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

www.cityofmequonwi.gov

Department of Community Development
Taped

PLANNING COMMISSION
Monday, September 29, 2025
American Legion Post #457
6050 W. Mequon Road
6:00 PM

Agenda

1) Call to Order, Roll Call

a) Approval of Minutes from July 28, 2025.

2) Consent Agenda / Regular Business

a) Craig Pfister & Edith Lepgold. The applicant is seeking certified survey map approval for a 2-lot land division for the property located at 10490 N. Pine Tree Circle.

b) Mequon I LLC for The Enclave at Mequon Preserve Phs. IX. The applicant is seeking development agreement and minor request approval for fill of approximately 25,000 C.Y. to allow for 19-lots in Phase IX of The Enclave at Mequon Preserve subdivision located west and east of 10622 N. Tree Sparrow Road.

3) Consent Agenda / Public Hearing

a) FT 1, LLC. The applicant is seeking conditional use grant approval for a distillery for the property located at 11090 N. Weston Drive.

b) FT 1, LLC. The applicant is seeking conditional use grant approval for a nightclub for the property located at 11120 N. Weston Drive.

4) Regular Business / Public Hearing

a) MSI General for Charter Manufacturing. The applicant is seeking conditional use grant and building and site plan amendment approval for three (3) separate single-story building additions and site modifications for the property located at 12121 N. Corporate Parkway.

5) **Regular Business**

1) Signarama for East Mequon Corporate Center III. The applicant is seeking master sign plan approval for the property located at 12308 N. Port Washington Road.

2) Keller, Inc. for BE Golf, LLC. The applicant is seeking building and site plan amendment approval for an approximately 10,200 sq. ft. addition and remodel of the existing building for the property located at 12950 N. Port Washington Road (Missing Links).

3) Bonnilake Real Estate, LLC. The applicant is seeking subdivision minor request approval for 20,000 C.Y. of fill, berms exceeding 4.5 feet, and concept plan approval for a 12-lot single-family rural conservation for the property located a the southwest corner of Riverland Road and Pioneer Road.

6) Announcements

The next meeting is Monday, October 27, 2025, at 6:00 p.m.

7) Adjourn

Dated: September 24, 2025 /s/ Andrew Nerbun, Chair

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

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

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

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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, July 28, 2025
6:00 PM
Lower Conference Room

Minutes

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Alternate Alderman Brian Parrish
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner John Stoker
Commissioner Nancy Urbani
Commissioner Bruce Barnes - **Absent**
Commissioner Martin Choren - **Absent**

Acting Chair Alderman Brian Parrish called the meeting to order at 6:00 p.m.

a) Approval of Minutes from June 23, 2025

Action
Commissioner Stoker made a motion to approve the meeting minutes from June 23, 2025. Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (5-0)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Parrish, Hawley, Schaefer, Stoker, Urbani
ABSENT:	Barnes, Choren

2) Consent Agenda/Public Hearing

DRAFT

Attachment: PC_07.28.25_DRAFT (10643 : Meeting Minutes from 07.28.25)

a) Body Activation. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 6200 W. Donges Bay Road.

b) Dr. Dylan Starck. The applicant is seeking conditional use grant approval to allow for an oral surgical center for the property located at 1535-1539 W. Market Street (Arrow Oral Surgery).

Action
Commissioner Stoker made a motion to open a public hearing.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (5-0)

No public hearing

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (5-0)

Action
Commissioner Stoker made a motion to approve the conditional use grant.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (5-0)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Parrish, Hawley, Schaefer, Stoker, Urbani
ABSENT:	Barnes, Choren

3) Public Hearing

a) World Mission Society Church of God. The applicant is seeking conditional use grant and minor request approval for a setback waiver to allow for 3 driveway gates for the property located at 11458 W. Wauwatosa Road.

Action
Commissioner Stoker made a motion to open a public hearing.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (5-0)

Public Feedback

Michael Kiliac - 7326 W. Heron Pond
Robert Perry - 7551 W. Heron Pond Drive

DRAFT

Attachment: PC_07.28.25_DRAFT (10643 : Meeting Minutes from 07.28.25)

Both residents expressed questions regarding the proposed gates.

Action
Commissioner Schaefer made a motion to close the public hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (5-0)

Planner Natalie Redding stated that the cemetery is owned separately from the church. The gates aim to provide clear boundaries between the sites and entrance security, while also allowing public access. The gates will be 6 feet in height and 14 feet in width and will remain closed but unlocked with open access. The setback waiver is necessary due to a 30-foot IPS setback requirement. Staff support the requested setback waiver as well as the conditional use grant.

The Commission briefly discussed the item and stated this property has gone through several processes to separate the church and the cemetery and they are aiming to keep the properties separate but accessible to the public.

Action
Commissioner Stoker made a motion to approve the requested approvals.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (5-0)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Parrish, Hawley, Schaefer, Stoker, Urbani
ABSENT:	Barnes, Choren

4) Regular Business

a) Mequon I LLC for The Enclave at Mequon Preserve. The applicant is seeking final plat and street tree approval to allow for 13-lots in Phase VIII of The Enclave at Mequon Preserve subdivision for the parcel located immediately southwest of 10581 Tree Sparrow Drive.

Assistant Director Jaz Zader stated that this item would normally be on the consent agenda but there were no other items to place on one. He explained that 62 of the 82 lots have been platted. The proposed bike path connects to the existing subdivision path.

Action
Commissioner Hawley made a motion to approve the item subject to staff recommendations.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (5-0)

DRAFT

Attachment: PC_07.28.25_DRAFT (10643 : Meeting Minutes from 07.28.25)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Stephanie Hawley, Commissioner
SECONDER:	John Stoker, Commissioner
AYES:	Parrish, Hawley, Schaefer, Stoker, Urbani
ABSENT:	Barnes, Choren

b) ReFresh Aesthetic Center. The applicant is seeking minor request approval to allow for two sign waivers for the property at 10404 N. Port Washington Road.

Planner Redding reminded the Commission that the applicant received conditional use grant and site plan amendment approval in 2023 as well as a sign waiver for the monument sign. The placement of the monument sign has changed and requires reapproval. The applicant is requesting two sign waivers: one for a monument sign and one for the south elevation wall sign.

The requested monument sign waiver is for a reduced setback. The previous approval allowed for the sign to be located 4 feet from Port Washington Road right-of-way and 7 feet from Donges Bay Road right-of-way. The current request is for the sign to be located closer to Port Washington Road right-of-way. Staff is supportive as this site is non-conforming, and the applicant dedicated right-of-way to the city at the time of the previous approvals.

The request for the south elevation wall sign exceeds the maximum height allowed by the city sign code. The request is for the wall sign to be roughly 33 feet in height, and the sign code maximum is 20 feet. The applicant has cited other signs located in the city that have been permitted at a higher level, however most of those signs were approved as part of master sign plans. Staff do not believe that a hardship exists as there is significant wall space available for alternate placement. In summary, Staff approve the monument sign waiver but not the wall sign waiver.

The applicant, Mark Hertzfeldt from Design Construct, stated that the sign at 20 feet did not work once they began to finalize the building plans. They believe the higher placement of their sign provides better visibility, is aesthetically pleasing and does not provide a hardship to surrounding neighbors. He cited the Life Storage building next door which has a wall sign over 20 feet in height as well as other businesses in the city.

Staff stated that the Life Storage sign is part of a master sign plan and that it is located on a much bigger building.

Action

Commissioner Schaefer made a motion to approve the sign waiver for the monument sign and to deny the sign waiver request for the wall sign based on staff recommendations.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (5-0)

DRAFT

Attachment: PC_07.28.25_DRAFT (10643 : Meeting Minutes from 07.28.25)

RESULT:	**APPROVED WITH CONDITIONS [6 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Parrish, Hawley, Schaefer, Stoker, Urbani
ABSENT:	Barnes, Choren

c) Wyndale Investments, LLC. The applicant is seeking a consultation for a proposed 20 unit (10 buildings) development for the property located at 10723 N. Cedarburg Road (Bayberry Condominiums)

Public Comment

Marlene Hanson - 12343 N. Golf Drive - supports this proposal as this product is not readily available in Mequon but is a desired use.

Dr. Richard Urbanczyk - 10763 N. Cedarburg Road - is opposed as he feels this will change the aesthetic of the neighborhood as it will be surrounded by single family homes. He also has concerns about the traffic and drainage issues at this location.

Sam Nigro - 10800 N. Cedarburg Road -is opposed and believes it brings traffic issues to an already bust area. He believes this area should remain zoned for single family housing. He also has concerns about people cutting through the proposed development to access OIT.

Jared Hansen - 10814 N. Cedarburg Road - is opposed and he has concerns about traffic and drainage issues created by the proposed development.

Jason Stuewe - 10808 N. Cedarburg Road -is opposed and has concerns regarding drainage and adding impervious surface as there is also standing water in the area.

Tom Neuschaefer - 5408 W. Burning Bush - supports the proposal. He believes Kingsway provides quality housing and that this development would be a welcomed asset to the city.

Joann Korte - 10531 N. Elderberry Lane - is supportive of the proposal as she believes single story housing is desired in the city, and it is a quality builder.

Eugene Gelmanovich - 5509 W. Elderberry Court - is opposed to the proposed development.

Richard Miller - 10529 N. Burning Bush - is supportive and believes the zoning change is appropriate in this location. He believes Kingsway is a quality builder and that this type of housing is lacking in the community.

Asst. Dir. Jac Zader addressed some of the concerns from the public comments noting that Cedarburg Road is under the jurisdiction of the DOT as it is state highway 57. Concerns regarding the drainage would be address as the applicant would be required to comply with all city stormwater standards. Staff agree that this type of use is a desired use in the city. He explained that the R-6 zoning has previously been used as a buffer between commercial and

DRAFT

Attachment: PC_07.28.25_DRAFT (10643 : Meeting Minutes from 07.28.25)

single-family home residential properties but has not been used in the manner that is currently proposed. Staff do not support this type of zoning at this location.

The applicant, Craig Kelly, President of Kingsway Homes, stated that the proposed development would consist of single-family, 2 ranch style condominiums per building. He believes there is a definite market for this type of housing in the city, and that the requested zoning change is fitting and reasonable for the size of development proposed.

The feedback from the Commission is that they agree there is a shortage of this desired type of use, but they request fewer units at this location, they commented that staff will ensure that there are no additional drainage issues from this site based on engineering city requirements for stormwater management, but they are not supportive of the requested zoning change and prefer that this development be proposed in a different location in the city.

5) Announcements

The next meeting is Monday, September 29, 2025, at 6:00 p.m.

6) Adjourn

Action
Commissioner Stoker made a motion to adjourn the meeting.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (5-0)

The meeting adjourned at 7:16 p.m.

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_07.28.25_DRAFT (10643 : Meeting Minutes from 07.28.25)

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

TO: **Planning Commission**

FROM: **NATALIE REDDING, CITY PLANNER**

DATE: **September 29, 2025**

SUBJECT: **Craig Pfister & Edith Lepgold. The applicant is seeking certified survey map approval for a 2-lot land division for the property located at 10490 N. Pine Tree Circle.**

Applicant:	Craig Pfister & Edith Lepgold
Status of Applicant:	Owner
Requested:	Certified Survey Map (CSM)
Existing Zoning:	R-3 (Single-family suburban residential district)
Land Use Plan:	Residential: 1-1.5 acres
Lot Area:	2.43 acres
Location:	10490 N. Pine Tree Circle
Tax Key Number:	#15-062-00-070.00
District:	#6

Background: The applicant is seeking Certified Survey Map approval for a 2-lot land division for the parcel located at 10490 N Pine Tree Circle. The current lot is 2.43 acres. The proposed land division would separate the parcel in two, with one lot at 1.05 acres and the other at 1.38 acres.

Site Conditions:
The city forester confirmed there are no specimen trees on the site.

R-3 District Standards: The proposed CSM is consistent with the R-3 standards including the minimum average lot width and length of 150 feet. Both proposed lots meet the minimum lot size. Both lots are vacant and can accommodate a suitable building footprint along with the 20-foot side and rear offsets. There are no wetlands or floodplain areas shown on the property.

	District Standard	Proposed Lots
Minimum Lot Size	1 acre minimum	1.05 acres (Lot 1); 1.38 acres (Lot 2)
Minimum average lot width and length	150 feet	North/South: lot 1 avg. 185 feet, lot 2 avg. 270 feet East/West: lot 1 avg. 220 feet, lot 2 avg. 210 feet
Setback from Pine Tree Circle	50 feet	Both proposed lots can meet
Minimum Building Offset	20 feet	Both proposed lots can meet

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

The lots will access Pine Tree Circle. New driveways will require a culvert permit. All new driveway culverts must be installed by the City of Mequon.

Wetlands may be present on the property. A wetland delineation report with concurrence by the WDNR is required to be submitted to the City prior to CSM recording. The CSM document shall be updated to reflect both the wetland boundary and the wetland protective area in accordance with City Code.

The site is located within the City's sewer service area and connection to the public sewer utility is required. Water connection shall conform to the Mequon Water Utility Water Connection Policy. New habitable structures within the sewer service area require water connection or a deferral or exemption from the Mequon Water Utility. The Mequon Water Utility is requesting a 20-foot easement along the north edge of the new lot. The easement will allow a future loop from Pine Tree Circle to Stone Creek Farms if water main in Pine Tree Circle is ever installed.

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

Future lot grading plans will be reviewed during the building permit application process. The natural drainage pattern must be maintained.

The land division application does not propose any land disturbance. Construction of single-family homes will be permitted through the Inspections Division.

Staff Recommendation: Staff recommends **approval** of the Certified Survey Map subject to the following conditions:

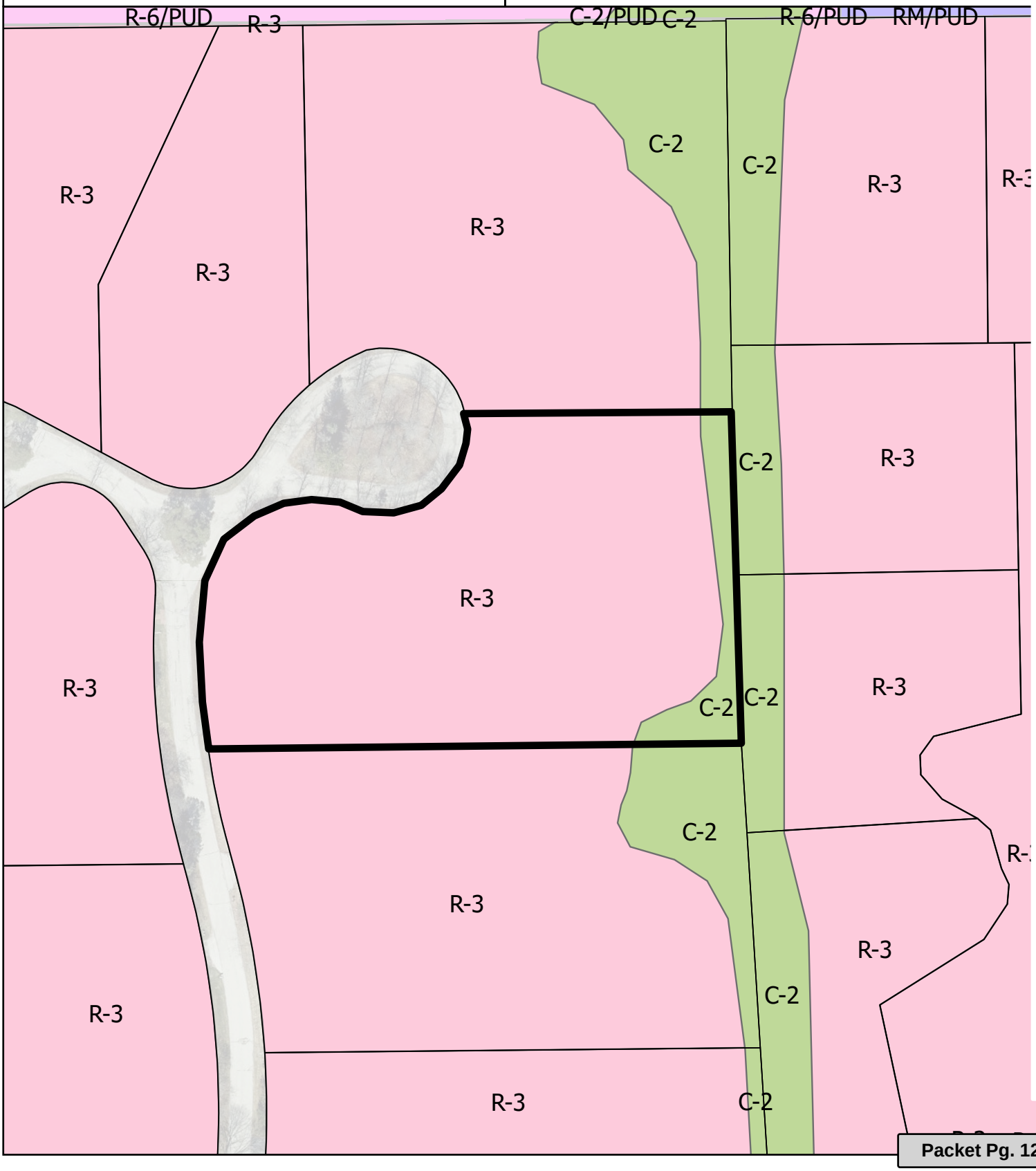
1. Final staff technical review and approval of CSM. The applicant shall make any technical corrections to the final CSM.
2. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
3. The land division is subject to impact fee requirements.
4. New driveways will require a culvert permit. All new driveway culverts must be installed by the City of Mequon.
5. Connection to public sewer.
6. A wetland delineation report with concurrence by the WDNR is required to be submitted to the City prior to CSM recording. The CSM document shall be updated to reflect both the wetland boundary and the wetland protective area in accordance with City Code.
7. A water distribution easement along the northmost 20 feet of proposed Lot 2. An easement declaration document must be executed and recorded prior to CSM recording.

8. Water connection shall conform to the Mequon Water Utility Water Connection Policy. New habitable structures within the sewer service area require water connection or a deferral or exemption from the Mequon Water Utility.
9. The owner will be required to provide green infrastructure conforming to MMSD Ch. 13 Rules prior to the issuance of a building permit if adding 5,000 square feet or more of impervious area. If green infrastructure is required, the building permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.
10. The natural drainage pattern must be maintained on the proposed lot grading plans. The lot grading plans are subject to staff review and approval prior to building permit issuance.

Attachments:
Packet Docs_Leopold_CSM (PDF)

PFISTER AND LEPGOLD CSM

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



Attachment: Packet Docs_Leopold_CSM (10614 : Craig Pfister & Edith Lepgold)

To the Mequon Planning Commission,

Aug 4th, 2025

My husband Craig Pfister and myself, Edie Lepgold, were so pleased when the lot at 10490 N Pine Tree Circle became available, as we had been searching for a Mequon lot for many months, wanting to become part of this community.

Now, as owners of our lot, we are working with our builder to build our home here, and have already situated our new home on the western side of the property.

We realize that this lot is more land than we need to build our home and create beautiful landscaping. Therefore, we wish to divide this 2.4 acre parcel, building our home and giving another family the opportunity to come to Mequon and build their own home, as our neighbors, sharing in this beautiful location in Mequon.

We do believe that this plan is in the best interest of our neighborhood and our new city

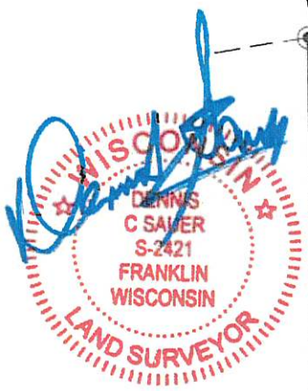
Thank you for your consideration,

Craig Pfister and Edie Lepgold

Attachment: Packet Docs_Leopold_CSM (10614 : Craig Pfister & Edith Lepgold)

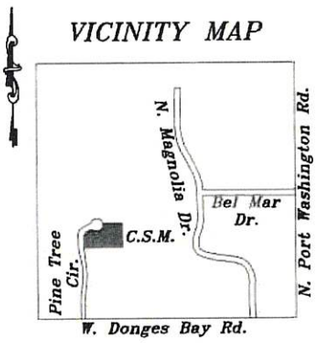
CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 7 of ESCHRICH PARK, Being a subdivision of part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.



August 8, 2025

Pine Tree Circle
(Var. R.O.W.)



SE 1/4, Sec. 30-9-22
Scale: 1"=2000'

20' 20'

124.64'
Rad.=610.30'
Chd.=124.42'
Chd. Brg.=
N 01°39'14" W

170.52'
Rad.=69.00'
Chd.=145.61'
Chd. Brg.=
N 58°36'33" E

Lot 1
45,637 sq. ft.
1.05 acres

234.09'

76.30'
Rad.=69.65'
Chd.=72.54'
Chd. Brg.=
N 81°48'24" E

152.60'
Rad.=69.65'
Chd.=123.85'
Chd. Brg.=
N 50°25'32" E

S 39°34'28" E
62.81'

76.30'
Rad.=69.65'
Chd.=72.54'
Chd. Brg.=
N 19°02'41" E

SW Corner, SE 1/4
Sec. 30, T9N, R22E
(Conc. Mon. w/Brass Cap)
N: 446,654.68
E: 2,550,746.16

S 89°26'31" W
444.19'

S 00°33'29" E 159.87'

Lot 8
Eschrich Park

Lot 6
Eschrich Park

N 89°26'31" E
220.34'

S 89°26'31" W 2654.29'
South Line of the Southeast 1/4 of Section 30-9-22
933.41'

Lot 2
59,510 sq. ft.
1.38 acres

210.10'

Point of Beginning

N 03°33'58" W
725.11'

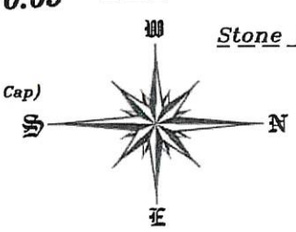
1720.88'

S 03°33'58" E
70.05'
Lot 4

S 00°54'58" E
207.05'
Lot 5

Stone Creek Farms

SE Corner, SE 1/4
Sec. 30, T9N, R22E
(Alum. Mon. w/Brass Cap)
N: 446,680.53
E: 2,553,400.07



NOTES:

- ◉ – Denotes iron pipe found and accepted.
- ● – Denoted 1" x 24" iron pipe set, weighing 1.13lbs/lin. ft. min.
- × – Denote Stone Monument Found and Accepted

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD27), with the South line of the SE 1/4 of Section 30, T9N, R22E having an assumed bearing of N 89°26'31" E.

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

Prepared for:
Edith Lepgold
Craig L, Pfister
8512 Etienne Cv.
Austin, TX 78759

Prepared by:
Dennis C. Sauer P.L.S-2421
Metropolitan Survey Service, Inc.
8482 S. 76th St.
Franklin, WI 53132
(414) 529-5380

J:\TM\M\CERTIFIED SURVEY MAPS\Mequon\116053(Pfister)\116053-CSM0.dwg

Attachment: Packet Docs_Leopold_CSM (10614 : Craig Pfister & Edith Lepgold)

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 7 of ESCHRICH PARK, Being a subdivision of part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss

I, Dennis C. Sauer, Registered Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped a redivision of Lot 7 of Eschrich Park, being a subdivision of part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast 1/4; thence S 89° 26′ 31″ W along the South line of said Southeast 1/4, 1720.88 feet; thence N 03°33′58" W, 725.11 feet to the point of beginning of the lands to be described; thence S 89°26′31″ W, 444.19 feet to a point on the East right-of-way line of Pine Tree Circle; thence 124.64 feet along said East right-of-way line along the arc of a curve to the right; whose chord bears N 01°39′14″ W, 124.42 feet; whose radius is 610.30 feet; thence 170.52 feet along said East right-of-way line along the arc of a curve to the right; whose chord bears N 58°36′33″ E, 145.61 feet; whose radius is 89.00 feet; thence 152.60 feet along said East right-of-way line along the arc of a curve to the left; whose chord bears N 50°25′32″ E, 123.85 feet; whose radius is 69.65 feet; thence N 89°26′31″ E, 220.34 feet; thence S 00°54′58″ E, 207.05 feet; thence S 03°33′58″ E, 70.05 feet to the point of beginning. Said lands containing 105,147 square feet (2.43 acres).

That I have made such survey, land division and map by the direction of Edith Lepgold and Craig L. Pfister, owners 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 provisions of Chapter 236 of the Wisconsin State Statutes and the Regulations of the City of Mequon in surveying, dividing and mapping the same.

August 8, 2025
Date



Dennis C. Sauer
Registered Land Surveyor S-2421

PREPARED FOR:
Edith Lepgold
Craig L. Pfister
8512 Etienne Cv.
Austin, TX 78759

PREPARED BY:
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53132

Attachment: Packet Docs_Leopold_CSM (10614 : Craig Pfister & Edith Leppgold)

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 7 of ESCHRICH PARK, Being a subdivision of part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

OWNERS CERTIFICATE

Edith Lepgold and Craig L. Pfister, as owners, do hereby certify that they have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Regulations of the City of Mequon. This agreement shall be binding on the undersigned and assigns.

IN WITNESS WHEREOF, the said Edith Lepgold and Craig L. Pfister, have caused these presents to be signed at Milwaukee, Wisconsin, this 18 day of August, 2025.

Edith Lepgold, Owner

Craig L. Pfister, Owner

STATE OF WISCONSIN)
Milwaukee COUNTY) SS

PERSONALLY came before me this 18 day of August, 2025, Edith Lepgold and Craig L. Pfister, Owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Signature

LAURA JEROMINSKI
Notary Public
State of Wisconsin

Print Name Laura Jerominski
Notary Public-State of Wisconsin
My Commission Expires: 07/08/2025

CITY OF MEQUON PLANNING COMMISSION APPROVAL

APPROVED by the City of Mequon Planning Commission on this _____ day of _____, 20__.

Andrew Nerbun, Chairman

Carrie Enea, Secretary

CITY OF MEQUON COMMON COUNCIL APPROVAL

APPROVED by the City of Mequon Common Council on this _____ day of _____, 20__.

Andrew Nerbun, Mayor

THIS INSTRUMENT WAS DRAFTED BY
Dennis C. Sauer, R.L.S. S-2421

August 8, 2025

DENNIS C SAUER S-2421 FRANKLIN WISCONSIN LAND SURVEYOR

Attachment: Packet Docs_Leopold_CSM (10614 : Craig Pfister & Edith Leopold)

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

TO: **Planning Commission**

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

DATE: **September 29, 2025**

SUBJECT: **Mequon I LLC for The Enclave at Mequon Preserve Phs IX. The applicant is seeking development agreement and minor request approval for fill of approximately 25,000 C.Y. to allow for 19-lots in Phase IX of The Enclave at Mequon Preserve subdivision located west and east of 10622 N. Tree Sparrow Road.**

Applicant:	Enclave at Mequon Preserve Phs. IX
Status of Applicant:	Agent
Requested:	Development Agreement Minor Request for Fill exceeding 1,000 C.Y.
Existing Use:	Vacant
Existing Zoning:	R-3 (Single Family 1 Acre) PUD (Planned Unit Development) TDR (Transfer of Development Rights)
Existing Land Use Plan:	Residential 1-1.5 acres
Lot size:	13.75 aces
Location:	West and east of 10622 N. Tree Sparrow Road
Tax Key Number:	#14-028-15-017.00 & #14-028-14-005.00
District:	#4

Background:
The applicant is requesting development agreement and fill approval for The Enclave at Mequon Preserve Phase IX consisting of the final 19 lots (lots 101-113) of the subdivision. The preliminary plat was approved on January 13, 2020, and the final plat will be subject to further consideration by the Planning Commission at the time of its submission. The phase generally includes approximately 850 feet of roadway extension, sewer and water extension, and storm water management improvements including storm sewer and a wet pond.

Development Agreement:
Please see attached draft development agreement for Phase IX. The developer utilized the template development agreement, which was modified and submitted to staff. Engineering and planning staff subsequently reviewed the document and submitted it to the City Attorney for review. The development agreement provides the opportunity to construct two (2) principal structure model buildings prior to final plat approval with the understanding that the unit can't be sold or title transferred until the associated plat is recorded. This is consistent with the table approved as a part of the template document.

Fill:

The fill and earthwork quantity associated with lot grading requires planning commission approval. The fill permit requests approximately 25,000 cubic yards of earthwork. Grading plans will be reviewed by engineering staff.

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

The development agreement is based on the standard development agreement language and was submitted to the City Attorney. The applicant proposed mostly form and format changes. The applicant must include a legal description of the area governed by the DA.

The site plans for Phase IX are under review by the Engineering Division. Civil plan approval and all necessary permits must be obtained from the Engineering Division prior to any work.

The developer must conform with all preliminary plat requirements.

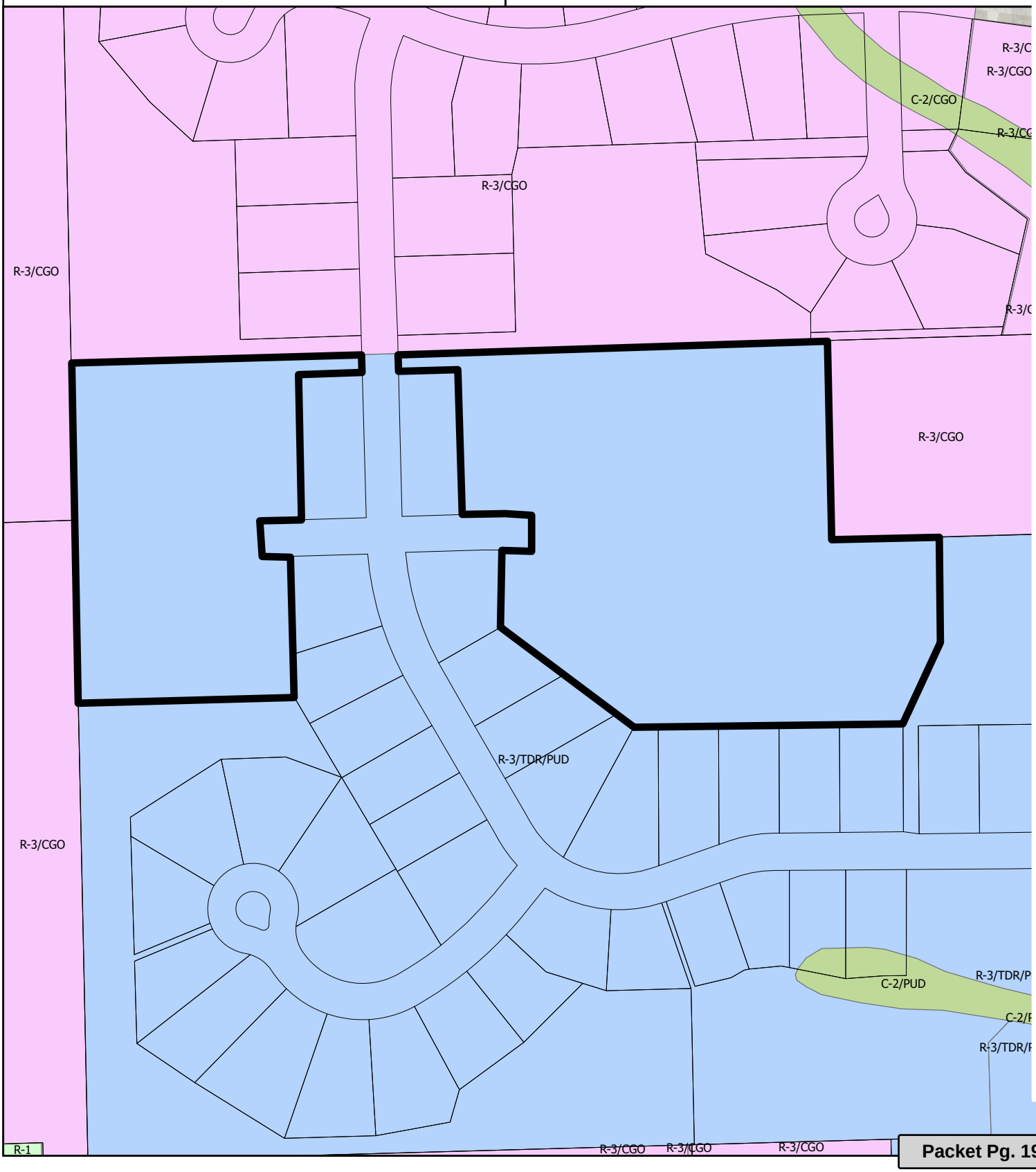
Staff Recommendation:
Staff recommends **approval** of the development agreement and fill quantity subject to the following condition(s):

1. Review of the draft DA by the City Attorney.
2. Inclusion of legal description as DA exhibit.
3. Common Council approval of the Development Agreement.
4. Grading plan review and approval by the Engineering Division.
5. Civil plan approval and all necessary permits must be obtained from the Engineering Division prior to any work. The fill permit shall be subject to a haul bond for hauling on City streets.

Attachments:
Packet Docs_Enclave (PDF)

ENCLAVE

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



Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)



31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDES STORM WATER PERMIT.

B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.

C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.

E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
1. THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.

F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED:
1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056.
2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062
3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057.
4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060.
5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
10 ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.

G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERMIT.

J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

K. EROSION MATTING:
1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.

GENERAL NOTES:

–BUILDING PADS AND STREET TO BE FUTURE IMPROVEMENTS. IMPROVEMENTS FOR THIS PLAN LIMITED TO FILL AND TEMPORARY CULVERTS.
–KEEP RIGHT OF WAY 18" LOW.
–MAINTAIN 1% MINIMUM SLOPE FOR POSITIVE DRAINAGE.

NORTH

1" = 50' SCALE 50' 0 50' 100' FEET

EROSION CONTROL AND FILL AREA PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION PHASE IX
THE ENCLAVE AT MEQUON PRESERVE
NORTH WAUWATOSA ROAD • MEQUON, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
AUG. 18, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
250273000

SHEET NUMBER
C1.0

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

Document Number	**DEVELOPMENT AGREEMENT** Document Name	

THIS DEVELOPMENT AGREEMENT ("Agreement") is made as of _____, 20__, 25, by _____ Mequon I, LLC, a Wisconsin Limited Liability Company (the "Developer") and the City of Mequon, a municipal corporation (the "City").

Recording Data

Name and Return Address

City Engineer
11333 N Cedarburg Road
Mequon, WI 53092

Parcel Identification Number

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.

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.

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

"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 Development as proposed is depicted on the Developer's proposed development plan.

~~[USE THE FOLLOWING PROVISIONS FOR SUBDIVISON PLATS]~~

The proposed development plan was granted Preliminary Plat approval by the Planning Commission on ~~_____.~~ January 13, 2020. 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.

~~[USE THE FOLLOWING PROVISIONS FOR ALL OTHER APPROVALS]~~

~~The proposed development plan was granted approval or conditional approval by the Planning Commission on _____.~~

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

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

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.

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

(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

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

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.

11. Sanitary Sewer System Plans.

~~**[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PUBLIC]**~~

The Development will have a public sanitary sewer system. The plans for the system shall:

(a) In addition to the City's Standard Specifications for Land Development, conform to the Standard Specifications for Sewer and Water Construction in Wisconsin and additional requirements of MMSD.

(b) Be designed to meet the ultimate needs of the Development in accordance with the City's sanitary sewer system plan.

(c) Show the installation of one sewer lateral from the sanitary sewer main to the limits of the sanitary sewer utility easement or road right-of-way for each property abutting the sanitary sewer main.

(d) Show all sanitary sewer lateral locations.

(e) Be designed so the public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

~~**[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PRIVATE]**~~

~~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.~~

12. Water System Plans.

~~**[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PUBLIC]**~~

(a) Supply System. The plans shall satisfy the following requirements:

(i) The plans shall show a water supply and distribution system for the Development with mains, hydrants, valves and laterals for each lot.

(ii) All water mains to be installed in a City road right-of-way or easement shall be subject to review and approval of the City Engineer.

(iii) The City will determine the lateral locations to avoid removal of any specimen trees. The City shall approve all lateral locations.

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

(iv) The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

(v) Easements shall be provided to adjacent residentially zoned properties for access for potential future connection.

(vi) The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require twelve-inch (12") pipe for the dead end main.

(vii) Dead end mains must be terminated with a public hydrant and phasing plans.

(b) Fire Protection.

(i) Water for fire protection will be supplied to the Development water system through the City of Mequon Water System.

(ii) All fire hydrant locations shall be subject to review and approval of the Fire Chief.

~~**[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PRIVATE]**~~

~~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.~~

13. ~~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

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

15. 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.

16. 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.

17. 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.

18. 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.

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19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. Additional Stormwater Drainage Requirements. Stormwater facilities shall be installed before impervious surfaces.

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25. 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.

26. 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) **[~~USE THIS PROVISION IF THE WATER SYSTEM WILL BE PUBLIC]~~** The Developer and the City shall enter into a Water Services Agreement in form and content customarily required by the City prior to connection to the City's water system.

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~~**[USE THIS PROVISION IF THE WATER SYSTEM WILL BE PRIVATE]** 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.~~

27. 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

28. 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.

~~**[INSTRUCTION FOR COMPLETING THE NUMBER OF STRUCTURES**: The number of principal structures (models) allowed shall be determined pursuant to the following table:~~

~~Land Division~~	~~Model Homes~~		~~Land Division~~	~~Model Homes~~
~~1-10 lots~~	~~1~~		~~51-60 lots~~	~~6~~
~~11-20 lots~~	~~2~~		~~61-70 lots~~	~~7~~
~~21-30 lots~~	~~3~~		~~71-80 lots~~	~~8~~
~~31-40 lots~~	~~4~~		~~81-90 lots~~	~~9~~
~~41-50 lots~~	~~5~~		~~91 or more lots~~	~~10~~

~~*The City may consider a deviation in the number of model homes, up to 10% of the number of lots included in the land division (rounded to the nearest whole number), for special circumstances. Special circumstances must be presented and justified by the Developer at the time of application.~~

~~** If the development will be constructed in phases, with a separate development agreement for each phase, the total number of model homes pursuant to this Agreement shall be limited to the number of lots in the phase addressed by this Agreement.]~~

(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.

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ASSOCIATION; COVENANTS, CONDITIONS AND RESTRICTIONS; ONGOING AGREEMENTS

29. 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.

30. 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.

31. 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.

32. 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

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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~~promptly. 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

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- 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.

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33. 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

34. 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.

35. 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.

36. 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.

~~**[USE THE FOLLOWING PROVISION ONLY IF THERE WILL BE PUBLIC SEWER]**~~

37. Sanitary Sewer Laterals. If the Development is served by public sewer, lateral locations shall not deviate from the approved plan unless first approved by the City.

~~**[USE THE FOLLOWING PROVISION ONLY IF THE WATER SYSTEM WILL BE PRIVATE; DELETE (b) IF THE DEVELOPER WILL BE INSTALLING A CISTERN]**~~

~~38. 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)~~(a) ~~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 $($50,000/XX lots) to the City (the "Fire Protection Fee"). The Fire Protection Fee shall be deposited into the Fire Protection Escrow. The~~

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~~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

~~39.~~38. 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.

~~40.~~39. 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.

~~41.~~40. 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 unless such claim is the result of negligent or willful misconduct by the City, or its officers, agents, or employees. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

~~42.~~41. 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.

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FINANCIAL OBLIGATIONS

~~43.~~42. 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.

~~44.~~43. Special Assessments. No special assessments are contemplated in connection with the Development.

~~45.~~44. 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).

~~46.~~45. Landscaping Completion ~~Letter of Credit~~Guarantee. 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 performance bond, letter of credit or cash deposit 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 in the City Attorney's reasonable discretion. 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 reasonable 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 performance bond, letter of credit or cash deposit 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.

~~47.~~46. Landscaping Survival ~~Letter of Credit~~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 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 in the use of the City Attorney's reasonable discretion. The Developer or its assign

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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 performance bond, letter of credit or cash deposit 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~~funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

~~48.~~47. 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 performance bond, letter of credit or cash deposit 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 in the use of the City Attorney's reasonable discretion. 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 performance bond, letter of credit or cash deposit 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~~funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

~~49.~~48. Surface Completion ~~Letter of Credit.~~Guarantee 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 performance bond, letter of credit or cash deposit 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 in the use of the City Attorney's reasonable discretion. 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~~Guarantee 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.

~~50.~~49. 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

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

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.

~~51.~~50. 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.

~~52.~~51. Public Sanitary Sewer System Connection Charge. If the Developer is required to connect the Development to the public sanitary sewer system, the Developer shall pay to the City, in accordance with the requirements of Section 58-640 of the Code, a sewer connection charge of ~~$_____~~$3,800 (~~XX~~ 19 lots or units @ $200 per lot or unit) prior to Final Plat approval.

~~53.~~52. 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.

~~54.~~53. 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

~~55.~~54. 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.

~~56.~~55. 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.

~~57.~~56. 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

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.

DEFAULTS

~~58.~~57. 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.

~~59.~~58. 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.

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

(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,

~~60.~~59. 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.

~~61.~~60. Attorneys' Fees. The Developer shall pay the City's costs of enforcement of this Agreement, including reasonable attorneys' fees and costs provided, however, that in the event of legal or administrative action, Developer shall only be responsible for the City's reasonable attorneys' fee and costs if the City is the prevailing party in any such legal or administrative action.

GENERAL PROVISIONS

~~62.~~61. 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).

~~63.~~62. 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.

~~64.~~63. 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.

~~65.~~64. 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.

~~66.~~65. 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.

~~67.~~66. Headings. The headings in this Agreement are for convenience only and do not limit or expand the terms and conditions of this Agreement.

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

~~68.~~67. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Wisconsin.

~~69.~~68. 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]

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

[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

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

[DEVELOPER SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

Mequon I, LLC
By Forgewell Building Group, LLC
Its sole member

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
) SS
DANE 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

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

EXHIBIT A

to the
DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF MEQUON AND
~~_____~~MEQUON I, LLC

~~**Development Name**~~Enclave at Mequon Preserve South

Legal Description

The Enclave at Mequon Preserve South IX Legal Description:

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone (262) 236-2931
Fax (262) 242-9819
bbeilfuss@ci.mequon.wi.us

www.ci.mequon.wi.us

ENGINEERING/PUBLIC WORKS

Permit No._____
Date Filed_____
Exp. Date_____
Fees Paid_____

EROSION CONTROL PERMIT

APPLICANT Mequon I, LLC. PHONE 608-226-3016 FAX_____

APPLICANT'S ADDRESS 6801 S. Towne Drive, Madison, WI 53713

APPLICANT'S EMAIL mcudney@veridianhomes.com

ADDRESS OF LAND DISTURBING ACTIVITY Skylark Drive in The Enclave at Mequon Preserve

CONTACT FOR MAINTENANCE OF EROSION CONTROL MEASURES:

NAME Matt Cudney PHONE 608-226-3016

EMAIL mcudney@veridianhomes.com

FEE COMPUTATION

☒ **Residential Development:**
Initial fee: $ 600.00
Additional Fees: $ 19 x 6 = 114 = number of lots/units x $6.00/lot or unit
Total Fee: $ $714.00
Total acres of disturbed area: 12.75

☐ **Commercial/Industrial Development:**
Initial fee: $120.00
Additional Fees: $_____ = $6.00/1,000 S.F. of disturbed area
Total Fee: $_____
Total acres of disturbed area: _____

☐ **General Use - Residential:**
Initial fee: $30.00
Additional Fees: $_____ = $4.00/1,000 S.F. of disturbed area
Total Fee: $_____
Total acres of disturbed area: _____

Acceptance of conditions by applicant. (in case of applicant not being the owner of parcel, the applicant shall act as agent for the owner and the owner's permission and acceptance of all conditions shall be in force as soon as the applicant is permitted by the owner to proceed with the work outlined herein.)

I hereby certify that I fully understand the provisions of the City of Mequon's Code of Ordinances (Article VIII, Erosion and Stormwater Runoff Control, Section 58-671 - 58-677) and that I accept responsibility for carrying out the control plan for the above referenced project, as approved by the Engineering Division.

Signed _____
Owner/Agent

Date 6/18/25

Signed _____
City of Mequon Representative

Date _____

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

City of Mequon

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

www.ci.mequon.wi.us

PUBLIC WORKS\ENGINEERING

Permit Application for Filling, Excavating and Berms

Engineering Division

PLEASE PRINT CLEARLY

Agent / Contact Name: Matt Cudney Phone #: 608-226-3016

Property Owner Name: Mequon I, LLC Phone #: 608-226-3016

Agent Or Owner Contact Address: 6801 S. Towne Drive, Madison, WI 53713

Email Address: mcudney@veridianhomes.com

Location Or Address Of Work Site: Skylark Drive in The Enclave at Mequon Preserve

Or: Description Being part of SE 1/4 1/4 Section 28 T9N, R 21 E

Tax Key No. 14-028-15-014.00

Subdivision Enclave at Mequon Preserve Lot _____ Block _____

Estimated Date Of Completion: 06/01/2026

Reason For Fill/Removal/Excavation Phase 9 fill construction of The Enclave at Mequon Preserve.

Name Of Contact Other Than Applicant: Grant Duchac- Excel Eng. Phone #: 920-926-9800

FEE COMPUTATION

$60.00 – 0 – 250 C.Y.

$120.00 – 251 C.Y. – 1,000 C.Y.

PLAN COMMISSION REVIEW FEE . – > 1,000 C.Y. Total Fee $_____

Total Cubic Yards To Be Deposited/Removed/Excavated 25,000 C.Y.*

** Over 1000 cubic yards and Berms greater than 4½- feet in height requires Planning Commission approval. Separate application to the next available Planning Commission meeting is necessary and review fees will be required upon submittal.*

Per Section 58-674 Erosion and Stormwater Runoff Control ordinance, any land disturbance greater than 4,000 s.f. will require an Erosion Control Permit.

SIGNED: _____ DATE: 6/16/25

Note: This is NOT a permit for work. Permit will be mailed to the applicant upon approval.

---- For Office Use Only ----

Haul Route Map Required ☐ *YES* ☐ *NO* ☐ *ATTACHED*

Erosion Control Permit Required ☐ *YES* ☐ *NO*

Department of Community Development Approval _____ *Date*_____

Engineering Division Approval _____ *Date*_____

Attachment: Packet Docs_Enclave (10615 : Mequon I LLC for The Enclave at Mequon Preserve Phs IX)

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

TO: **Planning Commission**

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

DATE: **September 29, 2025**

SUBJECT: **FT 1, LLC. The applicant is seeking conditional use grant approval for a distillery for the property located at 11090 N. Weston Drive.**

Applicant:	FT1, LLC
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Zoning:	TC (Town Center)
Land Use Plan:	Town Center
Proposed Use:	Micro-Distillery
Lot size:	2.77 acres
Location:	11090 N. Weston Drive
Tax Key Number:	#14-027-01-029.00
District:	#4

Background: The applicant requests conditional use grant for a distillery located in a 2,537 square foot tenant space at 11090 N Weston Drive (Building E2). The three-story building includes commercial spaces on the first floor, offices on the second floor and extended stay suites on the third floor. The Common Council approved a text amendment to allow for distilleries as a conditional use on May 11, 2021, and approved a text amendment to modify the requirements for a micro-distillery on June 24, 2024. The Common Council also approved a text amendment on August 14, 2024, that modifies the language regarding retail sales that ensures compliance with federal law. The applicant was previously approved for a CUG for a distillery on June 24, 2024, which has expired.

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

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

The proposed use of a distillery is licensed and regulated by the State of Wisconsin. The use should not endanger the health and safety of the surrounding neighborhood.

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

The craft distillery is located in the E2 building which currently includes Trailside Bike Shop. There will be two employees handling the function of the distillery. The production hours of the

distillery will be from 6:30 AM to 6:00 PM. Classes, tours, tastings and other events will take place at the distillery during production hours and in the evening until 12:00 AM (midnight) Sunday through Thursday and 1:00 AM Friday and Saturday. As with other uses in the Town Center, the outdoor patio hours should be limited to 11:00 PM. The distillery will continue to add to the vitality of the growing Town Center area and should have minimal impact on the value of surrounding properties.

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

The distillery is located within the Town Center zoning district. Micro-distilleries are a conditional use in the district with the following criteria:

Micro-distillery. A *micro-distillery* is an establishment that produces less than 10,000 gallons of spirits on site per year. Distilleries shall provide the following operations and features:

a) The manufacturing/production/processing, bottling, packing, storing and shipping of spirits from the bonded premises of the distilled spirits plant.
b) Retail sale of spirits on the general premises of the distilled spirits plant, on a separate premises as may be authorized by law that is located within the same zoning district, or both.
c) Consumption of spirits on the general premises of the distilled spirits plant, on a separate premises as may be authorized by law that is located within the same zoning district, or both.
d) A tasting room for samples of spirits on the general premises of the distilled spirits plant.
e) Indoor and outdoor event space on the general premises of the distilled spirits plant, on a separate premises as may be authorized by law that is located within the same zoning district, or both.

The operations and features associated with Section (a) on the list above, shall not exceed 60 percent of the total floor area of the full micro-distillery operations within the zoning district.

Micro-distilleries may provide the following operations:

a) Sit-down restaurant on premises.
b) Delicatessen on premises.
c) Similar ancillary uses on premises as approved by the Planning Commission.

Micro-distilleries shall not conduct the following operations:

a) Fast food restaurant on premises.
b) Drive thru services.

The request complies with the criteria listed above. There will be 6,000 gallons of distilled liquor and 4,000 gallons of rectified spirits produced onsite per year. The distillery will offer free samples, indoor and outdoor event space. The applicant will also offer alcohol for sale subject to federal approval. Based on compliance with the current and proposed requirements for distilleries, staff believes the use will be harmonious and compatible with the surrounding area and will add to the vitality of the Town Center.

