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

www.cityofmequonwi.gov

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, June 22, 2026 - 6:00 PM
Christine Nuernberg Hall

Agenda

1) **Call to Order and Roll Call**

2) **Meeting Minutes from May 18, 2026**

3) **Public Hearing/Regular Business**

   a) Thiensville-Mequon Rotary Foundation, Inc. The applicant is seeking conditional use grant and building and site plan amendment approval for an All-User playground and accessible bathroom for the property located at 4100 W. Highland Road (Rotary Park).

4) **Regular Business**

   a) Groth Design Group for Christian Life Church. The applicant is seeking site plan amendment approval for a parking lot expansion for an additional 120 parking stalls for the property located at 2803 W. Mequon Road.

   b) Keller Inc. for Ci-Dell Plastics, Inc. The applicant is seeking building and site plan amendment approval for a 27,550 SF addition to the existing building for the property located at 6301 W. Executive Drive.

   c) Thompson Project Management for FT Plaza LLC. The applicant is seeking building and site plan approval for a 3-story mixed-use office building for the property located at 11050 N. Weston Drive (Foxtown Building E3).

   d) Mequon I LLC for The Enclave at Mequon Preserve Phs. IX. The applicant is seeking final plat and tree plan approval to allow for 13-lots in Phase IX of The Enclave at Mequon Preserve subdivision located west and east of 10662 N. Tree Sparrow Road.

e) Miller Marriott Construction Co., LLC. The applicant is seeking concept plan and rezoning recommendation approval from B-5, R-1, R-2B, C-2, OA zoning to R-4, PUD, C-2 zoning for a residential neighborhood consisting of 87 single-family lots on 107 acres for the property located just south of 10303 Baehr Road and north and west of 10007 Baehr Road.

5) Announcements

The next meeting is Monday, July 27, 2026, at 6:00 p.m.

6) Adjourn

DATED: June 22, 2026 /s/ Andrew Nerbun, Mayor

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting. Persons with disabilities requiring accommodation for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting. Any questions regarding this agenda may be directed to the City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM.

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PLANNING COMMISSION
Regular Meeting
Monday, May 18, 2026 - 6:00 PM
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Minutes

1) Call to Order and Roll Call

The meeting was called to order by acting chair Alderman Brian Parrish at 6:00 p.m.

Present:
Alderman Parrish, Commissioner Barnes, Commissioner Choren, Commissioner Hawley, Commissioner Urbani, Commissioner Abadi
[EXCUSED_Mayor Andrew Nerbun]
[ABSENT _Commissioner John Stoker, Commissioner Becky Schaefer, Commissioner Oliver Ellsworth]

Also present: Director of Community Development Kim Tollefson, City Assistant Engineer Cole McCraw, Assistant Director of Community Development Jac Zader, City Planner Natalie Redding and Administrative Assistant Robin Buzzell.

2) Approval of Meeting Minutes

MOTION:	Approve
MOVER:	Commissioner Stephanie Hawley
SECONDER:	Commissioner Nancy Urbani
AYES:	Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Nancy Urbani, Commissioner Fred Abadi
NAYS:	None
RESULT:	Approved by Voice Acclamation

DRAFT

3) Consent Agenda

Agenda item 3(b) was removed from the Consent Agenda.

a) Paul Briski. The applicant is seeking certified survey map approval for a 1-lot land division to partition the existing home from the farm field for the property located at 11713 N. Farmdale Road.

MOTION:	Approve agenda item 3(a)
MOVER:	Commissioner Martin Choren
SECONDER:	Commissioner Stephanie Hawley
AYES:	Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Nancy Urbani, Commissioner Fred Abadi
NAYS:	None
RESULT:	Approved by Voice Acclamation

b) Freedom Fireworks. The applicant is seeking minor request approval for temporary use to allow for a firework sale tent in the vacant lot of the property located at 10401 N. Cedarburg Road.

Public Comment

Michael Radmer - 10436 N. Cedarburg Road - he lives directly across the street from this parcel. He explained the traffic situation there is already very busy, and he worries about vehicles pulling into that site near the intersection. He is also concerned about theft on site and requests additional police presence.

Planner Natalie Redding confirmed that access from Cedarburg Road will not be allowed. The only access will be through the curb cut on Donges Bay Road. Another condition of approval is that an additional dedicated employee will be on site to direct traffic and ensure there are not too many cars on site at one time. She stated that both the police and fire departments have been notified of this temporary use and there will be storage containers on site to lock up all merchandise when not open for business.

Acting Chairman Ald. Parrish asked that staff communicate to the police department that extra presence would be requested during the 10-day period that this business will be in operation (June 25th - July 5th).

There was feedback from the Commission that additional directional signage be added to help clarify the entrance for traffic entering the site as well as support of an onsite portable restroom.

DRAFT

MOTION:	Approval with modifications to conditions #2 and #10.
MOVER:	Commissioner Nancy Urbani
SECONDER:	Commissioner Stephanie Hawley
AYES:	Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Nancy Urbani, Commissioner Fred Abadi
NAYS:	None
RESULT:	Approved by Voice Acclamation

4) Regular Business

a) Joe Goldberger for 7421 W. Ridgeview Drive, LLC. The applicant is seeking minor request approval for an after-the-fact approval for berms exceeding the permitted height for the property located at 7421 W. Ridgeview Drive (Joe Berrada).

This item was withdrawn by the applicant.

5) Announcements

The next meeting is Monday, June 22, 2026, at 6:00 p.m.

6) Adjourn

MOTION:	Adjourn
MOVER:	Commissioner Nancy Urban
SECONDER:	Commissioner Stephanie Hawley
AYES:	Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Nancy Urbani, Commissioner Fred Abadi
NAYS:	None
RESULT:	Approved by Voice Acclamation

The meeting adjourned at 6:17 p.m.

Respectfully Submitted,
Robin Buzzell, Administrative Assistant

DRAFT

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

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Natalie Redding, Planner**
DATE: **June 22, 2026**
SUBJECT: **Thiensville-Mequon Rotary Foundation, Inc. The applicant is seeking conditional use grant and building and site plan amendment approval for an All-User playground and accessible bathroom for the property located at 4100 W. Highland Road (Rotary Park).**

Background: The applicant is requesting conditional use grant and building and site plan amendment approval to allow for the construction of an all-inclusive playground within Rotary Park, located at 4100 W. Highland Road.

The proposed playground is intended to create a recreational amenity that provides accessible and inclusive play opportunities for individuals of all ages and abilities. The playground will be located adjacent to the existing south pavilion within Rotary Park.

Site Plan Amendment:
Planning staff's review of the proposed playground focuses on overall site design, circulation patterns, and compatibility with the surrounding park environment. The proposed playground will be situated adjacent to the south pavilion within Rotary Park. The facility is designed around a large central play structure incorporating accessible ramps, slides, climbing features, and interactive play components intended to accommodate a broad range of users and abilities. Surrounding the central structure will be a mix of additional play elements, including traditional swings, an accessible wheelchair swing, sensory play features, and exercise equipment. The overall site design incorporates internal pedestrian pathways, landscaping, and seating areas into the existing park setting. Additional site improvements include the installation of perimeter fencing with a controlled entrance area. The fence is proposed at six feet in height and planned to be constructed of aluminum material, black in color. The fencing is intended to improve user safety, while maintaining visibility into and out of the playground area. Staff finds the proposed fence design and materials to be appropriate for the park setting.

The tallest element of the proposed playground structure is approximately 12 feet in height. Staff finds this height to be consistent with other playground structures already existing at the site, including an existing playground platform height of 11 feet 6 inches, as well as a central playground element at a height of 13 feet 6 inches. The majority of the playground equipment is proposed to be constructed of steel and other durable metal materials, aimed at minimizing

reliance on plastic components and reducing long-term maintenance requirements and replacement costs.

Building Improvements: The existing pavilion building located adjacent to the proposed playground area will be utilized to support the operation of the playground facility. Conceptual floor plans submitted indicate the inclusion of a concessions area, storage space, and renovated men's and women's restroom facilities all within the existing building footprint.

Landscaping Plan:
Staff is supportive of the proposed landscaping plan, which will enhance the visual appearance of the playground area and help soften the transition into play equipment area, hardscape, and impervious surfaces associated with the project. The plans include a mix of evergreen, deciduous, and ornamental trees, along with shrubs, ornamental grasses, and perennial plantings. These landscaping elements will contribute to seasonal visual interest of the site and assist in integrating the playground into the surrounding park environment.
During staff review, the applicant was requested to revise the landscape plan to ensure compliance with standard city landscaping requirements. Specifically, evergreen trees shall be installed at a minimum height of seven feet, and deciduous trees shall be installed at a minimum caliper of 2.5 inches. An updated landscaping plan reflecting these requirements will be required prior to final approval and will be included as a condition of approval.

Future Sign Plan:
A Master Sign Plan for the playground, including donor recognition elements, naming opportunities, and any associated wayfinding or informational signage, will be required for submittal and approval through the Planning Commission at a future date. Any proposed signage will be evaluated for compliance with applicable city regulations and overall compatibility with the site.

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; the playground is an accessory facility within an existing public park and is consistent with the site's long-established recreational function. Activities will occur within a designated and enclosed play area designed specifically for children and families. Safety features, including controlled access points, perimeter fencing, accessible pathways, and upgraded support facilities, will contribute to the safe operation of the site.

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

   The playground represents an enhancement to an existing public recreational facility rather than the introduction of a new land use. The Land Use Plan designates the property as Park, and the proposed improvements are consistent with that designation. The

recreational use of the property will remain unchanged, and the proposed investment is expected to improve the quality and functionality of the park while remaining compatible with surrounding residential development.

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

   Rotary Park currently functions as a community recreational destination, and thus the proposed all-inclusive playground represents a natural extension of the park's existing purpose. The proposed improvements have been integrated into the site with the consideration of circulation, landscaping, accessibility, and supporting amenities in mind. The project will complement existing park facilities while remaining harmonious with the character and function of the surrounding area.

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

The project is proposed on City property. The City and the Foundation executed a land lease and development and dedication agreement which provides the Foundation with the authority to construct the playground on City property.

The playground is interior to the property. No access changes are proposed.

The manmade ponds on the property are mapped as wetlands on the WDNR Surface Water Data Viewer and are therefore subject to City ordinance regulations, including wetland protective area. The protective area, typically between 10 and 75 feet based on wetland quality, is not indicated on the plans, nor was a wetland delineation performed. However, all added impervious area will be captured by a water quality Best Management Practice (BMP) prior to discharging into the ponds. In this case, the ordinance objective for the wetland protective area is satisfied by this alternative water quality approach. Because the proposed stormwater management design provides water quality treatment before discharge to the wetland/pond, staff recommends approval of a waiver from the wetland protective area requirement, in exchange for the designed BMP.

The site is not located within the City’s sewer service area and therefore is not required to connect to public sewer or water. The existing building on the property is served by holding tanks.
The improvement area will drain from southwest to northeast into a bio-retention basin, then discharge into the manmade pond on the property. 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 stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

The work will require a fill, excavation, and berms permit and an erosion control permit with the Engineering Division.

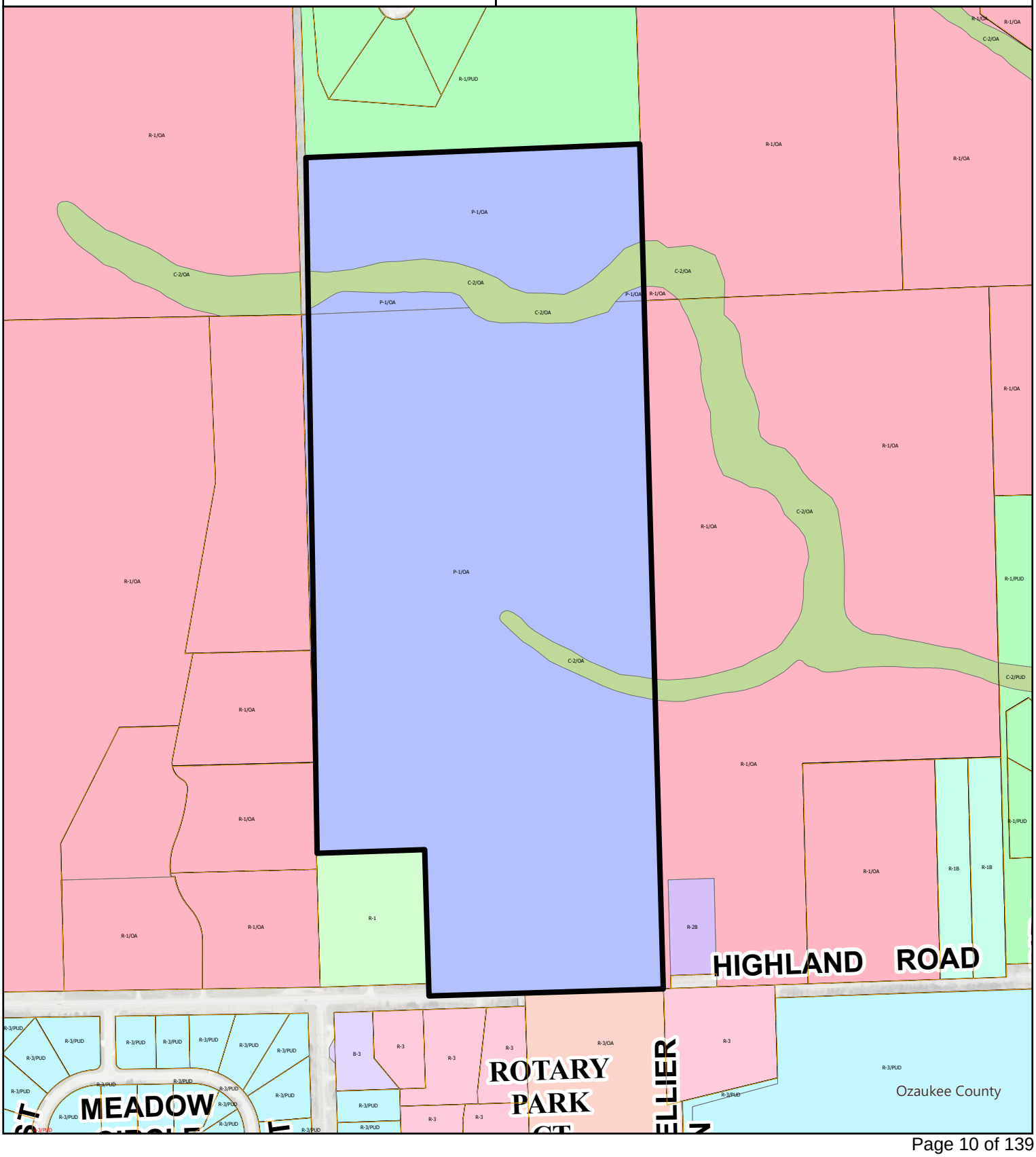
Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant and building and site plan amendment based on the following conditions:

1. Staff review and approval of final site plans, fence details, landscaping plans, and any associated site modifications prior to the issuance of building permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
3. An updated landscaping plan shall be submitted to reflect evergreens at a minimum of 7 feet in height and deciduous trees at a minimum caliper of 2.5 inches, per city landscaping standards.
4. Recording of the conditional grant at Ozaukee County Register of Deeds.
5. Engineering Division review and approval of the civil plans in conformance to City ordinances and the SSLD.
6. Planning Commission waiver to the wetland protective area requirements in exchange for a water quality BMP to capture and treat runoff prior to discharging to water bodies on the site.
7. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13 and installation of required BMPs. Initial BMP certification is required upon completion of the BMP.
8. Application for and approval of a City Filling, Excavation, and Berms Permit.
9. Application for and approval of a City erosion control permit, conditioned upon WDNR issuance of a WRAPP permit, if applicable.

Attachments:
Packet Docs_RotaryPark

HARWOOD FOR THIENSVILLE-MEQUON ROTARY FOUNDATION, INC.

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



HARWOOD

Project Description:

Located in the scenic 95-acre Mequon Rotary Park, the All-User Playground will be adjacent to the south pavilion at 4100 Highland Road in Mequon.

Designed by Gerber Leisure and Harwood Engineering, the playground will feature a large central structure with ramps, slides, and climbing elements. Surrounding it will be swings—including a wheelchair-accessible swing—sliders, archways, mounds, exercise equipment, and a variety of other play structures. The design also includes internal pathways, landscaping, benches, and shaded rest areas, all thoughtfully integrated to complement the park's natural landscape. Additional enhancements include a safe entrance, perimeter barriers, improved pathways leading to the playground, and upgraded restrooms.

To keep children engaged as they grow, the playground will offer multiple swings and climbing structures at varying heights, providing new challenges over time.

The state-of-the-art playground equipment is custom-made specifically for this site, prioritizing safety, durability, and longevity. Unlike pre-engineered sets, nearly all components are constructed from steel and other metals, with minimal plastic use. This high-quality design requires little to no maintenance, reducing long-term costs. Additionally, the equipment comes with industry-leading warranties, ensuring lasting value for the community.

The benefits of an All-User Playground may be obvious to many Mequon and Thiensville residents—and the City of Mequon and the Village of Thiensville agree. A recent Playground Safety and Needs Analysis recommended building an updated playground equipped for children with special needs. Across the country, All-User Playgrounds are becoming the standard in new community playgrounds and are consistently the most popular among residents.

Many playgrounds in Mequon parks are over 30 years old, with some originally installed equipment as donations. An upgrade is long overdue.

Play is essential for children's development. It fosters creativity, encourages experimentation, and teaches important social and communication skills. It also supports cognitive, physical, social, and emotional well-being. For parents and grandparents, play provides a meaningful opportunity to engage with their children.

For adults, play isn't just fun—it's beneficial. Engaging in playful activities helps reduce stress, improve mood, and promote relaxation. Studies show that play triggers endorphin release, lowers cortisol levels, and enhances overall well-being.

LEGEND:

UTILITY

EXISTING:

- WATERMAIN
- BURIED ELECTRIC
- OVERHEAD WIRE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER STRUCTURE

PROPOSED:

- WATERMAIN
- ELECTRICAL LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER VALVE
- STORM SEWER STRUCTURE
- FLARED END SECTION

GRADING

EXISTING:

- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING SPOT ELEVATION (EXIST 100.00)

PROPOSED:

- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB) (100.00)
- DOOR ELEVATION (DOOR 100.00)
- GROUND GRADE AT BUILDING (GR 100.00)
- SPOT ELEVATION (100.50T/C 100.00E/P) (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT)
- RETAINING WALL SPOT ELEVATION (100.50T/W 100.00B/W) (T/W - GROUND GRADE AT TOP OF WALL, B/W - GROUND GRADE AT BOTTOM)
- FLARED END SECTION (12" FES 100.00B/W) (PIPE SIZE, INVERT ELEVATION)
- DRAINAGE FLOW DIRECTION
- EMERGENCY OVERFLOW ROUTE

SITE

EXISTING:

- EXISTING PARKING COUNT
- EXISTING SIGN
- EXISTING ADA PARKING SPACE

PROPOSED:

- PARKING COUNT
- ADA PARKING SPACE
- SIGN
- TRUNCATED DOMES
- PAVEMENT MARKING DIRECTIONAL ARROWS

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

GENERAL NOTES AND SPECIFICATIONS:

1. THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
3. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
4. ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
5. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION WITHIN THE RIGHT OF WAY.
6. BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
7. PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
8. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES.
9. UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
11. ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
12. ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
13. ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
14. ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
15. MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
16. REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
17. ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
18. PROTECT ALL PROPERTY CORNERS.
19. REPAIR ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
20. AS-BUILTS ARE TO BE PROVIDED TO THE CLIENT TRACKING ANY CHANGES THAT OCCURRED DURING CONSTRUCTION.

CIVIL SHEET INDEX:

C1.10 PROJECT LOCATION AND GENERAL NOTES
C1.11 SITE PLAN
C1.20 GRADING PLAN
C1.30 EROSION CONTROL PLAN
C1.40 DEMOLITION PLAN
C1.50 EXISTING SURVEY
C1.51 EXISTING SURVEY
C5.00 CONSTRUCTION DETAILS

SITE CALCULATION TABLE

TOTAL DISTURBED AREA	1.510 AC
EXISTING IMPERVIOUS AREA	0.00 AC
PROPOSED IMPERVIOUS AREA	0.960 AC
PROPOSED GREENSPACE	0.550 AC

HARWOOD
civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Rotary Park

4100 Highland Rd
Mequon, WI

Client:

Issuance:
2026-05-18 Plan Commission Submittal

Scale: 1" = 150'

N

Date: 05/01/2026

Project Number:
26-1012.00

Sheet Name:
PROJECT LOCATION & GENERAL NOTES

Sheet Number:
C1.10

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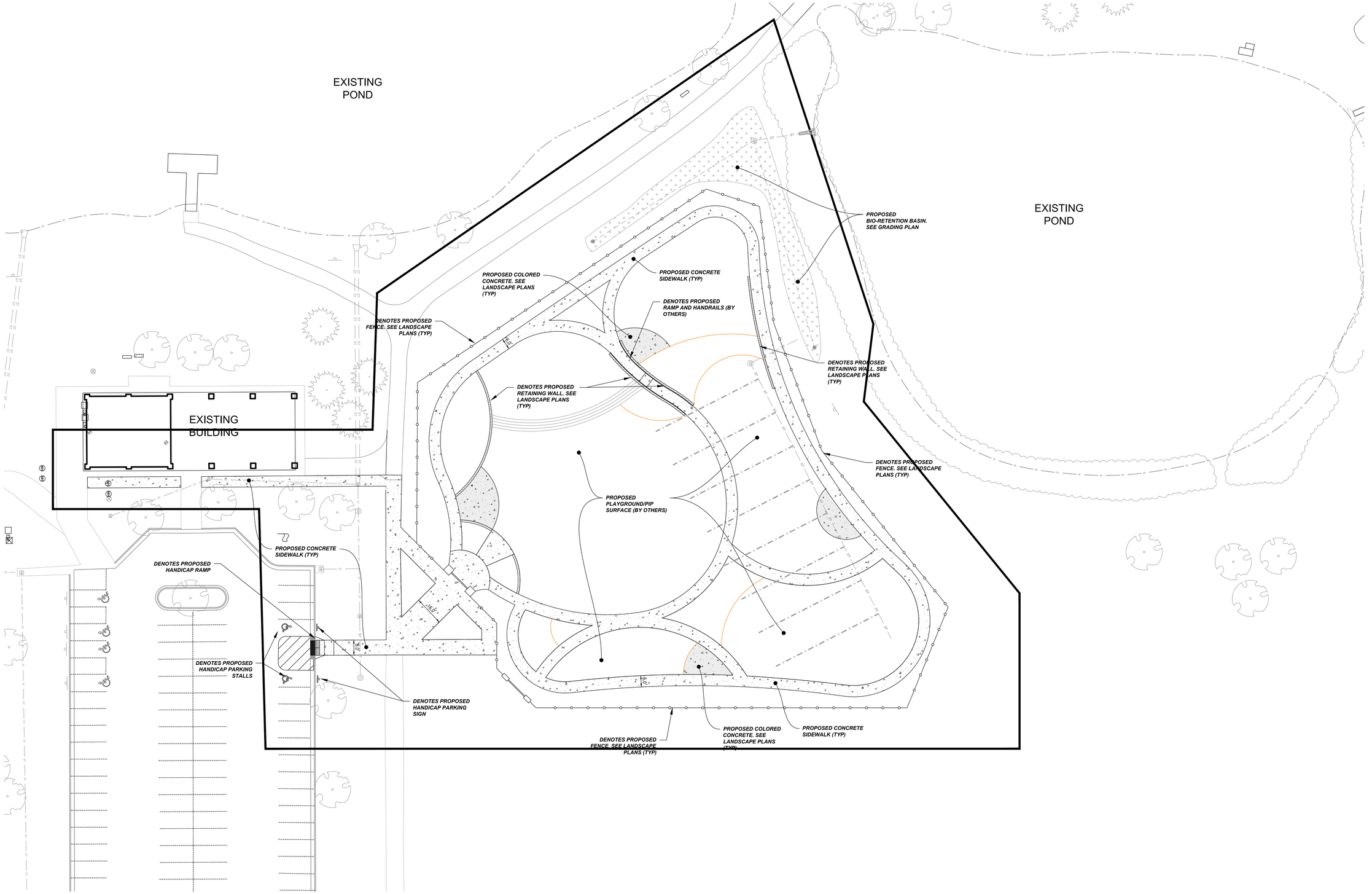

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HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED COLORED CONCRETE
- PROPOSED DEPRESSED CURB
- PROPOSED TAPER CURB

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civil · landscape architecture
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lighting design · telecommunications

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Milwaukee, Wisconsin 53233
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Project Name:
Rotary Park

4100 Highland Rd
Mequon, WI

Client:

Issuance:
2026-05-18 Plan Commission Submittal

Scale: 1" = 20'

N

Date: 05/01/2026

Project Number:
26-1012.00

Sheet Name:
SITE PLAN

Sheet Number:
C1.11

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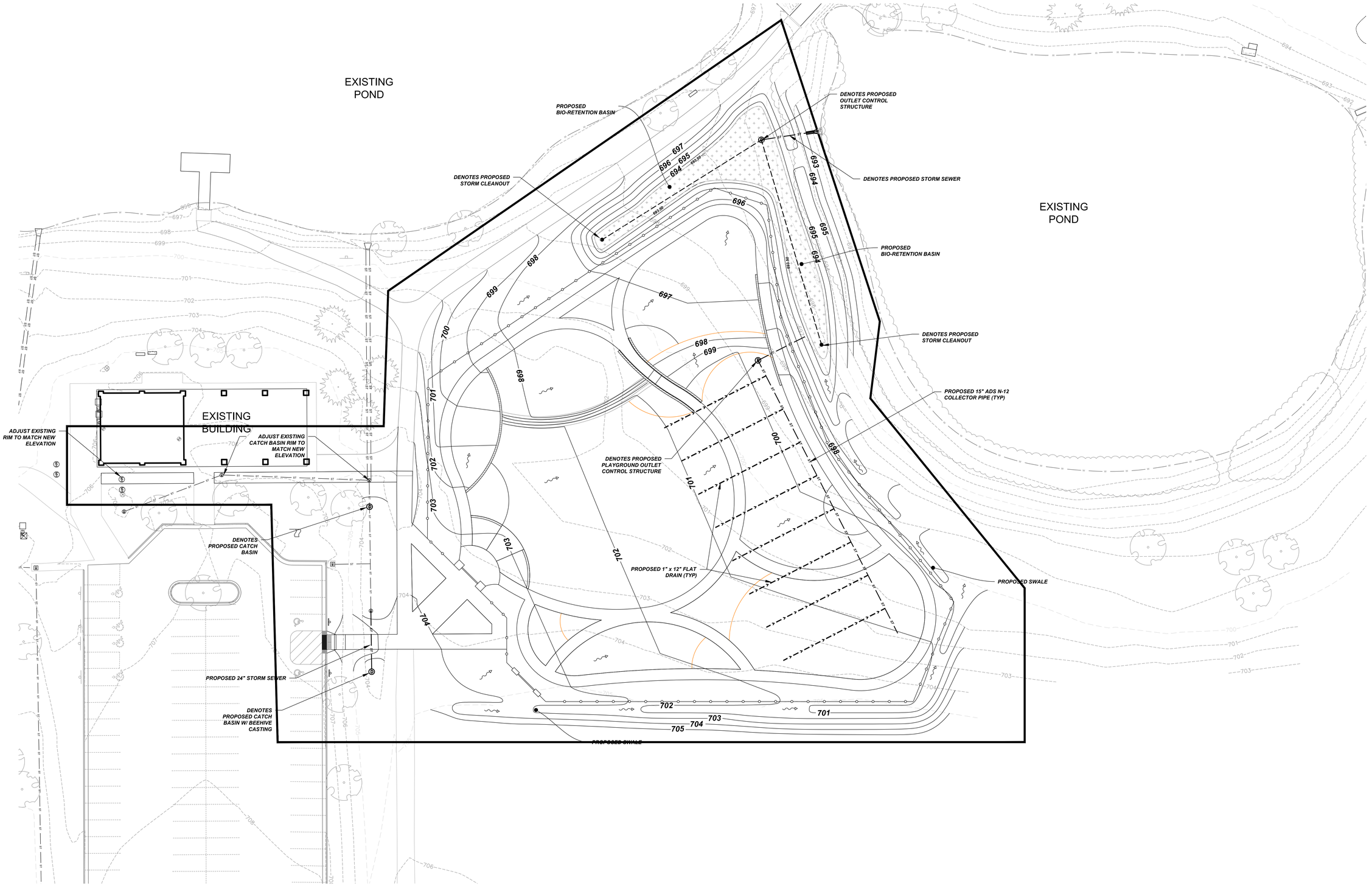

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Mequon, WI

Client:

Issuance:
2026-05-18 Plan Commission Submittal

Scale: 1" = 20'

N

Date: 05/01/2026

Project Number:
26-1012.00

Sheet Name:
GRADING PLAN

Sheet Number:
C1.20

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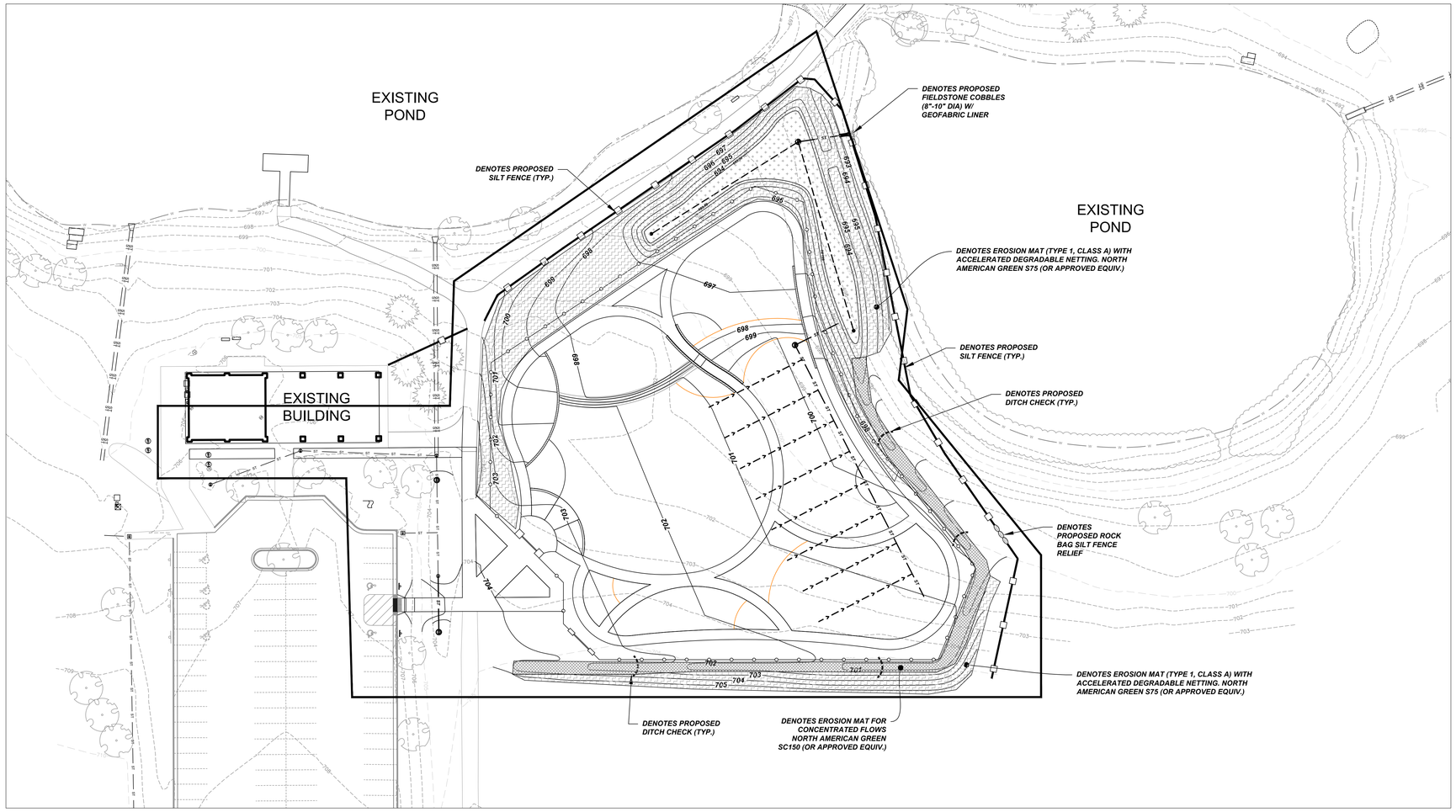


EROSION CONTROL NOTES AND PHASING

1. WDNR PERMIT COVERAGE IS REQUIRED. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE ENGINEER AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND TRACKOUT CONTROL PRACTICES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD 1057 FOR TRACKOUT CONTROL AT CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
13. BIORETENTION BASIN WILL SERVE AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALL OUTLET CONTROL STRUCTURE, STORM PIPING, AND GRADE BASIN AS SHOWN ON THE PLAN **BUT DO NOT INSTALL ENGINEERED SOIL AND STONE STORAGE LAYER UNTIL SITE IS FINISH GRADED AND STABILIZED. CONTACT THE ENGINEER PRIOR TO INSTALLING STONE STORAGE LAYER AND ENGINEERED SOIL.** UPON APPROVAL FROM THE ENGINEER, REMOVE ACCUMULATED SEDIMENT AND EXCAVATE BASIN TO BOTTOM ELEVATION SHOWN ON THE DETAILS. INSTALL UNDERDRAIN, STONE STORAGE LAYER, AND ENGINEERED SOIL. IMMEDIATELY PROTECT THE BIORETENTION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
14. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
17. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.
    - BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE
    - OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE WDNR/MUNCIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
22. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1 OR GREATER (OR AS SHOWN ON THE PLAN), PROVIDE CLASS I TYPE TYPE A (WITH ACCELERATED DEGRADABLE NETTING) EROSION CONTROL MATTING. SELECT EROSION MATTING FROM WDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
23. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS (OR AS SHOWN ON THE PLANS), PROVIDE NORTH AMERICAN GREEN SC150 (OR APPROVED EQUAL) EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
24. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
25. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY WDNR/MUNICIPALITY.
26. NOTICE OF TERMINATION: WHEN THE SITE HAS BEEN FULLY STABILIZED AND ALL STORMWATER DISCHARGES FROM THE SITE AUTHORIZED UNDER THE NOI PERMIT HAVE BEEN ELIMINATED, A NOTICE OF TERMINATION SHALL BE FILED WITH THE DNR. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION APPLICATION IN ACCORDANCE WITH THE PERMIT REQUIREMENTS PRIOR TO FINAL PAYMENT.

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

① CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C–C.

③ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

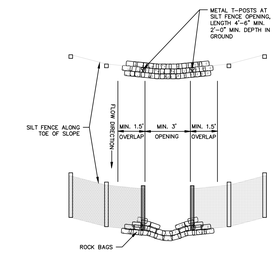
④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C–C.

⑤ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY–PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

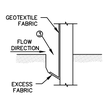
⑥ STEEL POSTS SHALL BE STUDDED "TEE" OR "L" TYPE" WITH A MINIMUM WEIGHT OF 1.12lb lbs/lin. ft. (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1–1/2" x 3–1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1–1/8" x 1–1/8" OAK OR HICKORY.

ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

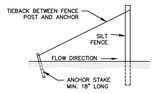
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



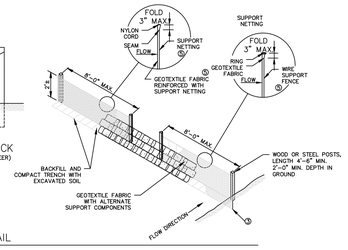
ROCK BAGS SILT FENCE RELIEF DETAIL



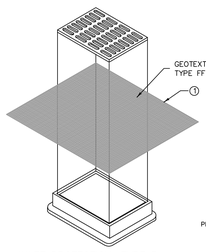
TRENCH DETAIL



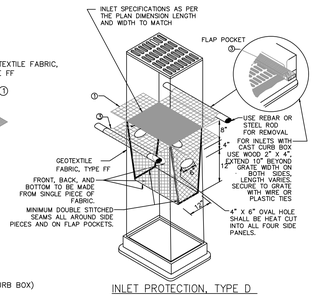
SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)



SILT FENCE DETAIL
NTS

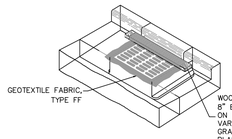


INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE) ②



INLET PROTECTION, TYPE C (WITH CURB BOX)

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT's EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

FOR INLET PROTECTION, TYPE C WITH CURB BOX, AND ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

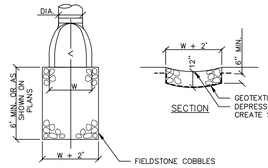
FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

TYPES B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A DEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

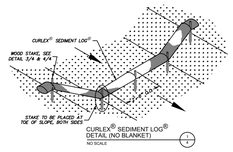
TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM IF 4" FROM THE BOTTOM OF THE BAG.

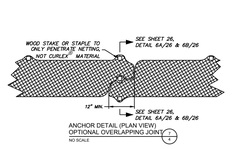
INLET PROTECTION
NTS

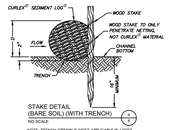


FIELDSTONE COBBLES AT PIPE ENDWALL
NTS

105
11/19/10







GENERAL NOTES:

DITCH CHECKS SHALL BE MANUFACTURED PRODUCTS AND LISTED ON THE CURRENT WSDOT PAL LIST.

INSTALL PER MANUFACTURERS REQUIREMENTS.

ADJUST SPACING AS NEEDED TO MEET MANUFACTURERS REQUIREMENTS.

DITCH CHECK
NTS

EROSION CONTROL LEGEND

- SILT FILTER FENCE
- EROSION MAT
- DITCH CHECK
- INLET SEDIMENT GUARD

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

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Project Name:
Rotary Park

4100 Highland Rd
Mequon, WI

Client:

Issuance:
2026-05-18 Plan Commission Submittal

Scale: 1" = 30'

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26-1012.00

Sheet Name:
EROSION CONTROL PLAN

Sheet Number:
C1.30

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EXISTING POND

EXISTING BUILDING

EXISTING ASPHALT PAVEMENT TO BE REMOVED

EXISTING PLAYGROUND EQUIPMENT TO BE REMOVED AND RETURNED TO OWNER

EXISTING TREE TO BE REMOVED (TYP.)

EXISTING SIGN TO BE REMOVED AND RETURNED TO OWNER

EXISTING SIGN TO BE REMOVED AND RETURNED TO OWNER

EXISTING TREE TO BE REMOVED (TYP.)

EXISTING CURB AND GUTTER TO BE REMOVED

EXISTING CONCRETE SIDEWALK TO BE REMOVED

EXISTING POND

DEMOLITION LEGEND

- DENOTES ITEM TO BE REMOVED OR DEMOLISHED
- DENOTES ASPHALT PAVEMENT REMOVAL AREA
- DENOTES CONCRETE REMOVAL AREA
- DENOTES ITEM TO BE ABANDONED OR REMOVED
- DENOTES TREE TO BE REMOVED (MARK ALL TREE REMOVALS IN THE FIELD AND VERIFY WITH OWNER PRIOR TO REMOVAL)

DIGGER'S HOTLINE CALL BEFORE YOU DIG 1-800-242-8511

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DEMOLITION PLAN

Sheet Number:
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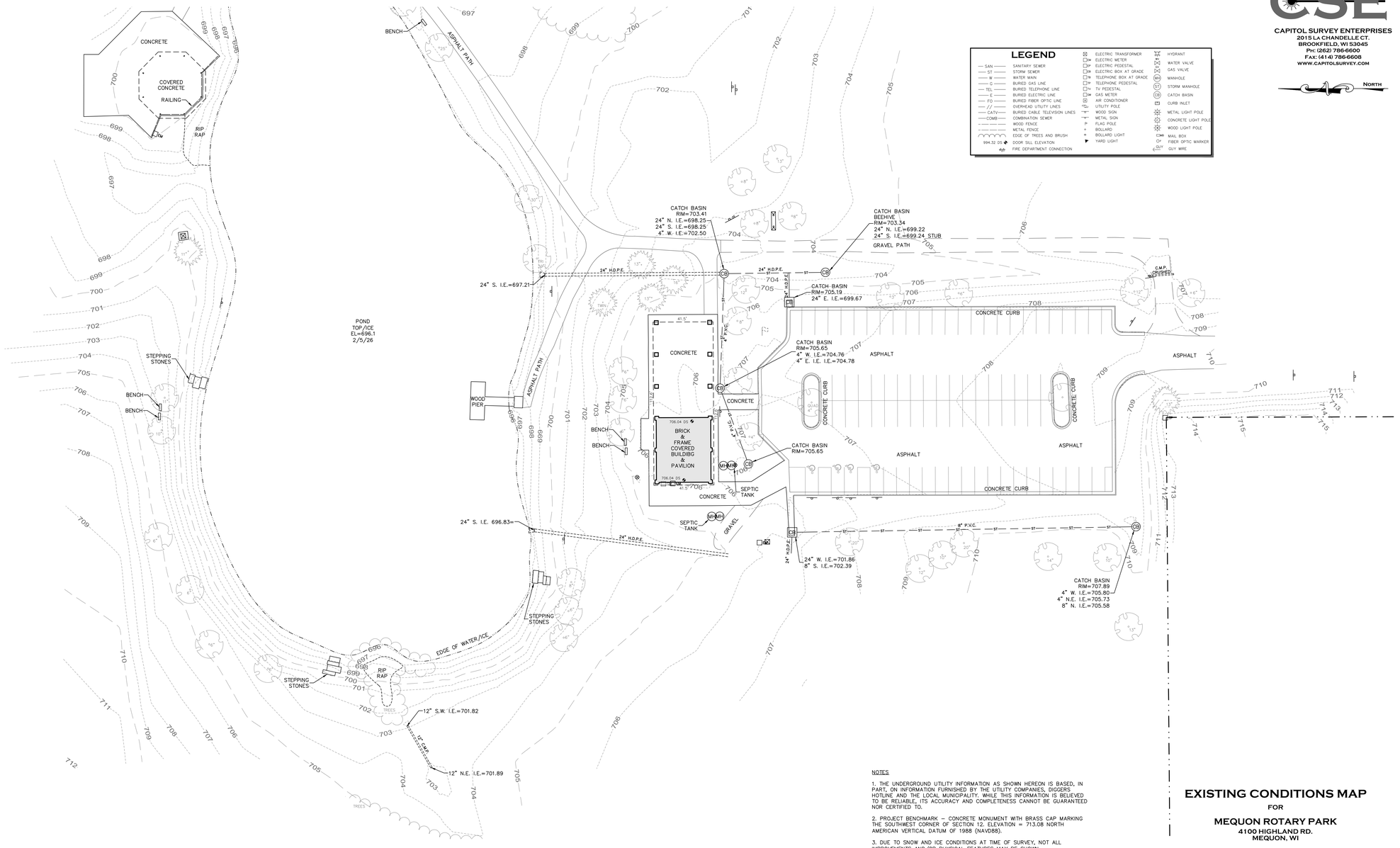

LEGEND

SAN — SANITARY SEWER	ELECTRIC TRANSFORMER
ST — STORM SEWER	ELECTRIC METER
W — WATER MAIN	ELECTRIC PEDESTAL
G — BURIED GAS LINE	ELECTRIC BOX AT GRADE
TEL — BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE
E — BURIED ELECTRIC LINE	TELEPHONE PEDESTAL
FO — BURIED FIBER OPTIC LINE	TV PEDESTAL
OHU — OVERHEAD UTILITY LINES	GAS METER
CATV — BURIED CABLE TELEVISION LINES	AIR CONDITIONER
COMB — COMBINATION SEWER	UTILITY POLE
WOOD FENCE	WOOD SIGN
METAL FENCE	METAL SIGN
EDGE OF TREES AND BRUSH	FLAG POLE
994.32 DS — DOOR SILL ELEVATION	BOLLARD
FDC — FIRE DEPARTMENT CONNECTION	YARD LIGHT
	HYDRANT
	WATER VALVE
	GAS VALVE
	MANHOLE
	STORM MANHOLE
	CATCH BASIN
	CURB INLET
	METAL LIGHT POLE
	CONCRETE LIGHT POLE
	WOOD LIGHT POLE
	MAIL BOX
	FIBER OPTIC MARKER
	GUY WIRE

CSE

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NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NOTES

1. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

2. PROJECT BENCHMARK – CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 12. ELEVATION = 713.08 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

3. DUE TO SNOW AND ICE CONDITIONS AT TIME OF SURVEY, NOT ALL IMPROVEMENTS AND/OR PHYSICAL FEATURES MAY BE SHOWN.

EXISTING CONDITIONS MAP

FOR

MEQUON ROTARY PARK

4100 HIGHLAND RD.
MEQUON, WI

DRAWN BY:	DHS	DATE:	FEB. 25, 2026
CHECKED BY:	MJB	DRAWING No.	EC - 0
CSE JOB No.:	26-004	SHEET	1 OF 2

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EXISTING SURVEY

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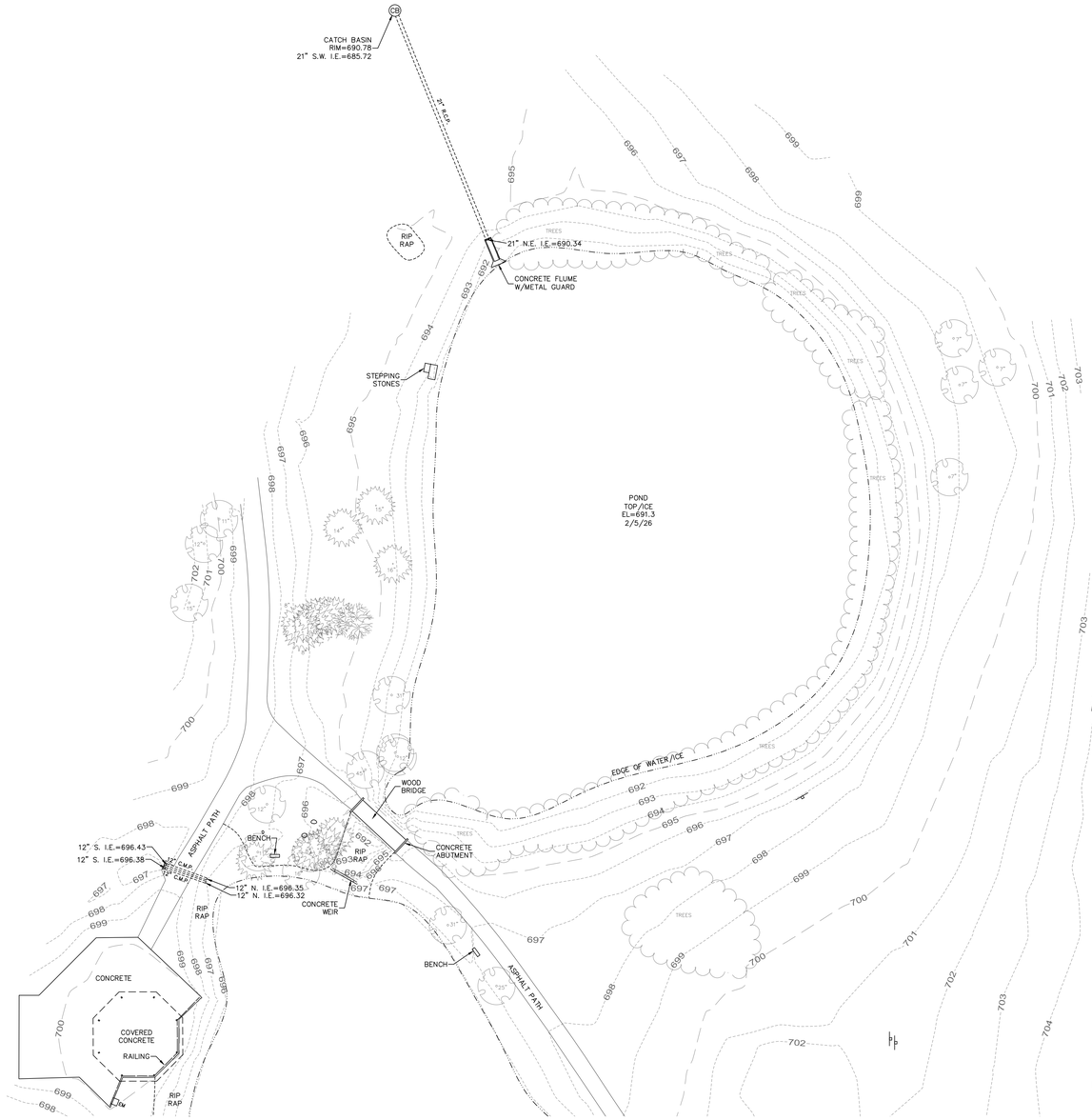

LEGEND

SAN	SANITARY SEWER	ELECTRIC TRANSFORMER	HYDRANT
ST	STORM SEWER	ELECTRIC METER	WATER VALVE
W	WATER MAIN	ELECTRIC PEDESTAL	GAS VALVE
G	BURIED GAS LINE	ELECTRIC BOX AT GRADE	MANHOLE
TEL	BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE	STORM MANHOLE
E	BURIED ELECTRIC LINE	TELEPHONE PEDESTAL	CATCH BASIN
FO	BURIED FIBER OPTIC LINE	TV PEDESTAL	CURB INLET
OHU	OVERHEAD UTILITY LINES	GAS METER	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	AIR CONDITIONER	CONCRETE LIGHT POLE
COMB	COMBINATION SEWER	UTILITY POLE	WOOD LIGHT POLE
	WOOD FENCE	WOOD SIGN	MAIL BOX
	METAL FENCE	METAL SIGN	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH	FLAG POLE	GUY WIRE
994.32 DS	DOOR SILL ELEVATION	BOLLARD	
FDC	FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT	
		YARD LIGHT	

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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

EXISTING CONDITIONS MAP
FOR
MEQUON ROTARY PARK
4100 HIGHLAND RD.
MEQUON, WI

DRAWN BY:	DHS	DATE:	FEB. 25, 2026
CHECKED BY:	MJB	DRAWING NO.	EC - 0
CSE JOB NO.:	26-004	SHEET	2 OF 2

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Project Name:
Rotary Park

4100 Highland Rd
Mequon, WI

Client:

Issuance:
2026-05-18 Plan Commission Submittal

Scale: 1" = 30'

Date: 03/13/2026

Project Number:
26-1012.00

Sheet Name:
EXISTING SURVEY

Sheet Number:
C1.51

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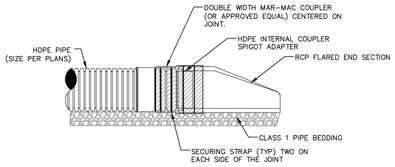
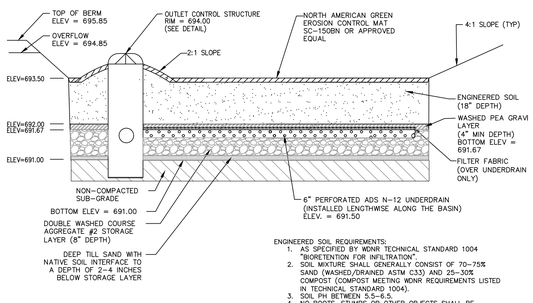


01 FLARED END SECTION
NTS

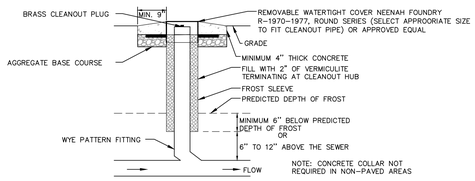


ENGINEERED SOIL REQUIREMENTS:
1. AS SPECIFIED BY WDNR TECHNICAL STANDARD 1004 "BIORETENTION FOR INFILTRATION".
2. SOIL MIXTURE SHALL GENERALLY CONSIST OF 70-75% SAND (WASHED/DRAINED ASTM C33) AND 25-30% COMPOST (COMPOST MEETING WDNR REQUIREMENTS LISTED IN TECHNICAL STANDARD 1004).
3. SOIL PH BETWEEN 5.5-6.5.
4. NO ROOTS, STUMPS OR OTHER OBJECTS SHALL BE PRESENT.

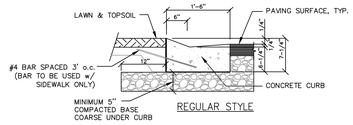
02 BIO-RETENTION BASIN DETAIL
NTS

PROFILE VIEW PLAN VIEW

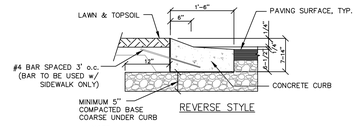
03 OUTLET CONTROL STRUCTURE
NTS



04 STORM CLEANOUT
NTS



REGULAR STYLE



REVERSE STYLE

NOTE:
- REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

05 DEPRESSED CURB AND GUTTER
NTS

* NOTE:
SIDEWALK SHALL BE 7" AT DRIVEWAY SECTIONS

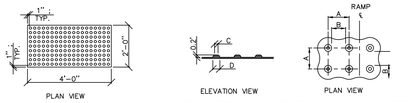
NOTES:
- CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 5' AND CONSTRUCTED IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.
- EXPANSION JOINTS SHOULD BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS.
- MATRIX BI BLEND MICRO FIBER TO BE ADDED AT A RATE OF 1.5 POUNDS PER CUBIC YARD.

06 CONCRETE SIDEWALK DETAIL
NTS

07 HANDICAP RAMP - TYPE 4
NTS

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

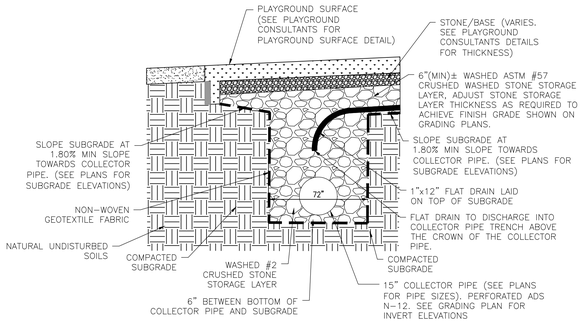
* THE C DIMENSION IS 50% TO 65% IF THE D DIMENSION



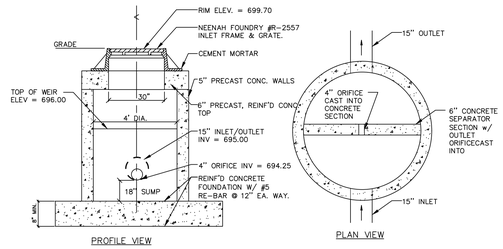
DETECTABLE WARNING FIELD (TYPICAL)** TRUNCATED DOMES DETECTABLE WARNING PATTER DETAIL

***DETECTABLE WARNING FIELDS TO BE NEENAH FOUNDRY DETECTABLE WARNING FIELDS (OR APPROVED EQUAL), UNPAINTED NATURAL COLOR AND FIELD WEATHERED PRIOR TO INSTALLATION (VERIFY COLOR W/ OWNER PRIOR TO INSTALLATION)

08 TRUNCATED DOMES
NTS



09 PLAYGROUND DRAINAGE SYSTEM DETAIL
NTS



PROFILE VIEW PLAN VIEW

10 PLAYGROUND DRAINAGE OUTLET CONTROL STRUCTURE
NTS

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Project Name:
Rotary Park

4100 Highland Rd
Mequon, WI

Client:

Issuance:
2026-05-18 Plan Commission Submittal

Scale:

Date: 05/01/2026

Project Number:
26-1012.00

Sheet Name:
CONSTRUCTION DETAILS

Sheet Number:
C5.00

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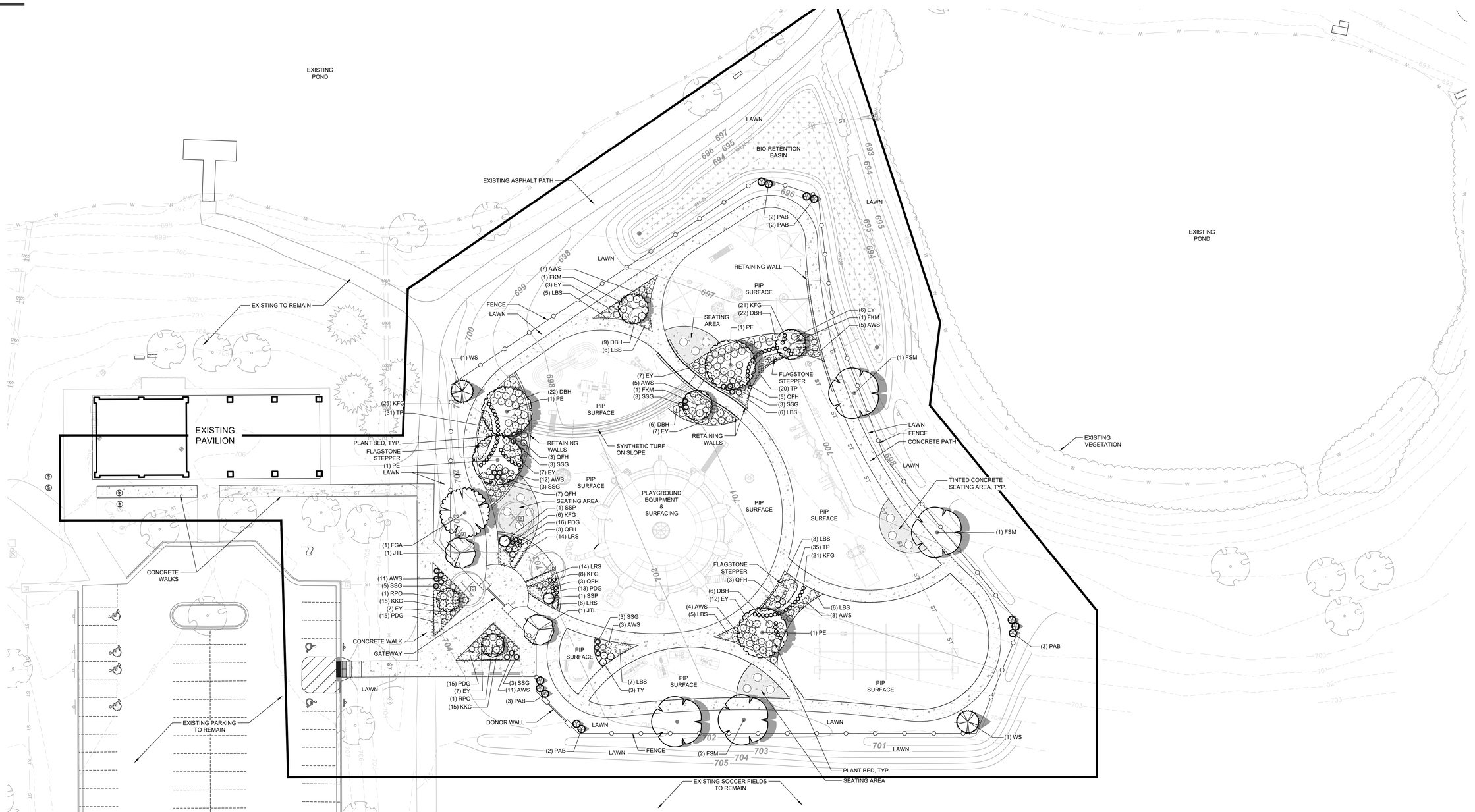

LANDSCAPE SHEET INDEX

L1.00	Landscape Plan
L2.00	Landscape Details & Notes

TREE IMPACT SUMMARY

Trees to be Removed: 4
Proposed Trees: 33

Tree Removals

Symbol	Species	DBH	Condition
A	Freeman Maple	8"	Good
B	Freeman Maple	8"	Good
C	Freeman Maple	8"	Good
D	Freeman Maple	13"	Good

GENERAL NOTES

- Lawn areas to be seeded with premium, commercial grade seed mix; see specifications.
- Plant beds to receive a 2-3" deep layer of shredded hardwood mulch; see notes.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
DECIDUOUS TREES							
	FSM	4	Fall Fiesta® Sugar Maple	Acer saccharum 'Bailsta'	2" Cal.	B&B	As Shown
	FGA	1	American Beech	Fagus grandifolia	2" Cal.	B&B	As Shown
	RPO	2	Regal Prince Oak	Quercus robur x bicolor 'Long' TM	2" Cal.	B&B	As Shown
	PE	4	Princeton American Elm	Ulmus americana 'Princeton'	2" Cal.	B&B	As Shown
ORNAMENTAL TREES							
	FKM	3	Fire King™ Musclewood	Carpinus caroliniana 'J.N. Select A'	1.5" Cal.	B&B	As Shown
	JTL	2	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	1.5" Cal.	B&B	As Shown
EVERGREEN TREES							
	WS	2	White Spruce	Picea glauca	7` Ht.	B&B	As Shown
	SSP	2	Chalet Swiss Stone Pine	Pinus cembra 'Chalet'	4` Ht.	B&B	As Shown
	PAB	12	Pyramidal Arborvitae	Thuja occidentalis 'Pyramidalis'	5` Ht.	B&B	As Shown

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
DECIDUOUS SHRUBS							
	DBH	65	Dwarf Bush Honeysuckle	Diervilla lonicera	18" Ht.	Cont.	As Shown
	QFH	24	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPFL'	24" Ht.	Cont.	As Shown
	AWS	66	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.	As Shown
EVERGREEN SHRUBS							
	EY	56	Everlow Japanese Yew	Taxus x media 'Everlow'	24" Sprd.	Cont.	As Shown
	TY	3	Taunton Yew	Taxus x media 'Tauntonii'	24" Sprd.	Cont.	As Shown
ORNAMENTAL GRASSES							
	KFG	81	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.	Pot	24" o.c.
	SSG	23	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	1 Gal.	Pot	36" o.c.
	LBS	38	Little Bluestem	Schizachyrium scoparium	1 Gal.	Pot	24" o.c.
	PDG	59	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Pot	18" o.c.
PERENNIALS							
	KKC	30	Kim's Knee High Coneflower	Echinacea purpurea 'Kim's Knee High'	4.5"	Pot	18" o.c.
	LRS	34	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	4.5"	Pot	18" o.c.
	TP	86	Purple Carpet Mother of Thyme	Thymus praecox 'Purple Carpet'	4.5"	Pot	18" o.c.

