CITY OF CEDARBURG
PLAN COMMISSION
January 6, 2025

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 7:00 p.m. on Monday, January 6, 2025. Attendees have the option of joining the meeting in person at City Hall, W63N645 Washington Avenue, upper level, Council Chambers, or online via the following Zoom link: https://us02web.zoom.us/j/83825771150

AGENDA

1. CALL TO ORDER - Mayor Patricia Thome

2. ROLL CALL: Present - Mayor Patricia Thome, Jack Arnett, Adam Voltz, Sig Strautmanis, Sherry Bublitz, Jon Scholz, Common Council Member Jim Fitzpatrick

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES – December 2, 2024 and December 17, 2024

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

Comments from citizens on a listed agenda item will be taken when the item is addressed by the Plan Commission. Under this item, individuals can speak on any topic *not* on the agenda for up to 2 minutes, with possible time extensions at the discretion of the Mayor. No action will be taken on items not listed on this agenda except as a possible referral to committees, individuals, or a future Plan Commission agenda item.

6. **PUBLIC HEARINGS; AND ACTION THEREON**

A.* Applicants Sharaf and Shahriyor Akhmedov, d/b/a Grand Ozaukee Automotive LLC (registered agent Shahriyor Akhmedov), request approval to transfer the existing Conditional Use Permit (CUP) for '*sales of used vehicles along with automotive service garage operation offering motor vehicle maintenance including exhaust repair, installing brakes and shocks, front end alignment, tire, etc.*', from Vladislav Osipyan d/b/a Grand Motorsports and Service Inc., into their names/business entity. No changes are proposed to the existing buildings, site, or operating plans as setforth in the current CUP. The owner of this 1.24-acre property(s) is Danny's Auto Deals LLC (an administratively dissolved entity w/ registered agent Sharaf Akhmedov).
Previous Discussion Dates: None
Zoning: B-2 Community Business District
Ward/Ald. District: 7
Tax Key No. 13-040-0085.000 and 13-040-0086.000

B.* Applicant Aaron Gillette, d/b/a AJ Amusements, Inc., requests Conditional Use Permit (CUP) approval to develop and operate a family entertainment center (such as indoor mini-golf, laser tag, bumper cars, & arcade) along with a snack and beverage (including beer and wine) bar use as a tenant occupant in approximately 31,980 sq. ft. of space within the multi-tenant light industrial/storage use building located at W57 N14371 Doerr Way. This 14.46-acre property is owned by Doerr Way, LLC in c/o Joe Kassander.
Previous Discussion Dates: None
Zoning: M-2 General Manufacturing District

Ward/Ald. District: 4
Tax Key No. 13-002-06-005.00

C.* Applicant/property owner Ozaukee County Lasata, in c/o County Administrator Jason Dzwinel, requests Conditional Use Permit (CUP) approval to add a new 16,034 sq. ft./19-unit CBRF building/wing onto their existing 22.59-acre RCAC buildings/campus located at W79 N673 N. Wauwatosa Road.
Previous Discussion Dates: None
Zoning District: I-1 Institutional and Public Service District
Ward/Ald. District: 2
Tax Key No. 13-028-13-005.00

7. OLD BUSINESS; AND ACTION THEREON

A.* Applicant Blind Horse Winery, in c/o architect Jason Ahrens with Distinctive Design Studio, requests use, site plan, and architectural plan amendment approval to add the accessory uses/structures of permanent food truck/trailer, and outdoor walk-in freezer, to their recently approved tasting room building/site/use located at W63 N674 Washington Avenue. This property is owned by Ormsby Acquisitions LLC.
Previous Discussion Dates: December 2, 2024
Zoning District: B-3(HPD) Central Business District with Historic Preservation District Overlay
Ward/Ald. District: 6
Tax Key No: 13-079-02-03-004

8. REGULAR BUSINESS; AND ACTION THEREON

A.* Applicant Faith Lutheran Church, in c/o Church Council Vice President Thomas Sear, requests that the City discontinue and vacate the southmost 130+/- feet of Grant Avenue and revert title/ownership of such lands to the abutting property owner(s). The current owner of the public way proposed to be discontinued and vacated is the City of Cedarburg.
Tax Key No. Lands located between tax parcels 13-118-15-01-000/13-118-15-02-000 and 13-118-16-02-000/13-118-16-03-000
Previous Discussion Dates: None
Ward/Ald. District: 3
Zoning District:I-1 Institutional and Public Service District

B.* Applicant Gordon Goggin, d/b/a The Stilt House, requests approval to retain the vestibule temporary use/structure he recently placed in front of, and encroaching upon the public right-of-way/sidewalk at W62 N630 Washington Avenue. The property owner is Nick Schuh Tavern LLC in c/o Lance Lichter.
Tax Key No. 13-107-03-05-002
Previous Discussion Dates:
Ward/Ald District: 6
Zoning District: B-3 (HPD) Central Business District with Historic Preservation District Overlay

C.* Election of a Vice-Chairperson for the Plan Commission.

9. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS**

10. MAYOR'S ANNOUNCEMENTS**

11. ADJOURNMENT

* *Information attached for Commission Members; available through City Clerk's office.*

** *This topic is to be limited to such items as establishing the next meeting date, items for the next agenda, reminders of scheduled community events, and similar.*

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information. City of Cedarburg is committed to providing access, equal opportunity, and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact the Clerk's Office at (262) 375-7606 or email: cityhall@ci.cedarburg.wi.us.

MEMBERS – PLEASE NOTIFY CITY CLERK'S
OFFICE IN ADVANCE IF UNABLE TO ATTEND MEETING

It is possible that a quorum of members of the Common Council may attend Plan Commission meetings held the first Monday of each month at 7:00 p.m. No business will be conducted by the Common Council and no action will be taken. Attendance is for the purpose of information gathering and exchange.

1-2-25

CITY OF CEDARBURG
PLAN COMMISSION

December 02, 2024

A regular meeting of the Plan Commission of the City of Cedarburg was held on Monday, December 2, 2024, at Cedarburg City Hall, W63N645 Washington Avenue, upper level, Council Chambers, and online via the Zoom app. The meeting was called to order at 7:02 p.m. by Commissioner Jack Arnett.

Roll Call - Mayor Patricia Thome (arrived at 7:17 p.m.), Council Member James Fitzpatrick, Adam Voltz, Jack Arnett, Sig Strautmanis, Jon Scholz, and Sherry Bublitz (via Zoom)

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman

STATEMENT OF PUBLIC NOTICE

Administrative Assistant Theresa Hanaman confirmed the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

A motion was made by Commissioner Strautmanis, seconded by Commissioner Voltz, to approve the minutes from November 4, 2024, and November 13, 2024. Motion carried without a negative vote. Mayor Thome excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS - None

APPLICANT EMMY HILGENDORF, D/B/A CORNERSTONE CHRISTIAN LEARNING CENTER IN C/O ARCHITECT MARK HERTZFELDT OF DESIGN 2 CONSTRUCT REQUEST FINAL/FOLLOW-UP APPROVAL OF THE ARCHITECTURAL PLANS FOR INCLUSION UNDER THEIR RECENTLY APPROVED CONDITIONAL USE PERMIT (CUP) TO DEVELOP A DAYCARE FACILITY ON 2.5 ACRES OF LAND LOCATED IN THE CITY'S HWY. 60 BUSINESS PARK. THE CURRENT OWNER OF THIS M-3 BUSINESS PARK DISTRICT ZONED PROPERTY IS THE CITY OF CEDARBURG.

Planner Censky reminded Commissioners that on November 4, 2024, the applicant received a Conditional Use Permit (CUP) approval to develop a 10,650 sq. ft. (+ possible 5,661 sq. ft. future addition) on 2.5 acres of vacant land located in the southwest corner of the City's Hwy. 60 Business Park. This approval was subject to, among other things, the applicant making architectural plan revisions in accordance with the guidance given by the Plan Commission and returning for final approval of those revised plans at a subsequent Plan Commission meeting.

The Planner deferred to the final guidance of the architecture specialist members of the Plan Commission as to changes made, and whether to approve as presented by architect Mark Hertzfeld. Commissioner Voltz commented that the long roof was addressed with the addition of side wall gables and recomposed stonework along the entry. Someone noted that this architecture is acceptable in light of this being a transitional building between the residential neighborhood to the west and the rest of the industrial/commercial buildings within the business park. Noting that this is a transitional building and that its residential scale and design elements are consistent with the daycare use but may not be considered appropriate on other sites/buildings/uses in the business park.

Action:
A motion was made by Commissioner Scholz, seconded by Council member Fitzpatrick to approve the final architectural plans for inclusion in the CUP documents. Motion carried without a negative vote. Mayor Thome excused.

APPLICANTS BRAD DEVORKIN AND MICHELE TIETZ, D/B/A LIME CANTINA, REQUEST APPROVAL OF A TEMPORARY USE PERMIT TO PLACE AN ENCLOSED TENT OVER THEIR OUTDOOR SEATING AREA AT W62 N550 WASHINGTON AVENUE FROM OCTOBER 1, 2024 THROUGH APRIL 30, 2025. THIS B-3 (HPD) CENTRAL BUSINESS DISTRICT W/HISTORIC PRESERVATION OVERLAY DISTRICT ZONED PROPERTY IS OWNED BY CEDARBURG DINING LLC.