Extended Hours of Operation:
Section 58.301 (N) (7) states that the hours of operation for commercial uses shall be no later than 11:00 p.m. unless specifically waived by the Planning Commission. The applicant is requesting that the micro-distillery's classes, tours, tastings, and other events be open until 12:00

AM (midnight) Sunday through Thursday and 1:00 AM Friday and Saturday. While staff has no issues with the proposed hours of operation for the micro-distillery's interior operations, we do not support the 1:00 AM timeframe for the outdoor patio. Typically, the Planning Commission has limited outdoor seating to no later than 11:00 p.m. Staff believes that in order to promote and maintain the vitality of the Town Center area additional hours are warranted and is supportive of extending the micro-distillery's interior operations' hours proposed with the condition that the outdoor patio closes by 11:00 p.m**.** which will ensure compatibility with neighboring Town Center residential uses.

Floor Plan:
The floor plan shows manufacturing space, a classroom, a tasting room/retail store and outdoor seating. The floor plan shows that less than 40% of the gross floor plan is related to the production of spirits which complies with code. The floor plan shows an outdoor patio on the east, west and north side of the tenant space but there are no additional details provided. Staff will require as a condition of approval a detailed open space plan. Based on discussions with staff, the applicant has modified the floor plan and has relocated the classroom and tasting room to the most prominent locations along the public street and parking area.

The floor plan also shows an outdoor seating area between Buildings E1 and E2 that will be used during special events which will require closing off the access drive. Staff will evaluate these special events through the special event approval process on a case-by-case basis.

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

1. The applicant shall submit any plan modifications requested by the Planning Commission within 180 days of Planning Commission action. Such plan modifications 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 plan modifications are not submitted within such time period, or the plan modifications are not approved by staff, the plan modifications shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

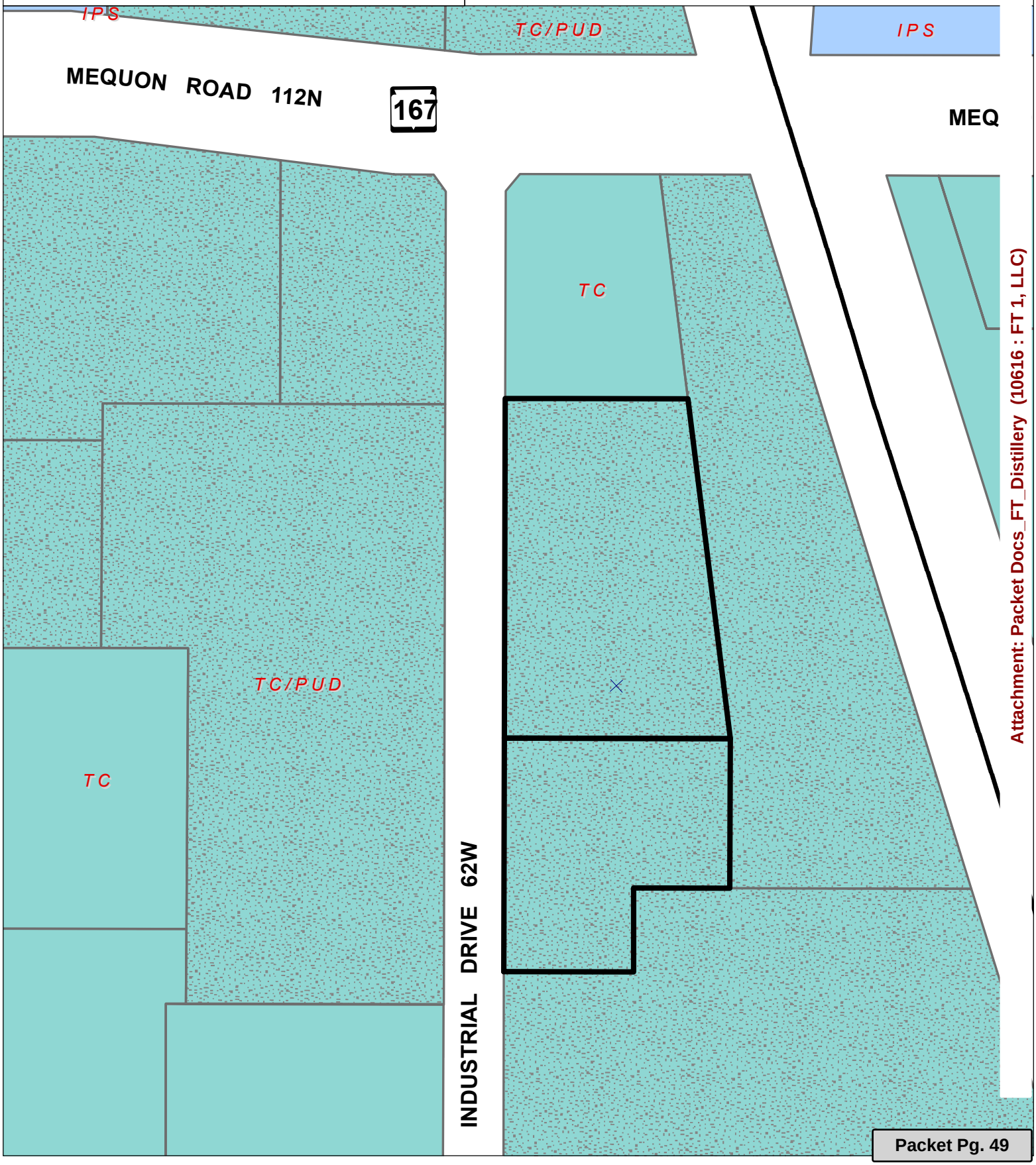
2. Staff review and approval of a plan for the outdoor patio.

3. Window areas shall comply with 58-301(L)(3).
4. The distillery manufacturing hours are limited to 6:30 AM to 6:00 PM.
   Classes, tours, tastings and other events will take place from 6:30 AM to 12:00 AM (midnight) from Sunday through Thursday and 1:00 AM on Friday and Saturday. The outdoor patio hours shall be limited to 11:00 PM daily.

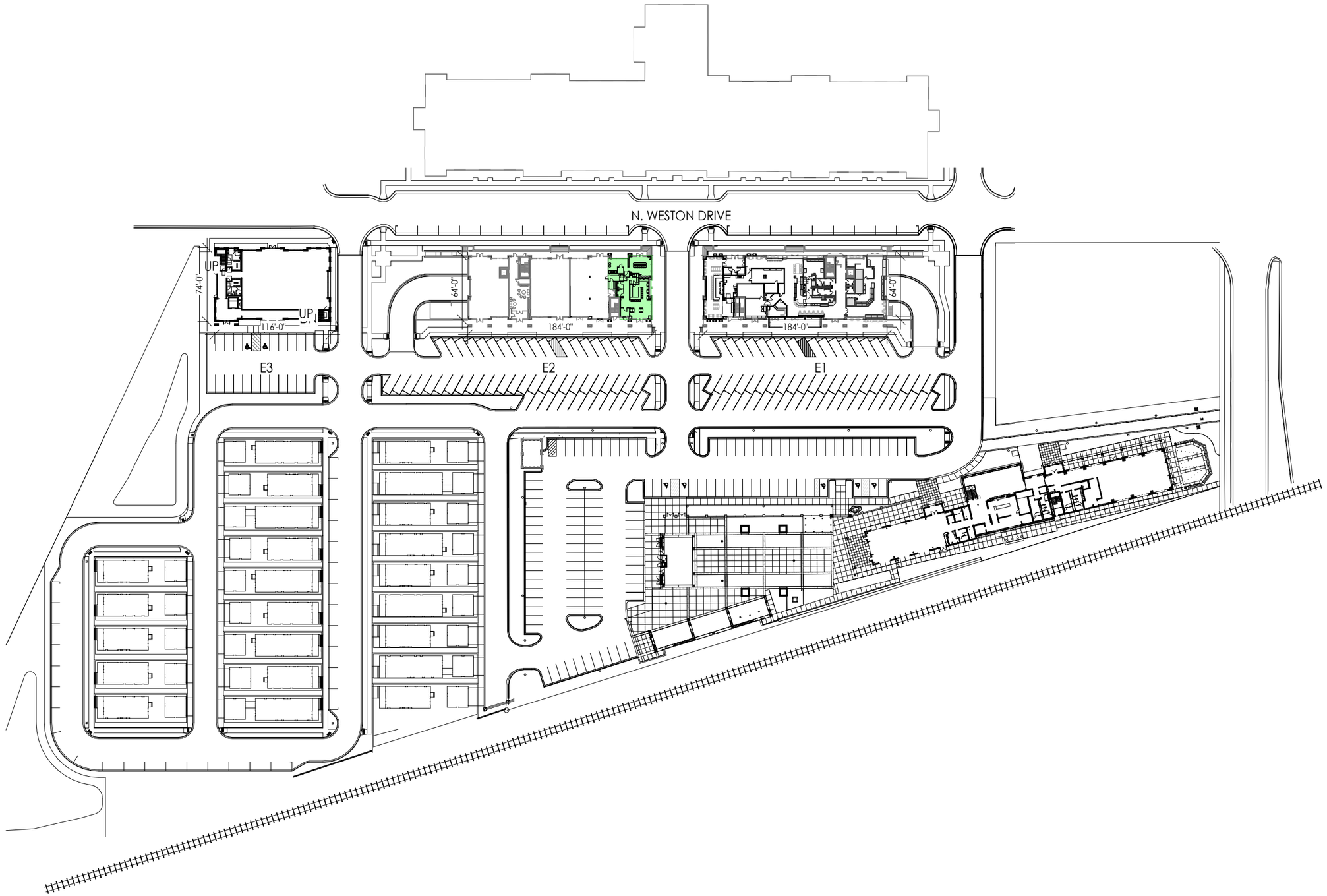
Attachments:
Packet Docs_FT_Distillery (PDF)

FT 1, LLC

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



Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)



1 **OVERALL SITE PLAN - A2**

DISTILLERY PRODUCTION FACILITY (FEDERAL PREMISES)

STEPHEN PERRY SMITH ARCHITECTS, INC.

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

PROJECT

FOXTOWN E2
DISTILLERY

11090 N. WESTON DR. MEQUON, WI 53092

&

FOXTOWN E1
NIGHTCLUB

11120 N. WESTON DR. MEQUON, WI 53092

OWNER

FT 1, LLC
C/O MARTIN W. MEYER & NELS BJORKQUIST
1509 N. PROSPECT AVENUE
MILWAUKEE, WI 53202
414-224-0600

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	240625
ISSUED FOR	REVIEW
DATE	08/13/2025

SITE PLAN - OVERALL

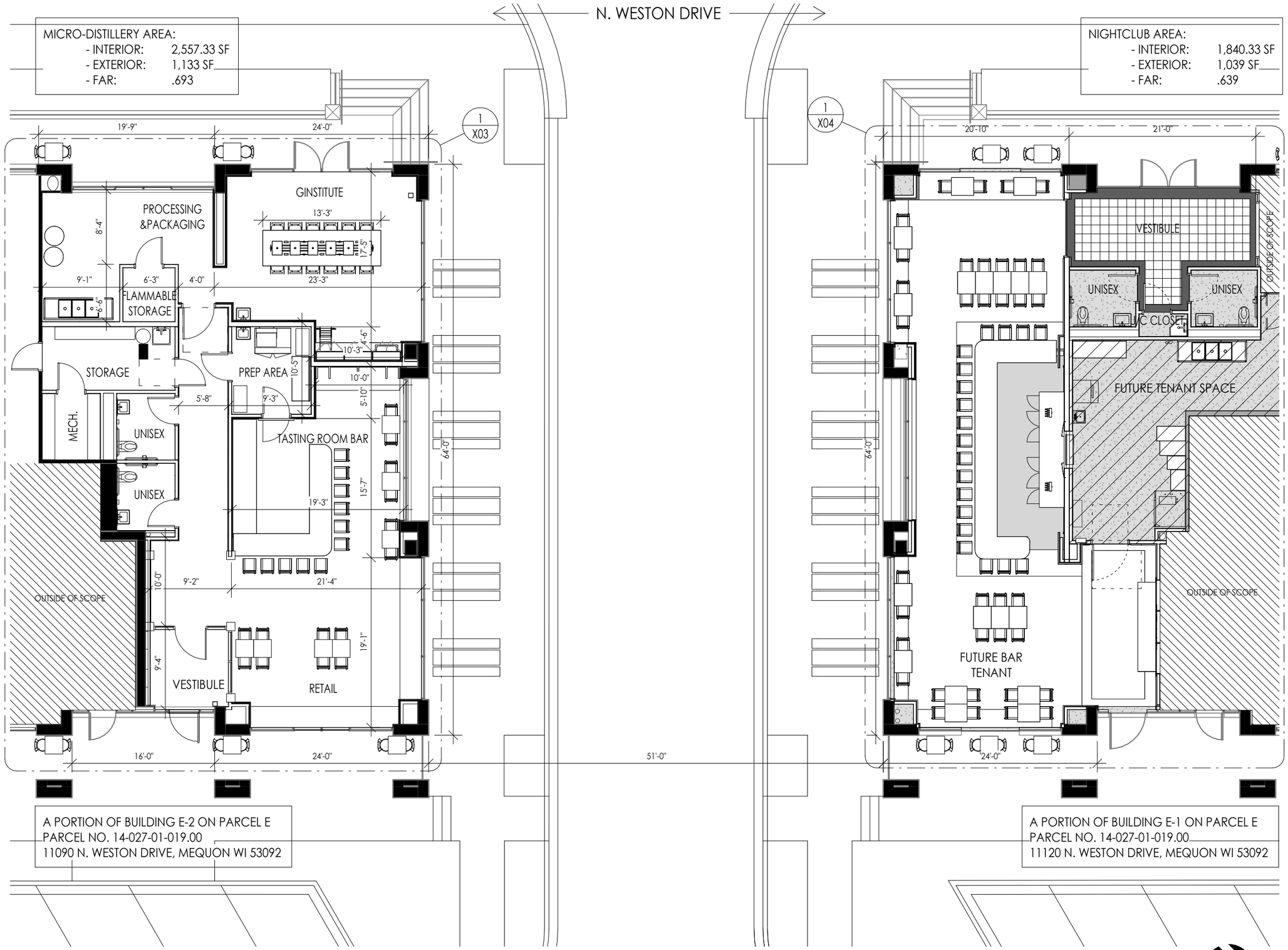
X01 A2

Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)

N. WESTON DRIVE

MICRO-DISTILLERY AREA:
- INTERIOR: 2,557.33 SF
- EXTERIOR: 1,133 SF
- FAR: .693

NIGHTCLUB AREA:
- INTERIOR: 1,840.33 SF
- EXTERIOR: 1,039 SF
- FAR: .639



A PORTION OF BUILDING E-2 ON PARCEL E
PARCEL NO. 14-027-01-019.00
11090 N. WESTON DRIVE, MEQUON WI 53092

A PORTION OF BUILDING E-1 ON PARCEL E
PARCEL NO. 14-027-01-019.00
11120 N. WESTON DRIVE, MEQUON WI 53092

1 FOXTOWN E2 DISTILLERY & E1 NIGHTCLUB - A

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

FOXTOWN E2 DISTILLERY
11090 N. WESTON DR. MEQUON, WI 53092
&
FOXTOWN E1 NIGHTCLUB
11120 N. WESTON DR. MEQUON, WI 53092

OWNER

FT 1, LLC
C/O MARTIN W. MEYER & NELS BJORKQUIST
1509 N. PROSPECT AVENUE
MILWAUKEE, WI 53202
414-224-0600

REVISIONS

NO.	DESCRIPTION	DATE

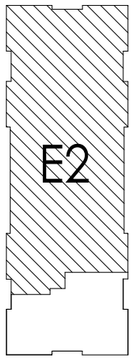
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	240625
ISSUED FOR	REVIEW
DATE	08/13/2025

FOXTOWN E2 DISTILLERY & E1 NIGHTCLUB

X02 A

Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)



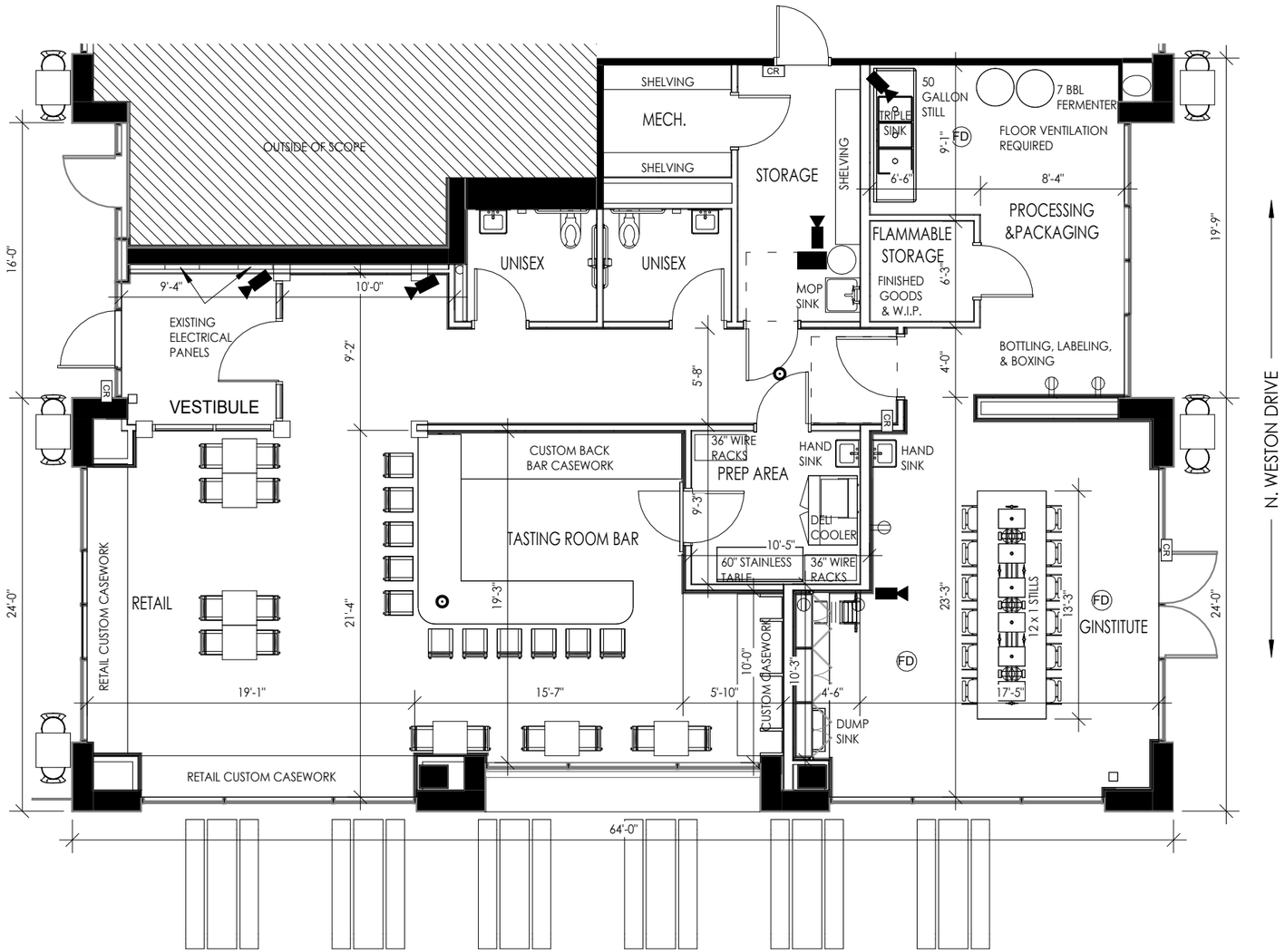
E2 KEY

MICRO-DISTILLERY AREA:
- INTERIOR: 2,557.33 SF
- EXTERIOR: 1,133 SF
- FAR: .693

A PORTION OF BUILDING E-2 ON PARCEL E
PARCEL NO. 14-027-01-019.00
11090 N. WESTON DRIVE, MEQUON WI 53092

SECURITY SYMBOLS

- CR — CARD READER
- SECURITY CAMERA
- CEILING MOUNTED SECURITY CAMERA



1 ENLARGED PLAN - DISTILLERY

STEPHEN PERRY SMITH ARCHITECTS, INC.

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

FOXTOWN E2 DISTILLERY
11090 N. WESTON DR. MEQUON, WI 53092
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414-224-0600

REVISIONS

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INFORMATION

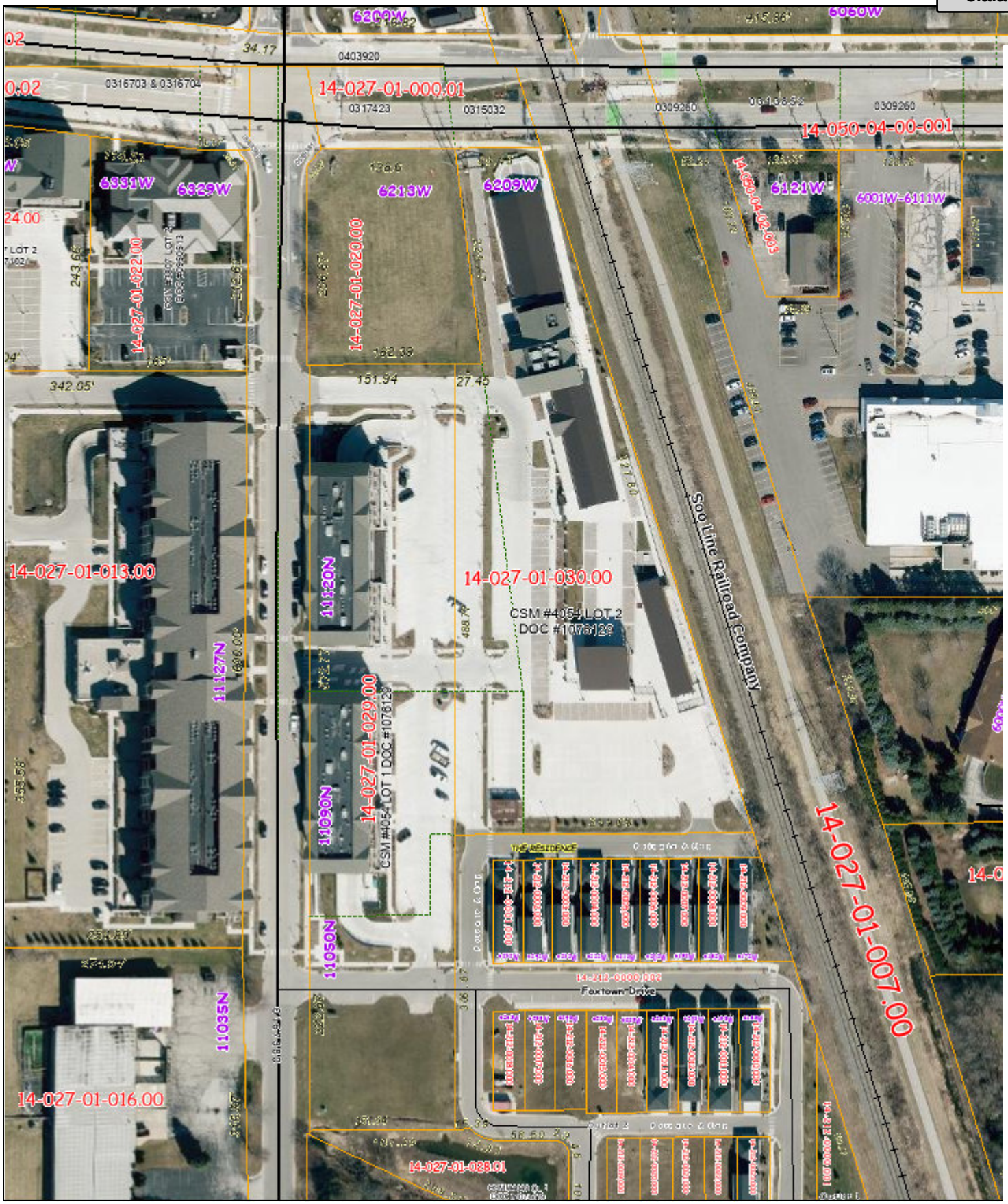
PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	240625
ISSUED FOR	REVIEW
DATE	08/13/2025

ENLARGED PLANS - DISTILLERY

X03

Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)

Parcel Information



Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)

Legend

Tax Parcel	CSM	US Highway	Town/Public Road
Gap	Cemetery Plat	State Highway	Railroad Centerline
Overlap	Condominium Plat	County Road	
Historical Parcel Lines	Subdivision Plat	Ramp	
Assessors Plat	Plat of Survey	Private Road	

Product of the LAND INFORMATION OFFICE

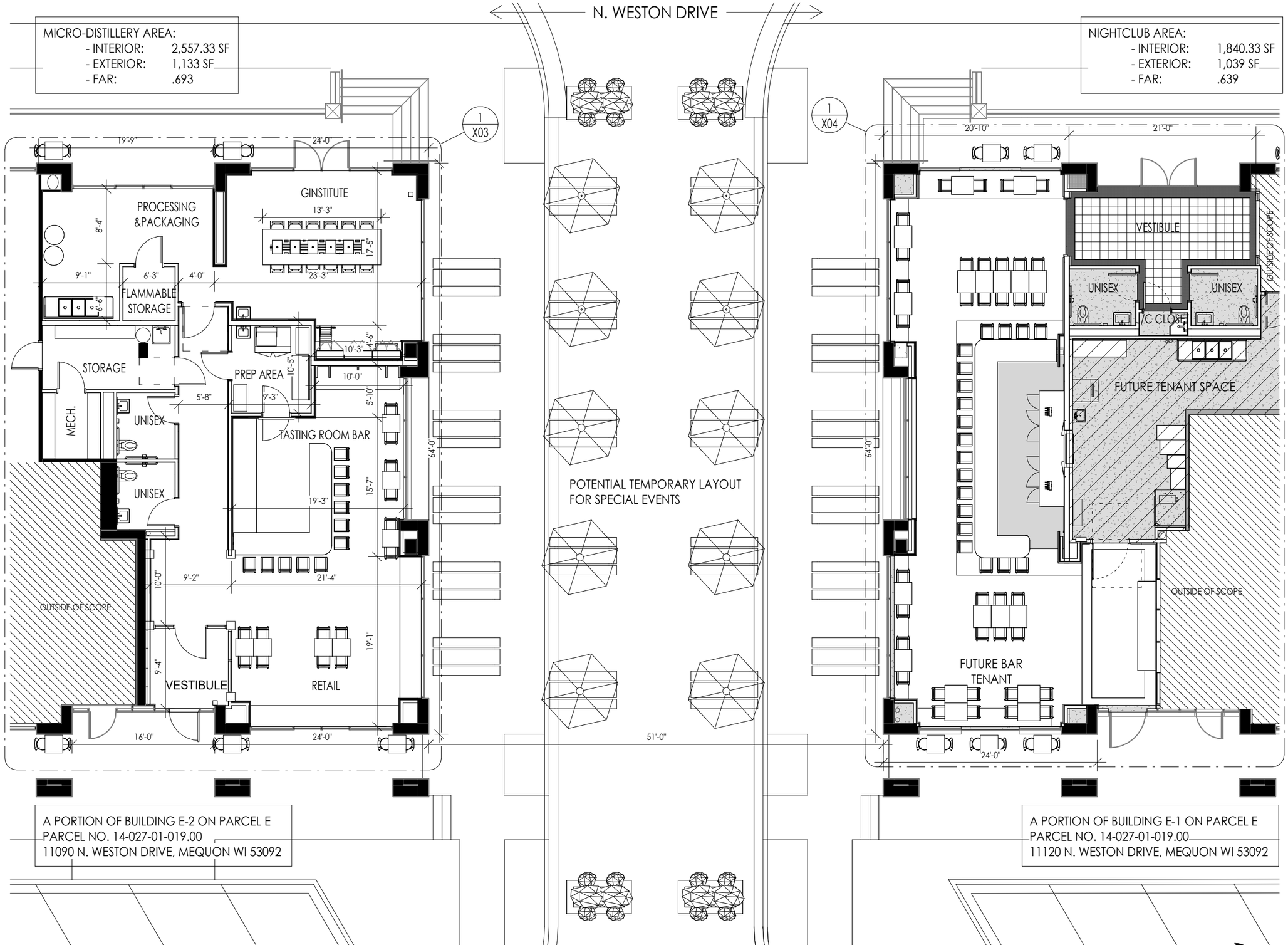
8/12/2025, 2:39:42 PM

8/12/2025, 2:39:42 PM

0 0.0075 0.015 0.03 0.045 0.06 mi

OZAUKEE COUNTY

DISCLAIMER: This map is not a substitute for an actual field survey or or
The accuracy of this map is limited to the quality of the records from which it was assembled.



1 **FOXTOWN E2 DISTILLERY & E1 NIGHTCLUB - B**

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

FOXTOWN E2 DISTILLERY
11090 N. WESTON DR. MEQUON, WI 53092
&
FOXTOWN E1 NIGHTCLUB
11120 N. WESTON DR. MEQUON, WI 53092

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FT 1, LLC
C/O MARTIN W. MEYER & NELS BJORKQUIST
1509 N. PROSPECT AVENUE
MILWAUKEE, WI 53202
414-224-0600

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	240625
ISSUED FOR	REVIEW
DATE	08/13/2025

FOXTOWN E2 DISTILLERY & E1 NIGHTCLUB

X02 B

Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 29th day of September 2025 by and between FT 1 LLC, a Wisconsin limited liability company ("Owner" or "Grantee") that is the owner of the property located at 11090 N Weston Drive, and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premises located in Section 27, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further

described as follows (the "Premises"):

LEGAL DESCRIPTION

See Exhibit A attached hereto.

RETURN TO:

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

PARCEL NO.:

140270102900

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

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

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of micro-distillery.

GRANTED by action of the Planning Commission of the City of Mequon this 29th day of September 2025.

_____

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)

The **CONDITIONS** of this Grant are:

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

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

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

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

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

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

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

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

9. **Conditions on the Operations:**

   a. Hours of operation: Manufacturing – 6:30 AM -6:00 PM, Classes, tours, tastings and other events from 6:30 AM until Midnight during the week and until 1:00 AM on Friday and Saturday. The outdoor patio 11:00 AM to 11:00 PM daily.

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

   c. Water supply requirements:

      City Water

   d. Provisions for sewage disposal:

      City Sewer

   e. Other:

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

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

10. **Conditions of the structures:**

   a. Site Plan: As on file with Community Development Department, City of Mequon

   b. Landscaping Plan: As on file with Community Development Department, City of Mequon

   c. Elevations: As on file with Community Development Department, City of Mequon

   d. Sign: As on file with Community Development Department, City of Mequon

   e. Floor Plan: Exhibit B

   f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon

Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)

g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon

h. The building shall comply with the building code.

11. **Conditions on the site:**

a. Street access (number, location, design): As on file with Community Development Department, City of Mequon

b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon

c. Floor Plan: Exhibit B

d. Parking, exterior lighting of the site, location design and power:

Any changes subject to Planning Commission approval.

e. Other:

a) The manufacturing/production/processing, bottling, packing, storing and shipping of spirits from the bonded premises of the distilled spirits plant.
b) Retail sale of spirits on the general premises of the distilled spirits plant, on a separate premises as may be authorized by law that is located within the same zoning district, or both.
c) Consumption of spirits on the general premises of the distilled spirits plant, on a separate premises as may be authorized by law that is located within the same zoning district, or both.
d) A tasting room for samples of spirits on the general premises of the distilled spirits plant.
e) Indoor and outdoor event space on the general premises of the distilled spirits plant, on a separate premises as may be authorized by law that is located within the same zoning district, or both.

- The operations and features associated with Section a) on the list above shall not exceed 60 percent of the total floor area of the full micro-distillery operations within the zoning district.

- *Micro-distilleries* may provide the following operations:

  a) Sit-down restaurant on premises.
  b) Delicatessen on premises.
  c) Similar ancillary uses on premises as approved by the Planning Commission.

- *Micro-distilleries* shall not conduct the following operations:
  a) Fast food restaurant on premises.
  b) Drive thru services.

OWNER:
FT 1, LLC

By: _____
Martin W. Meyer, its Manager

Acknowledgment:

STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named Martin W. Meyer, the Manager of FT 1, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My commission is permanent.

Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)

DRAFTED BY:
City of Mequon
11333 N Cedarburg Road
Mequon, WI 53092

LIST OF ATTACHED EXHIBITS:

- Exhibit A: Legal Description of the Premises
- Exhibit B: Floor Plan

Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Lot 1 of Certified Survey Map No. 4054, recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on April 24, 2019, as Document No. 1076129, being a part of the Northeast ¼ of the Northeast ¼ of Section 27, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_FT_Distillery (10616 : FT 1, LLC)

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

TO: **Planning Commission**

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

DATE: **September 29, 2025**

SUBJECT: **FT 1, LLC. The applicant is seeking conditional use grant approval for a nightclub for the property located at 11120 N. Weston Drive.**

Applicant:	FT 1, LLC
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Use:	Nightclub
Existing Zoning:	TC (Town Center)
Land Use Plan:	Town Center
Lot size:	2.78 acres
Location:	11120 N. Weston Drive
Tax Key Number:	#14-028-01-029.00
District:	#4

Background: The applicant requests conditional use grant approval for a nightclub (bar) at 11120 N Weston Drive. The nightclub will occupy 1,840 square feet in the E1 building of the Foxtown Development, which currently includes a bakery and a butcher shop. The nightclub is proposed in conjunction with the proposed distillery which is also on the Planning Commission agenda. The nightclub will provide spirits for sale from the distillery along with wine, beer and other cocktails. The property is zoned TC, which allows nightclubs as a conditional use. A similar application for a nightclub was approved by the Planning Commission on June 24, 2024, which has now expired.

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

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

The proposed use should not endanger the surrounding area; all activities will take place within the building or on the adjacent patio. The nightclub will be required to meet all state building and health codes and inspected annually.

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

The Land Use Plan designates the site as Town Center. Surrounding properties are zoned Town Center as well. A nightclub can be considered compatible with the Land Use Plan designation and other uses in the area. A total of 12 staff members will be on site during normal

business hours. The proposed use has a parking requirement of 39 stalls based on the square footage and number of staff. The entire site has a parking count of 188 surface stalls as well as a shared parking agreement with other Foxtown parcels which provides ample parking for the use.

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

The proposed activities of the nightclub are compatible with the character of the surrounding area. The proposed hours of operation for the use is from 11:00 AM until midnight during the week and 1:00 AM on the weekends depending on guest volume. This will require a waiver from the Planning Commission (see below). The use is located in the Town Center area which includes other drinking establishments and restaurants including Ruby Tap, Foxtown Brewery and Café Hollander. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses provided the hours are revised as stated below.

Extended Hours of Operation:
Section 58.301 (N) (7) states that the hours of operation for commercial uses shall be no later than 11:00 p.m. unless specifically waived by the Planning Commission. The applicant is requesting that the nightclub be open until 1:00 AM. While staff has no issues with the interior restaurant, we do not support the 1:00 AM timeframe for the outdoor patio. Typically, the Planning Commission has limited outdoor seating to no later than 11:00 p.m. Staff believes that in order to promote and maintain the vitality of the Town Center area additional hours are warranted and is supportive of extending the nightclub hours proposed with the condition that the outdoor patio closes by 11:00 p.m**.** which will ensure compatibility with neighboring Town Center residential uses.

Floor Plan:
The floor plan shows a bar with ample seating around the perimeter and access to existing bathrooms provided through a common vestibule. The floor plan also shows an outdoor patio on the east, west and south side of the tenant space but there are no additional details provided. Staff requires as a condition of approval a detailed open space plan.

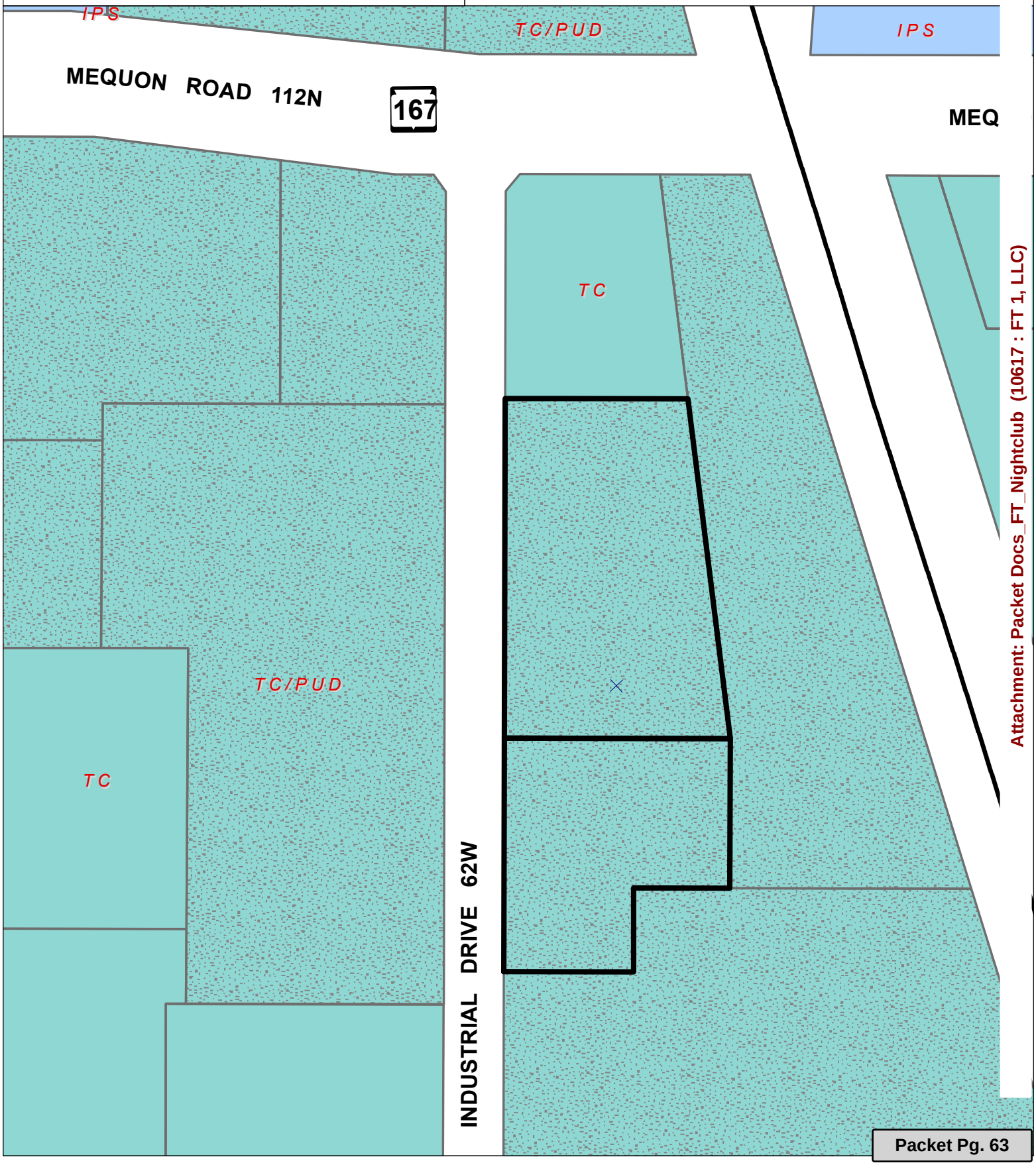
Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. The applicant shall submit any plan modifications requested by the Planning Commission within 180 days of Planning Commission action. Such plan modifications 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 plan modifications are not submitted within such time period, or the plan modifications are not approved by staff, the plan modifications shall be submitted to Planning Commission for additional review and action, and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. The permitted hours of operation shall be from 11:00 AM - 12:00 AM from Sunday through Thursday and 1:00 AM on Friday and Saturday. The outdoor patio hours shall be limited to 11:00 PM daily.
3. Staff review and approval of a plan for the outdoor patio.
4. Window areas shall comply with 58-301(L)(3).

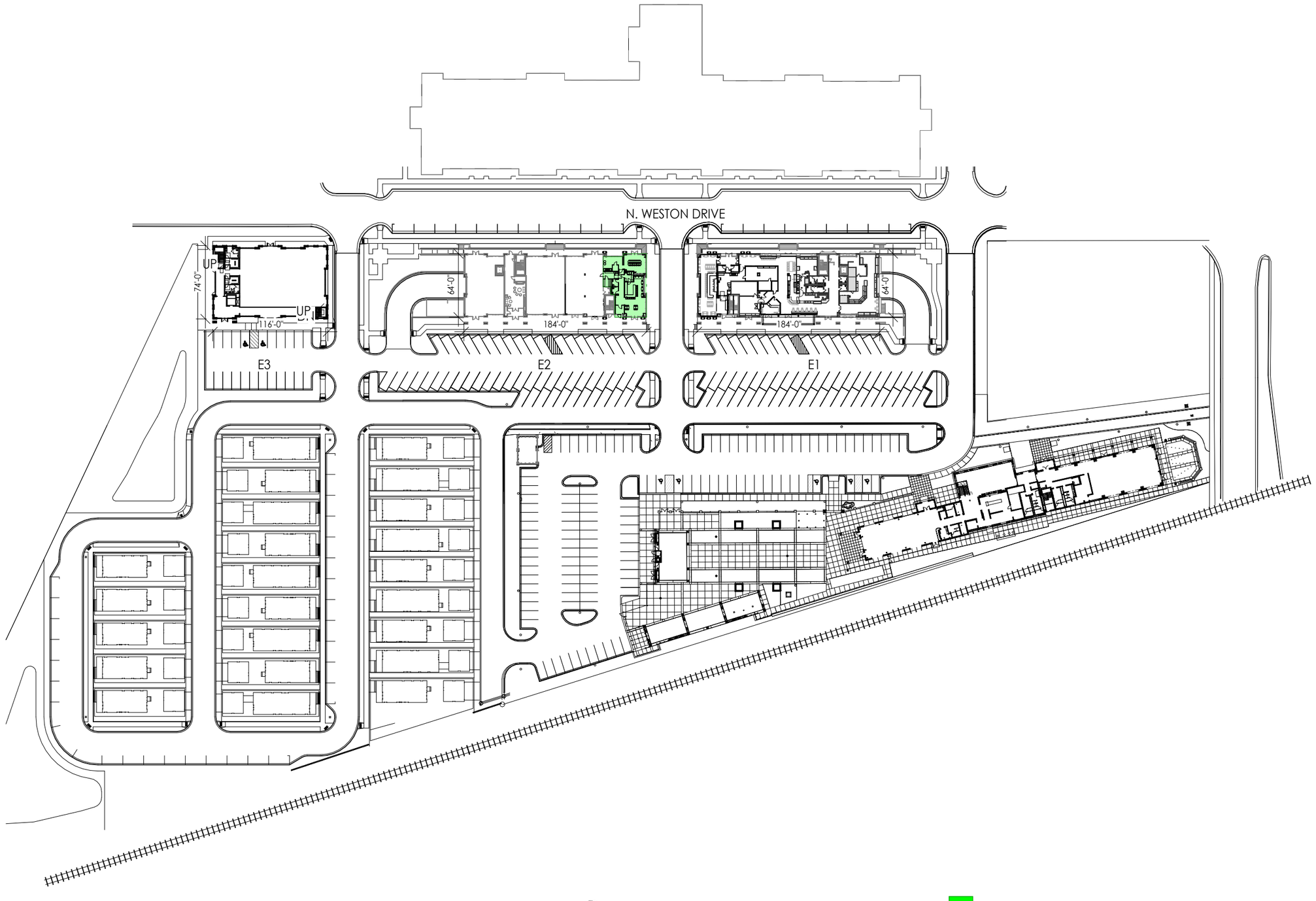
Attachments:
Packet Docs_FT_Nightclub (PDF)

FT 1, LLC

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



Attachment: Packet Docs_FT_Nightclub (10617 : FT 1, LLC)



1 **OVERALL SITE PLAN - A2**

DISTILLERY PRODUCTION FACILITY (FEDERAL PREMISES)

STEPHEN PERRY SMITH ARCHITECTS, INC.

