**Planning Department**

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax (262) 691-1798

# PLAN COMMISSION
# MEETING NOTICE AND AGENDA
## Thursday, November 16, 2023
## 6:00 PM

Pewaukee City Hall Common Council Chambers
W240 N3065 Pewaukee Rd., Pewaukee, WI 53072

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1. Call to Order and Pledge of Allegiance

2. Discussion and Action Regarding Approval of the September 21, 2023 and October 19, 2023 Meeting Minutes

3. Discussion and Action Regarding the Site and Building Plans for Dr. Matt Smith for Property Located at W239 N1690 Busse Road for the Purpose of Developing a Dental Office (PWC 0954998002)

4. Discussion and Action and Public Hearing for Lawrence Marincic/Carity Land Corporation/Ancient Oaks to Rezone Property Located at N18 W22670 Watertown Road from A-2 Agricultural and LC Lowland Conservancy to Rm-1 Multiple-Family Residential Planned Unit Development, LC Lowland Conservancy, and UC Upland Conservancy for the Purpose of Developing Four-Family and Duplex Owner-Occupied Condominiums (PWC 0958990005 & PWC 0958990006)

5. Discussion and Action Regarding a Preliminary Certified Survey Map for Lawrence Marincic/Carity Land Corporation/Ancient Oaks for Property Located at N18 W22670 Watertown Road for the Purpose of Developing Four-Family and Duplex Owner-Occupied Condominiums (PWC 0958990005 & PWC 0958990006)

6. Discussion and Action and Public Hearing for Lawrence Marincic/Carity Land Corporation/Ancient Oaks for a Conditional Use Permit for Property Located at N18 W22670 Watertown Road for the Purpose of Developing Four-Family and Duplex Owner-Occupied Condominiums (PWC 0958990005 & PWC 0958990006)

7. Discussion and Action Regarding the Site and Building Plans for Lawrence Marincic/Carity Land Corporation/Ancient Oaks for Property Located at N18 W22670 Watertown Road for the Purpose of Developing Four-Family and Duplex Owner-Occupied Condominiums (PWC 0958990005 & PWC 0958990006)

8. Adjournment

Ami Hurd
Deputy Clerk

11/10/2023

**NOTICE**

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.

# CITY OF PEWAUKEE
# PLAN COMMISSION AGENDA ITEM 2.

**DATE:** November 16, 2023

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding Approval of the September 21, 2023 and October 19, 2023 Meeting Minutes

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

9.21.23 meeting minutes

10.19.23 meeting minutes

**In attendance:**
Alderwoman C. Brown, T. Janka, D. Kiser, D. Linsmeier, and S. Sullivan.

**Also in attendance:**
City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

   In the absence of Chairman Bierce, Commissioner Brown called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the July 20th, 2023 Meeting Minutes

   **A motion was made and seconded (T. Janka, D. Kiser) to approve the July 20th, 2023 meeting minutes.** Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Zoning Permit for Ellenbecker Investment Group for Property Located at N21 W23350 Ridgeview Parkway for the Purpose of Erecting a 35-Foot Flagpole (PWC 0953994001)

   Mr. Fuchs stated the proposal was for a 35-foot flagpole, but the maximum height permitted according to the Zoning Code is 30 feet, although there is a provision that the Plan Commission may approve something taller. Mr. Fuchs recommended approval of the Zoning Permit.

   **A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the Zoning Permit for Ellenbecker Investment Group.** Motion Passed: 5-For, 0-Against.

4. Discussion and Action and Public Hearing for WVRC to Rezone Property Located on Pewaukee Road from B-3 General Business to B-4 Office District for the Purpose of Constructing an Emergency Vet Clinic (PWC 0966999)

   Commissioner Brown opened the public hearing at 6:05pm.

   Dan Schlenvogt (N11 W24058 River Lane) questioned why the zoning was being changed after being approved three years ago. Mr. Fuchs noted that the B-4 district is more suitable for the proposed development. Mr. Schlenvogt questioned if a turn lane would be put in, and Mr. Fuchs noted the County would have to approve the access.

   Dean Weigand (N11 W24199 River Lane) questioned what was being proposed.

   Nathan Laurent with Keller stated the proposal was for a 25,000 square foot animal hospital to expand services and accommodate customers from their existing business that will be relocating to this site. It is a 24-hour operation, but the majority of the clients are seen during the day. The clinic will handle operations,

specialty and regular vet visits, MRI's, CT scans, and oncology. Mr. Laurent noted the plans are largely unchanged from the last time they presented, but the building is 1,000 square feet smaller.

Mr. Laurent referred to the turn lane and noted they have an approved permit from Waukesha County adding a left turn lane coming south on Highway 164.

Susan Kelly (N9 W23870 Sherwood Drive) stated her sister owns the property and she was concerned about the barriers between the properties. Mr. Laurent stated there were trees and landscaping surrounding the site. Ms. Kelly questioned if there would be any repercussions for the septic systems. Mr. Laurent noted that it would not affect the residents' wells.

Commissioner Brown closed the public hearing at 6:15pm.

Commissioner Sullivan stated he was concerned about the noise, and Mr. Laurent pointed out that there would be no ambulance service for animals. There is an outdoor area for animals, but not a play area, and there will be no doggy daycare or boarding at the facility.

Mr. Fuchs added that submittal of a revised set of plans reflecting the zoning standards was the only condition related to the rezoning.

**A motion was made and seconded (D. Kiser, T. Janka) to recommend approval of the Rezoning for WVRC.** Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for WVRC for Property Located on Pewaukee Road for the Purpose of Constructing an Emergency Vet Clinic (PWC 0966999)

Mr. Fuchs stated he was recommending approval with the following conditions: final grading, erosion control, and storm water approval by Engineering; requiring the drive and parking that goes around the addition to not be constructed until that phase occurs; access approval by Waukesha County; connecting to public sewer facilities once available; the landscape plan is to be revised to add a third variety of evergreen trees and replace the Norway Maples with a like native species tree; and light poles are to be a maximum of 15 feet with a three-foot base and to be dimmed to 50 percent at 9pm.

Mr. Fuchs pointed out that they suggested the applicant consider a cross access to the site to the north for a driveway if that property ever develops.

Discussion took place regarding the possibility of sanitary sewer as relates to developers bringing it to the area.

Commissioner Brown stated she wanted to make sure this building was pushed to the northeast as much as possible in order to be away from the single-family subdivision. Ms. Wagner noted they were as far as they could go on this property and are up against the floodplains and wetlands.

Discussion took place regarding the screening and berms. Mr. Laurent noted all the trees they are planting are in addition to the existing foliage on the south side of the property or the north and west sides of the residences. He mentioned that adding a berm would negatively impact the water flow from the residential properties.

Commissioner Brown felt the northern part of building looked bland. Mr. Laurent noted that they added stone and windows to the north elevation, but he pointed out that services being done in that area of the building cannot have windows on them.

Ms. Wagner stated they are working on the storm water management. She stated sewer is not currently available, but water is available in Pewaukee Road, and they will connect to it.

Mr. Laurent stated signage has not yet been submitted, but the only thing they expect to be illuminated is the emergency vet posts. Mr. Fuchs noted the City does have a shutoff timeframe in the ordinance within a certain distance from residential use.

Mr. Laurent referred to the condition regarding paving the road around the building, as the Fire Department will want the road paved. Mr. Fuchs stated he spoke to the Fire Chief and it would not have to be fully paved, but that condition could be revised based on input by the Chief. Mr. Laurent noted State code requires a fire lane on the side of the building. Further discussion took place regarding the road as relates to the future building addition.

Mr. Laurent then questioned the sewer connection timeline. He felt they would need time to plan and to remove parking, and he felt two years would be an acceptable amount of time. Ms. Wagner noted the City's policy for non-residential properties is five years from the date of the final Resolution. She noted it would take the City at least a year to build it, as well as time to close out the contract, so she felt they would end up with a two-year timeframe.

Discussion then took place regarding the retention pond.

Commissioner Kiser stated he would not vote in favor of this because of the sewer piece. He felt there should be some long-term discussions with the developer and more coordination. Mr. Laurent commented that they would love to have sewer available, and they did not drive that discussion. Their investment in their private septic system will be going into the garbage in two years once sewer is available and they will pay a lofty special assessment. He felt there was nothing different their group could have done from 2019 when they first came to the Plan Commission, to now, that would change the outcome of where they are today.

**A motion was made and seconded (C. Brown, T. Janka) to recommend approval of the Conditional Use Permit for WVRC with the conditions listed in the staff report, the change in plans to improve the look of the north side, keeping the drive exactly where it is, and adding a timeframe to the sewer condition that hookup is required five years after the final resolution.**
Motion Passed: 4-For, 1-Against (Kiser).

6. Discussion and Action Regarding the Site and Building Plans for KD Glass for Property Located at W227 N4755 Duplainville Road for the Purpose of Constructing Two Proposed Building Additions and Related Site Modifications (PWC 0866997004)

The applicant stated this would be an approximately 22,000 square foot storage addition to the north and a 3,000 square foot addition to the office area on the southeast corner. Materials will be the same as the current building, and there will be glass on the corners of the storage building and a curved glass wall in the office area.

Mr. Fuchs recommended approval with the condition for additional landscaping to be planted between the stormwater pond and the turnaround drive. He stated they would like to work with the applicant on the tree line adjacent to the road on the west side to access the area and work with the applicant on site to make sure there is sufficient screening.

**A motion was made and seconded (T. Janka, D. Linsmeier) to approve the Site and Building Plans for KD Glass.** Motion Passed: 5-For, 0-Against.

7. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road for the Purpose of Constructing a Two-Story Storage Building (PWC 0963997)

Mr. Zeilhofer stated they submitted this plan two years ago, and they are looking to do the exact same plan that was already passed with no changes.

Commissioner Brown felt the property was not in good shape. She reminded the Commission of the condition on the previous approval that they cannot store anything outside, and she felt the property had not changed at all since that approval. Commissioner Brown wanted to make sure the building was big enough so that the items did not have to be in the front yard. She suggested a condition of approval that even if the building is not big enough, none of the items can stay outside.

Mr. Zeilhofer noted that the building is the maximum size building they could fit on the property. All the cars and trailers will either go behind the building or in the building.

Commissioner Kiser questioned if this property would be connected to sewer. Ms. Wagner mentioned that the City was bringing sewer and water to this area within the next year, and they will have five years to connect.

Discussion took place regarding drainage on the property and the use of a swale.

**A motion was made and seconded (D. Kiser, S. Sullivan) to recommend approval of the Conditional Use Permit and Site and Building Plans for Zeilhofer Properties, LLC with the conditions listed in the staff report.** Motion Passed: 5-For, 0-Against.

8. Discussion and Action Regarding the Site and Building Plans for the City of Pewaukee for the Purpose of Constructing a Replacement Gun Club Lift Station (PWC 0920999001)

Ms. Wagner stated they are looking to upgrade the lift station and install a new building on the east side of the existing driveway. This will expand the capacity in the lift station, and they are changing the design of the building to make it safer for City staff to access the pumps. They will also be putting a canopy over the lift station so that pulling pumps can be done under a cover in inclement weather. They are also adding a bathroom facility for staff. Ms. Wagner noted the estimated cost of the project was $5 million.

**A motion was made and seconded (T. Janka, D. Kiser) to approve the Site and Building Plans for the Gun Club Lift Station.** Motion Passed: 5-For, 0-Against.

9. Adjournment

**A motion was made and seconded (D. Kiser, S. Sullivan) to adjourn the meeting at 7:26pm.** Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

**In attendance:**
Mayor S. Bierce, Alderwoman C. Brown, D. Kiser, and C. Wunder.

**Also in attendance:**
City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

   Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding an Application for a Building Permit for Michael and Kristi Meinecke for Property Located on Glacier Road for the Purpose of Constructing a New Single-Family Home in the UC Upland Conservancy Zoning District (PWC 0887039)

   Mr. Fuchs stated this was for a building permit for property zoned Rs-3 and UC Upland Conservancy. A portion of the home encroaches into the Upland Conservancy zoning district, which has a requirement that building permits cannot be issued until the Plan Commission reviews and approves them. Mr. Fuchs stated staff does not object to the proposed home, as it is a permitted use. He noted the setbacks meet the Rs-3 district standards.

   Mr. Fuchs added that the zoning boundaries would not change. He stated anything else that would require a zoning or building permit would have to come back to the Plan Commission if it is located in the UC portion of the property.

   **A motion was made and seconded (D. Kiser, C. Brown) to approve the Building Permit for Michael and Kristi Meinecke.** Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Michael Wist for Property Located at N44 W27998 Capitol Drive from Floodplains, Lowland & Upland Conservancy, and Other Natural Areas to Low Density Residential (> 2 AC. / D.U.) (PWC 0886995)

   Action taken in item 4.

4. Discussion and Action and Public Hearing for Michael Wist to Rezone Property Located at N44 W27998 Capitol Drive from F-1 Floodplain to Rs-2 Single-Family Residential for the Purpose of Remodeling or Rebuilding the Existing Home (PWC 0886995)

   Mr. Fuchs stated the property is currently zoned F-1 Floodplain, but the owner had the floodplain field delineated and resulted in a portion of the property not being within the floodplain. The property owner went

through the FEMA process to get the land officially mapped out of the floodplain, so the City now has a portion of the property zoned F-1 Floodplain that is not actually floodplain. Mr. Fuchs stated the property owner is requesting that it be amended and changed to reflect what is actually on site.

Chairman Bierce opened the public hearing at 6:09pm.

Thomas Manteufel (N43 W27935 Ishwane Court) questioned how much of the property was being rezoned. Mr. Fuchs noted it was essentially the area where the house currently is.

Bryan Vieaux (N44 W28069 Capitol Drive, Town of Delafield) questioned how much more of the property is going to be rezoned to build on. Mr. Fuchs noted 3.5 acres was being rezoned.

Mike Wist (N44 W27998 Capitol Drive) stated he was the property owner and clarified the area to be rezoned. He stated there is already a house on the property.

Chairman Bierce closed the public hearing at 6:18pm.

**A motion was made and seconded (D. Kiser, C. Wunder) to recommend approval of the Comprehensive Master Plan Amendment and Rezoning for Michael Wist.** Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding a Conceptual Review for Garage Alley Pass for a Proposed Multiuse Rental Space Business for Property Located at W223 N607 Saratoga Drive (PWC 0964994003)

Mr. Fuchs stated this was a conceptual review for consideration of a storage or warehouse-type use. The preliminary plan includes four buildings with a total of over 40,000 square feet of space. The use is not a warehousing-type facility, as the units are a little bigger. It could be used for just storage of equipment or personal items, but if businesses are using the space to operate out of, that use would be considered a Conditional Use Permit.

The applicant stated the spaces will be leased out like an apartment, so there will be regulations as to what is allowed and what is not. It was noted that there will be security cameras on site, and they would like it to be a safe, secure space. The applicant added that no outside storage would be allowed, as well as no loud noise.

Commissioner Brown was concerned about the conflicts that may arise from the different uses in the spaces and the need for Police services.

The applicant noted a lease would be six to 12 months, but a month-to-month lease could also be done. Each unit would be metered individually for electricity and water and would have its own bathroom.

Commissioner Kiser stated he wanted to see the company's business plan to make sure the units do not become living quarters. Chairman Bierce suggested doing a six month or less lease to prevent that from happening.

The applicant noted there would be a gate with a card reader to gain access, and they can see who is going in and out every time they swipe their card. There will also be a camera system.

Chairman Bierce questioned how the City would handle the uses and questioned if uses would have to come before the Plan Commission every time. Mr. Russ Raposa, architect for the project, noted that according to the

State, the buildings can only be for business use, storage use, or a factory. There will be limits as to what is allowed, and they are hoping for more of a hobby clientele. Access will be allowed 24 hours a day, seven days a week.

Discussion took place regarding emergency vehicle access. The applicant stated there would be full access around the complete set of buildings so there would be plenty of room for the circulation of emergency vehicles.

No action was taken.

6. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Starla Enterprises, LLC for Land Located at the Northwest Corner of Johnson Drive and Springdale Road from Manufacturing/Fabrication/Warehousing to Office Commercial (PWC 0961996006)

   Chairman Bierce stated items 6, 7, and 8 were being removed from the agenda at the applicant's request. No action was taken.

7. Discussion and Action and Public Hearing for Starla Enterprises, LLC to Rezone Land Located at the Northwest Corner of Johnson Drive and Springdale Road from M-1 General Wholesale Business/Warehouse District to B-4 Office for the Purpose of Constructing a Two-Story Office Building (PWC 0961996006)

   No action taken.

8. Discussion and Action Regarding the Site and Building Plans for Starla Enterprises, LLC for Land Located at the Northwest Corner of Johnson Drive and Springdale Road for the Purpose of Constructing a Two-Story Office Building (PWC 0961996006)

   No action taken.

9. Adjournment

   **A motion was made and seconded (D. Kiser, C. Brown) to adjourn the meeting at 6:42pm.** Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

# CITY OF PEWAUKEE
# PLAN COMMISSION AGENDA ITEM 3.

**DATE:** November 16, 2023

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding the Site and Building Plans for Dr. Matt Smith for Property Located at W239 N1690 Busse Road for the Purpose of Developing a Dental Office (PWC 0954998002)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Dr. Matt Smith staff report 11.16.23

Dr. Matt Smith narrative

Dr. Matt Smith site & building plans

Dr. Matt Smith exterior lighting spec sheets

**Office of the Planner & Community Development Director**
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of November 16, 2023

**Date:** November 6, 2023

**Project Name:** Site & Building Plan Review Application

**Project Address/Tax Key No.:** W239N1690 Busse Road/PWC 0954998002

**Applicant:** Design 2 Construct

**Property Owner:** NATIONAL EXCHANGE BANK AND TRUST

**Current Zoning:** B-6 Mixed Use Business District

**2050 Land Use Map Designation**: Office Commercial

**Use of Surrounding Properties:** Industrial to the north, Pilgrims' Rest Cemetery to the south, vacant land zoned B-6 District to the east and office to the west.

**Project Description/Analysis**

The applicant filed a Site & Building Plan Review Application for the development of a dental office for property located upon W239N1690 Busse Road. The property has an area of approximately 1.37 acres and is currently vacant, except for remnant asphalt from a previous development, which was razed at some point between 2013 and 2015.

The property is zoned B-6 Mixed Use Business District, which allows a dental office as a Permitted Use.

The site plan consists of a single story, 3,920 square foot building and 24 parking spaces. Parking spaces are 10' x 20', which exceeds the minimum size requirement of 180 square feet. The site also exceeds the 40% greenspace minimum with about 30% of the site being impervious and nearly 70% of the site remaining greenspace.

The landscape plan includes 2 canopy trees, 2 ornamental trees, 1 evergreen tree and 53 shrubs. Lighting consists of 3 parking lot light poles and 7 four-foot-tall bollard type lights around the building and walkways.

Storm water management is not required as the development is disturbing about 38,000 square feet. *Final grading and erosion control shall be approved by the Engineering Department at the time of Building Permit review*.

The building has a maximum height of 19'-6". Primary building materials include brick, aluminum metal panels, and Longboard aluminum siding. Rooftop mechanicals will be placed within the center of the building and screened to limit the view.

A sign plan has not yet been provided. Any proposed signs will require separate review and permitting through the Building Services Department.

**Recommendation**

Staff recommends approval of the subject Site & Building Plan Review Application to allow for the construction of a dental office upon property located at W239N1690 Busse Road (PWC 0954998002).

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Planning & Community Development
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Dr Matt Smith

**Introduction:**

Included with this project narrative you will find the graphical information regarding the proposed business development located at W239N1690 Busse Road. The proposed development will be a relocation of an existing business, Stone Ridge Dental- Dr. Matt Smith, currently located on Stone Ridge Drive in the City of Pewaukee. The new development will include a new free-standing 3,920 square foot single story building and the requisite site development needed to support the new building.

This new development will have an approximate construction cost for site and building of $2.1 million.

Dr. Matt Smith will be the owner/occupant of this building, which will be the new home of his business.

**Existing Site:**

The existing site is approximately 1.37 acres and is currently vacant. The site frontage is Busse Road to the south, Vacant parcel to the East, National Exchange Bank to the west, Werner Electrical Supply to the North. Vehicular access to the site is currently available on Busse Road.

The base zoning of the site is designated “B-6 Mixed Use Business District and the proposed use is permitted in this district.

**Plan of Operation:**

Stone Ridge Dental provides General Cosmetic Dentistry. They provide a full portfolio of cosmetic dental procedures including but not limited to Teeth Whitening, Orthodontic services and Sedation Dentistry.

The office hours are Monday -Thursday , 7:00am – 3:00pm, Friday by appointment, No Weekend hours.

The office has 5 total employees.

**Proposed Building/Site:**

The proposed building is approximately 3,920 square feet. The site design provides 24 total parking spaces (including 1 accessible space) located along Busse Road and the western boundary of the site. The paved surfaces will be in compliance with zoning section 17.060c, providing an asphalt surface which will be in place prior to occupancy. Site access will remain off of Busse Road.

The building will be constructed using a combination of decorative modular brick, aluminum composite material (ACM), Longboard aluminum wood look siding, prefinished metal canopy element, aluminum storefront glazing systems and entrances. See enclosed drawings and 3-D imagery for further information. The trash enclosure will utilize the same brick as on the primary building with metal slat swinging doors.

Signage is not part of this submittal. Signage will be submitted under a separate cover when the design is fully developed.

HVAC units are intended to be located on the roof. Physical screening as well as central placement on the roof is proposed to screen the units from view.

Storm-water management is not required for this site.

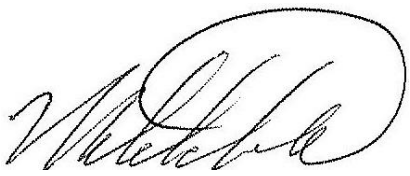
Landscaping for the site will follow all City of Pewaukee guidelines as outlined in the City zoning ordinance. Plans are included as part of this submittal package for consideration by the Plan Commission.

Our site lighting design includes lighting levels for the parking lots that provide an adequate level of light utilizing a combination of light poles and light bolards. The light bolards are located in front of the building element to avoid the visual conflict poles would have.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is a relocation of a long-standing established use and is consistent with the nature of the surrounding neighborhood which is currently a mix of different businesses. The traffic patterns in the neighborhood are already established and will not be negatively impacted by the new development.

If you have any questions or concerns regarding this proposed development, please feel free to contact our office.

Sincerely,
Mark Hertzfeldt



Design 2 Construct Development Corporation

# BUILDING DESIGN FOR:

# DR. MATT SMITH

BUSSE RD.
PEWAUKEE, WI 53188




LOCATION MAP

N

## SHEET INDEX:


TS TITLE SHEET

LANDSCAPING
L101 SITE LANDSCAPE PLAN
L201 SITE LANDSCAPE DETAILS
L202 SITE LANDSCAPE NOTES

ARCHITECTURAL
A1.0 ARCHITECTURAL SITE PLAN
A2.1 FLOOR PLAN
A4.0 EXTERIOR ELEVATIONS
A4.1 EXTERIOR ELEVATIONS


## PROJECT CONTACTS

### LANDSCAPE CONSULTANT

KAPUR INC.
7711 N. PORT WASHINGTON RD.
MILWAUKEE, WI 53217

BRIAN BOEDING
EMAIL: bboeding@kapur.com
PHONE: (414) 410-5244

### ARCHITECT — MARK HERTZFELDT

SUPERVISING PROFESSIONAL — MH

### PROJECT MANAGER

TERRY KOTH

### PROJECT NO.

23-00183

### DATE

09.27.2023

### SEAL


**DESIGN**
•
**CONSTRUCTION**

**PHONE (262) 677-9933**
**FAX (262) 677-9934**
•
**N173 W21010**
**NORTHWEST PASSAGE WAY**
**JACKSON, WI 53037**



DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
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PHONE 262.677.9933
FAX 262.677.9934
•
info@design2construct.com

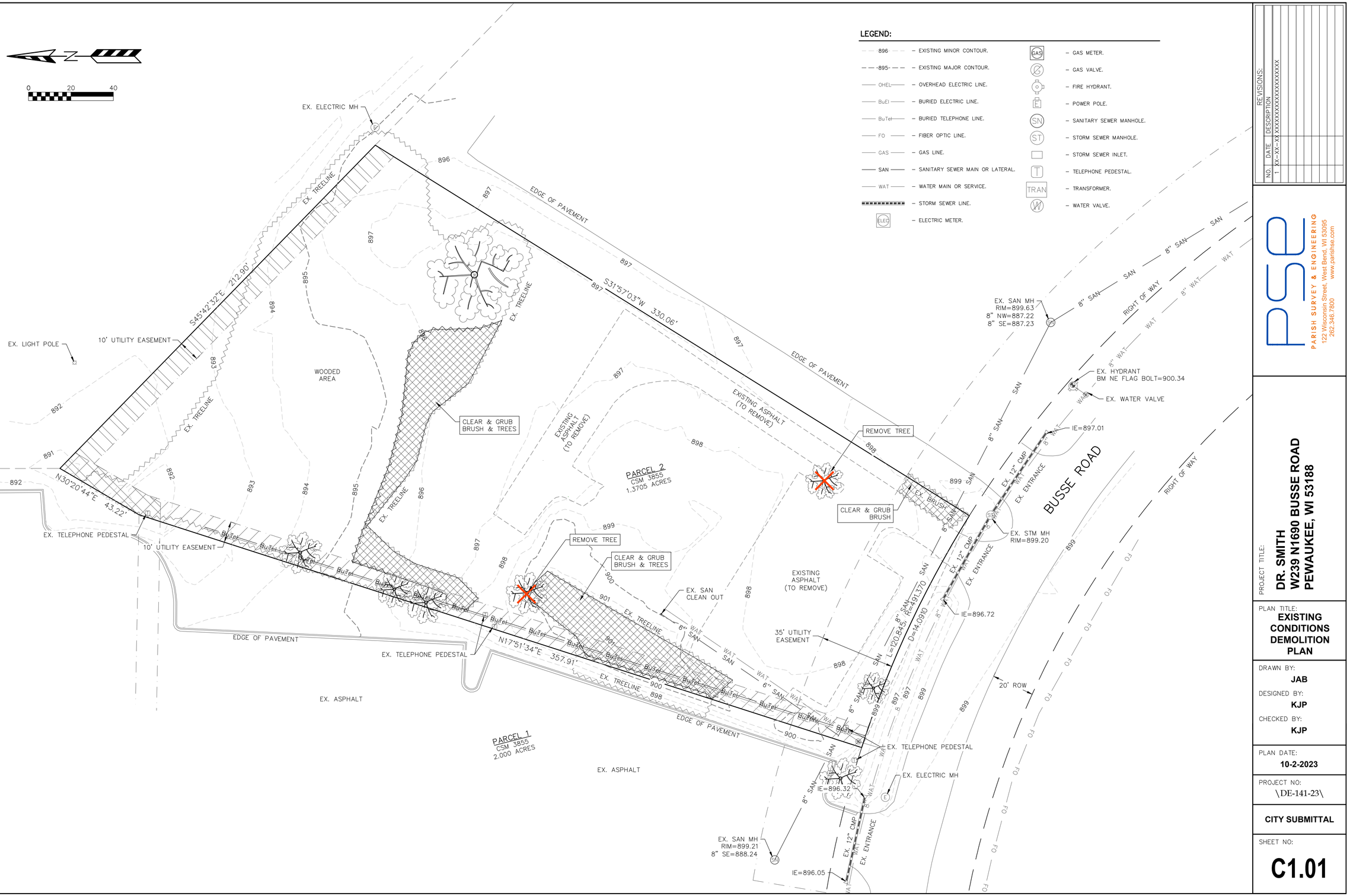

BUILDING DESIGN FOR:
DR. MATT SMITH
BUSSE RD.
PEWAUKEE, WI 53188

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE 09.27.2023
JOB NO. 23-00183
SET USE PLAN COMMISSION
DRAWN BY DLH
SHEET NO.
TS

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| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | XX-XX-XX | XXXXXXXXXXXXXXXXXX | |


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


PROJECT TITLE:
**DR. SMITH**
**W239 N1690 BUSSE ROAD**
**PEWAUKEE, WI 53188**

PLAN TITLE:
**EXISTING CONDITIONS DEMOLITION PLAN**

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

PLAN DATE: **10-2-2023**

PROJECT NO: \DE-141-23\

**CITY SUBMITTAL**

SHEET NO:
**C1.01**

## SITE INFORMATION BLOCK

| | |
|---|---|
| Site Address: | W239 N1690 Busse Road |
| Legal Description: | Parcel 2 CSM No. 3855 |
| Site Acreage | 1.3705 Acres |
| Current Zoning: | B-6 |

Building & Paving Setback Requirements

| | Building | Pavement |
|---|---|---|
| Front | 55 feet | 30 feet |
| Side | 30 feet | 10 feet |
| Rear | 30 feet | 10 feet |

| | | | |
|---|---|---|---|
| Parking Stalls Required: | 7 stalls/dcotor | 1 doctor = | 7 stalls |
| Parking Stalls Provided: | | | 24 stalls |

Proposed Site Areas

| Description | Area (sf) | % Impervious |
|---|---|---|
| Building | 4,000 | 6.70 |
| Asphalt/Concrete | 14,400 | 24.12 |
| Impervious | 18,400 | 30.82 |
| Lawn | 41,298 | 69.18 |
| Total | 59,698 | 100.00 |

0 20 40

## PAVING LEGEND

ASPHALT PAVEMENT
8" – 1 ¼" CRUSHED BASE COURSE
1 3/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

CONCRETE SIDEWALK
4" CRUSHED AGGREGATE BASE COURSE
5" CONCRETE – 3,500 PSI

DUMPSTER CONCRETE APRON
6" CRUSHED AGGREGATE BASE COURSE
7" CONCRETE – 4,000 PSI

## 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.

EX. ELECTRIC MH
EX. TREELINE
10' PAVING SETBACK
30' SETBACK
S45°42'32"E 212.90'
10' UTILITY EASEMENT
EX. LIGHT POLE
WOODED AREA
PROPOSED TREELINE
EDGE OF PAVEMENT
S31°57'03"W 330.06'
39.9'
30' SETBACK
30.3'
10' PAVING SETBACK
EXISTING ASPHALT (TO REMOVE)
PROPOSED BUILDING 4010 SF
PARCEL 2 CSM 3855 1.3705 ACRES
LIGHT BOLLARD
RAISED CONCRETE SIDEWALK
LIGHT POLE
PROPOSED ASPHALT
DUMPSTER CORRAL
N30°20'44"E 43.22'
EX. TELEPHONE PEDESTAL
10' UTILITY EASEMENT
30' SETBACK
EDGE OF PAVEMENT
N17°51'34"E 357.91'
EX. TREELINE
EX. ASPHALT
PARCEL 1 CSM 3855 2.000 ACRES
30' SETBACK
LIGHT POLE
PROPOSED ASPHALT 11,900 s.f.
55' BUILDING SETBACK
30' PARKING SETBACK
35' UTILITY EASEMENT
L=130.845'
R=491.370'
D=14.0910
66' ROW
EX. TELEPHONE PEDESTAL
EX. ELECTRIC MH
IE=896.32
IE=896.05
EX. 12" CMP
EX. ENTRANCE
EX. HYDRANT
BM NE FLAG BOLT=900.34
IE=897.01
EX. STM MH
RIM=899.20
IE=896.72
BUSSE ROAD
RIGHT OF WAY

REVISIONS:

| NO | DATE | DESCRIPTION |
|---|---|---|
| 1 | XX-XX-XX | XXXXXXXXXXXXXXXXXX |

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

PROJECT TITLE:
**DR. SMITH**
**W239 N1690 BUSSE ROAD**
**PEWAUKEE, WI 53188**

PLAN TITLE:
**PROPOSED SITE PLAN**

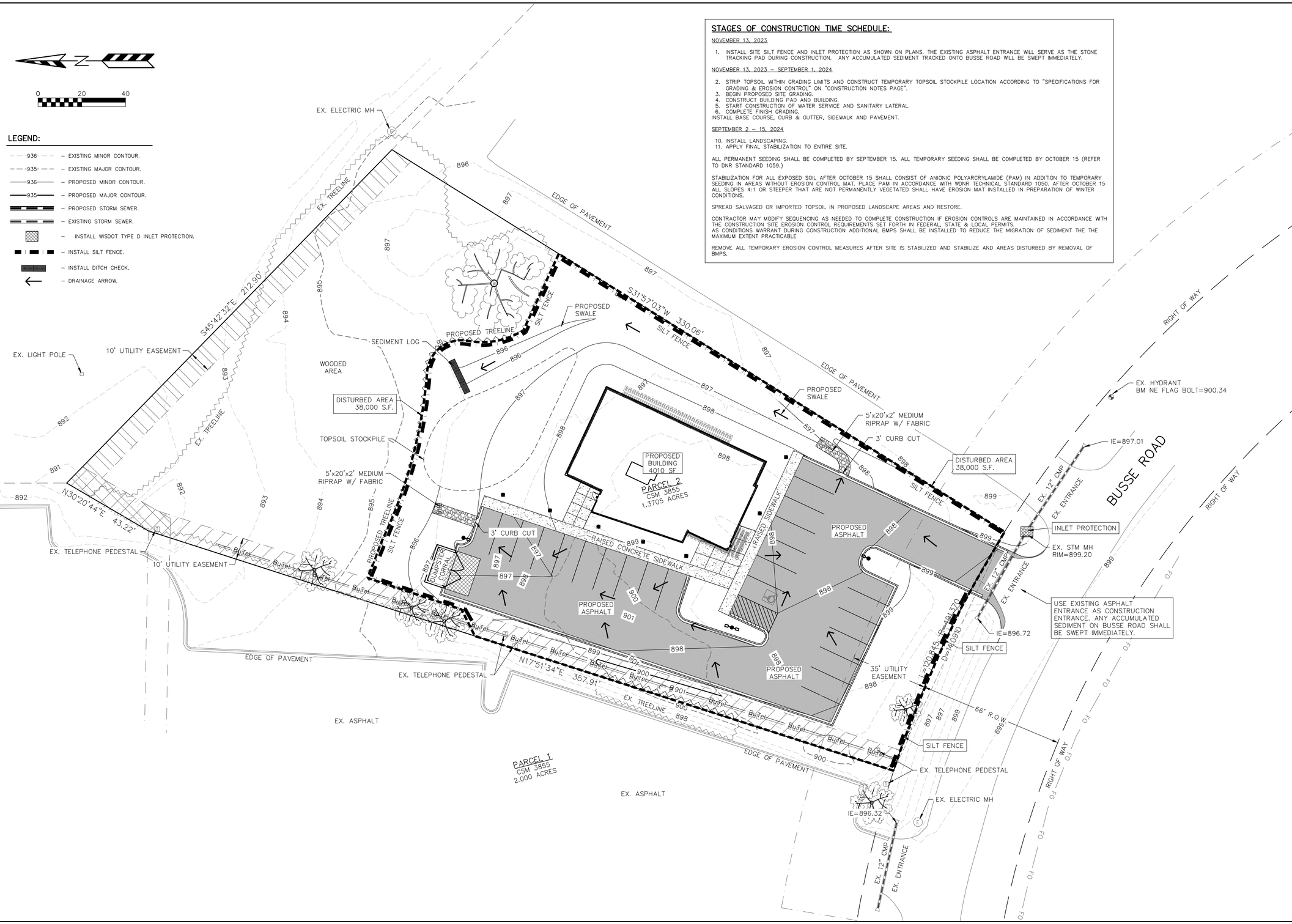
DRAWN BY: **JAB**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **10-2-2023**

PROJECT NO: \DE-141-23\

**CITY SUBMITTAL**

SHEET NO:
**C1.02**




## STAGES OF CONSTRUCTION TIME SCHEDULE:

NOVEMBER 13, 2023

1. INSTALL SITE SILT FENCE AND INLET PROTECTION AS SHOWN ON PLANS. THE EXISTING ASPHALT ENTRANCE WILL SERVE AS THE STONE TRACKING PAD DURING CONSTRUCTION. ANY ACCUMULATED SEDIMENT TRACKED ONTO BUSSE ROAD WILL BE SWEPT IMMEDIATELY.

NOVEMBER 13, 2023 – SEPTEMBER 1, 2024

2. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
3. BEGIN PROPOSED SITE GRADING.
4. CONSTRUCT BUILDING PAD AND BUILDING.
5. START CONSTRUCTION OF WATER SERVICE AND SANITARY LATERAL.
6. COMPLETE FINISH GRADING.

INSTALL BASE COURSE, CURB & GUTTER, SIDEWALK AND PAVEMENT.