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255 North 21st Street,
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Project Name:
Rotary Park

4100 Highland Rd
Mequon, WI

Client:

Issuance:

2026-03-17	60% DESIGN REVIEW
2026-05-01	City Submittal
2026-05-18	Plan Commission Submittal

Scale: 1" = 20'

N

0 20 40 feet

1" = 20' @ 30" X 42"

Date: 05/01/2026

Project Number:
26-1012.00

Sheet Name:
LANDSCAPE PLAN

Sheet Number:
L1.00

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LANDSCAPE NOTES

GENERAL

1.01 All landscape installation and maintenance to conform with all applicable local codes and ordinances.

1.02 See site drawings for work limits, scope of construction, hardscape, dimensions and/or construction notes. See civil drawings for all hardscape, grading, stormwater management, site utilities and erosion control. See landscape drawings for landscape plans, site amenities, details, schedules, notes. See architectural drawings for all construction. See electrical drawings for all power, circuiting, lighting and security. See mechanical drawings for other site equipment.

1.03 Contractor shall provide shop drawings and material submittals of **all** hardscape and landscape construction elements shown in plan set for landscape architect review prior to construction.

1.04 Contractor to provide samples for landscape architect's approval on all colors, finishes and materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes, etc.

1.05 Caution: underground utilities are present on site. The contractor shall verify location of all above- and below-grade utilities, both public and private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify client and landscape architect prior to proceeding. Coordinate with local public utility locating entity as needed.

1.06 Contractor to verify hardscape layout prior to construction. Contact landscape architect if discrepancies are found.

1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See civil drawings for limits of disturbance.

1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

PLANTING

2.01 Rough grading and topsoil import/spreading are to be completed by others. Finish grading, seed area and planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.

2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types and locations, see specifications for materials and installation.

2.03 Landscape contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant schedule. Landscape contractor shall forward a material list to the landscape architect prior to construction identifying species, sizes and plant sources to be used on the project. Any potential plant substitutions or changes to sizes shown on plan and appropriate cost credits / adjustments much be submitted in writing to the general contractor and approved by the owner's representative and landscape architect prior to installation.

2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2014. The landscape architect, general contractor or owner's representative reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.

2.05 An owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site.

2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the landscape architect. Untagged materials will be assumed to be deficient.

2.07 Topsoil requirements:

- All planting beds shall contain screened, blended topsoil mix to a minimum depth of 18". All seeded areas shall have minimum depth of 4".
- Existing topsoil meeting project specifications may be stripped, stored and re-used if previously approved. Landscape contractor shall remove all excessive clay, gravel and stones detrimental to healthy plant growth. Landscape contractor shall remove all debris greater than 1" diameter.
- Subgrade shall be tilled and/or scarified prior to placement of topsoil.
- Landscape contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, % nitrogen/phosphorus/potassium, % calcium, and soil texture (percentages of sand, silt and/or clay.) Soil testing shall include recommendations for soil amendments, if required to support growth of standard ornamental landscape materials.
- Contaminated soil shall be removed from the project site if discovered.

2.08 Grading and/or landscape contractor shall provide positive drainage away from all structures for a minimum of 10'.

2.09 Landscape contractor is responsible for ensuring that all tree pits and planting areas drain properly. Notify landscape architect if drainage or moisture issues are encountered while planting.

2.10 Tree Planting (see detail):

- Identify root flare - the part of the trunk where roots spread out at the base of the tree. Root flare should be visible (not buried under mulch or soil) after the tree has been planted. Plant all trees slightly higher than finished grade at root flare.
- Dig hole two to three times as wide as the root ball, and slightly shallower than root ball. Break up compacted soil on sides of hole, leaving bottom of hole firm.
- Once tree has been placed in hole, ensure it is at the proper depth and vertical alignment before tamping soil around lower portion of root ball.
- Remove and discard all synthetic twine from root ball.
- Without loosening the root ball, peel back, cut and remove as much of the wire basket as possible.
- Backfill with 25% compost and 75% existing soil blended prior to backfilling holes, in six inch lifts. Lightly compact each lift using foot pressure to settle backfill, support the tree and eliminate voids.
- When the planting hole has been backfilled to three-quarters of its depth, pour water around the root ball to settle the soil. Continue backfilling until soil is brought to grade level.
- Refer to Mulching note below.
- Trees that are installed incorrectly will be replaced at the time and expense of landscape contractor.

2.11 Tree Staking: Due to unique site characteristics and the specific qualities of each tree, some trees may need to be staked. If the root ball is unstable, the trunk is bending, or the tree is planted in a very windy or otherwise unstable location, it should be staked.

2.12 Shrub Planting (see detail):

- All shrubs shall be backfilled with 25% compost and 75% existing soil, blended prior to backfilling holes.
- Remove twine and top third of burlap from B&B shrubs. Remove and discard all synthetic twine.
- When planting hole has been backfilled to three-quarters of its depth, pour water around the rootball to settle the soil.
- Continue backfilling until soil is brought to grade level.

2.13 Plant Bed Preparation: the soil in all perennial and ornamental grass areas, shall be amended with compost prior to plant installation. Spread a 3" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".

2.14 Compost shall be stable and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and be free of physical contaminants (i.e. plastic). The compost shall have a pH between 5.5 - 8.5, be finely (⅜" - ½") screened and contain an organic content between 25-65%.

2.15 Unless otherwise shown, all shrubs, perennials and ornamental grasses to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.

2.16 Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality, shredded hardwood mulch, reduced to a depth of 1" on top of root balls. All perennial and ornamental grass areas to receive 2" of the same mulch, with the exception of dry stormwater basins. Do not mulch bioretention / bioinfiltration basins - refer to civil plans for erosion control methods. Do not allow mulch to contact plant stems and tree trunks (keep 4" to 6" away from tree trunks). For trees in lawn areas, create a 3" deep, 4 ft. diameter ring of mulch, reduced to a depth of 1" on top of root ball. Form mulch into a low saucer shape a little higher at the outer edge to help contain water.

2.17 Plant Bed Edging: Edge all planting beds with a 4" deep shovel cut or mechanical edge. Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.

LAWN / SEEDING

3.01 This work shall consist of preparing the seed beds and/or sod areas and furnishing, sowing and mulching the required seed for the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.

3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes and/or installing sod. A mininum depth of 4" of blended, prepared and non-compacted topsoil is required for all seeded and/or sodded areas. The areas to be seeded and/or sodded shall be worked with plow chisels, discs and harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed/sod beds shall be prepared immediately in advance of the seeding. If proposed seed/sod areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Follow herbicide's recommended waiting period, if any, prior to seeding/sodding.

3.03 Confirm that anticipated project schedule date(s) fall within industry standards for seed installation prior to performing any work. Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the contractor. For dormant seeding, a minimum of one over-seed application in the following season will be required.

3.04 Provide seed mix invoices, bag-tags or mix analysis results to landscape architect for approval prior to installation. Native seed shall be sold on a PLS basis.

3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the accepted methods.

3.06 No seeding shall occur if the wind exceeds 12 MPH.

3.07 Coordinate erosion control and/or mulching with civil drawings:

- In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the grading contractor.
- In areas with slopes between 4:1 and 8:1, grading and/or landscape contractor shall apply straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area. A tactifier may be necessary to avoid wind damage.
- Lightweight erosion control matting and/or hydromulch will be accepted as a no-cost alternate if approved by landscape architect prior to application.

3.08 See civil drawings for erosion control measures. Coordinate with grading contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.

3.09 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed and maintained per supplier's specifications.

LAWN SEED MIX:
"Deluxe 50 Lawn Seed Mix" shall be supplied by Reinders, Sussex, WI, 262-786-3300. Apply at 4 - 5 lbs per 1000 SF.

DETENTION BASIN MIX:
"Detention Basin / Bioswale Mix" shall be supplied by Prairie Nursery, Westfield, WI, 608-296-2741. Apply at 10 PLS lbs per acre. Mix with a cover crop per supplier's recommendations.

3.10 Based on soil test results, apply an appropriate starter fertilizer at the time of seeding / sodding.

3.11 Landscape contractor is responsible for establishing a smooth, uniform, quality turf. An acceptable quality turf is defined as having no more than 5% of the total area with bare spots larger than 1/2 square foot and uniform coverage throughout all turf areas.

3.12 Lawn Sod Installation: Prepare the topsoil by removing / killing any existing vegetation and any stones on the surface greater than 1" diameter. Grade sod areas to finish grade, allowing for thickness of sod. Finished soil should be loose, not compacted. Use only a premium sod blend. Install sod uniformly with staggered joints, laid tightly end to end and side to side, leaving no gaps between the edges. On slopes, lay sod horizontally across the slope. Roll sod with a walk behind roller and water thoroughly immediately upon installation. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, quality turf. Landscape contractor shall repair and re-sod any eroded, sunken or bare spots larger than 1/2 square foot until acceptance by owner.

LANDSCAPE MAINTENANCE AND WARRANTY

4.01 Maintenance until Substantial Completion: Landscape contractor is responsible for maintaining all landscape areas throughout construction until Substantial Completion of the landscape installation. Substantial completion is defined as sufficiently finished so that the landscape is functional / able to be utilized for its intended purpose. Only minor, corrective or warranty work remains. Maintenance includes all trees, shrubs, perennials, ornamental grasses and seeded/sodded areas. Work shall include:

- watering as needed for establishment of plant material
- watering as needed for establishment of seeded/sodded areas
- weeding and/or herbicide application
- mowing of seeded/sodded areas after appropriate waiting period
- pruning of dead plant material

4.02 Maintainance for One Year after Substantial Completion: Landscape contractor shall be responsible for providing comprehensive landscape establishment, maintenance and warranty care for one year after Substantial Completion. Prior to beginning installation, the landscape contractor shall submit a 12-month calendar for review/approval to the owner and/or landscape architect, including all anticipated maintenance activities and dates. This includes all trees, shrubs, perennials, ornamental grasses and seeded/sodded areas. Work shall include:

- watering as needed for establishment and ongoing maintenance of plant material
- watering as needed for establishment of seeded/sodded areas
- weeding and/or herbicide application
- mowing of seeded/sodded areas
- pruning
- fertilizing
- pest management
- spring/fall clean-ups

4.03 Warranty and Replacements: All plants (trees, evergreens, shrubs, perennials and ornamental grasses) shall be guaranteed (100% replacement) for one year from the date of Substantial Completion. This assumes the owner performs required maintenance (i.e. regular watering, etc.) after substantial completion of the landscape installation. Only one replacement per plant will be required during the warranty period, except for losses due to failure to comply with landscape specifications. Replacements shall be plants of the same variety specified on the plant and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.

HARDSCAPE / AMENITY

PLAYGROUND EQUIPMENT

5.01 Playground Equipment: All equipment provided and installed by Gerber Leisure. Coordinate installation with General Contractor and Landscape Architect.

5.02 Poured in Place Surface: All surfacing in playgrounds areas is provided and installed by Gerber Leisure. Coordinate installation with General Contractor and Landscape Architect.

FENCING

5.03 Ornamental Fence: Shall be 6' ht. Jerith Premier #202 Flat Top Panel with black finish or approved equal. Install per manufacturer's specifications.

WALLS

5.04 Retaining Wall: Versa-Lok Standard Units and Caps or approved equivalent. Color TBD from standard color options; contractor to provide samples of Ashbury Haze, Buff and Silver. Final selection by owner and coordinated with landscape architect. Install per manufacturers specifications. See civil plans for top and bottom of wall elevations.

SITE FURNISHINGS

5.05 Outdoor Site Furnishings: Provided and installed by Gerber Leisure. Coordinate installation with General Contractor and Landscape Architect.

5.06 Shade Structures: Provided and installed by Gerber Leisure. Coordinate installation with General Contractor and Landscape Architect.

5.07 Signage to be provided and installed by Gerber Leisure. Details plans and specifications will be provided at a later date for review and city approval.

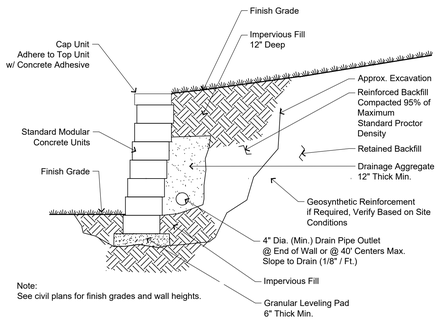
HARDSCAPE

5.08 Retaining Wall: Unilock Quarry Smooth Stone and Ledgestone Caps or approved equal. Color TBD from standard color options. Contractor to provide Midnight Charcoal, Natural Grey and Sandstone wall samples. Contractor to provide grey and buff cap samples. Final selection by owner and coordinated with landscape architect. Install per manufacturer's specifications. See civil plans for top and bottom of wall elevations.

5.09 Flagstone Steppers - Shall be approximately 18"-36" diameter limestone pavers, 2" thick, set on a 3" crushed stone base over compacted sub-base.

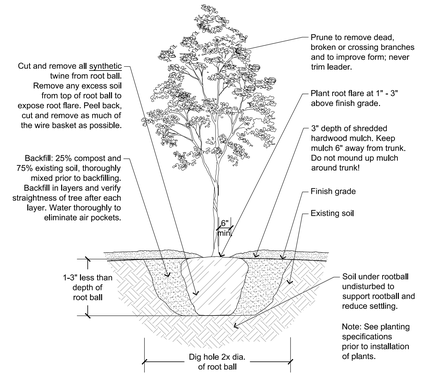
5.10 Tinted Concrete / Integral Colored Concrete: Install where shown on landscape plans. See civil drawings for concrete detail. Shall be 'SikaColor - 100 P' integral admixture, sealed with 'Selectseal Plus' water-based sealant. Available from Sika USA, Aurora, IL, 800-282-3388; or approved equal. Color TBD from standard SikaColor - 100 P options; assume 'U18 Gull Gray' color for pricing purposes. Contractor shall provide up to three 2'x2' test-pours of different colors for final selection, each with appropriate sealant and broom finish. Final selection by owner and coordinated with landscape architect.

LANDSCAPE HARDSCAPE DETAILS

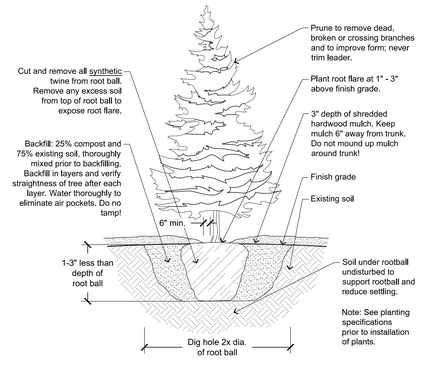


1 MODULAR RETAINING WALL DETAIL
NOT TO SCALE H-WA-04

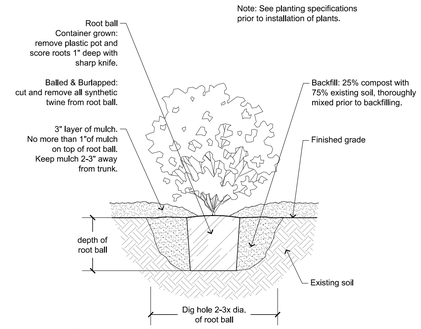
LANDSCAPE PLANTING DETAILS



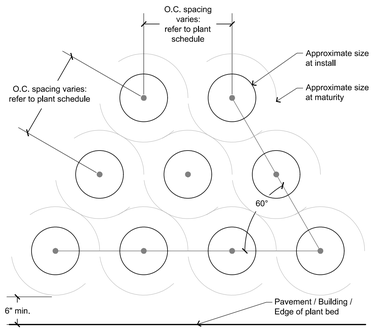
2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE P-2025-25.1075-01



3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE DETAIL-FILE



4 SHRUB PLANTING DETAIL
NOT TO SCALE P-2025-25.1075-03



5 TRIANGULAR PLANT SPACING DETAIL
NOT TO SCALE 5

DIGGER'S HOTLINE
CALL BEFORE YOU DIG
1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

HARWOOD
civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications
255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Rotary Park

4100 Highland Rd
Mequon, WI

Client:

Issuance:

2026-03-17	60% DESIGN REVIEW
2026-05-01	City Submittal
2026-05-18	Plan Commission Submittal

Scale: 1" = 20'
N
0 20 40 feet
1" = 20' @ 30" X 42"

Date: 05/01/2026

Project Number:
26-1012.00

Sheet Name:
LANDSCAPE
DETAILS & NOTES

Sheet Number:
L2.00

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2/3/2025 10:55:26 AM BY CHRIS PENKALA G:\ESTIMATES\CDP\25003-006 MEQUON ROTARY PARK TOILET\DRAWINGS\25003-006 MEQUON ROTARY PARK TOILET ROOM.DWG © COPYRIGHT 2025 - JOS. SCHMITT CONST. CO., INC. - ALL RIGHTS RESERVED
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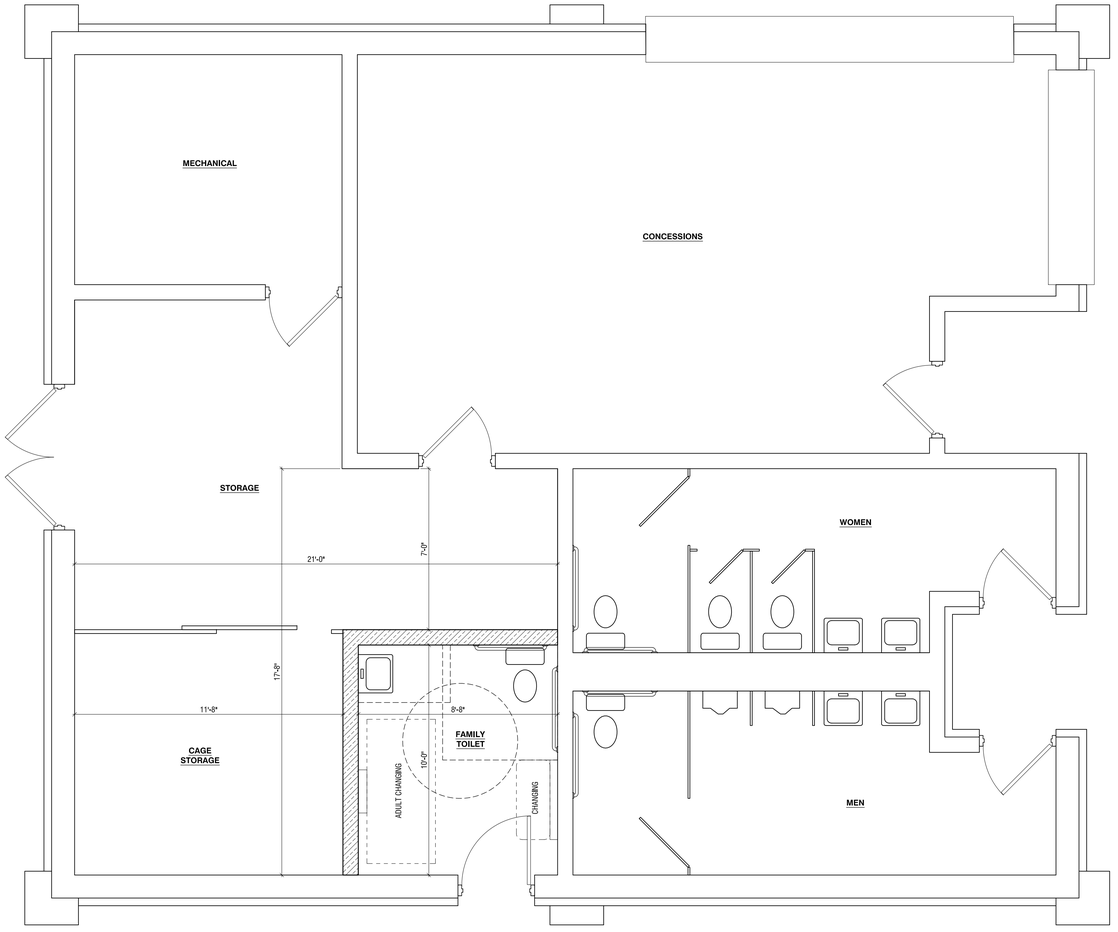

1 / A2.1 **CONCEPT FLOOR PLAN**
SCALE: 3/16" = 1'-0" [11x17]
SCALE: 3/8" = 1'-0" [22x34]

PRELIMINARY NOT FOR CONSTRUCTION

Jos. Schmitt Construction
Building Better Together
2104 UNION AVENUE
P.O. BOX 1084
SHEBOYGAN, WI 53082-1084
WWW.JSCHMITT.CC

BUILDING RENOVATION FOR
MEQUON ROTARY PARK
SOUTH PAVILION
4100 HIGHLAND ROAD
MEQUON, WISCONSIN, 53092

REVISIONS

NO.	DATE	DESCRIPTION

DOCUMENT DATE
03 FEBRUARY 2025
PROJECT NUMBER
25003-006
DRAWN BY: CDP | CHECKED BY:
SHEET DESCRIPTION
CONCEPT FLOOR PLAN
SHEET NUMBER
A2.1

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EASEMENT EXHIBIT

CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

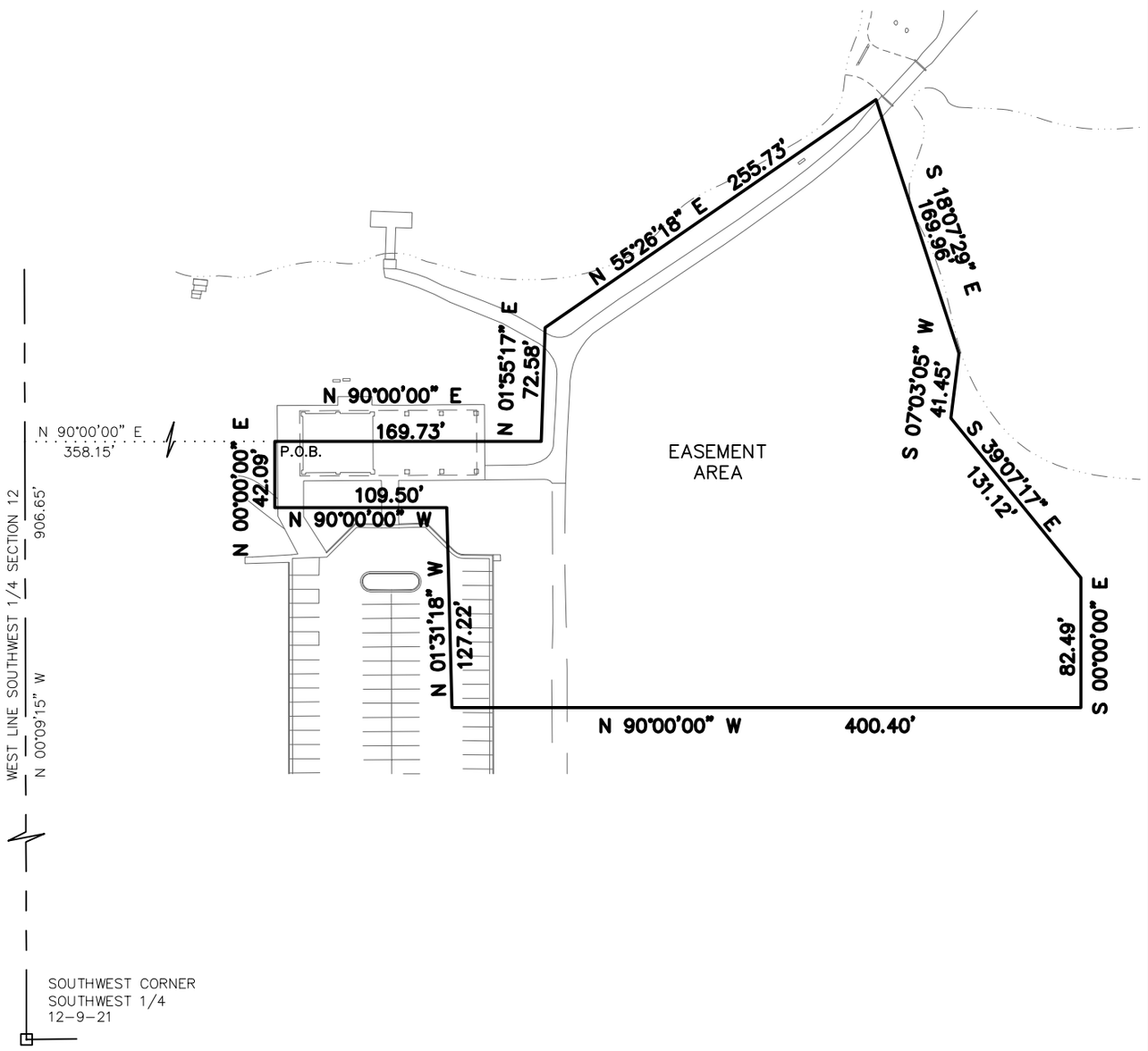
NORTH

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N 00°09'15" W ALONG THE WEST LINE OF SAID SECTION 906.65 FEET; THENCE N 90°00'00" E 358.15 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N 90°00'00" E 469.73 FEET; THENCE N 01°55'17" E 72.58 FEET; THENCE N 55°26'18" E 255.73 FEET; THENCE S 18°07'29" E 169.96 FEET; THENCE S 07°03'05" W 41.45 FEET; THENCE S 39°07'17" E 131.12 FEET; THENCE S 00°00'00" E 82.49 FEET; THENCE N 90°00'00" W 400.40 FEET; THENCE N 012°31'18" W 127.22 FEET; THENCE N 90°00'00" W 109.50 FEET; THENCE N 00°00'00" E 42.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 107,462 SQUARE FEET OR 2.4670



PROJECT NO. 26-004

SHEET 1 OF 1

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 22nd day of June, 2026 by and between _____ owner of the property located at 4100 W Highland Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 12, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

RETURN TO:

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

PARCEL NO.:
14-012-10-002.00

LEGAL DESCRIPTION

Exhibit A-1

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this 22nd day of June, 2026.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2026, 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 _____, 2026, 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) _____

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant shall be 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.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The City of Mequon shall be held 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.

Conditions on the Operations:

a. Public Business Hours: 6:00 AM – 9:00 PM (per park hours)

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:

Private

d. Provisions for sewage disposal:

Private

e. Other:

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

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

9. **Conditions of the structure:**

a. Site Plan: As per attached Exhibit A

b. Landscaping Plan: As per attached Exhibit B

c. Elevations: N/A

d. Floor Plan: As per attached Exhibit C

e. Exterior lighting of the building: N/A

f. Fence / Wall / Dumpster plan details: As per attached exhibit D

g. Sign: N/A

h. The building shall comply with the building code.

i. Other:

1. Staff review and approval of final site plans, fence details, landscaping plans, and any associated site modifications prior to the issuance of building permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
3. An updated landscaping plan shall be submitted to reflect evergreens at a minimum of 7 feet in height and deciduous trees at a minimum caliper of 2.5 inches, per city landscaping standards.
4. Recording of the conditional grant at Ozaukee County Register of Deeds.

OWNER(S):

By:_____

Acknowledgment

STATE OF WISCONSIN)
)SS
_____COUNTY)

Personally came before me, this _____ day of _____, 2026, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

This document drafted by:
The City of Mequon
Kim Tollefson
11333 N. Cedarburg Road
Mequon, WI 53092

IRON WORLD™
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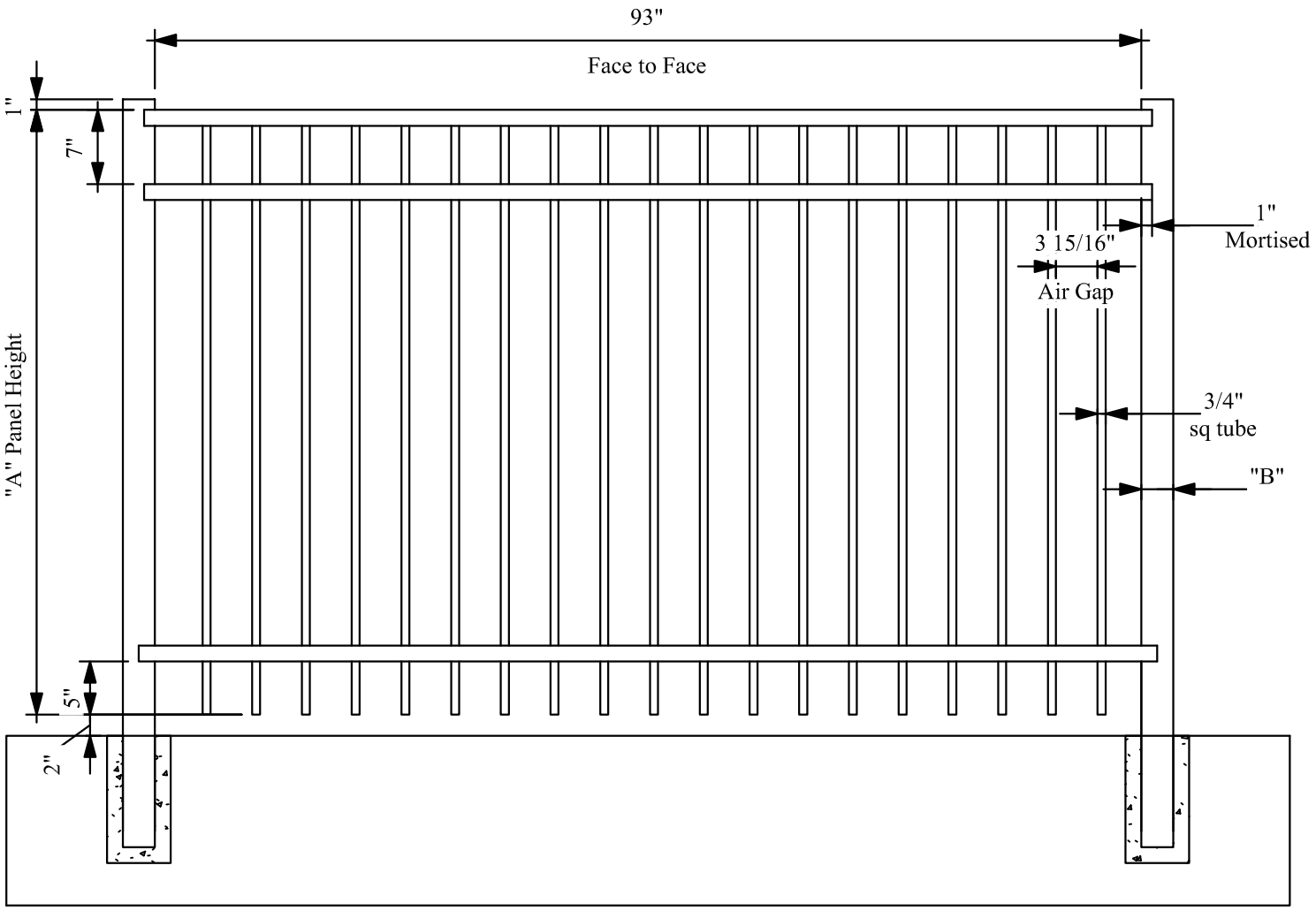
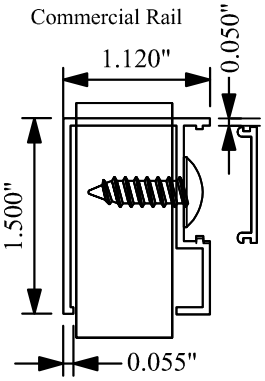


"A"	Heights	"B"	Post	Wall
	36 inch		2"	Sq. Tube x 0.080"
	42 inch		2"	Sq. Tube x 0.125"
	48 inch		2 1/2"	Sq. Tube x 0.080"
	54 inch		2 1/2"	Sq. Tube x 0.125"
	60 inch		3"	Sq. Tube x 0.125"
	72 inch			



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPEC.
2. DO NOT SCALE DRAWINGS
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH: (4) X POST WIDTH
   FOOTING DEPTH : MIN. 24"/REC. FREEZE LINE
5. PANELS SHOWN WITH MORTISED POST SYSTEMS.
6. PANELS ARE RACKABLE WHICH MAY CHANGE FACE-TO-FACE DIMENSION

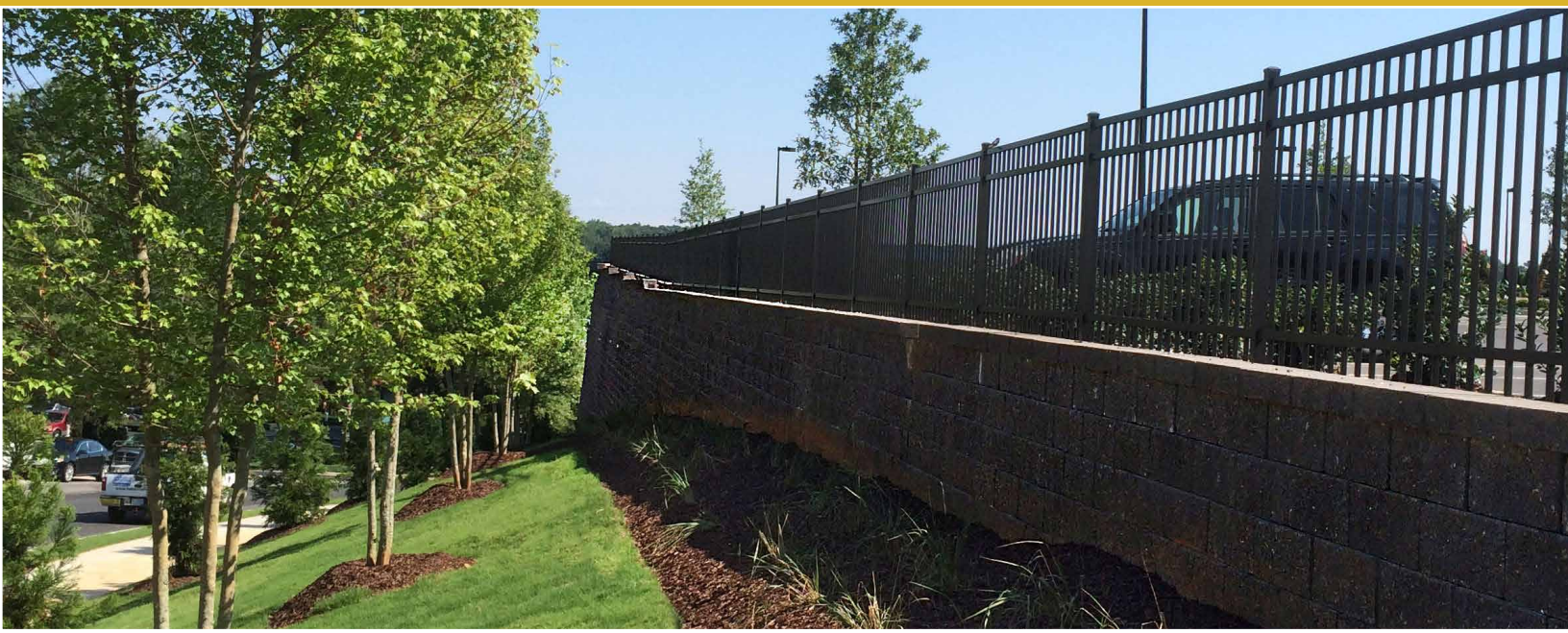
MAVERICK ULTRA™ PLUS COMMERCIAL ALUMINUM

Panel width 8' Aberdeen Traditional 3 Rail Standard

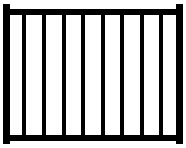
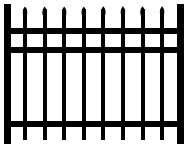
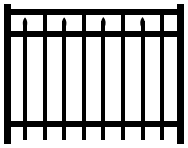
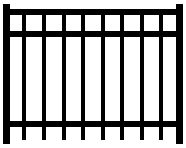
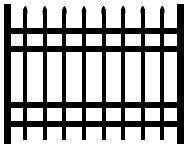
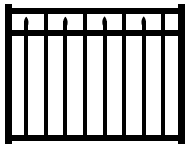
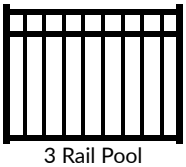
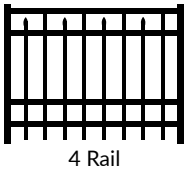
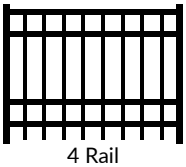
Maverick Ultra Plus

Commercial Grade Aluminum Fence

Maverick Ultra Plus aluminum fencing is offered in commercial, high-end residential, and perimeter security fencing options. Maverick Ultra Plus works great for commercial pools, estate fencing, golf courses and cemeteries. Maverick Ultra Plus aluminum fencing is finished with super durable AAMA 2604 architectural grade powder coat and is warranted against rust, peel, chip, or crack, as long as you own your fence.



COMMERCIAL ALUMINUM STYLES

Aberdeen	Barcelona	Camden
 2 Rail Pool	 3 Rail	 3 Rail
 3 Rail	 4 Rail	 3 Rail Pool
 3 Rail Pool		 4 Rail
 4 Rail		

POSTS

2” x 2”	.062 wall
2” x 2”	.080 wall
2” x 2”	.125 wall
2-1/2” x 2-1/2”	.080 wall
2-1/2” x 2-1/2”	.125 wall
3” x 3”	.125 wall

RAILS

1-1/2” x 1-1/8”	.080 wall

PICKET SIZE

3/4” x 3/4”	.050 wall

PICKET SPACING

3-13/16”

PANEL WIDTHS

6’ (70-1/2”) and 8’ (93”)

PANEL OPTIONS

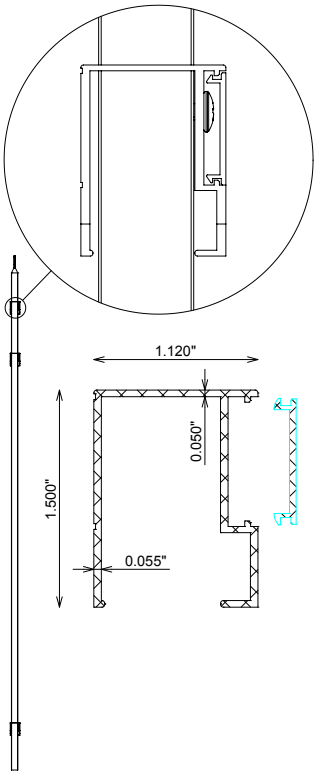
Fleur-de-lis

Triad

Ball

Rings

PANEL CHANNEL



Iron World Manufacturing, LLC

Iron World is a family-owned and operated business established in 2006 in Howard County, Maryland. Over the years, we have grown into an industry leader in manufacturing ornamental steel and aluminum fence systems, vinyl fencing, and slide gates.

With a dedicated team of over 100 employees, we take pride in producing high-quality fencing products that combine strength, beauty, and security.

As one of the fastest-growing fence manufacturers in the United States, we stand firmly behind our warranties, ensuring that our world-class fence systems and gates meet the highest standards of quality, durability, and functionality.

Iron World is proud to serve industries and facilities such as:

- Government Facilities
- Transportation
- Residential Developers
- Aquatic Centers
- Estates
- HOA
- Airports
- Railways
- Parks and Recreation
- Stadiums
- Self-Storage
- Retail
- Warehouse facilities
- Daycare facilities
- Colleges
- K-12 School Systems
- Apartments
- Assisted Living
- Data Centers
- Water Facilities

Iron World offers products that meet the requirements of the Buy American Act:

- Maverick Ornamental Iron - Industrial
- Maverick Supreme - Residential
- Maverick Supreme Plus - Commercial
- Golden Gate Slide Gates
- Ornamental Swing Gates

MADE IN USA
BUY AMERICAN ACT COMPLIANT

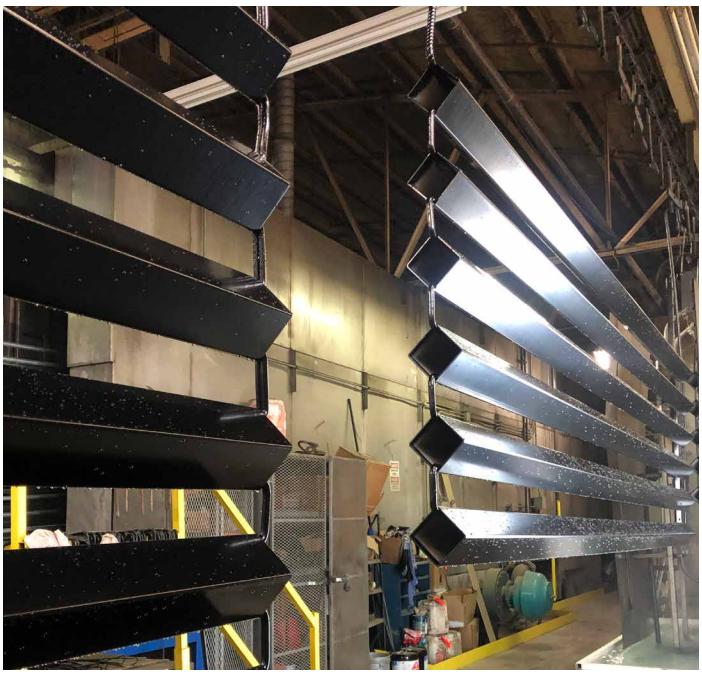
Iron World offers products that meet the requirements of the Buy American Act:

Since our inception, our mission has remained steadfast: to provide superior products and exceptional service to our residential, commercial, and industrial clients at a competitive price. At Iron World Manufacturing, we are committed to staying at the forefront of manufacturing and powder coating technology while upholding the highest standards of customer satisfaction. We value every customer and take pride in delivering excellence without compromise.

Specifications

Components	Maverick Ultra	Maverick Ultra Plus	Maverick Ultra II
Pickets (Size and Wall Thickness)	5/8sq x .045	3/4sq x .050	1”sq x .062
Rails: Side Walls	1.00” x 1.00” Triple .080	1.50” x 1.20” Triple .080	1.625” x 1.625” Triple .100
Pickets 6’ Wide Sections	15	14	13
Pickets 8’ Wide Sections	N/A	19	19
Post Standards	2” x 2” x .062 2” x 2” x .080	2” x 2” x .080 2 1/2” x 2 1/2” x .080 2 1/2” x 2 1/2” x .125 3” x 3” x .125	2 1/2” x 2 1/2” x .080 2 1/2” x 2 1/2” x .125 3” x 3” x .125
Post Gate	2” x 2” x .125 2 1/2” x 2 1/2” x .125 3” x 3” x .125 4” x 4” x .125	2” x 2” x .125 2 1/2” x 2 1/2” x .125 3” x 3” x .125 4” x 4” x .125	2 1/2” x 2 1/2” x .125 3” x 3” x .125 4” x 4” x .125
Picket Spacing	<4” TYP.	<4” TYP.	<4” TYP.
Standard Heights	36”, 42”, 48”, 54”, 60”, 72”	36”, 42”, 48”,54", 60”, 72”, 84", 96"	36”, 42”, 48”, 54”, 60”, 72”, 84”, 96”
Alloy	6063/T5 alloy on pickets, posts, and rails. 6005/T5 alloy available on posts.	6063/T5 alloy on pickets, posts, and rails. 6005/T5 alloy available on posts.	6063/T5 alloy on pickets, posts, and rails. 6005/T5 alloy available on posts.

Process



Iron World powder coats all pickets, channels and posts loose rather than assembled to ensure 100 percent powder coating coverage of all parts.

We package all panels, posts, and gates on skids with vinyl clips in between each panel to ensure no scratching. Then we wrap and heat shrink it to ensure your product gets to you damage free.

Lifetime Limited Warranty

Iron World Mfg. warrants to the original owner that all of our products will be free of manufacturing and material defects. Our powder coating finish on our aluminum fences will not peel, crack, chip, or blister for as long as you own the fence.

This warranty does not cover damages cause by improper use, application, or installation; abuse; alterations; negligence; vandalism; or acts of God. The warranty also does not extend to the normal weathering, slight discoloration, or chalking caused by prolonged exposure to the elements, mildew, or air pollution. There is no other express warranty except that stated herein.

This lifetime warranty is intended to cover original owners only and is not transferable. The original owner is covered by the warranty for as long as he owns and resides in the property on which the product was first installed. In the event of commercial or otherwise non-residential use, Iron World limits this product warranty to 20 years with a starting date of the original day of installation.

In case of a warranty claim, the owner must provide Iron World a written notice specifying the nature of the defect, along with proof of purchase, within 20 days of the failure. Iron World reserves the right to inspect the material in question to determine the validity of the claim. Defective material must be shipped to Iron Worlds facility for inspection freight pre-paid. If the product fails to conform to this warranty, Iron World will replace or repair the defective material at its discretion. Iron World shall not be liable or responsible for labor charges or other expenses whatsoever in connection with removal or installation of either the original or replacement product.

The above constitutes the complete limited lifetime warranty by Iron World and no other agreement, written or implied, is valid. No person is authorized to change or modify this warranty. Recoveries for consequential or incidental damages are hereby excluded.

Iron World Management

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

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Jac Zader, Assistant Director Community Development**
DATE: **June 22, 2026**
SUBJECT: **Groth Design Group for Christian Life Church. The applicant is seeking site plan amendment approval for a parking lot expansion for an additional 120 parking stalls for the property located at 2803 W. Mequon Road.**

Background:
The applicant is requesting building and site plan amendment approval for parking lot expansion that includes 120 parking spaces. The portion of the parcel where the proposed parking lot is located was rezoned in January of 2025 from R-3 (Single Family) to IPS (Institutional Public Service) with a PUD (Planned Unit Development) which requires the entire site to remain as a religious institution.

Site Plan:
The proposed parking lot is shown in the center of the site with two connection to an existing drive aisle. No new access points to Mequon Road are proposed. The proposed lot complies with all setbacks and offsets required by code. When factoring in the new parking lot, the open space ratio calculates at 56% which remains in compliance with code. The parking lot will not be illuminated at this time. The additional parking stalls are being added to accommodate for future growth and to allow the church to combine two Sunday morning masses into one large service. Staff has no objection to the parking lot design.

Landscaping Plan:
The proposed plan shows the site meeting the 10% interior lot landscaping requirement with several large parking lot islands. The plan is well laid out and provides ample shading with a mix of existing and new trees. The plan also does a nice job of screening the parking lot from Mequon Road and the existing parcel to the east. Staff has identified one minor correction to the plan. The Ruby Daze Crabapple is undersized and shall be 2.5” in diameter in size at the time of planting.

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

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

Wetlands are present on the parcel. The plans indicate the wetlands were delineated in 2024. A wetland delineation report and concurrence by the WDNR shall be provided as a condition of approval. The report shall identify the width of the wetland protective area, the protective area shall be shown on the civil plans and follow all ordinance regulations associated with the protective area.

With their previous building addition in 2024-2025, the property added approximately 0.31 acres of impervious area. With the parking lot expansion, the added impervious surface will now exceed one half acre and will require the property to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. This will 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 and may therefore be administered at a staff level.

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.

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

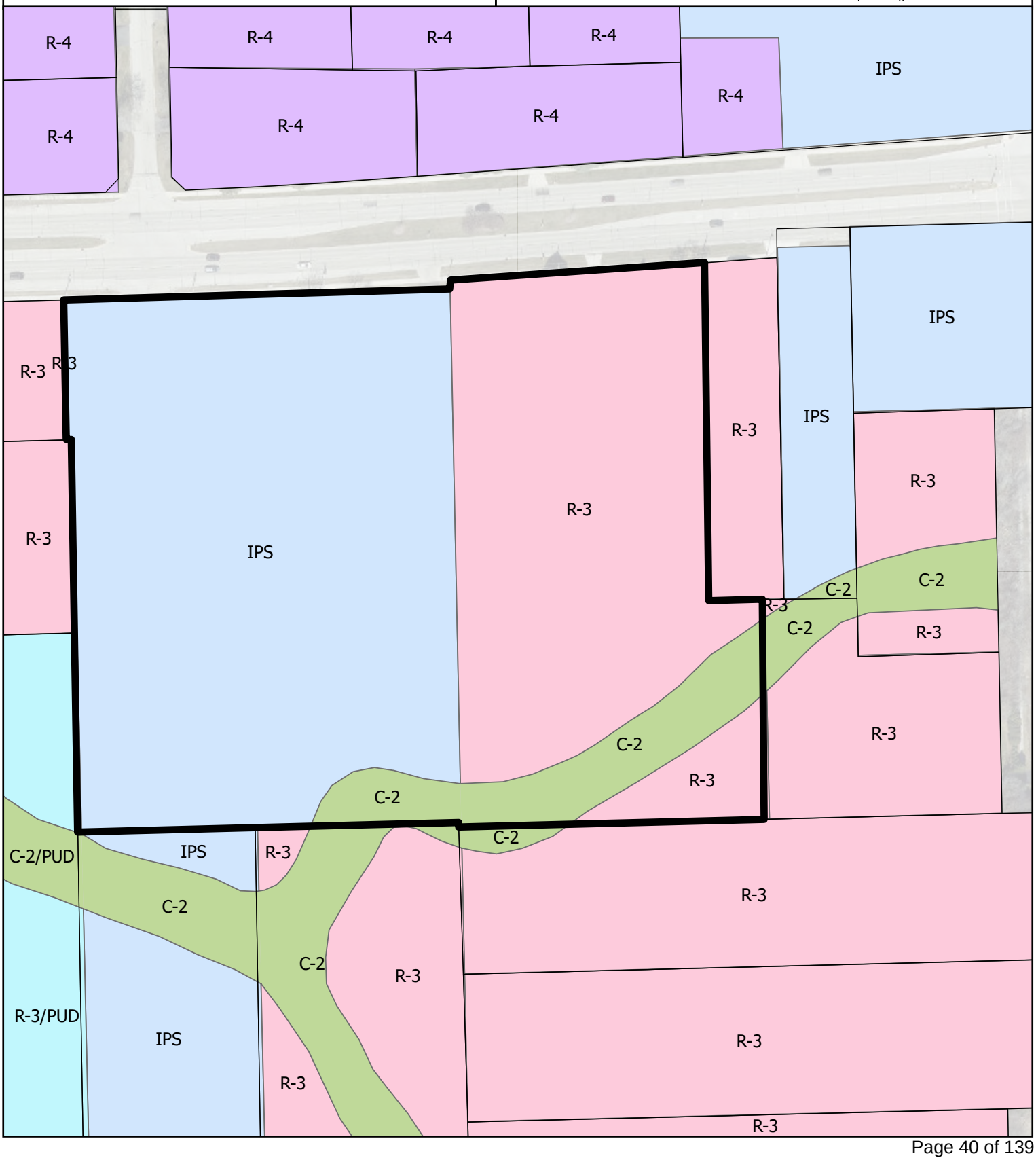
1. Final staff review and approval of site and landscaping prior to the issuance of permits.
2. The Ruby Daze Crabapple is undersized and shall be 2.5” in diameter at planting.
3. Staff review and approval of final plans prior to issuance of permits. The applicant shall submit such plan within 180 days 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.
4. 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.
5. Engineering Division review and approval of the individual grading, drainage, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development. The applicant shall request in writing review from the Engineering Division when plans are ready for review.
6. The applicant shall submit a wetland delineation report with concurrence by the DNR. The report shall identify the width of the wetland protective area on the civil plans and follow all ordinance regulations.

7. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Management Maintenance and Easement Agreement with maintenance provisions for all proposed Best Management Practices (BMPs).
8. 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).
9. Application for and approval of a City Filling, Excavation, and Berms Permit.
10. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.

Attachments:
Packet Docs

CHRISTIAN LIFE CHURCH

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



WRITTEN DESCRIPTION

May 18, 2026

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

PLAN COMMISSION APPLICATION:

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

CHURCH CONTACT INFORMATION:

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

CONTACT INFORMATION OF PROFESSIONAL TEAM:

Architect & Applicant:
Ehan Whitney
Pete Schneider
Groth Design Group Architects
N58 W6181 Columbia Rd
PO Box 332
Cedarburg, WI
262 377 8001
ewhitney@gdg-architects.com
pschneider@gdg-architects.com

Civil Engineer:
Matthew Bailey, PE
Senior Project Manager
Trio Engineering
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005

262.790.1480
mbailey@trioeng.com

Landscape Designer:
Michael C. Davis
InSite Landscape Design, Inc
Wauwatosa, WI
mdavis@insitedesigninc.com
www.insitedesigninc.com
(414)-476-1204

FEES:

The following fees are being submitted:

$750.00 Building/Site Planning or Amendment

INTRODUCTION:

This application is a follow-up to a Planning Commission submittal from 10/28/2024. As part of that approval of rezoning and a building addition, there was documentation for future parking and future garage. This submittal is the official application for parking expansion to the east on parcel 2803W.
Additional stormwater management has been designed to accommodate the increased impervious area and is shown in the Civil documents included in this submittal.
No site lighting is proposed for this project scope, although conduit will most likely be provided for the possibility of future site lighting of the expanded parking.

LAND USE AND ZONING:

2803W is the east parcel and is currently zoned as IPS with a restrictive PUD consistent with church use. A site plan was previously reviewed by the Planning Commission which included future parking. This is simply the formal submission of that previously reviewed parking expansion.

DESCRIPTION OF EXISTING ENVIRONMENTAL FEATURES: See Civil drawings.

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

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

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

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

See Civil and Landscape drawings.

OPERATIONAL CONSIDERATIONS:

CHURCH SERVICES

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

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

SMALL GROUPS

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

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

CHILDCARE

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

CHURCH OFFICE

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

TRAFFIC GENERATION:

EXISTING PARKING VS. PROPOSED
Existing: 206 regular stalls plus 9 handicap stalls – 215 Total Stalls
Proposed: 326 regular stalls plus 9 handicap stalls – 335 Total Stalls

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

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

120 additional parking stalls are proposed on the east parcel – 2803W and will accommodate future growth of the congregation.

LEGAL DESCRIPTION:

Please see civil documentation.

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

Respectfully,

Ehan Whitney,
Project Architect
GROTH Design Group, Inc.

CHRISTIAN LIFE CHURCH
PARKING EXPANSION

SITE DEVELOPMENT PLANS

CITY OF MEQUON, WISCONSIN

GENERAL NOTES

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

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

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

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

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

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

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

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

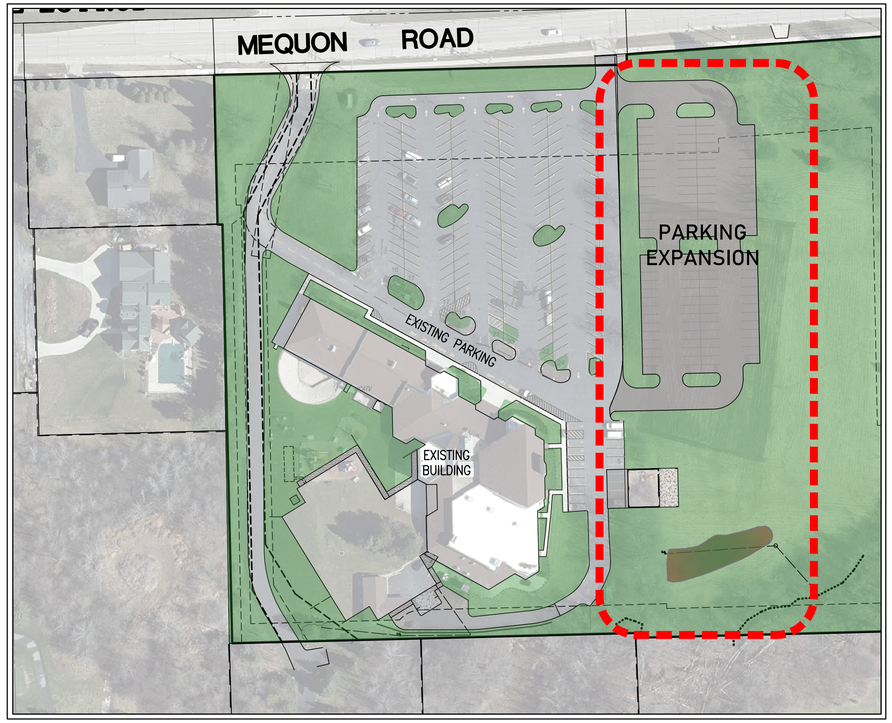
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

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

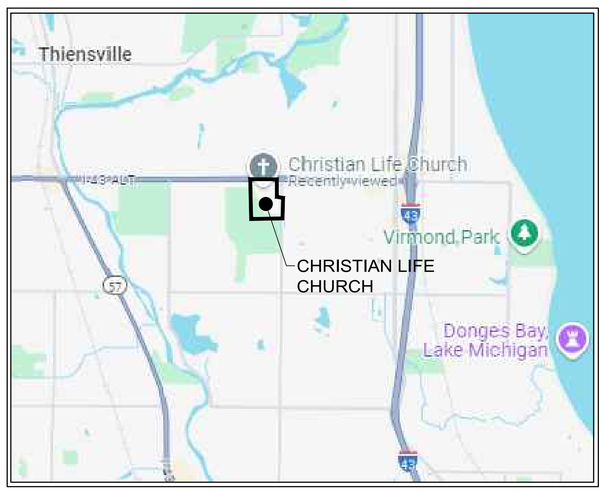
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

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

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



SITE PLAN
SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE

ENGINEER:
TRIO ENGINEERING, LLC
19035 W CAPITOL DR, SUITE 200
BROOKFIELD, WI 53045
CONTACT: MATTHEW BAILEY, P.E.
PHONE: 262–790–1480
FAX: 262–790–1481
EMAIL: mbailey@trioeng.com

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

ARCHITECT & APPLICANT
EHAN WHITNEY
PETE SCHNEIDER
GROTH DESIGN GROUP ARCHITECTS
N58 W 6181 COLUMBIA ROAD
PO BOX 332
CEDARBURG, WI
PHONE: 262–377–8001
EMAIL: ewhitney@gdg–architects.com
pschneider@gdg–architects.com

SHEET INDEX

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

WISCONSIN — Matthew J. Bailey — E–41633 — OCONOMOWOC — PROFESSIONAL ENGINEER

TRIO — DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

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

REVISION HISTORY

DATE	DESCRIPTION
03/31/26	PRELIMINARY PLANS
05/20/26	LAYOUT ADJUSTMENT

DATE:
MAY 20, 2026

JOB NUMBER:
24-47-1092

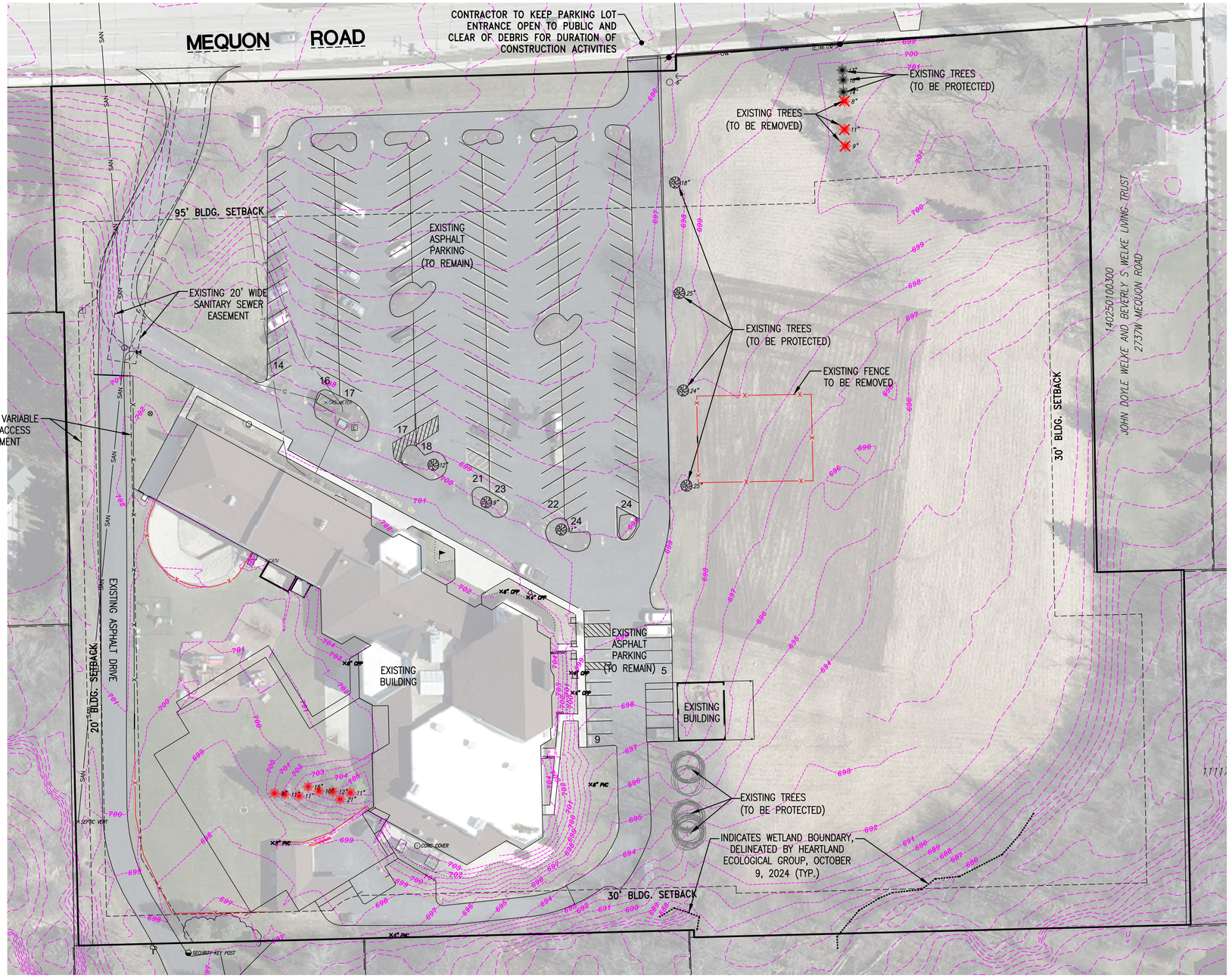
DESCRIPTION:
COVER SHEET

SHEET
T1

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\CONSTRUCTION PLANS\2026 PARKING LOT\CLC PARKING_CIVIL PLAN SET_22X34.DWG

LEGEND:

- 850 – EXISTING CONTOUR
- SAN – EXISTING SANITARY SEWER
- ○ – EXISTING SANITARY MANHOLE
- W – EXISTING WATER MAIN
- ⚤ – EXISTING HYDRANT
- ST – EXISTING STORM SEWER
- ○ – EXISTING STORM MANHOLE
- □ – EXISTING STORM INLET
- ⊠ – EXISTING TRANSFORMER
- E – EXISTING ELECTRIC PEDESTAL
- T – EXISTING TELEPHONE PEDESTAL
- TV – EXISTING CATV PEDESTAL
- ✓ – EXISTING POWER POLE



0 20 40 80

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

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

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

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DATE:
MAY 20, 2026

JOB NUMBER:
24-47-1092

DESCRIPTION:
EXISTING SITE AND DEMOLITION PLAN

SHEET
C1.0

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\CONSTRUCTION PLANS\2026 PARKING LOT\CLC PARKING_CIVIL PLAN SET_22X34.DWG

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

EXISTING BUILDING
EXISTING CONCRETE SIDEWALK
EXISTING ASPHALT PAVEMENT
MEQUON ROAD
CONTRACTOR TO KEEP PARKING LOT ENTRANCE OPEN TO USE AND CLEAR OF DEBRIS FOR DURATION OF CONSTRUCTION ACTIVITIES
EXISTING TREES TO BE PROTECTED (TYP.)
EXISTING BUILDING
PROPOSED ASPHALT PARKING LOT
PROPOSED BIOFILTRATION BASIN
POND OUTLET (SEE SHEET C3.0)
LANDSCAPED ISLAND (TYP.)
INDICATES WETLAND BOUNDARY, DELINEATED BY HEARTLAND ECOLOGICAL GROUP, OCTOBER 9, 2024

R15.00' R10.00' R8.00' R32.00' R34.00' R5.00'
20.5' 18.0' 24.0' 20.0' 14.3' 15.2' 9.0' (TYP.)