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

PROJECT

FOXTOWN E2
DISTILLERY
11090 N. WESTON DR. MEQUON, WI 53092

&

FOXTOWN E1
NIGHTCLUB
11120 N. WESTON DR. MEQUON, WI 53092

OWNER

FT 1, LLC
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414-224-0600

REVISIONS

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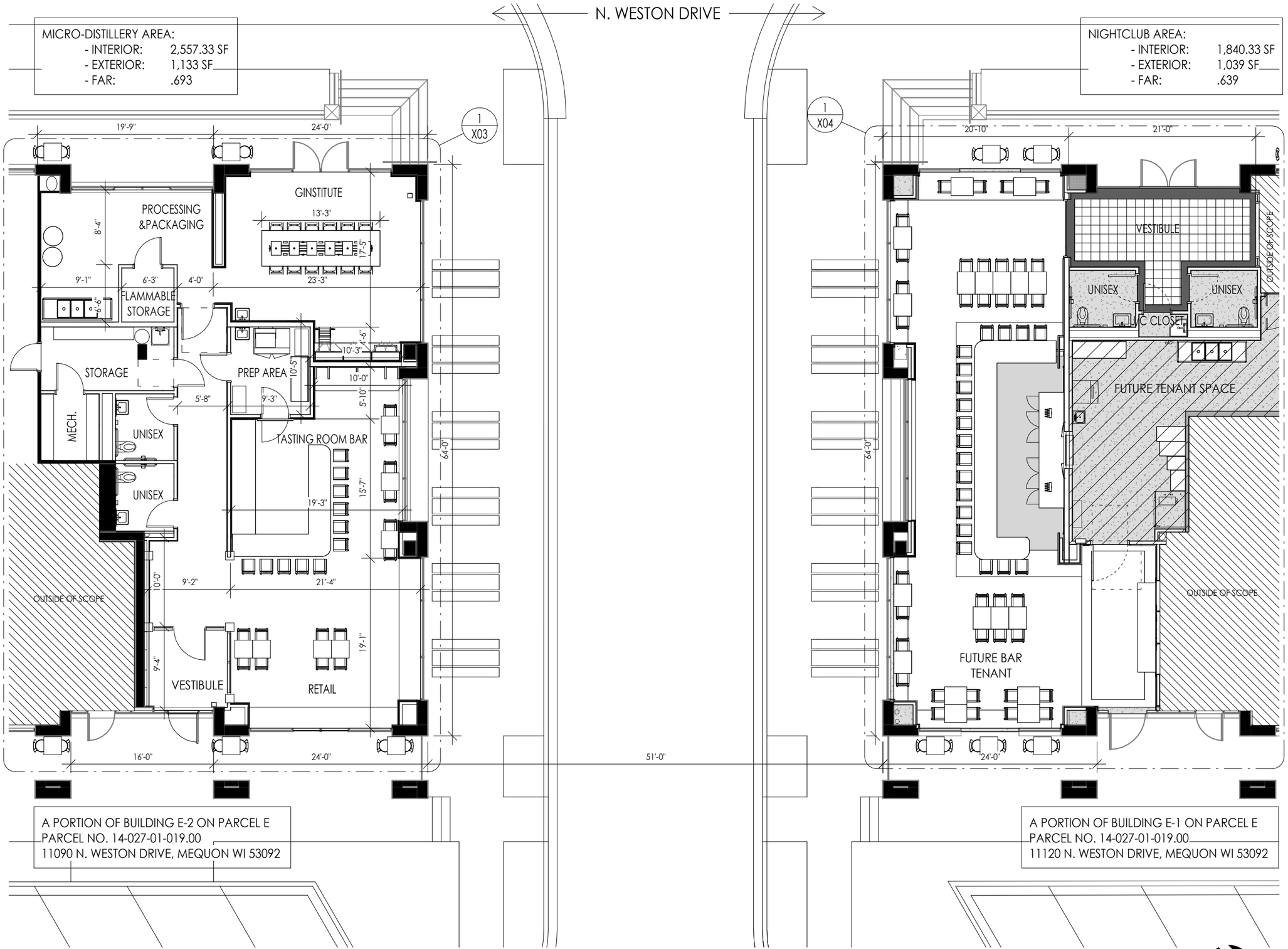
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	240625
ISSUED FOR	REVIEW
DATE	08/13/2025

SITE PLAN - OVERALL

X01 A2

Attachment: Packet Docs_FT_Nightclub (10617 : FT 1, LLC)



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A PORTION OF BUILDING E-1 ON PARCEL E
PARCEL NO. 14-027-01-019.00
11120 N. WESTON DRIVE, MEQUON WI 53092

1 **FOXTOWN E2 DISTILLERY & E1 NIGHTCLUB - A**

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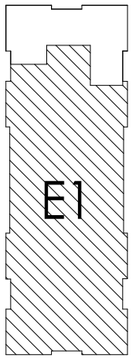
INFORMATION

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PROJECT MANAGER	EJN
PROJECT NUMBER	240625
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FOXTOWN E2 DISTILLERY & E1 NIGHTCLUB

X02 A

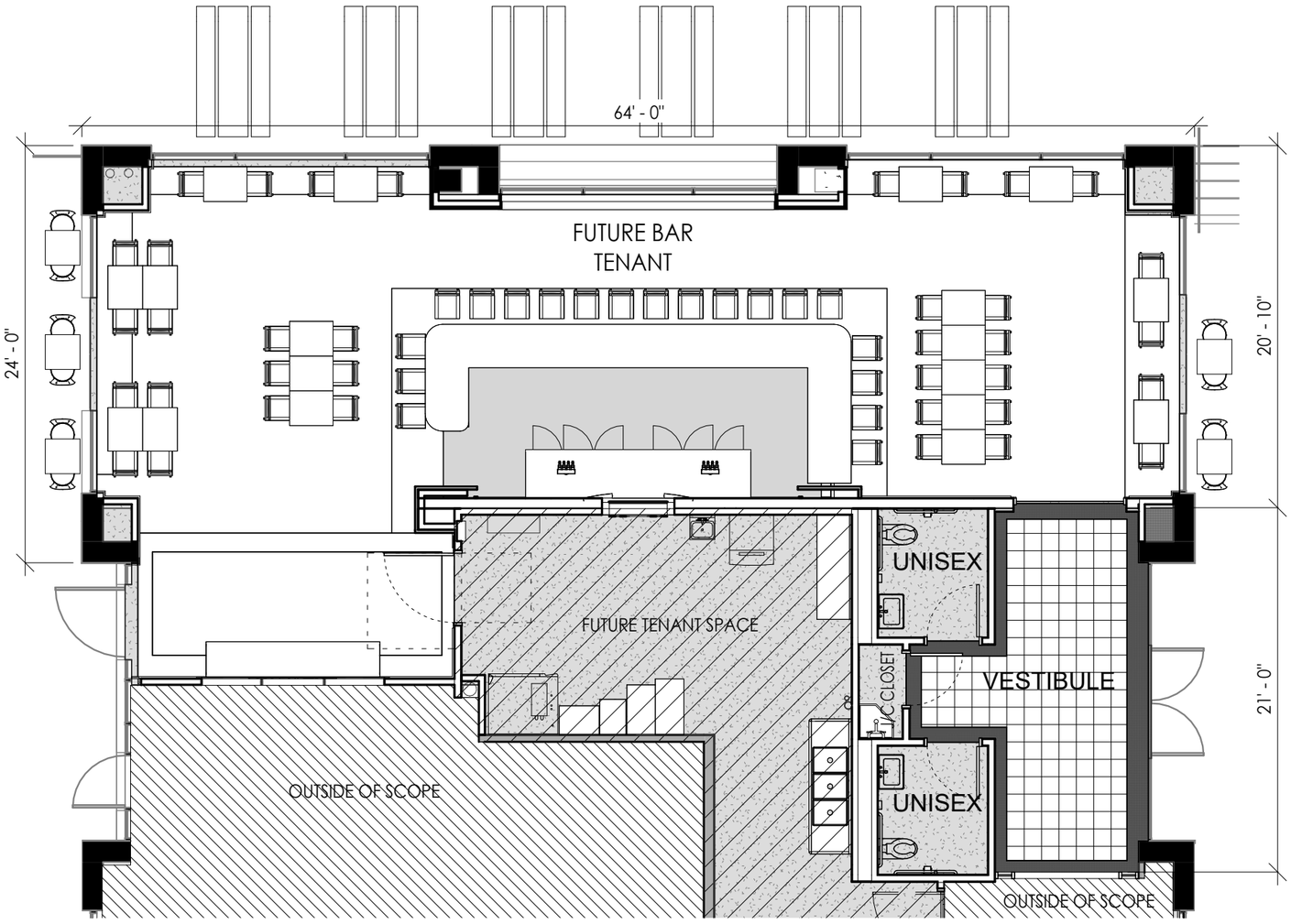
Attachment: Packet Docs_FT_Nightclub (10617 : FT 1, LLC)



E1 KEY

NIGHTCLUB AREA:	
- INTERIOR:	1,840.33 SF
- EXTERIOR:	1,039 SF
- FAR:	.639

A PORTION OF BUILDING E-1 ON PARCEL E
PARCEL NO. 14-027-01-019.00
11120 N. WESTON DRIVE, MEQUON WI 53092



1 ENLARGED - NIGHTCLUB

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NO.	DESCRIPTION	DATE

N. WESTON DRIVE

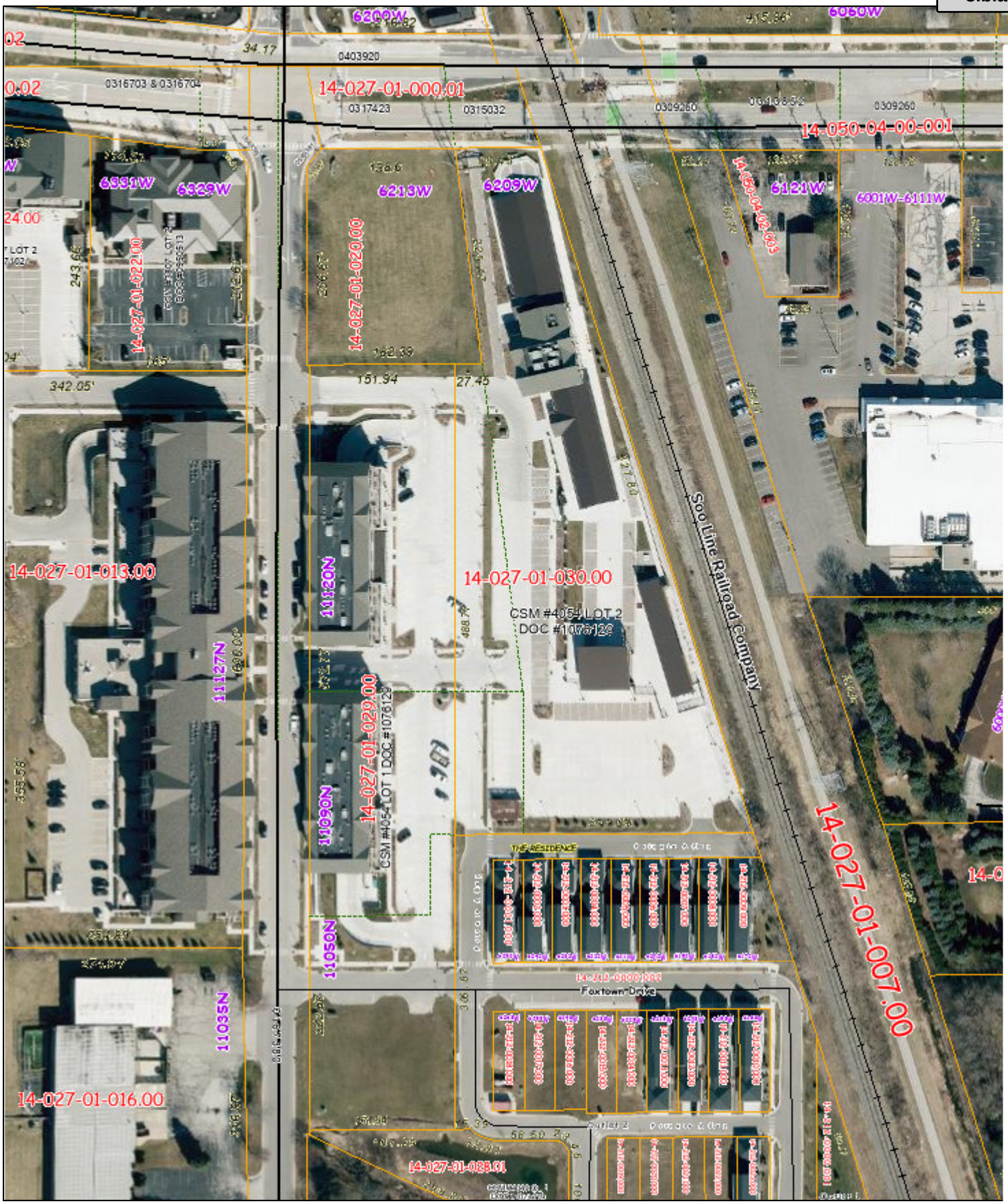
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	240625
ISSUED FOR	REVIEW
DATE	08/13/2025

ENLARGED PLANS - NIGHTCLUB

X04

Attachment: Packet Docs_FT_Nightclub (10617 : FT 1, LLC)



Legend

Tax Parcel	CSM	US Highway	Town/Public Road
Gap	Cemetery Plat	State Highway	Railroad Centerline
Overlap	Condominium Plat	County Road	
Historical Parcel Lines	Subdivision Plat	Ramp	
Assessors Plat	Plat of Survey	Private Road	

Product of the LAND INFORMATION OFFICE

8/12/2025, 2:39:42 PM

8/12/2025, 2:39:42 PM

0 0.0075 0.015 0.03 0.045 0.06 mi

OZAUKEE COUNTY

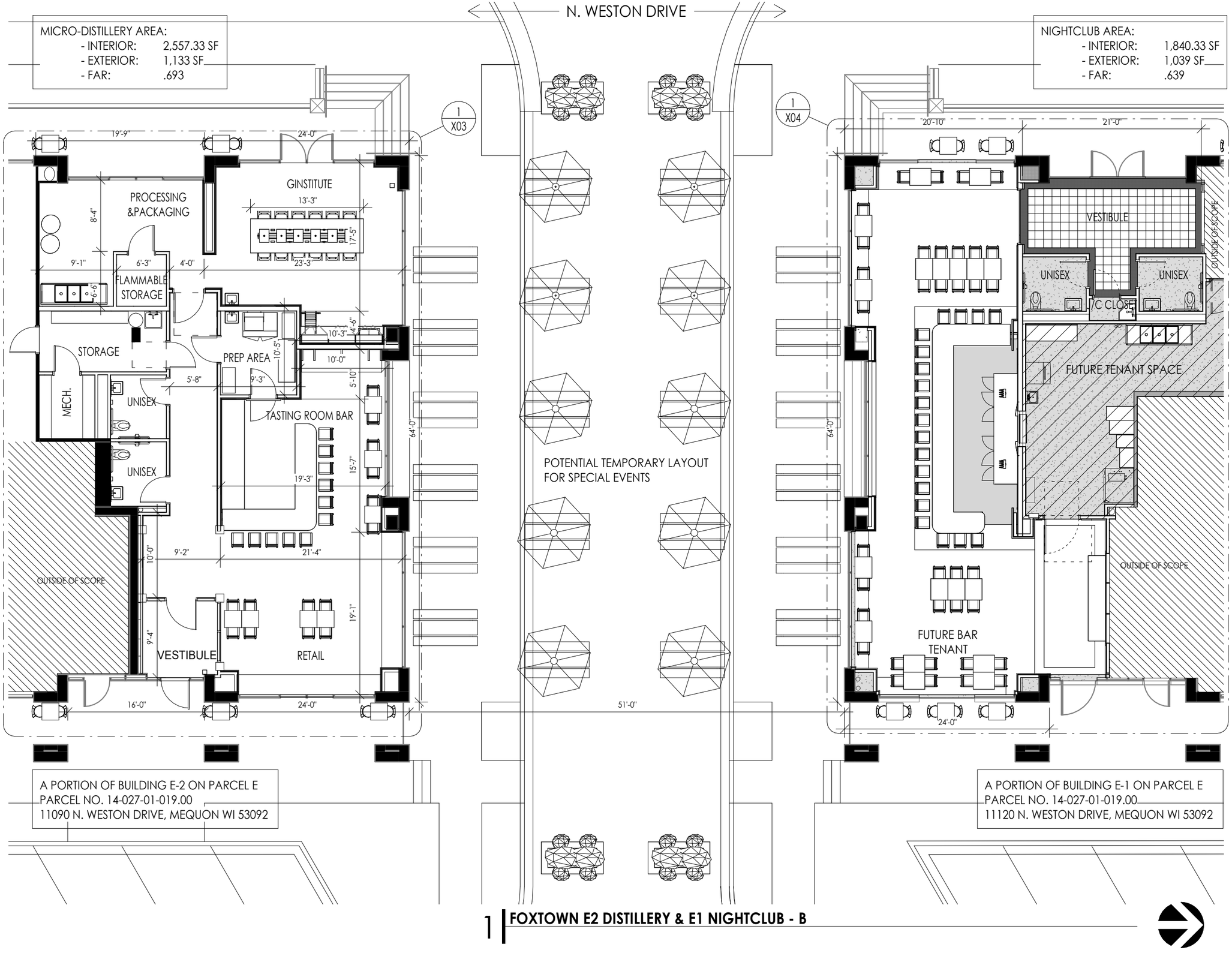
DISCLAIMER: This map is not a substitute for an actual field survey or or
The accuracy of this map is limited to the quality of the records from which it was assembled.

Attachment: Packet Docs_FT_Nightclub (10617 : FT 1, LLC)

N. WESTON DRIVE

MICRO-DISTILLERY AREA:
- INTERIOR: 2,557.33 SF
- EXTERIOR: 1,133 SF
- FAR: .693

NIGHTCLUB AREA:
- INTERIOR: 1,840.33 SF
- EXTERIOR: 1,039 SF
- FAR: .639



A PORTION OF BUILDING E-2 ON PARCEL E
PARCEL NO. 14-027-01-019.00
11090 N. WESTON DRIVE, MEQUON WI 53092

A PORTION OF BUILDING E-1 ON PARCEL E
PARCEL NO. 14-027-01-019.00
11120 N. WESTON DRIVE, MEQUON WI 53092

1 **FOXTOWN E2 DISTILLERY & E1 NIGHTCLUB - B**

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

FOXTOWN E2 DISTILLERY
11090 N. WESTON DR. MEQUON, WI 53092
&
FOXTOWN E1 NIGHTCLUB
11120 N. WESTON DR. MEQUON, WI 53092

OWNER

FT 1, LLC
C/O MARTIN W. MEYER & NELS BJORKQUIST
1509 N. PROSPECT AVENUE
MILWAUKEE, WI 53202
414-224-0600

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	240625
ISSUED FOR	REVIEW
DATE	08/13/2025

FOXTOWN E2 DISTILLERY & E1 NIGHTCLUB

X02 B

Attachment: Packet Docs_FT_Nightclub (10617 : FT 1, LLC)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 29th day of September 2025 by and between FT 1, LLC, a Wisconsin limited liability company ("Owner" or "Grantee") that is the owner of the property located at 11120 N Weston Drive, and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premises located in Section 27, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows (the "Premises"):

LEGAL DESCRIPTION

See Exhibit A attached hereto.

RETURN TO:

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

PARCEL NO.:

140270102900

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this 29th day of September 2025.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_FT_Nightclub (10617 : FT 1, LLC)

The **CONDITIONS** of this Grant are:

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

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

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

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

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

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

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

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

9. **Conditions on the Operations:**

   a. Hours of operation: 11:00 AM to 1:00 AM on Friday and Saturday and 11:00 AM to Midnight Sunday through Thursday. The outdoor patio 11:00 AM to 11:00 PM daily.

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

   c. Water supply requirements:

      Public

   d. Provisions for sewage disposal:

      Public

   e. Other:

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

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

10. **Conditions of the structures:**

11. **Conditions on the site:**

a. Street access (number, location, design: As on file with Community Development Department, City of Mequon

b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon

c. Floor Plan as Exhibit B

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

[Signature page follows.]

Attachment: Packet Docs_FT_Nightclub (10617 : FT 1, LLC)

OWNER:
FT 1, LLC

By: _____
Martin W. Meyer, its Manager

Acknowledgment:

STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named Martin W. Meyer, the Manager of FT 1, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Name: _____
Notary Public, State of Wisconsin
My commission is permanent.

DOCUMENT DRAFTED BY:
City of Mequon
11333 N Cedarburg Road
Mequon, WI 53092

LIST OF ATTACHED EXHIBITS:

- Exhibit A: Legal Description of the Premises
- Exhibit B: Floor Plan

Attachment: Packet Docs_FT_Nightclub (10617 : FT 1, LLC)

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Lot 1 of Certified Survey Map No. 4054, recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on April 24, 2019, as Document No. 1076129, being a part of the Northeast ¼ of the Northeast ¼ of Section 27, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_FT_Nightclub (10617 : FT 1, LLC)

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

TO: **Planning Commission**

FROM: **NATALIE REDDING, CITY PLANNER**

DATE: **September 29, 2025**

SUBJECT: **MSI General for Charter Manufacturing. The applicant is seeking conditional use grant and building and site plan amendment approval for three (3) separate single-story building additions and site modifications for the property located at 12121 N. Corporate Parkway.**

Applicant:	MSI General
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan Amendment
Existing Zoning:	B-4 (Business Park District)
Land Use Plan:	Business Park
Lot size:	4.67 acres
Location:	12121 N. Corporate Parkway
Tax Key Number:	#15-107-11-019.00
District:	#5

Background: The applicant is requesting conditional use grant and building and site plan amendment approval to allow for three separate single-story building additions for the property located at 12121 N Corporate Parkway. With the proposed additions, the building footprint will exceed 40,000 square feet and thus will require conditional use grant approval. In addition to the building additions, the site plan amendment proposes additional parking and the relocation of a generator and dumpster enclosure existing on the site.

Building Design:
The building plans propose three separate single-story building additions which will infill spaces and open corners of the existing building. There will be a southwest corner addition, a southeast corner addition, and a northeast addition, adding roughly 6,600 square feet in total, bringing the overall building footprint to 46,389 square feet and increasing the building size/floor area ratio from 19.53% to 22.78%. The building will continue to comply with the maximum building floor area ratio of 30% while also still meeting the setback and offset requirements. The building will also continue to comply with the open space ratio of no less than 30%.

The additions will account for Charter's growing employee base and allow for expansion of the company's business needs without having to relocate. Per the submitted floor plans, the southwest corner addition will include a large meeting room, the southeast addition will include additional offices and workstations, and the northeast addition will also add office and workstation space, as well as a flex room which will serve as a space for executive board meetings. The building additions, as described and as shown in the architectural renderings, will

fully match and integrate with the existing design of the building. The additions will be constructed with painted brick veneer and large horizontal dark-bronze aluminum storefront windows to match the rest of the building's architectural elements. Staff supports the proposed designs as submitted.

Site Plan:
The applicant is proposing a series of site modifications to account for the building additions. This includes the addition of 12 parking stalls, a new concrete patio, and the relocation of a dumpster and generator on the site.

There is currently a concrete patio space located at the southwestern corner of the building. With the proposed southwest addition, this space will need to be moved. The new proposed patio space will be kept in the same general area, and adjusted to account for the new build. The space will include picnic benches and seating area for Charter employees. Staff is supportive of the design. The applicant is also proposing the relocation of a generator on the site. It is currently located where the northeast addition is proposed and thus requires relocation. The applicant is planning to move the generator to the northwest side of the property into an existing section of the parking lot where other electrical equipment is housed. Staff is supportive of this new location for the generator as it is already sectioned off within the parking lot and screened from view along Port Washington Road. Staff is recommending that an additional tree be planted north of the existing tree in this area to further screen where the relocated generator will be placed.

In addition to the relocation of the generator, the applicant is planning to relocate the existing dumpster which, like the generator, is currently located where the proposed northeast building addition will go. The applicant is proposing the dumpster enclosure be located along the northwest portion of the parking area, south of the proposed generator relocation. The B-4 zoning code requires that garbage and refuse containers be screened from view from streets and adjacent sites. While the dumpster will be well screened by the planned enclosure, its central and prominent location along Port Washington Road is not ideal. Staff is recommending that the dumpster be relocated to the southwest corner of the property/parking lot. This location, while still along Port Washington Road, would be better screened by the existing evergreens located around the area, and would be less impactful to the parking lot by avoiding a centralized location.

There are currently 215 existing parking stalls on site. To account for the building expansion and potential increase in number of employees, the plans include the addition of 12 parking stalls for a total of 227 stalls. The additional stalls will be a combination of replacement stalls to account for the southwest addition and dumpster enclosure relocation, stalls to be added at the southeast corner, and stalls to be added to the northwest portion of the property. A building of this size would typically require 232 parking spaces, however considering the site limitations and Chater's business needs, staff believes 227 will be sufficient.

Landscaping Plan:
The applicant plans to remove 15 trees throughout the site and replace them with a mix of birch, autumn blaze maple, and white spruce trees (see Exhibit A for proposed removal and replacement list). Staff is recommending that the replacement trees include a wider variety of species. After consulting the city forester, staff is recommending that the applicant incorporate plane trees and tulip trees to add some diversity to the site and to prevent uniformity. Tulip trees and plane trees would serve as a good substitute for a few of the autumn blaze maples, as they

have a similar pyramidal shape and size. They are hearty urban trees that don't mind poor soil quality and salt runoff, making them a good option for parking lot islands/near parking lot areas. The landscaping plan also proposes areas of additional plantings around the new building additions and areas in which asphalt and paving is increasing. Staff recommends that the evergreens proposed in the plan be a minimum of 7 feet in height and deciduous trees have a minimum caliper of 2.5" to maintain consistency with landscaping precedents set in previous projects. Staff is also recommending that an additional parking lot island be added to the northwest portion of the property where there is proposed expansion of parking. Staff is otherwise supportive of the landscaping plan set forth.

Lighting Plan:
The lighting plan shows 2 new EMR lights being added at the 2 new exterior doors. There is also a light pole that plans to be relocated from the northeastern portion of the parking lot to the proposed parking expansion area to the south, adjacent to the south entrance. All other lighting on site is existing and will remain. As the applicant has not submitted cut sheets for the 2 new proposed fixtures, as a condition of approval, staff will require all light fixtures are in compliance with the lighting code.

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

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**
   The proposed use should not endanger the surrounding area. All of the activities will take place within the building and will be monitored by staff.

2. **The proposed use should not injure the value of adjoining or abutting property.**
   The business has been operating in this space since 2016. The site is zoned B-4, and adjacent properties are also zoned B-4. The use is compatible with the land use plan designation and the other office related uses in the area. The additional square footage will allow Charter Manufacturing to expand its operations while still operating within the limitations of the B-4 zoning requirements. Staff does not feel that the proposed expansion of this use will injure the value of the neighboring properties.

3. **The proposed use shall be harmonious or compatible with the area in which it is located.**
   Charter Manufacturing's general business functions and hours of operation will not change with the proposed expansion. The use and activities should continue to be harmonious with the surrounding uses.

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

The applicant has an existing stormwater management plan for the current building and site plan. Prior to building permit issuance or site work, the City will require a stamped, technical memo from an engineer that the site will still conform to applicable storm water management requirements after the proposed improvements and that the Best Management Practice(s)

(BMPs) used to meet the criteria are certified compliant in accordance with Ch. 58-678 of City Code.

Alternatively, the stormwater management plan must be amended if any changes to existing or additional BMPs are needed to conform to storm water management requirements. Any future increases of new impervious surface may trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

Proposed grading work is minor, so a fill, excavating, and berms permit will not be required.

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 site work and the issuance of a building permit.

Staff Recommendation:
Staff is recommending **approval** of the conditional use grant and building and site plan amendment subject to the following conditions:

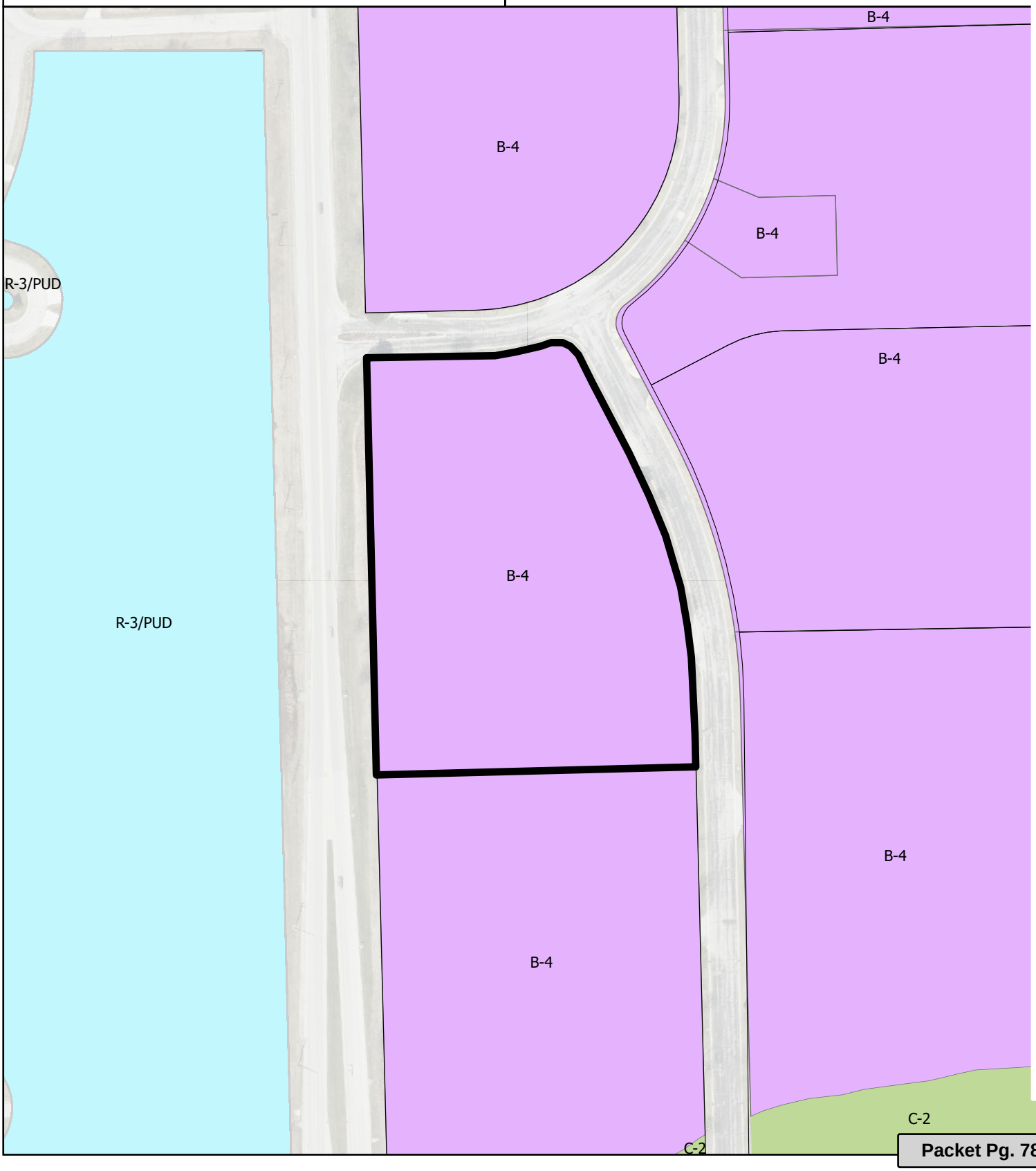
1. Staff review and approval of final plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Any substantial change to the building and site plan shall require the review and approval of the Planning Commission.
3. 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.
4. Evergreens selected shall be a minimum of 7 feet in height.
5. Deciduous trees shall have a minimum caliper of 2.5 inches.
6. An additional tree shall be planted to screen the relocated generator from view along Port Washington Road.
7. An additional landscaped parking island shall be added to the northwest portion of the parking lot where parking expansion is occurring.
8. Staff review and approval of cut sheets associated with new lighting on site.
9. The dumpster enclosure shall be located at the southwest corner of the property.
10. All new curb and gutter shall be concrete.
11. Prior to building permit issuance or site work, the City will require a stamped, technical memo from an engineer that the site will still conform to applicable storm water management requirements after the proposed improvements and that the Best Management Practice(s) (BMPs) used to meet the criteria are certified compliant in accordance with Ch. 58-678 of City Code. Alternatively, the stormwater management plan must be amended if any changes to existing or additional Best Management Practices (BMPs) are needed to conform to storm water management requirements. Any future increases of new impervious surface may trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.
12. 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 site work and the issuance of a building permit.

13. Recording of the conditional grant at Ozaukee County Register of Deeds.

Attachments:
Packet Docs_Charter (PDF)

CHARTER MANUFACTURING

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



Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)

MUNICIPAL REQUIREMENTS

Sec. 84-6 TREE REPLACEMENT SCHEDULE

Provisions: Trees greater than 5" DBH shall be replaced onsite or offsite

Total Replacement Trees Required: ***15 Trees***

Total On-Site Replacement Trees Provided:

Total Off-Site Replacement Trees To Be Provided:

EXISTING TREES TO BE REMOVED	DBH	REPLACEMENT TREES
1. Brich	14"	Birch
2. Birch	10"	Birch
3. Honeylocust	10"	Birch
4. Pine	20"	Autumn Blaze Maple
5. Honeylocust	6"	Autumn Blaze Maple
6. Maple	6"	Autumn Blaze Maple
7. Maple	6"	Autumn Blaze Maple
8. Maple	6"	Autumn Blaze Maple
9. Maple	6"	Autumn Blaze Maple
10. Hornbeam	8"	Autumn Blaze Maple
11. Spruce	10"	White Spruce
12. Spruce	10"	White Spruce
13. Spruce	10"	White Spruce
14. Maple	6"	White Spruce
15. Spruce	12"	White Spruce

Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)

Project Name

Charter Manufacturing

Building Additions

Project Address

12121 Corporate Parkway

Mequon, WI 53092

PROJECT DATA

BUILDING
- BUILDING AREA
  - EXISTING BUILDING AREA: 39,764 SF
  - BUILDING ADDITION: 6,625 SF
  - TOTAL BUILDING AREA: 46,389 SF
- PROJECT AREA
  - INTERIOR RENOVATION AREA: 2,753 SF
  - **TOTAL PROJECT AREA: 9,378 SF**
    includes building additions
- ACTUAL EMPLOYEE COUNT: 200
- CALCULATED OCCUPANT LOAD: 786
- EGRESS WIDTH
  - REQUIRED: 158"
  - PROVIDED: 238"
- MAX COMMON PATH OF EGRESS TRAVEL: 100' (B) 75' (A-3)
- MAX EXIT ACCESS TRAVEL DISTANCE: 250'

BUILDING CLASSIFICATION
- CONSTRUCTION TYPE: IIB
- NUMBER OF STORIES: 1
- MULTIPLE OCCUPANCIES: YES
  - MAIN OCCUPANCY: B
  - ACCESSORY OCCUPANCY: A-3 *(4,266 SF < 10% building area)*
  - SEPARATED USES: none
- ALLOWABLE AREA: 92,000 SF
  - FIRE PROTECTION: NFPA 13
- EXTERIOR WALL OPENINGS PERMITTED: unlimited

SITE
- SITE AREA: 203,642 SF
- TOTAL BUILDING FOOT PRINT AREA: 46,389 SF
- HARD SURFACE AREA: 128,255 SF
- FLOOR AREA RATIO (FAR): .228
- PARKING REQUIREMENTS
  - NUMBER OF STALLS REQUIRED: *232 (based on zoning) however 200 employees*
  - NUMBER OF STALLS PROVIDED: 227

SANITARY FACILITY REQUIREMENTS
- MEN REQUIRED
  - WATER CLOSET: 8
  - URINAL: n/a
  - LAVATORY: 5
- MEN PROVIDED
  - WATER CLOSET: 7
  - URINAL: 3
  - LAVATORY: 7
- WOMEN REQUIRED
  - WATER CLOSET: 9
  - LAVATORY: 5
- WOMEN PROVIDED
  - WATER CLOSET: 10
  - LAVATORY: 7

BUILDING CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366

ACCESSIBILITY CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

ENERGY CODE:
2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363

MECHANICAL CODE:
2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364

PLUMBING CODE:
2014 WISCONSIN PLUMBING CODE SPS 381-387

ELECTRICAL CODE:
2011 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316

FIRE CODE:
2012 NFPA FIRE CODE



Architect's Seal

Engineer's Seal

OVER 65 YEARS OF DESIGN EXCELLENCE

SHEET INDEX

		REVISIONS
G-001	COVER SHEET	
AS-100	ARCHITECTURAL DEMO SITE PLAN	
AS-101	ARCHITECTURAL SITE PLAN	
AS-501	ARCHITECTURAL SITE DETAILS	
1 OF 1	EXISTING CONDITIONS SURVEY	
C1.0	DEMOLITION PLAN	
C2.0	SITE PLAN	
C3.0	GRADING & UTILITY PLAN	
C4.0	EROSION CONTROL PLAN	
C5.0	DETAILS	
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L1.2	DETAILED PLANTING PLAN	
L2.0	LANDSCAPE NOTES AND DETAILS	
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AD-111.1	ENLARGED DEMOLITION PLANS	
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AD-202	EXTERIOR ELEVATIONS - DEMOLITION	
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A-120	OVERALL ROOF PLAN	
A-201	EXTERIOR ELEVATIONS	
A-202	EXTERIOR ELEVATIONS	
A-203	EXTERIOR RENDERINGS	
A-204	EXTERIOR RENDERINGS	

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Conceptual Set:	12/11/2024
Preliminary Set:	8/01/2025
Budget Set:	08/15/2025
Plan Commission:	08/15/2025

REVISIONS:
1 --

PROJECT ADDRESS:

PROJECT NAME
Charter Manufacturing - Additions
STREET ADDRESS
12121 Corporate Parkway
CITY/ STATE / ZIP
Mequon, WI 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BGK	--	AMH

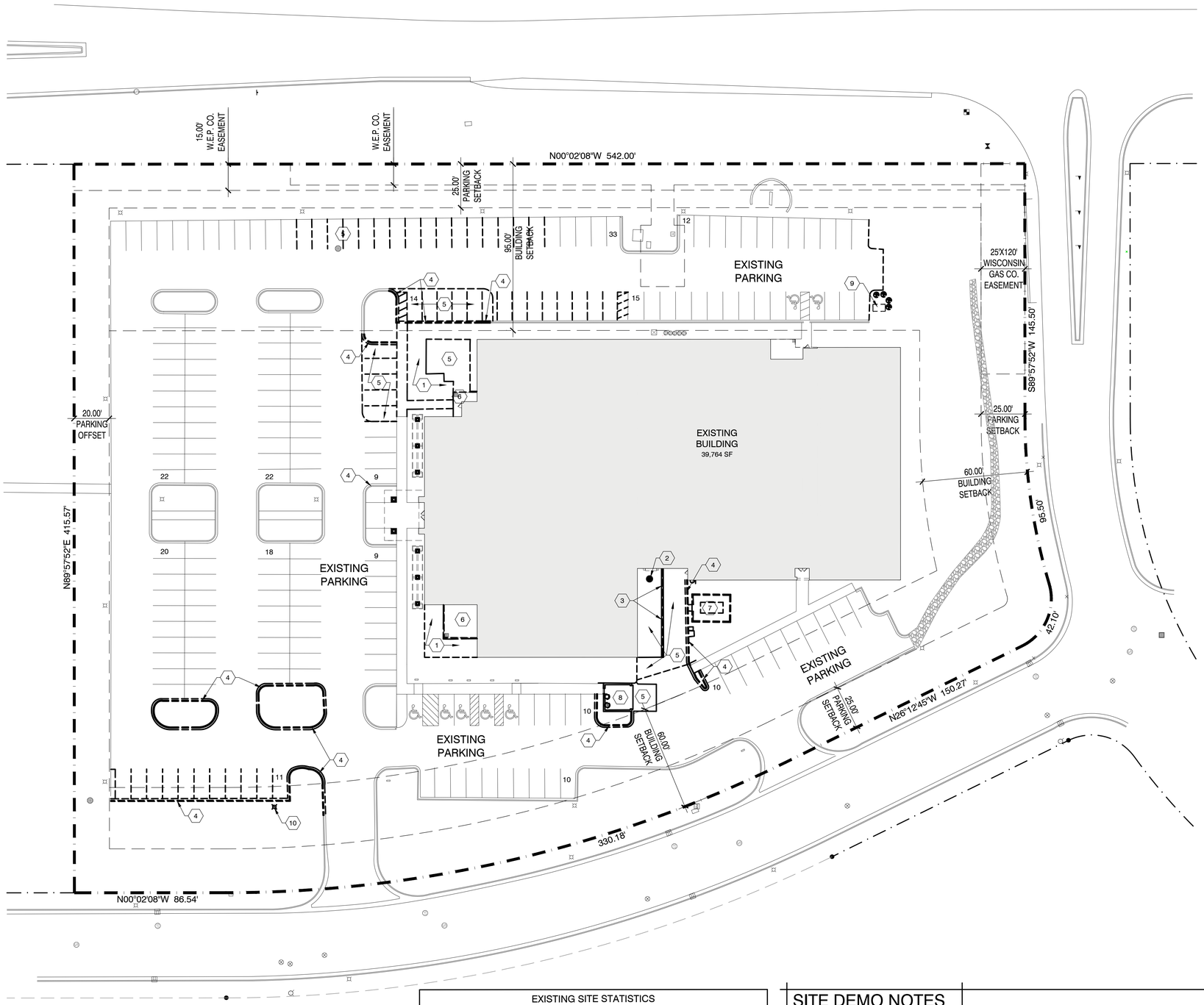
Sheet Title:
COVER SHEET

Sheet Number:
G-001

Project Number: P13643
P13710

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)



EXISTING SITE STATISTICS	
ZONING	B-4, BUSINESS PARK DISTRICT
LOT SIZE	203,642 SF (4.6750 ACRES)
EXIST. BUILDING FOOTPRINT	39,764 SF / 19.53%
EXIST. PAVING AREA TOTAL	88,108 SF / 43.27%
EXISTING HARDSCAPE TOTAL	127,871 SF / 62.79% *(MAX 70%)*
EXISTING GREEN SPACE	75,770 SF / 37.21% *(30% MIN - B-4 ZONING DISTRICT FOR FOR SITE DEVELOPED PRIOR TO AUG 12, 1994)*
EXISTING PARKING SPACES	215 SPACES (INCLUDING 7 ACCESSIBLE SPACES) *(1 SPACE / 200 SF = 199 required)*

SITE DEMO NOTES

1. REMOVE AND DISPOSE OF EXIST. LANDSCAPING AS REQUIRED FOR NEW CONSTRUCTION
2. REMOVE AND DISPOSE OF EXIST. CATCH BASIN, CAP STORM AT MOST APPROPRIATE POINT AS DETERMINED IN FIELD
3. REMOVE AND DISPOSE OF EXIST. CONC. RETAINING WALL AND GUARDRAIL
4. REMOVE AND DISPOSE OF EXIST. CONC. CURB
5. REMOVE AND DISPOSE OF EXIST. PAVEMENT
6. REMOVE AND DISPOSE OF EXIST. CONC. SLAB, COLUMN AND BUILDING OVERHANG
7. REMOVE AND DISPOSE OF EXIST. GENERATOR ENCLOSURE AND CONC. PAD -REMOVE & SALVAGE GENERATOR FOR RELOCATION
8. REMOVE AND DISPOSE OF EXIST. DUMPSTER ENCLOSURE
9. REMOVE AND DISPOSE OF EXIST. SMOKING SHELTER
10. REMOVE AND SALVAGE EXIST. LIGHT POLE FOR RELOCATION

ARCHITECTURAL SITE DEMO PLAN 1" = 30'-0"

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OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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ISSUE DATES:	
Conceptual Set:	12/11/2024
Preliminary Set:	8/01/2025
Budget Set:	08/15/2025
Plan Commission:	08/15/2025

REVISIONS:

1	--

PROJECT ADDRESS:

PROJECT NAME
Charter Manufacturing - Additions
STREET ADDRESS
12121 Corporate Parkway
CITY/ STATE / ZIP
Mequon, WI 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BGK	--	AMH

Sheet Title:
ARCHITECTURAL SITE DEMO PLAN

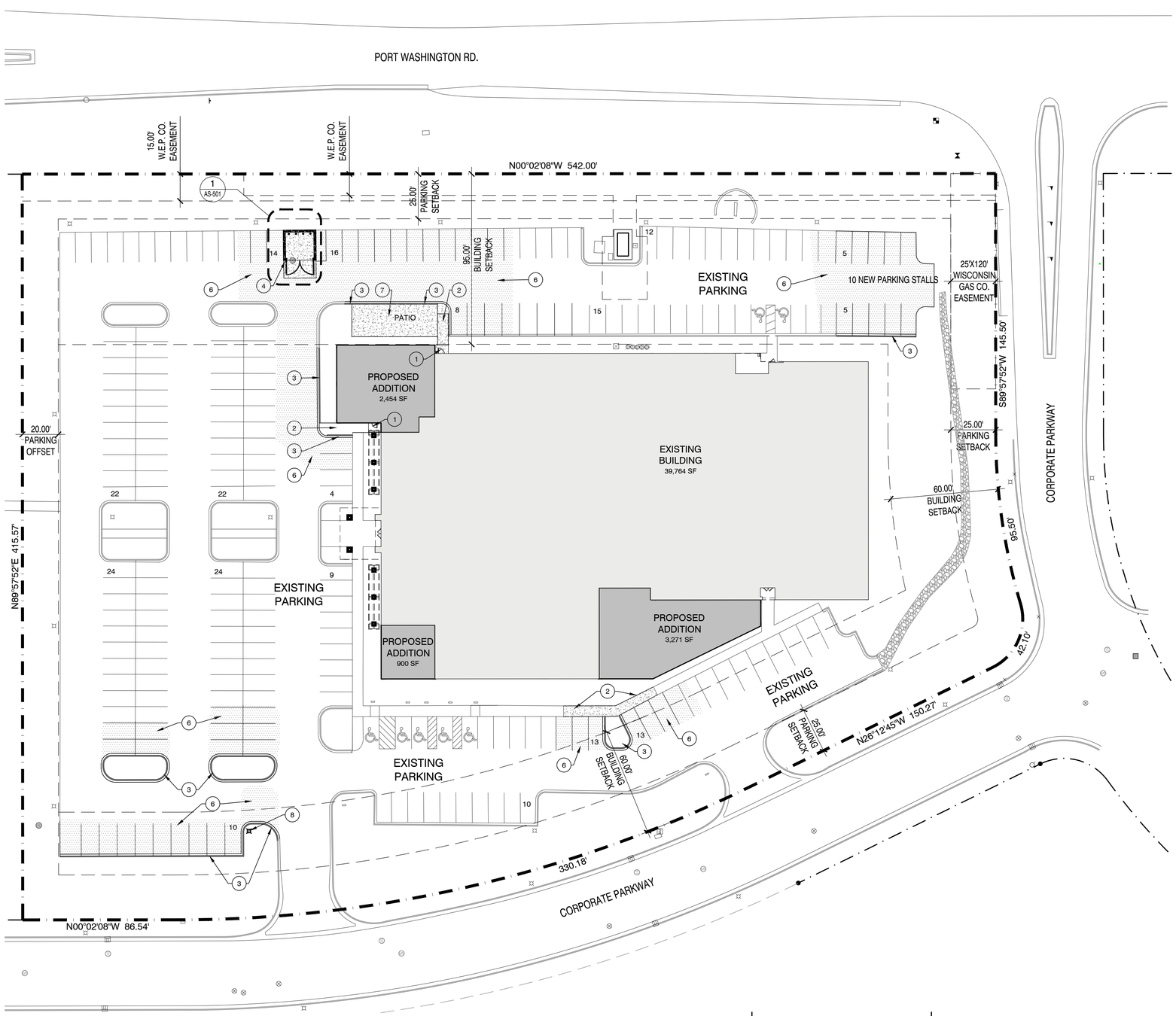
Sheet Number:
AS-100

Project Number: P13643

P13710

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

Attachment: Packet Docs, Charter (10621 : MSI General for Charter Manufacturing)



PROPOSED SITE STATISTICS	
ZONING	B-4, BUSINESS PARK DISTRICT
LOT SIZE	203,642 SF (4.6750 ACRES)
PROPOSED BUILDING FOOTPRINT	46,389 SF / 22.78%
PAVING AREA TOTAL	88,949 SF / 43.68%
HARDSCAPE TOTAL	135,338 SF / 66.46% *(MAX 70%)*
GREEN SPACE	68,304 SF / 33.54% *(30% MIN - B-4 ZONING DISTRICT FOR FOR SITE DEVELOPED PRIOR TO AUG 12, 1994)*
PARKING SPACES	227 SPACES (INCLUDING 7 ACCESSIBLE SPACES) *(1 SPACE / 200 SF = 232 required - 10' x 18' STALL)*

SITE PLAN NOTES

1. NEW CONCRETE STOOP w/ FOOTINGS
2. NEW CONCRETE SIDEWALK
3. NEW CONCRETE CURB TO MATCH EXIST.
4. NEW CMU & BRICK VENEER DUMPSTER ENCLOSURE w/ CONCRETE PAD AND APRON
5. RELOCATED GENERATOR
6. NEW ASPHALT PAVEMENT
7. NEW CONCRETE PATIO
8. RELOCATED LIGHT POLE

ARCHITECTURAL SITE PLAN 1" = 30'-0"

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Plan Commission:	08/15/2025

REVISIONS:

1	--	

PROJECT ADDRESS:

PROJECT NAME
Charter Manufacturing - Additions
STREET ADDRESS
12121 Corporate Parkway
CITY/ STATE / ZIP
Mequon, WI 53092

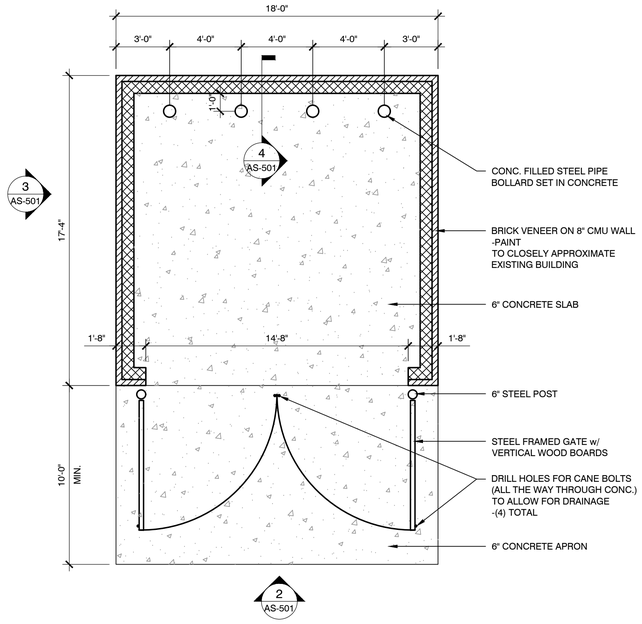
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BGK	--	AMH

Sheet Title:
ARCHITECTURAL SITE PLAN
Sheet Number:
AS-101
Project Number: P13643
P13710

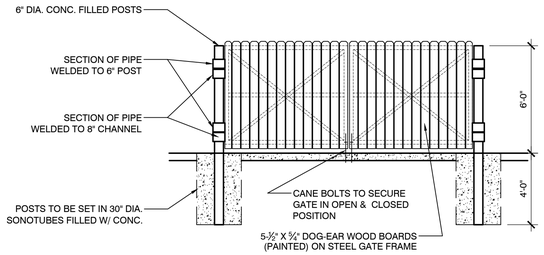
LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)



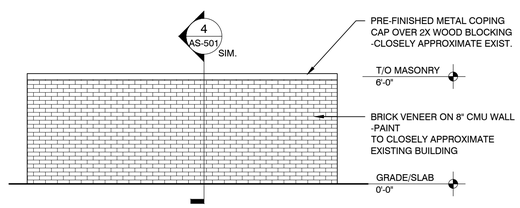
1 DUMPSTER ENCLOSURE PLAN

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



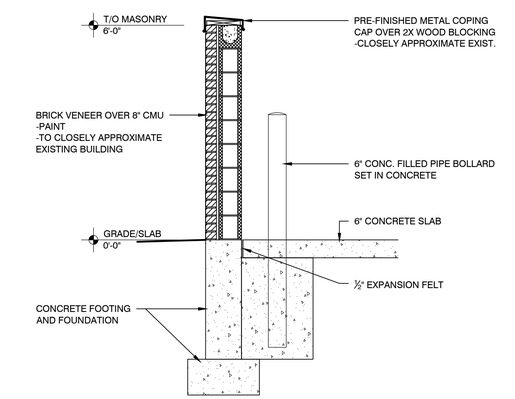
2 DUMPSTER GATE ELEVATION

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



3 DUMPSTER ENCLOSURE ELEVATION

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



4 ENCLOSURE WALL SECTION

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

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ISSUE DATES:	
Conceptual Set:	12/11/2024
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REVISIONS:	
1	--

PROJECT ADDRESS:

PROJECT NAME
Charter Manufacturing - Additions
STREET ADDRESS
12121 Corporate Parkway
CITY/ STATE / ZIP
Mequon, WI 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BGK	--	AMH

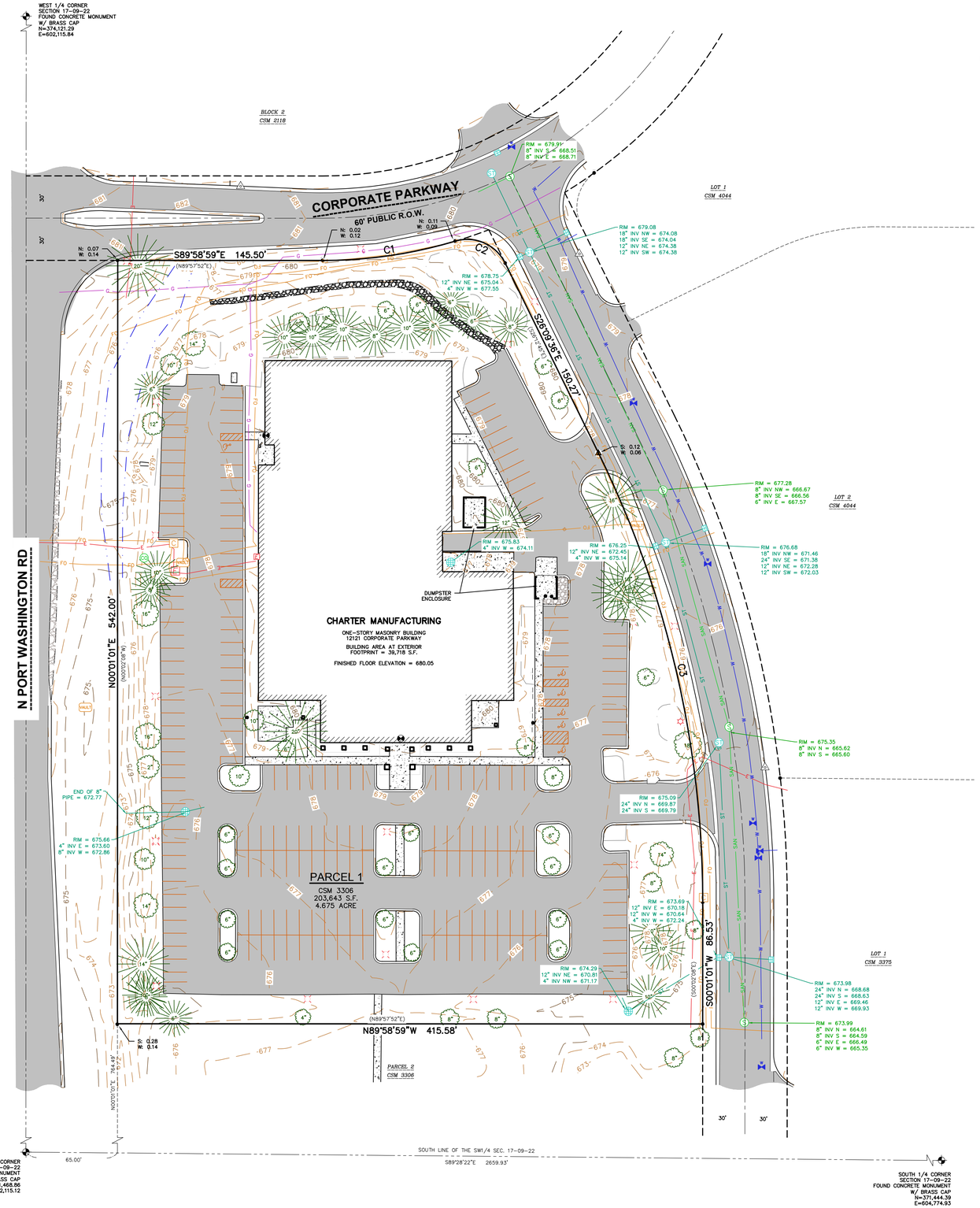
Sheet Title:
ARCHITECTURAL SITE DETAILS
Sheet Number:
AS-501
Project Number: P13643
P13710

LEADERS • ENGINEERS • CONTRACTORS • ARCHITECTS

Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)

EXISTING CONDITIONS SURVEY

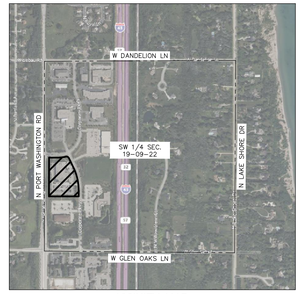
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 09 NORTH, RANGE 22 EAST, MEQUON, OZAUKEE COUNTY, WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- PK/MAG NAIL FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- POST
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- DOWNSPOUT
- GAS REGULATOR/METER
- GAS VALVE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE W/GUY
- VAULT
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- HANDICAP PARKING

- PARCEL BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- CHORD LINE
- PROPERTY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- PAVEMENT STRIPING
- WALL LINE
- EDGE OF GRAVEL
- EDGE OF BITUMINOUS
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- GRAVEL
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



VICINITY MAP
NOT TO SCALE

NOTES

1. FIELD WORK COMPLETED ON JULY 31, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY REFERENCE SYSTEM (WISCRS), OZAUKEE COUNTY THE SOUTH LINE OF THE SW1/4 SEC. 17-09-22, RECORDED AS S89°28'22"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A CONCRETE MONUMENT WITH A BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 17, T09N, R22E, ELEVATION = 675.56'
4. CONTOUR INTERVAL IS ONE FOOT.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20252902032, WITH A CLEAR DATE OF JULY 17, 2025.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - MIDWEST FIBER NETWORKS
   - WE ENERGIES (ELECTRIC AND GAS)
   - AT&T DISTRIBUTION
   - LEVEL 3 NOW LUMEN
   - MCI
   - TIME WARNER CABLE
   - CITY OF MEQUON
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MEQUON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES. NO CITY RECORD WERE SUPPLIED.