SEPTEMBER 2 – 15, 2024

10. INSTALL LANDSCAPING.
11. APPLY FINAL STABILIZATION TO ENTIRE SITE.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS.
AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | XX-XX-XX | XXXXXXXXXXXXXXXXXX |

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

PROJECT TITLE:
DR. SMITH
W239 N1690 BUSSE ROAD
PEWAUKEE, WI 53188

PLAN TITLE:
EROSION CONTROL PLAN

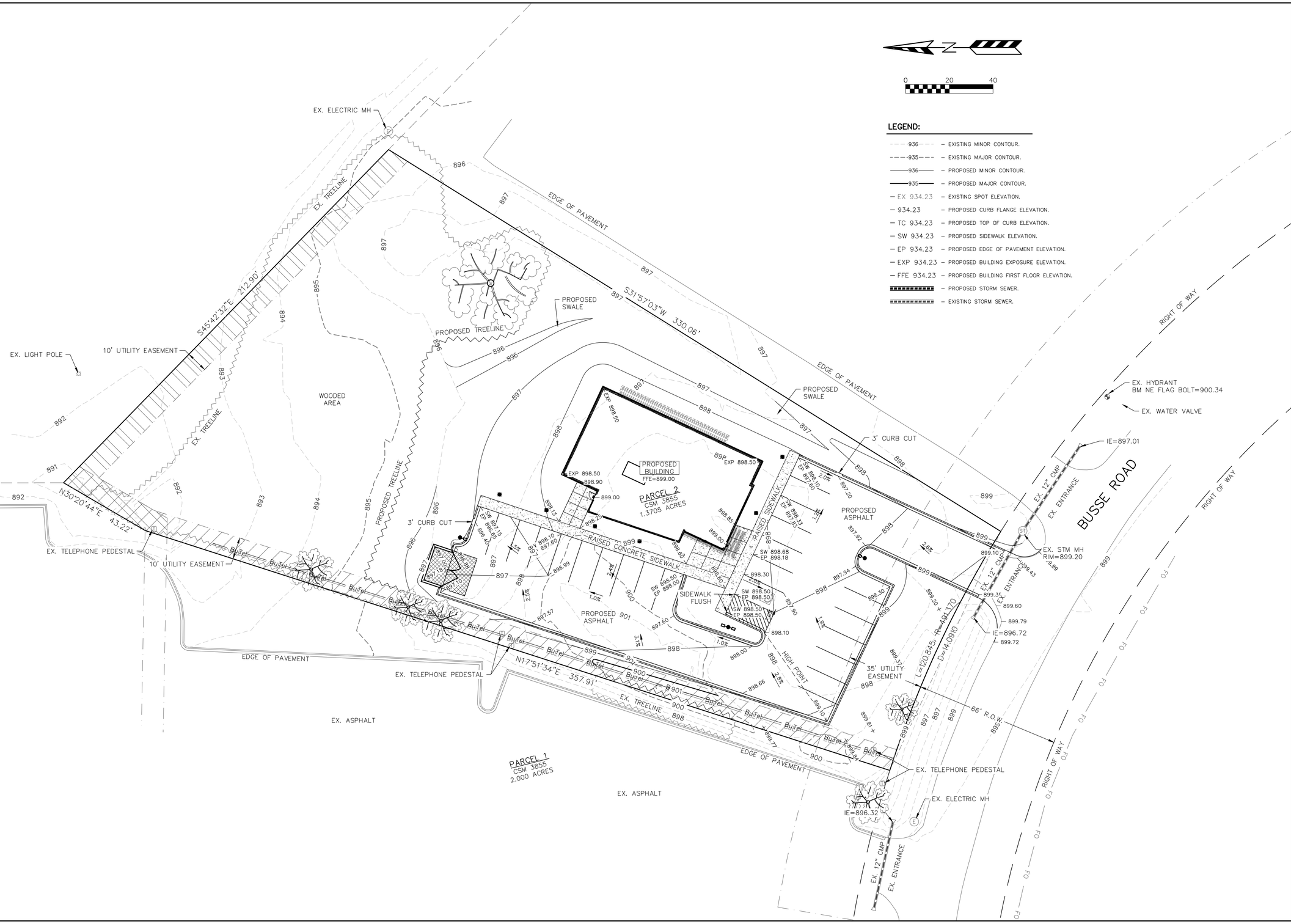
DRAWN BY: JAB
DESIGNED BY: KJP
CHECKED BY: KJP

PLAN DATE: 10-2-2023

PROJECT NO: \DE-141-23\

CITY SUBMITTAL

SHEET NO:
C1.03




| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | XX-XX-XX | XXXXXXXXXXXXXXXXXX | |


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


PROJECT TITLE:
**DR. SMITH**
**W239 N1690 BUSSE ROAD**
**PEWAUKEE, WI 53188**

PLAN TITLE:
**GRADING PLAN**

DRAWN BY:
**JAB**

DESIGNED BY:
**KJP**

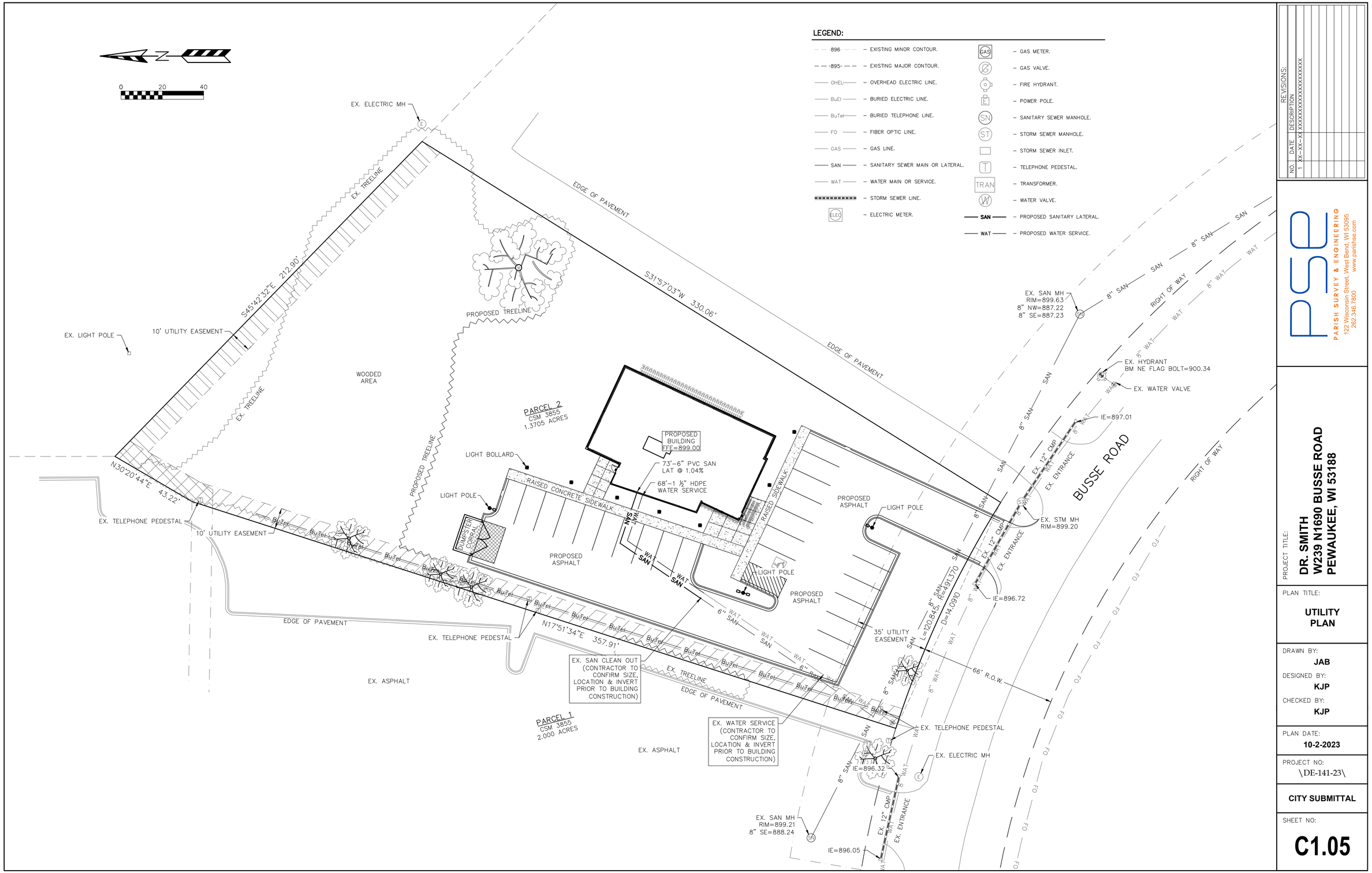
CHECKED BY:
**KJP**

PLAN DATE:
**10-2-2023**

PROJECT NO:
\DE-141-23\

**CITY SUBMITTAL**

SHEET NO:
**C1.04**




REVISIONS:

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | XX-XX-XX | XXXXXXXXXXXXXXXXX |

PARISH SURVEY & ENGINEERING
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262.346.7800
www.parishse.com

PROJECT TITLE:
**DR. SMITH**
**W239 N1690 BUSSE ROAD**
**PEWAUKEE, WI 53188**

PLAN TITLE:
**UTILITY PLAN**

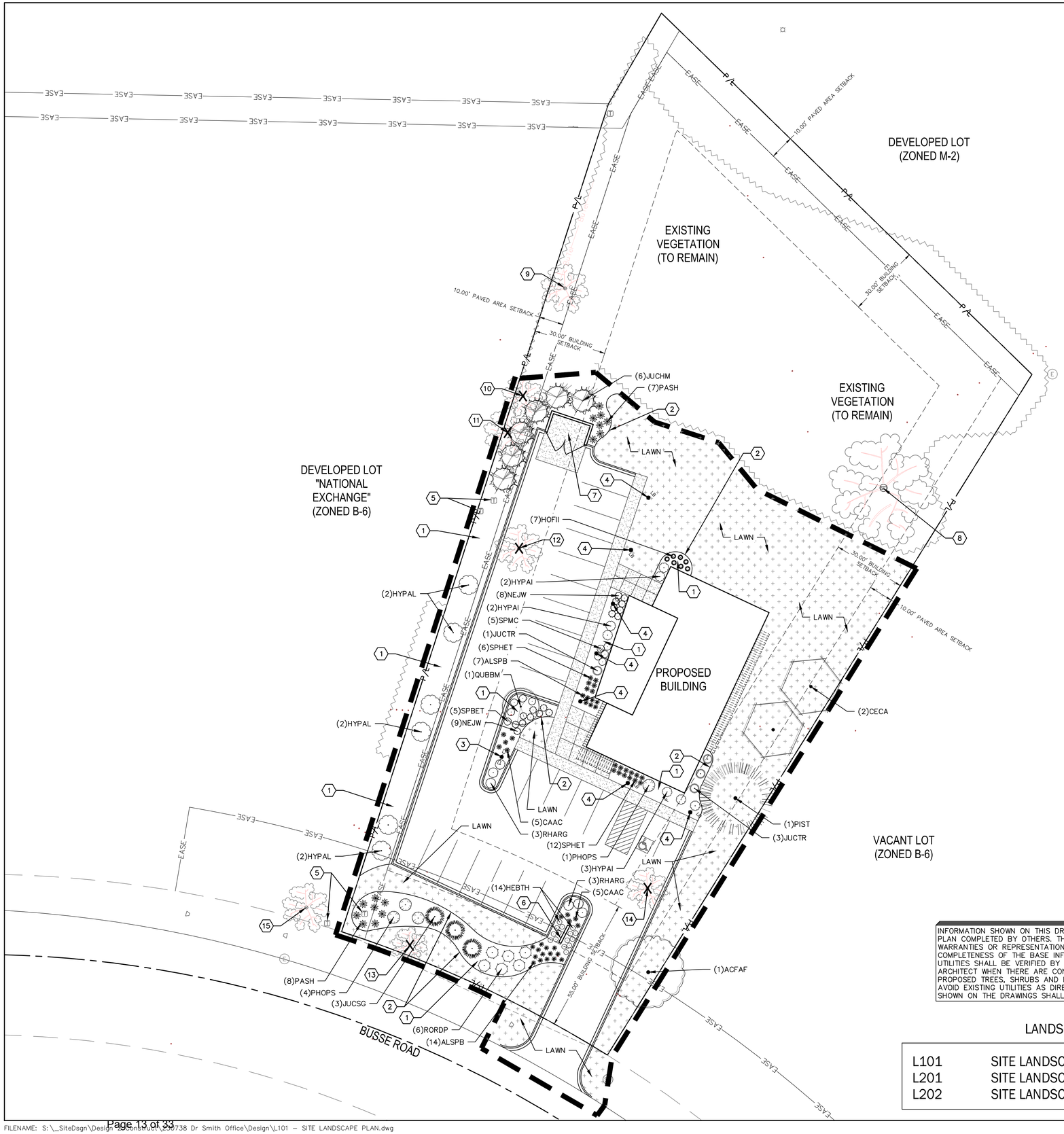
DRAWN BY: **JAB**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **10-2-2023**

PROJECT NO: \DE-141-23\

**CITY SUBMITTAL**

SHEET NO:
**C1.05**




ABBREVIATIONS

| ABBREVIATION | FULL WORDS |
|---|---|
| B&B | Balled and burlapped |
| CAL. | Caliper |
| DBH | Diameter at breast height (Tree trunk diameter measured 4' above finish grade) |
| DIA. | Diameter |
| EX. | Existing |
| HTT | Height to tip |
| O.C. | On center |
| SQ. FT. –or– SF | Square feet |
| TR | Tree |
| VIF | Verify in the field |

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

## HATCH LEGEND

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED. (10 / L202)
- (10)HEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

## KEY INDEX

| | | |
|---|---|---|
| 1 | SHREDDED HARDWOOD MULCH | 3 / L201 |
| 2 | ALUMINUM EDGING AT PLANTING BED | 4 / L201 |
| 3 | LIGHT POLE (SEE SITE LIGHTING PLAN FOR OFFICAL LOCATIONS) | |
| 4 | LIGHT BOLLARD (SEE SITE LIGHTING PLAN FOR OFFICAL LOCATIONS) | |
| 5 | EXISTING UTILITY PEDESTAL–TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | |
| 6 | MONUMENT SIGN (SEE ARCHITECTURAL DRAWINGS) | |
| 7 | DUMPSTER ENCLOSURE (SEE ARCHITECTURAL DRAWINGS) | |
| 8 | EXISTING 36" DBH COTTONWOOD–TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | |
| 9 | EXISTING 16" DBH CLUMP BOXELDER–TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | |
| 10 | REMOVE EXISTING 6", 6", 7", 7", 8", 10" DBH CLUMP BOXELDER | |
| 11 | REMOVE EXISTING 20" DBH BOXELDER | |
| 12 | REMOVE EXISTING 16" DBH HONEYLOCUST | |
| 13 | REMOVE EXISTING 11" DBH CRABAPPLE | |
| 14 | REMOVE EXISTING 14" DBH HONEYLOCUST | |
| 15 | EXISTING 14" DBH DECIDUOUS TREE–TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | |

INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ARCHITECTURAL SITE PLAN COMPLETED BY OTHERS. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION. THE LOCATION OF EXISTING SITE UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. NOTIFY THE ARCHITECT WHEN THERE ARE CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED TREES, SHRUBS AND PERENNIALS. ADJUST PLANT LOCATIONS TO AVOID EXISTING UTILITIES AS DIRECTED BY THE ARCHITECT. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

## LANDSCAPE SHEET INDEX


| | |
|---|---|
| L101 | SITE LANDSCAPE PLAN |
| L201 | SITE LANDSCAPE DETAILS |
| L202 | SITE LANDSCAPE NOTES |



kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com


PROJECT:
DR. SMITH OFFICE

LOCATION:
W239N1690
BUSSE ROAD
PEWAUKEE, WI
53188

CLIENT:

RELEASE:
PLAN COMMISSION SUBMITTAL

REVISIONS:

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |

NORTH ARROW:

SCALE: 1" = 20'
0 10 20 40

SEAL:

all in

SHEET:
SITE LANDSCAPE PLAN

| | |
|---|---|
| PROJECT MANAGER: | BB |
| PROJECT NUMBER: | 230738.01 |
| DATE: | 9/26/2023 |

SHEET NUMBER:
L101


FILENAME: S:_SiteDsgn\Design - Construct\230738 Dr Smith Office\Design\L101 – SITE LANDSCAPE PLAN.dwg

# Plant Schedule

| Code | Scientific Name | Common Name | Quantity | Spacing | Install Size | Mature Size (Height/Spread) |
|---|---|---|---|---|---|---|
| **Canopy Trees: (Install in accordance with detail 5/L201)** | | | | | | |
| ACFAF | Acer x freemanii 'Autumn Fantasy' | Autumn Fantasy Maple | 1 | Per Plan | 2" caliper B&B | 50'/30' |
| QUBBM | Quercus bicolor 'Bonnie and Mlke' | Beacon Swamp White Oak | 1 | Per Plan | 2" caliper B&B | 35'/15' |
| **Ornamental Trees: (Install in accordance with detail 5/L201)** | | | | | | |
| CECA | Cercis canadensis | Eastern Redbud | 2 | Per Plan | 8' multi-stem B&B | 20'-30'/25'-35' |
| **Evergreen Trees: (Install in accordance with detail 6/L201)** | | | | | | |
| PIST | Pinus strobus | Eastern White Pine | 1 | Per Plan | 6' tall B&B | 50'-80'/20'-40' |
| **Deciduous Shrubs: (Install in accordance with detail 7/L201)** | | | | | | |
| HYPAI | Hydrangea paniculata 'ILVOBO' PP22,782 | Bobo Hydrangea | 7 | Per Plan | 18" tall pot | 3'/3'-4' |
| HYPAL | Hydrangea paniculata 'Limelight' | Limelight Hydrangea | 6 | Per Plan | 18" tall pot | 6'-8'/6'-8' |
| PHOPS | Physocarpus opulifolius 'Seward' | Summer Wine Ninebark | 5 | Per Plan | 24" tall pot | 5'-6'/4'-5' |
| RHARG | Rhus aromatica 'Gro-Low' | Gro-Low Sumac | 6 | Per Plan | 18" spread pot | 2'-3'/6'-8' |
| RORDP | Rosa rugosa 'Dwarf Pavement' | Dwarf Pavement Rugosa Rose | 6 | Per Plan | 15" tall pot | 2'-3'/5' |
| SPBET | Spirea betulifolia 'Tor' | Tor Birchleaf Spirea | 5 | Per Plan | 18" tall pot | 2'-3'/3' |
| SPMC | Spiraea x japonica 'Magic Carpet' | Magic Carpet Spirea | 5 | Per Plan | 15" tall pot | 2'/2'-3' |
| **Evergreen Shrubs: (Install in accordance with detail 7/L201)** | | | | | | |
| JUCHM | Juniperus chinensis 'Mountbatten' | Mountbatten Chinese Juniper | 6 | Per Plan | 4' tall B&B | 15'/6'-8' |
| JUCSG | Juniperus chinensis 'Sea Green' | Sea Green Juniper | 3 | Per Plan | 18" spread pot | 4'-6'/6'-8' |
| JUCTR | Juniperus chinensis 'Trautman' | Trautman Juniper | 4 | Per Plan | 4' tall B&B | 12'/4' |
| **Perennials: (Install in accordance with detail 8/L201)** | | | | | | |
| ALSPB | Allium x 'Summer Peek-a-Boo' | Summer Peek-a-Boo Globe Lily | 21 | Per Plan | #1 cont. | 8"-12"/18"-24" |
| CAAC | Calamagrostis x acutiflora Karl Foerster | Karl Foerster Reed Grass | 10 | Per Plan | #1 cont. | 5'-6'/18"-24" |
| HEBTH | Hemerocallis 'Big Time Happy' | Big Time Happy Daylily | 14 | Per Plan | #1 cont. | 18"-24"/18"-24" |
| HOFII | Hosta x 'Fire and Ice' | Fire and Ice Hosta | 7 | Per Plan | #1 cont. | 12"-18"/24" |
| NEJW | Nepeta x 'Junior Walker' | Junior Walker Catmint | 17 | Per Plan | #1 cont. | 15"-18"/30"-36" |
| PASH | Panicum virgatum 'Shenandoah" | Shenandoah Switch Grass | 15 | Per Plan | #1 cont. | 4'-5'/2'-3' |
| SPHET | Sporobolus heterolepis 'Tara' | Tara Prairie Dropseed | 18 | Per Plan | #1 cont. | 18"-24"/18"-24" |

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

1 / L201 PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

# LANDSCAPE CALCULATIONS

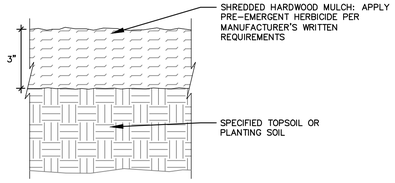
## City of Pewaukee Landscaping Requirements

**Site Zoning = B-6 Mixed Use Business District**
**Total site area = approximately 59,698 square feet**
**Total greenspace area = approximately 41,289 square feet**
**Total parking spaces = 24 parking spaces**

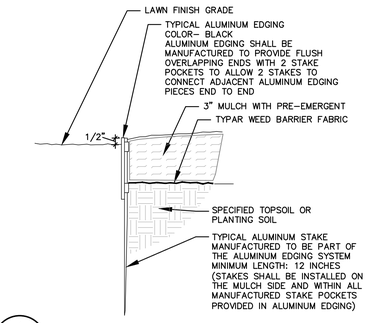
### Landscape requirements

| | Required | Provided |
|---|---|---|
| **Site Planning and Design Standard No. SD-4(b)** | | |
| No less than 40 percent of the development site shall be retained in either an undisturbed natural state or in attractive, planned and arranged ground cover and landscape plantings, earthen berms and natural or man-made water impoundments. | Minimum 40% green space equired | (41,289 greenspace area) / (59,698 sf site area) = 69.2% Green space provided |
| **17.0210.f(2) Overriding considerations** | | |
| The landscaping of a site and even the fencing and building structures on the site should be so arranged as to attractively screen from the general view of the traveling public those areas on the site not enclosed within a building which are not inherently attractive, such as auto parking areas, truck and construction equipment parking areas, large paved areas, trash receptacles, building related mechanical equipment, above-ground utility fdacilities, and raw material storage. | Required | The landscaping of the site is arranged as to attractively screen from the general view of the traveling public those areas on the site not enclosed within a building which are not inherently attractive, such as auto parking areas, trash receptacles, building related mechanical equipment, above-ground utility facilities as required. |
| **Parking Lot Landscape** | | |
| All parking and loading areas shall be adequately screened as determined by the Plan Commission. | Required | Parking landscape screening provided on all sides of the parking lot as required. |
| All off-street parking lots which are created or redesigned and rebuilt subsequent to the adoption of this section shall be provided with accessory landscape or decorative fence screening that will block from the view of motorists or pedestrians on adjacent steeets of at least the lower one-half of vehicles parked within the off-street parking area. | Required | Provided |
| Each parking area shall be bounded by a grassed or landscaped greenbelt of at least ten (10) feet in width between the parking area and all property boundaries. The location and elevation of landscape areas, including earthen berms, plant materials, fences and the protection afforded the plantings, including curbing and provision for maintenance, shall be subject to approval by the Plan Commission. | Minimum 10' wide landscaped greenbelt between parking lot and property boundary required. | Minimum 10' wide landscaped greenbelt between parking lot and property boundary provided. |

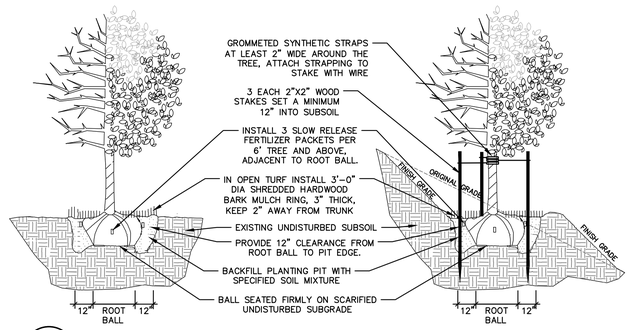
2 / L201 LANDSCAPE CALCULATIONS



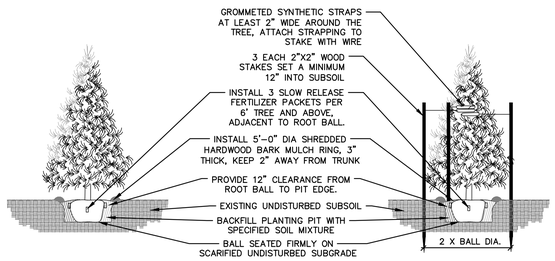

3 / L201 SHREDDED HARDWOOD MULCH SECTION
N.T.S.



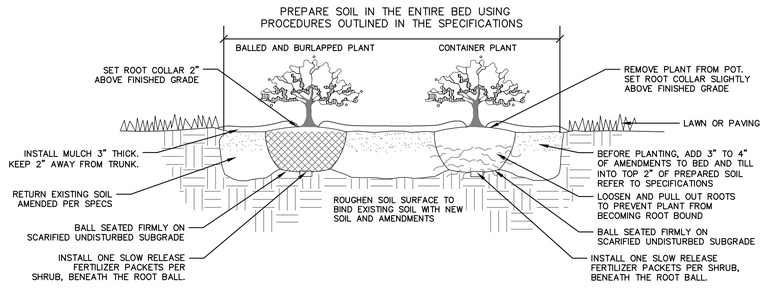

4 / L201 ALUMINUM EDGING AT PLANTING BED SECTION
N.T.S.



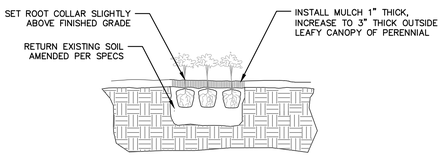

5 / L201 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.




6 / L201 EVERGREEN TREE PLANTING & STAKING
N.T.S.




7 / L201 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.




8 / L201 PERENNIAL PLANTING
N.T.S.

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
DR. SMITH OFFICE

LOCATION:
W239N1690
BUSSE ROAD
PEWAUKEE, WI
53188

CLIENT:

RELEASE:
PLAN COMMISSION SUBMITTAL

REVISIONS:

| # | DATE | DESCRIPTION |
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SEAL:

all in

SHEET:
SITE LANDSCAPE DETAILS

| | |
|---|---|
| PROJECT MANAGER: | BB |
| PROJECT NUMBER: | 230738.01 |
| DATE: | 9/26/2023 |

SHEET NUMBER:
L201


FILENAME: S:_SiteDsgn\Design 3Construct\230738 Dr Smith Office\Design\L101 - SITE LANDSCAPE PLAN.dwg

## GENERAL NOTES:

1. LOCATE ALL PRIVATE AND PUBLIC UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING/CLEARING OPERATIONS. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY THE CONTRACTOR AT NO COST TO THE OWNER.

2. DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER AND OWNER. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER AND OWNER.

3. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIALS.

4. KEEP DRIVEWAYS, PARKING LOTS AND ENTRANCES SERVING THE PREMISES CLEAR AND AVAILABLE AT ALL TIMES UNLESS AREAS ARE INDICATED FOR STORAGE AND STAGING. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS. SCHEDULE DELIVERIES TO MINIMIZE SPACE AND TIME REQUIREMENTS FOR STORAGE OF MATERIALS AND EQUIPMENT ON SITE.

5. (IF APPLICABLE) CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO REMAIN AND CLEARLY TAG THEM WITH MARKING TAPE AND 4' TALL ORANGE CONSTRUCTION FENCE TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. TREE PROTECTION FENCE SHALL BE PLACE A MINIMUM OF 1 FOOT FROM THE TREE TRUNK FOR EACH INCH DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE TO BE PROTECTED.

6. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS AND QUANTITIES OF MATERIALS SHALL BE FIELD VERIFIED WITH SITE CONDITIONS.

7. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLAN AND/OR CIVIL DRAWINGS, (AND ANY OTHER SITE DRAWING) THE DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS/ENGINEERS ATTENTION FOR COORDINATION AND RESOLUTION.

8. THE PLANT SCHEDULE IS ON SHEET L201. PLANT QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY DRAWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.

9. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.

10. REMOVE ALL EXISTING TREES, SHRUBS, PLANTS, SOD, MULCH, WEED BARRIER, DEBRIS, ETC. TO PERMIT THE INSTALLATION OF NEW PLANT MATERIAL UNLESS INDICATED TO REMAIN. REMOVE ALL GRAVEL TO WHATEVER DEPTHS ENCOUNTERED IN AREAS THAT ARE BEING CONVERTED TO LANDSCAPE ISLANDS OR LAWN AREAS. REPLACE GRAVEL WITH TOPSOIL. DO NOT PLANT OR SEED LAWN OVER GRAVEL BASE.

11. EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED TO BE RE-SPREAD BY OTHERS AFTER GRADING WORK IS COMPLETED. PROVIDE ADDITIONAL TOPSOIL IF QUANTITY OR QUALITY OF STRIPPED TOPSOIL IS INSUFFICIENT. TOPSOIL SHALL HAVE A pH RANGE OF 6.0-7.5, BETWEEN 3 AND 8 PERCENT ORGANIC MATERIAL CONTENT WITH A LIBERAL AMOUNT OF HUMUS, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION, WEED SEEDS, ROOTS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SUITABLE FOR THE GROWTH OF GRASS AND PLANTS.

12. ALL LAWN AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS OR TREE PITS ARE TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES AND SHALL BE SEEDED WITH SPECIFIED LAWN GRASS OR APPROVED EQUAL. LANDSCAPE CONTRACTOR SHALL INCLUDE COST FOR ADDITIONAL SEED OPERATIONS TO RE-ESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.

13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN PER THE CIVIL PLANS. NO PONDING STORM WATER IS PERMITTED OUTSIDE OF THE STORM WATER MANAGEMENT AREA(S) (IF APPLICABLE). PONDING AREAS SHALL BE REPAIRED TO BE FREE DRAINING.

14. FINISH GRADES OF LAWN AREAS SHALL BE 1/2 INCH BELOW THE TOP OF ADJACENT PAVEMENTS AND CURBS UNLESS OTHERWISE NOTED ON THE PLANS.

15. PLANTING SOIL FOR PLANTING BEDS TO BE BLENDED CONSISTING OF A RATIO OF 3 PARTS TOPSOIL TO 1 PART COMPOST. TOPSOIL TO HAVE A pH RANGE OF 6.0-7.5, BETWEEN 3 AND 8 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. COMPOST TO BE WELL-COMPSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT OF 5 TO 10 DECISIEMENS/M, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS, FREE OF SUBSTANCES TOXIC TO PLANTINGS AND ORGANIC CONTENT OF BETWEEN 50 TO 60 PERCENT DRY WEIGHT. PLANTING SOIL TO BE INSTALLED 12 INCHES DEEP. TILL PLANTING BEDS TO A MINIMUM DEPTH OF 8 INCHES PRIOR TO PLANTING.

16. TREES, SHRUBS AND PERENNIALS SHALL BE INSTALLED PER THE PLANTING DETAILS AND LANDSCAPE NOTES. SEE PLANTING DETAILS ON SHEET L201 FOR PLANT INSTALLATION REQUIREMENTS

17. ALL AREAS INDICATED AS "SOD" SHALL BE SODDED AS SPECIFIED. ALL AREAS INDICATED AS "LAWN" SHALL BE SEEDED WITH THE SPECIFIED SEED MIX AND COVERED WITH STRAW EROSION MAT -OR- SODDED BY THE CONTRACTORS OPTION. ALL AREAS DISTURBED DURING CONSTRUCTION INCLUDING TRENCHING DISTURBANCE SHALL BE SODDED OR LAWN SEEDED. SEE CIVIL PLANS FOR APPROXIMATE LIMITS OF GRADING AND TRENCHING WORK.

18. LAWN INSTALLATION- CONTRACTOR SHALL TILL THE TOPSOIL AND REMOVE ALL STONES 1 INCH DIAMETER AND LARGER TO PREPARE THE TOPSOIL FOR SEEDING. APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE STRAW EROSION MAT FOR ALL SEEDED AREAS OR AS SPECIFIED ON THE EROSION CONTROL PLAN AND INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF, FREE FROM ANY BARE AREAS IN EXCESS OF 5 INCHES BY 5 INCHES. POORLY SEEDED AREAS SHALL BE RE-SEEDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

19. SOD MATERIALS- CERTIFIED, NUMBER 1 QUALITY/PREMIUM, INCLUDING LIMITATION ON THATCH, WEEDS, DISEASES, NEMATODES, AND INSECTS COMPLYING WITH "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" IN TPI'S "GUIDELINE SPECIFICATIONS TO TURGRASS SODDING." FURNISH VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE, STRONGLY ROOTED, AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE COMPOSED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95% GERMINATION AND NOT LESS THAN 85% PURE SEED, AND NOT MORE THAN 0.5% WEED SEED:
    FULL SUN- KENTUCKY BLUEGRASS (POA PRATENSIS), A MINIMUM OF THREE CULTIVARS
    SUN AND PARTIAL SHADE- PROPORTIONED BY WEIGHT AS FOLLOWS:
        45-55% KENTUCKY BLUEGRASS CULTIVAR(S) (POA PRATENSIS VARIETY(S))
        20-30% CREEPING RED FESQUE CULTIVAR(S) (FESTUCA RUBRA VARIETY(S))
        20-30% PERENNIAL RYEGRASS CULTIVAR(S) (LOLIUM PERENNE VARIETY(S))
    SHADE- PROPORTIONED BY WEIGHT AS FOLLOWS:
        15-25% SHADE TOLERANT KENTUCKY BLUEGRASS CULTIVAR(S) (POA PRATENSIS VARIETY(S))
        0-15% SHADE TOLERANT HARD FESCUE CULTIVAR(S) (FESTUCA OVINA VARIETY(S))
        20-35% SHADE TOLERANT CHEWINGS FESCUE (FESTUCA RUBRA COMMUTATA VARIETY(S))
        25-50% SHADE TOLERANT CREEPING RED FESQUE CULTIVAR(S) (FESTUCA RUBRA VARIETY(S))
        5-15% SHADE TOLERANT PERENNIAL RYEGRASS CULTIVAR(S) (LOLIUM PERENNE VARIETY(S))

20. SOD INSTALLATION- LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SUBGRADE OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH TOPSOIL, ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS. LAY SOD ACROSS ANGLE OF SLOPES EXCEEDING 1:3. ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN 2 ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 4 INCHES BELOW SOD.

21. SEED AND STRAW EROSION BLANKET THE LANDSCAPE AREA BETWEEN THE PROPERTY LINE AND STREET PAVEMENT EDGE WITHIN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE IF DISTURBED AREA EXTENDS BEYOND THE PROPERTY LINE OR IF THE EXISTING VEGETATION WITHIN THE RIGHT-OF-WAY IS NOT LAWN. SEED SHALL MATCH THE PROPOSED SEED USED ON THE PROJECT SITE IN ORDER TO BLEND THE TWO AREAS SEAMLESSLY TOGETHER. INSTALL IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OR ACCORDING TO THE LANDSCAPE SPECIFICATIONS IF THERE ARE NO MUNICIPAL REQUIREMENTS.

22. WATER SEEDED AREAS IMMEDIATELY AFTER SEEDING AND STRAW EROSION MAT INSTALLATION COMPLETION. MAINTAIN A 1-INCH PER WEEK NATURAL OR AUGMENTED WATERING REGIME FOR ALL PLANTINGS AND LAWN. OPTIONALLY PROVIDE AUTOMATIC LAWN OR TREE/SHRUB/PERENNIAL WATERING DEVICES DURING INITIAL TREE/SHRUB/PERENNIAL ESTABLISHMENT.

23. THE CONTRACTOR SHALL PROVIDE A 1-YEAR GUARANTY ON THE ENTIRE LANDSCAPE INSTALLATION STARTING FROM THE DATE OF SUBSTANTIAL COMPLETION.

24. LIGHT POLES AND UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE SHOWN FOR CONVENIENCE ONLY. SEE SITE LIGHTING PLAN FOR OFFICIAL LIGHT POLE LOCATIONS AND SURVEY/CIVIL PLANS FOR OFFICIAL GRADING AND UNDERGROUND UTILITY LOCATIONS. ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY TO AVOID LIGHT POLES AND UNDERGROUND UTILITIES

25. CONFINE OPERATIONS TO AREAS WITHIN THE PROJECT LIMIT LINE INDICATED. PORTIONS OF THE SITE BEYOND AREAS IN WHICH CONSTRUCTION OPERATIONS ARE INDICATED ARE NOT TO BE DISTURBED.

26. CONTRACTOR SHALL LEAVE THE SITE FREE OF ALL CONSTRUCTION DEBRIS AND WASTE.

9 / L202 GENERAL NOTES

## GRASS SEED MIX

GRASS SEED SHALL CONSIST OF THE FOLLOWING VARIETIES (OR APPROVED EQUAL)-

| NAME | MIN. % GERM. | MIN. % PURE SEED | MAX. % WEED SEED |
|---|---|---|---|
| 20% KENTUCKY BLUEGRASS (SOD QUALITY) | 85% | 80% | 0.50% |
| 10% MERCURY KENTUCKY BLUEGRASS | 85% | 80% | 0.50% |
| 20% KENBLUE KENTUCKY BLUEGRASS | 85% | 80% | 0.50% |
| 25% CREEPING RED FESCUE | 85% | 85% | 0.50% |
| 15% WICKED PERENNIAL RYEGRASS | 95% | 85% | 0.50% |
| 10% FIESTA 4 PERENNIAL RYEGRASS | 95% | 85% | 0.50% |

SEEDING RATE SHALL BE 4.5 POUNDS PER 1,000 SQUARE FEET

SEEDS SHALL BE INSTALLED ¼" TO ½" BELOW FINISH GRADE.

10 / L202 LAWN SEED MIX

## LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 4 OR 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.

2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.

3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.

4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. SEE DETAIL 4/L201 FOR ADDITIONAL INFORMATION.

5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH WITH LANDSCAPE EDGING. LANDSCAPE EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN.

6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS, BETWEEN NO-MOW SEEDING AND MULCH PLANTING BEDS (IF APPLICABLE) AROUND THE STORM WATER POND (IF APPLICABLE) AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.

7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.

9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.

10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.

11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.

12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.

13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.

14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.

15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.

16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)

17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.

18. STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHALL BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

11 / L202 LANDSCAPE NOTES

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
DR. SMITH OFFICE

LOCATION:
W239N1690
BUSSE ROAD
PEWAUKEE, WI
53188

CLIENT:

RELEASE:
PLAN COMMISSION SUBMITTAL

REVISIONS:

| # | DATE | DESCRIPTION |
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SEAL:

all in

SHEET:
SITE LANDSCAPE NOTES

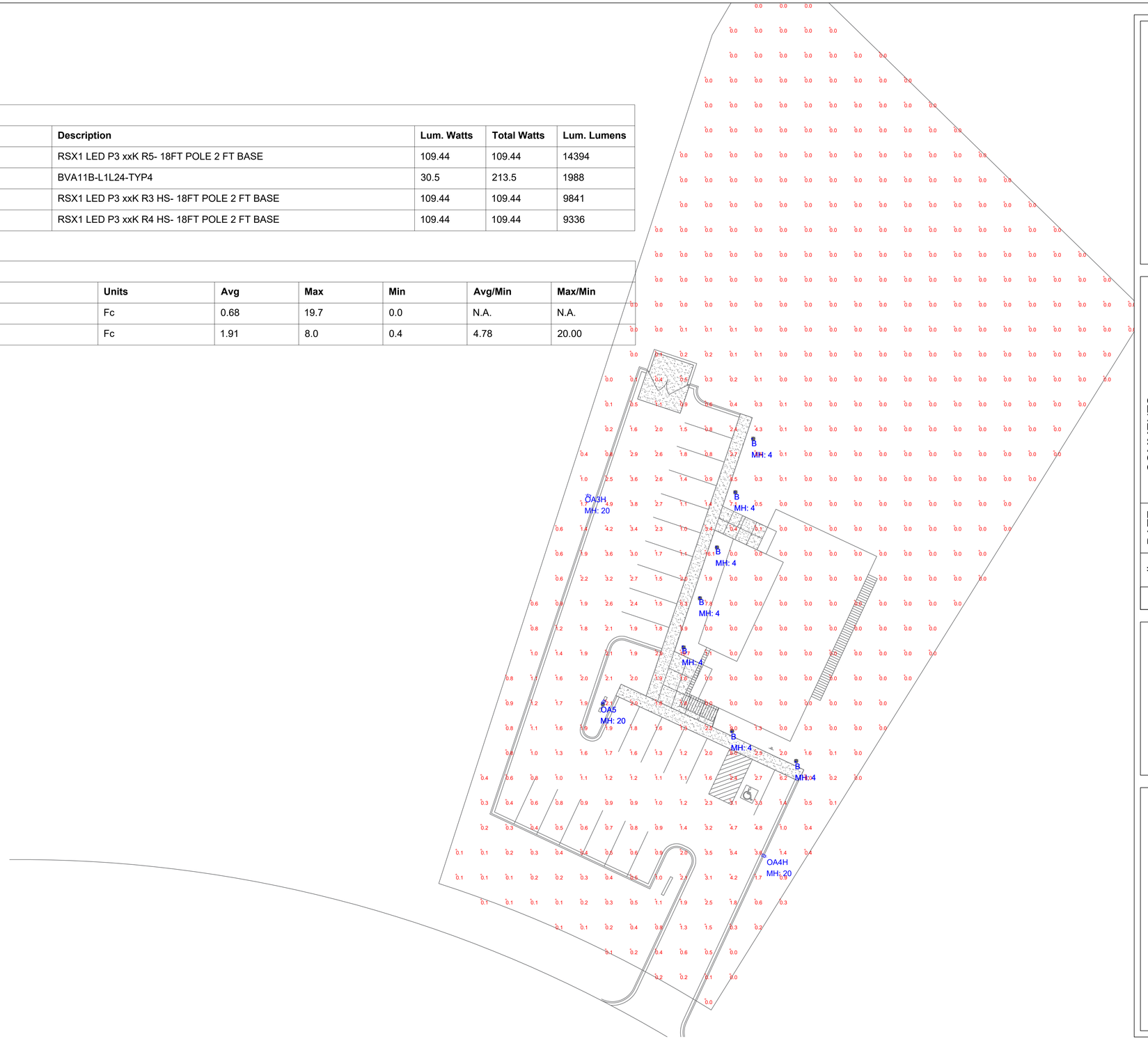
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| PROJECT NUMBER: | 230738.01 |
| DATE: | 9/26/2023 |

SHEET NUMBER:
L202


FILENAME: S:_SiteDsgn\Design - Construct\230738 Dr Smith Office\Design\L101 - SITE LANDSCAPE PLAN.dwg

| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Qty** | **Label** | **Arrangement** | **LLF** | **MFR** | **Description** | **Lum. Watts** | **Total Watts** | **Lum. Lumens** |
| 1 | OA5 | SINGLE | 0.950 | LITHONIA | RSX1 LED P3 xxK R5- 18FT POLE 2 FT BASE | 109.44 | 109.44 | 14394 |
| 7 | B | SINGLE | 0.950 | LUMINIS | BVA11B-L1L24-TYP4 | 30.5 | 213.5 | 1988 |
| 1 | OA3H | SINGLE | 0.950 | LITHONIA | RSX1 LED P3 xxK R3 HS- 18FT POLE 2 FT BASE | 109.44 | 109.44 | 9841 |
| 1 | OA4H | SINGLE | 0.950 | LITHONIA | RSX1 LED P3 xxK R4 HS- 18FT POLE 2 FT BASE | 109.44 | 109.44 | 9336 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Label** | **CalcType** | **Units** | **Avg** | **Max** | **Min** | **Avg/Min** | **Max/Min** |
| SITE | Illuminance | Fc | 0.68 | 19.7 | 0.0 | N.A. | N.A. |
| PARKING AREA | Illuminance | Fc | 1.91 | 8.0 | 0.4 | 4.78 | 20.00 |

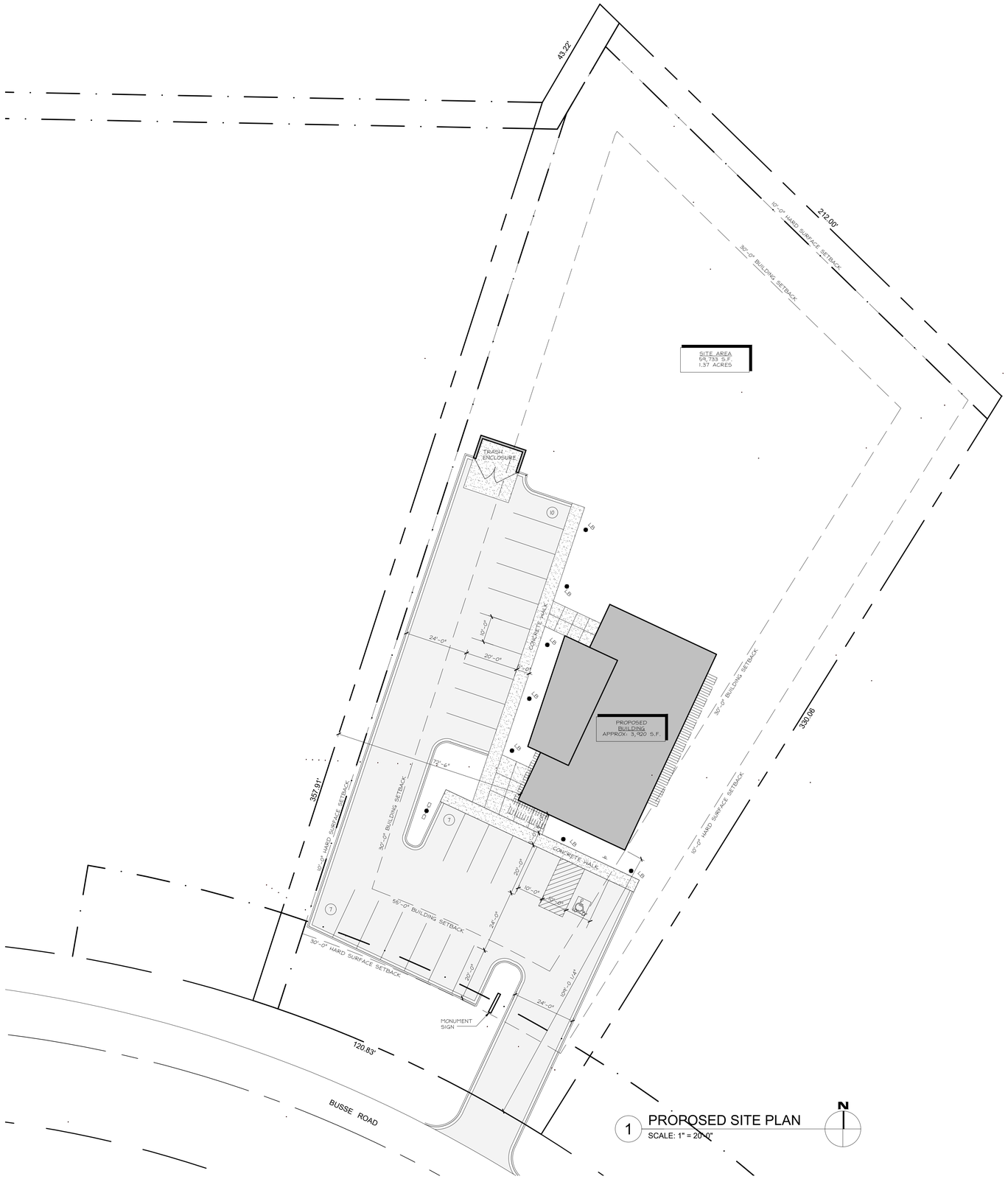



ENTERPRISE
Lighting & Control

| REVISIONS | | | |
|---|---|---|---|
| # | DATE | COMMENTS | |
| | | | |

DRAWN BY : AD
DATE : SEPT 29, 2023
SCALE : 1" = 20'- 0"

DR MATT SMITH
PEWAUKEE, WISCONSIN
LIGHTING LAYOUT




1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

SITE DATA:

| | |
|---|---|
| SITE AREA: | 59,733 S.F.<br>1.37 ACRES |
| AREA OF PROPOSED BUILDING | 3,920 S.F. (6.6% OF SITE) |
| TOTAL HARD SURFACE AREA: | 13,545 S.F.(22.7% OF SITE) |
| CONCRETE AREA: | 1,894 S.F. |
| LIGHT DUTY PAVING: | 11,651 S.F. |
| TOTAL GREENSPACE AREA: | 42,268 S.F.(70.7% OF SITE) |
| LINEAR FEET OF CURBING: | 559'-0" |
| ZONING DISTRICT: | B-6 |
| BUILDING HEIGHT: | 19'-6" |
| FRONT YARD SETBACK: | 55'-0" |
| SIDE YARD SETBACK: | 30'-0" |
| REAR YARD SETBACK: | 30'-0" |
| TOTAL PARKING PROVIDED: | 24 (INCL. H.C. STALLS) |
| HANDICAP PARKING REQUIRED: | 1 |
| HANDICAP PARKING PROVIDED: | 1 |

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

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FAX 262.677.9934

info@design2construct.com

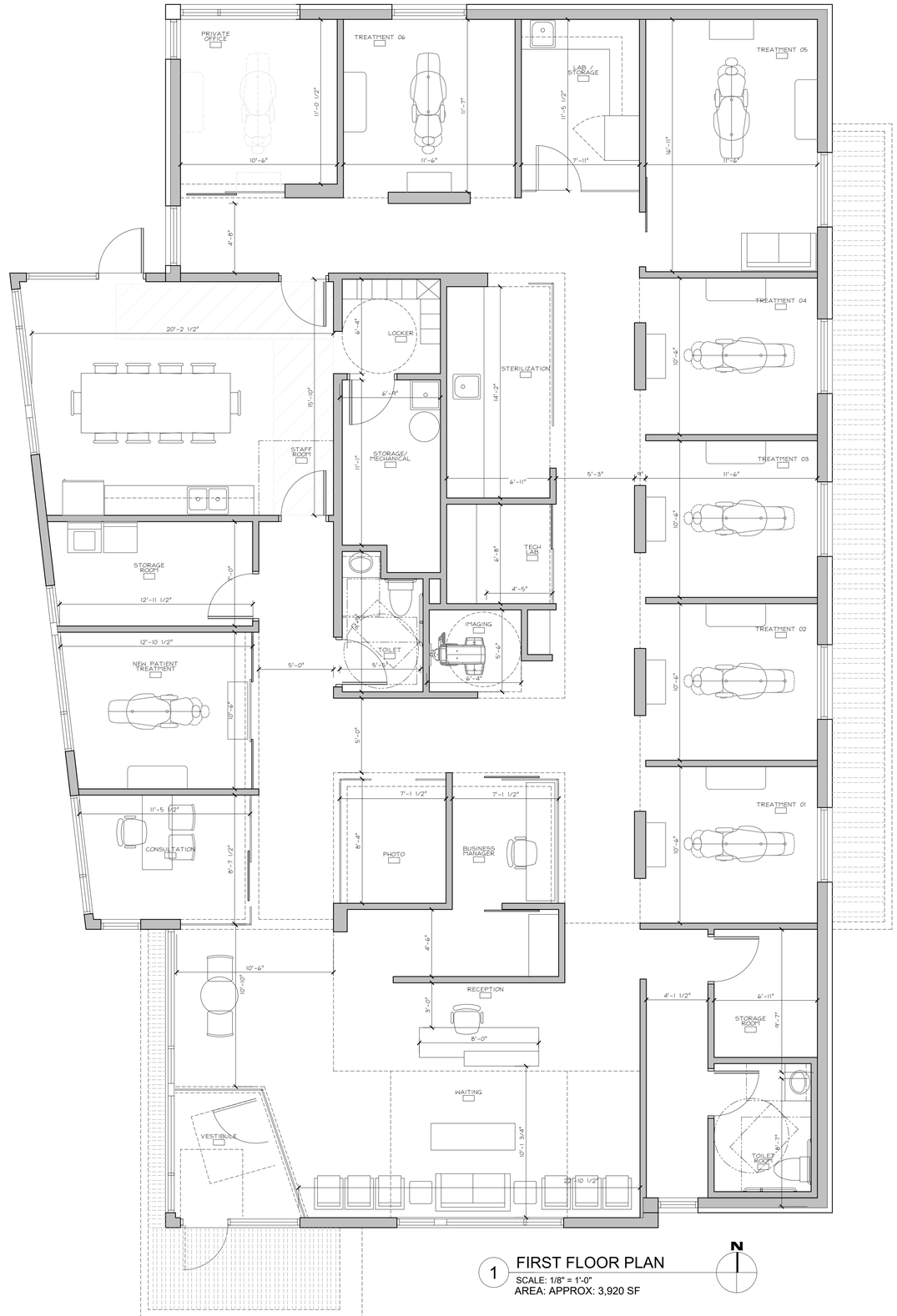
BUILDING DESIGN FOR:
DR. MATT SMITH
BUSSE RD.
PEWAUKEE, WI 53188

SHEET TITLE
PROPOSED SITE PLAN

REVISIONS

PROJECT DATA

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|---|---|
| DATE | 09.27.2023 |
| JOB NO. | 23-00183 |
| SET USE | PLAN COMMISSION |
| FILE NAME | C1-A1.0 |
| DRAWN BY | MVH |
| SHEET NO. | A1.0 |




1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: APPROX: 3,920 SF

DESIGN 2 CONSTRUCT
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SHEET TITLE
FLOOR PLAN

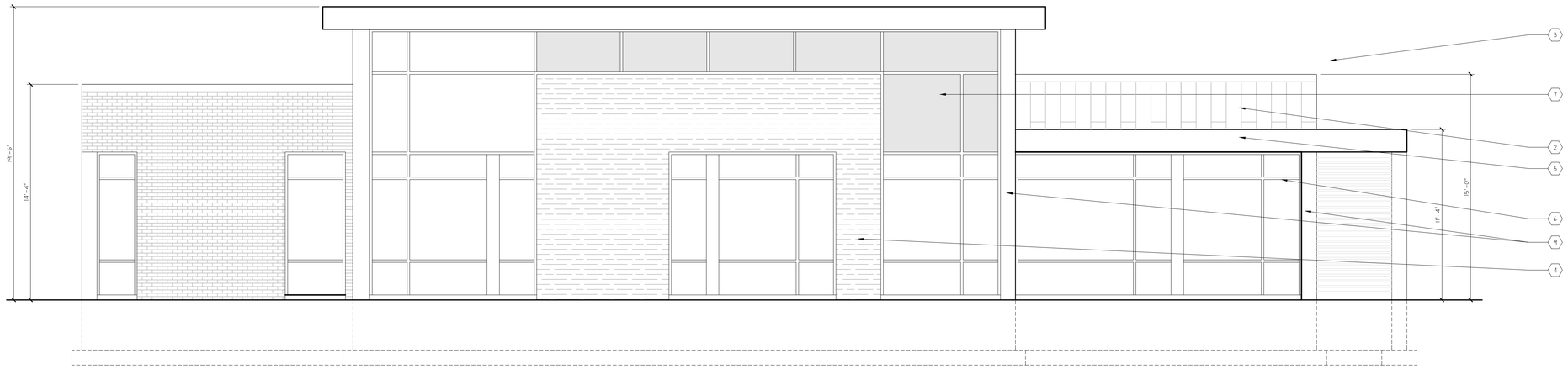
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| JOB NO. | 23-00183 |
| SET USE | PLAN COMMISSION |
| FILE NAME | E4-A2.1 |
| DRAWN BY | MVH |
| SHEET NO. | A2.1 |

## MATERIAL LEGEND:

1 MASONRY VENEEER: MODULAR FACE BRICK
2 EXTERIOR GRADE PORCELAIN TILE
3 ACM PANEL – DRY JOINT SYSTEM
4 LONGBOARD ALUMINUM SIDING
5 DECORATIVE WOOD AND METAL CANOPY
6 ALUMINUM STOREFRONT SYSTEM (FINISH BLACK) WITH TINTED INSULATED GLAZING
7 SPANDREL INSULATED GLAZING
8 PREFINISHED ACM ROOF EDGE WITH MATCHING SOFFIT
9 PREFINISHED BREAK METAL WRAP TO MATCH STOREFRONT SYSTEM
10 PREFINISHED METAL COPING




2 WEST ELEVATION
SCALE: 1/4" = 1'-0"




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

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DR. MATT SMITH
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PEWAUKEE, WI 53188

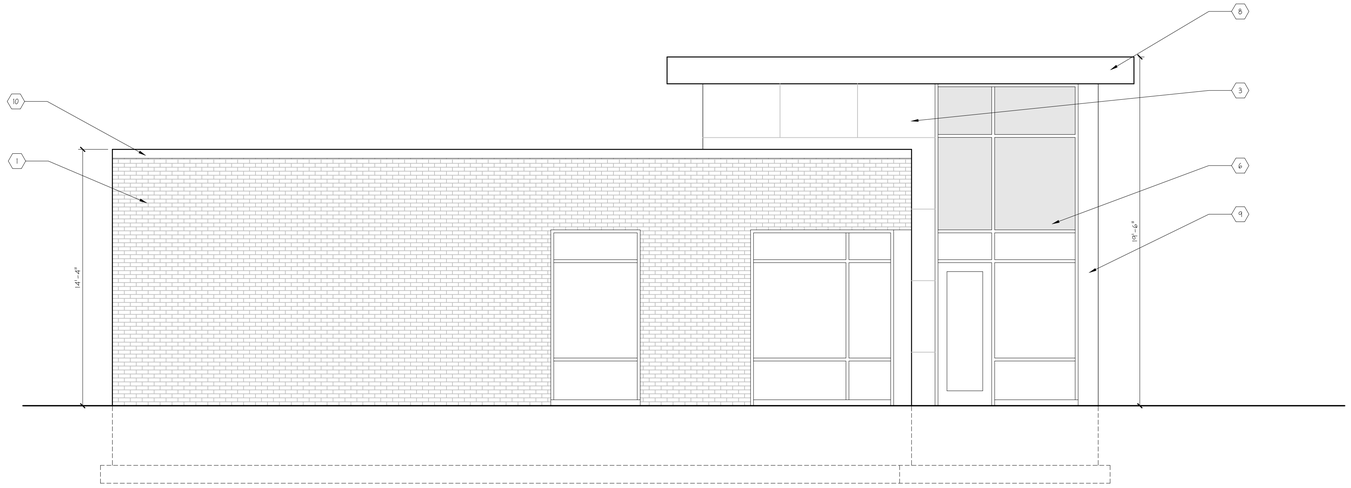
SHEET TITLE
BUILDING ELEVATIONS

REVISIONS

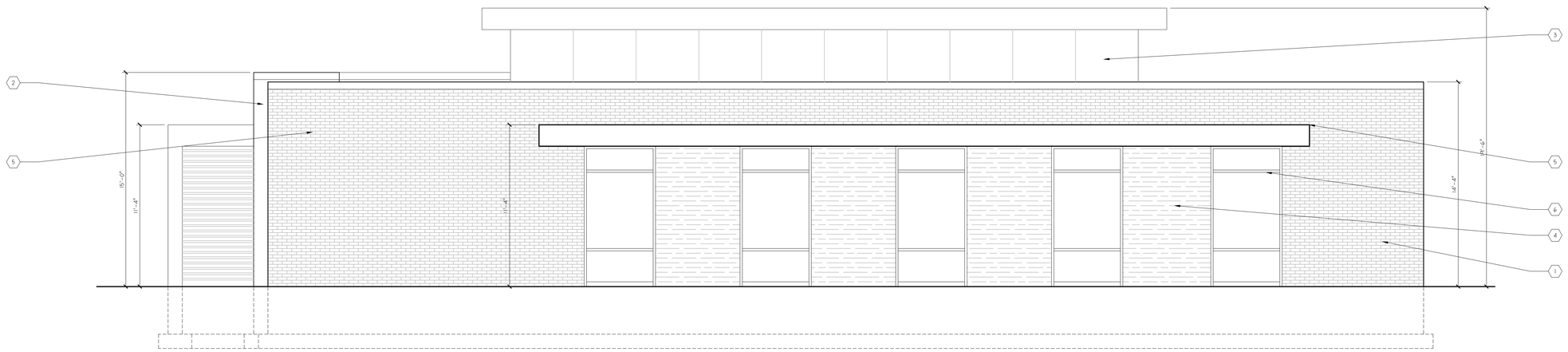
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JOB NO. 23-00183
SET USE PLAN COMMISSION
FILE NAME I1-A4.0
DRAWN BY MVH
SHEET NO.
A4.0

## MATERIAL LEGEND:

1 MASONRY VENEEER: MODULAR FACE BRICK
2 EXTERIOR GRADE PORCELAIN TILE
3 ACM PANEL – DRY JOINT SYSTEM
4 LONGBOARD ALUMINUM SIDING
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6 ALUMINUM STOREFRONT SYSTEM (FINISH BLACK) WITH TINTED INSULATED GLAZING
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8 PREFINISHED ACM ROOF EDGE WITH MATCHING SOFFIT
9 PREFINISHED BREAK METAL WRAP TO MATCH STOREFRONT SYSTEM
10 PREFINISHED METAL COPING




2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"




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

DESIGN 2 CONSTRUCT
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BUILDING DESIGN FOR:
DR. MATT SMITH
BUSSE RD.
PEWAUKEE, WI 53188

SHEET TITLE
BUILDING ELEVATIONS

REVISIONS

PROJECT DATA
DATE 09.27.2023
JOB NO. 23-00183
SET USE PLAN COMMISSION
FILE NAME I4-A4.0
DRAWN BY MVH
SHEET NO. A4.1











# RSX1 LED
## Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Specifications

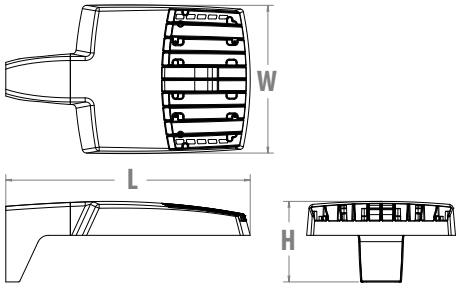
**EPA (ft²@0°):** 0.57 ft² (0.05 m²)

**Length:** 21.8" (55.4 cm) (SPA mount)

**Width:** 13.3" (33.8 cm)

**Height:** 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm

**Weight (SPA mount):** 22.0 lbs (10.0 kg)




## Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

## Ordering Information

**EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD

**RSX1 LED**

| Series | Performance Package | Color Temperature | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|
| RSX1 LED | P1 | 30K 3000K | R2 Type 2 Wide | MVOLT (120V-277V) [2] | SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) |
| | P2 | 40K 4000K | R3 Type 3 Wide | HVOLT (347V-480V) [3] | RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) |
| | P3 | 50K 5000K | R3S Type 3 Short | XVOLT (277V-480V) [4] | MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) |
| | P4 | | R4 Type 4 Wide | **(use specific voltage for options as noted)** | IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6] |
| | | | R4S Type 4 Short | 120 [3] 277 [5] | WBA Wall bracket [1] |
| | | | R5 Type 5 Wide [1] | 208 [3] 347 [5] | WBASC Wall bracket with surface conduit box |
| | | | R5S Type 5 Short [1] | 240 [3] 480 [5] | AASP Adjustable tilt arm square pole mounting [6] |
| | | | AFR Automotive Front Row | | AARP Adjustable tilt arm round pole mounting [6] |
| | | | AFRR90 Automotive Front Row Right Rotated | | AAWB Adjustable tilt arm with wall bracket [6] |
| | | | AFRL90 Automotive Front Row Left Rotated | | AAWSC Adjustable tilt arm wall bracket and surface conduit box [6] |

### Options

**Shipped Installed**

| | |
|---|---|
| HS | House-side shield [7] |
| PE | Photocontrol, button style [8,9] |
| PER7 | Seven-wire twist-lock receptacle only (no controls) [9,10,11] |
| SF | Single fuse (120, 277, 347) [5] |
| DF | Double fuse (208, 240, 480) [5] |
| SPD20KV | 20KV Surge pack (10KV standard) |
| FAO | Field adjustable output [9] |
| DMG | 0-10V dimming extend out back of housing for external control (control ordered separate) [9] |

**Shipped Installed**

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

| | |
|---|---|
| NLTAIR2 PIRHN | nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9, 12, 13, 14] |
| BAA | Buy America(n) Act Compliant |
| CCE | Coastal Construction [15] |

***Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

**Shipped Separately (requires some field assembly)**

| | |
|---|---|
| EGS | External glare shield [7] |
| EGFV | External glare full visor (360° around light aperture) [7] |
| BS | Bird spikes [16] |

### Finish

| | |
|---|---|
| DDBXD | Dark Bronze |
| DBLXD | Black |
| DNAXD | Natural Aluminum |
| DWHXD | White |
| DDBTXD | Textured Dark Bronze |
| DBLBXD | Textured Black |
| DNATXD | Textured Natural Aluminum |
| DWHGXD | Textured White |


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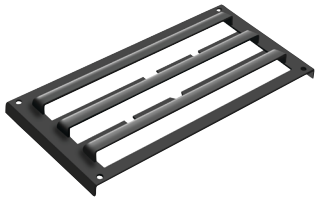
## Ordering Information

### Accessories
*Ordered and shipped separately.*

| | |
|---|---|
| RSX1HS | RSX1 House side shield (includes 1 shield) |
| RSX1HSAFRR U | RSX1 House side shield for AFR rotated optics (includes 1 shield) |
| RSX1EGS (FINISH) U | External glares hield (specify finish) |
| RSX1EGFV (FINISH) U | External glare full visor (specify finish) |
| RSXRPA (FINISH) U | RSX Universal round pole adaptor plate (specify finish) |
| RSXWBA (FINISH) U | RSX WBA wall bracket (specify finish) [1] |
| RSXSCB (FINISH) U | RSX Surface conduit box (specify finish, for use with WBA, WBA not included) |
| DLL127F 1.5 JU | Photocell -SSL twist-lock (120-277V) [17] |
| DLL347F 1.5 CUL JU | Photocell -SSL twist-lock (347V) [17] |
| DLL480F 1.5 CUL JU | Photocell -SSL twist-lock (480V) [17] |
| DSHORT SBK U | Shorting cap [18] |

NOTES
1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. Must be ordered with PIRHN.
13. Requires MVOLT or HVOLT.
14. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16. Must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

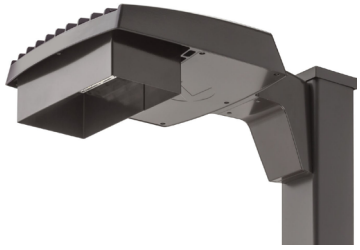
## External Shields



**House Side Shield**



**External Glare Shield**

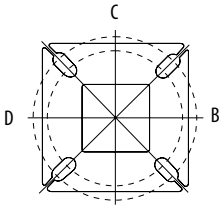


**External 360 Full Visor**

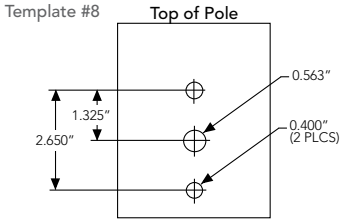
## Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

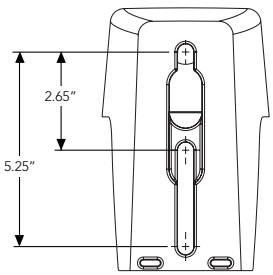
### HANDHOLE ORIENTATION




### RSX POLE DRILLING




### RSX STANDARD ARM & ADJUSTABLE ARM




### Round Tenon Mount - Pole Top Slipfitters

| Tenon O.D. | RSX Mounting | Single | 2 at 180° | 2 at 90° | 3 at 120° | 3 at 90° | 4 at 90° |
|---|---|---|---|---|---|---|---|
| 2 - 3/8" | RPA, AARP | AS3-5 190 | AS3-5 280 | AS3-5 290 | AS3-5 320 | AS3-5 390 | AS3-5 490 |
| 2 - 7/8" | RPA, AARP | AST25-190 | AST25-280 | AST25-290 | AST25-320 | AST25-390 | AST25-490 |
| 4" | RPA, AARP | AST35-190 | AST35-280 | AST35-290 | AST35-320 | AST35-390 | AST35-490 |

### Drill/Side Location by Configuration Type

| Drilling Template | Mounting Option | Single | 2 @ 180 | 2 @ 90 | 3 @ 120 | 3 @ 90 | 4 @ 90 |
|---|---|---|---|---|---|---|---|
| | **Head Location** | Side B | Side B & D | Side B & C | Round Pole Only | Side B, C & D | Side A, B, C & D |
| **#8** | **Drill Nomenclature** | DM19AS | DM28AS | DM29AS | DM32AS | DM39AS | DM49AS |

### RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

| Fixture Quantity & Mounting Configuration | | Single | 2 @ 90 | 2 @ 180 | 3 @ 90 | 3 @ 120 | 4 @ 90 | 2 Side by Side | 3 Side by Side | 4 Side by Side |
|---|---|---|---|---|---|---|---|---|---|---|
| **Mounting Type** | **Tilt** | | | | | | | | | |
| **SPA - Square Pole Adaptor** | 0° | 0.57 | 1.03 | 1.05 | 1.52 | 1.36 | 2.03 | 1.31 | 1.7 | 2.26 |
| **RPA - Round Pole Adaptor** | | 0.62 | 1.08 | 1.15 | 1.62 | 1.46 | 2.13 | 1.36 | 1.8 | 2.36 |
| **MA - Mast Arm Adaptor** | | 0.49 | 0.95 | 0.89 | 1.36 | 1.2 | 1.87 | 1.23 | 1.54 | 2.1 |
| | | | | | | | | | | |
| **IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole** | 0° | 0.57 | 1.03 | 1.05 | 1.52 | 1.36 | 2.03 | 1.31 | 1.7 | 2.26 |
| | 10° | 0.68 | 1.34 | 1.33 | 2 | 1.74 | 2.64 | 1.35 | 2.03 | 2.71 |
| | 20° | 0.87 | 1.71 | 1.73 | 2.56 | 2.26 | 3.42 | 1.75 | 2.62 | 3.49 |
| | 30° | 1.24 | 2.19 | 2.3 | 3.21 | 2.87 | 4.36 | 2.49 | 3.73 | 4.97 |
| | 40° | 1.81 | 2.68 | 2.98 | 3.85 | 3.68 | 5.30 | 3.62 | 5.43 | 7.24 |
| | 45° | 2.11 | 2.92 | 3.44 | 4.2 | 4.08 | 5.77 | 4.22 | 6.33 | 8.44 |
| | 50° | 2.31 | 3.17 | 3.72 | 4.52 | 4.44 | 6.26 | 4.62 | 6.94 | 9.25 |
| | 60° | 2.71 | 3.66 | 4.38 | 5.21 | 5.15 | 7.24 | 5.43 | 8.14 | 10.86 |
| | 70° | 2.78 | 3.98 | 4.54 | 5.67 | 5.47 | 7.91 | 5.52 | 8.27 | 11.03 |
| | 80° | 2.76 | 4.18 | 4.62 | 5.97 | 5.76 | 8.31 | 5.51 | 8.27 | 11.03 |
| | 90° | 2.73 | 4.25 | 4.64 | 6.11 | 5.91 | 8.47 | 5.45 | 8.18 | 10.97 |

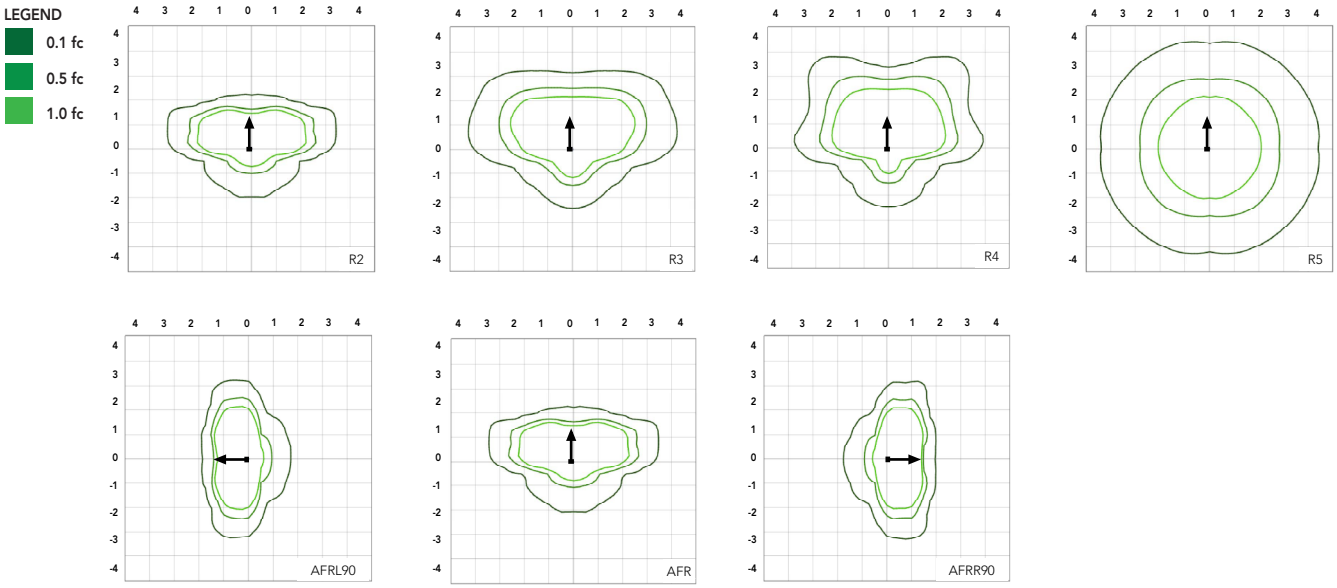


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## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').




## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

| Ambient | Ambient | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.05 |
| 5°C | 41°F | 1.04 |
| 10°C | 50°F | 1.03 |
| 15°C | 59°F | 1.02 |
| 20°C | 68°F | 1.01 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 0.99 |
| 35°C | 95°F | 0.98 |
| 40°C | 104°F | 0.97 |
| 45°C | 113°F | 0.96 |
| 50°C | 122°F | 0.95 |

### Electrical Load

| | | Current (A) | | | | | |
|---|---|---|---|---|---|---|---|
| Performance Package | System Watts (W) | 120V | 208V | 240V | 277V | 347V | 480V |
| P1 | 51W | 0.42 | 0.25 | 0.21 | 0.19 | 0.14 | 0.11 |
| P2 | 72W | 0.60 | 0.35 | 0.30 | 0.26 | 0.21 | 0.15 |
| P3 | 109W | 0.91 | 0.52 | 0.45 | 0.39 | 0.31 | 0.23 |
| P4 | 133W | 1.11 | 0.64 | 0.55 | 0.48 | 0.38 | 0.27 |

### Projected LED Lumen Maintenance

| Operating Hours | 50,000 | 75,000 | 100,000 |
|---|---|---|---|
| Lumen Maintenance Factor | >0.97 | >0.95 | >0.92 |

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.