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

LANDSCAPED ISLAND REQUIREMENT

PARKING LOT AREA:	37,146sf
REQUIRED LANDSCAPED ISLAND AREA:	3,715sf (10.0%)
PROVIDED LANDSCAPED ISLAND AREA:	3,764sf (10.1%)

SITE DATA

ZONING	=	IPS (INSTITUTIONAL & PUBLIC SERVICE)	
PROPERTY AREA	=	451,841± S.F. (10.37± AC.)	
		EXISTING	PROPOSED
BUILDING		1.19 AC (11.5%)	1.19 AC (11.5%)
ASPH. PAVEMENT		2.46 AC (23.7%)	3.36 AC (32.4%)
SIDEWALK/CONC.		0.19 AC (1.8%)	0.19 AC (1.8%)
OPEN SPACE		6.53 AC (63.0%)	5.63 AC (54.3%)
NET INCREASE IN IMPERVIOUS AREA		39,488 SF (0.91 AC)	

SITE PARKING SUMMARY:

PARKING REQUIREMENTS - SCHOOLS, INSTITUTIONS, AND RELATED USES:

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

PROPOSED PARKING

PR. STANDARD PARKING STALLS	= 110 STALLS
PR. ADA PARKING STALLS	= 0 STALLS
TOTAL PR. PARKING STALLS	= 110 STALLS
EX. PARKING STALLS	= 215 STALLS (9 ADA STALLS)
TOTAL PARKING STALLS	= 325 STALLS

WISCONSIN — Matthew S. Bailey — E-41633 — OCONOMOWOC — PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING • CIVIL ENGINEERING
TRIO
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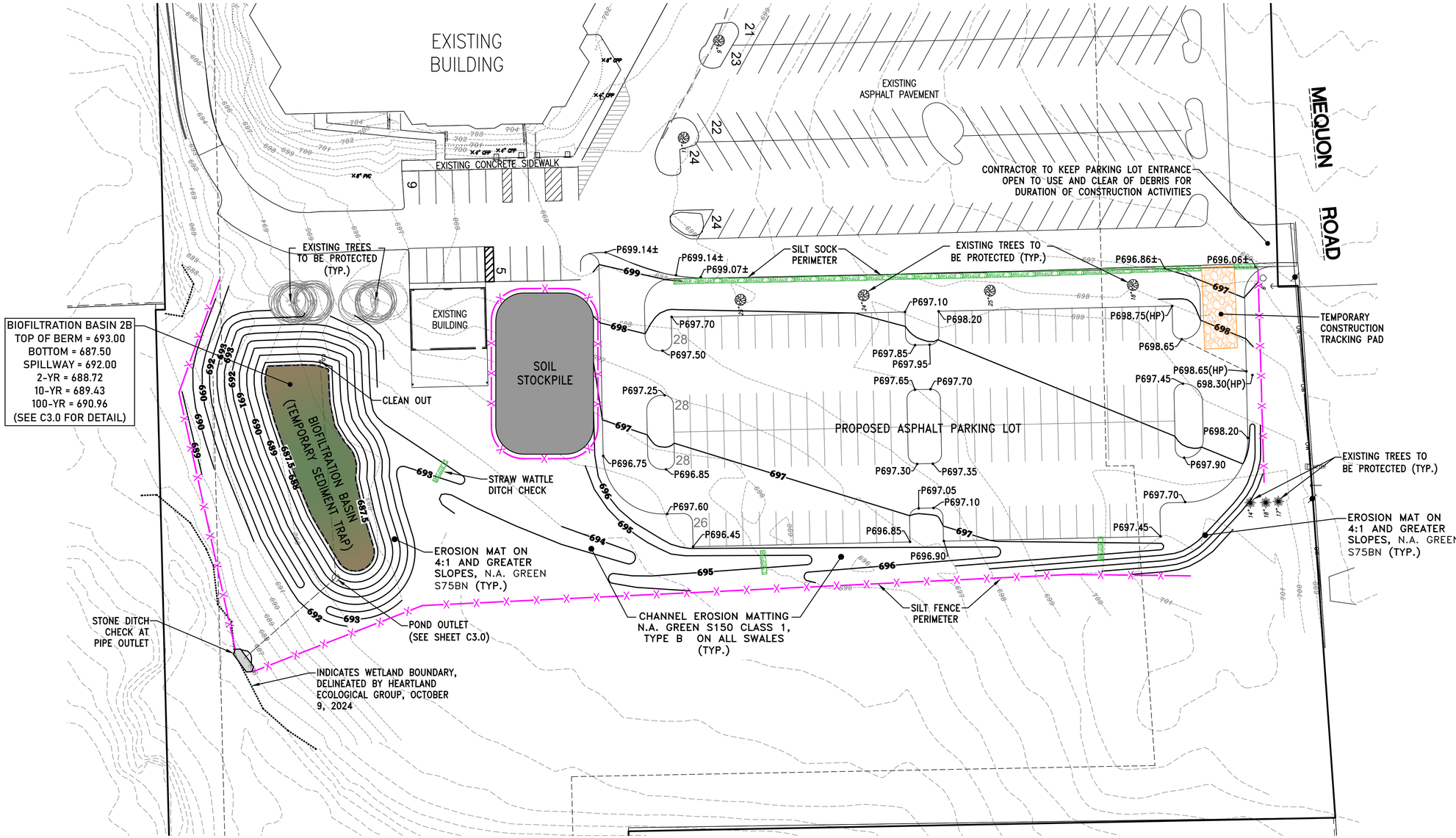
JOB NUMBER: 24-47-1092

DESCRIPTION: PROPOSED SITE PLAN

SHEET C1.1

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH\CAD\PLAN SHEETS\C1.1 SITE PLAN.DWG



0 15 30 60

SCALE: 1" = 30' (22"X34")
SCALE: 1" = 60' (11"X17")

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

CALL DIGGERS HOTLINE 1-800-242-8511

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

LEGEND:

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

WISCONSIN
Matthew S. BAILEY
E-41633
OCONOMOWOC
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

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

REVISION HISTORY

DATE	DESCRIPTION
03/31/26	PRELIMINARY PLANS
05/20/26	LAYOUT ADJUSTMENT

DATE:
MAY 20, 2026

JOB NUMBER:
24-47-1092

DESCRIPTION:
GRADING AND EROSION CONTROL PLAN

SHEET
C2.0

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\CONSTRUCTION PLANS\2026 PARKING LOT\CLC PARKING_CIVIL PLAN SET_22X34.DWG

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
E. PROTECT THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
F. PROMPT REMOVAL OF EXCAVATED MATERIAL.
G. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
H. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
I. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
J. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
K. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.

5. TEMPORARY EROSION CONTROL MEASURES.

A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.

6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
7. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS.
8. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
9. EROSION CONTROL INSPECTION AND MAINTENANCE

A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.

11. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.
12. DIVERSION BERMS SHALL BE CONSTRUCTED TO BLOCK AND REDIRECT RUNOFF AS INDICATED ON THE PLAN. SIDE SLOPES SHALL NOT EXCEED 2:1; TOP WIDTH SHALL BE 2' MIN.; BERM HEIGHT SHALL BE 1.5' MIN. 13. DUST CONTROL - CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE THROUGH CONSTRUCTION PHASING AND TIMELY STABILIZATION OR THE USE OF BMPS SUCH AS SITE WATERING AND MULCH - ESPECIALLY WITH VERY DRY OR FINE SANDY SOILS.
13. TO OBTAIN CITY STORM WATER PERMIT AND PERFORM WEEKLY EROSION CONTROL INSPECTIONS, AND SUBMIT INSPECTIONS TO CITY EROSION CONTROL INSPECTOR AT THE END OF PROJECT, COORDINATE PERMIT TERMINATION WITH CITY EROSION CONTROL INSPECTOR.

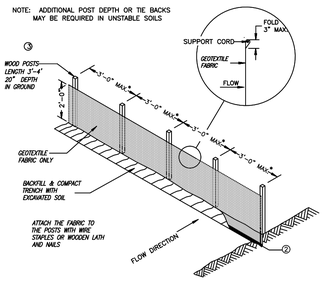
CONSTRUCTION SEQUENCE PLAN

1. STAKE WETLAND BOUNDARY. INSTALL TRACKING PAD, SILT FENCE, AND SILT SOCK AROUND THE PERIMETER OF THE SITE.
   1.1. THE WETLAND BOUNDARIES SHOWN ON THE PLANS SHALL BE STAKED PER THE ACTUAL WETLAND FIELD DELINEATION PRIOR TO INSTALLATION OF EROSION CONTROL PERIMETER MEASURES AND SITE DISTURBANCE.
2. CLEAR AND GRUB SITE.
3. STRIP TOPSOIL AND STOCKPILE INITIAL TOPSOIL. SEED AND STABILIZE STOCKPILES IMMEDIATELY UPON COMPLETION OF STOCKPILING.
   3.1. All EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN (7) DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
4. INSTALL ANY DIVERSION BERMS WITH DITCH CHECKS AND SEDIMENT TRAP, DIRECTING SITE RUNOFF TO SEDIMENT TRAP AS INDICATED ON THE PLAN.
5. ROUGH GRADE SITE.
6. SUMMER 2026: INSTALL STORM SEWER AND ASSOCIATED EROSION CONTROL MEASURES PER EROSION CONTROL PLAN.
7. FINISH GRADE THE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
8. INSTALL STONE BASE COURSE AND PLACE BINDER COURSE PAVEMENT. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING.
9. RESPREAD TOPSOIL AND PLACE SEED, MULCH, MATTING AND OTHER SITE STABILIZERS AS NEEDED. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING AND ROAD CONSTRUCTION. ALSO NOTE THAT ANY AREAS, SUCH AS POND SLOPES, THAT ARE FINISH GRADED AND TOPSOILED SHALL BE SEEDED, MULCHED AND/OR MATTED IMMEDIATELY AFTER TOPSOIL IS PLACED.
10. REMOVE TEMPORARY SEDIMENT TRAP AND CONSTRUCT STORMWATER MANAGEMENT BASIN PER PLAN. ENSURE ALL SILT HAS BEEN REMOVED.
11. LATE SEASON (AFTER OCTOBER 15) STABILIZATION NOTES:
    11.1. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15 MUST BE TEMPORARY SEEDED AS OF THAT DATE.
    11.2. ANY FINAL SITE STABILIZATION THAT OCCURS AFTER OCTOBER 15 MAY REQUIRE CONTRACTOR TO COVER DISTURBED AREAS WITH THE ANIONIC FORM OF POLYACRYLAMIDE (PAM), PER WDNR TECHNICAL STANDARD 1050 AND WisDOT PAL LIST. CONTRACTOR SHALL COORDINATE WITH CITY ENGINEER AND WDNR FOR LATE SEASON STABILIZATION REQUIREMENTS.
12. REMOVE CONSTRUCTION EROSION CONTROL MEASURES AFTER SITE IS STABILIZED (SUBSTANTIALLY VEGETATED) AND ALL CONSTRUCTION IS COMPLETE.

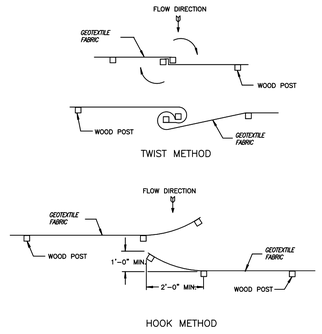
LATE SEASON STABILIZATION NOTES:

THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PERVIOUS DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15, 2026. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:

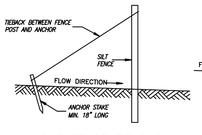
1. SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
2. IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
   a. TOPSOIL, SEED, AND THE MATERIAL CALLED FOR ON THIS PLAN, WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
   b. TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE CITY ENGINEER FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR ON THIS PLAN.
3. IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE CITY ENGINEER HAS DETERMINED THAT IT IS INFEASIBLE TO PLACE TOPSOIL, THE PERMIT APPLICANT SHALL:
   a. APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
   b. INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
      i. TRIANGULAR FOAM-CORE
      ii. STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
      iii. COMPOST-FILLED TUBES, OR
      iv. A COMPARABLE PRODUCT AS APPROVED BY THE CITY ENGINEER.



SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE ⑤



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

TRENCH DETAIL

GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② *TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.*

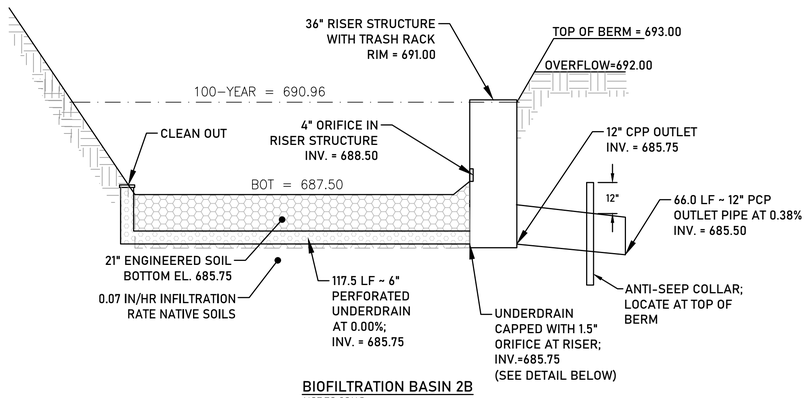
③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1"? X 1"? OF OAK OR HICKORY.

④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

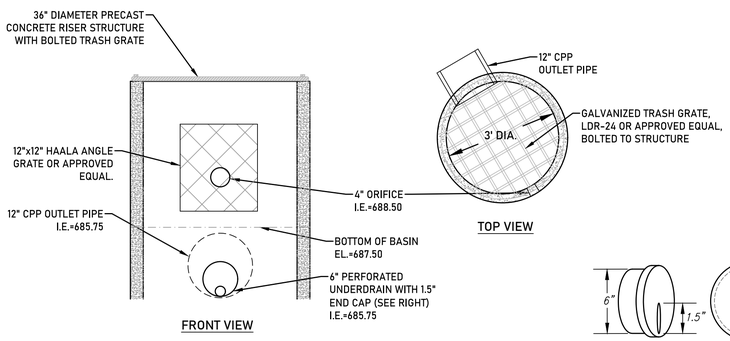
⑤ *CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.*

SILT FENCE INSTALLATION DETAIL
NO SCALE

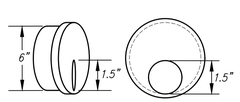
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.



BIOFILTRATION BASIN 2B
NOT TO SCALE

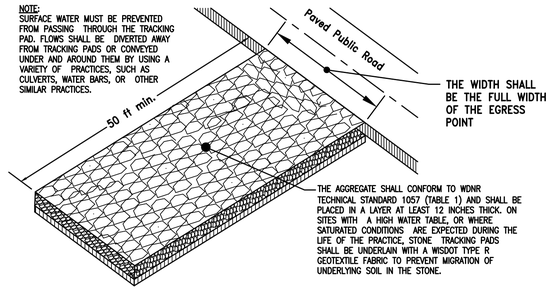


RESTRICTOR STRUCTURE DETAIL
NOT TO SCALE

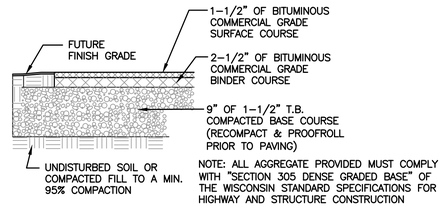


1.5" ORIFICE END CAP DETAIL
NO SCALE

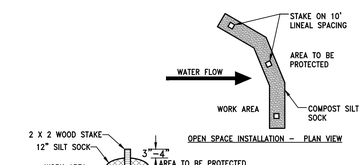
NOTE: SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.



CONSTRUCTION ENTRANCE DETAIL
NO SCALE

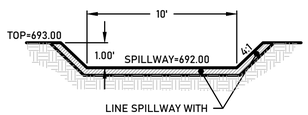


PARKING LOT ASPHALT PAVING DETAIL
NO SCALE



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

SILT SOCK PERIMETER & DITCH CHECK DETAIL
NO SCALE



OVERFLOW SPILLWAY
NO SCALE

BIORETENTION BASIN NOTES

ENGINEERED SOIL COMPOSITION:
PLANTING MIXTURE SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004, BIORETENTION FOR INFILTRATION. THE PERCENTAGES ARE BASED ON VOLUME. SPECIAL ATTENTION SHOULD BE GIVEN TO PLANT SELECTION WHEN THE PERCENTAGE OF SAND EXCEEDS 75%.

THE SAND COMPONENT SHALL BE USDA COARSE SAND (0.02 TO 0.04 INCH DIAMETER), PRE-WASHED TO REMOVE CLAY AND SILT PARTICLES, AND WELL-DRAINED OR DRY PRIOR TO MIXING. SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED.

THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WDNR SPECIFICATION 5100, COMPOST.

BIO-RETENTION PLANTINGS:
SIDE SLOPES OF THE BIO-RETENTION DEVICES SHALL BE PLANTED WITH DOT #20 SEED MIX AND THE BOTTOM OF THE BIO-RETENTION DEVICES SHALL BE PLANTED WITH DOT #70A SEED MIX OR APPROVED EQUIVALENT.

STORAGE LAYER:
THE GRAVEL SHALL MEET THE COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 2003 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

A LAYER OF SAND MAY BE USED IN LIEU OF GRAVEL TO FORM THE STORAGE LAYER. SEE SAND SPECIFICATION NOTED UNDER ENGINEERED SOIL COMPOSITION.

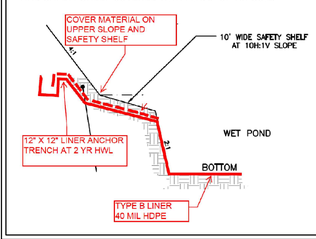
UNDERDRAIN PIPE PROTECTION:
THE UNDERDRAIN PIPE SHALL BE PROTECTED FROM CLOGGING BY USE OF FILTER FABRIC OR A FILTER SOCK. IF THE STORAGE LAYER IS SAND, A FILTER SOCK SHALL BE USED. A COVER OF PEA GRAVEL MAY ALSO BE USED.

FILTER FABRIC - FILTER FABRIC SHALL COVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND LATERALLY FROM EITHER SIDE OF THE PIPE MORE THAN TWO FEET. THE FABRIC SHALL MEET THE SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 645.2.4, SCHEDULE TEST B, 2003 EDITION, OR AN EQUIVALENT APPROVED BY THE ADMINISTRATING AUTHORITY.

FILTER SOCK - THE OPENINGS IN THE FILTER SHALL BE SMALL ENOUGH TO PREVENT SAND PARTICLES FROM ENTERING THE UNDERDRAIN PIPE. THE FLOW RATE OF THE FABRIC SHALL BE CAPABLE OF PASSING WATER AT A RATE EQUAL TO OR GREATER THAN THE FLOW RATE CAPACITY OF THE TOTAL COMBINED PERFORATIONS IN THE UNDERDRAIN PIPE. IN ADDITION, THE FABRIC SHALL MEET THE OTHER REQUIREMENTS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 612.2.8(1-3), 2003 EDITION, OR AN EQUIVALENT APPROVED BY THE ADMINISTERING AUTHORITY.

CLAY LINER NOTE:
-2' THICK CLAY LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, AND SOILS REPORT.
-CLAY LINER MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 90 TO 92% DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557)
-IF PREDOMINANTLY GRANULAR TEXTURE SOILS AND/OR GROUNDWATER INFLOW IS ENCOUNTERED AT OR BELOW THE BOTTOM ELEVATION OF THE POND, A "SACRIFICIAL" LIFT OF CLAYEY FILL MAY BE REQUIRED TO BE PLACED ALONG THE SIDEWALLS AND BASE PRIOR TO COMMENCING WITH ACTUAL LINER PLACEMENT/CONSTRUCTION TO AID IN ATTAINING A SATISFACTORILY COMPACTED LINER SECTION. THE PLACEMENT OF A "SACRIFICIAL" LAYER IS PARTICULARY BENEFICIAL IN CREATING A STABLE SUBBASE IN THE EVENT SLIGHT GROUNDWATER SEEPAGE OCCURS.
- GEOTECHNICAL TESTING SHALL BE PERFORMED ON POTENTIAL CLAY LINER MATERIAL TO CONFIRM THAT SPECIFICATIONS ARE MET.
-CLAY LINER SHALL EXTEND UP TO 100-YEAR WATER SURFACE ELEVATION.

HDPE LINER NOTE:
- TYPE B HDPE LINER
- LINER PRODUCT INFORMATION:
  - MIN. THICKNESS = 40 MILS
  - COLOR = BLACK
  - SUPPLIER = SOLMAX
- INSTALLED PER MANUFACTURER SPECIFICATIONS
- LINER SHALL BE TRENCHED INTO POND SLOPE PER DETAIL AND SAFETY SHELF COVERED WITH MIN. 6" OF TOPSOIL.



TWO-PIECE ANTI-SEEP COLLAR NOTES:
- ANTI-SEEP COLLAR MATERIAL SHALL MATCH OUTLET PIPE MATERIAL.
- ANTI-SEEP COLLARS SHALL BE 1/4" POLYETHYLENE SHEETS WITH COLLAR FOR PIPE; DIMENSIONS SHALL BE AS NOTED ON THE DETAIL.
- INSTALL ANTI-SEEP COLLARS PER MANUFACTURER SPECIFICATIONS.

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

WISCONSIN Matthew S. BAILEY E-41633 OCONOMOWOC PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING TRIO CIVIL ENGINEERING

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FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

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

REVISION HISTORY

DATE	DESCRIPTION
03/31/26	PRELIMINARY PLANS
05/20/26	LAYOUT ADJUSTMENT

DATE: MAY 20, 2026

JOB NUMBER: 24-47-1092

DESCRIPTION: CONSTRUCTION DETAILS & NOTES

SHEET C3.0

X:\2024\24-47-1092 CHRISTIAN LIFE CHURCH - MEQUON\DRAWINGS\CONSTRUCTION PLANS\2026 PARKING LOT\CLC PARKING_CIVIL PLAN SET_22X34.DWG

CERTIFIED SURVEY MAP NO. 11816

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

CITY OF MEQUON PLANNING COMMISSION CERTIFICATE OF APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the City of Mequon on this 24th day of January, 2022.

JOHN WIRTH, CHAIRPERSON — Date: 4-12-22

KIMBERLY TOLLEFSON, SECRETARY — Date: 04.06.2022

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

Date: November 30, 2021
Revised: February 16, 2022

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

Sheet 5 of 5 Sheets

CERTIFIED SURVEY MAP NO. 4186

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

CHRISTIAN LIFE CENTER, INC. as owner certifies that it caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the City of Mequon ordinance regulating the platting of land and the Ozaukee County ordinance regulating the platting of land, and Chapter 236.34 of the Wisconsin Statutes.

IN Witness whereof CHRISTIAN LIFE CENTER, INC. has caused these presents to be signed by JOSEPH HANTHORN PASTOR this 18 day of March, 2022.

CHRISTIAN LIFE CENTER, INC.
By: Joseph Hanthorn
2909 West Mequon Road
Mequon, WI. 53092

STATE OF WISCONSIN}
:SS
COUNTY}

Personally came before me this 18 day of March, 2022, the above named JOSEPH HANTHORN for CHRISTIAN LIFE CENTER, INC. known as the person who executed the foregoing instrument as such officers, by its authority.

ALAN MARCUVITZ NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, State of Wisconsin
~~My commission expires.~~
My commission is permanent.

CONSENT OF CORPORATE MORTGAGEE

KOHLER CREDIT UNION, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of CHRISTIAN LIFE CENTER, INC..

JULIE SCHUELE NOTARY PUBLIC STATE OF WISCONSIN

By: _____ Its
Name: DAVID DEDRICK
Title: DIRECTOR OF BUSINESS SERVICES

STATE OF WISCONSIN}
:SS
Ozaukee COUNTY}

Personally came before me this 22 day of March, 2022, David Dedrick of Kohler Credit Union to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Notary Public
State of Wisconsin
My commission expires. 7/1/2025
My commission is permanent.

Date: December 3, 2021
Revised: February 16, 2022
This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

CERTIFIED SURVEY MAP NO. 4186

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
COUNTY OF OZAUKEE}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 25, thence South 88°32'53" West along the North line of the Northeast 1/4 of said Section 373.77 feet a point; thence South 01°05'40" East 36.36 feet to a point on the South line of Mequon Road and the point of beginning of the lands hereinafter described; thence continuing South 01°05'40" East 381.05 feet to a point; thence North 88°32'28" East 60.60 feet to a point on the West line of Lot 2 of Certified Survey Map No. 2437; thence South 01°05'40" East along said West line 247.64 feet to a point on the North line of Lot A of Certified Survey Map No. 27; thence South 88°32'28" West along said North line 346.49 feet to a point; thence North 01°12'21" West 5.08 feet to a point; thence South 88°32'53" West along the North line of Parcel 2 of Certified Survey Map No. 3020 and its extension 429.49 feet to a point; thence North 01°19'22" West 442.20 feet to a point; thence South 88°32'53" West 5.25 feet to a point; thence North 01°19'22" West 157.80 feet to a point on the South line of Mequon Road; thence North 88°32'53" East along said South line 435.97 feet to a point; thence North 01°12'21" West along said South line 10.68 feet to a point; thence North 85°57'52" East along said South line 287.45 feet to the point of beginning.

Said lands as described contains 452,162 square feet or 10.3802 acres of land.

THAT I have made the survey, land division and map by the direction of CHRISTIAN LIFE CENTER, INC. owner.

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

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, and the City of Mequon Code in surveying, dividing and mapping the same.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

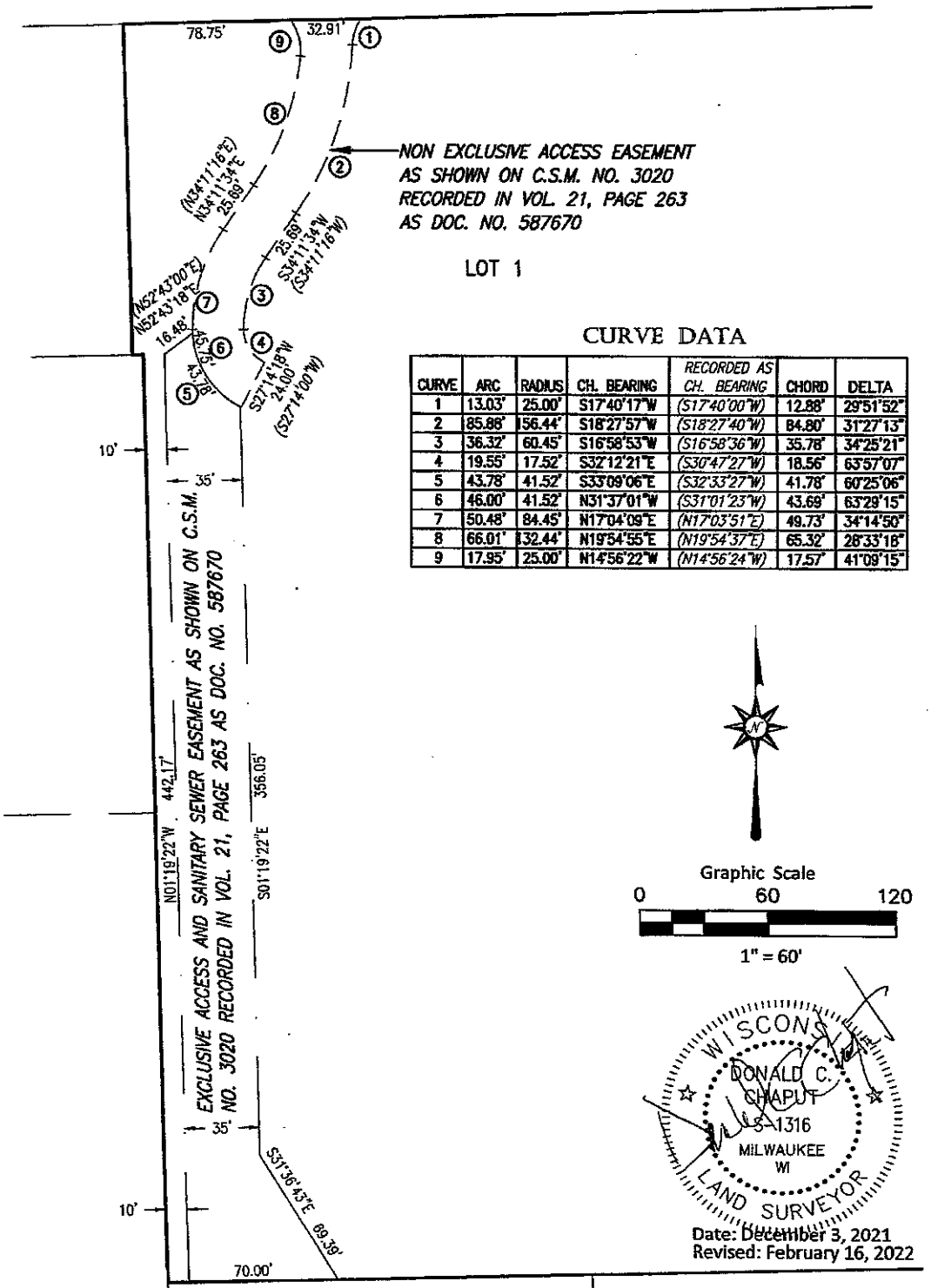
Date: December 3, 2021
Revised: February 16, 2022

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

CERTIFIED SURVEY MAP NO. 4186

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

EXISTING EASEMENTS FOR REFERENCE ONLY



CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	RECORDED AS CH. BEARING	CHORD	DELTA
1	13.03'	25.00'	S17°40'17"W	(S17°40'00"W)	12.88'	29°51'52"
2	85.88'	156.44'	S18°27'57"W	(S18°27'40"W)	84.80'	31°27'13"
3	36.32'	60.45'	S16°58'53"W	(S16°58'36"W)	35.78'	34°25'21"
4	19.55'	17.52'	S32°12'21"E	(S30°47'27"W)	18.56'	63°57'07"
5	43.78'	41.52'	S33°09'06"E	(S32°33'27"W)	41.78'	60°25'06"
6	46.00'	41.52'	N31°37'01"W	(S31°01'23"W)	43.69'	63°29'15"
7	50.48'	84.45'	N17°04'09"E	(N17°03'51"E)	49.73'	34°14'56"
8	66.01'	132.44'	N19°54'55"E	(N19°54'37"E)	65.32'	28°33'18"
9	17.95'	25.00'	N14°56'22"W	(N14°56'24"W)	17.57'	41°09'15"

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

Date: December 3, 2021
Revised: February 16, 2022

Survey No. 1612-grb
Sheet 2 of 5 Sheets

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

CERTIFIED SURVEY MAP NO. 4186

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

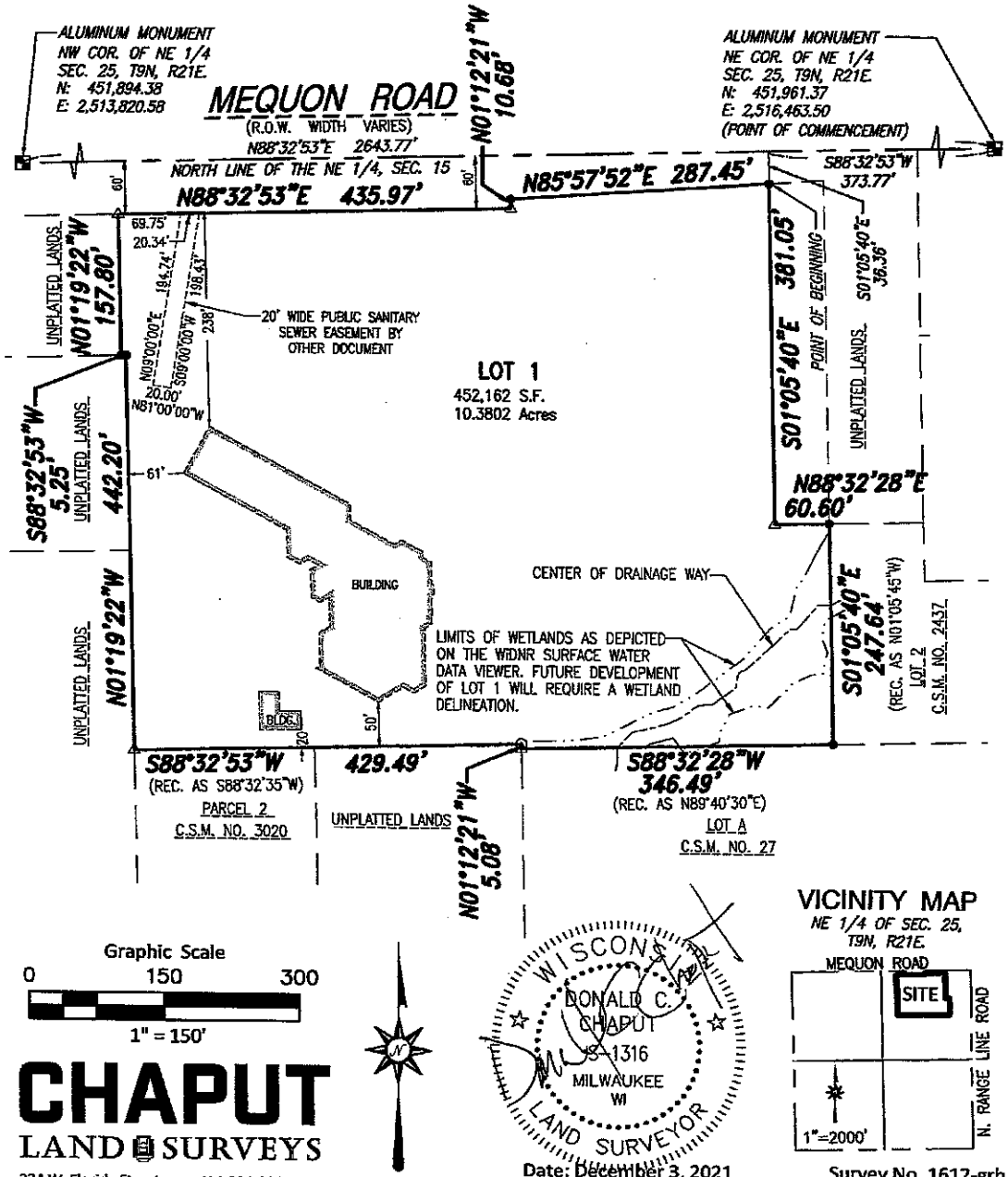
Owner:
CHRISTIAN LIFE CENTER, INC.
2909 West Mequon Road
Mequon, WI. 53092

All bearings are referenced to the Wisconsin State Plane Coordinate System NAD 1983/2011 (South zone) in which the North line of the NE 1/4, Sec. 25 bears N88°32'53"E.

LEGEND

- ● Indicates found 1" iron pipe.
- △ Indicates found 3/4" iron rod.
- ⊙ Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

See sheet 2 for additional easement information.



Graphic Scale
0 150 300
1" = 150'

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

VICINITY MAP
NE 1/4 OF SEC. 25, T9N, R21E.

CHAPUT
LAND SURVEYORS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date: December 3, 2021
Revised: February 16, 2022

Survey No. 1612-grb
Sheet 1 of 5 Sheets

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

4186

Certified Survey Map

Document Number

Document Title

8561885
Tx:4394568

1136444
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
05/05/2022 11:53 AM
REC FEE: 30.00
TRANS FEE:
PAGES: 6
EXEMPT #:

Recording Area

Name and Return Address

City of Meguon

$30

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.

215-32 (2199)

6

Document Number	**SANITARY SEWER EASEMENT DECLARATION AND AGREEMENT** Document Name	

This Sanitary Sewer Easement Declaration and Agreement by and between **Christian Life Center, Inc.**, (the "Grantor"), and the **City of Mequon**, (the "Grantee") is entered into by and between the parties this 18 day of March, 2022.

RECITALS

A. Grantor is the owner of certain real property located at 2909 W. Mequon Rd., in the City of Mequon, Ozaukee County, Wisconsin, which is more fully described in the attached Exhibit A (the "Property").

B. Grantor desires to grant to Grantee a permanent easement for the provision of sanitary sewer service to and through the Property pursuant to the terms and conditions of this Easement.

BASED UPON THE FOREGOING RECITALS, the mutual agreements within this Easement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor and Grantee agree as follows:

Recording Data

Name and Return Address

City Engineer
11333 N Cedarburg Road
Mequon, WI 53092

Parcel Identification Number

1. **Grant of Easement:** Grantor (including heirs, executors, administrators, personal representatives, successors, and assigns) grants to Grantee, and its employees, agents, licenses, and contractors a perpetual easement over and across the land hereinafter specifically described, to install, operate, maintain, supplement, repair, enlarge, reconstruct, relocate, inspect and/or extend underground sanitary sewer facilities necessarily or conveniently incident to the Grantee's general plan for sewage disposal with all of its necessary apparatus and appurtenances. The location of the easement area with respect to the grantor's land is as shown and described on the attached Exhibit B (the "Easement Area").

2. **Use of Easement:** Grantor shall not construct, place, grant, allow, or maintain any structures or impediments of any kind within the Easement Area including, but not limited to, buildings, fences, gardens, and other landscaping that would inhibit Grantee's access, such that Grantee shall have the full enjoyment and use of the rights herein granted, including but not limited to, the rights to remove and to clear all structures and obstructions which might interfere with the rights herein contained and the free and full right of ingress and egress over and across the Easement Area and other adjacent lands of the grantor to and from said Easement Area and the use of said Easement Area and other adjacent lands of the grantor as necessary or convenient for the full enjoyment and use of the rights herein granted. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the Easement Area. Subject to the above, Grantor reserves the right to use the Easement Area for purposes that will not interfere with the Grantee's full enjoyment of the Easement rights granted in this Agreement.

3. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities, within the Easement Area will not be altered without the written consent of the Grantee.

4. **Restoration and Maintenance:** Grantee agrees to restore or cause to have restored the Grantor's land as nearly as is reasonably possible to the condition existing prior to such entry by the Grantee or its agents. This restoration however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the Easement Area. Regular maintenance of the surface of the Easement Area shall be the sole responsibility of the Grantor.

5. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future and that none of the rights herein granted shall be lost by non-use.

6. **Waiver:** No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms of conditions of this Agreement.

7. **Enforcement:** Enforcement of this Agreement may be proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to prevent a violation or to obtain any other relief. Should a party enforcing this agreement by appropriate action prevail in litigation, that party shall be entitled to recover, as part of its costs, reasonable attorney's fees.

8. **Governing Law:** This Agreement shall be construed and enforced in accordance with the internal law of the State of Wisconsin.

9. **Covenants Run with Land:** All of the terms and conditions in this Agreement, including the benefits and burden, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Grantor and the Grantee and their respective successors and assigns.

GRANTOR

CHRISTIAN LIFE CENTER, INC.

_____

By: Joseph Hanthorn, Pastor

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
OZAUKEE COUNTY)

Personally, came before me this _____ day of March, 2022, the above-named, Joseph Hanthorn, Pastor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, Ozaukee County, Wisconsin
My commission is permanent.

CITY OF MEQUON

By: _____
John M. Wirth, Mayor

By: _____
Caroline Fochs, City Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
OZAUKEE COUNTY)

Personally, came before me this _____ day of _____, 2022, the above-named John Wirth and Caroline Fochs, Mayor and City Clerk of the City of Mequon respectively, to me known to be such officers and acknowledge that they executed the foregoing instrument in such capacity.

_____
Notary Public, Ozaukee County, Wisconsin
My commission (expires) (is) _____.

DRAFTED BY:
Brian C. Sajdak, City Attorney

Approved as to form: _____
Brian C. Sajdak, City Attorney

EXHIBIT A

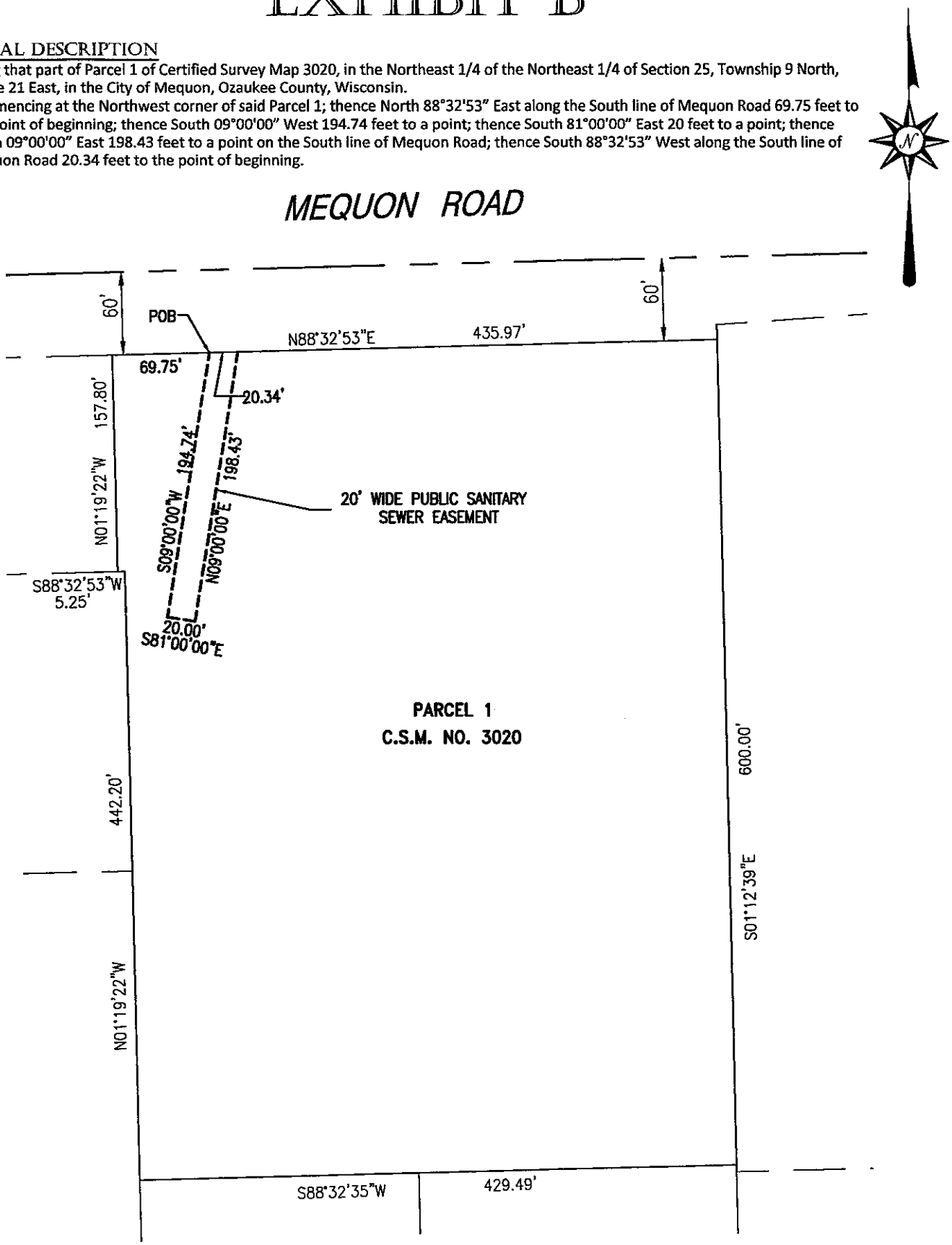
Legal Description – Property

Parcel 1 of Certified Survey Map No. 3020, being a division of lands in part of the West 1/2 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

EXHIBIT B

LEGAL DESCRIPTION

Being that part of Parcel 1 of Certified Survey Map 3020, in the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.
Commencing at the Northwest corner of said Parcel 1; thence North 88°32'53" East along the South line of Mequon Road 69.75 feet to the point of beginning; thence South 09°00'00" West 194.74 feet to a point; thence South 81°00'00" East 20 feet to a point; thence North 09°00'00" East 198.43 feet to a point on the South line of Mequon Road; thence South 88°32'53" West along the South line of Mequon Road 20.34 feet to the point of beginning.



CHAPUT LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

Graphic Scale
0 100 200
1" = 100'

February 18, 2022
Drawing No. 1612-kjl

SHOP DRAWINGS / MATERIAL SUBMITTAL FOR REVIEW

SHOP DRAWINGS / MATERIAL SUBMITTAL FOR REVIEW
ALL SUBMITTALS DENOTE THE FOLLOWING OF THE FIRST PAGE:

A. DATE OF ARCHITECTURAL AND STRUCTURAL DRAWINGS IN WHICH THE SUBMITTAL REFERS.

B. DATE OF REFERENCE MATERIAL IN WHICH THE SUBMITTAL REFERS.

C. DATE OF FIELD VISIT.

D. ALL SUBMITTALS SHALL ONLY SHOW THE PRODUCTS / MATERIALS THAT ARE PLANNED FOR THIS PROJECT.

E. EACH MATERIAL / DETAIL / DRAWINGS THAT ARE BEING SUBMITTED SHALL DENOTE THE ARCHITECTURAL DETAIL / STRUCTURAL DETAIL FROM WHICH IT REFERS.

F. EXAMPLE: YOUR DETAIL (A) REFERS TO ARCHITECTURAL DETAIL "X" ON SHEET "Y" AND/OR REFERS TO STRUCTURAL DETAIL "X" ON SHEET "Y"

G. DENOTE AS ARCH REF: x/Ax.x

H. DENOTED AS STRUC REF: x/Sx.x

I. ANY AND ALL CHANGES TO YOUR ORIGINAL SUBMISSION SHALL BE CLOUDED IN RED. AND HAVE A REVISION DELTA. EACH REVISION SHALL BE CONSECUTIVELY NUMBERED.

J. ALL SUBMISSIONS MUST FIRST MEET THE APPROVAL OF THE GENERAL CONTRACTOR AND BEAR THEIR APPROVAL STAMP.

K. DOOR SUBMISSIONS SHALL USE THE SAME NUMBERING SYSTEM AS THESE DRAWINGS OR WILL NOT BE REVIEWED.

L. WINDOW SUBMISSIONS SHALL USE THE SAME NUMBERING SYSTEM AS THESE DRAWINGS OR WILL NOT BE REVIEWED.

M. FINISH MATERIAL SUBMISSIONS SHALL USE THE SAME NUMBERING SYSTEM AS THESE DRAWINGS.

N. SUBMISSIONS THAT DO NOT SHOW THE ABOVE REQUESTED INFORMATION WILL BE RETURNED WITHOUT A REVIEW.

O. STEEL SUPPLIER / DETAILER TO PROVIDE AN ISOMETRIC DRAWING OF ERECTED STEEL FRAME THAT CLEARLY IDENTIFIES EACH STEEL COMPONENT ASSOCIATED WITH THE SUBMISSION.

P. STEEL SUPPLIER TO MARK EACH FACE OF ANY COLUMN DETAILING WITH THE FOLLOWING:
P.1. N = NORTH FACE
P.2. S = SOUTH FACE
P.3. E = EAST FACE
P.4. W = WEST FACE.

Q. STEEL SUPPLIER TO DENOTE THE FINISHED FLOOR ELEVATION OF EACH FLOOR AS WELL AS EACH TOP OF BEAM AND/OR JOIST THAT IS RELATIVE TO THE RESPECTIVE COLUMN DETAIL.

R. G.C. SHALL ALLOW FOR NOT LESS THAN (10 + 10 = 20) BUSINESS DAYS FOR RETURN OF ARCHITECTURAL AND STRUCTURAL REVIEW. IF A CONCURRENT REVIEW IS REQUESTED IT WILL NOT BE CONSOLIDATED.

S. G.C. SHALL PROVIDE THEIR COMMENTS IN BLUE INK ONLY.

T. STRUCTURAL ENGINEER SHALL PROVIDE THEIR COMMENTS IN RED INK ONLY.

U. ARCHITECTURAL SHALL PRIMARILY PROVIDE THEIR COMMENTS IN GREEN INK, AS WELL AS IN ANY OTHER CODED AND COLOR CODED REMARKS.

V. OWNER SHALL PROVIDE THEIR COMMENTS IN BLACK INK ONLY.

IN THE EVENT THAT AN INSTALLING CONTRACTOR OR MATERIAL SUPPLIER WOULD LIKE TO REQUEST A MATERIAL ALTERNATE OR MATERIAL SUBSTITUTION, THEY SHALL FOLLOW THE INSTRUCTION ALREADY GIVEN BY THE GENERAL CONTRACTOR, AS WELL AS THE FOLLOWING:

1. SUBMIT THE RESPECTIVE REQUEST TO THE GENERAL CONTRACTOR FOR THEIR & OWNERS VETTING AND COMMENTS;
   a. ON YOUR COMPANY LETTER HEAD:
2. PROJECT NAME.
3. PROJECT NUMBER.
4. NAME OF RELEASE OF DRAWINGS IN WHICH THIS SUBMITTAL REFERS.
5. DATE OF DRAWINGS IN WHICH THIS SUBMITTAL REFERS.
6. THE SPECIFIC SHEET NUMBERS, DETAIL NUMBERS AND DRAWING ITEMS OR SPECIFICATION ITEMS THAT ARE SPECIFICALLY INVOLVED IN YOUR REQUEST.
7. PROVIDE ALL OF THE FULL CONTACT INFORMATION FOR BOTH THE INSTALLING CONTRACTOR & MATERIAL SUPPLIER, INVOLVED IN THE REQUEST.
   7.1. IDENTIFY THE ORIGINAL MATERIAL.
   7.2. IDENTIFY THE ALTERNATE MATERIAL.
   7.3. IN A DETAILED NARRATIVE DESCRIBE ALL OF THE REASONS THIS ALTERNATE SHOULD BE ACCEPTED OVER THE ORIGINAL, CITE LANGUAGE FROM THE MANUFACTURER WRITTEN PUBLICATIONS, AS WELL AS YOUR OWN CORPORATE POSITION.
8. INCLUDED WARRANTY COMPARISONS
9. PRICE IMPLICATIONS TO PROJECT
10. SCHEDULE IMPLICATIONS TO PROJECT
    10.1. PROVIDE THE MANUFACTURERS WRITTEN SPECIFICATION, PUBLISHED SALES INFORMATION AND ALL RELEVANT MATERIAL INFORMATION FOR BOTH THE ORIGINAL AND PROPOSED MATERIALS.
    10.2. ON BOTH MATERIALS - HIGHLIGHT IN GREEN WHERE THESE MATERIALS ARE OF EQUAL COMPARISON.
    10.3. ON THE ORIGINAL MATERIAL - HIGHLIGHT IN YELLOW WHERE THE ORIGINAL IS A LESSER PRODUCT THEN WHAT YOU ARE PROPOSING.
    10.4. ON THE PROPOSED MATERIAL - HIGHLIGHT IN PINK WHERE THE PROPOSED IS A LESSER PRODUCT THEN THE ORIGINAL.
11. ONLY AFTER, THIS SUBMISSION HAS MET THE APPROVAL OF THE GENERAL CONTRACTOR (VIA THEIR REVIEW STAMP) AND THE OWNERS APPROVAL (VIA THEIR ORIGINAL SIGNATURE), IS IT TO BE FORWARDED TO THE CORRESPONDING DESIGN REVIEWER.
12. IF THE ABOVE IS NOT SUBMITTED AS A PART OF THE REQUEST, IT SHALL BE RETURNED WITHOUT COMMENT AND RETURNED WITHOUT REVIEW.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

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

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

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

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

InSite LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF InSite LANDSCAPE DESIGN, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite LANDSCAPE DESIGN, INC.

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	IPS Institutional & Public Service
LOT AREA	451,841 SQ. FT. 10.4 Acres
EXISTING SITE BUILDING AREA	
PROPOSED BUILDING AREA	
TOTAL IMPERVIOUS	
TOTAL GREENSPACE	
SITE LANDSCAPE PERCENTAGE	
TOTAL PARKING STALLS	

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

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

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

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

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

(F) LANDSCAPING STANDARDS.

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

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

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

SECTION 84-6. - REMOVAL OF TREES AND REPLACEMENT

REFER TO LSP1.3 FOR TREE INFORMATION

EXISTING CONDITIONS GENERAL NOTES

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

LANDSCAPE PLAN GENERAL NOTES

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

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

SCALE: NONE

SHEET NUMBER: LGD1.0
05/27/2026
L26-044

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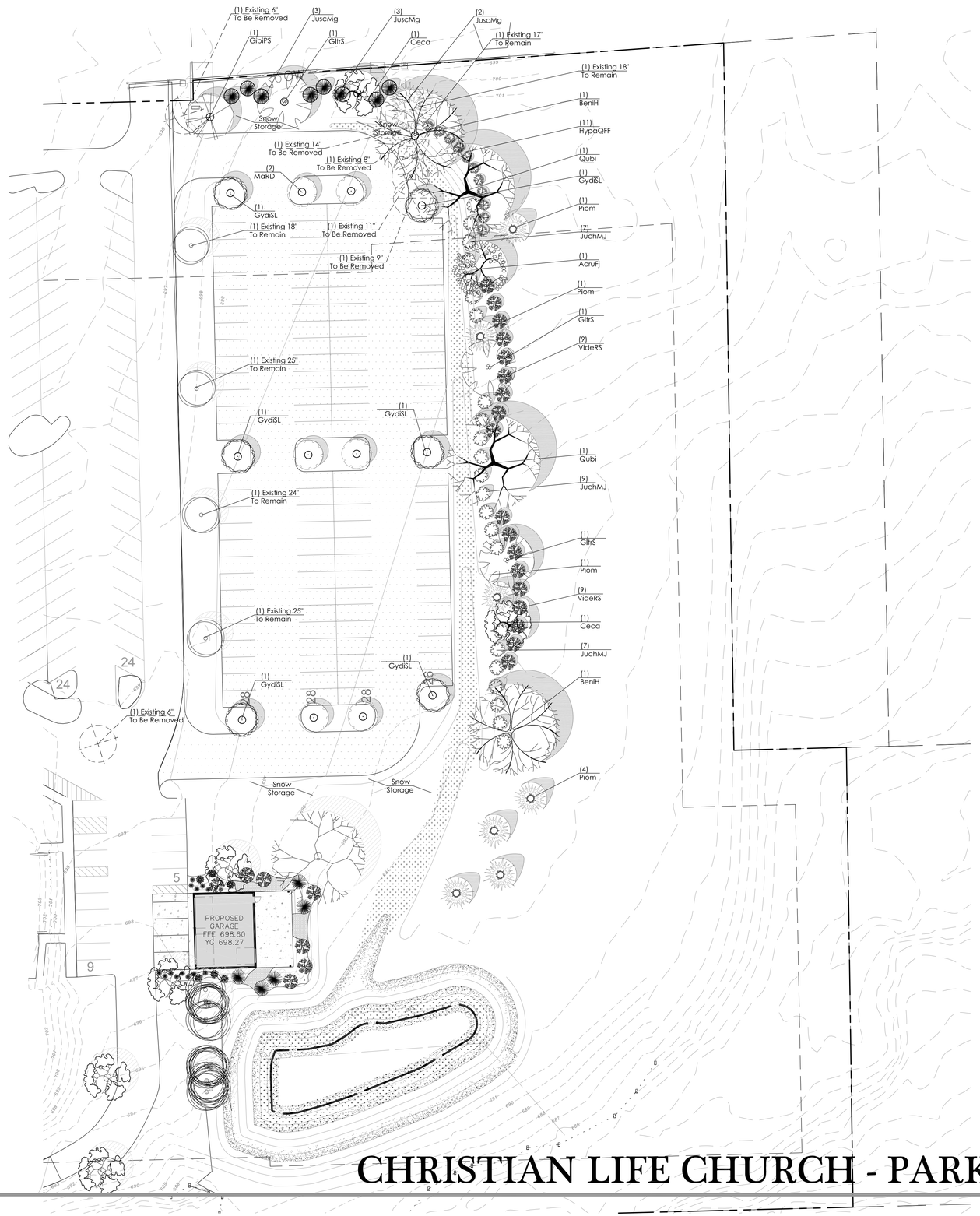
CHRISTIAN LIFE CHURCH - PARKING LOT EXPANSION - MEQUON, WI

Proposed Master Landscape Plan

Schematic - Not for Construction



Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	AcruFj		Acer rubrum 'Frank Jr'	Redpointe Maple	3"-Cal - B&B	
2	BeniH		Betula Nigra "Heritage"	Heritage River Birch	4" Cal - B&B	
2	Ceca		Cercis canadensis	Eastern redbud	2 1/2"-Cal - B&B	
1	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3"-Cal - B&B	
3	GltrS		Gleditsia triacanthos 'Sunburst'	Sunburst Honey Locust	4" Cal - B&B	
6	GydiSL		Gymnocladus dioicus 'Skinny Latte'	Skinny Latte Kentucky Coffeetree	2 1/2"-Cal - B&B	
6	MaRD		Malus 'JFS KW139MX'	Ruby Daze Crabapple	2"-Cal - B&B	
2	Qubi		Quercus bicolor	Swamp White Oak	4" Cal - B&B	

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	JuscMg		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	7' - B&B	
7	Piom		Picea omorika	Serbian Spruce	7' - B&B	

Existring Trees

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	Extg		Existing Picea to be Removed	Existing Picea to be Removed	Extg 11" Cal Demo	
1	Extg		Existing Picea to be Removed	Existing Picea to be Removed	Extg 8" Cal Demo	
1	Extg		Existing Picea to be Removed	Existing Picea to be Removed	Extg 14" Cal Demo	
1	Extg		Existing Picea to be Removed	Existing Picea to be Removed	Extg 9" Cal Demo	
1	Extg		Existing Picea to Remain	Existing Picea to Remain	Existing 17"	
1	Extg		Existing Picea to Remain	Existing Picea to Remain	Existing 18"	
2	Extg		Existing Broadleaf Deciduous Tree to Remain	Existing Broadleaf Deciduous Tree to Remain	Existing 25"	
1	Extg		Existing Broadleaf Deciduous Tree to Remain	Existing Broadleaf Deciduous Tree to Remain	Existing 24"	
1	Extg		Existing Broadleaf Deciduous Tree to Remain	Existing Broadleaf Deciduous Tree to Remain	Existing 18"	
2	Extg		Existing Broadleaf Deciduous Tree to be Removed	Existing Broadleaf Deciduous Tree to be Removed	Extg 6" Cal Demo	

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	HypaQFF		Hydrangea paniculata 'SMNHPM'	Quick Fire Fab Hydrangea	18" - 24"- Cont	
18	VideRS		Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum	24" - 30" - B&B	

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
23	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	24" - B&B	

Prairie Seed Mix @ Drainage Swale from Agrecol

Quantity	Symbol	Supplier	Type
4,700 sq. ft. VERIFY		Agrecol	Native Prairie Swale Enhancement Seed Mix - mixture contains 2 native permanent grass/ sedge species and 13 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Economy Prairie Seed Mix for Upper 1/3 of the Stormwater Management Bowl& Adjacent Areas from Agrecol

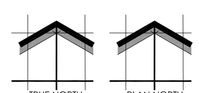
Quantity	Symbol	Supplier	Type
6,000 sq. ft. VERIFY		Agrecol	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 16 native forb species. Apply at a rate of 10 PLS LBS/Acre. Refer to cut sheets for mix specifics and installation instructions.

