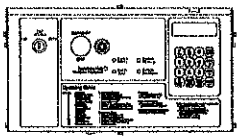
** Fuel consumption is up to 4% higher when using HVO/RD than #2 ULSD.

Controllers



APM402 Controller
Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.
- Digital display and menu control provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or serial configuration
- Controller supports Modbus® protocol
- Integrated hybrid voltage regulator with ±0.5% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-161 for additional controller features and accessories.



(Available with the 49-State generator set only.)

Decision-Maker® 550 Controller
Provides advanced control, system monitoring, and system diagnostics with remote monitoring capabilities.
- Digital display and keypad provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or modem configuration
- Controller supports Modbus® protocol
- Integrated voltage regulator with ±0.25% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-46 for additional controller features and accessories.

Modbus® is a registered trademark of Schneider Electric.

KOHLER

KOHLER CO., Kohler, Wisconsin 53044 USA
Phone 920-457-4441, Fax 920-459-1646
For the nearest sales and service outlet in the US and Canada, phone 1-800-544-2444
KOHLERPower.com

Additional Standard Features

- Air Cleaner, Heavy Duty
- Alternator Protection
- Battery Rack and Cables
- Open Crankcase Ventilation
- Oil Drain and Coolant Drain with Hose Barb
- Oil Drain Extension (with narrow skid and enclosure models only)
- Operation and Installation Literature
- Radiator Drain Extension (with enclosure models only)
- Stainless Steel Fasteners on Enclosure (with enclosure models only)

Available Options

Approvals and Listings

- ☐ CSA Certified
- ☐ IBC Seismic Certification
- ☐ UL2200 Listing

Enclosed Unit

- ☐ Sound Enclosure (with enclosed critical silencer)
- ☐ Weather Enclosure (with enclosed critical silencer)
- ☐ Stainless Steel Latches and Hinges

Open Unit

- ☐ Exhaust Silencer, Critical (kit: PA-324470)
- ☐ Flexible Exhaust Connector, Stainless Steel

Fuel System

- ☐ Flexible Fuel Lines
- ☐ Fuel Pressure Gauge (Available with 49-state engine only)
- ☐ Subbase Fuel Tanks

Controller

- ☐ 15-Relay Dry Contact (SCAQMD engine with APM402 controller only)
- ☐ Common Failure Relay (550 controller only)
- ☐ Communication Products and PC Software (550 controller only)
- ☐ Customer Connection (550 controller only)
- ☐ Dry Contact (Isolated alarm) (550 controller only)
- ☐ Two Input/Five Output Module (49-state engine with APM402 controller only)
- ☐ Key Switch (SCAQMD engine with APM402 controller only)
- ☐ Manual Speed Adjust (requires Electronic Governor or SCAQMD engine)
- ☐ Remote Annunciator Panel
- ☐ Remote Emergency Stop
- ☐ Run Relay

Cooling System

- ☐ Block Heater (1000 W, 110-120 V)
  Required for ambient temperatures below 0°C (32°F).
- ☐ Radiator Duct Flange

Electrical System

- ☐ Alternator Strip Heater
- ☐ Battery
- ☐ Battery Charger, Equalize/Float Type
- ☐ Battery Heater
- ☐ Electronic Governor
- ☐ Line Circuit Breaker (NEMA type 1 enclosure)
- ☐ Line Circuit Breaker with Shunt Trip (NEMA type 1 enclosure)

Miscellaneous

- ☐ Air Cleaner Restriction Indicator
- ☐ Engine Fluids Added
- ☐ Rated Power Factor Testing
- ☐ Rodent Guards

Literature

- ☐ General Maintenance
- ☐ NFPA 110
- ☐ Overhaul
- ☐ Production

Warranty

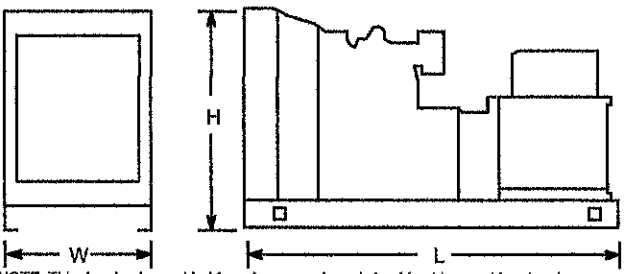
- ☐ 2-Year Basic Limited Warranty
- ☐ 5-Year Basic Limited Warranty
- ☐ 5-Year Comprehensive Limited Warranty

Other Options

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Dimensions and Weights

Overall Size, L x W x H, mm (in.):
Wide Skid: 2300 x 1040 x 1131 (90.6 x 41.0 x 44.5)
Narrow Skid: 1871 x 780 x 1055 (73.6 x 30.7 x 41.5)
Weight (radiator model), wet, kg (lb.): 802 (1769)



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

DISTRIBUTED BY:

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G5-436 (50REOZK) 7/22i

2) Consent

a) Mastec Network Solutions for AT&T Mobility. The applicant is seeking minor request approval to allow for a backup generator with block wall expansion for the property located at 10448 N. Port Washington Road.

The Commission requested that the two items be removed from the consent agenda to be discussed and voted on separately.

The Commission asked Planner Evan Hoier to explain the reasoning for the condition requiring the enclosure gate to be wood, and he explained that the materials should match and be consistent. The wood provides better screening and is more aesthetically pleasing.

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

RESULT:	**APPROVED [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Schaefer, Stoker

b) Plunkett Rayisch Architects for Lumen Christi Parish. The applicant is seeking building and site plan amendment approval to allow for an addition and renovation to the school for the property located at 11300 N. St. James Lane.

Commissioner Choren recused himself from this item.

Assistant City Engineer Cole McCraw stated that the project requires about 1,300 sq. ft. of impervious surface and they are required to meet the criteria from previous stricter approvals. They are losing two islands in the parking lot.

Action
Commissioner Stoker made a motion to approve the building and site plan amendment.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Natalie Redding, Planner**
DATE: **December 1, 2025**
SUBJECT: **Morton Buildings for Golinvaux. The applicant is seeking minor request approval to allow for a 36' x 60' agricultural building for AG equipment for the property located at 10413 N. Granville Road.**

Background: The applicant is requesting minor request approval for a 2,160 square foot agricultural building. Planning Commission approval is required if an agricultural building exceeds 1,000 square feet. The accessory structure will be used for storage of agricultural equipment. This site is zoned R-1 (5-acre single-family) with an Agricultural Overlay, which is intended to provide for, maintain, preserve and enhance agricultural land and uses.

R-1 District Standards:
The proposed structure will be located 126.1 feet from the south property line and 567.7 feet from Granville Road. The applicant should be aware that buildings housing domestic livestock or poultry must be located no closer than 100 feet to any lot line. The building as shown will comply with this requirement, should the use change in the future. The overall height is approximately 27 feet and meets the code requirement which allows farm structures up to a height of 60 feet. The proposed building complies with the lot coverage requirement. The applicant plans to store ATVs and UTVs, lawn tractors, and pond equipment. The proposed storage building will support property maintenance and pond upkeep.

Agricultural Building:
The proposed structure is a post-frame construction, designed with a wood frame and steel siding. Two overhead doors are shown on the west elevation of the building. The building renderings show the structure to be white in color with a black roof. Considering the architectural style and color scheme of the house, which primarily consists of brown hues (see attached image of home), staff recommend the siding be brown rather than white to better match the existing property. Historically, the Planning Commission's design approval of these accessory agricultural structures mandates compatibility with the design of the home.

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

Access is provided through an existing driveway on Granville Road. No access modifications are proposed in association with the project.

The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present on the parcel. The wetlands indicators are significantly outside the proposed work area and would not require a wetland delineation.

The site is not located within the City's sewer service area, and therefore it is not required to connect to public sewer or water. If sanitary or water service for the building is contemplated, it shall be permitted through Ozaukee County and the WDNR.

The addition of 5,000 square feet of impervious surface requires a green infrastructure (GI) plan per MMSD rules if the site is not covered by a storm water management plan. This application proposes less than 3,000 square feet of added impervious surface, so this is not required.

Construction of the building will be permitted through the Inspections Division, so an erosion control permit from the Engineering Division is not required unless other site improvements are proposed. A filling, excavation, and berms permit through the Engineering Division is required if fill exceeds 25 cubic yards. If grading is proposed, a grading plan shall be submitted with the building permit application.

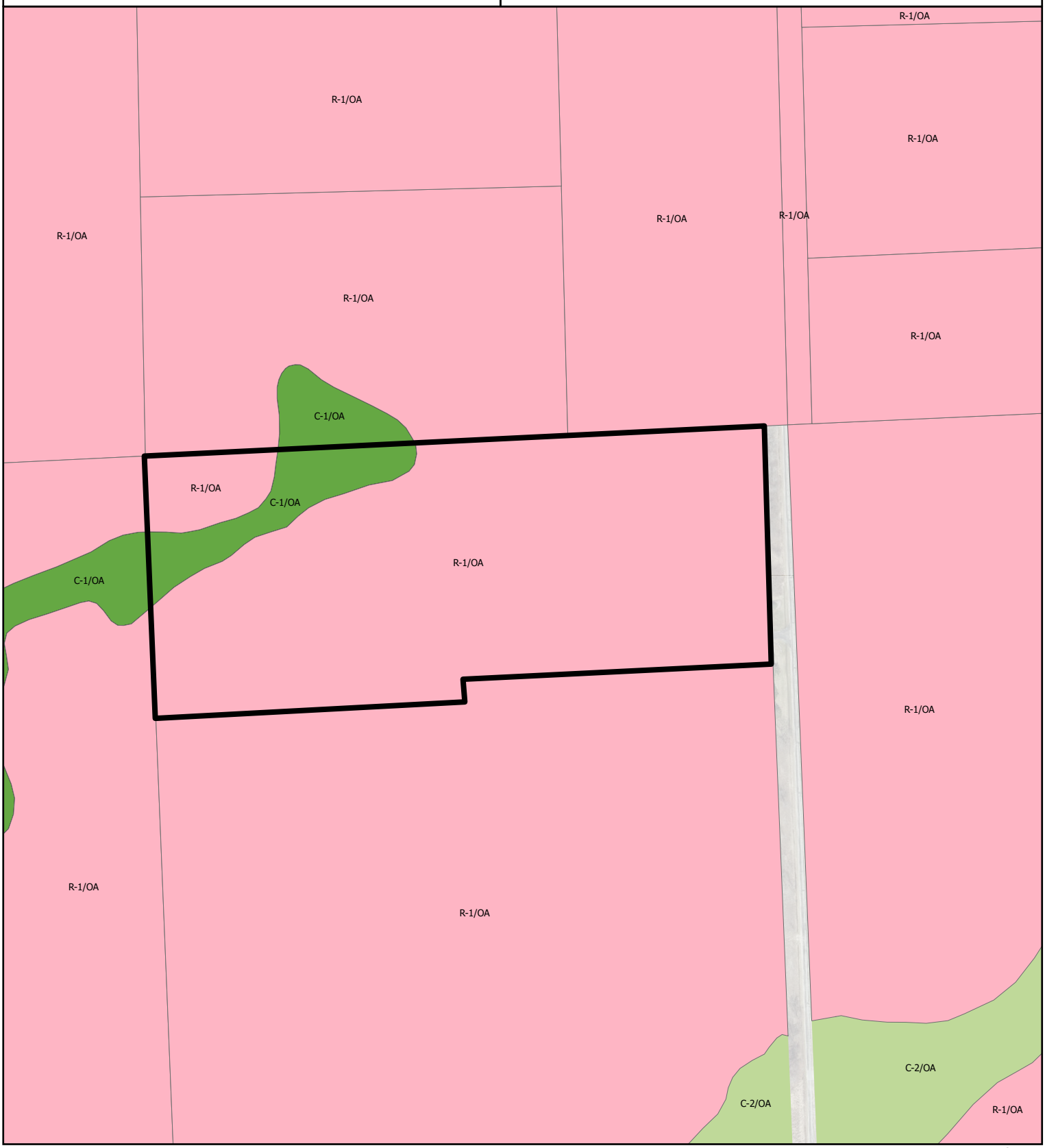
Staff Recommendation:
Since the proposed structure is consistent with prior approvals of accessory structures and appears to be harmonious with the surrounding area, staff recommends **approval** based on the following condition(s):

1. Final review and approval of site, floor and elevation plans.
2. The structure shall be used for agricultural related equipment storage and activities only.
3. Buildings housing domestic livestock or poultry must be located no closer than 100 feet to any lot line should the use change in the future.
4. The structure shall have brown siding to match the color and style of the home.
5. If greater than 5,000 square feet of impervious surface is added, then 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. This is subject to a drainage financial guarantee and execution of a Stormwater Maintenance and Easement Agreement.
6. A filling, excavation, and berms permit through the Engineering Division is required if fill exceeds 25 cubic yards. If grading is proposed, a grading plan shall be submitted with the building permit application.

Attachments:
Packet Docs_Golinvanux

MORTON BUILDINGS FOR GOLINVAUX

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



To The City of Mequon Staff/Planning Commission

10/30/2025

14013 N Granville Rd, Mequon, WI 53097

Legal Description:

1142257

PART NE SE

COMM 50 FT W OF NE COR BEING

#3647 CSM LOT 1 DOC 0857445

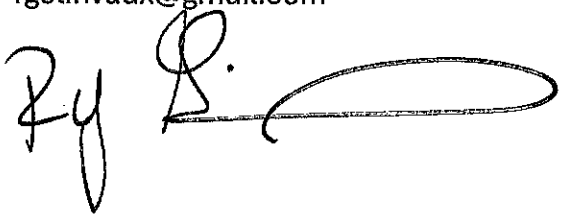
SEC 6 T 9 R 21

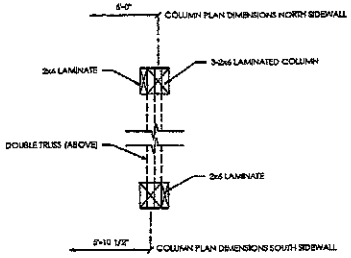
The purpose of the Proposed Ag Use 36'x60' Storage Building is for AG Equipment used on the property.

Ryan Golinvaux

262.353.6282

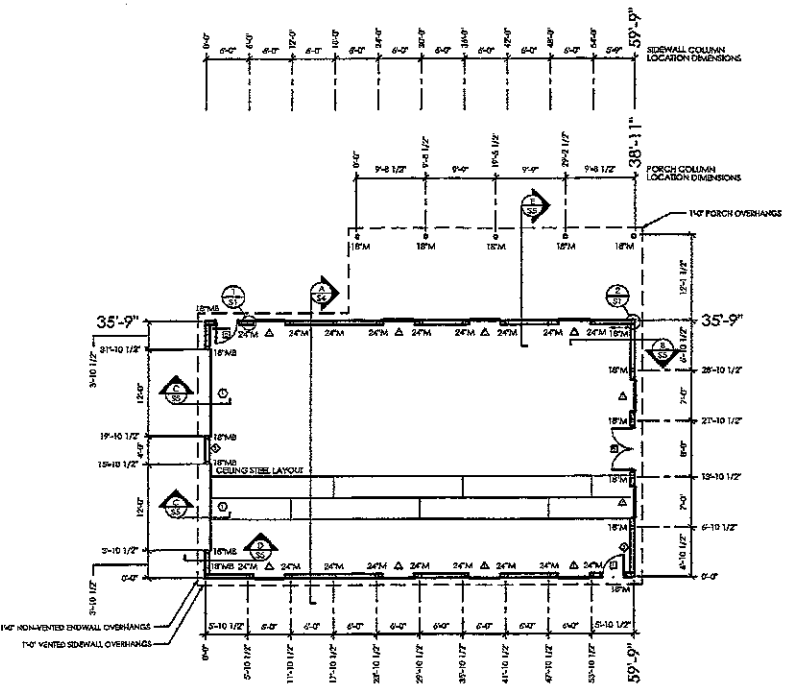
rgolinvaux@gmail.com



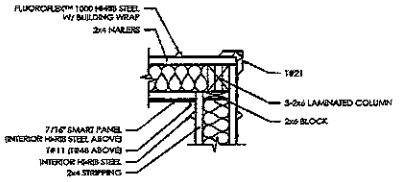


DOUBLE TRUSS COLUMN PLACEMENT DETAIL #1

SCALE: 1" = 1'-0"



COLUMN PLAN



CORNER COLUMN DETAIL #2

SCALE: 1" = 1'-0"

COLUMN PLAN LEGEND

- ● = 3-2x6 LAMINATED COLUMN LOCATION
- ■ = HEADERED TRUSS LOCATION
- ▭ = 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, IN SWING, LEFT HINGE WITH KEYED LEVER LOCKSET
- ▭ = 3068 94-LITE TEMPERED GLASS IN PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, IN SWING, LEFT HINGE WITH KEYED LEVER LOCKSET
- ▭ = 6'-0"x8'-0" FRAMED WALK DOOR OPENING PREPARED FOR NAILING FIN
- ◎ = (10) 4429 MB SLIDING WINDOWS
- △ = (2) 12"x12"x12"-1" OVERHEAD DOORS
- = (1) 3'-0"x8'-6" NON-FUNCTIONAL CUPOLA WITH "M" 30" WEATHERVANE
- = ALL STEEL FASTENED WITH STAINLESS STEEL SCREWS
- ⟿ = 40 LINFT 7/16" SMART PANEL UP TO 9' WITH INTERIOR HI-RIB STEEL ABOVE
- ◇ = 7'1/4" OSB SHEARWALL LOCATION (SEE DETAILS ON SHEET S4)
- 18"M = 18" DIAMETER FOOTING WITH 4' TO BOTTOM OF 21" THICK CONCRETE PAD. (2500 PSI MINIMUM). 20" BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EMPOSED REBAR CAGE AND 3/4"x14'-0" THREADED ROD WITH AN ADDITIONAL MINIMUM 1" ABOVE BOTTOM OF PRECAST CONCRETE COLUMN. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.
- 18"MB = 18" DIAMETER FOOTING WITH 4' TO BOTTOM OF 21" THICK CONCRETE PAD. (2500 PSI MINIMUM). BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EMPOSED REBAR CAGE AND 3/4"x14'-0" THREADED ROD WITH ADDITIONAL EMPTY-WAY CONCRETE TO 12" BELOW GRADE. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.
- 24"M = 24" DIAMETER FOOTING WITH 4' TO BOTTOM OF 21" THICK CONCRETE PAD. (2500 PSI MINIMUM). 20" BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EMPOSED REBAR CAGE AND 3/4"x14'-0" THREADED ROD WITH AN ADDITIONAL MINIMUM 1" ABOVE BOTTOM OF PRECAST CONCRETE COLUMN. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.

ROUGH OPENING SCHEDULE

UNIT SYMBOL FROM LEGEND	WIDTH	HEIGHT
▭	38 1/4"	81"
▭	38 1/4"	81"
▭	VERIFY	VERIFY
△	52 1/4"	85 5/8"

36'-0" DIAGONAL DIMENSION = 69'-7 1/2"

N

SCALE: 1" = 4' 8' 16'

CONSTRUCTION PLANS

THIS IS A FINAL SET OF CONSTRUCTION DRAWINGS. ALL ALTERATIONS TO THESE PLANS MUST BE ACKNOWLEDGED BY A CHANGE ORDER.

ESTIMATOR'S SIGNATURE

FIRST CONTACT: ESTIMATOR PHONE EXTENSION

SECOND CONTACT: ESTIMATOR PHONE EXTENSION

DATE PLANS SENT

OFFICE: DIXON, MT
JOB NO.: 091-144000

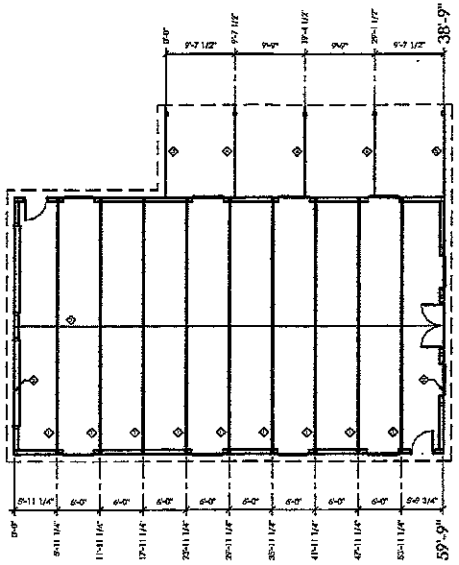
RYAN GOLINVAUX
MERIDIAN, MS

MORTON BUILDINGS, INC.
MORTON BUILDINGS, INC., P.O. BOX 399, MORTON, IL 61550-0399
309-263-7474

DRAWN BY:	MCB
DATE:	9/12/2025
CHECKED BY:	MAJ
DATE:	10/22/2025
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

SCALE: AS NOTED

SHEET NO:	OF:
S1	S6



TRUSS/BRACING PLAN

TRUSS/BRACING PLAN LEGEND

◇ = DOUBLE 36" CUSTOM S.C. TRUSS
◇ = 36" CUSTOM S.C. TRUSS
◇ = 2x4 TRUSS TIE CENTERED IN BUILDING IN UPPER PORTION OF TRUSS, SEE SECTION A FOR LOCATION.
◇ = 12' PORCH FRAME
◇ = 12' END PORCH FRAME

N

SCALE: 1" = 4' 8' 16'

OFFICE: BONSALL, MI
JOB NO. 7901-1444690

RYAN GOLINVAUX
MICHIGAN

MORTON BUILDINGS, INC.
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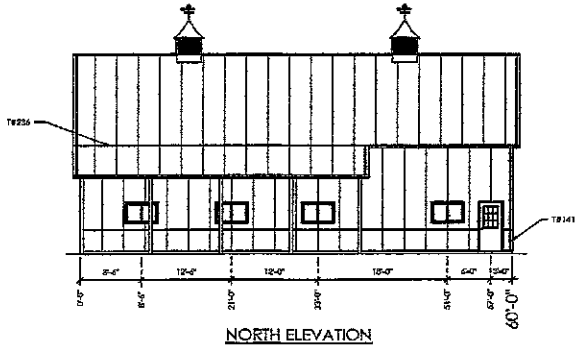
DRAWN BY:	NCB
DATE:	10/13/2025
CHECKED BY:	RAJ
DATE:	10/27/2025
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

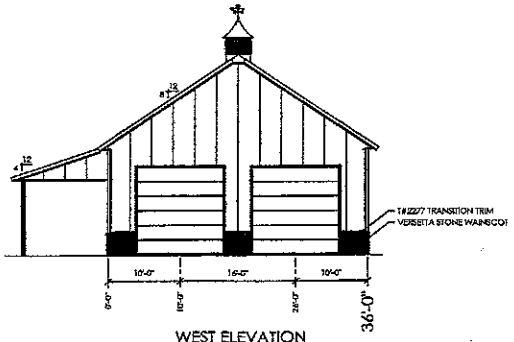
SCALE: AS NOTED
SHEET NO: S2 OF S6

DESIGN AND EXPLANATORY NOTES

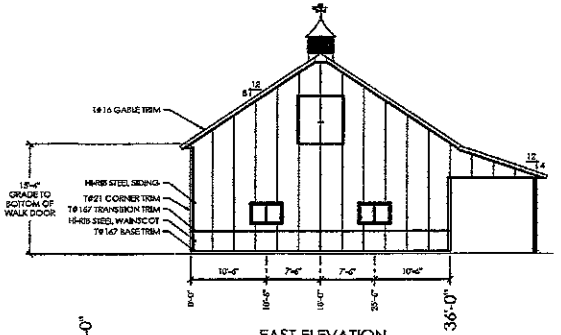
1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR AND WINDOW LOCATIONS WITH THE OWNER.



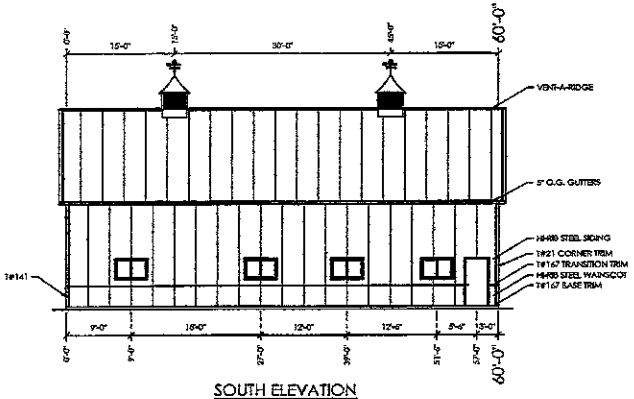
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

SCALE: 1" 4' 8' 16'

OFFICE: DYONEA, WI
JOB NO.: 0251-144109

RYAN GOLINVAUX
MORTON, IL

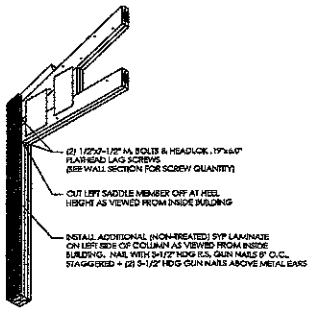
MORTON BUILDINGS, INC.
309-263-7211
MORTON, IL 61550-0899
©MORTON BUILDINGS, INC. P.O. BOX 399

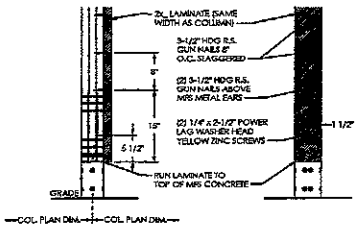
DRAWN BY:	NCB
DATE:	09/12/2025
CHECKED BY:	MAJ
DATE:	10/22/2025
REVISED DATE:	—
REVISED DATE:	—
REVISED DATE:	—
REVISED DATE:	—

SCALE: AS NOTED
SHEET NO.: S3 OF: S6

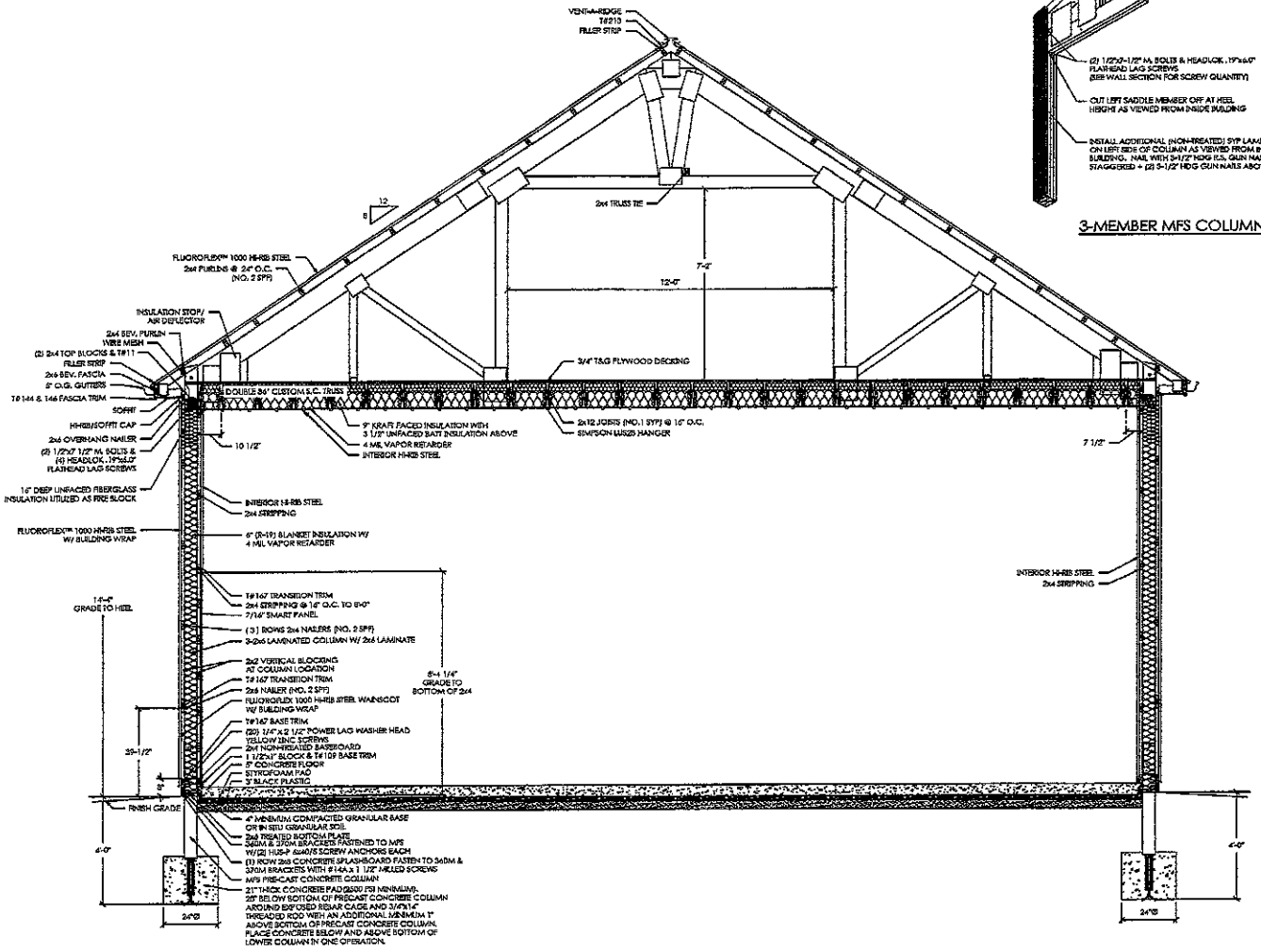
DESIGN AND EXPLANATORY NOTES

1.) ◆ THE PRECEDING SYMBOL IDENTIFIES ITEMS THROUGHOUT THE PLANS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.





3-MEMBER MFS COLUMN WITH LAMINATE FOR DOUBLE TRUSS DETAIL



SIDEWALL SECTION A
SCALE: 1/2" = 1'-0"

OFFICE: IKONIA, WI
JOB NO.: 095-144490

RYAN GOLINVAUX
NEGLIGEN, WI

MORTON BUILDINGS, INC.
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309-263-7744

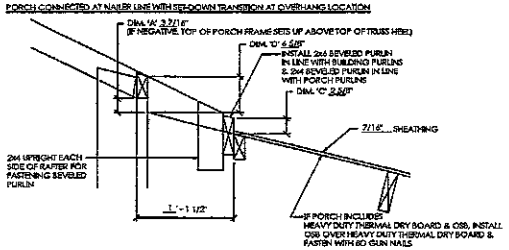
DRAWN BY:	NCB
DATE:	10/12/2025
CHECKED BY:	HAJ
DATE:	10/22/2025
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---

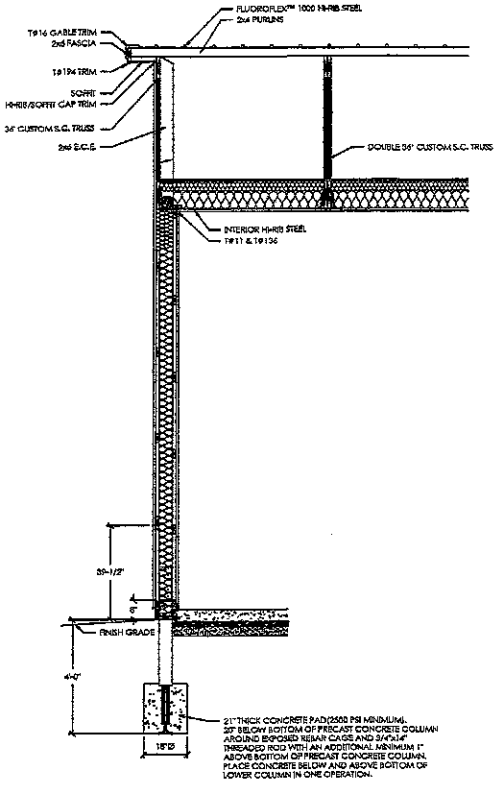
SCALE: AS NOTED
SHEET NO: S4 OF: S6

MORTON BUILDINGS
CONSTRUCTION DETAILS

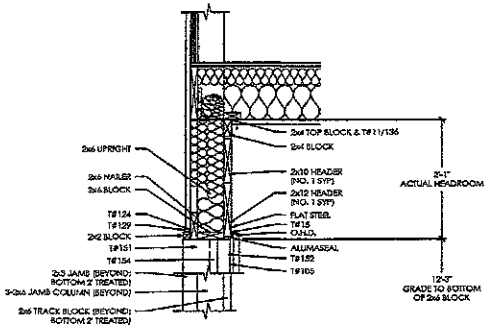
CASE 2 PORCH/LEAN-TO CONNECTION

[6 /12 BUILDING (2x4 PURLINS) TO A 4 /12 PORCH/LEAN-TO (2x6 PURLINS)]

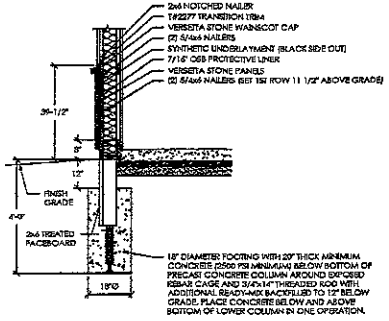




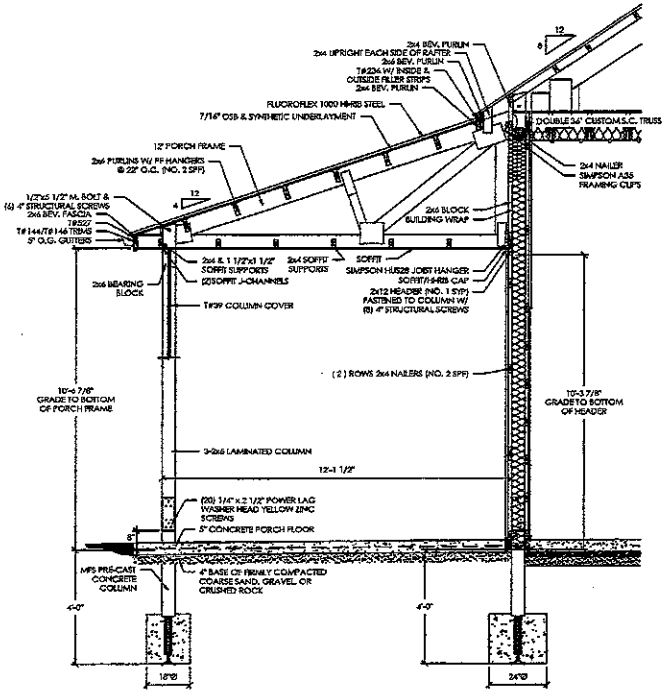
ENDWALL SECTION B
SCALE: 1/2" = 1'-0"



OHD HEADER SECTION C
SCALE: 1" = 1'-0"



SIDEWALL SECTION D
SCALE: 1/2" = 1'-0"



12' PORCH SECTION E
SCALE: 1/2" = 1'-0"

OFFICE: IKONIA, WI
JOB NO.: 99144600

RYAN GOLINVAUX
ASSOCIATES, INC.

MORTON BUILDINGS, INC.
MORTON, IL 61550-0899
309-263-7414

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DATE:	10/12/2025
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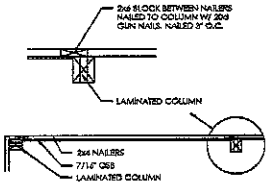
DATE:	10/22/2025
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

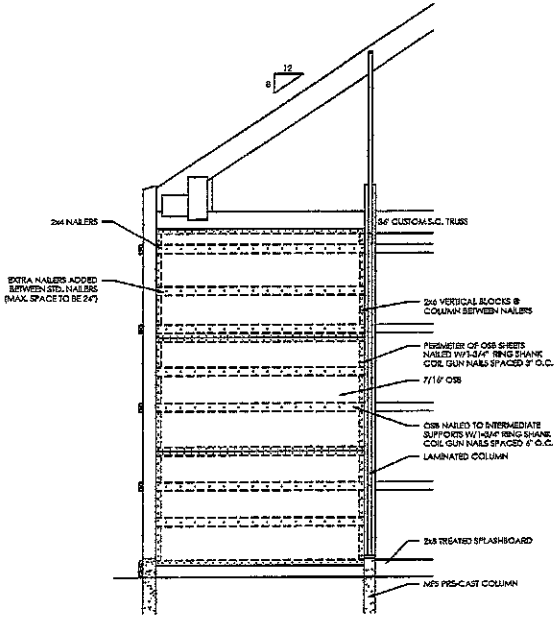
SCALE: AS NOTED

SHEET NO.: S5 OF: S6



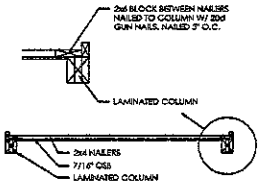
OSB SHEARWALL DETAIL

SCALE: 1/2" = 1'-0"



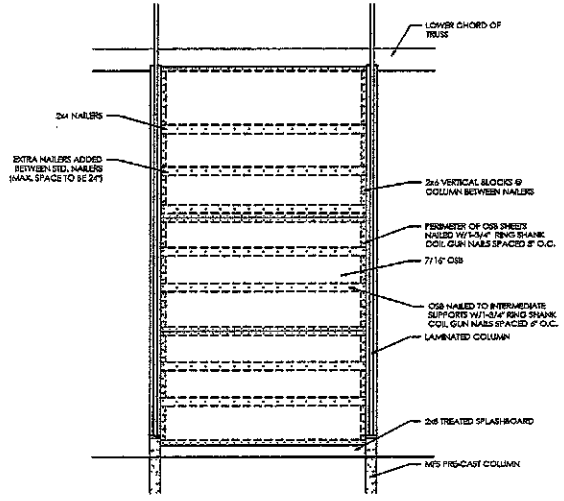
7/16" OSB SHEARWALL ELEVATION

SCALE: 1/2" = 1'-0"



OSB SHEARWALL DETAIL

SCALE: 1/2" = 1'-0"



7/16" OSB SHEARWALL ELEVATION

SCALE: 1/2" = 1'-0"

OFFICE: IKONIA, WI
JOB NO.: 091-144600

RYAN GOLINVAUX

MORTON BUILDINGS, INC.

DRAWN BY: NCB
DATE: 10/12/2025
CHECKED BY: HAJ
DATE: 10/22/2025
REVISED DATE: ---
REVISED DATE: ---
REVISED DATE: ---
REVISED DATE: ---

SCALE: AS NOTED
SHEET NO: S6 OF S6

CONCRETE FLATWORK PLANS - INSTRUCTIONS AND ACKNOWLEDGMENTS

ALL MINIMUM SPECIFICATIONS MUST BE MAINTAINED PER SIGNED FORM 222 OR GREATER IF NOTED ON PLANS

INSTRUCTIONS FOR MBI SALES CONSULTANT/CONSTRUCTION COORDINATOR

(IF MBI'S CONCRETE SUBCONTRACTOR IS DOING THE WORK)

TO: BRIAN BARK (Sales Consultant's Name) #: 091 (C. Center #)

FROM: RON HOPPE (Name of Order Processing Construction Estimator) #: 56324 (Extension Number)

Attached are:

- 4 sets of concrete plans and copies of the Form 222 which was signed by the owner.
  - 1 set is intended for the owner,
  - 2 sets for the concrete contractor, and
  - 1 set for the construction center. This copy is to be signed by the owner prior to concrete placement and the MBI representative that verified that the work is complete and complies with the plans and specifications.
  - The signed plans are to be forwarded to Morton once completed, prior to payment being authorized to subcontractor.

List any discrepancies from what is noted on the plans in the blanks below:

The signed off copy is to be signed by the owner and MBI's Concrete Subcontractor (before concrete placement) and yourself, after verifying the actual concrete pour the plans) then forwarded to Morton once all signatures are in place. Payment clearance will then be granted.

The MBI Concrete Subcontractor is not permitted to work until the order has credit approval, pink form 40 has been released and on hand, all building permits are secured, the owner has signed the plans, and the subcontractor has signed the acknowledgment of having received and reviewed the plans.

You acknowledge the work is complete and complies to the plans.

(Sales Consultant/Construction Coordinator Signature Authorizing Delivery) (Date)

OWNER'S ACKNOWLEDGMENT

(IF MBI'S CONCRETE SUBCONTRACTOR IS DOING THE WORK)

These concrete plans were prepared in accordance with the order received from our Sales Consultant. Please review the following items. If changes are needed, contact your Sales Consultant immediately, who will then have the plans revised accordingly.

Please sign one set of these plans indicating you (The Owner) approve of all the items listed below and authorize placement of the concrete:

* The finish floor and/or concrete wall elevation above the exterior grade is to your satisfaction.
* Concrete control/joint requirements & specifications are to your satisfaction.
* Concrete floor slopes, typically seen at door openings and floor drain locations, are to your satisfaction.
* You (the Owner) have located and marked all private underground lines, such as water, gas, sewer, electric, phone, cable, etc.

(Owner's Signature) (Date)

MBI's CONCRETE SUBCONTRACTOR ACKNOWLEDGMENT

The MBI Concrete Subcontractor has received and reviewed two copies of the concrete plans and specifications (form 222) for the concrete flatwork.

The MBI Concrete Subcontractor has been informed of all other trades that may be hired by the owner or Morton Buildings, Inc. that have roughins that need to be placed under the concrete floor.

The MBI Concrete Subcontractor understands that payment for services is contingent upon adhering to all minimum specifications listed on form 222 or greater if called out on the plans. All work will conform to form 40, 405, or 40pl and subcontract scope of work. All applicable reinforcing, control/joint layout, etc. will be checked and verified by Sales Consultant/ Construction Coordinator prior to payment being released.

The MBI Concrete Subcontractor has contracted the DIGGING AUTHORITIES for clearance prior to excavation and placing of concrete.

DIG CLEARANCE NUMBER IS: _____

Work may commence upon receipt of accepted subcontract (form 40) and authorization from the Sales Consultant/ Construction Coordinator.

(MBI's Concrete Subcontractor's Name & Signature) (Date)

OFFICE: ELONIA, WI
JOB NO.: 091x144x00

RYAN GOLNVAUX
MORTON, IL

MORTON BUILDINGS, INC.
309-263-7444
MORTON, IL 61550-0899
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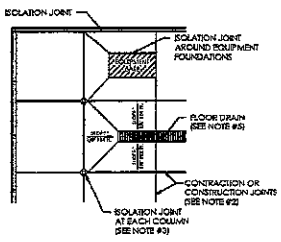
DRAWN BY:	NCB
DATE:	10/12/2025
CHECKED BY:	RAJ
DATE:	10/22/2025
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---

SCALE: AS NOTED

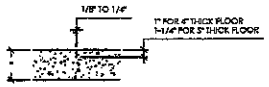
SHEET NO:	OF:
SB1	SB2

TYPICAL FLOOR JOINT REQUIREMENTS

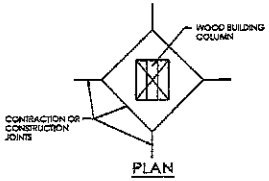


TYPICAL LOCATION OF JOINTS

SPACING: 6' FLOOR = 12' O.C. MAXIMUM
5" FLOOR = 12' O.C. MAXIMUM



CONTROL JOINT DETAIL



PLAN

INTERIOR COLUMN FLOOR JOINTS

DESIGN AND EXPLANATORY NOTES

1.) SPECIFIC PROJECT DESIGN MAY REQUIRE CONTRACTOR MODIFICATIONS TO COMPLY WITH INDUSTRY STANDARDS AND ACI 302.

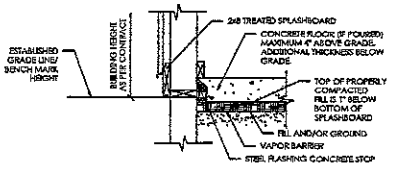
2.) CONTROL JOINTS ARE REQUIRED AND MAY BE ACHIEVED WITH SAW CUTS, HAND GROOVING, OR INSERTING A PREMOLDED STRIP. JOINT SPACING AS PER INDUSTRY STANDARDS AND ACI 302. CONTROL JOINTS ARE TO BE TO A DEPTH OF 1/4 THICKNESS OF THE FLOOR. FLOORS SUBJECT TO WET EXTERIOR CONDITIONS SHOULD HAVE JOINTS FILLED AND PROTECTED WITH AN APPROPRIATE JOINT SEALANT.

3.) ISOLATION JOINTS ARE REQUIRED AT JUNCTIONS WITH WALLS, COLUMNS, EQUIPMENT FOUNDATIONS, FOOTINGS, OR OTHER POINTS OF RESTRAINT SUCH AS DRAINS AND SUMPS. THE JOINT MATERIAL SHOULD EXTEND THE FULL DEPTH OF THE SLAB AND SHOULD NOT PROTRUDE ABOVE IT. WHERE THE JOINT FILLER WILL BE OBJECTIONABLY VISIBLE OR WHERE THERE ARE WET CONDITIONS, THE TOP OF THE PREFORMED FILLER SHOULD BE REPLACED WITH AN APPROPRIATE JOINT SEALANT.

4.) WHEN POURING CONCRETE UP TO OR AROUND THE BUILDING AND/OR ITS COMPONENTS, ALWAYS PLACE AN EXPANSION JOINT BETWEEN THE CONCRETE AND THE BUILDING MATERIAL BEING POURED AGAINST OR AROUND. THE EXPANSION JOINT MATERIAL MUST EXTEND THE FULL DEPTH OF THE CONCRETE SLAB.

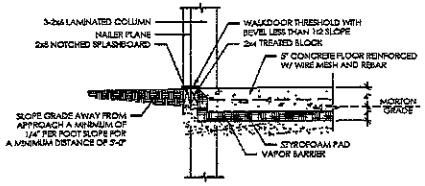
5.) THE CONCRETE FLOOR MUST SLOPE A MINIMUM OF 1/8" PER FOOT TOWARD THE FLOOR DRAIN(S) WHEN SPECIFIED. THE OWNER IS TO DETERMINE HOW FAR AWAY FROM THE DRAIN THE SLOPING WILL BEGIN. FACTORS THAT AFFECT THIS DETERMINATION, INCLUDED BUT NOT LIMITED TO, ARE THE AREA THE DRAIN(S) IS SERVICING, INTERIOR ROOMS, FUNCTION OF THE FLOOR, ITEMS THAT ARE BEARING ON THE FLOOR, ETC.

6.) Ⓜ THE PRECEDING SYMBOL IDENTIFIES ITEMS THROUGHOUT THE PLANS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.



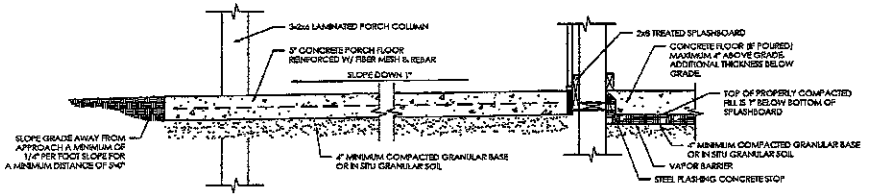
HEATED WALL SECTION

SCALE: 1" = 1'-0"



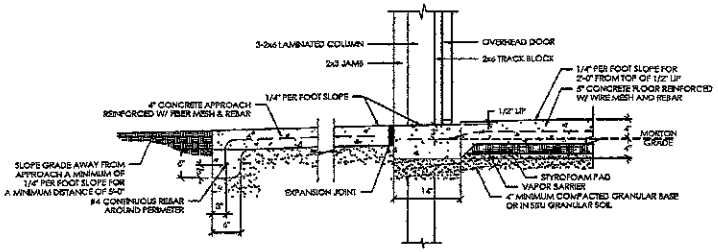
LANDING & THRESHOLD FOR WALKDOOR SECTION

SCALE: 1" = 1'-0"



PORCH CONCRETE SECTION

SCALE: 1" = 1'-0"



OVERHEAD DOOR CONCRETE APPROACH SECTION

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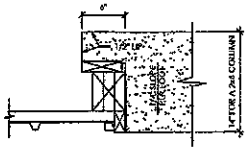

OVERHEAD DOOR CONCRETE JAMB DETAIL

SCALE: 1 1/2" = 1'-0"

OFFICE: BLOOMSBURG, PA
JOB NO. 0911444-000

RYAN GOLINVAUX
MECHANICSBURG, PA

MORTON BUILDINGS, INC.
396-265-7474
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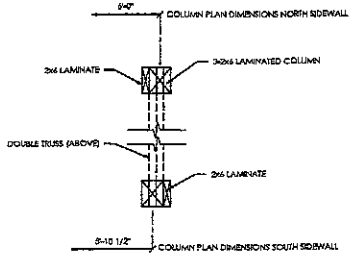
DATE:	10/22/2025
CHECKED BY:	MAJ
DATE:	10/22/2025
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

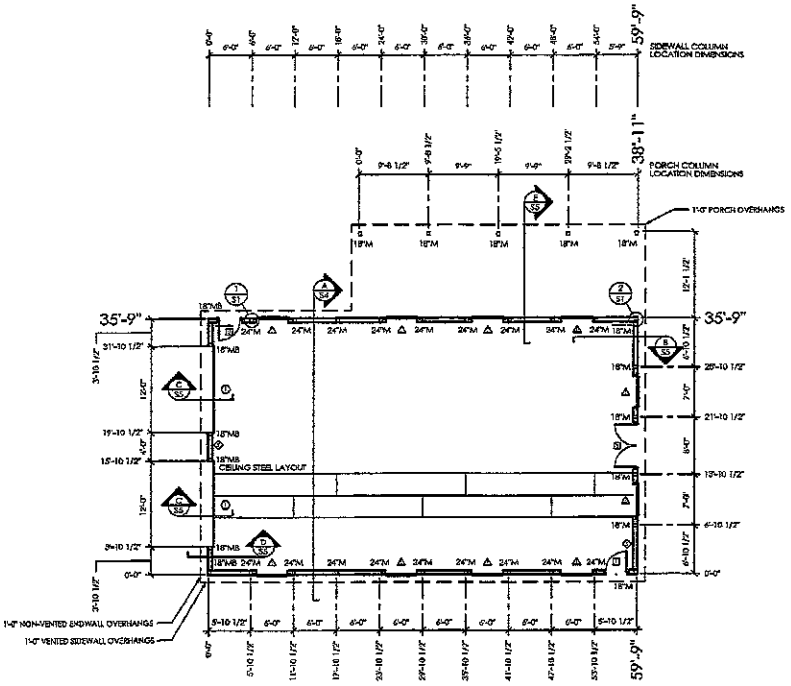
SCALE: AS NOTED

SHEET NO: SB2 OF: SB2

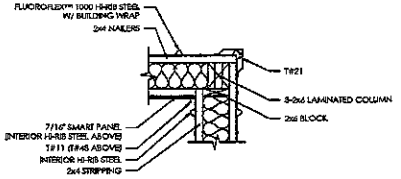


DOUBLE TRUSS COLUMN PLACEMENT DETAIL #1

SCALE: 1" = 1'-0"



COLUMN PLAN



CORNER COLUMN DETAIL #2

SCALE: 1" = 1'-0"

COLUMN PLAN LEGEND

- 3-2x6 LAMINATED COLUMN LOCATION
- HEADERED TRUSS LOCATION
- 3268 FLAT FLAT LEAF FIBERTEK WALKDOOR, IN SWING, LEFT HINGE WITH KEYED LEVER LOCKSET
- 3068 TEMPERED GLASS IN PLAIN FLAT LEAF FIBERTEK WALKDOOR, IN SWING, LEFT HINGE WITH KEYED LEVER LOCKSET
- 6'-0"x6'-8" FRAMED WALK DOOR OPENING PREPARED FOR NAILING FIN
- (10) 4429 MS SLIDING WINDOWS
- (2) 12'-0"x12'-1" OVERHEAD DOORS
- (2) 3'-6"x3'-6" NON-FUNCTIONAL CUPOLA WITH 1'-6" 30" WEATHERVANE
- ALL STEEL FASTENED WITH STAINLESS STEEL SCREWS
- 60 UNIT 7/16" SMART PANEL UP TO 9' WITH INTERIOR HI-RIB STEEL ABOVE
- 7/16" OSB SHEARWALL LOCATION (SEE DETAILS ON SHEET S6)

18"M - 18" DIAMETER FOOTING WITH 4' TO BOTTOM OF 27" THICK CONCRETE PAD (2500 PSI MINIMUM), 30" BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EXPOSED REBAR CAGE AND 3/4"X14" THREADED ROD WITH AN ADDITIONAL MINIMUM 1" ABOVE BOTTOM OF PRECAST CONCRETE COLUMN. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.

18"MS - 18" DIAMETER FOOTING WITH 4' TO BOTTOM OF 29" THICK CONCRETE PAD (2500 PSI MINIMUM), BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EXPOSED REBAR CAGE AND 3/4"X14" THREADED ROD WITH ADDITIONAL READY-MIX CONCRETE TO 12" BELOW GRADE. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.

24"M - 24" DIAMETER FOOTING WITH 4' TO BOTTOM OF 27" THICK CONCRETE PAD (2500 PSI MINIMUM), 29" BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EXPOSED REBAR CAGE AND 3/4"X14" THREADED ROD WITH AN ADDITIONAL MINIMUM 1" ABOVE BOTTOM OF PRECAST CONCRETE COLUMN. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.

ROUGH OPENING SCHEDULE

UNIT SYMBOL FROM LEGEND	WIDTH	HEIGHT
(1)	38 1/4"	81"
(2)	38 1/4"	81"
(3)	VERIFY	VERIFY
(4)	52 1/4"	33 5/8"

36'-0" DIAGONAL DIMENSION = 69'-7 1/2"

N

SCALE: 1" 4' 8' 16'

CONSTRUCTION PLANS

THIS IS A FINAL SET OF CONSTRUCTION DRAWINGS. ALL ALTERATIONS TO THESE PLANS MUST BE ACKNOWLEDGED BY A CHANGE ORDER.

ESTIMATORS SIGNATURE

FIRST CONTACT: _____ ESTIMATOR _____ PHONE EXTENSION

SECOND CONTACT: _____ ESTIMATOR _____ PHONE EXTENSION

DATE PLANS SENT _____

OFFICE: DODGE, WI
JOB NO.: 091-144600

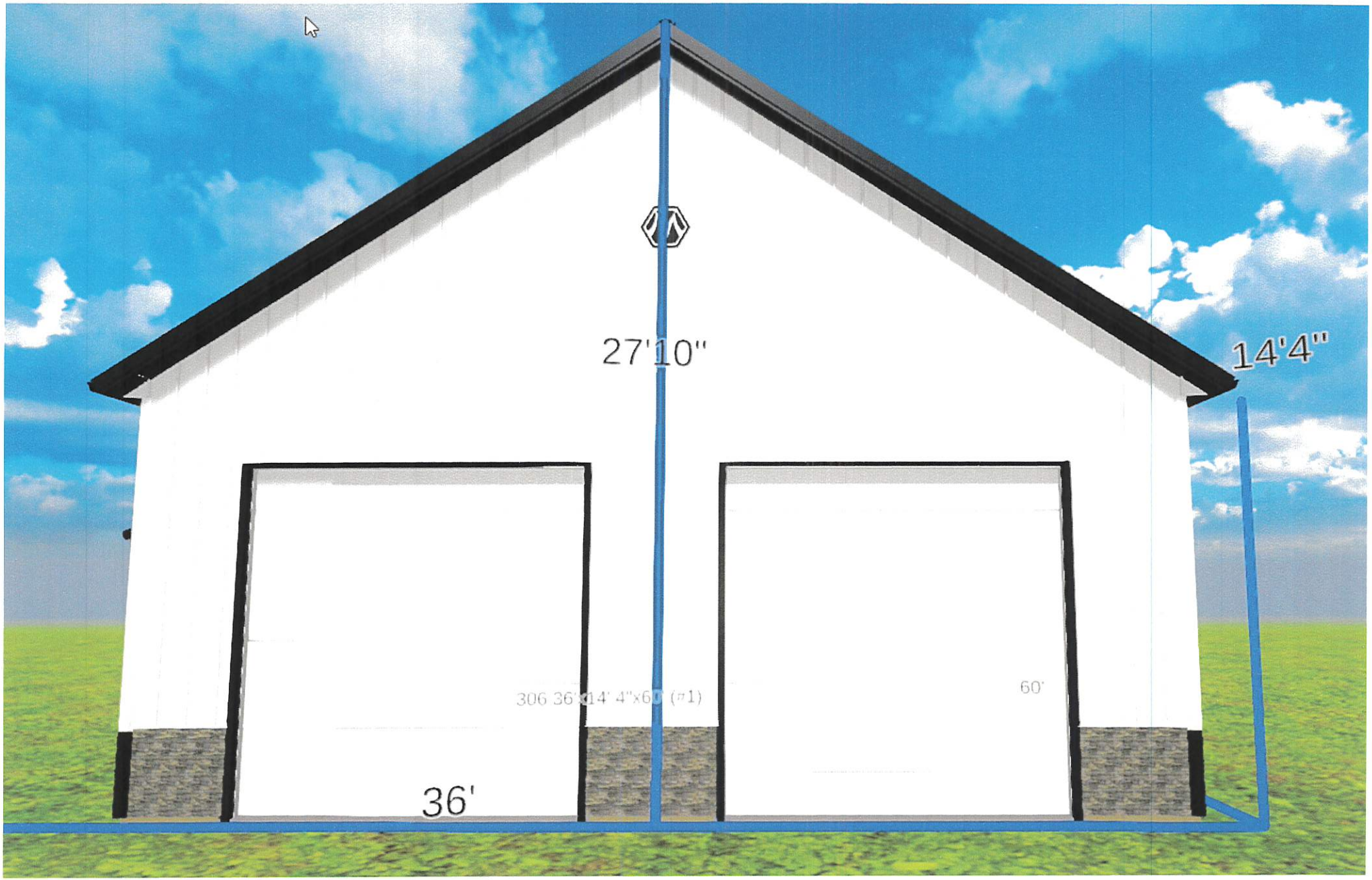
RYAN GOLNVAUX
MORRISON, WI

MORTON BUILDINGS, INC.
800-447-1144
@MORTONBUILDINGS, INC. P.O. BOX 399 MORTON, IL 61550-0399

DRAWN BY:	NCB
DATE:	10/13/2025
CHECKED BY:	MAJ
DATE:	10/22/2025
REVISED DATE:	—
REVISED DATE:	—
REVISED DATE:	—
REVISED DATE:	—

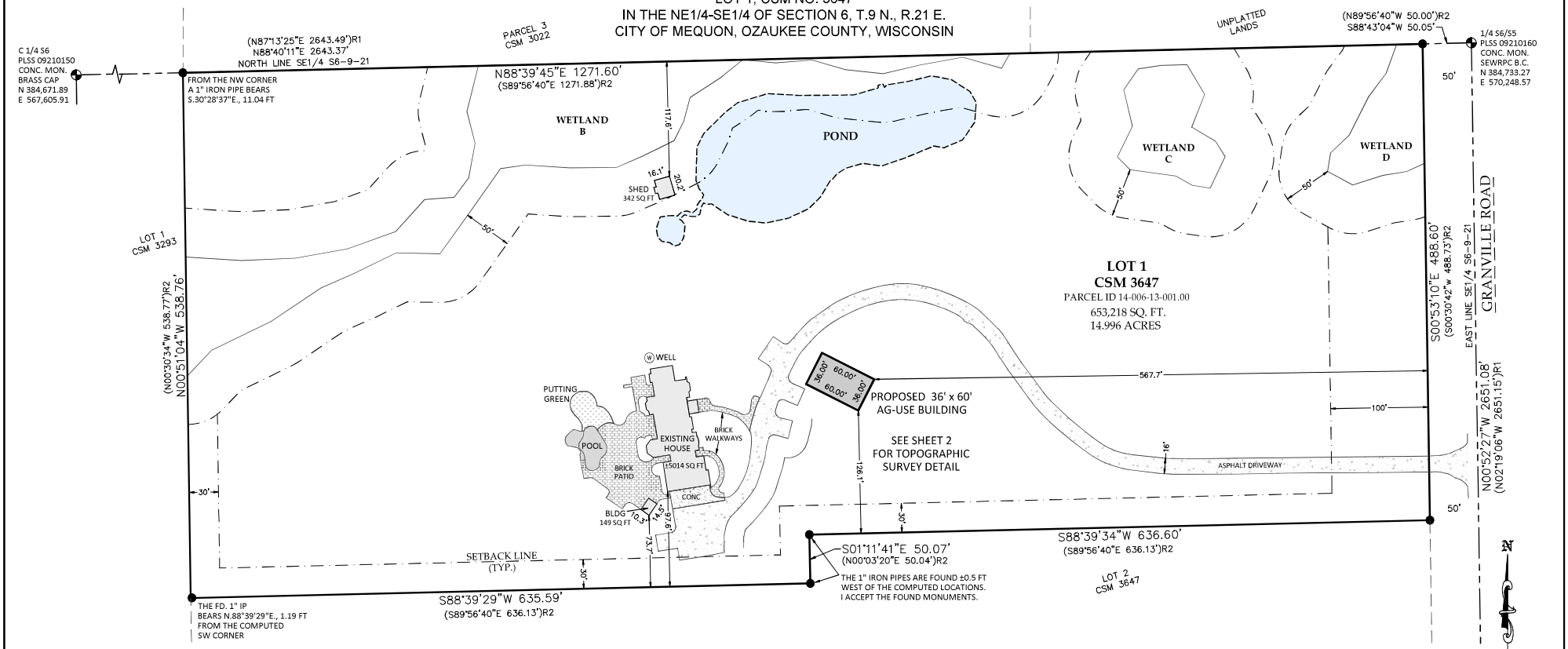
SCALE: AS NOTED

SHEET NO:	OF:
S1	S6


27'10"
14'4"
36'
60'

PLAT OF SURVEY

LOT 1, CSM NO. 3647
IN THE NE1/4-SE1/4 OF SECTION 6, T.9 N., R.21 E.
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN



SURVEY CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN COMPLIANCE WITH WISCONSIN ADMINISTRATIVE CODE CHAPTER A-E 7, I HAVE CORRECTLY SURVEYED THE ABOVE-DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS, AND THIS MAP IS A TRUE REPRESENTATION OF THE SIZE AND LOCATION OF THE PROPERTY, THE RETRACEMENT AND RESOLUTION OF ITS EXTERIOR BOUNDARIES, AND THE LOCATION AND DESCRIPTION OF THE FOUND OR SET CORNER MONUMENTS CONTROLLING SAID BOUNDARIES. I DO ALSO CERTIFY THE LOCATION OF ALL VISIBLE STRUCTURES, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN 1 YEAR FROM THE DATE HEREON.