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## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

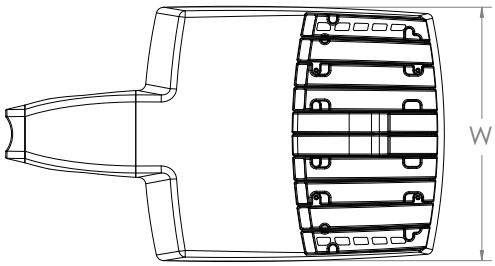
| Performance Package | System Watts | Distribution. Type | 30K (3000K, 70 CRI) | | | | | 40K (4000K, 70 CRI) | | | | | 50K (5000K, 70 CRI) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW |
| P1 | 51W | R2 | 6,482 | 1 | 0 | 1 | 126 | 7,121 | 1 | 0 | 1 | 139 | 7,121 | 1 | 0 | 1 | 139 |
| | | R3 | 6,459 | 1 | 0 | 2 | 127 | 7,096 | 1 | 0 | 2 | 139 | 7,096 | 1 | 0 | 2 | 139 |
| | | R3S | 6,631 | 1 | 0 | 1 | 129 | 7,286 | 1 | 0 | 2 | 142 | 7,286 | 1 | 0 | 2 | 142 |
| | | R4 | 6,543 | 1 | 0 | 2 | 128 | 7,189 | 1 | 0 | 2 | 141 | 7,189 | 1 | 0 | 2 | 141 |
| | | R4S | 6,313 | 1 | 0 | 1 | 124 | 6,936 | 1 | 0 | 1 | 136 | 6,936 | 1 | 0 | 1 | 136 |
| | | R5 | 6,631 | 3 | 0 | 2 | 130 | 7,286 | 3 | 0 | 2 | 143 | 7,286 | 3 | 0 | 2 | 143 |
| | | R5S | 6,807 | 3 | 0 | 1 | 133 | 7,479 | 3 | 0 | 1 | 147 | 7,479 | 3 | 0 | 1 | 147 |
| | | AFR | 6,473 | 1 | 0 | 1 | 127 | 7,112 | 1 | 0 | 1 | 139 | 7,112 | 1 | 0 | 1 | 139 |
| | | AFRR90 | 6,535 | 2 | 0 | 2 | 127 | 7,179 | 2 | 0 | 2 | 140 | 7,179 | 2 | 0 | 2 | 140 |
| | | AFRL90 | 6,562 | 2 | 0 | 1 | 128 | 7,210 | 2 | 0 | 2 | 140 | 7,210 | 2 | 0 | 2 | 140 |
| P2 | 72W | R2 | 8,991 | 2 | 0 | 1 | 123 | 9,878 | 2 | 0 | 1 | 135 | 9,878 | 2 | 0 | 1 | 135 |
| | | R3 | 8,959 | 2 | 0 | 2 | 124 | 9,843 | 2 | 0 | 2 | 137 | 9,843 | 2 | 0 | 2 | 137 |
| | | R3S | 9,198 | 2 | 0 | 2 | 126 | 10,106 | 2 | 0 | 2 | 139 | 10,106 | 2 | 0 | 2 | 139 |
| | | R4 | 9,077 | 2 | 0 | 2 | 126 | 9,972 | 2 | 0 | 2 | 139 | 9,972 | 2 | 0 | 2 | 139 |
| | | R4S | 8,757 | 1 | 0 | 2 | 122 | 9,622 | 2 | 0 | 2 | 134 | 9,622 | 2 | 0 | 2 | 134 |
| | | R5 | 9,198 | 4 | 0 | 2 | 128 | 10,106 | 4 | 0 | 2 | 140 | 10,106 | 4 | 0 | 2 | 140 |
| | | R5S | 9,443 | 3 | 0 | 1 | 131 | 10,374 | 3 | 0 | 1 | 144 | 10,374 | 3 | 0 | 1 | 144 |
| | | AFR | 8,979 | 2 | 0 | 1 | 125 | 9,865 | 2 | 0 | 1 | 137 | 9,865 | 2 | 0 | 1 | 137 |
| | | AFRR90 | 9,064 | 3 | 0 | 2 | 124 | 9,959 | 3 | 0 | 2 | 137 | 9,959 | 3 | 0 | 2 | 137 |
| | | AFRL90 | 9,102 | 3 | 0 | 2 | 125 | 10,001 | 3 | 0 | 2 | 137 | 10,001 | 3 | 0 | 2 | 137 |
| P3 | 109W | R2 | 12,808 | 2 | 0 | 1 | 117 | 14,072 | 2 | 0 | 2 | 129 | 14,072 | 2 | 0 | 2 | 129 |
| | | R3 | 12,763 | 2 | 0 | 2 | 117 | 14,023 | 2 | 0 | 2 | 129 | 14,023 | 2 | 0 | 2 | 129 |
| | | R3S | 13,104 | 2 | 0 | 2 | 120 | 14,397 | 2 | 0 | 2 | 132 | 14,397 | 2 | 0 | 2 | 132 |
| | | R4 | 12,930 | 2 | 0 | 2 | 119 | 14,206 | 2 | 0 | 2 | 130 | 14,206 | 2 | 0 | 2 | 130 |
| | | R4S | 12,475 | 2 | 0 | 2 | 114 | 13,707 | 2 | 0 | 2 | 126 | 13,707 | 2 | 0 | 2 | 126 |
| | | R5 | 13,104 | 4 | 0 | 2 | 120 | 14,397 | 4 | 0 | 2 | 132 | 14,397 | 4 | 0 | 2 | 132 |
| | | R5S | 13,452 | 3 | 0 | 2 | 123 | 14,779 | 3 | 0 | 2 | 136 | 14,779 | 3 | 0 | 2 | 136 |
| | | AFR | 12,791 | 2 | 0 | 1 | 117 | 14,053 | 2 | 0 | 2 | 129 | 14,053 | 2 | 0 | 2 | 129 |
| | | AFRR90 | 12,913 | 3 | 0 | 3 | 118 | 14,187 | 3 | 0 | 3 | 130 | 14,187 | 3 | 0 | 3 | 130 |
| | | AFRL90 | 12,967 | 3 | 0 | 2 | 118 | 14,247 | 3 | 0 | 3 | 130 | 14,247 | 3 | 0 | 3 | 130 |
| P4 | 133W | R2 | 14,943 | 2 | 0 | 2 | 112 | 16,417 | 2 | 0 | 2 | 123 | 16,417 | 2 | 0 | 2 | 123 |
| | | R3 | 14,890 | 2 | 0 | 3 | 112 | 16,360 | 2 | 0 | 3 | 123 | 16,360 | 2 | 0 | 3 | 123 |
| | | R3S | 15,287 | 2 | 0 | 2 | 115 | 16,796 | 2 | 0 | 2 | 126 | 16,796 | 2 | 0 | 2 | 126 |
| | | R4 | 15,085 | 2 | 0 | 3 | 113 | 16,574 | 2 | 0 | 3 | 125 | 16,574 | 2 | 0 | 3 | 125 |
| | | R4S | 14,554 | 2 | 0 | 2 | 109 | 15,991 | 2 | 0 | 2 | 120 | 15,991 | 2 | 0 | 2 | 120 |
| | | R5 | 15,287 | 4 | 0 | 2 | 115 | 16,796 | 4 | 0 | 2 | 126 | 16,796 | 4 | 0 | 2 | 126 |
| | | R5S | 15,693 | 4 | 0 | 2 | 118 | 17,242 | 4 | 0 | 2 | 130 | 17,242 | 4 | 0 | 2 | 130 |
| | | AFR | 14,923 | 2 | 0 | 2 | 112 | 16,395 | 2 | 0 | 2 | 123 | 16,395 | 2 | 0 | 2 | 123 |
| | | AFRR90 | 15,065 | 3 | 0 | 3 | 113 | 16,551 | 3 | 0 | 3 | 124 | 16,551 | 3 | 0 | 3 | 124 |
| | | AFRL90 | 15,128 | 3 | 0 | 3 | 114 | 16,621 | 3 | 0 | 3 | 125 | 16,621 | 3 | 0 | 3 | 125 |

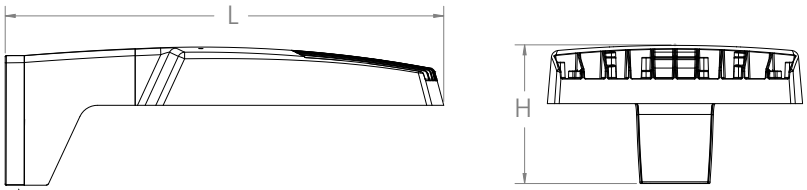

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## Luminaire Weight by Mounting Type

| Mounting Configuration | Total Luminaire Weight |
|---|---|
| SPA | 22 lbs |
| RPA | 24 lbs |
| MA | 22 lbs |
| WBA | 25 lbs |
| WBASC | 28 lbs |
| IS | 25 lbs |
| AASP | 25 lbs |
| AARP | 27 lbs |
| AAWB | 28 lbs |
| AAWSC | 31 lbs |

### RSX1 with Round Pole Adapter (RPA)



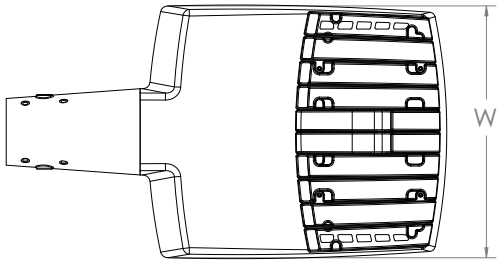



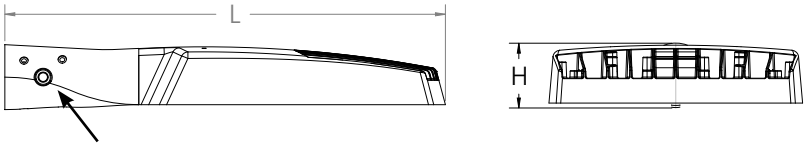

Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

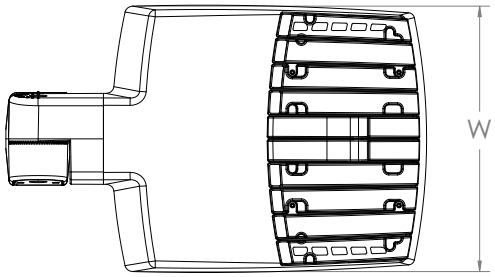
### RSX1 with Mast Arm Adapter (MA)

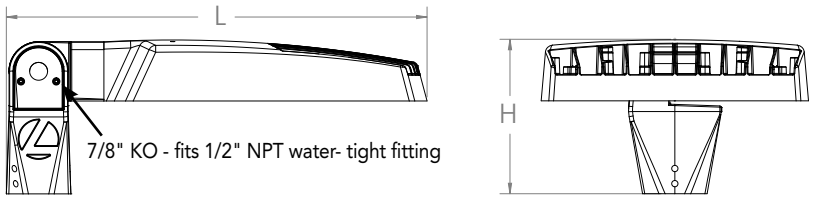



Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

### RSX1 with Adjustable Slipfitter (IS)



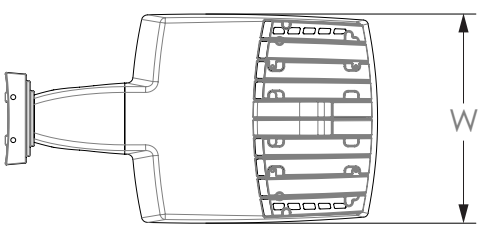



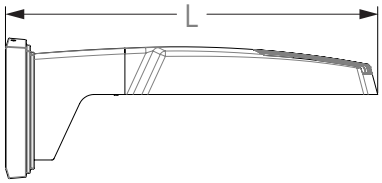

Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

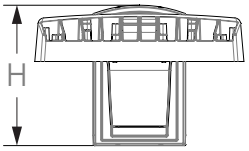

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## Dimensions

### RSX1 with Wall Bracket (WBA)

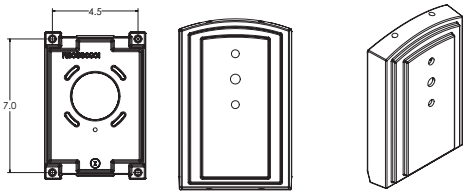


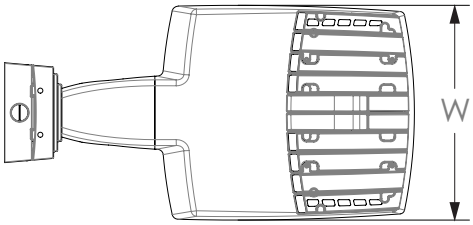



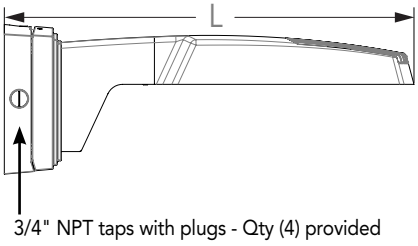

Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

**Wall Bracket (WBA) Mounting Detail**

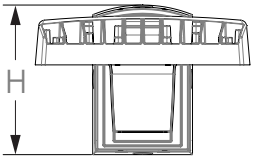



### RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



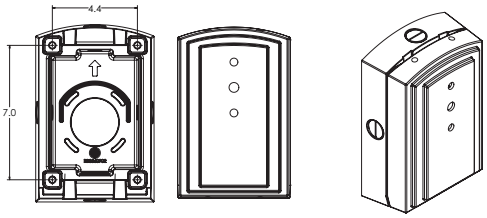




3/4" NPT taps with plugs - Qty (4) provided




Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

**Surface Conduit Box (SCB) Mounting Detail**

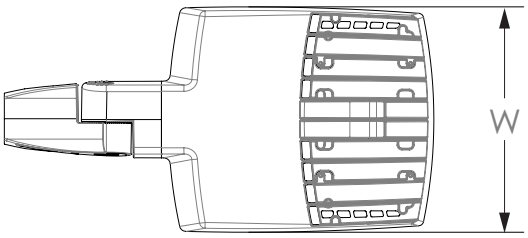


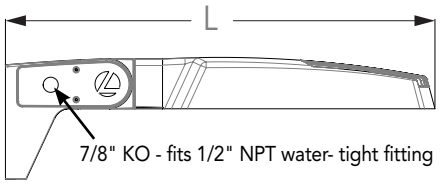


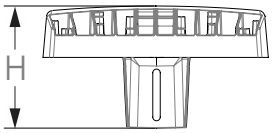
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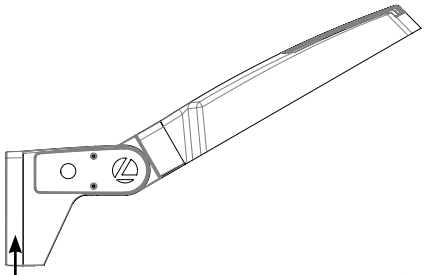
## Dimensions

### RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

**NOTE:**
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

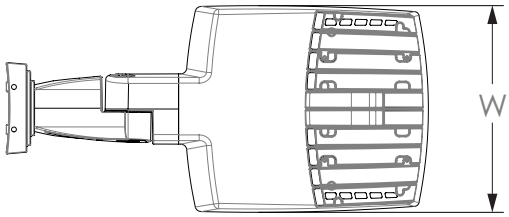


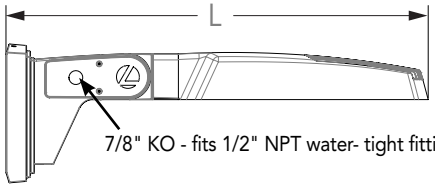
**Notes**

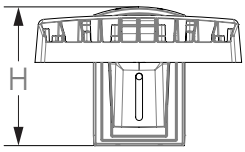
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

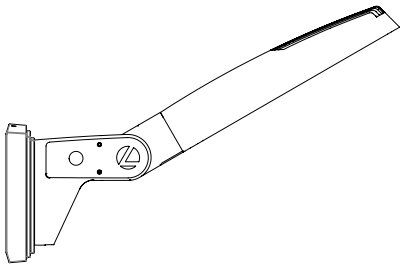
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

### RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



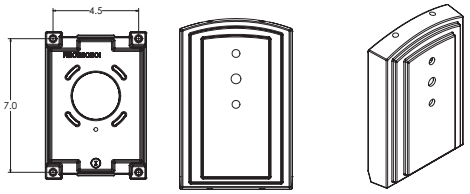



Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

**Wall Bracket (WBA) Mounting Detail**

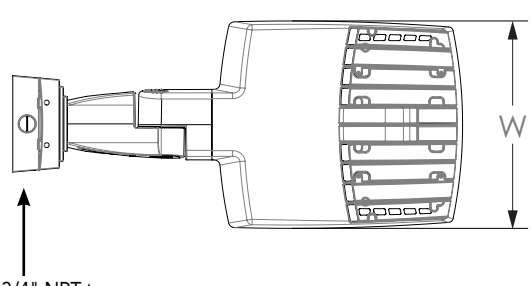




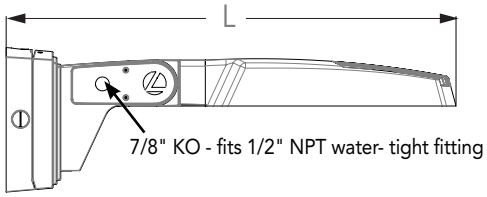
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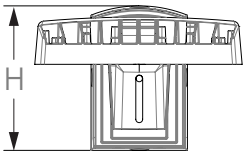
## Dimensions

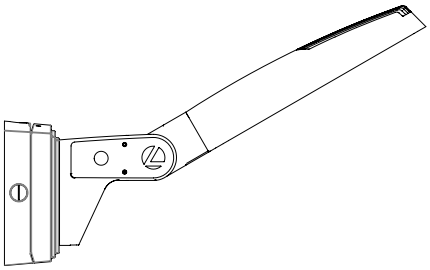
### RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)




3/4" NPT taps
with plugs - Qty (4)
provided

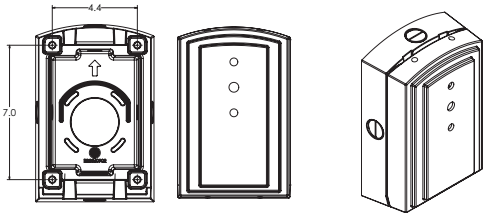


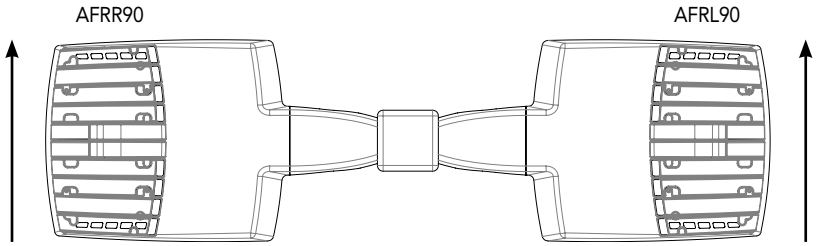



Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

### Surface Conduit Box (SCB) Mounting Detail




### Automotive Front Row - Rotated Optics (AFRL90/R90)

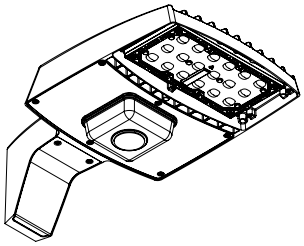


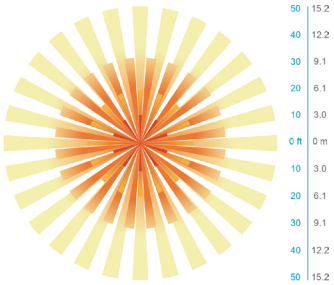

(Example: 2@180 - arrows indicate direction of light exiting the luminaire)


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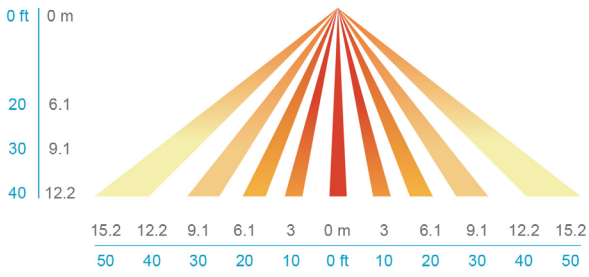
## nLight Sensor Coverage Pattern

NLTAIR2 PIRHN






Top




Side

| Motion Sensor Default Settings - Option PIRHN | | | | | | |
|---|---|---|---|---|---|---|
| Option | Dimmed State (unoccupied) | High Level (when occupied) | Photocell Operation | Dwell Time (occupancy time delay) | Ramp-up Time (from unoccupied to occupied) | Ramp-down Time (from occupied to unoccupied) |
| NLTAIR2 PIRHN | Approx. 30% Output | 100% Output | Enabled @ 1.5FC | 7.5 minutes | 3 seconds | 5 minutes |

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

## FEATURES & SPECIFICATIONS

### INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

### CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

### FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

### COASTAL CONSTRUCTION (CCE)
ptional corrosion resistant construction is engineered with added corrosion rotection in materials and/or pre-treatment of base material under superŸurable paint. Provides additional corrosion protection for applications nearÜoastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with cribe rating of 10. Additional lead-times apply.

### OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

### ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

### nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

### INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

### LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

### BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

### WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.


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# CITY OF PEWAUKEE
# PLAN COMMISSION AGENDA ITEM 4.

**DATE:** November 16, 2023

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action and Public Hearing for Lawrence Marincic/Carity Land Corporation/Ancient Oaks to Rezone Property Located at N18 W22670 Watertown Road from A-2 Agricultural and LC Lowland Conservancy to Rm-1 Multiple-Family Residential Planned Unit Development, LC Lowland Conservancy, and UC Upland Conservancy for the Purpose of Developing Four-Family and Duplex Owner-Occupied Condominiums (PWC 0958990005 & PWC 0958990006)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Ancient Oaks staff report 11.16.23

Ancient Oaks narrative

**Office of the Planner & Community Development Director**
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of November 16, 2023

**Date:** November 9, 2023

**Project Name:** Ancient Oaks Condominium development

**Project Address/Tax Key No.:** Approximately N18W22670 Watertown Road/PWC 0958990005 & 0958990006

**Applicant:** Marincic Family LLC/Carity Land Corporation

**Property Owner:** Marincic Family LLC

**Current Zoning:** A-2 Agricultural District and LC Lowland Conservancy District

**2050 Land Use Map Designation**: Medium Density Residential (6,500 Sq. Ft. – 1/2 Ac./D.U.) and Flood Plains, Lowland & Upland Conservancy, and other natural areas

**Use of Surrounding Properties:** Single-family residential to the north and east and agricultural land to the south and west

## Introduction

The applicant has applied for a Rezoning, Certified Survey Map, Conditional Use, and Site & Building Plan Review for a multi-family condominium development upon land located at the northwest corner of North Avenue and Watertown Road, approximately N18W22670 Watertown Road.

The subject proposal was previously before the Plan Commission for a conceptual review at their July 20, 2023, meeting. The development includes a total of 96 units within 25 buildings.

The total acreage of the two sites is 32.66 acres. This results in a gross density of 2.94 units per acre. The net acreage of the site, which does not include lowland conservancy areas, is 25.2 acres. This results in a net density of 3.77 units per acre.

## Rezoning

The applicant is requesting to rezone the subject properties from A-2 Agricultural District and LC Lowland Conservancy District to Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District, and UC Upland Conservancy District to accommodate the proposed development. The LC District and UC District will match the current wetland and environmental corridor delineations as illustrated on the rezoning exhibit submitted as part of the Rezoning Application.

The Rm-1 District allows 6.00 dwelling units per net acre; therefore, the development is in conformance with this standard at 3.77 units per acre. It can be further noted that even if all 9.46 acres of lowland and upland conservancy areas were excluded, the density would still be in compliance with the Rm-1 District at 4.14 units per acre.

The land is designated as Medium Density Residential (6,500 SQ. FT. - 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas. Medium Density Residential allows anywhere between 52 units (1/2 acre) to 176 units (6,500 square feet) for this property. As such, the proposed rezoning to the Rm-1 District is consistent with the City's Comprehensive Master Plan.

**Certified Survey Map**

The proposed Certified Survey Map dedicates a public right-of-way that extends from North Avenue to an Elmwood Drive access point to the north. This right-of-way also abuts the west property line for potential future connection to the property to the west.

The CSM contains three lots. Lot 1 is the southernmost lot and has an area of about 6 acres. Lot 2, to the north, has an area of about 12.6 acres, and Lot 3 has an area of approximately 10.1 acres.

Staff also reviewed density calculations for these individual lots. Lot 1 consists of 32 units, Lot 2 includes 28 units, and lot 3 has 36 units. All lots individually conform to Rm-1 District minimum net density requirements.

Note that if the project is approved, the applicant will draft a Condominium Plat for recording with the Waukesha County Register of Deeds.

*Related to the CSM, staff recommends the following:*

1. *After the approval of the rezoning and Conditional Use Permit, the CSM shall be updated to include required setback lines in accordance with Section 18.0603B.(2), including showing the 25-foot wetland setback, the stream, and 75-foot setback from the OHWM of the stream.*
2. *Following DNR approval of wetland impacts, the CSM must be updated to reflect that approval and show the road outside of the wetland and wetland setback areas.*
3. *Prior to recording, the CSM shall be updated to include all easements.*

**Conditional Use**

The Rm-1 District allows cluster developments as a Conditional Use, subject to the Residential planned unit development standards of Section 17.0414c. The applicant is utilizing the Conditional Use PUD option to reduce front and rear setbacks by 30%. The Permitted front and rear yard setbacks are 35 feet. With the 30% reduction, the applicant is utilizing setbacks of 24.5-feet.

In review of the plans, all Conditional Use standards are met.

**Site & Building Plan Review**

The properties are currently used for agricultural purposes. The easternmost property is vacant, and the westernmost property contains a single-family home. The subject properties are bisected by wetlands and a SEWRPC Secondary Environmental Corridor (SEC). SEWRPC was contacted and reviewed the proposed development. The applicant utilized GIS mapping of the environmental corridor. If preferred, the City may request that SEWRPC field delineate this boundary and review the site to confirm its SEC status. Staff has not made this request to SEWRPC at this time.

The northern half of the site includes 14 four-unit buildings and 1 two-unit building for a total of 58 units. The southern portion of the site includes 9 four-unit buildings and 1 two-unit building for a total of 38 units.

The site plan also includes a two-rail vinyl fence extending along the entire length of Watertown Road and along North Avenue to the south end of the North Avenue entrance drive.

There are two proposed storm water ponds, one on the south side of the development and one in the middle of the development, partially within the SEC. *Final utility, grading, erosion control and storm water management plans will require Engineering Department approval prior to any land disturbance*.

The site plan does take into account the potential modifications of this intersection proposed by the County.

Access

The development includes a proposed public road that extends from North Avenue through the development to Elmwood Drive. There is an existing 66-foot-wide strip of right-of-way extending from Elmwood Drive between two existing single-family properties, which was dedicated to the City via CSM No. 9269.

The public street connects the north and south development areas; however, *construction of the road and approval of this site plan is contingent upon Wisconsin Department of Natural Resources approval of the wetland impacts*.

Environmental

As noted, the property contains wetlands and a Secondary Environmental Corridor, primarily located within the center of the property and extending north to the rear property boundary. There are also two small pocket wetlands located on the west side of the property. The wetlands were delineated in 2020 by Dave Mayer, who is a WDNR Assured Delineator.

The applicant is proposing to disturb approximately 13,119 square feet of wetland area onsite. This includes filling 9,615 square feet of the larger wetland complex to allow the drive that extends through the entire development, connecting the north and south portions of the site. The applicant is then proposing to completely fill the two smaller wetlands. The wetland area furthest south is 1,400 square feet and the one to the north of that is 2,104 square feet.

*Again, the wetland disturbance will require separate Wisconsin Department of Natural Resources review and approval prior to any land disturbance activities taking place*.

Parking

The Rm-1 District requires that "a minimum of two and one-half (2-1/2) 200-square-foot off-street parking spaces provided for each residential unit, of which at least two (2) must be located in a garage as defined in sub-section 17.1402 (Also see Section 17.0600)."

With 96 units, 192 garage stalls with an additional 48 exterior parking spaces are required. As each unit will contain a two-car attached garage and parking available on the driveway in front of the

garage, this standard is met. As noted on the plans, there are 192 interior parking spaces and 192 exterior parking spaces provided.

Lighting
The applicant is only intending to have low level, decorative and pedestrian style lighting. *It is recommended that a Lighting Plan consisting of light and fixture details be provided to Community Development staff for review and approval, prior to permitting and installation*.

Landscaping
The applicant has provided landscaping plans that illustrate plantings throughout the site. A row of over 50 Juniper trees is located behind the fence along Watertown Road and North Avenue. The plan also includes four trees and foundation plantings around each individual building. There is also a row of landscaping to enhance the buffer between the proposed condos and the existing single-family homes along Elmwood Drive.

Note staff suggested that the row of landscaping along Watertown Road and North Avenue include staggered plantings of a greater variety of evergreen trees.

*Also note that an agreement is needed for the cul-de-sac landscaping within the public rights-of-way. Additionally, a note is recommended to be placed on the Certified Survey Map and Condominium Plat indicating that plantings within the right-of-way are not the responsibility of the City and the City is not responsible for maintenance or damage to plantings or replacement of plantings.*

Architecture
The buildings consist of a mix of shingle siding, Lannon stone veneer, and wall panels. The duplex units will have a similar look and appearance as the four-unit buildings.

Mechanical Plan
Ground mechanicals are proposed and will be screened to the furthest extent practicable as part of the landscape plan.

Signage
Two signs are proposed for the development. There is a sign located at the corner of Watertown Road and North Avenue as well as one at the North Avenue entrance drive. Details of the signs have been provided and, unless the Plan Commission objects to the proposed signage as shown, a Sign Permit shall be submitted and approved by staff that is in substantial conformance with the signs shown on the Site Plan and Sheets LSP1.6 and LSP1.7, prior to installation.

**Recommendation**

Staff recommends approval of the subject applications to allow the construction of a 96-condominium unit development located at approximately N18W22670 Watertown Road (Tax Key Nos. 0958990005 & 0958990006).

# ANCIENT OAKS CONDOMINIUM

## PROPERTY NARRATIVE

## (Marincic Property)

## N18 W 22670 Watertown Road

## Pewaukee, WI 53072

The Marincic property consists of 32.45 ACRES of land located on the Northwest corner of Watertown Road and North Avenue in the City pf Pewaukee, Wisconsin.

Our Proposal is as follows:

- Current Zoning : A-2 Agricultural Zoning
- Land use recommendation : 6.0 units per Acre (or 198 units)
- Proposed Zoning Request : Rm-1 Planned Unit Development (PUD)
- Proposed number of units : 96 total Owner occupied residential units
- Unit Ownership : Owner Occupied Condominiums
- Proposed Units Per Acre : 2.95 Dwelling Units Per Acre
- Building style : 23 - 4 Family Condominiums
  : 2 - 2 family Condominiums
- Estimated Selling Price : $650,000.00 per unit
- Site plans, preliminary storm : See Attached
- Exterior Elevation, Rendering : See Attached
- Landscaping, delineations : See Attached

## SITE SPECIFIATIONS

- Public Right of Way : 60’ wide as shown on plans
- Typical road section : 28’ wide – back of curb – w/ Mountable curbs
- Building setbacks : 24’-6” setback off of Public Right of Way
  : 45’ setback at Elmwood drive side Property Line
  : 24’-6”setback of all other Property lines
  : 25’ setback off Wetlands
- Distance between buildings : 40 distance between all Buildings

## Slab on Grade Construction

Due to the high ground water table, this Site necessitates Slab on Grade Construction. To compensate for this condition, there will be stairs from the Garage to an upper Garage storage area creating approximately 650 square feet of storage.

## DEVELOPMENT SCHEDULE

When we receive Approvals and rezoning at the December 04, 2023 Common Council meeting, we can continue with the finalization of other required permits, approvals and scheduling.

# CITY OF PEWAUKEE
# PLAN COMMISSION AGENDA ITEM 5.

**DATE:** November 16, 2023

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Preliminary Certified Survey Map for Lawrence Marincic/Carity Land Corporation/Ancient Oaks for Property Located at N18 W22670 Watertown Road for the Purpose of Developing Four-Family and Duplex Owner-Occupied Condominiums (PWC 0958990005 & PWC 0958990006)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

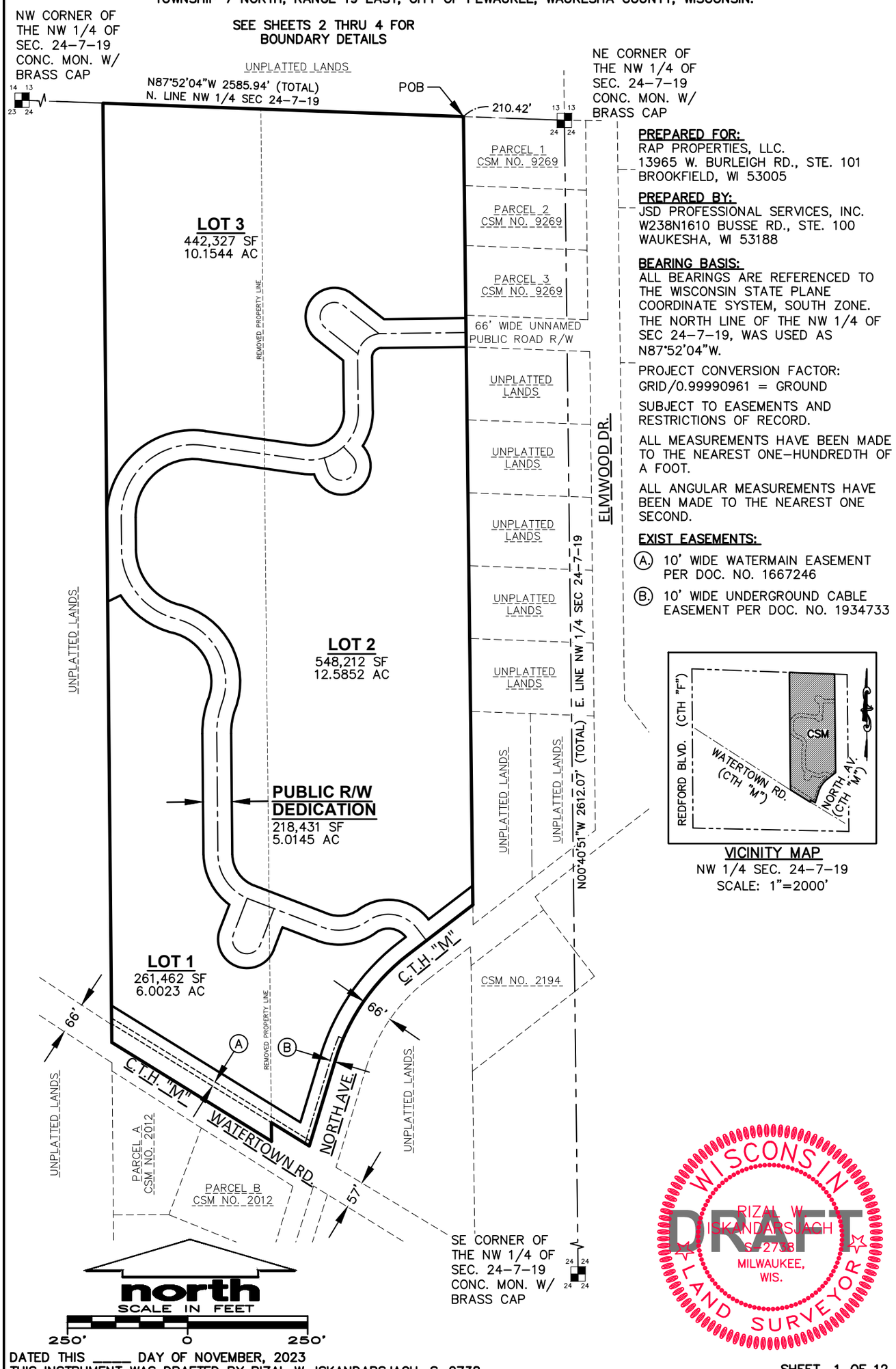
Description

Ancient Oaks CSM

# PRELIMINARY CERTIFIED SURVEY MAP

## CERTIFIED SURVEY MAP No. _____

ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.




**PREPARED FOR:**
RAP PROPERTIES, LLC.
13965 W. BURLEIGH RD., STE. 101
BROOKFIELD, WI 53005

**PREPARED BY:**
JSD PROFESSIONAL SERVICES, INC.
W238N1610 BUSSE RD., STE. 100
WAUKESHA, WI 53188

**BEARING BASIS:**
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NW 1/4 OF SEC 24-7-19, WAS USED AS N87°52'04"W.

PROJECT CONVERSION FACTOR: GRID/0.99990961 = GROUND

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

**EXIST EASEMENTS:**

(A.) 10' WIDE WATERMAIN EASEMENT PER DOC. NO. 1667246

(B.) 10' WIDE UNDERGROUND CABLE EASEMENT PER DOC. NO. 1934733




VICINITY MAP
NW 1/4 SEC. 24-7-19
SCALE: 1"=2000'

DRAFT
RIZAL W. ISKANDARSJACH S-2738 MILWAUKEE, WIS.
WISCONSIN LAND SURVEYOR

DATED THIS ____ DAY OF NOVEMBER, 2023
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

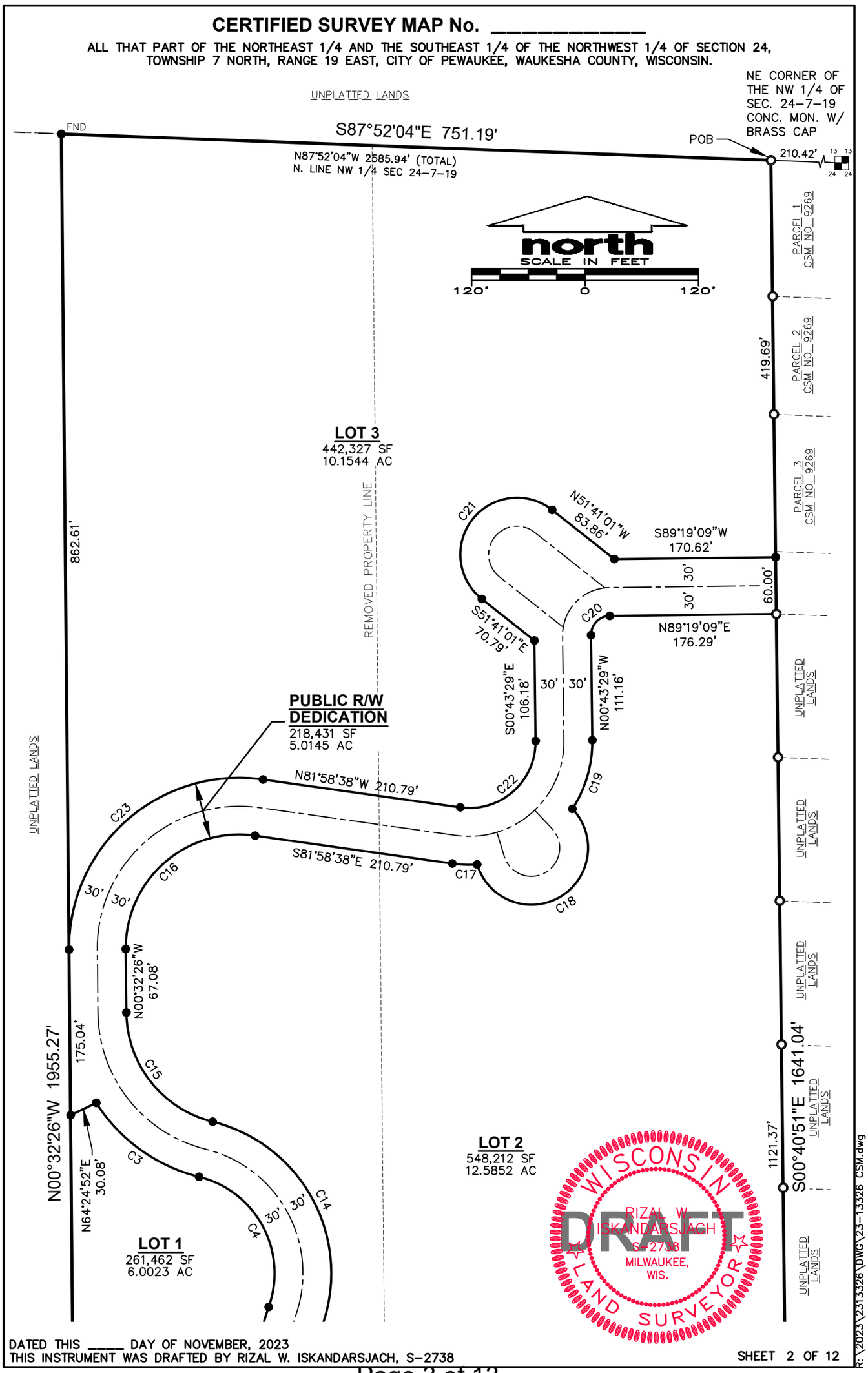
SHEET 1 OF 12

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# PRELIMINARY CERTIFIED SURVEY MAP

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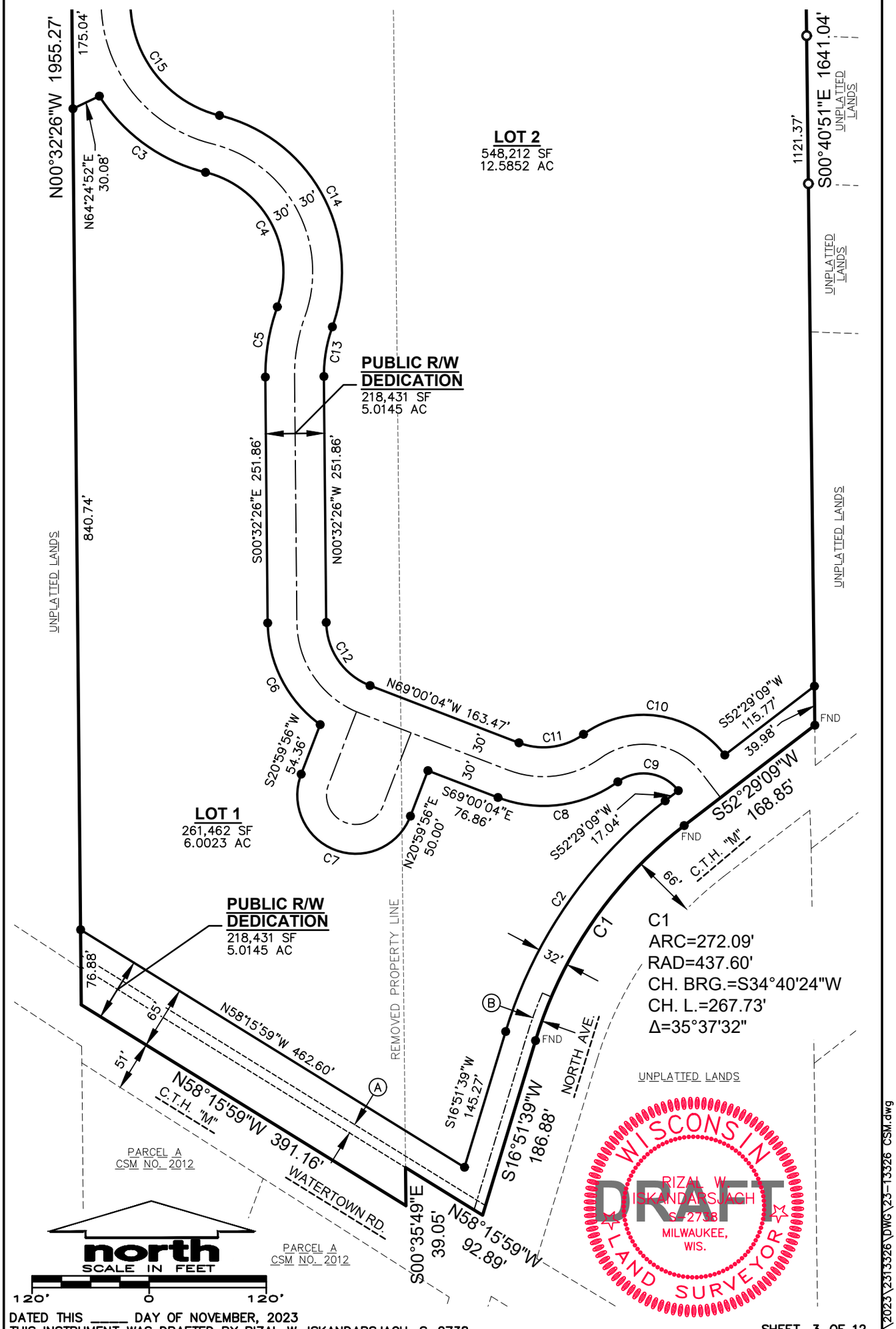
SHEET 2 OF 12

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ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.