Stormwater/Bioinfiltration Seed Mix for lower 2/3's of the Stormwater Management Bowl from Agrecol

Quantity	Symbol	Supplier	Type
6,30 sq. ft. VERIFY		Agrecol	Stormwater/Bioinfiltration Seed Mix - mixture contains 13 native permanent grass/ sedge species and 19 native forb species. Apply at a rate of 6 PLS LBS/Acre. Refer to cut sheets for mix specifics and installation instructions.

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.



SHEET NUMBER: LSP1. 1
05/27/2026
L26-044

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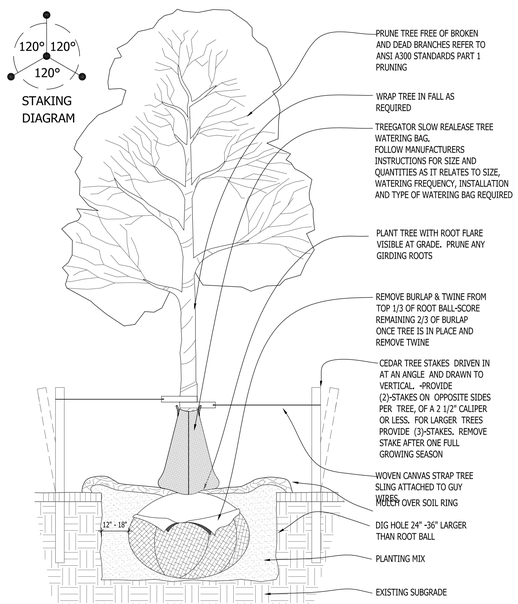
CHRISTIAN LIFE CHURCH - PARKING LOT EXPANSION - MEQUON, WI

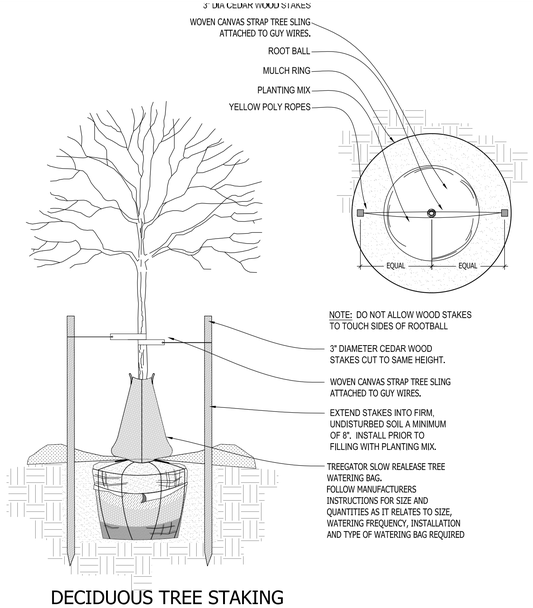
Proposed Landscape Plan

Schematic - Not for Construction



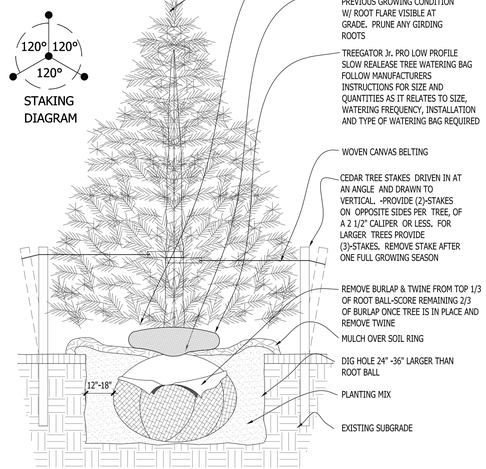
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



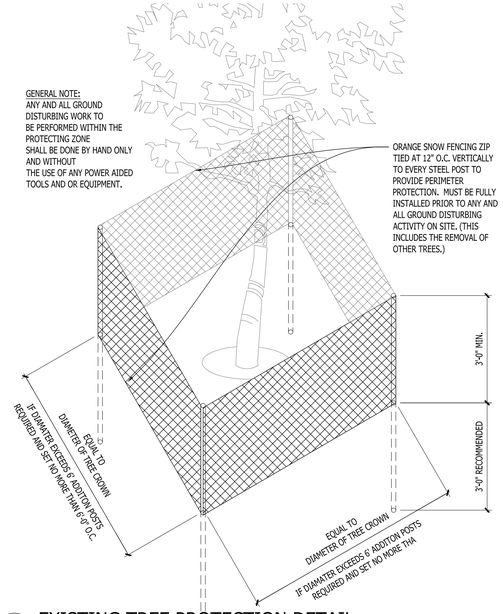
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

SCALE: NONE

5 SLOPE PLANTING DETAIL

SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING

6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE

7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE

8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE

9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE

SCALE: AS NOTED

SHEET NUMBER: LSP1.2
05/27/2026
L26-044

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CHRISTIAN LIFE CHURCH - PARKING LOT EXPANSION - MEQUON, WI

Proposed Landscape Planting Details

Schematic - Not for Construction

11333 N. Cedarburg Road
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Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Natalie Redding, Planner**
DATE: **June 22, 2026**
SUBJECT: **Keller Inc. for Ci-Dell Plastics, Inc. The applicant is seeking building and site plan amendment approval for a 27,550 SF addition to the existing building for the property located at 6301 W. Executive Drive.**

Background: The applicant is requesting building and site plan amendment approval to allow for an expansion to the existing parking lot and construction of a 27,550 square-foot building addition for the property located at 6301 W Executive Drive. The proposed improvements are intended to facilitate the continued growth and expansion of the Ci-Dell Plastics operations.

The Planning Commission previously approved a similar site plan amendment in 2023 that included a parking lot expansion. Although that approval was granted, the improvements were never constructed. The applicant has since revised its plans and is now seeking approval of an updated proposal that reflects current operational needs.

Site Plan Amendment

The proposed site plan amendment includes a 9,030 square foot expansion of the existing parking area and construction of a 27,550-square-foot addition to the south of the existing industrial facility. The parking lot expansion is intended to accommodate anticipated increases in employment associated with the business expansion, and the building addition will provide additional warehouse and operational space necessary to support future growth.

The facility currently employs 20 administrative and office staff members, the majority of whom work during the first shift. The expansion will support the addition of five new office employees. The manufacturing and operations component of the business currently employs 50 individuals. The applicant anticipates accommodating an additional 20 manufacturing employees across its shift schedule as a result of the additional floor space and increased manufacturing capacity. In total, the proposed expansion is expected to facilitate the addition of approximately 25 new employees.

As part of the revised proposal, the applicant is proposing 26 additional parking stalls, a reduction from the 36 parking stalls that were approved under the 2023 site plan amendment. Despite the reduction in the number of new stalls, the applicant has demonstrated that the overall parking

supply will continue to adequately serve the facility and comply with zoning requirements. The applicant has indicated on the plans that the existing parking lot will be seal coated and striped to enhance overall site appearance .

ZONING CODE	
Use	Industry and related uses.
Parking Requirement	*Warehouse.* One space per employee for the work shift with the largest number of employees, plus one space per 5,000 square feet of gross floor area.

Factors	
Largest Shift	50 employees
Increments of 5,000 sq ft	10

PARKING CALCULATION	
Parking Required	60 stalls
Parking Proposed	71 stalls
Code Requirement	**Meets/exceeds code requirement.**

Building Design

The proposed 27,550-square-foot addition will be constructed utilizing a conventional steel framing system enclosed with painted precast concrete wall panels. The architectural materials and design are intended to complement the existing facility. The applicant is also proposing an exterior renovation of the existing building. These improvements include reroofing, recaulking exterior building joints, and applying matching paint finishes across the entire facility. These upgrades will help facilitate a cohesive appearance between the existing structure and the new addition. The proposed addition will continue to maintain the required setback and offsets from all property lines.

To accommodate the expanded building footprint, the applicant proposes relocating an existing process chiller condensing unit from its current ground-mounted location to the roof of the existing building. The project also proposes a new dust collector to be placed on a 15x15 concrete slab to the west of the building addition and south of the existing building. While additional screening of

existing rooftop equipment is not required at this time, any newly proposed rooftop equipment, as well as the new dust collector, shall be adequately screened if determined to be visible from public vantage points. The applicant shall submit a sight line study from staff approved public viewpoints to determine the visibility of the new equipment proposed for installation. If proven to be visible, a rooftop and dust collector screening plan shall be required, subject to final staff approval.

Landscaping Plan

Staff is supportive of the proposed landscaping plan. Following an initial staff review, the applicant revised the landscaping plan to include evergreen trees with a minimum height of seven feet and deciduous trees with a minimum caliper of 2.5 inches, consistent with standard City landscaping requirements.

The parking lot expansion will create approximately 9,030 square feet of additional parking area. Pursuant to **Section 58-564(c)** of the City of Mequon Zoning Code, parking lots containing more than ten stalls are required to maintain at least ten percent of the interior parking area as landscaped area. To satisfy this requirement, the applicant is providing approximately 930 square feet of interior parking lot landscaping within the expanded parking area, meeting the landscaping standard established by the ordinance. The existing landscaping on site remains in good condition and helps to screen the existing parking lot area and enhance the aesthetics of the site overall.

Lighting Plan

The submitted lighting plan includes 13 additional wall-mounted fixtures associated with the existing building and building addition and seven new parking lot light fixtures serving the existing and expanded parking area.

The zoning code provides that parking lot lighting structures may not exceed the greater of 16 feet in height or 75 percent of the height of the principal structure. The proposed parking lot light fixtures are shown at a height of 15 feet, 6 inches and therefore comply with the maximum height limitation. The photometric plan demonstrates an average illumination level of approximately 2.25 footcandles throughout the parking area, which satisfies the City's minimum average illumination standard of two footcandles. The submitted plan also indicates compliance with the required maximum uniformity ratio of 12:1.

Staff notes, however, that the photometric plan should be revised or clarified to demonstrate compliance with property-line illumination requirements, particularly along the southern lot line where the plan currently does not clearly indicate zero footcandles at the property boundary.

Site Compliance Issues

Upon a staff site visit to confirm site compliance, staff identified one existing parking lot light fixture that appears to be angled upward rather than directed downward toward the parking surface. The fixture should be corrected to ensure compliance with the city's outdoor lighting standards and to minimize light spillover and glare.

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

comments:
No changes to street access are proposed. The proposed parking area matches the drive aisle and stall dimensions of the existing parking lot.

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

The site is located within the City's sewer service area, and the existing building is connected to public sewer and water.

There is a private hydrant in front of the building that is the property owners. The hydrant installation shall be updated to meet current requirements found in the Mequon Standard Specification for Land Development (SSLD), which requires a manhole and a double check valve. This work may be subject to a plumbing permit.

The site proposes an increase in impervious surface in excess of one-half acre and therefore requires a stormwater management plan (SWMP). The south portion of the site where the improvements take place do not drain to an existing Best Management Practice (BMP) for runoff control. The proposed site will be required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Sec. 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance.

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

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

Staff Recommendation:

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

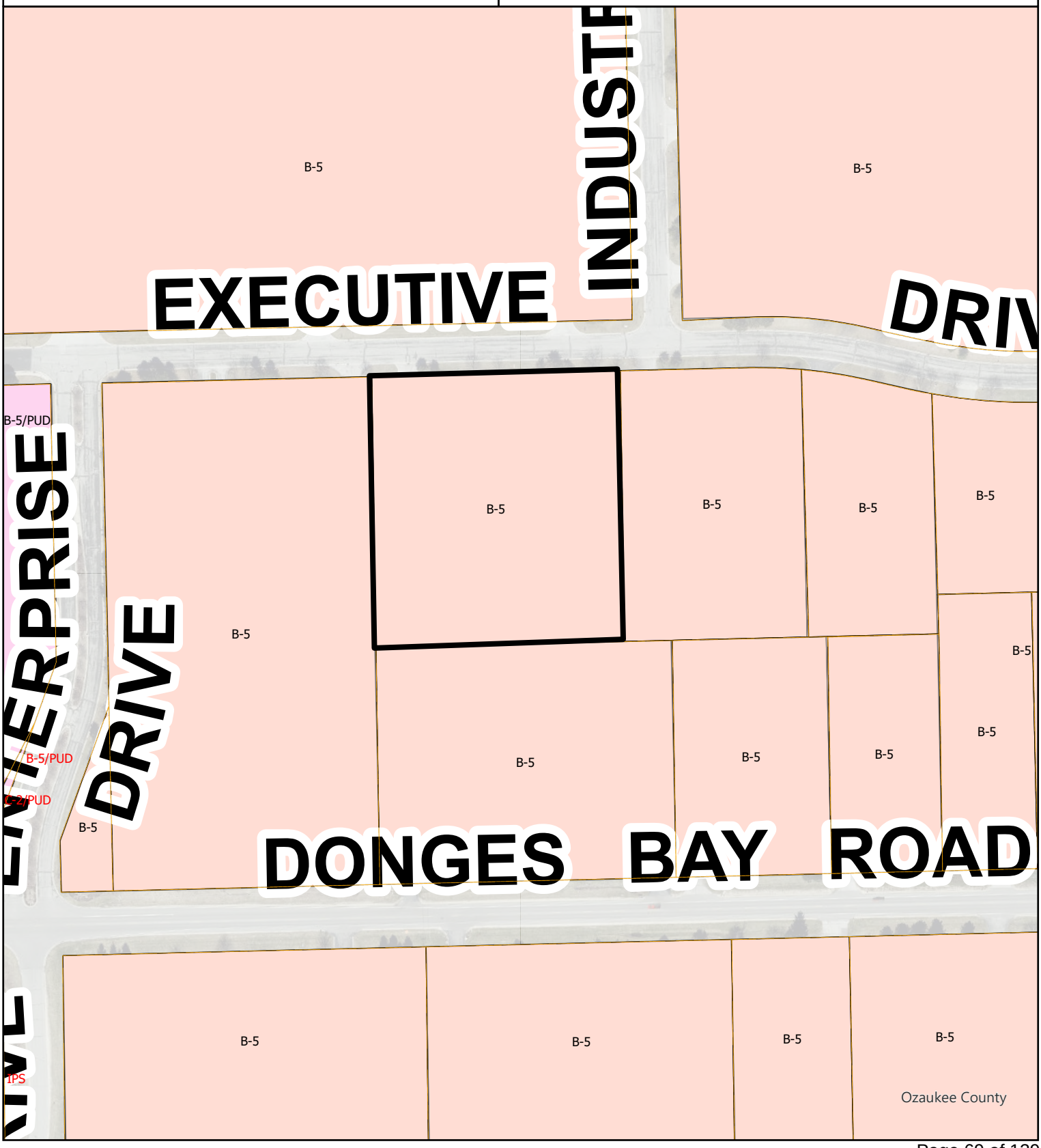
1. Staff review and approval of final plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
3. Parking lot to be seal coated and striped in accordance with city standards.

4. The applicant shall submit a sight line study from staff approved public viewpoints to determine the visibility of the new equipment proposed for installation. If proven to be visible, a screening plan for the new rooftop equipment and new dust collector shall be required, subject to final staff approval.
5. The lighting plan shall be revised to demonstrate compliance with property-line illumination requirements indicating zero footcandles at all property lines.
6. The existing parking lot light shall be adjusted to be angled downward toward the parking surface.
7. Engineering Division review and approval of the individual grading, drainage, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
8. The private hydrant installation shall be updated to meet current requirements found in the Mequon Standard Specification for Land Development (SSLD).
9. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Management Maintenance and Easement Agreement with maintenance provisions for all proposed Best Management Practices (BMPs).
10. 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).
11. Application for and approval of a City Filling and Excavation Permit. The permit is required prior to the issuance of a building permit.
12. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit. The permit is required prior to the issuance of a building permit.

Attachments:
Packet Docs

KELLER INC. FOR CI-DELL PLASTICS, INC.

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



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With Offices in the Fox Cities, Madison, Milwaukee & Wausau

Ci-Dell Thermoset Plastics 40th Anniversary

May 18, 2026

City of Mequon
11333 N Cedarburg Rd
Mequon, WI 53092

RE: CI-DELL Plastics; Site & Building Plan Approval

Dear City Plan Commission Members,

Executive Summary & Business History

Ci-DELL is a premier custom mold shop specializing in precision thermoset molding, injection, compression, machining, and preforming services for a diverse range of industrial, commercial, and defense applications. Founded in 1986 by Ken Cihlar and Dan Trudell in Menomonee Falls, the company expanded in 1999 by constructing its current headquarters within the Mequon Business Park. Today, the facility houses and operates over 20 compression and injection presses. Driven by sustained economic growth and escalating customer demand, the facility currently operates 24 hours a day, five days a week.

Employment & Shift Schedule

The facility currently operates across three (3) distinct shifts to support its 24/5 production schedule, employing a total of 70 personnel. The proposed 27,550 square-foot building addition will directly facilitate business expansion, allowing Ci-DELL to increase its workforce by up to 25 new personnel.

The current and projected employee distribution is detailed below:

- Administrative/Office Staff: Currently 20 employees (primarily first shift). The expansion will allow for the addition of 5 new office staff members to support corporate and engineering growth.
- Manufacturing/Operations Staff: Currently 50 employees (distributed across 3 shifts). By freeing up existing floor space for new production equipment, the addition will accommodate up to 20 additional manufacturing employees across the shifting schedule.

Operational Drivers & Certifications

The proposed 27,550 square foot building addition is required to meet immediate client demands and position the company for forecasted growth through 2026 and beyond. This expansion is heavily supported by Ci-DELL's adherence to rigorous federal, military, and aerospace quality standards, which include:

- NIST SP 800-171 (Cybersecurity): A mandatory federal framework safeguarding Controlled Unclassified Information (CUI) across the manufacturing supply chain.
- MIL-Spec (MIL-M-14) / ASTM D5948: Certified capability to produce and test thermosetting plastic compounds meeting strict U.S. Military performance, insulation, and durability standards.
- AS9100D (Aerospace Quality): The global standard for aviation, space, and defense industries, ensuring absolute traceability and repeatable precision for high-performance polymer components.

ADDRESS
W204 N11509 Goldendale Road
Germantown, WI 53022

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262.250.9710 1.800.236.2534

FAX
262.250.9740

WEB SITE
www.kellerbuilds.com

Architectural Design & Material Harmony

The primary objective of the 27,550 SF addition is to optimize the facility's workflow by dedicating the new square footage to the warehousing of raw materials and finished goods, thereby liberating critical floor space in the existing footprint for advanced manufacturing.

- Structural Composition: The addition will utilize a conventional steel framing system enclosed by high-quality, painted precast concrete wall panels.
- Existing Building Enhancements: To ensure a cohesive architectural aesthetic and eliminate any visual disparity between the old and new structures, the existing conventional steel and CMU (concrete masonry unit) building will undergo a comprehensive exterior refresh. This scope includes reroofing, recaulking, and matching paint application across the entire facility.
- Mechanical & Utilities: To accommodate the new footprint, the facility's existing process chiller condensing unit will be relocated from its current ground position to the roof of the existing structure, screened appropriately from public view.

Site Layout

The site design intentionally minimizes impacts on adjacent properties while optimizing logistics efficiency:

- Setbacks & Logistics: The building addition features a 20-foot step-back from the western property line to leverage the site's robust natural tree screening to soften the building profile from neighboring vantage points. It also provides an optimized turn radius for efficient semi-truck traffic and loading maneuvers.
- Stormwater Management: A new bio-retention basin is planned south and west of the addition. This engineered system will comprehensively manage localized stormwater runoff from the new roof and associated impervious surfaces.
- Lighting & Landscaping: The project includes compliant lighting and landscape plans designed to enhance site safety, minimize light trespass, and elevate the aesthetic profile of the property in accordance with the Mequon Zoning Code.

Community Engagement & Professional Contact

Keller, Inc. and Ci-DELL are committed to being transparent, collaborative partners with the City of Mequon. If any members of the Plan Commission, City Planning Department, or the public have questions regarding operations, architectural details, or the site layout, please contact Keller, Inc. at your convenience. Facility site visits and guided tours can be coordinated upon request.

Thank you for your time and consideration of this economic investment in the Mequon community.

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Ci Dell Thermoset Plastics 40th Anniversary

OWNER	Trular, LLC Kenneth Cihlar 6301 W Executive Dr. Mequon, WI 53092 262-512-4080
ARCHITECT/ BUILDER	Keller, Inc. Logan Ferrie (Commercial Project Manager) Chris Manske (Project Architect) W204 N11509 Goldendale Road Germantown, WI 53022 262-825-7560 lferrie@kellerbuilds.com cmanske@kellerbuilds.com

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
A1.0 FLOOR PLAN
A2.0 ELEVATIONS
A3.0 SECTIONS
A7.0 REFLECTED CEILING PLAN
S1.0 FOUNDATION PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------- S.F.	------- S.F.	------- S.F.
FIRST FLOOR	26,061 S.F.	27,550 S.F.	53,611 S.F.
CANOPIES (COLUMN SUPPORTED)	------- S.F.	------- S.F.	------- S.F.
BASEMENT	------- S.F.	------- S.F.	------- S.F.
BUILDING AREA SUB-TOTALS	26,061 S.F.	27,550 S.F.	53,611 S.F.
MEZZANINES	3,000 S.F.	------- S.F.	3,000 S.F.
FIRE AREA TOTALS	29,061 S.F.	27,550 S.F.	56,611 S.F.
REMODEL AREA TOTALS	4,133 S.F.	14.19% OF BUILDING AREA	

BUILDING CODE ANALYSIS

APPLICABLE CODES
2021 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2019
2021 IEBC (Level 2 Alteration)

OCCUPANCY
F1 w/ B, S1
Accessory Use

Incidental Use

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

HEIGHT & AREA
Building Height: 24'-8" Maximum Allowed: 75'-0"
Number of Stories: 1 Maximum Allowed: 3
Total Building Area: 53,611 S.F. Maximum Allowed: 54,000 S.F.
Total Fire Area: 56,611 S.F. Maximum Allowed: 162,000 S.F.
Mixed Occupancies
Unlimited Area Building NO

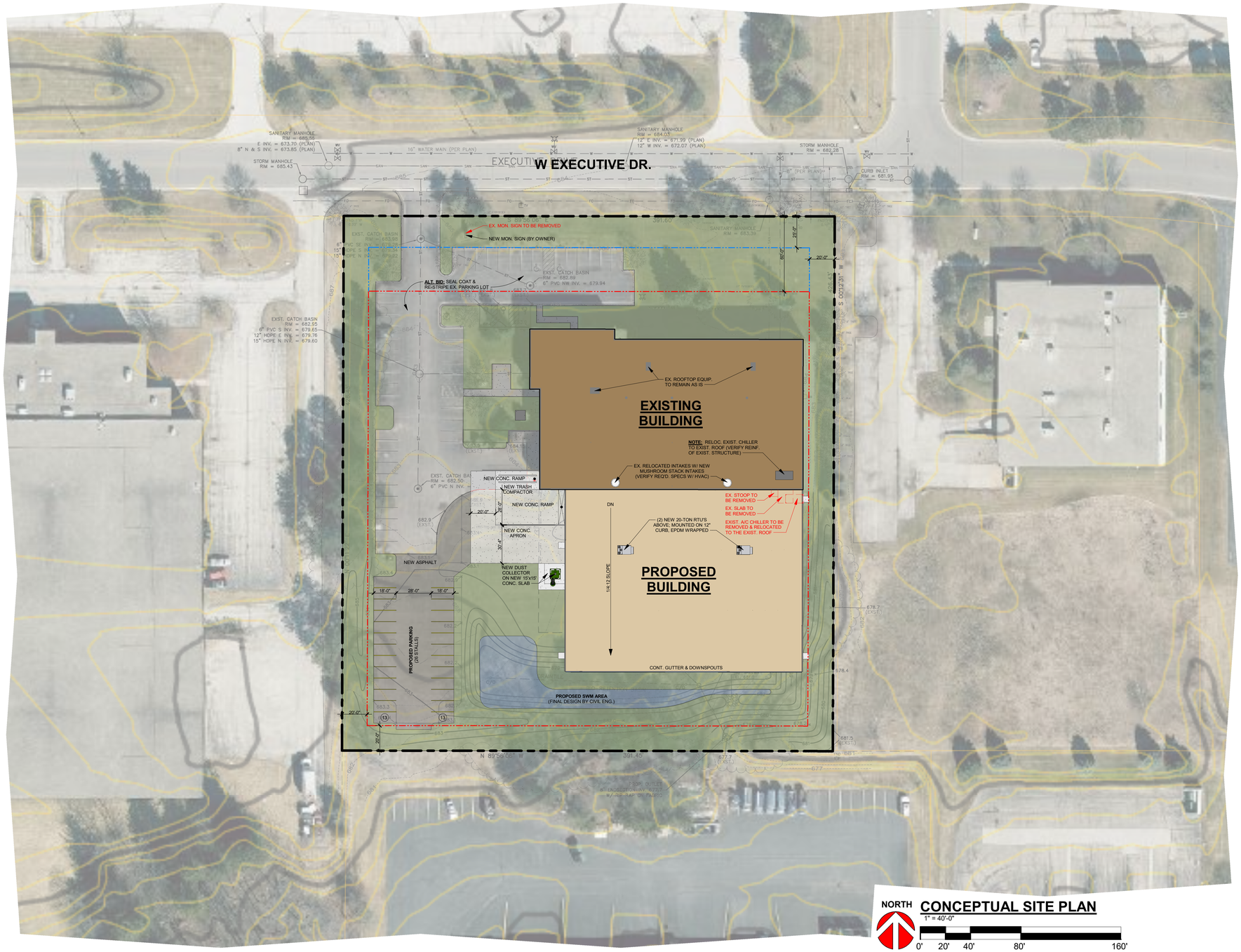
CONSTRUCTION TYPE
Construction Classification 3B
Fire Separation Distance -'-"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NFPA 13
Fire Alarm System TBD

MEANS OF EGRESS
Occupant Load 70 (ACTUAL)
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category 2
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load 5 psf
Wood Truss
Top Chord Dead Load -- psf
Bottom Chord Load -- psf
Mezzanine/Second Floor/Basement
Live Load 100 psf
Point Load (Partition) 2000 psf
Snow Load Criteria
Ground Snow Load (Pg) 30 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 107 MPH
Surface Roughness D
Exposure Category C
Earthquake Load Criteria
Soil Site Class D
Ss --
S1 --

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



NORTH

CONCEPTUAL SITE PLAN
1" = 40'-0"
0' 20' 40' 80' 160'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED ADDITION FOR:
CI-DELL THERMOSET PLASTICS
MEQUON, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

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PROPOSED ADDITION FOR:
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6301 W EXECUTIVE DR.,
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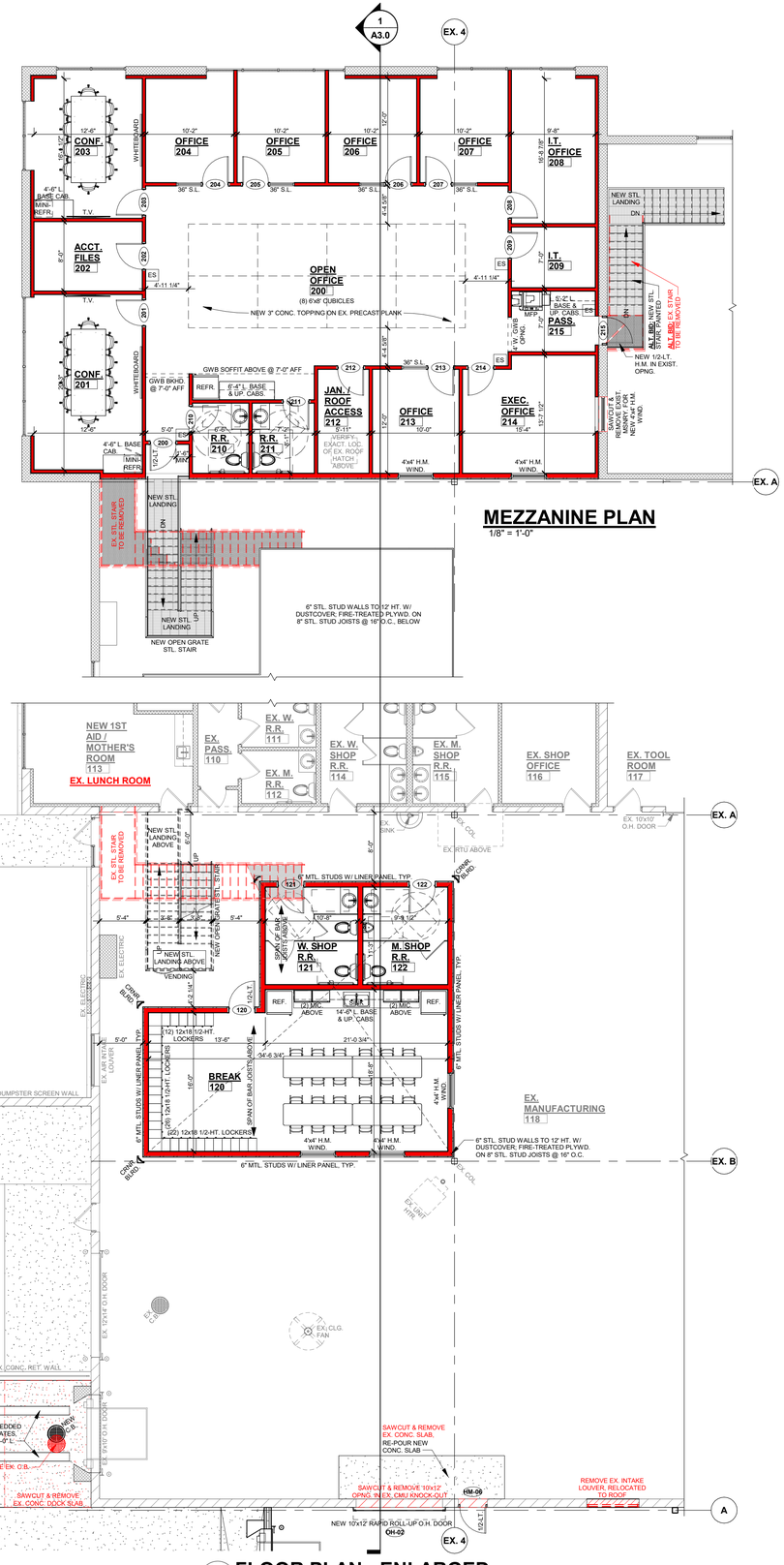
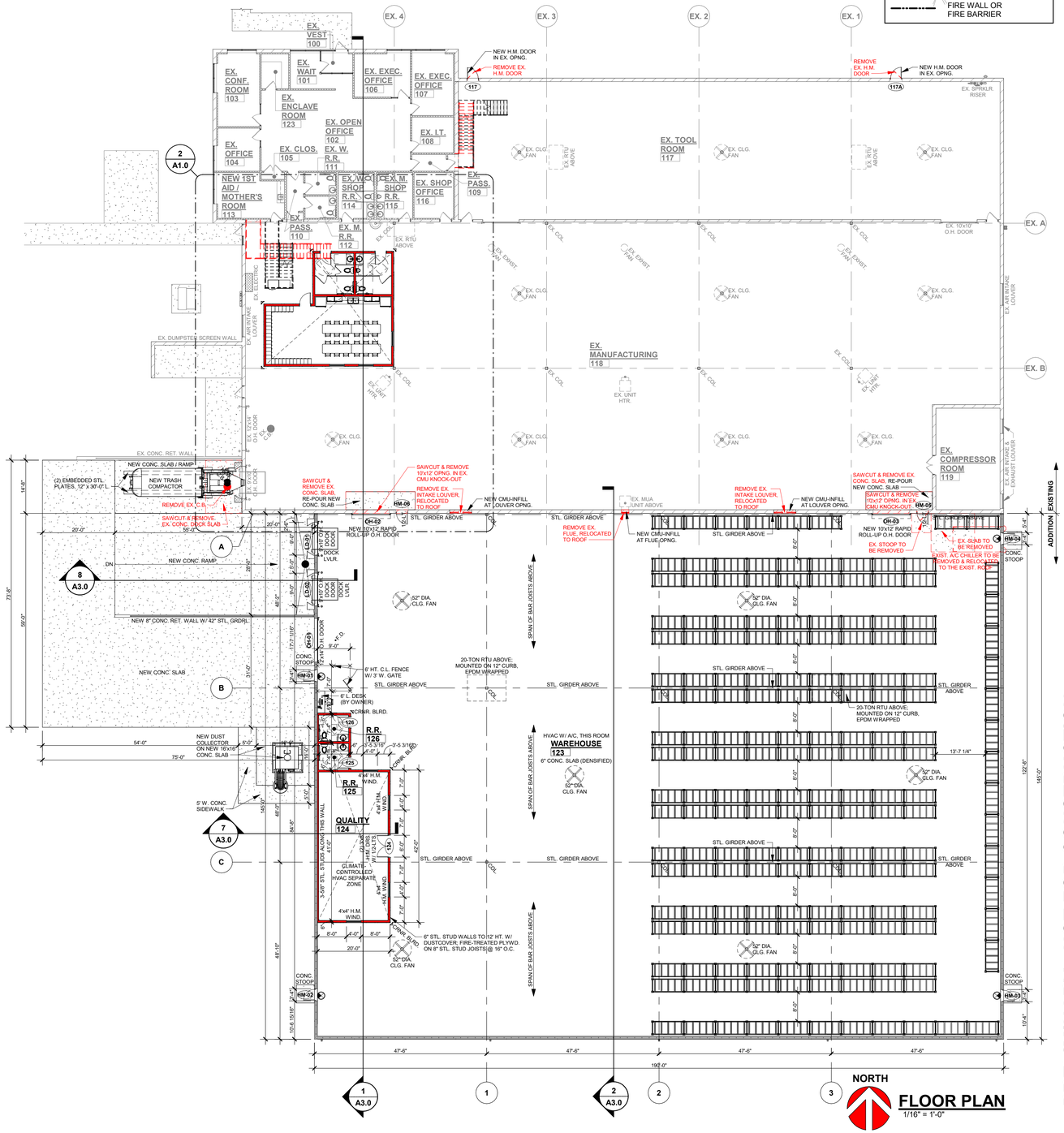
REVISIONS

1	04.29.2026	I. HAUN
2	05.11.2026	I. HAUN
3		
4		
5		
6		

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: L. FERRIE
DESIGNER: C. MANSKE
INTERIOR DESIGNER: -------
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P26002
CONTRACT NO: -------
DATE: 01.02.2026
SHEET: C1.0





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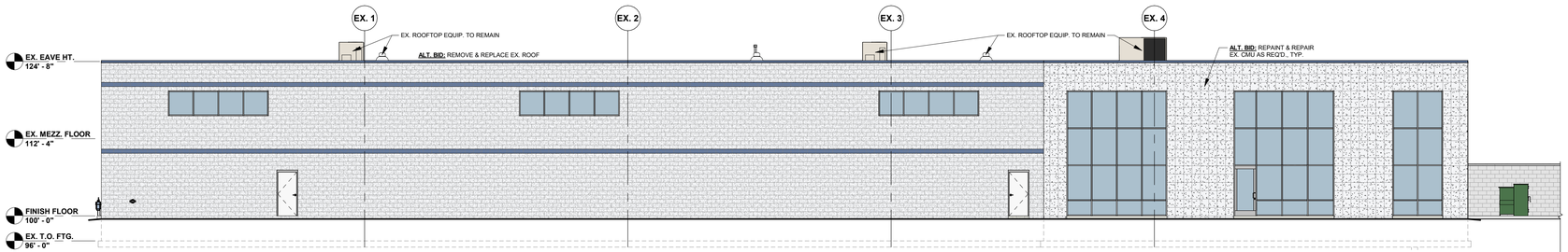
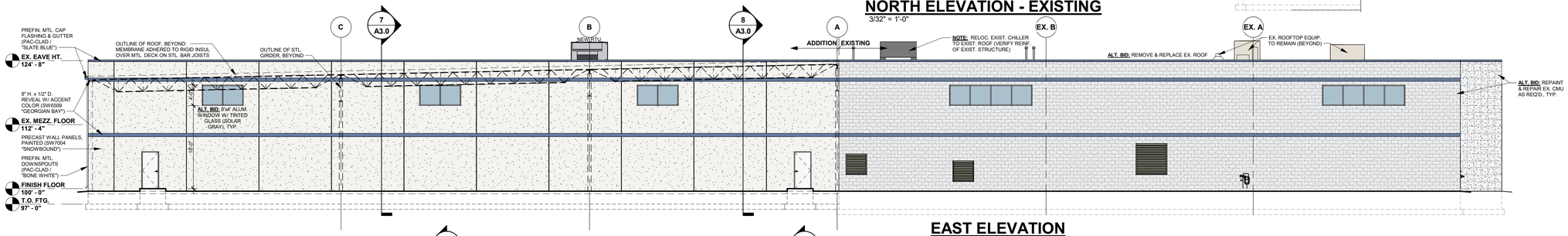


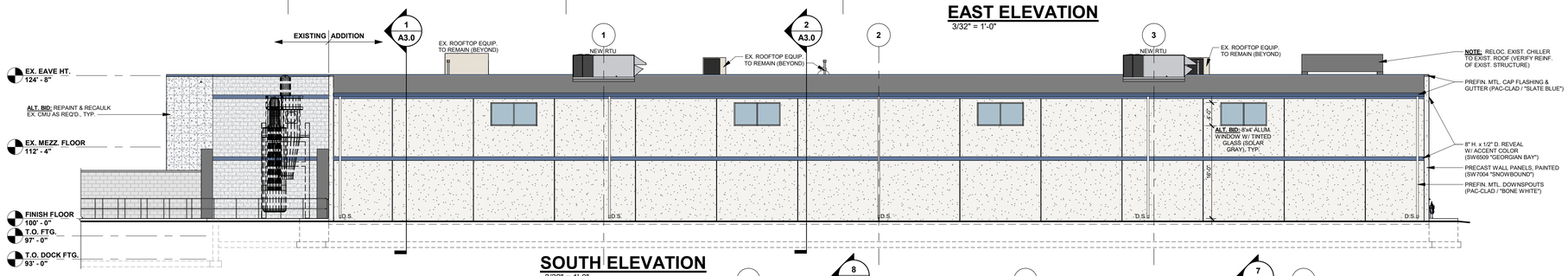
NORTH ELEVATION - EXISTING

3/32" = 1'-0"



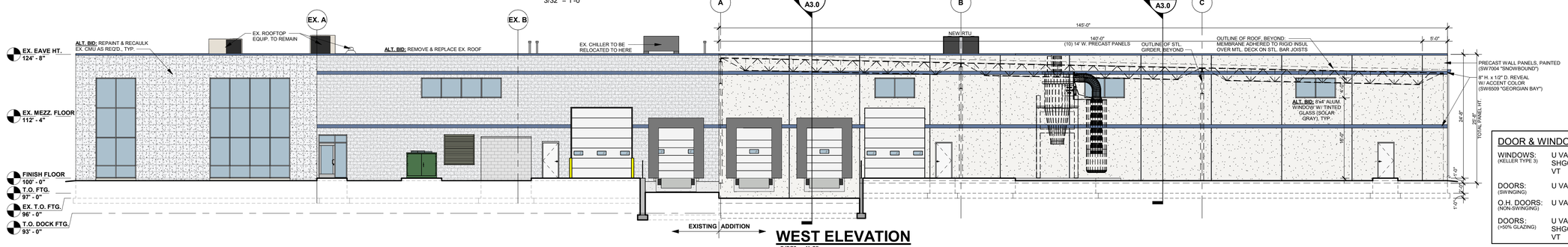
EAST ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

DOOR & WINDOW VALUES

WINDOWS: (KELLER TYPE 3)	U VALUE	0.400
	SHGC	0.277
	VT	0.360
DOORS: (SWINGING)	U VALUE	0.380
O.H. DOORS: (NON-SWINGING)	U VALUE	0.110
DOORS: (>50% GLAZING)	U VALUE	0.--
	SHGC	0.--
	VT	0.--

Keller

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CI-DELL THERMOSET PLASTICS

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MEQUON, WISCONSIN 53092

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DRAWN BY: I. HAUN

EXPEDITOR: -------

SUPERVISOR: -------

PRELIMINARY NO: P26002

CONTRACT NO: -------

DATE: 01.02.2026

SHEET: A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

NORTHEAST CORNER OF EXISTING BUILDING (VIEW FROM THE STREET, LOOKING SOUTHWEST)

SOUTHEAST CORNER OF ADDITION (VIEW FROM THE SOUTHEAST, LOOKING NORTHWEST)

NORTHWEST CORNER OF EXISTING BUILDING (VIEW FROM THE STREET/DRIVEWAY, LOOKING SOUTHEAST)

SOUTHWEST CORNER OF ADDITION (VIEW FROM SOUTH PARKING LOT, LOOKING NORTHEAST)

CI-DELL THERMOSET PLASTICS

MEQUON, **WISCONSIN**

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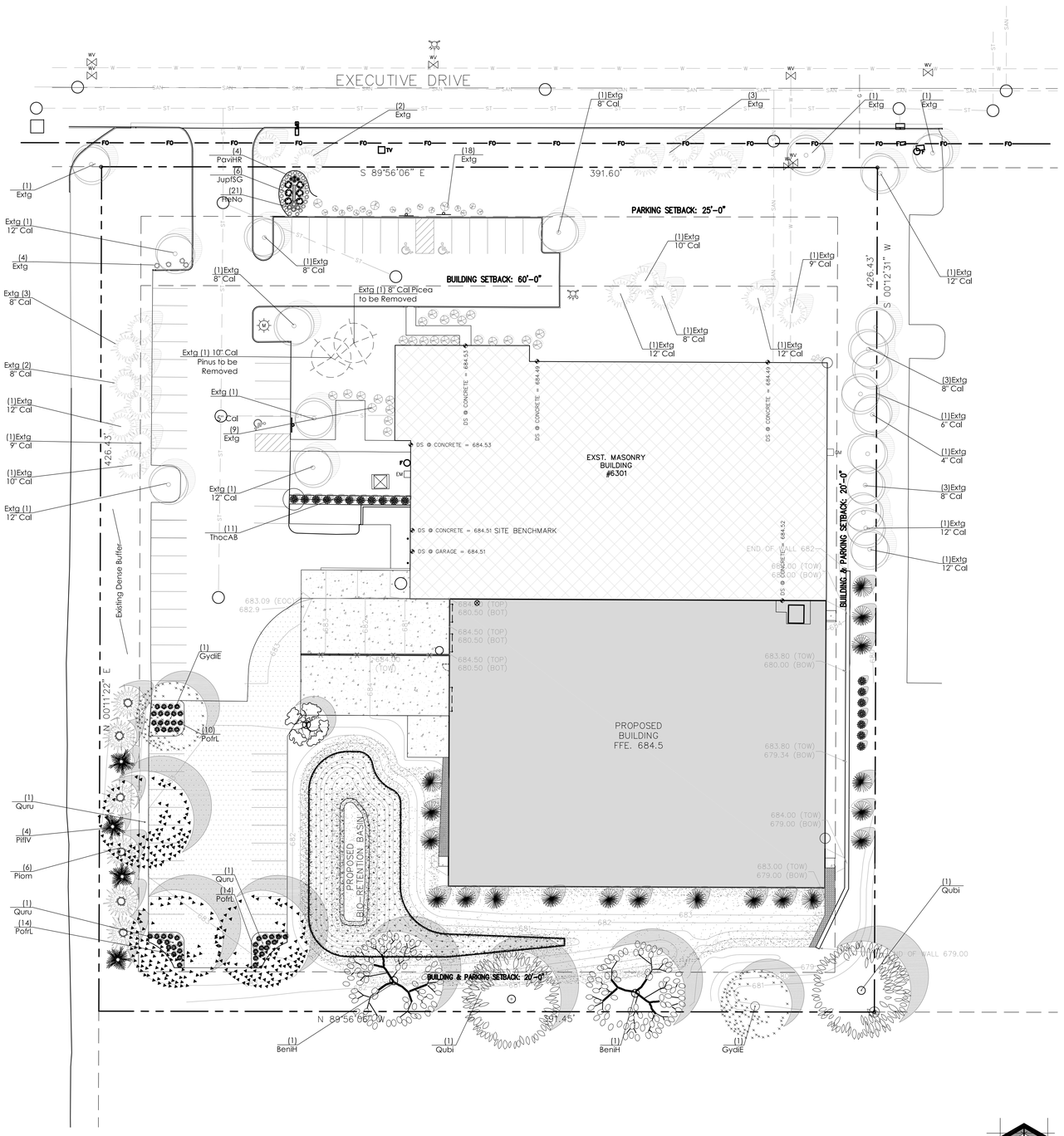
CONCEPT ONLY



1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 30'-0"

North

EXISTING INTERIOR PARKING LOT GREEN SPACE

EXISTING PARKING LOT IMPERVIOUS
20,849 SQUARE FEET
EXISTING PAVMENT INTERNAL GREEN SPACE
1,507 SQUARE FEET
7.2%

PROPOSED PROJECT SCOPE INTERIOR PARKING LOT GREEN SPACE

PROPOSED NEW PARKING LOT IMPERVIOUS
9,030 SQUARE FEET
PROPOSED NEW INTERIOR PARKING LOT GREEN SPACE
910 SQUARE FEET
10.1 %

PROPOSED OVERALL INTERIOR PARKING LOT GREEN SPACE

PROPOSED NEW PARKING LOT IMPERVIOUS
30,503 SQUARE FEET
PROPOSED NEW INTERIOR PARKING LOT GREEN SPACE
2093 SQUARE FEET
6.9 %

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	BeniH		Betula Nigra "Heritage"	Heritage River Birch	4"-Cal - B&B	1
1	Ceca		Cercis canadensis	Eastern redbud	2 1/2"-Cal - B&B	1
2	GydiE		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	3"-Cal - B&B	1, 7
2	Qubi		Quercus bicolor	Swamp White Oak	4"-Cal - B&B	1
3	Quru		Quercus rubra	Northern red oak	3"-Cal - B&B	1
1	Extg		Existing to Remain	Existing to Remain	Existing 5" Cal	2
1	Extg		Existing to Remain	Existing to Remain	Existing 6" Cal	2
1	Extg		Existing to Remain	Existing to Remain	Existing 4" Cal	2
9	Extg		Existing to Remain	Existing to Remain	Existing 8" Cal	2
6	Extg		Existing to Remain	Existing to Remain	Existing 12" Cal	2

Conifer Evergreen

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	Piom		Picea amorika	Serbian Spruce	7' - B&B	4
4	PiflV		Pinus flexis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	7' - B&B	4
18	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	7' - B&B	4
19	ThplGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	7' - B&B	4
3	Piab		Existing to Remain	Existing to Remain	Existing 12" Cal	2
6	Piab		Existing to Remain	Existing to Remain	Existing 8" Cal	2
2	Piab		Existing to Remain	Existing to Remain	Existing 10" Cal	2
5	Piab		Existing to Remain	Existing to Remain	Existing	2
2	Piab		Existing to Remain	Existing to Remain	Existing 9" Cal	2
1	Extg		Existing Black Hills Spruce to be Removed	Existing Picea glauca to be Removed	Extg 8" Cal Demo	3, 8
1	Extg		Existing Austrian Pine to be Removed	Existing Pinus nigra to be Removed	Extg 10" Cal Demo	3, 8

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
46	PofrL		Potentilla fruticosa 'Lundy'	Happy Face Yellow Bush Cinquefoil	18" - Cont	5
45	Extg		Existing to Remain	Existing to Remain	Existing	2

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	JupfSG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
4	Extg		Existing to Remain	Existing to Remain	Existing	2

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
4	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
33	HeNo		Hemerocallis x 'Nosferatu'	Trophytaker Nosferatu Daylilly	4 1/2" pot	6

Bio Retention Area

Upper Third of the Bowl (above elevation 680) - Economy Prairie Seed Mix @ Bio-Retention and Adjacent Areas from Agrecol

Quantity	Symbol	Supplier	Type
OVERALL 9,000 sq. ft. VERIFY		Agrecol	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 33.75 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions.

Lower Two-Thirds of the Bowl - Rainwater Renual Seed Mix @ Bio-Retention Area from Agrecol

Quantity	Symbol	Supplier	Type
5,500 sq. ft. VERIFY		Agrecol	Rainwater Renual Prairie Seed Mix - mixture contains 15 native permanent grass/ sedge species and 19 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding ships and fill hole with topsoil and sow turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Malle only
8. ***Existing Tree scheduled to be removed is not listed on the City of Mequon Specimen Tree List. Located in Section 6, of the Administrative Guidelines Policy Manual for Tree Protection and Preservation and Street Tree Requirements (Page 10)***

InSite Landscape Design

Landscape Consulting
& Master Planning Design Sevices

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

CI-DELL PLASTICS INC. EXPANSION

6301 W. Executive Drive
Mequon, WI 53092

Issuance and Revisions:

Date	Number	Description
05/18/26		Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN AND PLANT MATERIAL TABLE

Date of Drawing:	05/18/26
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L26-040 (L23-019)
Sheet Number:	LSP1.1

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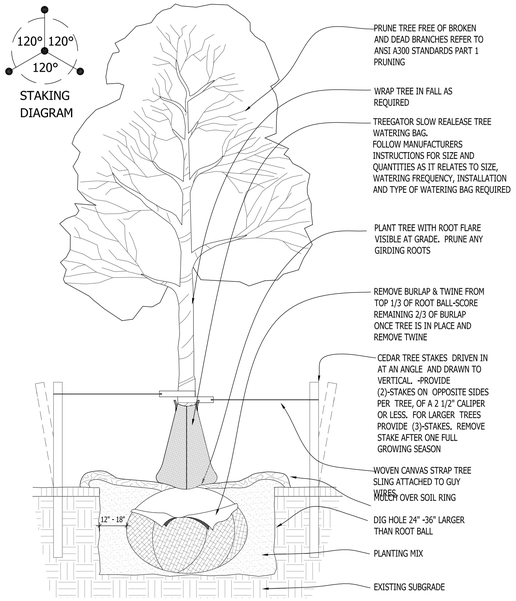
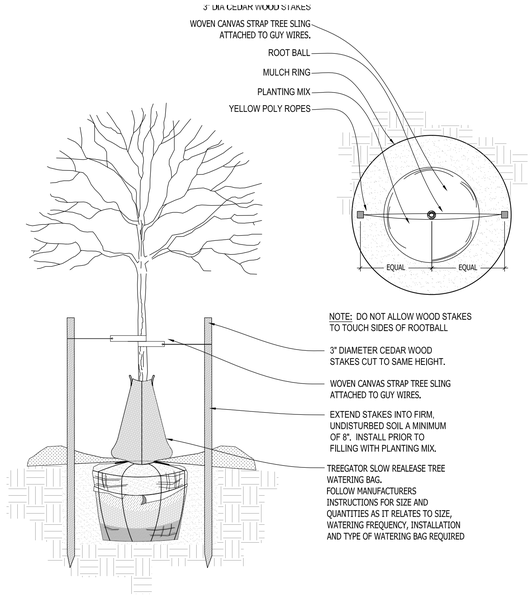
L26-040 - CI-DELL PLASTICS INC. - 05/18/2026



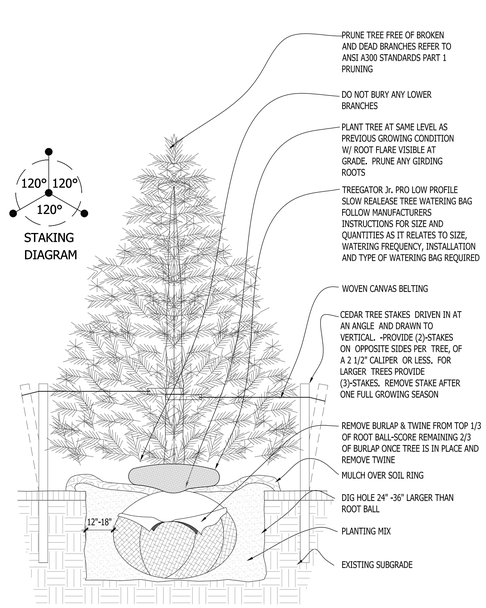
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



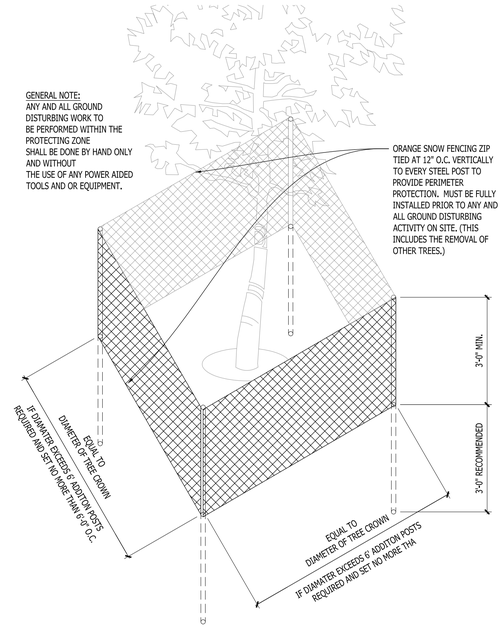
2 DECIDUOUS TREE STAKING
PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



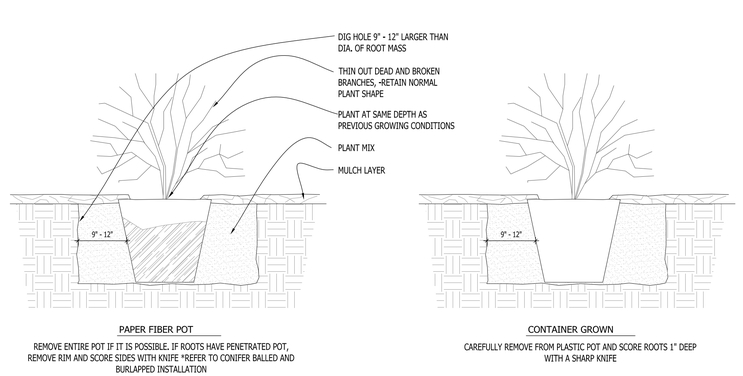
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

SCALE: NONE



6 DECIDUOUS SHRUB PLANTING DETAIL

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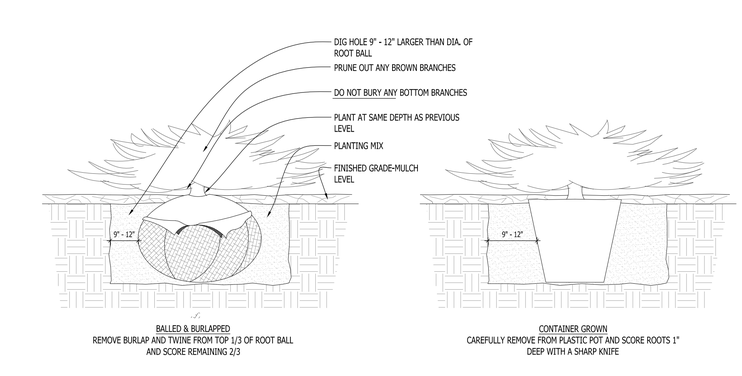

7 CONIFEROUS SHRUB PLANTING DETAIL

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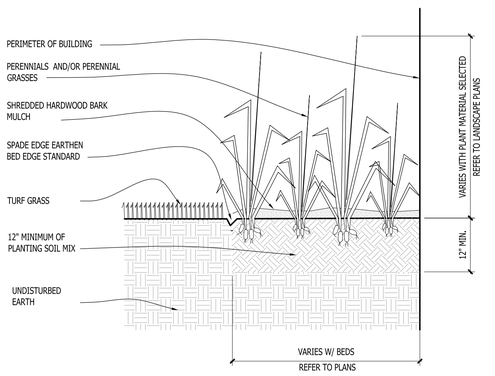
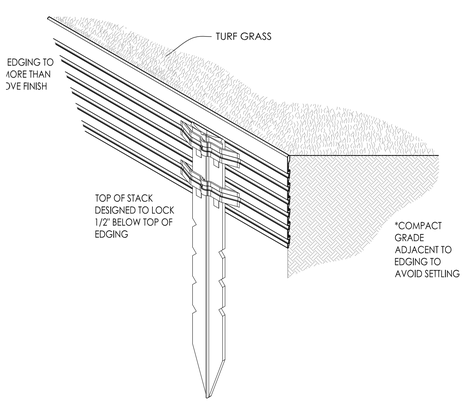


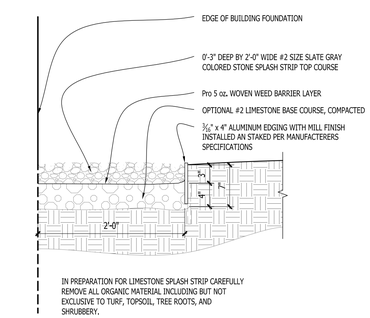
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



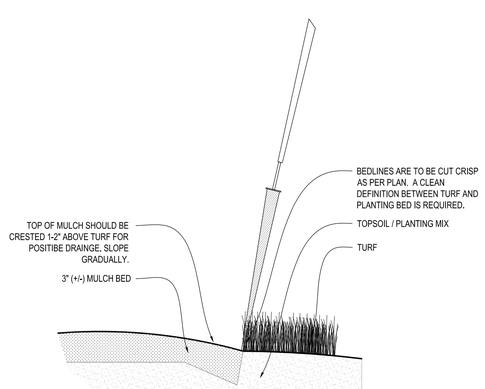
9 METAL LANDSCAPE EDGING DETAIL

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



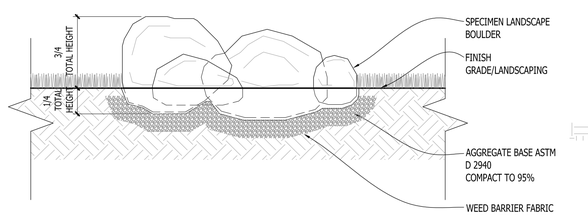
10 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"



11 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



12 TYPICAL BOULDER INSTALLATION

SCALE: NONE

InSite Landscape Design

Landscape Consulting
& Master Planning Design Sevices

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Project:

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Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing:	05/18/26
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Drawn By:	MCD
Job Number:	L26-040
Sheet Number:	L23-019

LSP1.2

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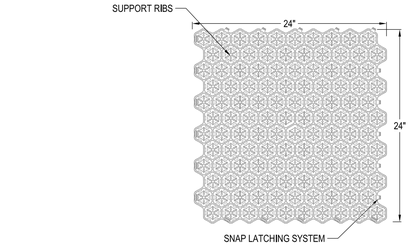
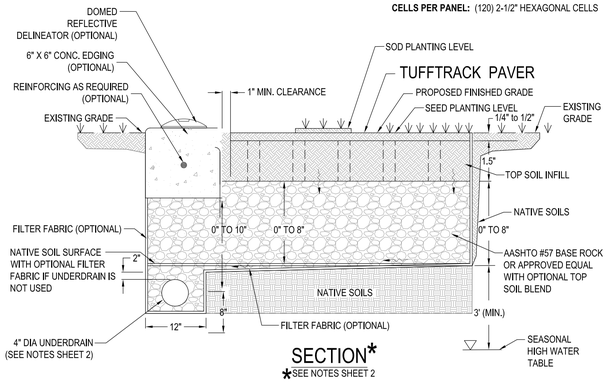
INSTALLATION DETAIL



PLAN VIEW

PRODUCT DESCRIPTION
PANEL SIZE: 24" X 24" X 1 1/2"
CELLS PER PANEL: (120) 2-1/2" HEXAGONAL CELLS



SECTION*
*SEE NOTES SHEET 2

TT-24 PAVER

FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT techservice@ndspro.com, DESIGN ASSISTANCE- designworx@ndspro.com
851 N. HARVARD AVE. LINDSAY, CA 93247 WWW.NDSPRO.COM 1-800-726-1994

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NOTES:

ENGINEERING PROPERTIES:

1. COMPRESSIVE STRENGTH OF TT24 PAVER:
   EMPTY PAVER: ULTIMATE LOAD = 86,563 LBS / 601 PSI
   FILLED PAVER: ULTIMATE LOAD = 400,000 LBS
2. POROSITY OF AASHTO #57 AGGREGATE = 0.4

TOP SOIL FILL:

3. NDS RECOMMENDS NATIVE TOP SOIL FOR BACKFILL INSIDE THE PAVERS.
4. EXTEND TOP SOIL INSIDE PAVER AN ADDITIONAL ¼ TO ½ INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROTECT PAVER AREA UNTIL GRASS IS SUFFICIENTLY ESTABLISHED TO HANDLE TRAFFIC. PROVIDE 1" (MIN.) CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.
5. GRASS PAVERS ARE TO BE USED FOR AREAS OF PEDESTRIAN USE AND OCCASIONAL VEHICULAR TRAFFIC USE (E.G., OVERFLOW PARKING AND EMERGENCY VEHICLE/FIRE LANES).