Digitally signed by K. Adam DeGroot
Date: 2025.10.30 12:35:35 -05'00'

K. ADAM DEGROOT, PLS 4019

SHEET 1 OF 2

SURVEYED BY BRADEN HOTTENSTEIN
MAPPED BY K. ADAM DEGROOT, PLS

REVISED:

WISCONSIN
K. ADAM DEGROOT
S-4019
WEST BEND, WI
LAND SURVEYOR

ZONING - SETBACKS

ZONE:	R-1 / OA
ROAD:	100 FT
SIDE:	30 FT

LEGAL DESCRIPTION - DEED DOCUMENT NO. 1142257

LOT ONE (1), OF CERTIFIED SURVEY MAP NO. 3647, RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN ON FEBRUARY 7, 2007, AS DOCUMENT NO. 0857445, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2006, BEING A PART OF THE SOUTHEAST ONE-QUARTER (1/4) AND NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION SIX (6), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY AND LOCATE THE PROPERTY FEATURES FOR THE CONSTRUCTION OF A NEW 36' x 60' AG-USE BUILDING.
2. I ACCEPT THE FOUND ORIGINAL MONUMENTS OF CSM 3647 AS CONTROLLING THE BOUNDARY.
3. THE SW CORNER IS FOUND MONUMENTED 1.19 FEET EAST OF THE COMPUTED LOCATION. I ACCEPT THIS MONUMENT AS CONTROLLING THE NORTHING OF SOUTH LINE, AND PROJECT THE LINE TO INTERSECT THE COMPUTED WEST LOT LINE.
4. WETLAND AREAS B, C, AND D ARE COMPUTED PER CSM 3647.
5. SEE SHEET 2 FOR TOPOGRAPHIC SURVEY DETAIL OF PROPOSED BUILDING SITE.

LEGEND

● FOUND 1" IRON PIPE (I.D.), OR AS NOTED

OWNER:	ETR HOLDINGS, LLC
ADDRESS:	14013N GRANVILLE ROAD, MEQUON, WI 53097
TAX PARCEL ID:	14-006-13-001.00
CLIENT:	RYAN GOLINVAUX 12229 W. NORTH AVE WAUWATOSA, WI 53226

SURVEY COORDINATE SYSTEM

GEODETIC DATUM: NAD83 (NSRS2011)
PROJECTION: WISCRS OZAUKEE CO. ZONE
VERTICAL DATUM: NAVD'88 (GEOID 18)
UNITS: U.S. SURVEY FEET
THE NORTH LINE OF THE SE 1/4 SEC. 6-09-21
BEARS N.88°40'11"E., 2643.37'

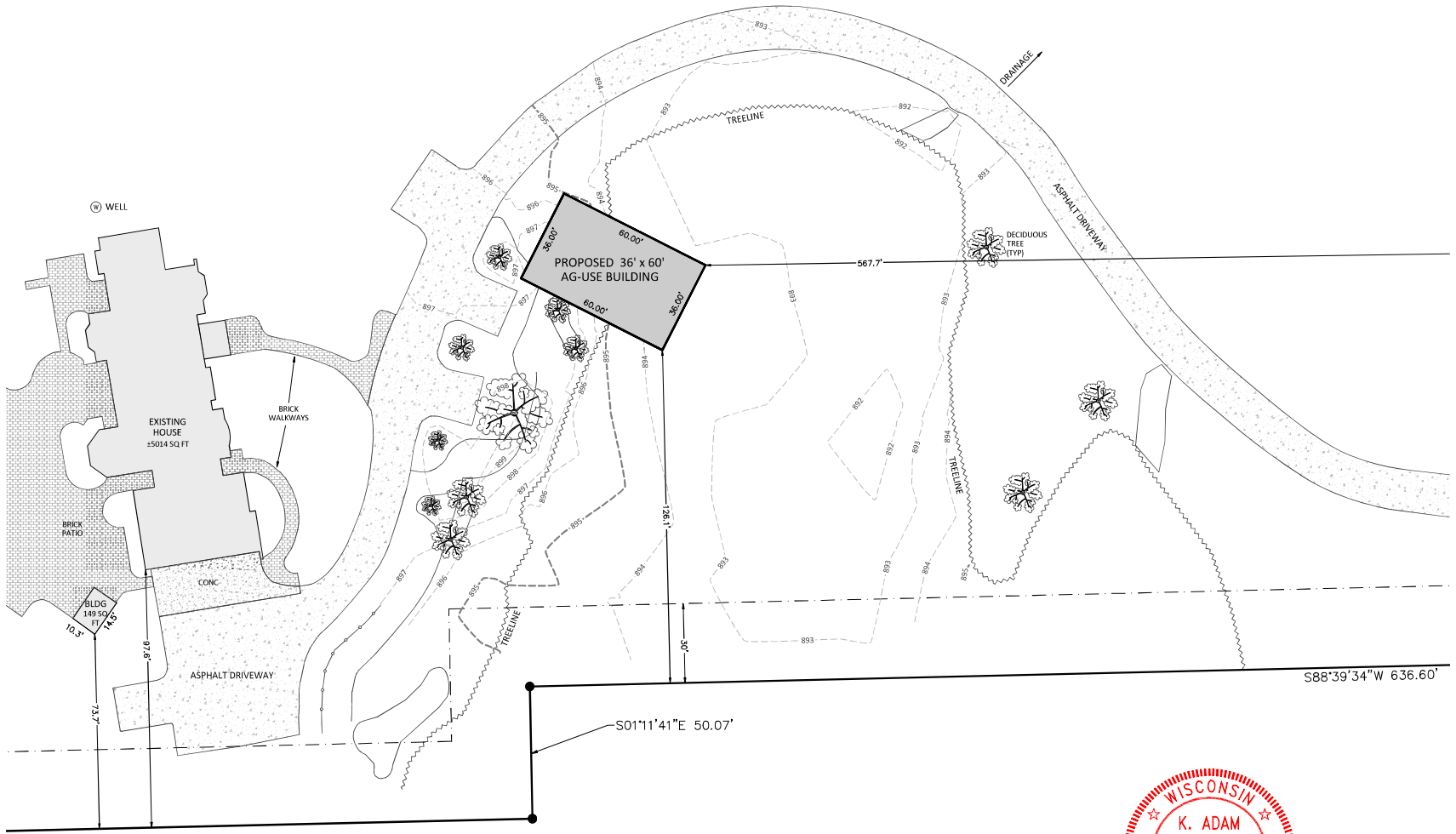
0 25 50 100 200
GRAPHIC SCALE ~ 1 INCH = 100 FEET

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: RG-16-25 DATE: 10/30/2025

PLAT OF SURVEY

LOT 1, CSM NO. 3647
IN THE NE1/4-SE1/4 OF SECTION 6, T.9 N., R.21 E.
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN



WISCONSIN
K. ADAM
DEGROOT
S-4019
WEST BEND,
WI
LAND SURVEYOR

10/30/2025

N

0 10 20 40 80
GRAPHIC SCALE ~ 1 INCH = 40 FEET

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: RG-16-25 DATE: 10/30/2025

SHEET 2 OF 2

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Natalie Redding, Planner**
DATE: **December 1, 2025**
SUBJECT: **Groth Design Group for Wisconsin Lutheran Seminary. The applicant is seeking building and site plan amendment approval to allow for additions to the existing buildings to provide additional educational spaces for the property located at 11640-11660 N. Seminary Drive.**

Background: The applicant is requesting building and site plan amendment approval to allow for two building additions and interior renovations at their existing campus located at 11640–11660 N Buntrock Avenue. The Seminary is seeking to upgrade and expand its facilities in order to continue its educational mission and improve the learning environment for future generations.

Building and Site Plan Amendment
The proposed project includes two primary building additions along with associated renovations intended to modernize and reorganize academic and student spaces on the Wisconsin Lutheran Seminary campus. Firstly, the project proposes an addition to the northern existing courtyard buildings that will provide 13,586 square feet of new two-story instructional space. The IPS zoning code typically allows a maximum of 42 feet in height for all structures, however per section **58-418** of the code, "the maximum height of any structure may be increased up to ten feet if offset and setbacks are increased by one foot for each additional foot of structural height exceeding the standard district requirement." The planned addition complies with the additional offset, so the structure is permitted at 52 feet in height. The addition will house five classrooms and several smaller educational support spaces, allowing the Seminary to consolidate its instructional areas into one cohesive location. Approximately 9,045 square feet of the existing two-story structure will be renovated to convert former classrooms into faculty offices and related support spaces. Together, these improvements will create a more functional and contemporary academic environment without increasing the number of students or faculty on campus.

The second component of the project involves an expansion of the existing gathering hall (south of the courtyard buildings) to create a flexible student-center-style space for studying, socializing, and informal interaction. The proposed addition will provide 3,916 square feet of new single-story space, complemented by renovations of 4,000 square feet of the existing single-story building. This gathering area will also serve as a venue capable of accommodating larger campus events, such as graduations and community activities.

In total, the project adds 17,503 square feet of new building area to the site. Despite this increase in floor area, the applicant is not proposing any change to the Seminary's operating schedule, enrollment, or staffing levels. As such, staff finds that the existing parking supply remains adequate for the institution's needs. The additions have been reviewed for zoning compliance and will continue to meet all applicable setback and offset requirements of the IPS district. The project maintains compliance with the floor area ratio (FAR) requirement of no more than 30%, sited at 6% with the additions. The plans also continue to meet the minimum open space ratio requirement of 30%, sited at 86.6%. Staff is supportive of the proposed additions which match the existing architectural style at the site, are compatible with the surrounding campus development, and comply with the technical requirements of the IPS zoning code.

Landscape Plan
The applicant is proposing new and enhanced landscaping throughout the project area to improve site aesthetics and soften the visual impact of the building expansions. The plan includes the installation of a deciduous tree, several understory trees, deciduous and evergreen shrubs, and various perennials along the permitter of each proposed building addition. Staff has reviewed the proposed plantings and supports the landscaping plan as submitted.

Lighting Plan
The applicant provided cut sheets and a photometric plan for additional wall sconces and patio/deck lighting proposed at the site. Some of the lights proposed are not full cutoff. Staff will thus require that the lighting selected be compliant with section **58-567(e)(2)** of the City of Mequon lighting code, which states that "Class 1 and Class 3 lighting fixtures with an initial lamp output at or below 1,000 lumens per fixture may be partially shielded provided that the fixture is screened from public view." Staff is supportive of the lighting set forth.

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

Access is provided through an existing driveway network through the property. No access modifications are proposed or needed in association with the project.

The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present on the parcel. The wetlands indicators are significantly outside the proposed work area and would not require a wetland delineation.

The site is located within the City's sewer service area and connections to the public sewer and water utilities are required. The applicant is a current customer of both utilities. Modifications or extension of private interceptor sewer is subject to City and MMSD review and approval. Water connection shall conform to the Mequon Water Utility Water Connection Policy.

The applicant shall submit a calculation of net added impervious surface. Improvements consisting of less of than one half acre and site disturbance of less than an acre therefore do not require a stormwater management plan (SWMP). If the improvements add less than 0.50 acres of impervious surface, then an addition of new impervious with this or any future applications that cumulatively exceeds 0.50 acres will trigger the requirement to provide additional stormwater

management to meet the current City of Mequon, WDNR and MMSD criteria. A green infrastructure plan will be required if the improvements add between 5,000 square feet and 0.50 acres of impervious surface. Either plan requires the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee.

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 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.

Site Compliance
Staff conducted a site visit to confirm site compliance. On one of the buildings planned for renovation where an addition is also planned, staff identified three exterior lights at the top of the building that do not appear to be full cut-off fixtures as required by the City of Mequon lighting code. As a condition of approval, staff will require that the exterior lighting fixtures be replaced or repositioned to comply with full cut-off requirements (see Exhibit A for images of lights on site).

Staff Recommendation
Staff recommends **approval** of the conditional use subject to the following conditions:

1. Staff review and approval of final plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
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. Staff review and approval of final lighting plan, including corrective lighting for the non-compliant lighting.
4. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the Standard Specifications for Land Development. The applicant shall request in writing review from the Engineering Division when plans are ready for review
5. Submittal of an updated sanitary sewer flow allocation document for submittal to MMSD.
6. Connection to public sewer and water.
7. Conformance to the Water Connection Policy.
8. Applicant shall submit a calculation of net added impervious surface. If 5,000 sq. ft. to a half-acre is added, 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. If greater than a half acre of impervious is added, the applicant shall obtain approval of a storm water management plan for the site in conformance to City ordinances and MMSD

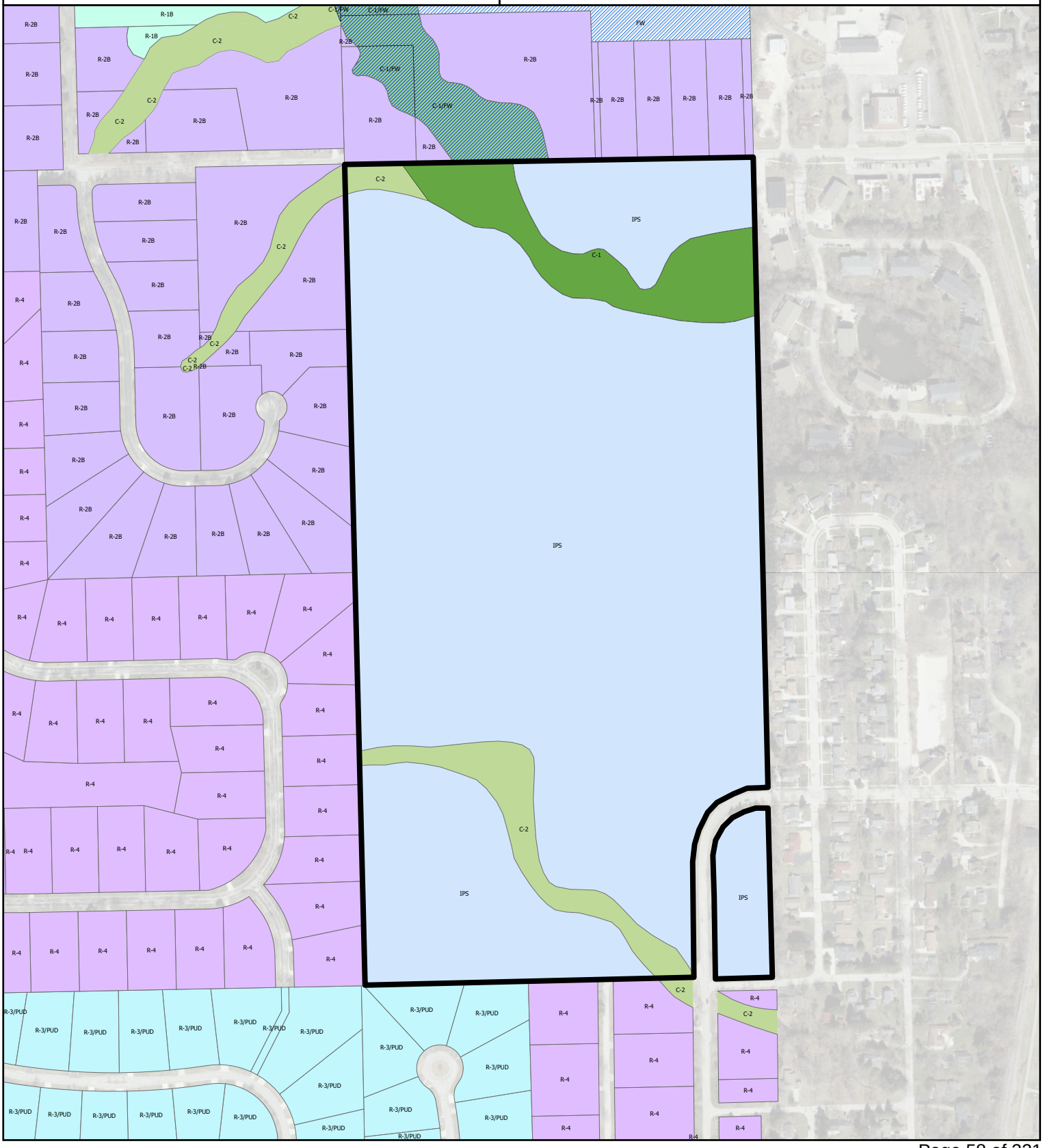
Chapter 13.

10. Submittal and City Attorney approval of a Drainage Financial Guarantee and a Stormwater Maintenance and Easement Agreement.
11. Application for and approval of a City Filling, Excavation, and Berms Permit. The permit is required prior to the issuance of a building permit.
12. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to the issuance of a building permit.

Attachments:
Packet Docs_WI Luth Seminary

GROTH DESIGN GROUP FOR WISCONSIN LUTHERAN SEMINARY

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



WISCONSIN LUTHERAN SEMINARY
ADDITIONS/RENOVATIONS – PROJECT NARRATIVE

October 27, 2025

Wisconsin Lutheran Seminary
11831 N Seminary Drive
Mequon, Wisconsin
GDG Project #24.132

PROJECT DESCRIPTION:

a. Project: Wisconsin Lutheran Seminary – Proposed Additions/Renovations

b. Legal Description – WEST 1/2 OF THE NORTHEAST 1/4, EXCLUDING ROADWAY RIGHT-OF-WAY, OF SECTION 22, TOWNSHIP 9 EAST, RANGE 21 NORTH, OZAUKEE COUNTY, WISCONSIN

c. Owner: Wisconsin Lutheran Seminary
   i. 11831 N Seminary Drive, Mequon, Wisconsin 53092
   ii. Key Contact: Brian Treichel; Brian.Treichel@wls.edu; 262.242.8103

d. Architect/Applicant: GROTH Design Group
   i. N58 W6181 Columbia Road, Cedarburg, Wisconsin 53012
   ii. Key Contact: Peter Damsgaard; pdamsgaard@gdg-architects.com; 262.377.8001

e. Civil Engineer/Landscape Designer: Vierbicher
   i. 600 W Virginia Street, Suite 601, Milwaukee, Wisconsin 53204
   ii. Key Contact: Karl Jensen; kjen@vierbicher.com; 262.408.5383

f. Construction Manager as General Contractor: Findorff
   i. 1600 N 6th Street, Milwaukee, Wisconsin 53212
   ii. Key Contact: Mike Stern; mstern@findorff.com; 414.418.2580

Education Center Addition | Library/Office Renovation

g. Primary Occupancy: Group B (Business - higher education)
h. Type of Construction – II-B addition and existing library; III-B existing offices
i. Automatic Sprinkler System – full building sprinkler system for addition; no scope at renovation
j. Building Area – addition 13,586 SF, two-stories; renovation 9,045 SF, existing two-stories
k. Occupancy Counts – [see progress code plans]
l. Building Height: allowed 42' + 10' additional with setback
m. Storm Water Management: Proposed bio-retention basin located NE of addition to discharge E

Gathering Hall Addition | Gymnasium Support Renovation

n. Primary Occupancy: Group A-3 (Assembly - worship/recreation)
o. Type of Construction – II-B Addition; III-B Existing Building
p. Automatic Sprinkler System – no scope at addition; ext. system at ext. storage to be removed
q. Building Area – addition 3,916 SF, single story; renovation 4,000 SF, existing single story
r. Occupancy Counts: [see progress code plans]
s. Building Height: proposed 25'-2" at addition
t. Storm Water Management: Proposed bio-retention basin located E of addition to discharge E

Wisconsin Lutheran Seminary
11831 N Seminary Drive
Mequon, Wisconsin
GDG Project #24.132

u. Hours of Operation:
   i. Office Hours 7:30am – 4:00pm; School Hours 7:30am – 12:30pm, Monday – Friday
   ii. No change to operations plan, anticipated deliveries, maintenance plan, or site access

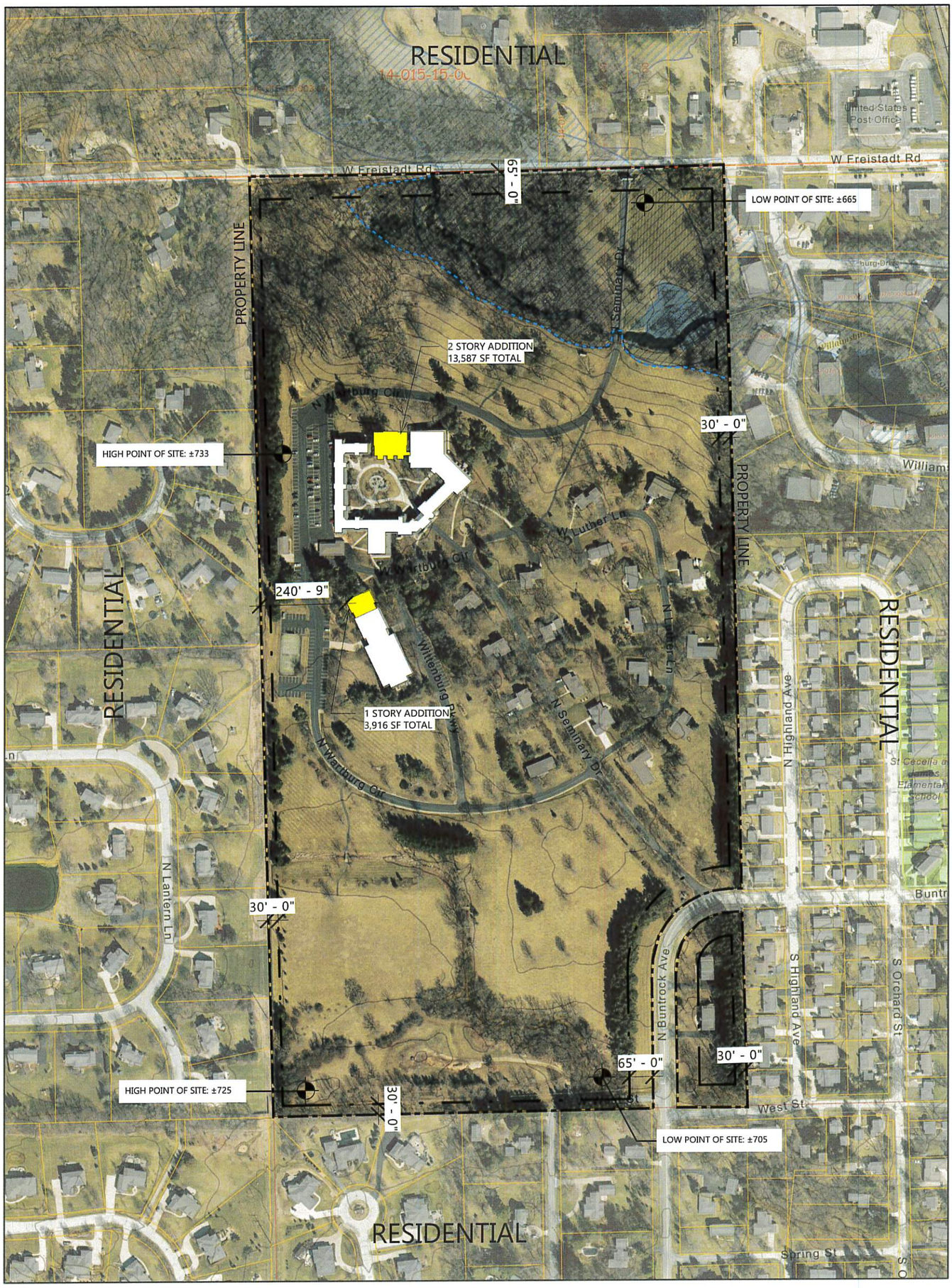
v. Parking Spaces – Required: not formally calculated, no increase of students/faculty on site

w. Parking Spaces – Provided: not formally calculated, no increase of students/faculty on site

x. Anticipated Deliveries:
   i. US Mail, Food Service – daily van or box truck deliveries
   ii. General Deliveries – not-regularly scheduled, office supplies, other materials as needed

y. Maintenance Plan:
   i. Trash/Recycling Pickup – service provided by contracted firm
   ii. Yard Maintenance – provided by WLS students/staff
   iii. Exterior Building Maintenance – provided by WLS students/staff
   iv. General Maintenance – provided by WLS staff or subcontractors

z. Site Access:
   i. Existing connection to Buntrock Avenue at South
   ii. Existing connection to W Freistadt Road at North



SITE PLAN

1" = 300'-0"

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N

W E

S

GRAPHIC SCALE, FEET

0 30 60

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING RETAINING WALL
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

NOT FOR CONSTRUCTION

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planners engineers advisors

Existing Conditions North Building

Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

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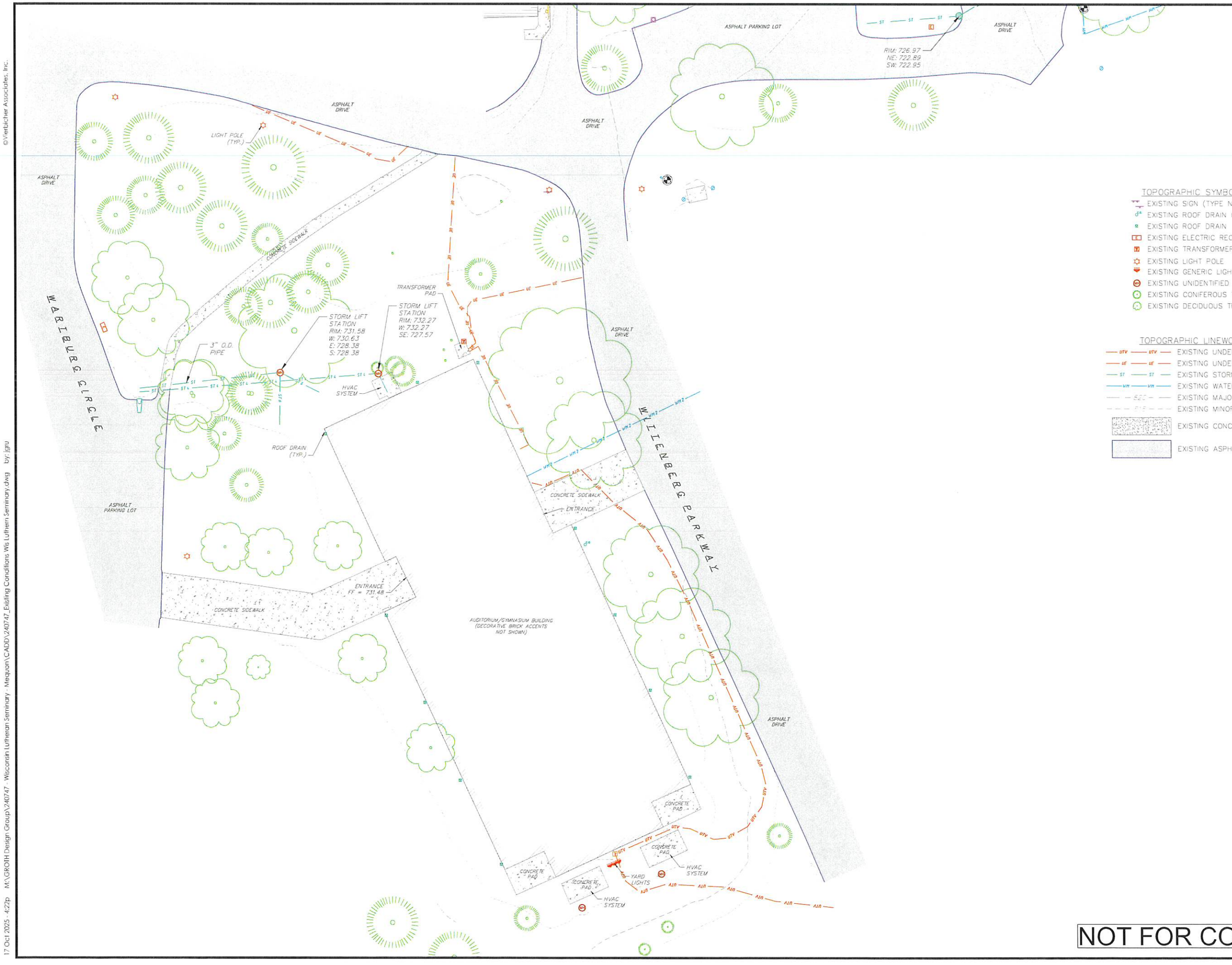

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER SERVICE (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

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Existing Conditions South Building

Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

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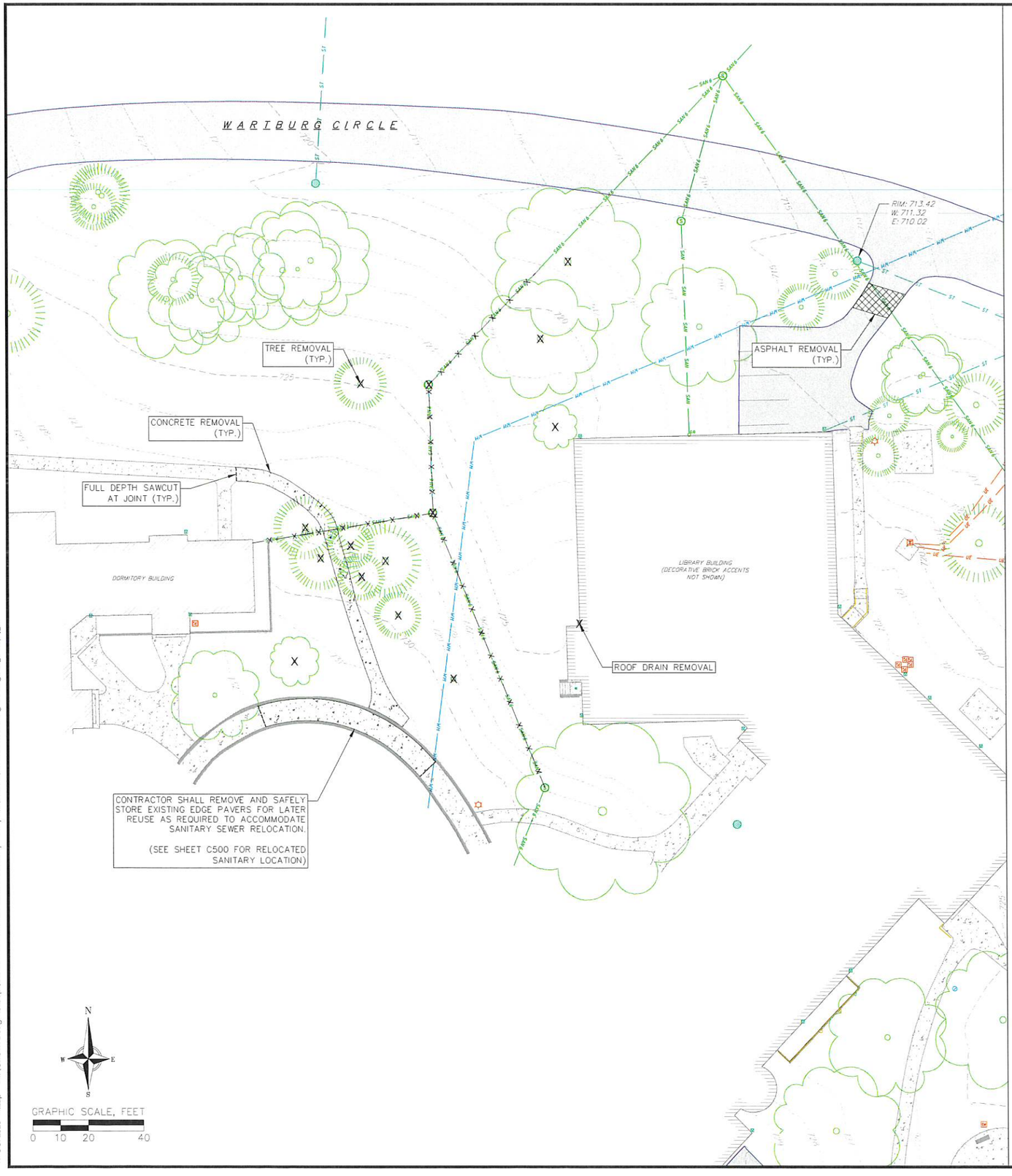
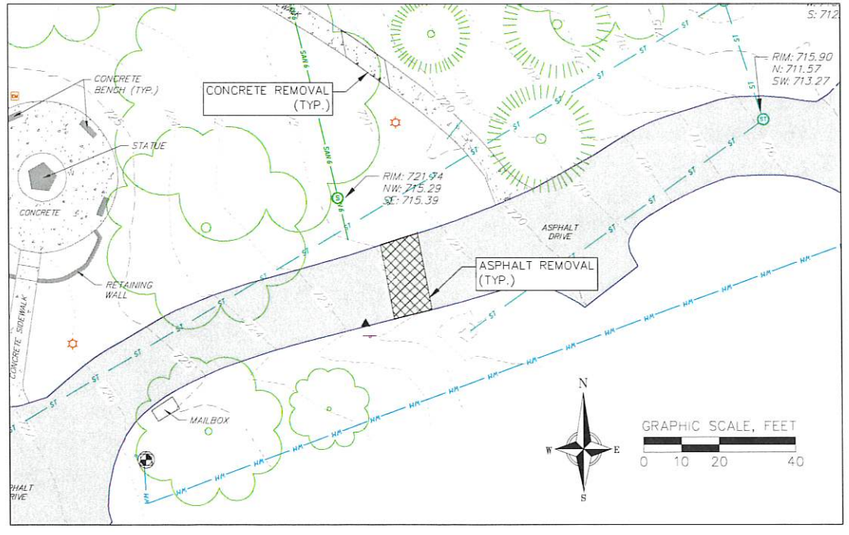


DEMOLITION PLAN LEGEND

- CONCRETE REMOVAL
- TREE REMOVAL
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- SAWCUT
- ASPHALT REMOVAL

WATER CONNECTION AREA



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Demo Plan North

Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

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DEMOLITION PLAN LEGEND

- CONCRETE REMOVAL
- TREE REMOVAL
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- SAWCUT
- ASPHALT REMOVAL

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Demo Plan South
Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

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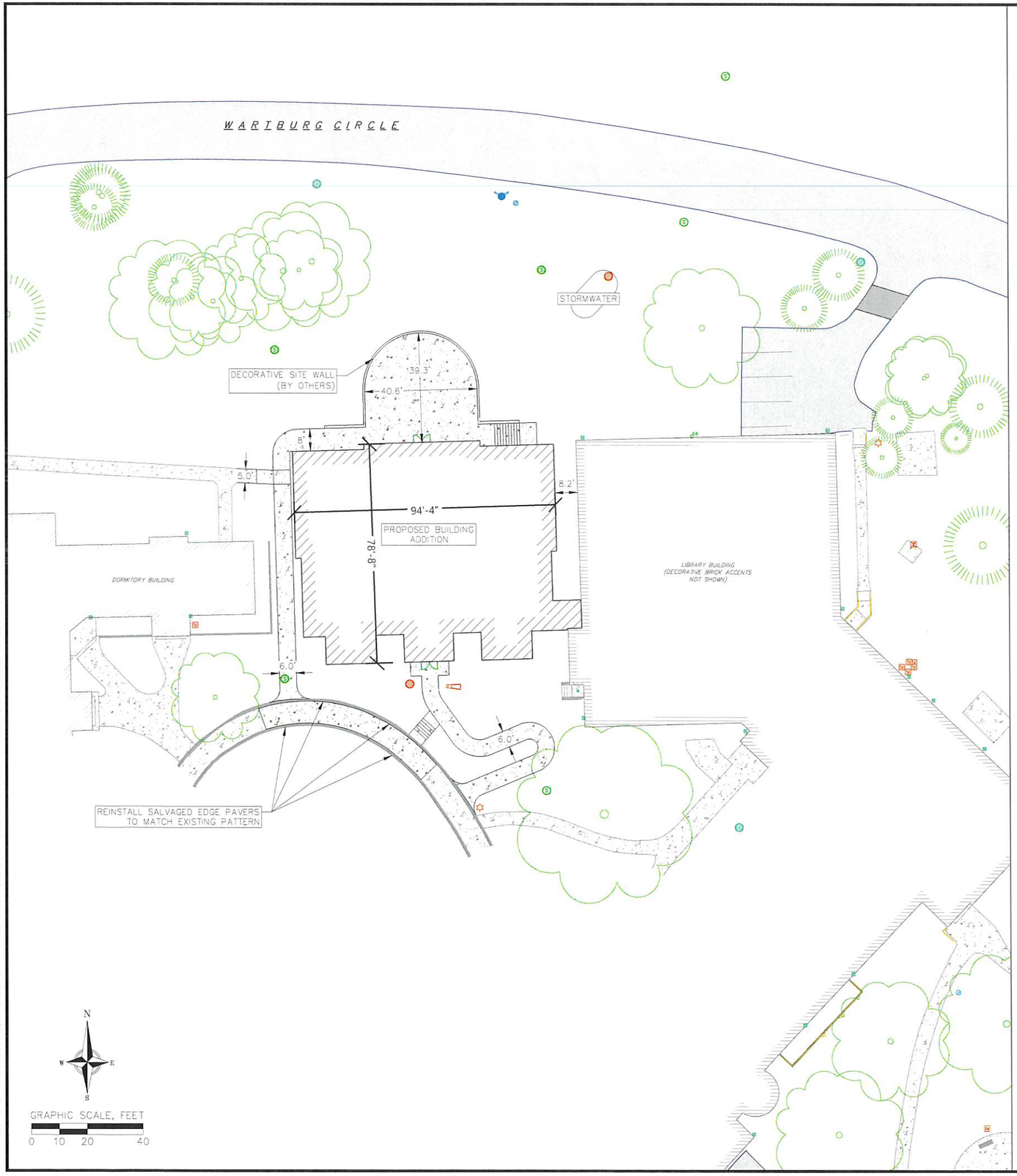
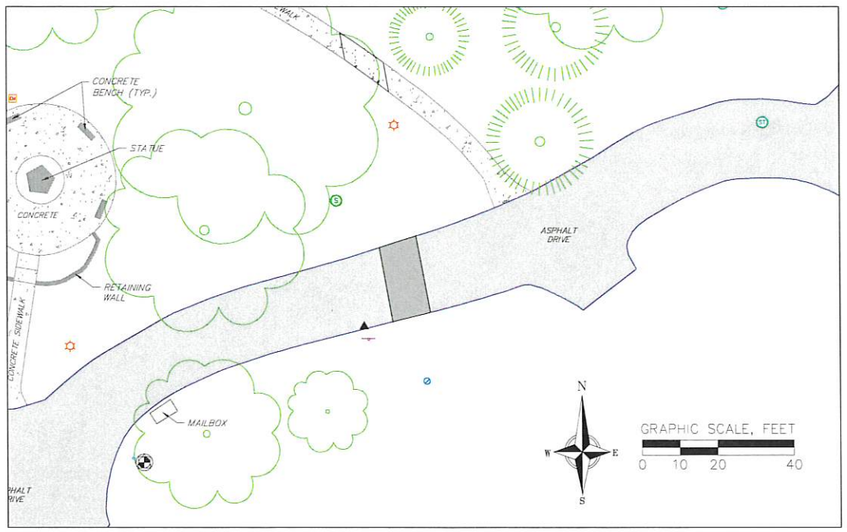


SITE PLAN LEGEND

- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED ASPHALT

WATER CONNECTION AREA



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Site Plan North
Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

REVISIONS			
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Site Plan South

Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

REVISIONS		
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NO.	DATE	REMARKS

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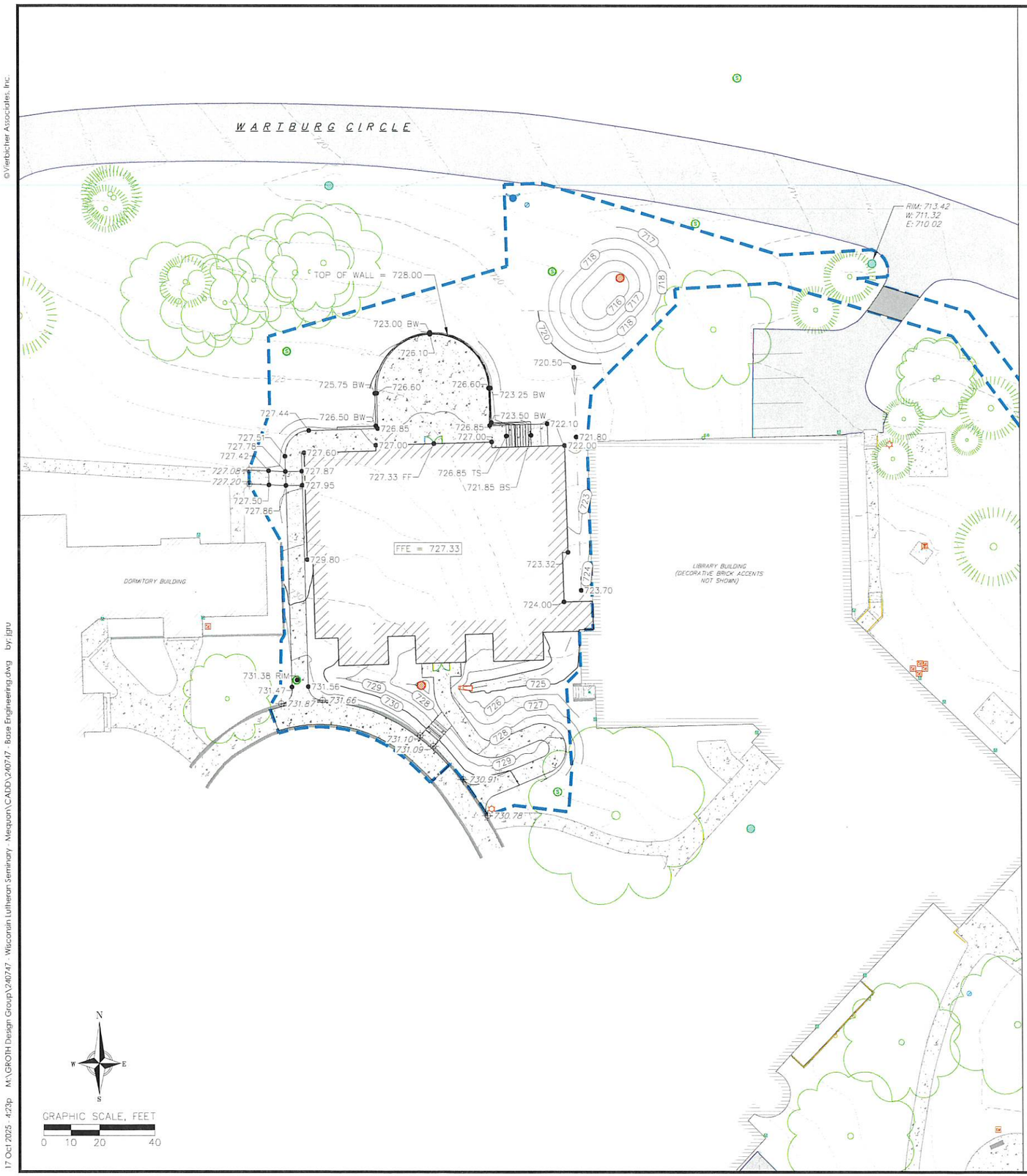
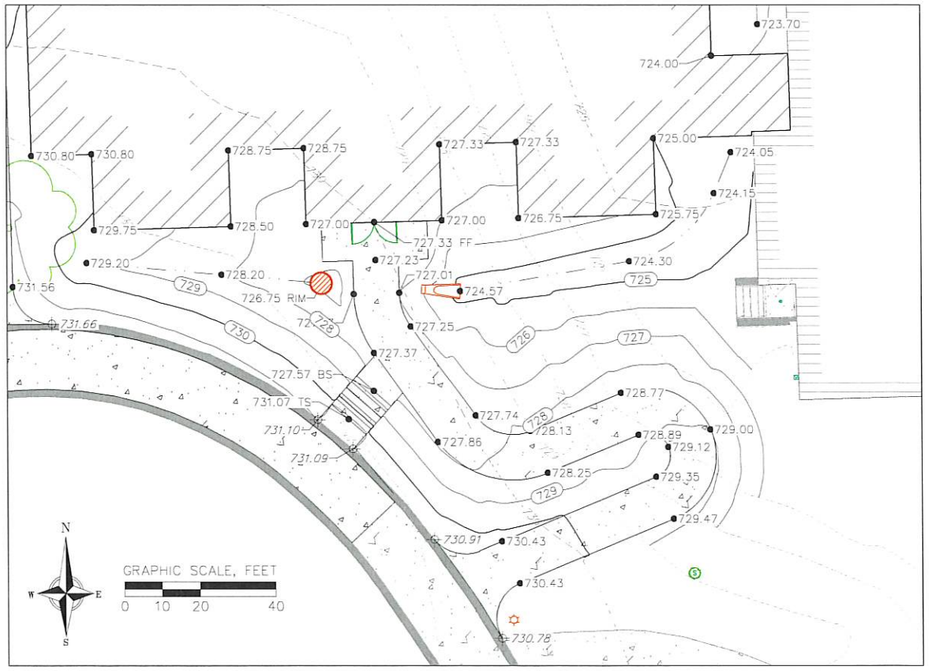


GRADING & EROSION CONTROL LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- DITCH CENTERLINE

GRADING DETAIL



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Grading & Erosion Control Plan North
Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

REVISIONS			
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NO.	DATE	REMARKS	

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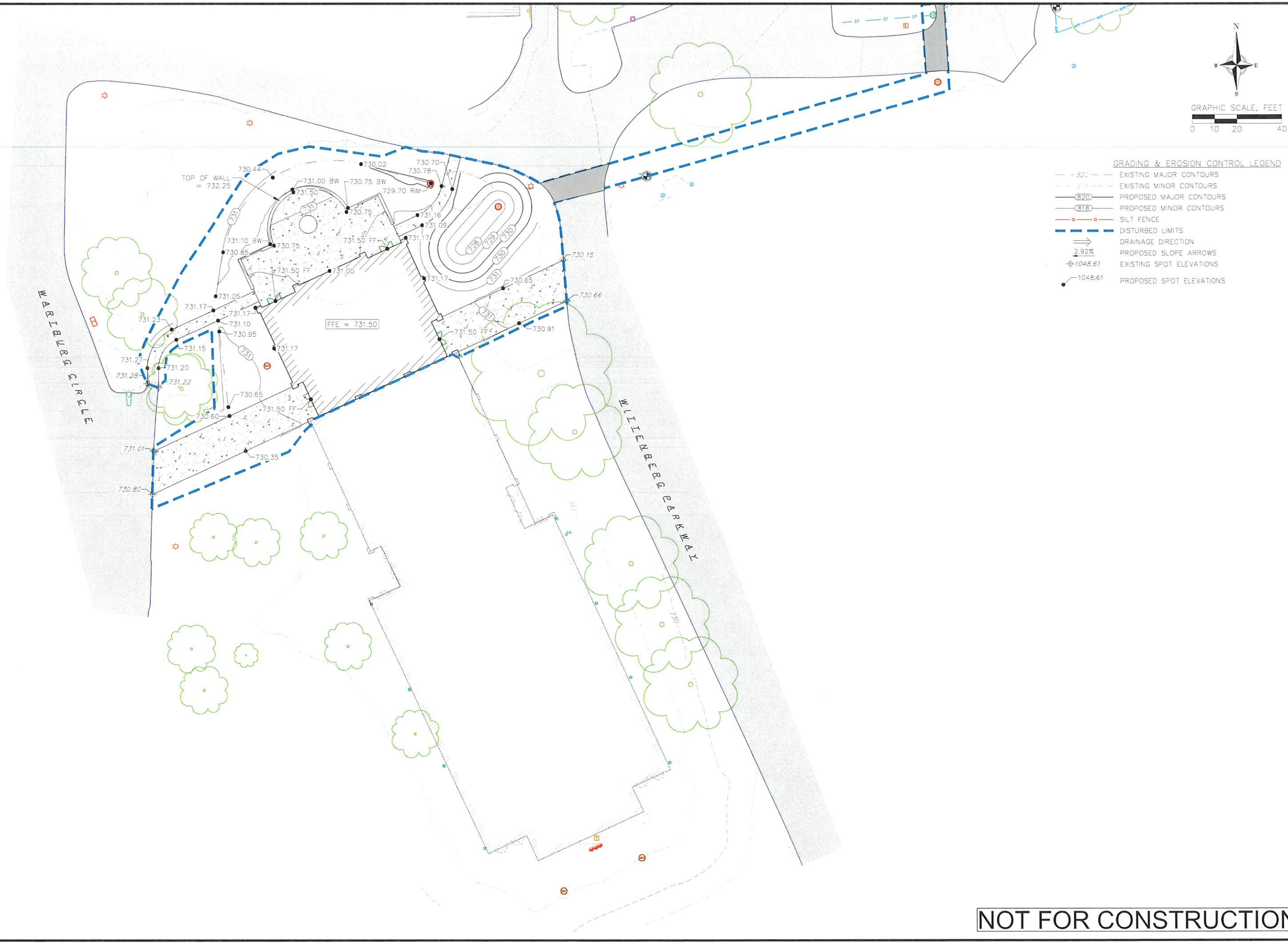

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vierbicher planners engineers advisors

Grading & Erosion Control Plan South

Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

REVISIONS		
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RIM: 711.60
NE: 704.90
SW: 705.12
SW: 704.52
SE: 706.44
SE: 704.69

OUTLET CONTROL STRUCTURE
RIM=717.00
IE=713.50

6"x6"x4" TEE

12" HDPE STORM SEWER
92 LF @ 2.37%

RIM: 715.73
NE: 709.55
SW: 709.63

RIM: 713.42
W: 711.32
E: 710.02

4" GATE VALVE

48" SANITARY MANHOLE
RIM=719.10
IE=709.56 SW
IE=709.46 NE

6" WATER MAIN

6" PVC SANITARY SEWER
100 LF @ 2.39%

6" PERFORATED UNDERDRAIN

48" SANITARY MANHOLE
RIM=724.25
IE=712.05 S
IE=711.95 E

4" WATER LATERAL

FIRE DEPARTMENT CONNECTION (BY OTHERS)

6" PVC SANITARY SEWER
118 LF @ 2.39%

DORMITORY BUILDING

LIBRARY BUILDING
(DECORATIVE BRICK ACCENTS NOT SHOWN)

INV=723.75

24" SCHEDULE 40 PIPE
13 LF @ 1.92%

INV=724.00

48" SANITARY MANHOLE
RIM=731.38
IE=714.97 SE
IE=714.87 N

36" FIELD INLET
RIM=726.75
IE=724.75

EXISTING SANITARY MANHOLE
RIM=728.75
IE=717.50 S
IE=717.40 W

ENDWALL
IE=724.57

12" HDPE STORM SEWER
18 LF @ 1.00%

PLUG EXISTING SEWER TO NW WITH 2' OF NON-SHRINK MORTAR

RIM: 728.75
NW: 717.45
SW: 717.50

6" PVC SANITARY SEWER
102 LF @ 2.39%

N
W E
S

GRAPHIC SCALE, FEET
0 10 20 40

PRIVATE WATER MAIN LOCATION MAP

GRAPHIC SCALE, FEET
0 30 60 120

N
W E
S

SEE LEFT FOR DETAILED BUILDING UTILITY DESIGN

6" PRIVATE WATER MAIN
TOTAL LENGTH = 565'

SEE BELOW FOR DETAILED CONNECTION DESIGN

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

WATER CONNECTION AREA

CONCRETE BENCH (TYP.)