Council member Fitzpatrick stated he was inclined to approve the tent for two (2) years for the Stilt House since this is an annual occurrence.

Action:
A motion was made by Council member Fitzpatrick, seconded by Commissioner Voltz, to approve the temporary use permit to install this same tent in the outdoor seating area for Lime Cantina for two (2) consecutive seasons subject to the yearly inspections being done by the City Fire and Building Inspectors as stated in the Planners' recommendations. Motion carried without a negative vote. Mayor Thome excused.

APPLICANT/PROPERTY OWNERS MIKE AND CINDI PURNELL, D/B/A BURG 63, LLC, REQUEST APPROVAL TO RAZE/REMOVE THE EXISTING PRINCIPAL RESIDENCE AND DETACHED ACCESSORY GARAGE STRUCTURES ON THE PROPERTY LOCATED AT N70 W6222 BRIDGE ROAD. THIS PROPERTY IS ZONED RS-6 SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL DISTRICT. IT IS LOCATED IN THE COLUMBIA HISTORIC DISTRICT AND THE STRUCTURES APPEAR TO BE CLASSIFIED AS CONTRIBUTING.

Planner Censky explained Section 13-1-70(o)(1)c. of the City Code states that "No person in charge of a landmark or development in an HPD district shall be granted a permit to demolish such

property without the review and recommendation of the Historic Preservation Commission (Landmarks Commission) to the City Plan Commission".

On October 2, 2024, the City submitted a notice (Request for Review and Comment) to the Wisconsin State Historic Preservation Office (SHPO) on SHPO forms. On October 30, 2024 email correspondence was received from SHPO confirming they concur with the request to raze these buildings. During their review period, a photo inventory of the exterior of the principal residence structure was requested and provided to SHPO.

On November 14, 2024, the Landmarks Commission did consider and recommend against the raze/removal of these structures.

These structures are represented by the applicant as being in poor condition. This property is not located in a historic preservation overlay zoning district, so the City does not have the same tools to compel protection, preservation, or rehabilitation of these structures as the City does within its HPD Historic Preservation Overlay Zoning District.

Council member Fitzpatrick disagrees with the decision made by Landmarks and would like to proceed with the raze order. Commissioner Voltz found online the structure of the home was built in 1860. He stated that it does appear to have the historic form intact with some alteration, but if conditions are such that demolition is warranted, he would approve the raze order. Commissioner Voltz doesn't want to establish a pattern of demolition by neglect and hopes this does not set a precedent.

Attorney Marcovitz for the applicant handed out the home's inspection report to make part of the record. Attorney Marcovitz went on to relay that state statute section 66.0413(3)(d) addresses Razing Historic Buildings. It prescribes a 'value to repair costs ratio' within which repairs are presumed reasonable. Cases should be decided on facts. This property was not well cared for and was allowed to become run down.

The applicant discussed the steps he took before purchasing the house regarding demolition. The applicant came to the former City Planner over a year ago and after a cursory review of the code was given a response that razing/demolishing would be okay, and the applicant would not have to go through a process such as Landmarks Commission or Plan Commission approval to take the structures down. Now this year he came to follow through with the demolition and was told there was this process for approval before a raze permit could be issued.

Action:
A motion was made by Council member Fitzpatrick, seconded by Commissioner Scholz, to approve the razing/removal of the existing principal residence and detached accessory garage structures on the property located at N70 W6222 Bridge Road. Motion carried without a negative vote.

APPLICANT/PROPERTY OWNER STONE LAKE DEVELOPMENT, INC., C/O CRAIG CALIENDO, REQUESTS FAVORABLE RECOMMENDATION TO THE COMMON COUNCIL FOR APPROVAL OF A CERTIFIED SURVEY MAP COMBINING WHAT IS PRESENTLY TWO LOTS, THEN SUBDIVIDING THIS WHOLE (I.E., 41.36-ACRE) STONE LAKE CONDOMINIUM SITE INTO THREE PARCELS, AND DEDICATING THE PORTION OF INTERIOR ROAD THAT WILL BE PUBLIC.

The applicant presents a certified survey map that is consistent with City staff expectations based upon the preliminary condominium plat approved back in 2022. This CSM combines the three existing lots, then reconfigures the whole (i.e., 41.36-acre) Stone Lake Condominium site into three parcels and dedicates the portion of the interior road that will be public. Lots 1 and 2 depict the areas that will be developed in the initial phase of the Stone Lake Condominium. Lot 3 depicts the area that will be developed subsequently (referred to as the expansion lands in the Declaration of Condominium).

Action:
A motion was made by Commissioner Strautmanis, seconded by Commissioner Arnett, to recommend to the Common Council for approval of the Certified Survey Map with the Planners recommendation for final review and approval by the City Engineer as may be required. Motion carried without a negative vote.

APPLICANT/PROPERTY OWNER STONE LAKE DEVELOPMENT, INC., IN C/O CRAIG CALIENDO, REQUEST FAVORABLE RECOMMENDATION TO THE COMMON COUNCIL FOR APPROVAL OF THE FINAL PLAT AND DECLARATION FOR STONE LAKE CONDOMINIUM. THIS PROPERTY IS ZONED RD-1 (PUD) TWO-FAMILY DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT.

The applicant presents a final condominium plat that is consistent with City staff expectations based upon the preliminary condominium plat approved back in 2022. This plat and related details are contained within the Declaration of Condominium for Stone Lake Condominium. The initial phase of this development will contain units 1-32 in 16 buildings. In time, when the developer is ready to bring additional units/buildings online, this declaration will be amended to cover the expansion lands.

Commissioner Arnett would like it noted in the Declaration of Condominium, that all owners in this condominium, even those who only have frontage on the public road, are also responsible for their equitable share of the condominium costs for upkeep and plowing, on the private road.

Action:
A motion was made by Commissioner Arnett, seconded by Commissioner Scholz, to recommend to the Common Council for approval of the Final Plat and Declaration for Stone Lake Condominiums with the Planners' recommendation for final review and approval by the City Engineer as may be required and to include in the Declaration of Condominium that all owners in

this condominium, even those who only have frontage on the public road, are also responsible for their equitable share of the condominium costs for upkeep and plowing on the private road. Motion carried without a negative vote.

APPLICANT ROBERT BACH, D/B/A P2 DEVELOPMENT COMPANY, REQUESTS APPROVAL OF BUILDING, SITE, AND USE PLANS TO ADD A FOURTH/FINAL 8-UNIT MULTI-FAMILY RESIDENTIAL BUILDING TO THE EXISTING SITE OF CONCORD APARTMENTS LOCATED AT N142 W6196-6212 CONCORD STREET. THIS 2.25-ACRE PROPERTY IS ZONED RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT. CURRENT PROPERTY OWNER IS CONCORD APARTMENTS LLC.

The applicant proposes to fill in the remaining buildable area of this site with an 8-unit multifamily residential building. The proposed units are 3 bedrooms and 2.5 baths with 2-stall garages attached. To prevent garage doors from being blocked by others, the applicant describes the spaces in front of the garages as driveways. These driveways result in the elimination of ~18 existing parking stalls from the site. Overall, based on the total of 32 units on the site, the required number of stalls would be 48. Fifty-two stalls are provided. The 3 existing buildings (24 units) must be provided with 36 stalls onto themselves, based on the Code. Thirty-six stalls accessible to those units are provided.

Planner Censky explained that architecturally, the proposed new building is dissimilar to the existing buildings on the site and surrounding sites as to style, materials, and colors. By Code, overall height (TBD), may not exceed 35 feet. During the meeting, there was an in-depth discussion regarding the height of the proposed new building in relation to the heights of the existing structures in the area. Commissioners expressed a need for specific information, requesting the exact heights of both the new building and the three existing buildings for comparison purposes.

Furthermore, the discussion also addressed the lot area size requirements in the Rm-2 District. It appears this project either needs to reduce the unit count in order to meet the minimum required overall lot size, or it needs to pick up available lands from a neighbor.

If the Plan Commission finds there are compelling reasons to develop this site at the proposed density, PUD rezoning could be used. The criteria guide as to reasons for allowing extra density under PUD is set forth in the Code.

The Planner recommends the density must be lowered to meet the Code's minimum lot size **or** the site must be rezoned to Planned Unit Development (PUD) to allow for more density. The applicant must also return to the Plan Commission for final approval of detailed color and material samples, dumpster corral size/design, and building height. The City Engineer must review and approve the grading, drainage, stormwater management, erosion control, and utility plans before issuing a building permit. The applicant must follow the Fire Department's Code requirements.

Action:
A motion was made by Commission Arnett, seconded by Council member Fitzpatrick to postpone action on the plans for an additional 8-unit multifamily residential building to the January 6, 2024, Plan Commission meeting. Motion carried without a negative vote.

APPLICANT BLIND HORSE WINERY, IN C/O ARCHITECT JASON AHRENS WITH DISTINCTIVE DESIGN STUDIO, REQUEST USE, SITE PLAN, ARCHITECTURAL PLAN AMENDMENT APPROVAL TO ADD THE ACCESSORY USES/STRUCTURES OF PERMANENT FOOD TRUCK/TRAILER, AND OUTDOOR WALK-IN FREEZER, TO THEIR RECENTLY APPROVED TASTING ROOM BUILDING/SITE/USE LOCATED AT W63 N674 WASHINGTON AVENUE. THIS PROPERTY, OWNED BY ORMSBY ACQUISITIONS LLC, IS ZONED B-3 (HPD) CENTRAL BUSINESS DISTRICT WITH HISTORIC PRESERVATION DISTRICT OVERLAY.