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C1	330.00'	016°34'54"	N81°43'32"E	95.17'	95.50'	48.09
			N81°44'23"E			
C2	30.00'	080°24'23"	S66°21'46"E	38.73'	42.10'	25.35
			S66°24'55"E			
C3	722.70'	026°10'37"	S13°04'18"E	327.32'	330.18'	168.03
			S13°07'27"E			

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. 3306, RECORDED IN VOLUME 23 OF OZAUKEE COUNTY CERTIFIED SURVEY MAPS ON PAGES 209-212 AS DOCUMENT NUMBER 0684252, CITY OF MEQUON, OZAUKEE COUNTY WISCONSIN.

TAX KEY NO: 150171100900

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3121, HEREBY CERTIFY THAT UNDER THE DIRECTION OF CHARTER MANUFACTURING THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

August 6, 2025
DATE

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR
Email: andy.wilkowski@jsdinc.com
Website: www.jsdinc.com

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jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
MSI GENERAL

CLIENT ADDRESS:
W215 EAST WISCONSIN AVENUE
NASHOTAH, WISCONSIN 53058

PROJECT:
CHARTER MANUFACTURING EXPANSION

PROJECT LOCATION:
12121 N CORPORATE PKWY
MEQUON, OZAUKEE COUNTY
WISCONSIN 53092

north
SCALE IN FEET
40' 0 40'

MODIFICATIONS:

#	Date:	Description:
1		
2		
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4		
5		
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7		
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10		
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12		
13		
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15		

Prepared By: INIT 00/00/00

SHEET TITLE:
EXISTING CONDITIONS SURVEY

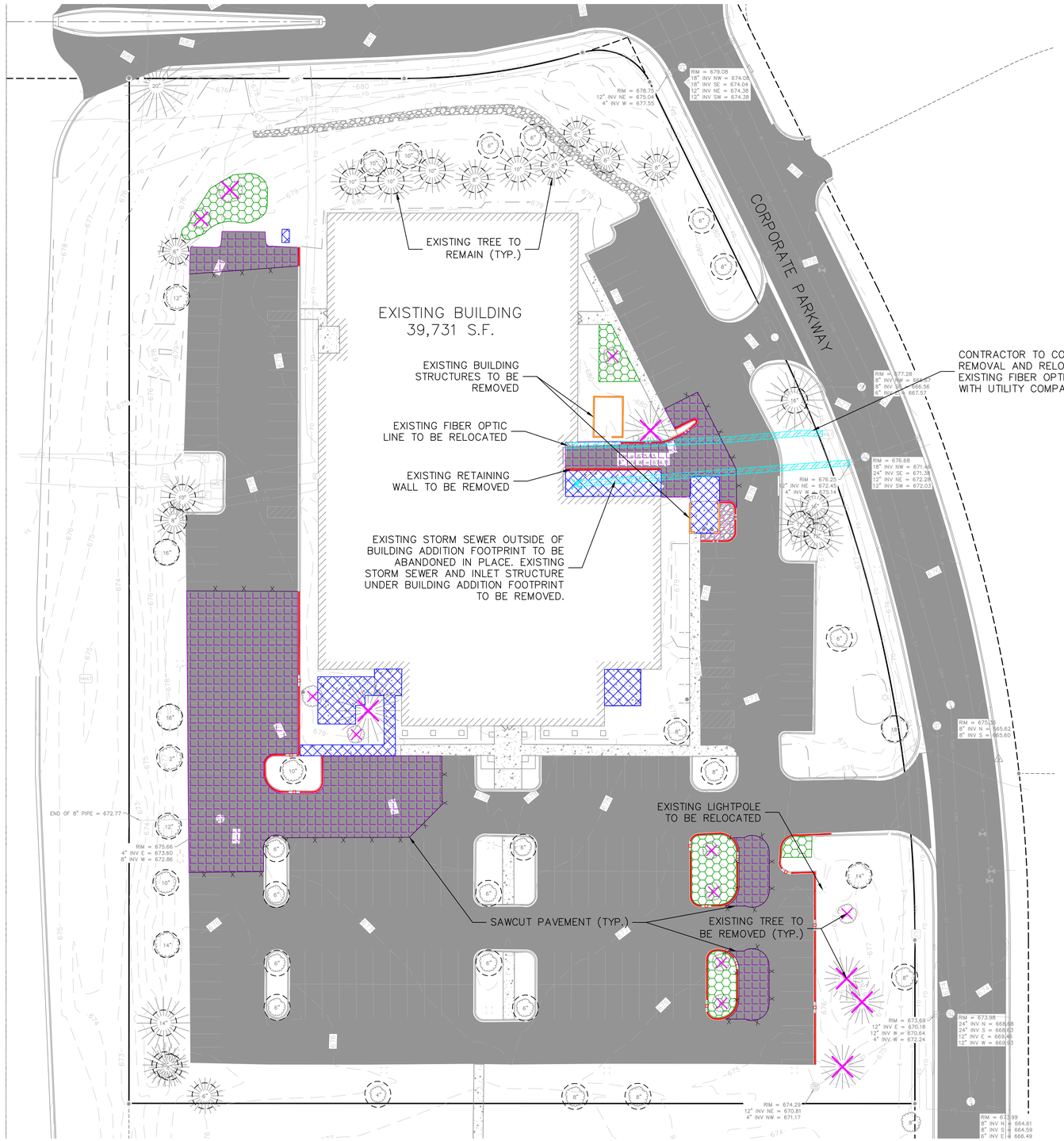
SHEET NUMBER:
1 OF 1

PROJECT NO: 25-15681

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Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)

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DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
14. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
16. BUILDING REMOVALS SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
17. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
18. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION – REMOVAL OF GRAVEL SURFACES
- DEMOLITION – REMOVAL OF RETAINING WALL
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES
- DEMOLITION – REMOVAL OF UTILITIES
- DEMOLITION – REMOVAL OF LANDSCAPE BEDDING
- SAWCUT PAVEMENT
- UTILITY STRUCTURE REMOVAL
- TREE REMOVAL
- SHRUB REMOVAL
- PROTECT EXISTING TREE

north

SCALE IN FEET

30' 0 30'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
MSI GENERAL CORPORATION

CLIENT ADDRESS:
W215 EAST WISCONSIN AVENUE NASHOTAH, WI, 53058

PROJECT:
CHARTER MANUFACTURING COMPANY, INC.

PROJECT LOCATION:
12121 CORPORATE PARKWAY MEQUON, OZAUKEE COUNTY WI, 53092

PLAN MODIFICATIONS:

#	Date:	Description:
1	08-15-25	PC SUBMITTAL
2		
3		
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Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
DEMOLITION PLAN

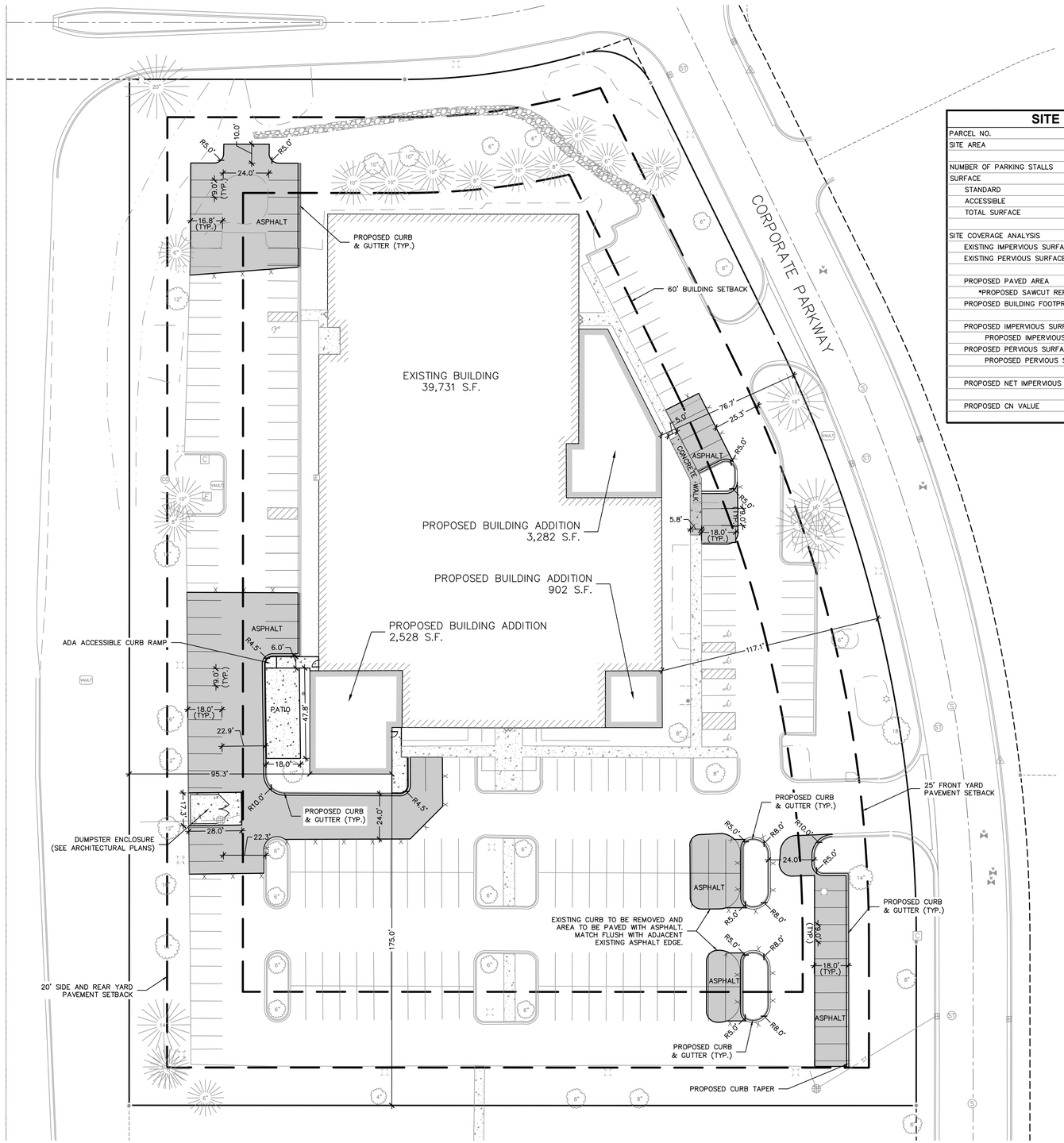
SHEET NUMBER:
C1.0

JSD PROJECT NO: 25-15681

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File: \\JSDINC\new projects\2025\25615681\DWG\Civil Sheets\3515681 ConDocs.dwg Layout: Demo User: mary.schmidbauer Plotted: Aug 07, 2025 - 4:49pm XrefS:



SITE INFORMATION

PARCEL NO.	150171100900
SITE AREA	203,642 S.F. (4.675 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	222
ACCESSIBLE	6
TOTAL SURFACE	228
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	129,362 SF (2.970 ACRES)
EXISTING PERVIOUS SURFACE AREA	74,280 SF (1.705 ACRES)
PROPOSED PAVED AREA	89,730 SF (2.060 ACRES)
*PROPOSED SAWCUT REPAVING AREA	12,934 SF (0.297 ACRES)
PROPOSED BUILDING FOOTPRINT	45,633 SF (1.048 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	135,363 SF (3.108 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	66%
PROPOSED PERVIOUS SURFACE AREA	68,279 SF (1.567 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	34%
PROPOSED NET IMPERVIOUS INCREASE	6,001 SF (0.138 ACRES)
PROPOSED CN VALUE	90

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 9.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 9.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 9.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PAVING NOTES

1. GENERAL:
   - 1.1. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.2. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT OR FLANGE LINE UNLESS SPECIFIED OTHERWISE.
   - 1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3' ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
   - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
   - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
   - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
   - 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
   - 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SAWCUT PAVEMENT

north

SCALE IN FEET

30' 0 30'

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jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
MSI GENERAL CORPORATION

CLIENT ADDRESS:
W215 EAST WISCONSIN AVENUE NASHOTAH, WI, 53058

PROJECT:
CHARTER MANUFACTURING COMPANY, INC.

PROJECT LOCATION:
12121 CORPORATE PARKWAY MEQUON, OZAUKEE COUNTY WI, 53092

PLAN MODIFICATIONS:

#	Date:	Description:
1	08-15-25	PC SUBMITTAL
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Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
SITE PLAN

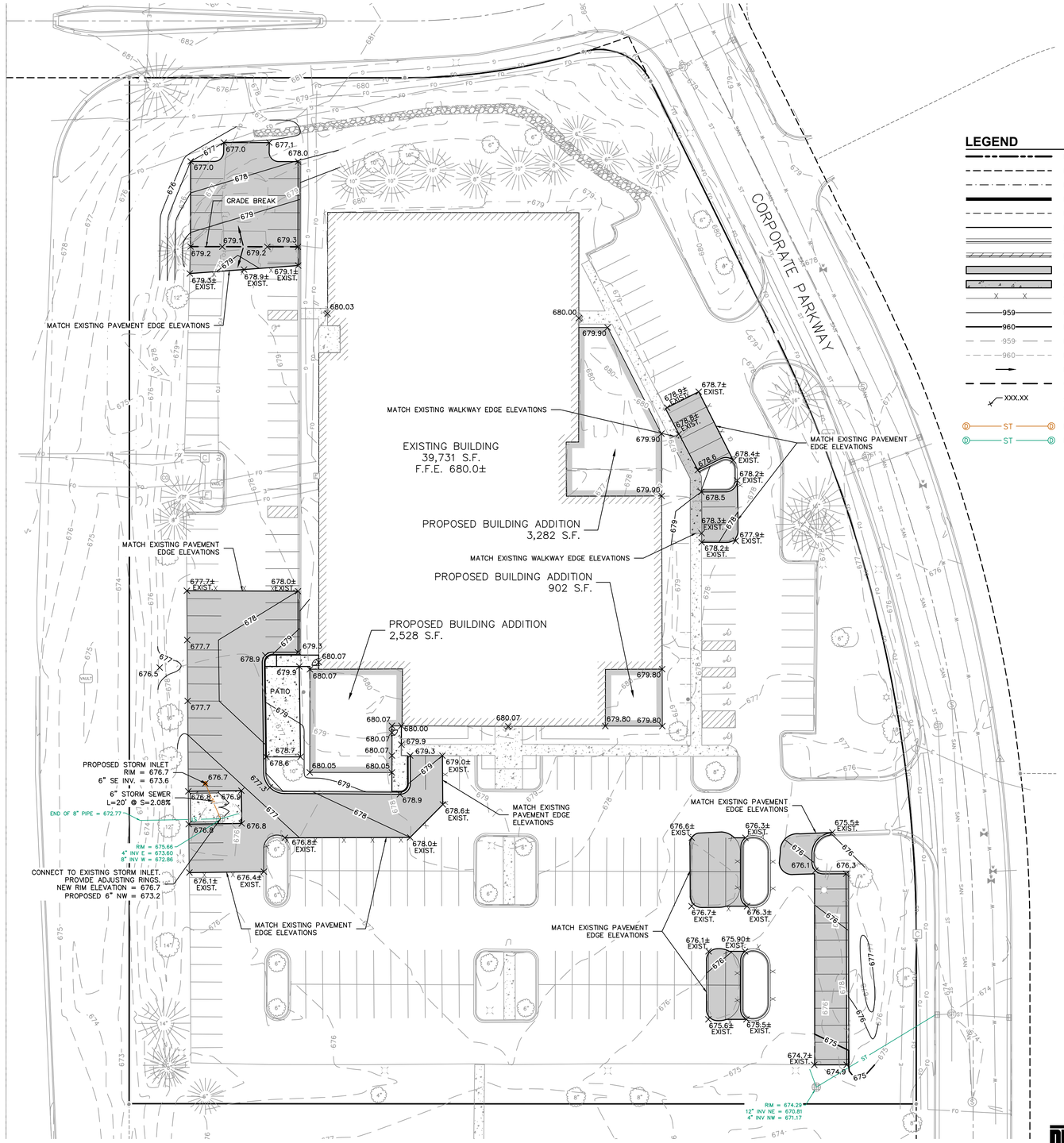
SHEET NUMBER:
C2.0

JSD PROJECT NO: 25-15681

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SAWCUT PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- XXX.XX — SPOT ELEVATION (FLANGE GRADE)
- ST — PROPOSED STORM SEWER
- ST — EXISTING ONSITE STORM SEWER

north

SCALE IN FEET

30' 0 30'

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GRADING AND EARTHWORK NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
4. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
5. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
6. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
7. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
8. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
9. SOIL MATERIAL SPECIFICATIONS:
   - 9.1. FILL AND BACKFILL MATERIALS
     - 9.1.1. MATERIAL SHALL BE SATISFACTORY. MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
   - 9.2. IMPORTED FILL MATERIAL
     - 9.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
   - 9.3. GRANULAR FILL
     - 9.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.
15. STORM SEWER SPECIFICATIONS:
   - 15.1. PIPE:
     - 15.1.1. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
   - 15.2. INLETS AND CATCH BASINS:
     - 15.2.1. INLETS SHALL BE 24" PRECAST CONCRETE W/R-2553 FRAME AND GRATE OR EQUAL [SEE DETAIL SHEET C5.0].
   - 15.3. BACKFILL AND BEDDING:
     - 15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 15.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
   - 15.4. FIELD TILE CONNECTIONS:
     - 15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
MSI GENERAL CORPORATION

CLIENT ADDRESS:
W215 EAST WISCONSIN AVENUE NASHOTAH, WI, 53058

PROJECT:
CHARTER MANUFACTURING COMPANY, INC.

PROJECT LOCATION:
12121 CORPORATE PARKWAY MEQUON, OZAUKEE COUNTY WI, 53092

PLAN MODIFICATIONS:

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Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
GRADING AND UTILITY PLAN

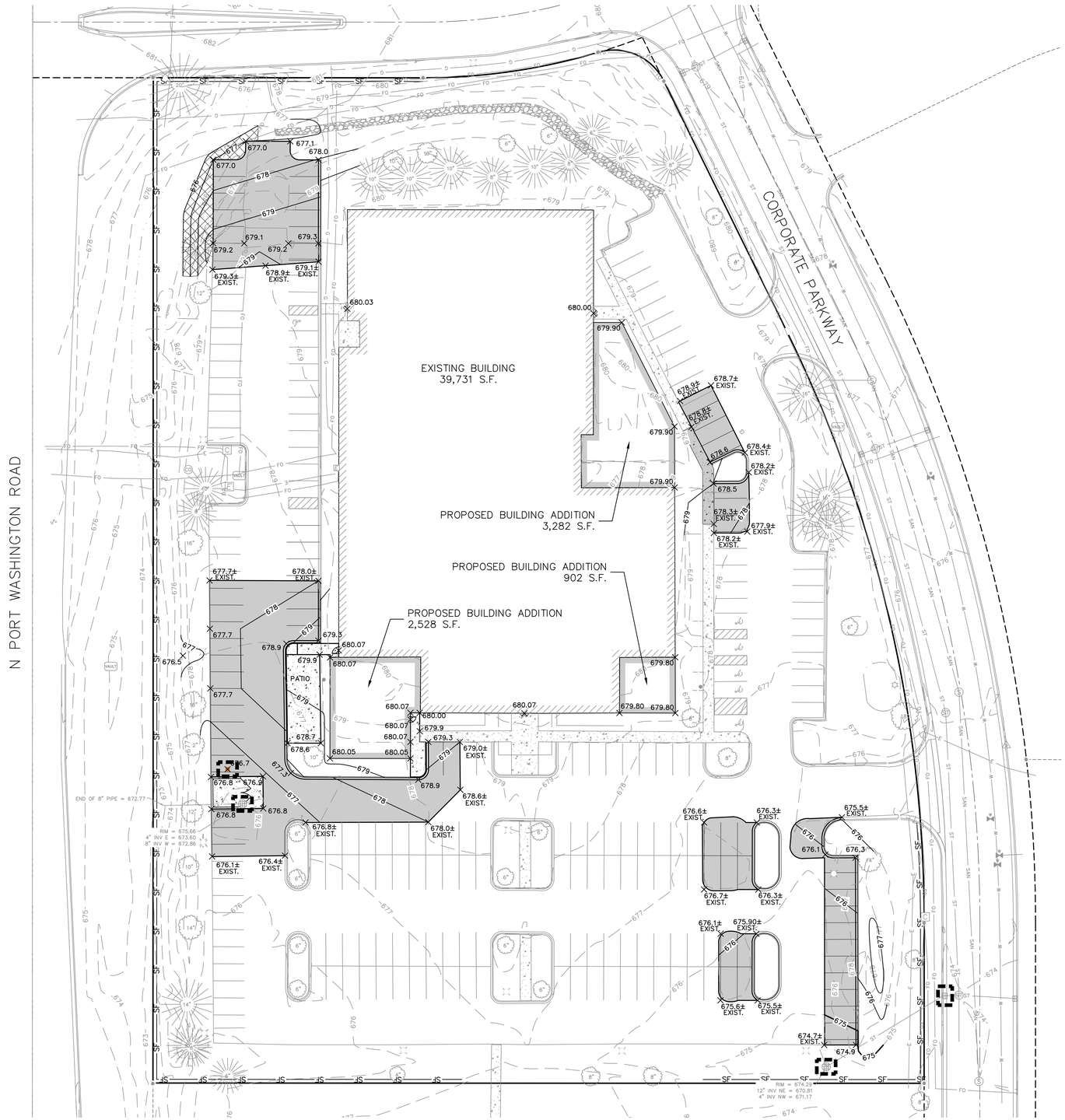
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JSD PROJECT NO: 25-15681

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EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 12.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
16. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 16.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (*I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY*). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 16.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
        - 16.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - 16.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
        - 16.3.3. HYDRO-MULCHING WITH A TACKIFIER
        - 16.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
        - 16.3.5. EROSION MATTING
        - 16.3.6. SODDING
        - 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
17. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- SILT FENCE
- EROSION MATTING
- XXX.XX — SPOT ELEVATION (FLANGE GRADE)
- INLET PROTECTION

north

SCALE IN FEET

30' 0 30'

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W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
MSI GENERAL CORPORATION

CLIENT ADDRESS:
W215 EAST WISCONSIN AVENUE NASHOTAH, WI, 53058

PROJECT:
CHARTER MANUFACTURING COMPANY, INC.

PROJECT LOCATION:
12121 CORPORATE PARKWAY MEQUON, OZAUKEE COUNTY WI, 53092

PLAN MODIFICATIONS:

#	Date:	Description:
1	08-15-25	PC SUBMITTAL
2		
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Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
EROSION CONTROL PLAN

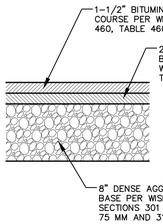
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JSD PROJECT NO: 25-15681

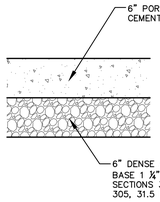
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Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)

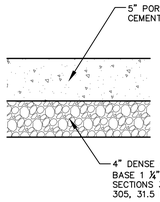
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STANDARD ASPHALT PAVEMENT SECTION



CONCRETE PAD SECTION



CONCRETE SIDEWALK SECTION

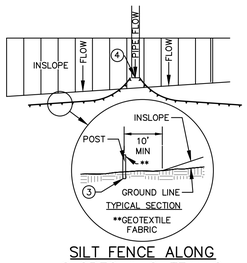
GENERAL NOTES:

1. WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   – BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   – BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
2. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 6" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

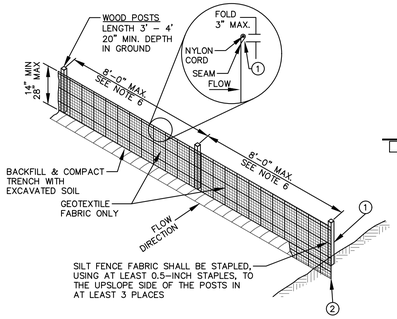
PAVEMENT SECTIONS

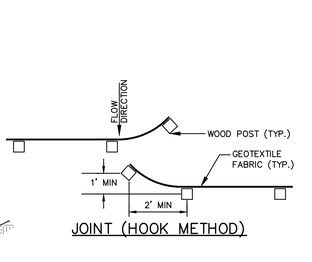
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REV. 7-01-2019

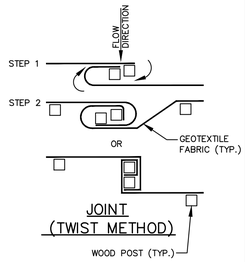


SILT FENCE ALONG SLOPES & OUTFALLS

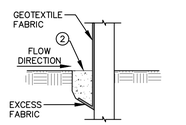




JOINT (HOOK METHOD)

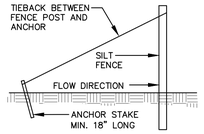


JOINT (TWIST METHOD)



NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

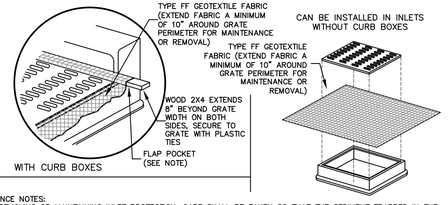
GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

REV. 7-01-2019

SILT FENCE

N.T.S.

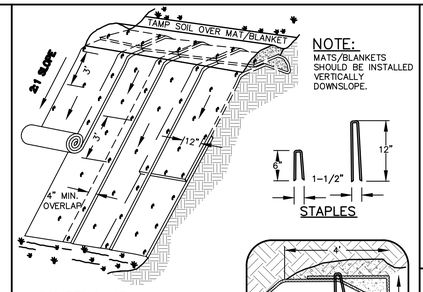


MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.
2. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100LBS. (ASTM D-3786)
   B. MULLEN BURST: 200 PSI (ASTM D-3786)
   C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   D. WATER FLOW RATE OF 10 GAL/MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
   E. ULTRA VIOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

INLET PROTECTION TYPE D & C

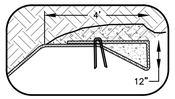
PER WDNR TECHNICAL STANDARD 1060

NOT TO SCALE



NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

STAPLES



BERM

ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

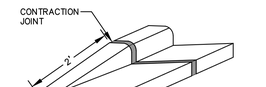
GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

REV. 11-19-2018

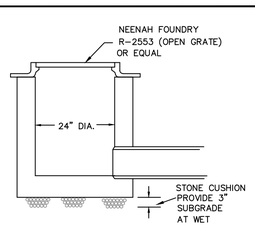
EROSION MATTING

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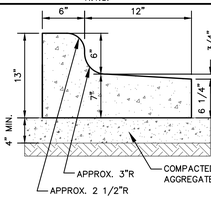
TAPER CURB HEAD

N.T.S.



PRECAST 24" DIA. STORM INLET

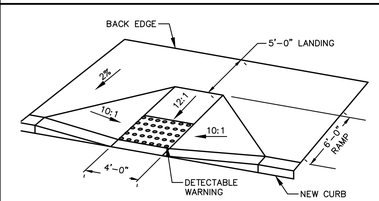
NOT TO SCALE



18" REJECT CURB & GUTTER

N.T.S.

REV. 12-17-2018



ADA ACCESSIBLE RAMP - FLUSH

N.T.S.

REV. 11-20-2018

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CLIENT:
MSI GENERAL CORPORATION

CLIENT ADDRESS:
W215 EAST WISCONSIN AVENUE NASHOTAH, WI, 53058

PROJECT:
CHARTER MANUFACTURING COMPANY, INC.

PROJECT LOCATION:
12121 CORPORATE PARKWAY MEQUON, OZAUKEE COUNTY WI, 53092

PLAN MODIFICATIONS:

#	Date:	Description:
1	08-15-25	PC SUBMITTAL
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Designed By:
Reviewed By:
Approved By:

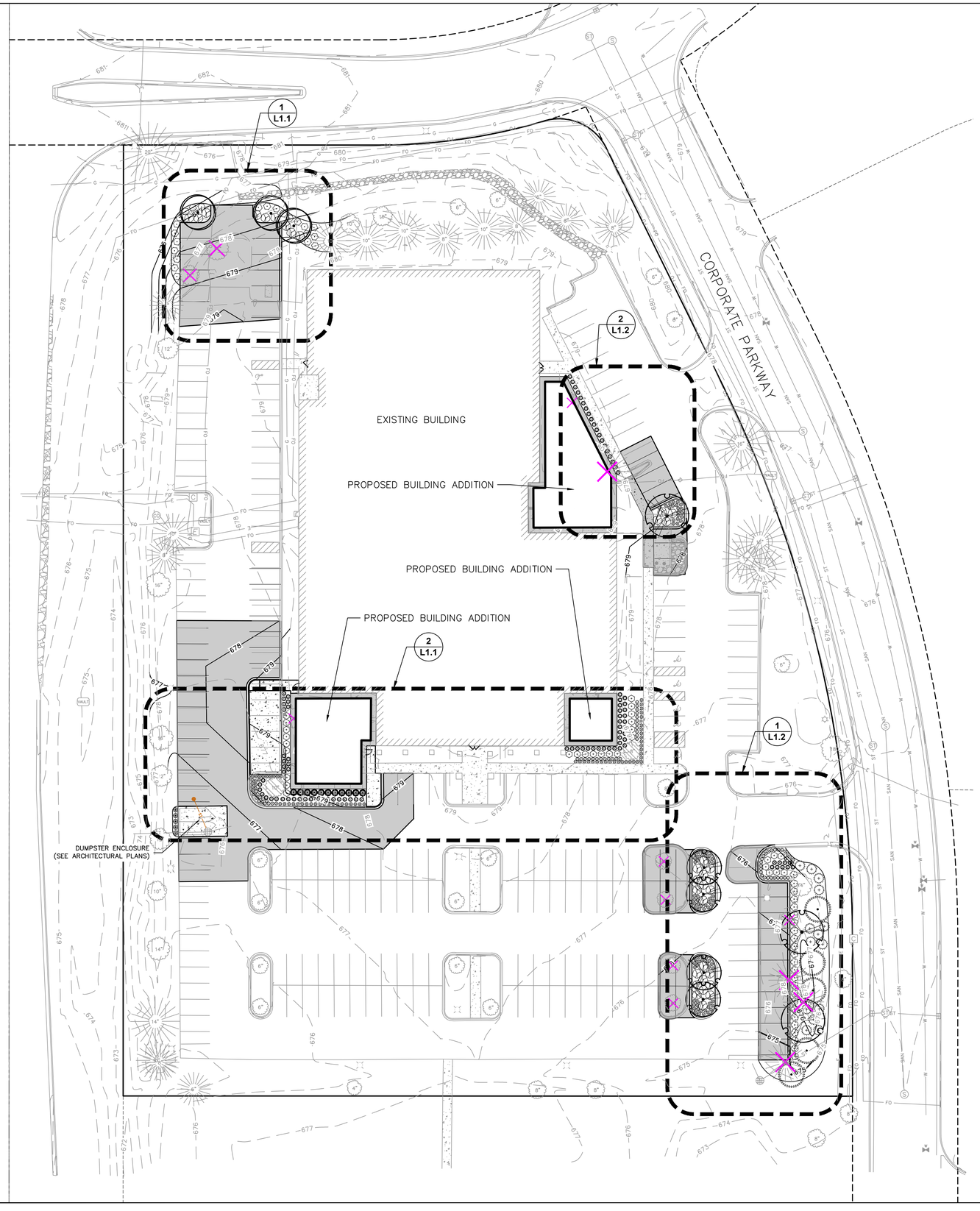
SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.0

JSD PROJECT NO: 25-15681

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- ST SANITARY SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- TREE REMOVAL (REFER TO DEMOLITION PLAN)
- LANDSCAPE EDGING

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

MUNICIPAL REQUIREMENTS

Sec. 84-6 TREE REPLACEMENT SCHEDULE

Provisions: Trees greater than 5" DBH shall be replaced onsite or offsite
Total Replacement Trees Required: ***15 Trees***
Total On-Site Replacement Trees Provided:
Total Off-Site Replacement Trees To Be Provided:

EXISTING TREES TO BE REMOVED	DBH	REPLACEMENT TREES
1. Brich	14"	Birch
2. Birch	10"	Birch
3. Honeylocust	10"	Birch
4. Pine	20"	Autumn Blaze Maple
5. Honeylocust	6"	Autumn Blaze Maple
6. Maple	6"	Autumn Blaze Maple
7. Maple	6"	Autumn Blaze Maple
8. Maple	6"	Autumn Blaze Maple
9. Maple	6"	Autumn Blaze Maple
10. Hornbeam	8"	Autumn Blaze Maple
11. Spruce	10"	White Spruce
12. Spruce	10"	White Spruce
13. Spruce	10"	White Spruce
14. Maple	6"	White Spruce
15. Spruce	12"	White Spruce

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	PIGL	*Picea glauca / White Spruce*	B & B	6' Ht. (min)	5
OVERSTORY DECIDUOUS TREES					
	ACFR	*Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple*	B & B	2" Cal	7
	BENIH	*Betula nigra 'Heritage' – Single / Heritage River Birch – Single*	B & B	2" Cal	3
UPRIGHT EVERGREEN SHRUB					
	THOC	*Thuja occidentalis 'Emerald' / Emerald Arborvitae*	B & B	6' Ht. (min)	11
DECIDUOUS SHRUBS					
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac*	#3	24" Ht. (min)	33
	SPNI	*Spiraea nipponica 'Snowmound' / Snowmound Spirea*	#5	24" Ht. (min)	29
	SYPU	*Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac*	#5	24" Ht. (min)	24
	VIJU	*Viburnum x juddii / Judd Viburnum*	#5	24" Ht. (min)	23
EVERGREEN SHRUBS					
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*	#5	24" Ht. (min)	14
	TAMEH	*Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew*	#5	30" Ht. (min)	5
PERENNIALS & GRASSES					
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*	#1	Min. 8"-18"	94
	HESO	*Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily*	#1	Min. 8"-18"	151
	PEAT	*Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage*	#1	Min. 12"-24"	61
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
GROUND COVERS					
	CAPE	*Carex pensylvanica / Pennsylvania Sedge*	4" plug	8-inches O.C.	495

north
SCALE IN FEET
30' 0 30'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
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jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
MSI GENERAL CORPORATION

CLIENT ADDRESS:
W215 EAST WISCONSIN AVENUE NASHOTAH, WI, 53058

PROJECT:
CHARTER MANUFACTURING COMPANY, INC.

PROJECT LOCATION:
12121 CORPORATE PARKWAY MEQUON, OZAUKEE COUNTY WI, 53092

PLAN MODIFICATIONS:

#	Date:	Description:
1	08-15-25	PC SUBMITTAL
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Designed By:	AMW
Reviewed By:	MWS
Approved By:	KJY

SHEET TITLE:
PLANTING PLAN

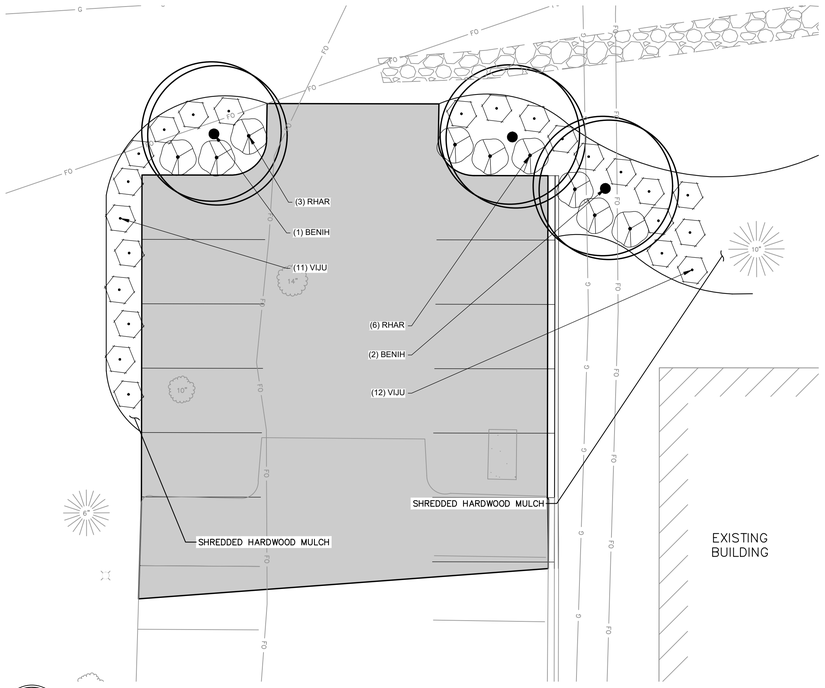
SHEET NUMBER:
L1.0

JSD PROJECT NO: 25-15681

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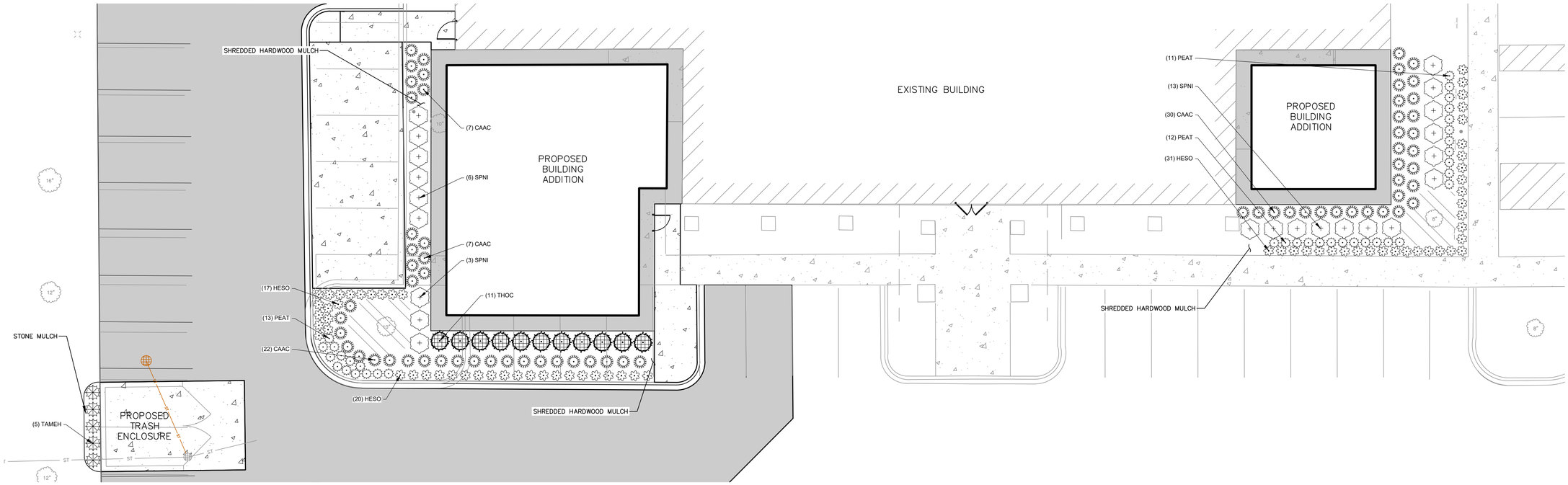
Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)

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1 NORTHWEST PARKING LOT

SCALE: 1"=10'



2 SOUTH FOUNDATION AND TRASH ENCLOSURE

SCALE: 1"=10'

PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca / White Spruce*
OVERSTORY DECIDUOUS TREES		
	ACFR	*Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple*
	BENIH	*Betula nigra 'Heritage' – Single / Heritage River Birch – Single*
UPRIGHT EVERGREEN SHRUB		
	THOC	*Thuja occidentalis 'Emerald' / Emerald Arborvitae*
DECIDUOUS SHRUBS		
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac*
	SPNI	*Spiraea nipponica 'Snowmound' / Snowmound Spirea*
	SYPU	*Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac*
	VIJU	*Viburnum x juddii / Judd Viburnum*
EVERGREEN SHRUBS		
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*
	TAMEH	*Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew*
PERENNIALS & GRASSES		
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*
	HESO	*Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily*
	PEAT	*Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage*
GROUND COVERS		
	CAPE	*Carex pensylvanica / Pennsylvania Sedge*

north

SCALE IN FEET

10' 0 10'

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P. 262.513.0666

CLIENT:
MSI GENERAL CORPORATION

CLIENT ADDRESS:
W215 EAST WISCONSIN AVENUE NASHOTAH, WI, 53058

PROJECT:
CHARTER MANUFACTURING COMPANY, INC.

PROJECT LOCATION:
12121 CORPORATE PARKWAY MEQUON, OZAUKEE COUNTY WI, 53092

PLAN MODIFICATIONS:

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1	08-15-25	PC SUBMITTAL
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Designed By:	AMW
Reviewed By:	MWS
Approved By:	KJY

SHEET TITLE:
DETAILED PLANTING PLAN

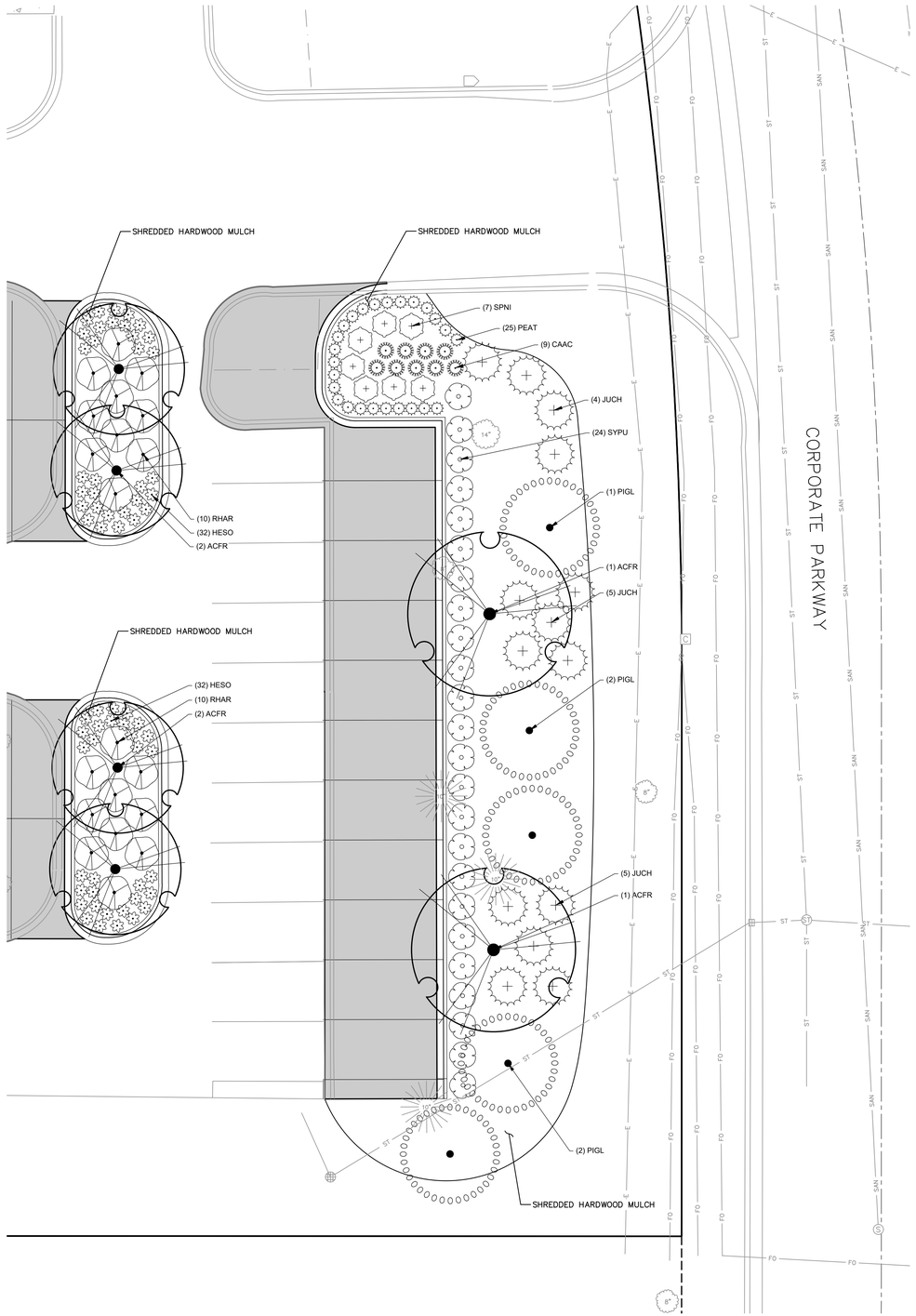
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JSD PROJECT NO: 25-15681

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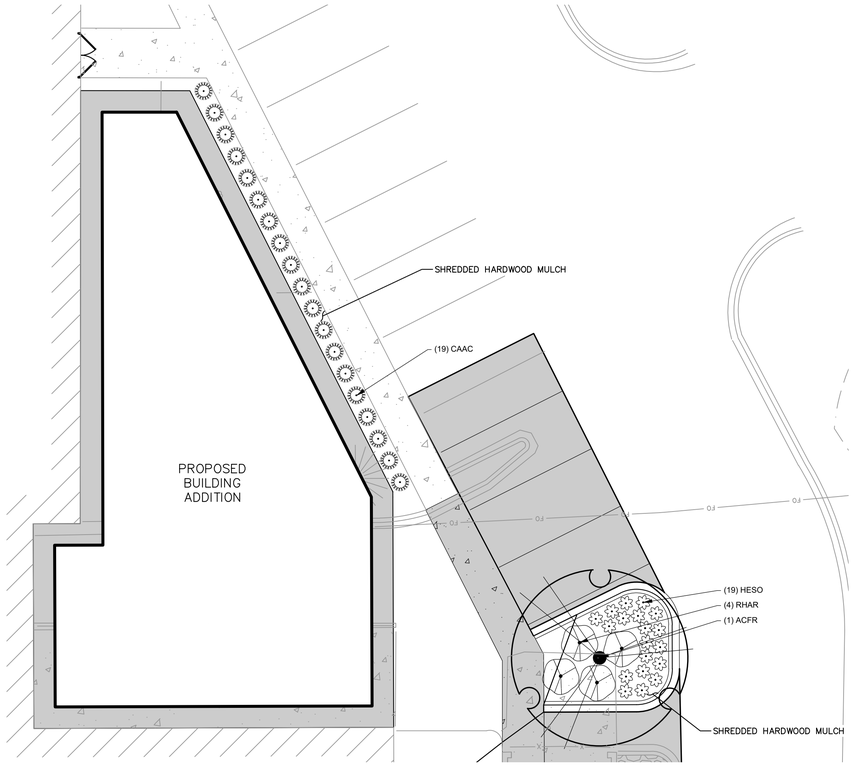


1 CORPORATE PARKWAY FRONTAGE

SCALE: 1"=10'

PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca / White Spruce*
OVERSTORY DECIDUOUS TREES		
	ACFR	*Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple*
	BENIH	*Betula nigra 'Heritage' – Single / Heritage River Birch – Single*
UPRIGHT EVERGREEN SHRUB		
	THOC	*Thuja occidentalis 'Emerald' / Emerald Arborvitae*
DECIDUOUS SHRUBS		
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac*
	SPNI	*Spiraea nipponica 'Snowmound' / Snowmound Spirea*
	SYPU	*Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac*
	VIJU	*Viburnum x juddii / Judd Viburnum*
EVERGREEN SHRUBS		
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*
	TAMEH	*Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew*
PERENNIALS & GRASSES		
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*
	HESO	*Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily*
	PEAT	*Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage*
GROUND COVERS		
	CAPE	*Carex pensylvanica / Pennsylvania Sedge*



2 NORTHEAST FOUNDATION

SCALE: 1"=10'

north

SCALE IN FEET

10' 0 10'

DIGGERS HOTLINE

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PROJECT LOCATION:
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Designed By:	AMW
Reviewed By:	MWS
Approved By:	KJY

SHEET TITLE:
DETAILED PLANTING PLAN

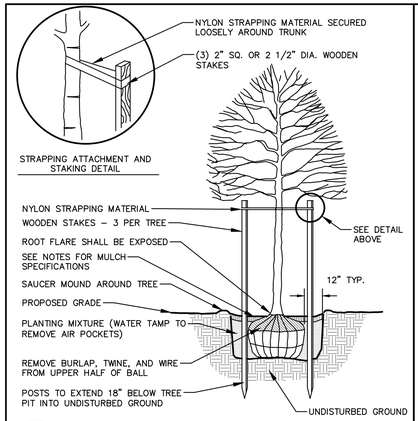
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L1.2

JSD PROJECT NO: 25-15681

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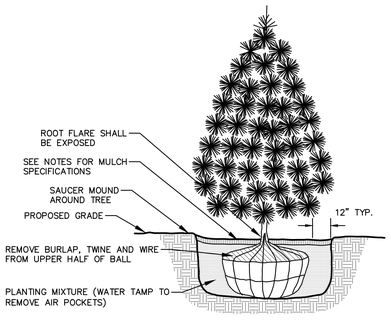


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01–04–2019



NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

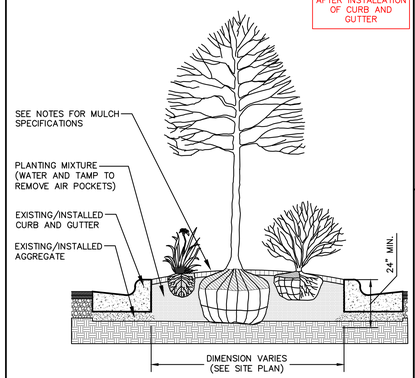
EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01–03–2019

MOUND TOPSOIL 12" ABOVE CURB WITH TOPSOIL PLANT MIX OR AMENDED NATIVE SOILS

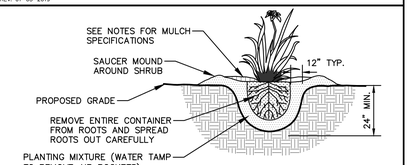
PARKING ISLAND TO BE DUG FREE OF AGGREGATE TO A MINIMUM DEPTH OF 24" AND PREPARED FOR PLANTINGS AFTER INSTALLATION OF CURB AND GUTTER



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01–03–2019

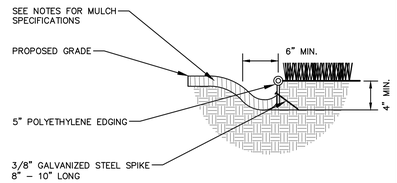


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

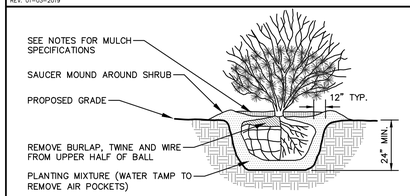
REV. 01–03–2019



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01–03–2019



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01–03–2019

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE PEWTER GREY SLATE 1.5" DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. PEWTER GREY SLATE MULCH SHALL BE SOURCED FROM MILWAUKEE LANDSCAPE SUPPLY AT 7000 N 76TH ST, MILWAUKEE, WI, 53223 OR APPROVED EQUAL. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

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jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
MSI GENERAL CORPORATION

CLIENT ADDRESS:
W215 EAST WISCONSIN AVENUE NASHOTAH, WI, 53058

PROJECT:
CHARTER MANUFACTURING COMPANY, INC.