STATUE

CONCRETE

RETAINING WALL

CONCRETE SIDEWALK

ASPHALT DRIVE

RIM: 715.90
N: 711.57
SW: 713.27

4"x4"x4" CUT-IN TEE

6" GATE VALVE

6"x4" REDUCER

EXISTING 4" WATERMAIN NOT LOCATED

MAILBOX

N
W E
S

GRAPHIC SCALE, FEET
0 10 20 40

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Utility Plan North

Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

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NO.	DATE	REMARKS

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NO.	DATE	REMARKS

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PROJECT NO.
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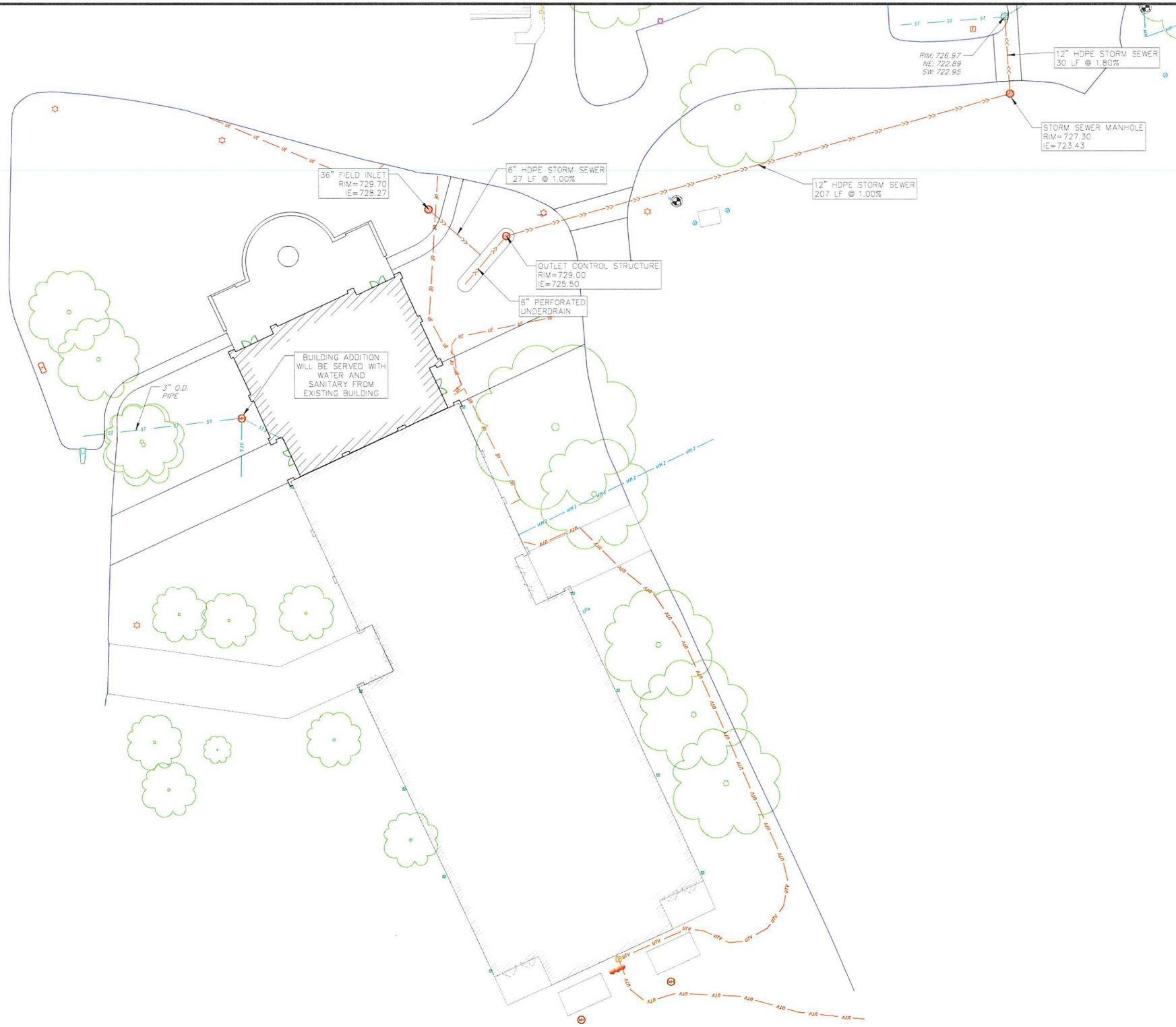

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GRAPHIC SCALE, FEET
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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
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- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
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- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
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- WATER VALVE MANHOLE
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- GAS MAIN
- ELECTRIC SERVICE

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Utility Plan South

Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

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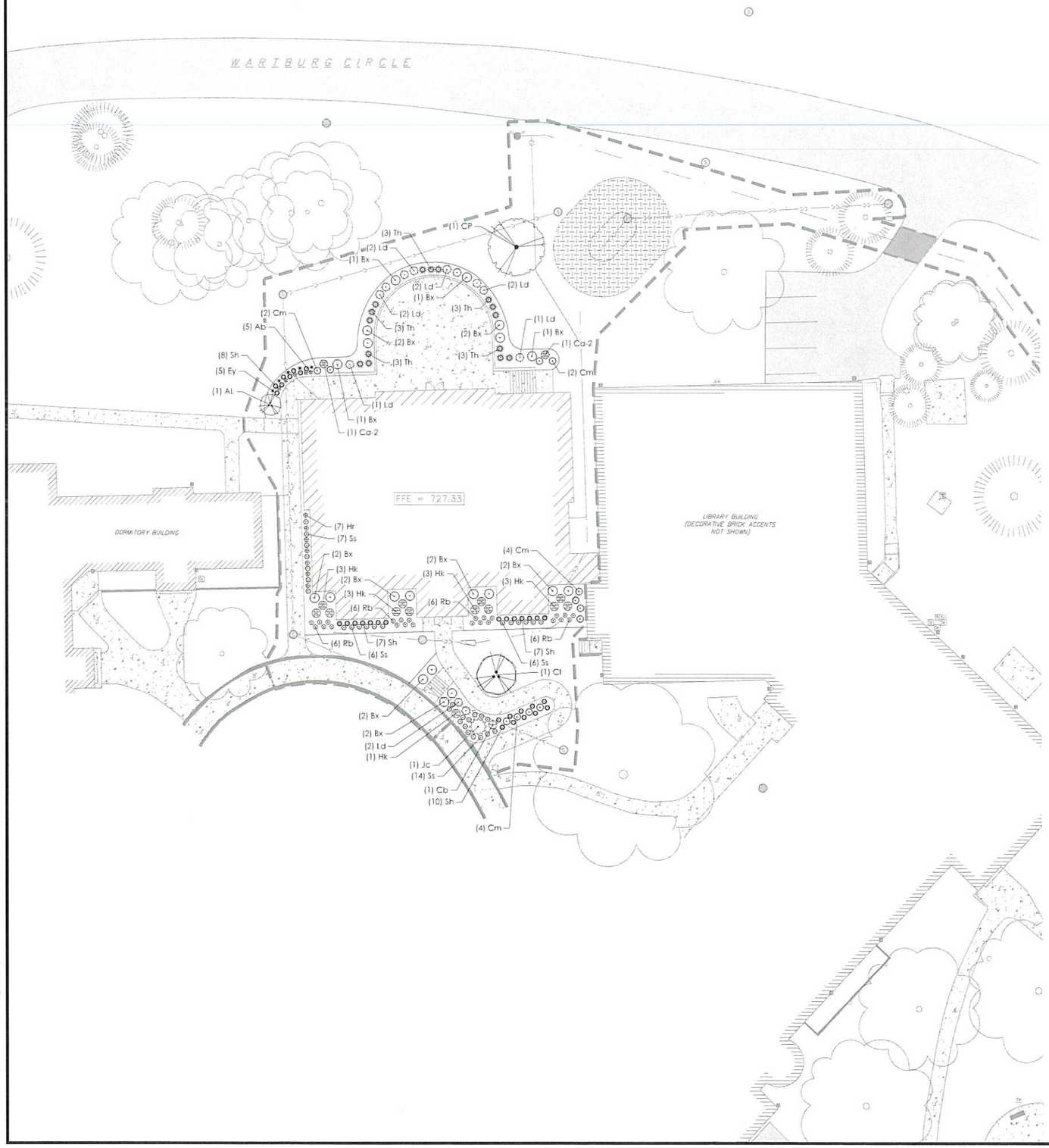

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
GT	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2.5"Cal		1
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4` ht.	Multi-Stem	2
CP	Carpinus caroliniana / American Hornbeam	B & B	7` ht.		1
CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal		1
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5"Cal		1
DECIDUOUS SHRUBS					
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		16
Cb	Cephalanthus occidentalis 'Bailoptics' / Fiber Optics® Buttonbush	Cont.	7 Gal.		1
Ca-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		8
Ld	Diervilla lonicera / Honeysuckle	Cont.	3 Gal.		14
Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.		13
Po-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	Cont.	3 Gal.		8
EVERGREEN SHRUBS					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		38
Jc	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.		1
Th	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	Cont.	5 Gal.		15
PERENNIALS					
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.		5
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.		5
Hr	Heuchera richardsonii / Prairie Alum Root	Cont.	1 Gal.		7
Ly	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.		12
Rb	Rudbeckia fulgida / Coneflower	Cont.	1 Gal.		24
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		37
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		66

CONCEPT PLANT SCHEDULE

	INFILTRATION PLUGS (PER PLUG)	2,702 sf
	Asclepias incarnata / Swamp Milkweed	112
	Carex annectens / Yellow-fruited Sedge	224
	Carex bebbii / Bebb's Sedge	224
	Carex bicknellii / Prairie Sedge	56
	Carex blanda / Woodland Sedge	56
	Carex bromoides / Brome-like Sedge	112
	Carex cristatella / Crested Oval Sedge	112
	Carex hystericina / Porcupine Sedge	168
	Carex scoparia / Broom Sedge	168
	Carex stricta / Tussock Sedge	336
	Carex vulpinoidea / Fox Sedge	168
	Elymus virginicus / Virginia Wild Rye	56
	Eutrochium maculatum / Spotted Joe Pye Weed	28
	Iris versicolor / Blue Flag	112
	Liatris pycnostachya / Gayfeather	56
	Liatris spicata / Blazing Star	112
	Lobelia cardinalis / Cardinal Flower	56
	Lobelia siphilitica / Great Lobelia	56
	Monarda fistulosa / Bergamot	28
	Panicum virgatum / Switch Grass	112
	Pycnanthemum virginianum / Mountain Mint	56
	Rudbeckia subtomentosa / Sweet Black-eyed Susan	56
	Scirpus pendulus / Nodding Bulrush	56
	Solidago ridellii / Ridell's Goldenrod	28
	Symphyotrichum puniceum / Swamp Aster	56
	Tradescantia ohiensis / Ohio Spiderwort	28
	Verbena hastata / Blue Vervain	56
	Vernonia fasciculata / Ironweed	56
	Veronicastrum virginicum / Culver's Root	56

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Landscape Plan North

Wisconsin Lutheran Seminary
City of Mequon
Ozaukee County, Wisconsin

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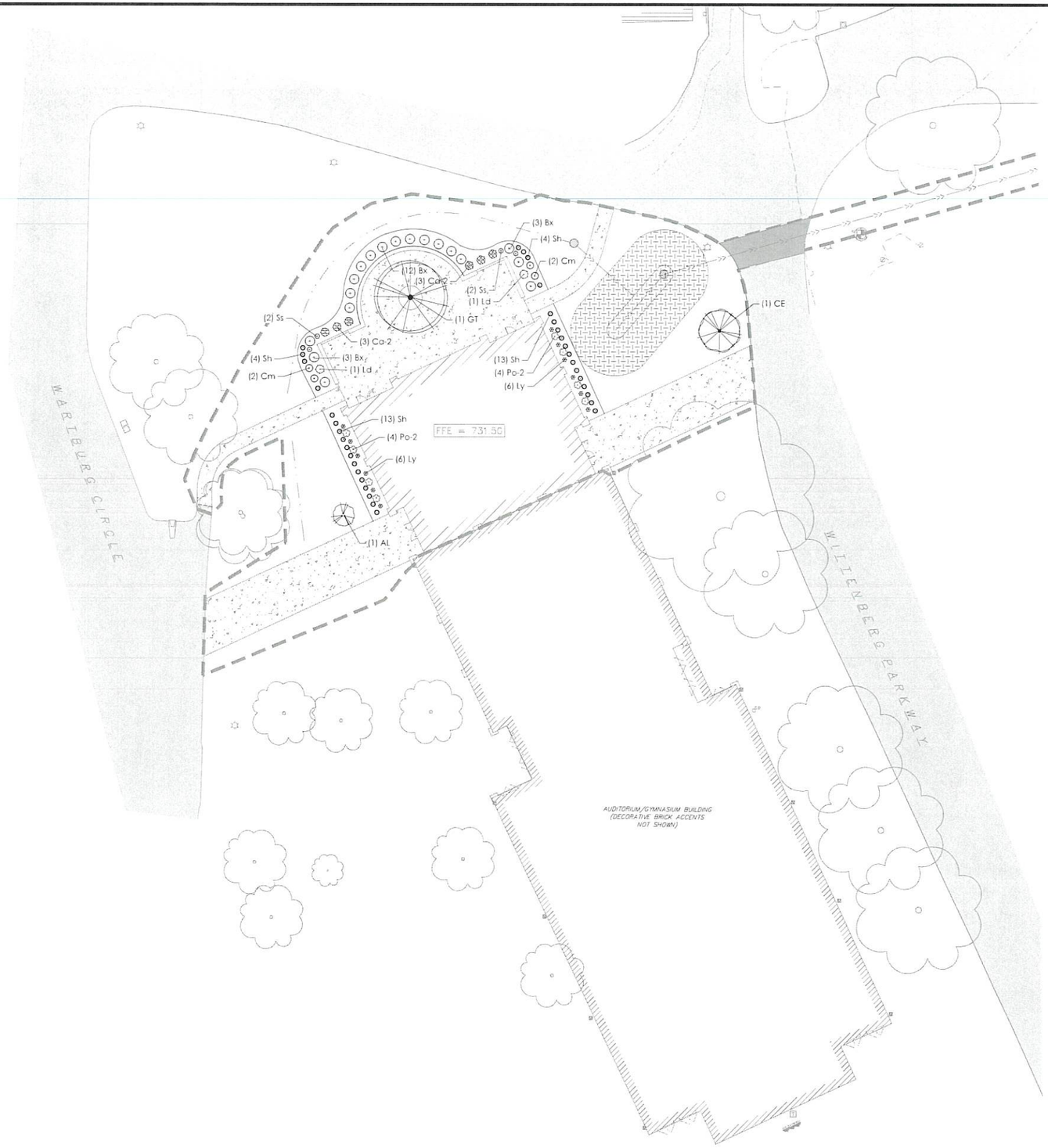

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. LANDSCAPE BEDS AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{16}$"X4" OR EQUAL, COLOR BLACK ANODIZED.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

SEEDING AND PLUG PLANTING NOTES:

1. INSTALL BIO-RETENTION PLANTINGS AS 2.5" PLUGS. BIORETENTION PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING SPECIFIED RATIO OF SPECIES THROUGHOUT PLANTING. APPLY 1' WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. FOLLOWING PLANTING, AREA TO BE SEEDED WITH 'SHORT SEDGE MEADOW' BY PRAIRIE MOON OR EQUAL, PER MANUFACTURER'S RECOMMENDATIONS AND BROADCAST MULCHED WITH A LAYER OF WEED FREE STRAW MULCH. STRAW MULCH MUST ALLOW FOR SUFFICIENT AIR AND LIGHT PENETRATION. REFER TO 'PRAIRIE AREA' NOTES REGARDING SUGGESTED MAINTENANCE ACTION.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

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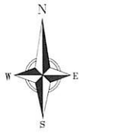

GRAPHIC SCALE, FEET
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Landscape Plan South

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City of Mequon
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REVISIONS		
NO.	DATE	REMARKS

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EXISTING DORM

EDUCATION CENTER

LIBRARY STACKS

DELIVERY VEST.

ELEV

RECEIVING

ELEV MECH.

RARE BOOKS

WORK ROOM

STUDY/OFFICE

MECH

TLT

WC

MEN

WOMEN

SNACK

MULTI-PURPOSE RM

STAFF & FACULTY LOUNGE

JAN

LISTENING RM

STORE RM

LIBRARY - LOWER LEVEL

1/16" - 1'-0"

N

W

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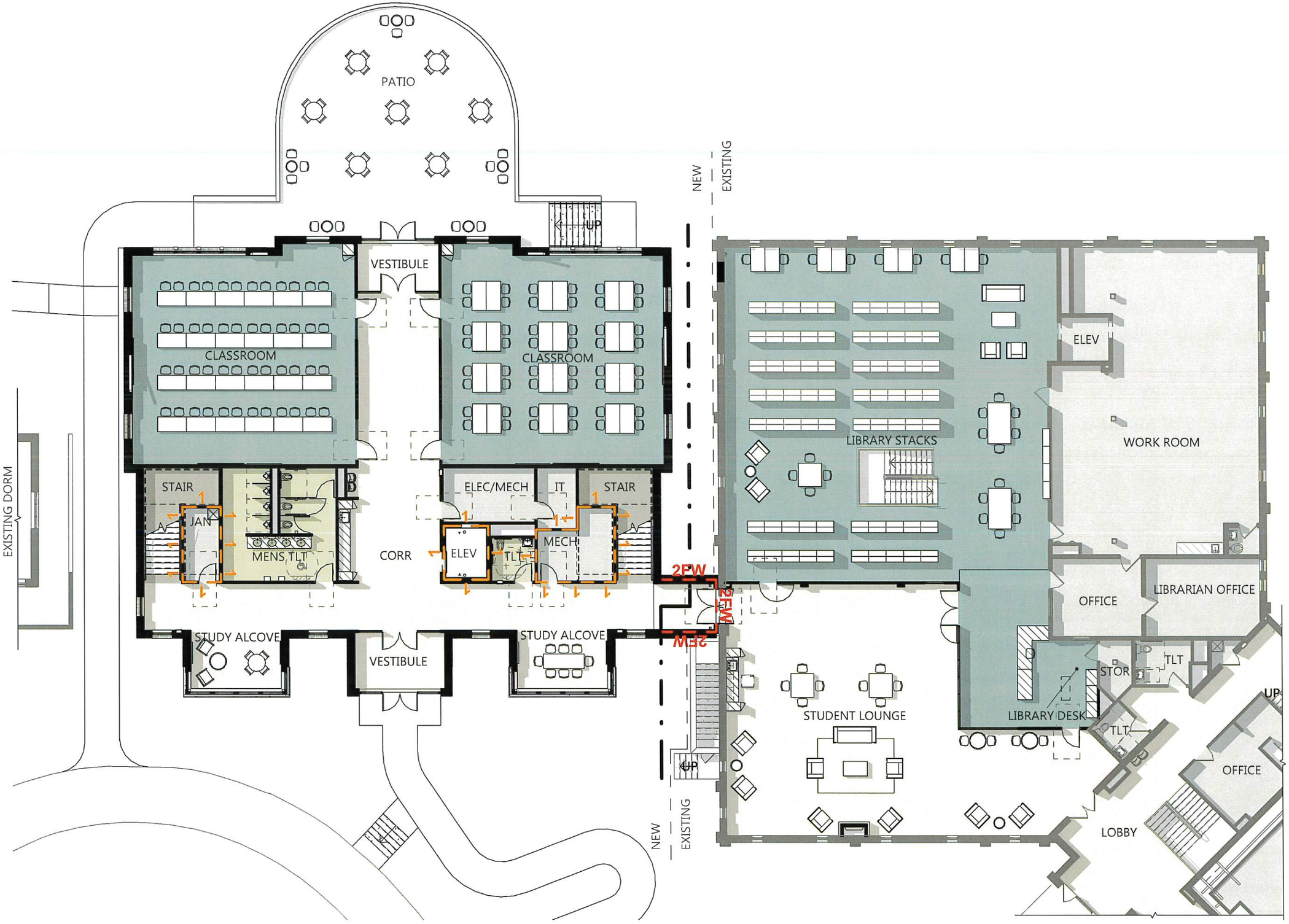
LOWER LEVEL - LIBRARY & E.C.

10.27.25

WISCONSIN LUTHERAN SEMINARY ADDITIONS & RENOVATIONS

GROTH Design Group



LIBRARY & EDUCATION CENTER - LEVEL 1

1/16" - 1'-0"

LEVEL 1 - LIBRARY & E.C.

10.27.25

WISCONSIN LUTHERAN SEMINARY ADDITIONS & RENOVATIONS

N

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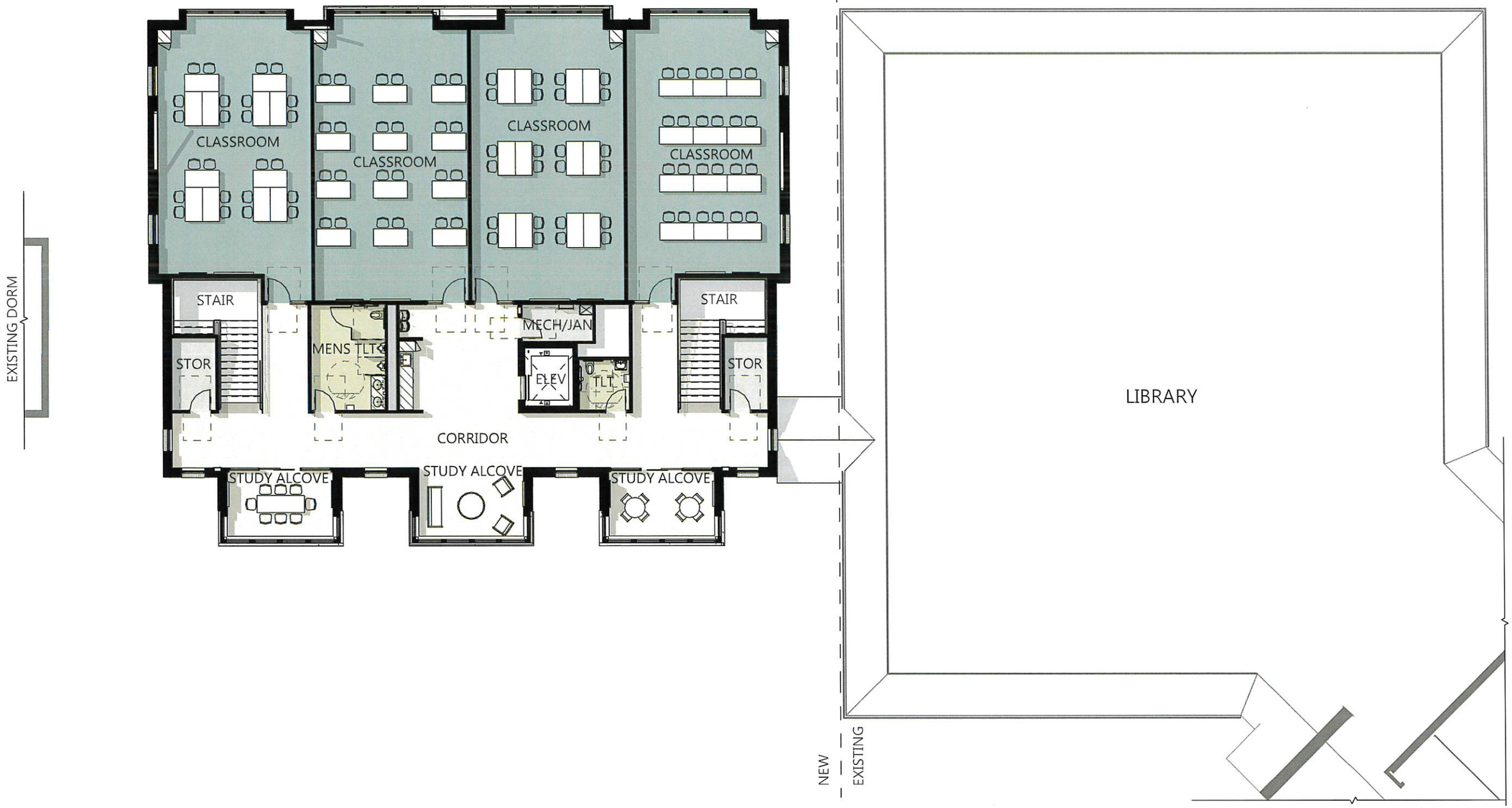
GROTH Design Group



EDUCATION CENTER - LEVEL 2

1/16" - 1'-0"

N
W
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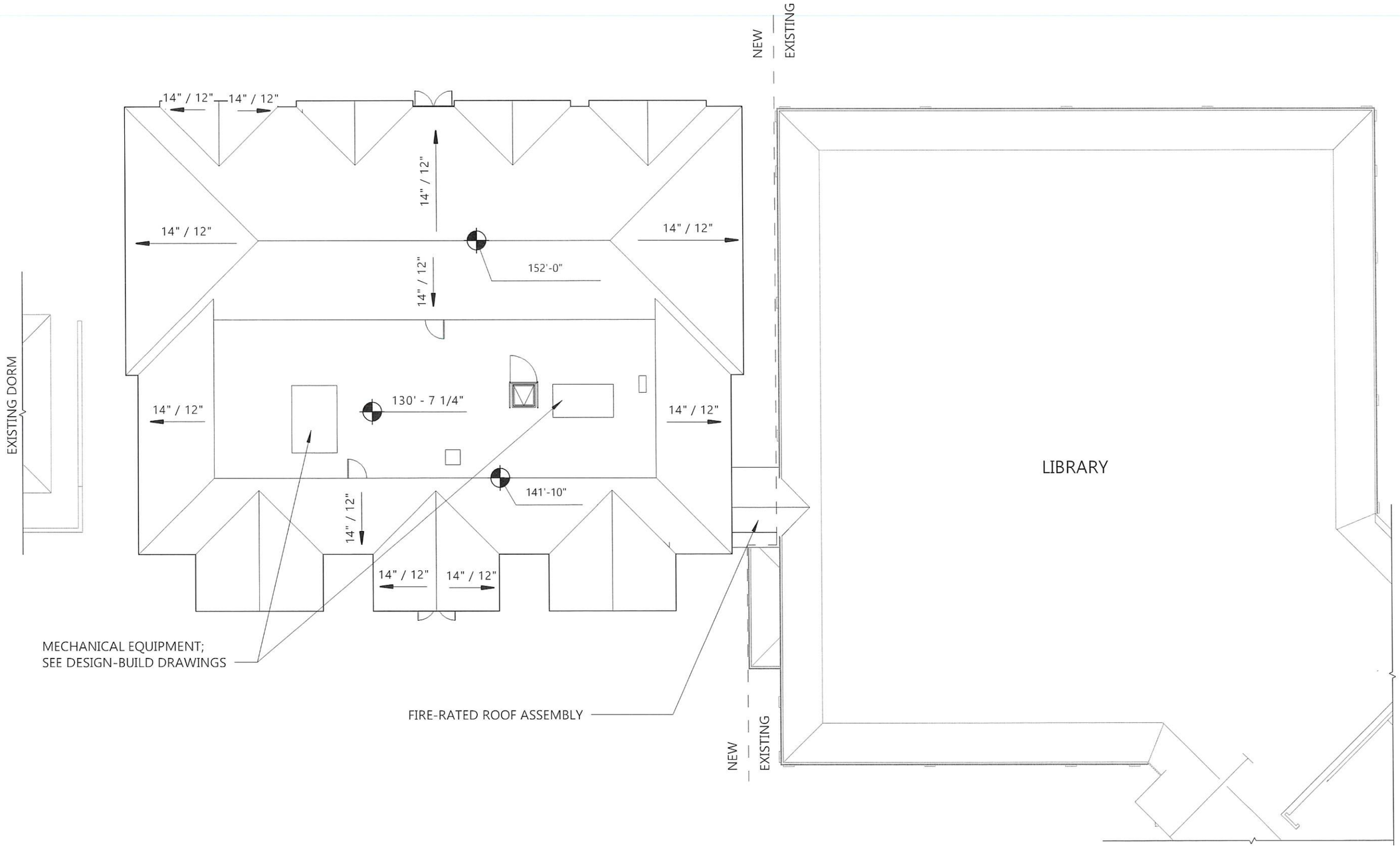
GROTH Design Group

WISCONSIN LUTHERAN SEMINARY ADDITIONS & RENOVATIONS

LEVEL 2 - LIBRARY & E.C.

10.27.25



EDUCATION CENTER - ROOF

1/16" - 1'-0"

N
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ROOF - LIBRARY & E.C.

10.27.25

WISCONSIN LUTHERAN SEMINARY ADDITIONS & RENOVATIONS

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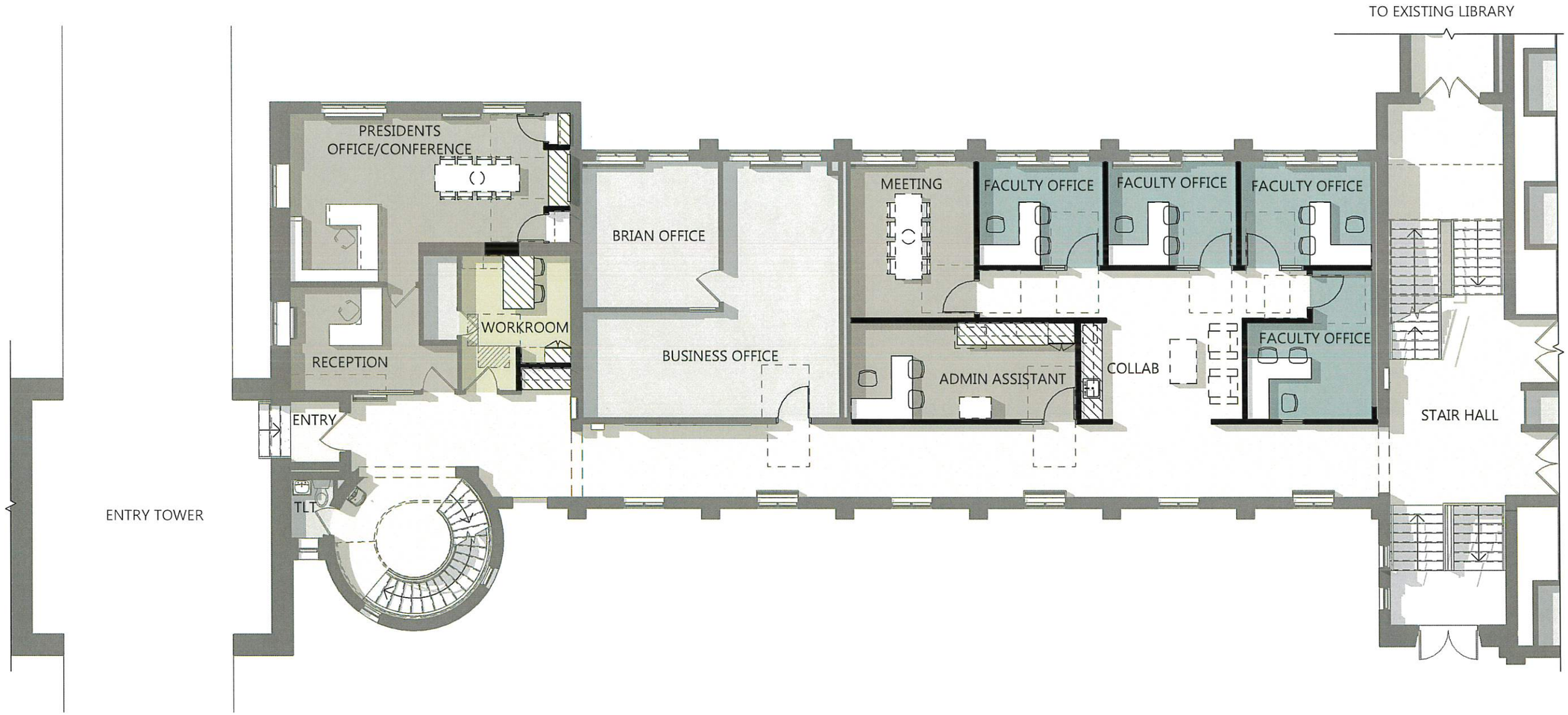

FACULTY OFFICE RENOVATION - LEVEL 1

3/32" - 1'-0"

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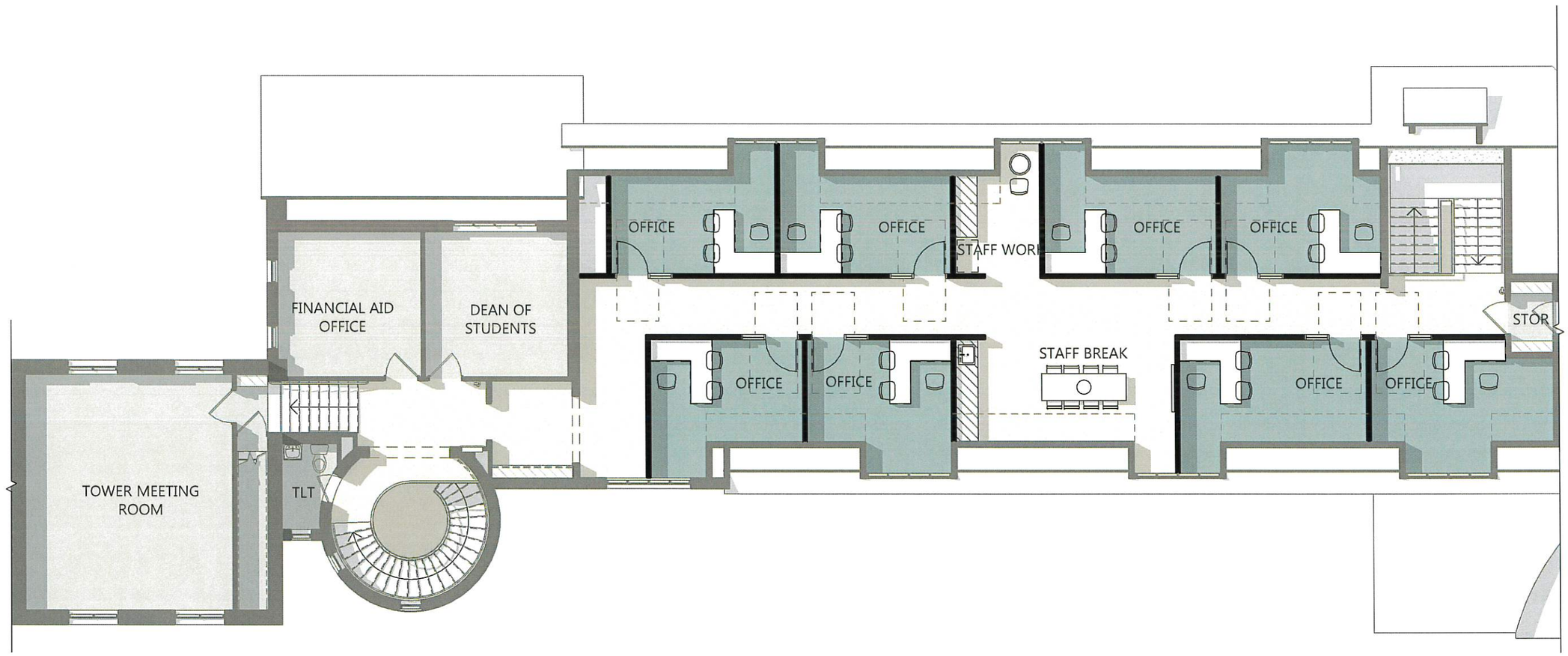

FACULTY OFFICE RENOVATION - LEVEL 2

3/32" - 1'-0"

LEVEL 2 - ADMIN

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WISCONSIN LUTHERAN SEMINARY ADDITIONS & RENOVATIONS

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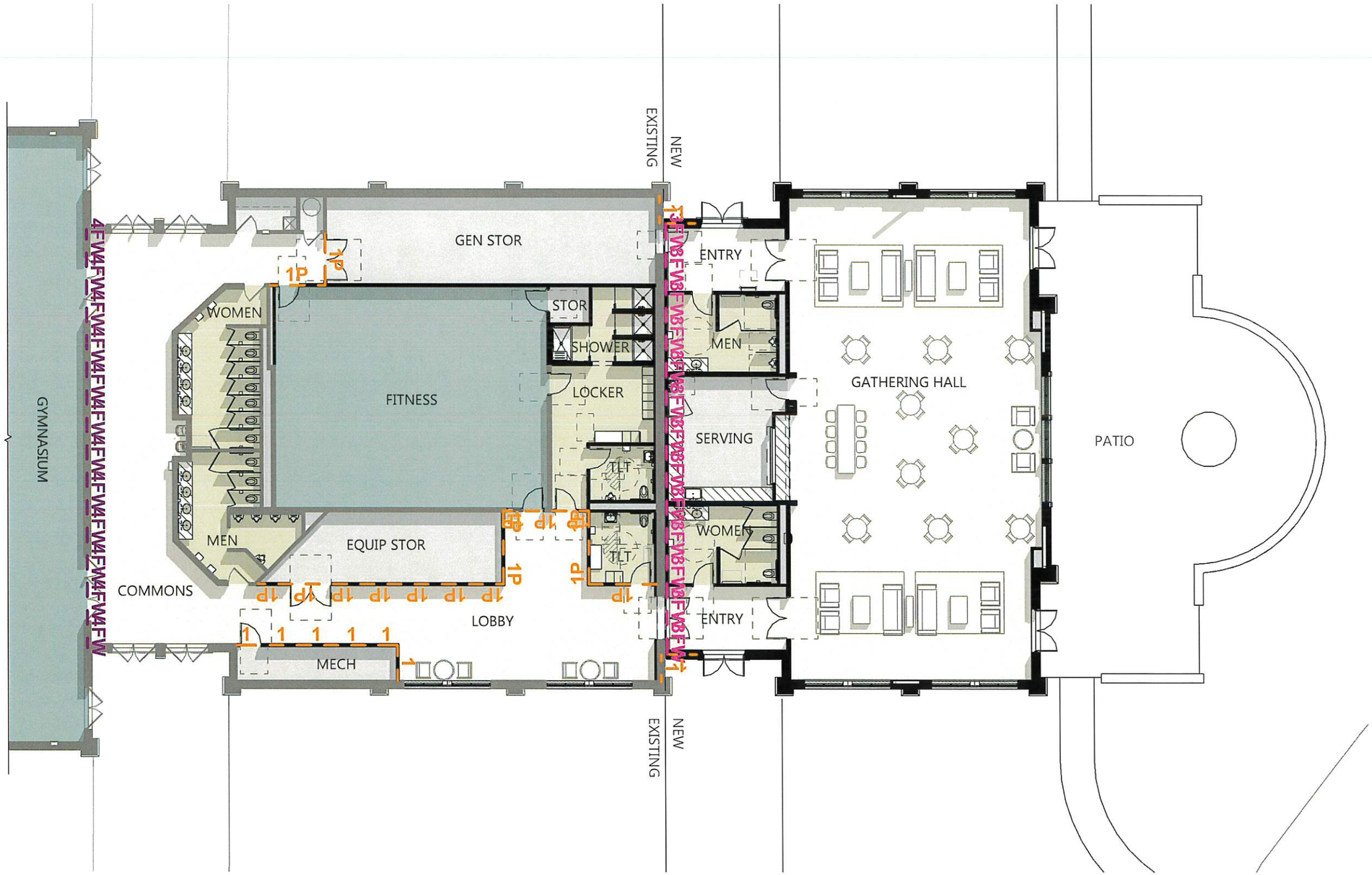


GYM & GATHERING HALL - LEVEL 1

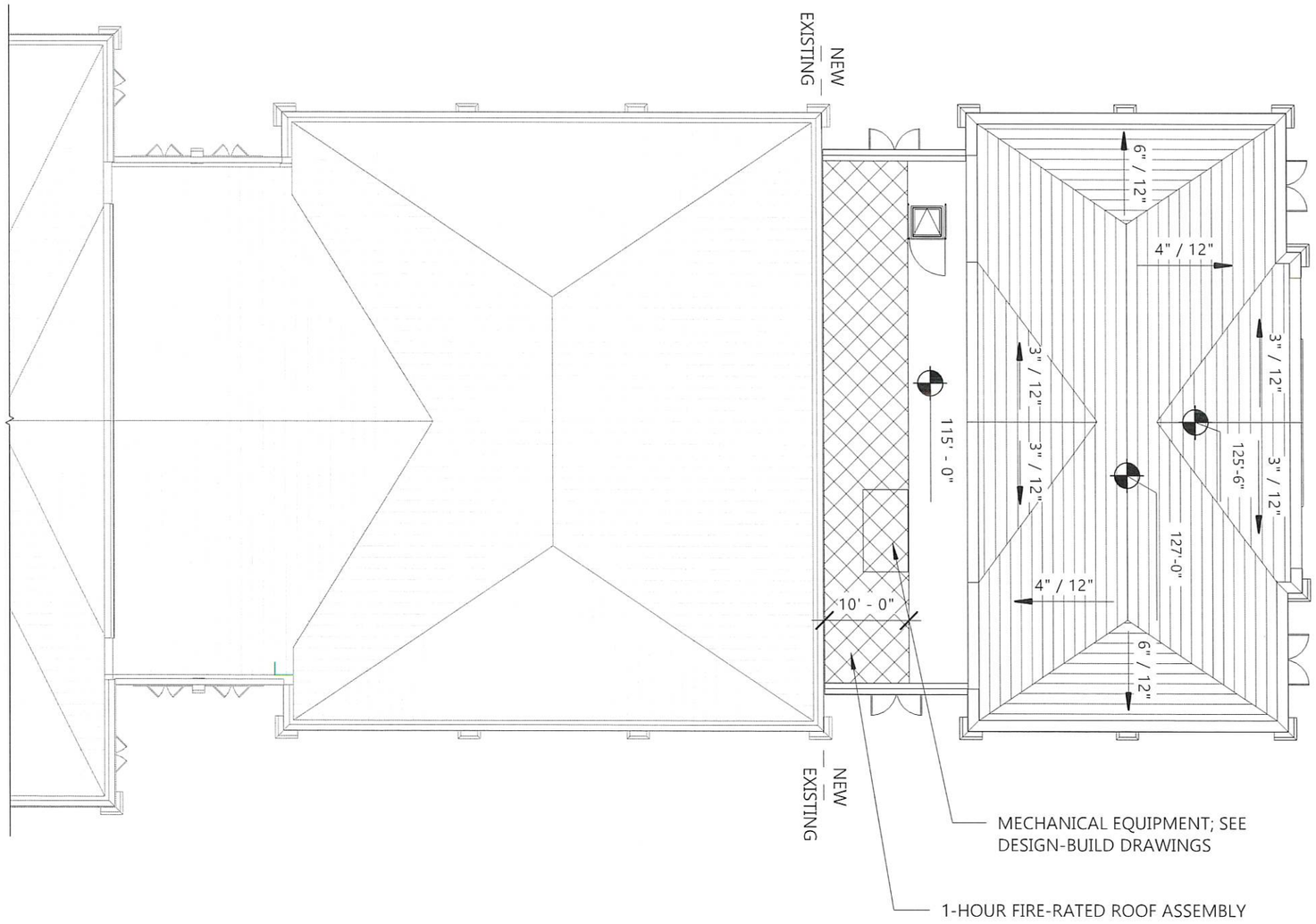
1/16" - 1'-0"

WISCONSIN LUTHERAN SEMINARY ADDITIONS & RENOVATIONS

LEVEL 1 - GYM & GATHERING HALL

10.27.25

GROTH Design Group



GYM & GATHERING HALL - ROOF

1/16" - 1'-0"

EDUCATION CENTER

ELEVATIONS
10.27.2025

WI LUTHERAN SEMINARY - Mequon, WI

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

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Standard Bay Window:
3'-7" x 7'-0"

Standard Exterior Door:
3'-0" x 8'-0"

Standard Single Window(1):
3'-4" x 7'-0"

ELEVATION - NORTH
1/8" - 1'-0"

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ELEVATION - EAST
1/8" - 1'-0"

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ELEVATION - WEST
1/8" - 1'-0"

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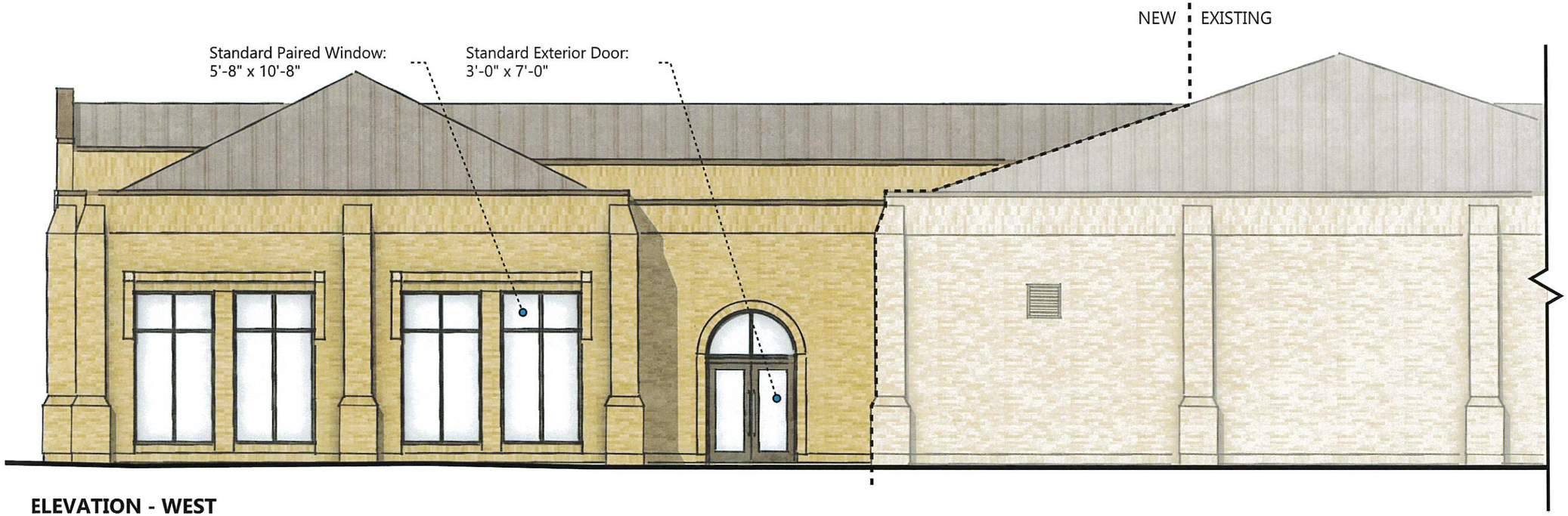
GATHERING HALL

ELEVATION - EAST
1/8" - 1'-0"



ELEVATION - WEST
1/8" - 1'-0"

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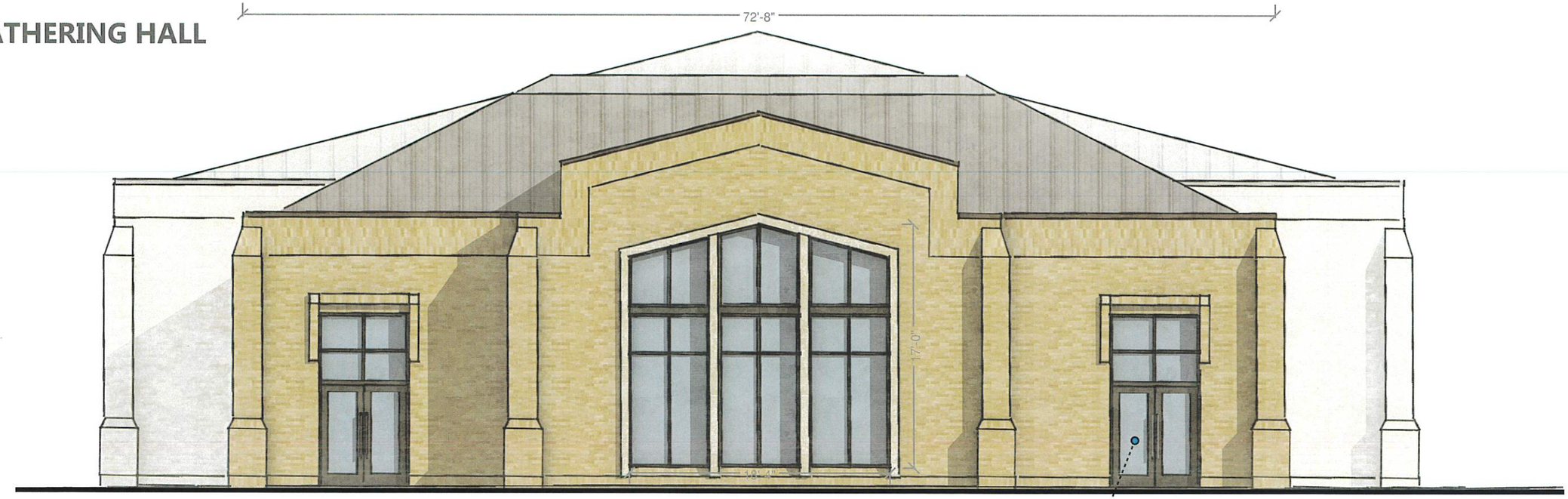
GROTH Design Group

GATHERING HALL



ELEVATION - NORTH
1/8" - 1'-0"

Standard Exterior Door:
3'-0" x 7'-0"

ELEVATIONS
10.27.2025

WI LUTHERAN SEMINARY - Mequon, WI

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RENDERINGS
10.27.2025

WI LUTHERAN SEMINARY - Mequon, WI

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RENDERINGS
10.27.2025

WI LUTHERAN SEMINARY - Mequon, WI

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

GROTH Design Group

GATHERING HALL

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GROTH Design Group

Exhibit A:

1985

CED - Lappin Electric
N24 W23750 Watertown Rd Ste G
Waukesha WI 53188
Phone: (262) 547-5500

Date: Nov 5, 2025

Job Name
WI Lutheran Seminary
LTG25-16502

WAC LIGHTING

Amherst

Outdoor Wall Sconce 3000K

Fixture Type:

Catalog Number:

Project:

Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W17214 14"	3000K	BK Black	16W	1426	366

Example: **WS-W17214-BK**
For custom requests please contact customs@waclighting.com

DESCRIPTION

A timeless classic lantern meets modern LED technology with a clear seeded glass lens and an open bottom for easy maintenance.

FEATURES

- Downlight illumination
- Open bottom for ease of maintenance
- ACLED driverless technology
- 5 Year warranty

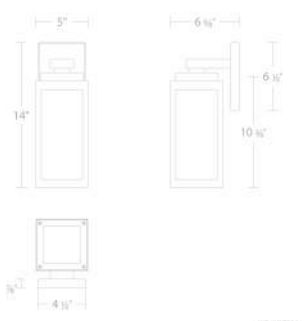
SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, Wet Location Listed
Construction	Aluminum body, seeded clear glass diffuser

FINISHES:

Black

LINE DRAWING



WAC LIGHTING

Amherst

Outdoor Wall Sconce 3000K

Fixture Type:

Catalog Number:

Project:

Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W17218 18"	3000K	BK Black	19W	1741	490

Example: **WS-W17218-BK**
For custom requests please contact customs@waclighting.com

DESCRIPTION

A timeless classic lantern meets modern LED technology with a clear seeded glass lens and an open bottom for easy maintenance.

FEATURES

- Downlight illumination
- Open bottom for ease of maintenance
- ACLED driverless technology
- 5 Year warranty

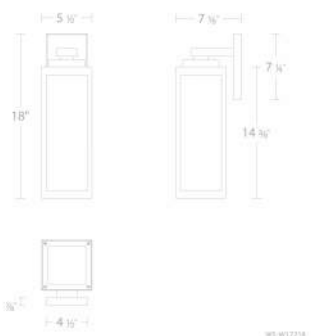
SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, Wet Location Listed
Construction	Aluminum body, seeded clear glass diffuser

FINISHES:

Black

LINE DRAWING



WAC LIGHTING

Amherst

Outdoor Wall Sconce 3000K

Fixture Type:

Catalog Number:

Project:

Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W17222 22"	3000K	BK Black	20W	1843	452

Example: **WS-W17222-BK**
For custom requests please contact customs@waclighting.com

DESCRIPTION

A timeless classic lantern meets modern LED technology with a clear seeded glass lens and an open bottom for easy maintenance.

FEATURES

- Downlight illumination
- Open bottom for ease of maintenance
- ACLED driverless technology
- 5 Year warranty

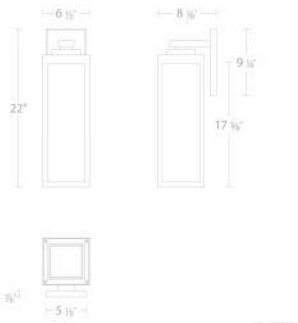
SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, Wet Location Listed
Construction	Aluminum body, seeded clear glass diffuser

FINISHES:

Black

LINE DRAWING



Submitted by CED - Lappin Electric

Job Name:
WI Lutheran Seminary

Catalog Number:
62-632

Notes:

Type:
WS1
LTG25-16502

SATCO | NUVO

Project / Job Name:

Location:

Fixture Type:

Notes:

62-632 - Bethany; LED Outdoor Large Wall with Satin White Glass

WET LOCATION | 90+ CRI | ETL CLASSIFIED | FC | RoHS COMPLIANT | 25,000 HOURS | 120 VOLT

GENERAL

Company	NUVO
EA Height	22.05
EA Width	13.39
EA Length	14.57
Bulb Included	Yes
CA Regulations	T20 Exempt - Fixtures Not Regulated
Diameter	10.0
Glass Finish	Satin White
Dimmable Text	Dimming requirements and compatible dimmers are dependent on the light bulb(s) used
Extends (in)	10.88
Material	Glass / Metal
Fixture Type	Wall Lantern
Includes	(1) 10W LED Lamp
Status	Active
Style	Transitional
CCT Selectable	False
Wattage Selectable	False
Collection	Bethany
Finish Family	Bronze
Additional Info	Max Incandescent wattage is 60W
Amps	0.500A
Mounting Diameter	5.25
Has Camera	False
IOT Enabled	False
SDS Class	LED_Fixture
Indoor Outdoor	Outdoor
Product Technology	LED
Bulb Count	1

ELECTRICAL

CCT (Kelvin Temp)	3000K
Dimmable	Lamp Dependent
Hours Rated	25000
Color Temp	Warm White
CRI	90+
Operating Frequency	60Hz
Lumens	800L
Volts	120v
Watts	60W

PHYSICAL

Lamp Base	Medium
Finish	Mahogany Bronze
ANSI Base	E26
Lamp Type	A19

ADDITIONAL INFO

Warranty	1-Year

PACKAGING

UPC	045923326325
Case Cube	2.4895
Case Height	22.05
Case Length	14.57
Case Quantity	1
Case UPC	10045923326322
Case Weight	7.26
Case Width	13.39
EA Cube	2.4895
EA Height	22.05
EA Length	14.57
EA Quantity	1
EA Weight	7.26
EA Width	13.39
Inner Cube	0.0
Inner Height	0.0
Inner Length	0.0
Inner Quantity	0
Inner Weight	0.0
Inner Width	0.0
Pack Type	Box
Web Height	16.75
Web Width	10.0

COMPLIANCE

ADA Compliant	False
CA Prop 65	Lead
CA Status	Lawful for sale in California
FCC Compliant	True
Location Rating	Wet
ROHS Compliant	Yes
Safety Listing	cETLus
CA Compliance Text	Lawful for sale
UL Application	Wall
DLC Approved	False
Energy Star Certified	No
Title 20	Exempt
T24 Compliant	False

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DECK & PATIO - RECTANGLE

3031

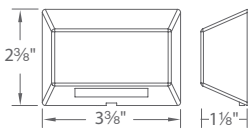
WAC
LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Deck and patio light with superb forward-throw light distribution

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2.8W / 4.6VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness: 75 lm
CRI: 90+
Rated Life: 50,000 hours

FEATURES

- IP66 rated, Protected against powerful water jets
- 6' lead wire included
- Translucent lens provides for uniform diffused light output
- Solid diecast brass or corrosion resistant aluminum alloy
- ADA compliant
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

ORDERING NUMBER

		Color Temp		Finish	
3031	*Rectangle*	**27**	*2700K*	**BBR**	*Bronze on Brass*
		30	*3000K*	**BK**	*Black on Aluminum*
				BZ	*Bronze on Aluminum*
				WT	*White on Aluminum*

3031-_____

Example: **3031-30BZ**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters, East Manufacturing Facility
44 Harbor Park Drive
Port Washington, NY 11050

South East Manufacturing Facility
1600 Distribution Ct
Lithia Springs, GA 30122

Central Manufacturing Facility
1700 South J Elmer Freeway, Ste 100
Cedar Hill, TX 75104

West Manufacturing Facility
1750 S Archibald Ave
Ontario, CA 91761

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

DECK & PATIO - RECTANGLE

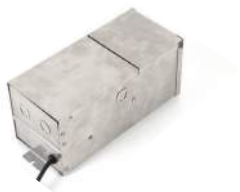
3031

WAC
LANDSCAPE LIGHTING

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories

9075-TRN-SS	**9150-TRN-SS**	**9300-TRN-SS**	**9600-TRN-SS**
75W Max	*150W Max*	*300W Max*	*600W Max*

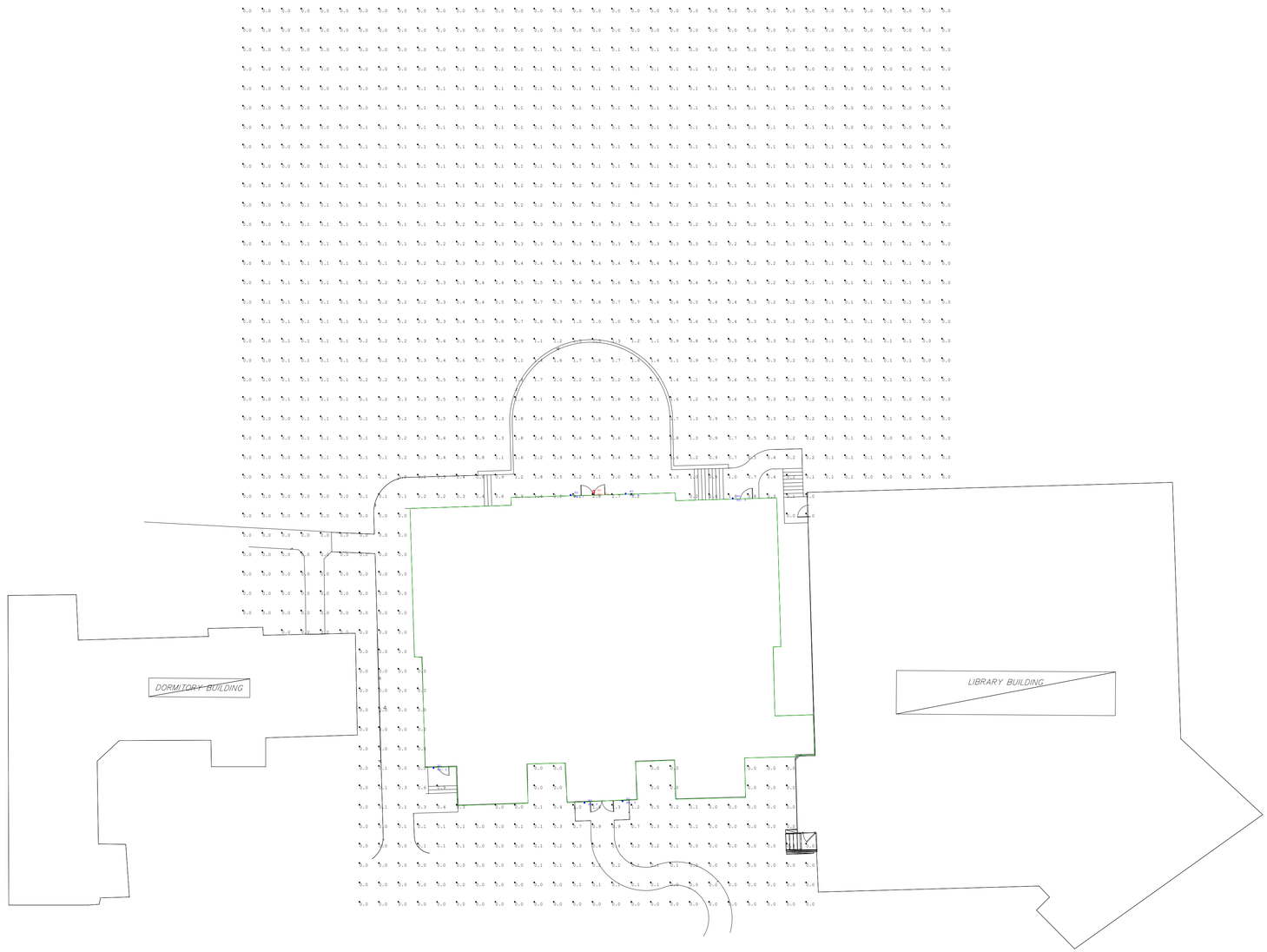


TESTED MAGNETIC LOW VOLTAGE(MLV) DIMMERS

Luminaire	Dimmer					
	Manufacturer	Family	Model	Power Rating	Range*	Note
3031	*Lutron*	*Diva*	*DVLV-600*	*600W*	*33% - 100%*	*Output maxes at 50% dimming level*
		Skylark	*SLV-600P*	*600W*	*28% - 100%*	*Output maxes at 50% dimming level*
		Skylark	*S-10P*	*1000W*		*Not recommended*

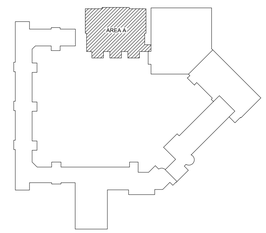
*Low end of this range is determined by output current which may not directly translate to the perceived light output

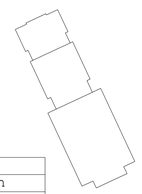
WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC lighting professional at 800-526-2588.



Fixture Schedule								
Symbol	Label	Qty	[MANUFAC]	Catalog Number	LLF	Lumens	Watts	Tot. Watts
	WP	1	RAB Lighting Inc.	SLIM22-M-100 @70W4000K angle 45	0.900	10869	67.3	67.3
	WS	6	WAC Lighting	WS-W17214	0.900	365	16.4312	98.587

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building A	Illuminance	Fc	0.28	4.2	0.0	N.A.	N.A.





KEYPLAN

ELECTRICAL CONTRACTOR

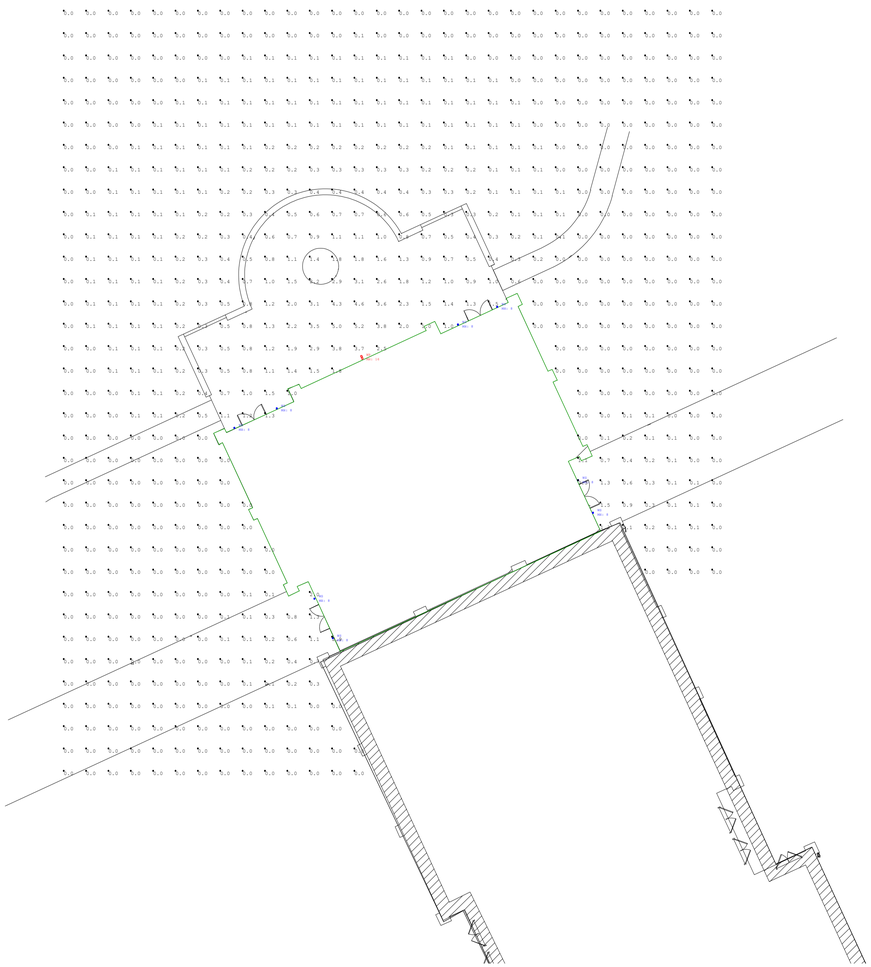
TRAWICKI ELECTRIC™

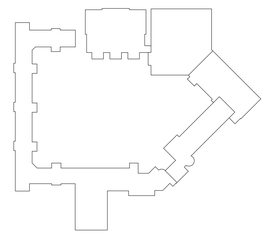
W187 N8580 MAPLE RD, MENOMONEE FALLS, WI 52051

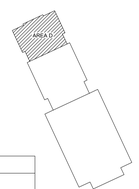
WI LUTHERAN SEMINARY
EDUCATION CENTER

LIGHTING LEVEL 1 - AREA A

DATE DRAWN	DRAWN	SCALE	
10/23/2025	BDB	AS NOTED	E101







KEYPLAN

Fixture Schedule								
Symbol	Label	Qty	[MANUFAC]	Catalog Number	LLF	Lumens	Watts	Tot. Watts
	WP	1	RAB Lighting Inc.	SLIM22-S-60 @30W4000K angle 45	0.900	4920	29.4	29.4
	WS	8	WAC Lighting	WS-W17214	0.900	365	16.4312	131.45

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building D	Illuminance	Fc	0.25	5.2	0.0	N.A.	N.A.