AASHTO #57 BASE ROCK:

6. GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1 ½" SCREEN, 95-100% PASSING 1", 25-60% PASSING ½", AND 0-10% PASSING #8 SCREEN.
   OPTIONAL: ADD PULVERIZED NATIVE TOP SOIL EQUAL TO 15% OF TOTAL VOLUME. BLEND TO OBTAIN HOMOGENEOUS MIXTURE PRIOR TO PLACEMENT.
7. THICKNESS OF AGGREGATE LAYER IS AS FOLLOWS: NO BASE REQUIRED FOR EROSION CONTROL AND PEDESTRIAN-ONLY LOADS (COMPACTION OF NATIVE SOIL RECOMMENDED FOR SLOPES UP TO 3%); 4 INCHES FOR LIGHT LOADS (GOLF CARTS); 6 INCHES FOR MEDIUM LOADS (CARS AND PICKUP TRUCKS); 8 INCHES FOR HEAVY LOADS (FIRE TRUCKS).
8. COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.

FILTER FABRIC (OPTIONAL):

9. FILTER FABRIC MAY BE USED TO PREVENT MIGRATION OF FINES FROM SURROUNDING NATIVE SOILS INTO COARSE AGGREGATE LAYER. THE FABRIC PREVENTS CLOGGING OF AGGREGATE LAYER AND EXTENDS ITS USEFUL LIFE. USE OF FILTER FABRIC IS STRONGLY RECOMMENDED AROUND EDGE DRAIN.
10. NDS RECOMMENDS NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE. WOVEN GEOTEXTILES SHOULD NOT BE USED.
11. USE FILTER FABRIC WITH AOS <0.60 MM FOR NATIVE SOILS WITH 50% OR LESS PARTICLES BY WEIGHT PASSING NO.200 SIEVE. USE FILTER FABRIC WITH AOS <0.30MM FOR NATIVE SOILS WITH 50% OR GREATER PARTICLES BY WEIGHT PASSING THE NO.200 SIEVE.

UNDERDRAIN:

12. NDS RECOMMENDS UNDERDRAIN TO COLLECT PERCOLATED WATER AND CONVEY TO PROJECT STORMWATER FACILITY FOR NATIVE SOIL THAT IS NRCS HYDROLOGIC SOIL GROUP C OR D (LOW INFILTRATION RATES). UNDERDRAIN IS OPTIONAL FOR SOIL GROUP B (MODERATE INFILTRATION) AND CAN BE ELIMINATED FOR SOIL GROUP A (GOOD INFILTRATION).
13. USE MINIMUM 4-INCH DIA PERFORATED PVC OR POLYETHYLENE PIPE AT 250-FT CENTERS; MINIMUM ONE PIPE. PIPE TO BE INSTALLED AT MINIMUM 0.5% SLOPE. RECOMMENDED 2 SQ. INCHES OF OPENING / LINEAR FOOT.
14. UNDERDRAIN TO DAYLIGHT INTO PROJECT STORMWATER FACILITY (CATCH BASIN / OPEN CHANNEL / BASIN).
15. INVERT OF PIPE RECOMMENDED TO BE ABOVE PROJECT HIGH WATER LEVEL TO PREVENT BACKING-UP OF WATER INTO PAVER SYSTEM.
16. UNDERDRAIN TO BE SURROUNDED BY 4" OF AASHTO #57 COARSE AGGREGATE, WITH MIN. 2" BEDDING.

SUBGRADE NATIVE SOIL:

17. COMPACT SUBGRADE NATIVE SOILS 90 TO 95% STANDARD PROCTOR DENSITY PER ASTM D696 FOR SOILS WITH CALIFORNIA BEARING RATIO >20%, R VALUE >30, AASHTO A-1, A-2, AND A-3 SOILS. LOWER COMPACTION LEVELS PROMOTE INFILTRATION THROUGH SOIL.
18. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSIDER HIGHER LEVEL OF COMPACTION FOR CBR 5 TO 20%, R-VALUE 10 TO 30, AASHTO A-4 SOILS FOR HEAVY LOADS WHERE INFILTRATION INTO NATIVE SOILS IS NOT A REQUIREMENT.
19. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSULT WITH PROJECT GEOTECHNICAL ENGINEER FOR POTENTIAL SOIL MODIFICATION (E.G., LIME TREATMENT) AND COMPACTION LEVEL FOR CBR <5% AND R-VALUE <10, AASHTO A-5, A-6, AND A-7 SOILS.

TT-24 PAVER

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PROPOSED LANDSCAPE PLAN DETAILS

Date of Drawing:	05/18/26
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Sheet Number:	L23-019

LSP1.3

L26-040 - CI-DELL PLASTICS INC. - 05/18/2026

PROJECT NAME: | DATE: | PAGE:

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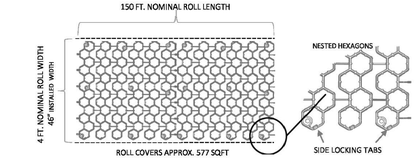
INSTALLATION GUIDE

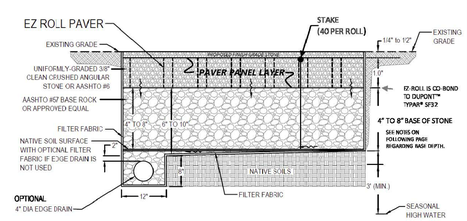
851 N. HARVARD
LINDSAY, CA 93247
WWW.NDSPRO.COM
888-825-4716

EZ ROLL™ PERMEABLE GRAVEL PAVER

CELLULAR CONTAINMENT/REINFORCEMENT - EXCEEDS H-20 VEHICULAR LOADS

150 FT. NOMINAL ROLL LENGTH





MANUFACTURED IN LINDSAY CA FROM 100% RECYCLED HDPE, CONTAINS UV INHIBITORS.
EMPTY PAVER TEST: ULTIMATE LOAD = 53,683 LBS / 373 PSI (12" PLATE TEST) – EXCEEDS H-20 LOAD RATING
FILLED PAVER TEST : ULTIMATE LOAD = 500,000 LBS / 13,889 PSI (6" PLATE TEST)

EZ ROLL PERMEABLE GRAVEL PAVER
GRAVEL PAVING SYSTEM-AASHTO **H-20** LOADING / FIRE LANES / PARKING

FOR DESIGN ASSISTANCE, CALL **NDS DESIGNWORX™** 888-825-4716 - www.ndspro.com Rev. 2/20/24

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EZ ROLL™ GRAVEL SPECIFICATIONS

ULTIMATE LOAD = 500,000 LBS 13,889 PSI (6"x6" TEST) EXCEEDS H-20 LOAD RATING

MATERIAL:
NDS EZ Roll™ Gravel Pavers Model GP4X150. Injection-molded, nested-honeycomb, rolled-plastic-panel gravel pavers for permeable, gravel paved environments. Polyolefin plastic with carbon black for UV stabilization. Black Gravel Pavers: 100 percent recycled material. Preassembled rolls comprised of 3.870ft Wide x 150ft Long by 1-1/8" High with integrated connecting cross links.
(72) 2-1/4" Hexagon Shape, Nested honeycomb. End-to-end clips snap-lock together. Side-to-side clips snap-lock together. 100 percent open bottom geotextile filter fabric. Superior chemical resistance and totally inert. Nonwoven, spunbonded, continuous-filament, polypropylene filter fabric, Dupont Typar®. Thermally bonded to gravel paver bottom surface.

- Grab Tensile Strength: 110 lbs.
- Puncture Resistance: 80 lbs.,
- Apparent Opening Size (AOS), US Sieve 50

ANCHORING:
Each roll is supplied with (40) 12" by 3/8" diameter stakes, bright-dipped galvanized, head is 3/4", with diamond point. Additional anchors available, NDS part number is 'GPSTAKE'. Follow recommended staking pattern detail.

BASE STONE: NDS suggests AASHTO #57 or equivalent from local sources with the min recommended depths below:

- ☐ PEDESTRIAN: **NO BASE** IS REQUIRED (SLOPES UP TO 3%)
- ☐ GOLF CARTS / LIGHT LOADS: MIN. **4 INCHES** OF BASE RECOMMENDED
- ☐ CARS / PICKUP TRUCKS / MEDIUM LOADS: MIN. **6 INCHES** OF BASE RECOMMENDED. 10% MAX GRADE
- ☐ FIRE TRUCK / H20 / HEAVY LOADS: MIN. **8 INCHES** OF BASE RECOMMENDED. 6% MAX GRADE

FILL STONE:
Clean, crushed, semi-angular, uniformly-graded 3/8-inch gravel. AASHTO #6 or similar.

FABRIC SEPARATION:
Geotextile supplied by others, see detail.

INSTALLATION: Excavate to the required depth and compact Native Soil as follows:

1. Compact subgrade native soils 90 to 95% standard proctor density per ASTM D696 for soils with California Bearing Ratio >20%, R value >30, AASHTO A-1, A-2, and A-3 soils. Lower compaction levels promote infiltration through soil.
   1. NDS recommends that Engineer-of-Record consider higher level of compaction for native soils with CBR 5 to 20%, R-value 10 to 30, AASHTO A-4 soils for heavy loads (e.g., fire trucks) where infiltration into native soils is not a requirement.
   2. NDS recommends that Engineer-of-Record consult with Project Geotechnical Engineer for potential soil modification (e.g., lime treatment) and compaction level for CBR <5% and R-value <10, AASHTO A-5, A-6, and A-7 soils.

Installation (continued)

EZ ROLL PERMEABLE GRAVEL PAVER
GRAVEL PAVING SYSTEM-AASHTO **H-20** LOADING / FIRE LANES / PARKING

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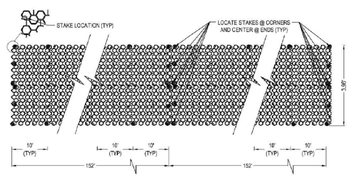

NDS EZ-Roll™ Gravel Pavers Model GP4X150 (40 stakes supplied with each roll)

Installation (continued)

2. Install filter fabric as separation per manufacturer's recommendations.
3. Place Base Course material over prepared subbase to grades indicated on the Drawings, in lifts not to exceed 6 inches. Since it is difficult to measure density of coarse aggregate, approach of requiring a fixed density is not applicable. Compact Base Course with one to three passes of 5-ton steel wheel roller or equivalent. Base Course thickness is based on native soil conditions and anticipated wheel loads.
4. Install gravel pavers by placing units with cells facing up and connecting lateral snap locks together to maintain proper spacing and to interlock units.
5. Leave 1-inch minimum clearance between gravel pavers and fixed objects or surface structures.
6. Install the galvanized steel stakes supplied with the EZ Roll to secure the pavers in place prior to filling gravel.
7. Anchoring recommended for all emergency vehicle access road projects using EZ Roll with gravel fill. NDS provides stakes with EZ Roll gravel pavers. Additional stakes recommended for emergency vehicle access roads that have cross slopes greater than or equal to 5% and at sharp 90-degree turns where paver is subjected to shear and torsion.
8. Top of Cells: Leave top of cells 1/4 inch to 1/2 inch below surface of adjacent hard-surface pavements.
9. Fill the gravel in cells as pavers are laid in sections. Fill pavers from outer periphery moving inward.
10. Extend gravel fill inside pavers ¼ inch to ½ inch above paver surface and match surrounding grade. When gravel fill is properly installed, paver cells will have minimum visibility. In locations where the area of the pavers is subjected to snow plowing, NDS recommends extending the gravel fill at least 1-inch above the paver surface to minimize contact of the plow blade with the plastic paver surface.
11. NDS recommends filling pavers with gravel within 30 days of being installed. Re-inspect inter-paver locking as well as anchoring with stakes prior to filling with gravel if not filled on same day of installation. Make necessary corrections if displacement has occurred since installation.
12. Work area consisting of pavers shall be opened to traffic only upon completion of all fill activities.

EZ-ROLL PERMEABLE GRAVEL PAVER
GRAVEL PAVING SYSTEM-AASHTO **H20** LOADING / FIRE LANES / PARKING

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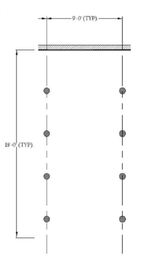
EZ-ROLL LANE MARKER SPECIFICATIONS

EZ Marker™ Parking Delineators increase safety and organization by strategically directing parking lot traffic. Delineators are a great way to guide motorists around hazards and to their final parking destination. Used in conjunction with EZ Roll™ Grass and Gravel Permeable Pavers they provide a simple and effective solution for managing parking lot traffic. EZ Marker™ is durable, tamper-resistant and built to last. Available in various colors to suit any traffic need including grass or gravel parking and fire line access.

Used with EZ Roll™ Grass and Gravel Pavers, NDS EZ Marker™ is a modular solution to outlining driving lanes, parking stalls, and fire lanes. After the pavers have been unrolled, pinned, and secured, EZ Marker™ snaps into the appropriate empty cells to outline whatever pattern necessary to properly direct vehicular traffic.

- 2.7 inch hexagonal shape
- 0.40 inch profile above paver grade
- Molded polypropylene, impact copolymer
- 300 PSI class "C" compressive strength to withstand typical vehicular loading for cars and most trucks (with full base support)
- Secure Easy clip-in installation
- Self-cleaning: Raised dome design prevents debris from sticking

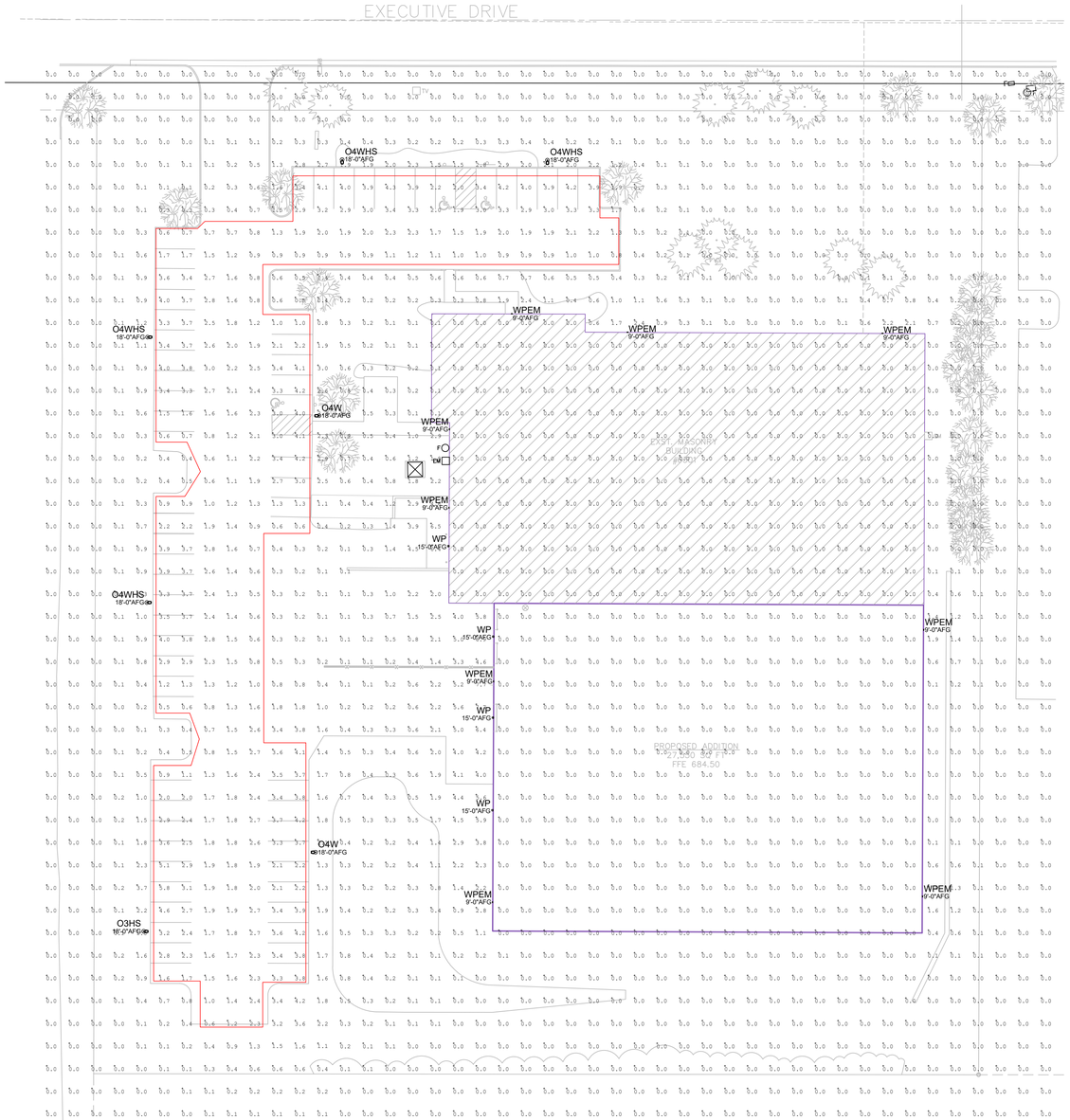


OPTIONS
- o EZMARKER =DELINEATOR WHITE
- o EZMARKER-B =DELINEATOR BLUE
- o EZMARKER-R =DELINEATOR RED
- o EZMARKER-Y =DELINEATOR YELLOW

EZ-ROLL PAVER MARKERS
PAVING SYSTEM-AASHTO **H-20** LOADING LANE DELINEATORS

FOR DESIGN ASSISTANCE, CALL **NDS DESIGNWORX™** 888-825-4716 - www.ndspro.com Rev. 2/20/24

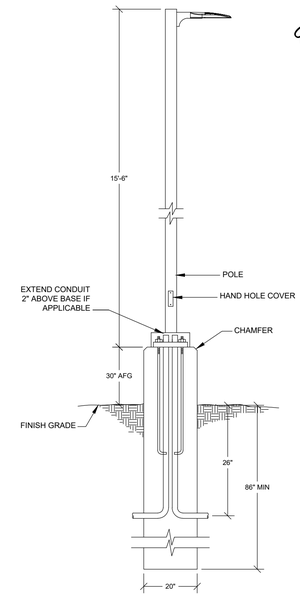
4 NDS EZ ROLL PERMEABLE GRAVEL PAVER



SITE PHOTOMETRIC STUDY PLAN

1" = 30'-0"

NORTH



TYPICAL POLE BASE DETAIL

NTS

LUMINAIRE SCHEDULE

QTY	TYPE	DESCRIPTION	LAMP DATA		PART NUMBERS		MOUNT	VOLT	NOTES
			#	TYPE	MFG	CATALOG #			
1	O3HS	SINGLE HEAD 15'-6" POLE	LED	100 WATT-4,000K-70CRI-12,500 LUMENS	BEACON	VP-1-160L-100-4K7-3-UNV-ASQU-DBT-HSS-90-B-DBT/SSSB15.5-40-A-1-B3-DBT	POLE	UNV	1,2,4,8,9
2	O4W	SINGLE HEAD 15'-6" POLE	LED	100 WATT-4,000K-70CRI-12,500 LUMENS	BEACON	VP-1-160L-100-4K7-4W-UNV-ASQU-DBT/SSSB15.5-40-A-1-B3-DBT	POLE	UNV	1,2,3,4
4	O4WHS	SINGLE HEAD 15'-6" POLE	LED	100 WATT-4,000K-70CRI-12,500 LUMENS	BEACON	VP-1-160L-100-4K7-4W-UNV-ASQU-DBT-HSS-90-B-DBT/SSSB15.5-40-A-1-B3-DBT	POLE	UNV	1,2,3,4,9
4	WP	WALL PACK	LED	45 WATT-4,000K-70CRI-7,000 LUMENS	SLG	WFV-LS70-G2-FSK-MS-DCE-09-L7-W-RM06	SURFACE	UNV	1,2,5,6,10,11
9	WPEM	WALL PACK WITH EMERGENCY BACK UP	LED	16 WATT-4,000K-80CRI-1,300 LUMENS	SLG	WCE-L13-G1-FSK	SURFACE	UNV	1,2,5,7,12
-	-	-	-	-	-	-	-	-	-

NOTES:

1. 4,000K TEMPERATURE.
2. DARK BRONZE FINISH.
3. TYPE 4 WIDE DISTRIBUTION.
4. 20" DIAMETER CONCRETE BASE, 30" ABOVE FINISH GRADE TO TOP OF BASE.
5. FIELD SELECT CCT TEMPERATURE OUTPUT SETTING TO 4,000K.
6. FIELD SELECT LUMEN OUTPUT SETTING TO HIGH.
7. BATTERY BACK UP PROVIDES A MINIMUM OF 90 MINUTES EMERGENCY POWER PER CODE.
8. TYPE 3 DISTRIBUTION.
9. FURNISHED WITH FIELD INSTALLED HOUSING BACK SHIELD.
10. FURNISHED WITH MS-DCE-09-L7-W BASIC MOTION SENSOR WITH BUILT-IN LENS FOR OUTDOOR USE.
11. FURNISHED WITH RM06 FOR COMMINSIONING OF OCCUPANCY SENSOR.
12. FURNISHED WITH INTEGRAL PHOTOCELL.

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.25	5.8	0.5	4.50	11.60

GENERAL NOTES:

1. SWITCH ARC IS DRAWN FOR REFERENCE ONLY AND DOES NOT REPRESENT ACTURAL BRANCH WIRING.
2. ALL NIGHT LIGHTS, EXIT LIGHTS, EMERGENCY BATTERY UNITS AND OCCUPANCY SENSORS SHALL BE WIRED AHEAD OF ANY LIGHTING CONTROL SYSTEM THE PROJECT MAY CONTAIN.
3. REFER TO SHEET E000 FOR MOUNTING STYLES, HEIGHTS AND LUMINAIRE PART NUMBERS.
4. RECORD ANY AND ALL CHANGES TO THIS SHEET IN RED PEN FOR AS BUILT PURPOSES. SUBMIT AS BUILTS TO SUPERINTENDENT AT THE END OF THE PROJECT. MAKE REVISIONS AS JOB PROGRESSES NOT ALL AT ONCE IN THE END PLEASE WRITE LEGIBLY.
5. TEST LIGHTS, EXITS, EMERGENCY BATTERY UNITS AND ALL SWITCHES PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
6. PROGRAM AND TEST ALL OCCUPANCY SENSORS, TIME CLOCKS AND LIGHTING CONTACTORS PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
7. INSTALL TYPED PANEL SCHEDULES UPON COMPLETION OF THE PROJECT.
8. INSTALL ALL WALL PLATES LEVEL WITH THE SLOTS OF THE SCREW HEAD IN A VERTICAL POSITION.
9. INSTALL ARC FLASH STICKERS AND PANEL IDENTIFICATION PER NEC.
10. ALL NEW DEVICES MUST MATCH COLOR OF EXISTING DEVICES.

~ ALL DRAWINGS ARE SCHEMATIC ONLY. THE INSTALLING ELECTRICAL CONTRACTOR SHALL BE THE ENGINEER OF RECORD. THE INSTALLING ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CALCULATIONS, SIZING, ENGINEERING AND MEETING OF NEC.

CITY SUBMITTAL 05.15.2026

LYONS ELECTRIC Since 1979 powered by design

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REVISIONS

NO.	DESCRIPTION	DATE

FIRM NAME AND ADDRESS:
LYONS ELECTRIC
75 ENTERPRISE ROAD
DELAFIELD, WI 53018
www.lyons-electric.com

CONTACT INFORMATION:
MIKE TUPPER
MOBILE:(262) 370-7590
EMAIL:miket@lyons-electric.com

PROJECT NAME:

PROPOSED BUILDING ADDITION FOR:
CI-DELL PLASTICS, INC
6301 WEST EXECUTIVE DRIVE
MEQUON, WI 53092

SHEET TITLE:
SITE PHOTOMETRIC STUDY PLAN

DRAWN BY:	JOB NUMBER:
DMG	-
DATE DRAWN:	APPROVED BY:
05.15.2026	KRK

SHEET	OF
1	1

SHEET #:
ES100

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

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Jac Zader, Assistant Director Community Development**
DATE: **June 22, 2026**
SUBJECT: **Thompson Project Management for FT Plaza LLC. The applicant is seeking building and site plan approval for a 3-story mixed-use office building for the property located at 11050 N. Weston Drive (Foxtown Building E3).**

Background:
The applicant requests building and site plan amendment for a three-story building located at 11050 N Weston Drive. This will be the third building on the parcel which currently includes two three story buildings with uses such as the Foxtown Market and Eric's Trailside Bike shop. The building and site plan approval, along with the conditional use to exceed three stories, was approved by Planning Commission in May of 2025. While going through the construction planning process the applicant identified several issues that require modifications to the previously approved plan.

Site Plan:
The proposed site plan shows the building being shifted four feet to the south to avoid utility conflicts. The shift in the building's location is a benefit to the alignment of the sidewalk along the south side of Foxtown Drive. As the Commissioners may recall, the previous plan showed a significant jog in the sidewalk as it tied into the intersection with Fox Crossing Drive. This building footprint location change alleviates this issue. The parking lot has been shifted to the north by 11 feet which allows the applicant room to add a dumpster at the end of the driveway. The previous plan did not provide an outside dumpster due to the use of the basement for refuse collection. Staff recommends a condition of approval for staff review of the final dumpster plan.

Building Design:
There are several minor building changes proposed as part of this amendment. Based on soil tests at the site which identified a high water table, the applicant has removed the basement from the plan. The basement did not provide any parking and was intended to be used for storage. The removal of the basement does not impact the exterior design of the building. The floor plan shows the elimination of

the pickleball courts on the first floor and replacing it with a dance studio and a sports facility. The only physical changes to the building as a result of the floor plan change is the addition of two egress doors on the north elevation. The final change to the building is the elimination of the greenhouse on the fourth floor. This will lower the overall height of the building by six feet. The elimination of the greenhouse was due to building code issues related to the class of construction. There will still be a roof top area but it will not be visible from the street. Elevator access was eliminated to the roof as part of this change so both existing stairways extend to provide roof access. There are two gables added to the roof plan to account for the stairways.

Engineering Report

Access is provided through a shared private roadway on Weston Drive. The private roadways are shared with the parcels to the east of the development. There is a recorded shared access agreement on file that was required with the original development.

The sidewalk along Weston Drive shall extend along their frontage and terminate with a curb ramp into Weston Drive. See attached Exhibit A.

Wetlands do not appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that there are no wetlands present.

The site is located within the City's sewer service area and connection to the public utility is required. There is currently sanitary sewer service and water service available to the site, and the civil plans show connection. Water Connection shall adhere to the Water Utility Water Connection Policy.

The PUD and previous Planning Commission conditional approvals required a shared stormwater management plan. The overall stormwater management plan has been submitted and approved by the City of Mequon and MMSD. The proposed site plan appears to be in general conformance with the approved plans. A technical memo comparing the site plan to the approved SWMP is required prior to building permit issuance. A shared stormwater maintenance and easement agreement has been recorded.

The agent has submitted a grading plan as part of their proposed site plan submittal. 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. As a condition of approval, the applicant shall provide documentation of the proposed haul route.

A City erosion control permit is required. The erosion control permit shall be obtained prior to building permit issuance.

No construction materials or equipment may be stored in the City right-of-way.

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

1. Sports and fitness centers are limited to 3,00 square feet or less and performing arts school and studios are limited to 2,000 square feet or less per Town Center zoning.
2. Staff review and approval of dumpster enclosure.
3. Any and all impacts to the landscaping and lighting plans due to this amendment shall be reviewed and approved by staff.
4. 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.
5. All previously approved conditions listed below remain in effect.
    - All requirements of the PUD (Ord#2017-1512) remain in effect.
    - The lighting plan shall be updated to show a TC light fixture on the north and south end of the development between the sidewalk and the street.
    - The easement access shall be reduced to a width that does not include the proposed building.
    - The curb ramps at the corner of the site match the pattern on the north side of the street.
    - The door on the west façade to be in use when the building is open.
    - All first-floor windows shall comply with Section 58-301 (l) (2) with regard to obstructions.
    - Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
    - 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.
    - All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
    - The landscaping plan shall be updated to include the following changes:
        - Deciduous trees shall be a minimum of 3” dbh
        - The east parking lot shall be screened from public view.
        - The two entrance islands shall include a shade tree to match the pattern on the opposite side of the street.
        - There shall be two Spring Snow Crab trees added along Weston Drive. One on each end of the development.
        - Implementation of all TC streetscaping requirements including landscaping, lighting and any required hardscape.
    - Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the Standard Specifications for Land Development. The applicant shall request in writing review from the Engineering Division when plans are ready for review.
    - The sidewalk along Weston Drive shall extend along their frontage and

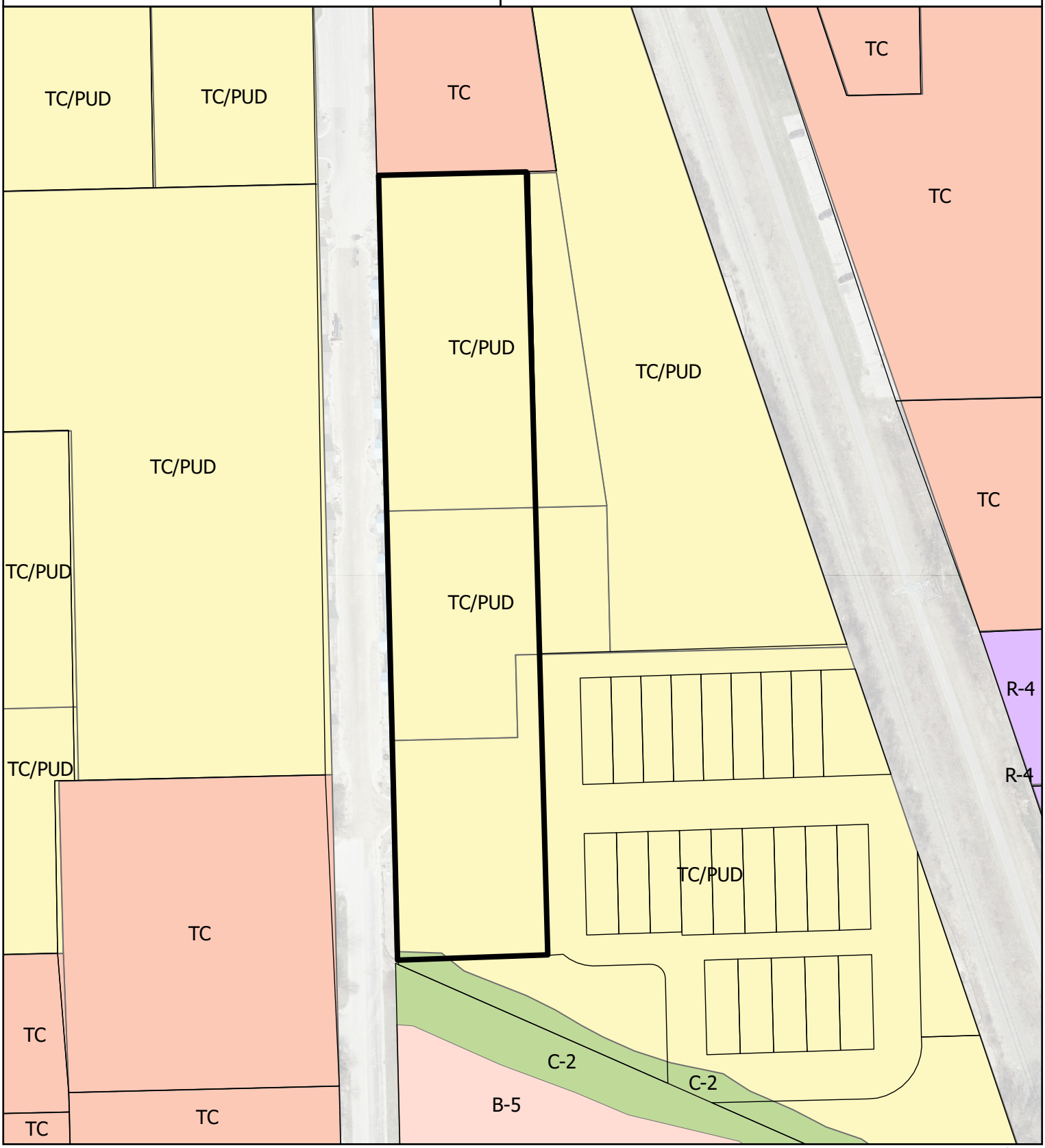
terminate with a curb ramp into Weston Drive.

- Connection to public sewer, and connection to public water, in conformance with the Water Connection Policy.
- Submittal of a stamped memo from a registered Professional Engineer that the proposed site plans conform with the existing stormwater management plan for the site.
- Application for and approval of a City Filling, Excavation, and Berms Permit. The permit is required prior to the issuance of a building permit.
- Application for and approval of a City erosion control permit, subject to applicable fees, and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to the issuance of a building permit and site disturbance.

Attachments:
Packet Docs

THOMPSON PROJECT MANAGEMENT FOR FT PLAZA 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



SUPPLEMENTAL DRAWINGS FOR AMENDMENT TO PREVIOUSLY APPROVED PLAN COMMISSION SUBMITTAL

FOXTOWN BUILDING E3

MIXED-USE OFFICE BUILDING

11030 N. WESTON DRIVE
MEQUON, WI 53092

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

FOXTOWN BUILDING E3

11030 N. WESTON DRIVE,
MEQUON, WI 53092

DRAWING ISSUANCE:

REVISIONS

#	DATE	DESCRIPTION

ISSUANCES:

FOOTING & FOUNDATION DD PROGRESS	30 JANUARY 2026
BID PACKAGE #1 AND PROGESS DD	13 FEBRUARY 2026
FOOTING & FOUNDATION SUBMITTAL	9 MARCH 2026
FOOTING & FOUNDATION SUBMITTAL REV 1.0	24 APRIL 2026
BID PACKAGE #2 - MEPFP	15 MAY 2026
PLAN COMMISSION AMENDMENT	**18 MAY 2026**

18 MARCH 2026

PROJECT NUMBER	PROJECT MANAGER
25037-00	KT

COVER

TS100

© JAKnetter Architects

ABBREVIATIONS

A
A/C air condition
A/E Architect/Engineer
ACT acoustical ceiling tile
ADDL additional
ADD addendum
AFC above finished counter
AFF above finished floor
AFG above finished grade
AFS above finished slab
ALT alternate
ALUM aluminum
APPD approved
APT apartment
AP acoustic panel
ASC above suspended ceiling

B
BB baseboard
BB bulletin board
BLDG building
BL borrowed light
BLW below
BPL base plate
BO bottom of
BOS bottom of steel

C
CB catch basin
CB construction bulletin
CF/CI contractor furnished, contractor installed
CF/OI contractor furnished, owner installed
CF/VI contractor furnished, vendor installed
CG corner guard
CH BD chalkboard
CIP cast-in-place
CJ control joint
CNJ construction joint

C (continued)
CL centerline
CLG ceiling
CLR clear
CM construction management
CMU concrete masonry unit
CO cleanout
COL column
CONC concrete
CORR corridor
CONT continuous
CPT carpet
CSWK casework
CT ceramic tile
CTB ceramic tile base

D
DEMO demolition
DEPT department
DF drinking fountain
DFS door and frame schedule
DIA diameter
DP decorative panel
DR door
DR FR door frame
DTL detail
DS downspout
DW dishwasher
DWG drawing

E
E east
EIFS exterior insulation & finish system
EL elevation
EJ expansion joint
ELEC electric, electrical
ELEV elevator
EPS expanded polystyrene board
EQ equal
EW eyewash
EXIST existing
EXP expand, expansion
EXT exterior

F
F filler
FA fire alarm
FA fluid applied
FAB fabric
FC file cabinet
FD floor drain
FE back mtd fire extinguisher
FEC fire extinguisher cabinet
FHC fire hose cabinet
FLR floor
FM factory mutual
FO finished opening
FP fire protection
FPL fireplace
FT feet, foot
FTG footing

G
GA gauge
GALV galvanized
GB grab bar
GC general contractor
GL glass
GLU LAM glue laminated wood
GR grade, grading
GT grout
GYP BD gypsum board

H
HB hose bibb
HC hollow core
HCP handicapped
HM hollow metal
HORIZ horizontal
HSKP housekeeping
HGT height
HVAC heating,ventilating & air conditioning
HW hot water
HWY highway

I
ID inside diameter
INSUL insulation
INT interior

J
JA janitor sink

L
LAM laminate
LAV lavatory
LL live load
LVT luxury vinyl tile

M
MAX maximum
MC modular carpet tile
MECH mechanical
MFR manufacturer
MICRO microwave oven
MIN minimum
MIN minute
MISC miscellaneous
MO masonry opening
MS mop sink
MTD mounted
MTL metal

N
N north
NA not applicable
NIC not in contract
NO number
NM nominal
NTS not to scale

O
OC on center
OD outside diameter
OF/CI owner furnished, contractor installed
OF/OI owner furnished, owner installed
OF/VI owner furnished, vendor installed
OH DR overhead (coiling) door
OPH opposite hand
OPNG opening

P
PLYWD plywood
PNL panel
PREFAB prefabricated
PREFIN prefinished

P (continued)
PSI pounds per square inch
PT paint, painted
PTN partition

Q
QT quarry tile
QTB quarry tile base

R
RB rubber base
RCP reflected ceiling plan
RC roof conductor
RD roof drain
REBAR reinforcing steel bars
REC recess
REF reference
REF refrigerator
RF resilient flooring
REV revision
RFS room finish schedule
RO rough opening

S
S south
SAN sanitary
SC sealed concrete
SC solid core
SF square foot
SIM similar
SP spandrel
SS solid surface
SST stainless steel
ST stain
ST stair
STN stone
STNB stone base
STRUCT structure

T
T&M time & materials
TEMP temperature
TER terrazzo
TERB terrazzo base
TFF top of finish floor

T (continued)
TKBD tackboard
TO top of
TOB top of beam
TOC top of concrete
TOJ top of joist
TOPO topography
TOS top of slab
TOS top of steel
TP toilet partition
TV television
TYP typical

U
UNO unless noted otherwise

V
VCT vinyl composition tile
VEND vending machine
VERT vertical
VF/CI vendor furnished, contractor installed
VF/OI vendor furnished, owner installed
VF/VI vendor furnished, vendor installed
VNR veneer
VIF verify in field
VWC vinyl wall covering

W
W west
W/ with
W/O without
WC water closet
WC wall covering
WD wood
WDB wood base
WDV wood veneer
WH water heater
WM walk-off mat
WP wall protection
WP workpoint
WT window treatment

X
XPS extruded polystyrene board (insulated)

PROJECT TEAM

OWNER
FT PLAZA LLC

11120 N. WESTON DRIVE
MEQUON, WISCONSIN 53092

PROJECT CONTACT: TOM NIEMAN
DIRECT PHONE:
EMAIL ADDRESS: tom.nieman@frommfamily.com

OWNERS REPRESENTATIVE
THOMPSON PROJECT MANAGEMENT

221 13TH AVENUE
RACINE, WISCONSIN 53403

PROJECT CONTACT: GREGG THOMPSON
DIRECT PHONE: (262) 930-8103
EMAIL ADDRESS: gregg@thompson-pm.com

GENERAL CONTRACTOR
HUNZINGER CONSTRUCTION COMPANY

21100 ENTERPRISE AVE.
MADISON, WISCONSIN 53045

PROJECT CONTACT: ANDIE RODENKIRCH
DIRECT PHONE: (414) 416-1505
EMAIL ADDRESS: arodenkirch@hunzinger.com

CIVIL
PARISH SURVEY & ENGINEERING

122 WISCONSIN STREET
WEST BEND, WISCONSIN 53095
PHONE: (262) 346-7800

PROJECT CONTACT: KEVIN J. PARISH, PE
DIRECT PHONE: (262) 338-6641
EMAIL ADDRESS: kparish @parishse.com

STRUCTURAL
REYN ENGINEERS, INC.

507 S 2ND STREET, SUITE 201
MILWAUKEE, WISCONSIN 53204
PHONE: (414) 254-2872

PROJECT CONTACT: PATRICK REYNOLDS, PE, SE
DIRECT PHONE: (414) 254-8526
EMAIL ADDRESS: pdr@reynengineering.com
PROJECT CONTACT: KEN SOSINSKI, PE
DIRECT PHONE: (414) 644-0109
EMAIL ADDRESS: ken@reynengineering.com

ARCHITECTURAL
JAKnetter ARCHITECTS

N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188
PHONE: (262) 513-9800

PROJECT CONTACT: JAY A. KNETTER, AIA
DIRECT PHONE: (262) 278-4383
EMAIL ADDRESS: jayk@jaknetter.com

SHEET INDEX

SHEET INDEX		
00 GENERAL		
	T5100	COVER
	T5101	INDEX
01 CIVIL		
	C1.02	PROPOSED SITE PLAN
05 ARCHITECTURAL SITE		
	AS100	ARCHITECTURAL SITE PLAN
06 ARCHITECTURAL		
	A101	GROUND LEVEL FLOOR PLAN - EXHIBIT
	A102-B	SECOND LEVEL FLOOR PLAN - INTERIOR
	A103-B	THIRD LEVEL FLOOR PLAN - INTERIOR
	A104	FOURTH LEVEL & ROOF PLAN
	A200	BUILDING ELEVATIONS
	A201	BUILDING PERSPECTIVES
	A303	BUILDING SECTIONS

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office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

FOXTOWN BUILDING
E3

11030 N. WESTON DRIVE,
MEQUON, WI 53092

DRAWING ISSUANCE:

VICINITY MAP

PROJECT DATA

PROJECT DATA	
OWNER	
	FT PLAZA LLC
LOCATION	
MUNICIPALITY:	MEQUON
COUNTY:	OZAUKEE
STATE:	WISCONSIN
APPLICABLE BUILDING CODES	
BUILDING CODE:	2021 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366
ACCESSIBILITY CODE:	2021 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 / 2017 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
MECHANICAL CODE:	2021 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364
PLUMBING CODE:	2021 WISCONSIN PLUMBING CODE SPS 381-387
ELECTRICAL CODE:	2023 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316
ENERGY CODE:	2021 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363
FIRE CODE:	2021 INTERNATIONAL FIRE CODE ADOPTED PER MEQUON CODE OF ORDINANCES (MCO 214-3)
	NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (2017)
CONSTRUCTION CLASSIFICATION	
	TYPE VB
OCCUPANCY GROUP (NON-SEPARATED MIXED-USE)	
	(B) BUSINESS, AND A-3 ASSEMBLY (DANCE, CHEER AND YOGA) OCCUPANCIES TO OCCUR ON 1ST, 2ND, 3RD FLOORS WITH ROOFTOP TO THE ROOF - (B) OCCUPANCY

PROJECT DATA	
PROJECT TYPE	
	NEW CONSTRUCTION - OFFICE BUILDING
NUMBER OF STORIES	
	3 STORIES ABOVE GRADE WITH A ROOFTOP ACCESS
BLDG GROSS AREA (SQ FT)	
1ST FLOOR AREA (B/A-3)	8,469 GSF (BUSINESS (B) - COMMON AREA INCLUDING LOBBY AND (A-3) ASSEMBLY DANCE & CHEER STUDIO
2ND FLOOR AREA (B)	5,992 GSF (B) BUSINESS AREA FUNCTIONS
3RD FLOOR AREA (B)	8,070 GSF (B) BUSINESS AREA. INCLUDES 1,324 SF CULINARY STUDIO WITH COMMERCIAL KITCHEN
TOTAL GROSS AREA	8,469 + 5,992 + 8,070 = 22,531 GSF TOTAL GROSS BUILDING AREA
FIRE PROTECTION	
FIRE ALARM	COMPLETE
FIRE SUPRESSION:	COMPLETE
MONITORING TYPE	CENTRAL STATION
NFPA STANDARD USED	NFPA 13
FIRE RESISTIVE RATINGS	
FLOORS/CEILINGS (2ND, 3RD AND ROOF	0-HOUR
STAIR ENCLOSURES	1-HOUR
ELEVATOR ENCLOSURES	1-HOUR
SHAFT ENCLOSURES	1-HOUR
EXTERIOR WALLS	0-HOUR

GENERAL PROJECT NOTES	
1.	THIS PROJECT CONSISTS OF A NEW MIXED-USE OFFICE BUILDING WITH (3) STORIES ABOVE GRADE AND ROOFTOP ACCESS. THE 1ST, 2ND AND 3RD FLOORS WILL BE USED FOR BUSINESS (B) OCCUPANCIES WITH AN ASSEMBLY USE (A-3) OCCURING ON THE 1ST FLOOR FOR DANCE, CHEER AND YOGA STUDIO USE. THE 3RD FLOOR WILL INCLUDE A COOKING CLASS FUNCTION THAT WILL REQUIRE A COMMERCIAL KITCHEN THAT WILL BE LESS THAN 2,500 SF IN AREA AND ADHERE TO CODE REQUIREMENTS MEETING A (B) BUSINESS OCCUPANCY USE. THERE WILL BE A SMALL PAVERS AREA ON THE ROOF. THERE IS AN ELEVATOR CONNECTING FLOORS 1,2 AND 3.
2.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES. MAINTAIN CODE REQUIRED FIRE RESISTANCE RATINGS AND ENCLOSURES.
3.	ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.
4.	THIS BUILDING IS COMPLETELY SPRINKLERED PER NFPA 13 WITH NON-SEPARATED MIXED-USE OCCUPANCY SEPARATIONS WITH THE EXCEPTION OF THE 1ST FLOOR WHICH WILL HAVE A 1-HOUR HORIZONTAL FIRE SEPARATION TO FUNCTIONS ABOVE FROM THE S-1 OCCUPANCY.
5.	ALL CONTRACTORS AND/OR TRADES TO REFER TO ALL SHEETS OF THE SET FOR INFORMATION TO COMPLETE THEIR WORK.
6.	ALL CONTRACTORS AND/OR TRADES MUST COORDINATE THEIR WORK AND LOCATIONS WITH OTHER CONTRACTORS AND/OR TRADES.
7.	ANY DISCREPANCIES OR UNUSUAL CONDITIONS SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF JAK ARCHITECTS FOR FURTHER DIRECTION.
8.	THIS BUILDING WILL HAVE EXIT LIGHT SIGNAGE, EMERGENCY LIGHTING, SMOKE DETECTORS, FIRE ALARM, STROBES, AND FIRE EXTINGUISHERS AS REQUIRED BY CODE.
9.	THIS PROJECT WILL HAVE DESIGN/BUILD MEP/FP- DESIGN. EACH RESPECTIVE DESIGN/BUILD MEP/FP SUBCONTRACTOR WILL BE REQUIRED TO PROVIDE FINAL DESIGN DOCUMENTS FOR E-PLAN AND CITY REVIEW AND APPROVAL AND MEET ALL APPLICABLE CODES, AS THEY WILL BE CONSIDERED DESIGNER OF RECORD.
10.	FINISHED EXIT GRADE FLOOR HEIGHT IS 100'-0" - REFER TO CIVIL DRAWINGS FOR PROJECT DATUM ELEVATION.
11.	THE CLEARING/FILLING/EXCAVATING OF THIS AREA SHALL BE ACCOMPLISHED IN A MANNER AS TO MINIMIZE THE RUNOFF OF SILT AND SEDIMENT INTO THE STORM DRAINAGE SYSTEM AND ONTO ADJACENT OR DOWNSTREAM PROPERTIES. EROSION CONTROL MEASURES SHALL BE INSTITUTED AS NECESSARY BY THE CONTRACTOR TO ACCOMPLISH THIS EROSION CONTROL. ANY AND ALL EROSION PLANS REQUIRED FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12.	NO DEBRIS, EARTH MATERIAL, CLEARED VEGETATION OR WASTE MATERIALS SHALL BE DEPOSITED ON ANY OTHER PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMITS AND/OR APPROVALS. THIS INCLUDES THE INTRUSION OF SUCH MATERIAL INTO THE CITY STREET AND DRAINAGE SYSTEMS. CLEAN ANY DEBRIS LEFT IN THE STREET AT RESULT OF OPERATIONS IMMEDIATELY.
13.	BARRICADE AND POST WARNING SIGNS AND LIGHTS ADJACENT TO OPEN DEPRESSIONS AND HOLES OCCURING AS PART OF THE WORK.
14.	USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
15.	FINISH FLOOR SHALL BE A MINIMUM OF 4" ABOVE ADJACENT FINAL GRADING.
16.	DO NOT SCALE DRAWINGS.
17.	VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL BUILT-IN EQUIPMENT PRIOR TO PERFORMING WORK. NO CHANGE ORDERS WILL BE APPROVED FOR CONTRACTOR FAILURE TO DO SO.
18.	REPTITIVE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OFTEN DRAWN ONLLY ONCE AND SHALL BE COMPLETELY PROVIDED AND CONSTRUCTED AS IF DRAWN FULL.

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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

18 MARCH 2026

PROJECT NUMBER	PROJECT MANAGER
25037-00	KT

INDEX

TS101

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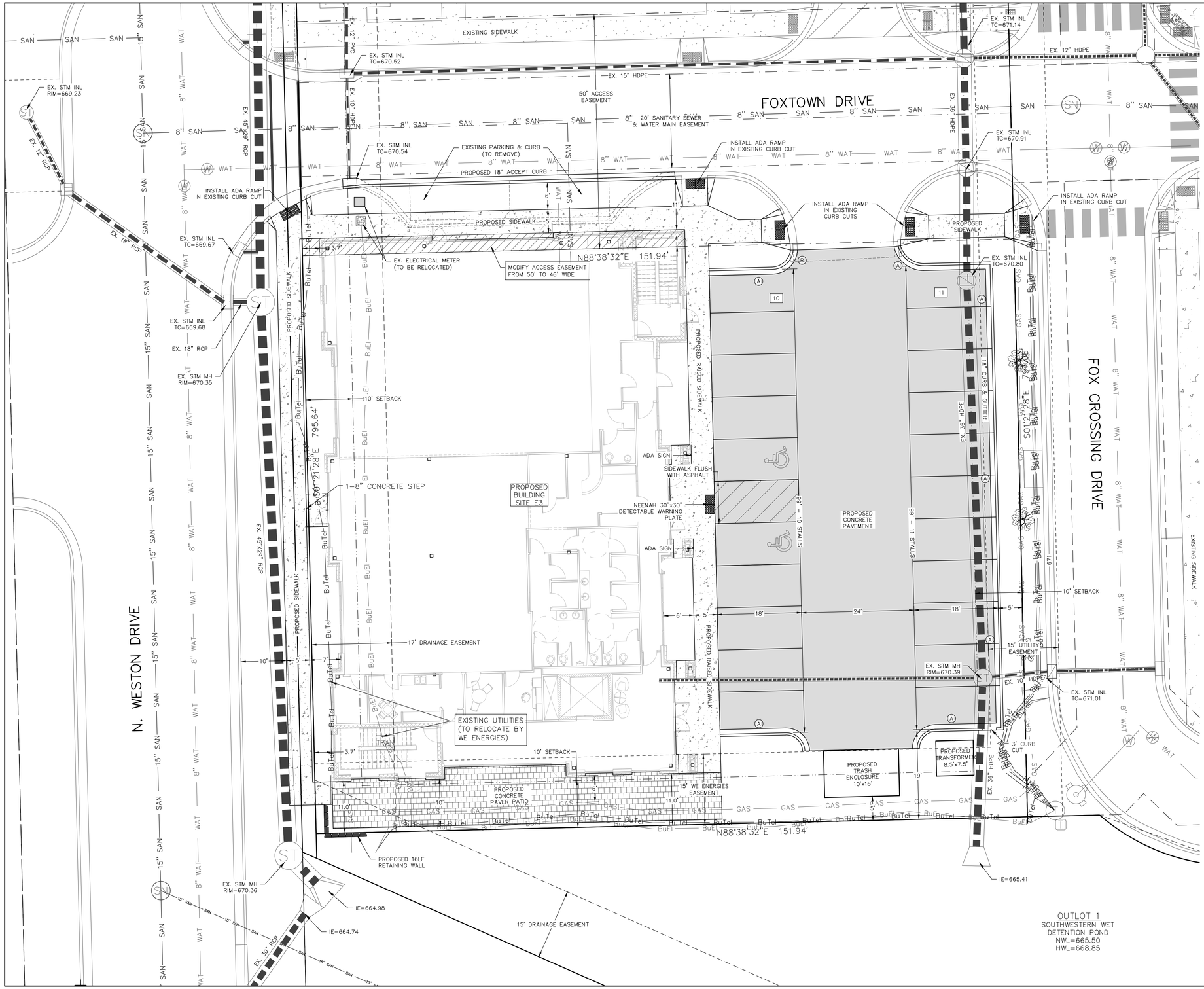

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LEGEND:

- [#] – PARKING STALLS IN A ROW
- (R) – REJECT CURB
- (A) – ACCEPT CURB

PAVING LEGEND

- CONCRETE PAVEMENT
  6" CRUSHED AGGREGATE BASE COURSE
  6" PORTLAND CEMENT CONCRETE
  28-DAY 4,000 P.S.I.
- CONCRETE SIDEWALK
  6" CRUSHED AGGREGATE BASE COURSE
  5" THICK CONCRETE (4,000 PSI)
- CONCRETE PAVERS
  6" CRUSHED AGGREGATE BASE COURSE
  HOLLANDSTONE CONCRETE PAVERS

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
FOXTOWN - BUILDING E3
WESTON DRIVE
MEQUON, WI 53092

PLAN TITLE:
PROPOSED SITE PLAN

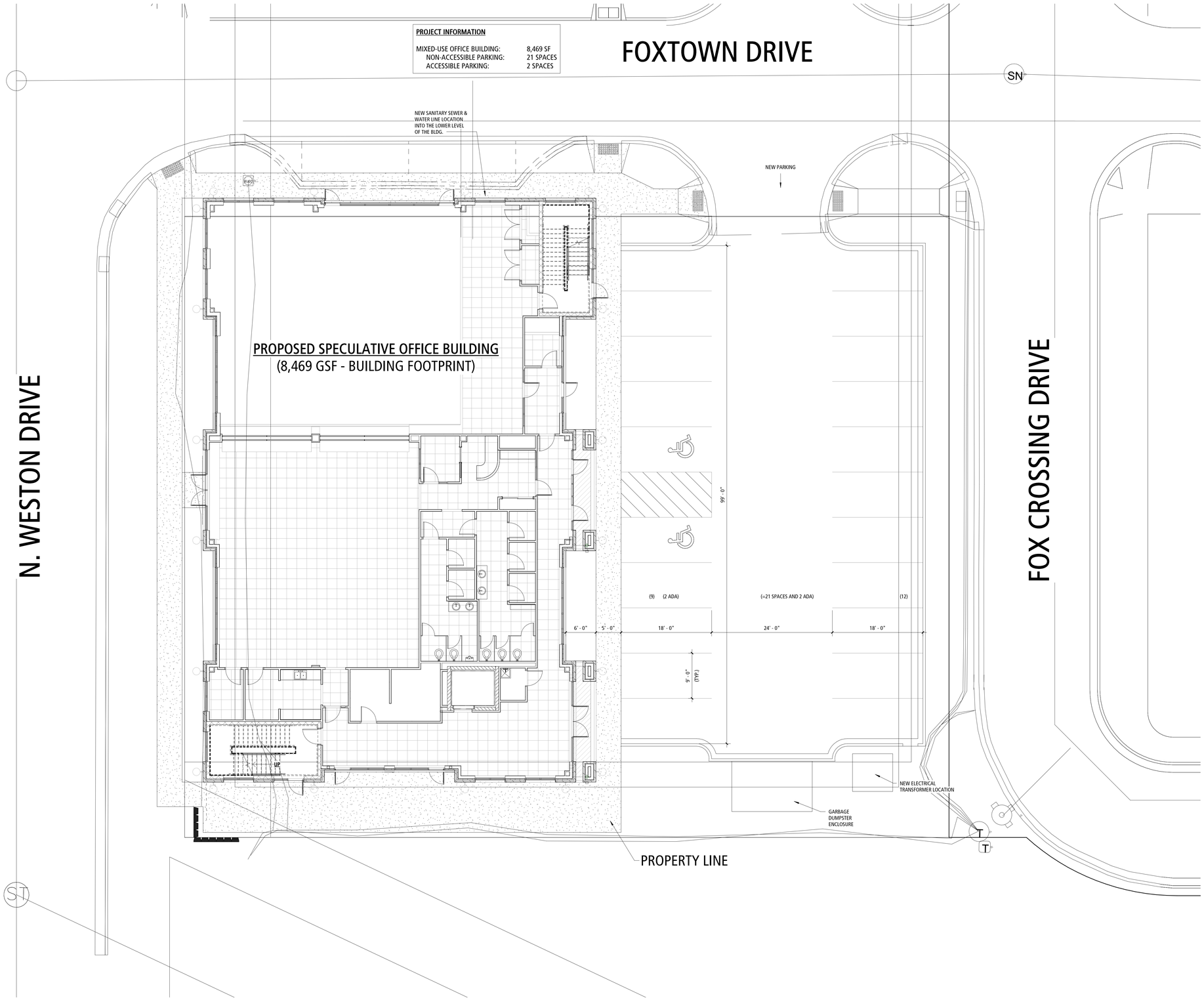
DRAWN BY: **MBS**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **5/12/2026**

PROJECT NO: **\PD-04-16**

PRELIMINARY

SHEET NO:
C1.02



35 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

FOXTOWN BUILDING E3

11030 N. WESTON DRIVE,
MEQUON, WI 53092

DRAWING ISSUANCE:

REVISIONS

#	DATE	DESCRIPTION

18 MARCH 2026

PROJECT NUMBER	PROJECT MANAGER
25037-00	KT

ARCHITECTURAL SITE PLAN

AS100

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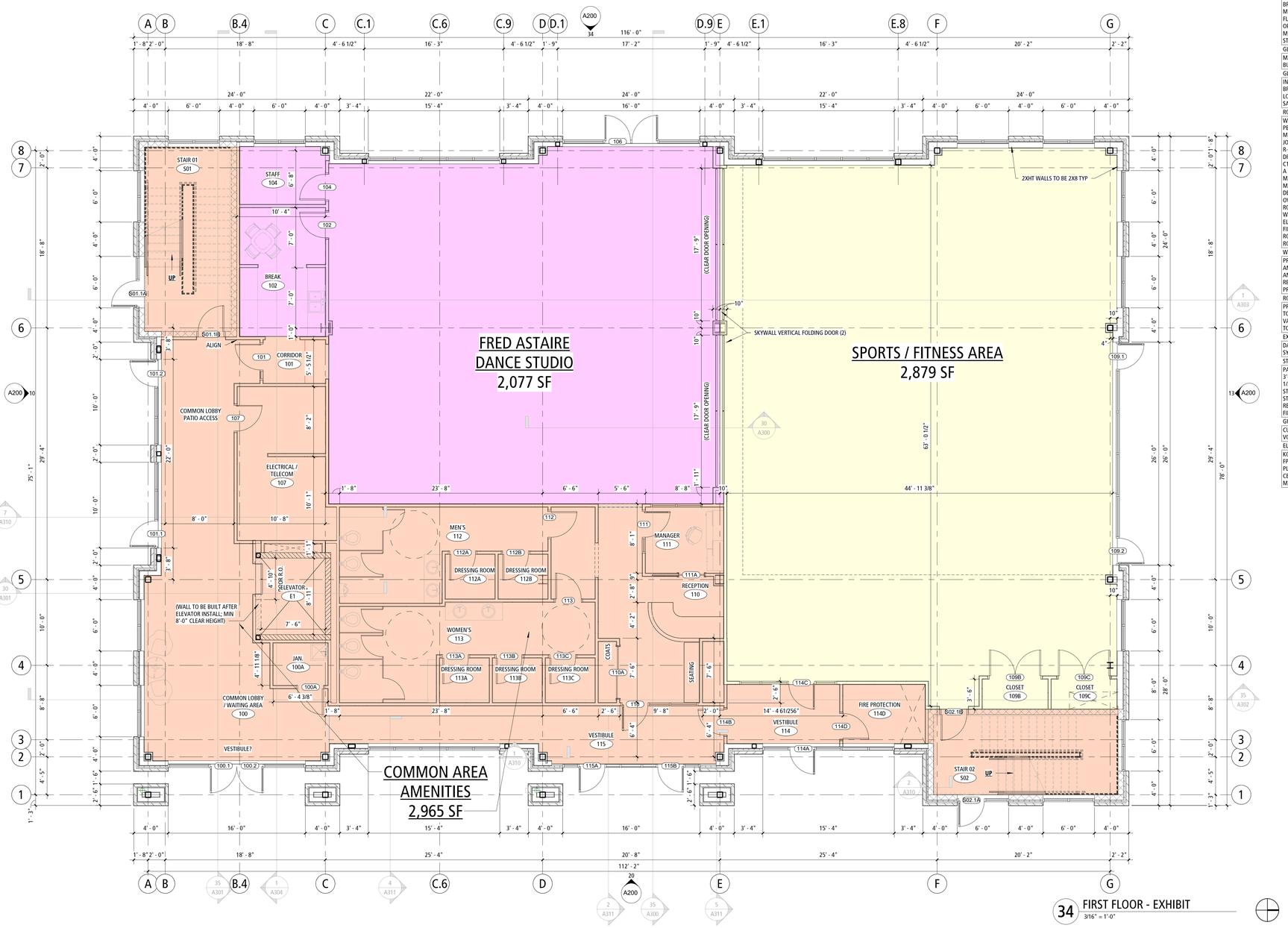
KEYNOTES - FLOOR PLAN	
KEY	KEYNOTE DESCRIPTION

GENERAL NOTES - FLOOR PLAN	
1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
3.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
4.	PROVIDE ALL FINISH SAMPLES TO <ARCHITECT> <OWNER> FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, <OTHER>.
5.	ALL WALLS SHALL BE WALL TYPE S3A-11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A000/00>.
6.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
7.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
8.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
9.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.
10.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH <OWNER> <TENANT>.
11.	SEE SHEET <A000> FOR ADDITIONAL GENERAL NOTES.
12.	SAMPLE REMARK 12. Click New to add additional remarks.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- DOOR - NEW CONSTRUCTION
- ### — DOOR NUMBER - REFER TO DOOR SCHEDULE
- # — WALL TYPE - REFER TO SHEET A000
- F## — KEYNOTE - REFER TO KEYNOTE LEGEND
- FE — FIRE EXTINGUISHER (WALL / COLUMN J-HOOK CONNECTION)
- FEC — ACADEMY, CLEAR ALUMINUM. VERTICAL DXO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL



34 FIRST FLOOR - EXHIBIT
3/16" = 1'-0"

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1 (TYPICAL - LOWER LEVEL WALLS)

REINFORCED, FORMED, POURED-IN-PLACE CONCRETE FOUNDATION WALL AT BUILDING PERIMETER FOR S.O.G. FIRST FLOOR. PROVIDE 2" RIGID INSULATION (R-10 MIN / FORMULAR 250 MIN.) FULL-HT. VERTICALLY ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

STOOP #1

5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR, OVER FORMED-IN-PLACE FROST RESISTANT 4'-0" BELOW GRADE CONCRETE FOUNDATION WALL WITH STONE (2" - 3" ROCK) MATERIAL BACKFILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #1 (FIRST FLOOR SLAB AREA)

5" THICK POURED-IN-PLACE MAT CONCRETE SLAB-ON-GRADE WITH STEEL STUD RAIL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 15-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE MAT SLAB. PROVIDE WATERPROOFING MEMBRANE SYSTEM AS REQUIRED BY GRACE OR EQUAL (BATH TUB DESIGN). OVER EXCAVATE THE FLOOR DEPTH TO ALLOW FOR AN INITIAL STONE BASE AND 4" THICK MUD SLAB WITH PRE-WATERPROOFING SYSTEM. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION).