PROJECT LOCATION:
12121 CORPORATE PARKWAY MEQUON, OZAUKEE COUNTY WI, 53092

PLAN MODIFICATIONS:

#	Date:	Description:
1	08-15-25	PC SUBMITTAL
2		
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4		
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12		
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14		
15		

Designed By: AMW
Reviewed By: MWS
Approved By: KJY

SHEET TITLE:
LANDSCAPE NOTES AND DETAILS

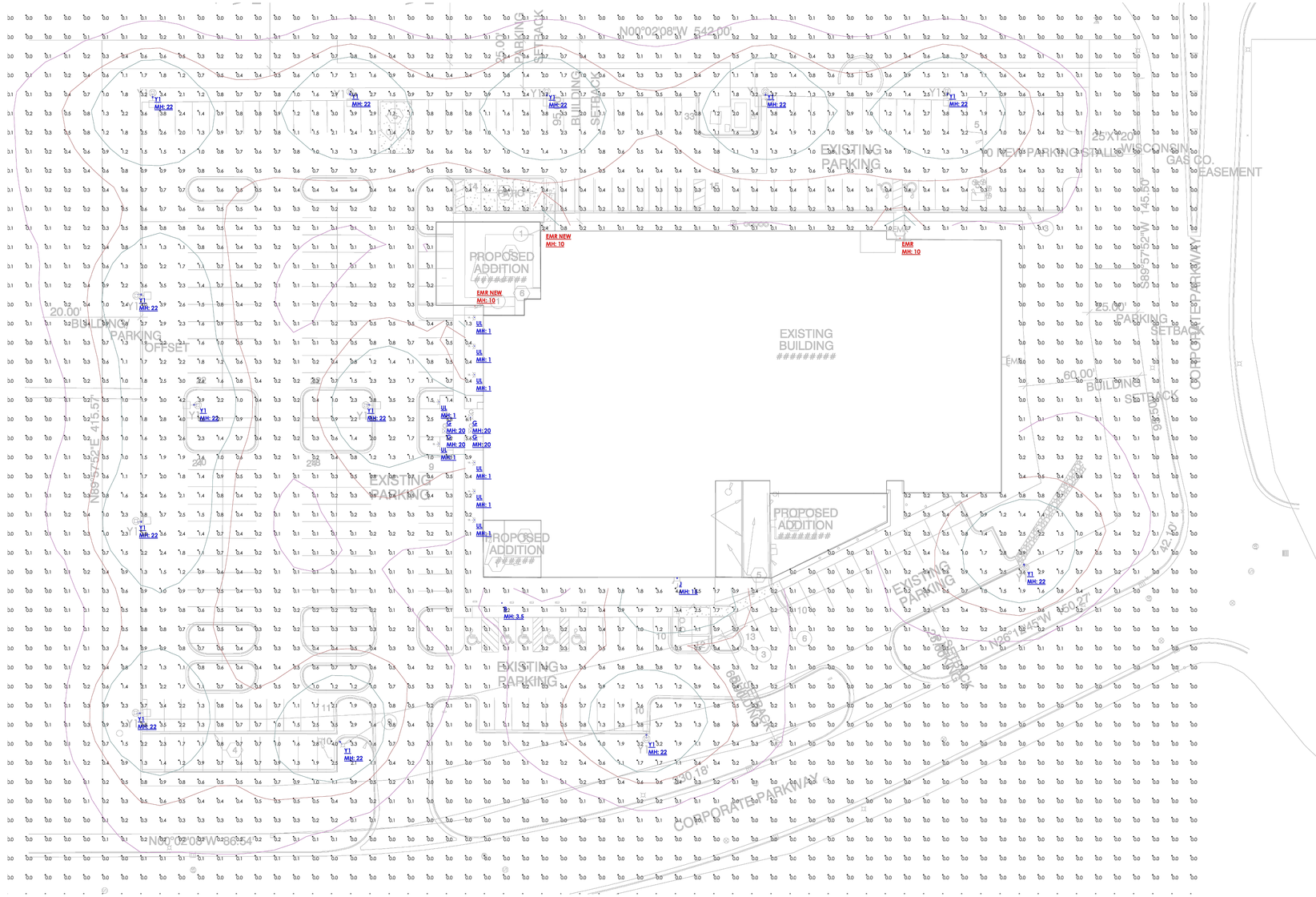
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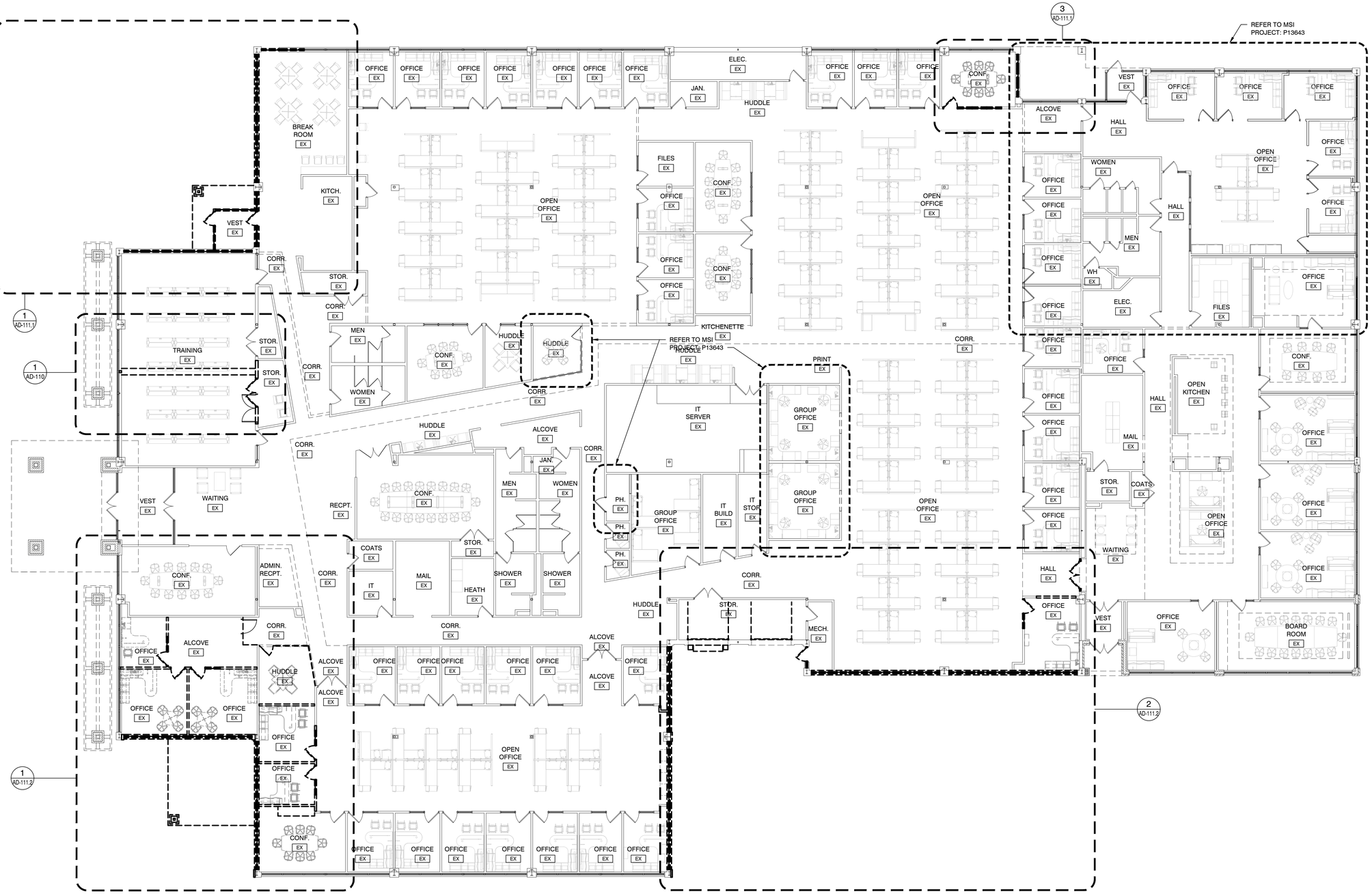
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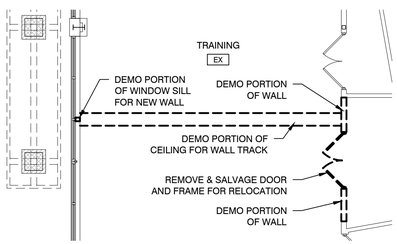
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Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)

File: \\JSDINC\new projects\2025\25156811\DWG\Landscape Sheets\25156811 Landscape.dwg Layout: L2.0 User: alyssa.wittman Plotted: Aug 15, 2025 - 12:04pm Xref's: 25-15681 Charter Manufacturing Company Inc


N00°02'08"W 542.00'
EXISTING BUILDING
PROPOSED ADDITION
EXISTING PARKING
EXISTING BUILDING #########
PROPOSED ADDITION ########
EXISTING PARKING
EXISTING PARKING
EXISTING PARKING





1 | ALT. BID - TRAINING ROOM 102

EXISTING FLOOR PLAN 3/32"= 1'-0"

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PROJECT ADDRESS:

PROJECT NAME
Charter Manufacturing - Additions
STREET ADDRESS
12121 Corporate Parkway
CITY/ STATE / ZIP
Mequon, WI 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BGK	--	AMH

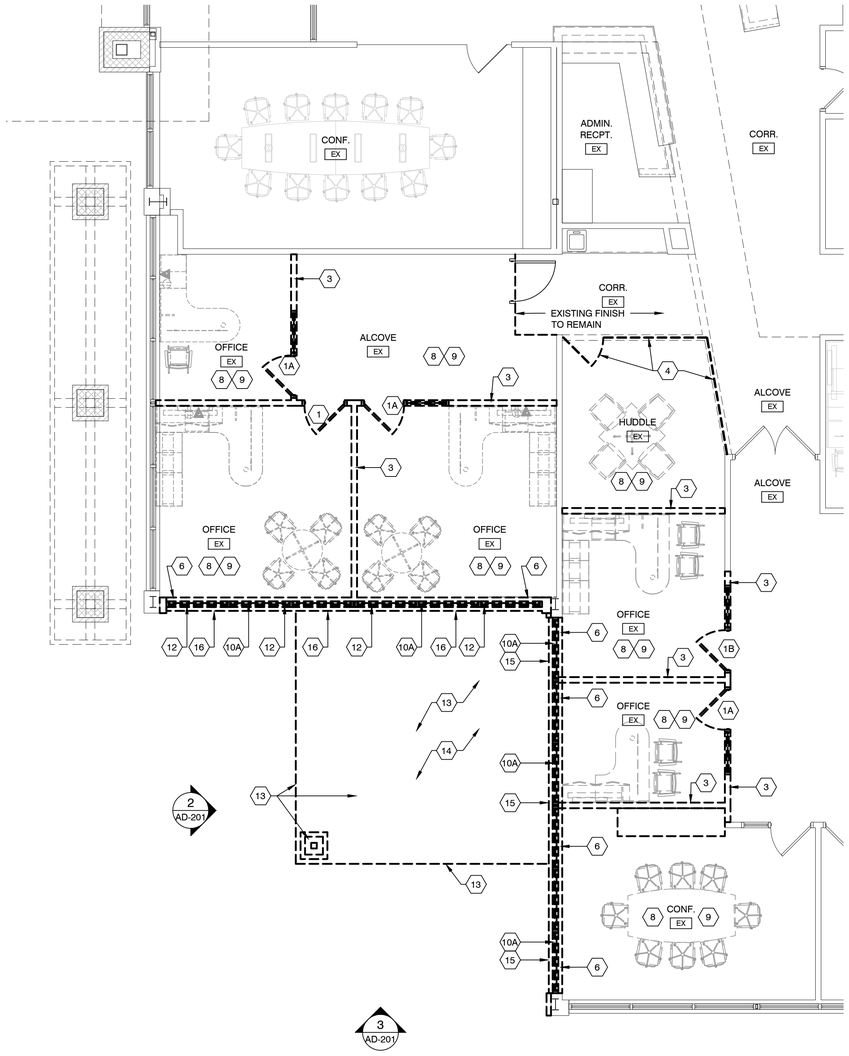
Sheet Title:
OVERALL DEMO PLAN

Sheet Number:
AD-110

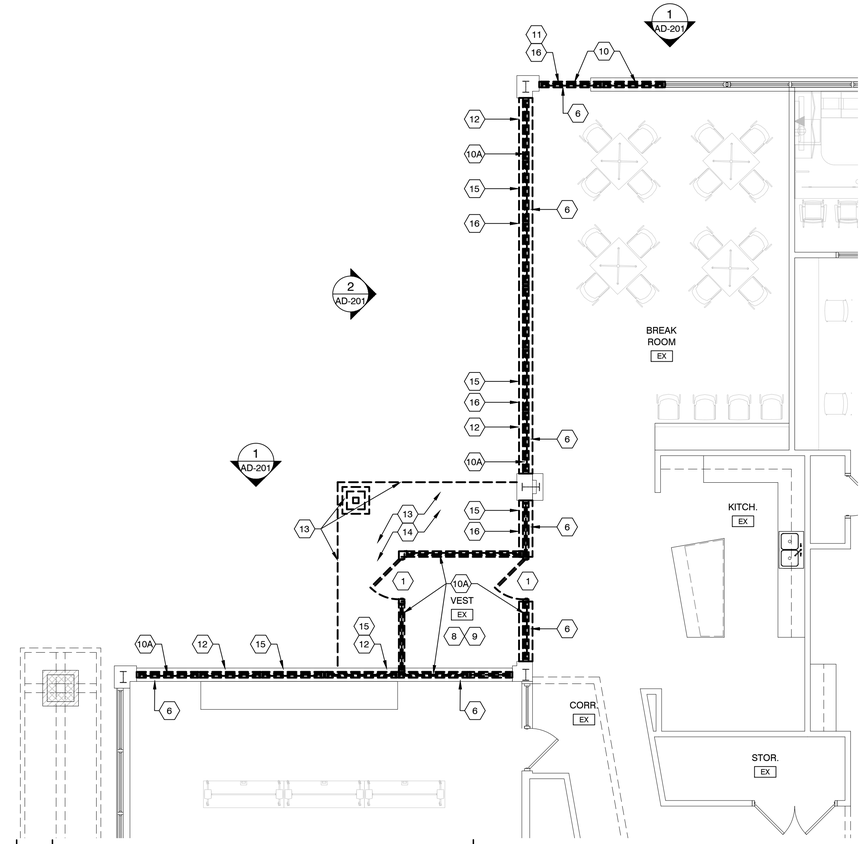
Project Number: P13643
P13710

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

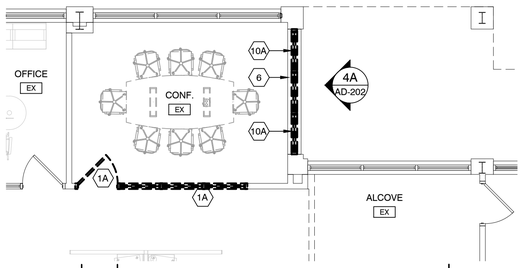
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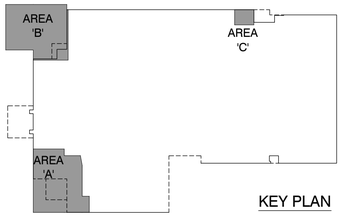
1 AREA 'A' - SOUTHEAST DEMO PLAN



2 AREA 'B' - SOUTHWEST DEMO PLAN



3 AREA 'C' - NW OFFICE RENO



KEY PLAN

DEMO PLAN NOTES

1. REMOVE & DISPOSE OF EXISTING DOOR AND FRAME
1A. REMOVE & DISPOSE OF EXISTING DOOR, FRAME AND SIDELITE
1B. REMOVE & SALVAGE EXISTING DOOR, FRAME AND SIDELITE FOR REUSE
2. REMOVE & DISPOSE OF EXISTING OVERHEAD DOOR, TRACK AND ASSOCIATED HARDWARE
3. REMOVE & DISPOSE OF EXISTING STUD WALL -FULL HEIGHT
3A. REMOVE & DISPOSE PORTION OF EXISTING STUD WALL FOR NEW OPENING
4. REMOVE & DISPOSE OF EXISTING BUTT GLAZED WALL AND DOOR SYSTEM
5. REMOVE & DISPOSE OF EXISTING FACE MOUNTED DOCK LEVELER & BUMPERS
6. REMOVE & DISPOSE OF EXISTING WINDOW SILL
7. (NOT USED)
8. REMOVE & DISPOSE OF EXISTING FLOORING
9. REMOVE & DISPOSE OF EXISTING LAY-IN CEILING, SALVAGE EXISTING LIGHTING FOR RE-USE
10. REMOVE & MODIFY EXISTING EXTERIOR STOREFRONT WINDOW FOR NEW DOOR OPENING
10A. REMOVE & DISPOSE OF EXISTING EXTERIOR STOREFRONT WINDOW SYSTEM
11. REMOVE & DISPOSE OF PORTION OF EXISTING EXTERIOR WALL BELOW EXIST. WINDOW FOR NEW OPENING
12. REMOVE & DISPOSE OF EXISTING EXTERIOR WALL (FACE BRICK & BRICK TIES) AND INTERIOR WALL FURRING, FULL HEIGHT -EXIST. STEEL BEAM AND COLUMNS TO REMAIN
13. REMOVE & DISPOSE OF EXISTING CANOPY IN IT'S ENTIRETY (BRICK PILASTER, STEEL COLUMN, BEAMS, SOFFIT & FRAMING, ROOF JOISTS, METAL DECK, ROOFING SYSTEM, ETC.)
14. REMOVE & DISPOSE OF EXISTING EXTERIOR CONCRETE SLAB, AND PORTIONS OF EXIST. FOUNDATION AS NECESSARY FOR NEW ADDITION
15. REMOVE & DISPOSE OF EXISTING FACE BRICK AND BRICK TIES, FULL HEIGHT
16. SAW CUT AND REMOVE PORTION OF FOUNDATION WALL TO 8" BELOW FINISHED FLOOR FOR NEW SLAB OVERPOUR

GENERAL DEMO NOTES:
1. NOT ALL DEMO KEYED NOTES MAY BE USED.
2. ALL FURNITURE AND EQUIPMENT TO BE REMOVED OR RELOCATED BY OWNER.
3. WHERE WALLS, CEILINGS, AND/OR PLUMBING FIXTURES ARE TO BE REMOVED, TERMINATE ASSOCIATED ELECTRICAL, DATA/PHONE, PLUMBING, HVAC, ETC. TO MOST APPROPRIATE POINT AS DETERMINED IN THE FIELD.
4. EXISTING HVAC AND FIRE PROTECTION TO BE RECONFIGURED FOR NEW LAYOUT.

ENLARGED DEMO PLANS 3/16"= 1'-0"

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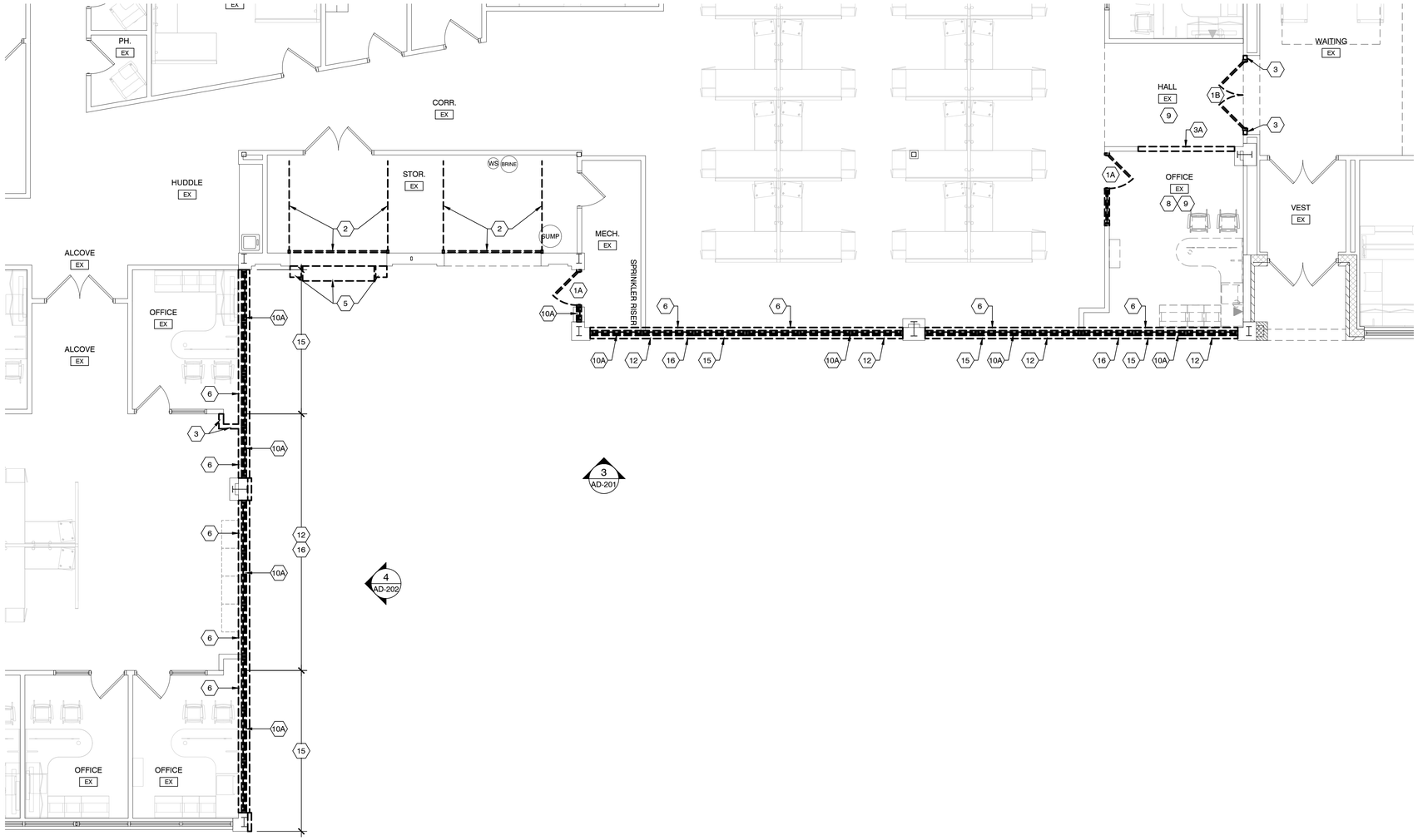
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Architect:	Engineer:	Reviewed By:
BGK	--	AMH

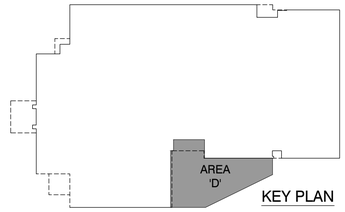
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Sheet Number:
AD-111.1
Project Number: P13643
P13710

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)



1 AREA 'D' - NORTHEAST DEMO PLAN



KEY PLAN

DEMO PLAN NOTES

1. REMOVE & DISPOSE OF EXISTING DOOR AND FRAME
1A. REMOVE & DISPOSE OF EXISTING DOOR, FRAME AND SIDELITE
1B. REMOVE & SALVAGE EXISTING DOOR, FRAME AND SIDELITE FOR REUSE
2. REMOVE & DISPOSE OF EXISTING OVERHEAD DOOR, TRACK AND ASSOCIATED HARDWARE
3. REMOVE & DISPOSE OF EXISTING STUD WALL -FULL HEIGHT
3A. REMOVE & DISPOSE PORTION OF EXISTING STUD WALL FOR NEW OPENING
4. REMOVE & DISPOSE OF EXISTING BUTT GLAZED WALL AND DOOR SYSTEM
5. REMOVE & DISPOSE OF EXISTING FACE MOUNTED DOCK LEVELER & BUMPERS
6. REMOVE & DISPOSE OF EXISTING WINDOW SILL
7. (NOT USED)
8. REMOVE & DISPOSE OF EXISTING FLOORING
9. REMOVE & DISPOSE OF EXISTING LAY-IN CEILING, SALVAGE EXISTING LIGHTING FOR RE-USE
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GENERAL DEMO NOTES:
1. NOT ALL DEMO KEYED NOTES MAY BE USED.
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4. EXISTING HVAC AND FIRE PROTECTION TO BE RECONFIGURED FOR NEW LAYOUT.

ENLARGED DEMO PLANS 3/16"= 1'-0"

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Charter Manufacturing - Additions
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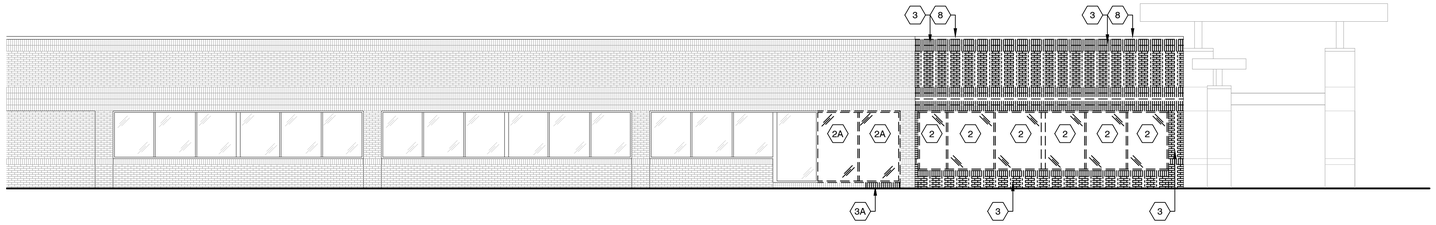
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Architect:	Engineer:	Reviewed By:
BGK	--	AMH

Sheet Title:
ENLARGED DEMO PLANS
Sheet Number:
AD-111.2
Project Number: P13643
P13710

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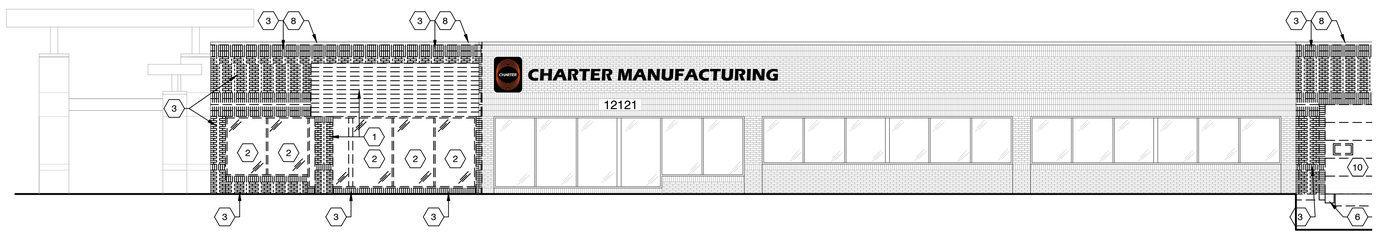
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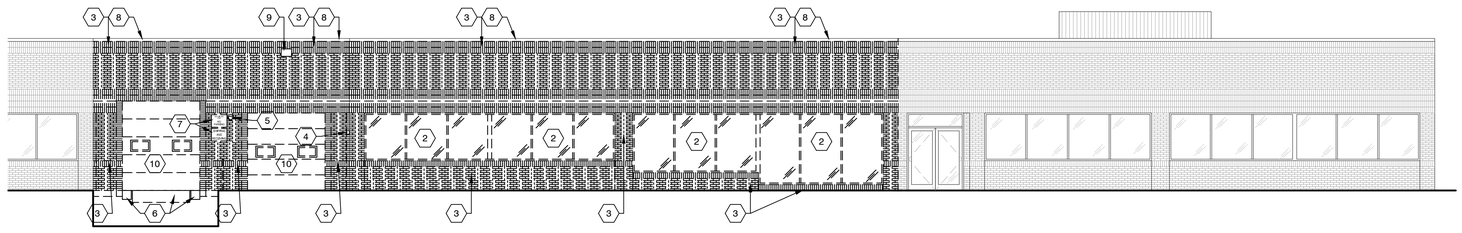
1 WEST ELEVATION - DEMO



2 SOUTH ELEVATION - DEMO



3 EAST ELEVATION - DEMO



3 EAST ELEVATION - DEMO (CONT.)

EXTERIOR DEMO KEY NOTES

1. REMOVE & DISPOSE OF EXISTING CANOPY IN IT'S ENTIRETY (BRICK PILASTER, STEEL COLUMN, BEAMS, SOFFIT & FRAMING, ROOF JOISTS, METAL DECK, ROOFING SYSTEM, ETC.)
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4. REMOVE & SALVAGE EXISTING KNOX-BOX FOR REUSE
5. REMOVE & SALVAGE EXIST. SECURITY CAMERA, AND TURN OVER TO OWNER
6. REMOVE & DISPOSE OF EXIST. FACE MOUNTED DOCK LEVELER AND BUMPERS
7. REMOVE & DISPOSE OF EXISTING SIGNAGE
8. REMOVE & DISPOSE OF EXISTING ROOF COPING CAP
9. REMOVE & DISPOSE OF EXISTING EXTERIOR AREA LIGHT
10. REMOVE & DISPOSE OF EXISTING OVERHEAD DOOR AND TRACK
11. REMOVE & DISPOSE OF EXISTING STOREFRONT DOOR

GENERAL DEMO NOTES:
1. REFER TO FLOOR PLANS FOR ADDITIONAL DEMO. NOTES FOR EXTERIOR WALLS.

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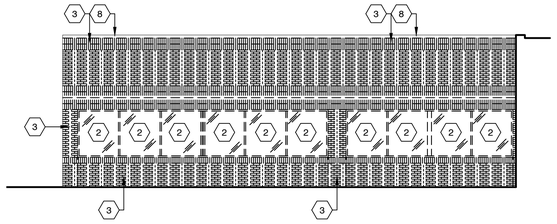
Architect:	Engineer:	Reviewed By:
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Sheet Number:
AD-201
Project Number: P13643
P13710

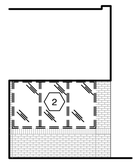
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EXTERIOR ELEVATIONS - DEMO 1/8" = 1'-0"



4 NORTH ELEVATION - DEMO



4A NORTH ELEVATION - DEMO

EXTERIOR DEMO KEY NOTES

1. REMOVE & DISPOSE OF EXISTING CANOPY IN IT'S ENTIRETY (BRICK PILASTER, STEEL COLUMN, BEAMS, SOFFIT & FRAMING, ROOF JOISTS, METAL DECK, ROOFING SYSTEM, ETC.)
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GENERAL DEMO NOTES:
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Architect:	Engineer:	Reviewed By:
BGK	--	AMH

Sheet Title:
EXTERIOR ELEVATIONS - DEMOLTION

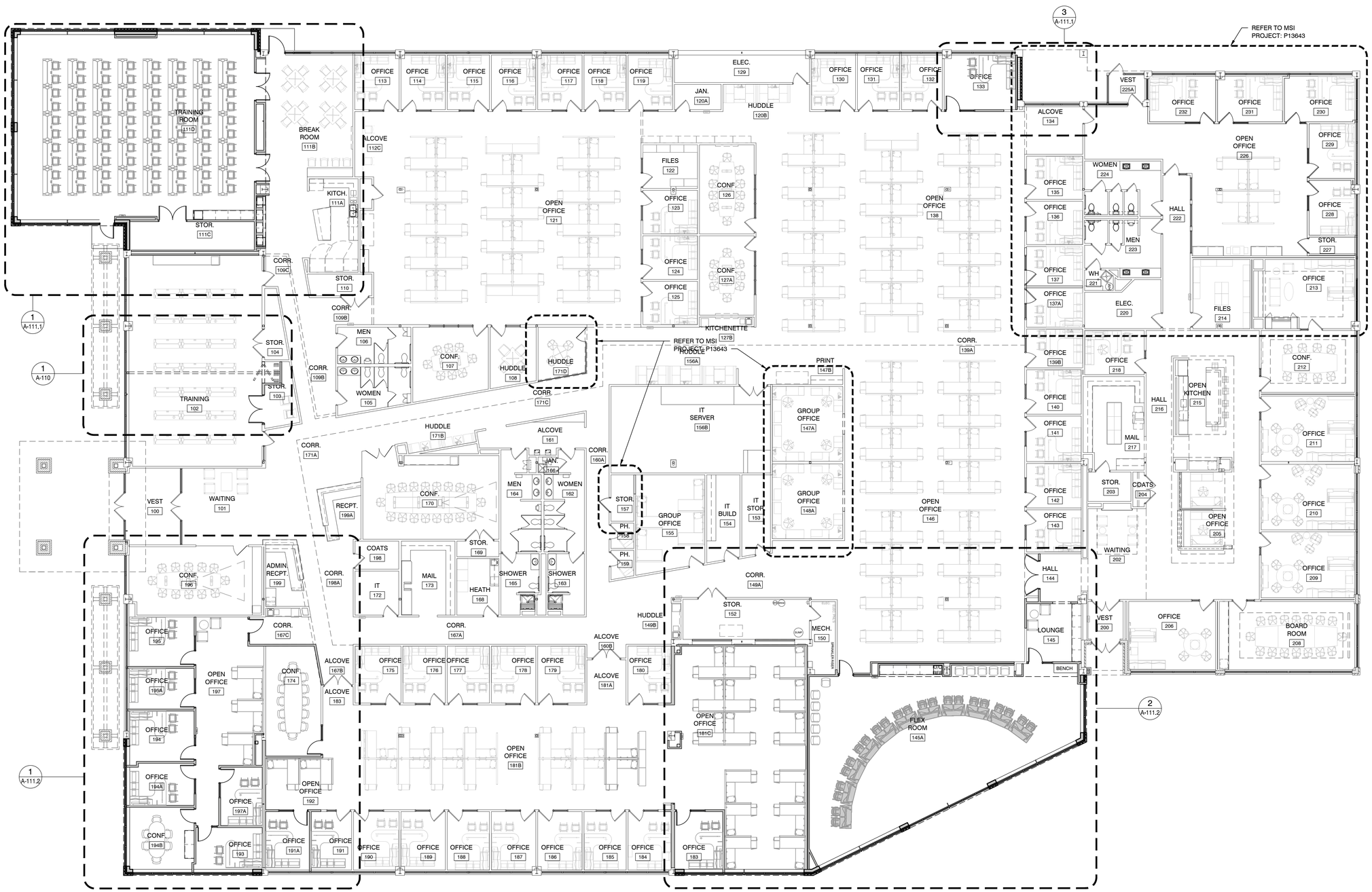
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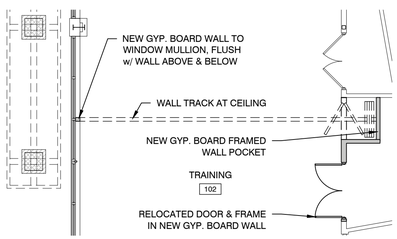
Project Number: P13643
P13710

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)

EXTERIOR ELEVATIONS - DEMO 1/8" = 1'-0"





1 ALT. BID - TRAINING ROOM 102

OVERALL FLOOR PLAN 3/32"= 1'-0"

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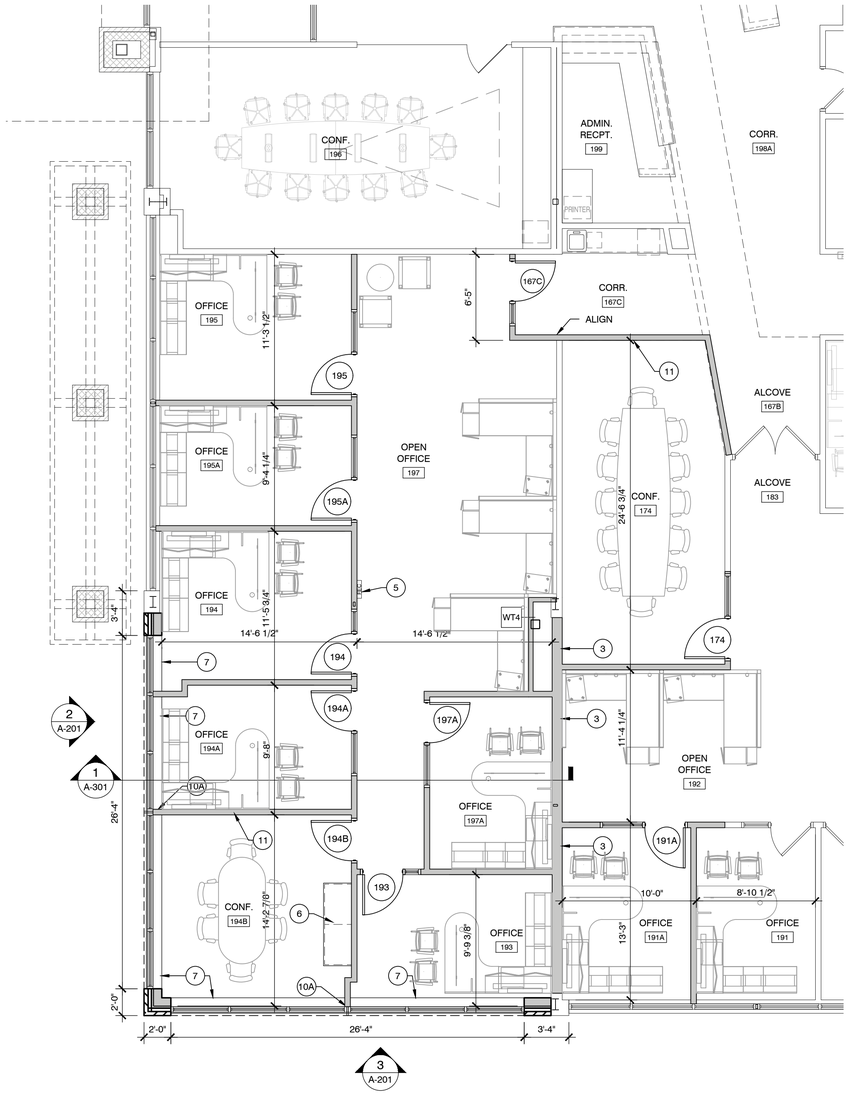
Architect:	Engineer:	Reviewed By:
BGK	--	AMH

Sheet Title:
OVERALL FLOOR PLAN

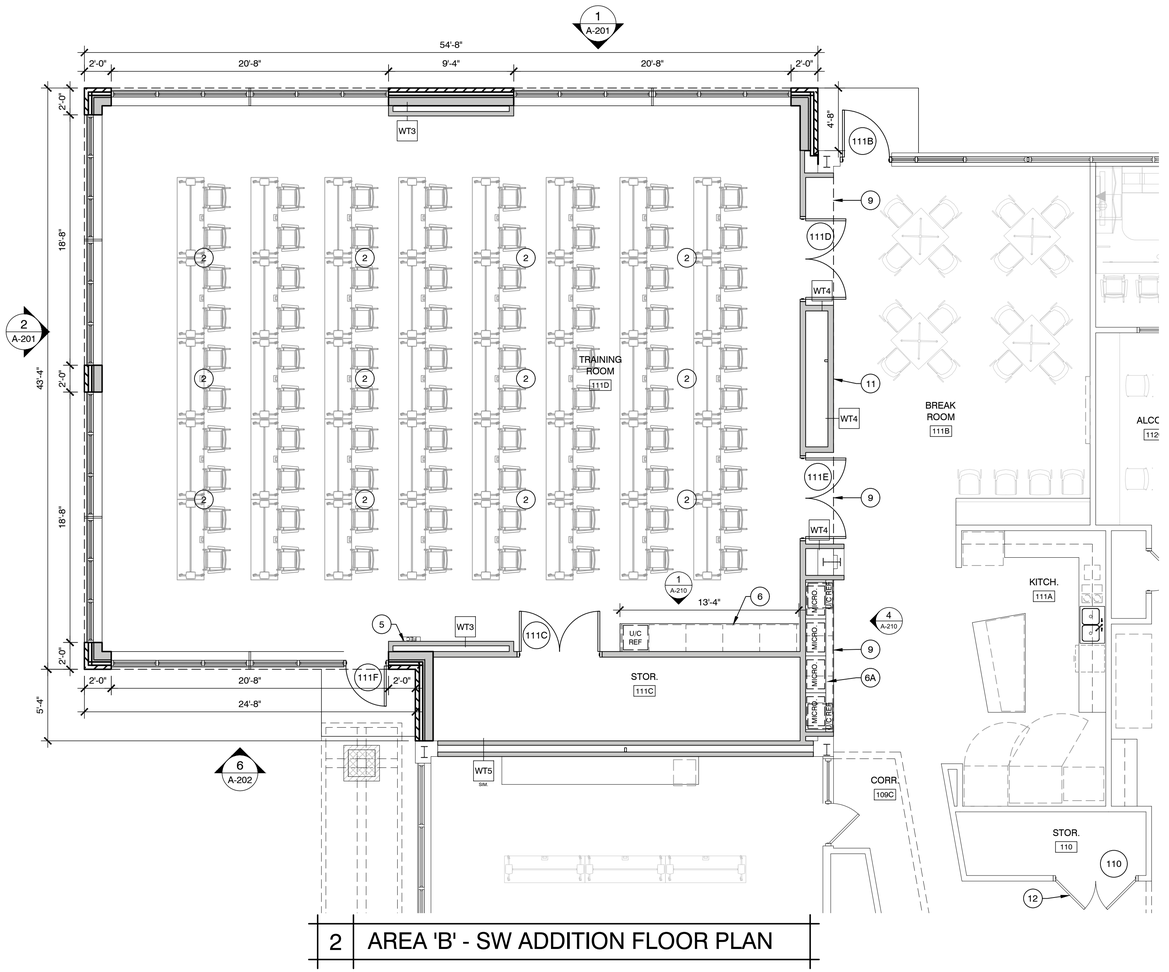
Sheet Number:
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Project Number: P13643
P13710

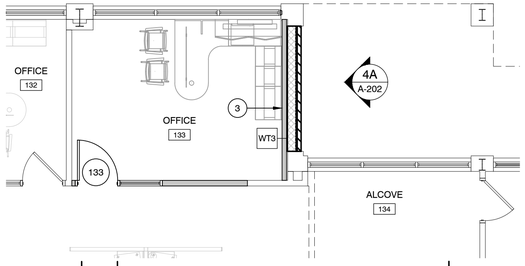
Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)



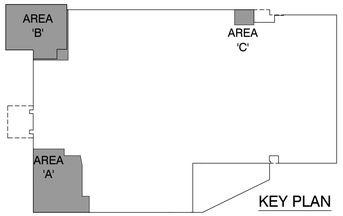
1 AREA 'A' - SE ADDITION FLOOR PLAN



2 AREA 'B' - SW ADDITION FLOOR PLAN



3 AREA 'C' - NW OFFICE RENO



KEY PLAN

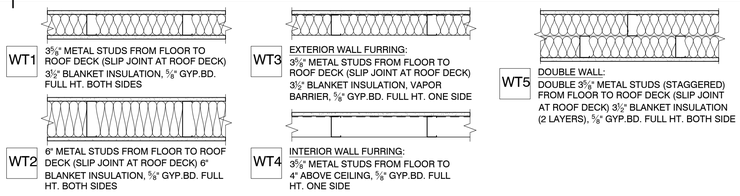
FLOOR PLAN NOTES

1. NEW CONCRETE STOOP w/ FOUNDATION
2. NEW ELECT. FLOOR BOXES -LOCATION TBD
3. INFILL OPENING IN EXIST. WALL w/ METAL STUDS AND 5/8" GYP. BOARD -ALIGN AND MATCH w/ ADJACENT FINISH
4. MODIFY EXISTING STOREFRONT SYSTEM FOR NEW DOOR AND SIDELIGHT
5. NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET - MATCH EXISTING
6. 25"D COUNTERTOP (34"AFF) w/ 24"D BASE CABINETS
6A. 25"D COUNTERTOP (34" AFF) w/24"D BASE CABINETS AND 18"D OPEN SHELVING ABOVE FOR OWNER PROVIDED MICROWAVES
7. NEW WINDOW SILL TO MATCH EXISTING
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5. PROVIDE BLOCKING IN WALL WHERE CABINETS, SHELVING, WALL MOUNTED TV's, ETC. ARE SHOWN ON PLANS.