ELECTRICAL CONTRACTOR

TRAWICKI ELECTRIC™

W187 N8580 MAPLE RD, MENOMONEE FALLS, WI 52051

WI LUTHERAN SEMINARY
GATHERING HALL

LIGHTING LEVEL 1 - AREA D

DATE DRAWN	DRAWN	SCALE	
10/24/2025	BDB	AS NOTED	E101

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Jac Zader, Assistant Director Community Development**
DATE: **December 1, 2025**
SUBJECT: **Point Real Estate for Swan Ridge Farms. The applicant is seeking final plat approval to allow for Phase II of the Swan Ridge Farms subdivision consisting of a total of the remaining 42-lots for the lands located immediately south of and west of 10129 N. Swan Road.**

Background: The applicant is requesting final plat approval for the second phase of Swan Ridge Farms subdivision located immediately south of and west of 10129 N Swan Road. The second phase consists of the remaining 42 lots that make up the 83-lot conservation subdivision.

Final Plat:
The developer requests final plat approval for this subdivision, which includes 42 single-family lots with outlots that contain open space, asphalt path, and storm water detention facilities. All improvements have been installed in accordance with the development agreement. The final plat is consistent with the approved preliminary plat.

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. 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.
3. 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.

4. 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.

5. 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.

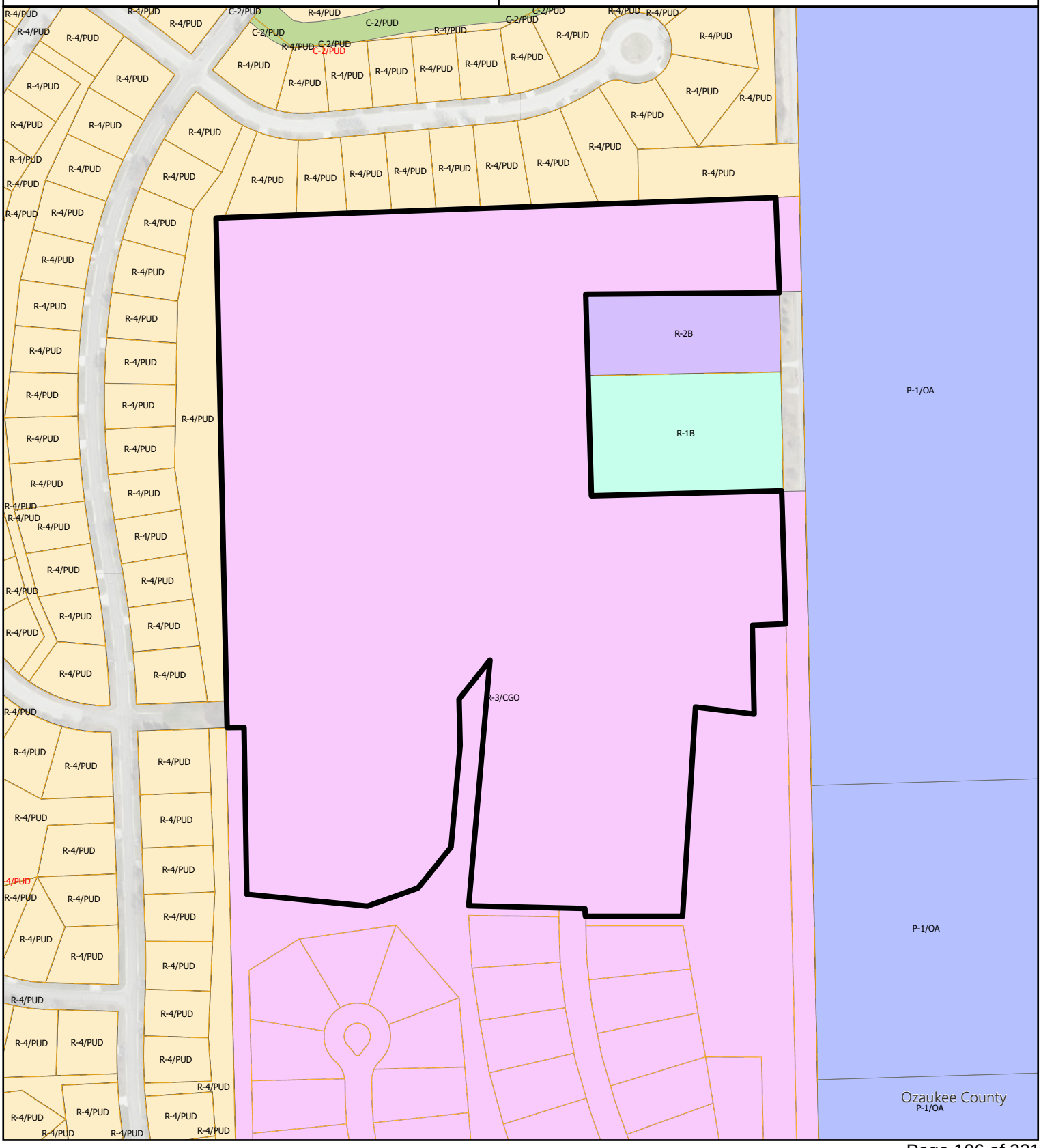
6. Any technical corrections identified by staff shall be made to the final plat.

7. Submittal of the engineer’s notice of completion, site stormwater compliance memo and report, and lot pipe certification.
8. Engineering review and approval of the water main, sanitary sewer, storm 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.
9. Submittal of lien waivers and contributed capital for all public improvements.
10. 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.
11. 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.
12. 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_Swan Ridge

POINT REAL ESTATE
SWAN RIDGE PHASE II

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



SWAN RIDGE FARMS ADDITION No. 1

BEING ALL OF OUTLOT 7 OF SWAN RIDGE FARMS, PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

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)

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=2,495,408.84 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE) REFERENCE BENCHMARK: EL =752.49 - P.O.B.

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

CONCORD DRIVE

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 BLOCK 5 | LOT 5 BLOCK 5 | LOT 6 BLOCK 5 | LOT 7 BLOCK 5 | LOT 8 BLOCK 5 | LOT 9 BLOCK 5 | LOT 10 BLOCK 5 | LOT 11 BLOCK 5 | LOT 12 BLOCK 5

FOX RIVER DRIVE 100' R-O-W

HUNTINGTON PARK EAST OUTLOT 1 BLOCK 4

HUNTINGTON PARK EAST OUTLOT 1 BLOCK 5

LOT 20 BLOCK 6 | LOT 19 BLOCK 6 | LOT 18 BLOCK 6 | LOT 17 BLOCK 6 | LOT 16 BLOCK 6 | LOT 15 BLOCK 6 | LOT 14 BLOCK 6 | LOT 13 BLOCK 6

HUNTINGTON PARK EAST ADDN NO. 2

LOT 23 | LOT 24 | LOT 25

SWAN RIDGE FARMS OUTLOT 2

LOT 34 | LOT 35 | LOT 36 | LOT 37

SWAN RIDGE FARMS OUTLOT 3

MIGRATORY LANE 60' R-O-W

UNPLATTED LANDS OWNER: CITY OF MEQUON

UNPLATTED LANDS OWNER: SAMUEL GOETTER & MELANIE FARRA

Bearings and Boundary Data

S87°49'03"W 40.01'

N01°11'53"W 1147.30' ((R) N00°59'04"E) 1087.29'

N01°18'03"W 198.53' | N01°11'53"W 177.39'

N84°10'37"W 273.04'

S69°42'26"W 120.00'

S39°59'03"W 117.28'

S04°52'43"W 233.62'

S01°31'02"E 102.30'

S38°07'14"W 112.00'

N04°52'43"E 557.59'

N89°09'18"W 263.13'

ARC=19.16' RAD=1270.00' CHD=19.16' CB=N00°51'50"E

S89°58'50"W 220.00'

S02°55'55"W 431.54'

S07°23'54"W 42.88'

N82°36'06"W 134.00'

S01°07'57"E 200.00'

S88°52'03"W 75.00'

S01°07'57"E 300.00'

N01°07'57"W 363.37'

S88°52'03"W 50.00'

POINT OF BEGINNING

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

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

SOUTH LINE OF THE NE 1/4 SEC. 32, T9N, R21E

EAST LINE OF THE NE 1/4 SEC. 32, T9N, R21E S01°07'57"E 2654.46'

N87°51'18"E 1266.79'

S01°07'57"E 212.89'

2291.09'

N01°07'57"W 139.12'

N88°52'03"E 40.00'

S88°52'03"W 23.73'

S01°07'57"E 450.00' ((R) SOUTH)

S01°07'57"E 170.00'

S01°07'57"E 152.00'

S01°07'57"E 185.00'

S88°52'03"W 84.36'

S88°52'03"W 124.08'

S88°52'03"W 399.05'

S88°52'03"W 271.10'

S88°52'03"W 37.16'

S88°52'03"W 104.77'

S88°52'03"W 135.00'

S88°52'03"W 60.00'

S88°52'03"W 104.50'

S88°52'03"W 92.98'

S88°52'03"W 99.23'

S88°52'03"W 108.07'

S88°52'03"W 96.10'

S88°52'03"W 60.00'

S88°52'03"W 60.00'

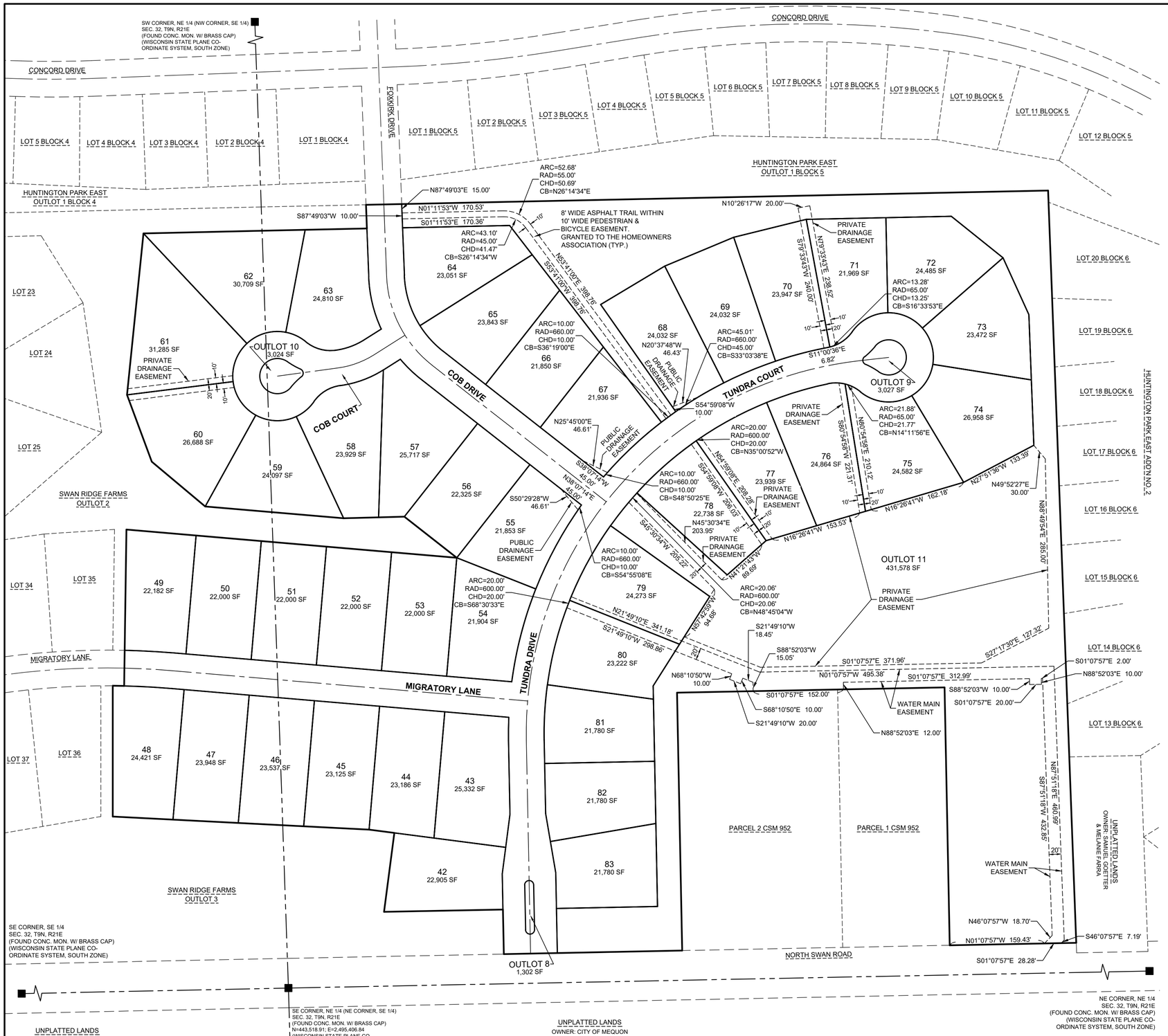
S88°52'03"W 90.00'

S88°52'03"W 60.00'

S88°52'03"W 90.00'

S88°52'03"W 60.00'

S88°52'03"W 90



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.

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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 8 THROUGH 11. 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.
5. THE ASPHALT TRAILS IN THE OUTLOTS ARE PRIVATE, OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. THE PLAT OF SWAN RIDGE FARMS ADDITION No. 1 IS SUBJECT TO THIS DECLARATION OF TREE PRESERVATION COVENANT 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.
8. ALL RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE CITY "GUIDELINES FOR RESIDENTIAL STRUCTURES" AND ARE SUBJECT TO THE CITY ARCHITECTURAL REVIEW BOARD.
9. ALL LOTS SHALL BE SERVED BY MUNICIPAL SANITARY SEWER, SUBJECT TO AN AMENDMENT TO THE CITY OF MEQUON SEWER SERVICE AREA, AND WATER.
10. ALL PUBLIC DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF MEQUON. ALL PRIVATE DRAINAGE EASEMENTS ARE GRANTED TO THE SWAN RIDGE FARMS HOMEOWNERS ASSOCIATION, INC. AND THE CITY OF MEQUON.

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

PINNACLE ENGINEERING GROUP

SWAN RIDGE FARMS ADDITION No. 1

BEING ALL OF OUTLOT 7 OF SWAN RIDGE FARMS, PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 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

DATE: JUNE 3, 2025
REVISED: AUGUST 5, 2025

PEG JOB#2165.00WI
SHEET 2 OF 3

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 redivided all of Outlot 7 of Swan Ridge Farms, a recorded subdivision, part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

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

Containing 1,632,520 square feet (37.4775 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: JUNE 3, 2025
Revised: AUGUST 5, 2025

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

IN WITNESS WHEREOF, the said MK/S-EP, LLC has caused these presents to be signed by Michael J. Kaerek - 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.

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, Brenda Arnett, being the duly elected, qualified, and 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 ADDITION No. 1.

_____ _____ _____
Date Brenda Arnett, 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 ADDITION No. 1.

_____ _____ _____
Date Sandra Tretow, Ozaukee County Treasurer

CURVE TABLE								
CURVE NO.	LOT NO.	ARC	RADIUS	DELTA	CHORD BEARING	CH LENGTH	TANGENT IN	TANGENT OUT
1	O.L. 8	23.56'	7.50'	180°00'00"	N01°07'57"W	15.00'	N88°52'03"E	S88°52'03"W
2	O.L. 8	23.56'	7.50'	180°00'00"	S01°07'57"E	15.00'	S88°52'03"W	N88°52'03"E
3 NORTH	-	830.79'	600.00'	79°20'06"	N51°27'54"W	766.00'	N11°47'51"W	S88°52'03"W
-	81	92.98'	600.00'	8°52'45"	N86°41'34"W	92.89'		
-	80	147.37'	600.00'	14°04'22"	N75°13'01"W	147.00'		
-	79	143.42'	600.00'	13°41'45"	N61°19'57"W	143.08'		
-	O.L. 11	70.95'	600.00'	6°46'32"	N51°05'49"W	70.91'		
-	78	132.94'	600.00'	12°41'42"	N41°21'43"W	132.67'		
-	77	135.11'	600.00'	12°54'07"	N28°33'48"W	134.82'		
-	76	108.02'	600.00'	10°18'54"	N16°57'18"W	107.87'		
3 C/L	-	930.98'	630.00'	84°40'07"	N48°47'54"W	848.55'	N06°27'50"W	S88°52'03"W
-	-	66.10'	630.00'	6°00'40"	N88°07'37"W	66.07'		
-	-	365.51'	630.00'	33°14'31"	N68°30'01"W	360.41'		
-	-	499.37'	630.00'	45°24'56"	N29°10'18"W	486.40'		
3A SOUTH	43	39.23'	660.00'	3°24'21"	N89°25'46"W	39.23'	N87°43'36"W	S88°52'03"W
3B SOUTH	-	322.90'	660.00'	28°01'53"	N68°30'01"W	319.69'	N54°29'05"W	N82°30'58"W
-	54	161.74'	660.00'	14°02'26"	N75°29'45"W	161.33'		
-	55	161.16'	660.00'	13°59'26"	N61°28'48"W	160.76'		
3C SOUTH	-	444.19'	660.00'	38°33'38"	N29°59'38"W	435.85'	N10°42'50"W	N49°16'27"W
-	67	134.26'	660.00'	11°39'19"	N43°26'48"W	134.03'		
-	O.L. 11	30.00'	660.00'	2°36'16"	N36°19'00"W	30.00'		
-	68	94.37'	660.00'	8°11'32"	N30°55'06"W	94.29'		
-	69	94.37'	660.00'	8°11'32"	N22°43'34"W	94.29'		
-	70	91.19'	660.00'	7°54'59"	N14°40'19"W	91.12'		
4	-	58.20'	65.00'	51°17'50"	N13°51'03"E	56.27'	N39°29'58"E	N11°47'51"W
-	76	29.10'	65.00'	25°38'55"	N01°01'36"E	28.86'		
-	75	29.10'	65.00'	25°38'55"	N26°40'31"E	28.86'		
5	-	50.05'	65.00'	44°07'08"	N32°46'24"W	48.82'	N10°42'50"W	N54°49'58"W
-	70	3.18'	65.00'	2°48'05"	N12°06'52"W	3.18'		
-	71	46.87'	65.00'	41°19'04"	N34°10'26"W	45.86'		
6	-	359.10'	75.00'	274°19'56"	S82°20'00"W	101.98'	N39°29'58"E	S54°49'58"E
-	75	92.20'	75.00'	70°26'05"	N04°16'56"E	86.50'		
-	74	65.56'	75.00'	50°05'03"	N55°58'38"W	63.49'		
-	73	65.56'	75.00'	50°05'03"	S73°56'19"W	63.49'		
-	72	65.56'	75.00'	50°05'03"	S23°51'15"W	63.49'		
-	71	70.22'	75.00'	53°38'42"	S28°00'37"E	67.68'		
7	O.L. 9	136.92'	29.50'	265°56'21"	N82°17'41"E	43.17'	S35°15'52"W	N50°40'29"W
8	O.L. 9	25.21'	122.50'	11°47'22"	S29°22'11"W	25.16'	S35°15'52"W	S23°28'29"W
9	O.L. 9	15.40'	7.50'	117°38'24"	S82°17'41"W	12.83'	N38°53'07"W	S23°28'29"W
10	O.L. 9	25.21'	122.50'	11°47'22"	N44°46'48"W	25.16'	N38°53'07"W	N50°40'29"W
11 EAST	48	98.57'	1270.00'	4°26'49"	N02°39'19"E	98.55'	N04°52'43"E	N00°25'54"E
-	-	79.41'	1270.00'	3°34'57"	N03°05'15"E	79.40'		
-	EXTERIOR	19.16'	1270.00'	0°51'52"	N00°51'50"E	19.16'		
11 C/L	-	81.52'	1300.00'	3°35'34"	N03°04'56"E	81.51'	N04°52'43"E	N01°17'09"E
11 WEST	49	83.63'	1330.00'	3°36'10"	N03°04'38"E	83.62'	N04°52'43"E	N01°16'33"E
12 NORTH	-	147.45'	170.00'	49°41'49"	S62°58'08"W	142.87'	S87°49'03"W	S38°07'14"W
-	65	58.00'	170.00'	19°32'58"	S47°53'43"W	57.72'		
-	64	89.45'	170.00'	30°08'51"	S72°44'38"W	88.42'		
12 C/L	-	173.48'	200.00'	49°41'49"	S62°58'08"W	168.09'	S87°49'03"W	S38°07'14"W
-	-	68.24'	200.00'	19°32'58"	S47°53'43"W	67.91'		
-	-	105.24'	200.00'	30°08'51"	S72°44'38"W	104.02'		
12 SOUTH	57	48.39'	230.00'	12°03'17"	S44°08'53"W	48.30'	S50°10'31"W	S38°07'14"W
-	63	90.93'	230.00'	22°39'10"	S76°29'28"W	90.34'	S87°49'03"W	S65°09'53"W
13 EAST	58	77.38'	180.00'	24°37'55"	S20°00'51"E	76.79'	S07°41'53"E	S32°19'48"E
13 C/L	-	64.49'	150.00'	24°37'55"	S20°00'51"E	63.99'	S07°41'53"E	S32°19'48"E
13 WEST	63	51.59'	120.00'	24°37'55"	S20°00'51"E	51.19'	S07°41'53"E	S32°19'48"E
14	58	53.62'	65.00'	47°16'04"	S31°19'55"E	52.12'	S07°41'53"E	S54°57'58"E
15	63	53.62'	65.00'	47°16'04"	S15°56'09"W	52.12'	S39°34'11"W	S07°41'53"E
16	-	359.37'	75.00'	274°32'09"	S82°18'07"W	101.79'	N39°34'11"E	S54°57'58"E
-	58	39.31'	75.00'	30°02'23"	S39°56'46"E	38.87'		
-	59	70.58'	75.00'	53°54'56"	S02°01'53"W	68.00'		
-	60	70.58'	75.00'	53°54'56"	S55°56'49"W	68.00'		
-	61	70.58'	75.00'	53°54'56"	N70°08'16"W	68.00'		
-	62	70.58'	75.00'	53°54'56"	N16°13'20"W	68.00'		
-	63	37.74'	75.00'	28°50'03"	N25°09'10"E	37.35'		
17	O.L. 10	137.05'	29.50'	266°10'38"	N82°17'52"E	43.09'	S35°23'11"W	N50°47'27"W
18	O.L. 10	25.07'	122.50'	11°43'32"	N44°55'41"W	25.03'	N39°03'54"W	N50°47'27"W
19	O.L. 10	15.35'	7.50'	117°16'27"	S82°17'52"W	12.81'	N39°03'54"W	S23°39'39"W
20	O.L. 10	25.07'	122.50'	11°43'32"	S29°31'25"W	25.03'	S35°23'11"W	S23°39'39"W

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

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

SWAN RIDGE FARMS ADDITION No. 1

BEING ALL OF OUTLOT 7 OF SWAN RIDGE FARMS, PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

PEG JOB#2165.00WI
SHEET 3 OF 3

www.pinnacle-engr.com

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Natalie Redding, Planner**
DATE: **December 1, 2025**
SUBJECT: **J&J Custom Homes for Gorelik. The applicant is seeking minor request approval to allow for the removal of two (2) specimen trees to allow for a new single-family home building pad for the property located at 12345 N. East Shoreland Drive.**

Background: The applicant is requesting minor request approval to allow for the removal of two (2) specimen trees for the property located at 12345 N East Shoreland Drive. The property includes 14 specimen trees of the following type and diameter breast height (DBH):

- One (1) Acer saccharum – Sugar Maple: 12”
- Eight (8) Quercus species – All Oaks: 41”, 40”, 27”, 35”, 35”, 32”, 27”, 26”.
- Five (5) Pinus strobus – White Pine: 24”, 18”, 16”, 13”, 13”.

Of the 14 trees identified above, the City Forester determined that each tree is in fair or better condition and meets the following minimum criteria to be considered a specimen tree.

J&J Custom Homes, LLC submitted a request for the removal of (2) specimen trees due to proximity to building pad and grading zones required for a full basement, and proximity to proposed garage. Applicants cite the detriment of health of specimens due to changing grades to accommodate proposed structures.

Proposed Removals (see attached plan):

- (1) 41” Bur Oak
- (1) 24” White Pine

Analysis
The City Forester, planning and engineering staff determined that the plan may be modified or an alternate location for the site development is available which would not impact the specimen trees, or other specimen trees on site (not overlaid on submitted plans, east of proposed home). Therefore, the plan shall be modified to preserve the specimen trees. Some home adjustment location options include, but are not limited to the following in order to preserve the specimen trees:

- Shift west toward the river to ensure the specimen trees remain outside of the proposed grading limits (there are no specimen trees to the west of proposed home)
- Relocated with the garage positioned where the proposed 2,000 sq. ft. proposed parking pad is, with entry location off Indian Mound (future connection listed on submitted plans).

Recommendation

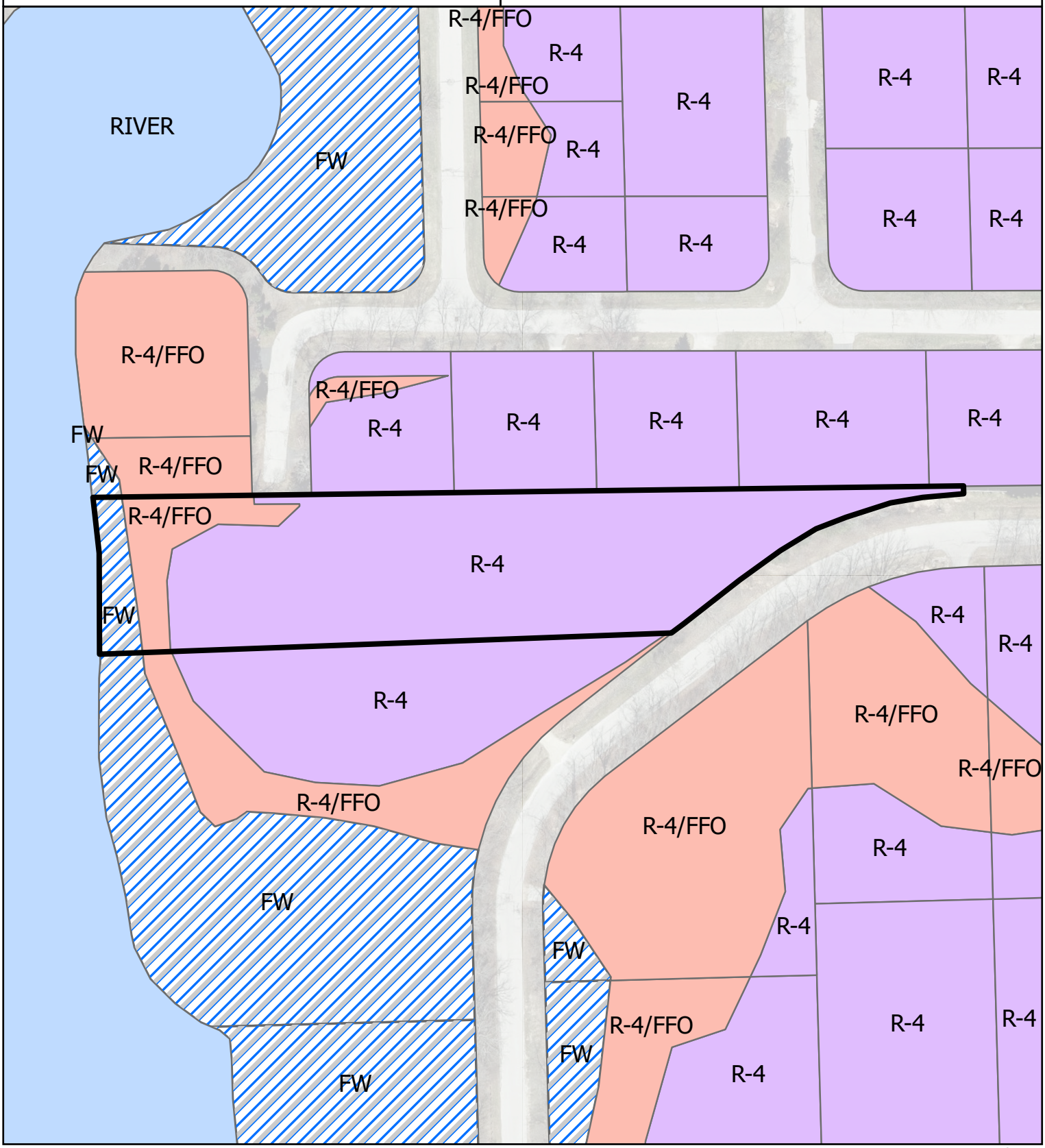
The City Forester recommends denial of the two (2) specimen tree removals. A modified home location which preserves the specimen trees, is subject to the following conditions:

1. The developer/owner shall install snow fences no closer than ten (10) feet outside from the dripline of the specimen trees.
2. Signs shall be posted informing the public and site workers that the area fence is a protected zone and the zone shall not be changed in the protected zone unless approved by the City Forester or his associate and Engineer.
3. There shall be no storage/parking of vehicles or equipment allowed in the protected zone, and it shall be the responsibility of the developer/owner/contractor to ensure compliance.
4. Other specimen trees on site are to be inventoried and overlaid on site plans to ensure preservation and protection.
5. A building permit shall be issued only after the owner/developer has completed these requirements and the City Forester or his associate has inspected the site.

Attachments:
Packet Docs _Gorelik

J&J CUSTOM HOMES FOR GORELIK

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



Vitaliy and Yelena Gorelik
3701 W Sherbrooke Dr
Mequon, WI 53092
vitaliy.gorelik@gldnmillennium.com | 414.803.3497

10/20/2025

To the Honorable Members of the Mequon Planning Commission
City of Mequon
11333 N Cedarburg Rd
Mequon, WI 53092
Re: Application to Build at 12345 N East Shoreland Drive, Mequon, WI 53092

Dear Commissioners,

We, Vitaliy and Yelena Gorelik, respectfully submit this letter in support of our application to build our family home at **12345 N East Shoreland Drive**.

For more than twenty years, we have been proud residents of Mequon, and for the past year and a half, we have also been business owners here, operating a beautiful assisted living community directly across from City Hall. Through that project, we invested in extensive landscaping and opened up river views that have added character and beauty to the heart of our city. It has been our privilege to contribute to Mequon's growth and charm, and now we humbly ask for your support in allowing us to build our own home here, a place where we can retire, care for our elderly parents, and create a lasting home for our children to return to.

As part of this process, we understand that one legacy oak tree has been identified by the Forestry Department as an obstruction to our current plan. We have worked closely with our architect, builder, and surveyors to explore every possible alternative. Due to the lot's constraints, surrounding trees, street connections, and the flood zone, we meticulously measured and considered all options. The current placement of the home is the most efficient and practical solution to meet our retirement and accessibility needs while ensuring the long-term stability of the property.

We are deeply grateful for the Forestry Department's review and recommendation, and we respectfully ask the Commission to consider the technical comments, architectural plans, and plat surveys we have submitted. These documents illustrate the careful thought and planning that have gone into this project.

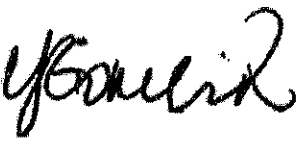
We also want to emphasize our love of nature and our commitment to preserving Mequon's natural beauty. Should removal of the oak tree be approved, we pledge to contribute generously to the Mequon Tree Fund and to plant and replace not only the required number of trees, but more, to ensure that the city's canopy continues to thrive for generations to come.

This home represents a once-in-a-lifetime opportunity for our family. It is not only a place for us to retire with dignity and accessibility, but also a permanent home where our children and grandchildren can return, keeping our roots firmly in Mequon.

We are sincerely grateful for your time, your consideration, and your service to our community. We respectfully ask for your approval so that we may move forward with building a home that will add value, beauty, and stability to the City of Mequon.

With deepest appreciation,

Vitaliy Gorelik



J & J Custom Homes
Gorelik Residence

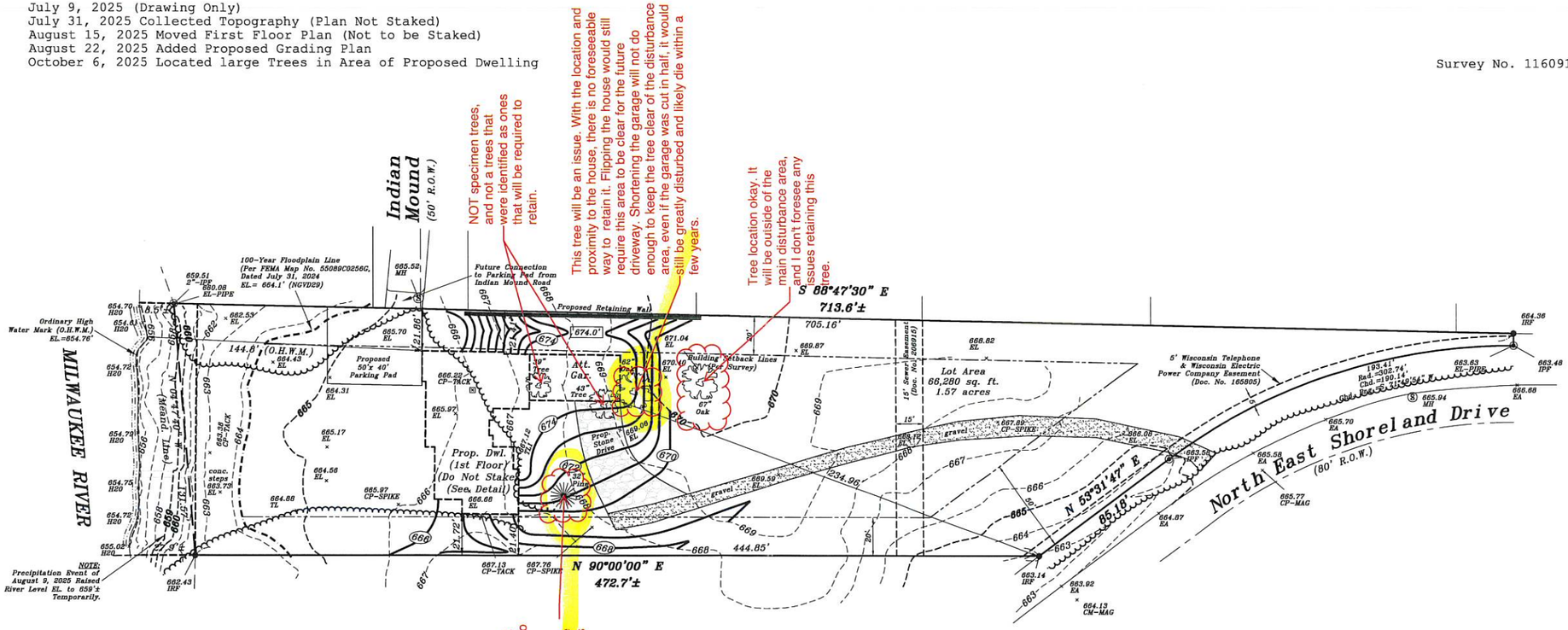
PLAT OF SURVEY

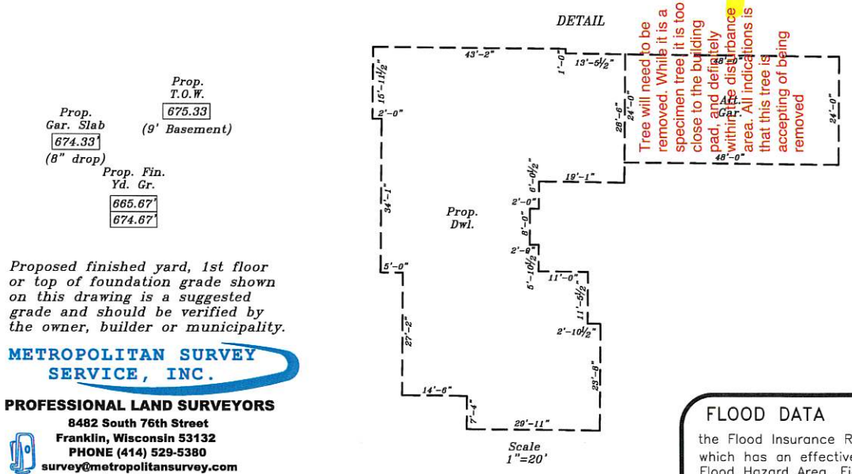
LOCATION: 12345 North East Shoreland Drive, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 1 in Block 7 in **RIVER OAKS ESTATES NO. 1**, being a Subdivision of the Southeast 1/4 of the Northeast 1/4, Part of the Northeast 1/4 of the Southeast 1/4 and part of Government Lot 3, all of Section 18, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

July 9, 2025 (Drawing Only)
July 31, 2025 Collected Topography (Plan Not Staked)
August 15, 2025 Moved First Floor Plan (Not to be Staked)
August 22, 2025 Added Proposed Grading Plan
October 6, 2025 Located large Trees in Area of Proposed Dwelling

Survey No. 116091-S





Prop. Gar. Slab 674.33 (8" drop)
Prop. T.O.W. 675.33 (9' Basement)
Prop. Fin. Yd. Gr. 665.67 / 674.67

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality.

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

670 — Denotes Existing Contour
670 — Denotes Proposed Contour

NOTE:
Boundary & Legal Description Based Upon ALTA/NSPS Land Title Survey by Pinnacle Engineering Group, Dated October 20, 2023.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

● — Denotes Iron Rod Found
◉ — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set
000.0 — Denotes Proposed Grade
—x—x—x— Denotes Proposed Silt Screen

FLOOD DATA This property is in Zone AE X of the Flood Insurance Rate Map, Community Panel No. 55089C 0256G which has an effective date of July 31, 2024 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Natalie Redding, Planner**
DATE: **December 1, 2025**
SUBJECT: **Wade Design. The appplicant is seeking building and site plan amendment approval to allow for modifications to the existing building including a new front entrance and patio for the property located at 6510-6512 W. Mequon Road.**

Background: The applicant is requesting building and site plan amendment for the property located at 6510-6512 W Mequon Road. The site is 0.46 acres in size and located in the Town Center zoning district. The building is multi-tenant, with Strass Maguire & Associates Inc. occupying suite 6512 and Wade Design – the applicant – occupying suite 6510. The use of the building will not change. The redesign and project plans aim to improve and modernize the property and bring it closer to compliance with the Town Center zoning code.

Building and Site Plan Amendment:

Wade Design is proposing a series of building changes, including building additions on the southwest and east side of the building, as well as an outdoor patio space, a second-floor balcony, updated siding and shingles, and a new building color. The proposed building additions aim to support Wade Design's growing team and business . The chart below lays out the technical requirements of the Town Center zoning district in comparison to the existing site conditions and proposed plans.

	Code Requirement	**Existing/Proposed**	**Compliance**
Minimum Lot Area	21,780 square feet	20,037 square feet	Legal Non-Conforming
Minimum Floor Area	1,200 square feet	3,662 square feet	Yes
Floor Area Ratio	100% maximum	28.8%	Yes
Minimum Street Frontage	100 feet	91 feet	Legal Non-Conforming

Required Offset	10 feet	10.3 feet from west property line, 10 feet from east property line	Yes
Required Setback	No more than 10 feet from front lot line	~100 feet A sign/entry wall is proposed at setback to compensate	Legal Non-Conforming

Wade Design's occupied space in unit 6510 includes roughly 1,700 square feet of office and meeting space as well as a design studio, and a lower-level unfinished storage area of about 1,500 square feet. The addition planned for the southwest portion of the building will feature an additional office and meeting room, and the addition to the east of the building will allow exterior access to the existing lower-level storage area. This addition will feature a glass and aluminum overhead door which will seal off the opening of the storage area. The additions will continue to adhere to the required offset requirements of the Town Center zoning district. The building is currently not in compliance with the setback requirement of the Town Center zoning district, however, the addition will help to reduce the nonconformity. Furthermore, staff is supportive of the proposed sign wall (to be discussed later in report) which will serve as a hardscape alternative to enhance curb appeal and alleviate the building's lack of compliance to the front yard setback requirement. No work is planned for unit 6512 aside from the remodel of two existing bathrooms.

The project plans show the removal of the existing bell tower and the angular entry element from the front façade, thus restoring a more traditional architectural aesthetic. The plans also include more general building updates, including new asphalt shingles, new LP smart-siding similar to the existing, overlay trusses to create a dormer roof design, and repainting of the building from the existing blue-grey hue to white with olive accents. The applicant also proposes to use natural limestone at the base of the building's pillars, applied as a thin stone veneer over a pressure-treated base. The design is intended to reflect the classic Lannon stone appearance common within the Town Center District. The applicant's proposed material choice – Halquist Stone's "Kensington Full" (see Exhibit A) – will be installed in mortar with struck and brushed joints, rather than in the drystack style shown in the exhibit image. Final staff review and approval of the stone selection and color will be a condition of approval. Staff is supportive of these building design changes and believe they will help to bring the character of the site more closely into alignment with the character of the Town Center District. Please see the chart below for Town Center required building standards in comparison to the proposed project plans.

Building Code Requirement	**Project Compliance (yes or no)**	**Explanation**
Roof Materials: Asphalt shingles allowed	Yes: Asphalt shingle proposed	N/A
Roof Forms: Gabled allowed	Yes: Gabled proposed, with dormer roof design	N/A

Primary Building Material: Stone, Brick, Concrete allowed	No: LP Smart Siding proposed (engineered wood) Inclusive of stone as part of the building addition and a stone sign/entry wall feature.	The existing building is constructed of "wood" siding similar to that proposed. Considering this project involves the remodel of an existing building, compliance with this section of the code would require a complete rebuild.
Building Design: 4-sided detail, with distinct base, middle, and top, scaled to pedestrians	Yes	N/A
First Floor Façade: Shall maintain open, transparent storefronts and windows	Yes	N/A
Window Area: Shall remain transparent with windows that allow 2-way views into first floor occupant spaces, working areas, lobbies, etc.	Yes	N/A

Along with the building updates, Wade Design is planning to add an outdoor patio along the west side of the building, serving as an outdoor gathering space for employees adjacent to the design team's meeting space. The patio will be accessed by a sidewalk from the front of the building and from inside through a large folding patio door, aimed to increase the apparent size of the space and blur the line between indoor and outdoor during good weather.

To account for the building's east side addition, the existing dumpsters will have to be relocated. The applicant is proposing to install a level, curbed concrete pad for dumpster placement, screened by a planned enclosure with steel and wood walls. The dumpster enclosure is proposed towards the southeast corner of the building, to the right of the garage door, within the 10-foot offset (see Exhibit B). Per section 58-301(k)(3), dumpsters and enclosures are allowed to project into the required offsets, subject to Planning Commission approval. Staff is supportive of this placement of the dumpsters and will require final approval of the dumpster enclosure as a condition of approval.

The applicant has indicated that among the two tenants at the site, the anticipated peak number of cars will be 12, accounting for 1-3 employees during Strass McGuire and Associates business hours, and a peak of 9 employees for Wade Design (see Exhibit C). The site has 15 spots total. Per the district standard, the existing parking will continue to be sufficient for the use.

Landscaping Plan:

The applicant is proposing a number of landscaping updates which include plantings and flowers approved for the Town Center District (see Exhibit D for Town Center approved plantings). Staff is supportive of the landscaping set forth, which will provide added visual interest along the street edge and property lines. Per section 58-564 of the City of Mequon code of ordinances, "off street parking lots with more than ten stalls shall have at least ten percent of the interior parking area landscaped." As such, the applicant shall submit an updated landscaping plan that meets the parking lot landscaping requirement. Staff has discussed this with the applicant and will require that a landscaped parking lot island be added where the existing well is. This portion of the parking lot is already sectioned off and thus provides a straight forward opportunity for interior lot landscaping without compromising existing parking spaces.

The Town Center zoning code states that "any change to a building or site plan shall require the installation of public improvements in accordance with the Town Center Design Criteria, as determined by the department of community development." As such, staff will require that additional landscaping be added towards the front of the lot along Mequon Road as a condition of approval. Staff suggests that three ornamental trees, consistent with the Town Center landscaping requirements, be planted on the southwest side of property, behind the planned sign wall and in front of where the parking lot starts, to help screen the lot from the public view. Parallel to this, on the southeast side of the property, a Town Center light fixture is required and should be located alongside the Maple Autumn Blaze shown in the landscaping plan. Staff will also require that a range of low to medium height shrubs, grasses and/or perennials (also as approved for the Town Center District) be planted in front of the sign wall to create a tiered landscaping effect and further improve the street line view of the site.

Sign / Entry Wall:

The applicant is proposing to remove the existing monument sign on the site and replace it with a masonry wall along the front of the property. The stone material will match that used in the pillars at the front of the building, constructed of a concrete block core and covered with natural limestone. The wall is proposed at 0.5 feet away from the right-of-way boundary. The wall shall be set back at least 5 feet from the right-of-way, per code requirements. There is roughly 20 feet of green space on each side where the sign wall is proposed, so staff is confident that a 5-foot setback will still provide ample room for the necessary landscaping, whilst leaving more room in front of the wall for the low landscaping as recommended. Staff is otherwise supportive of the sign/entry wall design as shown.

Engineering Report:

The applicant shall submit a calculation of net added impervious surface. A green infrastructure plan will be required if the improvements add between 5,000 square feet and 0.50 acres of impervious surface. A green infrastructure plan requires City and MMSD approval, the execution of a Stormwater Maintenance and Easement Agreement, and a drainage financial guarantee.

Site Compliance:

Staff conducted a site visit and confirmed site compliance.

Staff Recommendation

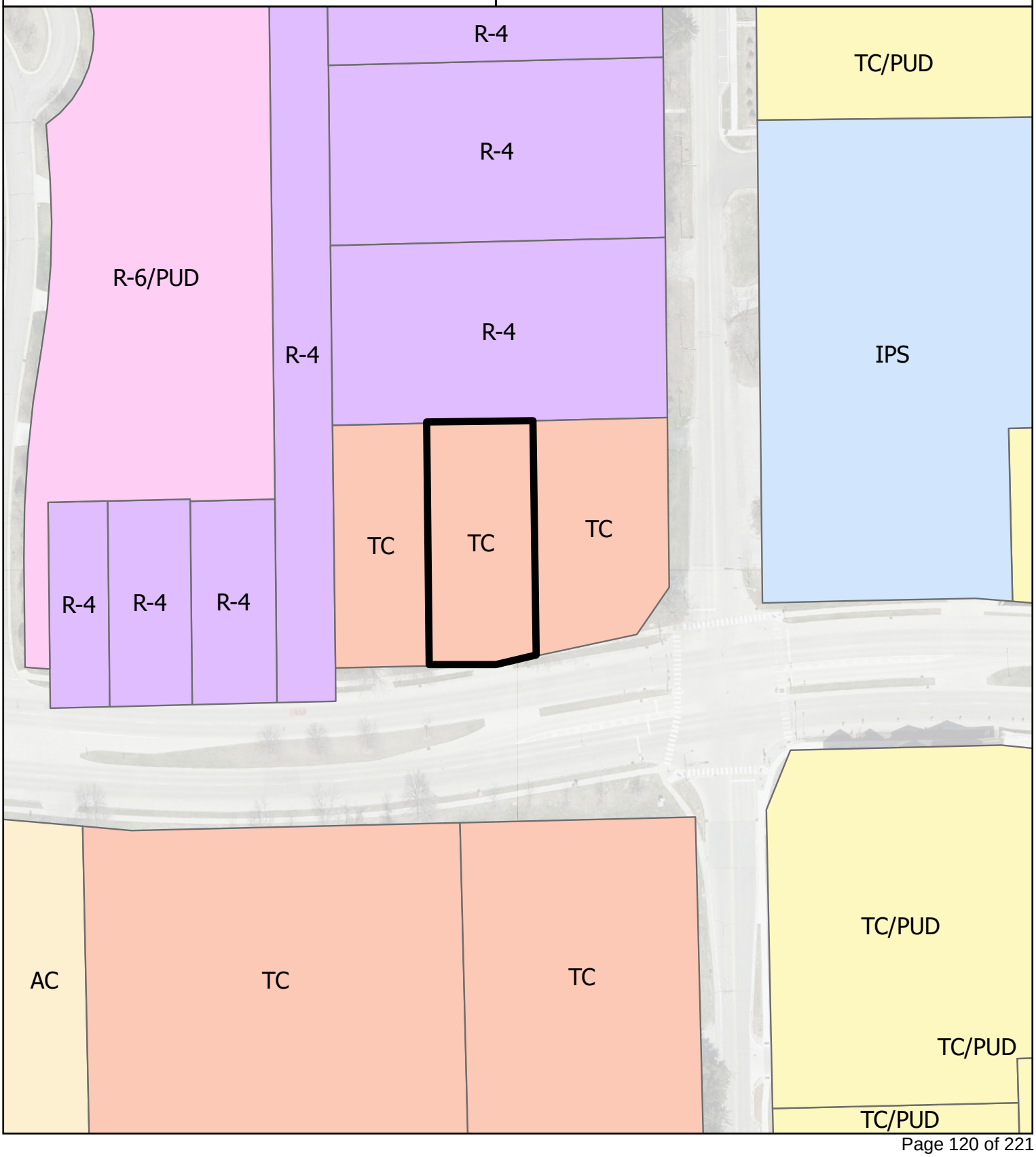
Staff recommends **approval** of the conditional use subject to the following conditions:

1. Staff review and approval of final plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Staff review and approval of dumpster enclosure.
3. Staff approval of a final landscaping plan showing an additional three ornamental trees – consistent with the Town Center landscaping requirements – to be planted on the southwest side of property behind the planned sign wall, as well as additional plantings to be installed along the southern property line in front of the planned sign wall.
4. A landscaped parking lot island shall be added in the area where the existing well is located to bring the site into compliance with section 58-564 of the city code of ordinances.
5. Installation of the City approved Town Center light fixture located along the parking lot entrance on the southeast side of the property.
6. Staff approval of final selected stone and stone color to be used in building's pillars and sign wall structure.
7. The sign wall shall be 5 feet setback from the right-of-way line.
8. A sign permit shall be submitted for the planned sign wall.
9. 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.
10. The applicant shall submit a calculation of net added impervious surface. A green infrastructure plan will be required if the improvements add between 5,000 square feet and 0.50 acres of impervious surface. A green infrastructure plan requires City and MMSD approval, the execution of a Stormwater Maintenance and Easement Agreement, and a drainage financial guarantee.

Attachments:
Packet Docs_Wade Design

WADE DESIGN

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



Wade Design & Construction, Inc.
6510 W. Mequon Road
Mequon, WI 53092
262-512-1799

6510 W. Mequon Road Statement of Purpose

The building at 6510 W. Mequon Rd. has stood in the background west of the Mequon Police and Fire Station since the early 1990s with few changes since. Several businesses have called this building home, most notably Henderson Group Inc., a well respected general contractor who built many homes in Mequon and the surrounding area during the 35+ years it was in business.

In that time, the city created the Mequon Town Center which has developed into the wonderful Mequon amenity that it is today, serving the entire community with exceptional housing, shopping, dining, and activity opportunities year round. The property at 6510-12 W. Mequon Road is fortunately part of the Town Center district, and we would like to make some improvements to the building and property that would be a positive benefit both functionally and aesthetically to the Town Center neighborhood.

Changes to the Building

We would like to improve the building in a couple of ways. First, as the new occupant of the building and in order to serve our growing business, we have the need of additional interior space to accommodate our growing team. The current space available in the 6510 unit that we occupy is approximately 1700 sf. and includes a lower level office and meeting space, as well as a lower level unfinished storage area of about 1500 sf. The main level includes a vestibule/greeting area, a large space toward the north of the building which is currently being used as a design studio and meeting area, as well as a kitchenette, back hallway and bathroom. The 6512 space is currently occupied by Strass-McGuire and Associates, which includes roughly 2500 sf. of office and meeting space. No work is planned for this space other than the remodel of two currently existing bathrooms.

There are two additions planned that will affect the exterior view of the building. We are planning to build a fully enclosed exterior entrance to the lower level in the form of a shed

roof-covered ramp that will go down the east side of the building, providing access to the lower level storage area without having to travel through the interior of the space. There will be a glass and aluminum overhead door at the top facing south to seal off the opening to the elements. The top of the ramp will exit to grade and a new, level concrete pad will be constructed for the two small garbage dumpsters kept at the site.

The addition to the front and west side of the building will be a two-storey structure to house a front office, entry, and conference room on the first level, as well as a conference room and exterior balcony space on the second level. We are going to take the opportunity to remove the bell tower and the angular entry element from the facade and restore a more traditional aesthetic to the building facade. The number of parking spaces should not be affected by this project.

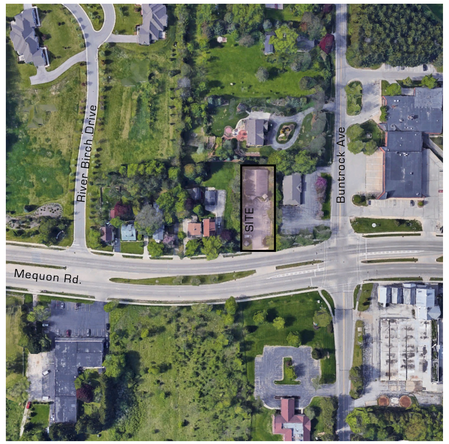
It is our intent to provide an exterior patio to the west of the building for a gathering space outside and adjacent to the design team's meeting space. The exterior patio space will be accessed by a sidewalk from the front of the building and from inside, through a large-format folding patio door with the intent of increasing the apparent size of the space by blurring the line between indoors and outdoors during good weather. The proposed landscape plan will include a number of plantings and flowers approved by the City for the Town Center district.

Through both of these building additions, we plan to update the look and experiential feel of the property while conforming more closely to the desired Town Center aesthetic, as other properties in the immediate neighborhood have done. With the new masonry sign wall at the front of the property and the change in building appearance, we believe that these major enhancements to the 6510 W. Mequon Road building assist in bringing the City's Town Center vision closer to completion.

Sincerely,

Michael J. Wade, President
Wade Design & Construction, Inc.

Perspective, Front Exterior from Mequon Road
NTS
A
A1



Site Map
NTS
B
A1

Perspective, Front Exterior Looking NW
NTS
C
A1

Perspective, Front Exterior Looking NE
NTS
D
A1

WADE
Design | Build | Remodel

Wade Design and Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

ASSOCIATE 1
Michael Wade
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

CLIENT
Wade Design & Construction, Inc
6510 W. Mequon Rd.
Mequon, WI 53092

PROJECT
Office Remodel and Addition

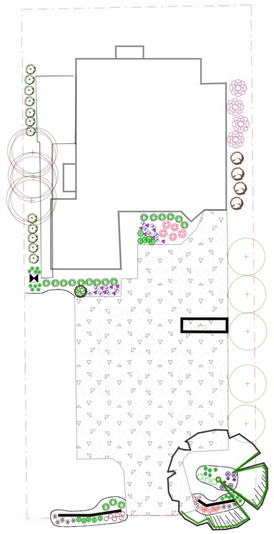
DRAWN BY
MJW | CCW | CA

ISSUE
10-19-25

RE-ISSUE
10-30-25

DESCRIPTION
A1 - Site Plan & Perspective Elevations

A0.1

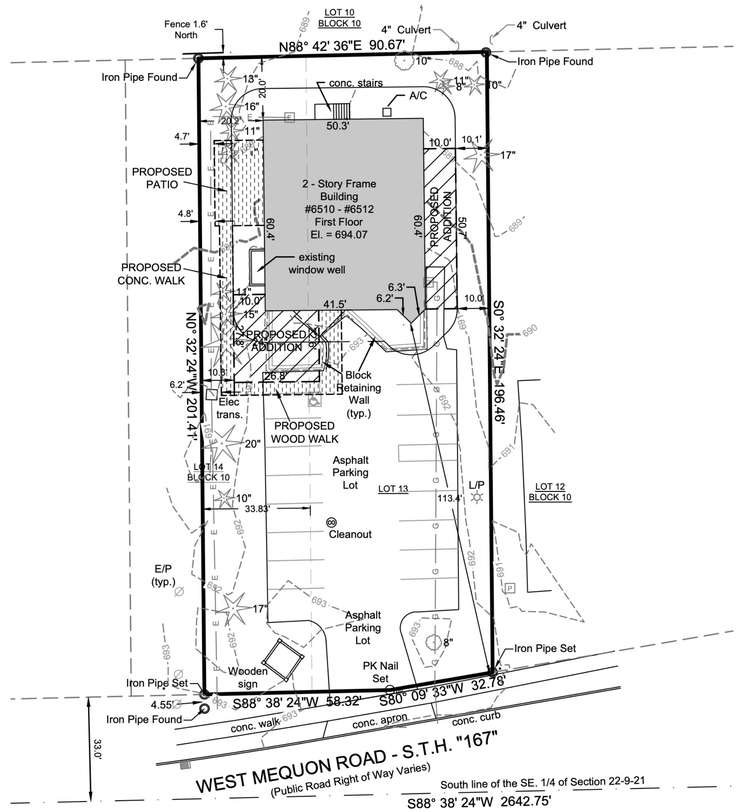


Legend

Common Name	Qty
Flower, Grass	
Grass, Foerster's Feather Rec	16
Grass, Prairie Dropseed	15
Flower, Perennial	
Astilbe, Red	7
Black Eyed Susan, Goldsturm	3
Black Eyed Susan	12
Coneflower, Purple 2	12
Coneflower, Purple	4
Daisy, Shasta Snowcap	7
Salvia, Blue May Night	6
Shrub, Deciduous	
Fothergilla, Mount Airy	1
Hydrangea, Firelite Tidbit	5
Lilac, Bloomerang Dark Purple	1
Ninebark, Fireside	4
Weigela, Fine Wine	3
Shrub, Evergreen Broadleaf	
Boxwood, Green Velvet	18
Tree, Deciduous	
Anna Apple Tree	5
Dogwood, Cornelian Cherry	3
Maple, Autumn Blaze	1
Tree, Evergreen	
Arborvitae, Emerald1	12

Plat of Survey

Lot 13 and the East 33' 10" of Lot 14, Block 10, Continuation of Theinsville Realty Subdivision, being part of the Southeast 1/4 of Section 22, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, State of Wisconsin
Excepting therefrom lands conveyed in Right of Way Project Plat No. 1382-01-20
Said parcel containing 18,177 sq. ft. / 0.417 acres of land, more or less



Revised 10-27-2025: Revised proposed features

Revised 9-03-2025: Added topographic features and additions

SURVEY CERTIFICATE

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

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

Dated at City of Milwaukee, State of Wisconsin this 2nd day of June, 2025.