FLOOR SYSTEM #2 (2ND & 3RD FLOORS)

4" POURED-IN-PLACE CONCRETE TOPPING ON 2" STEEL DECK SUPPORTED BY STRUCTURAL STEEL BEAMS AND COLUMNS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION) NOTE: FLOOR TOPPING IS DROPPED 1" FROM FINISHED FLOOR ELEVATION TO ACCOMMODATE FLOORING.

EXTERIOR WALL SYSTEM #1 (BRICK/STONE VENEER & COMPOSITE LAP SIDING)

5/8" GYP.BD. ON VAPOR BARRIER OVER 6" MTL STUDS AT 16" O.C. UNO. INSTALL 6" BATT INSULATION INSIDE STUD CAVITY (R-19). INSTALL 7/16" ZIP SYSTEM R-SHEATHING WITH 1 1/2" RIGID INSULATION TO THE EXTERIOR FACE OF THE METAL STUD. PROVIDE 1 3/4" AIR SPACE CAVITY FOR BRICK AND STONE VENEER. PROVIDE HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY WITH MORTAR NET WEEP VENTS LOCATED 32" O.C. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL CONTROL JOINTS. SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS AND REFER TO EXTERIOR ELEVATIONS FOR FACADE ARTICULATION. COMPOSITE LAP SIDING AND CEDAR SHAKE TO BE ATTACHED DIRECTLY TO ZIP SYSTEM SHEATHING PER MANUFACTURERS RECOMMENDATIONS. (EXTERIOR WALL SYSTEM IS A 1-HOUR FIRE-RATED ASSEMBLY)

FLASHING SYSTEM #1

WITHIN EXTERIOR WALL SYSTEMS PROVIDE 40 MIL THICK RUBBERED ASPHALT FLASHING PER CODE AT LINTELS OF OPENINGS. ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP PLATE. TURN-UP FLASHING VERTICALLY 8" MINIMUM LAP. AIR INFILTRATION BARRIER OVER FLASHING AND STAPLE TO SHEATHING.

GLAZING SYSTEM #1 (TYPICAL STOREFRONT)

"TRIFAB 451UT SYSTEM" BY KAWNEER. THIS IS A CENTER GLAZED STOREFRONT SYSTEM: 2" WIDE (TYP., UNLESS NOTED OTHERWISE) X 4.5" DEEP ALUMINUM FRAME, FINISH TO BE DARK BRONZE ANODIZED. REFER TO EXTERIOR ELEVATIONS & WINDOW TYPES FOR LOCATION OF MULLIONS. 1" INSULATED LOW-E , LIGHT TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSERS AND SHIMS ATTACHED TO JAMB, SILL AND HEAD OPENING, IN-SET 3" FROM EXTERIOR FACE. ALL FULL-LITE GLASS ALUMINUM DOORS TO BE MEDIUM STILE FRAMES. PROVIDE TEMPERED GLAZING AS REQUIRED. INTERIOR WINDOW STOOL PER ARCHITECTURAL DETAIL. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL

GLAZING SYSTEM #2 (TYPICAL OFFICE WINDOWS)

MARVIN OR EQUAL FIBERGLASS COMPOSITE WINDOW SYSTEM TO MATCH PREVIOUS BUILDING OFFICE WINDOW SYSTEMS.

GLAZING COMPOSITION (TYPICAL)

INSULATED GLASS: 1" TINTED (MATCH EXISTING) INSULATED GLASS UNIT IN THERMALLY BROKEN DARK BRONZE ANODIZED ALUMINUM FRAME; 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING, LIGHT TINTED TO MATCH PREVIOUS BUILDINGS. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

ROOF SYSTEM #1 (BALLASTED)

WASHED STONE BALLAST (NOMINAL RATE OF 12#/SF IN FIELD, 15#/SF AT 16'-0" OF THE PERIMETER AND 20#/SF IN THE CORNER (16'-0" x 16'-0") AREAS OVER 60 MIL EPDM MEMBRANE ON (2) LAYERS OF 2.6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS WITH FELT OR GLASS-FIBER MAT FACER ON BOTH MAJOR SURFACES AND MINIMUM R-26. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES AND POSITIVE DRAINAGE. POLYISOCYANURATE ROOF INSULATION BOARD SHOULD CONFORM TO ASTM C1289, TYPE 2, CLASS 2, GRADE 2 WITH A COATED GLASS FACER. OFFSET INSULATION JOINTS A MINIMUM OF SIX INCHES (6"). ALL MATERIALS AND DETAILS MUST BE ACCEPTABLE TO THE MANUFACTURER OF THE ROOF MEMBRANE/SYSTEM & INSULATION AND SHOULD FOLLOW THE MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS. 20 GA. MINIMUM 1 1/2" METAL DECK (FACTORY FINISHED WHITE) OVER STRUCTURAL STEEL BEAMS. INSTALL INSULATED OVERFLOW ROOF DRAINS 12'-0" AWAY FROM MAIN ROOF DRAINS AS DEPICTED ON THE ROOF PLAN. THE INSULATED OVERFLOW DRAINS WILL EXTEND TO THE ADJACENT EXTERIOR WALL AS INDICATED AND DROP VERTICALLY TO A HEIGHT OF 1'-6" ABOVE FINISHED FLOOR ELEVATION. PROVIDE PREFINISHED BRONZE NICKEL THRU-WALL LAMBS TONGUE DRAIN WITH FINISHED TRIM AT EXTERIOR PRECAST WALL PENETRATION. (SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING, PITCH AND OTHER SPECIFIC INFORMATION.) (THIS IS A 1-HOUR FORE-RATED ROOF ASSEMBLY)

WALL COPING / GRAVEL STOP #1

PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2X WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF EXTERIOR WALL SYSTEM AT 4'-0" O/C WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. REFER TO EXTERIOR MATERIAL SCHEDULE FOR COLOR (MATCH EXISTING) SELECTION. PROVIDE GRAVEL STOP ROOF COPING AROUND ENTIRE BUILDING PERIMETER.

ROOF TRUSS ASSEMBLY #1

PROVIDE & INSTALL COLD-FORM STEEL TRUSS PERIMETER SCREEN ROOF SYSTEM OVER THE TOP OF THE STRUCTURAL STEEL ROOF STRUCTURE. PROVIDE (R-21) BATT INSULATION W/ VAPOR BARRIER IN HORIZONTAL TRUSS CAVITY LOCATIONS. 5/8" WOOD SHEATHING TO BE TOPPED WITH ASPHALT SHINGLE SYSTEM WITH VAPOR BARRIER AND ICE & WATERSHIELD.

EXIT STOREFRONT DOOR #1

DARK BRONZE ANODIZED MEDIUM STILE ALUMINUM DOORS IN STOREFRONT WINDOW SYSTEM FRAMING.

STAIR ASSEMBLY #1 (OFFICE - CONCRETE PAN)

PAINTED STEEL CHANNEL OR TUBE STEEL STRINGER WITH CONCRETE FILLED PAN TREADS. 3'-6" HIGH PAINTED 1 1/2" x 1 1/2" TUBE STEEL BALUSTERS WITH 3/4" ROD POST, 1 1/2" x 1/2" FLAT STOCK TOP & BOTTOM RAILS AND INTERMEDIATE CABLE RAILS PER CODE AND STAIR SECTION DRAWINGS. TOP MEMBER OF GUARDRAIL SHALL BE PAINTED 1 1/2" x 2" TUBE STEEL RECTANGLE SECTION. STAIR 1 1/2" DIAMETER HANDRAILS TO MEET EXTENSION REQUIREMENTS OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

GUARDRAIL #1 (INTERIOR BALCONY)

CUSTOM STEEL, 3'-6" GUARDRAIL WITH ACCENT STEEL PATTERN (TBD) AT 2-STORY OPEN VOLUME. FINAL DESIGN TO BE PART OF INTERIOR FINISHES PACKAGE.

ELEVATOR #1 (MACHINE ROOM-LESS)

KONE 500 DX SSP MONOSPACE HOLELESS HYDRAULIC ELEVATOR WITH 3,500# CAPACITY. 150 FPM STANDARD SINGLE SPEED (2-SIDED) OPENINGS (FRONT AND REAR), WOOD GRAIN PLASTIC LAMINATE INTERIOR WALLS, BRUSHED STAINLESS STEEL CAR DOOR AND FRONT, CEILING AND HANDRAIL. PIT DETAILS AND SHAFT SIZE TO BE VERIFIED WITH ELEVATOR MANUFACTURER. THERE IS NO MACHINE ROOM.

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

FOXTOWN BUILDING E3

11030 N. WESTON DRIVE,
MEQUON, WI 53092

DRAWING ISSUANCE:

REVISIONS

#	DATE	DESCRIPTION

18 MARCH 2026

PROJECT NUMBER	PROJECT MANAGER
25037-00	KT

GROUND LEVEL FLOOR PLAN - EXHIBIT

A101

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KEYNOTES - FLOOR PLAN	
KEY	KEYNOTE DESCRIPTION

GENERAL NOTES - FLOOR PLAN

1. BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2. DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
3. VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
4. PROVIDE ALL FINISH SAMPLES TO <ARCHITECT> <OWNER> FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, <OTHER>.
5. ALL WALLS SHALL BE WALL TYPE S3A-11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A000/00>.
6. PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
7. LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
8. PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
9. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.
10. PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH <OWNER> <TENANT>.
11. SEE SHEET <A000> FOR ADDITIONAL GENERAL NOTES.
12. SAMPLE REMARK 12. Click New to add additional remarks.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- ### — DOOR - NEW CONSTRUCTION
- ### — DOOR NUMBER - REFER TO DOOR SCHEDULE
- # — WALL TYPE - REFER TO SHEET A000
- F## — KEYNOTE - REFER TO KEYNOTE LEGEND
- FE — FIRE EXTINGUISHER (WALL / COLUMN / HOOK CONNECTION)
- FEC — ACADEMY, CLEAR ALUMINUM. VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1 (TYPICAL - LOWER LEVEL WALLS)

REINFORCED, FORMED, POURED-IN-PLACE CONCRETE FOUNDATION WALL AT BUILDING PERIMETER FOR S.O.G. FIRST FLOOR. PROVIDE 2" RIGID INSULATION (R-10 MIN / FORMULAR 250 MIN.) FULL-HT. VERTICALLY ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

STOOP #1

5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR, OVER FORMED-IN-PLACE FROST RESISTANT 4'-0" BELOW GRADE CONCRETE FOUNDATION WALL WITH STONE (2" - 3" ROCK) MATERIAL BACKFILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #1 (FIRST FLOOR SLAB AREA)

5" THICK POURED-IN-PLACE MAT CONCRETE SLAB-ON-GRADE WITH STEEL STUD RAIL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 15-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE MAT SLAB. PROVIDE WATERPROOFING MEMBRANE SYSTEM AS REQUIRED BY GRACE OR EQUAL (BATH TUB DESIGN). OVER EXCAVATE THE FLOOR DEPTH TO ALLOW FOR AN INITIAL STONE BASE AND 4" THICK MUD SLAB WITH PRE-WATERPROOFING SYSTEM. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION).

FLOOR SYSTEM #2 (2ND & 3RD FLOORS)

4" POURED-IN-PLACE CONCRETE TOPPING ON 2" STEEL DECK SUPPORTED BY STRUCTURAL STEEL BEAMS AND COLUMNS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION) NOTE: FLOOR TOPPING IS DROPPED 1" FROM FINISHED FLOOR ELEVATION TO ACCOMMODATE FLOORING.

EXTERIOR WALL SYSTEM #1 (BRICK/STONE VENEER & COMPOSITE LAP SIDING)

5/8" GYP.BD. ON VAPOR BARRIER OVER 6" MTL STUDS AT 16" O.C. UNO. INSTALL 6" BATT INSULATION INSIDE STUD CAVITY (R-19). INSTALL 7/16" ZIP SYSTEM R-SHEATHING WITH 1 1/2" RIGID INSULATION TO THE EXTERIOR FACE OF THE METAL STUD. PROVIDE 1 3/4" AIR SPACE CAVITY FOR BRICK AND STONE VENEER. PROVIDE HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY WITH MORTAR NET WEEP VENTS LOCATED 32" O.C. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL CONTROL JOINTS. SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS AND REFER TO EXTERIOR ELEVATIONS FOR FACADE ARTICULATION. COMPOSITE LAP SIDING AND CEDAR SHAKE TO BE ATTACHED DIRECTLY TO ZIP SYSTEM SHEATHING PER MANUFACTURERS RECOMMENDATIONS. (EXTERIOR WALL SYSTEM IS A 1-HOUR FIRE-RATED ASSEMBLY)

FLASHING SYSTEM #1

WITHIN EXTERIOR WALL SYSTEMS PROVIDE 40 MIL THICK RUBBERED ASPHALT FLASHING PER CODE AT LINTELS OF OPENINGS. ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP PLATE. TURN-UP FLASHING VERTICALLY 8" MINIMUM LAP. AIR INFILTRATION BARRIER OVER FLASHING AND STAPLE TO SHEATHING.

GLAZING SYSTEM #1 (TYPICAL STOREFRONT)

"TRIFAB 451UT SYSTEM" BY KAWNEER. THIS IS A CENTER GLAZED STOREFRONT SYSTEM: 2" WIDE (TYP., UNLESS NOTED OTHERWISE) X 4.5" DEEP ALUMINUM FRAME, FINISH TO BE DARK BRONZE ANODIZED. REFER TO EXTERIOR ELEVATIONS & WINDOW TYPES FOR LOCATION OF MULLIONS. 1" INSULATED LOW-E , LIGHT TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSERS AND SHIMS ATTACHED TO JAMB, SILL AND HEAD OPENING, IN-SET 3" FROM EXTERIOR FACE. ALL FULL-LITE GLASS ALUMINUM DOORS TO BE MEDIUM STILE FRAMES. PROVIDE TEMPERED GLAZING AS REQUIRED. INTERIOR WINDOW STOOL PER ARCHITECTURAL DETAIL. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL

GLAZING SYSTEM #2 (TYPICAL OFFICE WINDOWS)

MARVIN OR EQUAL FIBERGLASS COMPOSITE WINDOW SYSTEM TO MATCH PREVIOUS BUILDING OFFICE WINDOW SYSTEMS.

GLAZING COMPOSITION (TYPICAL)

INSULATED GLASS: 1" TINTED (MATCH EXISTING) INSULATED GLASS UNIT IN THERMALLY BROKEN DARK BRONZE ANODIZED ALUMINUM FRAME; 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING, LIGHT TINTED TO MATCH PREVIOUS BUILDINGS. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

ROOF SYSTEM #1 (BALLASTED)

WASHED STONE BALLAST (NOMINAL RATE OF 12#/SF IN FIELD, 15#/SF AT 16'-0" OF THE PERIMETER AND 20#/SF IN THE CORNER (16'-0" x 16'-0") AREAS OVER 60 MIL EPDM MEMBRANE ON (2) LAYERS OF 2.6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS WITH FELT OR GLASS-FIBER MAT FACER ON BOTH MAJOR SURFACES AND MINIMUM R-26. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES AND POSITIVE DRAINAGE. POLYISOCYANURATE ROOF INSULATION BOARD SHOULD CONFORM TO ASTM C1289, TYPE 2, CLASS 2, GRADE 2 WITH A COATED GLASS FACER. OFFSET INSULATION JOINTS A MINIMUM OF SIX INCHES (6"). ALL MATERIALS AND DETAILS MUST BE ACCEPTABLE TO THE MANUFACTURER OF THE ROOF MEMBRANE/SYSTEM & INSULATION AND SHOULD FOLLOW THE MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS. 20 GA. MINIMUM 1 1/2" METAL DECK (FACTORY FINISHED WHITE) OVER STRUCTURAL STEEL BEAMS. INSTALL INSULATED OVERFLOW ROOF DRAINS 12'-0" AWAY FROM MAIN ROOF DRAINS AS DEPICTED ON THE ROOF PLAN. THE INSULATED OVERFLOW DRAINS WILL EXTEND TO THE ADJACENT EXTERIOR WALL AS INDICATED AND DROP VERTICALLY TO A HEIGHT OF 1'-6" ABOVE FINISHED FLOOR ELEVATION. PROVIDE PREFINISHED BRONZE NICKEL THRU-WALL LAMBS TONGUE DRAIN WITH FINISHED TRIM AT EXTERIOR PRECAST WALL PENETRATION. (SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING, PITCH AND OTHER SPECIFIC INFORMATION.) (THIS IS A 1-HOUR FORE-RATED ROOF ASSEMBLY)

WALL COPING / GRAVEL STOP #1

PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2X WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF EXTERIOR WALL SYSTEM AT 4'-0" O/C WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. REFER TO EXTERIOR MATERIAL SCHEDULE FOR COLOR (MATCH EXISTING) SELECTION. PROVIDE GRAVEL STOP ROOF COPING AROUND ENTIRE BUILDING PERIMETER.

ROOF TRUSS ASSEMBLY #1

PROVIDE & INSTALL COLD-FORM STEEL TRUSS PERIMETER SCREEN ROOF SYSTEM OVER THE TOP OF THE STRUCTURAL STEEL ROOF STRUCTURE. PROVIDE (R-21) BATT INSULATION W/ VAPOR BARRIER IN HORIZONTAL TRUSS CAVITY LOCATIONS. 5/8" WOOD SHEATHING TO BE TOPPED WITH ASPHALT SHINGLE SYSTEM WITH VAPOR BARRIER AND ICE & WATERSHIELD.

EXIT STOREFRONT DOOR #1

DARK BRONZE ANODIZED MEDIUM STILE ALUMINUM DOORS IN STOREFRONT WINDOW SYSTEM FRAMING.

STAIR ASSEMBLY #1 (OFFICE - CONCRETE PAN)

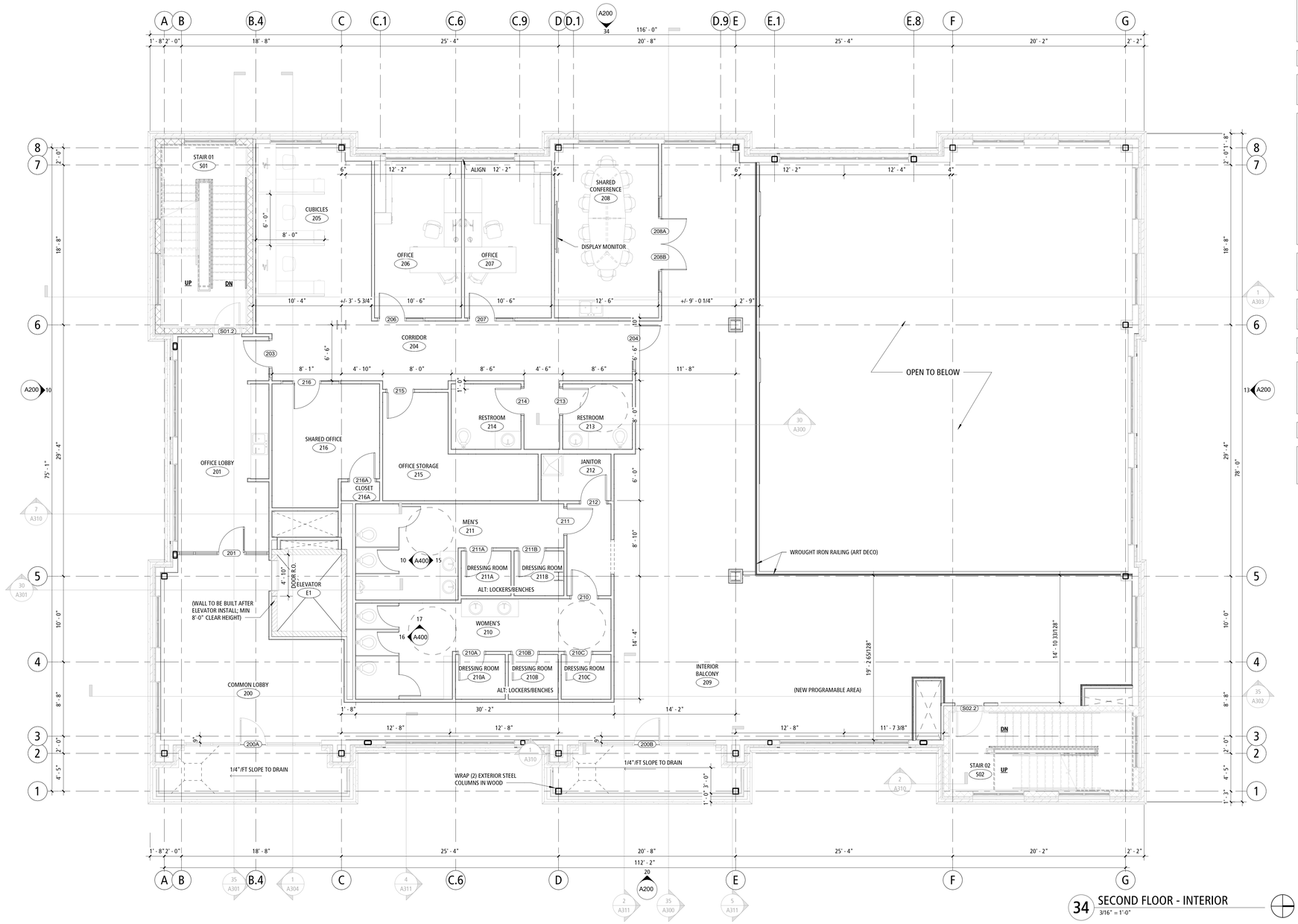
PAINTED STEEL CHANNEL OR TUBE STEEL STRINGER WITH CONCRETE FILLED PAN TREADS. 3'-6" HIGH PAINTED 1 1/2" x 1 1/2" TUBE STEEL BALUSTERS WITH 3/4" ROD POST, 1 1/2" x 1/2" FLAT STOCK TOP & BOTTOM RAILS AND INTERMEDIATE CABLE RAILS PER CODE AND STAIR SECTION DRAWINGS. TOP MEMBER OF GUARDRAIL SHALL BE PAINTED 1 1/2" x 2" TUBE STEEL RECTANGLE SECTION. STAIR 1 1/2" DIAMETER HANDRAILS TO MEET EXTENSION REQUIREMENTS OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

GUARDRAIL #1 (INTERIOR BALCONY)

CUSTOM STEEL, 3'-6" GUARDRAIL WITH ACCENT STEEL PATTERN (TBD) AT 2-STORY OPEN VOLUME. FINAL DESIGN TO BE PART OF INTERIOR FINISHES PACKAGE.

ELEVATOR #1 (MACHINE ROOM-LESS)

KONE 500 DX SSP MONOSPACE HOLELESS HYDRAULIC ELEVATOR WITH 3,500# CAPACITY. 150 FPM STANDARD SINGLE SPEED (2-SIDED) OPENINGS (FRONT AND REAR), WOOD GRAIN PLASTIC LAMINATE INTERIOR WALLS, BRUSHED STAINLESS STEEL CAR DOOR AND FRONT, CEILING AND HANDRAIL. PIT DETAILS AND SHAFT SIZE TO BE VERIFIED WITH ELEVATOR MANUFACTURER. THERE IS NO MACHINE ROOM.



34 SECOND FLOOR - INTERIOR
3/16" = 1'-0"

JAK architecture + interior design
JAKnetter Architects
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PROJECT INFORMATION:

FOXTOWN BUILDING E3

11030 N. WESTON DRIVE,
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DRAWING ISSUANCE:

REVISIONS

#	DATE	DESCRIPTION

18 MARCH 2026

PROJECT NUMBER	PROJECT MANAGER
25037-00	KT

SECOND LEVEL FLOOR PLAN - INTERIOR

A102-B

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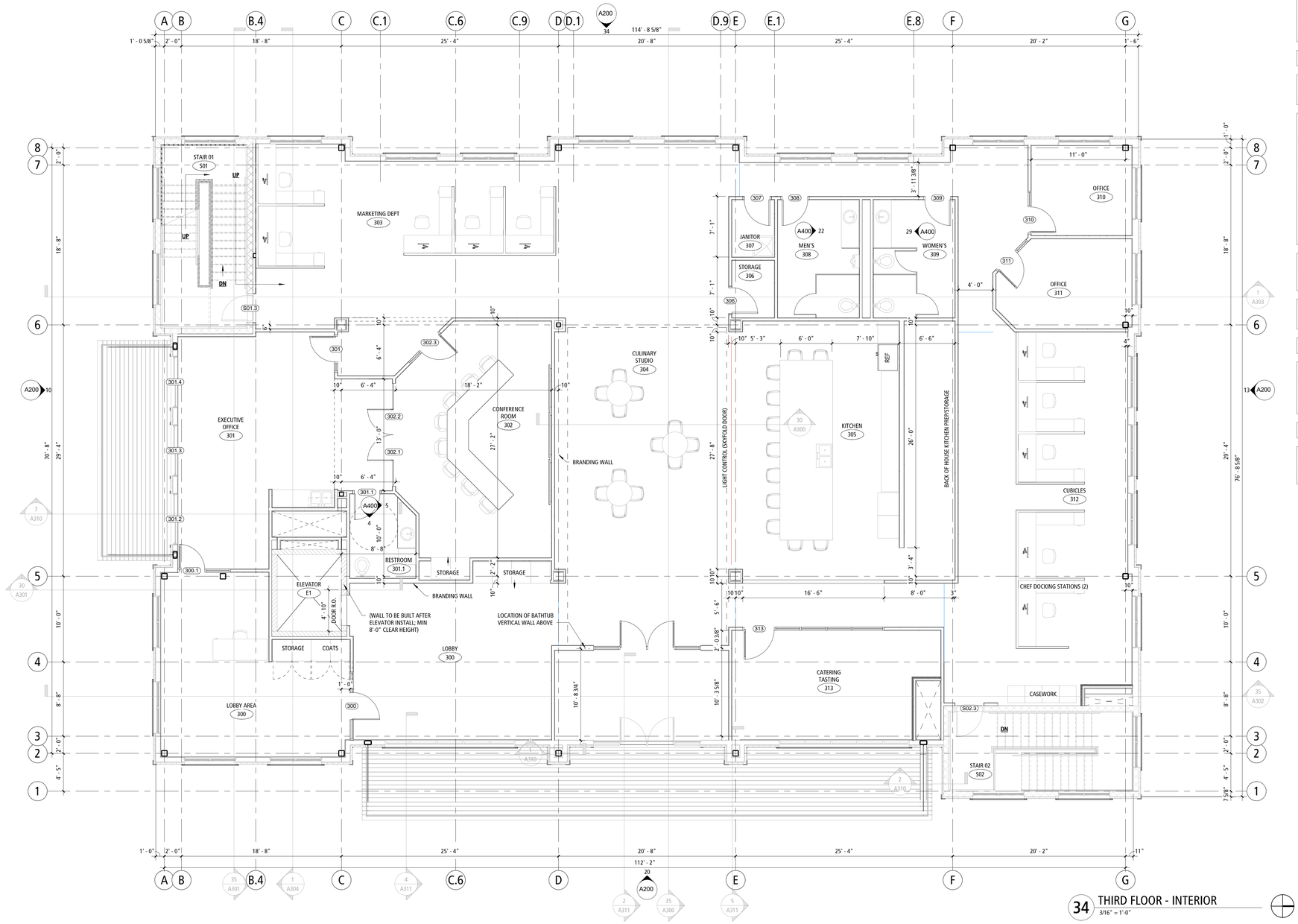
KEYNOTES - FLOOR PLAN	
KEY	KEYNOTE DESCRIPTION

GENERAL NOTES - FLOOR PLAN	
1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
3.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE>. <BUILDING FACILITY MANAGER>.
4.	PROVIDE ALL FINISH SAMPLES TO <ARCHITECT>. <OWNER> FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, <OTHER>.
5.	ALL WALLS SHALL BE WALL TYPE S3A-11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A000/00>.
6.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
7.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
8.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
9.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.
10.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH <OWNER>. <TENANT>.
11.	SEE SHEET <A000> FOR ADDITIONAL GENERAL NOTES.
12.	SAMPLE REMARK 12. Click New to add additional remarks.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- DOOR - NEW CONSTRUCTION
- ### — DOOR NUMBER - REFER TO DOOR SCHEDULE
- # — WALL TYPE - REFER TO SHEET A000
- F## — KEYNOTE - REFER TO KEYNOTE LEGEND
- FE — FIRE EXTINGUISHER (WALL / COLUMN J-HOOK CONNECTION)
- FEC — ACADEMY, CLEAR ALUMINUM. VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL



34 THIRD FLOOR - INTERIOR
3/16" = 1'-0"

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1 (TYPICAL - LOWER LEVEL WALLS)

REINFORCED, FORMED, POURED-IN-PLACE CONCRETE FOUNDATION WALL AT BUILDING PERIMETER FOR 5.0.G. FIRST FLOOR. PROVIDE 2" RIGID INSULATION (R-10 MIN / FORMULAR 250 MIN.) FULL-HT. VERTICALLY ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

STOOP #1

5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR, OVER FORMED-IN-PLACE FROST RESISTANT 4'-0" BELOW GRADE CONCRETE FOUNDATION WALL WITH STONE (2" - 3" ROCK) MATERIAL BACKFILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #1 (FIRST FLOOR SLAB AREA)

5" THICK POURED-IN-PLACE MAT CONCRETE SLAB-ON-GRADE WITH STEEL STUD RAIL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 15-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE MAT SLAB. PROVIDE WATERPROOFING MEMBRANE SYSTEM AS REQUIRED BY GRACE OR EQUAL (BATH TUB DESIGN). OVER EXCAVATE THE FLOOR DEPTH TO ALLOW FOR AN INITIAL STONE BASE AND 4" THICK MUD SLAB WITH PRE-WATERPROOFING SYSTEM. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION).

FLOOR SYSTEM #2 (2ND & 3RD FLOORS)

4" POURED-IN-PLACE CONCRETE TOPPING ON 2" STEEL DECK SUPPORTED BY STRUCTURAL STEEL BEAMS AND COLUMNS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION) NOTE: FLOOR TOPPING IS DROPPED 1" FROM FINISHED FLOOR ELEVATION TO ACCOMMODATE FLOORING.

EXTERIOR WALL SYSTEM #1 (BRICK/STONE VENEER & COMPOSITE LAP SIDING)

5/8" GYP.BD. ON VAPOR BARRIER OVER 6" MTL STUDS AT 16" O.C. UNO. INSTALL 6" BATT INSULATION INSIDE STUD CAVITY (R-19). INSTALL 7/16" ZIP SYSTEM R-SHEATHING WITH 1 1/2" RIGID INSULATION TO THE EXTERIOR FACE OF THE METAL STUD. PROVIDE 1 3/4" AIR SPACE CAVITY FOR BRICK AND STONE VENEER. PROVIDE HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY WITH MORTAR NET WEEP VENTS LOCATED 32" O.C. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL CONTROL JOINTS. SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS AND REFER TO EXTERIOR ELEVATIONS FOR FACADE ARTICULATION. COMPOSITE LAP SIDING AND CEDAR SHAKE TO BE ATTACHED DIRECTLY TO ZIP SYSTEM SHEATHING PER MANUFACTURERS RECOMMENDATIONS. (EXTERIOR WALL SYSTEM IS A 1-HOUR FIRE-RATED ASSEMBLY)

FLASHING SYSTEM #1

WITHIN EXTERIOR WALL SYSTEMS PROVIDE 40 MIL THICK RUBBERED ASPHALT FLASHING PER CODE AT LINTELS OF OPENINGS. ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP PLATE. TURN-UP FLASHING VERTICALLY 8" MINIMUM LAP. AIR INFILTRATION BARRIER OVER FLASHING AND STAPLE TO SHEATHING.

GLAZING SYSTEM #1 (TYPICAL STOREFRONT)

"TRIFAB 451UT SYSTEM" BY KAWNEER. THIS IS A CENTER GLAZED STOREFRONT SYSTEM: 2" WIDE (TYP., UNLESS NOTED OTHERWISE) X 4.5" DEEP ALUMINUM FRAME, FINISH TO BE DARK BRONZE ANODIZED. REFER TO EXTERIOR ELEVATIONS & WINDOW TYPES FOR LOCATION OF MULLIONS. 1" INSULATED LOW-E , LIGHT TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSERS AND SHIMS ATTACHED TO JAMB, SILL AND HEAD OPENING, IN-SET 3" FROM EXTERIOR FACE. ALL FULL-LITE GLASS ALUMINUM DOORS TO BE MEDIUM STILE FRAMES. PROVIDE TEMPERED GLAZING AS REQUIRED. INTERIOR WINDOW STOOL PER ARCHITECTURAL DETAIL. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL

GLAZING SYSTEM #2 (TYPICAL OFFICE WINDOWS)

MARVIN OR EQUAL FIBERGLASS COMPOSITE WINDOW SYSTEM TO MATCH PREVIOUS BUILDING OFFICE WINDOW SYSTEMS.

GLAZING COMPOSITION (TYPICAL)

INSULATED GLASS: 1" TINTED (MATCH EXISTING) INSULATED GLASS UNIT IN THERMALLY BROKEN DARK BRONZE ANODIZED ALUMINUM FRAME; 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING, LIGHT TINTED TO MATCH PREVIOUS BUILDINGS. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

ROOF SYSTEM #1 (BALLASTED)

WASHED STONE BALLAST (NOMINAL RATE OF 12#/SF IN FIELD, 15#/SF AT 16'-0" OF THE PERIMETER AND 20#/SF IN THE CORNER (16'-0" x 16'-0") AREAS OVER 60 MIL EPDM MEMBRANE ON (2) LAYERS OF 2.6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS WITH FELT OR GLASS-FIBER MAT FACER ON BOTH MAJOR SURFACES AND MINIMUM R-26. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES AND POSITIVE DRAINAGE. POLYISOCYANURATE ROOF INSULATION BOARD SHOULD CONFORM TO ASTM C1289, TYPE 2, CLASS 2, GRADE 2 WITH A COATED GLASS FACER. OFFSET INSULATION JOINTS A MINIMUM OF SIX INCHES (6"). ALL MATERIALS AND DETAILS MUST BE ACCEPTABLE TO THE MANUFACTURER OF THE ROOF MEMBRANESYSTEM & INSULATION AND SHOULD FOLLOW THE MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS. 20 GA. MINIMUM 1 1/2" METAL DECK (FACTORY FINISHED WHITE) OVER STRUCTURAL STEEL BEAMS. INSTALL INSULATED OVERFLOW ROOF DRAINS 12'-0" AWAY FROM MAIN ROOF DRAINS AS DEPICTED ON THE ROOF PLAN. THE INSULATED OVERFLOW DRAINS WILL EXTEND TO THE ADJACENT EXTERIOR WALL AS INDICATED AND DROP VERTICALLY TO A HEIGHT OF 1'-6" ABOVE FINISHED FLOOR ELEVATION. PROVIDE PREFINISHED BRONZE NICKEL THRU-WALL LAMBS TONGUE DRAIN WITH FINISHED TRIM AT EXTERIOR PRECAST WALL PENETRATION. (SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING, PITCH AND OTHER SPECIFIC INFORMATION.) (THIS IS A 1-HOUR FORE-RATED ROOF ASSEMBLY)

WALL COPING / GRAVEL STOP #1

PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2X WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF EXTERIOR WALL SYSTEM AT 4'-0" O/C WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. REFER TO EXTERIOR MATERIAL SCHEDULE FOR COLOR (MATCH EXISTING) SELECTION. PROVIDE GRAVEL STOP ROOF COPING AROUND ENTIRE BUILDING PERIMETER.

ROOF TRUSS ASSEMBLY #1

PROVIDE & INSTALL COLD-FORM STEEL TRUSS PERIMETER SCREEN ROOF SYSTEM OVER THE TOP OF THE STRUCTURAL STEEL ROOF STRUCTURE. PROVIDE (R-21) BATT INSULATION W/ VAPOR BARRIER IN HORIZONTAL TRUSS CAVITY LOCATIONS. 5/8" WOOD SHEATHING TO BE TOPPED WITH ASPHALT SHINGLE SYSTEM WITH VAPOR BARRIER AND ICE & WATERSHIELD.

EXIT STOREFRONT DOOR #1

DARK BRONZE ANODIZED MEDIUM STILE ALUMINUM DOORS IN STOREFRONT WINDOW SYSTEM FRAMING.

STAIR ASSEMBLY #1 (OFFICE - CONCRETE PAN)

PAINTED STEEL CHANNEL OR TUBE STEEL STRINGER WITH CONCRETE FILLED PAN TREADS. 3'-6" HIGH PAINTED 1 1/2" x 1 1/2" TUBE STEEL BALUSTERS WITH 3/4" ROD POST, 1 1/2" x 1/2" FLAT STOCK TOP & BOTTOM RAILS AND INTERMEDIATE CABLE RAILS PER CODE AND STAIR SECTION DRAWINGS. TOP MEMBER OF GUARDRAIL SHALL BE PAINTED 1 1/2" x 2" TUBE STEEL RECTANGLE SECTION. STAIR 1 1/2" DIAMETER HANDRAILS TO MEET EXTENSION REQUIREMENTS OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

GUARDRAIL #1 (INTERIOR BALCONY)

CUSTOM STEEL, 3'-6" GUARDRAIL WITH ACCENT STEEL PATTERN (TBD) AT 2-STORY OPEN VOLUME. FINAL DESIGN TO BE PART OF INTERIOR FINISHES PACKAGE.

ELEVATOR #1 (MACHINE ROOM-LESS)

KONE 500 DX SSP MONOSPACE HOLELESS HYDRAULIC ELEVATOR WITH 3,500# CAPACITY. 150 FPM STANDARD SINGLE SPEED (2-SIDED) OPENINGS (FRONT AND REAR), WOOD GRAIN PLASTIC LAMINATE INTERIOR WALLS, BRUSHED STAINLESS STEEL CAR DOOR AND FRONT, CEILING AND HANDRAIL. PIT DETAILS AND SHAFT SIZE TO BE VERIFIED WITH ELEVATOR MANUFACTURER. THERE IS NO MACHINE ROOM.

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PROJECT INFORMATION:

FOXTOWN BUILDING E3

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MEQUON, WI 53092

DRAWING ISSUANCE:

REVISIONS

#	DATE	DESCRIPTION

18 MARCH 2026

PROJECT NUMBER	PROJECT MANAGER
25037-00	KT

THIRD LEVEL FLOOR PLAN - INTERIOR

A103-B

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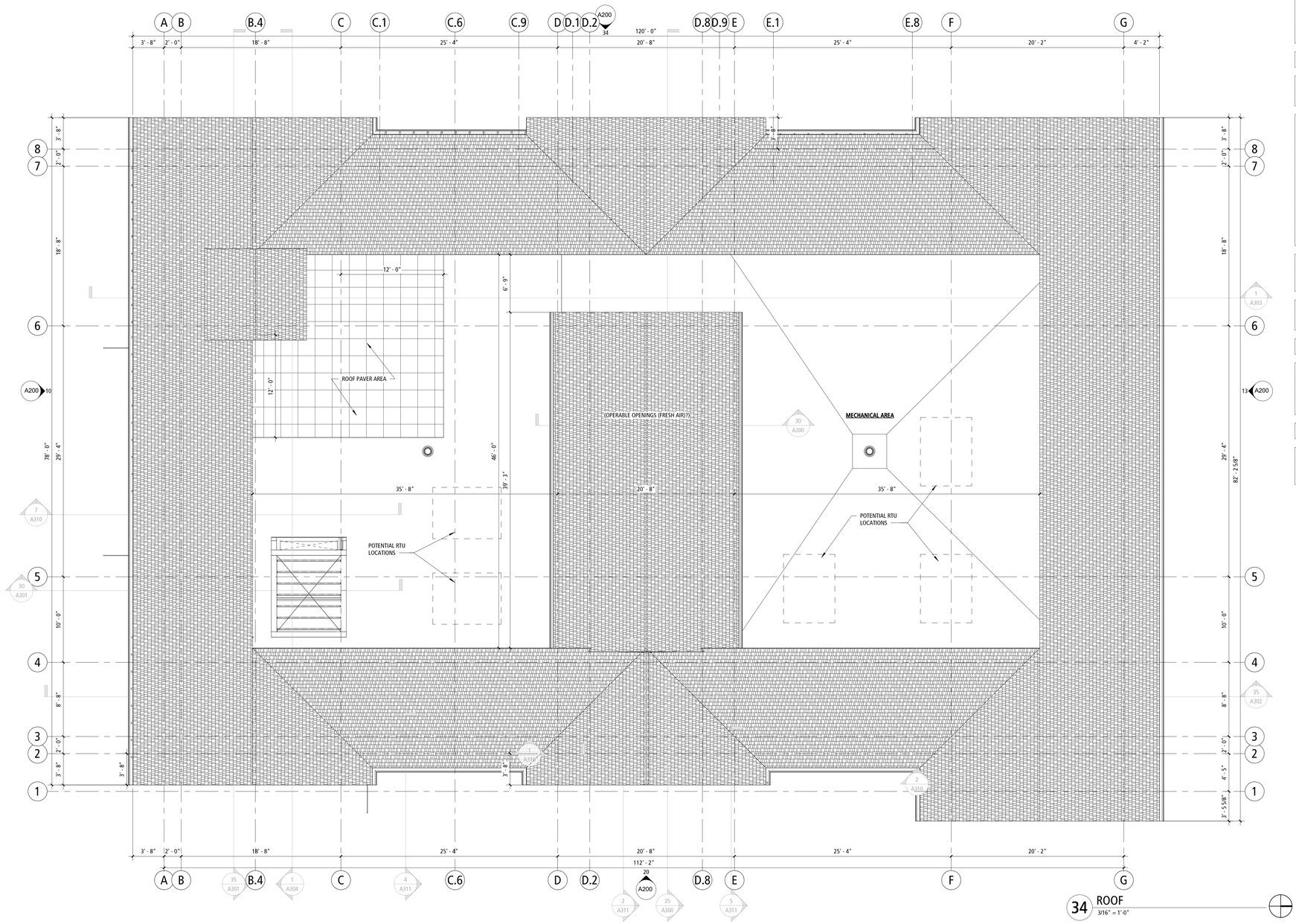
KEYNOTES - FLOOR PLAN	
KEY	KEYNOTE DESCRIPTION

GENERAL NOTES - FLOOR PLAN	
1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
3.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE>. <BUILDING FACILITY MANAGER>.
4.	PROVIDE ALL FINISH SAMPLES TO <ARCHITECT> <OWNER> FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, <OTHER>.
5.	ALL WALLS SHALL BE WALL TYPE S3A-11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <A000/00>.
6.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
7.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
8.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
9.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.
10.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH <OWNER> <TENANT>.
11.	SEE SHEET <A000> FOR ADDITIONAL GENERAL NOTES.
12.	SAMPLE REMARK 12. Click New to add additional remarks.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- DOOR - NEW CONSTRUCTION
- ### — DOOR NUMBER - REFER TO DOOR SCHEDULE
- # — WALL TYPE - REFER TO SHEET A000
- F## — KEYNOTE - REFER TO KEYNOTE LEGEND
- FE — FIRE EXTINGUISHER (WALL / COLUMN / HOOK CONNECTION)
- FEC — ACADEMY, CLEAR ALUMINUM, VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL



34 ROOF
3/16" = 1'-0"

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1 (TYPICAL - LOWER LEVEL WALLS)

REINFORCED, FORMED, POURED-IN-PLACE CONCRETE FOUNDATION WALL AT BUILDING PERIMETER FOR S.O.G. FIRST FLOOR. PROVIDE 2" RIGID INSULATION (R-10 MIN / FORMULAR 250 MIN.) FULL-HT. VERTICALLY ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

STOOP #1

5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR, OVER FORMED-IN-PLACE FROST RESISTANT 4'-0" BELOW GRADE CONCRETE FOUNDATION WALL WITH STONE (2" - 3" ROCK) MATERIAL BACKFILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #1 (FIRST FLOOR SLAB AREA)

5" THICK POURED-IN-PLACE MAT CONCRETE SLAB-ON-GRADE WITH STEEL STUD RAIL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 15-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE MAT SLAB. PROVIDE WATERPROOFING MEMBRANE SYSTEM AS REQUIRED BY GRACE OR EQUAL (BATH TUB DESIGN). OVER EXCAVATE THE FLOOR DEPTH TO ALLOW FOR AN INITIAL STONE BASE AND 4" THICK MUD SLAB WITH PRE-WATERPROOFING SYSTEM. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION).

FLOOR SYSTEM #2 (2ND & 3RD FLOORS)

4" POURED-IN-PLACE CONCRETE TOPPING ON 2" STEEL DECK SUPPORTED BY STRUCTURAL STEEL BEAMS AND COLUMNS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION) NOTE: FLOOR TOPPING IS DROPPED 1" FROM FINISHED FLOOR ELEVATION TO ACCOMMODATE FLOORING.

EXTERIOR WALL SYSTEM #1 (BRICK/STONE VENEER & COMPOSITE LAP SIDING)

5/8" GYP.BD. ON VAPOR BARRIER OVER 6" MTL STUDS AT 16" O.C. UNO. INSTALL 6" BATT INSULATION INSIDE STUD CAVITY (R-19). INSTALL 7/16" ZIP SYSTEM R-SHEATHING WITH 1 1/2" RIGID INSULATION TO THE EXTERIOR FACE OF THE METAL STUD. PROVIDE 1 3/4" AIR SPACE CAVITY FOR BRICK AND STONE VENEER. PROVIDE HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY WITH MORTAR NET WEEP VENTS LOCATED 32" O.C. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL CONTROL JOINTS. SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS AND REFER TO EXTERIOR ELEVATIONS FOR FACADE ARTICULATION. COMPOSITE LAP SIDING AND CEDAR SHAKE TO BE ATTACHED DIRECTLY TO ZIP SYSTEM SHEATHING PER MANUFACTURERS RECOMMENDATIONS. (EXTERIOR WALL SYSTEM IS A 1-HOUR FIRE-RATED ASSEMBLY)

FLASHING SYSTEM #1

WITHIN EXTERIOR WALL SYSTEMS PROVIDE 40 MIL THICK RUBBERED ASPHALT FLASHING PER CODE AT LINTELS OF OPENINGS. ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP PLATE. TURN-UP FLASHING VERTICALLY 8" MINIMUM LAP. AIR INFILTRATION BARRIER OVER FLASHING AND STAPLE TO SHEATHING.

GLAZING SYSTEM #1 (TYPICAL STOREFRONT)

" TRIFAB 451UT SYSTEM" BY KAWNEER. THIS IS A CENTER GLAZED STOREFRONT SYSTEM: 2" WIDE (TYP., UNLESS NOTED OTHERWISE) X 4.5" DEEP ALUMINUM FRAME, FINISH TO BE DARK BRONZE ANODIZED. REFER TO EXTERIOR ELEVATIONS & WINDOW TYPES FOR LOCATION OF MULLIONS. 1" INSULATED LOW-E , LIGHT TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSERS AND SHIMS ATTACHED TO JAMB, SILL AND HEAD OPENING, IN-SET 3" FROM EXTERIOR FACE. ALL FULL-LITE GLASS ALUMINUM DOORS TO BE MEDIUM STILE FRAMES. PROVIDE TEMPERED GLAZING AS REQUIRED. INTERIOR WINDOW STOOL PER ARCHITECTURAL DETAIL. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL

GLAZING SYSTEM #2 (TYPICAL OFFICE WINDOWS)

MARVIN OR EQUAL FIBERGLASS COMPOSITE WINDOW SYSTEM TO MATCH PREVIOUS BUILDING OFFICE WINDOW SYSTEMS.

GLAZING COMPOSITION (TYPICAL)

INSULATED GLASS: 1" TINTED (MATCH EXISTING) INSULATED GLASS UNIT IN THERMALLY BROKEN DARK BRONZE ANODIZED ALUMINUM FRAME; 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING, LIGHT TINTED TO MATCH PREVIOUS BUILDINGS. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

ROOF SYSTEM #1 (BALLASTED)

WASHED STONE BALLAST (NOMINAL RATE OF 12#/SF IN FIELD, 15#/SF AT 16'-0" OF THE PERIMETER AND 20#/SF IN THE CORNER (16'-0" x 16'-0") AREAS OVER 60 MIL EPDM MEMBRANE ON (2) LAYERS OF 2.6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS WITH FELT OR GLASS-FIBER MAT FACER ON BOTH MAJOR SURFACES AND MINIMUM R-26. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES AND POSITIVE DRAINAGE. POLYISOCYANURATE ROOF INSULATION BOARD SHOULD CONFORM TO ASTM C1289, TYPE 2, CLASS 2, GRADE 2 WITH A COATED GLASS FACER. OFFSET INSULATION JOINTS A MINIMUM OF SIX INCHES (6"). ALL MATERIALS AND DETAILS MUST BE ACCEPTABLE TO THE MANUFACTURER OF THE ROOF MEMBRANESYSTEM & INSULATION AND SHOULD FOLLOW THE MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS. 20 GA. MINIMUM 1 1/2" METAL DECK (FACTORY FINISHED WHITE) OVER STRUCTURAL STEEL BEAMS. INSTALL INSULATED OVERFLOW ROOF DRAINS 12'-0" AWAY FROM MAIN ROOF DRAINS AS DEPICTED ON THE ROOF PLAN. THE INSULATED OVERFLOW DRAINS WILL EXTEND TO THE ADJACENT EXTERIOR WALL AS INDICATED AND DROP VERTICALLY TO A HEIGHT OF 1'-6" ABOVE FINISHED FLOOR ELEVATION. PROVIDE PREFINISHED BRONZE NICKEL THRU-WALL LAMBS TONGUE DRAIN WITH FINISHED TRIM AT EXTERIOR PRECAST WALL PENETRATION. (SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING, PITCH AND OTHER SPECIFIC INFORMATION.) (THIS IS A 1-HOUR FORE-RATED ROOF ASSEMBLY)

WALL COPING / GRAVEL STOP #1

PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2X WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF EXTERIOR WALL SYSTEM AT 4'-0" O/C WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. REFER TO EXTERIOR MATERIAL SCHEDULE FOR COLOR (MATCH EXISTING) SELECTION. PROVIDE GRAVEL STOP ROOF COPING AROUND ENTIRE BUILDING PERIMETER.

ROOF TRUSS ASSEMBLY #1

PROVIDE & INSTALL COLD-FORM STEEL TRUSS PERIMETER SCREEN ROOF SYSTEM OVER THE TOP OF THE STRUCTURAL STEEL ROOF STRUCTURE. PROVIDE (R-21) BATT INSULATION W/ VAPOR BARRIER IN HORIZONTAL TRUSS CAVITY LOCATIONS. 5/8" WOOD SHEATHING TO BE TOPPED WITH ASPHALT SHINGLE SYSTEM WITH VAPOR BARRIER AND ICE & WATERSHIELD.

EXIT STOREFRONT DOOR #1

DARK BRONZE ANODIZED MEDIUM STILE ALUMINUM DOORS IN STOREFRONT WINDOW SYSTEM FRAMING.

STAIR ASSEMBLY #1 (OFFICE - CONCRETE PAN)

PAINTED STEEL CHANNEL OR TUBE STEEL STRINGER WITH CONCRETE FILLED PAN TREADS. 3'-6" HIGH PAINTED 1 1/2" x 1 1/2" TUBE STEEL BALUSTERS WITH 3/4" ROD POST, 1 1/2" x 1/2" FLAT STOCK TOP & BOTTOM RAILS AND INTERMEDIATE CABLE RAILS PER CODE AND STAIR SECTION DRAWINGS. TOP MEMBER OF GUARDRAIL SHALL BE PAINTED 1 1/2" x 2" TUBE STEEL RECTANGLE SECTION. STAIR 1 1/2" DIAMETER HANDRAILS TO MEET EXTENSION REQUIREMENTS OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

GUARDRAIL #1 (INTERIOR BALCONY)

CUSTOM STEEL, 3'-6" GUARDRAIL WITH ACCENT STEEL PATTERN (TBD) AT 2-STORY OPEN VOLUME. FINAL DESIGN TO BE PART OF INTERIOR FINISHES PACKAGE.

ELEVATOR #1 (MACHINE ROOM-LESS)

KONE 500 DX SSP MONOSPACE HOLELESS HYDRAULIC ELEVATOR WITH 3,500# CAPACITY. 150 FPM STANDARD SINGLE SPEED (2-SIDED) OPENINGS (FRONT AND REAR), WOOD GRAIN PLASTIC LAMINATE INTERIOR WALLS, BRUSHED STAINLESS STEEL CAR DOOR AND FRONT, CEILING AND HANDRAIL. PIT DETAILS AND SHAFT SIZE TO BE VERIFIED WITH ELEVATOR MANUFACTURER. THERE IS NO MACHINE ROOM.