WALL TYPES

GENERAL WALL TYPE NOTES:
1. ALL WALLS ARE WALL TYPE WT1, UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE DRAWN AT NOMINAL WIDTHS ON FLOOR PLANS.
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WT1: 3⅝" METAL STUDS FROM FLOOR TO ROOF DECK (SLIP JOINT AT ROOF DECK) 3½" BLANKET INSULATION, ⅝" GYP.BD. FULL HT. BOTH SIDES

WT2: 6" METAL STUDS FROM FLOOR TO ROOF DECK (SLIP JOINT AT ROOF DECK) 6" BLANKET INSULATION, ⅝" GYP.BD. FULL HT. BOTH SIDES

WT3: EXTERIOR WALL FURRING: 3⅝" METAL STUDS FROM FLOOR TO ROOF DECK (SLIP JOINT AT ROOF DECK) 3½" BLANKET INSULATION, VAPOR BARRIER, ⅝" GYP.BD. FULL HT. ONE SIDE

WT4: INTERIOR WALL FURRING: 3⅝" METAL STUDS FROM FLOOR TO 4" ABOVE CEILING, ⅝" GYP.BD. FULL HT. ONE SIDE

WT5: DOUBLE WALL: DOUBLE 3⅝" METAL STUDS (STAGGERED) FROM FLOOR TO ROOF DECK (SLIP JOINT AT ROOF DECK) 3½" BLANKET INSULATION (2 LAYERS), ⅝" GYP.BD. FULL HT. BOTH SIDE

ENLARGED FLOOR PLANS 3/16"= 1'-0"

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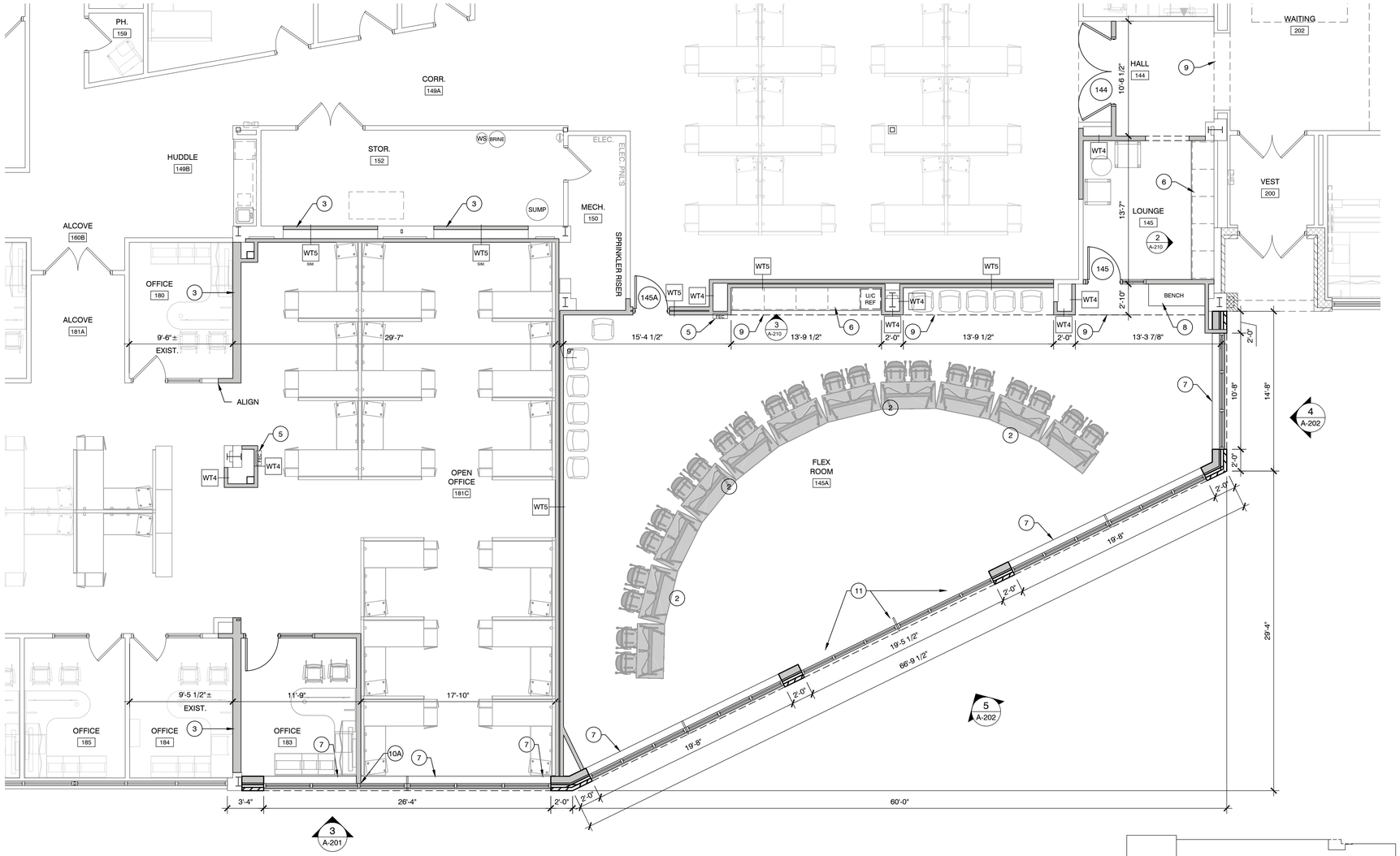
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Architect:	Engineer:	Reviewed By:
BGK	--	AMH

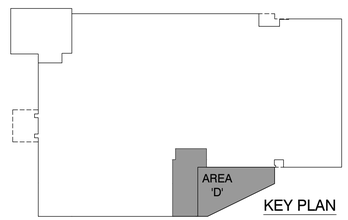
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ENLARGED FLOOR PLANS
Sheet Number:
A-111.1
Project Number: P13643
P13710

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)



1 AREA 'D' - NE ADDITION FLOOR PLAN



KEY PLAN

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ENLARGED FLOOR PLANS 3/16"= 1'-0"

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Architect: BGK | Engineer: -- | Reviewed By: AMH

Sheet Title:
ENLARGED FLOOR PLANS

Sheet Number:
A-111.2

Project Number: P13643
P13710

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

Attachment: Packet Docs. Charter (10621 : MSI General for Charter Manufacturing)



ROOF PLAN NOTES

1. PREFINISHED METAL COPING CAP AND GRAVEL STOP
   -MATCH EXISTING
2. ROOF DRAIN
   -CONNECT TO EXISTING STORM OR EXISTING INTERIOR ROOF LEADER; VERIFY BEST LOCATION IN FIELD
3. OVERFLOW ROOF DRAIN w/ LAMB'S TONGUE DOWNSPOUT NOZZLE AT EXTERIOR WALL
   -MATCH EXISTING

ROOF PLAN GENERAL NOTES:

1. ROOF STRUCTURE (ROOF JOISTS AND GIRDERS) TO BE SLOPED TOWARD ROOF DRAINS
2. BALLASTED, EPDM ROOFING MEMBRANE OVER RIGID INSULATION (R-30 MIN) TO MATCH EXISTING
3. TIE NEW ROOFING MEMBRANE INTO EXISTING, UP AND OVER EXISTING COPING ALONG ADDITIONS.

OVERALL ROOF PLAN 3/32"= 1'-0"

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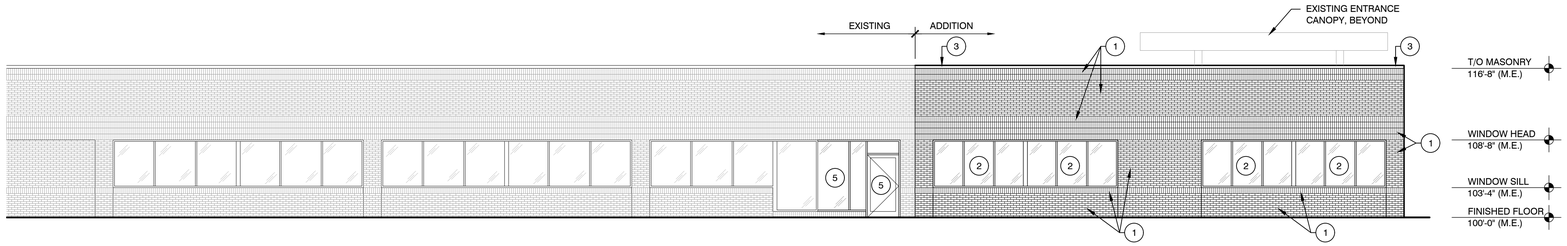
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OVERALL ROOF PLAN

Sheet Number:
A-120

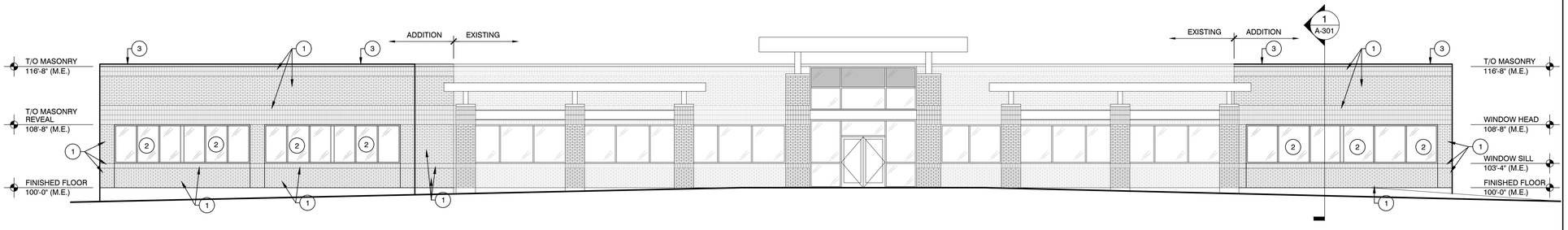
Project Number: P13643
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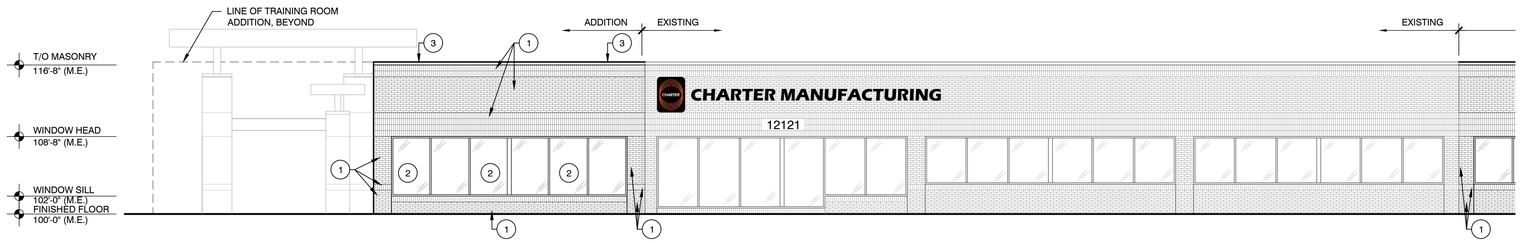
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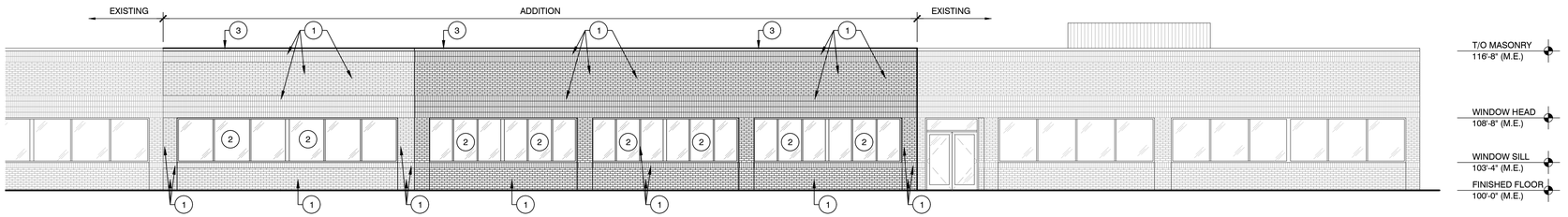
1 WEST ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



3 EAST ELEVATION (CONT.)

EXTERIOR MATERIAL KEY NOTES

1. NEW FACE BRICK
   -SIZE, COURSING AND SOLDIER BANDS TO MATCH EXISTING
   -PAINT - SW7015 REPOSE GRAY
2. NEW DARK BRONZE ANODIZED ALUM. STOREFRONT WINDOW SYSTEM w/ 1" LOW-E (BRONZE ANNEALED) GLAZING
   -TO CLOSELY APPROXIMATE EXIST.
3. NEW DARK BRONZE COPING CAP
   -TO CLOSELY APPROXIMATE EXIST.
4. NEW DARK BRONZE ANODIZED ALUMINUM STOREFRONT DOOR AND TRANSOM w/IN STOREFRONT WINDOW SYSTEM
   -TO CLOSELY APPROXIMATE EXIST.
5. NEW DARK BRONZE ANODIZED ALUMINUM STOREFRONT DOOR, WINDOW AND TRANSOM w/IN EXISTING STOREFRONT SYSTEM
   -TO CLOSELY APPROXIMATE EXIST.

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Architect:	Engineer:	Reviewed By:
BGK	--	AMH

Sheet Title:
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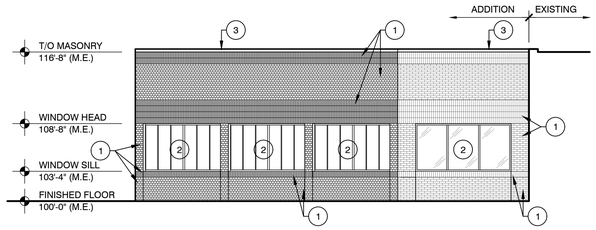
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Project Number: P13643
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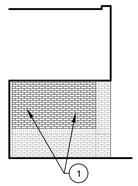
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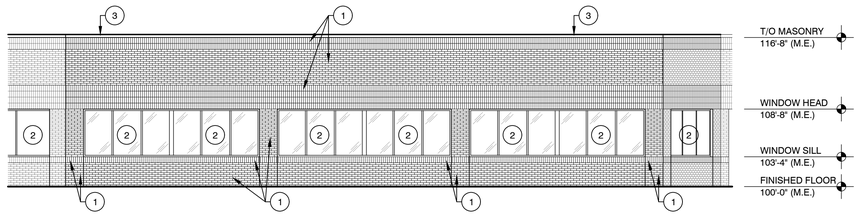
EXTERIOR ELEVATIONS 1/8" = 1'-0"



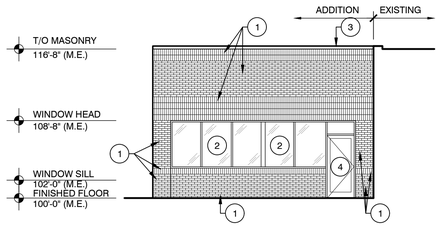
4 NORTH ELEVATION



4A NORTH ELEVATION



5 NORTHEAST ELEVATION



6 EAST ELEVATION

EXTERIOR MATERIAL KEY NOTES

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Architect:	Engineer:	Reviewed By:
BGK	--	AMH

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A-202

Project Number: P13643
P13710

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Attachment: Packet Docs_Charter (10621 : MSI General for Charter Manufacturing)



1 EXISTING SOUTHEAST



1A SOUTHEAST ADDITION



2 EXISTING EAST



2A EAST ADDITION

EXTERIOR RENDERINGS

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3 EXISTING SOUTHWEST



3A SOUTHWEST ADDITION



4 EXISTING SOUTHWEST



4A SOUTHWEST ADDITION

EXTERIOR RENDERINGS

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

TO: **Planning Commission**

FROM: **NATALIE REDDING, CITY PLANNER**

DATE: **September 29, 2025**

SUBJECT: **Signarama for East Mequon Corporate Center III. The applicant is seeking master sign plan approval for the property located at 12308 N. Port Washington Road.**

Applicant:	Will Reeves, Signarama
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Zoning:	B-4 (Business Park District)
Land Use Plan:	Business Park
Lot size:	3.12 acres
Location:	12308 N. Port Washington Road
Tax Key Number:	#15-017-10-019.99
District:	#5

Background: The applicant is requesting master sign plan approval for the property located at 12308 N Corporate Parkway. The property is a multi-tenant building and is zoned B-4. Per City of Mequon sign code, multiple tenant buildings located within the B-3, B-4, B-5, B-6, B-7, and LTD districts are permitted one wall sign per building. There are several tenants interested in wall signs and thus the applicant is seeking a master sign plan.

Master Sign Plan:
Multiple tenant buildings seeking master sign plan approval in the B-4 zoning district must meet the following criteria:

Sec. 62-11(5):

a. The placement of all wall signs shall relate only to the first floor elevation of the building.

b. Only tenants that have an individual, exterior entrance on the first floor that allows the general public to access shall be permitted a wall sign.

c. All wall signs shall relate to the architectural features of the exterior building and create an overall harmonious aesthetic.

There is currently no building signage at the site that indicates which suite a tenant resides in. The applicant is thus proposing to allow each tenant to install an illuminated wall sign above their entrances to help guide visitors to the correct suite. The master sign plan proposes a total of 7 potential sign locations on the south elevation of the building where entrances to the suites are located. The plan proposes allowing for a maximum of 60 square feet per tenant sign, a maximum of 30 inches for lettering, and designates a required location depending on your suite.

In addition to the sign locations proposed for the 4 existing businesses at the property, the plan also poses location options for the existing vacant suite, as well as two locations for potential future suites should the building layout be adjusted to allow for more tenants.

Analysis
Currently, there are 4 businesses at the site, occupying 4 of the 5 existing suites. The master sign plan proposes sign locations for the existing 5 suites, as well as two potential locations for circumstances in which additional suites may be added to the building via interior remodel. Staff is supportive of the master sign plan proposing 5 sign locations for 5 existing suites, however staff does not support the inclusion of two other potential sign locations. Considering there are no current plans to reconsider the number or arrangement of suites at the site, staff concurs that the sign plan should account for only that which currently exists at the site. Furthermore, as stated above, the B-4 code dictates that for proposed master sign plans, "only tenants that have an individual, exterior entrance on the first floor that allows the general public to access shall be permitted a wall sign." If and when additional suites were to be added, the master sign plan could be revisited for amendment.

Staff recommends that all proposed sign locations be positioned over the doors to the suites, for consistency purposes across the building and for additional clarity as to tenant entrances. Staff is concerned that 60 square feet per sign is too large considering the building face area and height. Staff requested that the applicant send example renderings showing what signage would look like at 60 square feet versus 30 square feet when placed on the building, however these renderings were not received in time. As such, staff is recommending that each tenant be allowed a maximum of 30 square feet for signage, including logos. Staff will recommend that raceways match the color of the building and be limited to 5 inches in height, and that letter height be limited to 15 inches rather than 30.

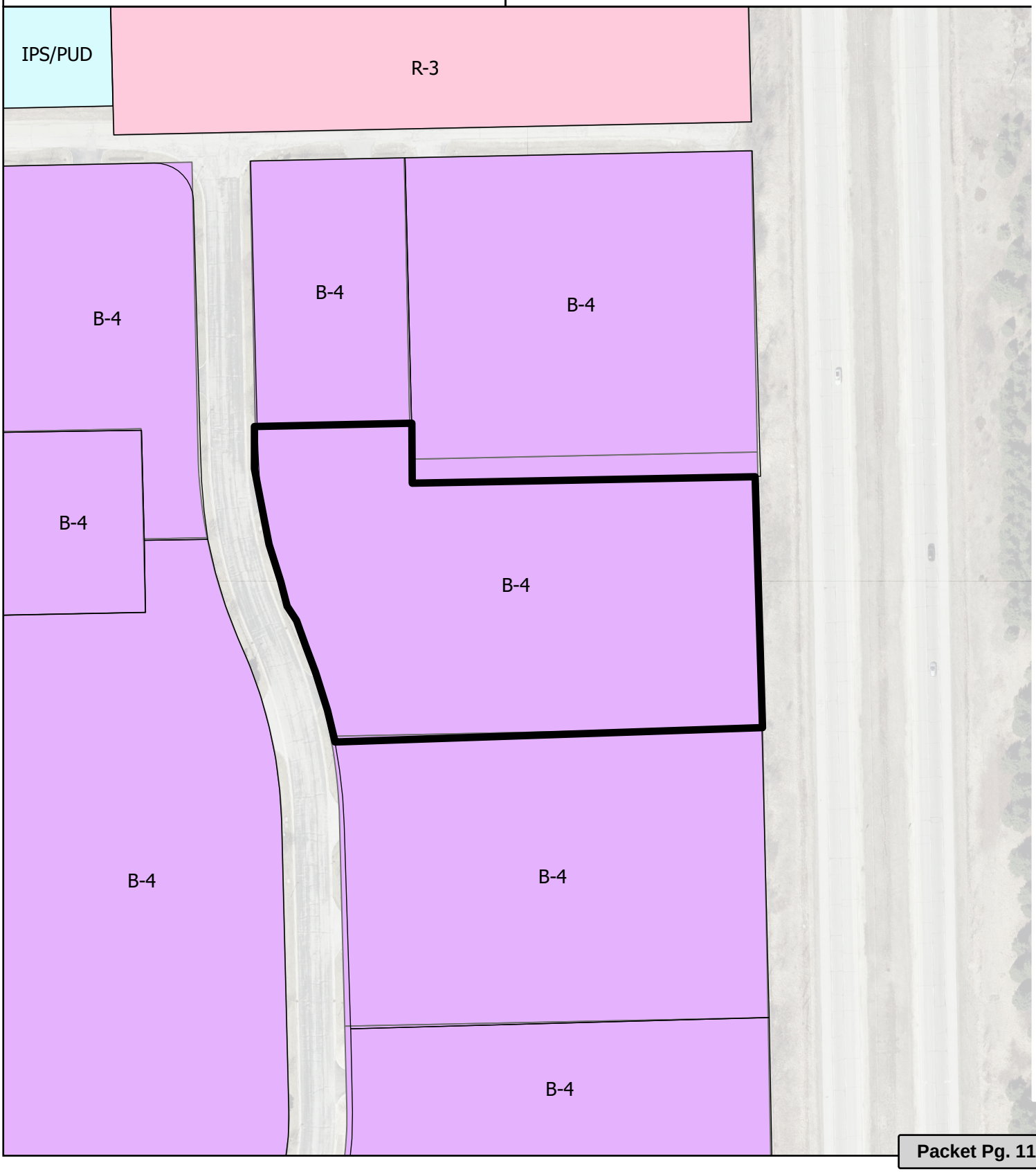
Staff Recommendation:
Planning staff recommends **approval** of the master sign plan subject to the following conditions:

1. Final master sign plans shall be submitted within 180 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval.
2. Signage locations shall only account for the existing suites/tenant spaces at the site.
3. Sign shall be positioned over the doors to the corresponding suites entrance.
4. Signage shall be limited to 30 square feet per tenant, including tenant logos.
5. Raceway shall match the color of the building and shall be limited to 5 inches in height.
6. Channel letters shall be a maximum of 15 inches in height.
7. Any proposed signage facing I-43 requires additional planning commission approval.
8. The existing wall sign facing I-43 for the previous tenant Robertson Ryan and Associates shall be removed.
9. Compliance with all other requirements of the sign code.

Attachments:
Packet Docs_East Corp (PDF)

EAST MEQUON III LLC

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



Attachment: Packet Docs_East Corp (10623 : Signarama for East Mequon Corporate Center III)

Sign Specifications for 12308 Corporate Parkway

Wall Signage Specifications on the South Elevation (Primary Entrances):

Each tenant is allowed a single wall sign in the brick band above their main entrance. Locations for tenant wall signs noted in attached Exhibit A. Up to a total of (7) tenant wall signs are permitted on the South Elevation. All signs should be installed per the locations shown in Exhibit A and not to exceed 60square feet.

Size of Sign: The size of the sign and letters shall not exceed the following limits:

a) Maximum Area: 60 Square Feet
b) Individual upper and lower case letters not to exceed 30" tall.
c) Length of raceway: Raceway shall not extend past any portion of the lettering text

Sign Text: Text shall be limited to business name or tenant's trade name.

Types of Sign Permitted:

a) Individual channel letters mounted on a raceway
b) Connected script letters without background, customarily used at tenant's other places of business mounted on a raceway

Trademarks or logos will be allowed in conjunction with lettering. Tenant may use corporate or branded fonts with property owner and city's approval.

Mounting: If individual letters are used, letters shall be attached to building using channels or common raceways

a) All signs shall be constructed and mounted in conformance with applicable codes and so that all fasteners, hangers, brackets, transformers, light leaks, conduit, cabinets, and wiring will be concealed from public view.
b) All fasteners will be of non-corrosive material such as aluminum, stainless steel, or cadmium plated so as not to stain the fascia. All holes and fasteners will be fully filled and covered with silicone caulk to aid in rust prevention and prevent water penetration through the fascia. The proper number and size of fasteners are to be used to support each mounted sign. Care is to be taken during installation to minimize damage to the fascia and other adjacent materials and surfaces.

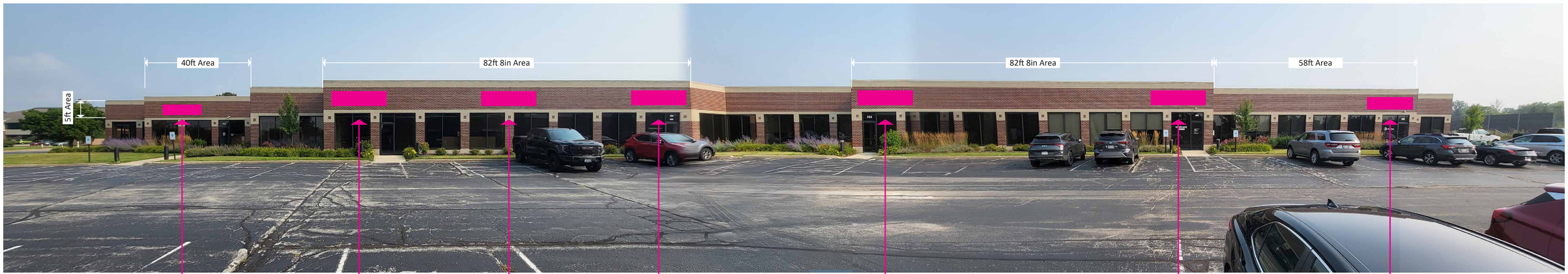
Color: White acrylic faces with black trim cap and returns. Corporate or branded colors acceptable with property owner and city's approval. Raceway color to match brick façade.

Illumination: Letters and logos shall be internally illuminated.

Approval: Property owner and permit approval from the city is required for all wall signage

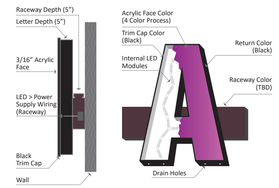
Attachment: Packet Docs_East Corp (10623 : Signarama for East Mequon Corporate Center III)

South Elevation - 12308 Corporate Parkway Sign Plan
60 Sq Ft Allowed Each Tenant Space

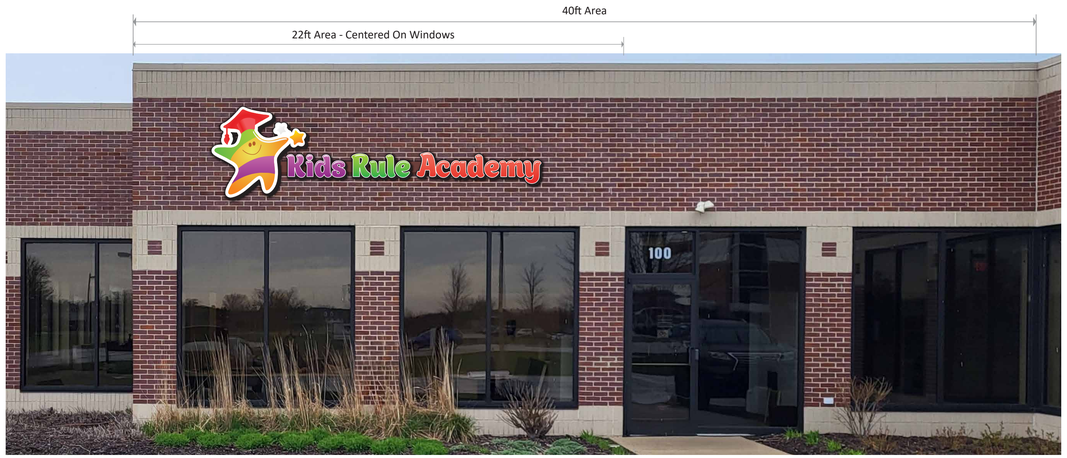


Suite 100 | **Suite 200** | **Suite 300** | **Suite 400** | **Suite 450** | **Suite 500** | **Suite 600**

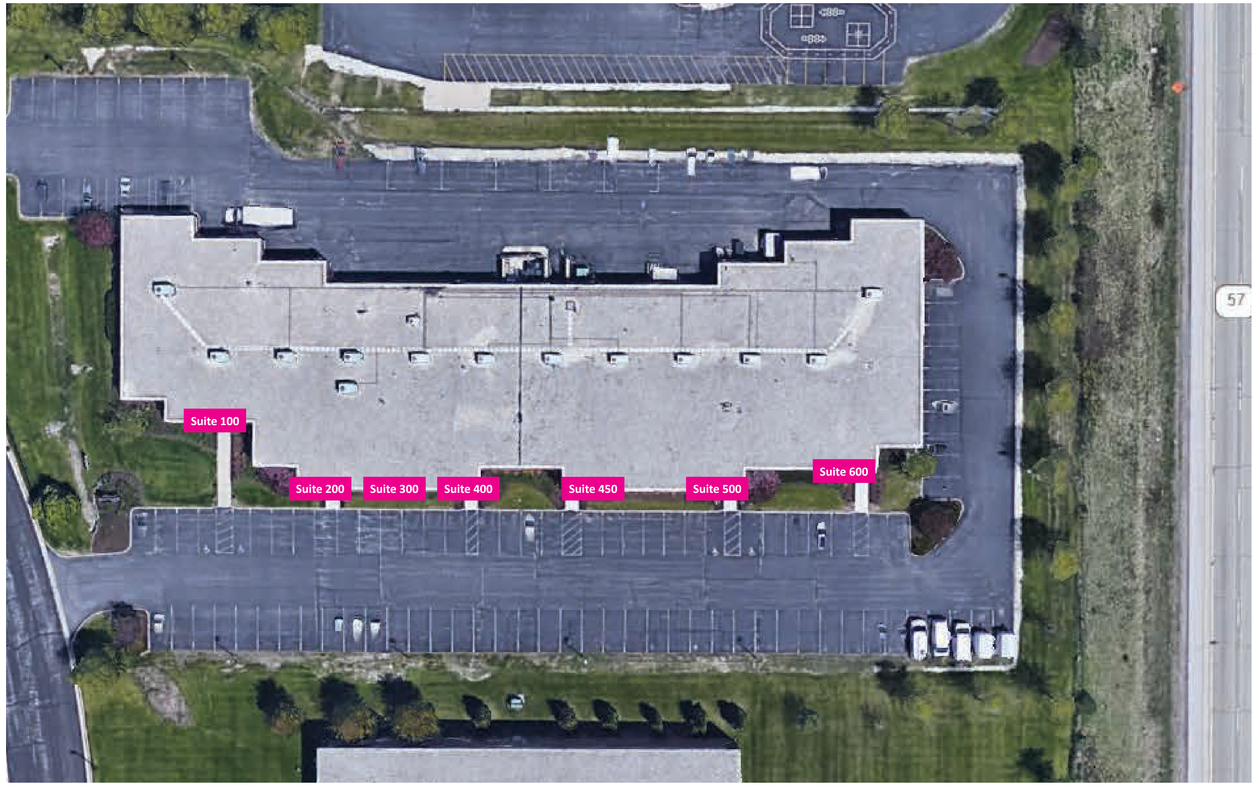




Raceway Mounted Channel Letters

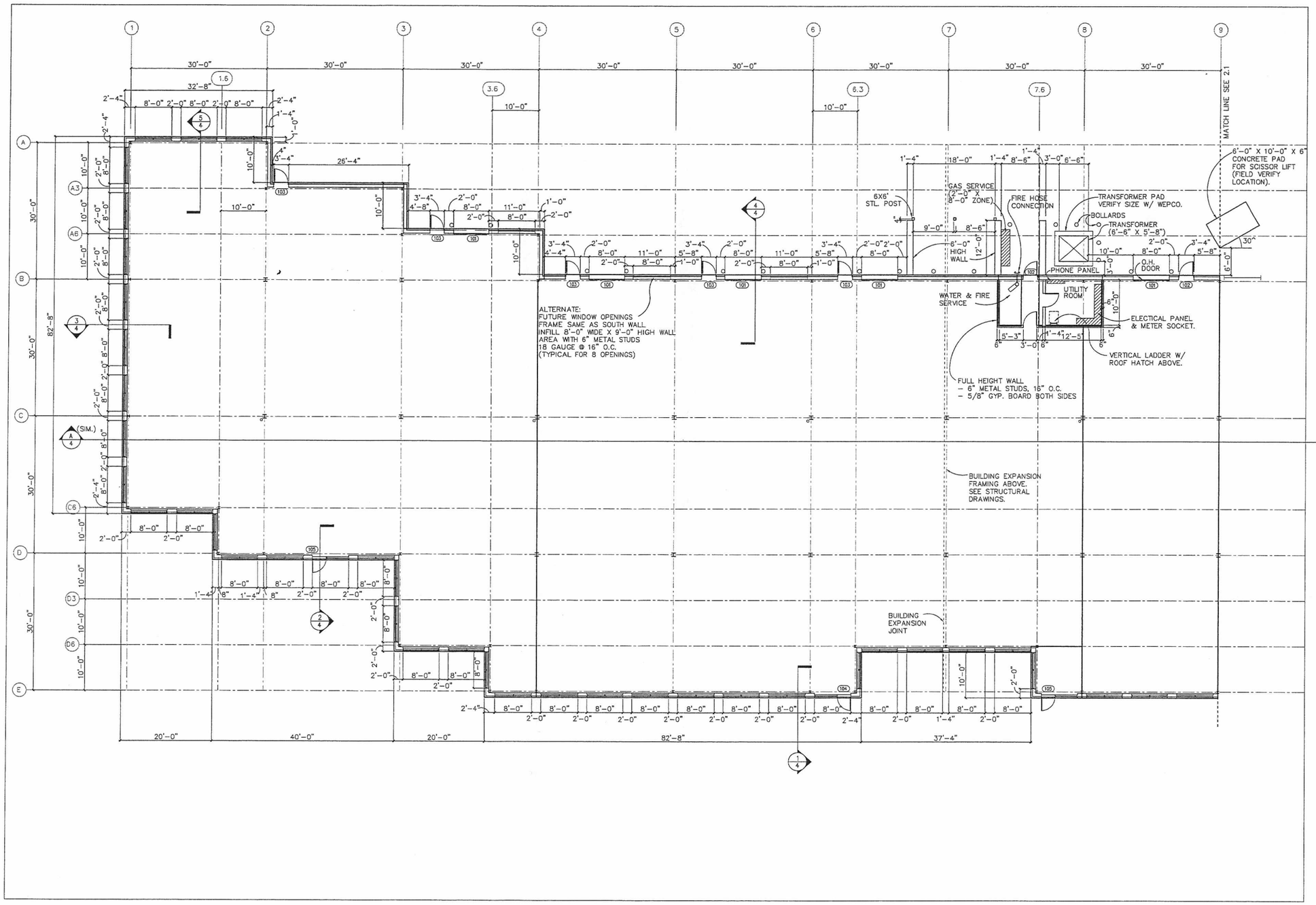


Suite 100 Example



Overhead View

Attachment: Packet Docs_East Corp (10623 : Signarama for East Mequon Corporate Center III)



BOMA

TOTAL USEABLE AREA: BUILDING – 32,909.54 SQ.FT.
UTILITY ROOM – 235.75 SQ.FT.
BEACON USEABLE AREA – 7,958.67 SQ. FT.
OPEN – 13,073.73 SQ. FT.
TOTAL USEABLE AREA: EAST END – 21,032.40 SQ.FT.

NON–BOMA

TOTAL USEABLE AREA: BUILDING – 33,200.16 SQ.FT.
UTILITY ROOM – 258.99 SQ.FT.
BEACON USEABLE AREA – 7,968.77 SQ. FT.
OPEN – 13,201.73 SQ. FT.
TOTAL USEABLE AREA: EAST END – 21,170.50 SQ.FT.
ENTRY AREA – 119.86 SQ.FT.
COL. 8 TO COL. 9 USEABLE AREA – 2,721.60 SQ.FT.

WEST PARTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Rev.	Date	Description	By
2	9-18-95	DIMENSIONS ADDED.	EJP
1	8-3-95	UTILITY ROOM ADDED.	EJP
	6-7-95	Date Approved	EJP Drawn

EAST MEQUON CORPORATE CENTER
SERVICE CENTER BUILDING
MEQUON, WISCONSIN

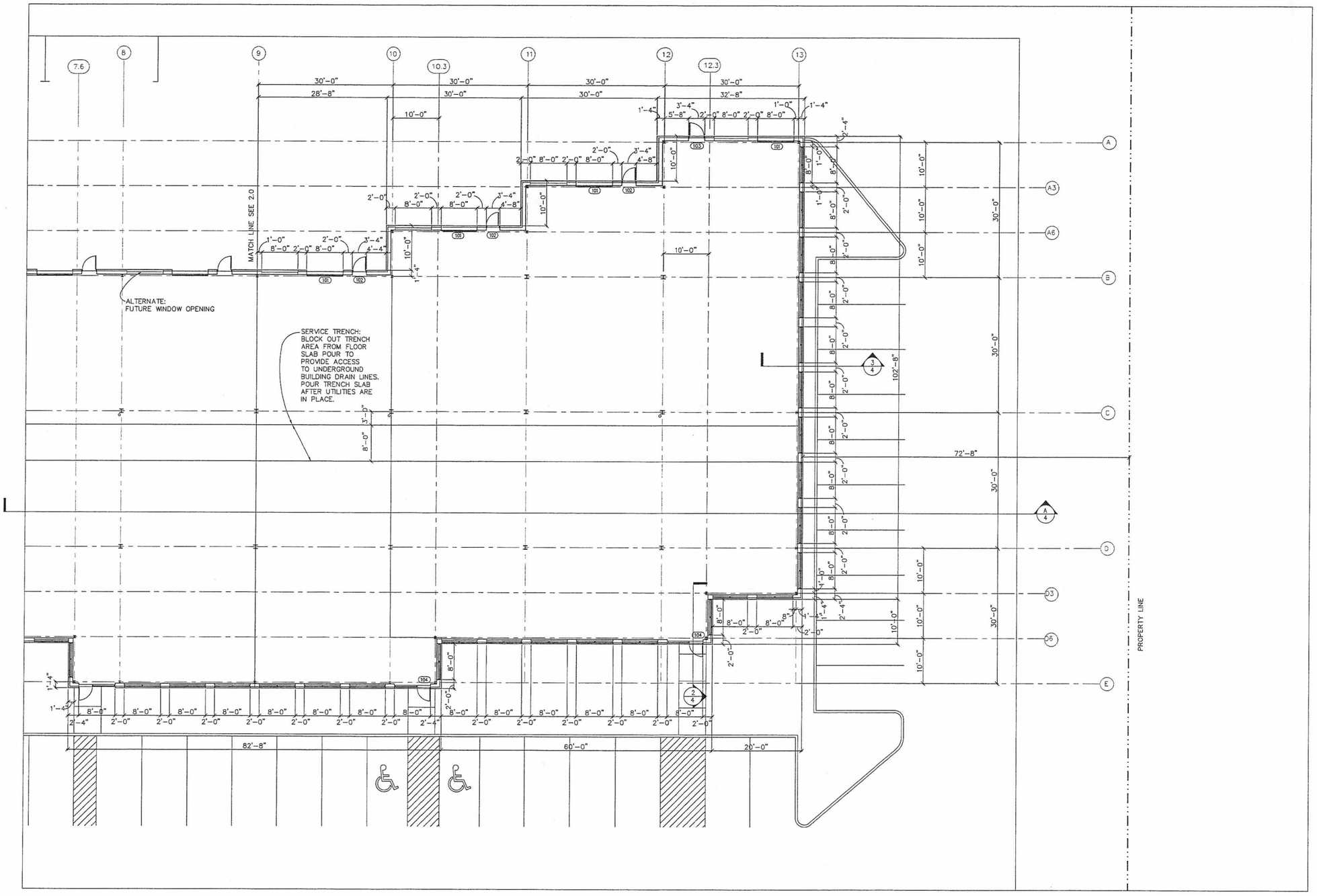
Project Number 9316O

Torke Wirth Pujara Ltd
933 N. Mayfair Road Wauwatosa, WI. 53226
architects engineers (414) 453-4554

2.0

©

Attachment: Packet Docs_East Corp (10623 : Signarama for East Mequon Corporate Center III)



BOMA

TOTAL USABLE AREA: BUILDING – 32,909.54 SQ. FT.
TOTAL USABLE AREA: WEST END – 11,877.14 SQ. FT.

NON–BOMA

TOTAL USABLE AREA: BUILDING – 33,459.15 SQ. FT.
TOTAL USABLE AREA: WEST END – 12,029.66 SQ. FT.
COL. 9 TO COL. 10 USABLE AREA – 2,768.44 SQ. FT.
ENTRY AREA – 119.86 SQ. FT.

EAST PARTIAL FLOOR PLAN

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

Rev.	Date	Description	By
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	6-7-95	Approved	EJP
	Date		Drawn

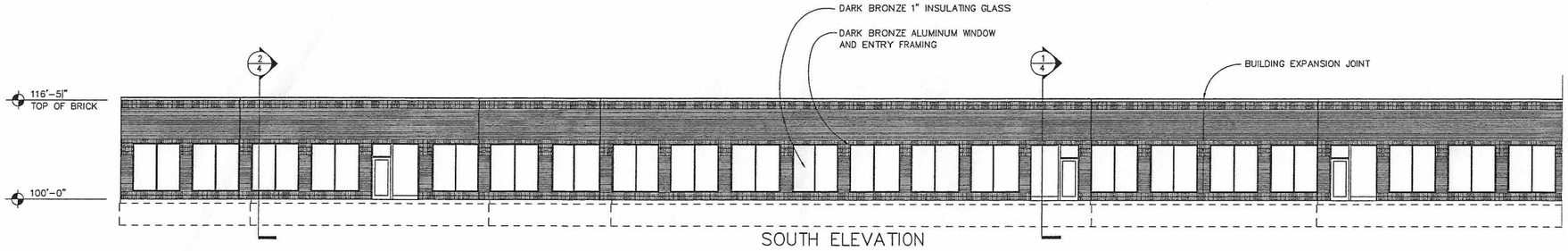
EAST MEQUON CORPORATE CENTER
SERVICE CENTER BUILDING
MEQUON, WISCONSIN

Project Number 93160

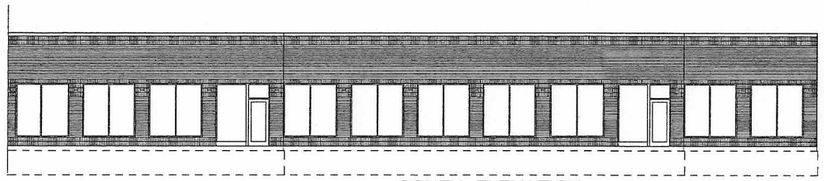
Torke Wirth Pujara Ltd
933 N. Mayfair Road Wauwatosa, Wi. 53226
architects engineers
(414) 453-4554

2.1

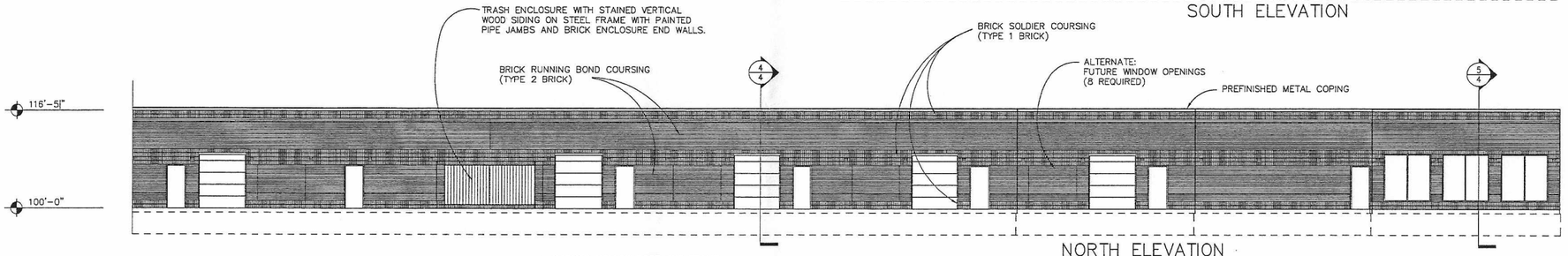
© Attachment: Packet Docs_East Corp (10623 : Signarama for East Mequon Corporate Center III)



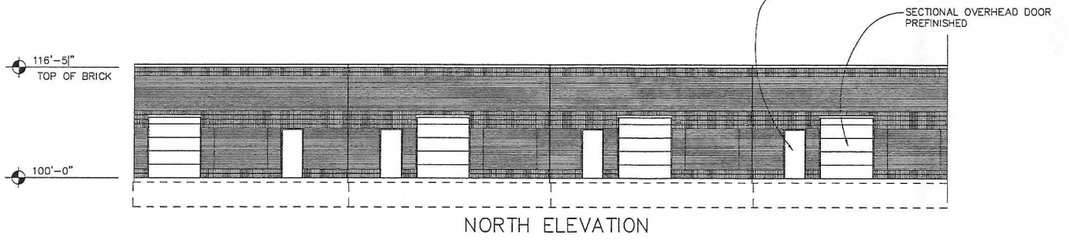
SOUTH ELEVATION



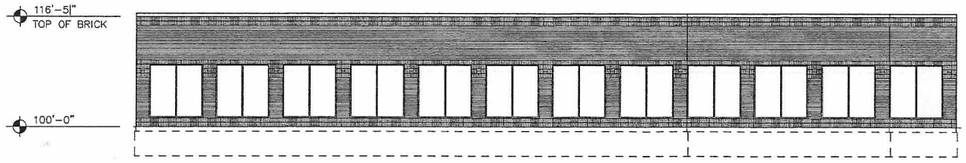
SOUTH ELEVATION



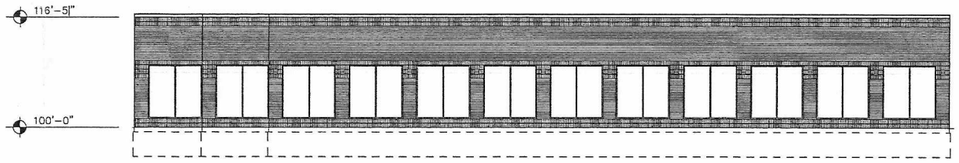
NORTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

ELEVATIONS

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

Rev.	Date	Description	By
	6-7-95	Approved	EJP
		Drawn	

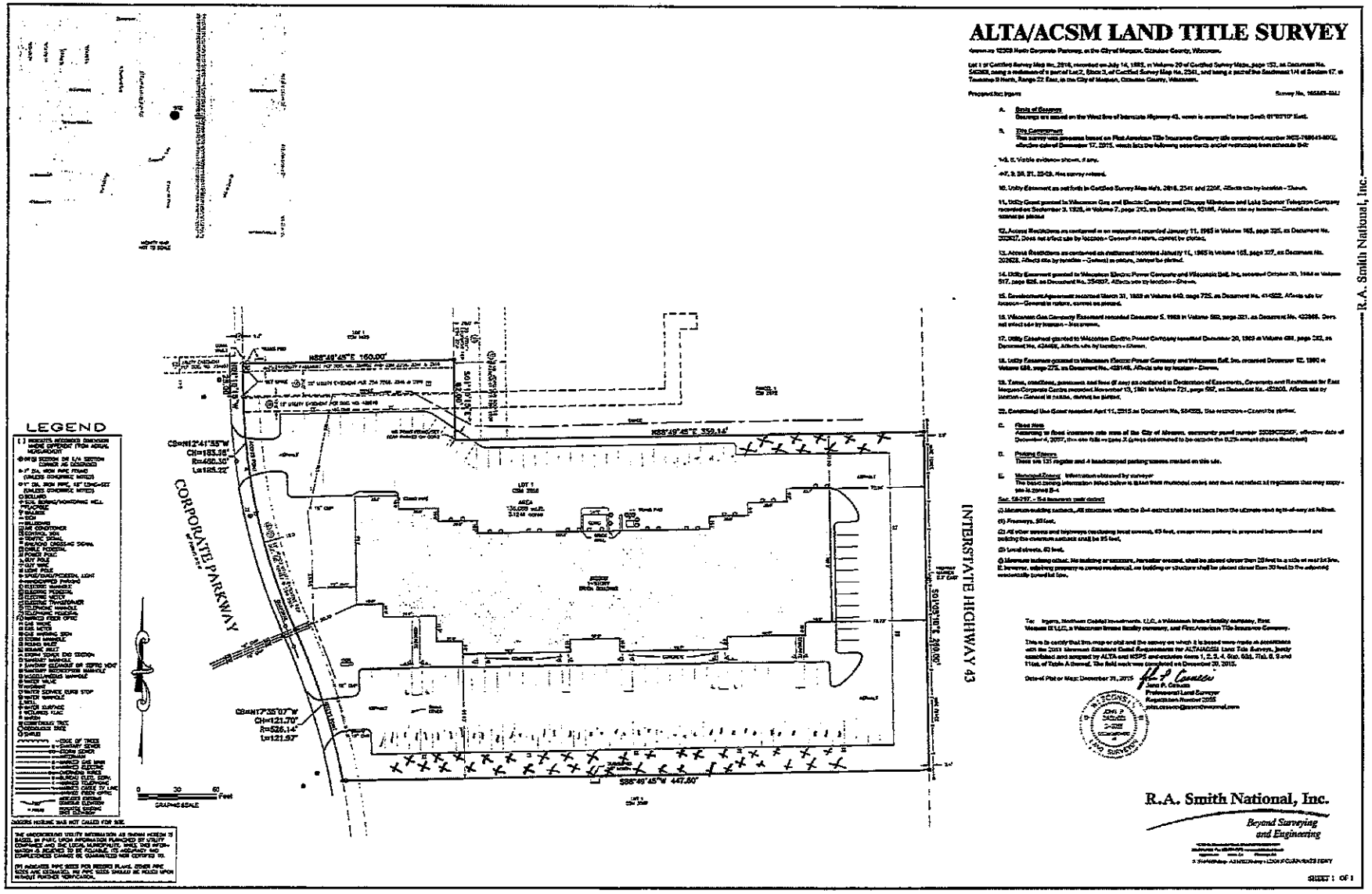
EAST MEQUON CORPORATE CENTER
SERVICE CENTER BUILDING
MEQUON, WISCONSIN

Project Number 93160

Torke Wirth Pujara Ltd.
933 N. Mayfair Road Wauwatosa, Wi. 53226
architects engineers
(414) 453-4554

©

Attachment: Packet Docs_East Corp (10623 : Signarama for East Mequon Corporate Center III)



ALTA/ACSM LAND TITLE SURVEY

Known as 12309 Metro Corporate Parkway, in the City of Mequon, Ozaukee County, Wisconsin.