Recertified _____

James Schneider
S - 2127

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

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

Prepared for:
Michael Wade
6510 West Mequon Road
Mequon, WI 53092

#24073 - Survey Plat

All coordinates and bearings are referenced to the South line of the SE 1/4 of Section 22-9-21 which bears S88°38'24"W as recorded by SEWRPC datum NAD83

0 30' 60'

Site Plan
1" = 30'
A
A1
NORTH

Revision #: Date: 10/28/2025	Landscape Plan: 1 Wade Design and Construction
Scale: 1" = 50'	Landscape Design by: Chris Oberndorfer Oberndorfer Landscape Development, Inc

WADE
Design | Build | Remodel

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CLIENT
Wade Design & Construction, Inc
6510 W. Mequon Rd.
Mequon, WI 53092

PROJECT
Office Remodel and Addition

DRAWN BY
MJW | CCW | CA

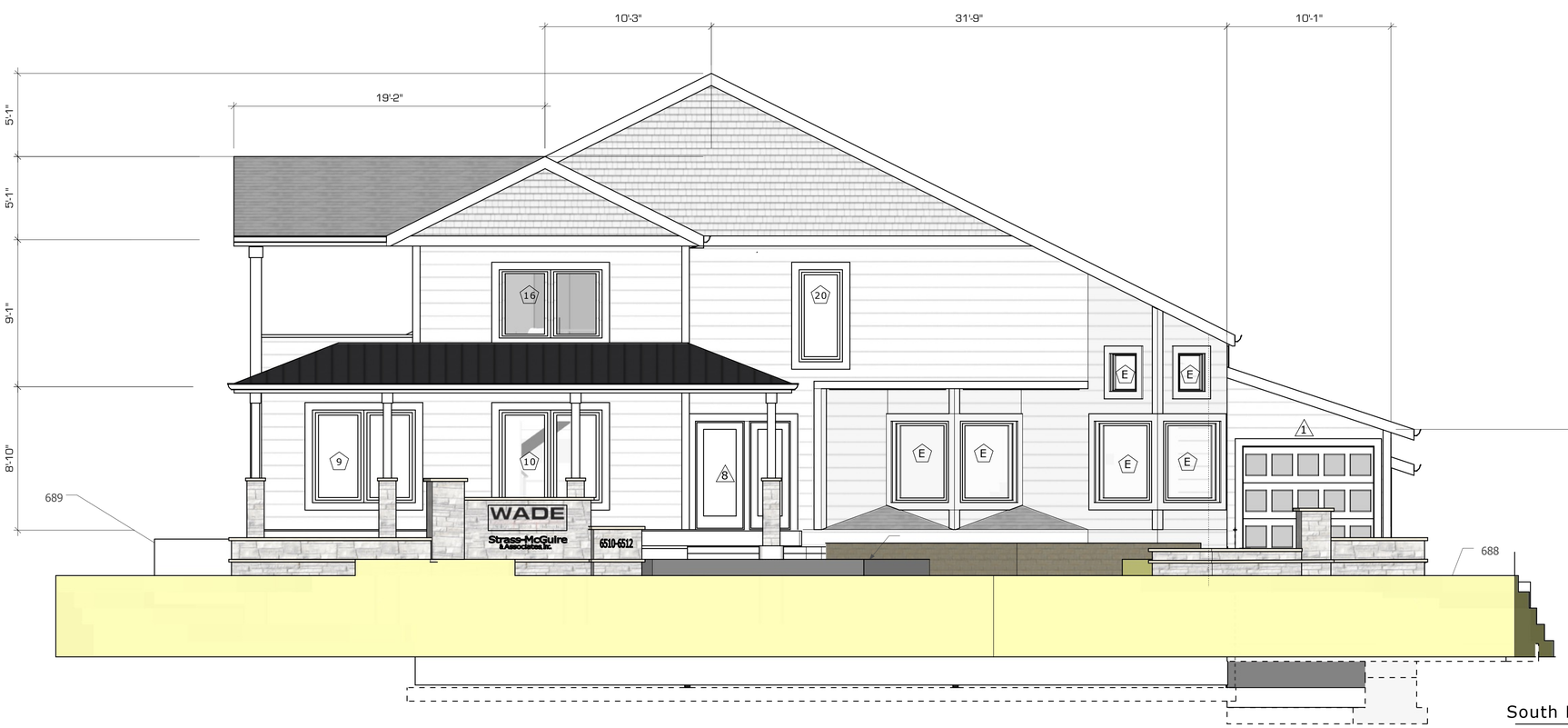
ISSUE
10-19-25

RE-ISSUE
10-30-25

DESCRIPTION
A2 - Site Plan & Landscape Plan

A0.2

West Elevation
1/4" = 1'-0"
B
A7



South Elevation
1/4" = 1'-0"
A
A8

WADE
Design | Build | Remodel

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PROJECT
Office Remodel and Addition

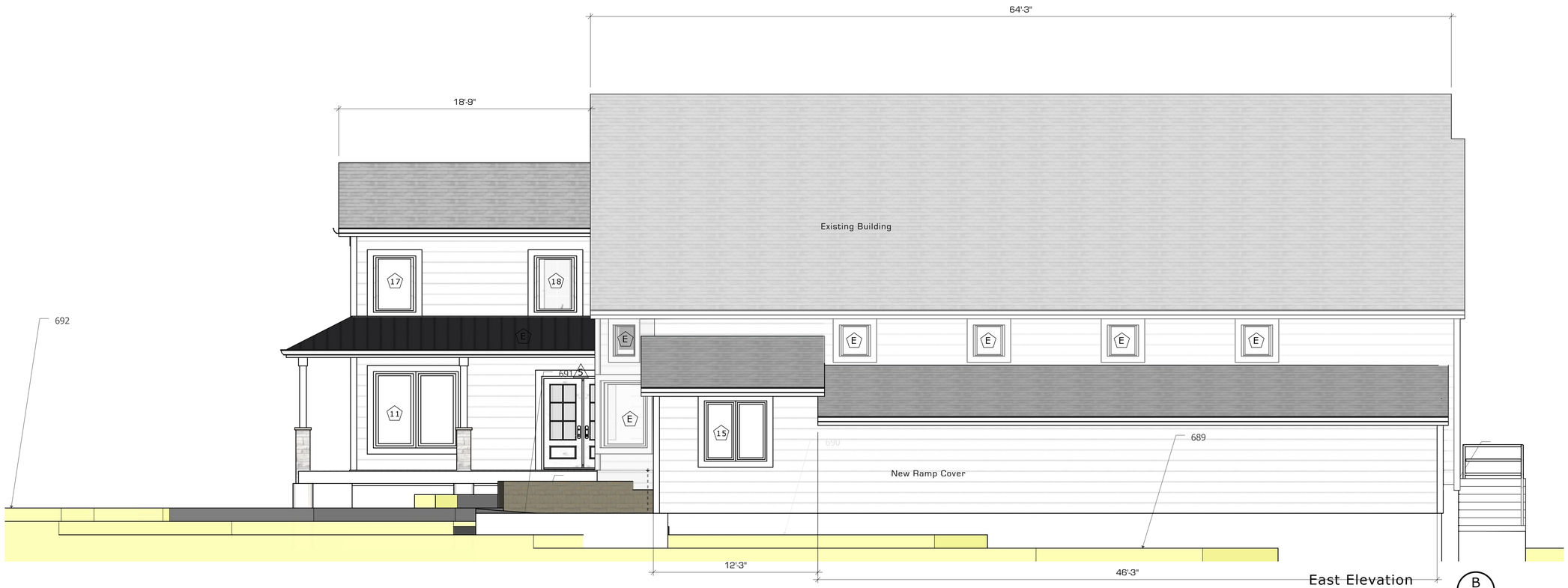
DRAWN BY
MJW | CCW | CA

ISSUE
10-19-25

RE-ISSUE
10-30-25

DESCRIPTION
A3 - West and South Elevations

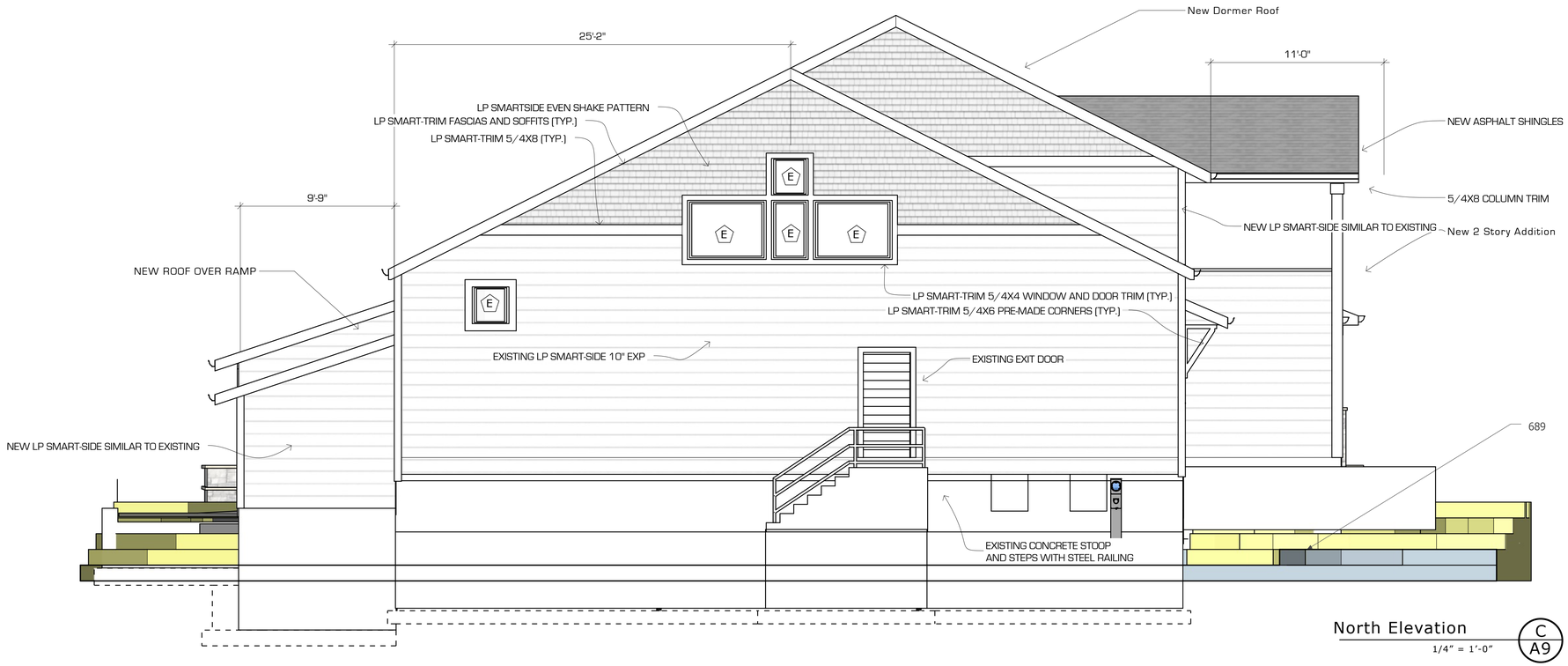
A0.3



East Elevation

1/4" = 1'-0"

B
A9



North Elevation

1/4" = 1'-0"

C
A9

WADE

Design | Build | Remodel

Wade Design and Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

ASSOCIATE 1
Michael Wade
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

CLIENT
Wade Design & Construction, Inc
6510 W. Mequon Rd.
Mequon, WI 53092

PROJECT
Office Remodel and Addition

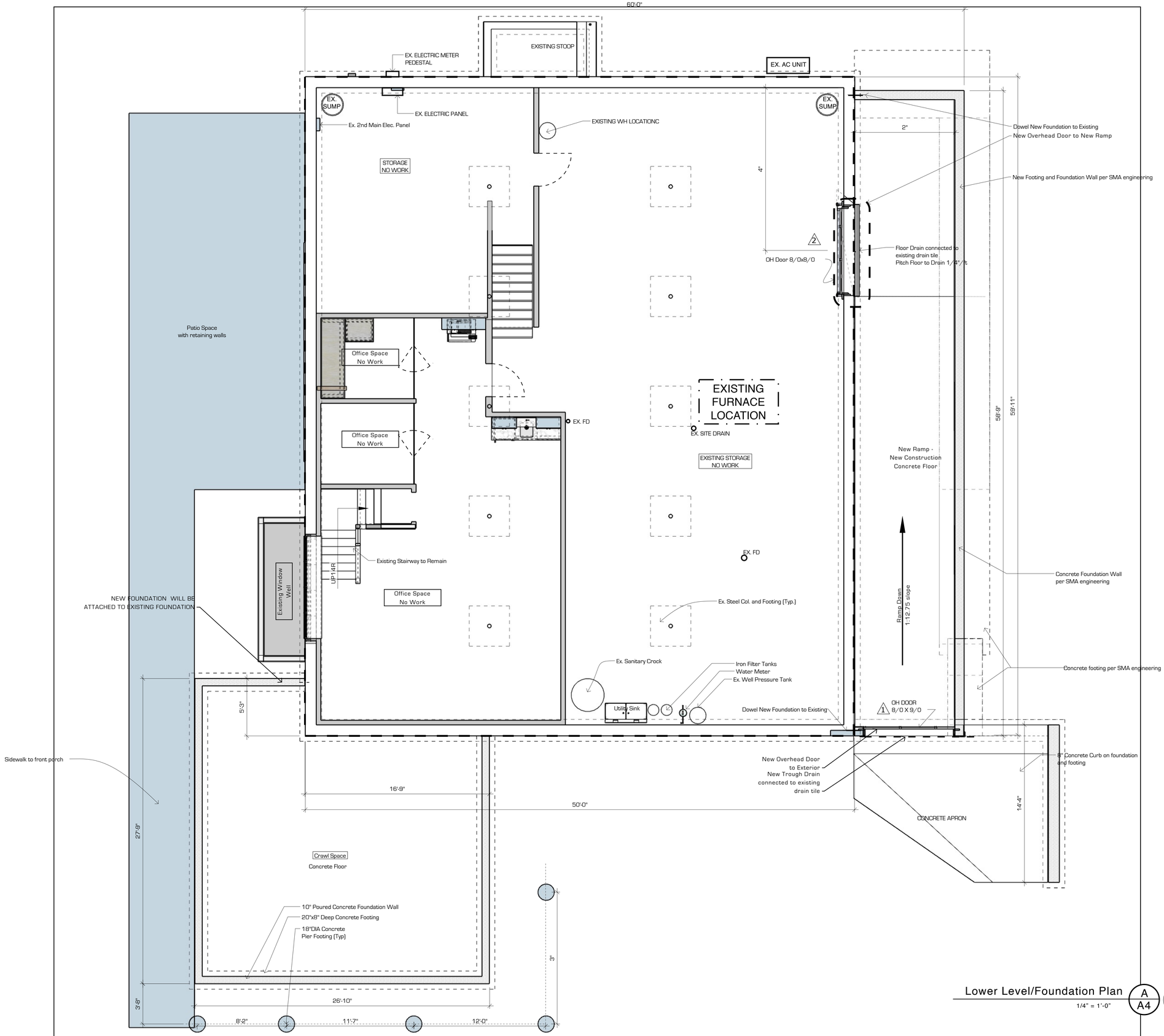
DRAWN BY
MJW | CCW | CA

ISSUE
10-19-25

RE-ISSUE
10-30-25

DESCRIPTION
A4 - East and North Elevations

A0.4



Lower Level/Foundation Plan
1/4" = 1'-0"
A
A4

WADE
Design | Build | Remodel

Wade Design and Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

ASSOCIATE 1
Michael Wade
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Mequon, WI 53092
Tel: 262.512.1799

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

CLIENT
Wade Design & Construction, Inc
6510 W. Mequon Rd.
Mequon, WI 53092

PROJECT
Office Remodel and Addition

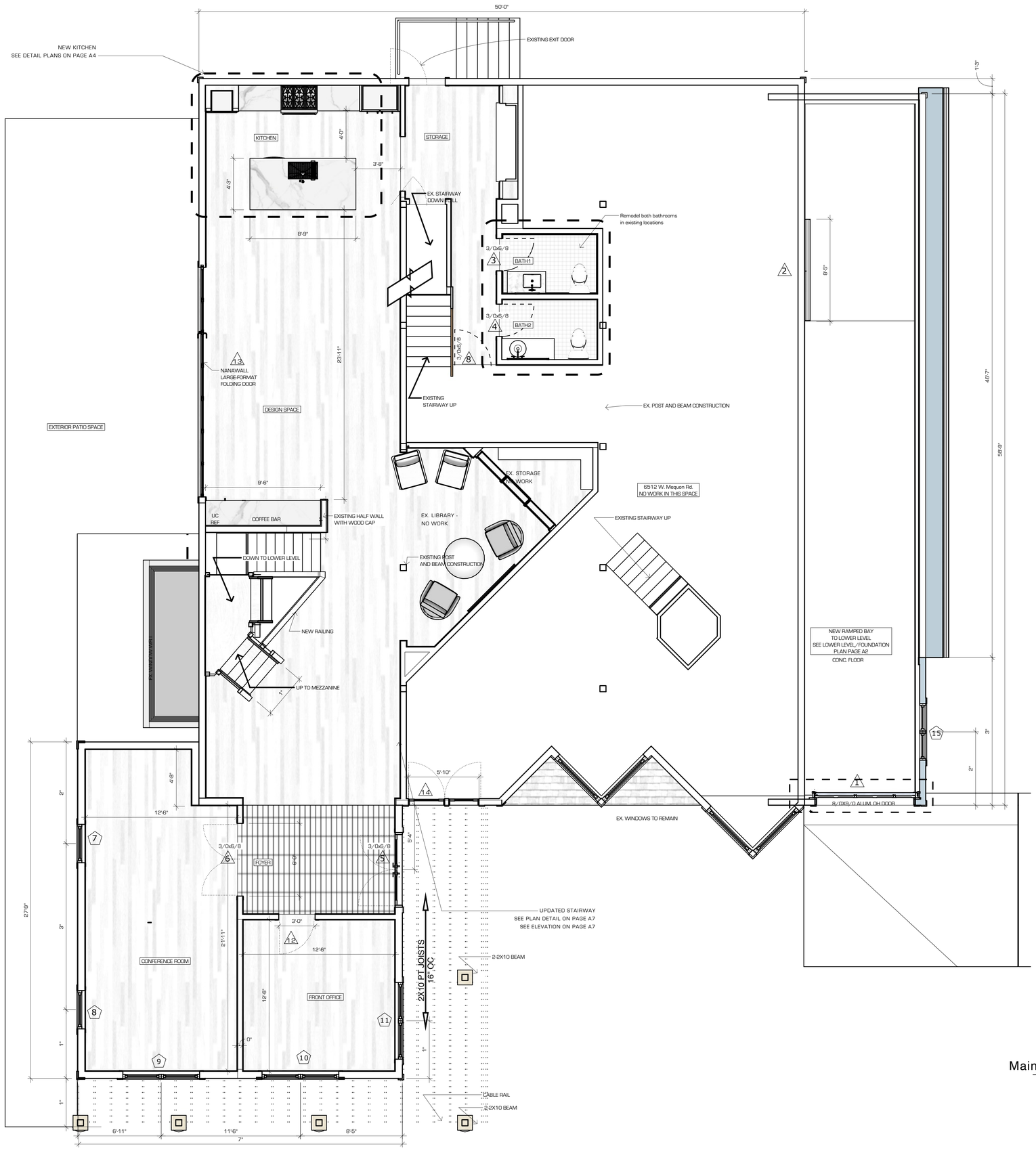
DRAWN BY
MJW | CCW | CA

ISSUE
10-19-25

RE-ISSUE
10-30-25

DESCRIPTION
A5 - Floor Plan - Lower Level

A0.5



Main Level Floor Plan
1/4" = 1'-0"

A
A3

N

WADE
Design | Build | Remodel

Wade Design and Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
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ASSOCIATE 1
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ASSOCIATE 2
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Mequon, WI 53092
Tel: 262.512.1799

CLIENT
Wade Design & Construction, Inc
6510 W. Mequon Rd.
Mequon, WI 53092

PROJECT
Office Remodel and Addition

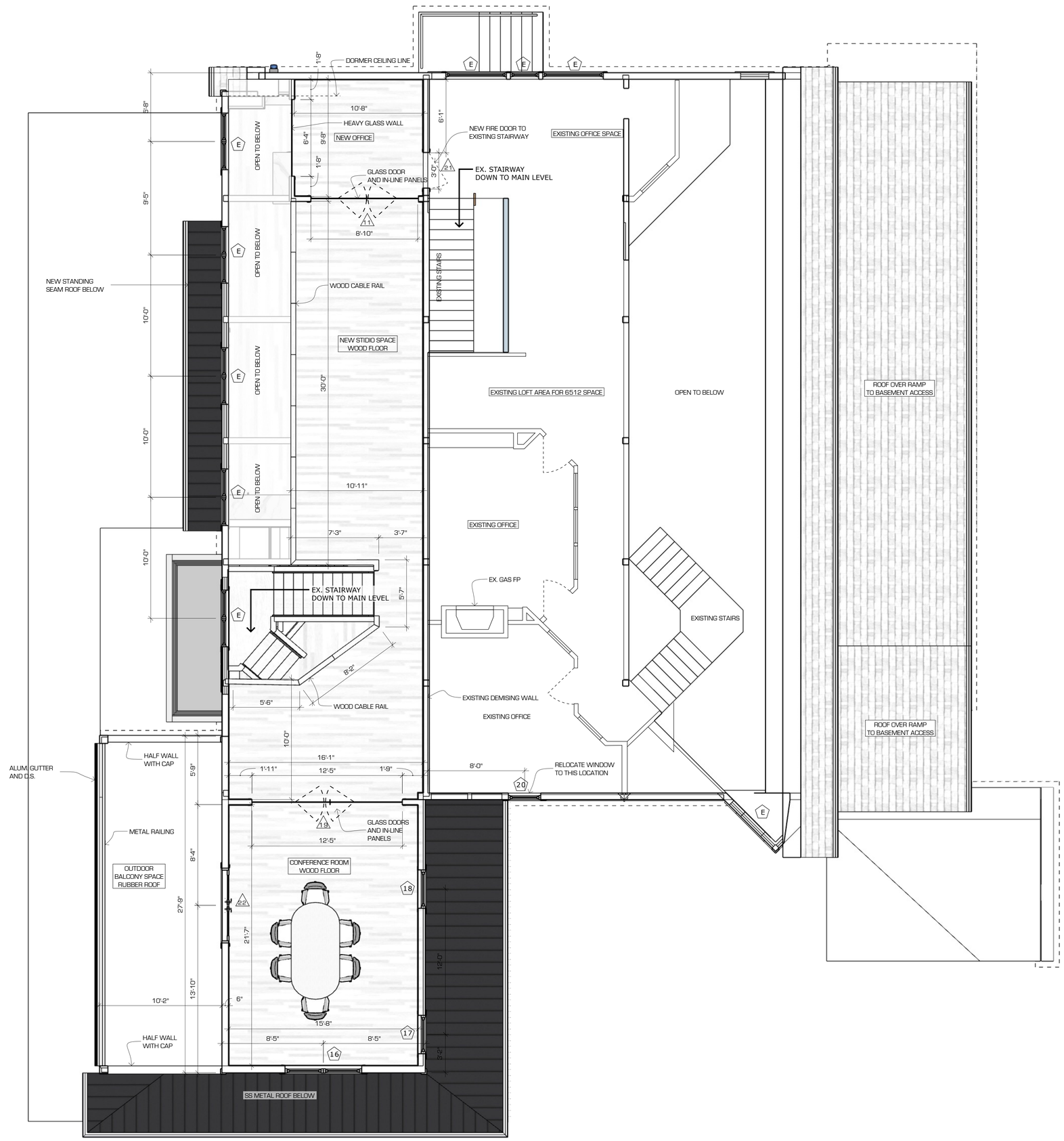
DRAWN BY
MJW | CCW | CA

ISSUE
10-19-25

RE-ISSUE
10-30-25

DESCRIPTION
A6 - Floor Plan - Main Level

A0.6



2nd Level Floor Plan

1/4" = 1'-0"

B / A7

N

WADE

Design | Build | Remodel

Wade Design and Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
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ASSOCIATE 1
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Mequon, WI 53092
Tel: 262.512.1799

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

CLIENT
Wade Design & Construction, Inc
6510 W. Mequon Rd.
Mequon, WI 53092

PROJECT
Office Remodel and Addition

DRAWN BY
MJW | CCW | CA

ISSUE
10-19-25

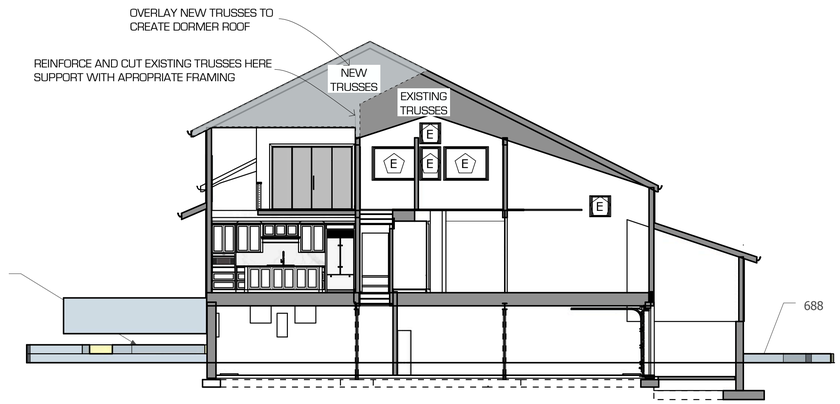
RE-ISSUE
10-30-25

DESCRIPTION
A7 - Floor Plan 2nd Level

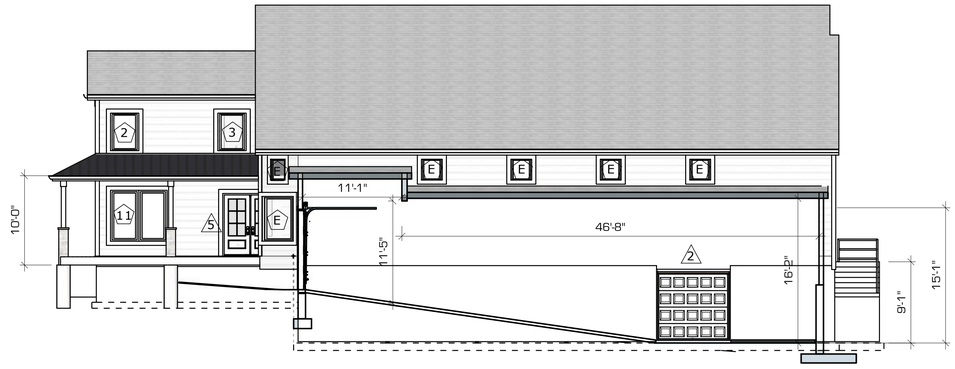
A0.7

Number	Location	Type	# Enter Units Wide	RO Width	RO Height	Jamb Size	Existing Opening	Feet of Trim	Tempered Glass	Grilles	Hardware Color	Exterior Color	Interior Color	Manufacturer/ Series	Notes
Door 1	New Garage	Overhead Door	1	8'	9'										
Door 2	New Garage	Overhead Door	1	8'	8'										
Door 3	New Restrooms - Main Level	Casement	1	3'	6'-8"										
Door 4	New Restrooms - Main Level	Casement	1	3'	6'-8"										
Door 5	Foyer Entrance - Main Level	Exterior	2	3'	6'-8"										
Door 6	Foyer - Main Level	Interior	2	3'	6'-8"										
Window 7	Conference Room - Main Level	Casement	1	3'-2"	5'-8"										
Window 8	Conference Room - Main Level	Casement	1	3'-2"	5'-8"										
Window 9	Conference Room - Main Level	Casement	2	3'-2"	5'-8"										
Window 10	Front Room - Main Level	Casement	2	3'-2"	5'-8"										
Window 11	Front Office - Main Level	Casement	2	3'-2"	5'-8"										
Door 12	Front Office - Main Level	Interior	1	3'	6'-8"										
Door 13	West Elevation - Main Level	NANA WALL LARGE FORMAT FOLDING DOOR	1		6'-8"										
Door 14	South Elevation - Main Level	Exterior	2		6'-8"										
Window 15	New Garage	Casement	1	2'4"	4'-6"										
Window 16	Conference Room - 2nd Level	Casement	2	3'-2"	4'-2"										
Window 17	Conference Room - 2nd Level	Casement	1	3'-2"	4'-2"										
Window 18	Conference Room - 2nd Level	Casement	1	3'-2"	4'-2"										
Door 19	Conference Room - 2nd Level	Glass Doors and Inline Panels	2	3'	6'-8"										
Window 20	South Elevation - 2nd Level	Relocate Window to this location	1	2'-8"	5'-8"										
Door 21	Existing Office Space - 2nd Level	NEW FIRE DOOR TO EXISTING STAIRWAY	1	3'	6'-8"										
Door 22	Conference Room - Main Level	Exterior	2	3'	6'-8"										

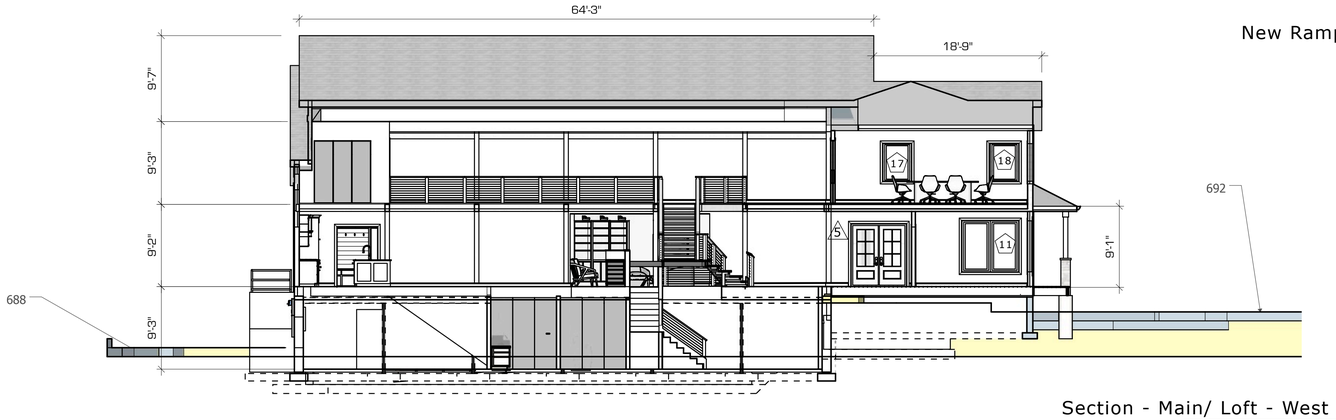
Window & Door Schedule — D / A8



Section - Transverse Roof Framing & Stairs — A / A7
1/4" = 1'-0"



New Ramp and Garage Door Looking East — B / A8
1/8" = 1'-0"



Section - Main/ Loft - West — C / A8
1/4" = 1'-0"

WADE
Design | Build | Remodel

Wade Design and Construction Inc.
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ASSOCIATE 2
Cody Wade
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Tel: 262.512.1799

CLIENT
Wade Design & Construction, Inc
6510 W. Mequon Rd.
Mequon, WI 53092

PROJECT
Office Remodel and Addition

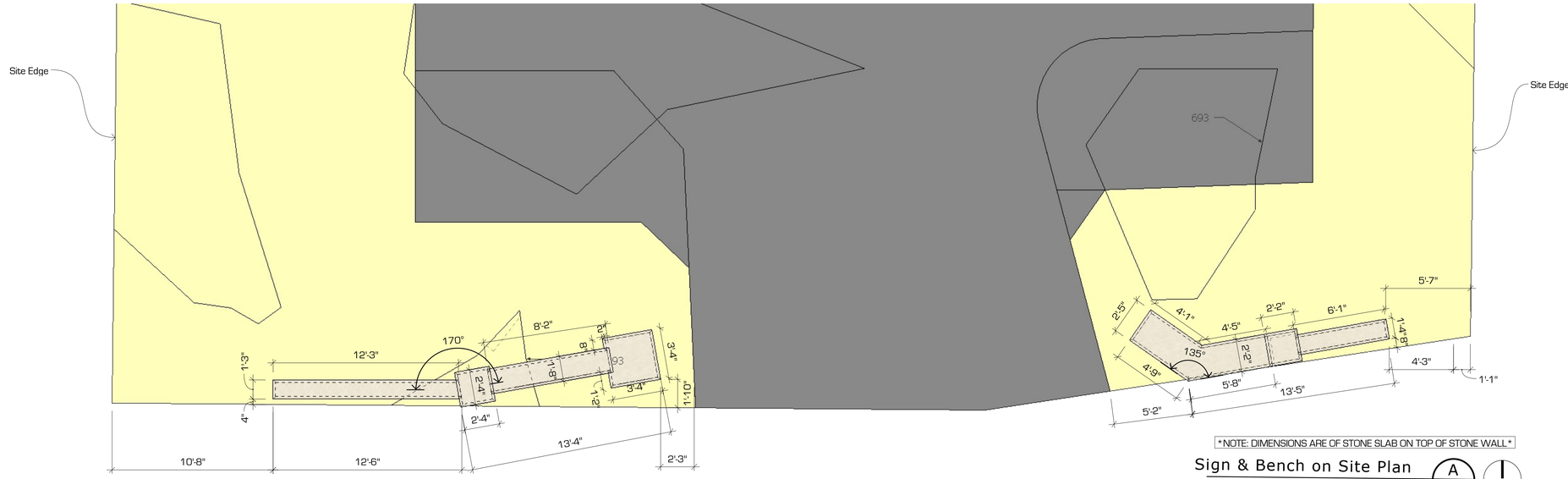
DRAWN BY
MJW | CCW | CA

ISSUE
10-19-25

RE-ISSUE
10-30-25

DESCRIPTION
A8 - Sections and Window & Door Schedule

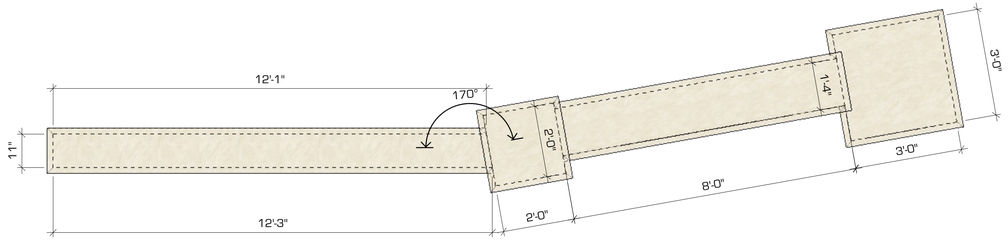
A0.8

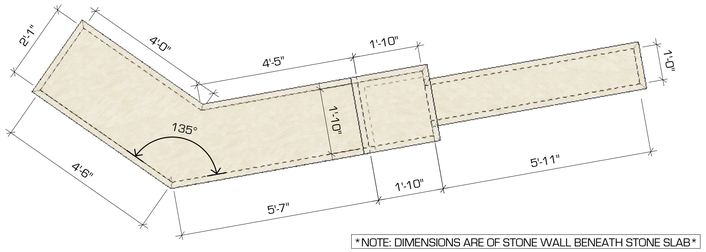


* NOTE: DIMENSIONS ARE OF STONE SLAB ON TOP OF STONE WALL *

Sign & Bench on Site Plan — A13
1/4" = 1'-0"

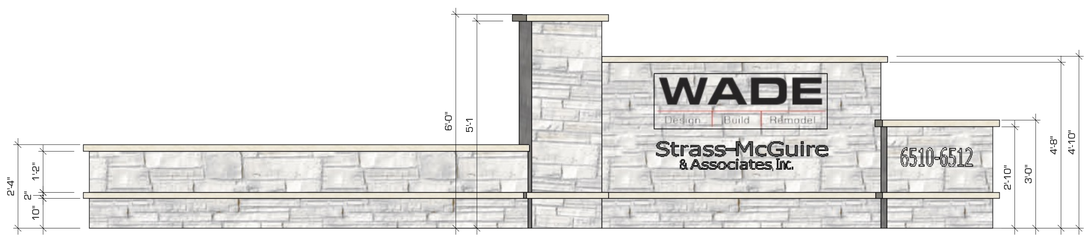
NORTH



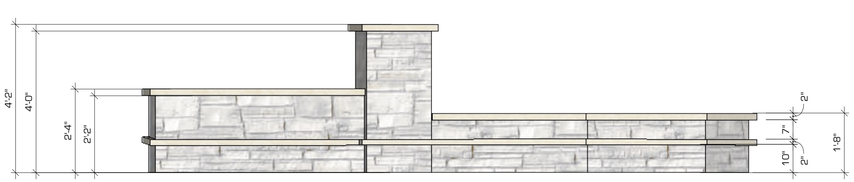


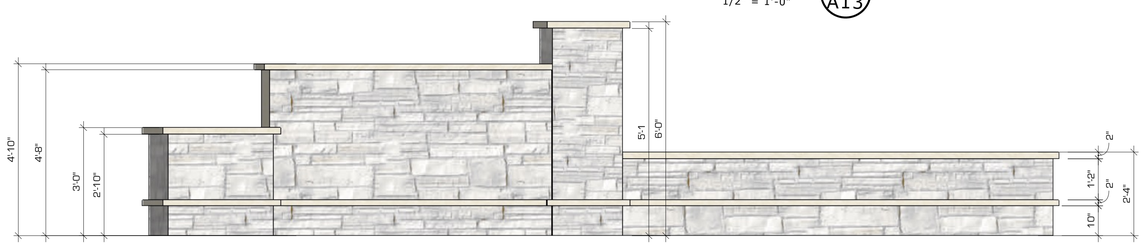
* NOTE: DIMENSIONS ARE OF STONE WALL BENEATH STONE SLAB *

Sign & Bench Plans — B A13
1/2" = 1'-0"



Sign & Bench South Elevation — C A13
1/2" = 1'-0"





Sign & Bench North Elevation — D A13
1/2" = 1'-0"

WADE
Design | Build | Remodel

Wade Design and Construction Inc.
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Tel: 262.512.1799

CLIENT
Wade Design & Construction, Inc
6510 W. Mequon Rd.
Mequon, WI 53092

PROJECT
Office Remodel and Addition

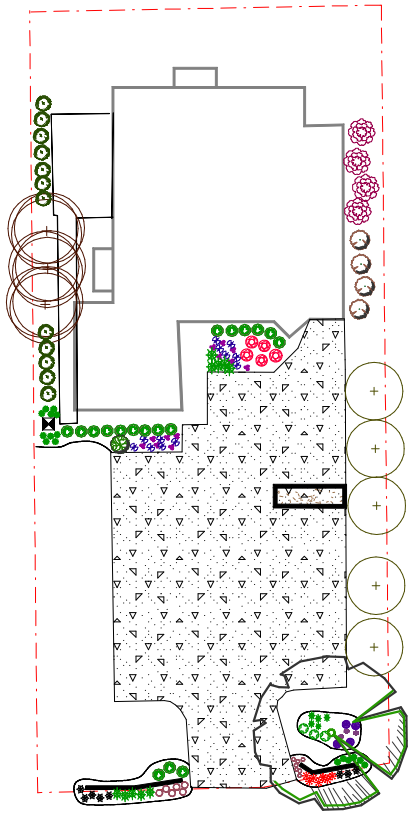
DRAWN BY
MJW | CCW | CA

ISSUE
10-19-25

RE-ISSUE
10-30-25

DESCRIPTION
A9 - Monument Signage

A0.9



Legend		
	Common Name	Qty
Flower, Grass		
	Grass, Foerster's Feather Reed	16
	Grass, Prairie Dropseed	15
Flower, Perennial		
	Astilbe, Red	7
	Black Eyed Susan, Goldsturm	3
	Black Eyed Susan	12
	Coneflower, Purple 2	12
	Coneflower, Purple	4
	Daisy, Shasta Snowcap	7
	Salvia, Blue May Night	6
Shrub, Deciduous		
	Fothergilla, Mount Airy	1
	Hydrangea, Firelite Tidbit	5
	Lilac, Bloomerang Dark Purple	4
	Ninebark, Fireside	4
	Weigela, Fine Wine	3
Shrub, Evergreen Broadleaf		
	Boxwood, Green Velvet	18
Tree, Deciduous		
	Anna Apple Tree	5
	Dogwood, Cornelian Cherry	3
	Maple, Autumn Blaze	1
Tree, Evergreen		
	Arborvitae, Emerald1	12

Revision #: Date: 10/28/2025	Landscape Plan: 1 Wade Design and Construction
Scale: 1" = 50'	Landscape Design by: Chris Oberndorfer Oberndorfer Landscape Development, Inc

Exhibit A:

Kensington Full

Exhibit B:

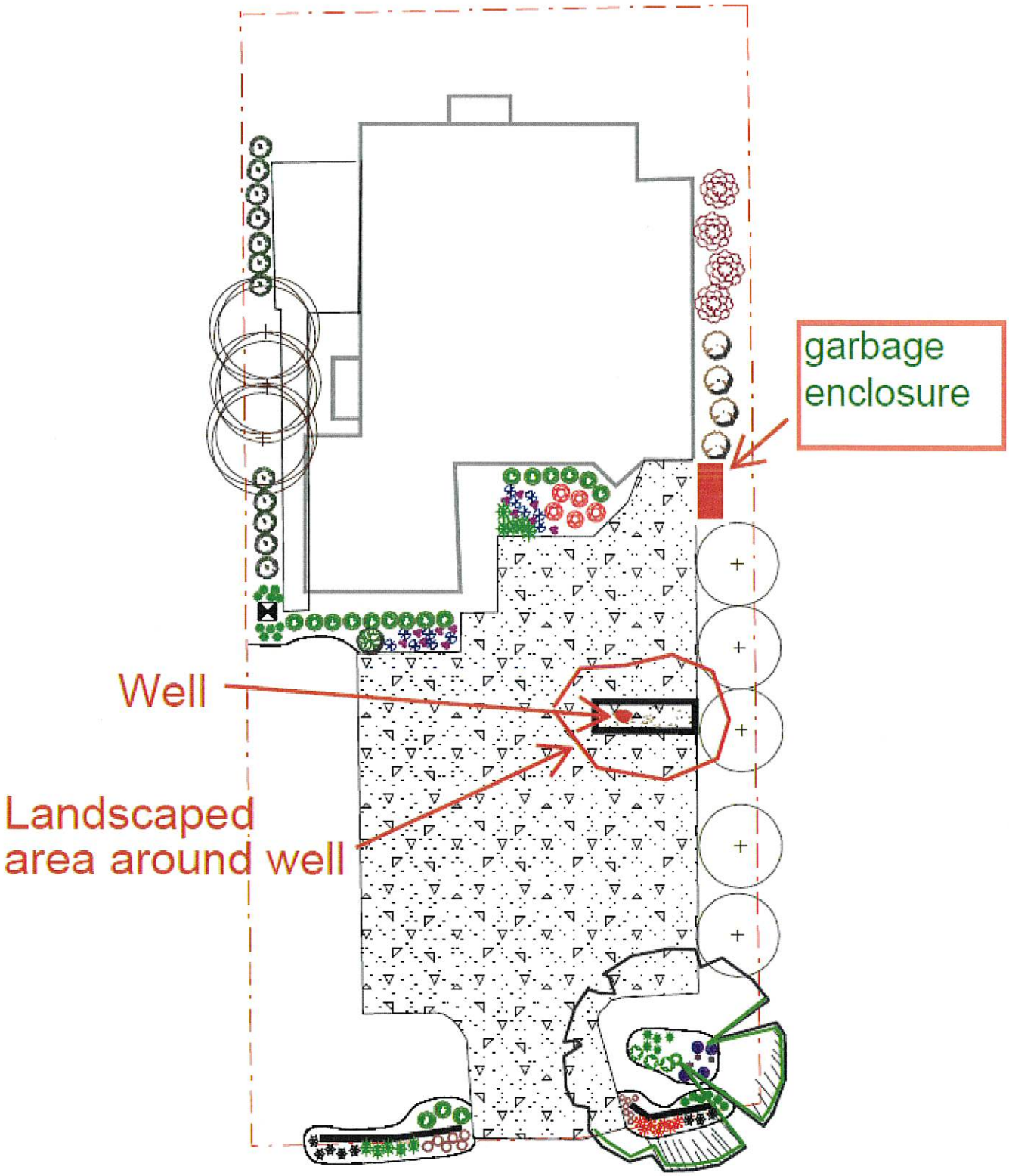


Exhibit C:

	Minimum Parking Required Per Tenant	
Weekday Hours	*Strass McGuire and Associates Inc.*	*Wade Design*
1:00 AM – 7:00 AM	0	1 or 2 (2 Wade vehicles parked overnight most of time)
7:00 AM – 6:00 PM	1-3	5-9 (one all-hands meeting a week on Monday that uses ~ 9 spots, otherwise typically 2-3 cars)
6:00 PM – 1:00 AM	Usually 0, sometimes 1	0

	Minimum Parking Required Per Tenant	
Weekend Hours	*Strass McGuire and Associates Inc.*	*Wade Design*
1:00 AM – 7:00 AM	0	2
7:00 AM – 6:00 PM	1 (sometimes)	2
6:00 PM – 1:00 AM	0	2

Exhibit D:

Town Center Landscaping Specifications and Design Criteria

Street Trees

Freeman Maple
Planetree (Exclamation)
Adirondack Crabapple
Hackberry
Swamp White Oak
Red Oak
Accolade Elm
Serviceberry

Triumph Elm
Gladiator Crabapple
'Urban Pinnacle' Bur Oak
'Beacon' Swamp White Oak
'Sweet Street' Linden

Interior Trees

Japanese Tree Lilac
'Adirondack' Crabapple
'Apollo' Sugar Maple
Cornelian cherry Dogwood (golden glory)
Turkish Filbert
'Regal Prince' English Oak
'Homestead' Hybrid Elm
'Spring Snow' Crabapple
'Gladiator' Crabapple
'Firespire' Musclewood
'Beacon' Swamp White Oak

Shrubs

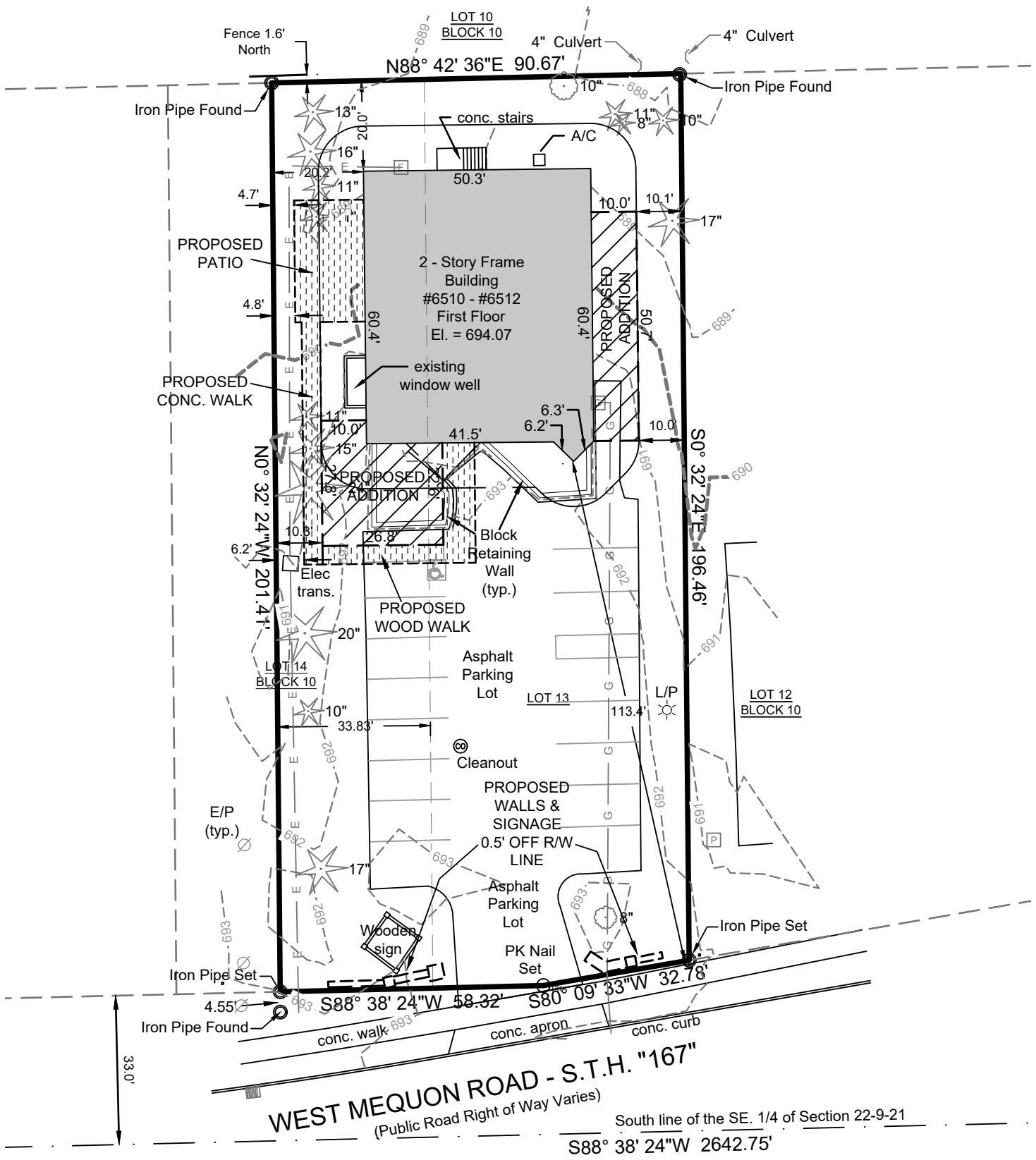
Viburnum
Tor Birchleaf Spirea
Ninebark (burgundy)
Dwarf Bush Honeysuckle
Gro-Lo Sumac
Chokeberry
Miss Kim Lilac
Bloomerang Lilac
Chinese Juniper

Perennials and Grasses

Sedum
Astilbe
Salvia
Karl Forester Grass
Little Bluestem Grass
Prairie Dropseed Grass
Shasta Daisy
Happy Returns Daylily
Walkers Low Catmint
Shenandoah Switch Grass
Black Eyed Susan
Calamintha nepeta
Heavy Metal Switchgrass

Plat of Survey

Lot 13 and the East 33' 10" of Lot 14, Block 10, Continuation of Theinsville Realty Subdivision, being part of the Southeast 1/4 of Section 22, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, State of Wisconsin
Excepting therefrom lands conveyed in Right of Way Project Plat No. 1382-01-20
Said parcel containing 18,177 sq. ft. / 0.417 acres of land, more or less



Revised 10-30-2025: Added Signage Walls

Revised 10-27-2025: Revised proposed features

Revised 9-03-2025: Added topographic features and additions

SURVEY CERTIFICATE

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

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

Dated at City of Milwaukee, State of Wisconsin this 2nd day of June, 2025.

Recertified _____

James Schneider
S - 2127

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

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

Prepared for:
Michael Wade
6510 West Mequon Road
Mequon, WI 53092

#24073 - Survey Plat

All coordinates and bearings are referenced to the South line of the SE 1/4 of Section 22-9-21 which bears S88°38'24"W as recorded by SEWRPC datum NAD83

0 30' 60'

Document Number

State Bar of Wisconsin Form 3 - 2003

QUIT CLAIM DEED

Document Name

1161177
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
07/26/2024 11:19 AM
REC FEE: 30.00
TRANS FEE:
PAGES: 1
EXEMPT #: 77.25 (15S)
ELECTRONICALLY RECORDED

THIS DEED, made between Michael Wade and Kristin Wade ("Grantor," whether one or more), and 6510 W Mequon Road, LLC ("Grantee," whether one or more).

Grantor, quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Ozaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

All of Lot 13 and the East 33 feet and 10 inches of Lot 14 in Block 10, of the Thiensville Realty Company Plat to the City of Mequon, County of Ozaukee, State of Wisconsin. EXCEPTING THEREFROM that part conveyed to the State of Wisconsin, Department of Transportation by Quit Claim Deed dated May 6, 1988 and recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on May 13, 1988 in Volume 615, Page 885, as Document No. 402612.

Recording Area

Name and Return Address
Michael and Kristin Wade
5200 W. Parkview Drive
Mequon, WI 53092

14-092-10-13.000
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

JAN SCOTT PIERCE NOTARY PUBLIC OF WISCONSIN

Dated July 1, 2024

*Michael Wade (SEAL)

*Kristin Wade (SEAL)

* (SEAL)

* (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____.

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Jan Scott Pierce
SBN: 1037163

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Personally came before me on July 1, 2024, the above-named Michael Wade and Kristin Wade to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*Jan Scott Pierce
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED **STATE BAR OF WISCONSIN** **FORM No. 3-2003**

*Type name below signatures.

Electronic Real Estate Transfer Receipt

Wisconsin Department of Revenue

8Ø67E

TRF-0018469

1. Grantors and grantees must review this receipt, noting grantor and grantee responsibilities
2. Mail or deliver the following items:

***Ozaukee County** Register of Deeds, 121 W MAIN ST, RM 120, PO BOX 994, PORT WASHINGTON, WI 53074-0994*

- This receipt page and a transfer fee of $0.00
- The deed or instrument of conveyance and a recording fee of $30.00 (regardless of the number of pages)

To view real estate transfer return details online, visit: https://ww2.revenue.wi.gov/RETRWebPublic/application. You will need your receipt number, total value of real estate transferred, and the last name of one grantor or grantee.

Receipt **8Ø67E**. Filed July 8, 2024, 4:30 PM - **Ozaukee County**. Conveyance date **2024-07-01**.

Value transferred	**$800,500**	Transfer fee	**$0.00**
Value of fixtures	**$0**	Fee exemption number	**15s**

Grantor	Wade, Michael; Wade, Kristin
Grantee	6510 W Mequon Road, LLC
Tax bill address	6510 W Mequon Road, LLC, 5200 W. Parkview Drive, Mequon, Wisconsin 53092
Property location	6510 W Mequon Road (**City of Mequon**)
Parcel	14-092-10-130.00 (Thiensville Realty Company Plat/13/10)
Legal description	All of Lot 13 and the East 33 feet and 10 inches of Lot 14 in Block 10, of the Thiensville Realty Company Plat to the City of Mequon, County of Ozaukee, State of Wisconsin. EXCEPTING THEREFROM that part conveyed to the State of Wisconsin, Department

Grantor responsibilities: Grantors are responsible for paying the proper fee amount—verify the total property value, fee amount and fee exemption before sending this receipt to the county Register of Deeds.

Grantee responsibilities: Grantees assert that this property is <u>not</u> a primary residence.

Preparer	Jan Pierce, 414-755-2258, jan@janpiercelaw.com
Grantor agent	Jan Pierce, 414-755-2258, jan@janpiercelaw.com
Grantee agent	Jan Pierce, 414-755-2258, jan@janpiercelaw.com

If you have questions on the Real Estate Transfer Return (RETR), visit the Wisconsin Department of Revenue's Real Estate Transfer Fee web page at: revenue.wi.gov/retr/index.html, or contact your County Register of Deeds. To locate your Register of Deeds, visit: wrdaonline.org.

Information on a real estate transfer return is used to administer various Wisconsin laws, including: income tax, real estate transfers, rental unit energy efficiency, lottery tax credit, and general property tax. Whether you are a resident, part-year resident, or non-resident, you must report the transfer of Wisconsin real estate in a taxable transaction on your Wisconsin income tax return. If you are a non-resident, you must file Form 1NPR to report the sale.

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Jac Zader, Assistant Director Community Development**
DATE: **December 1, 2025**
SUBJECT: **Granville Ridge LLC for Elroy Klug. The applicant is seeking concept plan approval to allow for a 13-lot conservation subdivision on 60 acres for the properties located at the northeast corner of Granville and Mequon Roads and west portion of 11449 N. Farmdale Road.**

Background:
The applicant is requesting concept plan approval for a 13-lot conservation subdivision development on 60 acres (after dedication) located on the west portion of 11449 N Farmdale Rd and parcel located on the northeast corner of Mequon Road and Granville Road. The code provides an incentive for conservation subdivisions by allowing for one additional lot for every 40 acres which results in 13 total lots.

Proposed Concept Plan:
The concept plan shows the thirteen lots surrounded by common open space. The plan complies with the code requirement of 60% open space and a 300-foot setback for lots adjacent to Granville Road and Mequon Road. The open space area includes the preservation of the delineated wetlands located on the east and west portion of the development. The plan also shows a grass walking path that surrounds the east portion of the site and storm water detention ponds. The open space area also includes areas for potential septic site locations which is now allowed by the code. Previously, all septic systems were required to be located on the lot they were serving. This will provide flexibility to the location of the dwelling on each of the proposed lots.

The concept plan shows lots ranging from 1.5 to 1.65 acres in size which is appropriate and consistent for a conservation subdivision in the past. The plan shows a 50-foot front setback and 25 feet side and rear offsets for the proposed development. Based on the size of the lots and past approvals for conservation developments, staff believes the proposed setback and offsets are acceptable. The code requires the development to have two or more road connections at the boundaries of the development. The plan shows a proposed public road (Granville Ridge Circle) with two access points along Granville Road. The concept plan does not show any connections to adjacent parcels. The parcels to the north and east are currently developed as single family lots with no existing access points to connect to the proposed development.

The proposed subdivision shall comply with all of the provisions of the code including the timing of the following requirements:

1. Prior to approval of the final plat, the applicant shall provide the city with a description of the organization of the proposed homeowner association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements.
2. The homeowner association shall be operating (with financial subsidization by the owner or applicant, if necessary) before the earlier of the sale of any dwelling or approval of the final plat.
3. Protected conservancy areas and rights-of-way adjoining the protected conservancy areas shall be subject to a stewardship plan professionally prepared and in form and content acceptable to the Planning Commission.
4. The stewardship plan is required to be submitted with the preliminary plat and is subject to Planning Commission approval.

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

Access is proposed at two locations on North Granville Road, with a loop road within the subdivision. The concept plan shows entrance islands and acceleration and deceleration tapers in conformance with the Mequon Standard Specifications for Land Development (SSLD). A bypass lane required for traffic volumes exceeding 1,500 ADT on the connecting street per the SSLD. Subsequent submittals must address the bypass lane requirement and whether a single, extended bypass lane should be considered given the distance between the entrances. Entrance islands and cul-de-sac and eyebrow islands shall be designated as a subdivision outlot. The development agreement will define any specific requirements.

Right-of-way on Granville Road shall be dedicated at the ultimate right-of-way width with final plat and is subject to Common Council approval. The dedication is represented on the concept plan.

Wetlands are present on site. A map of the delineated wetlands was provided with the application. The assured wetland delineation report shall be provided with the preliminary plat application. The delineator must indicate the wetland quality in accordance with City ordinances, which dictate the applicable protective area. The wetland protective area must be shown on the preliminary and final plats. No impervious surface is permitted within the wetland protective area.

The site is not located within the City's sewer service area, and therefore is not required to connect to public sewer or water. Soil evaluation reports were provided with the application indicating that all of the lots can support private onsite wastewater treatment systems. Private wells will be required and are regulated by the WDNR. A fire cistern may be required pending review by the Fire Chief. If the Fire Chief allows installation deferral, a Fire Protection Escrow will be established with the development agreement.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Sec. 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance.

A filling, excavation, and berms permit is required. If the total amount of filling and excavation exceeds 1,000 cubic yards, Planning Commission approval is required.