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SHEET 3 OF 12

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ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA |
| C2 | 291.99' | 469.60' | S34°40'24"W | 287.31' | 35°37'32" |
| C3 | 137.23' | 180.00' | S54°19'17"E | 133.93' | 43°40'57" |
| C4 | 176.12' | 105.00' | S28°06'34"E | 156.19' | 96°06'22" |
| C5 | 73.29' | 205.00' | S09°42'05"W | 72.90' | 20°29'03" |
| C6 | 121.56' | 130.00' | S27°19'45"E | 117.18' | 53°34'38" |
| C7 | 188.50' | 60.00' | S69°00'04"E | 120.00' | 180°00'00" |
| C8 | 129.07' | 130.00' | N82°33'24"E | 123.83' | 56°53'02" |
| C9 | 69.41' | 45.00' | S81°41'59"E | 62.73' | 88°22'16" |
| C10 | 161.95' | 105.00' | N81°41'59"W | 146.37' | 88°22'16" |
| C11 | 69.50' | 70.00' | S82°33'25"W | 66.68' | 56°53'03" |
| C12 | 83.64' | 70.00' | N34°46'15"W | 78.75' | 68°27'38" |
| C13 | 51.84' | 145.00' | N09°42'05"E | 51.56' | 20°29'03" |
| C14 | 276.77' | 165.00' | N28°06'34"W | 245.44' | 96°06'22" |
| C15 | 158.38' | 120.00' | N38°21'06"W | 147.13' | 75°37'19" |
| C16 | 206.43' | 120.00' | N48°44'28"E | 181.90' | 98°33'48" |
| C17 | 26.25' | 130.00' | S87°45'44"E | 26.21' | 11°34'12" |
| C18 | 216.44' | 60.00' | N59°46'05"E | 116.76' | 206°41'05" |
| C19 | 76.71' | 130.00' | N16°10'45"E | 75.60' | 33°48'28" |
| C20 | 31.43' | 20.00' | N44°17'50"E | 28.30' | 90°02'37" |
| C21 | 188.50' | 60.00' | S38°18'59"W | 120.00' | 180°00'00" |
| C22 | 120.64' | 70.00' | S48°38'57"W | 106.26' | 98°44'50" |
| C23 | 309.65' | 180.00' | S48°44'28"W | 272.85' | 98°33'48" |

**LEGEND:**

- 1" IRON PIPE FOUND & ACCEPTED
- FND 3/4" REBAR FOUND & ACCEPTED
- 3/4" REBAR SET WT. 1.13 LBS/LF
- WET — WET — WETLAND DELINEATION PER REPORT BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC, DATED JANUARY 14, 2020.
- ..... SECONDARY ENVIRONMENTAL CORRIDOR DELINEATION BY HEARTLAND ECOLOGICAL GROUP, INC. DATED OCTOBER 2, 2023.
- ——W—— WATERMAIN
- ——FM—— SANITARY FORCE MAIN
- — —820— — MAJOR CONTOUR
- - - 816 - - - MINOR CONTOUR

WISCONSIN
RIZAL W. ISKANDARSJACH
S-2738
MILWAUKEE, WIS.
LAND SURVEYOR
DRAFT

DATED THIS _____ DAY OF NOVEMBER, 2023
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 4 OF 12

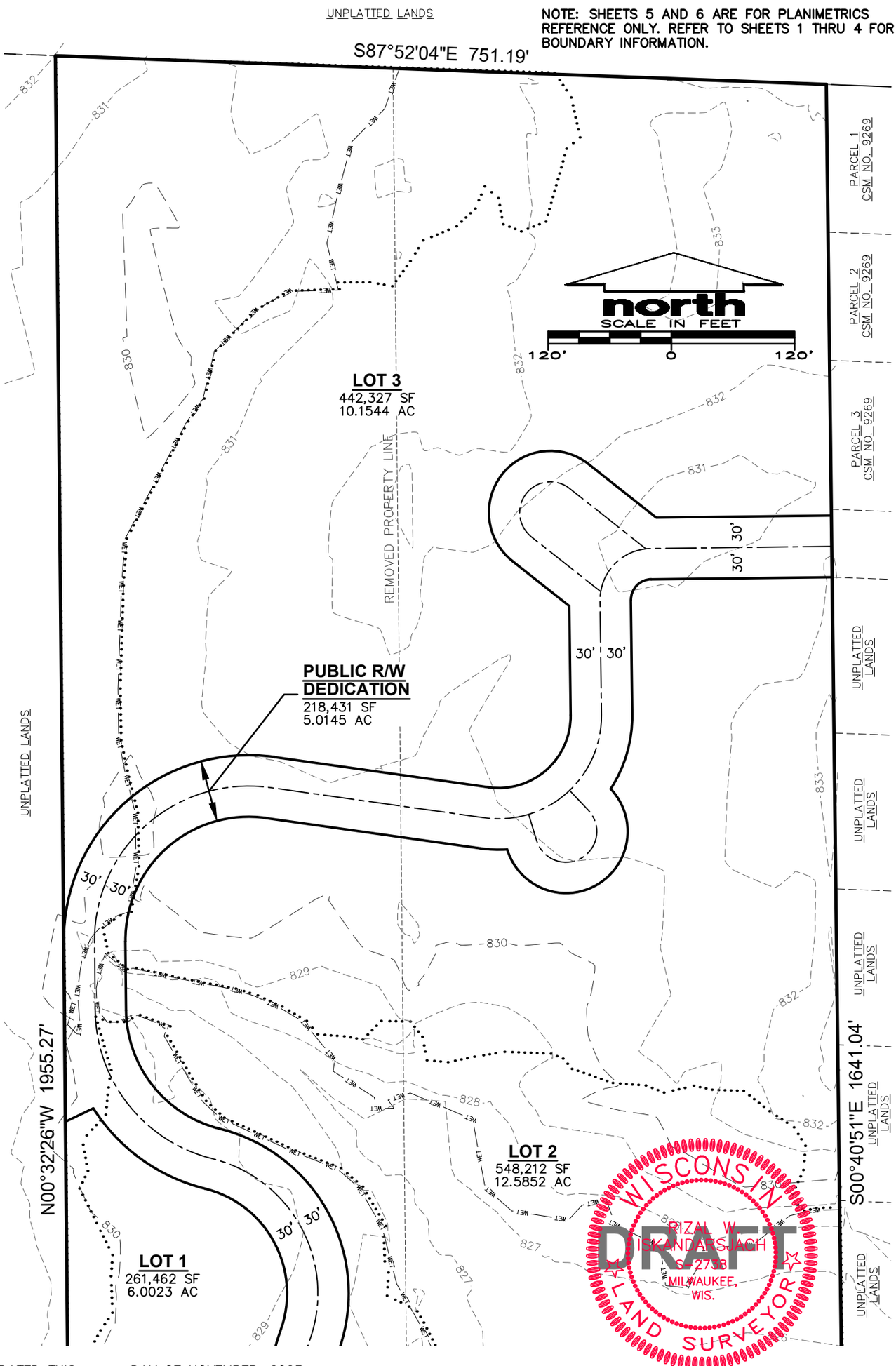
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# PRELIMINARY CERTIFIED SURVEY MAP

## CERTIFIED SURVEY MAP No. _____

ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

NOTE: SHEETS 5 AND 6 ARE FOR PLANIMETRICS REFERENCE ONLY. REFER TO SHEETS 1 THRU 4 FOR BOUNDARY INFORMATION.




DRAFT

WISCONSIN RIZAL W. ISKANDARSJACH S-2738 MILWAUKEE, WIS. LAND SURVEYOR

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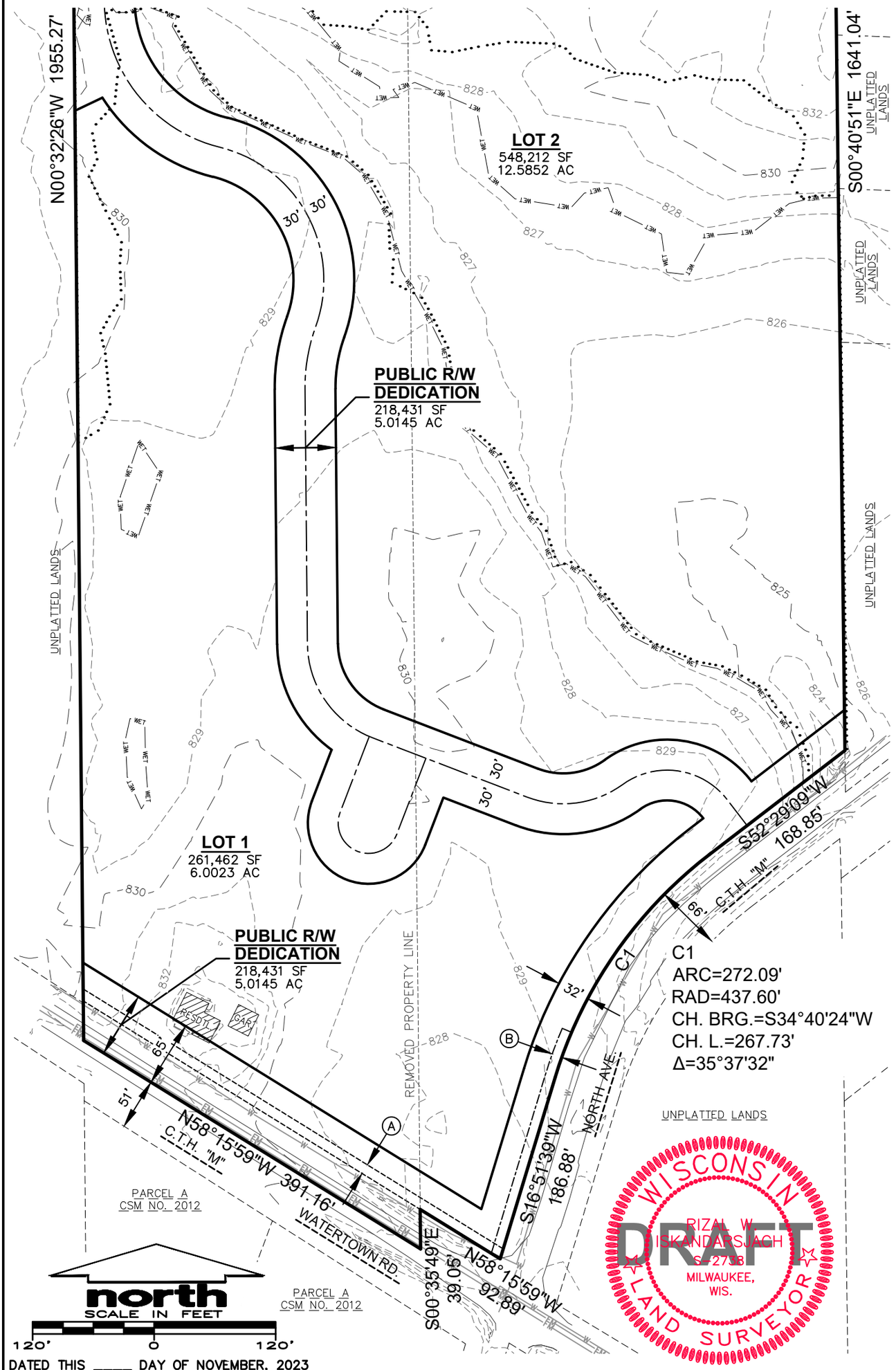
SHEET 5 OF 12

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north
SCALE IN FEET
120' 0 120'

WISCONSIN
RIZAL W. ISKANDARSJACH
S-2738
MILWAUKEE, WIS.
LAND SURVEYOR

DRAFT

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SHEET 6 OF 12

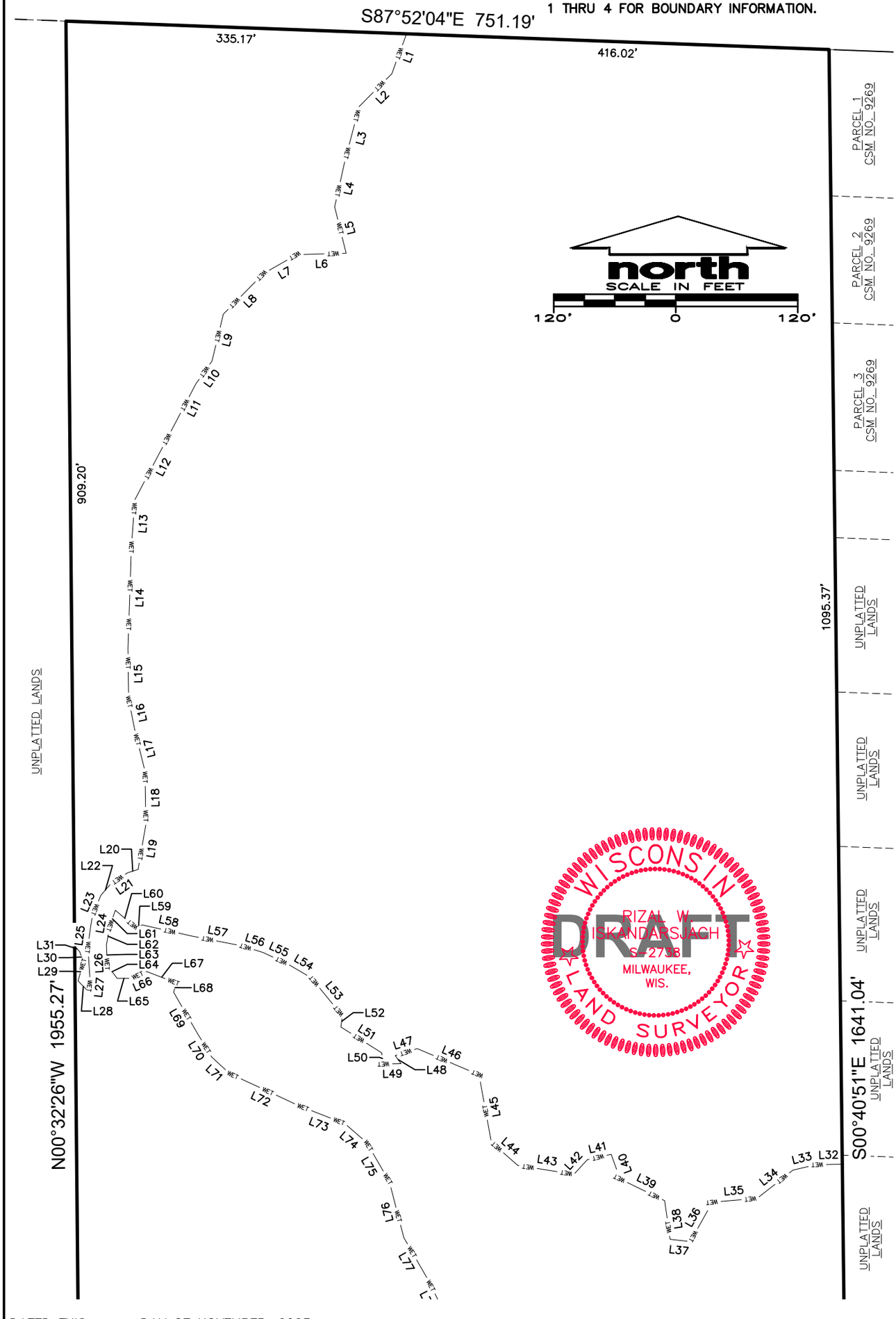
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NOTE: SHEETS 7 THRU 9 ARE FOR WETLAND DIMENSIONS REFERENCE ONLY. REFER TO SHEETS 1 THRU 4 FOR BOUNDARY INFORMATION.




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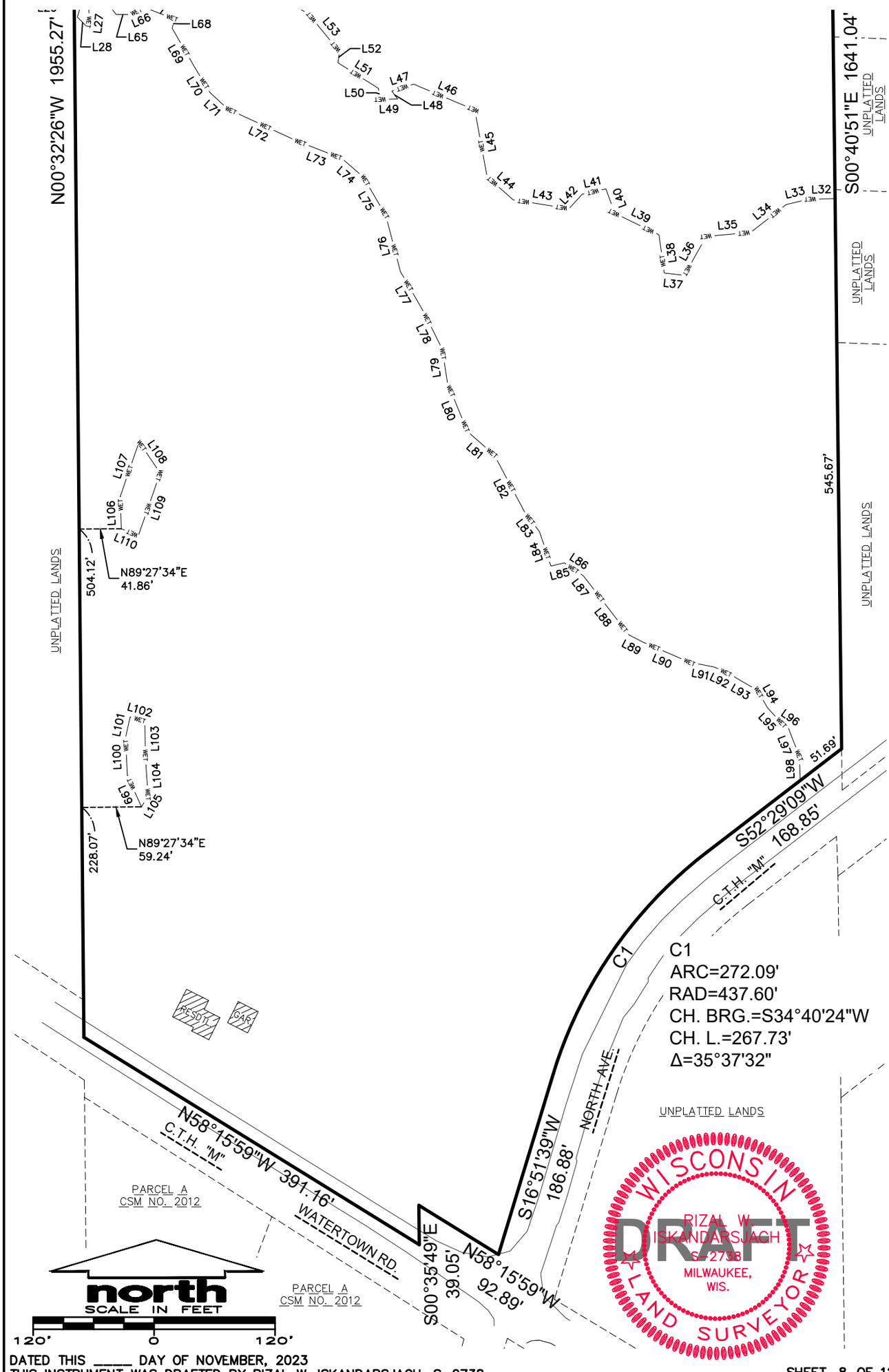
SHEET 7 OF 12

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SHEET 8 OF 12

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| WETLAND LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | DISTANCE |
| L1 | S20°21'10"W | 41.56' |
| L2 | S45°00'47"W | 45.21' |
| L3 | S14°39'39"W | 59.33' |
| L4 | S12°28'14"W | 42.31' |
| L5 | S13°54'50"E | 47.04' |
| L6 | S88°27'59"W | 48.74' |
| L7 | S60°14'23"W | 37.73' |
| L8 | S44°42'00"W | 55.90' |
| L9 | S13°39'49"W | 47.56' |
| L10 | S35°20'58"W | 27.32' |
| L11 | S27°43'45"W | 45.43' |
| L12 | S27°50'06"W | 83.23' |
| L13 | S04°16'11"W | 45.79' |
| L14 | S01°56'56"W | 100.24' |
| L15 | S00°46'28"E | 50.44' |
| L16 | S11°20'25"E | 30.19' |
| L17 | S13°54'12"E | 42.28' |
| L18 | S00°55'55"E | 52.05' |
| L19 | S09°43'55"W | 45.07' |
| L20 | S72°15'47"W | 11.11' |
| L21 | S55°27'58"W | 20.82' |
| L22 | S41°05'41"W | 13.64' |
| L23 | S22°11'58"W | 21.63' |
| L24 | S09°55'51"W | 10.70' |
| L25 | S07°29'57"W | 20.20' |
| L26 | S03°39'49"E | 33.01' |
| L27 | S06°38'08"W | 11.41' |
| L28 | N44°18'21"W | 15.10' |
| L29 | N16°10'17"E | 18.94' |
| L30 | N19°17'54"W | 11.17' |
| L31 | N42°53'31"W | 7.18' |
| L32 | S88°40'06"W | 26.45' |
| L33 | S76°39'26"W | 22.76' |
| L34 | S51°48'06"W | 44.90' |
| L35 | S85°07'01"W | 44.08' |
| L36 | S29°23'43"W | 44.36' |
| L37 | N83°32'39"W | 20.02' |

| WETLAND LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | DISTANCE |
| L38 | N07°53'43"W | 38.26' |
| L39 | N64°02'40"W | 48.89' |
| L40 | N19°46'32"W | 25.70' |
| L41 | S77°16'53"W | 24.03' |
| L42 | S42°39'35"W | 19.52' |
| L43 | N81°03'06"W | 55.87' |
| L44 | N48°32'04"W | 34.81' |
| L45 | N10°22'02"W | 67.22' |
| L46 | N67°06'04"W | 65.90' |
| L47 | S72°28'55"W | 22.67' |
| L48 | S35°33'01"E | 9.79' |
| L49 | S88°45'19"W | 17.45' |
| L50 | N07°51'25"W | 11.10' |
| L51 | N57°42'57"W | 47.56' |
| L52 | N07°51'25"E | 11.10' |
| L53 | N39°21'22"W | 48.12' |
| L54 | N59°28'54"W | 27.56' |
| L55 | N65°14'06"W | 26.15' |
| L56 | N72°33'37"W | 22.34' |
| L57 | N78°57'50"W | 50.87' |
| L58 | N77°17'04"W | 48.21' |
| L59 | S82°14'18"W | 8.48' |
| L60 | N50°05'33"W | 24.40' |
| L61 | S18°49'58"W | 17.75' |
| L62 | S10°05'06"W | 17.45' |
| L63 | S02°12'13"E | 19.86' |
| L64 | S36°54'04"E | 16.23' |
| L65 | S89°59'40"E | 13.55' |
| L66 | N67°07'51"E | 16.89' |
| L67 | S69°13'03"E | 31.34' |
| L68 | S17°15'08"W | 9.62' |
| L69 | S30°11'00"E | 48.26' |
| L70 | S31°09'37"E | 25.55' |
| L71 | S47°17'27"E | 24.07' |
| L72 | S65°08'47"E | 76.55' |
| L73 | S68°42'25"E | 47.20' |
| L74 | S49°14'58"E | 27.99' |

| WETLAND LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | DISTANCE |
| L75 | S30°13'04"E | 44.23' |
| L76 | S14°35'40"E | 57.44' |
| L77 | S29°59'35"E | 44.48' |
| L78 | S26°42'03"E | 42.91' |
| L79 | S08°46'54"E | 34.22' |
| L80 | S22°30'37"E | 52.08' |
| L81 | S48°45'02"E | 35.31' |
| L82 | S27°58'59"E | 65.52' |
| L83 | S37°53'16"E | 22.91' |
| L84 | S18°14'25"E | 35.97' |
| L85 | N76°22'45"E | 13.65' |
| L86 | S55°45'48"E | 22.86' |
| L87 | S37°45'34"E | 15.76' |
| L88 | S37°35'13"E | 58.14' |
| L89 | S62°47'40"E | 15.93' |
| L90 | S66°34'00"E | 49.86' |
| L91 | S79°03'03"E | 25.56' |
| L92 | S63°56'06"E | 21.18' |
| L93 | S59°40'08"E | 27.52' |
| L94 | S29°34'18"E | 19.69' |
| L95 | S43°02'17"E | 20.98' |
| L96 | S54°15'31"E | 7.88' |
| L97 | S21°11'08"E | 30.41' |
| L98 | S02°18'53"E | 23.84' |
| L99 | N24°14'15"W | 34.21' |
| L100 | N02°43'39"W | 37.47' |
| L101 | N12°16'13"E | 20.98' |
| L102 | S73°56'49"E | 15.31' |
| L103 | S00°44'22"E | 34.54' |
| L104 | S03°54'08"E | 39.31' |
| L105 | S30°07'31"W | 12.88' |
| L106 | N02°01'55"W | 31.87' |
| L107 | N18°59'19"E | 57.55' |
| L108 | S33°53'41"E | 37.41' |
| L109 | S19°11'14"W | 66.24' |
| L110 | N66°14'20"W | 18.23' |

WISCONSIN
RIZAL W. ISKANDARSJACH
S-2738
MILWAUKEE, WIS.
LAND SURVEYOR
DRAFT

DATED THIS _____ DAY OF NOVEMBER, 2023
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 9 OF 12

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# PRELIMINARY CERTIFIED SURVEY MAP

**CERTIFIED SURVEY MAP No. _____**

ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

State of Wisconsin )
) SS
Waukesha County )

I, Rizal W. Iskandarsjach, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped a that part the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 24; thence North 87°52'04" West along the north line of said Northwest 1/4 section, 210.42 feet to the northwest corner of Parcel 1 of Certified Survey Map No. 9269 and the point of beginning;

Thence South 00°40'51" East along the west line of said Certified Survey Map No. 9269 and then along it's southerly extension, 1641.04 feet to the present northerly line of North Avenue (County Trunk Highway "M"); thence South 52°29'09" West along said northerly line, 168.85 feet to a point of curve; thence southwesterly 272.73 feet along said northerly line and along the arc of said curve to the left whose radius is 437.60 feet and whose chord bears South 34°40'24" West, 267.73 feet; thence South 16°51'39" West along said northerly line, 186.88 feet to the present northerly line of Watertown Road (County Trunk Highway "M"); thence North 58°15'59" West along said northerly line, 92.89 feet; thence South 00°35'49" East, 39.05 feet to the centerline of said Watertown Road; thence North 58°15'59" West along said centerline, 391.16 feet; thence North 00°32'26" West, 1955.27 feet to the north line of the Northwest 1/4 of said Section 24; thence South 87°52'04" East along said north line, 751.19 feet to the point of beginning.

Containing in all 1,470,432 square feet (33.7565 acres) of land, more or less.

All subject to easements and restrictions of record and potential future road widening and government restrictions, if any.

That I have made such survey, land division, and map by the direction of RAP PROPERTIES, LLC owner said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

DATED THIS _____ DAY OF NOVEMBER, 2023

_____
Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738




DRAFT

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 10 OF 12

R:\2023\23133326\DWG\23-13326 CSM.dwg

# PRELIMINARY CERTIFIED SURVEY MAP

**CERTIFIED SURVEY MAP No. _____**

ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

RAP PROPERTIES, LLC, as owner, do hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided, and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

RAP PROPERTIES, LLC

_____(sign) _____
_____(print) Date
_____(title)

State of Wisconsin )
) SS
_____ County )

Personally came before me this _____ day of _____, 202__ , the above named _____, as the _____ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

_____(sign)
_____(print)
Notary Public, _____ County, _____
My Commission Expires _____

WISCONSIN
RIZAL W.
ISKANDARSJACH
S-2738
MILWAUKEE,
WIS.
LAND SURVEYOR

DRAFT

DATED THIS _____ DAY OF NOVEMBER, 2023
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 11 OF 12

R:\2023\2313326\DWG\23-13326 CSM.dwg

# PRELIMINARY CERTIFIED SURVEY MAP

**CERTIFIED SURVEY MAP No. _____**

ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the City of Pewaukee, on this _____ day of _____, 202___.

_____ _____
Steve Bierce, Chairperson Date

_____ _____
Colleen Brown, Secretary Date

## COMMON COUNCIL APPROVAL

This Certified Survey Map is approved and dedication accepted by the Common Council of the City of Pewaukee, on this ____ day of _____, 202___.

_____ _____
Steve Bierce, Mayor Date

_____ _____
Kelly Tarczewski, Clerk /Treasurer Date

WISCONSIN
RIZAL W. ISKANDARSJACH
S-2738
MILWAUKEE, WIS.
LAND SURVEYOR

DRAFT

DATED THIS _____ DAY OF NOVEMBER, 2023
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 12 OF 12

R:\2023\23133326\DWG\23-13326 CSM.dwg

# CITY OF PEWAUKEE
# PLAN COMMISSION AGENDA ITEM 6.

**DATE:** November 16, 2023

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action and Public Hearing for Lawrence Marincic/Carity Land Corporation/Ancient Oaks for a Conditional Use Permit for Property Located at N18 W22670 Watertown Road for the Purpose of Developing Four-Family and Duplex Owner-Occupied Condominiums (PWC 0958990005 & PWC 0958990006)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Ancient Oaks draft Conditional Use Permit

**A COVENANT**
**REGARDING THE ISSUANCE OF A**
**CONDITIONAL USE PERMIT**
**BY THE**
**CITY OF PEWAUKEE**

**TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED:**

**CONDITIONAL USE PERMIT: NO. CUP-23-11-1**

**PWC 0958990005 & PWC 0958990006**

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

**LEGAL DESCRIPTION:**

PWC 0958990005
PT E1/2 NW1/4 SEC 24 T7N R19E; COM NE COR NW1/4; N87°52'04"W 210.42 FT THE BGN; N87°52'04"W 421.40 FT TO THE E LI LANDS IN VOL 1011/100; S00°33'28"E 2148.31 FT TO CTRLI HWY SS; S58°15'59"E 115.68 FT TO CTRLI HWY M; N16°51'39"E 229.79 FT TO POINT OF CURVE; NELY ALG ARC OF CURVE 251.57 FT CTR LIES TO SE RADIUS IS 404.599 FT & CHORD BEARS N34°40'24"E 247.54 FT; N52°29'09"E 144.13 FT; N00°40'51"W 1682.24 FT TO BGN :: EX S 33 FT FOR ROAD :: DOC #4339111

PWC 0958990006
PT W1/2 SEC 24 & SW1/4 SEC 13 T7N R19E COM NW COR NE1/4 SW1/4 SEC 24 S00 15'40.56 FT S87 50'E 622.07 FT N13 24'E 46.00 FT N17 59'E 431.58 FT N57 47'W 114.04 FT N00 14'W 2158.28 FT N87 34'W 328.08 FT S00 00' 2635.29 FT N88 05'W 338.13 FT TO BGN 20.899 AC EX CSM 2012 DOC# 3112059

**PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING FOR PERMIT:**

Carity Land Corp./Ancient Oaks

**WHEREAS,** It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

**WHEREAS,** The City Plan Commission has held a public hearing on November 16, 2023; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional

Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

**WHEREAS,** The City Common Council, at their meeting held on December 4, 2023 concurred with the Plan Commission.

**NOW, THEREFORE,** let it be known that the City Common Council, by its action on December 4, 2023 has, hereby, granted a Conditional Use Permit for the following use(s):

Development of four-family and duplex owner-occupied condominiums.