The applicant requests approval to permanently place a 48 sq. ft. walk-in refrigerator-freezer behind/directly north of and attached to the patio bar feature on the site.

On November 14, 2024, the Landmarks Commission considered this accessory structure and recommended approval for the walk-in freezer subject to the conditions that the walk-in refrigerator/freezer unit as proposed with the addition of [dark] aluminum or wood trim being placed around the top of the three walls to diminish the view of the white membrane roof, and the condenser unit must be placed inside the fenced enclosure around the patio bar.

Action:
A motion was made by Commission Arnett, seconded by Council member Fitzpatrick, to approve the outdoor walk-in freezer with the conditions set by the Planner and Landmarks Commission. Motion carried without a negative vote.

The applicant also requests approval to permanently place a ~150 sq. ft. food truck on the site in the north side aisle-way, north of the principal building and east of the dumpster corral. This trailer will stand ~8 feet tall (~10 feet to the top of the roof-mounted exhaust fan/ air conditioner unit).

Planner Censky and the Plan Commission discussed whether this trailer is a food truck or is it considered a permanent structure. Plan Commission discussed what the foundation of the trailer would look like. If this is permanently fixed to utilities what could prevent the trailer from moving or being jarred. Mayor Thome is not in favor of a permanent kitchen in a temporary structure even if it is permanently served with sewer and water and is not a brick-and-mortar structure.

Commissioner Voltz likes the idea of the horse trailer but how to make it fully functional is the question. Commissioner Voltz also questioned if the tires are real or just for show. If it's sitting on real tires, what would you do if you have a flat tire since it would be permanently hooked up to

utilities. Commissioner Arnett asked for clarification regarding the ventilation of the cooking apparatus.

Steve Peskie of Distinctive Design described the food trailer as a trailer in an RV park. It can be hooked up, disconnected, or moved away. Blind Horse owner Mr. Moeller described the trailer as not a road-worthy vehicle or structure, a trailer that is fabricated to their design but would need to be picked up and put on a trailer if you want to move it to another location. The façade is shaped like a trailer and built from scratch to look like a horse trailer but it's placed as a permanent structure.

Mayor Thome asked Planner Censky if the Code allows for permanent locations, long long-term mobile food vendors. Planner Censky confirmed that mobile food establishments are only allowed as a temporary use in the B-3(HPD) zoning district and that Temporary Uses are only allowed 'for a one-time two-week period or 14 cumulative days. She noted that this trailer meets the definition of a structure in the City's Code.

Plan Commission noted the applicant would have to obtain a valid mobile vendor or mobile food establishment license from the city clerk before placing a food truck on this site, in accordance with Title 7, Chapter 18 of the City Code, prior to starting operations.

Planner Censky explained that there appear to be some unattainable code requirements set forth by the Fire Department regarding the proposed mobile food truck/trailer at this location.

Further detailed explanation from the applicant as to exactly what the design, connections, and operating characteristics of this trailer will be in order to determine if this would be classified as permanent or mobile and to identify the relevant code requirements.

The applicant must also adhere to all requirements from the City Engineering and Wastewater Treatment Departments, as well as the Cedarburg Light & Water Department, regarding connections from the truck/trailer to the city's sewer and water systems. Planner Censky stated connecting a mobile truck/trailer to fixed infrastructure, such as a water lateral or sewer lateral, will necessitate that the truck/trailer be in a permanently fixed position.

Landmarks Commission made a recommendation to the Plan Commission to approve the trailer, however, Plan Commission needs more information to determine if the trailer is going to be a permanent structure or a mobile food establishment.

Action:
A motion was made by Commissioner Arnett, second Commissioner Strautmanis, to postpone the approval of the proposed kitchen trailer until the January 6, 2024, Plan Commission meeting. Motion carried without a negative vote.

REVIEW, DISCUSSION, AND POSSIBLE RECOMMENDATION TO THE COMMON COUNCIL TO MAKE CHANGES TO SECTIONS 2-4-10 LANDMARKS COMMISSION, 13-1-55 B-3 CENTRAL BUSINESS DISTRICT, 13-1-70 HPD HISTORIC PRESERVATION OVERLAY DISTRICT, AND 15-1-14 REQUIREMENTS FOR RESTORATION AND/OR REHABILITATION OF HISTORIC PROPERTIES DESIGNATED BY THE LANDMARKS COMMISSION.

The City is aware that its Codes pertaining to the designation and protection of historic properties are not consistent with the requirements of the National Park Service and the State of Wisconsin Historic Preservation Office standards for Certified Local Governments. Planner Censky updated the City Code at the Landmarks Commission's request. On November 14, 2024, the Landmarks Commission reviewed the proposed Code changes and favorably recommended that the Plan Commission and Common Council follow through to adoption by ordinance.

The DRAFT of changes proposed to various sections of the City Code have been reviewed by Jason Tish, Certified Local Government Coordinator, and Preservation Education Coordinator in the Wisconsin State Historic Preservation Office. Mr. Tish has confirmed that the changes, as presented, will result in the City retaining its certified local government status by assigning the Landmarks Commission the power to designate landmarks, landmark sites, and historic districts within the city limits of Cedarburg, and to regulate design, construction, repair, maintenance, reconstruction, alteration, and demolition of landmark structures, landmark sites, and historic districts throughout the City by the issuance/approval or denial of a Certificate of Appropriateness.

Planner Censky provided a document which gives a brief overview of the role of Certified Local Governments (CLGs), highlighting the certification process and their commitment to local preservation.

Commissioners wondered about the appeal process from Landmarks Commission actions. The Planner explained that Section 62.23(7)(em)3. of the Wisconsin Statutes provides that decisions of a landmarks commission are appealable to the common council, which may overturn a decision of the commission by a majority vote of the common council.

Commissioners asked that this appeal information be put into the City's Code as well.

Action:
A motion was made by Commissioner Arnett, seconded by Commissioner Voltz, to recommend to the Common Council to make changes to Section 2-4-10, Section 13-1-5, Section 13-1-70, and Section 15-1-14 of the Landmarks Commission codes, provided language clarifying the right to appeal decisions of the Landmarks Commission to the Common Council is added to the language as well. Motion carried without a negative vote.

REVIEW AND DISCUSSION ON MATTERS RELATED TO THE COMPREHENSIVE PLAN UPDATE

Planner Censky noted that the draft of Chapter 2 is now available, except for information from Light and Water and Engineering regarding the location and number of homes to be served. The Smart Growth areas, now renumbered one through twelve, have been clearly mapped with their boundaries.

Chapter 8 has been updated to include the twelve smart growth areas in their final form, along with the projected future land use classifications as determined by the Plan Commission.

Planner Censky also provided details on the upcoming Public Hearing/Open House and what the Plan Commission can expect during the meeting.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS - None

MAYOR'S ANNOUNCEMENTS - None

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick to adjourn the meeting at 9:59 p.m. The motion carried without a negative vote.

Theresa Hanaman
Administrative Assistant

CITY OF CEDARBURG
PLAN COMMISSION

December 17, 2024

A regular meeting of the Plan Commission of the City of Cedarburg was held on Tuesday, December 17, 2024, at Cedarburg Cultural Center, W62 N546 Washington Avenue, and online via the Zoom app. The meeting was called to order at 6:02 p.m. by Mayor Patricia Thome.

Roll Call - Mayor Patricia Thome, Council Member James Fitzpatrick, Adam Voltz, Jack Arnett, Sig Strautmanis, Sherry Bublitz, and Jon Scholz

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman, Attorney Michael Herbrand

STATEMENT OF PUBLIC NOTICE

Administrative Assistant Hanaman confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES - None

COMMENTS AND SUGGESTIONS FROM CITIZENS - None

PUBLIC HEARINGS

A motion was made by Commissioner Bublitz, seconded by Commissioner Scholz, to open the Public Hearing at 6:03 p.m. Motion carried unanimously.

APPLICANTS JEFF AND CHRISTINE MCLEAN, D/B/A THE WASHINGTON HOUSE GROUP LLC, REQUEST APPROVAL TO HAVE THE EXISTING CONDITIONAL USE GRANT PERMIT AND RELATED LAND COVENANT TRANSFERRED INTO THEIR NAME(S) AS THE PROSPECTIVE NEW OWNERS OF THE FIVE-UNIT BED AND BREAKFAST USE AND SITE LOCATED AT W62 N589 WASHINGTON AVE.

Planner Censky explained the applicant does not plan to make any changes to the structures, site, or operating plan from what is currently permitted. The current property owner/CUP holder is Washington House Inn Associates in c/o James Pape as General Partner. This property is zoned B-3 central business district with HPD Historic Preservation Overlay District.

Planner Censky is not aware that there have been any issues or concerns associated with this site, or the 5-unit bed and breakfast use permitted through the existing CUP. The existing

CUP dates back to 1993. It is a requirement of the City Code that the Plan Commission review and consider this transfer from one owner to the next in the same manner as for a new CUP.

Planner Censky recommends the following conditions be attached to any approval the Plan Commission may be inclined toward granting in this matter:

1) Review and Approval by the City Building Inspector, Police Department, and Fire Inspector of a new occupancy permit.
2) Execution and recording of a new CUP and Land Covenant document attaching the existing permissions and conditions to the new owners.