The improvements propose land disturbance exceeding one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Staff Recommendation:
Planning staff recommends the Planning Commission recommend **approval** of the concept plan subject to the following condition(s):

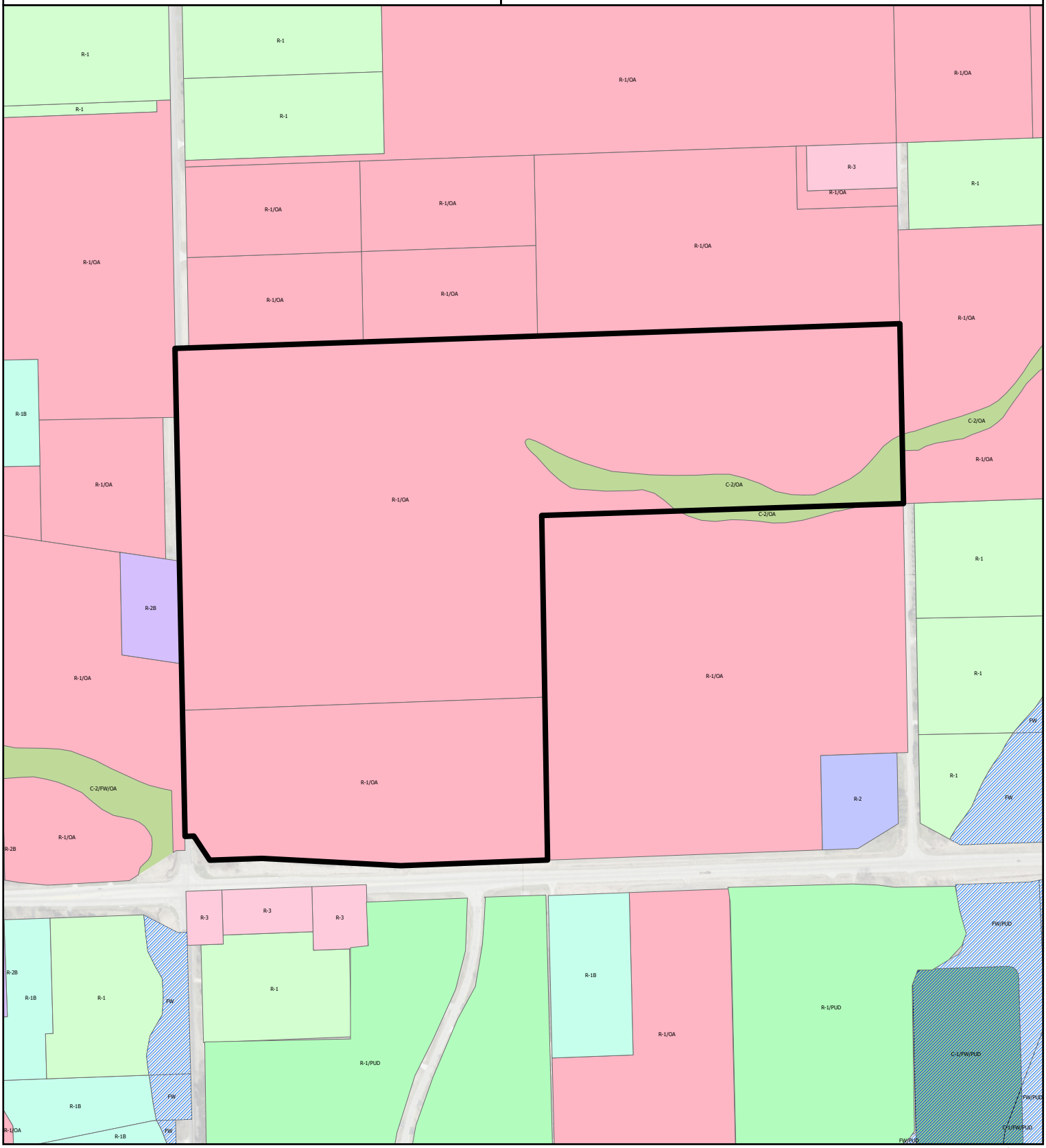
1. All buildings shall maintain a minimum building setback of 50' from the public road right-of-way and a minimum 25' offset from the side and rear property lines.
2. There shall be a permanent open space buffer along the perimeter of this development as illustrated in the attached development concept plan. The open space buffer shall be 300 feet from Granville Road and Mequon Road,
3. The development shall comply with preliminary plat, development agreement, and final plat requirements.
4. Prior to approval of the final plat, the applicant shall provide the city with a description of the organization of the proposed homeowner association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements.
5. The homeowner association shall be operating (with financial subsidization by the owner or applicant, if necessary) before the earlier of the sale of any dwelling or approval of the final plat.
6. Protected conservancy areas and rights-of-way adjoining the protected conservancy areas shall be subject to a stewardship plan professionally prepared and in form and content acceptable to the Planning Commission.
7. The stewardship plan is required to be submitted with the preliminary plat and is subject to Planning Commission approval.
8. City Attorney approval of all legal documents.
9. 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.
10. Street trees are subject to the approval of the Tree Board and Planning Commission.
11. Street lighting, if proposed, is subject to the approval of the Planning Commission.
12. Entryway signage and landscaping is subject to the approval of staff.

13. Any substantial change to the general concept plans illustrated in the attached exhibits shall require Planning Commission approval.
14. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
15. Execution and recording of a Development Agreement.
16. Engineering Division review and approval of site plans including grading, utility, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
17. Applicant shall provide a soil evaluation report verifying that each of the lots may be served via approved septic or mound systems.
18. The assured wetland delineation report shall be provided with the preliminary plat application.
19. The final road design shall be subject to the review and approval of Engineering and the Fire Departments, in accordance with the Standard Specifications for Land Development and City Code.
20. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
21. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
22. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
23. Application for and approval of a City Filling and Excavation Permit. If the total amount of filling and excavation exceeds 1,000 cubic yards, Planning Commission approval is required. The permit shall be subject to a haul bond.

Attachments:
Packet Docs_Granville Ridge

GRANVILLE RIDGE 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



Project Narrative

Granville Ridge Conservation Subdivision, Mequon

October 27, 2025

The Victory Companies of Wisconsin is requesting approval of a Concept Plan for the development of approximately 60 acres at the northeast corner of Mequon Road and Granville Road in Mequon into a 13 lot R-1 Single Family Rural Residential Conservation Subdivision. The land is the western part of the Klug family farm. Victory developed Farmdale Estates just east of the proposed Granville Ridge Subdivision.

Victory has an executed purchase contract for the two parcels of land including 15 acres accessed from Farmdale Road containing the vacant farmhouse, barn and machine sheds. The land is currently leased to several farmers who use some of the buildings and harvest various crops. The farm will be cleaned of debris and the invasive trees and shrubs will be removed. A professional conservation stewardship plan will be established and implemented by the developer and HOA.

The Concept Plan that we are presenting for approval follows the R-1 Ordinance including a 300' open space setback to the lots along Mequon Road and Granville Road. We will be dedicating new right-of-way as part of the subdivision plat.

The existing drainage patterns on the site are being preserved. We have completed a wetland delineation and have had the city forester identify specimen trees. There are no conflicts. Grassy walking paths for subdivision residents are included in the plan.

We have provided 60% open space in accordance with the ordinance. We are retaining the general topography of the site with very little grading outside of the road system and buildable area of the lots. Septic mounds and private wells will be located within the lots and also within an easement in the open space around the lots as shown on the Concept Plan. We have located our storm water ponds on the east side of the subdivision.

The new public road is 20' wide in a 60' wide easement per the Conservation Design Standard. The road has gravel shoulders and grass ditches. We have included a curbed entry island on each of the road connections, an acceleration lane and a deceleration lane have been shown on Granville Road, subject to review of city staff. As required in the ordinance we have provided two street connections. There are no undeveloped parcels adjacent to the proposed subdivision.

For safety and as required by the ordinance, we are proposing a municipal streetlight at each entrance island. Street trees will be planted per the city requirements.

The Wetland Delineation identified an isolated wetland along Granville Road and a wetland south of the farmstead. To preserve this wetland we included this land area in the

conservation subdivision and stewardship plan. None of the wetlands are in the developed area of the subdivision or on private lots.

We have provided a Concept Plan for city staff review and approval. We look forward to Planning Commission review and approval at the December 2025 meeting.

Thank you.

Frederick P. Bersch
Bonnilake Real Estate, LLC
414-940-9912

N

0 150 300

CONSERVATION SUBDIVISION NOTES:

Minimum development site size. Conservation subdivisions shall only be permitted on development sites of 25 acres or larger. Two or more adjoining parcels may be combined to create a development site of 25 acres or larger.

Total Area=62.46 Acres

Total Area less Dedication=60.40 Acres

Minimum protected conservancy area. At least 60 percent of the land area in a conservation subdivision shall be protected conservancy area(s).

Conservancy Area Required=36.24 Acres

Conservancy Area Provided=36.49 Acres

Lot Setbacks:

Front Yard: 50'
Side Yard: 25'
Rear Yard: 25'

Maximum Lot Coverage: 15%

Minimum Average Lot Width: 125'

Septic Easement within conservancy per Section 58-234 (d)(2)(b)(4). Septic Easement will extend behind Lots 1-13. Mound systems shall be a minimum of 75-feet from the exterior boundary of the subdivision.

Residential Street Cross Section for Conservation Subdivision per City of Mequon Standard Specifications for Land Development. Street width is 20' wide with 2' shoulder.

W-1 & W-2 are wetlands delineated by Heartland Ecological Group, Inc. dated 9/8/2025.

REVISIONS:

NO.	DATE	DESCRIPTION
1	8.25.25	BONNILAKE CONCEPT PLAN

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GRANVILLE RIDGE
11449N FARMDALE ROAD
MEQUON, WI 53097

PLAN TITLE:
CONCEPT PLAN

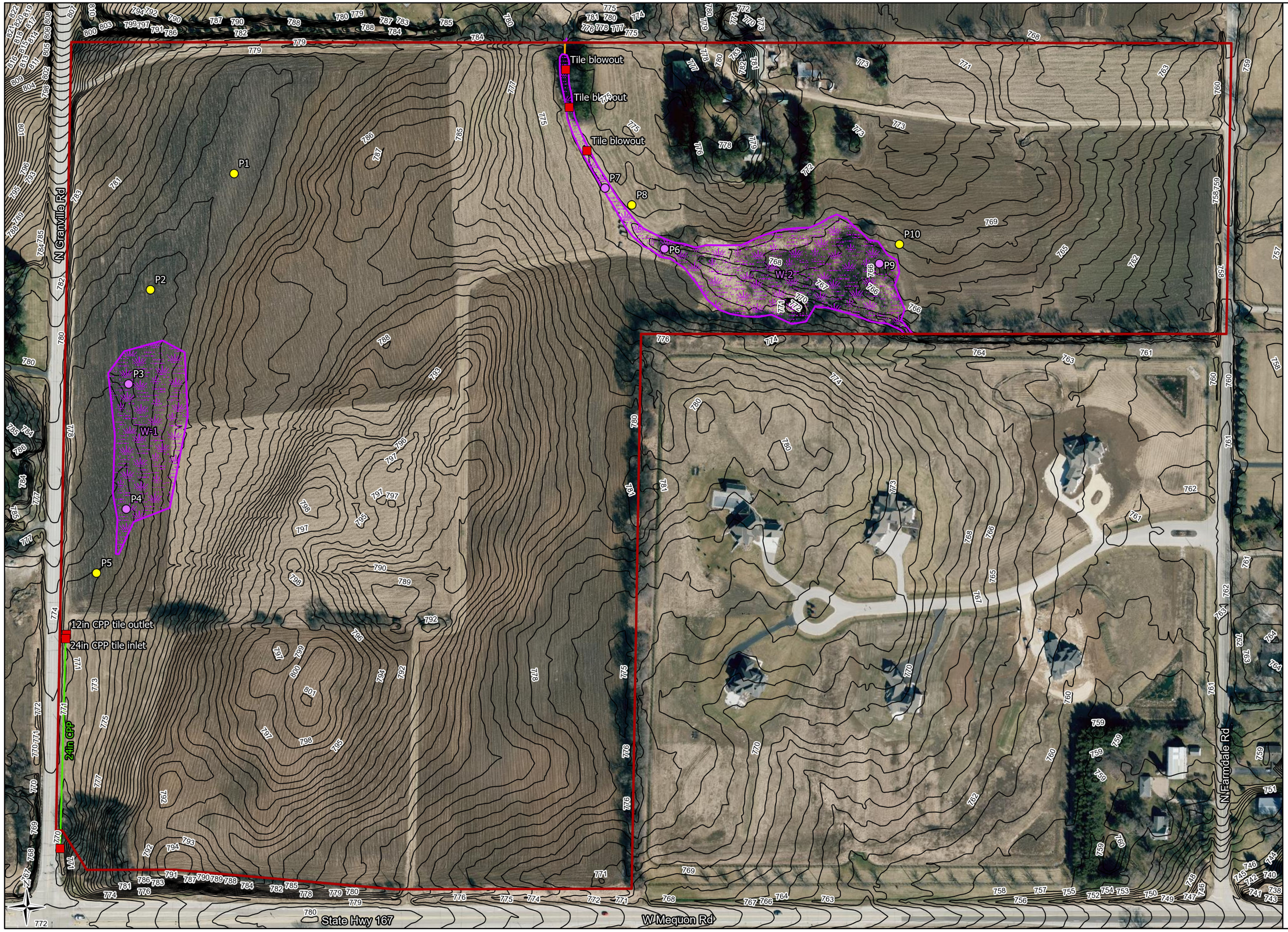
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

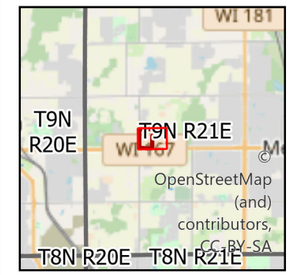
PLAN DATE: **11/18/2025**

PROJECT NO: **\BO-14-25**

CONCEPT

SHEET NO:
C1.00





- Study Area (77.12 ac)
- Ozaukee Co 1ft Contours
- Field Delineated Wetlands (3.65 ac)
- Offsite Wetland Boundaries
- Culvert

Sample Points

- Upland
- Wetland

0 100 200 Ft

Heartland ECOLOGICAL GROUP INC

Figure 7. Field Delineated Wetlands

Victory Klug Farmdale-Granville
Project # 20251626
T9N, R21E, S20
C Mequon, Ozaukee Co

2024 Orthophoto
Ozaukee Co, HEG

LRR: MW

Figure Created: 9/8/2025

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Jac Zader, Assistant Director Community Development**
DATE: **December 1, 2025**
SUBJECT: **Riverland Meadows. The applicant is seeking development agreement, preliminary plat and stewardship plan approval to allow for a 12-lot conservation subdivision for the property located at 4001 W. Pioneer Road.**

Background: The applicant is requesting preliminary plat, development agreement and stewardship plan approval for a 12-lot subdivision development on 55 acres of land located at the southwest corner of Pioneer and Riverland Roads. The plan proposes to be served by a public road from Riverland Road. The Planning Commission approved the concept plan at the September 29, 2025, meeting.

Preliminary Plat:
The preliminary plat shows a 12-lot development with lots ranging from 1.46 to 1.71 acres served by a public road that connects to Riverland Road. The plat shows changes approved by the Planning Commission at the September 29, 2025, meeting including adjusting the road south to line up with the property line across the street and showing a 75-foot setback for the on-site septic systems.

The proposed subdivision shall comply with all of the provisions of the code including the timing of the following requirements:

1. Prior to approval of the final plat, the applicant shall provide the city with a description of the organization of the proposed homeowner association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements.
2. The homeowner association shall be operating (with financial subsidization by the owner or applicant, if necessary) before the earlier of the sale of any dwelling or approval of the final plat.

Stewardship Plan:

The applicant has submitted a stewardship plan completed by Heartland Ecological Group on October 27, 2025. The plan is well organized and complies with the requirements dictated in the code including the following:

- Identifies restoration goals which includes the establishment of high-quality native prairie.
- Reduce erosion and enhance soil health through the establishment of deep-rooted native species.
- Identification, control and prevention of invasive species and noxious weeds.
- Provides a clear plan for long-term maintenance and stewardship.

The elements of the plan will be incorporated into a protective conservancy maintenance and access easement and agreement that will be recorded with the Register of Deeds which will put all future lot/home buyers on notice regarding the mandatory responsibilities for the open space. The easement and agreement shall be approved by the City Attorney and Planning Commission prior to Final Plat and noted on the plat.

Development Agreement:
Please see attached draft development agreement authored by Planning and Engineering staff to address the necessary improvements for the development. The development agreement provides the opportunity to construct two (2) model dwellings prior to final plat approval with the understanding that the unit can't be sold or title transferred until the associated plat is recorded.

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

Access is proposed on North Riverland Road. The plan shows an entrance island and an acceleration and deceleration taper in conformance with the Mequon Standard Specifications for Land Development (SSLD). A bypass lane is not required due to traffic volumes on North Riverland Road. Entrance islands and cul-de-sac and eyebrow islands shall be designated as a subdivision outlot. In accordance with R-1 zoning ordinances, the street shall terminate in an eyebrow within 150 feet of the property line, and the area from the eyebrow to the property line shall be a dedicated 60-foot right-of-way. If the property to the south develops in the future, the development will be required to connect to the street stub within the right-of-way.

Right-of-way shall be dedicated at the ultimate right-of-way width with final plat. The right-of-way dedication on Pioneer Road, which is under Ozaukee County jurisdiction, must also be required at the width determined by the County. The applicant shall provide documentation from Ozaukee County confirming the needed right-of-way dedication on Pioneer Road. Grading within the Ozaukee County right-of-way or highway easement will require a permit from the County.
Wetlands are present on site. An assured wetland delineation report was provided with the application. The delineator must indicate the wetland quality in accordance with City ordinances, which determine the applicable protective area. The plat documents and the stewardship plan

must show and disclose the wetland protective area. No impervious surface is permitted within the wetland protective area.

The site is not located within the City's sewer service area and therefore is not required to connect to public sewer or water. Soil evaluation reports were provided with the application indicating that all of the lots can support private onsite wastewater treatment systems. Private wells will be required and are regulated by the WDNR. The Fire Chief will allow fire cistern installation deferral, therefore, a Fire Protection Escrow will be established, which is indicated in the development agreement.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Sec. 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance.

The plans show that the berm height is limited to 4.5 feet or less above the street height in accordance with the concept plan condition of approval. The applicant and staff shall confirm the street grade height prior any earthwork on site. In addition, this grade height and berm standard shall be documented and disclosed within the stewardship plan. The fill quantity was approved at the September 2025 meeting.

The applicant must provide a master lot grading plan for the subdivision. Additional grading and maintenance easements may be required to contain all the graded roadside ditch areas.

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

Staff Recommendation:
Planning staff recommends **approval** of the preliminary plat, development agreement and stewardship plan subject to the following condition(s):

1. All buildings shall maintain a minimum building setback of 50' from the public road right-of-way and a minimum 25' offset from the side and rear property lines.
2. There shall be a permanent open space buffer along the perimeter of this development as illustrated in the attached development concept plan. The open space buffer shall be 300 feet from Riverland Road and Pioneer Road.
3. The development shall comply with concept plan, development agreement, and final plat requirements.

4. Prior to approval of the final plat, the applicant shall provide the city with a description of the organization of the proposed homeowner association, together with copies of its

governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements.

5. The homeowner association shall be operating (with financial subsidization by the owner or applicant, if necessary) before the earlier of the sale of any dwelling or approval of the final plat.
6. City Attorney approval of all legal documents including a protected conservancy easement that incorporates the stewardship plan and the responsibility for maintaining elements in the open space area.
7. The applicant and staff shall confirm the street grade height prior any earthwork on site. In addition, this grade height and berm standard shall be documented and disclosed within the stewardship plan.

8. 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.
9. Street trees are subject to the approval of the Tree Board and Planning Commission.
10. Street lighting, if proposed, is subject to the approval of the Planning Commission.
11. Entryway signage and landscaping is subject to the approval of staff.
12. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.

13. Common Council approval of the Development Agreement.
14. The development shall comply with preliminary plat, development agreement, open space plan and final plat requirements.
15. Engineering Division review and approval of site plans including grading, utility, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
16. A master lot grading plan for the subdivision must be submitted for review and approval.
17. Provide documentation from Ozaukee County confirming the needed right-of-way dedication on Pioneer Road.
18. Provide permit for work within right-of-way from Ozaukee County, if needed.
19. The final road design shall be subject to the review and approval of Engineering and the Fire Departments, in accordance with the Standard Specifications for Land Development and City Code.
20. The wetland protective area shall be shown on the plat documents. No impervious surface is permitted within the protective area. The plat documents and the stewardship plan must show and disclose the wetland protective area.
21. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
22. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in

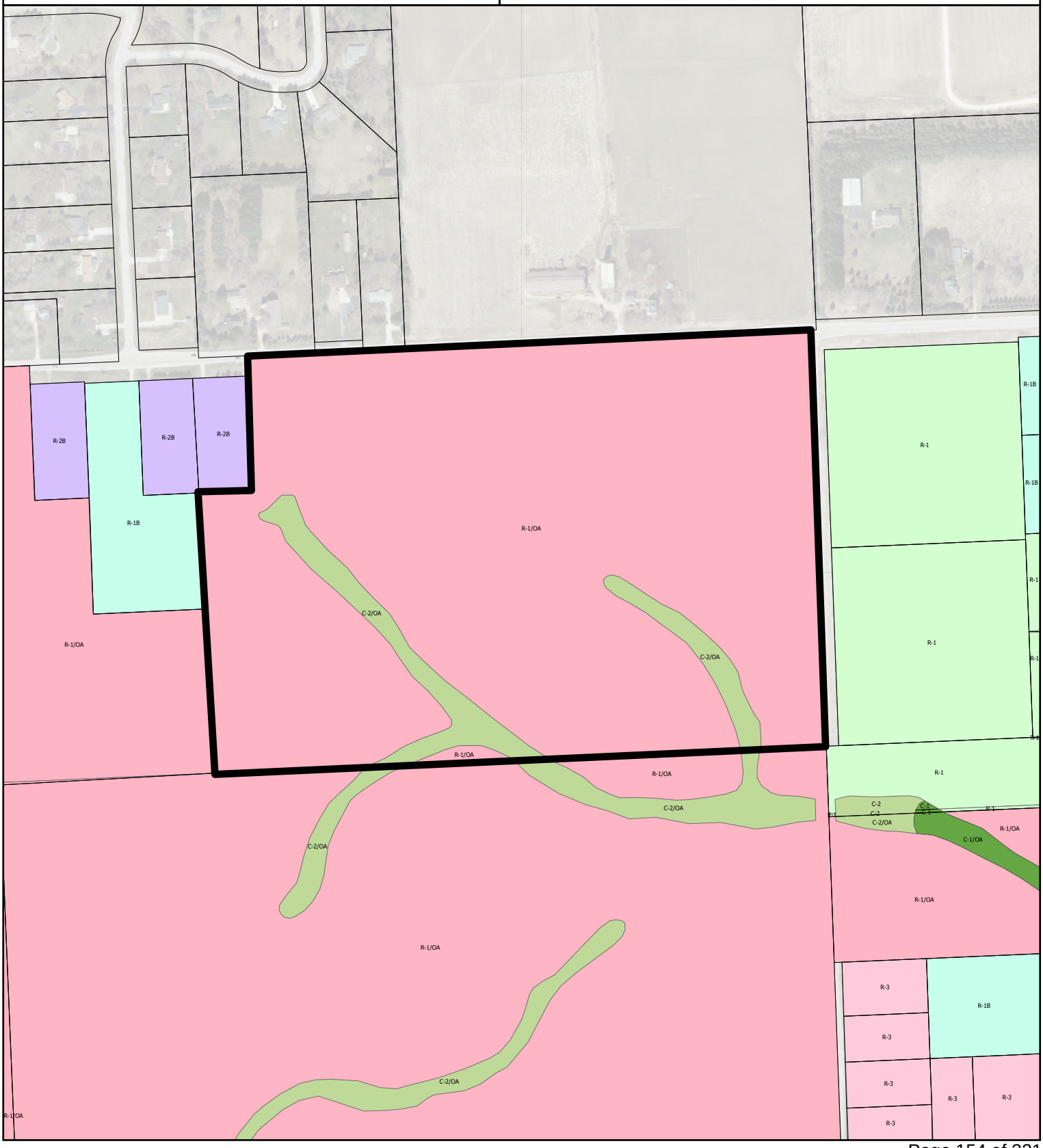
accordance with 58-678(h).

23. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
24. Application for and approval of a City Filling and Excavation Permit. The permit shall be subject to a haul bond.

Attachments:
Packet Docs_Riverland Meadows

RIVERLAND MEADOWS

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



PRELIMINARY PLAT OF

RIVERLAND MEADOWS

PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

OWNER:
STEVE KEARNS
3757 KEARNS KROSSING
WEST BEND, WI 53095

Ⓓ DEDICATED TO THE PUBLIC FOR ROAD PURPOSES:

RIVERLAND MEADOWS DRIVE: 141,865 SQ. FT // 3.2568 ACRES
AND
PIONEER AND RIVERLAND ROADS: 168,896 SQ. FT // 3.8773 ACRES

OUTLOTS 3, 4, AND 5 FOR LANDSCAPING PURPOSES

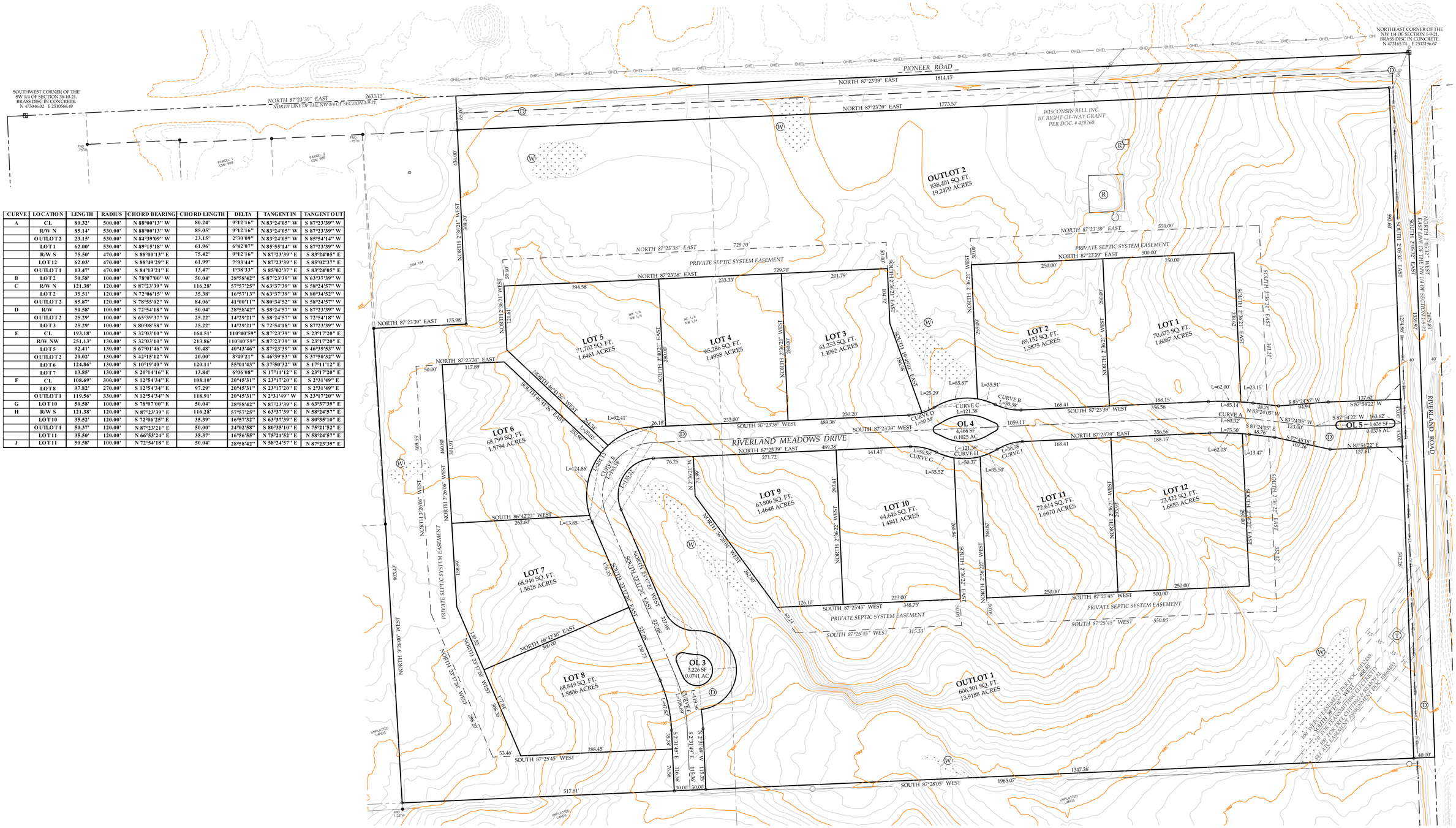
R-1/OA ZONING
SETBACKS:
PRINCIPAL STRUCTURE:
STREET: 50 FEET
SIDE: 25 FEET
REAR: 25 FEET

N

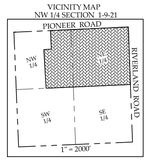
0 50 100
ONE (1) INCH EQUALS
ONE HUNDRED (100) FEET

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83/2011). THE NORTH LINE OF NW 1/4 OF SECTION 1-9-21 BEARS NORTH 87°23'39" EAST.

CURVE	LOCATION	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT IN	TANGENT OUT
A	CL	80.32'	500.00'	N 88°00'13" W	80.24'	9°12'16"	N 83°24'05" W	S 87°23'39" W
	R/W N	85.14'	530.00'	N 88°00'13" W	85.05'	9°12'16"	N 83°24'05" W	S 87°23'39" W
	OUTLOT 2	23.15'	530.00'	N 84°39'09" W	23.15'	2°30'09"	N 83°24'05" W	N 85°54'14" W
	LOT 1	62.00'	530.00'	N 89°15'18" W	61.96'	6°42'07"	N 85°55'14" W	S 87°23'39" W
	R/W S	75.50'	470.00'	S 88°00'13" E	75.42'	9°12'16"	N 87°23'39" E	S 83°24'05" E
	LOT 12	62.03'	470.00'	S 88°49'29" E	61.99'	7°33'44"	N 87°23'39" E	S 85°02'37" E
	OUTLOT 1	13.47'	470.00'	S 84°13'21" E	13.47'	1°38'33"	N 85°02'37" E	S 83°24'05" E
B	LOT 2	50.58'	100.00'	N 78°07'00" W	50.04'	28°58'42"	S 87°23'39" W	N 63°37'39" W
C	R/W N	121.38'	120.00'	S 87°23'39" W	116.28'	57°57'25"	N 63°37'39" W	S 58°24'57" W
	LOT 2	35.51'	120.00'	N 72°06'15" W	35.38'	16°57'13"	N 63°37'39" W	N 80°34'52" W
	OUTLOT 2	85.87'	120.00'	S 78°55'02" W	84.06'	41°00'11"	N 80°34'52" W	S 58°24'57" W
D	R/W	50.58'	100.00'	S 72°54'18" W	50.04'	28°58'42"	S 58°24'57" W	S 87°23'39" W
	OUTLOT 2	25.29'	100.00'	S 65°39'37" W	25.22'	14°29'21"	S 58°24'57" W	S 72°54'18" W
	LOT 3	25.29'	100.00'	S 80°08'58" W	25.22'	14°29'21"	S 72°54'18" W	S 87°23'39" W
E	CL	193.18'	100.00'	S 32°03'10" W	164.51'	110°40'59"	S 87°23'39" W	S 23°17'20" E
	R/W NW	251.13'	130.00'	S 32°03'10" W	213.86'	110°40'59"	S 87°23'39" W	S 23°17'20" E
	LOT 5	92.41'	130.00'	S 67°01'46" W	90.48'	40°43'46"	S 87°23'39" W	S 46°39'53" W
	OUTLOT 2	20.02'	130.00'	S 42°15'12" W	20.00'	8°49'21"	S 46°39'53" W	S 37°50'32" W
	LOT 6	124.86'	130.00'	S 10°19'40" W	120.11'	55°01'43"	S 37°50'32" W	S 17°11'12" E
	LOT 7	13.85'	130.00'	S 20°14'16" E	13.84'	6°06'08"	S 17°11'12" E	S 23°17'20" E
F	CL	108.69'	300.00'	S 12°54'34" E	108.10'	20°45'31"	S 23°17'20" E	S 2°31'49" E
	LOT 8	97.82'	270.00'	S 12°54'34" E	97.29'	20°45'31"	S 23°17'20" E	S 2°31'49" E
	OUTLOT 1	119.56'	330.00'	N 12°54'34" N	118.91'	20°45'31"	N 2°31'49" W	N 23°17'20" W
G	LOT 10	50.58'	100.00'	S 78°07'00" E	50.04'	28°58'42"	N 87°23'39" E	S 63°37'39" E
H	R/W S	121.38'	120.00'	N 87°23'39" E	116.28'	57°57'25"	S 63°37'39" E	N 58°24'57" E
	LOT 10	35.52'	120.00'	S 72°06'25" E	35.39'	16°57'32"	S 63°37'39" E	S 80°35'10" E
	OUTLOT 1	50.37'	120.00'	N 87°23'21" E	50.00'	24°02'58"	S 80°35'10" E	N 75°21'52" E
	LOT 11	35.50'	120.00'	N 66°53'24" E	35.37'	16°56'55"	N 75°21'52" E	N 58°24'57" E
J	LOT 11	50.58'	100.00'	N 72°54'18" E	50.04'	28°58'42"	N 58°24'57" E	N 87°23'39" E



VICINITY MAP
NW 1/4 SECTION 1-9-21



LEGEND

- ● 1" IRON PIPE FOUND, OR AS NOTED
- ○ 2"x18" IRON PIPE WEIGHING NOT LESS THAN 3.65 LBS./FOOT SET. 3/4"x18" REBAR WEIGHING NOT LESS THAN 1.13 LBS./FOOT SET AT ALL OTHER LOT AND OUTLOT CORNERS.
- Ⓡ (RECORDED AS) BUILDING TO BE RAZED
- Ⓣ SOIL TYPE BORDER
- SOIL TYPE
- TRANSMISSION LINE TOWER
- Ⓦ WETLANDS – DELINEATED BY HEARTLAND ECOLOGICAL GROUP, ON JULY 31, 2025

WISCONSIN
J. SCOTT HENKEL
S-2495
PLYMOUTH, WISCONSIN
LAND SURVEYOR

SURVEYED BY B. HOTTENSTEIN
MAPPED BY J. SCOTT HENKEL, PLS

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: BO-13-25 Date: 11/19/25

SHEET 1 OF 2

PRELIMINARY PLAT OF

RIVERLAND MEADOWS

PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, STEVE KEARNS:

PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 2°05'32" EAST, 1339.92 FEET, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1;
THENCE SOUTH 87°28'05" WEST, 1965.07 FEET, ALONG THE SOUTH LINE OF NORTH 1/2 OF SAID SECTION 1;
THENCE NORTH 3°26'00" WEST, 903.42 FEET, ALONG THE EAST LINE OF CERTIFIED SURVEY MAP (CSM) 989, RECORDED AS DOCUMENT NO. 297870, AND THE SOUTHERLY EXTENSION THEREOF;
THENCE NORTH 87°23'39" EAST, 175.98 FEET, ALONG THE SOUTH LINE OF CSM 184, RECORDED AS DOCUMENT NO. 218170;
THENCE NORTH 2°36'21" WEST, 434.00 FEET, ALONG THE EAST LINE OF SAID CSM 184 TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1;
THENCE NORTH 87°23'39" EAST, 1814.15 FEET, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 2,573,652 SQUARE FEET // 59.0829 ACRES, MORE OR LESS

I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE CITY OF MEQUON LAND DIVISION ORDINANCE.

_____
J. SCOTT HENKEL, PLS 2495

OWNER'S CERTIFICATE

AS OWNER, STEVE KEARNS, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF MEQUON
WISCONSIN DEPARTMENT OF ADMINISTRATION

_____
STEVE KEARNS

STATE OF WISCONSIN
:SS
_____ COUNTY
PERSONALY CAME BEFORE ME THIS _____ DAY OF _____, 202____,

_____, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

CONSENT OF CORPORATE MORTGAGEE

_____ EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LANDS MAPPED ON THIS PLAT DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICTION OF THE LAND ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF **STEVE KEARNS,** IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY_____, ITS _____ AT _____, WI, THIS _____ DAY OF _____, 202___.

IN THE PRESENCE OF:

_____
MORTGAGEE

_____ BY: _____

WISCONSIN
J. SCOTT HENKEL
S-2495
PLYMOUTH, WISCONSIN
LAND SURVEYOR

COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF **RIVERLAND MEADOWS** IN THE CITY OF MEQUON, IS HEREBY APPROVED BY THE COMMON COUNCIL.

ALL CONDITIONS HAVE BEEN MET AS OF THIS _____ DAY OF _____, 202____.

_____
ANDREW NERBUN, MAYOR, CITY OF MEQUON

CITY TREASURER'S CERTIFICATE

I, KAITLYN KRUEGER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF 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 LANDS INCLUDED IN THE PLAT OF **RIVERLAND MEADOWS**.

_____ _____
DATE KAITLYN KRUEGER, CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

I, SANDRA TRETOW, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF OZAUKEE COUNTY, 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____, AFFECTING THE LAND INCLUDED IN THE PLAT OF **RIVERLAND MEADOWS**.

_____ _____
DATE SANDRA TRETOW, COUNTY TREASURER

UTILITY EASEMENT PROVISIONS

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

STEVE KEARNS, 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. d/b/a 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, theron, 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. Buildings 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.

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@partnhse.com
FN: 80-13-25 Date: 11/04/25

SHEET 2 OF 2

Document Number	**DEVELOPMENT AGREEMENT** Document Name	

THIS DEVELOPMENT AGREEMENT ("Agreement") is made as of _____, 20__, by Keajen Properties, LLC _____ (the "Developer") and the City of Mequon, a municipal corporation (the "City").

RECITALS

A. The Developer desires to improve and develop the property described on the attached Exhibit A (the "Property").

B. Wisconsin Statutes Section 236.13(2) and Sections 58-634(c) and 58-637 of the Mequon Code of Ordinances (the "Code") provide that, as a condition of approval, the City shall require that the Developer make and install or have made and installed any reasonably necessary improvements.

C. This Agreement describes the Public Improvements, as defined below, that are necessary to complete the Developer's proposed development on the Property (the "Development"), the Private Improvements, as defined below, and other terms and conditions of the Development.

Recording Data

Name and Return Address

City Engineer
11333 N Cedarburg Road
Mequon, WI 53092

Parcel Identification Number

140010500000

D. The schedule for the City's Public Works Department, and the City's budget, do not provide for installation of the Public Improvements, and absent this Agreement, there would be a considerable delay in the installation of the Public Improvements.

E. The orderly, planned development of the Development will best promote the health, safety and general welfare of the community.

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing recitals and the following agreements, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree:

1. Improvements. As defined in this Agreement, the following terms and phrases have the following meanings:

"Improvements" means the Private Improvements and the Public Improvements.

"Private Improvements" means all improvements in the Development required by this Agreement other than the Public Improvements.

"Public Improvements" means all public streets, sidewalks, paths and required appurtenances to the foregoing, including without limitation street name signs, regulatory/public safety signs (speed limit signs, stop signs and so forth) and bollards; sanitary sewer facilities and water supply facilities that connect to the public sewer or public water systems, but in each instance only those portions up to and including stubs of laterals; street trees and any required landscaping in rights of way; street trees and other landscaping in easement areas dedicated to the City for that purpose, but only to the extent specified in such easements; items specified in the Plans, as defined below and approved by the City, as Public Improvements; and items specified in the Code or state statues as Public Improvements.

2. Proposed Development Plan. The 12 lot R-1 single family Development as proposed is depicted on the Developer's proposed development plan.

The proposed development plan was granted Preliminary Plat approval by the Planning Commission on _____. The Preliminary Plat is an expression of approval or conditional approval of the layout submitted and is a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission.

PLANS AND SPECIFICATIONS

3. Plans and Specifications. The Developer shall, at its expense, have plans and specifications (collectively, the "Plans") prepared for the Improvements. The Plans shall include those plans that are customary in the industry for similar developments, including a site plan, grading, drainage and erosion control plans, stormwater drainage plans, landscaping and open space plans, street plans, utility plans and construction details, including those construction details described in this Agreement. The Plans shall be subject to review and approval of the City Engineer and any regulatory body or other staff person specified below. The Developer shall not commence the Improvements until the Plans are reviewed and approved.

4. Corrections to Plans. The City Engineer may, at any time prior to Final Plat approval, require changes to approved Plans for any of the Improvements to the extent such changes are necessary to correct oversights, omissions or errors, to compensate for changing site conditions or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work necessitated by any such change entirely at its expense without any claim for reimbursement.

5. Standards. The Plans and design of the Improvements shall comply with the requirements of the current edition of the City's Standard Specifications for Land Development and all applicable provisions of the Code and state and federal laws (each a "Regulation") in place at the time of preliminary approval of the Plans and design. Additionally, the Plans shall satisfy the requirements set forth below. In the event of a conflict between the Standard Specifications and this Agreement, the terms of this Agreement shall control. In the event of a conflict between any Regulations, the more stringent requirement shall apply unless otherwise addressed within the Regulation.

6. Changes in Regulations. Should any Regulation change within two years of the preliminary approval, the Developer may choose which version of the Regulation to follow if material work on the applicable Improvement has commenced. Where work on an Improvement affected by the changed Regulation has not commenced, the Developer shall comply with the revised Regulation.

7. Grading, Drainage and Erosion Control Plans. The Developer shall submit grading, drainage and erosion control plans that:

(a) Indicate which lots are designed for full exposure and partial exposure and the lots that are limited to front load entry garage only.

(b) Show 2' contours for both existing and proposed grades for building pads and any culverts and storm sewers.

(c) Indicate and detail the cross-section and profiles of all drainage ways and erosion protection.

(d) Show minimum setback and offset dimensions and building grades approved by the City.

(e) For all land disturbing activities, show existing contours at least 200' into adjacent parcels.

(f) Show the location and dimension of all construction site management measures to control erosion and sedimentation.

(g) Include minimum elevations for the proposed top of principal building foundation walls based on proposed building envelopes shown on the approved specimen tree plan and approved finished yard grades.

8. Stormwater Drainage Plans. The Developer shall submit stormwater drainage plans that:

(a) Provide for a complete storm drainage system, including one or more detention basins and retention ponds, culverts, storm sewer and open ditches that are adequate to accommodate expected surface water flow within and through the Development and drain the surface water from and through the Development in accordance with the Code, Chapter 13 of the Milwaukee Metropolitan Sewerage District ("MMSD") rules, and the regulations of the Wisconsin Department of Natural Resources (the "DNR"), as may be applicable.

(b) Show all tributary areas to the proposed drainage system and downstream analysis, including all proposed and existing drainage structures in the drainage system area.

(c) Show drainage easements by dimension and detailed cross-section.

(d) Provide for erosion protection and minimum velocity design and restoration of all areas adjacent to existing and proposed roadways to conform to the approved roadway cross-section.

(e) Address all ditch slopes exceeding five percent (5%). Any such slope that is greater than 5 percent (5%) may only be approved after review and acceptance by the City Engineer. To the extent any such slope shall be greater than five percent (5%), additional analysis of the velocity of the flow and slope protection shall be provided, and such slope might not be approved.

(f) Show all roadside ditches and drainage easements with a minimum one percent (1%) slope. Any such slope that is less than one percent (1%) may only be approved after review and acceptance by the City Engineer. To the extent any such slope shall be less than one percent (1%), additional analysis of the velocity shall be provided, and such slope might not be approved.

(g) Provide on-site stormwater detention that complies, to the satisfaction of the City Engineer, with the City's stormwater ordinances and MMSD Chapter 13 rules and regulations.

(h) Provide hydrologic calculations for the 2-, 10- and 100-year development conditions.

(i) Provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, a retention pond must demonstrate that the 2-, 10- and 100-year discharge rate will be less than pre-settlement conditions.

(j) Show all sump pump discharge pipes discharging to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section, a sump pump collection system shall be required.

(k) Include, if the storm sewer design includes underground piping, a set of utility plans showing all plan and profile views of sanitary water and storm sewer. Such plan shall be used and kept current during all phases of construction.

9. Landscaping, Open Space and Signage Plans.

(a) The Developer shall submit a street tree plan which shall conform to the City's street tree ordinance. The street tree plan shall be subject to review and approval of the Tree Board and Planning Commission.

(b) The Developer shall submit landscape plans for all entryways, open spaces, public street cul-de-sacs and detention basin and retention pond buffers. Such plans shall be designed by a licensed landscape architect and shall be subject to review and approval of the Planning Commission. The City may have a licensed landscape architect review the submitted landscaping and open space plans.

(c) Pedestrian and bike paths may be required by the City. If so, pedestrian and bike path plans shall address the public use of the paths and maintenance. Details of such paths shall be subject to review and approval of the City Engineer. The location and use of such paths shall be subject to review and approval of the Planning Commission. Any public access path shall be subject to a ten foot (10') wide pedestrian and bike path easement. An eight-foot (8') wide path shall be designed and constructed in accordance with the Department of Transportation (DOT) Bike Path Facilities Handbook.

(d) The Developer shall submit signage and entryway plans to the City. Such plans shall be subject to review and approval by the Planning Commission.

10. Street Plans.

(a) The Developer shall submit plans for all public and private roads, driveways and roadside sidewalks (if any). Such plans shall be subject to review and approval by the City Engineer and Fire Chief.

(b) Unless otherwise approved by the City, all public and private streets shall satisfy the following requirements:

(i) All new streets shall be constructed with a twelve-inch (12") road base consisting of twelve inches (12") of one and one-quarter inch (1¼") crushed stone base course. The initial surface shall consist of two and one-half inches (2½") of bituminous binder course. Streets and driveways shall be constructed to the City's typical cross-section. The final one and one-half inch (1½") asphalt surface course shall be applied following the construction of the binder course.

(ii) To the extent the Development will be constructed in phases, the plans shall show all cross connections being constructed in each phase. A temporary turnaround shall be shown on the plans for any street connecting into a future phase and for any street leading to any adjoining property.

(c) The plans shall show street name signs and regulatory/public safety signs (speed limit signs, stop signs and so forth) as required by the City Engineer. Street names shall be approved by the Planning Commission.

(d) The Development will require a Private On-Site Waste Treatment System ("POWTS"). Plans shall include the location of soil borings and designated areas for the POWTS.

11. Water System Plans. The Development will not be served by public water; instead, private wells will be installed. The type of and plans for a fire protection system shall be subject to review and approval of the Fire Chief.

12. Culverts Plan. The Developer shall submit a proposed driveway culvert size plan. Such plan may be included in one of the other plans.

CONSTRUCTION REQUIREMENTS

13. Construction of Improvements. The Developer shall construct or have constructed, at its expense, all of the Improvements.

14. General Standards; Strict Compliance with Plans. All construction shall conform to the City's Standard Specifications for Land Development, latest edition. Construction will strictly conform to the Plans. The City may require the Developer to replace all the Improvements that deviate from the Plans unless the Developer seeks and obtains prior written approval from the City for such deviations.

15. Direction by City Engineer. The Improvements shall be constructed in strict accordance with the requirements and direction of the City and the City Engineer or the City Engineer's authorized representative and shall be under and subject to constant inspection by the City Engineer or the City Engineer's representative.

16. Responsibility for the Improvements. The Developer shall be fully responsible for the Improvements, all appurtenances to the Improvements and the acts and omissions of its contractors, subcontractors, material suppliers, delivery services and agents. The Developer shall repair or replace, at the Developer's cost, any damage that occurs to the Improvements and appurtenances to the Improvements during the period of the construction of the Improvements and until certification by the City Engineer, approval of the Improvements, acceptance of dedication by the City and Final Plat approval.

17. Lien Waivers. As a condition of final certification by the City Engineer, and approval, acceptance and dedication of the Improvements by the City, the Developer shall provide to the City paid receipts and lien waivers from all contractors and material suppliers performing work or supplying materials for the installation of the Improvements.

18. No Lot Assessments for Improvements. The costs and value of the Improvements will become an integral value of the abutting property; therefore, the Developer shall not make any future lot assessment for the Improvements.

19. Additional Grading and Drainage Requirements. The Developer shall (a) rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion; (b) keep grading and filling to a minimum, including in individual building envelopes; and (c) spread and maintain topsoil, seed and mulch over all exposed ground surfaces to prevent erosion, including surfaces disturbed by utility contractors.

20. Wetlands. Wetland boundaries shall be identified and marked in the field and verified by the DNR. The wetlands and setbacks shall be identified on the plat. Wetland boundary markers shall be maintained, and

setbacks observed, during all phases of land disturbance and construction. No wetland shall be filled without prior approval of the DNR.

21. Additional Erosion and Runoff Control Requirements.

(a) With respect to erosion and sedimentation control, the Developer shall install and construct the Improvements in compliance with the requirements of the Ozaukee County Land Conservation Guidelines (SCS) and the DNR's "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements. Temporary stormwater quality measures during construction activities shall include, at a minimum, the installation of silt fence and temporary sediment basins.

(b) The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or its designated agent. The City may request temporary mulching if ground is exposed for more than seven days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established best management practices. The City will decide whether sod is appropriate and whether the sediment trap method is to be used.

(c) The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.

(d) The Developer shall protect all exposed soils with mulches, temporary annual grasses or erosion matting.

(e) The Developer shall not pile or permit excavated soil to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.

(f) The Developer will periodically inspect the above-described systems and control measures, including after each rain event, and shall promptly maintain, repair and replace them to their originally approved condition.

22. Topsoil. Excess topsoil shall only be removed from the Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.

23. Additional Stormwater Drainage Requirements. Stormwater facilities shall be installed before impervious surfaces.

24. Additional Street and Street Signage Requirements.

(a) Prior to the commencement of any construction activity, the Developer shall meet with City Engineering and Public Works staff to identify and agree to a specific "haul" route for all construction equipment and material supplies associated with the Development. The Developer shall agree to confine the movement of its construction equipment to the approved route unless approved otherwise by the City Engineer. The Developer shall provide the Street Wear Financial Guarantee, as defined below. The City shall videotape and perform a road evaluation of the agreed to haul route. This evaluation, known as a service condition rating or "SCR", shall be used as the base line for establishing the level of damage that occurs as a result of the Development. At the conclusion of the construction activity and prior to the recording of the Final Plat, the City will again videotape and perform a post development SCR of the Developer's "haul" route. The road evaluation is only applicable to that portion of the approved haul route that lies within the corporate limits of the City. Prior

to the City acceptance of the Public Improvements, the Developer will repair the road or pay to the City the cost, as determined by the City, for the estimated repairs, including without limitation labor, material and costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments.

(b) If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide the Surface Completion Letter of Credit, as defined below.

(c) At the time of any extension of any street in the Development for which a temporary turnaround was constructed, the Developer shall remove the temporary turnaround and restore the area.

(d) The roadside sidewalk shall be installed at the time of street construction. Until Final Plat approval, the Developer shall maintain (including snow and ice removal) such roadside sidewalks and repair and replace them as necessary.

(e) The Developer shall provide and install street name signs and regulatory/public safety signs required by the Plans in the form required by the City.

25. Additional Utility Requirements.

(a) The Final Plat shall include easements for sanitary, drainage, gas, electric, sewer, water, phone, cable television, internet and other utilities for provision of services to and from the Development.

(b) All sanitary, water and drainage easements must be prepared separately for each lot or parcel and recorded at the Developer's expense. These documents shall be subject to review and approval of the City and shall be required at the time of Final Plat approval.

(c) The Developer shall provide proof of payment in full for installation of all required utilities prior to Final Plat approval.

(d) Underground utility installations shall be subject to review and approval by the City Engineer and shall made without any street pavement removal, unless otherwise specifically approved by the City Engineer.

(e) If the Fire Chief has required a cistern for fire protection, the Developer shall install the cistern pursuant to the requirements of the Fire Chief. If the Fire Chief has allowed deferral of installation, the Developer and the City shall establish the Fire Protection Escrow as described below.

26. Lot Pipe Certification. The Developer shall, prior to Final Plat approval, provide to the City a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin. The form and content of the lot pipe certification shall be acceptable to the City Engineer.

MODEL HOMES

27. Model Homes.

(a) Subject to satisfaction of all other requirements for a building permit, the City will issue a building permit for _2____ principal structures to be used as sales models prior to approval and recording of the Final Plat.

(b) If the Developer is unable, despite reasonable efforts, as determined by the City in its sole discretion, to satisfy the paving requirements of Section 3.6 of the Standard Specifications for Land Development, the City will, upon application of the Developer and satisfaction of all other requirements for a building permit, issue a building permit for one model home prior to the installation of the binder course of asphalt in the adjacent dedicated public road or private access easement. The City shall not issue the building permit for such model home until stone base is installed and such stone base has successfully passed a proof roll. The stone base shall allow, as determined by the City in its sole discretion, access for inspections and emergency personnel. The City may cancel inspections if adequate access is not provided to inspections staff.

(c) The Developer shall not transfer title to any lot containing a model home until the Final Plat is approved and recorded as described below.

ASSOCIATION; COVENANTS, CONDITIONS AND RESTRICTIONS; ONGOING AGREEMENTS

28. The Association. The Developer shall, prior to the sale of any property within the Development, create or cause to be created an entity (the "Association") with a perpetual existence under the laws of the State of Wisconsin to control and maintain the common areas and facilities of the Development and to assume the obligations of the Association set forth in this Agreement. The Developer shall provide the City a description of the organization of the proposed Association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements, including commonly owned outlots. Such documents shall be subject to review and approval of the City for consistency with the requirements of this Agreement. The Association shall be operating (with financial subsidization by the Developer, if necessary) before the sale of any part of the Development. All owners of any property in the Development, including the Developer, shall be members of the Association solely by virtue of such ownership and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. The Association shall have the power and authority to assess property owners for their proportionate share of costs associated with the responsibilities of the Association set forth in this Agreement. The governing documents for the Association shall confer legal authority on the Association to place a lien on the property of any member who falls delinquent in dues or assessments. Such dues and assessments shall be paid with accrued interest before the lien may be lifted. If at any time the Association does not exist or fails to satisfy its obligations, the owners of the Property shall be jointly and severally liable, with rights of contribution, for the Association's responsibilities under this Agreement and all agreements that run with the land that impose responsibilities on the Association.

29. Obligations of the Association. The Association shall be obligated to maintain in good condition and repair, and replace as necessary, all of the following, if any, that are required and approved as part of the Development: (a) roadside sidewalks (including snow and ice removal); (b) pedestrian and bike paths and appurtenances to such paths, including without limitation any signage and bollards; (c) monument and entrance signs; (d) roadside bollards; and (e) all landscaping and related elements (except those on private lots), including street trees, open areas and stormwater facilities. Such obligations shall be memorialized in one or more documents that shall be recorded against the Property, The documents memorializing such obligations shall specify that, if at any time the Association does not exist or fails to satisfy its obligations, all owners of the

Property shall be jointly and severally liable, with rights of contribution, for such responsibilities. The documents memorializing such obligations shall be subject to review and approval of the City, and the provisions requiring the foregoing may not be amended without the prior written approval of the City.

30. Temporary Turnarounds. If any street constructed as part of the Development has a temporary turnaround for any future extension of the street beyond the Development, the Association shall remove such turnaround and restore the area in a manner acceptable to the City at the time the street is extended beyond the Development.

31. Stormwater Best Management Practices Maintenance Agreement. The Developer and the City shall enter into an agreement as described below to ensure that the Development's stormwater facilities are maintained to meet or exceed the standards to which they were constructed so that, in the future, the stormwater facilities continue to accommodate the appropriate volume and manage flow through and within the Development and meet applicable performance standards for storage and release. Accordingly, the following requirements are applicable to the Development:

(a) All stormwater drainage and storage facilities, including detention basins and ponds (whether one or more), shall be maintained and cared for by the Developer until such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance of such stormwater elements to the Association, at which time such responsibility shall pass to the Association. In the event that the Developer transfers any portion of the Development prior to the construction, installation and approval of any required stormwater facilities, the Developer shall be released from responsibility for the installation and maintenance of the stormwater facilities only upon the City's approval, in its sole discretion, of the form of the successor in interest's assumption of the Developer's responsibilities under this Agreement; however, the transferee shall be jointly and severally responsible with the Developer until the completion of the construction, installation and approval of such facilities.

(b) The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basins and ponds (whether one or more), shall be adhered to by Developer and Developer's assigns and successors in interest:

(i) Provide normal and customary cleaning and maintenance to the detention basins and ponds (whether one or more) located in the Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.

(ii) Dredging of the storm water facilities shall require permits and approvals under Wisconsin Statutes Section 30.20 to remove materials from the bed of a pond ultimately connected to Lake Michigan from the DNR.

(iii) All weed, algae and other biological control utilizing chemical treatments shall be made consistent with the regulatory requirements that apply to the use of EPA/State Registered Chemicals in detention basins and ponds or lakes and regulations of the DNR. With few exceptions, a permit must be filed with, and approved by, the DNR prior to chemical treatment. In certain circumstances, a representative of the DNR will monitor or supervise the chemical treatment. Developer should contact the DNR for additional information.

(iv) All detention basins and ponds shall be certified by a licensed professional engineer or land surveyor as a condition of Final Plat approval. To assure compliance with the approved plans, the Developer shall recertify the detention basins and ponds (whether one or more) as a condition of transferring

ownership to the Association, but in no event shall such recertification occur later than five years after the approval of the Final Plat.

(v) Initial certification of the detention basins and pond (whether one or more) shall be submitted with an as-built record drawing.

(vi) All detention basins and ponds shall be inspected in compliance with the inspection report form supplied by the City. Any deficiencies shall be corrected immediately. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Association, and any other assigns and successors in interest of the Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:

- Bio-retention facility
- Pond containment berms are stable and free of animal burrowing
- Detention storage volume
- Erosion
- Vegetative cover
- Sediment accumulation
- Trash rack/culvert functions
- Outlet flow
- High water level
- Water surface elevation at time of survey
- Normal pond water level
- Emergency overflow

(vii) To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basins and ponds, the Developer shall, in accordance with Section 58-677(b) of the Code, deposit a performance bond, letter of credit or cash deposit (the "Stormwater Guarantee") to guarantee the good faith execution of the approved control plan and any permit conditions. The Stormwater Guarantee shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices. The City will release the portion of the Stormwater Guarantee less any costs incurred by the City to complete installation of the facilities upon submission of a certification in accordance with Section 58-678(h) of the Code.

(viii) Not less than 90 days prior to the final expiration of the Developer's Stormwater Guarantee obligations, or at such time as the Developer shall convey the outlots or common areas in or on which are located the stormwater drainage and storage facilities, including detention basins and ponds, to the Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basins and ponds recertified as described above.

(ix) At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed in this Section), the Association or any other assigns or successors in interest, shall fail to install or maintain the stormwater drainage and storage facilities, including detention basins and ponds, the City, at its option, may give the Developer, the Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within 30 days of the date of notice, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right, but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost of such work, including administrative charges, to the Developer, the Association or other assigns and successors in interest, or any combination of them, by drawing

upon the Stormwater Guarantee and/or by imposing such charge as a special charge for services pursuant to Wisconsin Statutes Section 66.0627. If such charge is not promptly paid by the party to whom the charges were invoiced, the charges shall constitute a lien and special charge on the applicable property (whether one or more). The City may also draw on the Stormwater Guarantee upon the occurrence of an Event of Default, as defined below.

(x) The City Engineer has the authority to stop work, amend or alter remediation measures to the detention basins and ponds. Failure to comply will result in the issuance of a municipal citation with a forfeiture as prescribed by law, an action for injunction or mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.

(xi) The Association shall be responsible for recertifying the detention basins and ponds as and when required under the Code, to correct all deficiencies in such facilities and to comply with all other provisions of the Code related to such facilities.

(xii) The agreement and all of its covenants are and shall be covenants running with the land, and shall encumber the Development, and shall bind the Developer and its heirs, personal representatives, successors and assigns, including without limitation the Association. The agreement shall specifically include this language and shall not be incorporated by reference. The agreement shall be recorded with the Ozaukee County Register of Deeds.

32. Additional Covenants, Conditions and Restrictions. Prior to Final Plat approval, the Developer shall record the following additional covenants, conditions and restrictions against the Property (the "Covenants"). The Covenants shall be subject to review and approval by the City. The Covenants shall:

(a) Prohibit, without the express written consent from the City Engineer and approval by the Planning Commission, future property owners from (a) removing any berms, landscaping or amenities installed on the Development as a condition of landscaping, open space, grading or drainage plans, and (b) placing landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans.

(b) Notify future lot owners of the obligations set forth below.

OBLIGATIONS OF BUILDER/LOT OWNER

33. Compliance with Grading Plan. Any person who constructs a building in the Development shall be responsible for siting the principal building and rough and fine grading the building pad to comply with the master grading plan.

34. Sump Pump Discharge and Roof Drainage Plan. Any person who constructs a building in the Development shall submit, at the time of architectural review and approval, a sump pump discharge and roof drainage plan in accordance with Storm Water Management Plan approved by the City Engineer.

35. Impact Fees. The City will assess impact fees pursuant to Sections 58-138 et seq. of the Code. Such impact fees shall be paid by the Developer or the purchaser of the lot prior to obtaining a building permit. The City retains the right to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future. The impact fees payable shall be based upon the impact fee calculation in effect at the time of the issuance of any building permit.

36. Private Water.

(a) The Development will be developed with private wells in accordance with NR812 and permitted through the DNR. The private wells shall be installed and maintained by the respective property owner. Through the permitting process, the well digger must follow proper procedures with respect to the draw down effect on adjacent wells.