**FURTHER,** such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. Final utility, grading, erosion control and storm water management plans will require Engineering Department approval prior to any land disturbance.
2. Construction of the road and approval of the site plan is contingent upon Wisconsin Department of Natural Resources approval of the wetland impacts.
3. The wetland disturbance requires separate Wisconsin Department of Natural Resources review and approval prior to any land disturbance activities taking place.
4. A Lighting Plan consisting of light and fixture details must be provided to Community Development staff for review and approval, prior to permitting and installation.
5. An agreement is needed for the cul-de-sac landscaping within the public rights-of-way and a note is recommended to be placed on the Certified Survey Map and Condominium Plat indicating that plantings within the right-of-way are not the responsibility of the City and the City is not responsible for maintenance or damage to plantings or replacement of plantings.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

| | |
|---|---|
| Attest: | Signature of equitable owner |
| | Date |
| Kelly Tarczewski<br>City Clerk | Steve Bierce<br>Mayor, City of Pewaukee |
| | Date |

State of Wisconsin
County of Waukesha

DRAFT

Signed or attested before me on _____, 2023 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

_____
Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

DRAFT

# CITY OF PEWAUKEE
# PLAN COMMISSION AGENDA ITEM 7.

**DATE:** November 16, 2023

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding the Site and Building Plans for Lawrence Marincic/Carity Land Corporation/Ancient Oaks for Property Located at N18 W22670 Watertown Road for the Purpose of Developing Four-Family and Duplex Owner-Occupied Condominiums (PWC 0958990005 & PWC 0958990006)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Ancient Oaks plan set

Ancient Oaks landscape plan part 1

Ancient Oaks landscape plan part 2

PROPOSED DEVELOPMENT FOR

# ANCIENT OAKS CONDOMINIUM

N18 W22670 WATERTOWN ROAD  PEWUAKEE, WISCONSIN

Carity Land Corporation  November 06, 2023



FRONT ELEVATION

1/8" = 1'-0"

ANCIENT OAKS
CONDOMINIUM- QUAD UNIT

CARITY LAND CORPORATION
12720 West North Avenue
Brookfield, WI 53005
(262) 785-1968

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DEEP RIVER PARTNERS
©2023.09.26



Dimensional Fiberglass Shingles - Weathered Wood



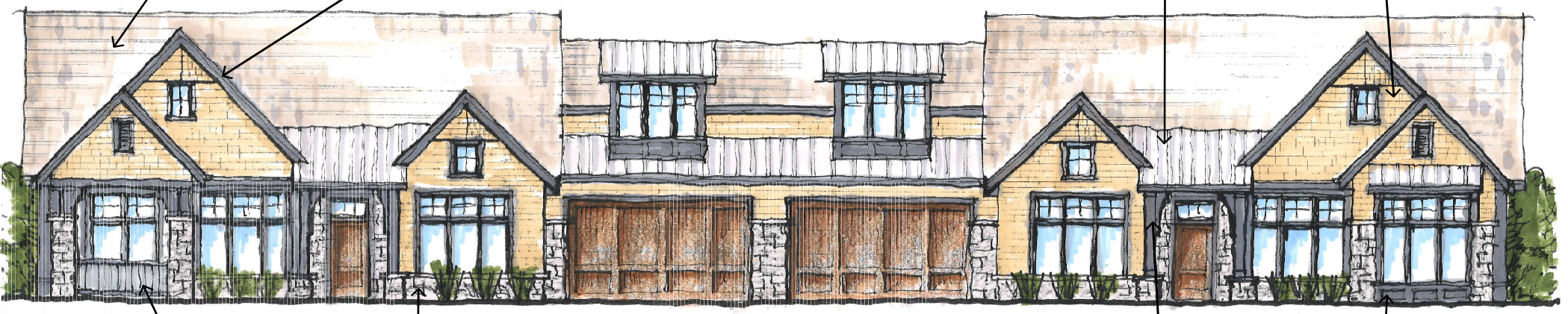
Trim/Windows Benjamin Moore 1624 - Westcott Navy



Standing Seam Roof - Firestone Vintage



Shingle Siding Benjamin Moore HC9 Chestertown Buff





Porch Railing



Lannon Stone Veneer

AUTOCOURT ELEVATION

SCALE 1/8" = 1'-0"



Column & Bracket



Wall Panel

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ANCIENT OAKS
CONDOMINIUM- QUAD UNIT

N81 W22121 WATERTOWN ROAD, PEWAUKEE, WI

DEEP RIVER PARTNERS
©2023.09.26



REAR ELEVATION

1/8" = 1'-0"

CARITY LAND CORPORATION

12720 West North Avenue
Brookfield, WI 53005
(262) 785-1968

ANCIENT OAKS
CONDOMINIUM- DUPLEX UNIT

N81 W22121 WATERTOWN ROAD, PEWAUKEE, WI

DEEP RIVER PARTNERS

C 2023.09.26

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## DRAWING INDEX

| | |
|---|---|
| C1.0 | OVERALL SITE PLAN |
| C1.1 | SITE PAVEMENT ID AND DIMENSIONAL PLAN |
| C2.0 | SITE GRADING AND EROSION CONTROL PLAN |
| C3.0-C3.3 | STORM SEWER PLAN |
| C4.0-C4.8 | SANITARY AND WATER PLAN AND PROFILE |
| C5.0-C5.2 | NOTES AND DETAILS |

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Toll Free (800) 242-8511

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jsdinc.com
MILWAUKEE REGIONAL OFFICE
W239 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

DEVELOPER:
CARITY LAND CORPORATION

DEVELOPER ADDRESS:
12720 West North Avenue
Brookfield, WI 53005
(262) 785-1968

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PROJECT:
**ANCIENT OAKS CONDOMINIUMS**

PROJECT LOCATION:
N18W22670 WATERTOWN ROAD
PEWAUKEE, WAUKESHA COUNTY
WISCONSIN, 53186

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | 06/31/23 | PRELIMINARY PRICING SET |
| 2 | 09/29/23 | PLAN COMMISSION SUBMITTAL |
| 3 | 10/06/23 | UPDATED SEC DELINEATION |
| 4 | 11/06/23 | CITY SUBMITTAL |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |

Designed By: JJS
Reviewed By: RWI
Approved By: RWI

SHEET TITLE:
**OVERALL SITE PLAN**

SHEET NUMBER:
**C1.0**

JSD PROJECT NO. 23-3328

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

## LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- MOUNTABLE CURB AND GUTTER
- ASPHALT PAVEMENT
- RETAINING WALL
- SAWCUT EXISTING PAVEMENT

## SITE INFORMATION BLOCK

| | |
|---|---|
| SITE ADDRESS | N18W22670 WATERTOWN RD |
| SITE AREA (GROSS) | 32.66 ACRES |
| | |
| RM-1 ZONING | 23.20 ACRES |
| UPLAND CONSERVANCY | 2.26 ACRES |
| LOWLAND CONSERVANCY | 7.20 ACRES |
| | |
| NUMBER OF UNITS | 96 |
| UNITS PER ACRE (GROSS) | 2.94 |
| UNITS PER ACRE (NET) | 3.77 |
| MINIMUM DWELLING UNIT SIZE | 1,750SF |
| | |
| TOTAL BUILDING AREA | 5.70 ACRES |
| BUILDING AREA PER LOT AREA | 17% |
| | |
| BUILDING SETBACKS | |
| RIGHT-OF-WAY | 30 FT. |
| 30% PUD SETBACK ALLOWANCE | 24'-6" |
| SIDE & REAR PROPERTY LINES | 24'-6" |
| LANDSCAPE BUFFER FROM ELMWOOD DR. | 45 FT. |
| WETLAND SETBACK | 25 FT. |
| MINIMUM BUILDING SEPARATION | 40 FT. |
| | |
| NUMBER OF PARKING STALLS | 384 |
| INTERIOR | 192 |
| EXTERIOR | 192 |
| | |
| EXISTING VS. PROPOSED SITE COVERAGE | |
| EXISTING IMPERVIOUS SURFACE AREA | 4,385 SF |
| EXISTING PERVIOUS SURFACE AREA | 1,418,344 SF |
| EXISTING IMPERVIOUS SURFACE AREA RATIO | 0.00 |
| | |
| PROPOSED IMPERVIOUS SURFACE AREA | 474,769 SF |
| PROPOSED PERVIOUS SURFACE AREA | 947,960 SF |
| PROPOSED IMPERVIOUS SURFACE AREA RATIO | 0.33 |



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


**DEVELOPER:**
CARITY LAND CORPORATION

**DEVELOPER ADDRESS:**
12720 West North Avenue
Brookfield, WI 53005
(262) 785-1968


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**PROJECT:**
**ANCIENT OAKS CONDOMINIUMS**

**PROJECT LOCATION:**
**N18W22670 WATERTOWN ROAD PEWAUKEE, WAUKESHA COUNTY WISCONSIN, 53186**

**PLAN MODIFICATIONS:**

| # | Date: | Description: |
|---|---|---|
| 1 | 08/31/23 | PRELIMINARY PRICING SET |
| 2 | 09/29/23 | PLAN COMMISSION SUBMITTAL |
| 3 | 10/06/23 | UPDATED SEC DELINEATION |
| 4 | 11/06/23 | CITY SUBMITTAL |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |

| | |
|---|---|
| Designed By: | JJS |
| Reviewed By: | RW |
| Approved By: | RW |

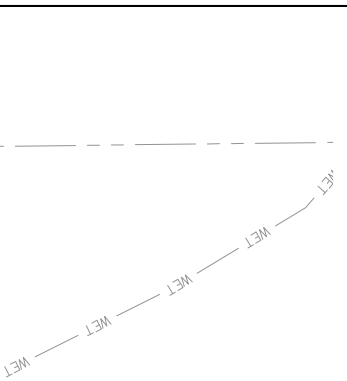
**SHEET TITLE:**
**SITE PAVEMENT ID & DIMENSION PLAN**

**SHEET NUMBER:**
**C1.1**

**JSD PROJECT NO:** 23-13326


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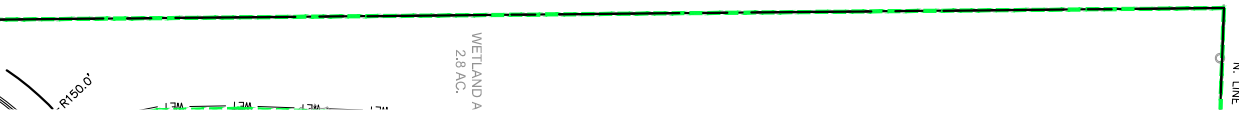



## LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- MOUNTABLE CURB AND GUTTER
- ASPHALT PAVEMENT
- RETAINING WALL
- X X SAWCUT EXISTING PAVEMENT

## SITE INFORMATION BLOCK

| | |
|---|---|
| SITE ADDRESS | N18W22670 WATERTOWN RD |
| SITE AREA (GROSS) | 32.66 ACRES |
| | |
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WAUKESHA, WISCONSIN 53188
**P. 262.513.0666**

**DEVELOPER:**

CARITY LAND CORPORATION

**DEVELOPER ADDRESS:**

12720 West North Avenue
Brookfield, WI 53005
(262) 785-1968

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# ALTA/NSPS LAND TITLE SURVEY

*PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN*

## NOTES:

1. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The North line of the Northwest 1/4 of Section 24, Township 7 North, Range 19 East, was used as North 87°52'04" West.
2. Vertical Datum: NGVD29
   Reference Benchmark: Northeast corner of the Northwest 1/4 of Section 24, Township 7 North, Range 19 East, Concrete monument w/ SEWRPC brass cap, Elevation = 834.26
3. Field survey by JSD Professional Services, Inc on July 22 to 29, 2021, with supplement survey on June 16, 2023.
4. At the time of this survey the property is zoned A–2 w/LC Overlay, Agricultural District with Lowland Conservancy District, per the City of Pewaukee GIS Map, zoning layer.

   A–2 building setbacks/restrictions City of Pewaukee Chapter 17 Zoning Code

   Front/street setback: 50' from established right–of–way
   Side/Rear setback: 25' (farm dwelling)
   Side setback: 30' (detached farm building)
   Rear setback: 50' (detached farm building)
   Building max. height: 45' (except barns, elevators, grain dryers, and silos)
   Floodplain: 75'
   Wetland: 25'
5. At the time of this survey, there has been a recent field delineation of wetlands conducted by a qualified specialist. Wetland shown on map based on wetland delineation report by Dave Meyer of Wetland & Waterway Consulting, LLC, dated January 14, 2020.
6. This ALTA/NSPS Land Title Survey was prepared and based on Chicago Title Insurance Company Commitment No. CO–13980, Commitment date April 27, 2023.

## TABLE A ITEMS:

2 Posted property address: N18W22670 Watertown Rd.

3 At the time of this survey this property is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel number 55133C0212G, effective date November 5, 2014.

4 Property areas: Parcel A
Tax Key: PWC 0958–990–006
676,377 sq. ft. (15.5275 ac.) GROSS
663,469 sq. ft. (15.2312 ac.) NET

Parcel B
Tax Key: PWC 0958–990–006
794,055 sq. ft. (18.2290 ac.)

6 At the time of this survey zoning letter was not provided to surveyor.
See General Note No. 4.

9 At the time of this survey, the property has no designated striped parking stalls:

11 Underground utility locations shown are based on field location markings by "Digger's Hotline", Ticket Nos. 20232309272, 20232309318 and 20232309372 with a start date of June 16, 2023. Underground utility information is shown for informational purposes only, and is not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.

16 At the time of this survey there are no evidence of earth moving work or construction.

17 At the time of this survey pavement resurfacing was being conducted on Watertown Road (C.T.H. "M") and North Ave. (C.T.H. "M"). Cross culvert across Watertown Road (C.T.H. "M") recently replaced.

## SCHEDULE B - SECTION II EXCEPTIONS

1, 5, 6, 7, 8, and 10 Shown if any.

2, 3, 4, and 9 Not survey related.

11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on January 30, 1913, as Document No. 80876. **(BLANKET GENERAL EASEMENT)**

12. Order Establishing Sanitary District No. 3 of the Town of Pewaukee, Waukesha County, Wisconsin recorded as Document No. 977265. **(NOT SURVEY RELATED)**

13. Rights of the public in so much of the subject premises affected by ordinance adopted by the Board of Supervisors of Waukesha County June 18, 1954 and approved by the various towns in said County, establishing the widths of streets and highways and ordaining that said highway be widened to the width so established; together with rights of the public in that portion of said premises lying within the limits of said road and affected by said ordinance. A notice and plat etc. in said matter was filed April 18, 1957 as Map No. 1.

14. Permanent Easement and Grant recorded August 13, 1991 as Document No. 1667246.

15. Right–of–Way Grant recorded February 2, 1994 as Document No. 1934733.

## LEGAL DESCRIPTION:

(Based on Chicago Title Insurance Company Commitment No. CO–13980, Commitment date April 27, 2023.)

Parcel A:
All that part of the Southwest One–quarter of Section 13 and the West One–half of Section 24, Town North, Range 19 East, City of Pewaukee, formerly Town of Pewaukee, bounded and described as follows:

Beginning at the Northwest Corner of the Northeast One–quarter of the Southwest One–quarter of Section 24; thence South 00 degrees 15 minutes East, along the West One–eighth Line, 40.56 feet; thence South 87 degrees 50 minutes East, 622.07 feet to the center line of North Avenue; thence North 13 degrees 24 minutes East, along said center line, 46.00 feet to an angle point, said point being on the West One–quarter Line of Section 24; thence continuing along said center line. North 17 degrees 59 minutes 19 seconds East, 431.58 feet to the center line intersection with County Trunk Highway "SS" thence North 57 degrees 47 minutes 16 seconds West, along said Center line, 114.04 feet to a point on the extension of a fence; thence North 00 degrees 04 minutes 51 seconds West, along an existing fence, 2158.28 feet to a fence corner, said corner being 2.50 feet North 00 degrees 04 minutes 51 seconds West of and North 87 degrees 23 minutes 27 seconds West, 631.82 feet distant from the North One–quarter Corner of Section 24; thence North 87 degrees 34 minutes 58 seconds West, along an existing fence, 328.08 feet to a fence corner; thence South 00 degrees 00 minutes 52 seconds West, along an existing fence, 2635.29 feet to a fence corner; thence North 88 degrees 05 minutes 51 seconds West, along an existing fence, 338.13 feet to the place of beginning.
EXCEPTING THEREFROM:
Parcels A, B, C and D of Certified Survey Map No. 2012 recorded January 11, 1974 in Volume 14 of Certified Survey Maps, pages 95, 96 and 97, as Document No. 871532, in the Office of the Register of Deeds for Waukesha County, Wisconsin, being a part of the Southwest One–Quarter of Section 13 and the West One–Half of Section 24, Town 7 North, Range 19 East, City of Pewaukee, formerly Town of Pewaukee, Waukesha County, Wisconsin.

Tax Key No.: PWC 0958990006
Address: N18W22670 Watertown Road

Parcel B:
All that part of the East 1/2 of the NW 1/4 of Section 24, Township 7 North, Range 19 East, in the Town of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the NE corner of said NW1/4 of Section 24; thence North 87° 52' 04" West along the North line of said 1/4 Section, 210.42 feet to the point of beginning of the lands to be described; thence continuing North 87° 52'04" West, 421.40 feet to the East line of those lands described in Volume 1011, page 100, in the office of the Register of Deeds for Waukesha County; thence South 00° 33' 28" East along said East line, 2148.31 feet to the center line of County Trunk Highway "SS"; thence South 58° 15' 59" East along said center line, 115.68 feet to the center line of County Trunk Highway "M" (North Ave.); thence along the center line of County Trunk Highway "M" the following three courses, North 16° 51' 39" East, 229.79 feet to a point of curve; thence along the arc of a curve, 251.57 feet, center lies to the Southeast, radius is 404.599 feet, chord bears North 34° 40' 24" East, 247.54 feet; thence North 52° 29' 09" East, 144.13 feet; thence North 00° 40' 51" West, 1682.24 feet to the point of beginning. Excepting therefrom the Southerly 33 feet for road purposes for County Trunk Highway "SS" and County Trunk Highway "M".

Tax Key No. PWC 0958990005

## SURVEYOR'S CERTIFICATE:

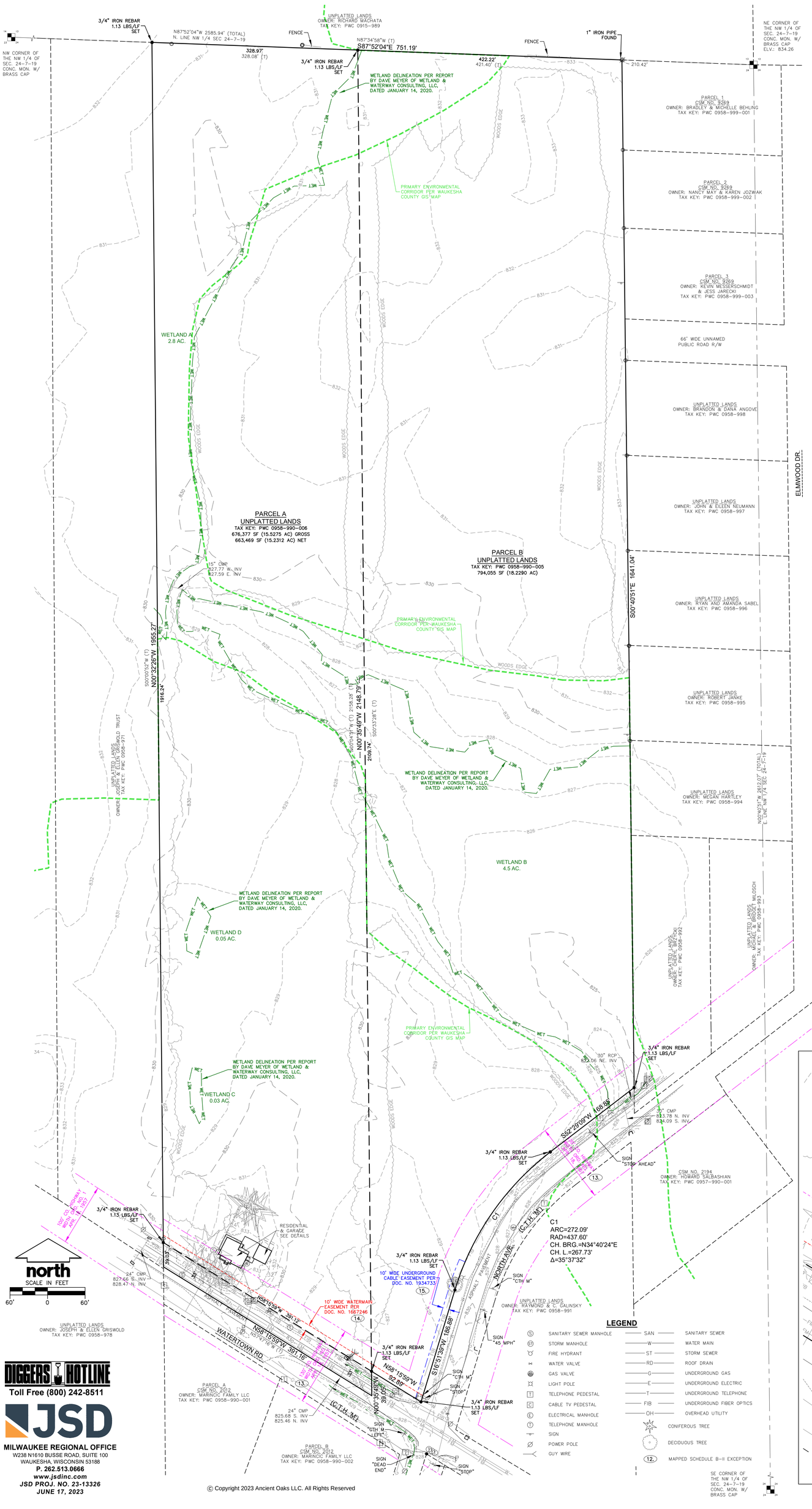
To HRG Legacy Trust; Marincic Family LLC; and Chicago Title Insurance Company:

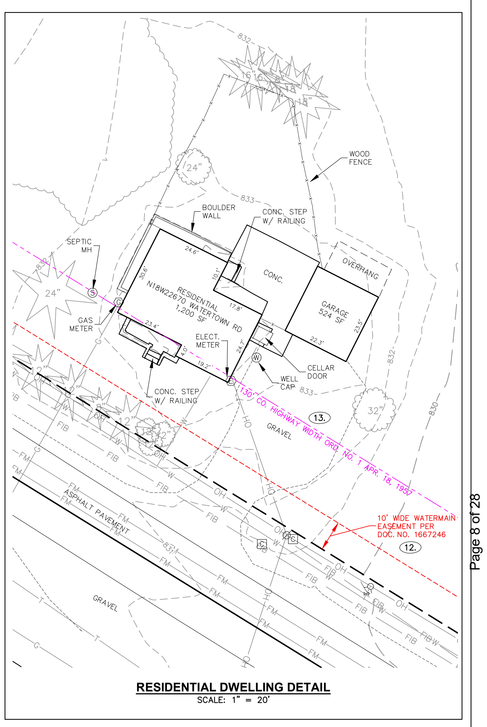
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7a, 7(b)(1), 8, 9, 11(a), 13, 16, and 17 of Table A thereof. The field work was completed on June 16, 2023.

Date of Map: 6/17/2023

Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S–2738
JSD Professional Services, Inc.
W238N1610 Busse Rd., Ste. 100
Waukesha, WI 53188
262–513–0666

WISCONSIN — RIZAL W. ISKANDARSJACH — S–2738 — MILWAUKEE, WIS. — LAND SURVEYOR




**RESIDENTIAL DWELLING DETAIL**
SCALE: 1" = 20'

## LEGEND

| | | | |
|---|---|---|---|
| S | SANITARY SEWER MANHOLE | SAN | SANITARY SEWER |
| ST | STORM MANHOLE | W | WATER MAIN |
| | FIRE HYDRANT | ST | STORM SEWER |
| | WATER VALVE | RD | ROOF DRAIN |
| | GAS VALVE | G | UNDERGROUND GAS |
| | LIGHT POLE | E | UNDERGROUND ELECTRIC |
| T | TELEPHONE PEDESTAL | T | UNDERGROUND TELEPHONE |
| C | CABLE TV PEDESTAL | FIB | UNDERGROUND FIBER OPTICS |
| E | ELECTRICAL MANHOLE | OH | OVERHEAD UTILITY |
| T | TELEPHONE MANHOLE | | CONIFEROUS TREE |
| | SIGN | | DECIDUOUS TREE |
| | POWER POLE | 12. | MAPPED SCHEDULE B–II EXCEPTION |
| | GUY WIRE | | |

SE CORNER OF THE NW 1/4 OF SEC. 24–7–19 CONC. MON. W/ BRASS CAP

DIGGERS HOTLINE Toll Free (800) 242-8511

JSD


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


JSD PROJ. NO. 23-13326
JUNE 17, 2023

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SHEET 1 OF 1




## ZONING LEGEND

| ABBREVIATION | DESCRIPTION |
|---|---|
| LC | LOWLAND CONSERVANCY |
| UC | UPLAND CONSERVANCY |
| RM–1 | MULTI–FAMILY RESIDENTIAL |

north

SCALE IN FEET
60' 0 60'

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

DEVELOPER:
**CARITY LAND CORP.**

DEVELOPER ADDRESS:
**12720 W. NORTH AVE.**
**BROOKFIELD, WI 53005**

PROJECT:
**ANCIENT OAKS CONDOMINIUMS**

PROJECT LOCATION:
**N18W22670 WATERTOWN ROAD**
**PEWAUKEE, WAUKESHA COUNTY**
**WISCONSIN, 53186**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | 08/31/23 | PRELIMINARY PRICING SET |
| 2 | 09/29/23 | PLAN COMMISSION SUBMITTAL |
| 3 | 10/06/23 | UPDATED SEC DELINEATION |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
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| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |

Designed By: JJS
Reviewed By: RWI
Approved By: RWI

SHEET TITLE:
**ZONING EXHIBIT**

SHEET NUMBER:
**EX1.0**

JSD PROJECT NO: 23-13326

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UC "C"

RM–1

LC "A"

UC "B"

LC "B"

RM–1

UC "A"

UNPLATTED LANDS
OWNER: JOSEPH & ELLEN GRISWOLD
TAX KEY: PWC 0958-971

UNPLATTED LANDS
OWNER: JOSEPH & ELLEN GRISWOLD
TAX KEY: PWC 0958-970

PARCEL A
CSM NO. 8014
OWNER: MARIPOSA FAMILY, LLC

UNPLATTED LANDS
OWNER: RAYMOND & C. BALINSKY
TAX KEY: PWC 0958-991

100' CO. HIGHWAY
WIDTH ORD. NO. 1
APR. 19, 1957

130' CO. HIGHWAY
WIDTH ORD. NO. 1
APR. 19, 1957

100' CO. HIGHWAY
WIDTH ORD. NO. 1
APR. 19, 1957

WATERTOWN RD.

NORTH AVE. (C.T.H. MT)

WET

## ZONING LEGEND

| ABBREVIATION | DESCRIPTION |
|---|---|
| LC | LOWLAND CONSERVANCY |
| UC | UPLAND CONSERVANCY |
| RM–1 | MULTI–FAMILY RESIDENTIAL |

north

SCALE IN FEET
60' 0 60'

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


DEVELOPER:
**CARITY LAND CORP.**

DEVELOPER ADDRESS:
**12720 W. NORTH AVE.**
**BROOKFIELD, WI 53005**


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PROJECT:
**WATERTOWN RD**
**MULTI-FAMILY**

PROJECT LOCATION:
**N18W22670 WATERTOWN ROAD**
**PEWAUKEE, WAUKESHA COUNTY**
**WISCONSIN, 53186**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
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| 2 | 09/29/23 | PLAN COMMISSION SUBMITTAL |
| 3 | 10/06/23 | UPDATED SEC DELINEATION |
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Designed By: JJS
Reviewed By: RWI
Approved By: RWI

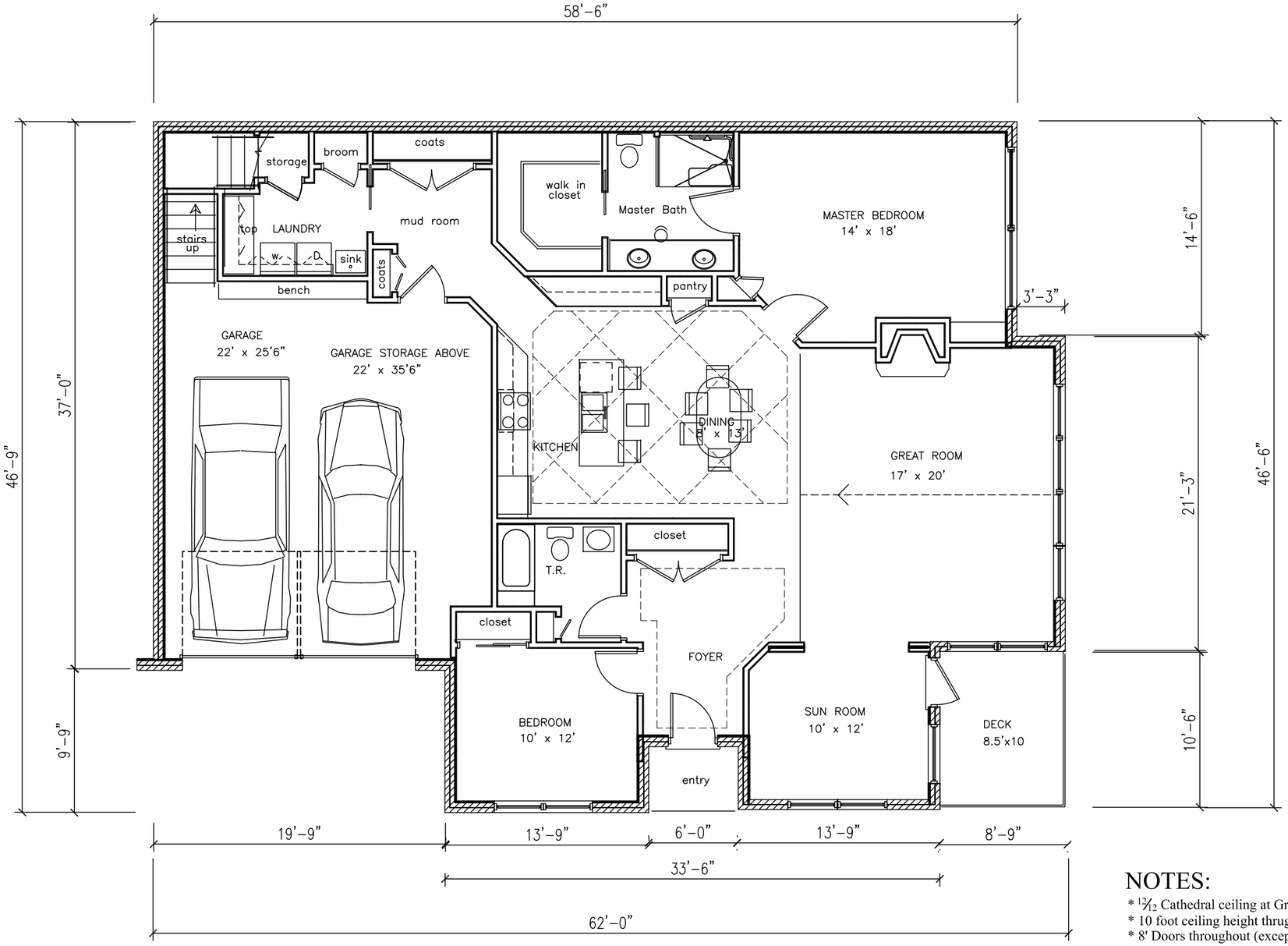
SHEET TITLE:
**ZONING EXHIBIT**

SHEET NUMBER:
# EX1.0

JSD PROJECT NO: 23-13326


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## NOTES:

* 12/12 Cathedral ceiling at Great Room
* 10 foot ceiling height thrughout
* 8' Doors throughout (except under stairs)
* 4" casing "no rip"
* 12 lite entry door

*Dwelling unit size: 1,750 sq. ft.
* Garage : 550 sq.ft.

## CONCEPTUAL 2 BEDROOM LAYOUT

SCALE: 1/8 = 1'-0" (11x17 print)

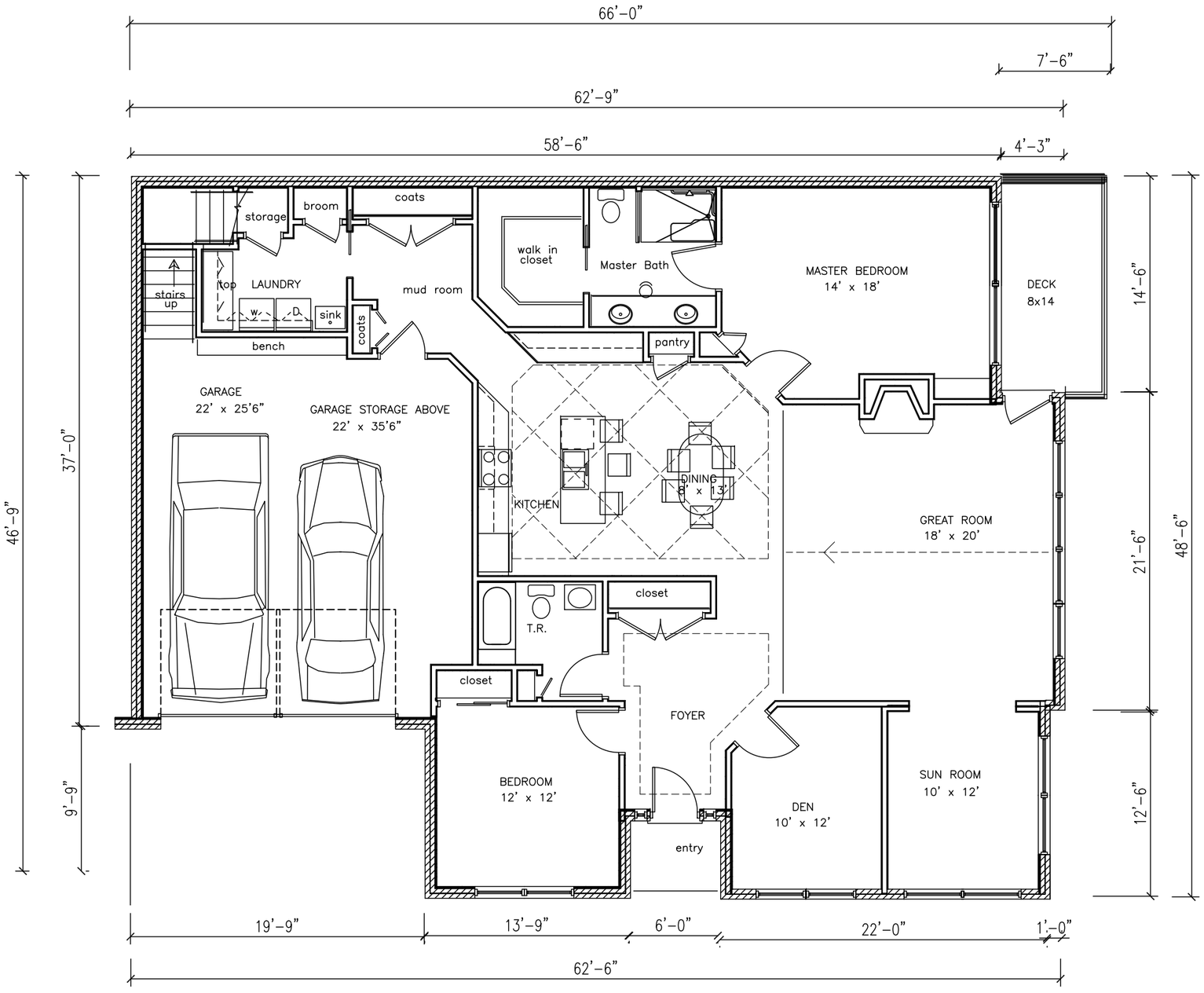
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**Carity Land Corporation**
12720 W North Avenue Brookfield, Wisconsin 53005

MARINCIC PROPERTY N81 W22121 Watertown Road
Watertown Road and North Avenue Pewaukee, Wisconsin
August, 2023 3223




## NOTES:

* 12/12 Cathedral ceiling at Great Room
* 10 foot ceiling height throughout
* 8' Doors throughout (except under stairs)
* 4" casing "no rip"
* 12 lite entry door

*Dwelling unit size: 1,940 sq. ft.
* Garage : 550 sq.ft.

0 5 10 20 30 40

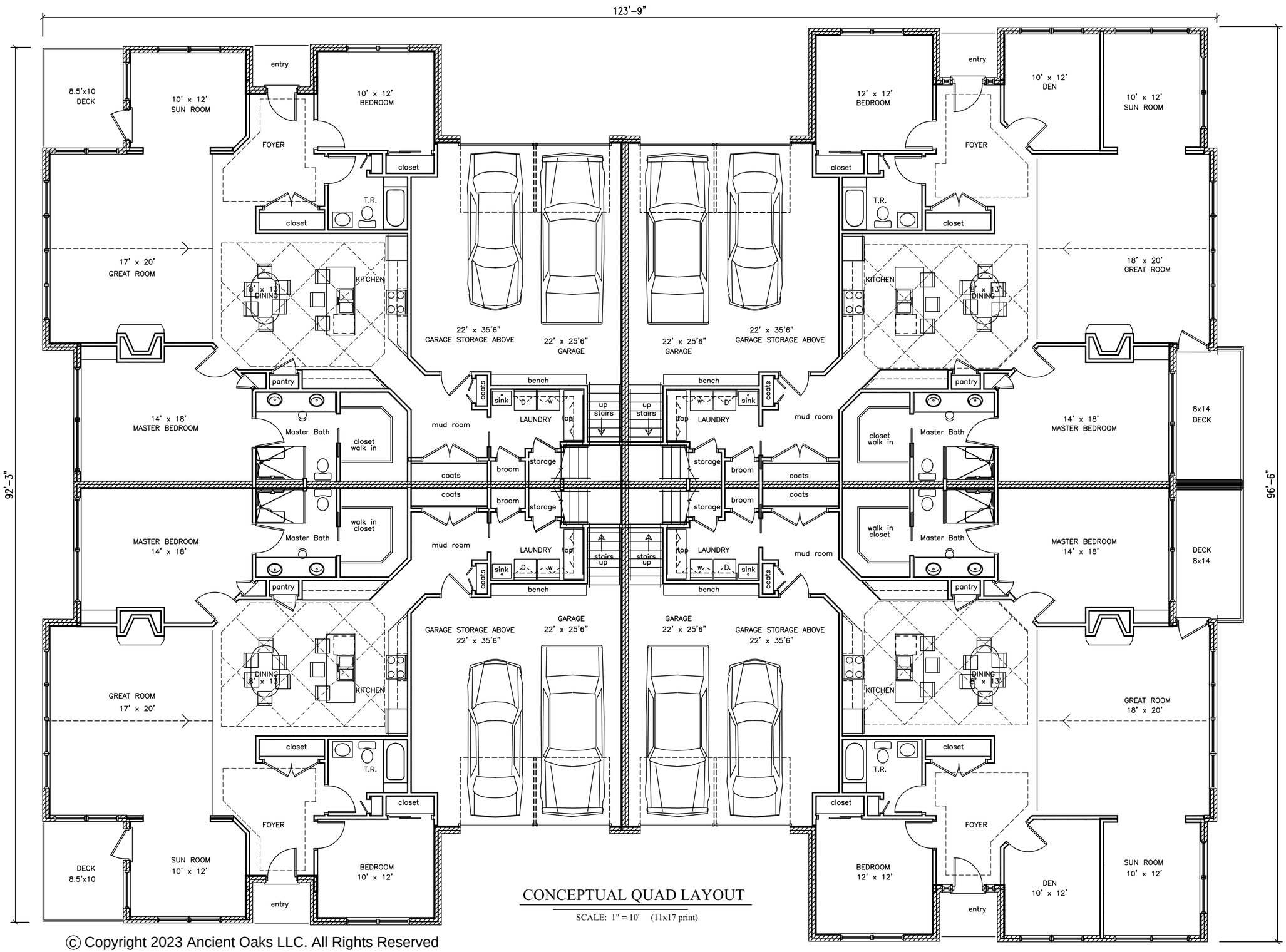
# CONCEPTUAL 3 BEDROOM LAYOUT

SCALE: 1/8 = 1'-0" (11x17 print)

**Carity Land Corporation**
12720 W North Avenue Brookfield, Wisconsin 53005

MARINCIC PROPERTY N81 W22121 Watertown Road
Watertown Road and North Avenue Pewaukee, Wisconsin
August, 2023 3223

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## CONCEPTUAL QUAD LAYOUT

SCALE: 1" = 10' (11x17 print)

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12720 W North Avenue Brookfield, Wisconsin 53005

MARINCIC PROPERTY N81 W22121 Watertown Road
Watertown Road and North Avenue Pewaukee, Wisconsin
August, 2023
3223




FRONT ELEVATION

1/8" = 1'-0"

CARITY LAND CORPORATION
12720 West North Avenue
Brookfield, WI 53005
(262) 785-1968

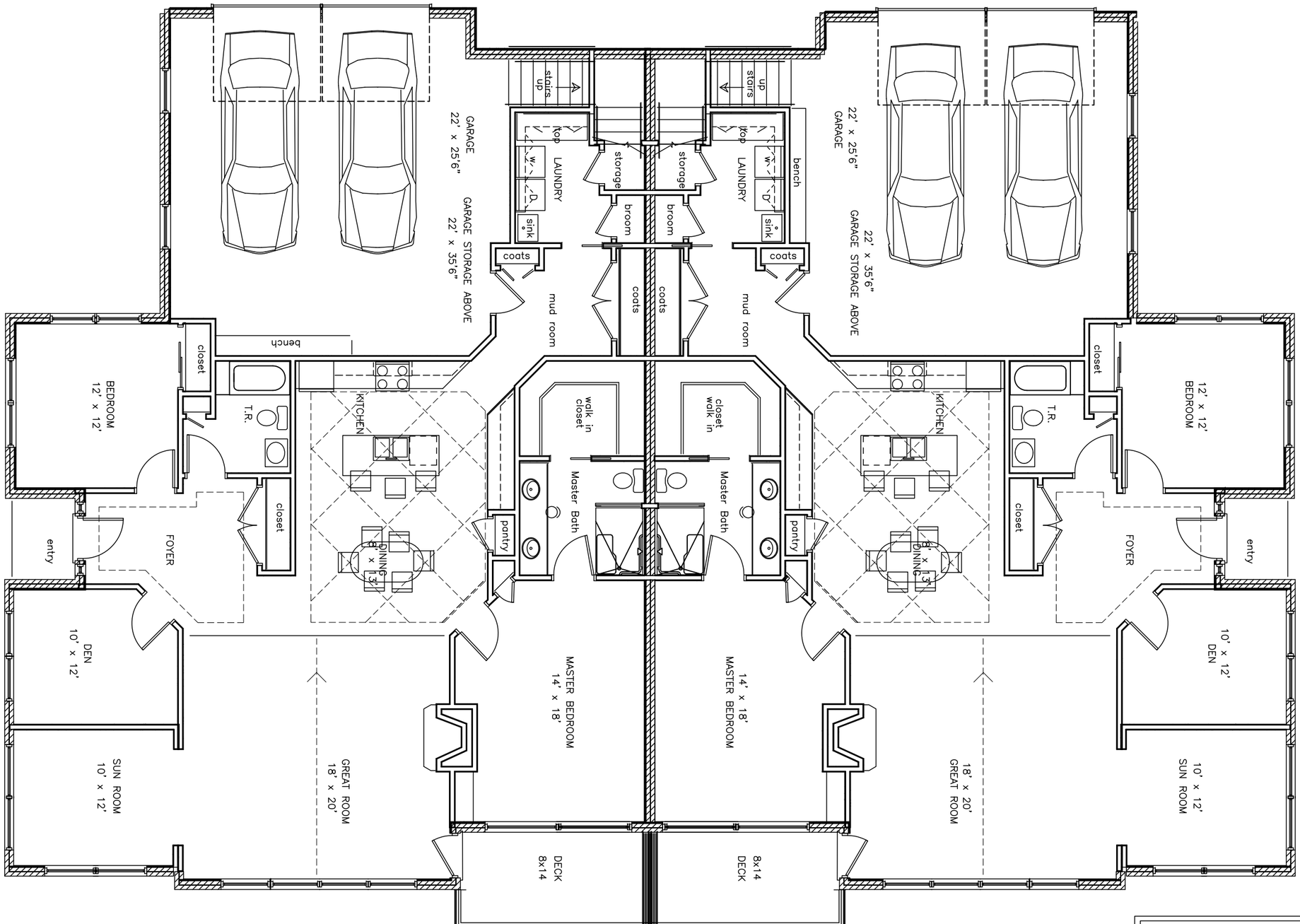
ANCIENT OAKS
CONDOMINIUM- QUAD UNIT

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N81 W22121 WATERTOWN ROAD, PEWAUKEE, WI