There were no comments from the public.

Motion carried on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Scholz, Fitzpatrick, and Mayor Thome voting aye. Motion carried without a negative vote.

A motion was made by Commissioner Strautmanis, seconded by Council member Fitzpatrick, to close the Public Hearing at 6:05 p.m. Motion carried unanimously.

REGULAR BUSINESS

REVIEW, DISCUSSION, AND POSSIBLE ACTION ON THE REQUEST OF APPLICANTS JEFF AND CHRISTINE MCLEAN, D/B/A THE WASHINGTON HOUSE GROUP LLC, FOR APPROVAL TO HAVE THE EXISTING CONDITIONAL USE GRANT PERMIT AND RELATED LAND COVENANT TRANSFERRED INTO THEIR NAME(S) AS THE PROSPECTIVE NEW OWNERS OF THE FIVE-UNIT BED & BREAKFAST USE AND SITE LOCATED AT W62 N589 WASHINGTON AVENUE. THE APPLICANT DOES NOT PLAN TO MAKE ANY CHANGES TO THE STRUCTURES, SITE, OR OPERATING PLAN FROM WHAT IS CURRENTLY PERMITTED. THE CURRENT PROPERTY OWNER/CUP HOLDER IS WASHINGTON HOUSE INN ASSOCIATES IN C/O JAMES PAPE AS GENERAL PARTNER. THIS PROPERTY IS ZONED B-3 CENTRAL BUSINESS DISTRICT WITH HPD HISTORIC PRESERVATION OVERLY DISTRICT.

Planner Censky is not aware that there have been any issues or concerns associated with this site, or the 5-unit bed and breakfast use permitted through the existing CUP. The existing CUP dates back to 1993. It is a requirement of the City Code that the Plan Commission review and consider this transfer from one owner to the next in the same manner as for a new CUP.

Planner Censky recommends the following conditions be attached to any approval the Plan Commission may be inclined toward granting in this matter:

1) Review and Approval by the City Building Inspector, Police Department, and Fire Inspector of a new occupancy permit.
2) Execution and recording of a new CUP and Land Covenant document attaching the existing permissions and conditions to the new owners.

A motion was made by Commissioner Bublitz, seconded by Commissioner Strautmanis, to transfer the Conditional Use permit as noted on the agenda, including the Planners' conditions. Motion carried without a negative vote.

PUBLIC HEARING

A motion was made by Commissioner Strautmanis, seconded by Commissioner Voltz, to open the Public Hearing at 6:59 p.m. Motion carried unanimously.

Mayor Thome announced that the Plan Commission is holding this public hearing to gather public input, comments, and feedback about the draft of the Smart Growth Plan update work that's been done so far. The City plans to collect all the comments submitted in writing and spoken at tonight's meeting for consideration by the Plan Commission at their next Smart Growth Plan work meeting. This will probably happen in mid/late January. The hope is that the school district may have its updated enrollment projections done by then and the City might have received at least a preliminary report on the transportation/traffic analysis that's being done. The Mayor believes that the City and Plan Commission have improved communication and transparency regarding the development plans and decision-making process. Mayor Thome noted the Plan Commission will reassess its density recommendations for the smart growth areas considering the public input and comments received. She added that all past meetings about the Smart Growth Plan update have been publicly noticed and open to the public to attend either in person or by Zoom. She added that this will continue to be the case for all future meetings about the Smart Growth Plan update.

PRESENTATION OF DRAFT UPDATE TO CEDARBURG SMART GROWTH COMPREHENSIVE LAND USE PLAN – 2025, CHAPTER 2 – HOUSING, AND CHAPTER 8 – LAND USE.

Planner Censky highlighted certain data from the updated tables found in Chapter 2-Housing and from the Vierbicher Housing Report.

Planner Censky discussed the proposed changes to the city's smart growth areas, focusing on the current and proposed future classification of land use. She highlighted the importance of considering net acreage when calculating density and the need for mitigation and redevelopment of the brownfield sites. Planner Censky also discussed the fact that certain Smart Growth Area properties have yet to be annexed, and some are further out from being serviceable by utilities that need to be in place before development can occur. She mentioned that some sites are currently classified as agricultural or open space but could be reclassified for residential use. The Mayor

and the Commission emphasized the importance of public input and feedback on the recommendations. She reminded that there will be at least one more public hearing held before the Common Council takes any action toward adopting the Plan Commission recommendations. Commissioner Arnett discussed the timeline of numerous previous discussions and meetings held related to the site at the southeast corner of Highway 60 and Highway I and highlighted the number of times the site had been discussed and the need to understand the facts about the school district enrollment. The conversation ended with an open session for public comments.

The meeting was primarily focused on discussing the city's development plans and the potential impact of these plans on the city's character and infrastructure. Residents expressed concerns about the city's current development trajectory, particularly the increase in multifamily properties and the potential strain on the city's resources. They also emphasized the importance of preserving the city's small-town atmosphere and maintaining a balance between growth and sustainability. Residents called for a more thoughtful and long-term approach to development, rather than prioritizing short-term profits. They also highlighted the need for better planning and transparency in the city's development process, particularly the high-density housing and its impact on the community.

Several residents expressed concerns about the rapid development and its effect on the city's character and quality of life. They also raised questions about the accuracy of the housing study and the need for more affordable housing. The importance of maintaining the city's architectural integrity and preserving its historical feel was emphasized. They also called for a moratorium on development until the current issues are addressed. The conversation ended with a discussion on the need for more affordable housing and the potential impact of high-density housing on the community. Other Cedarburg residents expressed their opinions on the city's smart growth plan, particularly focusing on the development of the Wirth property. Some residents supported the development, citing its potential to generate tax revenue and provide housing options for people of different income levels. Others, however, expressed concerns about the impact of high-density housing on traffic and safety and the potential for overcrowding. There were also concerns about the accuracy of the plan and the need for more community input.

Commissioner Bublitz expressed gratitude for the community's participation and encouraged continued involvement in community leadership. Commissioner Voltz echoed Commissioner Bublitz's sentiments and emphasized the need for a balance between development and providing housing opportunities for a broad range of individuals. Commissioner Strautmanis also spoke, emphasizing the importance of public participation and the need for a balanced vision. City Administrator Hilvo is working on ideas to improve parking downtown and address concerns about the Water Recycling Center.

Public hearing closed on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Scholz, Fitzpatrick, and Mayor Thome voting aye. Motion carried without a negative vote.

The following public comments were made expressing concerns with the Smart Growth Areas one(1) through Twelve (12).

- Steve Brill - W69 N419 Fox Pointe Avenue- Would like to see the city admit their failures of Fox Run and Arabelle. These developments are too dense.
- Terry King – W63 N762 Sheboygan Road- Would like Cedarburg to stop overdevelopment and higher density zoning.
- Lynda Johnson – W62 N780 Sheboygan Rd.- Believes sound planning is taking a back seat to tax revenue and the desires of developers.
- Steve Leonard- N91 W5939 Dorchester Dr. – Recited the city's mission statement to preserve its historic small-town atmosphere and quality of life.
- Luis Arroyo - W72 N444 Greystone -Would like to attend more meetings and was too trusting of city leaders making decisions regarding development.
- David Newell - N111 W5921 Carolyn Court- Has concerns of density and traffic on Highway 60- calls for a moratorium on development.
- Jim Buntrock - W66 N482 Madison Avenue- Apologizes for missing meetings and thinks Fox Run is okay.
- Michael Wirth – Thanked the Plan Commission, and respectfully asked the city to maintain forward momentum with the Smart Growth plan, especially regarding the southeast corner of HWY 60 and I.
- Luca Deflorentiis - N108 W7045 Berkshire Street- Questioned how higher density housing is going to improve the quality of life of residents in the community.
- Fred Kimble - N106 W5265 Sarangela Court – Questions a discrepancy in the Viehbacher housing report.
- Carol Alexander Coutts - N68 W5720 Bridge Common- Is concerned about developments that are not in keeping with the integrity of our unique community. She believes it's important that the areas at the gateways to the community present an aesthetically pleasing first impression that reflects positively on Cedarburg as an upscale historical village.
- Chris Roche-1432 Cedarton Parkway-Town of Cedarburg Resident, Opposed to high-density housing as it would make driving unsafe for residents.
- Cathy Czech – N119 W5835 James Circle- Expressed concerns about High-Density classifications and whether they are indeed consistent with existing surrounding neighborhoods.
- William Mrotek - N93 W5743 Dorchester Drive -Inquired about the reasons behind the need for additional development.
- Anna Kinzel - W67 N426 Grant Avenue -Is in favor of entry-level homes
- Oscar Charles Jr. - N96 W6767 Aspen Street, via video- In support of the Wirth site coming to Cedarburg, adds a tax base, and taxes will stay down, as it will provide a variety of housing for different income levels.
- Nicole Deery-Fox Run, via video-Supports Smart Growth 11, Wirth Development. Options were hard to find when she returned to Cedarburg.