(b) The Developer and City shall establish an escrow fund which shall be in the total amount of $50,000 when fully funded (the "Fire Protection Escrow"). The Fire Protection Escrow shall be used for the installation of a fire cistern at the Development or as the City may otherwise decide to use the Escrow for fire protection purposes for the Development. At such time the owner of a lot in the Development applies for a building permit, in addition to all other fees and costs that are due, the owner shall pay $4,166.67 ($50,000/12 lots) to the City (the "Fire Protection Fee"). The Fire Protection Fee shall be deposited into the Fire Protection Escrow. The City may withdraw the funds from the Fire Protection Escrow and use the funds either, as determined by the City in its sole discretion, for a cistern or for other fire protection for the Development.

WARRANTIES AND INDEMNIFICATIONS

37. Warranty of the Public Improvements. All of the Public Improvements shall be warranted against defects due to faulty materials or workmanship which appear within one year from the date of the City's acceptance of the dedication, and Developer shall assign to the City applicable contractor warranties for the Public Improvements. If any defect should appear during the warranty period, the City shall first seek to enforce any applicable contractor warranty; however, the Developer guarantees the Public Improvements and shall indemnify the City to the extent of any default or failure of any contractor to honor the warranty. The Developer guaranties each repair or replacement performed pursuant to this paragraph for one year from completion. This warranty survives any provision of this Agreement that purports to discharge or release the Developer.

38. Environmental Indemnification. The Developer shall indemnify, defend and hold the City and its officers harmless from any and all claims, demands, causes of action, losses, damages, and liabilities asserted against the City or its officers, together with related costs and expenses (including reasonable attorneys', consultants' and experts' fees, costs and expenses) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Final Plat or this Agreement including, but not limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of the Public Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances in, on or under the real property, whether in the soil, groundwater, air or any other receptor. The City will notify the Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in, on or under the real property. Following notification to Developer that contamination may exist, the City shall make reasonable accommodations to allow the Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state or federal agencies to comply with applicable laws. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

39. Claims by Third Parties. The Developer shall indemnify, defend and hold the City and its officers harmless from any and all claims, demands, causes of action, losses, damages, and liabilities asserted against the City or its officers, together with related costs and expenses (including reasonable attorneys', consultants' and experts' fees, costs and expenses) brought in connection with any damage suffered by third parties, including personal injury or property loss, resulting from construction of the Improvements or development of the Development regardless of any asserted negligence of the City asserted in connection with inspection of work

performed or materials supplied by or on behalf of the Developer or its contractors, subcontractors or agents. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

40. Street Damage. The Developer shall be responsible for all damage done to streets within the City, street landscaping, street trees, curbs, utilities, light poles and other property of the City as a result of construction activities associated with the Development, including without limitation street damage as a result of excessive hauling operations or installation of the Improvements. This covenant survives any provision of this Agreement that purports to discharge or release the Developer.

FINANCIAL OBLIGATIONS

41. Costs Incurred by the City. The Developer will pay all reasonable costs incurred by the City in connection with the Development, including without limitation costs of attorneys, landscape architects, outside engineers and other consultants and costs regularly charged by the City for its staff's time and materials used in (a) reviewing and approving the Plans (including without limitation engineering and landscaping plans), (b) inspecting the construction and/or installation of the Improvements, (c) installing street signs, and (d) reviewing and approving record drawings for City files. The Developer will also pay any other costs that may be incurred by the City in connection with the installation of the Improvements. Costs will include the costs of labor, equipment, materials, engineering, inspection and overhead costs incidental to the Improvements. The City will send invoices for the costs to the Developer periodically, as costs are incurred or as the Improvements are completed. The Developer will pay the City's invoices within 30 days after the date sent by the City. The City may, in its discretion, add a late payment charge of 1.5% per month, computed from the date of the original invoice until paid, for any amount not paid when due.

42. Special Assessments. No special assessments are contemplated in connection with the Development.

43. Streetlights. The Developer shall be responsible for the cost of installation of a WE-Energies LED standard streetlight mounted on a wooden pole or may provide an upgraded bronze FG Smooth pole and rectangular low fixture, as shall be approved by the City, at each main entrance to the Development. The City's Public Works Department shall arrange for the installation permit and coordinate the installation. The Developer shall pay for labor and materials within 30 days after being invoiced. After acceptance of dedication of the Public Improvements by the City, the City shall assume responsibility for the monthly energy costs and future maintenance for the streetlight(s).

44. Landscaping Completion Letter of Credit. If the City agrees to Final Plat approval despite landscaping and/or hardscape amenities, including the installation of required street trees, not being completed (the City shall not be obligated to grant Final Plat approval under such circumstances), the Developer shall provide to the City bids, contracts or other evidence sufficient, in the sole opinion of the City, to demonstrate the cost of completing such work, including the costs of labor and materials. The evidence of cost shall be subject to review and approval by the City. The Developer shall, prior to Final Plat approval, provide to the City a letter of credit in an amount equal to 125% of such costs. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer shall pay all costs of completing the work, including with limitation labor, material and costs regularly charged by the City for its staff's time. If the work is not completed to the satisfaction of the City on or before June 30 of the year following Final Plat approval, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the letter of credit to defray the costs of finishing the work. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

45. Landscaping Survival Letter of Credit. The Developer shall, prior to Final Plat approval, provide to the City a letter of credit in an amount equal to 25% of the costs of labor and materials in installing landscaping and hardscape amenities (excluding street trees and any other landscaping that is a Public Improvement). Such costs shall be determined by the City based on its review of the Developer's contracts and paid receipts. The letter of credit shall insure the cost of labor and materials to replace landscaping that dies within three years of installation. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer or its assign shall pay all costs of replacing any dead or dying landscaping. If the responsible person fails to replace such landscaping within 30 days of demand, or upon the occurrence of an Event of Default, as defined below, the City may replace the landscaping and draw on the letter of credit on demand for the cost of the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. If the letter of credit is inadequate to defray the costs, the Developer shall owe the balance to the City.

46. Street Tree Survival Guarantee. The Developer shall, prior to Final Plat approval, provide to the City a performance bond, letter of credit or cash deposit in an amount equal to 25% of the costs of labor and materials in installing street trees and any other landscaping that is a Public Improvement. Such costs shall be determined by the City based on its review of the Developer's contracts and paid receipts or as otherwise required by Wisconsin Statutes Section 236.13. The letter of credit shall insure the cost of labor and materials to replace such landscaping that dies within 14 months of installation. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer or its assign shall pay all costs of replacing any dead or dying landscaping. If the responsible person fails to replace such landscaping within 30 days of demand, or upon the occurrence of an Event of Default, as defined below, the City may replace the landscaping and draw on the letter of credit on demand for the cost of the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. If the letter of credit is inadequate to defray the costs, the Developer shall owe the balance to the City.

47. Surface Completion Letter of Credit. If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide to the City an estimate of the final surface cost, including the costs of inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments. The estimate shall be subject to review and approval by the City Engineer. The Developer shall, prior to October 15, provide to the City a letter of credit in the amount of the approved estimate. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer shall pay all costs of completing the work. If the work is not completed to the satisfaction of the City on or before June 30 of the immediately following year, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the Surface Completion Letter of Credit to defray the costs of finishing the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

48. Street Wear Financial Guarantee. Prior to commencement of any construction activity, the Developer shall provide to the City a performance bond, letter of credit or cash deposit in an amount equal to $1,000 per lot or unit in the Development (the "Street Wear Financial Guarantee"). The Street Wear Financial Guarantee is to provide security for compensation to the City for wear and tear and accelerated deterioration of the City's streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the Development. Wear and tear shall be determined as described above. The form and content of the Street Wear Financial Guarantee shall be acceptable to the City Attorney. If the Street Wear Financial Guarantee is in the form of a letter of credit, the requirements shall be substantially similar to the requirements of other letters of credit provided in this Agreement. If the Developer does not make the repairs as and when required, but in any event on or before the 60th day after written demand from the City, or upon the occurrence of an Event

of Default, as defined below, the City may draw on demand the full amount of the Street Wear Financial Guarantee to defray the costs of the street repairs, including without limitation labor, material and costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

49. Stormwater Guarantee. The Developer shall provide the Stormwater Guarantee, as defined above, prior to the commencement of any construction activities. The form and content of the Stormwater Guarantee shall be acceptable to the City Attorney. If the Stormwater Guarantee is in the form of a letter of credit, the requirements shall be substantially similar to the requirements of other letters of credit provided in this Agreement.

50. Developer's Election. To the extent that any letter of credit required by this Agreement shall be determined to be for a public improvement, as that term is used in Wisconsin Statutes Section 236.13(2)(am), this Agreement constitutes the Developer's election to use a letter of credit under Wisconsin Statutes Section 236.13(2)(am)1m.a.

51. Maintenance of Guarantees. Unless otherwise specified in this Agreement or state statutes, letters of credit and other financial guarantees shall be maintained for the periods required by the Code. The Developer shall provide any renewal of any letter of credit to the City prior to its expiration. Failure to do so shall be an Event of Default without notice.

FINAL PLAT APPROVAL; DEDICATION; RELEASE

52. Final Plat Approval

(a) The Common Council shall grant Final Plat approval upon certification by the City Engineer that (i) all of the Improvements have been satisfactorily inspected by the City Engineer and the Department of Community Development which have found that the Improvements have been satisfactorily constructed, installed and completed in accordance with this Agreement; (ii) the Developer has satisfied its financial obligations, including providing required letters of credit and other guarantees; and (iii) the Developer has satisfied all other requirements of this Agreement and the Development and Final Plat meet the requirements of this Agreement, the Code and applicable state laws.

(b) The Common Council may, but shall not be required to, grant Final Plat approval despite certain of the Improvements not being completed provided escrows have been established or guarantees provided that are adequate, as determined by the Common Council in its discretion, to ensure completion.

53. Dedication. Title to the Public Improvements, together with the land on which they are located, unless located within a dedicated easement, shall be dedicated and given in fee simple by the Developer to the City upon recording the Final Plat, as provided by Wisconsin law, and without recourse, and free and clear of all liens, claims and encumbrances. The lien waivers required above shall be a condition precedent of recording of the Final Plat. The Public Improvements shall have access from a dedicated street, where necessary.

54. Continuing Obligations through Dedication. The Developer shall not be released or discharged from its obligations under this Agreement until final inspection and certification of all the Improvements has been made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.

DEFAULTS

55. Events of Default. The occurrence of any of the following shall constitute an "Event of Default":

(a) Payments. The Developer fails to pay any amounts payable under this Agreement to the City when due.

(b) Non-Monetary. The Developer fails to observe or perform as and when required or breaches any of the covenants or agreements contained in this Agreement and, except as described below, such failure continues for 15 days after notice from the City of the failure (except as described for letters of credit). The City shall not be required to provide notice, or may shorten or eliminate the 15-day cure period, if the City determines in its discretion that the failure constitutes an imminent danger to health or safety or would constitute such an imminent danger in less than 15 days. The City may, in its sole discretion, provide in the notice for a cure period of longer than 15 days if the City determines that such longer cure period is warranted.

(c) Bankruptcy and Similar Actions. The Developer (i) is liquidated or ceases to exist; (ii) makes a general assignment for the benefit of creditors; (iii) admits in writing its, his or her inability to pay debts as they become due; (iv) files a petition by which it, he or she becomes the subject of bankruptcy or insolvency proceedings; (v) is adjudicated bankrupt or insolvent; (vi) files a petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation; (vii) files an answer admitting or fails to contest the material allegations of a petition against it, him or her in any such proceeding; or (viii) seeks, consents to or acquiesces in the appointment of any trustee, receiver or liquidator for the Developer or the Development.

(d) Creditors' Actions. Any involuntary proceeding is filed against the Developer that seeks any reorganization, bankruptcy, arrangement, composition, readjustments, liquidation, dissolution, receivership or similar relief under any present or future statute, law or regulation that is not dismissed within 30 days of the date filed.

56. Remedies. Upon the occurrence of an Event of Default, without notice other than that required above, the City may exercise any one or more of the following remedies without waiving any rights or remedies available to it:

(a) Immediately suspend performance under this Agreement.

(b) Issue a stop work order.

(c) Issue citations to the extent the Event of Default constitutes a violation under any provision of the Code for which citations may be issued.

(d) Withdraw or withhold occupancy permits for any structures in the Development.

(e) Commence any legal or administrative action, in law or in equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement or covenant of the Developer under this Agreement.

(f) Perform or have performed any work, and have supplied any necessary equipment, goods, materials and services, to complete all or any part of the Developer's work, all at the Developer's cost.

(g) Draw any letter of creditor and exercise the City's remedies under any other financial guarantee.

(h) Exercise all other rights and remedies available to it at law or in equity,

57. Remedies Cumulative. The rights and remedies granted to the City under this Agreement are in addition to and cumulative of any other rights or remedies the City may have under the Code or state law. A delay or failure by the City in exercising any right or remedy shall not operate as a waiver of any such right or remedy or as an acquiescence of any default. No single or partial exercise of any right or remedy shall preclude any other or further exercise of a right or remedy or the exercise of any other right or remedy.

58. Attorneys' Fees. The Developer shall pay the City's costs of enforcement of this Agreement, including reasonable attorneys' fees and costs.

GENERAL PROVISIONS

59. Adequate Provision. Execution of this Agreement shall be accepted by the City as adequate provision for improvements within the meaning of Wisconsin Statutes Sections 236.01 236.13 and 236.45(1).

60. Assignment. No assignment of this Agreement by the Developer shall be effective without the prior written consent of the City, and no assignment without such consent shall relieve the Developer of its obligations under this Agreement.

61. Effect of Acceptance. This Agreement binds and inures to the benefit of the Developer and the City and their respective heirs, legal representatives, successors and assigns. Regardless of who prepared the original draft of this Agreement, both parties have had significant input into its terms and content and, accordingly, no presumption shall be made against the drafter.

62. Modifications. Neither this Agreement nor any provision of this Agreement may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. No waiver by either party of any failure or refusal to comply with its obligations shall be deemed a waiver of any other or subsequent failure or refusal to so comply.

63. Partial Invalidity. If any term or provision of this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

64. Headings. The headings in this Agreement are for convenience only and do not limit or expand the terms and conditions of this Agreement.

65. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Wisconsin.

66. Requirement to Commence Construction. In accordance with Section 58-635(3)(e) of the Code, if the Developer fails to commence construction within two years of approval of this Agreement, this Agreement shall be null and void.

[SIGNATURE PAGES TO FOLLOW]

[CITY SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

CITY OF MEQUON

By: _____
Andrew Nerbun
Mayor

By: _____
Caroline Fochs
Clerk

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Andrew Nerbun, Mayor of the City of Mequon.

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

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Caroline Fochs, Clerk of the City of Mequon.

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

Approved by: _____
Brian C. Sajdak, City Attorney

[DEVELOPER SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

Keajen Properties, LLC

_____

By: _____

Name: Steve Kearns

Title: Member

STATE OF WISCONSIN)
) SS
COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by _____, as _____ of _____.

_____

Name: _____

Notary Public, Ozaukee County, Wisconsin

My Commission (expires) (is) _____

Drafted by: City of Mequon

EXHIBIT A

to the
DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF MEQUON AND

_____

Development Name

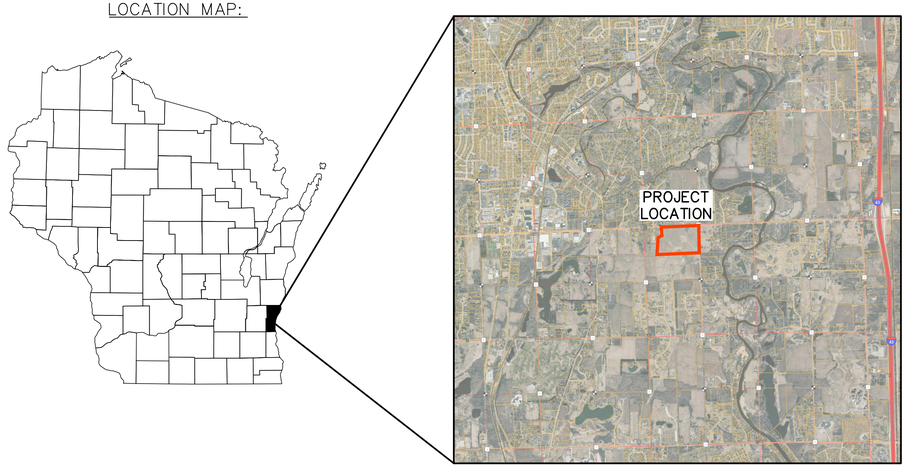
Legal Description

Tax Key Number 14-001-05-000.00

RIVERLAND MEADOWS

4001 W PIONEER ROAD, MEQUON, WI 53092

LOCATION MAP:



Professional Engineer's Seal

Signature

Date

PROJECT CONTACTS:

OWNER:
STEVE KEARNS
3757 KEARNS KROSSING
WEST BEND, WI 53095

CIVIL:
PSE, LLC
ATTN: KEVIN PARISH
122 WISCONSIN STREET
WEST BEND, WI 53095

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

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.00	TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	SITE PLAN
C1.03	GRADING & EROSION CONTROL PLAN
C1.04	BERM GRADING PLAN
C1.05	WEST DETENTION POND PLAN
C1.06	EAST DETENTION POND PLAN
C2.01	RIVERLAND MEADOWS PLAN & PROFILE
C2.02	RIVERLAND MEADOWS PLAN & PROFILE
C2.03	RIVERLAND MEADOWS PLAN & PROFILE
C2.04	RIVERLAND MEADOWS PLAN & PROFILE
C3.01	CONSTRUCTION NOTES
C3.02	STREET DETAILS
C3.03	EROSION CONTROL & UTILITY DETAILS

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
RIVERLAND MEADOWS
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
TITLE SHEET

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

PLAN DATE:
10/27/2025

PROJECT NO:
\BO-13-25\

PRELIMINARY

SHEET NO:
C1.00

0 100 200

LEGEND:

- 896 — EXISTING MINOR CONTOUR.
- -895- — EXISTING MAJOR CONTOUR.
- OHEL — OVERHEAD ELECTRIC LINE.
- BuEl — BURIED ELECTRIC LINE.
- BuTel — BURIED TELEPHONE LINE.
- FO — FIBER OPTIC LINE.
- GAS — GAS LINE.
- SAN — SANITARY SEWER MAIN OR LATERAL.
- WAT — WATER MAIN OR SERVICE.
- STM STM — STORM SEWER LINE.
- E — POWER POLE.

REVISIONS:

NO.	DATE	DESCRIPTION

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PROJECT TITLE:
RIVERLAND MEADOWS
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **10/24/2025**

PROJECT NO: **\BO-13-25**

PRELIMINARY

SHEET NO:
C1.01

N

0 100 200

CONSERVATION SUBDIVISION NOTES:

Minimum development site size. Conservation subdivisions shall only be permitted on development sites of 25 acres or larger. Two or more adjoining parcels may be combined to create a development site of 25 acres or larger.

Total Area=59.08 Acres

Total Area less Dedication=55.21 Acres

Minimum protected conservancy area. At least 60 percent of the land area in a conservation subdivision shall be protected conservancy area(s).

Conservancy Area Required=33.13 Acres

Conservancy Area Provided=33.27 Acres

Lot Setbacks:

Front Yard: 50'
Side Yard: 25'
Rear Yard: 25'

Maximum Lot Coverage: 15%

Minimum Average Lot Width: 150'

Septic Easement within conservancy per Section 58-234 (d)(2)(b)(4). Mound systems shall be a minimum of 75-feet from the exterior boundary of the subdivision.

Residential Street Cross Section for Conservation Subdivision per City of Mequon Standard Specifications for Land Development. Street width is 20' wide with 2' shoulder.

REVISIONS:

NO.	DATE	DESCRIPTION
1	6.27.25	Bonnilake Concept Plan
2	7.31.25	Revised per City Meeting
1	8.18.25	Concept Plan for PC Approval

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PROJECT TITLE:
RIVERLAND MEADOWS
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
SITE PLAN

DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
10/24/2025

PROJECT NO:
\BO-13-25

PRELIMINARY

SHEET NO:
C1.02

0 100 200

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LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL SILT FENCE.
- – INSTALL DITCH CHECK.
- – DRAINAGE ARROW.
- – DISTURBED AREA = 14.23 ACRES.
- TW 934.23 – PROPOSED TOP OF BASEMENT WALL ELEVATION.
- YG 934.23 – PROPOSED HOUSE YARD GRADE ELEVATION.

STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 1, 2026

1. INSTALL SITE SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS.

APRIL 2, 2026 – SEPTEMBER 1, 2026

2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER.
3. CONSTRUCT BOTH WET DETENTION PONDS. GRADING SHALL DIRECT RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
5. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
6. INSTALL CULVERTS AND POND OUTLET STRUCTURES.
7. CONSTRUCT BUILDING PADS AND BUILDINGS.
8. COMPLETE FINISH GRADING.
9. INSTALL BASE COURSE, ASPHALT AND SHOULDERS.

SEPTEMBER 2 – 15, 2026

10. INSTALL LANDSCAPING.
11. APPLY FINAL STABILIZATION TO ENTIRE SITE.
12. INSTALL CLASS I, TYPE B EROSION MAT ON ALL SLOPES OF 4:1 OR GREATER.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF MEQUON PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:		
NO.	DATE	DESCRIPTION

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PROJECT TITLE:
RIVERLAND MEADOWS
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
GRADING & EROSION CONTROL PLAN

DRAWN BY: **KJP**

DESIGNED BY: **KJP**

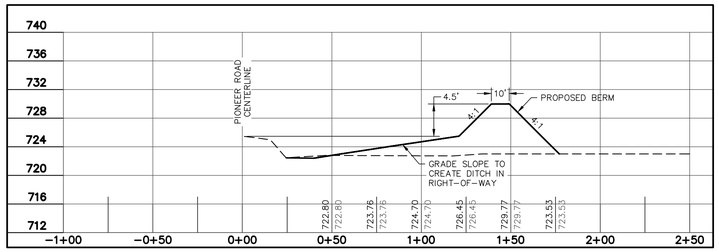
CHECKED BY: **KJP**

PLAN DATE: **10/24/2025**

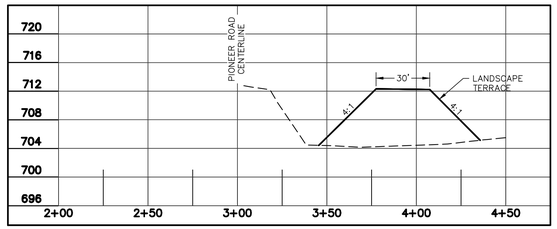
PROJECT NO: **\BO-13-25**

PRELIMINARY

SHEET NO:
C1.03



TYPICAL EARTH BERM DETAIL



TYPICAL LANDSCAPE TERRACE DETAIL

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.

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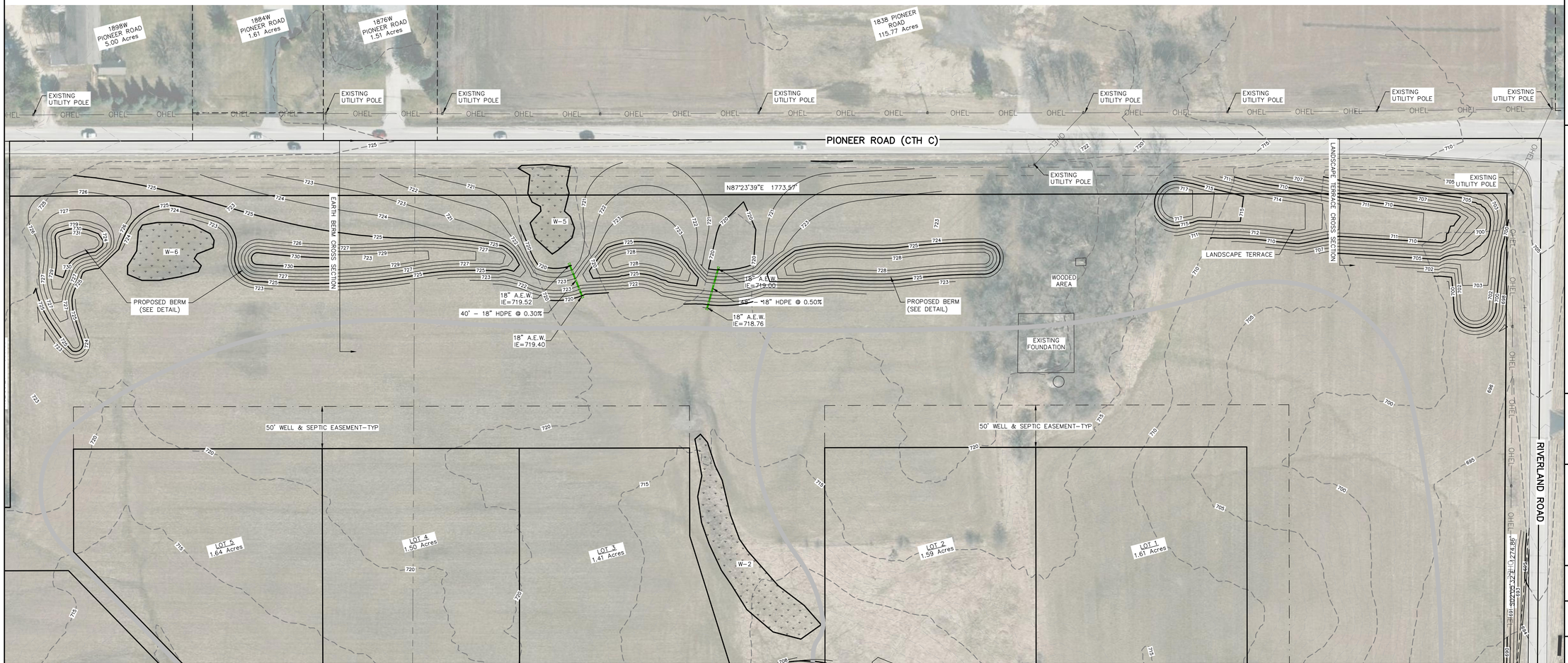

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PROJECT TITLE:
RIVERLAND MEADOWS
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
BERM GRADING PLAN

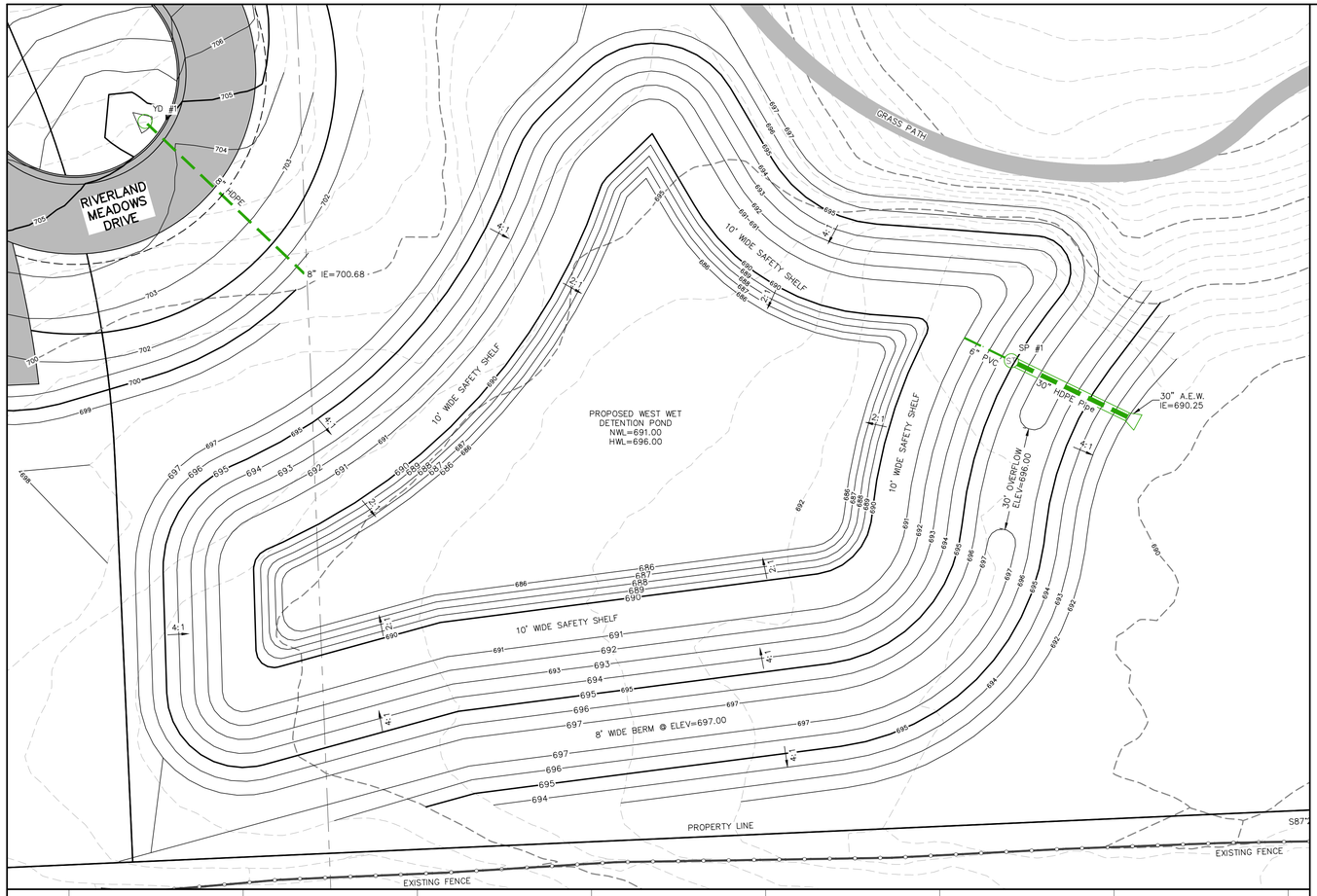
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

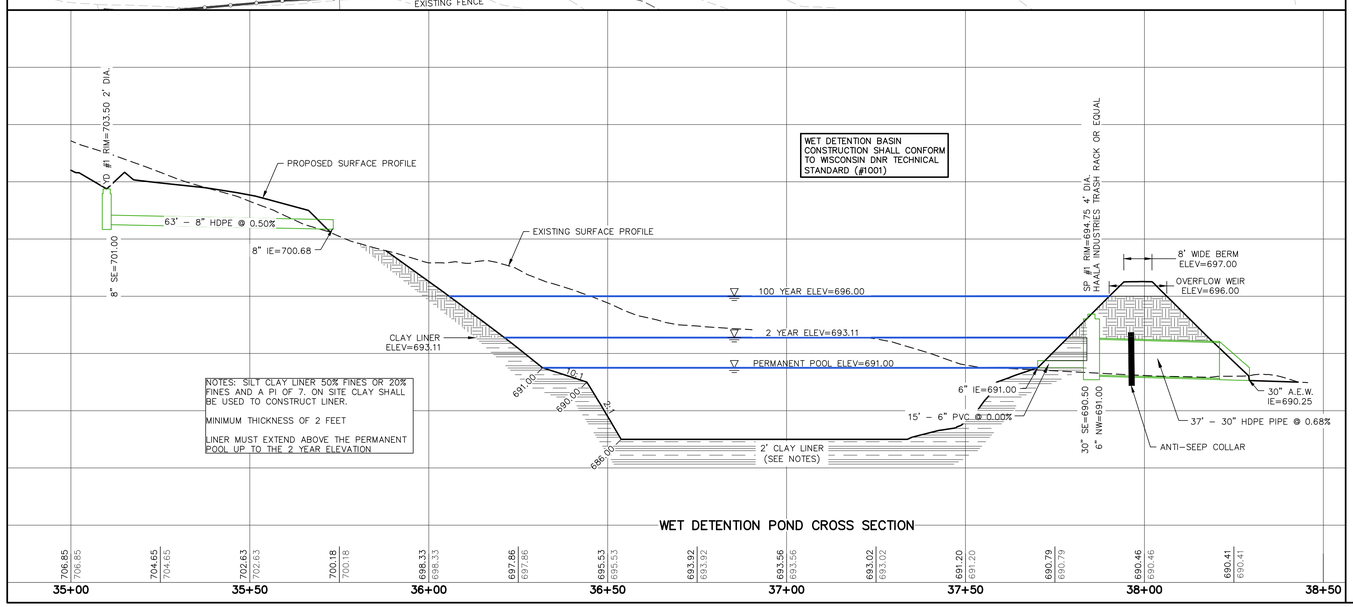
PLAN DATE: **10/24/2025**

PROJECT NO: **\BO-13-25**

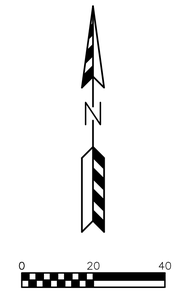
PRELIMINARY

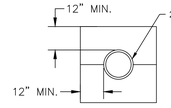
SHEET NO:
C1.04





WET DETENTION POND CROSS SECTION

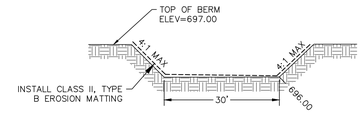




NOTE:

ANTI–SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 12 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2" OF A PIPE JOINT.

ANTI–SEEP COLLAR DETAIL



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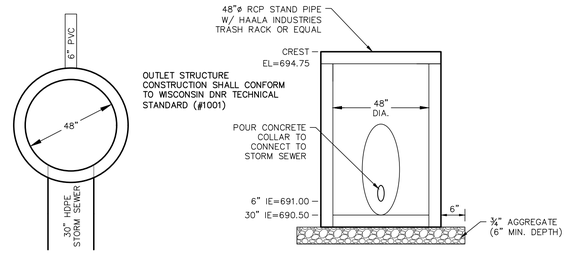

STAND PIPE DETAIL

REVISIONS:		
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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
RIVERLAND MEADOWS
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
WEST DETENTION POND PLAN

DRAWN BY: **KJP**

DESIGNED BY: **KJP**

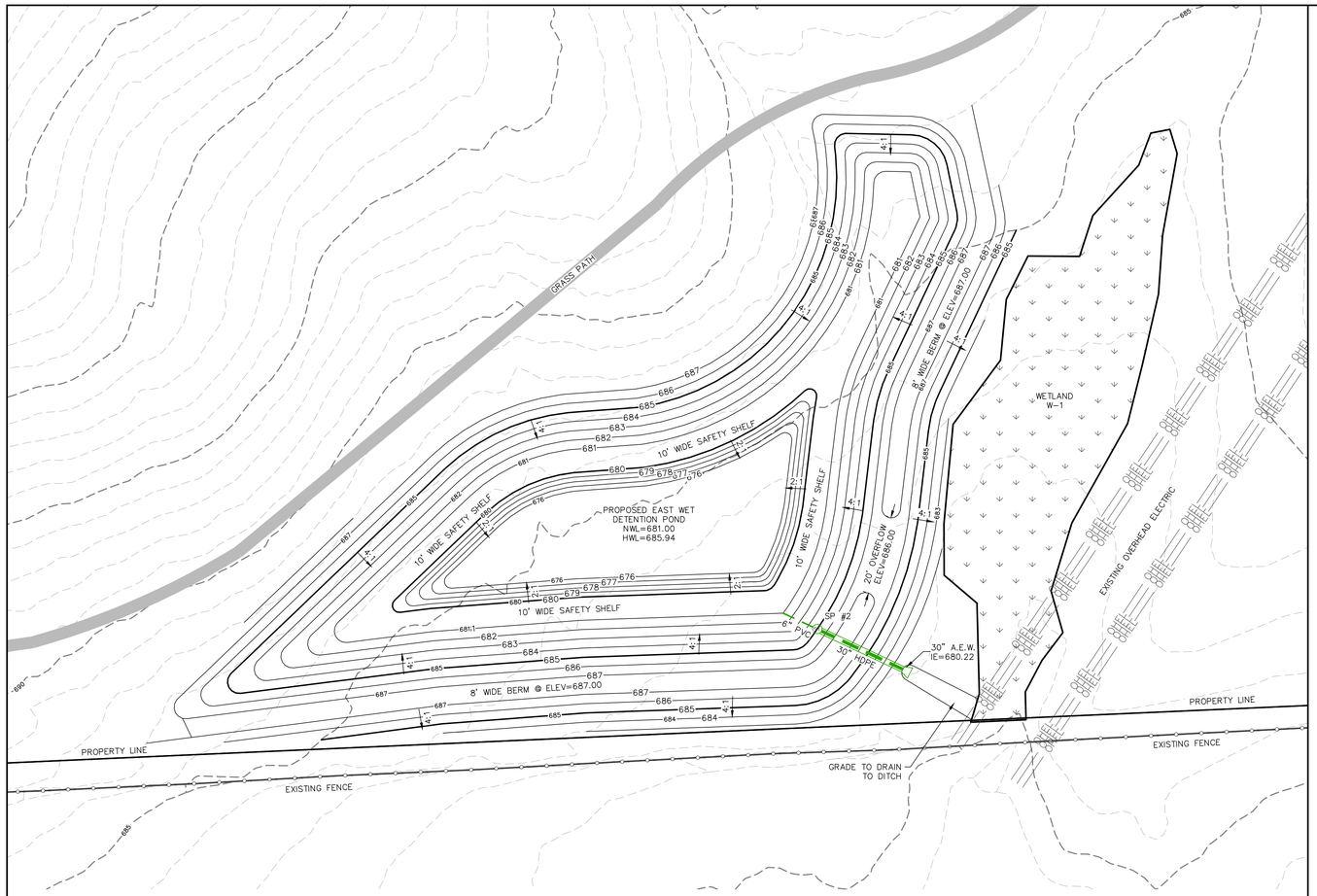
CHECKED BY: **KJP**

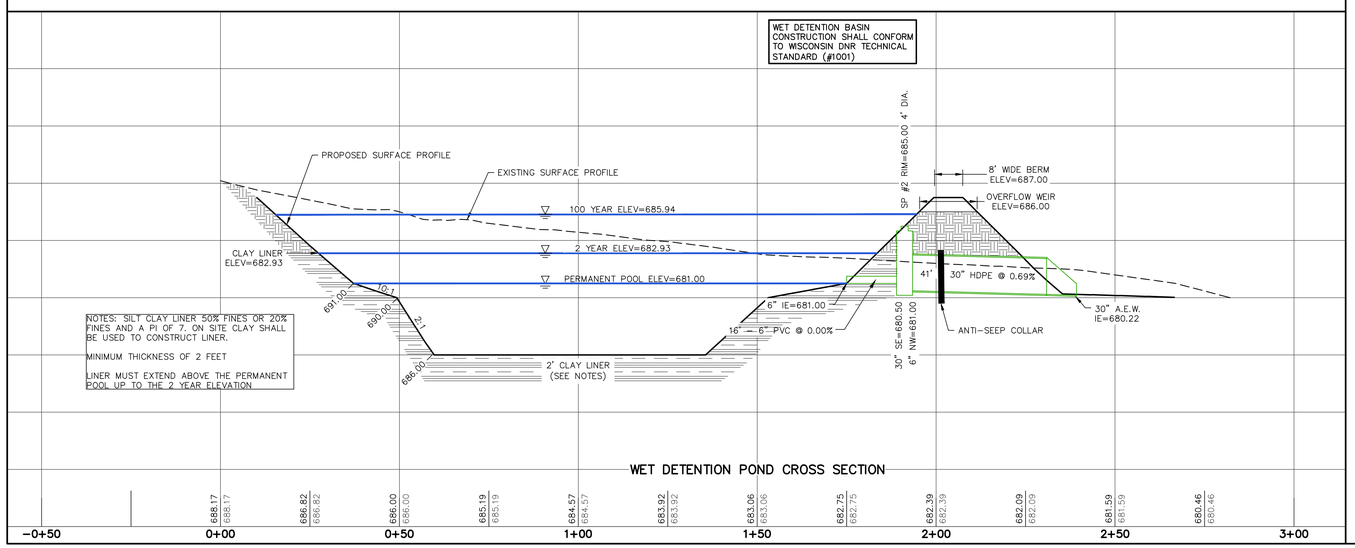
PLAN DATE: **10/24/2025**

PROJECT NO: **\BO-13-25**

PRELIMINARY

SHEET NO:
C1.05





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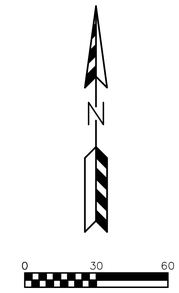
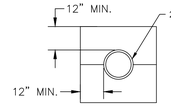
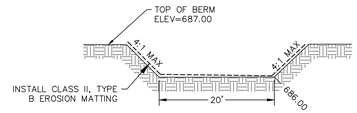




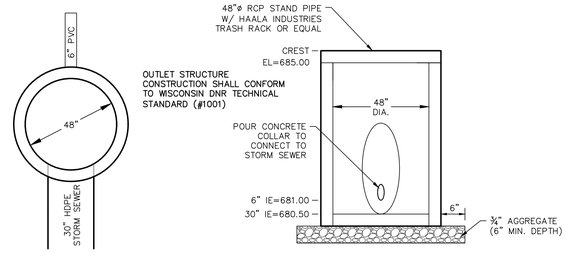
NOTE:

ANTI-SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 12 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2" OF A PIPE JOINT.

ANTI-SEEP COLLAR DETAIL



OVERFLOW WEIR CROSS SECTION



STAND PIPE DETAIL

REVISIONS:		
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PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
RIVERLAND MEADOWS
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
EAST DETENTION POND PLAN

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

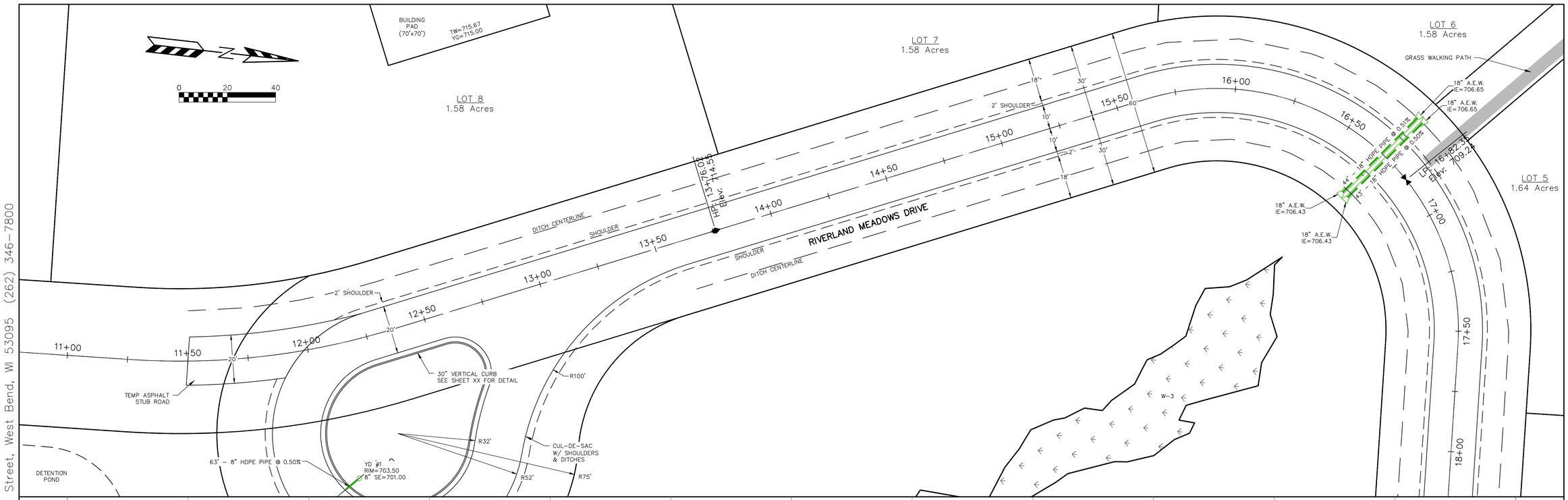
PLAN DATE:
10/24/2025

PROJECT NO:
\BO-13-25

PRELIMINARY

SHEET NO:
C1.06

PSE PARISH SURVEY & ENGINEERING 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800



\Projects\BO-13-25\PLAN & PROFILES.DWG

RIVERLAND MEADOWS PLAN & PROFILE \BO-13-25\ 10/27/2025 C2.01

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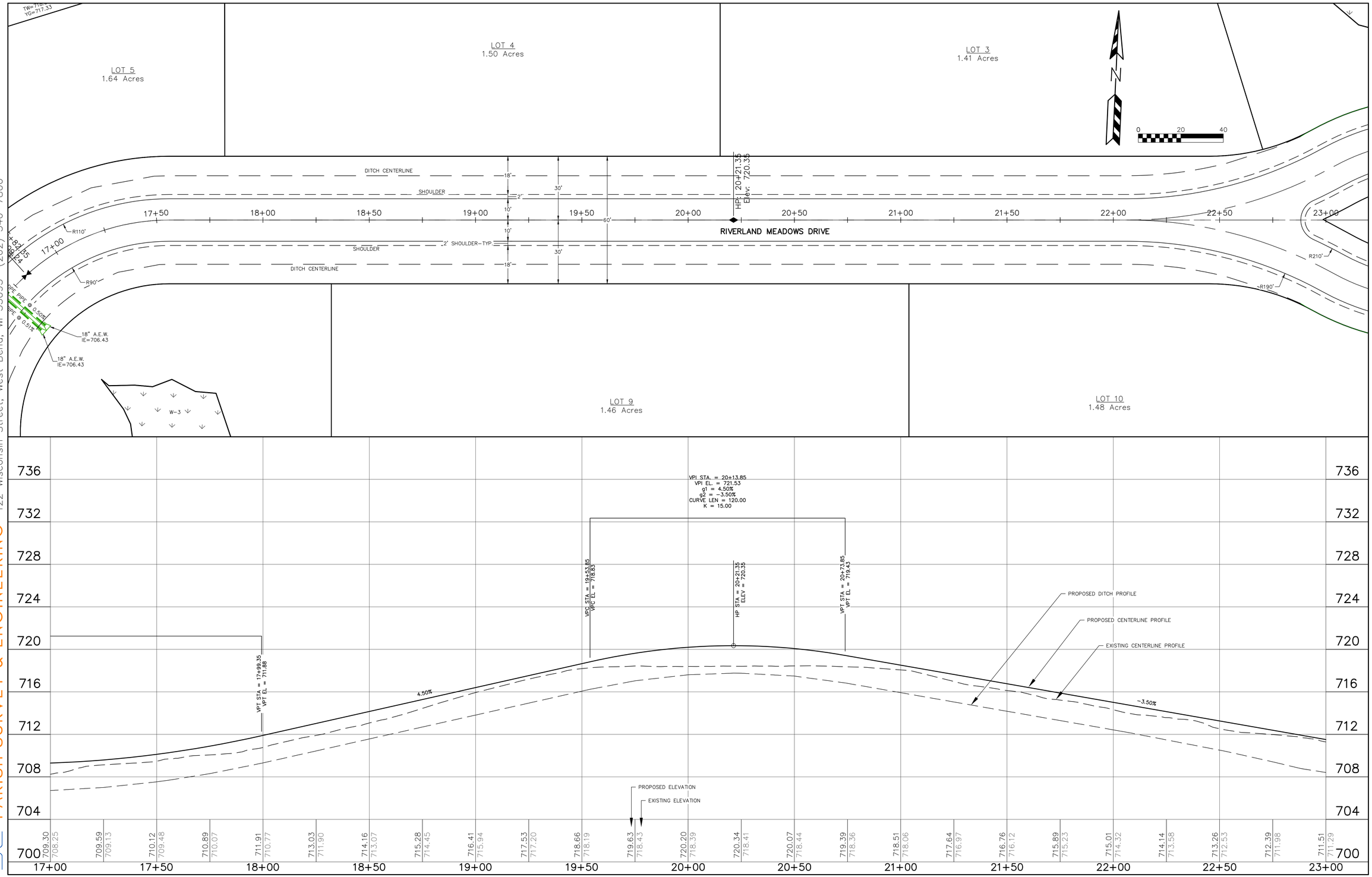

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RIVERLAND MEADOWS PLAN & PROFILE \BO-13-25\ 10/27/2025 C2.02

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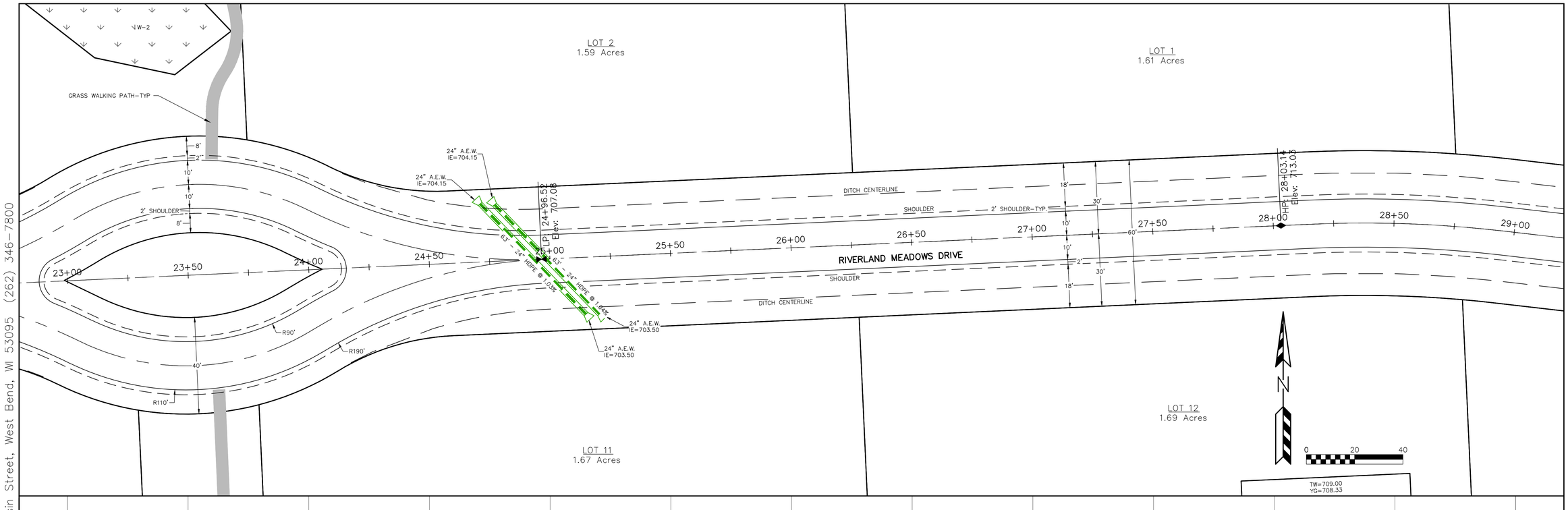

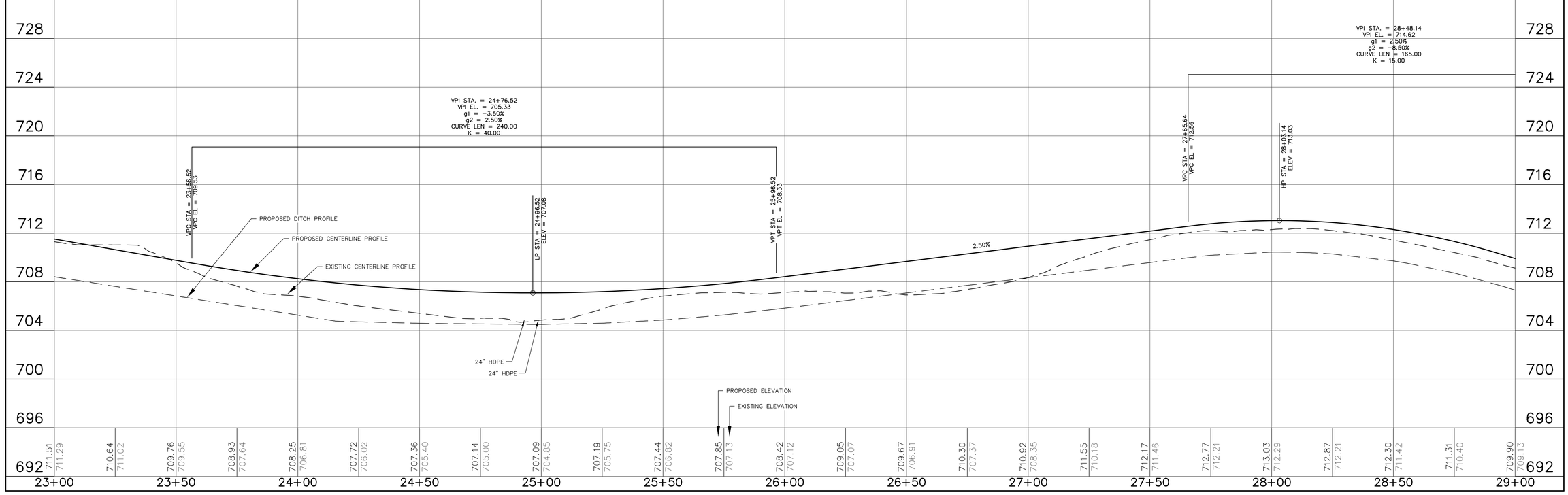

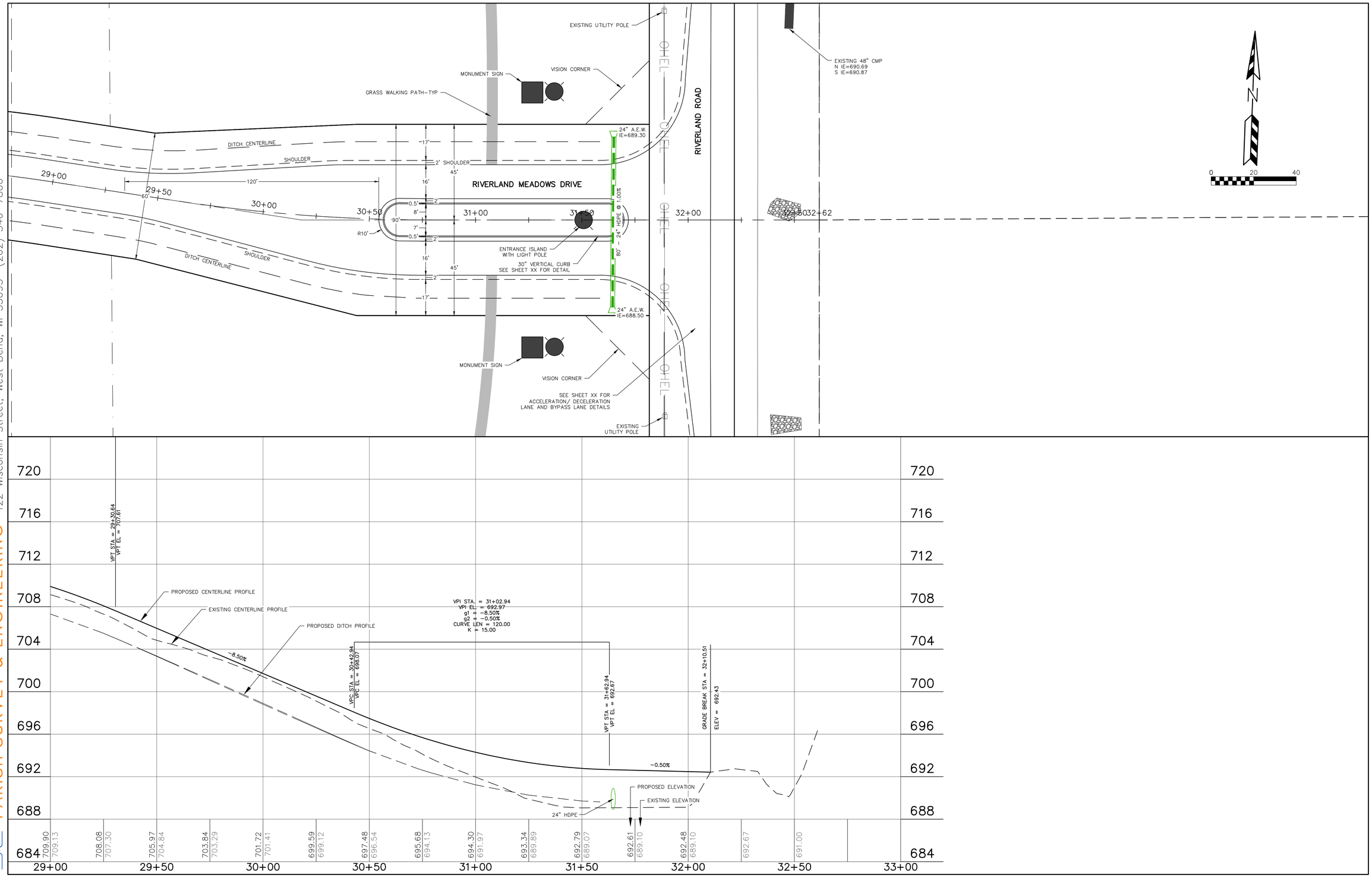

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\Projects\B0-13-25\PLAN & PROFILES.DWG

RIVERLAND MEADOWS PLAN & PROFILE \B0-13-25\ 10/27/2025 C2.04

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
3. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N–12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D–3034, SDR–26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C–76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C–478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M–294, TYPE S.
4. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
5. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
6. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WSCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
7. ALL STORM SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MEQUON AND WISCONSIN DSPS STANDARDS.
8. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
9. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL CONTACT THE CITY OF MEQUON PRIOR TO CONNECTING TO THE WATER MAIN.
11. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
12. ALL WORK WITHIN THE CITY RIGHT–OF–WAY REQUIRES A PERMIT FROM THE CITY OF MEQUON PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON–FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: WHITE
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
RIVERLAND MEADOWS
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
CONSTRUCTION NOTES

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

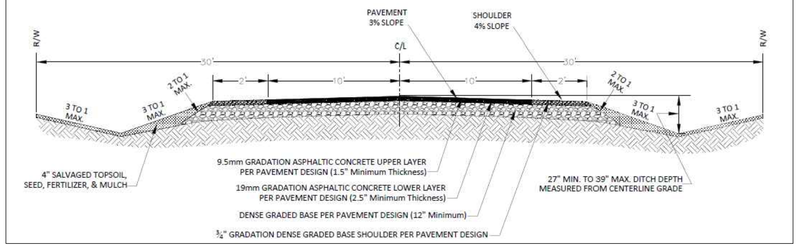
PLAN DATE: **10/24/2025**

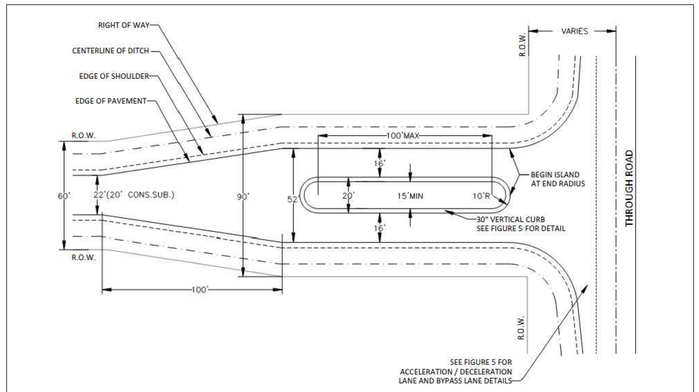
PROJECT NO: **\BO-13-25**

PRELIMINARY

SHEET NO:
C3.01

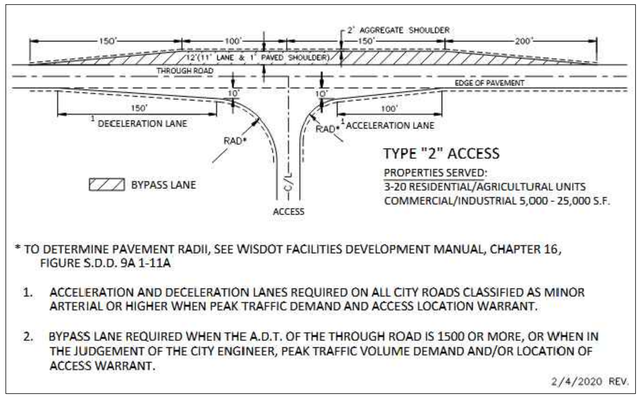
RESIDENTIAL STREET CROSS SECTION
CONSERVATION SUBDIVISION





NOTE: THERE SHALL BE NO DRIVEWAY CUTS THROUGH ENTRANCE ISLAND

ENTRANCE ISLAND DETAIL



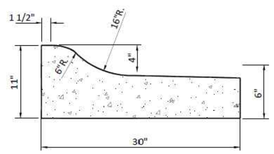
* TO DETERMINE PAVEMENT RADII, SEE WISDOT FACILITIES DEVELOPMENT MANUAL, CHAPTER 16, FIGURE S.D.D. 9A 1-11A

1. ACCELERATION AND DECELERATION LANES REQUIRED ON ALL CITY ROADS CLASSIFIED AS MINOR ARTERIAL OR HIGHER WHEN PEAK TRAFFIC DEMAND AND ACCESS LOCATION WARRANT.
2. BYPASS LANE REQUIRED WHEN THE A.D.T. OF THE THROUGH ROAD IS 1500 OR MORE, OR WHEN IN THE JUDGEMENT OF THE CITY ENGINEER, PEAK TRAFFIC VOLUME DEMAND AND/OR LOCATION OF ACCESS WARRANT.