Lot 1 of Certified Survey Map No. 2916, recorded on July 14, 1983, in Volume 20 of Certified Survey Maps, page 152, as Document No. 540303, being a redivision of a parcel of Lot 2, Block 3, of Certified Survey Map No. 2341, and being a parcel the Southeast 1/4 of Section 17, in Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Prepared for: Ingwers

Survey No. 165685-SMJ

A. Basis of Bearings
Bearings are based on the West line of Interstate Highway 43, which is assumed to bear South 01°52'10" East.

B. Title Commitment
This survey was prepared based on First American Title Insurance Company title commitment number NCS-758643-MKE, effective date of December 17, 2015, which lists the following easements and/or restrictions from schedule B-II:

1-5, 8. Visible evidence shown, if any.

6-7, 9, 20, 21, 23-25. Are survey related.

10. Utility Easement as set forth in Certified Survey Maps Nos. 2916, 2341 and 2206. Affects site by location - Shown.

11. Utility Grant granted to Wisconsin Gas and Electric Company and Chicago Milwaukee and Lake Superior Telephone Company recorded on September 3, 1926, in Volume 7, page 293, as Document No. 82186. Affects site by location - Cannot be plotted, blanket in nature.

12. Access Restrictions are contained in an instrument recorded January 11, 1965 in Volume 165, page 325, as Document No. 372617. Does not affect site by location - General in nature, cannot be plotted.

13. Access Restrictions are contained in an instrument recorded January 11, 1965 in Volume 165, page 327, as Document No. 372623. Affects site by location - General in nature, cannot be plotted.

14. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc, recorded October 30, 1968 in Volume 517, page 626, as Document No. 454697. Affects site by location - Shown.

15. Development Agreement recorded March 31, 1969 in Volume 540, page 725, as Document No. 474522. Affects site by location - General in nature, cannot be plotted.

16. Wisconsin Gas Company Easement recorded December 5, 1969 in Volume 552, page 321, as Document No. 482365. Does not affect site by location - Not shown.

17. Utility Easement granted to Wisconsin Electric Power Company recorded December 20, 1969 in Volume 558, page 282, as Document No. 484468. Affects site by location - Shown.

18. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc. recorded December 12, 1980 in Volume 658, page 275, as Document No. 628148. Affects site by location - Shown.

19. Terms, conditions, assessment and fees (if any) as contained in Declaration of Easements, Covenants and Restrictions for East Mequon Corporate Centre recorded November 13, 1981 in Volume 721, page 597, as Document No. 652600. Affects site by location - General in nature, cannot be plotted.

20. Continued Use Grant recorded April 11, 2013 as Document No. 1044028. Site restriction - Cannot be plotted.

C. Flood Note
According to flood insurance rate maps of the City of Mequon, community panel number 55089C0255F, effective date of December 4, 2007, the site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces
There are 131 regular and 4 handicapped parking spaces marked on this site.

E. Municipal Zoning Information obtained by surveyor
The basic zoning information listed below is BASIC from municipal codes and does not reflect all requirements that may apply - see M Zoning B-4

Sec. 18-297. - B-4 basement park district

a) Minimum building setback. All structures within the B-4 district shall be set back from the ultimate right-of-way as follows:

(1) Freeways, 50 feet.

(2) All other streets and highways containing local controls, 42 feet, except where parking is prepared between the road and building the minimum setback shall be 95 feet.

(3) Local streets, 42 feet.

(4) Minimum building offset. No building or structure, hereafter erected, shall be placed closer than 20 feet to a side or rear lot line. However, adjoining property is zoned residential, no building or structure shall be placed closer than 30 feet to the adjacent residentially zoned lot line.

To: Ingwers, Northern Capital Investments, LLC, a Wisconsin limited liability company, East Mequon III LLC, a Wisconsin limited liability company, and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9 and 11(a), of Table A thereof. The field work was completed on December 20, 2015.

Date of Plat or Map: December 31, 2015

James P. Corcoran
Professional Land Surveyor
Registration Number 2055
jcorcoran@rasmithnational.com

R.A. Smith National, Inc.
Beyond Surveying and Engineering

SHEET 1 OF 1

LEGEND

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND OTHER LOCAL MUNICIPALITIES. WHILE THIS INFORMATION IS BELIEVED TO BE ACCURATE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DIGGERS HOTLINE WAS NOT CALLED FOR SITE.

Attachment: Packet Docs_East Corp (10623 : Signarama for East Mequon Corporate Center III)

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

TO: **Planning Commission**

FROM: **NATALIE REDDING, CITY PLANNER**

DATE: **September 29, 2025**

SUBJECT: **Keller, Inc. for BE Golf, LLC. The applicant is seeking building and site plan amendment approval for an approximately 10,200 sq. ft. addition and remodel of the existing building for the property located at 12950 N. Port Washington Road (Missing Links).**

Applicant:	Scott Lausten, Keller, Inc.
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Zoning:	UCSH (Ulao Creek Senior Housing) FFO (Flood Fringe Overlay/Flood District)
Land Use Plan:	Residential 5 acre minimum
Lot size:	20.13 acres
Location:	12950 N. Port Washington Road
Tax Key Number:	#15-008-10-004.00
District:	#5

Background: The applicant is requesting building and site plan amendment for the property located at 12950 N Port Washington Road. Missing Links Golf Course and Driving Range is planning to construct an addition to and remodel of the existing building, which is located within the Ulao Creek Senior Housing District. The addition and remodel will allow Missing Links to expand and improve upon current building conditions to continue to serve the community of Mequon.

Ulao Creek Design Guidelines

Missing Links Golf Course is a long-standing institution and public use within the Ulao Creek Neighborhood. Its location within the Ulao Creek Senior Housing zoning district makes it subject to the Ulao Creek neighborhood design standards, which aim to preserve the rural character of the area and foster redesigns/new builds with care. To accommodate these standards, the planned building addition will seamlessly match the existing architecture and design of the building and planned remodel, which is rural and rustic in nature. The addition is moderate in size and scale, thus maintaining the preservation of open space and environmental features, and the proposed color scheme plays into and complements the area's natural aesthetics.

Building and Site Plan Review

The addition will add roughly 1,900 square feet to the building, bringing the overall footprint to a total of around 4,900 square feet. The addition will feature premium indoor golf simulator space as well as an office space. The remodel of the existing building will be designed to allow for a more open dining space and new, updated restrooms for patrons. The building will continue to

adhere to the setback and offset requirements, as well as the required open space ratio and building floor area maximum of 30%.

The building addition will feature three 8x8 glass overhead doors, which will open up onto an extended outdoor patio space. The additional concrete patio space will be designed to match the existing patio. The plan also includes the replacement of doors and windows on the existing building, new LP board and batten siding - which will be repainted from the existing gray color to an orange/yellow hue (as shown in the architectural renderings) - and reroofing of the existing roof with new shingles. The additions will also push the current hardscape retaining wall to the southeast portion of the building, where it will be reconstructed. Staff is supportive of the building design set forth. The applicant notes that plantings around the area where the building addition is proposed will be removed and replaced as needed to maintain the same aesthetic currently at the site. Considering the impact to the existing landscaping/extent of removal and replacement needs is not yet known, staff will condition that any landscaping that is removed or destroyed during construction be replaced in kind.

Site Compliance Review
Staff conducted a site visit to confirm compliance. There is one light on the roof of the building, facing the parking lot, which is not compliant with the City of Mequon lighting code. Staff will require that the light be removed as a condition of approval. Staff also confirmed that the landscaping on the northern most parking lot island appears to have died. The trees remain in good condition, however the ground level landscaping needs replacement. As such, staff will require that the ground landscaping be removed and replaced/replanted prior to issuance of final occupancy.

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

Access is provided through an existing access on Port Washington Road. The proposed project does not include any changes to the access. Any changes to the access would require Ozaukee County approval.

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 and any applicable wetland setback 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 cannot connect to public sewer without an amendment to the sewer service area.

The site is located in the Ulao Creek Neighborhood and, according to the Mequon Water Connection Policy, new habitable building improvements must connect to public water. Building additions are not considered a new habitable building improvement, therefore, connection to public water is not required. The applicant may choose to connect, in accordance with the policy and Standard Specifications for Land Development.

No changes to the sewer or water are proposed as part of the proposed project.

The applicant shall submit a calculation of net added impervious surface with the proposed improvements. If the proposed improvements will add more than 5,000 square feet of impervious surface and is not covered by a stormwater management plan, therefore per MMSD rules, green infrastructure will be required. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances. Green infrastructure plans also require the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee.

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

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

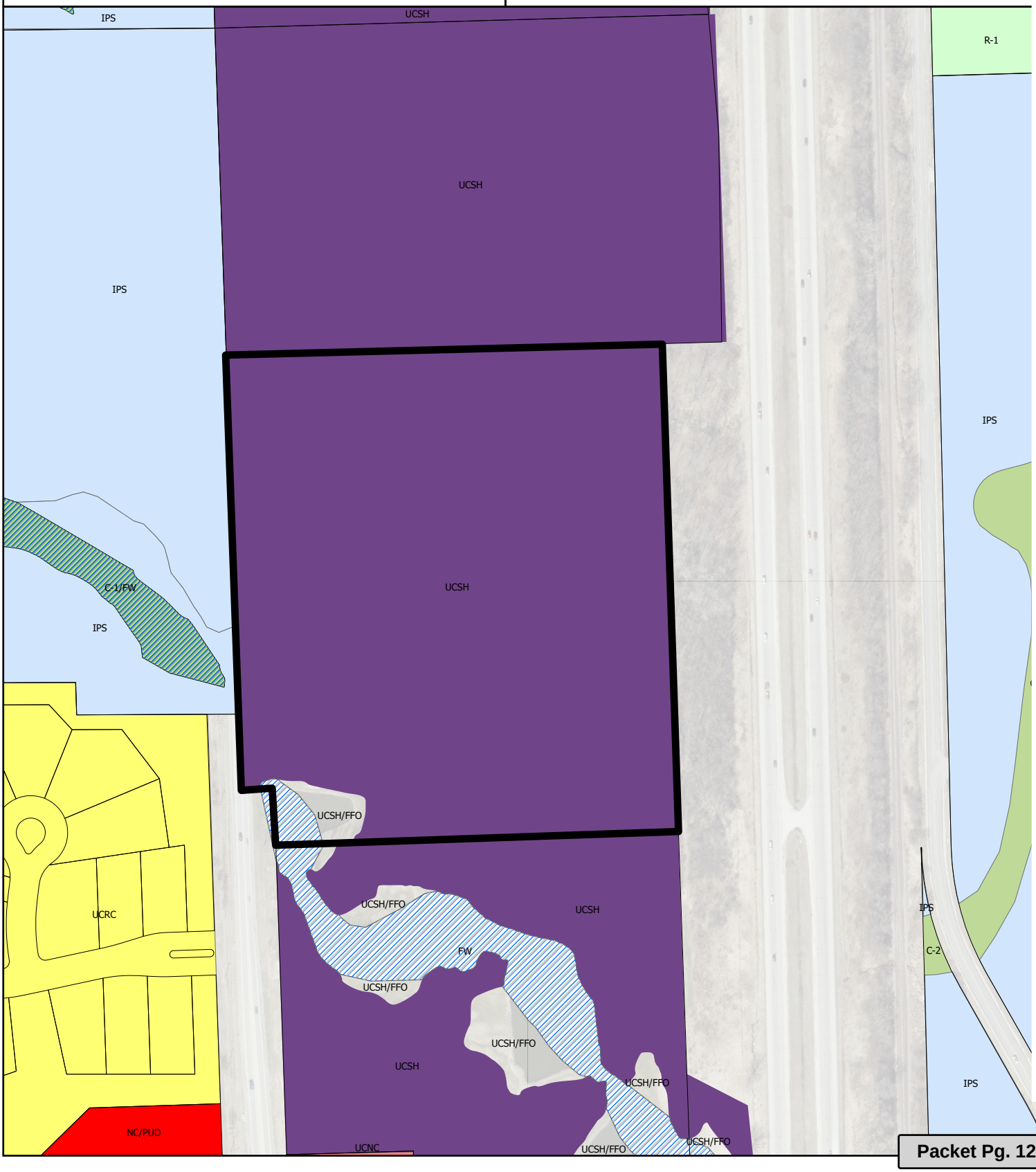
Staff recommendation:
Staff is recommending **approval** of the conditional use grant and building and site plan amendment subject to the following conditions:

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. Any substantial change to the building and site plan shall require the review and approval of the Planning Commission.
3. Noncompliant lighting on the west side of the building's roof shall be removed.
4. Ground landscaping in the northernmost parking lot island shall be removed and replaced with new plantings.
5. Any landscaping that is removed or destroyed during construction must be replaced in kind.
6. The applicant shall submit a calculation of net added impervious surface with the proposed improvements. If the proposed improvements will add more than 5,000 square feet of impervious surface and is not covered by a stormwater management plan, therefore per MMSD rules, green infrastructure will be required. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances. Green infrastructure plans also require the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee.
7. A filling, excavation, and berms permit is required. The permit is required prior to the issuance of a building permit.
8. 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.

Attachments:
Packet Docs_Missing Links (PDF)

MISSING LINKS

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



Attachment: Packet Docs_Missing Links (10624 : Keller, Inc. for BE Golf, LLC)

Keller
Planners | Architects | Builders
Offices in Fox Cities, Madison, Milwaukee, & Wausau

8/18/2025

City of Mequon
11333 N Cedarburg Rd
Mequon, WI 53092

To the Plan Commission of the City of Mequon:

BE GOLF LLC, owned by Peter Epperson, operator of Missing Links Golf Course and Driving Range, is planning to construct an addition to and remodel the existing building used for the business. Missing Links has been a staple of the Mequon community providing entertainment and leisure for many years and they would like to continue to improve how they serve the community by expanding and improving current building conditions.

The site of the proposed addition and remodel is located within the Ulao Creek Senior Housing (UCSH) district. The building total square footage after addition will be 10,295 sq ft. with an estimated cost of $1.7 million. The new addition will contain high level premium indoor golf simulators with lounge furniture and "party room" space. The remodel will allow for a more open dining space and new, updated restrooms for patrons.

The addition will push the current hardscape retaining wall to the southeast where it will be reconstructed along with the concrete patio that will be extended and colored/designed to match the existing with plantings being removed and replaced as needed to maintain the same aesthetic as existing.

This addition and remodel to Missing Links will be of great benefit to the community of Mequon for Public Interest as well as General Welfare as it will provide an even more enriching experience than what is currently enjoyed by community members of all ages at the existing facility. It will allow the business to continue to provide an outlet for entertainment and physical well-being year-round while simultaneously increasing the pull of economic growth by attracting more customers from the surrounding areas with the indoor golf simulators and expanded covered bays.

If any Plan Commission members, city planning department members, or the general public have any questions regarding the business, new structure or site layout, please feel free to contact Keller, Inc. at any time. Site visits and tours will be granted at time of request. Thank you all for your consideration of this project.

Respectfully submitted,

Attachment: Packet Docs_Missing Links (10624 : Keller, Inc. for BE Golf, LLC)

ADDRESS
P.O. Box 620, Kaukauna, WI 54130-0620

PHONE
920·766·5795 1·800·236·2534

FAX
920·766·5004

WEB SITE
www.kellerbuilds.com

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
EX1.0 EXISTING FLOOR PLAN
D1.0 DEMOLITION PLAN & ELEVATIONS
EX2.0 EXISTING ELEVATIONS
A1.0 FLOOR PLAN & REFLECTED CEILING PLAN
A2.0 ELEVATIONS
A3.0 SECTIONS
S1.0 FOUNDATION PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	N/A	N/A	N/A
FIRST FLOOR	3,039 S.F.	1,919 S.F.	4,958 S.F.
CANOPIES (COLUMN SUPPORTED)	1,461 S.F.	1,793 S.F.	3,254 S.F.
BASEMENT	2,083 S.F.	N/A	2,083 S.F.
BUILDING AREA SUB-TOTALS	6,583 S.F.	3,712 S.F.	------ S.F.
MEZZANINES	N/A	N/A	N/A
FIRE AREA TOTALS	6,583 S.F.	3,712 S.F.	10,295 S.F.
REMODEL AREA TOTALS	------ S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013 or 2015 IECC
2015 IEBC (Level # Alteration)

OCCUPANCY
B - Business, A-2 - Assembly
Accessory Use

Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas YES/NO

HEIGHT & AREA
Building Height: 23'-0" Maximum Allowed: 55'-0"
Number of Stories: 1 Maximum Allowed: 2
Total Building Area: 10,295 S.F. Maximum Allowed: -,--- S.F.
Total Fire Area: 10,295 S.F. Maximum Allowed: -,--- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES/NO

CONSTRUCTION TYPE
Construction Classification VB
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type None SPS 362.0903 (18)
Fire Alarm System YES

MEANS OF EGRESS
Occupant Load 175
Panic Hardware YES

STRUCTURAL DESIGN
Risk Category II
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load N/A
Steel Framing
Collateral Load N/A
Wood Truss
Top Chord Dead Load 10 psf
Bottom Chord Load 10 psf
Mezzanine/Second Floor/Basemen
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 56 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 115 MPH
Surface Roughness B
Exposure Category B
Earthquake Load Criteria
Soil Site Class D
Ss .088
S1 .052

PLUMBING SYSTEMS
Mens WC Required 2
Womens WC Required 2
Drinking Fountain Required OTHER
Other Source YES
Ambulatory Stall Required NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT

Building Size	-,--- S.F.	-.--%
Hard Surface	-,--- S.F.	-.--%
Green Space	-,--- S.F.	-.--%
Parcel Size (Approx.)	-,--- S.F.	-.-- Acres
Parking Provided	-- Stalls	
Area of Disturbance	-,--- S.F.	

ZONING

Property Zoning	--
Setbacks	FY -'--" SY -'--" RY -'--"
Hard Surface Setback	-'--"
Coverage Limit	--%
Greenspace Requirement	--%
Parking Required	-- Stalls
Refuse Enclosure	YES/NO
RTU SCREENING	YES/NO


N. PORT WASHINGTON RD.
US - 43
US - 43
792.82'
819.98'
870.00'
870.00'
870.00

Legal description per ?Document No. 535797
That part of the North Twenty (20) acres of the West Forty (40) acres of the South Sixty (60) acres of the West One-half (1/2) of the Southwest One-quarter (1/4) of Section Eight (8), in Township Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, County of Ozaukee, State of Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of said 1/4 Section; thence N0°50'45"W along the West line of said 1/4 Section997.92 feet; thence N89°50'19"E, 65.01 feet to the point of beginning; thence N0°50'45"W, 115.00 feet; thence S87°07'30"W65.04 feet to a point on the West line of said 1/4 Section; thence N0°50'45"W along the West line of said 1/4 Section, 886.00 feet; thence N89°40'36"E along the North line of the North 20 acres of the West 40 acres of the South 60 acres of the West 1/2 0f said 1/4 Section, 885.00 feet to a point on the West line of Interstate Highway 43; thence S0°50'25"E along said West line, 100.42 feet thence S89°50'19"W 819.93 feet to the point of beginning. Excepting therefrom those parts heretofore taken for road purposes.

SITE STATISTICS :

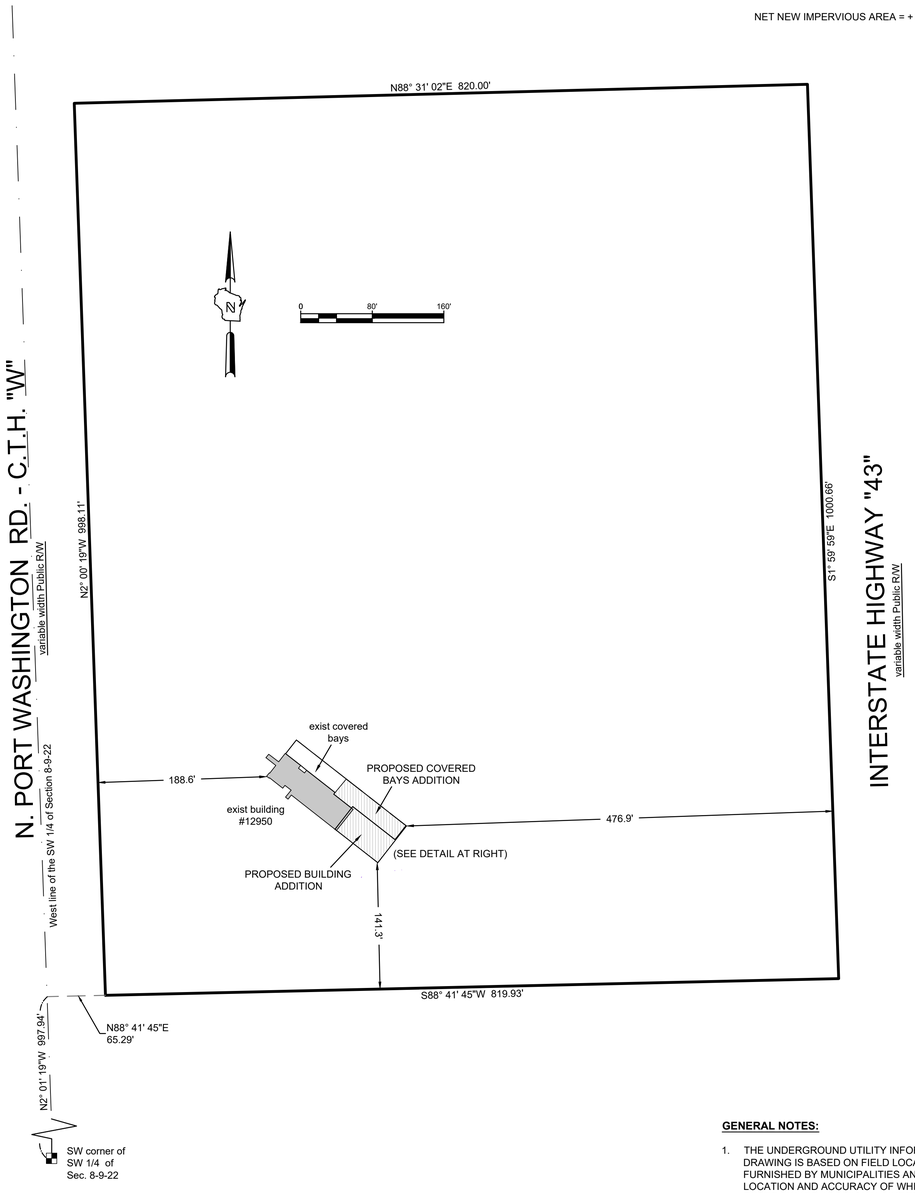
TOTAL PROPERTY AREA = 819,415 S.F./18.811 ACRES
(EXCLUDING THE ULTIMATE RIGHT-OF-WAY OF N. PORT WASHINGTON RD.)

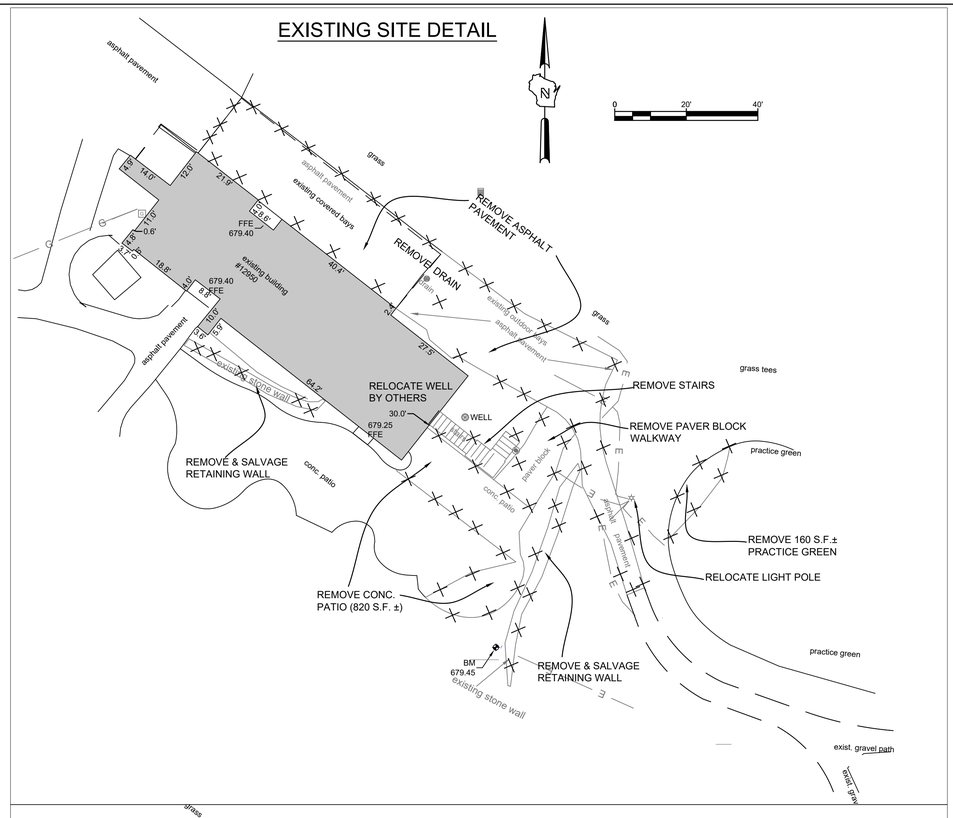
PROPOSED AREA OF DISTURBANCE = 7,021S.F./0.161 ACRES

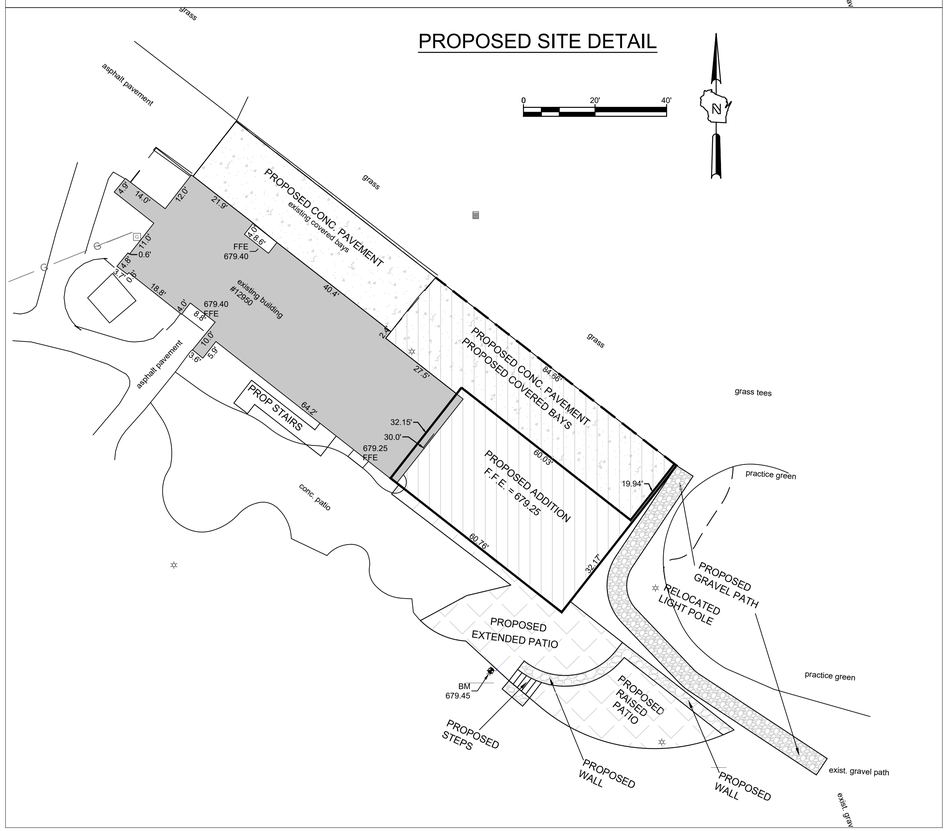
EXISTING IMPERVIOUS SURFACE AREA REMOVAL = 2,656 S.F.

PROPOSED IMPERVIOUS SURFACE AREA = 5,798 S.F.

NET NEW IMPERVIOUS AREA = + 3,142 S.F.







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

LEGEND

SECTION 1/4 SECTION LINE	UNKNOWN MANHOLE
PROPERTY LINE	SANITARY MANHOLE
EASEMENT	STORM MANHOLE
CHAIN LINK FENCE	ELECTRIC MANHOLE
GUARD RAIL	MMSD MANHOLE
METAL FENCE	TELEPHONE MANHOLE
WOOD FENCE	CATCH BASIN
TREE LINE	CATCH BASIN (ROUND)
OVERHEAD UTILITY LINE	ROOF DRAIN
ELECTRIC	HYDRANT
TELEPHONE	WATER VALVE
FIBER OPTIC	GAS VALVE
CABLE TV	UTILITY POLE
SANITARY SEWER	GUY WIRE
FORCE MAIN	GUY POLE
MILWAUKEE INTERCEPTOR SEWER	GAS METER
COMBINED SANITARY & STORM SEWER	ELECTRIC METER
STORM SEWER	UTILITY PEDESTAL
WATER MAIN	HANDHOLE
GAS	IRON PIPE FOUND/SET
WETLAND	REBAR FOUND/SET
EXISTING MAJOR CONTOUR	CHISELED CROSS FOUND/SET
EXISTING MINOR CONTOUR	PK NAIL FOUND/SET
	SPIKE/NAIL
	MONUMENT
	BENCHMARK
	SIGN
	DECIDUOUS TREE (Diameter)
	CONIFEROUS TREE (Diameter)
	BUSH
	POST
	SOIL BORING
	MONITORING WELL
	CULVERT END
	LIGHT POLE
	PARKING METER
	FLAG POLE
	TRAFFIC SIGNAL

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 5th day of June, 2025.

Recertified _____

James Schneider
S - 2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983, WITH THE WEST LINE OF THE SW ¼ OF SECTION 8, TOWN 9N, RANGE 22E BEARING N2°01'19W.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON 5/19/2025.
4. DATUM FOR THE PROJECT SURVEY IS NAVD88. BENCHMARK FOR THE PROJECT SURVEY IS CHISELED CROSS ON LIGHT POLE BASE AS SHOWN ON SURVEY, ELEVATION = 679.45.

KELLER BUILDS - MISSING LINKS ADDITION
12950 N. PORT WASHINGTON RD.
MEQUON, WISCONSIN

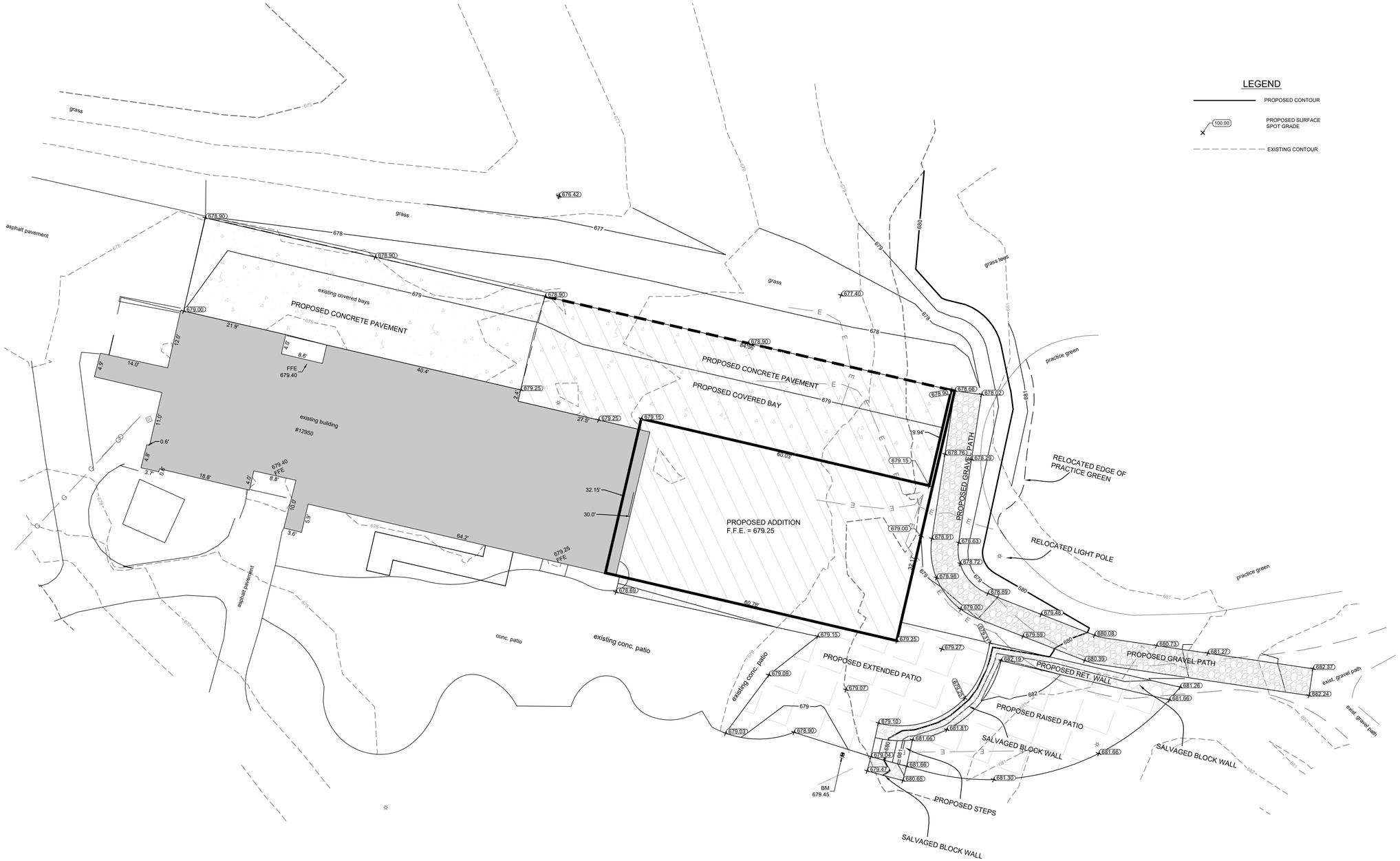
PLAT OF SURVEY

NO. REVISION	DATE BY
DRAWN BY:	JMB
DATE:	07/23/2025
PROJECT NO:	24123
CHECKED BY:	ARH
SHEET NO.:	

1 OF 2

Attachment: Packet Docs_Missing Links (10624 : Keller, inc. for BE Golf, LLC)

I:\Keller Builds\24123 - Keller Builds\060 CAD\300_Survey\020_Survey Deliverables (ALTA, CSM, PLAT)\24123 Keller-Missing Links.dwg



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

LEGEND

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- GUARD RAIL
- METAL FENCE
- WOOD FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
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- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- BUSH
- POST
- SOIL BORING
- MONITORING WELL
- CULVERT END
- LIGHT POLE
- PARKING METER
- FLAG POLE
- TRAFFIC SIGNAL

KELLER BUILDS - MISSING LINKS ADDITION
12950 N. PORT WASHINGTON RD.
MEQUON, WISCONSIN

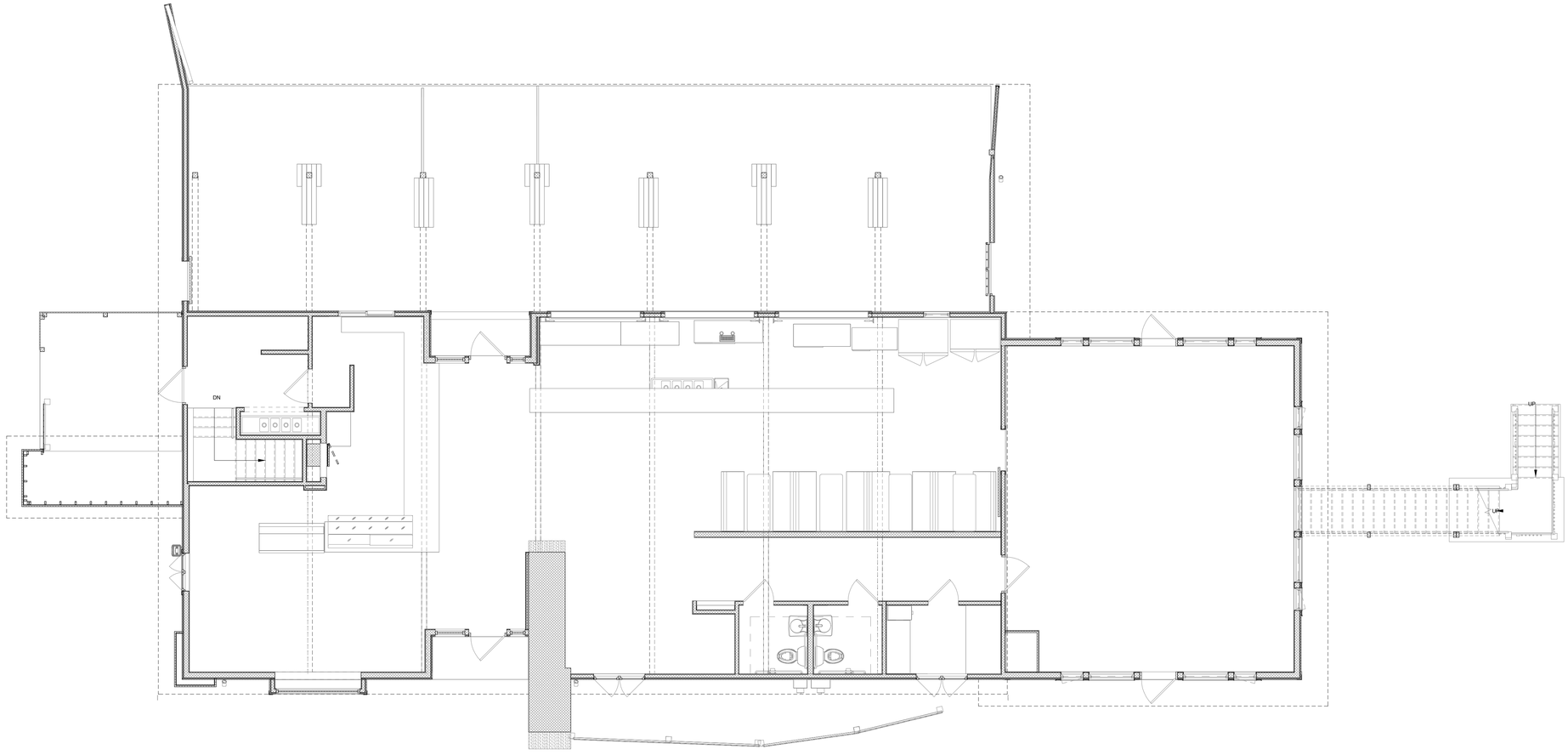
GRADING PLAN

0 10' 20'

NO.	REVISION	DATE	BY
DRAWN BY:		JMB	
DATE:		07/23/2025	
PROJECT NO:		24123	
CHECKED BY:		ARH	
SHEET NO.:			

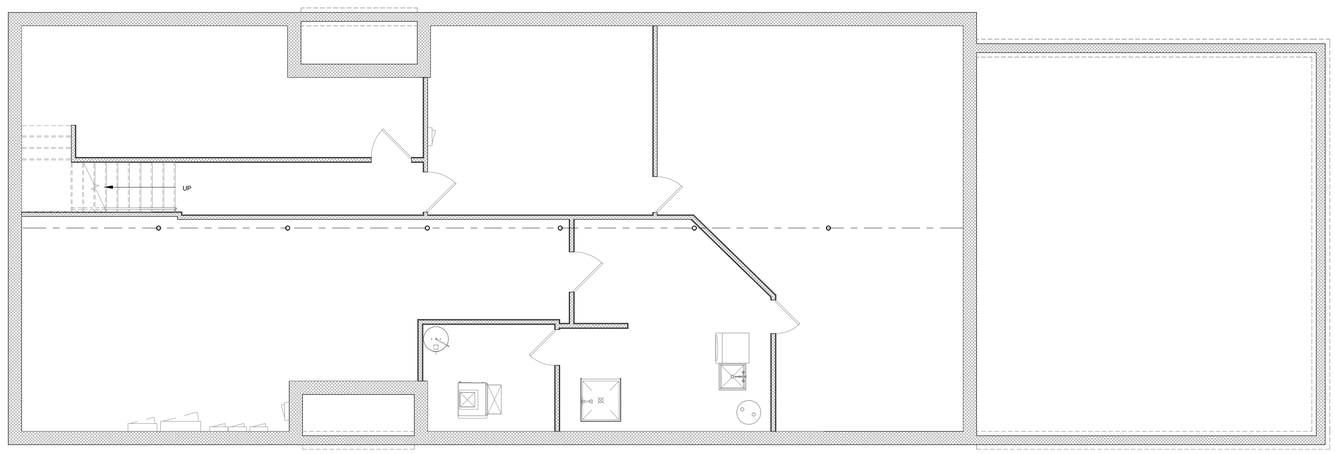
2 OF 2

Attachment: Packet Docs_Missing Links (10624 : Keller, inc. for BE Golf, LLC)



TRUE NORTH PLAN NORTH

EXISTING FLOOR PLAN
3/16" = 1'-0"



TRUE NORTH PLAN NORTH

EXISTING BASEMENT FLOOR PLAN
3/16" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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PROPOSED REMODEL/ADDITION FOR:

MISSING LINKS

12950 N. PORT WASHINGTON RD,
MEQUON, WISCONSIN 53097

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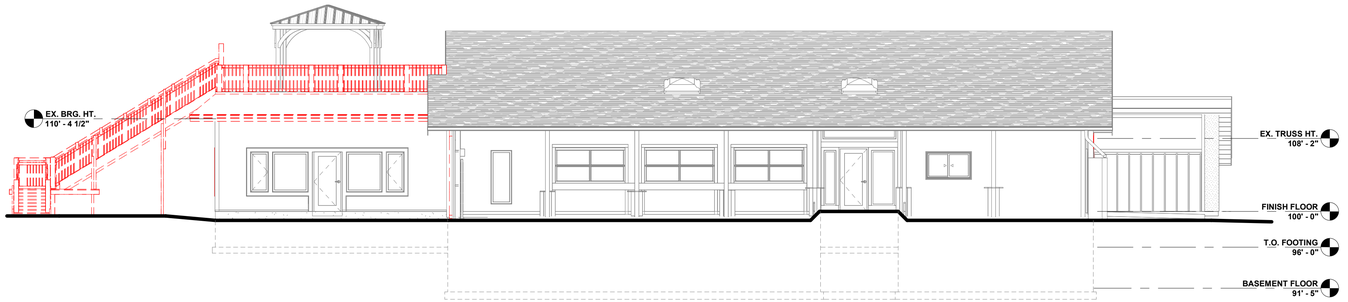
REVISIONS

1	06.18.2025	TDP
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6		

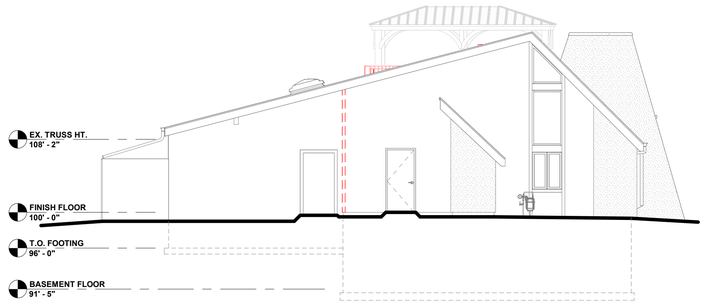
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: S. LAUSTEN
DESIGNER: T. TISLAU
INTERIOR DESIGNER: -------
DRAWN BY: TDP
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P24301
CONTRACT NO: -------
DATE: 05.09.2025
SHEET: EX1.0

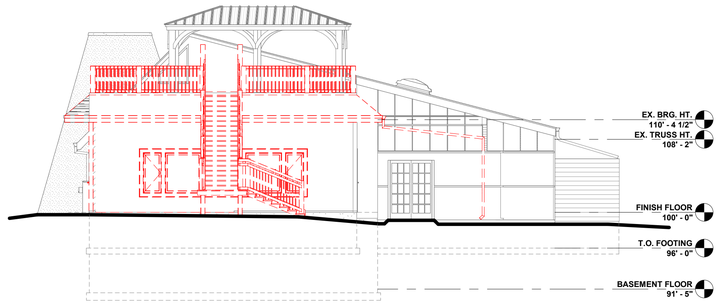
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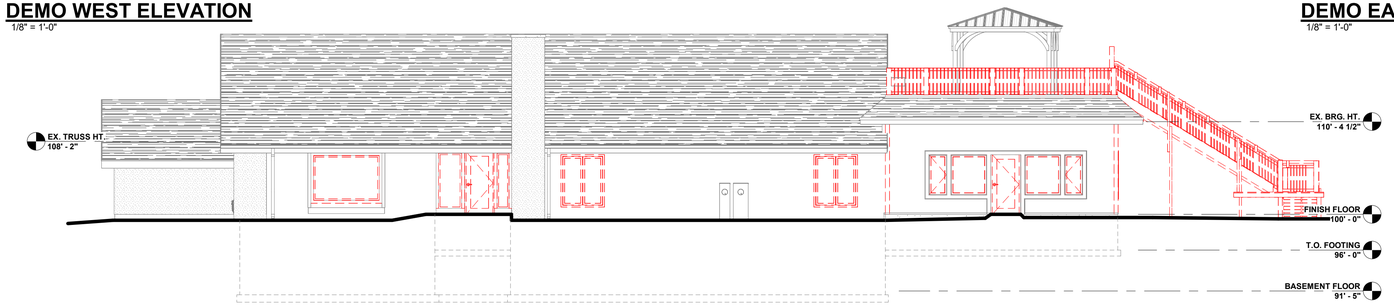
DEMO NORTH ELEVATION
1/8" = 1'-0"



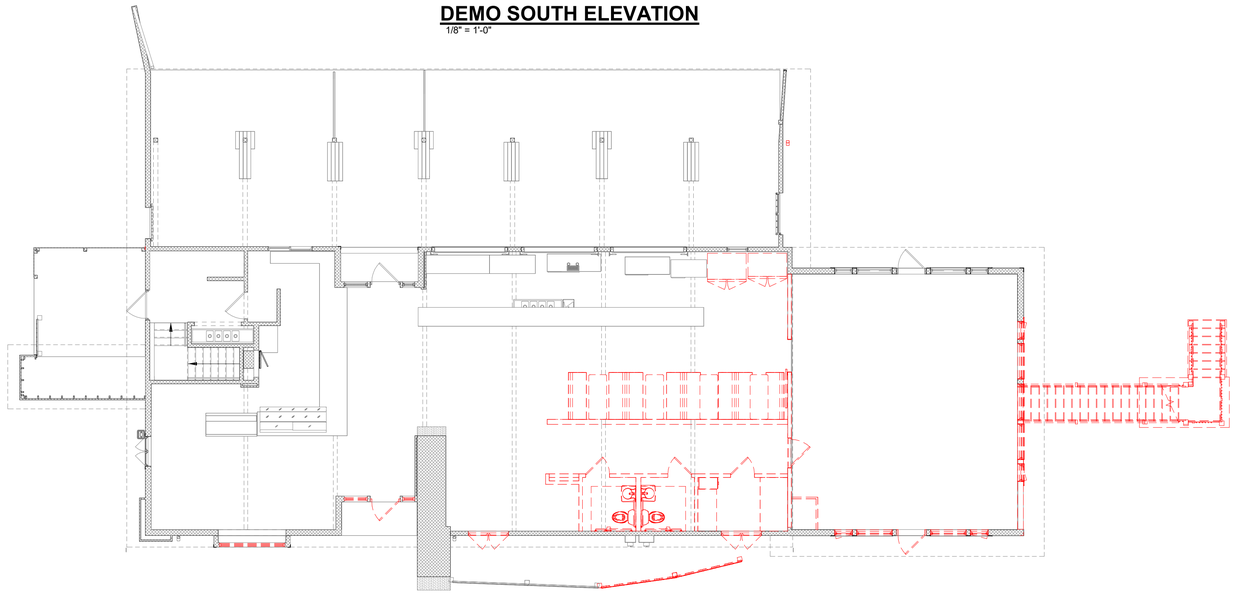
DEMO WEST ELEVATION
1/8" = 1'-0"



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



DEMO SOUTH ELEVATION
1/8" = 1'-0"



TRUE NORTH

PLAN NORTH

DEMOLITION FLOOR PLAN
1/8" = 1'-0"

WALL KEY

- NEW WALL/FURRING
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P.O. Box 620
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PROPOSED REMODEL/ADDITION FOR:

MISSING LINKS

12950 N. PORT WASHINGTON RD,
MEQUON, WISCONSIN 53097

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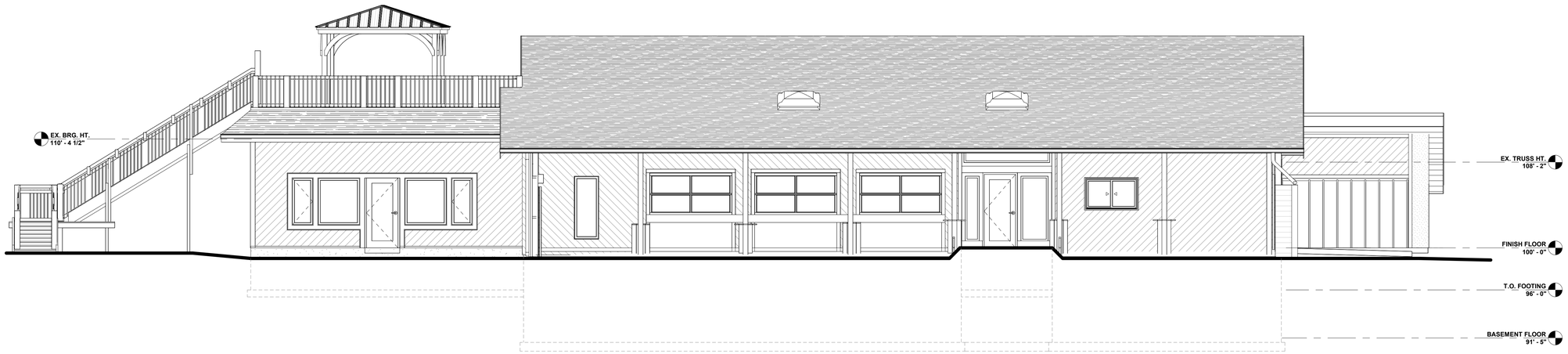
REVISIONS