DEEP RIVER PARTNERS

©2023.09.26




## CONCEPTUAL DUPLEX FLOOR LAYOUT

SCALE: 1/8 = 1'-0" (11x17 print)

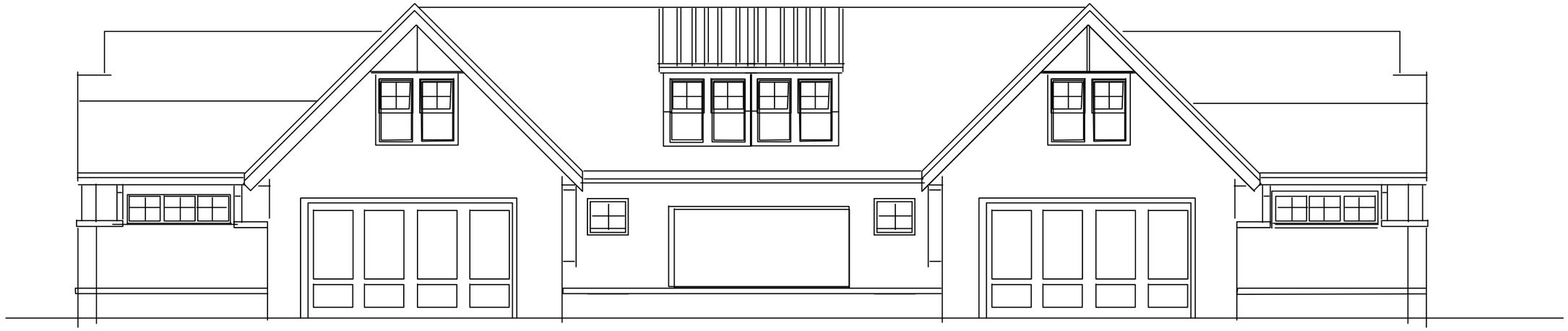
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**Carity Land Corporation**
12720 W North Avenue Brookfield, Wisconsin 53005

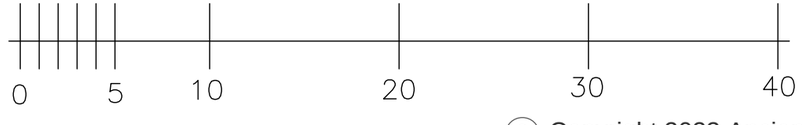
ANCIENT OAKS CONDOMINIUM N81 W22121 Watertown Road
Watertown Road and North Avenue Pewaukee, Wisconsin
October, 2023 3223



DUPLEX : FRONT ELEVATION

SCALE: 1/8 = 1'-0" (11x17 print)






DUPLEX : REAR ELEVATION

SCALE: 1/8 = 1'-0" (11x17 print)

**Carity Land Corporation**
12720 W North Avenue Brookfield, Wisconsin 53005

ANCIENT OAKS CONDOMINIUM N81 W22121 Watertown Road
Watertown Road and North Avenue Pewaukee, Wisconsin
October, 2023 3223

ANCIENT OAKS CONDOMINIUM

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DUPLEX RIGHT ELEVATION

SCALE: 1/8 = 1'-0" (11x17 print)



0 5 10 20 30 40

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DUPLEX LEFT ELEVATION

SCALE: 1/8 = 1'-0" (11x17 print)

ANCIENT OAKS
CONDOMINIUM- Duplex UNIT

**Carity Land Corporation**
12720 W North Avenue Brookfield, Wisconsin 53005

ANCIENT OAKS CONDOMINIUM N81 W22121 Watertown Road
Watertown Road and North Avenue Pewaukee, Wisconsin
October, 2023 3223




REAR ELEVATION

1/8" = 1'-0"

CARITY LAND CORPORATION
12720 West North Avenue
Brookfield, WI 53005
(262) 785-1968

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CONDOMINIUM- DUPLEX UNIT

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N81 W22121 WATERTOWN ROAD, PEWAUKEE, WI

DEEP RIVER PARTNERS

©2023.09.26



REAR ELEVATION

1/8" = 1'-0"

CARITY LAND CORPORATION

12720 West North Avenue
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(262) 785-1968

ANCIENT OAKS
CONDOMINIUM- DUPLEX UNIT

N81 W22121 WATERTOWN ROAD, PEWAUKEE, WI

DEEP RIVER PARTNERS

C 2023.09.26

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1 PROPOSED LANDSCAPE PLAN

## Project Sheet Legend:

| | |
|---|---|
| LGD1.0 | LEGEND SHEET & OVERALL PHASE I LANDSCAPE PLAN |
| LSP1.1 | PROPOSED PARTIAL LANDSCAPE PLAN - SOUTHERN THIRD |
| LSP1.2 | PROPOSED PARTIAL LANDSCAPE PLAN - MIDDLE THIRD |
| LSP1.3 | PROPOSED PARTIAL LANDSCAPE PLAN - NORTHERN THIRD |
| LSP1.4 | PROPOSED BUILDING TYPE 4 - FOUNDATION PLAN TYPE "A" & "B" |
| LSP1.5 | PROPOSED BUILDING TYPE 4 - FOUNDATION PLAN TYPE "C" AND BUILDING TYPE 2 - FOUNDATION PLAN TYPE "D" |
| LSP1.6 | PROPOSED DEVELOPMENT MONUMENT SIGN PLAN & ELEVATION |
| LSP1.7 | PROPOSED ENTRANCE POLE SIGN PLAN & ELEVATION |
| LSP1.8 | PROPOSED LANDSCAPE DETAILS |

**SITE CLEARING / GRADING NOTE:**
TREE CANOPY PROTECTION AREAS IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR MASSINGS OF TREES AND UNDERSTORY PLANT MATERIAL THAT ARE TO BE PRESERVED AND ARE DESIGNATED / IDENTIFIED AS ENVIRONMENTALLY SENSITIVE OR SIGNIFICANT. NO CLEARING, GRADING AND FILL ACTIVITY IS PERMITTED IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL.
TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPAS PRIOR TO SITE DISTURBANCE. REFER TO 4/LSP1.10 FOR ADDITIONAL INFORMATION REGARDING THE INSTALLATION OF THE TREE PROTECTION FENCING.
THIS PLAN REPRESENTS PORTIONS OF THE SITE THE DEVELOPER HAS DESIGNATED TO BE LEFT UNDISTURBED DURING THE DEVELOPMENT OF ROADWAYS, UTILITIES, AND SIMILAR INFRASTRUCTURE.
THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE WOODLAND PRESERVATION AREAS DELINEATED ON THE SITE PLAN AND RELATED NOTES. ANY MODIFICATION OF WOODLAND PRESERVATION AREAS REQUIRES NOTIFICATION OF CITY OF NEW BERLIN STAFF AND APPROVAL PRIOR TO CONSTRUCTION.
***NO GRADING OR LANDSCAPE CONSTRUCTION SHALL OCCUR BEYOND THE LIMITS OF THE EROSION CONTROL FENCING OR PROPERTY LINES***

**SITE CLEARING / GRADING NOTE:**
DURING THE PHASE I SITE CLEARING/GRADING/INFRASTRUCTURE INSTALLATION CONSTRUCTION PROCESS, IF A RESIDENTIAL HOME LOT IS NOT UNDERCONSTRUCTION, IT WILL BE ROUGH GRADED AND STABILIZED AT THE SOME TIME AS THE OTHER ADJACENT COMON AREAS ARE STABILIZED BY THE GRADING/LANDCAPE CONTRACTOR.

***** NEW PROPOSED PLANT MATERIAL AT PERIMETER BUFFER BETWEEN EXISTING RESIDENTIAL HOMES AND ANCIENT OAKS DEVELOPMENT IS GRAPHIC REPRESENTATION THE OF DESIGN INTENT. NEW PROPOSED PLANT MATERIAL ALONG EASTERN BOUNDARY TO BE FIELD VERIFIED AND PLACED IN GAPS IN EXISTING WOOD LINE AND UNDER PLANT TO CREATE MULTI-LAYERED, YEAR-ROUND SCREENING BUFFER BETWEEN NEW PROPOSED & THE EXISTING RESIDENTIAL HOMES. UNDERSTORY TO BE CLEARED ONLY AS REQUIRED TO MAKE ROOM FOR NEW AND ANY HORIZONTAL LIMBS CONFLICTING WITH NEW PROPOSED PLANT MATERIAL TO BE REMOVED. *****

***INSTALLER NOTE:***
FINAL STREET TREE LOCATION TO BE COORDINATED WITH INDIVIDUAL HOME OWNER DRIVEWAY LOCATIONS AND WITH THE STEET LIGHT LOCATIONS. COORDINATE ANY REVISIONS TO STREET TREE PLAN WITH CITY LANDSCAPE ARCHITECT OR VILLAGE FORESTER.

***INSTALLER NOTE:***
ANY AND ALL FINAL STREET LOCATIONS MUST BE COORDINATED WITH ALL BURIED UTILITIES. TREE SHOULD BE PLANTED A MINIMUM OF 10'-0" AWAY FROM A BURIED UTILITY OR STRUCTURE.

STORMWATER MANAGEMENT AREA IS SHOWN AS A CONCEPT. MODIFYTHE STORMWATER MANAGEMENT AREA AS REQUIRED IN AN EFFORT TO PRESERVE EXISTING HEALTHY OAK TREES. REFER TO CIVIL ENGINEERING DOCUMENTS FOR FINAL DESIGN AND CAPACITY.

## SITE INFORMATION

| | | | |
|---|---|---|---|
| USDA PLANT HARDINESS ZONE | 5a (-20 to -15 Degrees F) | LOT AREA | 1,470,432 SQ. FT. (33.76 Acres) |
| LOT ZONING | A-2 - AGRICULTURE | NUMBER OF CONDOMINIUM BUILDINGS | 25 LOTS |
| | | TOTAL CONSERVATION AREA | |

## 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.

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE CITY OF PEWAUKEE LANDSCAPE REQUIREMENTS SET FOR IN SECTION SEC. 17.0210 PRINCIPLES AMD STANDARDS FOR THE AESTHETIC EVALUATION OF SITE AND BUILDING PROJECTS.

SEC. 17.0210d SITE PLANNING AND DESIGN STANDARDS

**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 UPDAITNG THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF PEWAUKEE . 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 PEWAUKEE

## 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 ANCIENT OAKS CONDOMINIUMS 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 ANCIENT OAKS CONDOMINIUMS 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 LSP1.7 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 LSP1.7 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 LSP1.7 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 LSP1.7 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 LSP1.7 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 HARDWOOD 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 LSP1.7 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 RECEIVE 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 RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

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

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

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


INSITE LANDSCAPE DESIGN
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mdavis@insitedesigninc.com


Project:

# ANCIENT OAKS CONDOMINIUM

N18 W22670 Watertown Road
Pewaukee, WI

Project:

# CARITY LAND CORPORATION

12720 West North Avenue
Brookfield, WI 53005

Issuance and Revisions:

| Date | Number | Description |
|---|---|---|
| 09/27/23 | | Client Review Submittal |
| 10/02/23 | | Plan Commission Submittal |
| 10/27/23 | | Revisions Based on Client Comments |
| 11/06/23 | | Revisions Based on Site Changes |


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Sheet Title:

PROPOSED LANDSCAPE PLAN AND GENERAL NOTES

| | |
|---|---|
| Date of Drawing: | 11/06/23 |
| Scale: | 1" = 80'-0" |
| Drawn By: | MCD |
| Job Number: | L23-057 |
| Sheet Number: | LGD1.0 |

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L23-057 - ANCIENT OAKS CONDOMINIUM - 11/06/2023




1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

North

Proposed Plant Material Table - LSP1.1

Broadleaf Deciduous Tree

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 7 | Amgr | | Amelanchier grandiflora | Autumn Brilliance Serviceberry | 10' - 12' - Clump B&B | |
| 5 | BeniH | | Betula Nigra 'Heritage" | Heritage River Birch | 10' - 12' - Clump B&B | |
| 3 | GibiPS | | Ginko biloba 'Princeton Sentry' | Princeton Sentry Maidenhair Tree | 2 1/2"-Cal - B&B | |
| 6 | MaM | | Malus 'Marilee' | Marilee Flowering Crab | 1 1/2" Cal - B&B | |
| 3 | QubI | | Quercus bicolor | Swamp White Oak | 2 1/2"-Cal - B&B | |
| 2 | Qumo | | Quercus macrocarpa | Bur oak | 2 1/2"-Cal - B&B | |
| 6 | QuroC | | Quercus robur 'Crimschmidt' | Crimson Spire English Oak | 2"-Cal - B&B | |
| 3 | SabI | | Salix blanda | Wisconsin weeping willow | 2 1/2"-Cal - B&B | |

Conifer Evergreen Tree

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 58 | JuJNSB | | Juniperus 'J.N. Select Blue' | Star Power Juniper | 6' - 7' - B&B | |
| 4 | Pist | | Pinus strobus | Eastern white pine | 5' - 6' - B&B | |

Broadleaf Deciduous Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 35 | DiloKO | | Diervilla lonicera Kodiak Orange | Kodiak Orange Bush Honeysuckle Diervilla | 18" - 24" - B&B | |
| 11 | EualC | | Euonymus alatus 'compatus' | Dwarf Burning Bush | 24" - 30" - B&B | |
| 53 | HymaFI | | Hydrangea macrophylla 'Horrfire' | Seaside Serenade Fire Island Hydrangea | 18" - 24" - B&B | |
| 4 | HypaLQF | | Hydrangea paniculata 'SMHPLQF' | Little Quick Fire Hardy Hydrangea | 18" - 24" - B&B | |
| 25 | PhopGW | | Physocarpus opulifolius 'Ginger Wine' | Ginger Wine Ninebark | 24" - 30" - B&B | |
| 6 | RoKO | | Rosa 'Knockout' | Knock Out Rose | 18" - Cont | |
| 23 | RoM | | Rosa 'Meimirrot' | Apricot Drift Groundcover Rose | 15" - 18" - Cont | |
| 22 | VideM | | Viburnum dentatum 'Morton' | Northern Burgundy Arrowwood Viburnum | 3' - 4' - B&B | |
| 52 | WeflCT | | Weigela floridab 'Czechmark Trilogy' | Czechmark Trilogy Weigela | 18" - 24"- Cont | |

Conifer Evergreen Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 17 | ChpiCB | | Chamaecyparis pisifera 'Cream Ball' | Cream BallJapanese falsecypress | 18" - Cont | |
| 32 | JuchMJ | | Juniperus chinensis 'Mint Julep' | | 18" - 24" - B&B | |
| 8 | JuscM | | Juniperus scopulorum 'Medora' | Medora Juniper | 4' - B&B | |
| 49 | JupISG | | Juniperus x pfizeriana 'MonSan' | Sea of Gold Juniper | 18" - 24" - B&B | |

Perennial Grass

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 24 | PaviHR | | Panicum virgatum 'Hot Rod' | Hot Rod Switch Grass | 1-Gal - Cont | |
| 59 | PaviN | | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1-Gal - Cont | |
| 30 | ScscC | | Schizachyrium scoparium 'Carousel' | Carousel Little Blue Stem | 1-Gal - Cont | |

Perennial

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 46 | EcpuRT | | Echinacea purpurea 'Raspberry Tart' | Raspberry Tart Coneflower | 4 1/2" pot | |
| 64 | HeNo | | Hemerocallis x 'Nosferatu' | Trophytaker Nosferatu Daylily | 4 1/2" pot | |
| 40 | PeatLS | | Perovskia atriplicifolia 'Little Spire' | Little Spire Russian Sage | 4 1/2" pot | |

Proposed Plant Material Table - for Cul de Sac

Broadleaf Deciduous

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 1 | AcpaT | | Acer palmatum var. dissectum 'Tamukeyama' | Tamukeyama Japanese Maple | 3.5' - Cont | |
| 1 | AcpsN | | Acer pseudosieboldianum 'Northwind' | Northwind Korean Maple | 1"-Cal - B&B | |
| 1 | Ceca | | Cercis canadensis | Eastern redbud | 2 1/2"-Cal - B&B | |

Conifer Evergreen

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 4 | JuscM | | Juniperus scopulorum 'Medora' | Medora Juniper | 3' - 4' - B&B | |
| 7 | JupISG | | Juniperus x pfizeriana 'MonSan' | Sea of Gold Juniper | 18" - B&B | |
| 1 | PiomB | | Picea omorika 'Bruns' | Bruns Serbian Spruce | 4' - 5' - B&B | |

Grass

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 6 | PaviN | | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1-Gal - Cont | |
| 20 | SpheT | | Sporobolus heterolepis 'Tara' | Tara Prairie Dropseed | 1-Gal - Cont | |

Perennial

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 14 | EcPM | | Echinacea 'Pixie Meadowbrite' | Pixie Meadowbrite Coneflower | 1-Gal - Cont | |
| 49 | SeR | | Sedum 'Razleberry' | Sunsparkler Dazzleberry Sedum | 4" Plug | |

Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 4 | CoalPF | | Cornus alba 'Prairie Fire' | Prairie Fire Dogwood | 24" - B&B | |
| 9 | HypaLQF | | Hydrangea paniculata 'SMHPLQF' | Little Quick Fire Hardy Hydrangea | 18" - 24"- Cont | |
| 10 | HyseTS | | Hydrangea serrata 'MAK20' | Tuff Stuff Reblooming Mountain Hydrangea | 1-Gal - Cont | |
| 8 | RoKO | | Rosa 'Knockout' | Knock Out Rose | 18" - Cont | |

Stormwater Management Areas

Upper Third of the Bowl - Economy Prairie Seed Mix Storm Water Management Pond area from Cardno

| Quantity | Symbol | Supplier | Type |
|---|---|---|---|
| 20,500 sq. ft. VERIFY | | Cardno | Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 10 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions. |

lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Cardno

| Quantity | Symbol | Supplier | Type |
|---|---|---|---|
| 12,400 sq. ft. VERIFY | | Cardno | Rainwater Renewal 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. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. 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.
4. 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.
5. Evenly shaped upright tree with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.
8. Male only
9. Tree-form, Single Stem Specimen
10. At grade coverage points for this plant do not contribute to the 10% coverage area requirement.

***** NEW PROPOSED PLANT MATERIAL AT PERIMETER BUFFER BETWEEN EXISTING RESIDENTIAL HOMES AND ANCIENT OAKS DEVELOPMENT IS GRAPHIC REPRESENTATION THE OF DESIGN INTENT. NEW PROPOSED PLANT MATERIAL ALONG EASTERN BOUNDARY TO BE FIELD VERIFIED AND PLACED IN GAPS IN EXISTING WOOD LINE AND UNDER PLANT TO CREATE MULTI-LAYERED, YEAR-ROUND SCREENING BUFFER BETWEEN NEW PROPOSED & THE EXISTING RESIDENTIAL HOMES. UNDERSTORY TO BE CLEARED ONLY AS REQUIRED TO MAKE ROOM FOR NEW AND ANY HORIZONTAL LIMBS CONFLICTING WITH NEW PROPOSED PLANT MATERIAL TO BE REMOVED. *****

***INSTALLER NOTE:***
FINAL STREET TREE LOCATION TO BE COORDINATED WITH INDIVIDUAL HOME OWNER DRIVEWAY LOCATIONS AND WITH THE STEET LIGHT LOCATIONS. COORDINATE ANY REVISIONS TO STREET TREE PLAN WITH CITY LANDSCAPE ARCHITECT OR VILLAGE FORESTER.

***INSTALLER NOTE:***
ANY AND ALL FINAL STREET LOCATIONS MUST BE COORDINATED WITH ALL BURIED UTILITIES. TREE SHOULD BE PLANTED A MINIMUM OF 10'-0" AWAY FROM A BURIED UTILITY OR STRUCTURE.

STORMWATER MANAGEMENT AREA IS SHOWN AS A CONCEPT. MODIFYTHE STORMWATER MANAGEMENT AREA AS REQUIRED IN AN EFFORT TO PRESERVE EXISTING HEALTHY OAK TREES. REFER TO CIVIL ENGINEERING DOCUMENTS FOR FINAL DESIGN AND CAPACITY.


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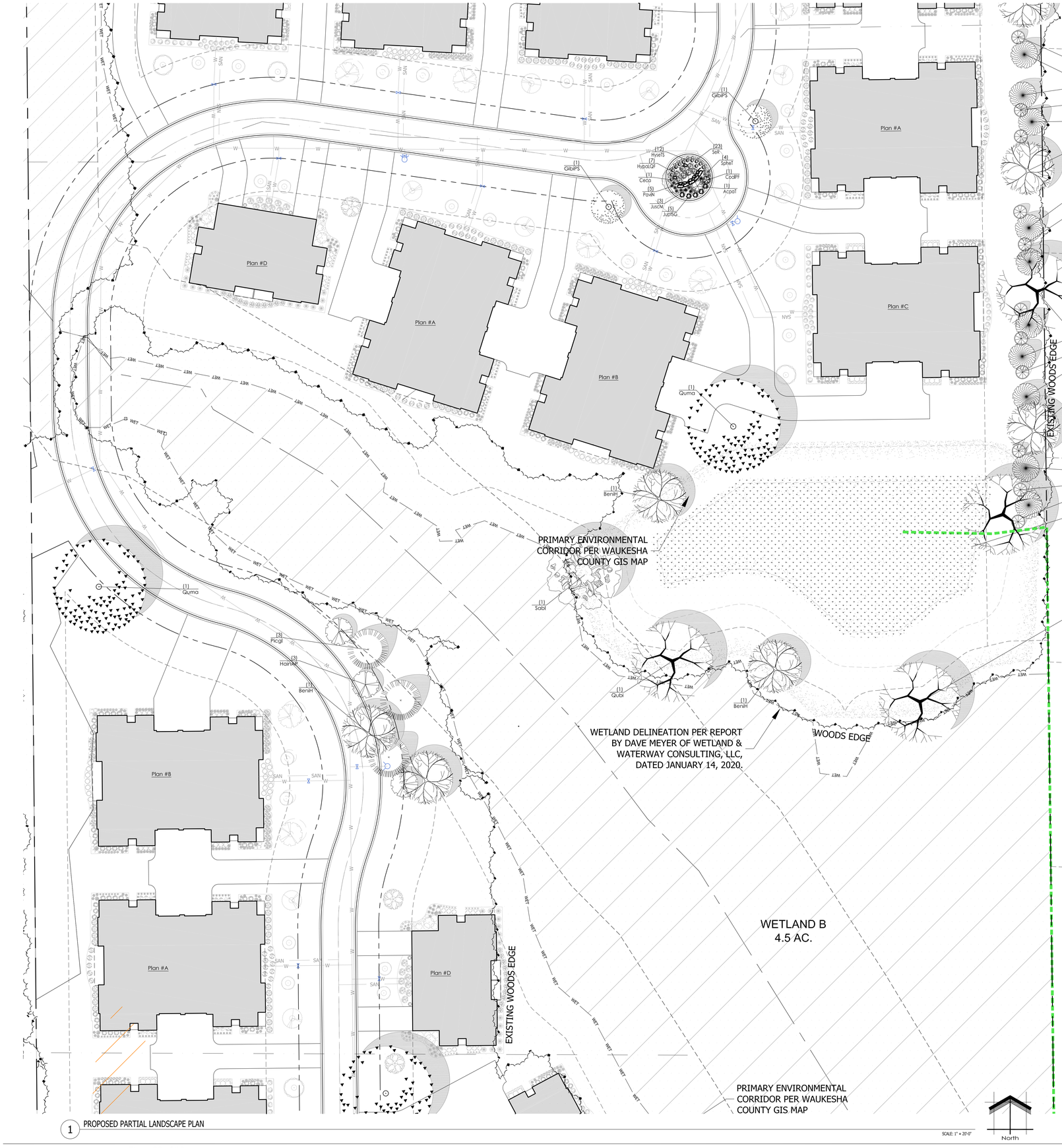

Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN AND PLANT MATERIAL TABLE

| | |
|---|---|
| Date of Drawing: | 11/06/23 |
| Scale: | 1" = 20'-0" |
| Drawn By: | MCD |
| Job Number: | L23-057 |
| Sheet Number: | LSP1.1 |

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L23-057 - ANCIENT OAKS CONDOMINIUM - 11/06/2023




1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

North

Proposed Plant Material Table - LSP1.2

Broadleaf Deciduous Tree

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 6 | BeniH | | Betula Nigra "Heritage" | Heritage River Birch | 10' - 12' - Clump B&B | |
| 2 | GlbiPS | | Ginko biloba 'Princeton Sentry' | Princeton Sentry Maidenhair Tree | 2 1/2"-Cal - B&B | |
| 4 | Qubi | | Quercus bicolor | Swamp White Oak | 2 1/2"-Cal - B&B | |
| 2 | Quma | | Quercus macrocarpa | Bur oak | 2 1/2"-Cal - B&B | |
| 1 | Sabl | | Salix blanda | Wisconsin weeping willow | 2 1/2"-Cal - B&B | |
| 7 | Extg | | Existing to Remain | Existing to Remain | Existing | |

Conifer Evergreen Tree

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 11 | Juchi | | Juniperus chinensis 'Iowa' | Iowa Juniper | 7' - B&B | |
| 10 | Picgl | | Picea glauca | White spruce | 7' - B&B | |
| 3 | Pist | | Pinus strobus | Eastern white pine | 7' - B&B | |

Broadleaf Deciduous Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 2 | HainAP | | Hamamelis x intermedia 'Arnold Promise' | Arnold Promise Witch Hazel | 24"- Cont | |

Proposed Plant Material Table - for Cul de Sac

Broadleaf Deciduous

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 1 | AcpaT | | Acer palmatum var. dissectum 'Tamukeyama' | Tamukeyama Japanese Maple | 3.5' - Cont | |
| 1 | Ceca | | Cercis canadensis | Eastern redbud | 2 1/2"-Cal - B&B | |

Conifer Evergreen

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 3 | JuscM | | Juniperus scopulorum 'Medora' | Medora Juniper | 3' - 4' - B&B | |
| 5 | JupfSG | | Juniperus x pfizeriana 'MonSan' | Sea of Gold Juniper | 18" - B&B | |

Grass

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 6 | PsviN | | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1-Gal - Cont | |
| 4 | SpheT | | Sporobolus heterolepis 'Tara' | Tara Prairie Dropseed | 1-Gal - Cont | |

Perennial

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 23 | SeR | | Sedum 'Razzleberry' | Sunsparkler Dazzleberry Sedum | 4" Plug | |

Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 1 | CoalPF | | Cornus alba 'Prairie Fire' | Prairie Fire Dogwood | 24" - B&B | |
| 7 | HypaLQF | | Hydrangea paniculata 'SMHPLQF' | Little Quick Fire Hardy Hydrangea | 18" - 24"- Cont | |
| 12 | HyseTS | | Hydrangea serrata 'MAK20' | Tuff Stuff Rebloming Mountain Hydrangea | 1-Gal - Cont | |

Stormwater Management Areas

Upper Third of the Bowl - Economy Prairie Seed Mix Storm Water Management Pond area from Cardno

| Quantity | Symbol | Supplier | Type |
|---|---|---|---|
| 32,650 sq. ft. VERIFY | | Cardno | Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 10 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions. |

lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Cardno

| Quantity | Symbol | Supplier | Type |
|---|---|---|---|
| 21,500 sq. ft. VERIFY | | Cardno | Rainwater Renewal 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. |

Project Area Seed Mixes

Prairie Seed Mix @ Drainage Swale from Agrecol

| Quantity | Symbol | Supplier | Type |
|---|---|---|---|
| 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. |

Deluxe 50 Grass Seed Mix @ Roadway Edge from Reinders

| Quantity | Symbol | Supplier | Type |
|---|---|---|---|
| VERIFY | | Agrecol | DELUXE 50 GRASS SEED MIX RBINDER'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% Riesta 4 Perennial Ryegrass. APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION |

NO-MOW LOW GROW GRASS Seed Mix @Natural Areas from Reinders

| Quantity | Symbol | Supplier | Type |
|---|---|---|---|
| VERIFY | | Agrecol | NO-MOW LOW GROW GRASS SEED MIX RBINDER'S • 45% SPARTAN HARD FESCUE, 40% AZAY SHEEP FESCUE, 15% TRANSIT ANNUAL RYE GRASS, APPLY AT A RATE OF 175 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION. |

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. 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.
4. 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.
5. Evenly shaped upright tree with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.
8. Male only
9. Tree-form, Single Stem Specimen
10. At grade coverage points for this plant do not contribute to the 10% coverage area requirement.

***** NEW PROPOSED PLANT MATERIAL AT PERIMETER BUFFER BETWEEN EXISTING RESIDENTIAL HOMES AND ANCIENT OAKS DEVELOPMENT IS GRAPHIC REPRESENTATION THE OF DESIGN INTENT. NEW PROPOSED PLANT MATERIAL ALONG EASTERN BOUNDARY TO BE FIELD VERIFIED AND PLACED IN GAPS IN EXISTING WOOD LINE AND UNDER PLANT TO CREATE MULTI-LAYERED, YEAR-ROUND SCREENING BUFFER BETWEEN NEW PROPOSED & THE EXISTING RESIDENTIAL HOMES. UNDERSTORY TO BE CLEARED ONLY AS REQUIRED TO MAKE ROOM FOR NEW AND ANY HORIZONTAL LIMBS CONFLICTING WITH NEW PROPOSED PLANT MATERIAL TO BE REMOVED. *****

***INSTALLER NOTE:***
FINAL STREET TREE LOCATION TO BE COORDINATED WITH INDIVIDUAL HOME OWNER DRIVEWAY LOCATIONS AND WITH THE STEET LIGHT LOCATIONS. COORDINATE ANY REVISIONS TO STREET TREE PLAN WITH CITY LANDSCAPE ARCHITECT OR VILLAGE FORESTER.

***INSTALLER NOTE:***
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STORMWATER MANAGEMENT AREA IS SHOWN AS A CONCEPT. MODIFYTHE STORMWATER MANAGEMENT AREA AS REQUIRED IN AN EFFORT TO PRESERVE EXISTING HEALTHY OAK TREES. REFER TO CIVIL ENGINEERING DOCUMENTS FOR FINAL DESIGN AND CAPACITY.


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Project:

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Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN AND PLANT MATERIAL TABLE

| | |
|---|---|
| Date of Drawing: | 11/06/23 |
| Scale: | 1" = 30'-0" |
| Drawn By: | MCD |
| Job Number: | L23-057 |
| Sheet Number: | LSP1.2 |

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L23-057 - ANCIENT OAKS CONDOMINIUM - 11/06/2023




1 PROPOSED PARTIAL LANDSCAPE PLAN

Proposed Plant Material Table - LSP1.3

Broadleaf Deciduous

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 3 | Amgr | | Amelanchier grandiflora | Autumn Brilliance Serviceberry | 10' - 12' - Clump B&B | |
| 6 | BeniH | | Betula Nigra "Heritage" | Heritage River Birch | 10' - 12' - Clump B&B | |
| 4 | GibiPS | | Ginko biloba 'Princeton Sentry' | Princeton Sentry Maidenhair Tree | 2 1/2"-Cal - B&B | |
| 1 | Qubi | | Quercus bicolor | Swamp White Oak | 2 1/2"-Cal - B&B | |
| 1 | Quma | | Quercus macrocarpa | Bur oak | 2 1/2"-Cal - B&B | |

Conifer Evergreen

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 8 | Abba | | Abies balsamea | Balsam Fir | 7' - B&B | |
| 21 | JuchI | | Juniperus chinensis 'Iowa' | Iowa Juniper | 7' - B&B | |
| 13 | Picgl | | Picea glauca | White spruce | 7' - B&B | |
| 9 | Piom | | Picea omorika | Serbian Spruce | 7' - B&B | |
| 1 | Pist | | Pinus strobus | Eastern white pine | 7' - B&B | |
| 12 | ThplGG | | Thuja plicata 'Green Giant' | Green Giant Arborvitae | 6' - 7' - B&B | |

Broadleaf Deciduous Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 2 | HainAP | | Hamamelis x intermedia 'Arnold Promise' | Arnold Promise Witch Hazel | 24"- Cont | |
| 2 | Rhty | | Rhus typhina | Staghorn sumac | 24"- Cont | |

Proposed Plant Material Table - for Cul de Sac

Broadleaf Deciduous

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 1 | AcpaT | | Acer palmatum var. dissectum 'Tamukeyama' | Tamukeyama Japanese Maple | 3.5' - Cont | |
| 1 | AcpsN | | Acer pseudosieboldianum 'Northwind' | Northwind Korean Maple | 1"-Cal - B&B | |
| 1 | Ceca | | Cercis canadensis | Eastern redbud | 2 1/2"-Cal - B&B | |

Conifer Evergreen

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 4 | JuscM | | Juniperus scopulorum 'Medora' | Medora Juniper | 3' - 4' - B&B | |
| 7 | JupfSG | | Juniperus x pfizeriana 'MonSan' | Sea of Gold Juniper | 18" - B&B | |
| 1 | PiomB | | Picea omorika 'Bruns' | Bruns Serbian Spruce | 4' - 5' - B&B | |

Grass

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 6 | PaviN | | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1-Gal - Cont | |
| 20 | SpheT | | Sporobolus heterolepis 'Tara' | Tara Prairie Dropseed | 1-Gal - Cont | |

Perennial

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 14 | EcPM | | Echinacea 'Pixie Meadowbrite' | Pixie Meadowbrite Coneflower | 1-Gal - Cont | |
| 49 | SeR | | Sedum 'Razzleberry' | Sunsparkler Dazzleberry Sedum | 4" Plug | |

Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 4 | CoalPF | | Cornus alba 'Prairie Fire' | Prairie Fire Dogwood | 24" - B&B | |
| 9 | HypaLQF | | Hydrangea paniculata 'SMHPLQF' | Little Quick Fire Hardy Hydrangea | 18" - 24"- Cont | |
| 10 | HyseTS | | Hydrangea serrata 'MAK20' | Tuff Stuff Reblooming Mountain Hydrangea | 1-Gal - Cont | |
| 8 | RoKO | | Rosa 'Knockout' | Knock Out Rose | 18" - Cont | |

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. 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.
4. 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.
5. Evenly shaped upright tree with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.
8. Male only
9. Tree-form, Single Stem Specimen
10. At grade coverage points for this plant do not contribute to the 10% coverage area requirement.