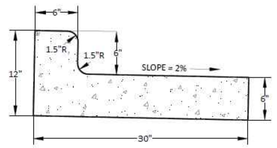
2/4/2020 REV.

TYPE 2 ACCESS DETAIL

MOUNTABLE HIGH SIDE CURB SECTION

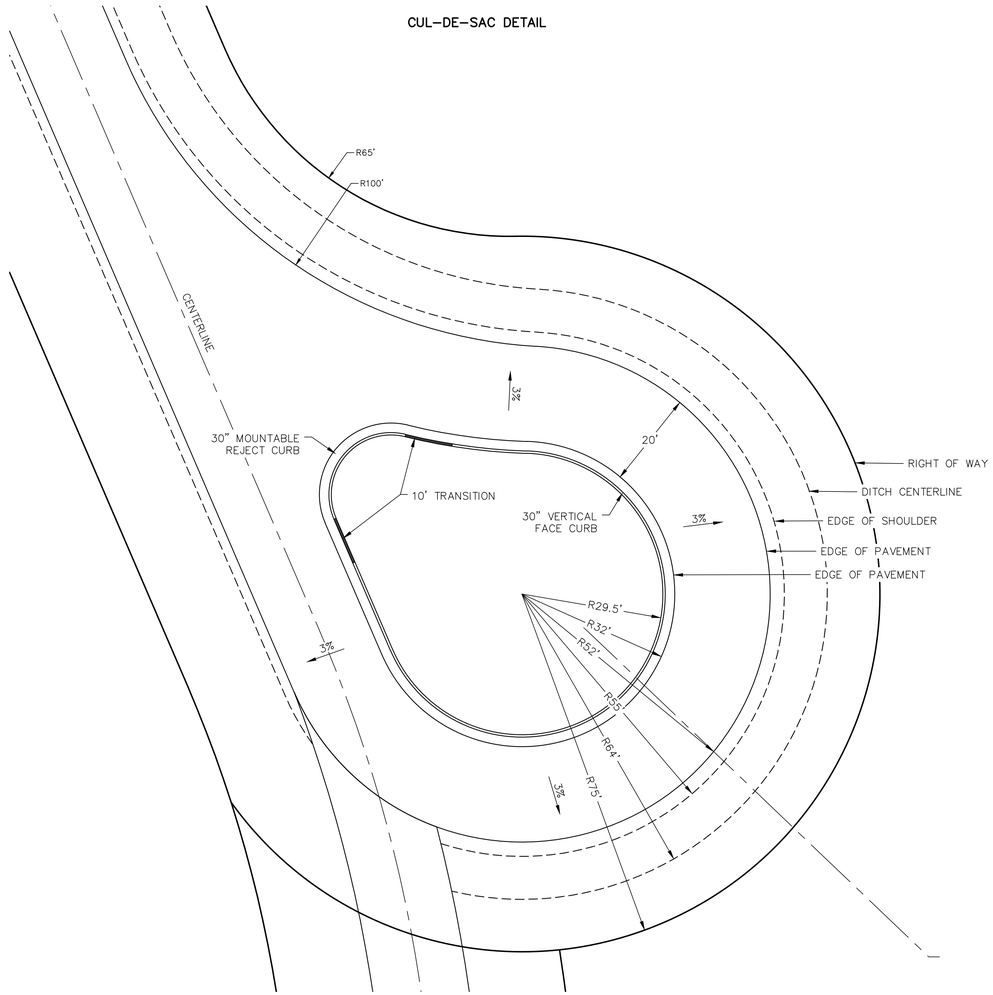


HIGH SIDE VERTICAL FACE ISLAND CURB SECTION



CURB & GUTTER REPAIR/REPLACE

CUL-DE-SAC DETAIL



REVISIONS:		
NO.	DATE	DESCRIPTION

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
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PROJECT TITLE:
RIVERLAND MEADOWS
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
STREET DETAILS

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

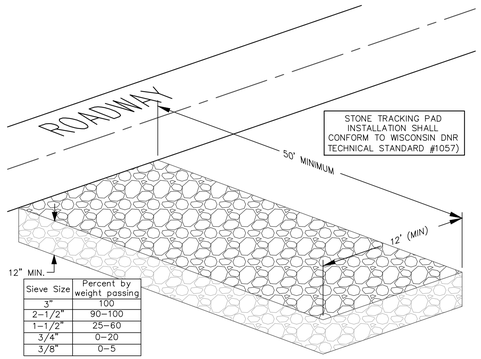
PLAN DATE: **10/27/2025**

PROJECT NO: **\BO-13-25**

PRELIMINARY

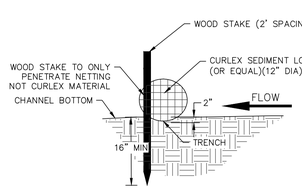
SHEET NO:
C3.02

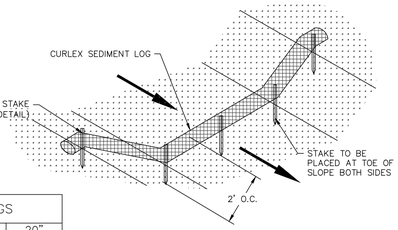
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

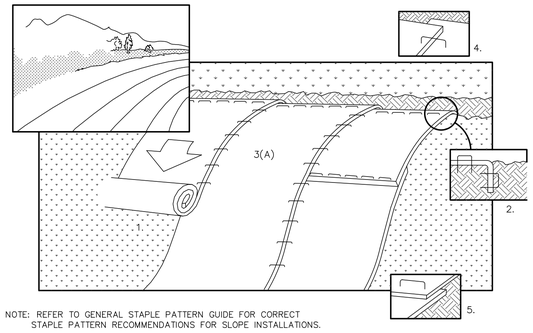
STONE TRACKING PAD DETAIL





SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

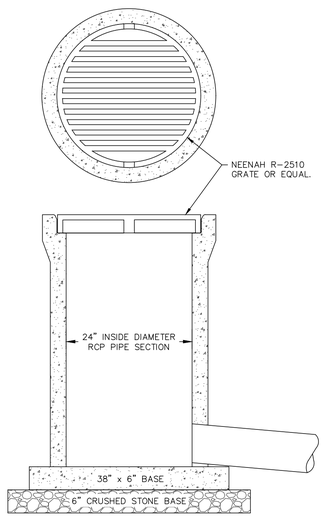
DITCH CHECK DETAIL



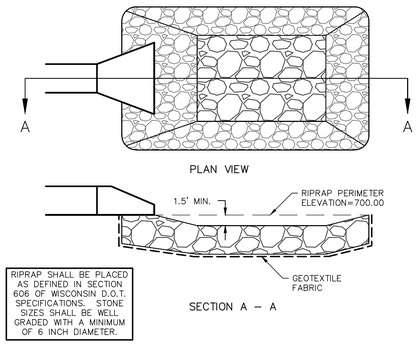
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

EROSION CONTROL MAT – SLOPE INSTALLATION

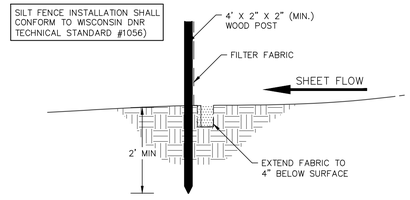


YARD DRAIN DETAIL

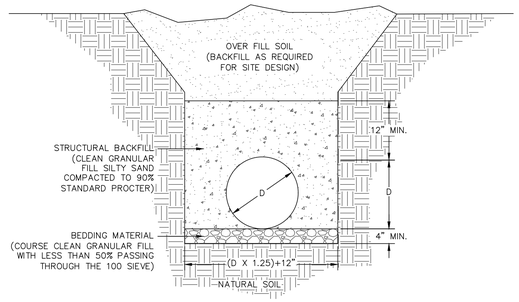


RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE SIZES SHALL BE WELL GRADED WITH A MINIMUM OF 6 INCH DIAMETER.

RIPRAP/STILLING BASIN DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)



HDPE PIPE BEDDING DETAIL

REVISIONS:		
NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
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PROJECT TITLE:
RIVERLAND MEADOWS
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
EROSION CONTROL & UTILITY DETAILS

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **10/27/2025**

PROJECT NO: **\BO-13-25**

PRELIMINARY

SHEET NO:
C3.03

Heartland
ECOLOGICAL GROUP INC
506 Springdale Street, Mount Horeb, WI 53572

October 27, 2025

Mr. Frederick P. Bersch
Keajen Properties, LLC
596 West Bonniwell Road
Mequon, WI 53097
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(414) 940-9912

RE: Stewardship Plan – Riverland Meadows, City of Mequon, Ozaukee County, Wisconsin. Heartland Project #: 20251602

Heartland Ecological Group, Inc. ("Heartland") has prepared the *Riverland Meadows Stewardship Plan* ("Plan") on behalf of Keajen Properties, LLC (the "Developer") in support of final development approvals for the Riverland Meadows Conservation Subdivision located in the City of Mequon, Ozaukee County, Wisconsin. The Plan fulfills the stewardship and long-term management requirements established under the City of Mequon Zoning Ordinance, Chapter 58, and the associated Developer Agreement for conservation subdivisions within the R-1 (Conservation) District.

The purpose of this Plan is to guide the establishment, restoration, and ongoing management of the designated Conservation Outlots, which comprise approximately 33.2 acres of protected open space within the Riverland Meadows subdivision. In accordance with Ordinance 2021-1591 and Section 58-249 of the City's Zoning Code, conservation subdivisions in the R-1 District are required to preserve at least 60 percent of the total development area as protected conservancy land and to implement a corresponding stewardship plan that ensures the long-term ecological function and visual character of these areas.

The Plan provides a framework for achieving the City's open-space objectives through detailed restoration prescriptions, management practices, and monitoring protocols consistent with current ecological best practices. It also establishes the baseline conditions, desired restoration outcomes, and maintenance responsibilities necessary to ensure that the conserved areas continue to meet the intent of the City's conservation subdivision standards.

Specifically, this Plan:

- Documents baseline site conditions, including vegetation communities, hydrology, and existing land uses within the conservation outlots.
- Identifies restoration goals and target community types based on site characteristics and hydrologic regimes.
- Recommends site preparation, native seed mixes, and installation methods for prairie and wetland restoration.
- Defines short- and long-term management strategies to control invasive species, promote native establishment, and maintain ecological resilience.
- Outlines monitoring procedures and reporting requirements for compliance with the Developer Agreement and City review expectations.

- Provides estimated implementation scheduling to assist in planning for long-term maintenance.

The Plan has been developed in accordance with the City of Mequon's R-1 Conservation Subdivision standards, Wisconsin Department of Natural Resources (WDNR) wetland and buffer guidance, and Heartland's professional experience in ecological restoration and land management throughout southeastern Wisconsin.

The conservation area currently consists of active row crop fields, hayfields, shrub-scrub habitat, several small farmed wetland depressions, and vacant land that has been undisturbed or minorly disturbed and has filled in with common weedy upland species. This Plan will guide the transition of these areas toward a self-sustaining mosaic of native prairie and wetland communities designed to enhance biodiversity, improve hydrologic function, and maintain the long-term ecological value of the Riverland Meadows development.

1.1 Plan Purpose and Objectives

The purpose of this Plan is to provide a comprehensive, science-based strategy for restoring, enhancing, and managing the conservation lands within the Riverland Meadows subdivision. The Plan outlines methods to re-establish self-sustaining native plant communities that reflect the ecological character of southeastern Wisconsin and to ensure that these areas continue to function as valuable open-space resources for stormwater management, habitat connectivity, and community aesthetics.

The Plan is guided by the following objectives:

1. **Compliance and Preservation:**
   Ensure compliance with Chapter 58 of the City of Mequon Zoning Ordinance and the Developer Agreement by preserving and maintaining the required minimum of 60% open space in perpetuity.

2. **Ecological Restoration:**
   Establish high-quality native prairie and wetland vegetation representative of southern Wisconsin natural communities, enhancing biodiversity and supporting pollinators, birds, and other wildlife.

3. **Hydrologic Stability and Soil Health:**
   Improve infiltration, reduce erosion, and enhance soil health through the establishment of deep-rooted native species that promote long-term ecological resilience.

4. **Invasive Species Management:**
   Identify, control, and prevent the spread of invasive and non-native species through targeted management techniques that balance effectiveness with ecological sensitivity.

5. **Community Integration and Aesthetics:**
   Provide visually appealing open spaces that complement the subdivision's natural landscape character while promoting environmental awareness among residents.

6. **Long-Term Stewardship:**
   Establish clear maintenance and monitoring protocols, including defined

responsibilities for the Riverland Meadows Homeowners Association (the "HOA") or other designated management entity, ensuring continuity of ecological management over time.

1.2 Implementation Framework

Implementation of this Plan will occur in coordination with subdivision construction and subsequent HOA establishment. The Developer will be responsible for initial restoration activities, including site preparation, seeding, and early-phase management. Following establishment, the HOA (or other designated land management entity) will assume long-term maintenance responsibilities as outlined in Section 7 of this Plan.

All restoration and management activities shall be completed in accordance with this Stewardship Plan and subject to City review and approval. Annual reports documenting site conditions, management actions, and progress toward restoration goals will be submitted to the City as part of ongoing compliance monitoring.

2. Existing Conditions and Site Overview

2.1 Site Location and Setting

The *Riverland Meadows* subdivision encompasses approximately 59 acres within the City of Mequon, Ozaukee County, Wisconsin. The property is located southwest of the intersection of Riverland Road and County Trunk Highway C (Pioneer Road) within the northwest ¼ of Section 1, Township 9 North, Range 21 East. The development lies within the R-1 Conservation District and has been designed as a Conservation Subdivision under Chapter 58 of the City of Mequon Zoning Ordinance.

The site features a gently rolling glacial landscape that slopes gradually from approximately 724 feet above mean sea level at the northwest corner to 682 feet in the southeast corner. The development layout consolidates residential lots on higher upland terrain while reserving lower-lying areas, existing wetlands, and transitional slopes as Conservation Outlots, totaling roughly 33 acres of protected open space to be managed under this Stewardship Plan.

2.2 Land Use and Existing Cover Types

The property is primarily agricultural in current land use, consisting of row-crop fields, hayfields, and shrub-scrub thickets, with several wet meadow and farmed wetland depressions distributed throughout the conservation outlots. According to the 2025 wetland delineation completed by Heartland, the site includes seven (7) wetlands totaling approximately 0.96 acres, consisting of wet meadow, farmed wet meadow, and shrub-carr communities

Surrounding land uses include agricultural and rural residential parcels, with intermittent wooded areas and drainageways providing opportunities for hydrologic connectivity and habitat expansion through restoration. The conservation lands within Riverland Meadows provide an open-space corridor linking these ecological features while maintaining the subdivision's rural aesthetic.

2.3 Soils and Hydrology

Soils within the site are primarily Kewaunee silt loam and silty clay loam, with inclusions of Manawa silt loam and Poygan soils in depressional areas. Hydric or partially hydric soil components occur within mapped wetlands and low-lying drainageways

Hydrology is characterized by shallow infiltration-driven drainage, with limited surface flow connectivity. The delineation found no navigable waterways or open waterbodies within or adjacent to the study area. Several depressional basins exhibit seasonal saturation and shallow ponding, particularly within farmed wet meadow zones.

2.4 Wetlands within the Conservation Area

The delineation identified seven wetlands (W-1 through W-7), all of which occur within the conservation outlots. Their characteristics are summarized below:

Wetland ID	Type / Description	Dominant Vegetation	Approx. Size (ac.)
W-1	Wet Meadow	Reed canary grass, meadow foxtail, peach-leaved willow, purple loosestrife, common fox sedge	0.27
W-2	Farmed Wet Meadow	Meadow foxtail, foxtail barley, common spike-rush	0.22
W-3	Wet Meadow	Similar to W-1; dominated by reed canary grass and meadow foxtail	0.18
W-4	Shrub-Carr	Common buckthorn, box elder, beggar-ticks, monkey-flower	0.02
W-5	Farmed Wet Meadow	Meadow foxtail, foxtail barley, spike-rush	0.10
W-6	Farmed Wet Meadow	Meadow foxtail, foxtail barley, spike-rush	0.12
W-7	Wet Meadow	Reed canary grass, meadow foxtail, purple loosestrife, willow	0.05

Source: Heartland Ecological Group, 2025 Delineation Report

These wetlands are primarily isolated or low-connectivity features that support invasive-dominated wet meadow and farmed wet meadow vegetation. They meet the criteria for "less susceptible wetlands" under NR 151, warranting 10–30-foot protective buffers.

2.5 Upland Baseline Conditions

Upland portions of the conservation outlots primarily consist of actively farmed cropland, hayfields, and areas of early successional shrub-scrub vegetation and common weedy upland species. The agricultural fields have been maintained in annual crop rotations and show limited remnant native vegetation, though some scattered native species such as goldenrods (*Solidago spp.*), asters (*Symphyotrichum spp.*), and switchgrass (*Panicum virgatum*) occur along field margins and drainageways.

Hayfield areas consist predominantly of grasses including smooth brome (*Bromus inermis*), timothy (*Phleum pratense*), reed canary grass (*Phalaris arundinacea*), yellow foxtail (*Setaria pumila*), and Kentucky bluegrass (*Poa pratensis*), with interspersed forbs such as red clover

(*Trifolium pratense*), Queen Anne's-lace (*Daucus car*ota), and common dandelion (*Taraxacum officinale*). Shrub-scrub areas occur mainly along drainageways and wetland fringes and are dominated by box elder (*Acer negundo*), willow (*Salix spp.*), and common buckthorn (*Rhamnus cathartica*), with cottonwood (*Populus deltoides*) and invasive bush honeysuckle (*Lonicera x bella*) in some areas. Less commonly observed invasive trees/shrubs include pickly ash (*Zanthoxylum americanum*), Autumn olive (*Elaeagnus umbellate*), and Siberian elm (*Ulmus pumila*) (Attachment 1: Figure 1).

Invasive species are present throughout the undisturbed/minorly disturbed upland zones, most notably reed canary grass, common buckthorn, and Canada thistle (*Cirsium arvense*), which will require control during initial site preparation. Other common invasives in smaller quantities included hybrid cattail (*Typha x glauca*), multiflora rose (*Rosa multiflora*), purple loosestrife (*Lythrum salicaria*), cutleaf teasel (*Dipsacus laciniatus*), and wild parsnip (*Pastinaca sativa*) (Attachment 1: Figure 1).

Evidence of some brush clearing (piled, cut brush) was present along some agricultural field edges.

2.6 Ecological Restoration Context

The existing mosaic of row-cropped uplands, hayfields, shrub-scrub thickets, small farmed wetlands, and weedy uplands provides a strong foundation for ecological restoration within the conservation outlots. The gently undulating topography, presence of multiple shallow basins, and proximity to mapped wetlands support the establishment of a diverse gradient of prairie and wetland communities ranging from mesic prairie and wet prairie in upland and transition zones to sedge meadow and shallow marsh in low-lying areas.

The restoration will emphasize establishing self-sustaining native plant communities representative of southeastern Wisconsin's historical prairie–wetland continuum, consistent with the Southern Lake Michigan Coastal Ecological Landscape. This restoration will improve habitat diversity, enhance hydrologic function, stabilize soils, and support the long-term ecological goals of the City of Mequon's R-1 Conservation Subdivision standards.

3. Restoration Design and Target Communities

3.1 Overview

The restoration design for the Riverland Meadows conservation outlots focuses on establishing a cohesive, visually attractive, and ecologically functional mosaic of native prairie and wetland communities. The Plan is designed to complement site grading and landscape features, including low screening berms along internal roadways, while supporting the long-term ecological goals of the City of Mequon R-1 Conservation Subdivision standards.

The restoration will:

- Convert current agricultural and hayfield areas to self-sustaining native prairie and wetland vegetation.
- Buffer and enhance delineated wetlands (W-1 through W-7).
- Integrate landscape features such as earthen berms and evergreen screening into the conservation landscape.

- Establish visually appealing shortgrass prairie communities that maintain open views and seasonal color.
- Reinforce ecological connectivity, stormwater function, and the rural character of the subdivision.

3.2 Restoration Zone Framework

The restoration design is organized into four functional zones based on elevation, hydrology, and planned landscape features, as shown on Figure 2: Proposed Restoration Zones and Target Communities (to be prepared).

Zone	Location / Description	Target Community Type	Representative Native Vegetation	Seed Mix Reference
Zone 1 – Shortgrass / Showy Prairie	Upland conservation areas, berm slopes, and open upland fields	Shortgrass Prairie (Southern Dry-Mesic to Mesic Prairie)	Little bluestem, Black-Eyes Susan, Wild Bergamot, Early Sunflower, Pale Purple Coneflower, Asters, Milkweeds	SGP-1
Zone 2 – Wetland Enhancement (W-1 – W-7)	Within delineated wetlands	Wet Meadow / Shallow Marsh Enhancement	Sedges, Golden Alexanders, Goldenrods, Yellow Coneflower, Asters, Marsh Milkweed	WM-1
Zone 3 – Screening Berms and Evergreen Plantings	Along Pioneer Road (CTH C) and Riverland Road	Prairie-Planted Earthen Berms with Evergreen Screening	Little bluestem, Black-Eyes Susan, Wild Bergamot, Early Sunflower, Pale Purple Coneflower, Asters, Milkweeds	SGP-1

3.3 Landscape Berms and External Roadway Screening

Low earthen berms ranging from 3 to 5 feet in height will be constructed along the external roadways, specifically Pioneer Road (CTH C) and Riverland Road, to provide a naturalized visual buffer between the subdivision and adjacent transportation corridors. The berms are designed to soften roadway views of the residential development while maintaining the open, rural aesthetic consistent with the City of Mequon's R-1 Conservation District.

Each berm will be gently contoured to integrate seamlessly with the surrounding conservation outlots and seeded with the shortgrass/showy prairie mix (SGP-1) to maintain vegetation continuity with the broader prairie restoration areas. The prairie vegetation will provide low-profile seasonal color and texture while minimizing long-term maintenance.

At the road-facing base of each berm, groupings or staggered rows of evergreen trees, such as white spruce (*Picea glauca*), white pine (*Pinus strobus*), and balsam fir (*Abies balsamea*) will be planted to establish year-round screening and visual interest. The spacing and arrangement will allow filtered views rather than full enclosure, preserving the open character of the conservation landscape.

This design approach provides both ecological and aesthetic benefits by:

- Reducing visual impacts of residential lots from external roadways.
- Maintaining the naturalized appearance required under the City's conservation subdivision standards.
- Integrating landscape elements into the overall prairie restoration design.
- Supporting pollinator habitat and soil stability on the berm slopes.

3.4 Site Preparation

Site preparation procedures remain consistent across all restoration zones, with minor adjustments for berm construction areas:

- **Existing Vegetation Removal:** Targeted herbicide application and mechanical clearing to eliminate the hayfield vegetation, reed canary grass, brome, buckthorn, and other invasives prior to grading or seeding in both upland and wetland areas.
- **Berm Construction:** Berms will be shaped using clean on-site soils; compaction will be minimized. Finished grades will be tracked or lightly scarified before seeding.
- **Soil Stabilization:** Berms will receive temporary cover crop seeding (e.g., oats) if prairie installation is delayed beyond 30 days post-construction.

3.5 Seeding and Planting

Seeding and planting will follow best management practices for native vegetation establishment:

- **Seed Application:**
    - Upland areas and berms – drill-seed or broadcast with SGP-1 shortgrass prairie mix.
    - Wetlands– broadcast with WM-1 seed mix
- **Planting Enhancements:**
    - Native plugs may be installed in wetland and berm toe areas to reinforce structure and seasonal diversity.
    - Evergreen trees will be containerized stock planted in fall or early spring.
- **Seeding Windows:** Late fall (dormant seeding) or early spring, depending on site readiness.

3.6 Invasive Species Control

Pre- and post-installation invasive control will emphasize species such as but not limited to reed canary grass, cattail, Canada thistle, buckthorn, and honeysuckle. Other, less dominant invasives will be controlled as needed. Control methods will include targeted herbicide application, selective mowing, and mechanical removal. Berms and adjacent prairie zones will be monitored regularly to prevent reinfestation. The southern and western boundaries of the site will likely experience increased invasive infestation from neighboring properties, and these areas with be emphasized for monitoring and control.

3.7 Soil Stabilization and Erosion Control

All disturbed soils, including berms and graded areas, will be stabilized immediately following seeding:

- Apply biodegradable erosion-control matting on berm slopes.
- Install silt fence or straw wattles as needed during establishment.
- Use temporary cover crops for rapid soil stabilization prior to permanent seeding if required.

3.8 Success Criteria

Restoration success will be evaluated qualitatively during the establishment period based on:

- Development of stable vegetative cover (≥ 80% overall).
- Emergence of representative native species appropriate to the target community.
- Invasive species presence not exceeding 15% relative cover.
- Stable berm structure and slopes free of erosion or sediment deposition.
- Healthy establishment of evergreen plantings used for visual screening.

Formal long-term monitoring and adaptive management procedures will be described in Section 7.

4. Restoration Implementation Schedule and Phasing

4.1 Overview

Restoration implementation for the Riverland Meadows conservation outlots will be completed in coordination with the overall subdivision development schedule. The following phasing approach ensures that restoration activities are sequenced appropriately with grading, infrastructure installation, and long-term management transitions.

All work shall be performed by qualified restoration contractors approved by the City of Mequon. Implementation sequencing and timing may be adjusted in response to field conditions, weather, or construction progress, provided the ecological intent of this Plan is maintained.

4.2 Implementation Phases

Phase 1 – Site Preparation and Invasive Species Control

Timing: Winter through early summer prior to seeding
Responsible Party: Developer or designated contractor, under ecological oversight

- Mechanically remove invasive shrubs such as common buckthorn and honeysuckle.
- Apply herbicide treatments (e.g., glyphosate-based formulations) to remove all existing vegetation. Three separate applications throughout the growing season are recommended. Seed with cover crop (e.g., oats) after initial herbicide treatment.
- Establish temporary erosion control (straw wattles, silt fence, etc.) where needed.

- Where grading is required (e.g., berm construction or drainageway shaping), schedule activities prior to any final native seeding is installed.

Phase 2 – Berm Construction and Evergreen Installation

Timing: Late spring to early fall, following completion of major site grading
Responsible Party: Developer / Landscape Contractor

- Construct earthen berms (3–5 feet tall) along Pioneer Road (CTH C) and Riverland Road using clean, non-compacted topsoil or subsoil.
- Shape berms to gentle, natural contours with side slopes not exceeding 4:1.
- Install evergreen tree groupings (e.g., *Picea glauca*, *Pinus strobus*, *Abies balsamea*) at the base of berms on the roadway-facing side to establish visual screening.
- Stabilize berms with temporary cover crop (e.g., oats) if prairie seeding will not occur within 30 days.
- Final prairie seeding of berms should occur concurrently with adjacent upland restoration (Phase 3).

Phase 3 – Prairie and Wetland Restoration

Timing: Late fall (November–December, dormant seeding) or early spring (April–May)
Responsible Party: Developer / Ecological Contractor

- Seed all upland areas and berms with the shortgrass/showy prairie mix (SGP-1).
- Within delineated wetlands (W-1 through W-7), implement enhancement seeding or planting with the Wetland Enhancement mix (WM-1) and supplemental plugs as necessary.
- Apply seed using no-till drill or broadcast methods.
- Apply light rolling or cultipacking to ensure good seed-to-soil contact.
- Install erosion-control blanket or matting as needed on berm slopes.

Phase 4 – Establishment and Early Maintenance (Years 1–3)

Timing: Growing seasons immediately following installation
Responsible Party: HOA or Developer (until handoff), under ecological oversight

- Conduct four to five maintenance visits per growing season, including:
    - Selective mowing to a height of 8–12 inches during the first year to suppress annual weeds.
    - Spot herbicide or mechanical control of invasive species.
    - Overseeding of any areas with poor germination or bare soil.
- Avoid soil disturbance, vehicle traffic, or storage within restoration zones.
- Inspect erosion-control measures and repair as necessary.

- Evergreen tree mortality will be addressed through replanting during the next planting season.

Phase 5 – Transition to Long-Term Stewardship

Timing: Following successful establishment (Year 3 or as approved by City)
Responsible Party: Homeowners Association (HOA) or designated management entity

- Upon City acceptance of initial restoration and establishment, the HOA will assume maintenance responsibilities per the Developer Agreement.
- Long-term stewardship activities will include mowing or prescribed burning (as appropriate) ongoing invasive species management, and native vegetation monitoring.
- Heartland or another qualified ecological consultant will prepare a Stewardship Summary Report at the conclusion of the establishment period to document restoration outcomes and recommend future management priorities.

4.3 Recommended Timeline Summary

Phase	Activity	Approximate Timing
Phase 1	Vegetation removal, herbicide treatments, invasive shrub clearing	Spring–Summer (Year 1)
Phase 2	Berm construction and evergreen planting	Late Spring–Fall (Year 1)
Phase 3	Prairie and wetland seeding / planting	Late Fall (Year 1) or Early Spring (Year 2)
Phase 4	Establishment and early maintenance	Years 1–3 post-installation
Phase 5	HOA stewardship handoff and long-term management	Year 3+

5. Long-Term Management and Maintenance Recommendations

5.1 Overview

Following completion of the initial three-year establishment period, the Riverland Meadows conservation outlots will transition into the long-term stewardship phase. During this period, the HOA or another designated management entity will assume full responsibility for maintaining the conservation lands in accordance with this Stewardship Plan and the City of Mequon Developer Agreement.

The primary goals of long-term management are to:

- Maintain stable, self-sustaining native prairie and wetland vegetation.
- Prevent re-establishment of invasive or woody species.
- Preserve the aesthetic and ecological functions of the conservation outlots.

- Ensure compliance with City ordinances and conservation subdivision requirements.

All activities should be guided by annual site inspections and qualitative evaluations conducted by Heartland Ecological Group, Inc. or another qualified ecological consultant.

5.2 Routine Management Activities

A. Prescribed Mowing or Burning

- **Prairie Areas & Wetland Area:**
    - Conduct one annual mowing during the first three years of long-term management to a height of 8–12 inches in mid-summer (July–August) to suppress woody encroachment unless prescribed burning is feasible during this timeframe.
    - Once vegetation is well established (Year 4+), transition to a prescribed burn rotation every 3–5 years, weather and permitting conditions allowing.
    - If burning is not feasible due to site constraints, periodic mowing may continue as an alternative maintenance tool.

B. Invasive Species Control

- Conduct at least two seasonal invasive control visits per year, targeting species such as but not limited to reed canary grass, cattail, Canada thistle, buckthorn and honeysuckle seedlings, and other invasive species.
- Use selective herbicide spot-treatments (e.g., glyphosate or triclopyr formulations) or mechanical removal depending on infestation type and location.

C. Woody Vegetation Management

- Inspect annually for volunteer trees or shrubs (box elder, cottonwood, willow, buckthorn, honeysuckle).
- Cut and stump-treat or foliar-treat as needed to prevent canopy closure over prairie vegetation or encroachment into wetland buffers.

D. Evergreen Screening Maintenance

- Monitor berm-planted evergreens for vigor and survival.
- Replace any dead or declining trees during the next available planting season using equivalent species and size class.

5.3 Adaptive Management

Adaptive management should be implemented to respond to natural variability, establishment outcomes, and observed trends in species composition.
Key steps include:

1. **Annual Site Walk-Through:** Conducted each spring by the HOA or ecological consultant to evaluate vegetation health, invasive pressures, and erosion conditions.
2. **Qualitative Documentation:** Record dominant species observed, extent of invasive patches, general site conditions, and maintenance actions completed.

3. **Management Adjustments:** Based on observations, modify mowing or burning frequency, expand invasive control, or introduce supplemental overseeding if gaps persist.
4. **Reporting:** Prepare a brief annual Stewardship Summary documenting maintenance actions, conditions, and recommendations for the next year. These summaries should be retained by the HOA and provided to the City of Mequon upon request.

5.4 Access and Restrictions

The conservation outlots are to remain in an undisturbed condition apart from maintenance and approved recreational access (e.g., walking paths, mowed observation areas). The following activities are prohibited within conservation lands:

- Mowing or clearing beyond defined paths or maintenance zones.
- Dumping of yard waste, debris, or fill material.
- Off-road vehicle or ATV use.
- Fertilizer or pesticide applications.
- Construction or grading without City approval.

Signage identifying "Conservation Area – Protected Open Space" is recommended at key access points to reinforce restrictions and public awareness.

5.5 Long-Term Stewardship Goals

Long-term success of the Riverland Meadows conservation areas will be measured by:

- Maintenance of ≥ 80% vegetative cover by native species representative of the target prairie or wetland community.
- Continued suppression of invasive and woody species to below 15% relative cover.
- Stable soils with no evidence of erosion or sediment export.
- Healthy evergreen screening along Pioneer and Riverland Roads, maintaining the subdivision's visual buffer and natural aesthetic.
- Compliance with the intent and conditions of the City of Mequon R-1 Conservation District standards.

6. Monitoring and Reporting Requirements

6.1 Overview

Monitoring of the Riverland Meadows conservation outlots is essential to ensure that the restoration and long-term stewardship objectives described in this Plan are achieved. Monitoring will document site progress, identify emerging management needs, and demonstrate compliance with the City of Mequon's R-1 Conservation Subdivision requirements and the Developer Agreement.

All monitoring activities will be conducted by a qualified ecological consultant approved by the City. Documentation from these efforts will provide a consistent qualitative record of conditions, corrective actions, and maintenance activities over time.

6.2 Monitoring Schedule

Monitoring will occur through two distinct phases:

Phase	Duration	Purpose	Frequency
Establishment Phase	Years 1–3 following initial seeding	Evaluate early vegetation establishment, invasive control effectiveness, and site stabilization	Twice annually (spring and late summer)
Long-Term Stewardship Phase	Year 4 and beyond	Assess vegetation stability, invasive trends, and overall site performance	Every 2 years assuming site is developing appropriately (late summer or early fall)

The HOA or management entity shall retain all monitoring reports permanently as part of the subdivision's stewardship record.

6.3 Monitoring Methods

Monitoring will consist of qualitative field assessments and photo documentation rather than quantitative sampling. Evaluations will describe vegetation communities, dominant species, invasive pressures, and general site conditions. The following methods will be applied:

1. **Field Walk-Throughs:**
    - Conducted by the ecological consultant during each monitoring period.
    - Includes visual inspection of each restoration zone (Shortgrass/Showy Prairie, Wet-Mesic/Wet Prairie, Wetland Enhancement, and Berm/Screening Areas).
2. **Photo Documentation:**
    - Photographs will be taken during each monitoring event under similar seasonal and lighting conditions.
3. **Condition Descriptions:**
    - Observations will note dominant native species, relative cover of invasives, presence of erosion, hydrologic changes, and tree health (berm evergreens).
    - Observations will be compared to prior years to assess progress and inform adaptive management.
4. **Restoration Zone Ratings:**
    - Each restoration zone will be qualitatively rated as one of the following:
        - **Establishing** – Early successional or incomplete vegetation cover; requires continued management.
        - **Developing** – Stable vegetation with partial native dominance; invasive species still present but controlled.

- **Stable** – Fully established native community consistent with restoration objectives.

6.4 Monitoring Reports

Following each monitoring event, the ecological consultant will prepare a Monitoring Summary Report that includes:

- **Project Identification:** Site name, date, monitoring phase, weather conditions, and personnel.
- **Narrative Summary:** Description of overall site condition, management activities completed, and restoration progress.
- **Restoration Zone Notes:** Observations for each zone, including dominant vegetation, invasive species, erosion, and hydrology status.
- **Photographic Record:** Representative images from permanent photo points.
- **Maintenance Recommendations:** Specific actions for the upcoming year (e.g., invasive control, overseeding, mowing, or burning).
- **Compliance Statement:** Confirmation that activities are consistent with the City's R-1 Conservation District and Developer Agreement requirements.

A copy of each report shall be provided to:

1. The Developer (during the establishment phase).
2. The HOA (upon handoff and during long-term management).
3. The City of Mequon Department of Community Development, upon request or at key milestones (e.g., end of establishment period).

6.5 Performance Benchmarks

The following qualitative benchmarks will guide evaluation of restoration progress and long-term success:

Performance Category	Benchmark / Indicator
Vegetative Cover	≥ 80% total cover by desirable native species; limited bare soil or erosion.
Invasive Species	< 15% relative cover of invasive or non-native species.
Soil Stability	No evidence of significant erosion, sedimentation, or channeling.
Screening Berms	Evergreen plantings healthy and maintaining intended visual buffer.
Aesthetic and Ecological Function	Site exhibits cohesive native vegetation, visual appeal, and functional stormwater filtration.

Sites meeting these criteria for at least two consecutive years shall be considered to have achieved "functional restoration stability."

6.6 Adaptive Response and Reporting Continuity

If monitoring identifies any deficiencies in vegetation establishment, invasive control, or erosion, corrective measures shall be implemented within the next growing season. Actions may include overseeding, expanded invasive control, re-grading, or replanting of trees.

All corrective measures and their outcomes shall be summarized in subsequent monitoring reports to maintain a continuous record of adaptive management actions.

6.7 Plan Review and Updates

This Stewardship Plan may be reviewed and updated as necessary to reflect changing site conditions, management needs, or regulatory requirements. Any substantial modifications (e.g., re-grading, additional plantings, or change in management entity) shall be submitted to the City of Mequon for review and approval prior to implementation.

6.8 Funding and Stewardship Obligations

1. The Riverland Meadows HOA shall maintain a dedicated line item in its annual operating budget for stewardship responsibilities associated with the conservation outlots. This budget allocation will ensure ongoing funding for required activities such as mowing, invasive species management, monitoring, and reporting in accordance with this Stewardship Plan and the City of Mequon Developer Agreement.

2. This Plan shall become an attachment to the HOA disclosure materials and the HOA Rules and Regulations, and shall be recorded against each lot within the subdivision to ensure permanent notice of the associated stewardship obligations.

3. Following completion of the initial establishment period and the first year of long-term stewardship monitoring (through Year 4), the HOA may transition to a biennial inspection schedule, provided that annual invasive species control activities continue without interruption and performance standards remain in compliance with Section 6.5 of this Plan.

Please contact me if you have any questions regarding this professional stewardship plan.

Regards,

Soleil Bieniek, Environmental Technician
Heartland Ecological Group, Inc.
soleil@heartlandecological.com
608-490-2450

Attachment 1:

Figure 1: Baseline Conditions

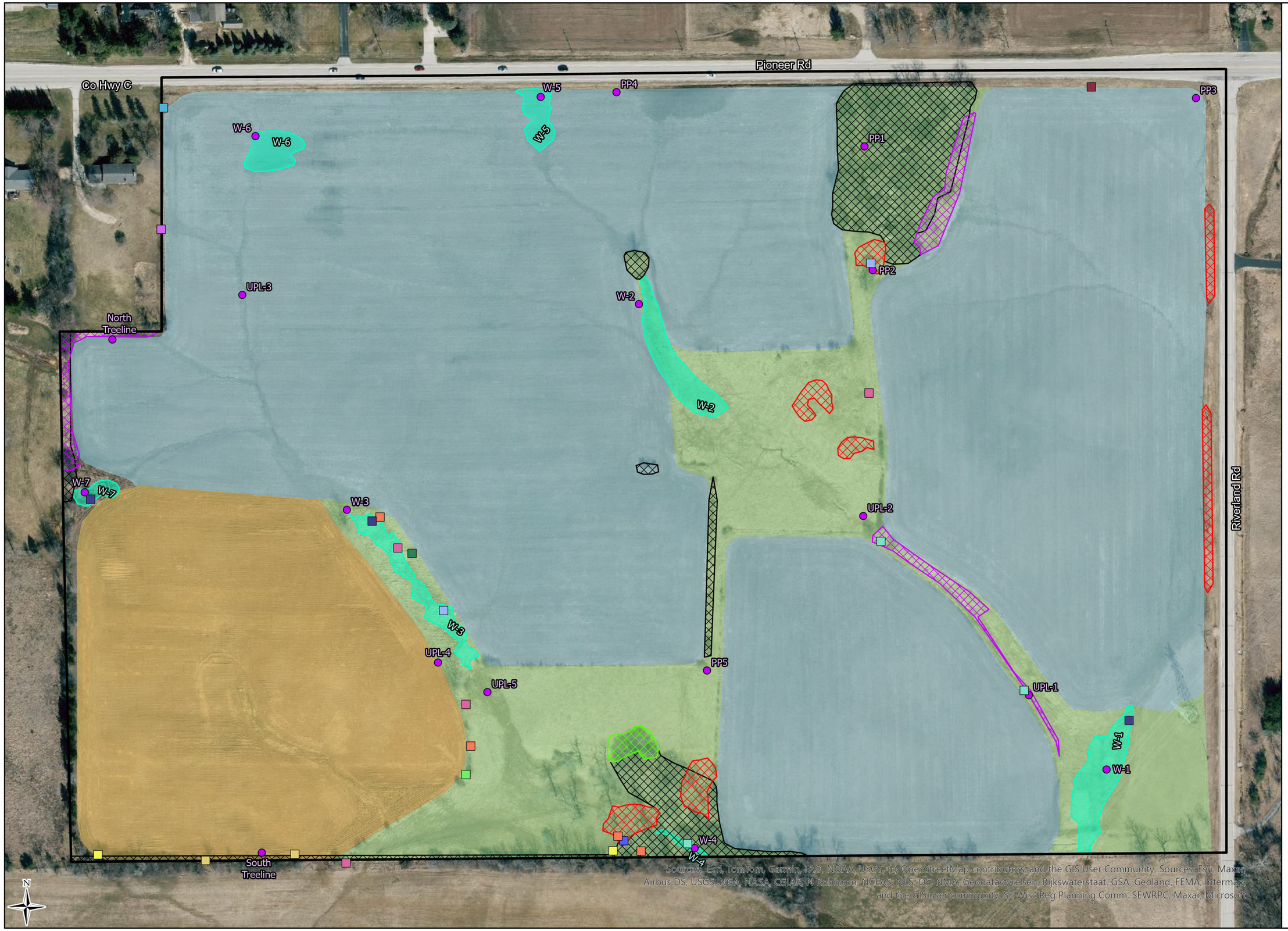
Figure 2: Proposed Restoration Zones and Target Communities

Attachment 2: Seed Mixes

Attachment 3: Photo Log

Attachment 1 | Figure 1: Baseline Conditions

Figure 2: Proposed Restoration Zones & Target Communities



Heartland ECOLOGICAL GROUP INC

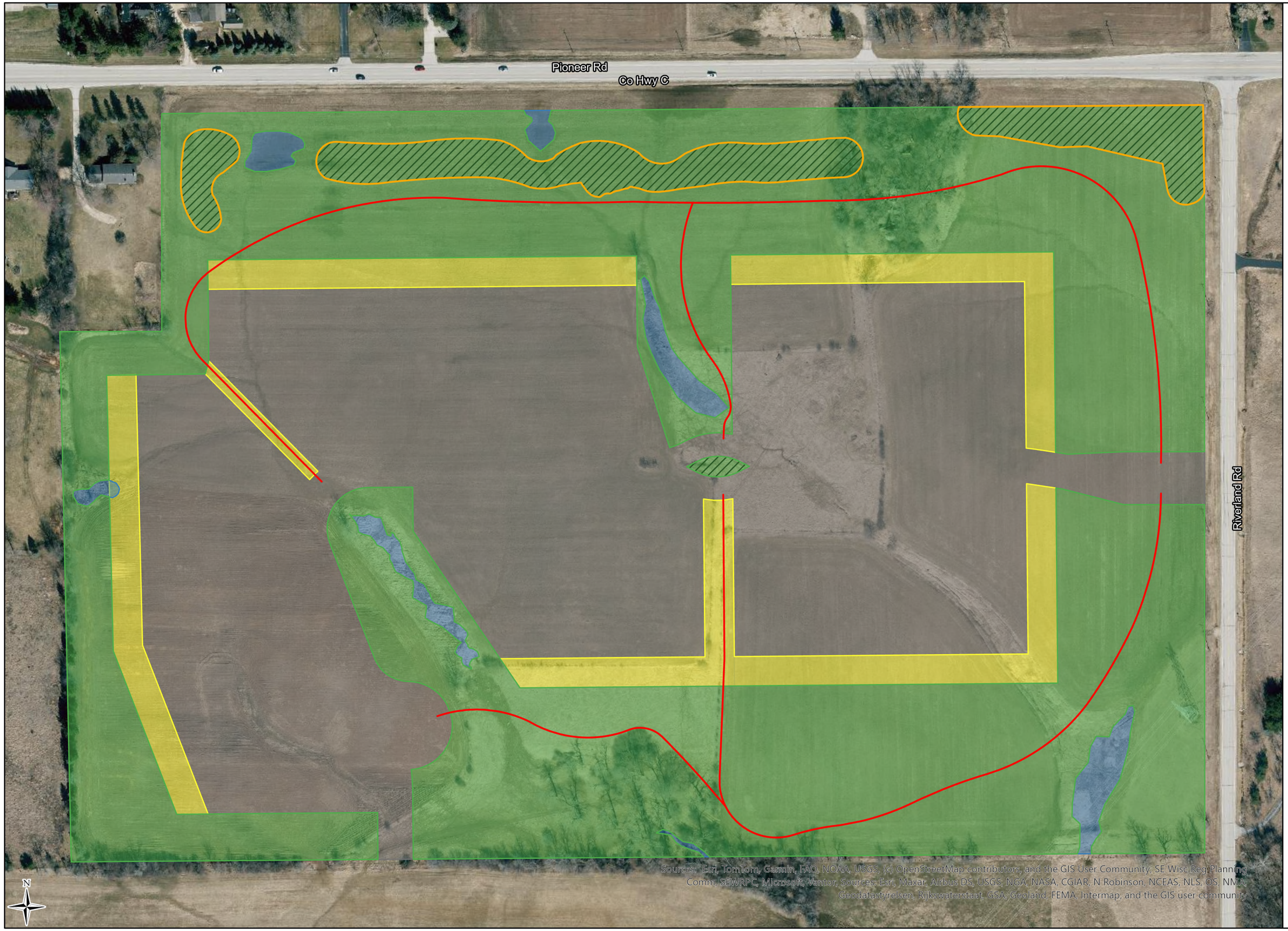
Figure 1. Baseline Conditions

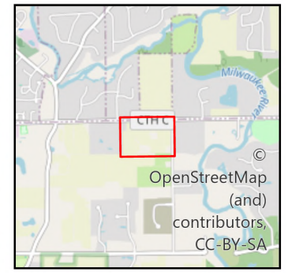
Riverland Meadows
Project 20251602
T9N, R21E, S1
C Mequon, Ozaukee Co

2024 Orthophoto
Ozaukee Co, HEG

LRR: NCNE

Figure Created: 10/23/2025





- Wetland Delineation Area (58.94 ac)
- Zone 1: Shortgrass/Showy Prairie (27.58 ac)
- Zone 2: Wetland Enhancement (0.92 ac)
- Zone 3: Screening Berms and Evergreen Plantings (2.48 ac)
- Maintain as Turf (4.50 ac)
- Proposed Lots and Road
- Proposed Grass Walking Path
- Berm Outlines

0 75 150 Ft

Heartland ECOLOGICAL GROUP INC

Figure 2. Proposed Restoration Zones and Target Communities

Riverland Meadows
Project 20251602
T9N, R21E, S1
C Mequon, Ozaukee Co

2024 Orthophoto
Ozaukee Co, HEG

LRR: NCNE

Figure Created: 10/25/2025

Attachment 2 | Seed Mixes

Shortgrass Prairie for Dry Soils

Butterfly Weed, Rough Blazing Star, and Wild Lupine are butterfly favorites! This mix thrives in full sun areas containing rocky or sandy, well-drained soils.

#SPD	Dry Mesic to Dry	Full Sun	10.50 PLS LBS/Acre	76.00 Seeds/ Sq. Ft

Wildflowers		Oz/Ac
Agastache foeniculum	Lavender Hyssop	1.00
Allium cernuum	Nodding Onion	4.00
Amorpha canescens	Leadplant	2.00
Asclepias tuberosa	Butterfly Weed	2.00
Aster azureus	Sky Blue Aster	1.25
Aster ericoides	Heath Aster	0.10
Aster laevis	Smooth Blue Aster	1.25
Chamaecrista fasciculata	Partridge Pea	8.00
Coreopsis lanceolata	Lance-Leaf (Sand) Coreopsis	2.50
Coreopsis palmata	Prairie Coreopsis	2.00
Dalea candida	White Prairie Clover	3.00
Dalea purpurea	Purple Prairie Clover	2.50
Echinacea pallida	Pale Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Heliopsis helianthoides	Early Sunflower	6.00
Liatris aspera	Rough Blazing Star	1.00
Liatris cylindracea	Dwarf Blazing Star	1.00
Lupinus perennis	Wild Lupine	6.00
Monarda fistulosa	Wild Bergamot	2.00
Monarda punctata	Dotted Mint	0.25
Potentilla arguta	Prairie Cinquefoil	0.50
Ratibida pinnata	Yellow Coneflower	3.00
Rudbeckia hirta	Black-Eyed Susan	4.00
Solidago rigida	Stiff Goldenrod	0.70
Solidago speciosa	Showy Goldenrod	0.70
Tradescantia ohiensis	Ohio Spiderwort	0.75
Verbena stricta	Hoary Vervain	2.00
Grasses, Sedges, & Rushes		**Oz/Ac**
Bouteloua curtipendula	Side Oats Grama	16.00
Bromus kalmii	Prairie Brome	8.00
Carex bicknellii	Copper-Shouldered Oval Sedge	1.50
Elymus canadensis	Canada Wild Rye	48.00
Koeleria cristata (macrantha)	June Grass	2.00
Schizachyrium scoparium	Little Bluestem	20.00
Sporobolus heterolepis	Prairie Dropseed	4.00

*Note: Seed mix compositions are subject to change depending on seasonal availability.

Wet Prairie

Wet prairies typically grow in deep rich soils that are high in organic matter. They also occur in areas where the drainage is poor or in spots that collect water from the surrounding landscape. Wet prairies can survive saturated soil conditions or ponded water for short periods of time, especially after the plants are established. Our Wet Prairie mix promotes species diversity to recreate the appearance of naturally occurring wet prairies. This mix will grow best in full sun.

#WPM	Wet to Wet Mesic	Full Sun to Part Sun	8.00 PLS LBS/Acre	85.00 Seeds/ Sq. Ft

Wildflowers		Oz/Acre
Anemone canadensis	Meadow Anemone	0.50
Asclepias incarnata	Marsh (Red) Milkweed	4.00
Aster novae-angliae	New England Aster	1.00
Aster puniceus	Swamp Aster	1.00
Baptisia leucantha (alba)	White Wild Indigo	2.00
Cassia hebecarpa	Wild Senna	6.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.40
Eupatorium perfoliatum	Boneset	0.50
Gentiana andrewsii	Bottle Gentian	0.10
Helenium autumnale	Sneezeweed	0.25
Heliopsis helianthoides	Early Sunflower	1.50
Liatris spicata	Marsh Blazing Star	1.00
Lobelia siphilitica	Great Blue Lobelia	0.50
Mimulus ringens	Monkey Flower	0.25
Monarda fistulosa	Wild Bergamot	2.00
Parthenium integrifolium	Wild Quinine	1.00
Pycnanthemum virginianum	Mountain Mint	0.25
Ratibida pinnata	Yellow Coneflower	3.00
Silphium terebinthinaceum	Prairie Dock	1.00
Solidago graminifolia	Grass-Leaved Goldenrod	0.10
Solidago ohioensis	Ohio Goldenrod	1.00
Solidago riddellii	Riddell's Goldenrod	1.50
Verbena hastata	Blue Vervain	1.50
Veronicastrum virginicum	Culver's Root	0.25
Zizia aurea	Golden Alexanders	4.00
Grasses, Sedges, & Rushes		Oz/Acre
Bromus ciliatus	Fringed Brome	32.00
Carex bebbii	Bebb's Oval Sedge	1.00
Carex crawfordii	Crawford's Sedge	0.40
Carex crinita	Fringed Sedge	1.00
Carex scoparia	Lance-Fruited Oval Sedge	0.50
Carex stipata	Common Fox Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	1.50

Elymus virginicus	Virginia Wild Rye	48.00
Glyceria canadensis	Rattlesnake Grass	3.00
Glyceria grandis	Reed Manna Grass	2.50
Scirpus pendulus	Red Bulrush	0.50

*Note: Seed mix compositions are subject to change depending on seasonal availability.

Attachment 3 | Photo Log

Photo #1 PP1

Photo #2 PP1

Photo #3 PP1

Photo #4 PP2

Photo #5 PP2

Photo #6 PP2

Photo #7 PP3

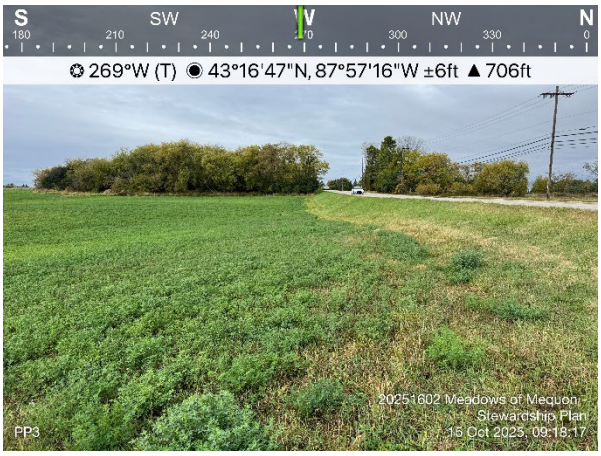


Photo #8 PP3

Photo #9 W-1

Photo #10 W-1

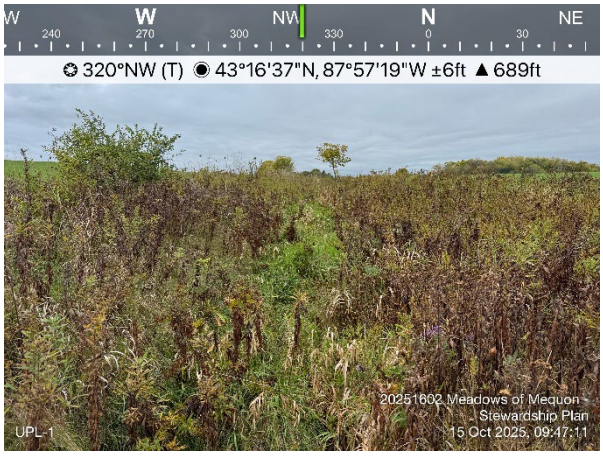


Photo #11 UPL-1

Photo #12 UPL-1

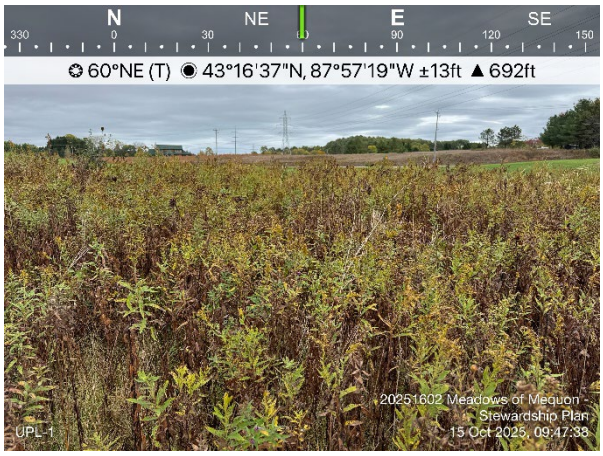


Photo #13 UPL-1

Photo #14 UPL-2

Photo #15 UPL-2

Photo #16 W-2

Photo #17 W-2

Photo #18 PP4

Photo #19 PP4

Photo #20 W-5

Photo #21 W-6

Photo #22 W-6

Photo #23 UPL-3

Photo #24 W-3

Photo #25 UPL-4

Photo #26 UPL-4

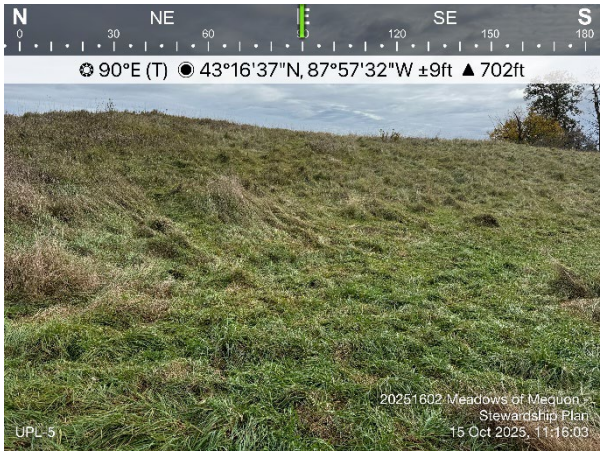


Photo #27 UPL-5

Photo #28 UPL-5

Photo #29 UPL-5

Photo #30 UPL-5

Photo #31 UPL-5

Photo #32 W-4

Photo #33 W-4

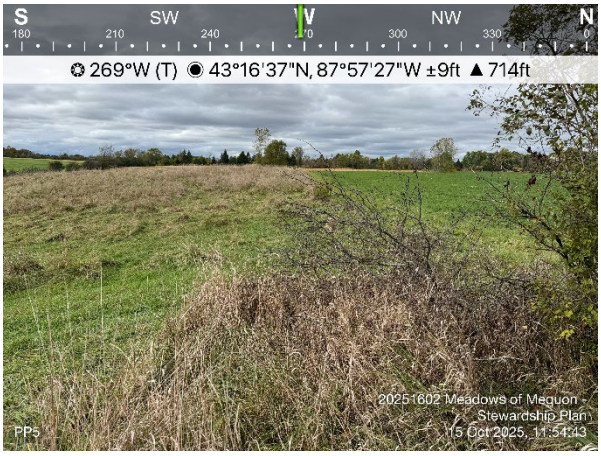


Photo #34 PP5

Photo #35 PP5

Photo #36 PP5

Photo #37 South Treeline

Photo #38 South Treeline

Photo #39 North Treeline

Photo #40 North Treeline

Photo #41 North Treeline

Photo #42 W-7

2026 PLANNING COMMISSION MEETING SCHEDULE

DRAFT

Meeting Start Time is 6:00 pm

PC Applications Deadline	Planning Commission Meeting Date	Next Council Meeting
12/15/25	**01/26/26**	02/10/26
01/26/26	**02/23/26**	03/10/26
02/23/26	**03/23/26**	04/07/26
3/23/26	**04/27/26**	05/12/26
04/20/26	**05/18/26**	06/09/26
05/18/26	**06/22/26**	7/14/26
06/22/26	**07/27/26**	8/11/26
08/24/26	**09/28/26**	10/13/26
09/28/26	**10/26/26**	11/10/26
10/19/26	**11/30/26**	12/08/26

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 10.30.25