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PROJECT INFORMATION:

FOXTOWN BUILDING E3

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DRAWING ISSUANCE:

REVISIONS

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18 MARCH 2026

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25037-00	KT

FOURTH LEVEL & ROOF PLAN

A104

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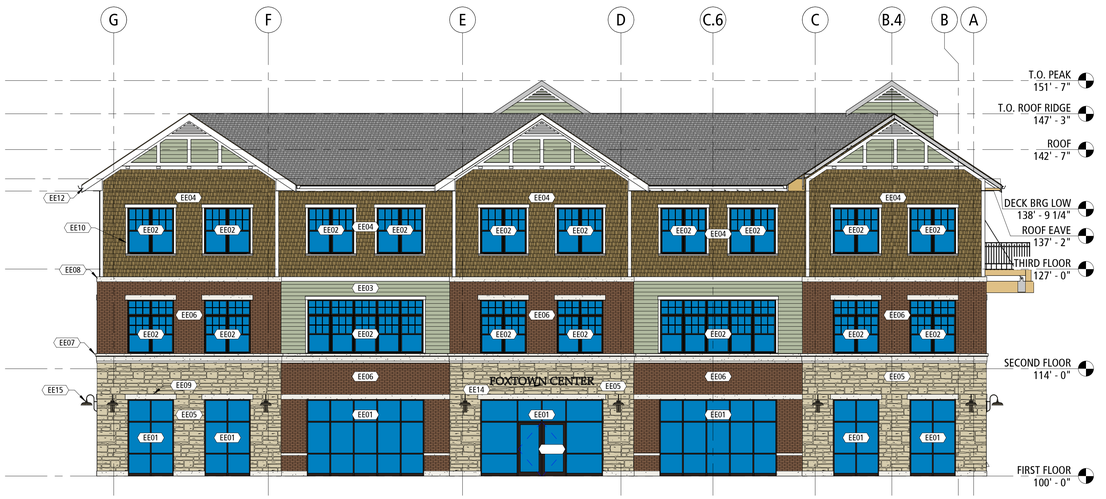
10 OVERALL SOUTH BUILDING ELEVATION
1/8" = 1'-0"

13 OVERALL NORTH BUILDING ELEVATION
1/8" = 1'-0"

20 OVERALL EAST BUILDING ELEVATION
1/8" = 1'-0"



34 OVERALL WEST BUILDING ELEVATION
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS

KEY	KEYNOTE DESCRIPTION
EE01	DARK BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM
EE02	FIBERGLASS DOUBLE HUNG WINDOW WITH INSULATED, LOW-E GLASS
EE03	FIBER CEMENT HORIZONTAL SIDING
EE04	CEDAR SHAKE SIDING
EE05	FULL DEPTH STONE
EE06	BRICK
EE07	CAST STONE COPING
EE08	CAST STONE BAND
EE09	CAST STONE LINTEL
EE10	COMPOSITE TRIM
EE12	COMPOSITE FASCIA
EE14	BUILDING SIGNAGE
EE15	BUILDING LIGHTING
EE16	FIBERGLASS STOREFRONT SLIDING DOOR
EE17	FIBERGLASS PATIO DOOR
EE18	PREFINISHED ALUMINUM RAILING ON DECK
EE19	TIMBER BEAM DECK FRAMING

EXTERIOR MATERIAL FINISH SCHEDULE

WALL METAL FLASHING	SAND STONE SUPERIOR MASONRY EXTERIOR WALL
PRECAST & STONE CAULK	OFF-WHITE TREMCO EXT. CAULK
BRICK MASONRY CAULK	REDWOOD TAN TREMCO EXT. CAULK
ASPHALT ROOF SHINGLES	WEATHER WOOD MARLARKEY ROOFING PRODUCTS ROOF
DOWNSPOUTS, D-EDGES	DARK BRONZE PACCLAD ROOF
ROOF VALLEY	TERRE BRONZE NORANDEX ROOF
3" x 6" HALF ROUND GUTTERS	DARK BRONZE PACCLAD ROOF
PERIMETER SHEET METAL	DARK BRONZE FIRESTONE - UNA-CLAD METAL ROOF
STOREFRONT FRAMING	DARK BRONZE ANODIZED (TBD) EXTERIOR WALL
FABRIC WRAPPED AWNINGS	BLACK CHERRY GODSKE AWNINGS & TEXTILES INC EXTERIOR WALLS

EXTERIOR MATERIALS		
PRECAST STONE	RCS 2296 (IMITATION LIMESTONE) ROCKRIDGE CAST STONE LLC EXT. MASONRY VENEER	
MASONRY BRICK	BELDEN MODULAR BELCREST 760 A - PLANT 3 COUNTY MATERIALS: BELDEN EXT. MASONRY VENEER	
MASONRY STONE	KENSINGTON FULL COLOR HALQUIST STONE EXT. MASONRY VENEER	
MORTAR	NATURAL GRAY QUIKRITE: TYPE N EXT. MASONRY VENEER	
WOOD STAIN 1 (SHAKE)	CEDAR MILL (SW 3512) SHERWIN WILLIAMS EXT. CEDAR SHAKE	
WOOD STAIN 2 (T&G)	SPICE CHEST (SW 3513) SHERWIN WILLIAMS EXT. SOFFITS	
LAP SIDING	PEWTER GREEN LP SMARTSIDE - DIAMOND KOTE EXTERIOR SIDING	
TRIM	SNOWSCAPE WHITE LP SMARTSIDE EXTERIOR TRIM	

NOTES:
1. PRIMER TO BE APPLIED TO ALL EXTERIOR EXPOSED MASONRY, PRECAST WALL PANELS & CONCRETE WALLS
2. PROVIDE SEALANT COLOR SAMPLES TO ARCHITECT FOR APPROVAL.
3. PROVIDE COPING, BREAK METAL, PAINT DRAW DOWNS, ETC. SAMPLES TO ARCHITECT FOR APPROVAL

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1 (TYPICAL - LOWER LEVEL WALLS)
REINFORCED, FORMED, POURED-IN-PLACE CONCRETE FOUNDATION WALL AT BUILDING PERIMETER FOR S.O.G. FIRST FLOOR. PROVIDE 2" RIGID INSULATION (R-10 MIN / FORMULAR 250 MIN.) FULL-HT. VERTICALLY ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

STOOP #1
5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR, OVER FORMED-IN-PLACE FROST RESISTANT 4'-0" BELOW GRADE CONCRETE FOUNDATION WALL WITH STONE (2" - 3" ROCK) MATERIAL BACKFILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #1 (FIRST FLOOR SLAB AREA)
5" THICK POURED-IN-PLACE MAT CONCRETE SLAB-ON-GRADE WITH STEEL STUD RAIL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 15-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE MAT SLAB. PROVIDE WATERPROOFING MEMBRANE SYSTEM AS REQUIRED BY GRACE OR EQUAL (BATH TUB DESIGN). OVER EXCAVATE THE FLOOR DEPTH TO ALLOW FOR AN INITIAL STONE BASE AND 4" THICK MUD SLAB WITH PRE-WATERPROOFING SYSTEM. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION).

FLOOR SYSTEM #2 (2ND & 3RD FLOORS)
4" POURED-IN-PLACE CONCRETE TOPPING ON 2" STEEL DECK SUPPORTED BY STRUCTURAL STEEL BEAMS AND COLUMNS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION) NOTE: FLOOR TOPPING IS DROPPED 1" FROM FINISHED FLOOR ELEVATION TO ACCOMMODATE FLOORING.

EXTERIOR WALL SYSTEM #1 (BRICK/STONE VENEER & COMPOSITE LAP SIDING)
5/8" GYP.BD. ON VAPOR BARRIER OVER 6" MTL STUDS AT 16" O.C. UNO. INSTALL 6" BATT INSULATION INSIDE STUD CAVITY (R-19). INSTALL 7/16" ZIP SYSTEM R-SHEATHING WITH 1 1/2" RIGID INSULATION TO THE EXTERIOR FACE OF THE METAL STUD. PROVIDE 1 3/4" AIR SPACE CAVITY FOR BRICK AND STONE VENEER. PROVIDE HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY WITH MORTAR NET WEEP VENTS LOCATED 32" O.C. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL CONTROL JOINTS. SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS AND REFER TO EXTERIOR ELEVATIONS FOR FACADE ARTICULATION. COMPOSITE LAP SIDING AND CEDAR SHAKE TO BE ATTACHED DIRECTLY TO ZIP SYSTEM SHEATHING PER MANUFACTURERS RECOMMENDATIONS. (EXTERIOR WALL SYSTEM IS A 1-HOUR FIRE-RATED ASSEMBLY)

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WITHIN EXTERIOR WALL SYSTEMS PROVIDE 40 MIL THICK RUBBERED ASPHALT FLASHING PER CODE AT LINTELS OF OPENINGS. ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP PLATE. TURN-UP FLASHING VERTICALLY 8" MINIMUM LAP. AIR INFILTRATION BARRIER OVER FLASHING AND STAPLE TO SHEATHING.

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GLAZING SYSTEM #2 (TYPICAL OFFICE WINDOWS)
MARVIN OR EQUAL FIBERGLASS COMPOSITE WINDOW SYSTEM TO MATCH PREVIOUS BUILDING OFFICE WINDOW SYSTEMS.

GLAZING COMPOSITION (TYPICAL)
INSULATED GLASS: 1" TINTED (MATCH EXISTING) INSULATED GLASS UNIT IN THERMALLY BROKEN DARK BRONZE ANODIZED ALUMINUM FRAME; 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING, LIGHT TINTED TO MATCH PREVIOUS BUILDINGS. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

ROOF SYSTEM #1 (BALLASTED)
WASHED STONE BALLAST (NOMINAL RATE OF 12#/SF IN FIELD, 15#/SF AT 16'-0" OF THE PERIMETER AND 20#/SF IN THE CORNER (16'-0" x 16'-0") AREAS OVER 60-MIL EPDM MEMBRANE ON (2) LAYERS OF 2.6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS WITH FELT OR GLASS-FIBER MAT FACER ON BOTH MAJOR SURFACES AND MINIMUM R-26. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES AND POSITIVE DRAINAGE. POLYISOCYANURATE ROOF INSULATION BOARD SHOULD CONFORM TO ASTM C1289, TYPE 2, CLASS 2, GRADE 2 WITH A COATED GLASS FACER. OFFSET INSULATION JOINTS A MINIMUM OF SIX INCHES (6"). ALL MATERIALS AND DETAILS MUST BE ACCEPTABLE TO THE MANUFACTURER OF THE ROOF MEMBRANE/SYSTEM & INSULATION AND SHOULD FOLLOW THE MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS. 20 GA. MINIMUM 1 1/2" METAL DECK (FACTORY FINISHED WHITE) OVER STRUCTURAL STEEL BEAMS. INSTALL INSULATED OVERFLOW ROOF DRAINS 12'-0" AWAY FROM MAIN ROOF DRAINS AS DEPICTED ON THE ROOF PLAN. THE INSULATED OVERFLOW DRAINS WILL EXTEND TO THE ADJACENT EXTERIOR WALL AS INDICATED AND DROP VERTICALLY TO A HEIGHT OF 1'-6" ABOVE FINISHED FLOOR ELEVATION. PROVIDE PREFINISHED BRONZE NICKEL THRU-WALL LAMBS TONGUE DRAIN WITH FINISHED TRIM AT EXTERIOR PRECAST WALL PENETRATION. (SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING, PITCH AND OTHER SPECIFIC INFORMATION.) (THIS IS A 1-HOUR FORE-RATED ROOF ASSEMBLY)

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PROVIDE & INSTALL COLD-FORM STEEL TRUSS PERIMETER SCREEN ROOF SYSTEM OVER THE TOP OF THE STRUCTURAL STEEL ROOF STRUCTURE. PROVIDE (R-21) BATT INSULATION W/ VAPOR BARRIER IN HORIZONTAL TRUSS CAVITY LOCATIONS. 5/8" WOOD SHEATHING TO BE TOPPED WITH ASPHALT SHINGLE SYSTEM WITH VAPOR BARRIER AND ICE & WATERSHIELD.

EXIT STOREFRONT DOOR #1
DARK BRONZE ANODIZED MEDIUM STILE ALUMINUM DOORS IN STOREFRONT WINDOW SYSTEM FRAMING.

STAIR ASSEMBLY #1 (OFFICE - CONCRETE PAN)
PAINTED STEEL CHANNEL OR TUBE STEEL STRINGER WITH CONCRETE FILLED PAN TREADS. 3'-6" HIGH PAINTED 1 1/2" x 1 1/2" TUBE STEEL BALUSTERS WITH 3/4" ROD POST, 1 1/2" x 1/2" FLAT STOCK TOP & BOTTOM RAILS AND INTERMEDIATE CABLE RAILS PER CODE AND STAIR SECTION DRAWINGS. TOP MEMBER OF GUARDRAIL SHALL BE PAINTED 1 1/2" x 2" TUBE STEEL RECTANGLE SECTION. STAIR 1 1/2" DIAMETER HANDRAILS TO MEET EXTENSION REQUIREMENTS OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

GUARDRAIL #1 (INTERIOR BALCONY)
CUSTOM STEEL, 3'-6" GUARDRAIL WITH ACCENT STEEL PATTERN (TBD) AT 2-STORY OPEN VOLUME. FINAL DESIGN TO BE PART OF INTERIOR FINISHES PACKAGE.

ELEVATOR #1 (MACHINE ROOM-LESS)
KONE 500 DX SSP MONOSPACE HOLELESS HYDRAULIC ELEVATOR WITH 3,500# CAPACITY. 150 FPM STANDARD SINGLE SPEED (2-SIDED) OPENINGS (FRONT AND REAR). WOOD GRAIN PLASTIC LAMINATE INTERIOR WALLS, BRUSHED STAINLESS STEEL CAR DOOR AND FRONT, CEILING AND HANDRAIL. PIT DETAILS AND SHAFT SIZE TO BE VERIFIED WITH ELEVATOR MANUFACTURER. THERE IS NO MACHINE ROOM.

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DRAWING ISSUANCE:

REVISIONS

#	DATE	DESCRIPTION

18 MARCH 2026

PROJECT NUMBER	PROJECT MANAGER
25037-00	KT

BUILDING ELEVATIONS

A200

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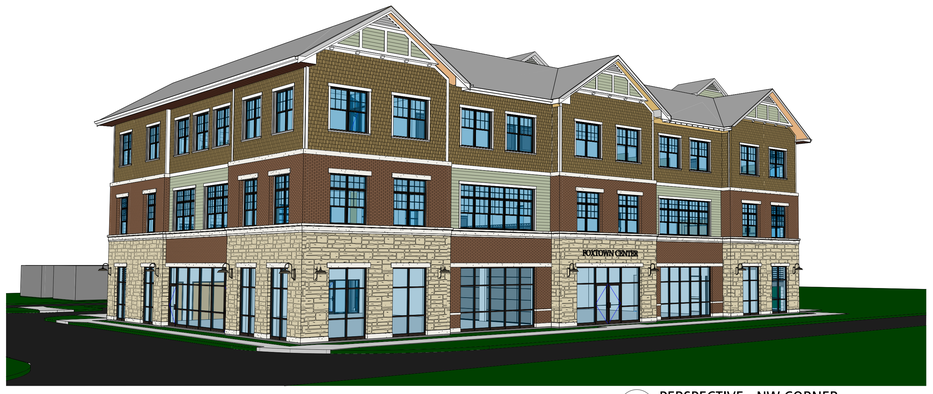
4 PERSPECTIVE - SE CORNER

7 PERSPECTIVE - EAST ELEVATION

18 PERSPECTIVE - NE CORNER



21 PERSPECTIVE - NW CORNER

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25037-00	KT

BUILDING PERSPECTIVES

A201

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BUILDING ASSEMBLIES	BUILDING ASSEMBLIES	BUILDING ASSEMBLIES	BUILDING ASSEMBLIES
FOUNDATION SYSTEM #1 (TYPICAL - LOWER LEVEL WALLS)	FLASHING SYSTEM #1	ROOF SYSTEM #1 (BALLASTED)	EXIT STOREFRONT DOOR #1
REINFORCED, FORMED, POURED-IN-PLACE CONCRETE FOUNDATION WALL AT BUILDING PERIMETER FOR S.O.G. FIRST FLOOR. PROVIDE 2" RIGID INSULATION (R-10 MIN / FORMULAR 250 MIN.) FULL-HT. VERTICALLY ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)	WITHIN EXTERIOR WALL SYSTEMS PROVIDE 40 MIL THICK RUBBERED ASPHALT FLASHING PER CODE AT LINTELS OF OPENINGS. ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP PLATE. TURN-UP FLASHING VERTICALLY 8" MINIMUM LAP. AIR INFILTRATION BARRIER OVER FLASHING AND STAPLE TO SHEATHING.	WASHED STONE BALLAST (NOMINAL RATE OF 12#/SF IN FIELD, 15#/SF AT 16'-0" OF THE PERIMETER AND 20#/SF IN THE CORNER (16'-0" x 16'-0") AREAS OVER 60-MIL EPDM MEMBRANE ON (2) LAYERS OF 2.6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS WITH FELT OR GLASS-FIBER MAT FACER ON BOTH MAJOR SURFACES AND MINIMUM R-26. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES AND POSITIVE DRAINAGE. POLYISOCYANURATE ROOF INSULATION BOARD SHOULD CONFORM TO ASTM C1289, TYPE 2, CLASS 2, GRADE 2 WITH A COATED GLASS FACER. OFFSET INSULATION JOINTS A MINIMUM OF SIX INCHES (6"). ALL MATERIALS AND DETAILS MUST BE ACCEPTABLE TO THE MANUFACTURER OF THE ROOF MEMBRANE/SYSTEM & INSULATION AND SHOULD FOLLOW THE MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS. 20 GA. MINIMUM 1 1/2" METAL DECK (FACTORY FINISHED WHITE) OVER STRUCTURAL STEEL BEAMS. INSTALL INSULATED OVERFLOW ROOF DRAINS 12'-0" AWAY FROM MAIN ROOF DRAINS AS DEPICTED ON THE ROOF PLAN. THE INSULATED OVERFLOW DRAINS WILL EXTEND TO THE ADJACENT EXTERIOR WALL AS INDICATED AND DROP VERTICALLY TO A HEIGHT OF 1'-6" ABOVE FINISHED FLOOR ELEVATION. PROVIDE PREFINISHED BRONZE NICKEL THRU-WALL LAMBS TONGUE DRAIN WITH FINISHED TRIM AT EXTERIOR PRECAST WALL PENETRATION. (SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING, PITCH AND OTHER SPECIFIC INFORMATION.) (THIS IS A 1-HOUR FORE-RATED ROOF ASSEMBLY)	DARK BRONZE ANODIZED MEDIUM STILE ALUMINUM DOORS IN STOREFRONT WINDOW SYSTEM FRAMING.
STOOP #1	GLAZING SYSTEM #1 (TYPICAL STOREFRONT)		STAIR ASSEMBLY #1 (OFFICE - CONCRETE PAN)
5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR, OVER FORMED-IN-PLACE FROST RESISTANT 4'-0" BELOW GRADE CONCRETE FOUNDATION WALL WITH STONE (2" - 3" ROCK) MATERIAL BACKFILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)	"TRIFAB 451UT SYSTEM" BY KAWNEER. THIS IS A CENTER GLAZED STOREFRONT SYSTEM: 2" WIDE (TYP., UNLESS NOTED OTHERWISE) X 4.5" DEEP ALUMINUM FRAME, FINISH TO BE DARK BRONZE ANODIZED. REFER TO EXTERIOR ELEVATIONS & WINDOW TYPES FOR LOCATION OF MULLIONS. 1" INSULATED LOW-E , LIGHT TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSERS AND SHIMS ATTACHED TO JAMB, SILL AND HEAD OPENING, IN-SET 3" FROM EXTERIOR FACE. ALL FULL-LITE GLASS ALUMINUM DOORS TO BE MEDIUM STILE FRAMES. PROVIDE TEMPERED GLAZING AS REQUIRED. INTERIOR WINDOW STOOL PER ARCHITECTURAL DETAIL. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL	ROOF TRUSS ASSEMBLY #1	PAINTED STEEL CHANNEL OR TUBE STEEL STRINGER WITH CONCRETE FILLED PAN TREADS. 3'-6" HIGH PAINTED 1 1/2" x 1 1/2" TUBE STEEL BALUSTERS WITH 3/4" ROD POST, 1 1/2" x 1/2" FLAT STOCK TOP & BOTTOM RAILS AND INTERMEDIATE CABLE RAILS PER CODE AND STAIR SECTION DRAWINGS. TOP MEMBER OF GUARDRAIL SHALL BE PAINTED 1 1/2" x 2" TUBE STEEL RECTANGLE SECTION. STAIR 1 1/2" DIAMETER HANDRAILS TO MEET EXTENSION REQUIREMENTS OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.
FLOOR SYSTEM #1 (FIRST FLOOR SLAB AREA)	GLAZING SYSTEM #2 (TYPICAL OFFICE WINDOWS)	PROVIDE & INSTALL COLD-FORM STEEL TRUSS PERIMETER SCREEN ROOF SYSTEM OVER THE TOP OF THE STRUCTURAL STEEL ROOF STRUCTURE. PROVIDE (R-21) BATT INSULATION W/ VAPOR BARRIER IN HORIZONTAL TRUSS CAVITY LOCATIONS. 5/8" WOOD SHEATHING TO BE TOPPED WITH ASPHALT SHINGLE SYSTEM WITH VAPOR BARRIER AND ICE & WATERSHIELD.	GUARDRAIL #1 (INTERIOR BALCONY)
5" THICK POURED-IN-PLACE MAT CONCRETE SLAB-ON-GRADE WITH STEEL STUD RAIL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 15-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE MAT SLAB. PROVIDE WATERPROOFING MEMBRANE SYSTEM AS REQUIRED BY GRACE OR EQUAL (BATH TUB DESIGN). OVER EXCAVATE THE FLOOR DEPTH TO ALLOW FOR AN INITIAL STONE BASE AND 4" THICK MUD SLAB WITH PRE-WATERPROOFING SYSTEM. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION).	MARVIN OR EQUAL FIBERGLASS COMPOSITE WINDOW SYSTEM TO MATCH PREVIOUS BUILDING OFFICE WINDOW SYSTEMS.		CUSTOM STEEL, 3'-6" GUARDRAIL WITH ACCENT STEEL PATTERN (TBD) AT 2-STORY OPEN VOLUME. FINAL DESIGN TO BE PART OF INTERIOR FINISHES PACKAGE.
FLOOR SYSTEM #2 (2ND & 3RD FLOORS)	GLAZING COMPOSITION (TYPICAL)	WALL COPING / GRAVEL STOP #1	ELEVATOR #1 (MACHINE ROOM-LESS)
4" POURED-IN-PLACE CONCRETE TOPPING ON 2" STEEL DECK SUPPORTED BY STRUCTURAL STEEL BEAMS AND COLUMNS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION) NOTE: FLOOR TOPPING IS DROPPED 1" FROM FINISHED FLOOR ELEVATION TO ACCOMMODATE FLOORING.	INSULATED GLASS: 1" TINTED (MATCH EXISTING) INSULATED GLASS UNIT IN THERMALLY BROKEN DARK BRONZE ANODIZED ALUMINUM FRAME; 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING, LIGHT TINTED TO MATCH PREVIOUS BUILDINGS. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.	PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2X WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF EXTERIOR WALL SYSTEM AT 4'-0" O/C WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. REFER TO EXTERIOR MATERIAL SCHEDULE FOR COLOR (MATCH EXISTING) SELECTION. PROVIDE GRAVEL STOP ROOF COPING AROUND ENTIRE BUILDING PERIMETER.	KONE 500 DX SSP MONOSPACE HOLELESS HYDRAULIC ELEVATOR WITH 3,500# CAPACITY. 150 FPM STANDARD SINGLE SPEED (2-SIDED) OPENINGS (FRONT AND REAR), WOOD GRAIN PLASTIC LAMINATE INTERIOR WALLS, BRUSHED STAINLESS STEEL CAB DOOR AND FRONT, CEILING AND HANDRAIL. PIT DETAILS AND SHAFT SIZE TO BE VERIFIED WITH ELEVATOR MANUFACTURER. THERE IS NO MACHINE ROOM.
EXTERIOR WALL SYSTEM #1 (BRICK/STONE VENEER & COMPOSITE LAP SIDING)			
5/8" GYP.BD. ON VAPOR BARRIER OVER 6" MTL STUDS AT 16" O.C. UNO. INSTALL 6" BATT INSULATION INSIDE STUD CAVITY (R-19). INSTALL 7/16" ZIP SYSTEM R-SHEATHING WITH 1 1/2" RIGID INSULATION TO THE EXTERIOR FACE OF THE METAL STUD. PROVIDE 1 3/4" AIR SPACE CAVITY FOR BRICK AND STONE VENEER. PROVIDE HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY WITH MORTAR NET WEEP VENTS LOCATED 32" O.C. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL CONTROL JOINTS. SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS AND REFER TO EXTERIOR ELEVATIONS FOR FACADE ARTICULATION. COMPOSITE LAP SIDING AND CEDAR SHAKE TO BE ATTACHED DIRECTLY TO ZIP SYSTEM SHEATHING PER MANUFACTURERS RECOMMENDATIONS. (EXTERIOR WALL SYSTEM IS A 1-HOUR FIRE-RATED ASSEMBLY)			

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

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

FOXTOWN BUILDING E3

11030 N. WESTON DRIVE,
MEQUON, WI 53092

DRAWING ISSUANCE:

REVISIONS

#	DATE	DESCRIPTION

18 MARCH 2026

PROJECT NUMBER	PROJECT MANAGER
25037-00	KT

BUILDING SECTIONS

A303

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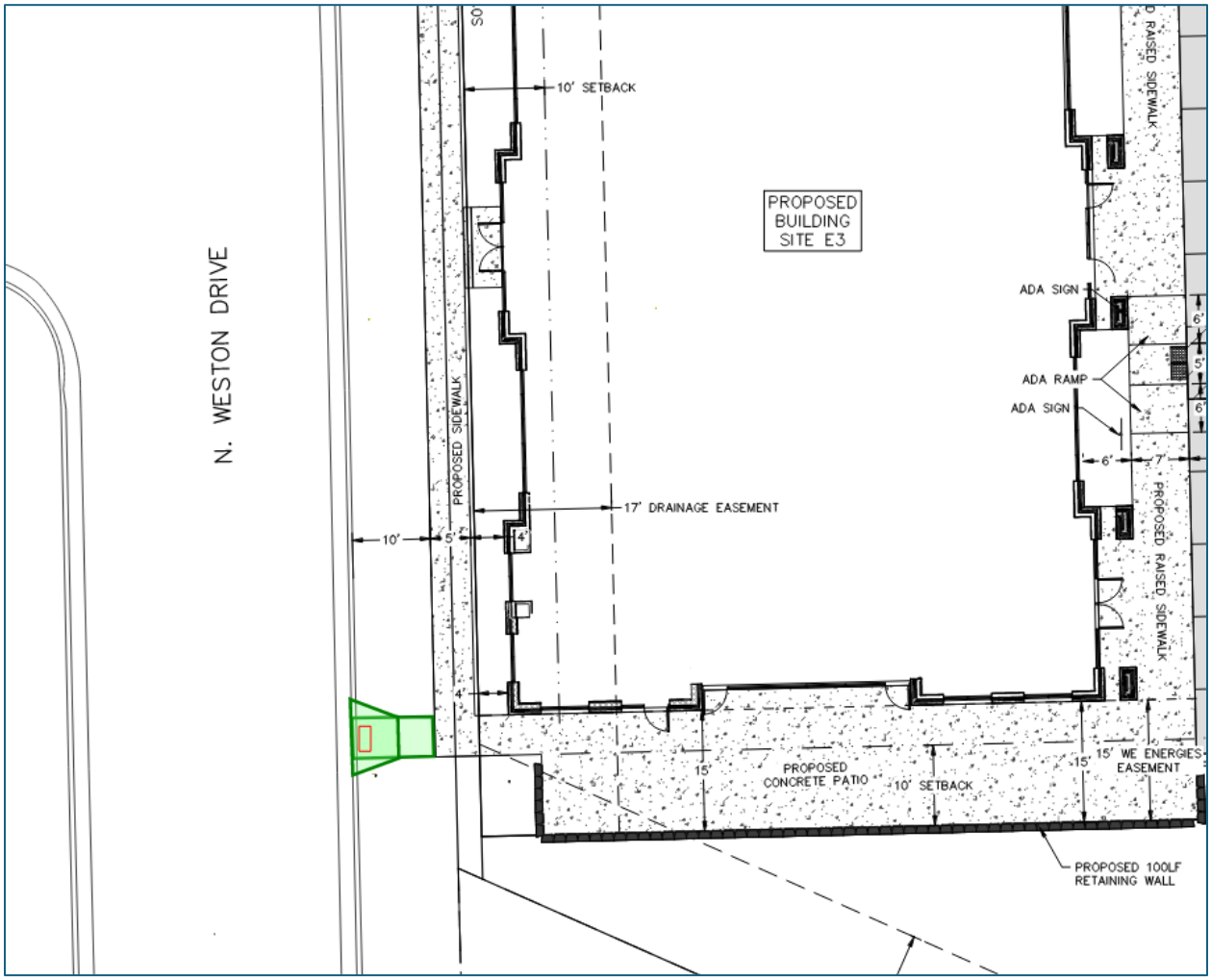
Exhibit A – Curb ramp sidewalk termination



11333 N. Cedarburg Road
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www.cityofmequonwi.gov

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, May 19, 2025
6:00 PM
Lower Conference Room

Minutes

1) Call to Order, Roll Call

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

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

a) Approval of Minutes from April 21, 2025

Action
Commissioner Hawley made a motion to approve the April 21, 2025, meeting minutes.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (6-0)

2) Public Hearing

a) Thompson Project Management for Fromm Family Food. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for an approximately 16,500 sq. ft, 3 ½-story office building for the property located at 11050 N. Weston Drive.

Action
Commissioner Stoker made a motion to open a public hearing.
Commissioner Hawley seconded the motion.
A roll call vote was taken; vote passed (6-0)

No public comment.

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (6-0)

Assistant Director Jaz Zader stated that this proposal is for a separate third building for this site (E3). The site plan meets all the Town Center zoning criteria with two exceptions:

- Setback reduction requested for parking in the back of the building (east) and to the south.

Staff is supportive of the waiver for the reductions on the east side because it lines up with the existing parking lot for buildings E1 and E2, but staff recommends additional landscaping to help screen from the public view to the east. The south reduction is also supported because it is adjacent to an outlot which is part of the development.

Additional recommendations from staff include:

- Request that the sidewalk line up with the sidewalk to the pocket homes (plan shows a 6 ft jog).
- Access easement needs to be amended.
- Add crosswalks to match the west side of the street.
- Additional crosswalk (Exhibit A in the packet).

Asst. Dir. Zader explained that in order to line up the sidewalk, the building will need to be a little bit smaller or be shifted to the south. There is a WE Energies easement there that would require an agreement to be made in order to shift the building south.

Additional landscaping is requested to screen the parking lot lights as well as a few trees to be added to match the north side of the proposed building. Two trees along the street to match the pattern along Weston Drive are recommended as well. The lighting meets the existing Town Center fixtures. Staff recommends one additional light along Weston Drive at the corner of Foxtown Drive to match the existing pattern along the north side of the street.

The building matches the existing two buildings. Staff is recommending that the finished material continue all the way down to the bottom of the building (no exposed concrete).

He reminded the Commission that Foxtown zoning requires a conditional use grant for buildings taller than 2-stories. A shadow study was conducted (results included in the packet) and there are minimal impacts to the surrounding properties, so staff is supportive of the height of the building. A condition of approval was added to ensure Town Center zoning requirements are met regarding windows on the first floor and doors opening to the front of the building to keep the pedestrian area activated. Staff does recommend approval of the proposed building and site plan

as well as the conditional use grant.

The applicant, Gregg Thompson, explained that the space was designed for open space and as a flex space for the company's employees to congregate. The plan is continuing to evolve regarding the number of pickle ball courts as this space will be multifunctional.

There was some discussion regarding whether the public is allowed to utilize the pickle ball courts and the restrictions in the Town Center zoning regarding public access.

The applicant explained that they are hoping to work with WE Energies as they prefer to shift the building south rather than reduce the size of the building (they are waiting for an answer from We Energies). Asst. Dir. Zader stated they would need about 5-6 feet to shift the building to be able to straighten out the sidewalk.

Action
Commissioner Choren made a motion to approve the item with the modification to condition #5 that the sidewalk on the north side of the building be made as straight as possible.
Alderman Parrish seconded the motion.
A roll call vote was taken; vote passed (6-0)

RESULT:	**APPROVED WITH CONDITIONS [6 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Brian Parrish, Alternate Alderman
AYES:	Nerbun, Parrish, Choren, Hawley, Stoker, Urbani
ABSENT:	Barnes, Schaefer

b) FORMA Design Gallery. The applicant is seeking conditional use grant approval to allow for a design showroom for the property located at 12080 N. Corporate Parkway.

Action
Commissioner Stoker made a motion to open a public hearing.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (6-0)

No public comment.

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (6-0)

Planner Natalie Redding stated that the conditional use grant request is for a showroom design gallery showcasing home products and furnishing inventory. At the March 17, 2025, Planning Commission meeting, and the April 8th Common Council meeting, a text amendment was approved to allow for showrooms as a conditional use. The same applicant is requesting the CUG.

11333 N. Cedarburg Road
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www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Natalie Redding, Planner**
DATE: **June 22, 2026**
SUBJECT: **Mequon I LLC for The Enclave at Mequon Preserve Phs. IX. The applicant is seeking final plat and tree plan approval to allow for 13-lots in Phase IX of The Enclave at Mequon Preserve subdivision located west and east of 10662 N. Tree Sparrow Road.**

Background: The applicant is requesting final plat approval for The Enclave at Mequon Preserve Phase IX, located east of 10622 N Tree Sparrow Drive. Phase IX consists of 13 lots in total (lots 114-126).

Street Tree Plan:
The street tree plan was approved by the Tree Board on June 4th, 2026 (see report). Installation of the trees for this phase will be completed in the fall per the recommendation of the City Forester. Staff will require a landscape escrow for the tree installation.

Final Plat:
The final plat is consistent with the Development Agreement as amended in January of this year, as well as the previously approved subdivision plans.

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

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

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

1. Common Council approval of the Final Plat.
2. Technical corrections identified by staff shall be made to the final plat.
3. Street trees shall be installed in accordance with the City Foresters' and Tree Board's recommendation (attached). In accordance with the City Forester's recommendation and

the Tree Board's approval, the Planning Commission shall approve:

a. Alternate spacing, as outlined in the report and represented in the plan moved for approval.
b. Any tree that has died or is damaged beyond repair within 14 months of planting shall be promptly replaced by the developer. The replacement planting shall be of the same size and quality as the approved landscaping plan.

4. A landscape escrow at 125% of the cost of installation is required for the street tree installation.
5. City Attorney review of all legal documents.
6. Compliance with Ord. 2019-1560.
7. Payment of all necessary fees and or escrows, including L.O.C. for landscaping requirements.
8. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.

Attachments:
Tree Report Memo Civic Plus, Map, 2026-04-20 EMP IX for review, Enclave Phase 9
Landscape Street Tree Plan

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

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Nathan Herlache**
DATE: **June 22, 2026**
SUBJECT: **Enclave Phase IX Street Tree Report**

Background

Excel Engineering submitted a street tree plan for The Enclave at Mequon Preserve, Phase IX. The property is located at Skylark Court, divergent from the existing Tree Sparrow Drive. The plans were designed by Excel Engineering in collaboration with Veridian Homes.

Analysis

The plan meets the requirements of Section 8 of the City of Mequon Policy Manual for Tree Protection and Preservation, including:

- Minimum diameter requirements
- Installation rate
- Installation within the right-of-way
- Installation of a minimum of three (3) different street tree species

The plan does not meet the following requirements as follows:

- Spacing requirements – "Tall" grouping trees closer together than 40'

Staff recommended that the Tree Board consider a more flexible spacing scheme based upon based on preemptive planning to avoid conflicts with driveways and overcrowding within cul-de-sacs, while still maintaining aesthetic continuity and consistency with the spacing patterns established in previous phases. In some instances, shown on the plan, taller grouping trees are proposed within approximately 20 to 25 feet of one another; however, based on the selected species and their anticipated mature forms, significant canopy conflict is not expected.

Fiscal Impact

Street trees are a build and contribute asset for the City. The plan includes the following inventory of trees that will be dedicated to the City as a public asset:

Species	Quantity	%
State Street Maple	6	20%
Common Hackberry	6	20%
Autumn Gold Ginkgo	6	20%
Shademaster Honeylocust	6	20%
Espresso Kentucky Coffeetree	6	20%

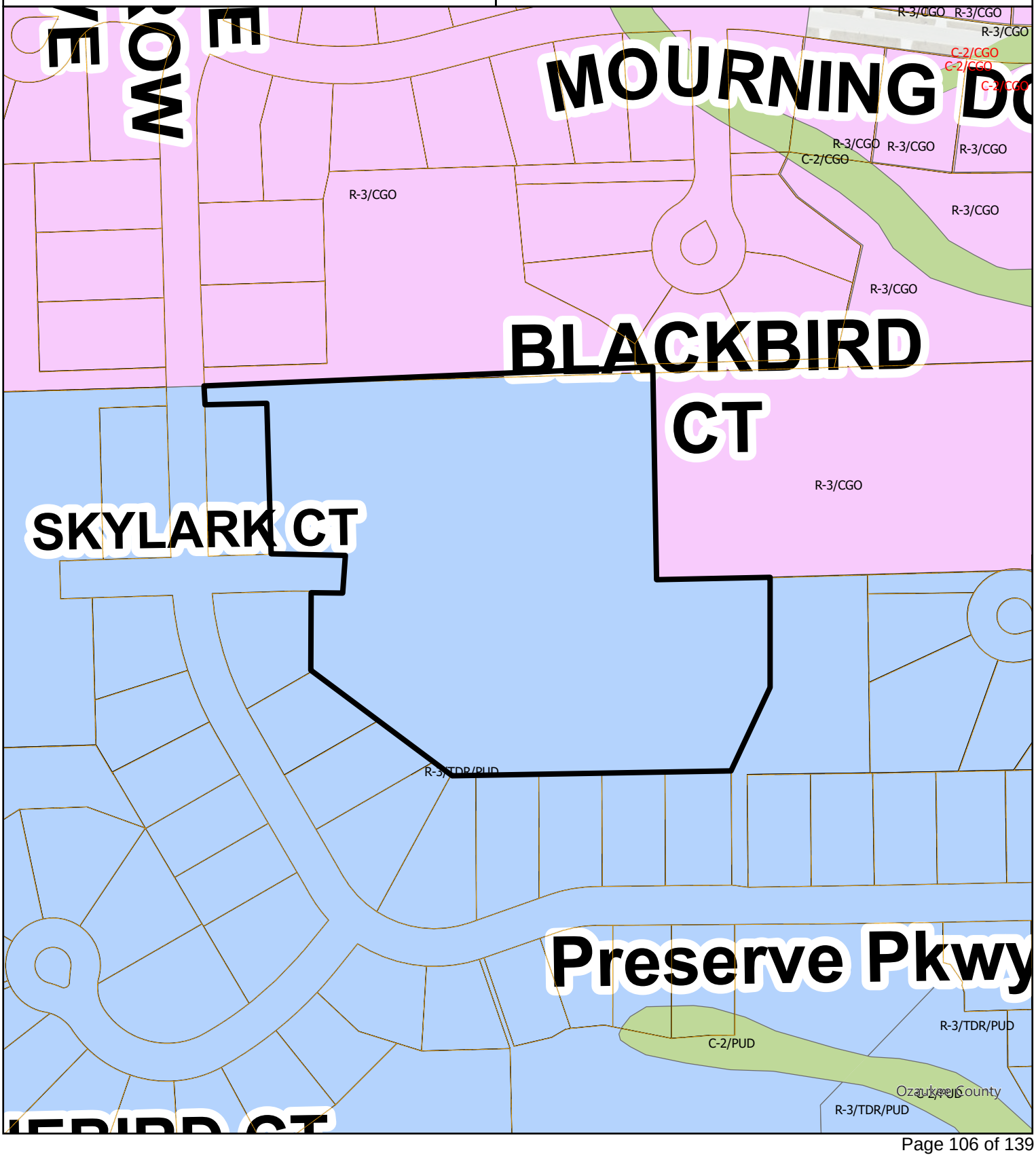
Recommendation

The City Forester recommended that the Tree Board approve The Enclave at Mequon Preserve, Phase IX street tree plan subject to the following conditions:

1. Prior to installation, the developer shall contact the City Forester or his associate to go out and inspect the quality of stock and proper installation procedures. The City Forester or his associate will also be called out upon completion of the planting to ensure installation and staking is correct. The developer will be charged a minimal fee for these inspections.
2. Planning Commission approval of alternate spacing, as outlined in the report and represented in the plan moved for approval.
3. Any tree that has died or is damaged beyond repair within 14 months of planting shall be promptly replaced by the developer. The replacement planting shall be of the same size and quality as the approved landscaping plan.

MEQUON I LLC FOR THE ENCLAVE AT MEQUON PRESERVE PHASE IX

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



THE ENCLAVE AT MEQUON PRESERVE IX

PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SHEET 1 OF 3 SHEETS | VOL. PG.

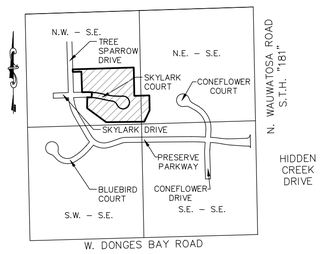
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

ISSUED DATE: APRIL 20, 2026

LOCATION MAP

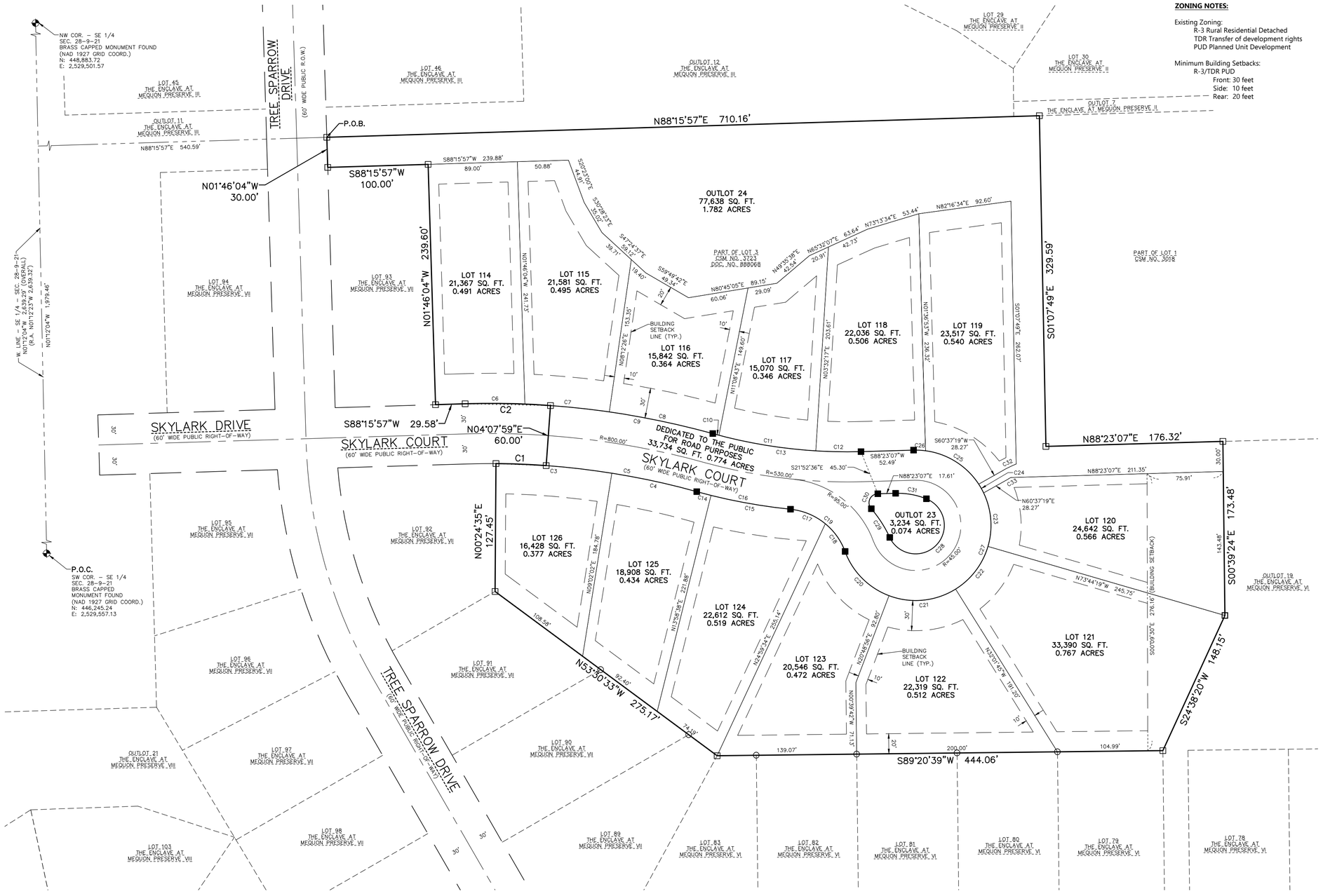


SE 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

SCALE: 1" = 1000'

= THE ENCLAVE AT MEQUON PRESERVE IX SUBDIVISION

TOTAL AREA
392,862 SQ. FT.
9.019 ACRES



Curve Table							
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT	TANGENT
C1	50.04'	770.00'	S87°43'43"E	50.03'	003°43'23"	S85°52'01"E	S89°35'25"E
C2	84.99'	830.00'	N88°48'02"W	84.95'	005°52'01"	N85°52'01"W	S88°15'57"W
C3	115.90'	770.00'	S85°16'42"E	115.79'	008°37'26"	S80°57'58"E	S89°35'25"E
C4	86.66'	770.00'	S77°44'32"E	86.61'	006°26'53"	S74°31'05"E	S80°57'58"E
C5	152.52'	770.00'	N80°11'33"W	152.27'	011°20'56"	N74°31'05"W	N85°52'01"W
C6	59.47'	830.00'	N89°40'53"W	59.46'	004°06'19"	S88°15'57"W	N87°37'44"W
C7	84.54'	830.00'	N84°42'39"W	84.51'	005°50'10"	N87°37'44"W	N81°47'34"W
C8	105.38'	830.00'	N78°09'20"W	105.31'	007°16'29"	N81°47'34"W	N74°31'05"W
C9	164.40'	830.00'	N80°11'33"W	164.14'	011°20'56"	N74°31'05"W	N85°52'01"W
C10	6.34'	500.00'	N74°52'54"W	6.34'	000°43'37"	N74°31'05"W	N75°14'42"W
C11	97.89'	500.00'	N80°51'13"W	97.73'	011°13'01"	N75°14'42"W	N86°27'43"W
C12	44.96'	500.00'	N89°02'18"W	44.95'	005°09'09"	N86°27'43"W	S88°23'07"W
C13	149.20'	500.00'	N83°03'59"W	148.64'	017°05'47"	N74°31'05"W	S88°23'07"W
C14	14.71'	560.00'	S75°16'14"E	14.71'	001°30'17"	S76°01'22"E	S74°31'05"E
C15	80.39'	560.00'	S80°08'07"E	80.32'	008°13'30"	S84°14'52"E	S76°01'22"E
C16	95.10'	560.00'	S79°22'59"E	94.98'	009°43'48"	S74°31'05"E	S84°14'53"E
C17	38.14'	65.00'	S67°26'12"E	37.60'	033°37'20"	S50°37'32"E	S84°14'52"E
C18	34.41'	65.00'	S35°27'37"E	34.01'	030°19'49"	S20°17'43"E	S50°37'32"E
C19	72.55'	65.00'	N52°16'12"W	68.84'	063°56'59"	N20°17'43"W	N84°14'42"W
C20	64.00'	75.00'	S44°44'24"E	62.07'	048°53'22"	S69°11'04"E	S20°17'43"E
C21	69.17'	75.00'	N84°23'35"E	66.75'	052°50'41"	N57°58'15"E	S69°11'04"E
C22	54.60'	75.00'	N37°06'58"E	53.40'	041°42'34"	N16°15'41"E	N57°58'15"E
C23	54.74'	75.00'	N04°38'50"W	53.53'	041°49'01"	N25°33'20"W	N16°15'41"E
C24	10.01'	75.00'	N29°22'41"W	10.00'	007°38'42"	N25°33'20"W	N33°12'03"W
C25	64.56'	75.00'	N57°51'39"W	62.59'	049°19'14"	N82°31'16"W	N33°12'03"W
C26	11.90'	75.00'	N87°04'04"W	11.89'	009°05'36"	S88°23'07"W	N82°31'16"W
C27	328.98'	75.00'	N34°02'42"E	121.87'	251°19'10"	S20°17'43"E	S88°23'07"W
C28	111.01'	28.50'	S43°31'45"W	53.00'	223°10'28"	N24°53'02"W	S68°03'29"E
C29	34.10'	123.50'	N32°47'40"W	33.99'	015°49'17"	N40°42'19"W	N24°53'02"W
C30	20.28'	9.00'	N23°50'24"E	16.25'	129°05'27"	N88°23'07"E	N40°42'19"W
C31	31.45'	76.50'	S79°50'11"E	31.23'	023°33'23"	S68°03'29"E	N88°23'07"E
C32	14.04'	109.00'	S64°18'41"W	14.03'	007°22'44"	S60°37'19"W	S68°00'03"W
C33	3.09'	99.00'	N61°30'59"E	3.09'	001°47'21"	N62°24'40"E	N60°37'19"E

D.O.T. HIGHWAY RESTRICTIONS

Noise Notes:
The lots of this land division may experience noise at the levels exceeding the levels in §Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

Setback Notes:
There shall be no improvements or structures placed between the highway and the setback line.

ZONING NOTES:

Existing Zoning:
R-3 Rural Residential Detached
TDR Transfer of development rights
PUD Planned Unit Development

Minimum Building Setbacks:
R-3/TDR PUD
Front: 30 feet
Side: 10 feet
Rear: 20 feet

LEGEND:

■ 1–1/4" X 18" REBAR SET WEIGHING 4.30 LB/FT.
□ 1–1/4" REBAR FOUND
○ 3/4" REBAR FOUND
SECTION CORNER MONUMENT FOUND

ALL OTHER LOT CORNERS MARKED BY SET 3/4" X 18" REBAR WEIGHING 1.50 LB/FT.

1"= 60' SCALE 60' 0 60' 120' FEET

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927). THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 28–9–21 HAS A BEARING OF NORTH 01°–12'–04" WEST.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. LINEAR MEASUREMENTS ARE GROUND LEVEL DISTANCES UNLESS OTHERWISE NOTED. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF–SECONDS.

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THE ENCLAVE AT MEQUON PRESERVE IX

PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

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

Certified _____, 20_____

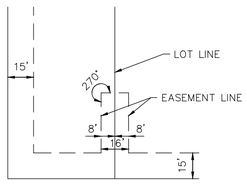
Department of Administration

ISSUED DATE: APRIL 20, 2026

D.O.T. HIGHWAY RESTRICTIONS

Noise Notes:
The lots of this land division may experience noise at the levels exceeding the levels in §Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

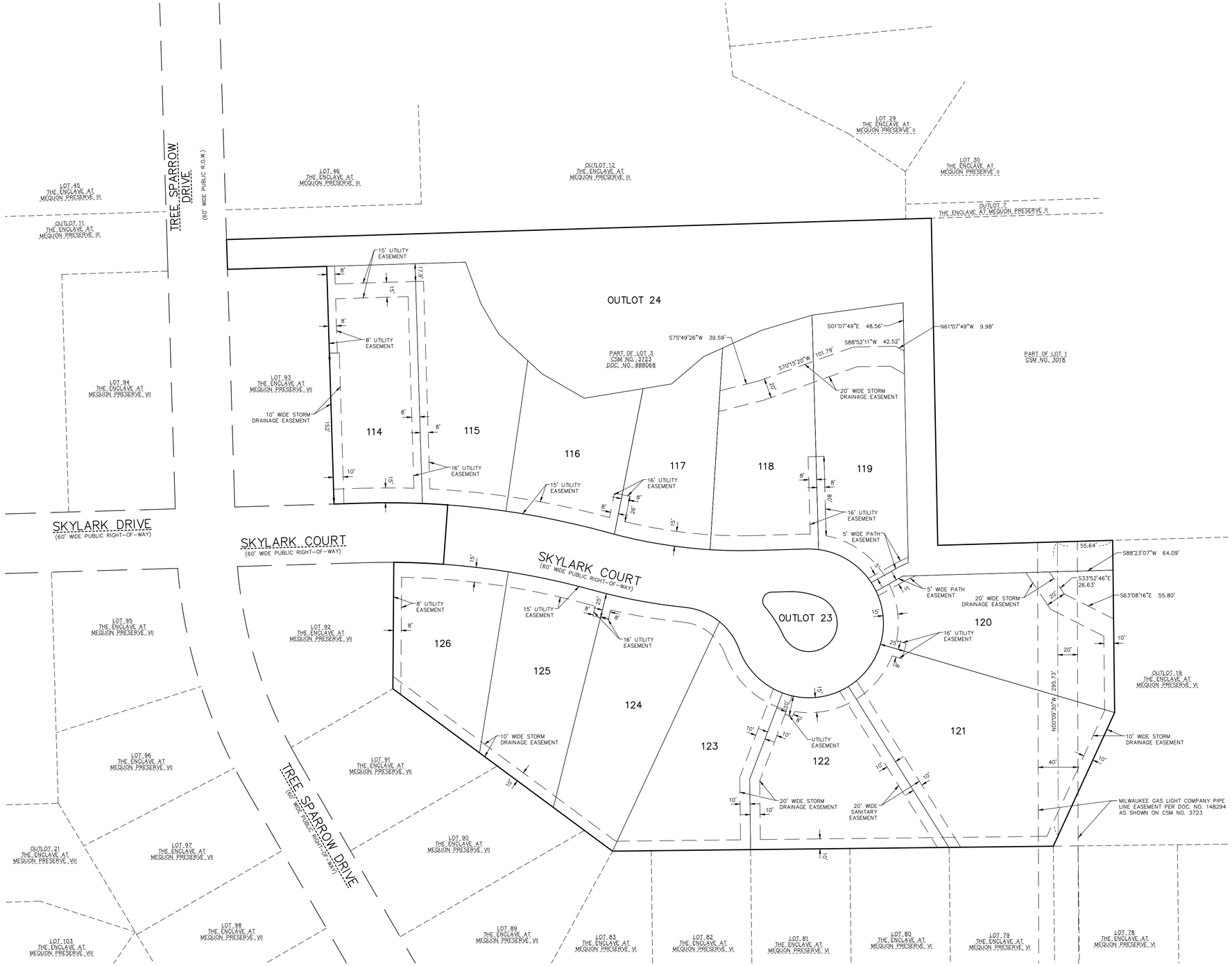
Setback Notes:
There shall be no improvements or structures placed between the highway and the setback line.



TYPICAL UTILITY EASEMENT DETAIL
NO SCALE

Stormwater Management Maintenance Notes
See Sheet 3 for Stormwater Management Notes

Outlot Easement Note
A Public Utility Easement for sanitary sewer, storm sewer and water main blankets the overall limits of Outlot 23.



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1"= 60' SCALE 60' 0 60' 120' FEET

THE ENCLAVE AT MEQUON PRESERVE IX

SHEET 3 OF 3 SHEETS | VOL. PG.

PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor hereby certify that, under the direction of Mequon I, LLC, I have surveyed, divided and mapped a parcel of land described hereon, part of Lot 3 of Certified Survey Map No. 3723, recorded in the Ozaukee County Register of Deeds Office as Document No. 888068, being a part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 28, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 28; thence North 01°-12'-04" West along the West line of said Southeast 1/4, a distance of 1,979.46 feet; thence North 88°-15'-57" East along the South line of Outlot 11 of The Enclave at Mequon Preserve III Subdivision (EMP III), recorded in the Ozaukee County Register of Deeds Office as Document No. 1072528, a distance of 540.59 feet to the point of beginning; thence continuing North 88°-15'-57" East along the South line of Outlot 12 of said EMP III and the South line of Outlot 7 of The Enclave at Mequon Preserve II Subdivision (EMP II), recorded in the Ozaukee County Register of Deeds Office as Document No. 1053730, a distance of 710.16 feet; thence South 01°-07'-49" East along an East line of Lot 3 of said Certified Survey Map No. 3723, a distance of 329.59 feet; thence North 88°-23'-07" East along a North line of said Lot 3, a distance of 176.32 feet; thence South 00°-39'-24" East along a West line of The Enclave at Mequon Preserve VI Subdivision (EMP VI), recorded in the Ozaukee County Register of Deeds Office as Document No. 1151354, a distance of 173.48 feet; thence South 24°-38'-20" West along a Westerly line of said EMP VI, a distance of 148.15 feet; thence South 89°-20'-39" West along a North line of said EMP VI, a distance of 444.06 feet; thence North 53°-30'-33" West along an Easterly line of The Enclave at Mequon Preserve VII Subdivision (EMP VII), recorded in the Ozaukee County Register of Deeds Office as Document No. 1164558, a distance of 275.17 feet; thence North 00°-24'-35" East along an East line of said EMP VII, a distance of 127.45 feet; thence Southeasterly 50.04 feet along the South right-of-way line of Skylark Court on a curve to the right having a radius of 770.00 feet, the chord of said curve bears South 87°-43'-43" East, a chord distance of 50.03 feet; thence North 04°-07'-59" East along the East right-of-way line of Skylark Court, a distance of 60.00 feet; thence Northwesterly 84.99 feet along the North right-of-way line of Skylark Court on a curve to the left having a radius of 830.00 feet, the chord of said curve bears North 88°-48'-02" West, a chord distance of 84.95 feet; thence South 88°-15'-57" West along the North right-of-way line of Skylark Court, a distance of 29.58 feet; thence North 01°-46'-04" West along an East line of said EMP VII, a distance of 239.60 feet; thence South 88°-15'-57" West along a North line of said EMP VII, a distance of 100.00 feet; thence North 01°-46'-04" West along the East right-of-way line of Tree Sparrow Drive, a distance of 30.00 feet to the point of beginning and containing 9.019 acres (392,862 sq. ft.) of land more or less.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Mequon in surveying, dividing, and mapping the same.

_____

Ryan Wilgreen, P.L.S. No. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
ISSUED DATE: APRIL 20, 2026

OWNER'S CERTIFICATE OF DEDICATION

Mequon I, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Mequon I, LLC, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

1. Department of Administration
2. City of Mequon

In witness whereof, Mequon I, LLC, has caused these presents to be signed by its official officer(s) of said limited liability company at

Madison, Wisconsin this _____ day of _____ , 20___.

Mequon I, LLC
By: VH LDV Investments, LLC, its sole member

By:_____

By: Forgewell Building Group, LLC, its sole member

By:_____

STATE OF _____)

COUNTY OF _____) S.S

Personally came before me this _____ day of _____ , 20___, the above named officer(s) of the above named Mequon I, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, _____ County, _____

My Commission Expires:_____

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of THE ENCLAVE AT MEQUON PRESERVE IX SUBDIVISION in the City of Mequon, is hereby approved by the Common Council.

All conditions have been met as of this _____ day of _____ , 20___.

_____
Andrew Nerbun, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Mequon on this _____ day of _____ , 20___.

_____
Caroline Fochs, City Clerk

COUNTY TREASURER'S CERTIFICATE

I, Sandra Tretow, being the duly elected, qualified, and acting Treasurer of the County of Ozaukee, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____ , 20___ affecting the land included in the plat of THE ENCLAVE AT MEQUON PRESERVE IX SUBDIVISION.

_____
Sandra Tretow, Treasurer, Ozaukee County, Wisconsin

CITY TREASURER'S CERTIFICATE

I, Brenda Arnett, being the duly appointed, qualified, and acting Director of Finance of the City of Mequon, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____ , 20___ on any of the lands included in the plat of THE ENCLAVE AT MEQUON PRESERVE IX SUBDIVISION.

_____
Brenda Arnett, Director of Finance, City of Mequon

UTILITY EASEMENT PROVISIONS (PRIVATE)

An easement for electric, natural gas**,** and communications service is hereby granted by MEQUON I, LLC, Grantor, to

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

SPECTRUM MID-AMERICA, LLC, Grantee, and

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

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

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

Stormwater Management Maintenance Agreement

1. Outlot 24 is to be used for Stormwater Management purposes.
2. The lot owner(s) or their successors and/or assigns (herein after referred to as the responsible parties) shall be responsible for maintenance of the stormwater management measures.
3. The responsible parties shall maintain the stormwater management measures in accordance with the approved stormwater management plan on file in the offices of the City as required by the City construction, site erosion control and stormwater management ordinance.
4. In the event that the stormwater management facilities located on Outlot 21 are not being maintained per the approved stormwater management plan, the City is hereby granted an easement to access the property to complete stormwater management maintenance measures.

CONSENT OF CORPORATE MORTGAGEE

Associated Bank N.A., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above Owner's Certificate.

In witness whereof, the said Associated Bank N.A. has caused these presents to be signed by Bryan Schreiter, its Vice President, at _____, Wisconsin this _____ day of _____ , 20___.

Associated Bank N.A.