- Cold Country Vines and Wines Jeffrey Stoeger W61 N517 Washington Avenue, via video- In support of the Wirth Development.
- Lynn Neumann 170 Green Bay Road-via video-Lifelong Cedarburg resident and supports Smart Growth 11 because the green space and the development would fit the financial plan of Cedarburg and for modern income families.
- Kate Meyers - W64 N201 Fairfield St, via video -Kate is in support of current projects as they are researched and developed and put into the Smart Growth plan.
- Alex Eickhorst - W55 N239 Woodmere Court, via video- recently had difficulty finding an apartment and supports the development of Smart Growth area 11.
- Brian Runo -W N1045 Montgomery Avenue- Does not support overdevelopment and asked everyone to become a registered voter.
- Scott Aussprung - N30 W5391 Hamilton Road- Questioned what the city will allow regarding development and what the parameters of the smart growth plan require them to do.
- Dianna Olnhausen - N56 W5465 Sunnyside Lane- There is a high demand for housing, particularly apartments, and Cedarburg is a wonderful community with limited available options.
- Connie Kincaide - N75 W7255 Linden Street -Views that accessible housing options for aging residents, and residents with disabilities are as important for representatives to consider in planning.
- Joe Otto - N56 W6509 Center Street.-Questioned if the Plan Commission is looking into parking issues and additional parks because if we keep building there will be no space for them.
- Denver Dalley - W62 N670 Riveredge Drive- He would like to get more involved to stop developments like Fox Run.
- Sampson Parsons - W57 N511 Hilbert Avenue-via Zoom Concern regarding a possible typo; why is medium-density denser than medium-high residential density in the plan updates.

A motion was made by Commissioner Scholz, seconded by Commissioner Bublitz, to close the Public Hearing at 8:06 p.m. Motion carried on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Scholz, Council member Fitzpatrick, and Mayor Thome voting aye. Motion carried unanimously.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS - None

MAYOR'S ANNOUNCEMENTS

Mayor Thome thanked everyone for coming out and participating. She mentioned plans to hold an extra Plan Commission meeting in January to discuss the feedback received from residents

about the Smart Growth Plan update and continue to work toward finalizing the Chapter 8 DRAFT update.

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick to adjourn the meeting at 8:16 p.m. The motion carried without a negative vote.

Theresa Hanaman
Administrative Assistant

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: January 6, 2025

General Information:

Agenda Item: 6.A.

Applicant: Sharaf and Shahriyor Akhmedov, d/b/a Grand Ozaukee Automotive LLC (registered agent Shahriyor Akhmedov)

.

Current Property Owners: Danny's Auto Deals LLC (an administratively dissolved entity w/ registered agent Sharaf Akhmedov).

Requested Action: Approval to transfer the existing conditional use permit (CUP) for this '*sales of used vehicles along with automotive service garage operation offering motor vehicle maintenance including exhaust repair, installing brakes and shocks, front end alignment, tire, etc*.' site and use from the current property and business owners to new property and business owners with no other changes.

Current Zoning: B-2 Community Business District.

Current Master Plan Classification: Commercial

Surrounding Zoning/Land Use:
North: B-2 Community Business District
South: B-2 Community Business District
East: Rs-4 Single-Family Residential
West: Rs-3 Single-Family Residential

Lot Size: ~ .18 acres / 7,840 sq. ft.

Location: W62 N589 Washington Avenue

Discussion:

There have been a couple of complaints received recently with respect to the manner of operations at this site. Upon enforcement, it appears the applicant now fully understands and agrees to comply with the terms (permissions and prohibitions) of the existing CUP which dates back to 2018.

As a part of enforcement activity, it was determined that the current property and business ownerships have changed since the 2018 approval. It is a requirement of the City Code that the Plan Commission review and consider this transfer from one owner to the next in the same manner as for a new CUP.

Google Map Street View



Ozaukee County GIS - Aerial Map View



Recommendation:

The Planner recommends the following conditions be attached to any approval the Plan Commission may be inclined toward granting in this matter:

1) Review and Approval by the City Building Inspector, Police Department, and Fire Inspector of a new occupancy permit, including detailed review of compliance with the terms of the existing CUP.
2) Execution and recording of a new CUP document attaching the existing terms (permissions and prohibitions) and conditions to the new owners.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W68 N954 Washington Ave.

APPLICANT/BUSINESSNAME: Grand Ozaukee Automotive LLC in c/o Sharaf & Shahriyor Akhmedov

APPLICANT/BUSINESS ADDRESS: _____

STATUS OF APPLICANT: ☒ OWNER (Property) ☐ AGENT ☐ BUYER ☒ OTHER Business Owner

PHONE: 414 551 3992 EMAIL: same as below

PROPERTY OWNER (IF DIFFERENT): Danny's Auto Deals LLC in c/o Sharaf Akhmedov

PROPERTY OWNER MAILING ADDRESS: 4004 W. Cherry ~~Wood~~ Ln. Brown Deer, WI 53209

PROPERTY OWNER PHONE: 269-579-0000 PROPERTY OWNER EMAIL: shabriyortruck@gmail.com

REQUEST FOR (CHECK ALL THAT APPLY):

- ☐ CONCEPT REVIEW
- ☐ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☒ CONDITIONAL USE ZONING/ Transfer of Permit
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☐ OTHER _____

DESCRIBE REQUEST: New CUP in names of new property and business owners.

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

* PROPERTY OWNER(S) SIGNATURE: [signature] DATE: 11-12-2024

FOR CITY STAFF USE ONLY

TOTAL FEE: $ 300 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 11-13-24

APPLICATION AND FEE RECEIVED BY: Theresa H. PLAN COMMISSION MEETING DATE: 1-6-24

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS PROPERTY ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

TAX KEY NO/PLAN COMMISSION FILE NO: 13-040-0085.000 ZONING: _____B2_____

ALDERMANIC DISTRICT: WI/AD1 PREVIOUS MEETING: _____

Shahriyor Akhmedov
Grand Ozaukee Automotive (LLC)
W68 N954 Washington Avenue
Cedarburg, WI 53012

November 5, 2024

Dear Mr. Akhmedov,

Ref: W68 N954 Washington Avenue / Ozaukee County Tax Parcel Numbers 13-040-0086.000 and 13-040-0085.000

The City of Cedarburg is in receipt of a complaint regarding the engine idling noise coming from semi-tractors that are parked on your property at the above listed properties through the overnight hours. Apparently, this idling goes on through the night and early morning hours when people in the area are trying to sleep.

On review of the property files, we see that previous owners of this site(s) and business have gone through the proper channels of applying for and receiving Conditional Use Permit (CUP) approval for auto sales and automotive service. Section 13-1-54(d) of the City Code specifically lists "*Automobile service, repair, and washing.*" and "*New and used automobile dealerships, including all activities incidental to the operation of a dealership.*", as uses that may be considered for approval in the B-2 Community Business District.

Section 13-1-226(b) of the Code provides that "*Existing Conditional Use Permits may be reassigned to a new Permittee and/or property owner by action of the Plan Commission, provided all terms and conditions of the original Conditional Use Permit and all subsequent amendments remain unchanged. In the event the new permittee or property owner proposes any changes to the existing terms and conditions, the request shall be processed as for a new Conditional Use Permit. In the case of both reassignment and new Conditional Use Permits, a public hearing shall be conducted, as set forth in subsection (f) below, by the Plan Commission.*"

For your reference, a copy of the most recent CUP that's in effect over the property is attached. It was approved by the Plan Commission on March 5, 2018 to Permittee Vladislav Osipyan d/b/a Grand Motorsports and Service Inc. The co-signing property owner was Herman Schuh. You will see at Condition #14 a requirement that: "*Any substantiated material problems with noise, health, safety, etc. associated with Vladislav Osipyan d/b/a*

Grand Motorsports and Service Inc. shall be the responsibility of the owner to correct. Failure to correct the problem in a timely manner may result in the partial of complete revocation of this Conditional Use Permit".

This letter requests your cooperation and community spirit in addressing the issues listed above as follows:

1) Upon receipt of this letter, and in accordance with the terms of the preexisting CUP approval over this site, immediately cease any activities (including the idling of semi-tractors), that may cause/be causing a noise nuisance for surrounding neighbors.
2) Upon receipt of this letter, and no later than Friday, November 15, 2024, reach out to the City Planning Department for assistance in preparing and submitting your application for a new Conditional Use Permit to be reviewed and considered for approval by the Plan Commission.

Thank you in advance for making this matter a priority. If you have any questions, please don't hesitate to reach out and I'll be happy to assist you.

_____

Jeff Thoma, City Building Inspector

City of Cedarburg
W63N645 Washington Ave.
Cedarburg, WI 53012
p: 262.375.7609
jthoma@cityofcedarburg.wi.gov

_____

Mary Censky, City Planner

City of Cedarburg
W63N645 Washington Ave.
Cedarburg, WI 53012
p: 262.375.7609
mcensky@cityofcedarburg.wi.gov

Electronic Cc
City Administrator
City Planner
Police Chief
City Attorney
Aldermanic District 7

DOCUMENT NUMBER	CONDITIONAL USE PERMIT Permit # 2018-03-05-01

8340194
Tx:4293273
1063152
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
04/20/2018 01:56 PM
REC FEE: 30.00
TRANS FEE:
PAGES: 4
EXEMPT #:

Before the Plan Commission of the City of Cedarburg, Ozaukee County, Wisconsin, in regard to the premises at W68 N954 Washington Avenue, located in Section 22, Town 10 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:

0906195 592/60 PART SE SW COMM 590 FT N & 206 FT W OF SE COR TH W 136 FT NW ALG C/L HWY 299 FT E 282 FT S 260 FT POB 1.25 AC SEC 22 T 10 R 21

Return to:
Constance K. McHugh, City Clerk
City of Cedarburg
P.O. Box 49
Cedarburg, WI 53012-0049 $30

Parcel Identification No. 13-040-0085.000 C481

Zoning Classification of the Premises is: B-2 Community Business District.
Mailing Address of the Premises is: W68 N954 Washington Avenue.