1	06.18.2025	TDP
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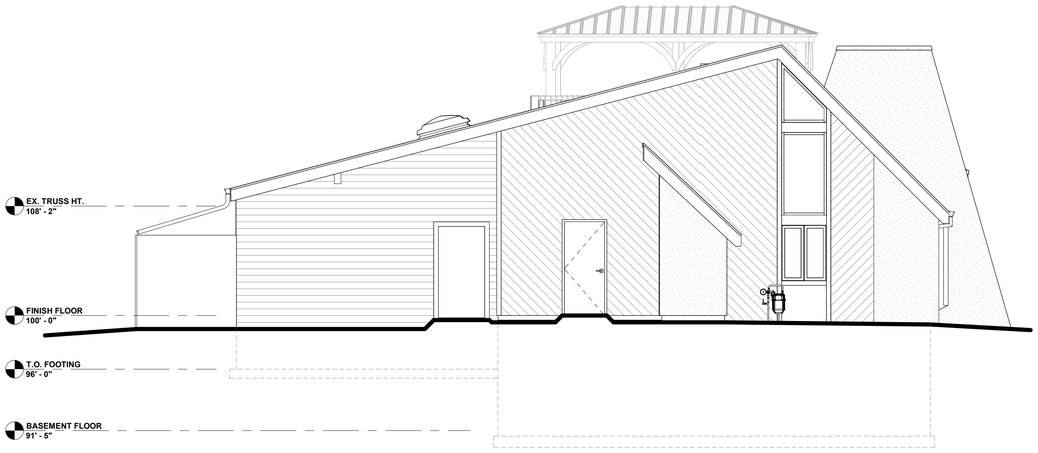
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: S. LAUSTEN
DESIGNER: T. TISLAU
INTERIOR DESIGNER: -------
DRAWN BY: TDP
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P24301
CONTRACT NO: -------
DATE: 05.09.2025
SHEET: D1.0

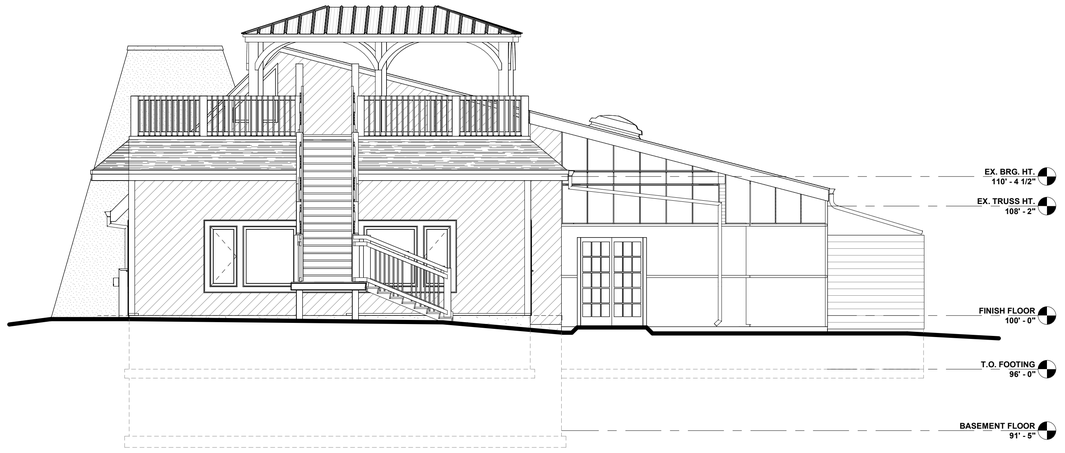
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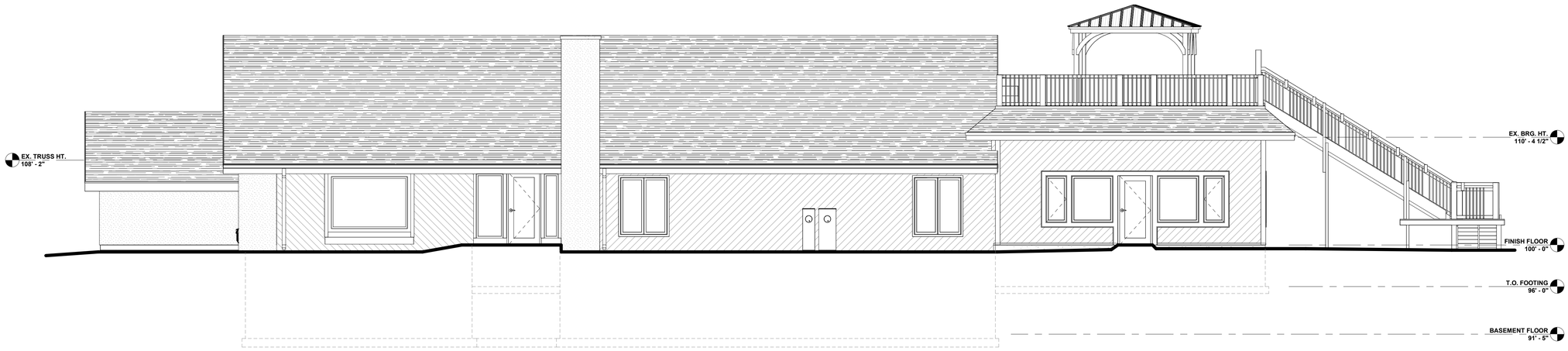
EXISTING NORTH ELEVATION
3/16" = 1'-0"



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



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



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

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FAX (262) 250-9740

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FAX (715) 849-3181

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PROPOSED REMODEL/ADDITION FOR:

MISSING LINKS

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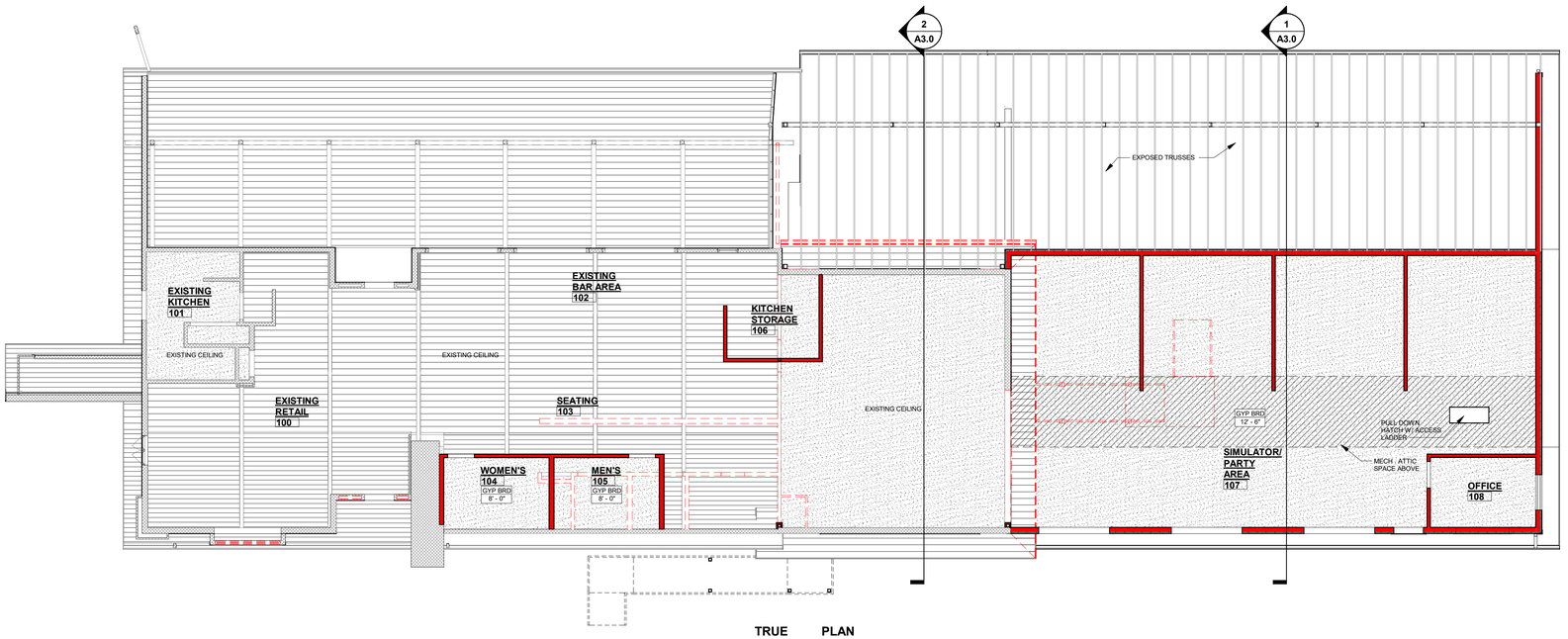
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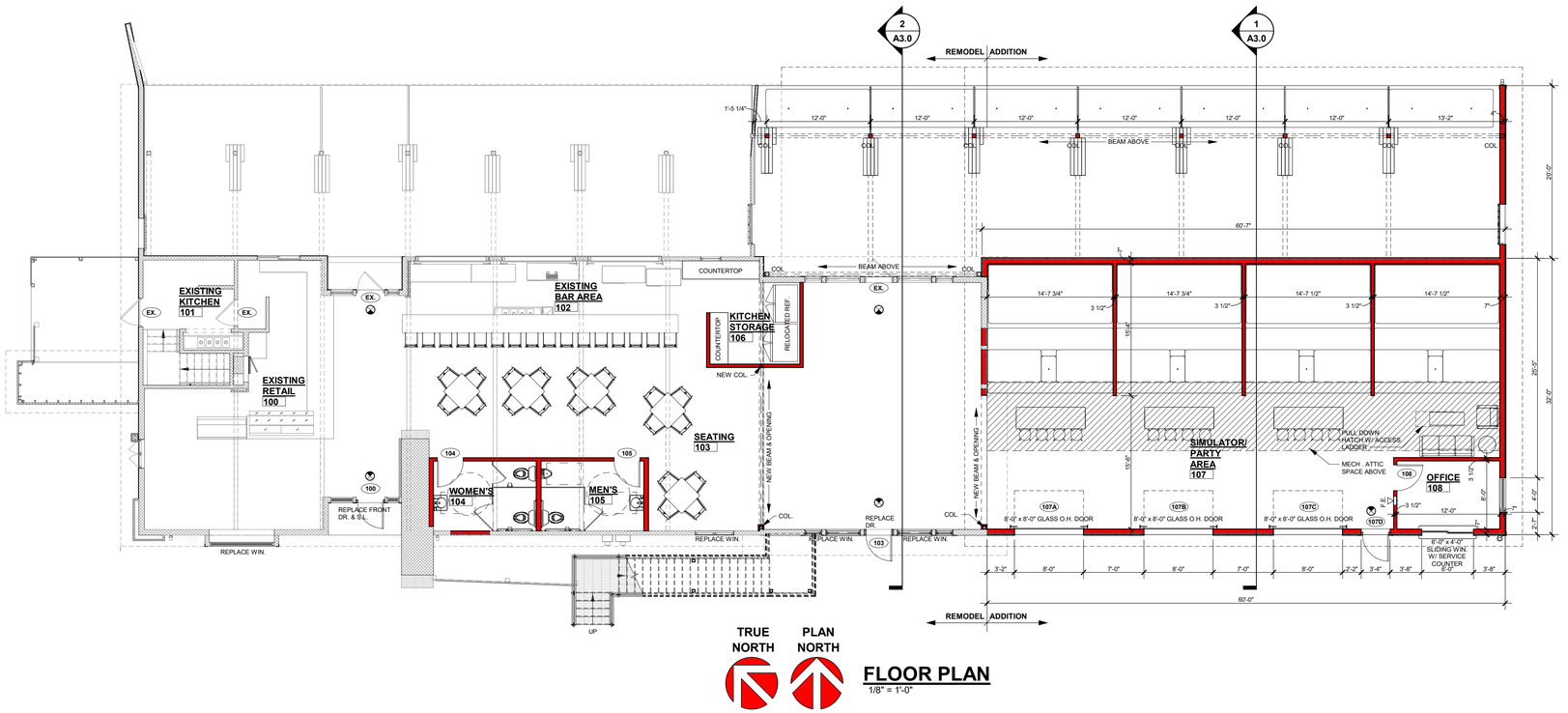
PROJECT MANAGER: S. LAUSTEN
DESIGNER: T. TISLAU
INTERIOR DESIGNER: -------
DRAWN BY: TDP
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P24301
CONTRACT NO: -------
DATE: 05.09.2025
SHEET: EX2.0

Attachment: Packet Docs_Missing Links (10624 : Keller, Inc. for BE Golf, LLC)



REFLECTED CEILING PLAN

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
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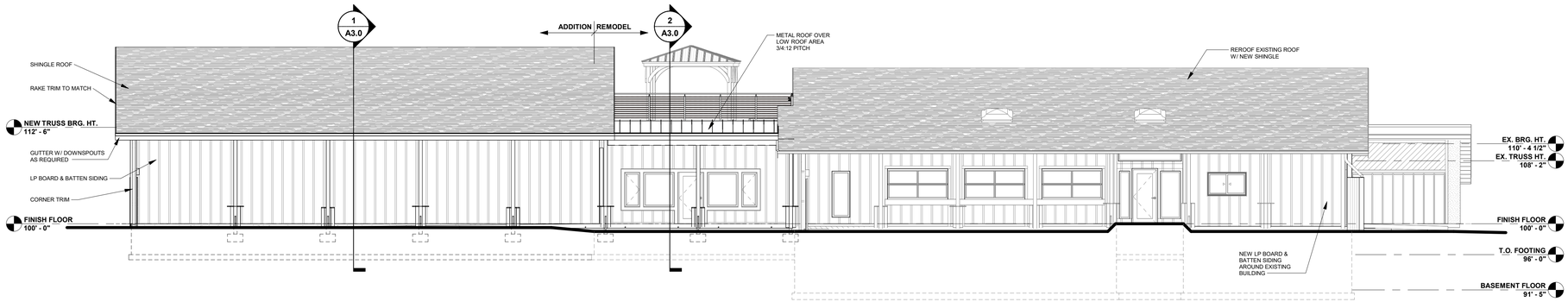
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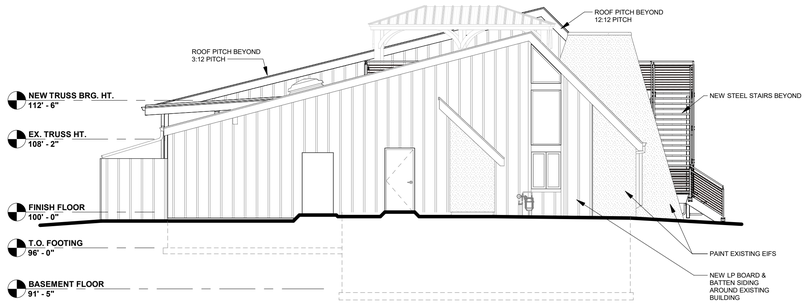
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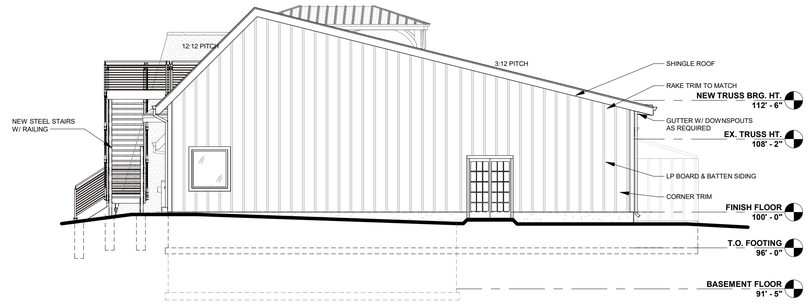
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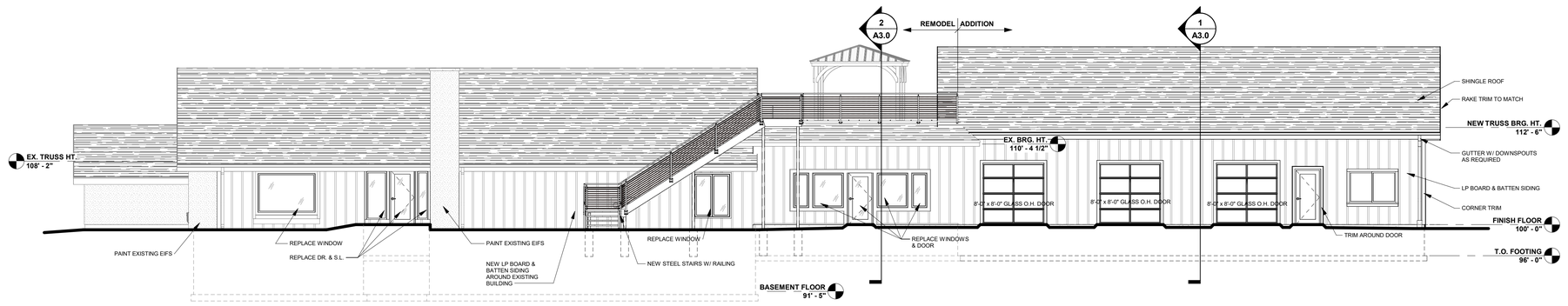
NORTH ELEVATION
1/8" = 1'-0"



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



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



SOUTH ELEVATION
1/8" = 1'-0"

DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.4
	SHGC	0.327
	VT	0.6
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.28
DOORS: (>50% GLAZING)	U VALUE	0.701
	SHGC	0.238
	VT	0.39

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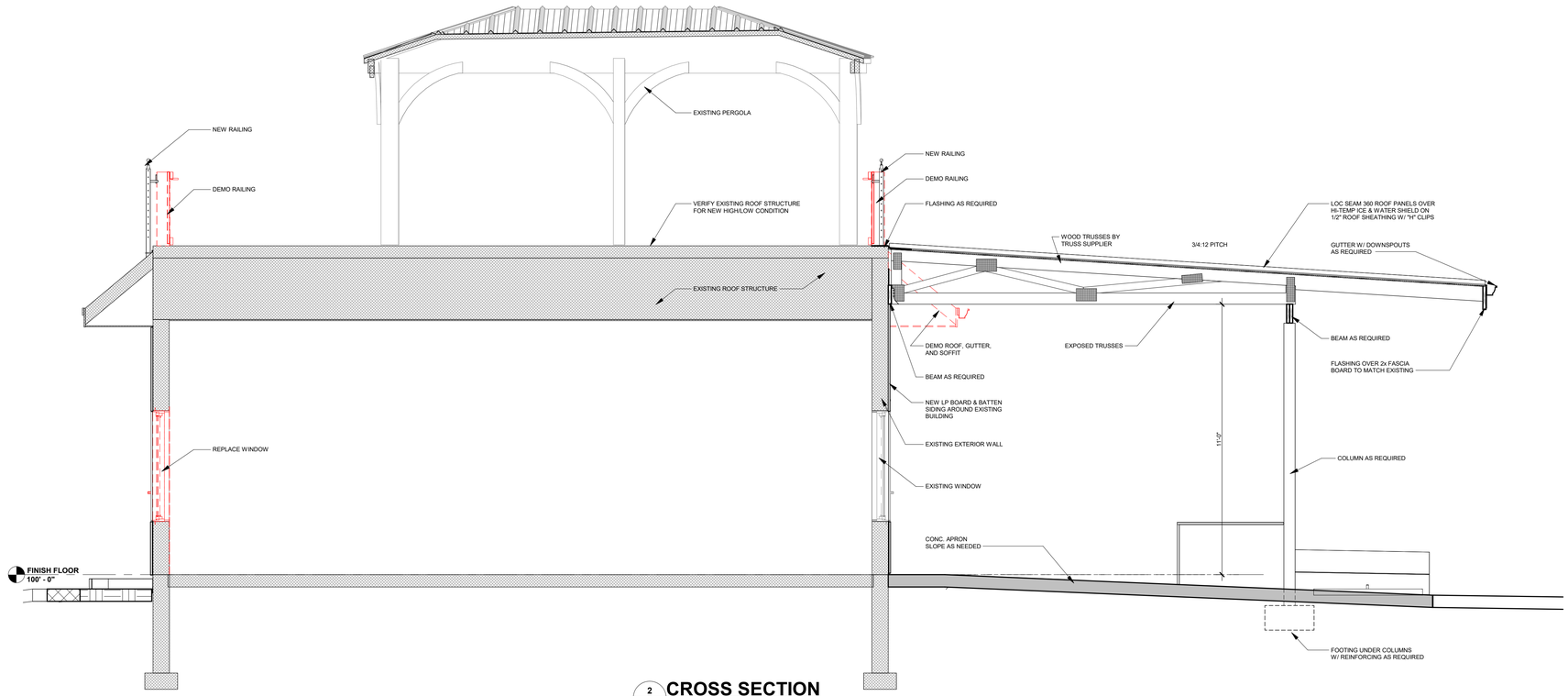
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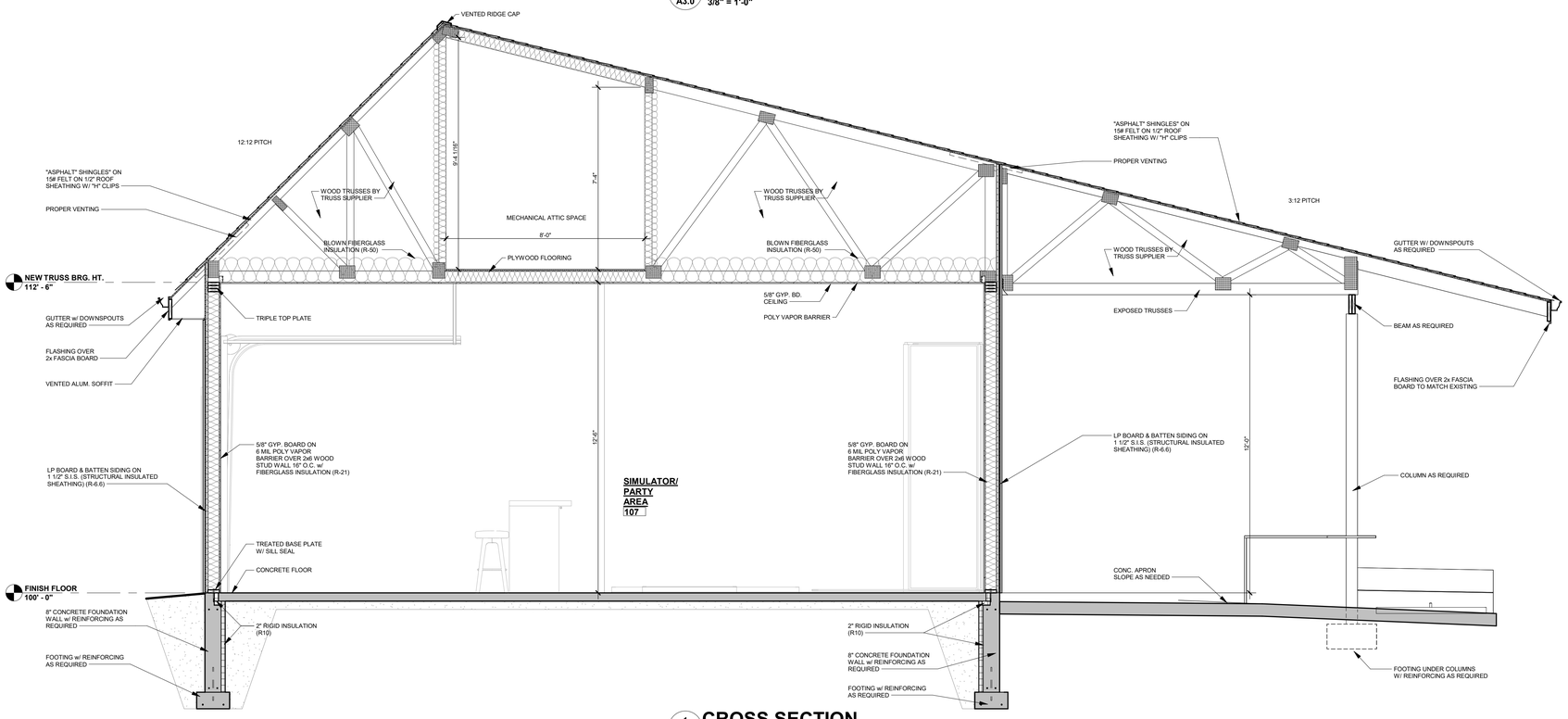
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Attachment: Packet Docs_Missing Links (10624 : Keller, Inc. for BE Golf, LLC)



2 A3.0 **CROSS SECTION**
3/8" = 1'-0"



1 A3.0 **CROSS SECTION**
3/8" = 1'-0"

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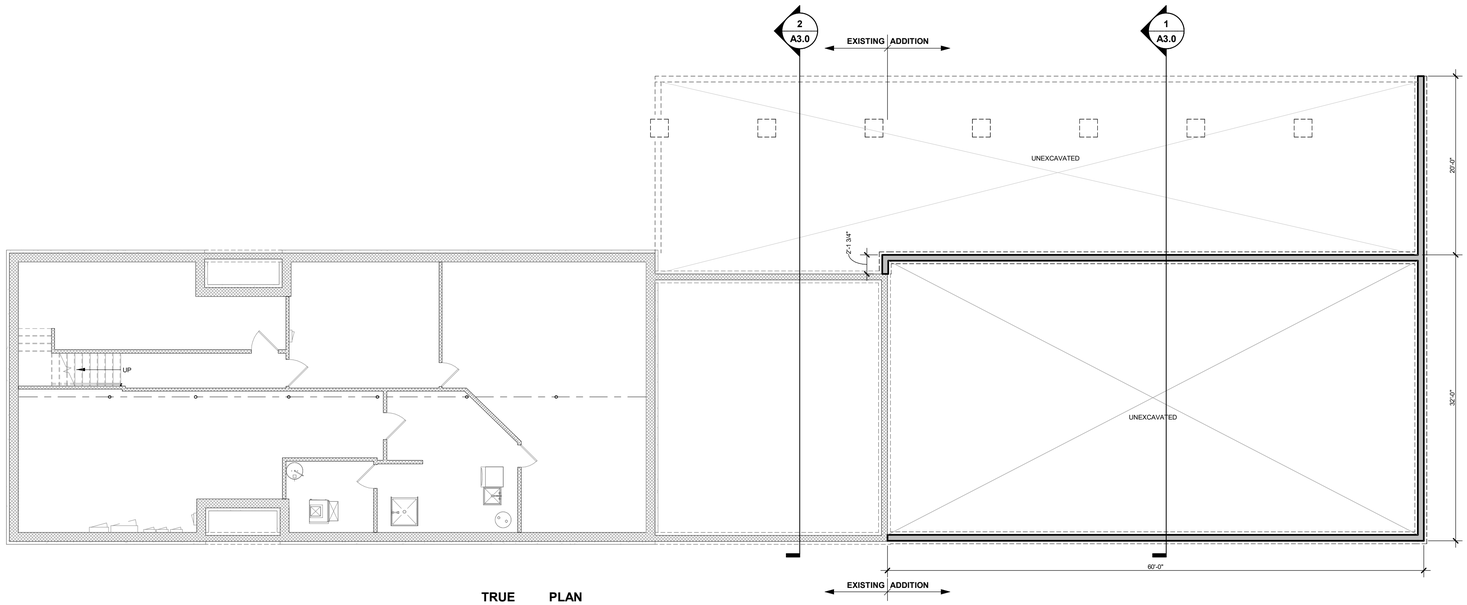
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SHEET: A3.0

Attachment: Packet Docs_Missing Links (10624 : Keller, inc. for BE Golf, LLC)

FOOTING SCHEDULE							
FTG.	FOOTING SIZE	FTG. REINFORCING	HAIRPIN SIZE	PIER SIZE	PIER REINFORCING	ANCHOR BOLTS	REMARKS

GENERAL NOTES
1. ALL SPECIFIED FOOTING REBAR IS IN ADDITION TO LONGITUDINAL REBAR IN ADJACENT CONTINUOUS WALL FOOTING.
2. #4 x 24" x 24" CORNER DOWELS AT 12" O.C. VERTICAL TO PASS THROUGH PIER CAGE.
3. FINAL WALLS, FOOTINGS, & REINFORCING SIZES PER FINAL ENGINEERING.



TRUE NORTH

PLAN NORTH

EXISTING BASEMENT/FOUNDATION PLAN

1/8" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
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MISSING LINKS

MEQUON, WISCONSIN

Keller
Planners | Architects | Builders
Offices in the Twin Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY

Attachment: Packet Docs_Missing Links (10624 : Keller, Inc. for BE Golf, LLC)

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

TO: **Planning Commission**

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

DATE: **September 29, 2025**

SUBJECT: **Bonnilake Real Estate, LLC. The applicant is seeking subdivision minor request approval for 20,000 C.Y. of fill, berms exceeding 4.5 feet, and concept plan approval for a 12-lot single-family rural conservation for the property located a the southwest corner of Riverland Road and Pioneer Road.**

Applicant:	Bonnilake Real Estate, LLC
Status of Applicant:	Agent
Requested:	Concept Plan Minor Request for fill exceeding 1,000 C.Y. Berms exceeding 4.5-foot height
Existing Use:	Agriculture
Existing Zoning:	R-1 (5-acre minimum) C-2 (General Conservancy District) OA (Agricultural Overlay)
Land Use Plan:	Residential 5 Acre Minimum
Lot size:	59.11
Location:	Southwest corner of Riverland and Pioneer Roads
Tax Key Number:	#14-001-05-000.00
District:	#1

Background:
The applicant is requesting concept plan approval for a 12-lot conservation subdivision development on 55 acres (after dedication) located at the southeast corner of Pioneer Road and Riverland Road. This is the first proposed subdivision under an ordinance adopted in 2021 that allows conservation subdivisions as a permitted use and does not require a zoning change. The code provides an incentive for conservation subdivisions by allowing for one additional lot for every 40 acres which results in 12 total lots.

Proposed Concept Plan:
The concept plan shows the twelve lots surrounded by common open space. The code requires 60% open space and a 300-foot setback for lots adjacent to Riverland Road and Pioneer Road. The Planning Commission can allow for a reduction in the 300-foot buffer provided the subdivision maintains critical environmental features that are present on site. The proposed plan complies with the 60 percent open space requirement. It also complies with the 300-foot buffer along Pioneer Road, but the applicant is asking for a waiver along Riverland Road where it is proposing a 245-foot buffer. The request is based on the location of the adjacent homesite which is well within the 300-foot buffer and the 100-buffer required for the Riverland Estates subdivision to the south. In addition, no critical environmental features are being impacted by the

reduced buffer. Staff is supportive of the waiver. The applicant has also provided a compliant concept plan if the waiver is not allowed (see attached). The compliant plan does not impact the layout of the development in a positive manner when compared to the proposed plan.

The open space area includes the preservation of the existing wooded area on the northeast portion of the site and all delineated wetlands. The plan also shows a grass walking path that surrounds the site, detention ponds, and berms along Pioneer Road. All berms that are over 4.5 feet will require approval from Planning Commission. The berms shall be undulating and serpentine and include landscaping and trees. 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 1.46 to 1.71 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 plan shows a proposed public road with access to the site from Riverland Road. The code requires the development to have two or more road connections at the boundaries of the development. The proposed plan shows a cul de sac with a stub that terminates within 150 feet of the property line to the south as required by code for a future connection. The concept plan does not show a connection to Pioneer Road due to the traffic volume that currently exists on the road. Staff agrees with the applicant that a connection to Pioneer Road is not warranted based on current traffic volume and proposed number of lots.

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:

General Requirements:
Access is proposed on North Riverland Road. The concept 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. The development agreement will define any specific requirements.

Right-of-way on 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.

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 dictate the applicable 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. 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.

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.

Berms and Fill:
Planning Commission approval is required for berms exceeding 4.5 feet in height from existing grade. For berms less than 4.5 feet in height, staff is able to review and approve without Planning Commission approval.

Berms are proposed for greater than 4.5 feet along Pioneer Road. The application included shows the height at 5 feet. For clarification, the berms along Pioneer Road are 5 feet from the "post-grading" ground rather than the existing ground. From existing ground, the berms range from approximately 6 feet to 9 feet in height. See berm cross sections on the plan for reference. This also shows the berms approximately 150 feet horizontally from the street.

The berms are proposed to be approximately 6 feet higher than the street elevation. Staff has not historically advocated for berms exceeding 4.5 feet in height from the street. If Planning Commission recommends approval of the berms, staff suggests that the berm height is limited to 4.5 feet or less above the street height. See last recommended condition below.

The developer is requesting approval for 20,000 cubic yards of fill to construct the berms as part of this application. The berms may be constructed before or with the development, but the berms must be constructed and landscaped prior to final plat to conform with the approved landscape plan. Specific requirements will be detailed in the development agreement.

Staff Recommendation:
Planning staff recommends the Planning Commission recommend **approval** of the concept plan and fill exceeding 1,000 CY subject to the following condition(s):

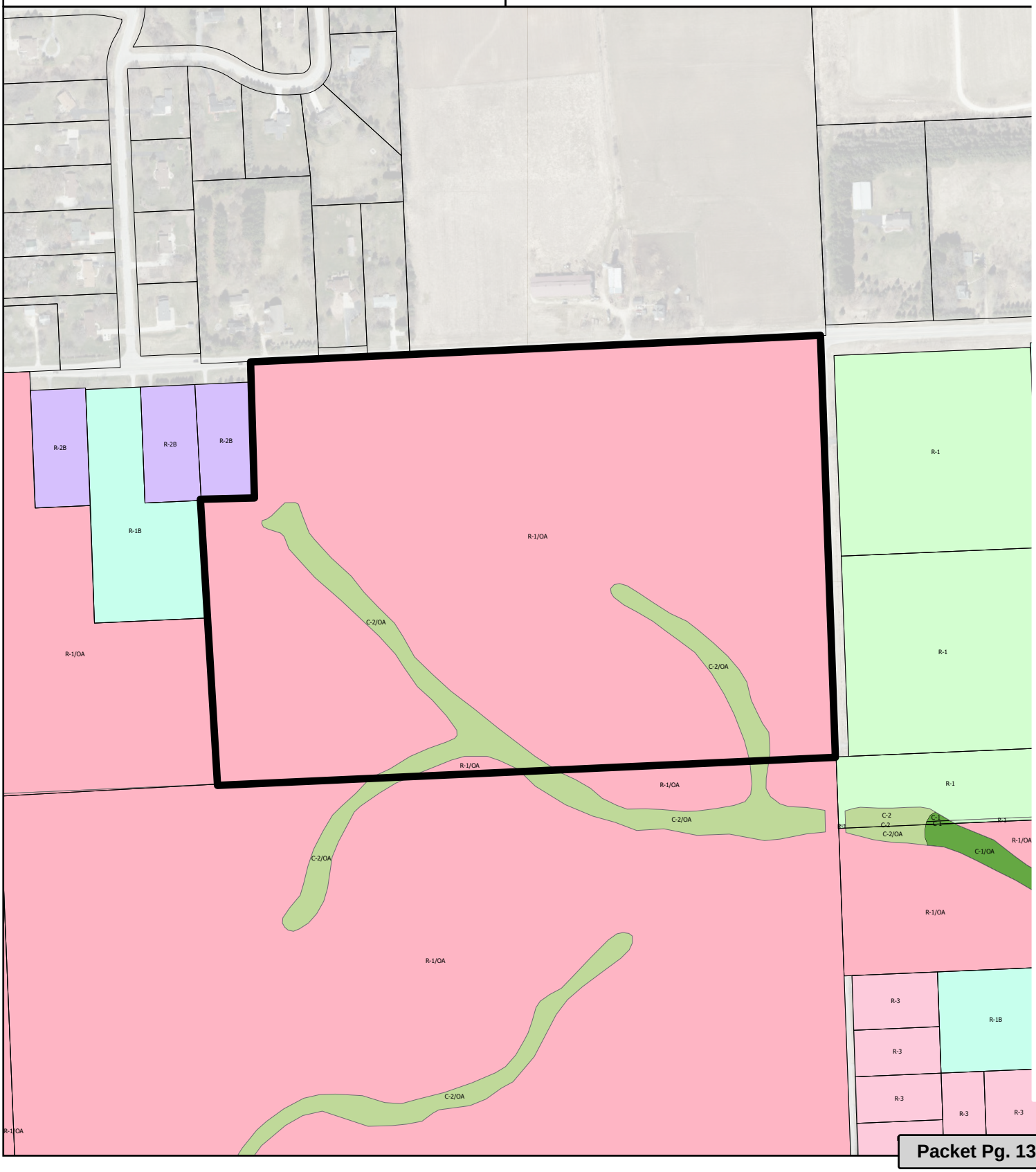
1. All buildings shall maintain a minimum building setback of 50' from the public road right-of-way and a minimum 25' offset from the side and rear property lines.
2. There shall be a permanent open space buffer along the perimeter of this development as illustrated in the attached development concept plan. The open space buffer shall be 245 feet from Riverland Road and 300 feet from Pioneer 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 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.

19. 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.
20. 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).
21. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
22. Application for and approval of a City Filling and Excavation Permit. The permit shall be subject to a haul bond.
23. Berms and landscape terrace elevation must not exceed 4.5 feet above the street elevation.

Attachments:
Packet Docs_Bersch (PDF)

BONNILAKE REAL ESTATE, LLC

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



Attachment: Packet Docs_Bersch (10626 : Bonnilake Real Estate, LLC)

Project Narrative

4001 W. Pioneer Road, R-1 Conservation Subdivision

September 10, 2025

Kaejen Properties, LLC and Anderson Homes, LLC are requesting approval of a Concept Plan for the development of approximately 59 acres at the southwest corner of Pioneer Road and Riverland Road in Mequon into a 12 lot R-1 Single Family Rural Residential Conservation Subdivision. Recently Anderson Homes has been developing similar homes in the nearby Riverland Estates Subdivision just south of this new subdivision.

Kaejen Properties LLC is the current owner of the property which contains the ruins of a farmhouse and barn with the remaining land currently planted with alfalfa and corn. Based on aerial photographs, the house collapsed around 1998, and the barn collapsed around 2010. The farmstead will be cleaned of debris and many of the invasive trees and shrubs will be removed. Although there are no specimen trees in the area, there are several substantial trees that will remain. There is a working water well that will be retained for landscape irrigation purposes.

The Concept Plan that we are presenting for approval follows the R-1 Ordinance including a 300' open space setback to the lots along Pioneer Road and Riverland Road. We will be dedicating new right-of-way as part of the subdivision plat. West of the farmstead along Pioneer Road we are proposing the construction of landscaped berms generously set back from Pioneer Road with a maximum height of approximately 5' above the road centerline. East of the farmstead we are proposing a landscape terrace slightly above the elevation of the road centerline to provide for landscape plantings and the future development of a path along Pioneer Road where there is currently a steep drop off and no ditch.

The existing drainage patterns on the site are being preserved, with some revisions to the existing swales. In the Alternate plan we are proposing a 60' wider open space in the center of the lots through a waiver of the open space setback along Riverland Road to approximately 240'. This does not change the lot sizes or the percentage of open space in the subdivision. Grassy walking paths for the residents are included on 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 south side of the subdivision around existing steep slopes and the overhead utility line in the southeast corner.

The new road and cul-de-sac are 20' wide in a 60' wide easement per the Conservation Design Standard. We have added a traffic calming eyebrow at the greenspace in the center of the subdivision. The road has gravel shoulders and grass ditches. We have included a

Attachment: Packet Docs_Bersch (10626 : Bonnilake Real Estate, LLC)

curbed entry island, an acceleration lane and a deceleration lane on Riverland. As required in the ordinance we have provided a second street connection to the undeveloped parcel to the south.

For safety, we are proposing a streetlight at the entrance island, a smaller residential scale light identifying the eyebrow in the roadway and residential post lights along the roadway adjacent to driveways. We also have lighted entry monuments on each side of the entrance. Street trees will be planted per the city requirements.

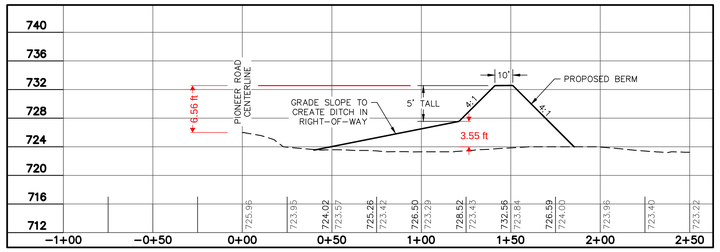
The City of Mequon Forester has visited the site and found a small number of specimen trees on the southern edge of the site. These trees are in the open space.

A Wetland Delineation has been completed which shows a small number of very small, isolated wetlands. The two wetlands that fall within the developed area (W-2 and W-3) have no surface water connections, are considered Less Susceptible and will be preserved as part of the overall design of the subdivision.

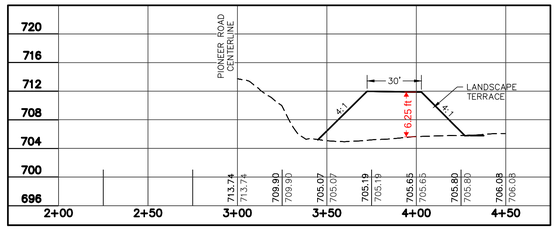
We have provided a Concept Plan, an Alternate Concept Plan and a Berm Grading Plan for review and approval. We look forward to Planning Commission review and approval.

Thank you.

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TYPICAL EARTH BERM DETAIL



TYPICAL LANDSCAPE TERRACE DETAIL

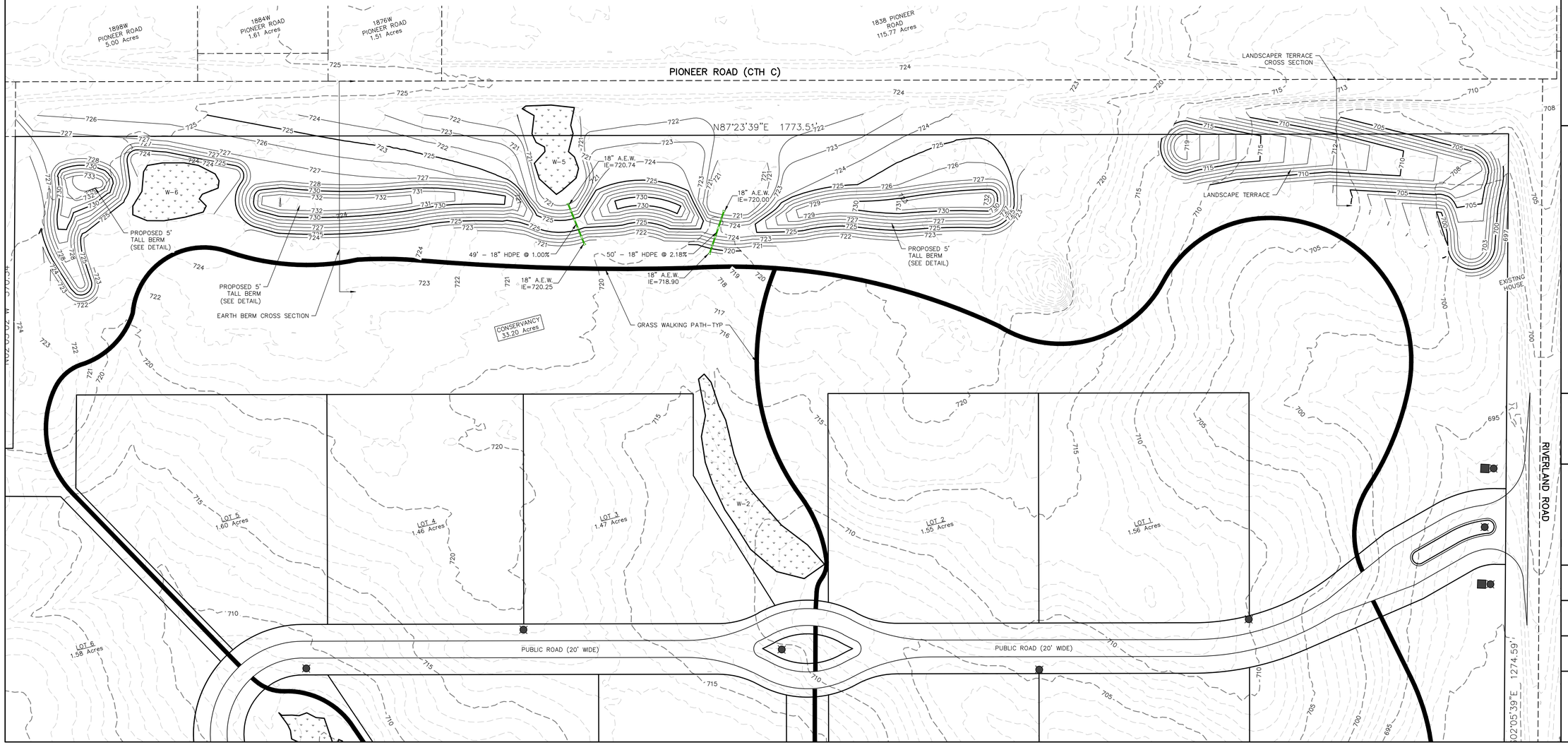
LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.

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

N

0 60 120



REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
PROPOSED CONSERVATION SUBDIVISION
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
BERM GRADING PLAN

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

PLAN DATE: **9/8/2025**

PROJECT NO: **\BO-13-25**

PRELIMINARY

SHEET NO:
C1.01

Attachment: Packet Docs_Bersch (10626 : Bonnlake Real Estate, LLC)



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=59.11 Acres

Total Area less Dedication=55.24 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=33.14 Acres

Conservancy Area Provided=33.20 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).

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

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

PROJECT TITLE:
PROPOSED CONSERVATION SUBDIVISION
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
CONCEPT PLAN

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

PLAN DATE: **8/15/2025**

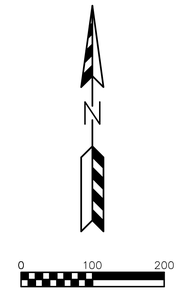
PROJECT NO: **\BO-13-25**

CONCEPT

SHEET NO:
C1.00

Attachment: Packet Docs_Bersch (10626 : Bonnilake Real Estate, LLC)





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Conservancy Area Provided=33.16 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).

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

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

PROJECT TITLE:
PROPOSED CONSERVATION SUBDIVISION
4001W PIONEER ROAD
MEQUON, WI 53092

PLAN TITLE:
ALTERNATE CONCEPT PLAN

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

PLAN DATE: **8/15/2025**

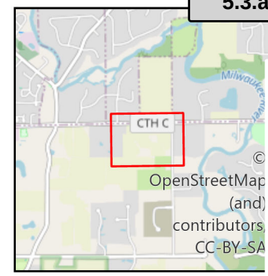
PROJECT NO: **\BO-13-25**

CONCEPT

SHEET NO:
C1.00

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Study Area (58.94 ac)

Ozaukee Co 1ft Contours

Field Delineated Wetlands (0.96 a

Sample Points

- Upland
- Wetland

0 100 200 Ft

Heartland ECOLOGICAL GROUP INC

Figure 7. Field Delineated Wetlands

The Meadows of Mequon
Project 20251602
T9N, R21E, S1
C Mequon, Ozaukee Co

2024 Orthophoto
Ozaukee Co, HEG

LRR: NCNE

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

www.ci.mequon.wi.us

PUBLIC WORKS/ENGINEERING

Permit Application for Filling, Excavating and Berms

Engineering Division

PLEASE PRINT CLEARLY

Agent / Contact Name: Fred Bersch, Bonnilake Real Estate Phone #: 414-940-9912

Property Owner Name: Kaejen Properties, LLC Phone #: 262-305-6474

Agent Or Owner Contact Address: Bonnilake Real Estate, LLC 596 W. Bonniwell Rd Mequon, 53097

Email Address: bonnilake-re@sbcglobal.net

Location Or Address Of Work Site: 4001 W. Pioneer Road

Or: Description _____ 1/4 Section _____ T9N, R _____E

Tax Key No. 14-001-05-000.00

Subdivision _____ Lot _____ Block _____

Estimated Date Of Completion: August 15, 2026

Reason For Fill/Removal/Excavation Berms for subdivision development

Name Of Contact Other Than Applicant: Kevin Emmer Phone #: 262-305-6474

FEE COMPUTATION

$60.00 – 0 – 250 C.Y.

$120.00 – 251 C.Y. – 1,000 C.Y.

PLAN COMMISSION REVIEW FEE . – > 1,000 C.Y. Total Fee $ 350

Total Cubic Yards To Be Deposited/Removed/Excavated 20,000 C.Y.*

** Over 1000 cubic yards and Berms greater than 4½- feet in height requires Planning Commission approval. Separate application to the next available Planning Commission meeting is necessary and review fees will be required upon submittal.*

Per Section 58-674 Erosion and Stormwater Runoff Control ordinance, any land disturbance greater than 4,000 s.f. will require an Erosion Control Permit.

SIGNED: Frederick P. Bersch DATE: August 18, 2025

Note: This is NOT a permit for work. Permit will be mailed to the applicant upon approval.

- - - - For Office Use Only - - - -

Haul Route Map Required ☐ *YES* ☐ *NO* ☐ *ATTACHED*
Erosion Control Permit Required ☐ *YES* ☐ *NO*

Department of Community Development Approval _____ *Date*_____
Engineering Division Approval _____ *Date*_____

Attachment: Packet Docs_Bersch (10626 : Bonnilake Real Estate, LLC)