_____
Bryan Schreiter, Vice President

STATE OF WISCONSIN)

COUNTY OF _____) S.S

Personally came before me this _____ day of _____ , 20___, Bryan Schreiter of the above named banking association to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

_____

Notary Public, _____ County, WI
My Commission Expires: _____

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

Certified _____, 20_____

Department of Administration

OWNER / DEVELOPER:
MEQUON I, LLC
6801 S. TOWNE DR.
MADISON, WI 53713

SURVEYOR:
RYAN WILGREEN
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935
920.926.9800

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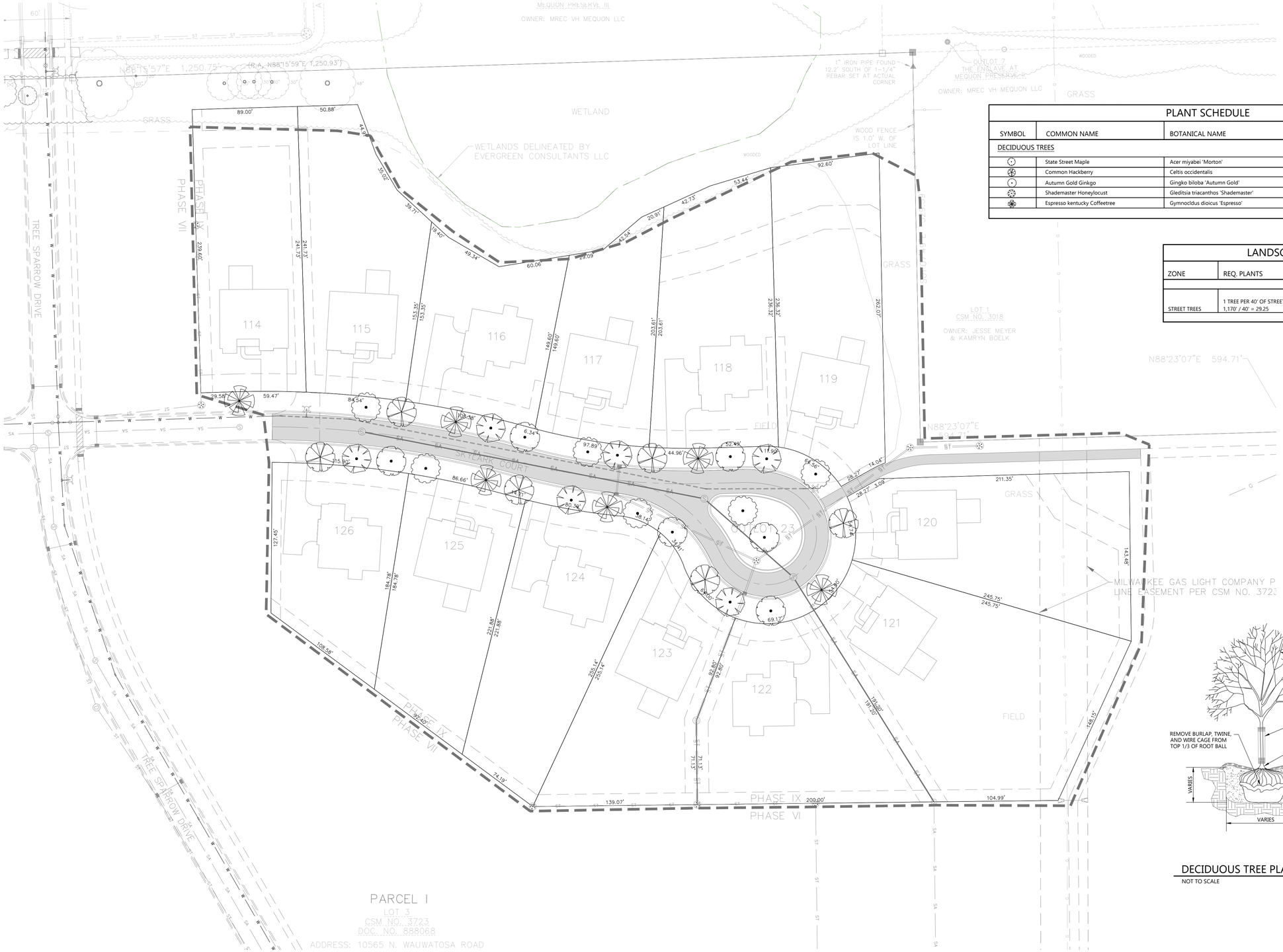
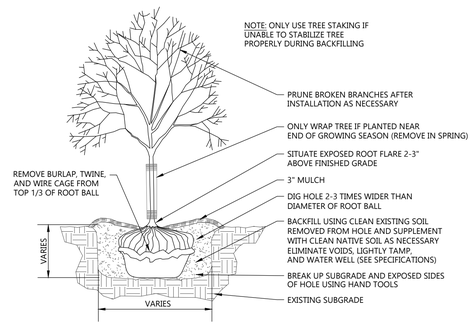


PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PERCENT OF TOTAL	PLANTED SIZE	ROOT
DECIDUOUS TREES						
	State Street Maple	Acer miyabei 'Morton'	6	20%	3" CAL.	B&B
	Common Hackberry	Celtis occidentalis	6	20%	3" CAL.	B&B
	Autumn Gold Ginkgo	Gingko biloba 'Autumn Gold'	6	20%	3" CAL.	B&B
	Shademaster Honeylocust	Gleditsia triacanthos 'Shademaster'	6	20%	3" CAL.	B&B
	Espresso kentucky Coffeetree	Gymnocldus dioicus 'Espresso'	6	20%	3" CAL.	B&B

LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET TREES	1 TREE PER 40' OF STREET FRONTAGE 1,170' / 40' = 29.25	30 STREET TREES



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

SCALE: 1"= 20'

20' 0 20' 40'

NORTH

LANDSCAPE PLAN

EXCEL

Always a Better Plan

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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

APR. 22, 2026

NOT FOR CONSTRUCTION

JOB NUMBER

250273000

SHEET NUMBER

L1.0

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

www.cityofmequonwi.gov **Community Development**

TO: **Planning Commission**
FROM: **Jac Zader, Assistant Director Community Development**
DATE: **June 22, 2026**
SUBJECT: **Miller Marriott Construction Co., LLC. The applicant is seeking concept plan and rezoning recommendation approval from B-5, R-1, R-2B,C-2,OA zoning to R-4, PUD, C-2 zoning for a residential neighborhood consisting of 87 single-family lots on 107 acres for the property located just south of 10303 Baehr Road and north and west of 10007 Baehr Road.**

Background:
The applicant is requesting rezoning and concept plan approval for an 87 lot single family development on 107 acres located immediately north of 10007 N Baehr Road. The site is currently vacant and is zoned primarily B-5 Industrial with a small area zoned Single Family 2.5 acre and 5 Acre residential. The north portion of the site is in the sewer service area while the central and south sections are outside the sewer service area. The proposed development shows lots served by both sewer and non-sewered means but the location is not consistent with the current sewer service area boundary and will require an amendment. In March of 2026, the Common Council Committee of the Whole considered a draft concept plan (see attached minutes and March 2026 plan). The following lists the considerations made by the Common Council:

- Six out of nine members would allow for the 10,000–13,000 square foot lots in the northern section
- Six out of nine members voted in favor of the City maintaining long-term lift station operations
- Seven out of nine members were in favor of requiring two entry points for the subdivision.

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

Is the proposed rezoning consistent with existing and surrounding Land Use Designations?
The Land Use Plan Map shows the majority of the area to the north and east as Industrial. To the south and west the land use designations are primarily Residential 5 acre with a small area of Residential 1-1.5 Acre. It is important to note that there are several single-family residences along Baehr Road directly across from the proposed development that are zoned B-5 (Industrial). The proposed development can be considered consistent with existing land use pattern because the current proposal would maintain the transition between industrial zoning and uses and

residential, it will just occur further north than it currently does. The plan calls for lots of less than .5 acre on the north end that are abutting the existing Industrial uses and will be served by municipal sewer and water and lots greater than 3/4 acre on the south end that will be on private systems and adjacent to existing single family. Previous concept plans presented for consultations suggesting two-family and multiple family on the north end, adjacent to the existing industrial uses, was not supported.

Are there reasonable uses under existing zoning?
While there are reasonable uses under the existing zoning of Industrial, there are significant challenges to development. The site has been marketed for sale as an Industrial site for over 40 years, including city staff participating in expansion of TID No. 2 (Business Park) to offer incentives and/or infrastructure improvements. Despite this, a project has yet to come to fruition. Providing city sewer and water to the site is challenging in part because the site is bifurcated by the sanitary sewer area (See Engineering staff analysis for further details). In addition, this industrially zoned area is not in close proximity to an Interstate Highway, which puts the site at a competitive disadvantage compared to other industrial development sites that are available in the north shore and SE Wisconsin region.

Has there been a change in character or trend in development in area of proposal?
There has not been a change in character in the area over the years. The area remains a mix of residential and industrial uses. There have been a few smaller projects approved and constructed along Donges Bay Road including storage condominiums and a mix use office/industrial along Baldev Court.

Proposed Yield Plan:
As part of the PUD process, a yield plan is required to establish the number of zoning compliant lots achievable. The yield plan shows 90 lots, conforming to the R-4 zoning district. The proposed number of lots (87) shown the concept plan complies with the yield plan.

Site Conditions:
The site is appropriate for a conservation subdivision development in that it contains floodplain and several wetlands. The City Forester has walked the site and has identified numerous specimen trees, including several mature oak trees exceeding 25-inch DBH, and large sugar maples. The site also contains native woodland stands and wooded groves including ironwood trees. Please see attached specimen locations map. The applicant is required to inventory and map the specimen trees and native woodlands and modify the concept plan for preservation of these significant environment features within common space (dedicated outlots), lending itself to purpose and objectives of a conservation neighborhood design.

Proposed Concept Plan:
While it is considered one development, the intent is to create two distinct neighborhoods with the north section being developed by Neumann Development and the central and south sections being developed by Miller Marriot.

The concept plan shows 73 single family homes served by public sewer and water on the north portion of the site and 14 single family homes served by private systems on the central section. The south portion of the site is primarily open space with walking trails. In totality, the site

contains a total of 56 percent open space with a majority of it located in the south portion of the development. The plan shows two new public roads with access to Baehr Road. The plan also shows an emergency access drive connecting the proposed road to Enterprise Drive and another emergency access drive connecting the two developments together.

Based on feedback from staff and the Common Council, the applicant increased the minimum lot size in the north section of the development from 10,000 square feet to 13,000 square feet. This minimum size is similar to other developments in Mequon including the Central Growth area which allows lots as small as 14,475 square feet provided that at least half of the lots are ½ acre (21,780 square feet and the recently approved UCRC (Ulao Creek Residential Cluster) which allows lots as small as 15,000 square feet. The city's older Huntington Park subdivision, which is also zoned R-4/PUD, has lots as small as 13,068 square feet while Lac du Cours subdivision, zoning R-3/PUD has lots ranging from 9,583 to 75,358 square feet.

The developer's proposed plan increased the lot size at the expense of the originally proposed open space. The original concept plan provided 64% open space compared to the proposed concept plan at 56%. Conservation subdivisions, per code, required at least 60% open space, therefore the proposed concept plan requires a waiver through the PUD process. The distribution of open space results in the north section of the development having limited common open space. The original plan presented to the Common Council (see attached) provides approximately 30 feet of perimeter open space typically required of conservation subdivisions. In addition, the original concept plan provided a central pocket park within an outlot.

Since the lot sizes, and minimum lot width, in the north section of the development preclude the ability to have a side entry garage, it is likely that most, if not all, of the garage doors will face the street. Of all recent conservation subdivisions approved, the city has required mitigation of the aesthetic of all front-loading garages. As a condition of the PUD, staff will require at least 50% of the lots have side entry garages and the remaining lots shall meet the conditions related to front loading garages of the north section.

The central section of the development shows a minimum lot area of .3/4 acres and an average lot width of 130 feet. Staff has no concerns regarding the proposed layout and design of the lots in the southern section noting however that the layout will be impacted by the required preservation of specimen trees and native woodlands and will change.

In response to the Common Council's consultation and in an effort to ensure consistency with the city's qualitative and quantitative requirements of conservation subdivision, planning staff recommends the following conditions of approval

- There shall be an open space buffer of 30 feet along the perimeter of the development without sacrificing the minimum 13,000 square foot minimum lot size.
- There shall be either a full road connection between the two sections or two permanent connections to the north section. While the existing wetlands make a road connection between the two sections more challenging, staff believes there is enough upland area to accomplish this without sacrificing any lots. (See Engineering staff analysis for further details).

- No more than two garage stalls shall be present on the same linear plane.
- All front-loading garage doors shall contain architectural details consistent with the front elevation.
- None of the front-loading garages shall have a consistent setback to that of the habitable portion of the building.
- No more than 30% of the front-loading garages shall project further into the front yard than the habitable portion of the building.

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

As mentioned previously, separate access points are proposed on Baehr Road for the north section and south section of the subdivision. Based on the Common Council consultation, staff recommends either two access connections to North Baehr Road for the north section or that the two sections have a permanent road connection between them. Right-of-way for North Baehr Road shall be dedicated at the ultimate right-of-way width of 50 feet from the existing east property line(s).

Street connections to North Baehr Road are subject to acceleration and deceleration lanes and a bypass lane, which are required by the Mequon Standard Specifications for Land Development (SSLD)

Wetlands appear to be present on site. A wetland delineation report and concurrence by the WDNR shall be submitted with the preliminary plat application. The report shall indicate the wetland protective area width in conformance with City ordinance. No impervious surfaces are permitted within the wetland protective area.

Much of the property is located within the sewer service area, however the southwest portion of the parcel is outside of the boundary. The sanitary sewer service area must follow property lines. A sewer service area boundary amendment is required prior to rezoning, typically takes 6-9 months, and requires approval by the following:

- the City of Mequon Sewer Utility District Commission,
- the Milwaukee Metropolitan Sewerage District,
- the Southeastern Regional Planning Commission, and
- the Wisconsin Department of Natural Resources.

A development agreement (DA) will be required at the time of preliminary plat. In addition to standard development terms and conditions, the DA will also define the terms and conditions associated with:

> The applicant has requested consideration of connecting to public sanitary sewer through the transfer of title of an existing, private lift station. Prior to application, the applicant shall complete a condition and capacity assessment of the existing lift station. All terms and conditions for public sanitary sewer connection will be addressed through the

negotiation of the DA.

Water connection shall conform to the Mequon Water Utility Water Connection Policy. The parcel has access to public water. Based upon the minimum required fire flow, connection may be required both on Enterprise Drive and Donges Bay Road. The connection on Enterprise Drive requires a water main extension to the property and the construction of water main along the full extent of the property line on Baehr Road is the responsibility of the developer.

Development and redevelopment projects transform naturally pervious surfaces into impervious ones, such as rooftops and pavement. This shift increases the volume and velocity of runoff, which, if unmanaged, leads to downstream erosion, increased flood risk, and the transport of pollutants like phosphorus and sediment into Mequon's waterways. To mitigate these impacts, the City requires comprehensive stormwater quality and quantity management.

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 City will require permitting through the Engineering Division for this work, including a fill, excavation, and berms permit, as well as an erosion control permit. Additional details and requirements will be included in a future development agreement.

The procedural and technical engineering requirements will be added as conditions with the preliminary plat and/or the development agreement.

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

1. Common Council approval of the rezoning.
2. The concept plan shall be updated to include a 30 foot open space perimeter along the north section of the development.
3. There shall be two access connections to North Baehr Road for the north section or the two sections shall have a permanent road connection.
4. The north section lots shall meet the following criteria:
    1. Lot size minimum = 13,000 square feet
    2. Lot width minimum= 75 feet
    3. Front Setback = 25 feet, Side Offset = 10 feet, Rear Offset=20 feet
    4. Lot Coverage maximum = 30%

5. No more than two garage stalls shall present on the same linear plane.
6. All front-loading garage doors shall contain architectural details consistent with the front elevation.
7. None of the front-loading garages shall have a consistent setback to that of the habitable portion of the building.
8. No more than 30% of the front-loading garages shall project further into the front yard than the habitable portion of the building.

5. The central section lots shall meet the following criteria:
    1. Lot size minimum = 32,670 square feet
    2. Lot width minimum= 130 feet
    3. Front Setback = 25 feet, Side Offset = 20 feet, Rear Offset=20 feet
    4. Lot Coverage = 20%
    5. At least 50% of the lots have side entry garages
    6. No more than two garage stalls shall be present on the same linear plane.
    7. All front-loading garage doors shall contain architectural details consistent with the front elevation.
    8. None of the front-loading garages shall have a consistent setback to that of the habitable portion of the building.
    9. No more than 30% of the front-loading garages shall project further into the front yard than the habitable portion of the building.
6. All existing wetlands shall be contained in common area.
7. All specimen trees and native woodlands shall be inventoried and mapped. Modifications to the concept plan are subject to staff review and approval, or Planning Commission if considered significant as determined by staff.
8. Rezoning is conditioned upon approval of a Sewer Service Boundary Amendment. No Preliminary Plat or Development Agreement shall be applied for until Amendment is approved.
9. An open space plan with neighborhood features, including ped/bike paths, natural trails, and common use amenities shall be submitted for Planning Commission approval and protected through easements and management plans.
10. The development shall comply with preliminary condominium plat, development agreement, and final plat requirements.
11. 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.
12. Street trees are subject to the approval of the Tree Board and Planning Commission.
13. Street lighting, if proposed, is subject to the approval of the Planning Commission.
14. Entryway signage and landscaping is subject to the approval of Planning Commission.
15. Any substantial change to the general concept plans illustrated in the attached exhibits shall require appropriate amendment to this ordinance.
16. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.

17. Right-of-way dedication along Baehr Road at the width of the ultimate right-of-way, subject to Common Council acceptance, as part of the preliminary plat.
18. The wetland delineation report with WDNR concurrence should be submitted with the

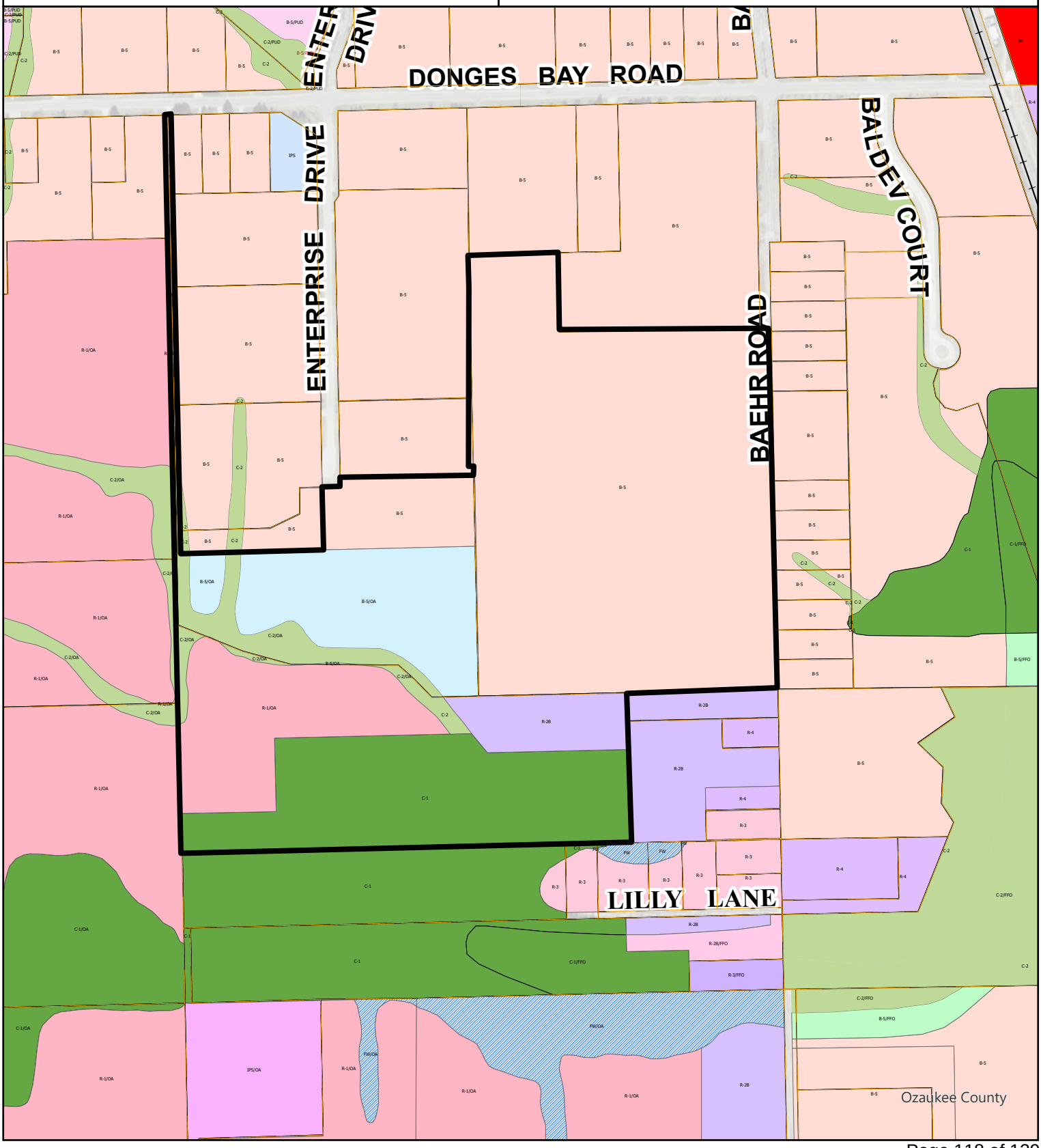
preliminary plat application. The wetland boundaries and protective areas shall be shown on the preliminary plat. If wetland fill is proposed, WDNR permitting shall be submitted at the time of preliminary plat.

19. A development agreement will be required at the time of preliminary plat.

Attachments:
Packet Docs

MILLER MARRIOTT CONSTRUCTION CO., INC.

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



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THE BAEHR ROAD DEVELOPMENT

DATE: 4/27/2026

NEUMANN DEVELOPMENTS, INC.

Dear City of Mequon,

We are pleased to present our plan for The Baehr Road Development, a proposed residential neighborhood featuring 87 single-family homes with abundant open space and common area amenities. Located on a 107.1-acre site on the west side of Baehr Road, south of Donges Bay Road, and adjacent to the Lilly Lane Nature Preserve, the site offers a private community feel with convenient proximity to the Interurban Trail and area amenities, including the nearby Mequon Road and Cedarburg Road hub.

The collaboration between Miller Marriott and Neumann Developments brings together two well-established, highly respected companies, combining their expertise to create a beautiful, successful development. Neumann Developments is known for thoughtful planning, quality construction, and the ability to deliver communities that blend seamlessly with their surroundings. The Miller Marriott team has an established record of creating timelessly beautiful neighborhoods in highly regarded communities such as the City of Mequon, including the City of Delafield, Village of Hartland, and Village of Elm Grove. With a deep understanding of the local market, a commitment to excellence, and a proven track record of delivering projects that enhance the character and value of the area, we are excited to bring this same expertise to The Baehr Road Development.

WHY THIS IS THE RIGHT LOCATION

The City of Mequon provides a unique quality of life, with a thoughtful balance of high development standards, prudent planning, and preservation of expansive open space. Located near the southern edge of the City, The Baehr Road Development offers convenient access to vibrant areas of Mequon and the surrounding metro area, while providing landscape buffering to nearby communities. The following elements demonstrate why this is the ideal location for the development:

- The property abuts the Lilly Lane Nature Preserve and offers the opportunity to enjoy and expand the Preserve and provide public access to it.
  - The City may have future opportunities to connect the Preserve to the Milwaukee River and Interurban Trail system to the east and Mequon Nature Preserve to the west.
  - An industrial or commercial use may disturb more of the natural landscape than the proposed residential development.

- The project abuts Baehr Road, a local street that provides convenient access to other thoroughfares.
  - The proposed residential development benefits from this quieter setting.
  - An industrial or commercial user would be negatively affected by this access.
- The site is close to vibrant Mequon business areas, with the opportunity for connections to the Interurban Trail.
- The City has an abundance of vacant industrial-zoned land outside of this site, and has historically had a vacancy of users for this type of land use.
  - This project provides an alternative that provides a high tax base land value while offering a residential transition buffer for this area.
- The smaller single-family residences are an alternative to traditional larger lots in Mequon, providing a variety of housing stock for the residents.
- The City has adequate sanitary sewer capacity and public water service for this development.

DESCRIPTION OF THE PROPOSED PROJECT

The Baehr Road Development has been artfully designed to foster a beautiful community with a strong sense of neighborhood, where all areas have access to open spaces and interconnected trail systems. The following sections provide additional details about the proposed project:

Current Site Condition

The project site is a 107.1-acre assemblage of vacant land featuring open fields, a central wooded area with pocket wetlands, farmstead ruins on the west side with a narrow gravel drive to Donges Bay Road, and southern fields, wetlands, and floodplain adjacent to the Lilly Lane Nature Preserve. Historic grading and Baehr Road landscaping were previously completed on the northern portion of the site. The northern majority of the site is currently zoned B-5, while the southern portion comprises a mixture of residential, conservancy, and environmental areas. The current land use plan generally reflects the current zoning.

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THE BAEHR ROAD DEVELOPMENT

DATE: 4/27/2026

NEUMANN DEVELOPMENTS, INC.

Project Summary

The Baehr Road Development creates two distinct neighborhoods within the overall community. The central wooded area provides a natural buffer between them, while walking trails and connected open spaces provide connectivity throughout.

Northern Single Family Residences

The northern single-family community with 73 units clusters around a looped road system. These lots are proposed to be a minimum of 75 feet wide and serviced by city sewer and water. A 50-foot bermed and landscaped perimeter will be provided along Baehr Road, and a 40-foot landscape buffer is proposed along the perimeter industrial lands. This design creates a strong sense of privacy and identity for the neighborhood.

Central Single-Family Lots

These 14 single-family home lots sit along a curved road through the central fields. The central wooded area borders the north, and the Lilly Lane Nature Preserve borders the south. Lots will be 130 feet wide with community-owned open spaces. These lots will be outside of the SSA limits and will use septic and well systems.

South Open Space Area

The southern part of the development is proposed as an open space expansion of the Lilly Lane Nature Preserve. The area contains farm fields, fallow wetland areas, farmstead ruins, and a gravel drive to Donges Bay Road. The vision for this area is passive park space, with opportunities for future connections to the City's larger open space and trail system.

Storm Water Management

The site has generally level topography that slopes gently from north to south. Storm water management ponds will serve as attractive features while providing storm water peak flow and quality as required by the City and MMSD. Ponds will be located in central open spaces and along the southern edge of homes.

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THE BAEHR ROAD DEVELOPMENT

DATE: 4/27/2026

NEUMANN DEVELOPMENTS, INC.

SITE DATA TABLES

NORTH Single-Family Lots

- Overall Area = 34.5 acres
- Density = 73 lots / 34.5 acres = 2.11 units/acre
- Average Lot Size = 16,208 sf
- Minimum Lot Size = 13,000 sf (~1/4 acre)
  - Minimum Lot Width = 75'
  - Proposed Setbacks
    - Front = 25' (30' to garage door)
    - Side = 10'
    - Rear = 20'
- Lot Coverage = 30% building/structure per lot
- Common Open Space = 9.7 acres
  - Includes all open spaces and trails
- Public road length = 4,100 ln. ft.
- Proposed Zoning = Residential PUD

CENTRAL Single-Family Lots

- Overall Area = 30.4 acres
- Density = 14 units / 30.4 acres = 0.46 units/acre
- Minimum Lot Size = 32,670 sf (3/4 acre)
  - Minimum Average Lot Width = 130'
  - Proposed Setbacks
    - Front = 30'
    - Side = 20'
    - Rear = 20'
- Lot Coverage = 20% building/structure per lot
- Common Open Space = 16.6 acres
  - Includes all open spaces and trails
- Public road length = 1,460 ln. ft.
- Proposed Zoning = R-4 PUD

SOUTH Open Space

- Open Space = 60.30 acres

Overall Site Statistics

- Total Area = 107.1 acres
- Total Dwelling Units = 87 units
- Overall Density = 107.1/87 = 23 ac/un
- Common Open Space = 60.3/107.1 = 56.3%

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THE BAEHR ROAD DEVELOPMENT

DATE: 4/27/2026

NEUMANN DEVELOPMENTS, INC.

BENEFITS TO THE CITY OF MEQUON

In addition to creating a beautiful and desirable neighborhood in the City of Mequon, The Baehr Road Development will provide the following benefits to the City:

- A substantial expansion of the Lilly Lane Nature Preserve public area, currently envisioned by City staff as a passive use park area with walking trails, fields and passive amenities.
- Public access to the Lilly Lane Nature Preserve where none exists today.
- Clustering of homes and residential areas to provide an extensive amount of preserved and/or common open space throughout this property.
- Public trails will be maintained by the project's management group.
- Storm water management facilities created by this development will be naturalized with the surrounding environment and improve storm water control to downstream facilities.
- The development will contain high-quality homes, with home lot package values expected to start at ~$500,000-$800,000+ per lot for the North neighborhood and $1,050,000-$1,350,000+ for the larger Central homes. This will improve and increase the tax base for the City by $57,000,000+ as currently designed.

Proposed Development Items

- Intent to serve properties outside of the SSA with POWTS and private well.
- Intent to serve properties within the SSA with public, gravity sewer discharging into the existing, private lift station.
- Request for the title (ownership) of the private lift station and associated force main to be transferred to the Mequon Sewer Utility, with proper legal documentation (Option 3).
- Letter/confirmation that the lift station owner is willing to comply with the condition and capacity assessment, address any deficiencies identified, and transfer ownership to the Sewer Utility.
- Request to serve the properties within the SSA with public water served from Enterprise Drive, with proper legal documentation and easements.

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THE BAEHR ROAD DEVELOPMENT

DATE: 4/27/2026

NEUMANN DEVELOPMENTS, INC.

NEXT STEPS

Working with you, we understand the process for design, approval and development of this project is expected to entail and include:

- Conformance by the City that they are willing to take ownership of the upgraded lift station, the proposed unity plan, and support the moving of the SSA limits.
- Comprehensive Plan amendment with public hearing.
- Sanitary Sewer Service Area amendment with SEWRPC to adjust the current sewer service area line to include the entirety of the project (it currently bisects the south part of the single-family area; the entire north area is already in the service area).
- Rezoning and Planned Unit Development approval.
- Site Plan approval and Subdivision Platting.

Plan Commission in June
– PUD In concept
– Rezoning

Common Council
– Read in July
– Vote in August

Plan Commission September/October
– Preliminary Plat Approval
– Rezoning Approval
– DA Approval

Overall, The Baehr Road Development will create a highly desirable residential community with an abundance of open space and site amenities, providing an attractive neighborhood in this conveniently located part of the City. Our team looks forward to continuing to work with everyone at the City to bring this development to fruition.

Thank you,

Chris Miller, Owner
Miller Marriott Construction Co.
(262) 337-4130

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THE BAEHR ROAD DEVELOPMENT

DATE: 4/27/2026

NEUMANN DEVELOPMENTS, INC.

OVERALL SITE PLAN

Baehr Rd Development

Baehr Road City of Mequon, Wisconsin

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THE BAEHR ROAD DEVELOPMENT

DATE: 4/27/2026

NEUMANN DEVELOPMENTS, INC.

SITE DATA SUMMARY

TOTAL AREA:	**107.1 acres**
-Wetland (Assured Delineation):	- 23.7 acres
NET AREA:	83.4 acres
- Floodplain (Zone AE) (upland/non-wetland)	- 15.5 acres

Proposed Development:

Description		Proposed
NORTH Single Family		73 lots
CENTRAL Single Family		14 lots
Sub-Total Area	107.1 ac	87 lots
Overall Density	107.1 / 87 =	1.23 ac/un

NORTH Single Family DEVELOPMENT SUMMARY

- PROPOSED SINGLE FAMILY: 73 lots
- PROPOSED ZONING: Residential PUD
- LOT CHARACTERISTICS:
  - Min. Lot Area = 13,000 sf
  - Min. Lot Width = 75'
  - Front Yard = 25' Home (30' Garage Door)
  - Side Yard = 10'
  - Rear Yard = 20'
  - Lot Coverage = 30% building/structure
- NORTH STREET LENGTH = 3,880 LF (53.2 LF/LOT)
- Subdivision served by sanitary sewer to lift station and public water main.

CENTRAL Single Family DEVELOPMENT SUMMARY

- PROPOSED SINGLE FAMILY: 14 lots
- PROPOSED ZONING: R-4 PUD
- LOT CHARACTERISTICS:
  - Min. Lot Area = 32,670 sf
  - Average Lot Width = 130'
  - Front Yard = 30'
  - Side Yard = 20'
  - Rear Yard = 20'
  - Lot Coverage = 20% building/structure
- CENTRAL STREET LENGTH = 1,460 LF (104.3 LF/LOT)
- Subdivision served by individual septic mounds and well.

SITE COVERAGE CALCULATIONS

Proposed Single Family Lots:	38.51 acres
Proposed Public Right-of-Way:	8.29 acres
Outlots/Open Space:	60.30 acres
TOTAL AREA:	107.1 acres

Common Open Space: 60.3 / 107.1 = 56.3%

OVERALL SITE PLAN

Baehr Rd Development

Baehr Road City of Mequon, Wisconsin

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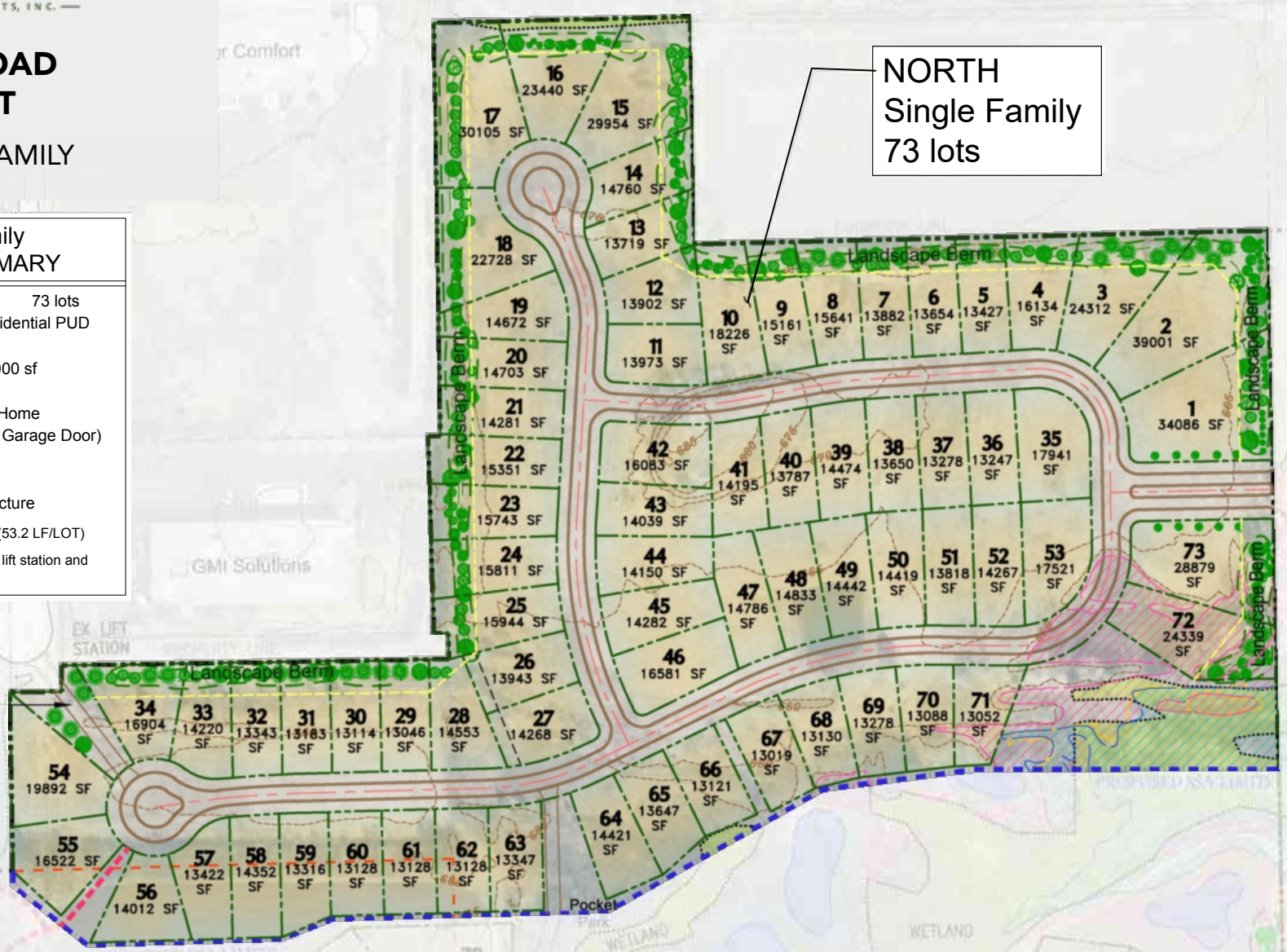
THE BAEHR ROAD DEVELOPMENT

NORTH SINGLE-FAMILY

NORTH Single Family DEVELOPMENT SUMMARY	
- PROPOSED SINGLE FAMILY:	73 lots
- PROPOSED ZONING:	Residential PUD
- LOT CHARACTERISTICS:	
- Min. Lot Area =	13,000 sf
- Min. Lot Width =	75'
- Front Yard =	25' Home
	(30' Garage Door)
- Side Yard =	10'
- Rear Yard =	20'
- Lot Coverage = 30% building/structure	
- NORTH STREET LENGTH = 3,880 LF (53.2 LF/LOT)	
- Subdivision served by sanitary sewer to lift station and public water main.	



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THE BAEHR ROAD DEVELOPMENT

NORTH SINGLE-FAMILY

The north section will consist of 73 homes from Neumann Developments with a price range of ~$500,000-$800,000+.

Each front elevation will contain at least **ONE** of the following:

- Front-facing dormer
- Front porch =/> 40 SF
- 20% of front elevation masonry
- Hipped main roof
- Boxed-out window

Side and rear elevations will incorporate design elements from front elevation to maintain consistent theme.

Window wraps and 6" corner trim are required on all elevations.

At least one variation in siding profile OR siding color on front elevation is required.

Masonry porch column bases are required on homes without any other masonry element.

See Exhibit A - Garage Requirements..

EXTERIOR DESIGN REQUIREMENTS

Renderings are provided for visual reference only. Actual design and styles may vary.

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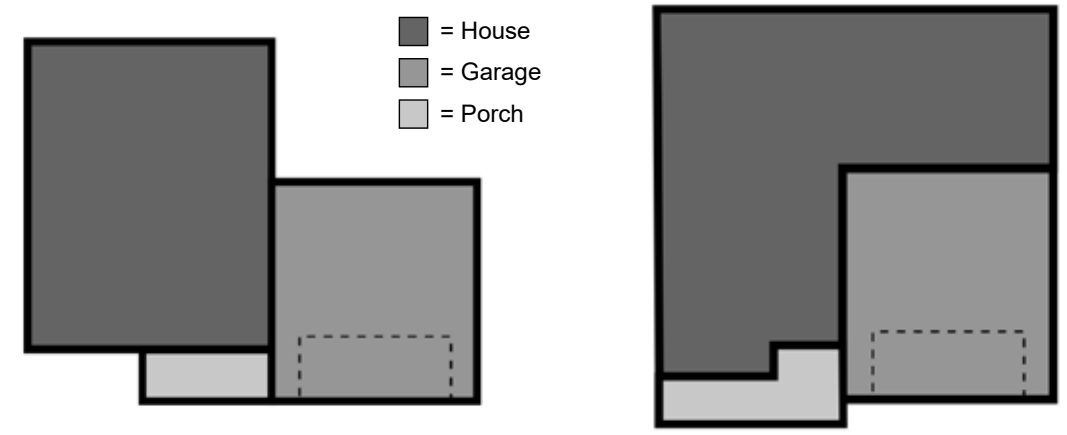
THE BAEHR ROAD DEVELOPMENT

NORTH SINGLE-FAMILY

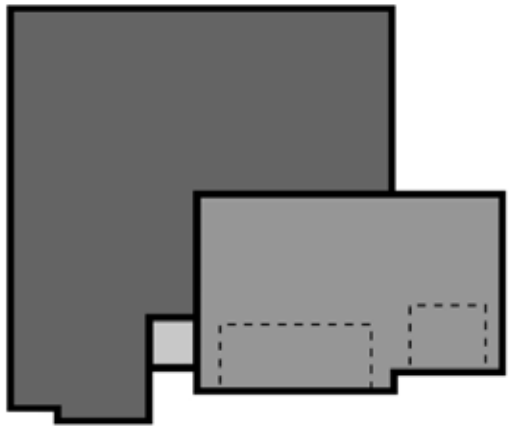
Garage doors must incorporate at least **ONE** of the following features:

- Windows in top panel
- Wood grain finish
- Carriage style panels and hardware

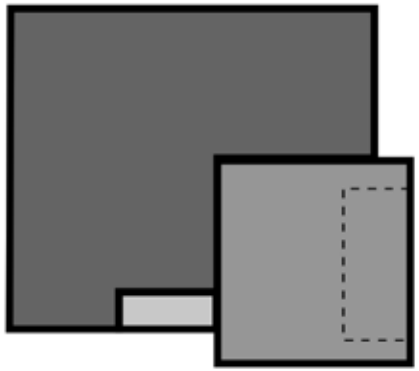
EXHIBIT A - GARAGE REQUIREMENTS



Wall with front-facing garage door must sit at or behind the front porch or forward-most wall of house



3rd car garage stalls must be set back a minimum of 1’-6” from front garage wall



Side-entry garages are permitted where appropriate

Examples are provided for visual reference only and are not all-inclusive.

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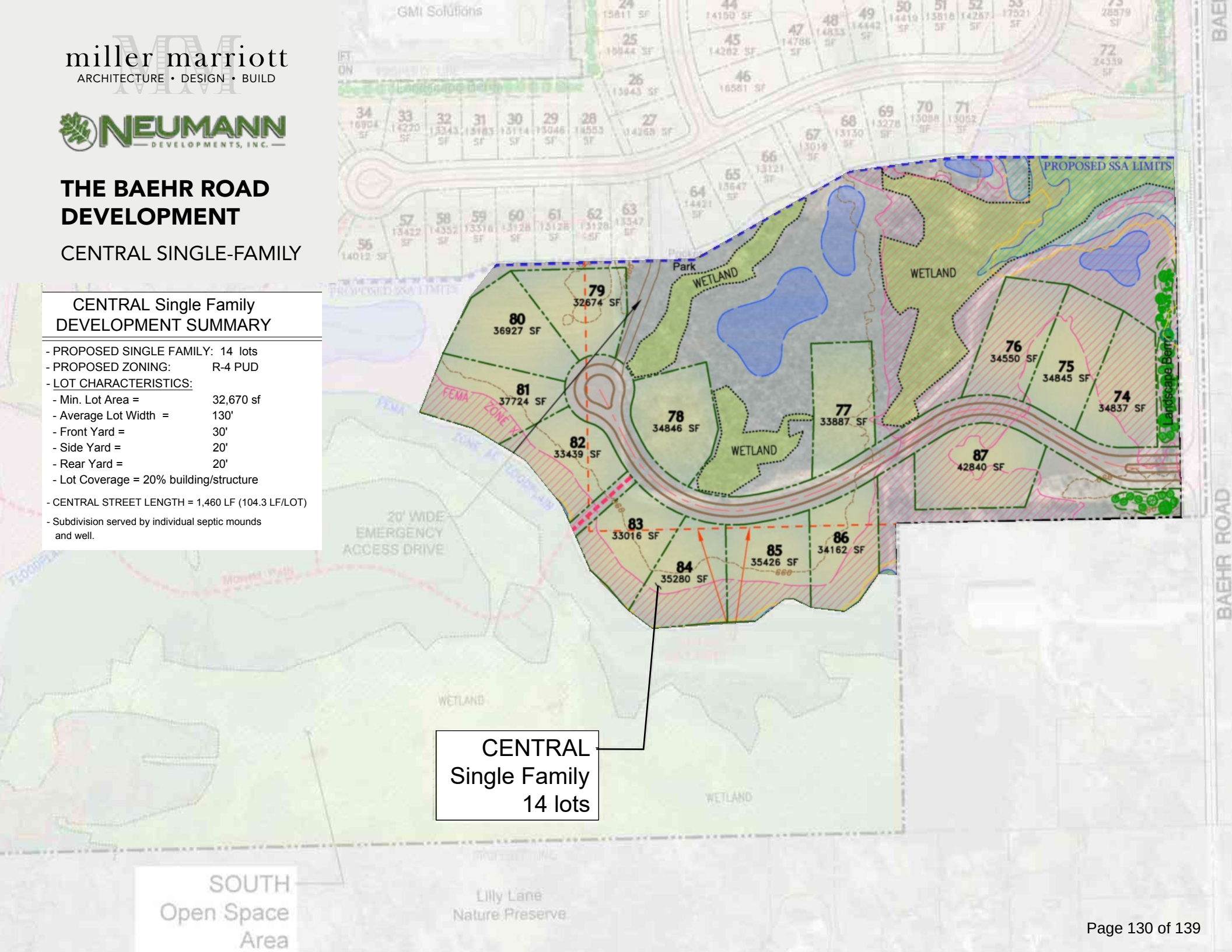
NEUMANN DEVELOPMENTS, INC.

THE BAEHR ROAD DEVELOPMENT

CENTRAL SINGLE-FAMILY

CENTRAL Single Family DEVELOPMENT SUMMARY

- PROPOSED SINGLE FAMILY: 14 lots
- PROPOSED ZONING: R-4 PUD
- LOT CHARACTERISTICS:
  - Min. Lot Area = 32,670 sf
  - Average Lot Width = 130'
  - Front Yard = 30'
  - Side Yard = 20'
  - Rear Yard = 20'
  - Lot Coverage = 20% building/structure
- CENTRAL STREET LENGTH = 1,460 LF (104.3 LF/LOT)
- Subdivision served by individual septic mounds and well.



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THE BAEHR ROAD DEVELOPMENT

CENTRAL SINGLE-FAMILY

Miller Marriott has over 20 years of experience dedicated to creating homes and neighborhoods that exemplify timeless beauty and exceptional quality.

This Central Section will consist of 14 homes that reflect similar materials and design elements used in the North Section to create a connection throughout the development, yet have is own separate and distinctive neighborhood feel.

These custom-designed homes will be priced at $1,050,000-$1,350,000+.

CENTRAL AREA ARCHITECTURAL STYLE

Examples are provided for visual reference only and are not all-inclusive.

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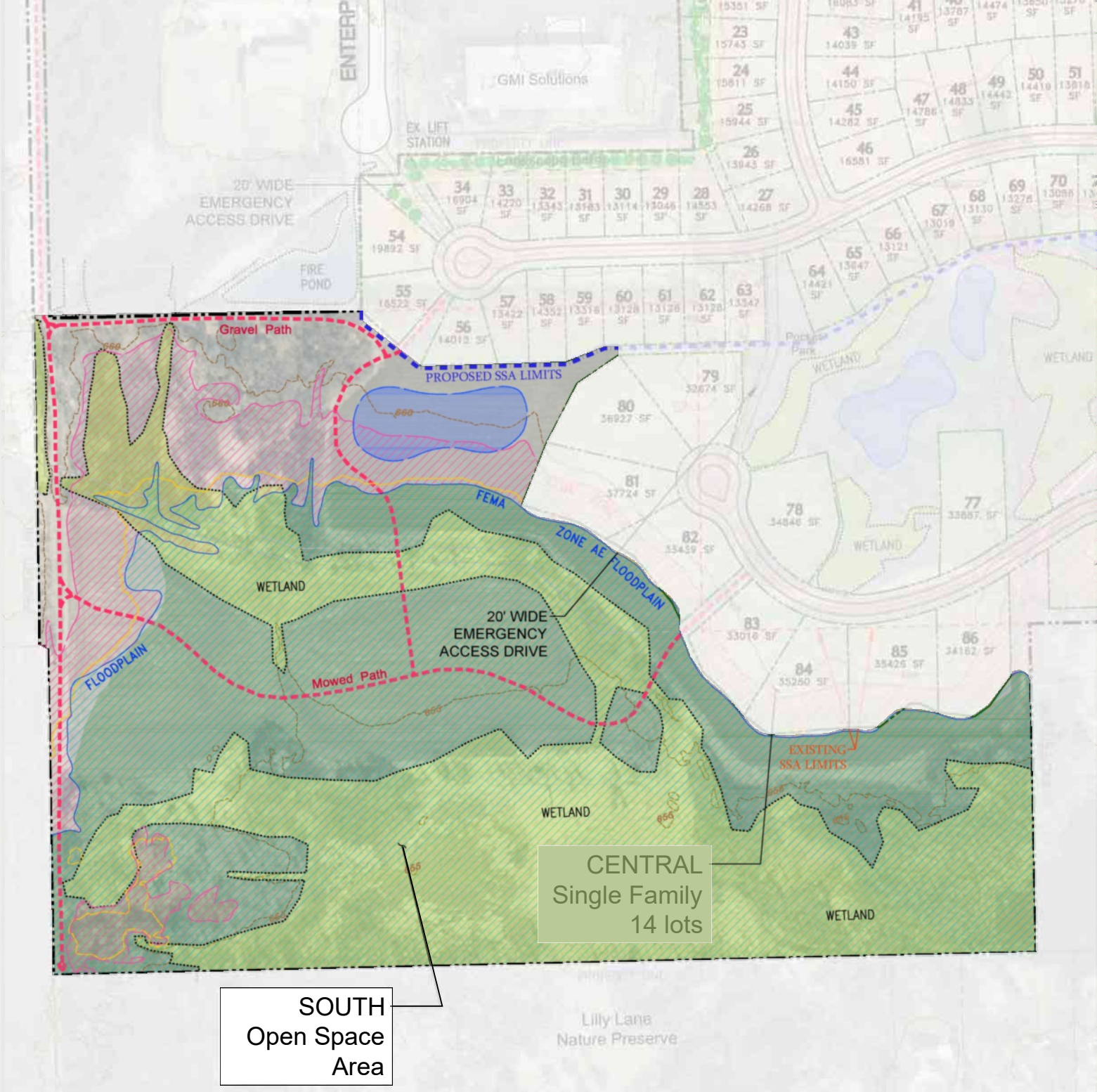
NEUMANN DEVELOPMENTS, INC.

THE BAEHR ROAD DEVELOPMENT

SOUTH OPEN SPACE

The general vision for this area is passive park space, with an opportunity for future connections to the city's larger open space and trail system plan along the southern perimeter of the city.



SITE DATA SUMMARY | NORTH Single Family DEVELOPMENT SUMMARY | CENTRAL Single Family DEVELOPMENT SUMMARY

W DONGES BAY ROAD

BAEHR ROAD

Seal Analytical, Inc

Johnson Level and Tool Manufacturing

Jorgensen Conveyor and Filtration Solution

Doctor Comfort

GMI Solutions

ENTERPRISE DRIVE

EX LIFT STATION

PROPERTY LINE

Landscape Berm

20' WIDE EMERGENCY ACCESS DRIVE

FIRE POND

Gravel Path

PROPOSED SSA LIMITS

Pocket Park

WETLAND

FEMA ZONE X

FEMA ZONE AE FLOODPLAIN

FLOODPLAIN

Mowed Path

EXISTING SSA LIMITS

NORTH
Single Family
73 lots

CENTRAL
Single Family
14 lots

SOUTH
Open Space
Area

Lilly Lane
Nature Preserve

W LILLY LANE

| | | |

Exhibit A _Concept Plan Presented to Common Council

SITE DATA SUMMARY

TOTAL AREA:	**107.1 acres**
-Wetland (Assured Delineation):	- 23.7 acres
NET AREA:	83.4 acres
- Floodplain (Zone A) (upland/non-wetland)	- 15.5 acres

Proposed Development:

Description		Proposed
NORTH Single Family		73 lots
CENTRAL Single Family		14 lots
Sub-Total Area	107.1 ac	87 lots
Overall Density	107.1 / 87 =	1.23 ac/un

NORTH Single Family DEVELOPMENT SUMMARY

- PROPOSED SINGLE FAMILY: 73 lots
- PROPOSED ZONING: Residential PUD
- LOT CHARACTERISTICS:
  - Min. Lot Area = 10,000 sf
  - Min. Lot Width = 75'
  - Front Yard = 25' Home (30' Garage Door)
  - Side Yard = 10'
  - Rear Yard = 20'
  - Lot Coverage = 30% building/structure
- NORTH STREET LENGTH = 4,100 LF (56.2 LF/LOT)
- Subdivision served by sanitary sewer to lift station and public water main.

CENTRAL Single Family DEVELOPMENT SUMMARY

- PROPOSED SINGLE FAMILY: 14 lots
- PROPOSED ZONING: R-4 PUD
- LOT CHARACTERISTICS:
  - Min. Lot Area = 32,670 sf
  - Average Lot Width = 130'
  - Front Yard = 30'
  - Side Yard = 20'
  - Rear Yard = 20'
  - Lot Coverage = 20% building/structure
- CENTRAL STREET LENGTH = 1,460 LF (104.3 LF/LOT)
- Subdivision served by individual septic mounds and well.

SITE COVERAGE CALCULATIONS

Proposed Single Family Lots:	30.11 acres
Proposed Public Right-of-Way:	8.49 acres
Outlots/Open Space:	68.50 acres
TOTAL AREA:	107.1 acres
Common Open Space:	68.5 / 107.1 = 64.0%

OVERALL SITE PLAN

Baehr Rd Development

Baehr Road City of Mequon, Wisconsin

Proposed development by:

miller marriott
ARCHITECTURE • DESIGN • BUILD

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING

NORTH
0 75 150 300
(22"X34") Scale: 1" = 150'
(11"X17") Scale: 1" = 300'

DATE: 1/08/2026

X:\2021\21-041-933 M M MEQUON SUBDIVISION NOW 953 FOR NDI\DRAWINGS\CONCEPTS\SITE PLAN-MM JANSEN_2025-12-30.DWG

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
4100 N. Calhoun Road
Brookfield, WI 53005
t: (262) 790-1480
info@trioeng.com

W DONGES BAY ROAD

BAEHR ROAD

ENTERPRISE DRIVE

Seal Analytical, Inc

Johnson Level and Tool Manufacturing

Jorgensen Conveyor and Filtration Solution

Doctor Comfort

GMI Solutions

FIRE POND

PROPERTY LINE

WETLAND

FLOODPLAIN

FEMA ZONE A FLOODPLAIN

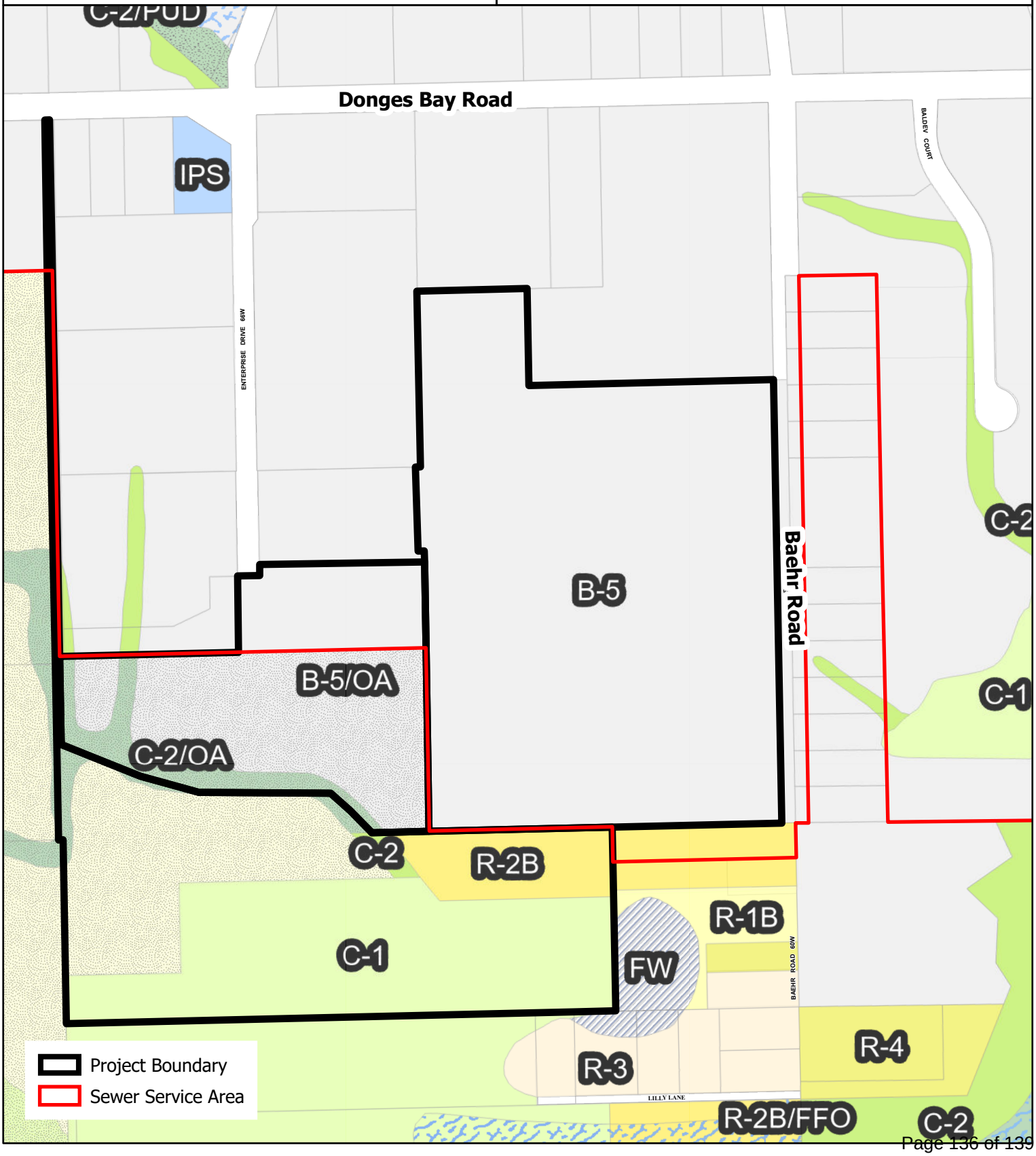
Lilly Lane Nature Preserve

W LILLY LANE

| | | |

THE SANCTUARY OF LILLY LANE

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



City Forester location of tree presentation areas

3) Discussion Items

a) Common Council Decision to Exercise Extraterritorial Zoning Authority

Assistant Director of Community Development Zader, introduced the item and provided a background. Extraterritorial zoning allows cities to have control outside their corporate boundary and adopt an area to expand an ordinance. A Joint Extraterritorial Zoning Committee (JETZCO) was created made up of three citizen members of the Mequon Planning Commission and three Grafton citizens. This Commitee is allowed the ability to form a new zoning district or make amendments to existing districts. Mr. Zader briefly explained the benefits of such a team and how the City has previously adopted ordinances for three areas within the Town of Grafton, most recently in 2008.

The City has received two separate amendment requests within two of the existing areas and City staff is requesting Committee input on their action. Mr. Zader offered the following options:
1. The City can affirm its authority to exercise decisions by reestablishing JETZCO for one or both areas and consider amending the existing zoning.
2. The Committee can adopt an ordinance to terminate the existing ordinance and allow the Town of Grafton all authority.
3. Create an ordinance to update the zoning without reestablishing JETZCO. This does not fully follow statute and allows for possible challenges from a developer. The development decisions would be made by the Planning Commission.

Mr. Zader also offered a hybrid option to #1 that would modify the ordinance from 2008. This would allow future rezoning to single-family residential homes with one unit per acre without JETZCO approval.

Committee discussion ensued with concerns focused primarily on the density of the subdivision and their lack of utilities and how this could affect Mequon residents. Several members voiced their interest in a wide buffer at the shared boundary to preserve and prioritize Mequon residents along Pioneer Road. A straw poll was taken directing City staff to reestablish JETZO with a unanimous result.

b) A Consultation for a Proposed Residential Development and Associated Utility Service for a Property Located on 107 Acres West of Baehr Road, South of Donges Bay Road and North of Lily Lane Nature Preserve

Mr. Zader provided an introduction and the request for Committee guidance on the subject of zoning and utilities. The site is zoned as R4 Industrial and has been presented to the Committee several times in the past with alternative developments. The plan brought forward today includes 10,000 square foot lots in the Northern subdivision which is not currently allowed and there is a lack of existing utilities to offer the new builds.

Public Works Director/City Engineer Lundeen explained the utility challenges this project would encounter under the current sewer service for the area. The City has 23 lift stations it maintains, including one that services Enterprise Drive, but it would not reach the Southern subdivision. The project developer is requesting that the City convert that lift station to allow

service to their new builds. This would require a condition and capacity assessment of the station prior to its title transfer to the City.

Committee members shared concerns about the lift station's capabilities. Members also provided input regarding the site plan itself, including the density and small size of the lots in the Northern subdivision, entrances to each subdivision, its proximity to industrial buildings, garage placements, and the water rate of return and its effects on existing Mequon residents.

Mr. Miller, the developer of the proposed site, spoke about the ability to remain economically viable in this location. The lift station would require upgrading regardless, and asks the City to take control over that portion of the project to allow the development to proceed as planned. Tom Jansen, owner of the property, expressed his support of this plan.

The Mayor called for several straw polls from Committee members to provide City staff direction. All members agreed that some form of residential planning is appropriate for this site. Six out of nine members would allow for the 10,000–13,000 square foot lots in the Northern subdivision. After further discussion, six out of nine members voted in favor of the City maintaining long-term lift station operations. Seven out of nine members were in favor of requiring two entry points for each subdivision.

4) Informational Items

a) Committee of the Whole Planning Calendar

5) Adjourn

MOTION:	Motion to adjourn at 8:02 p.m.
MOVER:	Alderman Peter Bratt
SECONDER:	Alderman Kelly Tolocko
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
RESULT:	Approved by Voice Acclamation

Respectfully Submitted,
Janet Meyer, Deputy Clerk