WHEREAS, a petition has been filed by Vladislav Osipyan d/b/a Grand Motorsports and Service Inc. (hereinafter "Permittee") for the purpose of allowing sales of used vehicles along with his automotive service garage operation to do motor vehicle maintenance including exhaust repair, installing brakes and shocks, front end alignment, tire, etc., such premises owned by the property owner identified in the signature lines shown below (hereinafter "Owner"); and

WHEREAS, new and used automobile dealerships are listed as a conditional use in the B-2 Zoning District pursuant to Section 13-1-54(d)(20) of the Zoning Code; and

WHEREAS, upon careful consideration of information received in this matter, including information received at the public hearing, and in consideration of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, the City of Cedarburg Plan Commission hereby finds that the proposed use will not be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community, and will be in accordance with the purpose and intent of the City of Cedarburg Zoning Code and the City of Cedarburg Smart Growth Comprehensive Land Use Plan - 2025, provided the conditional use is operated pursuant to the following conditions and in strict conformance therewith.

NOW, THEREFORE, the Plan Commission of the City of Cedarburg, at its meeting on March 5, 2018, approved the issuance of a conditional use permit (hereinafter "CUP") for the premises for the above-stated purposes.

The CUP is subject to initial and continued compliance with the City of Cedarburg Municipal Zoning Code and with the following conditions:

1. This CUP is being issued to Vladislav Osipyan d/b/a Grand Motorsports and Service Inc. The CUP shall terminate if and when the Permittee terminates their tenancy at the subject property.
2. The use shall be operated in conformity with the Permittee's written description, attached as Exhibit A, except as may be limited or restricted herein.
3. Hours of operation shall be from 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday.
4. Business identification signs subject to review and approval by the City Building Inspector.
5. A fence utilizing decorative slats shall be maintained to enclose all cars stored for sale.
6. All vehicles stored for sale shall be parked in existing fenced area, as depicted on Exhibit B. All other outside storage shall be per City of Cedarburg Municipal Code.
7. A series of decorative planter boxes will be placed along the Washington Avenue frontage.
8. A total of six (6) decorative planters with conifers a minimum height of four (4) feet to screen auto headlights be placed as follows: Three (3) planters shall be located along the northwest corner of the paved area and three (3) planters at the northeast corner of the paved parking lot, as shown on Exhibit B attached.
9. Performance standards relating to noise, vibration, odor, smoke and dust as regulated in the City's Zoning Code and other applicable laws and regulations.
10. All traffic shall be directed to enter the business at the north drive and exit at the south drive.
11. The Owner is required to sign below, before a notary, to approve the issuance of this CUP. The Permittee shall also sign below, before a notary, to indicate their acceptance of the terms and conditions of this CUP.

12. Prior to the operation and/or construction of the use granted herein, the Permittee shall apply and obtain an Occupancy Permit and/or a building permit as required by the City of Cedarburg's Building and Zoning Codes.

13. Any changes or expansion not included in this CUP shall require approval by the City as an amendment to this CUP.

14. Any substantiated material problems with noise, health, safety, etc. associated with Vladislav Osipyan d/b/a Grand Motorsports and Service Inc. shall be the responsibility of the owner to correct. Failure to correct the problem in a timely manner may result in the partial of complete revocation of this Conditional Use Permit.

SIGNATURES OF PROPERTY OWNER(S) AND PERMITTEE(S):

As **OWNER(S)** of the subject property, I/we approve the issuance of the CUP with the above described conditions.

Herman M Schuh 4-12-18 _____ _____
Printed Name Herman M Schuh Date Printed Name _____ Date

STATE OF WISCONSIN)
OZAUKEE COUNTY))SS

Personally came before me this 12 day of April, 2018, the above-named Herman M Schuh, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Rahim Keval
Printed Name Rahim Keval
Notary Public, Ozaukee County, Wisconsin
My Commission Expires: 11/16/20

RAHIM KEVAL NOTARY PUBLIC STATE OF WISCONSIN

As **PERMITTEE(S)** of the subject property, I/we understand and accept the terms and conditions of the conditional use permit.

Vladislav Osipyan 04-12-18 _____ _____
Printed Name Vladislav Osipyan Date 4-12-18 Printed Name _____ Date

STATE OF WISCONSIN)
OZAUKEE COUNTY))SS

Personally came before me this 12 day of April, 2018, the above-named Osipyan Vladislav, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Rahim Keval
Printed Name Rahim Keval
Notary Public, Ozaukee County, Wisconsin
My Commission Expires: 11/16/20

RAHIM KEVAL NOTARY PUBLIC STATE OF WISCONSIN

SIGNATURES – CITY OF CEDARBURG

Kip Kinzel _____
Kip Kinzel, Mayor, Plan Commission Chairperson

STATE OF WISCONSIN)
OZAUKEE COUNTY))SS

Personally came before me this 11th day of April, 2018, the above-named Kip Kinzel, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Constance K McHugh
Printed Name Constance K McHugh
Notary Public, Ozaukee County, Wisconsin
My Commission Expires: 4/8/21

NOTARY PUBLIC CONSTANCE K. McHUGH STATE OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY:
Jonathan P. Censky, City Planner

EXHIBIT A

Uses proposed and description request

RECEIVED

FEB 7 – 2018

CITY OF CEDARBURG

Our proposed use for the property located at W68 N954 Washington Ave. would be to open an automotive service and repair shop as well as used car sales. We have no intention of changing the exterior of the building or lot. Furthermore, we would comply with previous standards that have been set in the past. For example, all cars for sale would stay within the fenced in area when not in use (aka test driven or being viewed by a customer). Our hours of operation would be M-F 9am to 6pm and Saturday 9am to 6pm. We have no intention of using any additional lighting to draw attention (example neon lighting or flashing lights). We are aware that it is residential across Washington Ave. and we will be very respectful of that fact and conduct our business in a fashion that will not negatively affect the quality of living that residents are accustomed to.

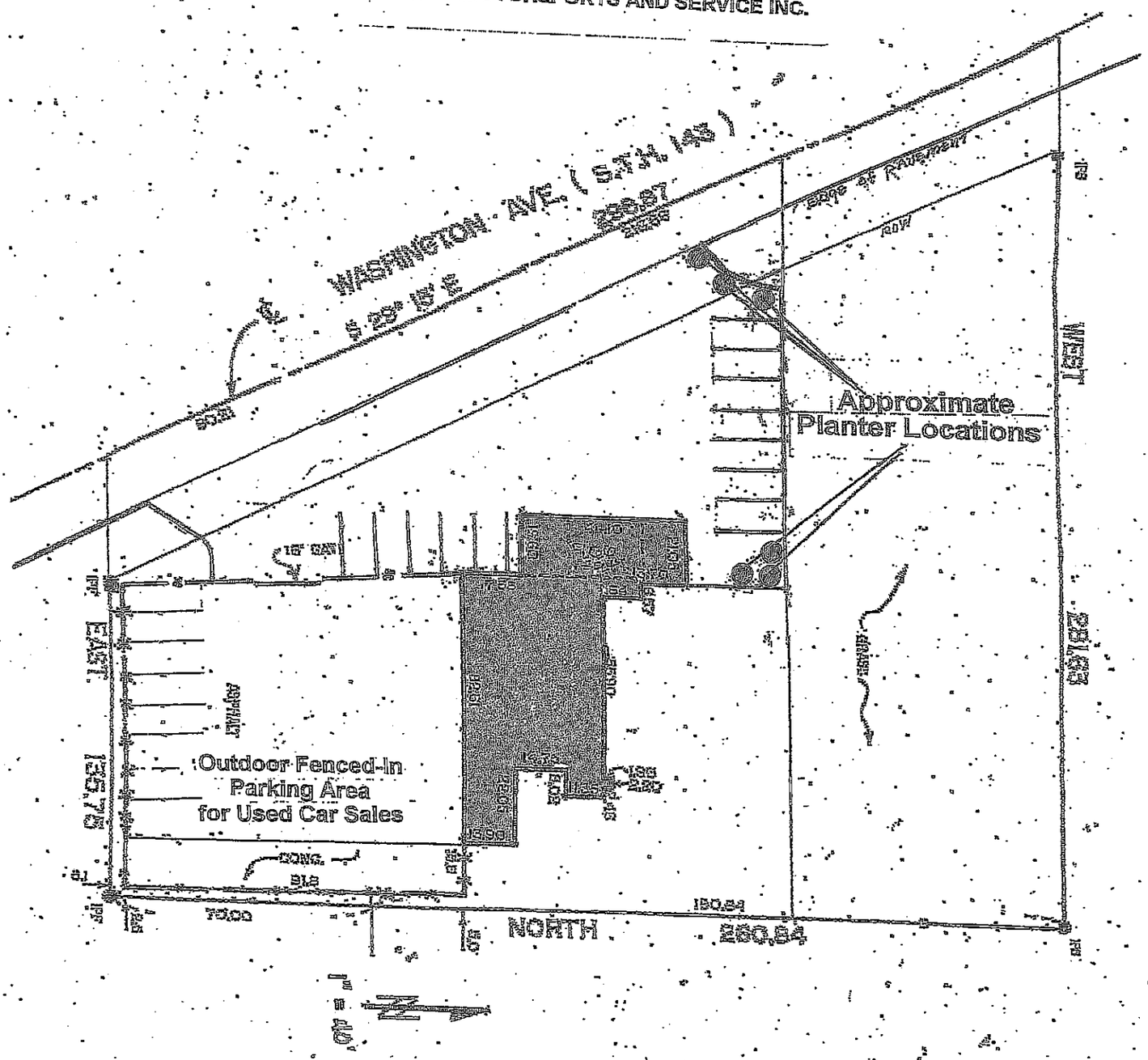
Thank you for your time and consideration,

Sincerely,

Vladislav Osipyan

EXHIBIT B

GRAND MOTORSPORTS AND SERVICE INC.



PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date: January 6, 2025

General Information:

Agenda Item: 6.B.

Applicant:	Aaron Gillette, d/b/a AJ Amusements, Inc.
Property Owner:	Doerr Way LLC in c/o Joe Kassander
Requested Action:	Review and approval of Conditional Use Permit for Indoor Family Entertainment Center.
Current Zoning:	M-2 General Manufacturing District
Current Master Plan Classification:	Industrial and Manufacturing
Surrounding Zoning/Land Use:	North: M-2 General Manufacturing District South: M-2 General Manufacturing District East: M-2 General Manufacturing District West: M-2 General Manufacturing District
Lot Size:	~ 14.46 acres
Location:	W57 N14371 Doerr Way

Discussion:

The applicant seeks Conditional Use Permit (CUP) approval to develop a 31,980 sq. ft. of tenant space within this existing multi-tenant general manufacturing building. This particular space is located in the southwest area of the building, generally. Access to the site comes off of Doerr Way. The drive lane to get to this particular tenant space runs directly west along the south wall of the building then opens into a paved parking lot and walkway to the entrance.

Uses listed/depicted on the plans include laser tag, bumper cars, mini-golf, arcade games, and snack + wine/beer bar. Hours of Operation are proposed to be Sunday - Thursday: 11:00 AM - 8:00 PM and Friday - Saturday: 11:00 AM - 12:00 AM (Adults 18+ only 10pm-12am). This is proposed to be a year-round operation.

Ozaukee County GIS Image



Google Maps Street Views x2





Photo Taken 12-30-24



By recent changes made to the M-2 General Manufacturing District, the Conditional Use:

(19) Indoor family entertainment and recreation center (including the subordinate and accessory use of beer and wine sales)*. Examples of intended uses may include, for instance, indoor mini-golf, indoor bumper cars, indoor golf simulator, arcade games, bowling and similar subject to review and approval by the Plan Commission. This use may include affiliated indoor snack/concessions sales, and incidental retail sales of affiliated promotional items. Examples of uses that are not permitted include, for instance, movie theater, bar/nightclub as a principal use, retail shop as a principal use, musical or theatric performance venue, event center, and similar as determined by the Plan Commission.

*For purposes of this Section, "subordinate and accessory beer and wine sales" shall mean that the dedicated bar area for beer and wine sales/consumption shall not exceed 10% of total square footage of the unified family entertainment and recreation center occupancy area, and the dedicated bar area may only be operated during the days/hours that the family entertainment and recreation center use is open to the public and actively operating.

was added to the list of possibilities.

The applicant is proposing no changes to the exterior of the building or site.

They did recently resurface and stripe the parking lot that will service this use. It provides 71 stalls as proposed. As far as quantity of stalls required, the City Code does have a general standard for "Commercial/recreational uses. One space per four patrons based on the maximum capacity of the facility, plus one space per two employees for the work shift with the largest number of employees". The maximum capacity for this use/space is not known at this time. The applicant represents that 71 stalls should be more than adequate to support his planned use (ref narrative "projected daily attendance: •Weekdays: 39 visitors •Weekends: 88 visitors".

Prior to the resurfacing, this asphalt area was previously in very poor condition and was only used for long term parking/storage of semi-trailers and other business equipment. It is the Planners observation that this area (from the driveway entrance at Doerr Way, to the drive lane along the south building wall, through the parking lot, and up to the main entrance to this proposed use) is poorly lit for an active (vs passive [i.e.,storage type]) use. No new lighting or entry way signage is proposed at this time.

It appears that the existing man door and small overhead door at the southwest corner of the building will serve as the 'storefront' for this use. Without the addition of any signage or lighting, this entry may be considered difficult or obscure to locate.

Section 13-1-121(e) of the Code - Site plan review principles and standards, provides that
(e) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.

Recommendation:

The Planner recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant in this matter:

1) Applicant to commission a professional lighting analysis and plan, for review and approval by the Plan Commission prior to occupancy, which plan depicts full compliance with industry standards for lighting the drive entry, interior driving lanes, parking lot, and building/use entry. Any new lighting required under an approved lighting plan must be placed and operational prior to the start of business.

2) Applicant to have the parking lot restriped in a manner that vehicles will not travel south along the building wall and turn, blind, into oncoming vehicles entering from the east.

3) Applicant to secure an occupancy permit and satisfy the requirements of the Fire and Building Inspections Departments, including for instance, but not necessarily limited to:

1) Ensure existing sprinkler system design/density is adequate for Assembly use
    a. Alterations to the system are required with the addition of rooms, with plans to be submitted to both WI DSPS and Cedarburg Fire

2) Updates to the fire alarm system are required with plans submitted to both WI DSPS and Cedarburg Fire
    a. Additional notification devices are required with the addition of rooms
    b. IBC (2015) 907.2.1.1 requires an emergency voice/alarm communication system to be utilized – existing system is required to be updated to include this.
    c. NFPA 1 (2024) 20.1.4.4.1.1 requires full detection is required throughout the Assembly occupancy
    d. Addition of manual fire alarm boxes per NFPA 1 (2024) 20.1.4.4.2.1(1)
3) Fire extinguisher placement should be reviewed for compliance
4) Assembly occupancy is required to be separated by a 1-hr fire separation from other occupancies within the area enclosed by the 3-hr fire rated barrier
5) Additional information is needed regarding the laser tag area – there may be additional code requirements based on responses
    a. Will this area be enclosed?
    b. Will the lighting in this area be reduced?
    c. Will this area be equipped with sound equipment that creates ambient noise?
6) Egress for Laser Tag area needs review – plans indicate a single means of ingress/egress
    a. Does there need to be an additional emergency exit? (Confirm with Building Inspector)
    b. Plans indicate exit door by loading dock North of laser tag area is to be cutoff by a fence/gate.

prior to the start of business.

4) An illuminated entry way/wayfinding sign plan for both the driveway and main entrance to the building shall be prepared and submitted for approval by the Plan Commission prior to occupancy, such signs being required as wayfinding devices to avoid adverse impacts of drivers circulating in the neighborhood or elsewhere on the site while trying to locate this use/entrance.

5) Full execution and recording of the CUG documents prior to start of business.

6) In addition to condition 4) above, all signs are subject to prior review, approval, and permit issuance in accordance with Chapter 5 of the Building Code – Regulation of Signs prior to placement at the site.

7) Applicant to secure required licensure for any planned beer or wine sales/consumption at this site prior to start of such sales/consumption.

8) No outdoor recreation/entertainment use(s) are proposed or approved as a part of this request.

Docusign Envelope ID: DAC949C1-C58C-493F-ABA2-FC1A051B8958

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W57 N14371 Doerr Way, Cedarburg, WI

APPLICANT/BUSINESSNAME: AJ Amusements Inc.

APPLICANT/BUSINESS ADDRESS: W62 N265 Washington Ave. Cedarburg, WI 53012

STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☐ BUYER ☒ OTHER Tenant

PHONE: 949-874-1197 EMAIL: aarong@ajamusement.com

PROPERTY OWNER (IF DIFFERENT): Joe Kassander

PROPERTY OWNER MAILING ADDRESS: N143W6049 Pioneer Road, Cedarburg, WI 53012

PROPERTY OWNER PHONE: 414-788-2502 PROPERTY OWNER EMAIL: joe@birchwoodsnow.com

REQUEST FOR (CHECK ALL THAT APPLY):

- ☐ CONCEPT REVIEW
- ☐ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☒ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☐ OTHER

DESCRIBE REQUEST: We would like to open an indoor family entertainment center. It will have an 18 hole mini golf course Video games, laser tag arena, bumper cars and snack bar.

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: Signed by: Joe Kassander 1E86903CAB0048F DATE: 10/23/2024

FOR CITY STAFF USE ONLY

TOTAL FEE: $ 300.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 10/23/24

APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE:

ATTACHMENTS (CHECK IF RECEIVED):

☒ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-002-06-005.00

ZONING: ALDERMANIC DISTRICT: PREVIOUS MEETING:

To: City Planning Commission of Cedarburg, Wisconsin

From: Aaron Gillette/ AJ Amusements Inc.

Date: October 23, 2024

Project Overview

This proposal outlines the development of Cedarburg Entertainment Center, a family-friendly indoor entertainment facility proposed for location at W57 N14371 Doerr Way Cedarburg, WI 53012 Suites 2 and 10. This project aims to provide a valuable recreational amenity for Cedarburg residents and tourists, contributing to the economic vitality and community well-being of the town.