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Project:

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Project For:

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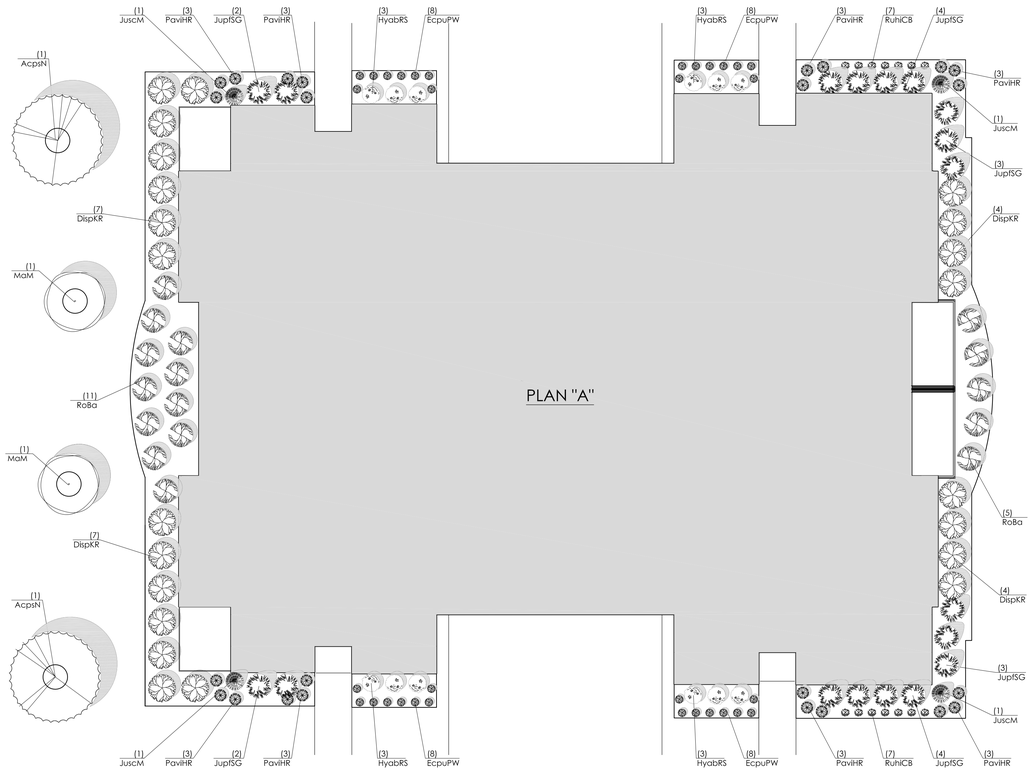

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| Drawn By: | MCD |
| Job Number: | L23-057 |
| Sheet Number: | LSP1.3 |

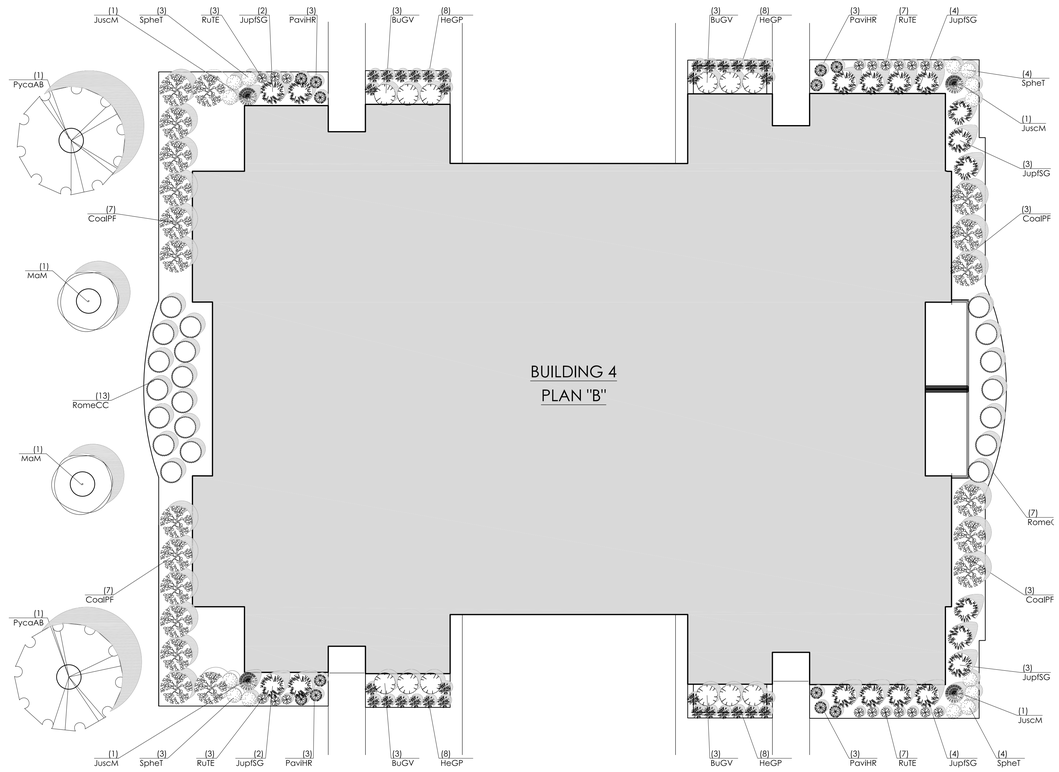
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L23-057 - ANCIENT OAKS CONDOMINIUM - 11/06/2023




1 PROPOSED LANDSCAPE PLAN "A" FOR QUAD BUILDING PLAN

SCALE: 1" = 10'-0"




1 PROPOSED LANDSCAPE PLAN "B" FOR QUAD BUILDING PLAN

SCALE: 1" = 10'-0"

Proposed Plant Material Table Building 4 - Plan A
(8) Thus or Similar

Broadleaf Deciduous Tree

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 2 | AcpsN | | Acer pseudosieboldianum 'Northwind' | Northwind Korean Maple | 2"-Cal - B&B | |
| 2 | MaM | | Malus 'Marillee' | Marillee Flowering Crab | 1 1/2" Cal - B&B | |

Broadleaf Deciduous Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 22 | DispKR | | Diervilla splendens 'G2X885411' | Kodiak Red Diervilla | 18" - Cont | |
| 12 | HyabRS | | Hydrangea arborescens 'NCHA3' | Invincibelle Ruby Smooth Hydrangea | 18" - Cont | |
| 16 | RoBa | | Rosa 'Baiove' | Coral Cove Elegance Rose | 18" - Cont | |

Conifer Evergreen Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 4 | JuscM | | Juniperus scopulorum 'Medora' | Medora Juniper | 4' - B&B | |
| 18 | JupfSG | | Juniperus x pfizeriana 'MonSan' | Sea of Gold Juniper | 18" - 24" - B&B | |

Perennial Grass

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 24 | PaviHR | | Panicum virgatum 'Hot Rod' | Hot Rod Switch Grass | 1-Gal - Cont | |

Perennial

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 32 | EcpuPW | | Echinacea purpurea 'PAS702917' | Pow Wow Wild Berry Coneflower | 4 1/2" pot | |
| 14 | RuhiCB | | Rudbeckia hirta 'Cherry Brandy' | Cherry Brandy Gloriosa Daisy | 4 1/2" pot | |

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. 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.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only
8. Tree form, single stem specimen

Proposed Plant Material Table Building 4 - Plan B
(8) Thus or Similar

Broadleaf Deciduous Tree

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 2 | MaM | | Malus 'Marillee' | Marillee Flowering Crab | 1 1/2" Cal - B&B | |
| 2 | PycaAB | | Pyrus calleryana 'Autumn Blaze' | Autumn Blaze Pear | 2"-Cal - B&B | |

Broadleaf Deciduous Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 20 | CoalPF | | Cornus alba 'Prairie Fire' | Prairie Fire Dogwood | 18" - 24"- Cont | |
| 20 | RomeCC | | Rosa 'Meirianosis' | Candy Cane Cocktail Rose | 18" - Cont | |

Broadleaf Evergreen Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 12 | BuGV | | Buxus 'Green Velvet' | Green Velvet Boxwood | 18" - B&B | |

Conifer Evergreen Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 4 | JuscM | | Juniperus scopulorum 'Medora' | Medora Juniper | 4' - B&B | |
| 18 | JupfSG | | Juniperus x pfizeriana 'MonSan' | Sea of Gold Juniper | 18" - 24" - B&B | |

Perennial Grass

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 12 | PaviHR | | Panicum virgatum 'Hot Rod' | Hot Rod Switch Grass | 1-Gal - Cont | |
| 14 | SpheT | | Sporobolus heterolepis 'Tara' | Tara Prairie Dropseed | 1-Gal - Cont | |

Perennial

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 32 | HeGP | | Heuchera x 'Georgia Peach' | Georgia Peach Coral Bells | 4 1/2" pot | |
| 20 | RuTE | | Rudbeckia 'TigerEye' | TigerEye Gloriosa Daisy | 4 1/2" pot | |

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. 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.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only
8. Tree form, single stem specimen

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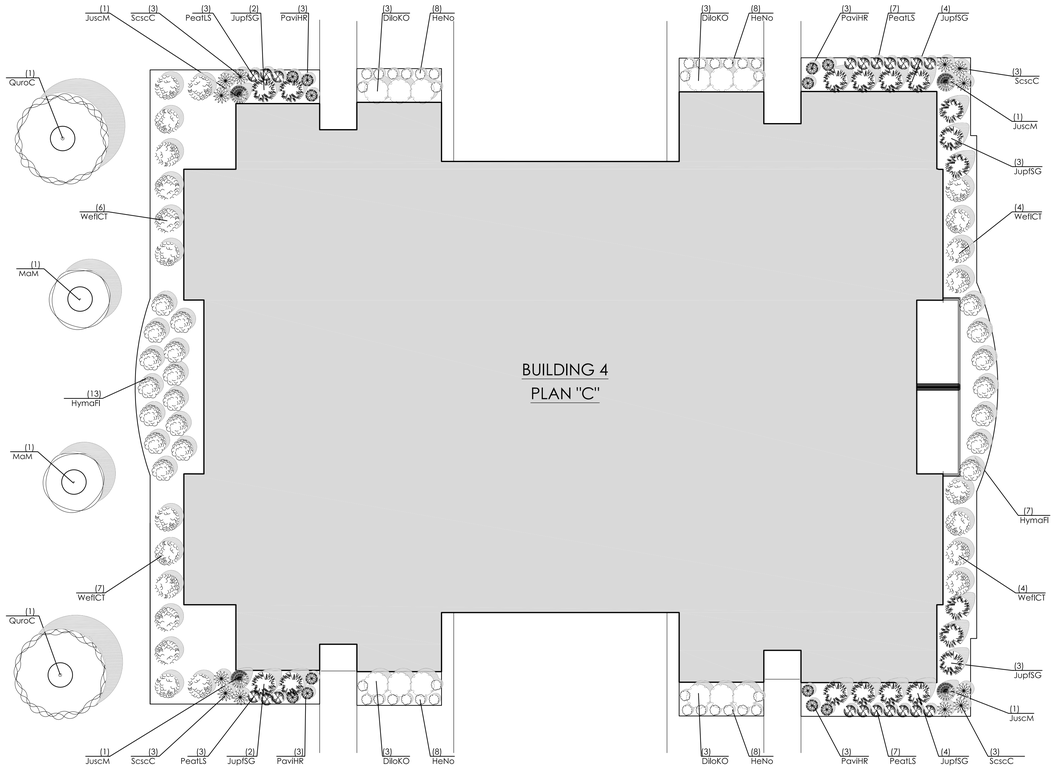
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Sheet Title:

PROPOSED QUAD BUILDING "A" AND "B" FOUNDATION PLANS AND PLANT MATERIAL TABLES

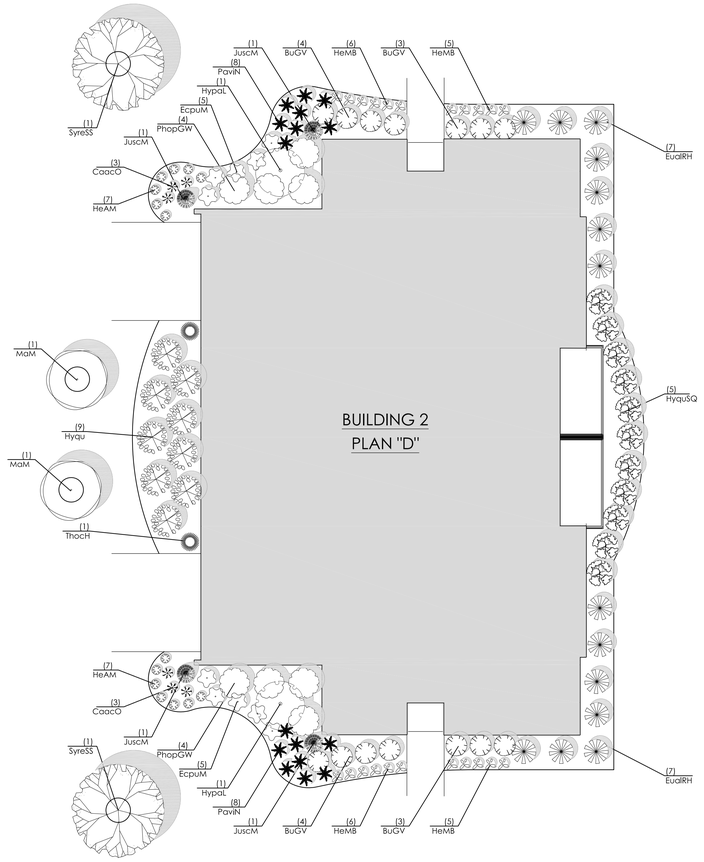
Date of Drawing: 11/06/23
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L23-057
Sheet Number: LSP1.4

L23-057 - ANCIENT OAKS CONDOMINIUM - 11/06/2023




1 PROPOSED LANDSCAPE PLAN "C" FOR QUAD BUILDING PLAN

SCALE: 1" = 10'-0"




2 PROPOSED LANDSCAPE PLAN "D" FOR TWIN BUILDING PLAN

SCALE: 1" = 10'-0"

Proposed Plant Material Table Building 4 - Plan C
(7) Thus or Similar

Broadleaf Deciduous Tree

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 2 | MaM | | Malus 'Marilee' | Marilee Flowering Crab | 1 1/2" Cal - B&B | |
| 2 | QuroC | | Quercus robur 'Crimschmidt' | Crimson Spire English Oak | 2"-Cal - B&B | |

Broadleaf Deciduous Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 12 | DiloKO | | Diervilla lonicera Kodiak Orange | Kodiak Orange Bush Honeysuckle Diervilla | 18" - 24"- Cont | |
| 20 | HymaFl | | Hydrangea macrophylla 'Hortfire' | Seaside Serenade Fire Island Hydrangea | 18" - Cont | |
| 22 | WeifCT | | Weigela floridab 'Czechmark Trilogy' | Czechmark Trilogy Weigela | 18" - 24"- Cont | |

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 4 | JuscM | | Juniperus scopulorum 'Medora' | Medora Juniper | 4' - B&B | |
| 18 | JupfSG | | Juniperus x pfizeriana 'MonSan' | Sea of Gold Juniper | 18" - 24" - B&B | |

Perennial Grass

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 12 | PaviHR | | Panicum virgatum 'Hot Rod' | Hot Rod Switch Grass | 1-Gal - Cont | |
| 12 | ScscC | | Schizachyrium scoparium 'Carousel' | Carousel Little Blue Stem | 1-Gal - Cont | |

Perennial

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 32 | HeNo | | Hemerocallis x 'Nosferatu' | Trophytaker Nosferatu Daylily | 4 1/2" pot | |
| 20 | PeatLS | | Perovskia atriplicifolia 'Little Spire' | Little Spire Russian Sage | 4 1/2" pot | |

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. 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.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only
8. Tree form, single stem specimen

Proposed Plant Material Table Building 2 - Plan D
(2) Thus or Similar

Broadleaf Deciduous Tree

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 9 | Hyqu | | Hydrangea quercifolia | Oakleaf hydrangea | 18" - 24"- Cont | |
| 2 | MaM | | Malus 'Marilee' | Marilee Flowering Crab | 1 1/2" Cal - B&B | |
| 2 | SyreSS | | Syringa reticulata 'Summer Snow' | 'Summer Snow' Japanese tree lilac | 2"-Cal - B&B | |

Broadleaf Deciduous Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 14 | EualRH | | Euonymus alatus 'Rudy Haag' | Rudy Haag Burning Bush. | 18" - 24"- Cont | |
| 2 | HypaL | | Hydrangea paniculata 'Limelight' | Limelight Hardy Hydrangea | 4' - 5' - B&B | |
| 11 | HyquSQ | | Hydrangea quercifolia 'Snow Queen' | Snow Queen Oakleaf Hydrangea | 18" - 24"- Cont | |
| 8 | PhopGW | | Physocarpus opulifolius 'Ginger Wine' | Ginger Wine Ninebark | 18" - 24"- Cont | |

Broadleaf Evergreen Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 14 | BuGV | | Buxus 'Green Velvet' | Green Velvet Boxwood | 18" - B&B | |

Conifer Evergreen Shrub

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 4 | JuscM | | Juniperus scopulorum 'Medora' | Medora Juniper | 4' - B&B | |
| 2 | ThocH | | Thuja occidentalis 'Holmstrup' | Holmstrup Dwarf Arborvitae | 3' - Cont | |

Perennial Grass

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 6 | CaacO | | Calamagrotis actifolia "overdam" | Overdam FeatheReed Grass | 1-Gal - Cont | |
| 16 | PaviN | | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1-Gal - Cont | |

Perennial

| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
|---|---|---|---|---|---|---|
| 10 | EcpuM | | Echinacea purpurea 'Magnus' | Magnus Purple Coneflower | 1-Gal - Cont | |
| 14 | HeAM | | Heuchera x 'Amethyst Mist' | Amethyst Mist Coral Bells | 4 1/2" pot | |
| 22 | HeMB | | Heuchera x 'Midnight Bayou' | Midnight Bayou Coral Bells | 4 1/2" pot | |

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. 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.
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5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only
8. Tree form, single stem specimen

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Project:

ANCIENT OAKS CONDOMINIUM

N18 W22670 Watertown Road
Pewaukee, WI

Project:

CARITY LAND CORPORATION

12720 West North Avenue
Brookfield, WI 53005

Issuance and Revisions:

| Date | Number | Description |
|---|---|---|
| 09/27/23 | | Client Review Submittal |
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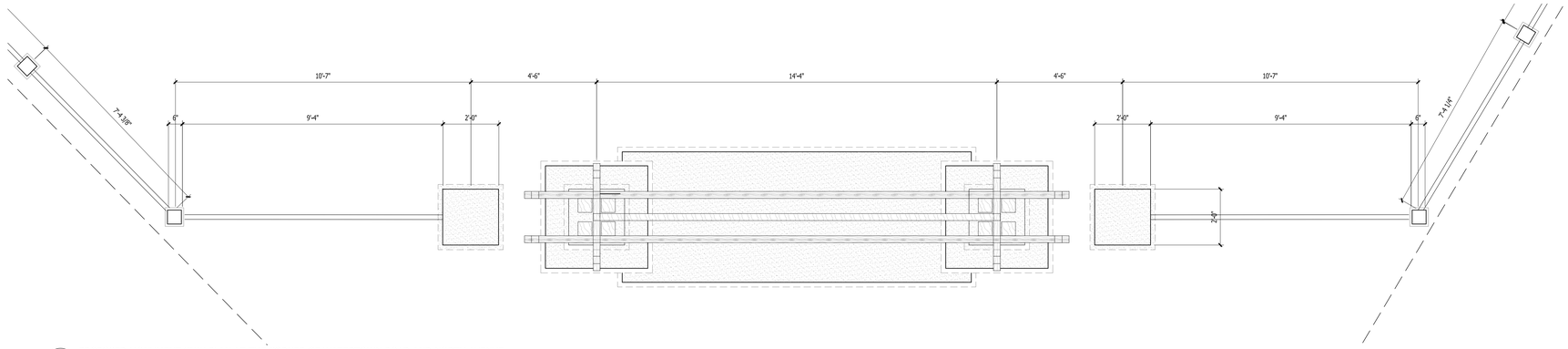
PROPOSED QUAD BUILDING "C" FOUNDATION PLAN AND TWIN BUILDING "D" FOUNDATION PLANS AND PLANT MATERIAL TABLES

Date of Drawing: 11/06/23
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L23-057
Sheet Number:

LSP1.5

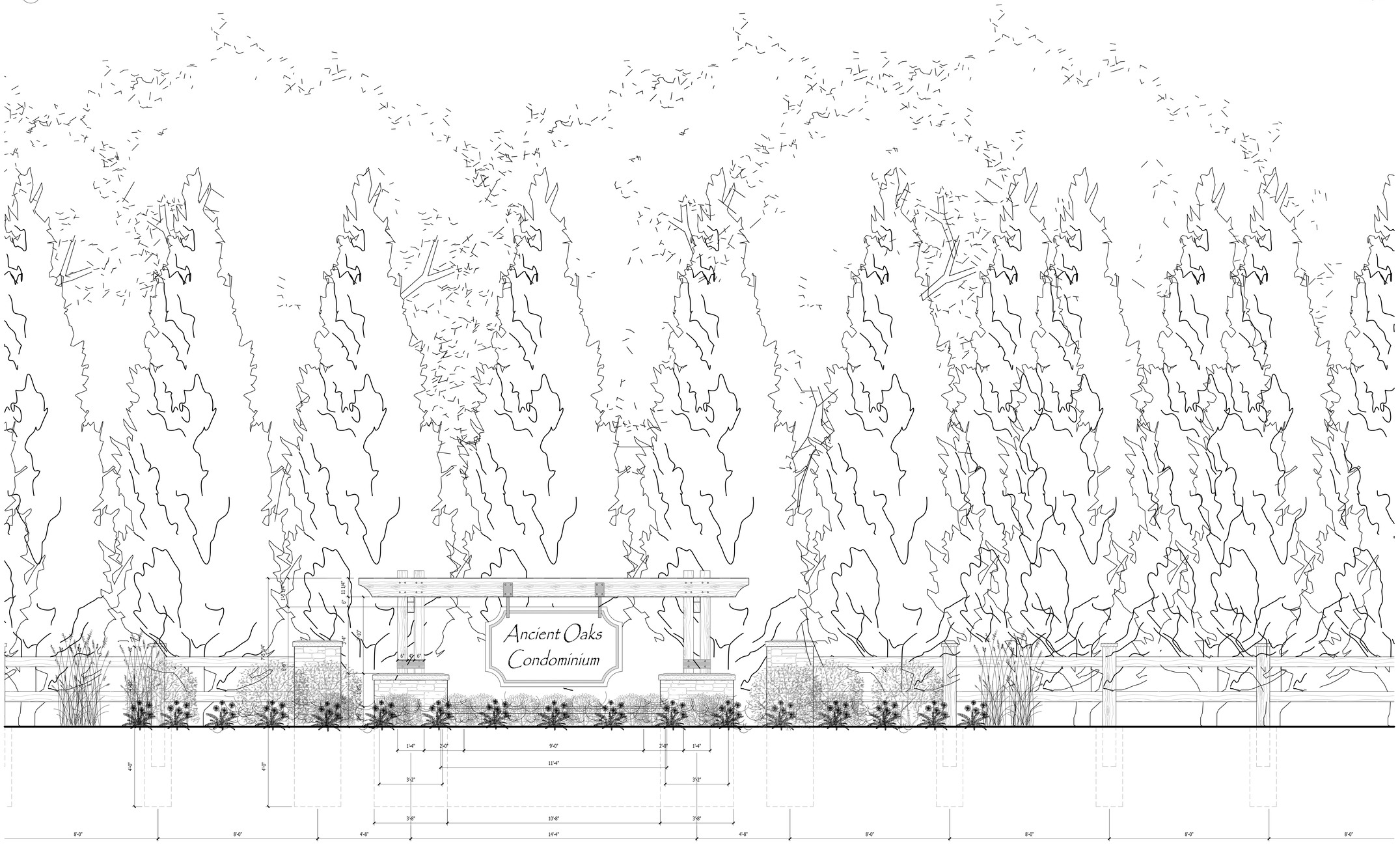
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1 PROPOSED MONUMENT SIGN PLAN AT THE CORNER OF WATERTOWN ROAD AND NORTH AVENUE

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




2 PROPOSED MONUMENT SIGN ELEVATION AT THE CORNER OF WATERTOWN ROAD AND NORTH AVENUE

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



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mdavis@insitedesigninc.com

Project:

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N18 W22670 Watertown Road
Pewaukee, WI

Project:

## CARITY LAND CORPORATION

12720 West North Avenue
Brookfield, WI 53005

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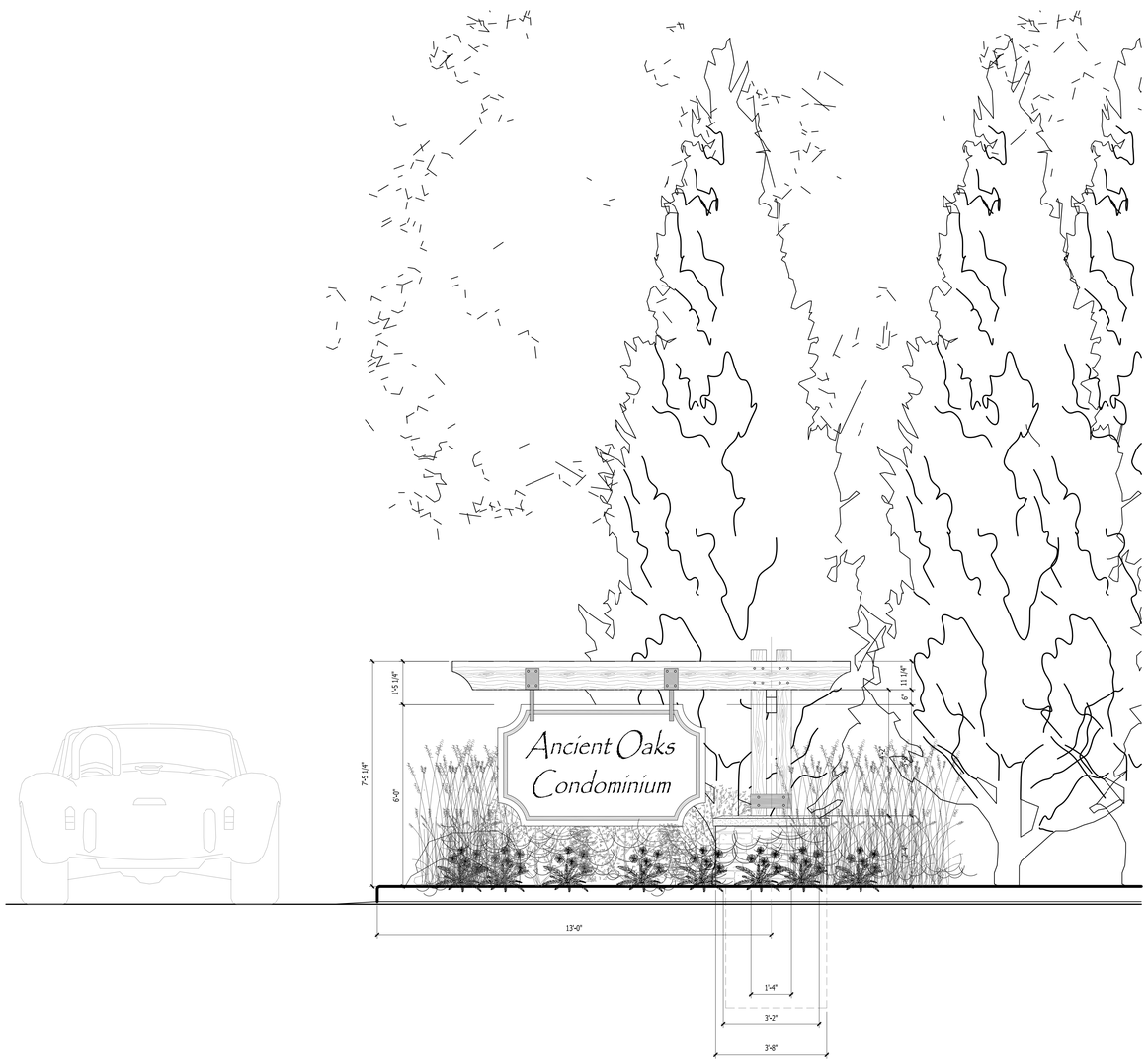
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Sheet Title:

PROPOSED MONUMENT SIGN AT THE CORNER OF WATERTOWN ROAD & NORTH AVE. PLAN AND ELEVATION

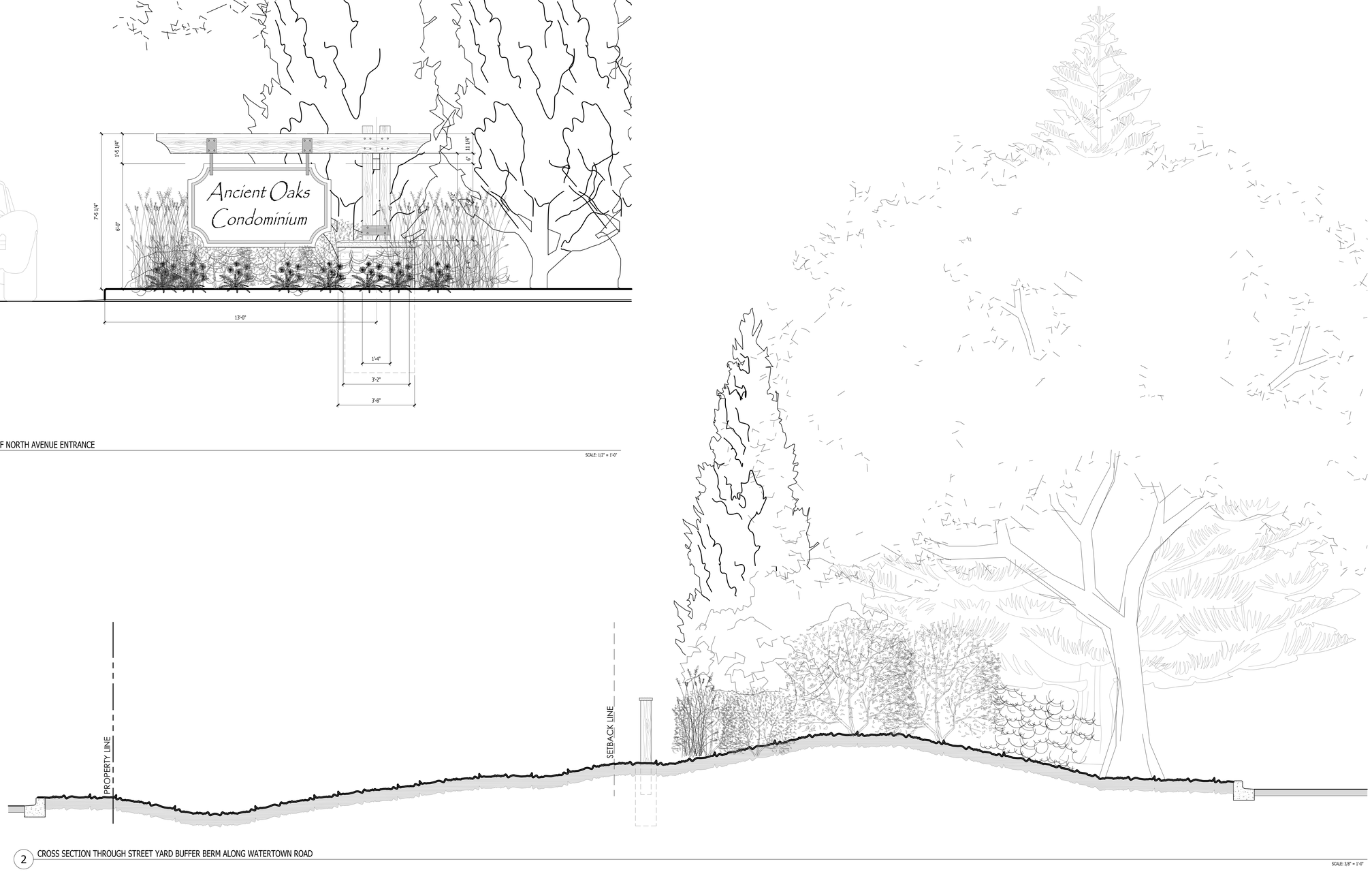
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| Date of Drawing: | 11/06/23 |
| Scale: | 1/2" = 1'-0" |
| Drawn By: | MCD |
| Job Number: | L23-057 |
| Sheet Number: | LSP1.6 |

L23-057 - ANCIENT OAKS CONDOMINIUM - 11/06/2023




1 PROPOSED SIGN AT THE WEST SIDE OF NORTH AVENUE ENTRANCE

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




2 CROSS SECTION THROUGH STREET YARD BUFFER BERM ALONG WATERTOWN ROAD

SCALE: 3/8" = 1'-0"


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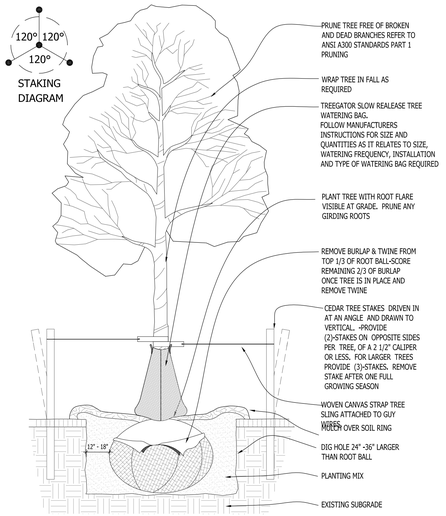

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Sheet Title:

PROPOSED SIGN AT THE WEST SIDE OF NORTH AVENUE ENTRANCE PLAN AND ELEVATION

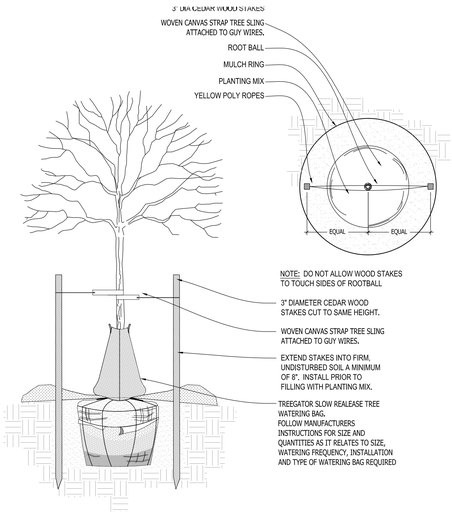
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|---|---|
| Date of Drawing: | 11/06/23 |
| Scale: | AS NOTED |
| Drawn By: | MCD |
| Job Number: | L23-057 |
| Sheet Number: | LSP1.7 |

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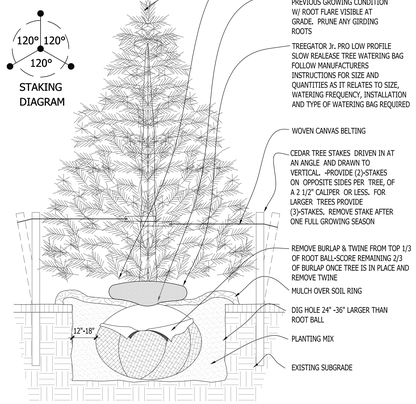

1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



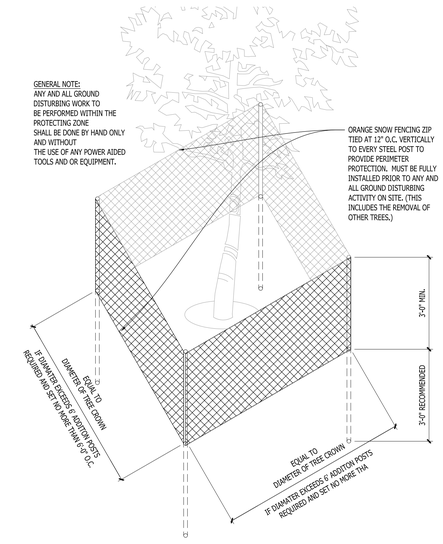

2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



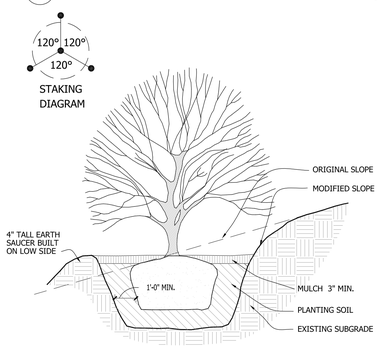

3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE




4 EXISTING TREE PROTECTION DETAIL

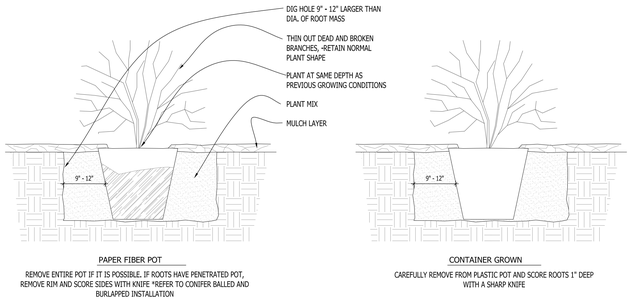
SCALE: NONE




5 SLOPE PLANTING DETAIL

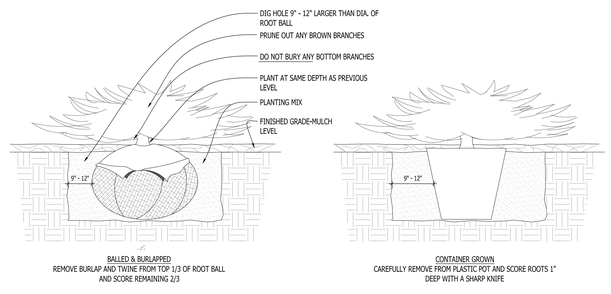
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



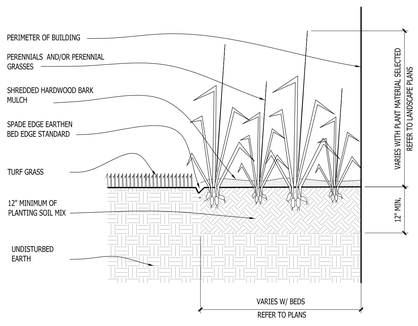

6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



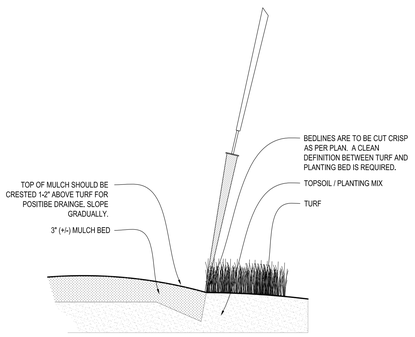

7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



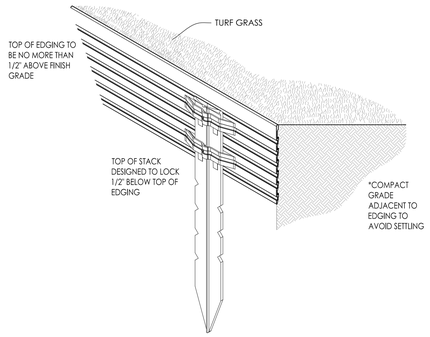

8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



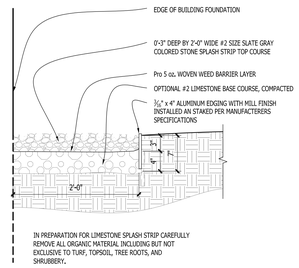

9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



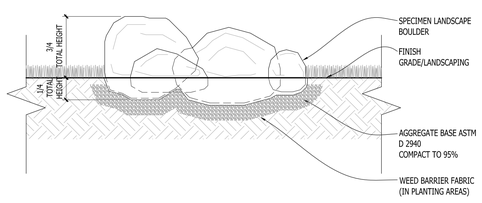

10 METAL LANDSCAPE EDGING DETAIL

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



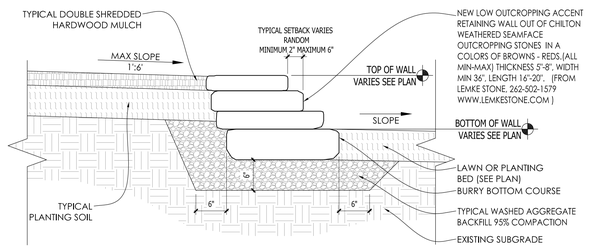

11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"




12 TYPICAL BOULDER INSTALLATION

SCALE: NONE




13 LOW OUTCROPPING STONE GARDEN WALL SECTION

SCALE: 1" = 1'-0


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Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

| | |
|---|---|
| Date of Drawing: | 11/06/23 |
| Scale: | AS NOTED |
| Drawn By: | MCD |
| Job Number: | L23-057 |
| Sheet Number: | LSP1.8 |

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