Project Description

Cedarburg Entertainment Center will be a year-round indoor entertainment center offering a variety of attractions:

- **18-Hole Indoor Mini Golf:** A creatively designed and themed course suitable for all ages and skill levels.
- **Laser Tag Arena:** A multi-level arena accommodating up to 20 players, providing an exciting and interactive experience.
- **Bumper Cars:** A classic and fun attraction for all ages, with 6 cars and a dedicated arena.
- **Arcade:** A selection of 30 popular arcade games.
- **Snack Bar:** A variety of food and beverage options, including pizza, pretzels, snacks, and both alcoholic and non-alcoholic beverages.

Benefits to the Community

- **Economic Impact:**
    - Job creation (management and part-time positions).
    - Increased tourism and local spending.
    - Potential for partnerships with other businesses.
- **Recreational Value:**
    - Provides a safe and engaging entertainment option for families, children, and individuals of all ages.

    - Offers a year-round recreational activity, unaffected by weather conditions.
- **Community Enhancement:**
    - Contributes to the vibrancy and appeal of Cedarburg as a destination.
    - Potential for hosting community events and fundraisers.

Site and Facility

- **Location:** W57 N14371 Doerr WayW57 Cedarburg, WI 53012 Suites 2 and 10
- **Size:** Approximately 34,504 square feet of combined space.
- **Accessibility:** The facility will be designed to be ADA-compliant, ensuring accessibility for all individuals.
- **Parking:** Ample parking is available on-site.

Operational Plan

- **Hours of Operation:**
    - Sunday - Thursday: 11:00 AM - 8:00 PM
    - Friday & Saturday: 11:00 AM - 10:00 PM
- **Staffing:** The center will be staffed by a skilled manager and well-trained part-time employees.
- **Safety:** The facility will adhere to all safety regulations and implement comprehensive safety protocols.

Environmental Impact

- **Noise and Light Pollution:** Measures will be taken to minimize noise and light pollution to ensure compatibility with the surrounding area.

Conclusion

Cedarburg Entertainment Center represents a valuable addition to the Cedarburg community, providing a unique and engaging entertainment experience for residents and visitors. The project aligns with the town's commitment to family-friendly recreation and economic development. We believe this proposal demonstrates the positive impact this project will have on Cedarburg and request your favorable consideration.

Thank you for your time and attention to this proposal.

Sincerely,

Aaron Gillette

From: Aron Gillette AJ Amusements Inc.

Date: November 19, 2024

Project Overview

This proposal outlines the development of Cedarburg Entertainment Center, a family-friendly indoor entertainment facility proposed for location at W57N14371 Doerr Way, Suite 2 and 10. This project aims to provide a valuable recreational amenity for Cedarburg residents and tourists, contributing to the economic vitality and community well-being of the town.

Project Description

Cedarburg Entertainment Center will be a year-round indoor entertainment center offering a variety of attractions designed to appeal to all ages:

- **18-Hole Indoor Mini Golf:** A creatively designed and themed course suitable for all ages and skill levels. The course will feature unique and engaging obstacles, incorporating interactive elements and local landmarks to enhance the playing experience.
- **Laser Tag Arena:** A dynamic arena designed to accommodate a large number of players, providing an exciting and immersive experience. The arena will feature a variety of obstacles and hiding places, encouraging strategic gameplay and team collaboration.
- **Bumper Cars:** A classic and fun attraction for all ages, featuring a dedicated arena with safety barriers and a fleet of colorful bumper cars.
- **Arcade:** A wide selection of popular arcade games for all ages, offering a mix of classic and modern games to appeal to a variety of interests.
- **Snack Bar:** A variety of food and beverage options, including pizza, pretzels, snacks, and both alcoholic and non-alcoholic beverages (beer and wine), providing refreshments for guests to enjoy during their visit.

Vision for a Community Project

We are passionate about making this a true community project. Here's how we envision achieving that:

- **Local Artists:** We plan to commission local artists to create murals, sculptures, and other artwork to enhance the visual appeal of the center and showcase the talent within our community.

- **Partnerships with Businesses:** We will actively seek partnerships with local businesses for cross-promotions and sourcing of materials and services whenever possible.
- **Community Engagement:** We plan to offer special rates and programs for school groups, youth organizations, and sports teams. We are also open to partnering with local non-profits and community organizations to host events, fundraisers, or other initiatives that benefit Cedarburg.

Benefits to the Community

- **Economic Impact:** Create jobs, increase tourism and local spending, and foster partnerships with other businesses.
- **Recreational Value:** Provide a safe and engaging entertainment option for residents and visitors of all ages, offering a year-round recreational activity.
- **Community Enhancement:** Contribute to the vibrancy and appeal of Cedarburg as a destination and provide a venue for community events and gatherings.

Addressing a Need in Ozaukee County

We believe there is a strong need for this type of family entertainment center in Ozaukee County. Currently, there are limited options for indoor, year-round recreational activities, especially those that cater to families with children. Cedarburg Entertainment Center will fill this gap and provide a valuable amenity for residents and visitors alike.

Marketing and Tourism

Cedarburg Entertainment Center will implement a comprehensive marketing strategy to attract visitors from outside of Cedarburg, thereby increasing tourism and generating economic benefits for the town. This strategy will include online marketing, partnerships with the Cedarburg Tourism Bureau and local businesses, public relations efforts, and attractive promotions to entice visitors from the wider region.

By attracting tourists and visitors from neighboring communities, Cedarburg Entertainment Center will contribute to increased spending at local businesses, hotels, and restaurants, benefiting the overall economy of Cedarburg.

Site and Facility

- **Location:** W57N14371 Doerr Way, Suite 2 and 10.
- **Accessibility:** The facility will be designed to be ADA-compliant, ensuring accessibility for all individuals.
- **Parking:** Ample parking is available on-site, with space for at least 40 vehicles.

Operational Plan

- **Hours of Operation:**
    - Sunday - Thursday: 11:00 AM - 8:00 PM
    - Friday - Saturday: 11:00 AM - 12:00 AM (Adults 18+ only 10pm-12am)
- **Staffing:** The center will be staffed by a Full time manager and part-time employees.
- **Safety:** The facility will adhere to all safety regulations and implement comprehensive safety protocols.

Estimated Daily Attendance

Based on industry averages, local demographics, and the attractive all-inclusive pricing model, we project the following daily attendance:

- **Weekdays:** 39 visitors
- **Weekends:** 88 visitors

These figures translate to an estimated annual attendance of approximately 36,000 visitors.

Environmental Impact

- **Energy Efficiency:** The center will implement energy-efficient practices to minimize its environmental footprint.
- **Waste Reduction:** Recycling and waste reduction programs will be in place.
- **Noise and Light Pollution:** Measures will be taken to minimize noise and light pollution to ensure compatibility with the surrounding area.

Conclusion

Cedarburg Entertainment Center represents a valuable addition to the Cedarburg community, providing a unique and engaging entertainment experience for residents and visitors. The project aligns with the town's commitment to family-friendly recreation and economic development. We believe this proposal demonstrates the positive impact this project will have on Cedarburg and request your favorable consideration.

Thank you for your time and attention to this proposal.

Sincerely,

Aaron Gillette

AJ Amusement's Inc.

Suite 2 facing South



Main Entrance suite 10



Suite 2 facing North



Suite 10 Ticket counter and video games



Parking Lot facing suite 10 entrance



Suite 2 Entrance



1. HOLES 1-18 ARE WHEELCHAIR ACCESSIBLE
2. GOLF HOLE CONTOURING IS ADJUSTED TO PROVIDE 36" REACH ON HOLES WHERE WHEELCHAIR ACCESS IS NOT ATTAINABLE.
3. ALL WHEELCHAIR TURN AROUND AREAS MUST MAINTAIN 5' IN DIAMETER.
4. ALL WALKWAYS TO BE A MIN. OF 36" WIDE.
5. ALL THEMEING BY OTHERS UNLESS SPECIFIED IN DRAWING (ALL OBJECTS SAYING "BY COST" CURRENTLY ARE NOT FINAL AS WE ARE WAITING FOR CONFIRMATION ON PRICING FOR EACH OBSTACLE)



POSSIBLE FAUX TREES

5' DIA. WHEELCHAIR TURN AROUND TYP.

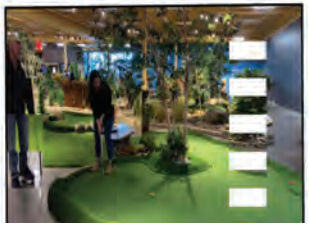
WHEELCHAIR ACCESSIBLE HOLE

1 OVERALL COURSE LAYOUT

SCALE: 1/16"=1'-0"









AJ AMUSEMENTS MICRO GOLF

18 HOLE MICRO GOLF
CEDARBURG, WISCONSIN

Reproduction or use of this drawing in whole or in part must be approved in writing by OOT of Wisconsin, Inc. Contractor shall verify all dimensions on job site and notify the project designer of any variation before construction.

DATE	REVISIONS
10/28/2024	CONCEPTUAL LAYOUT
10/29/2024	CONCEPTUAL LAYOUT
10/30/2024	CONCEPTUAL LAYOUT
11/1/2024	CONCEPTUAL LAYOUT

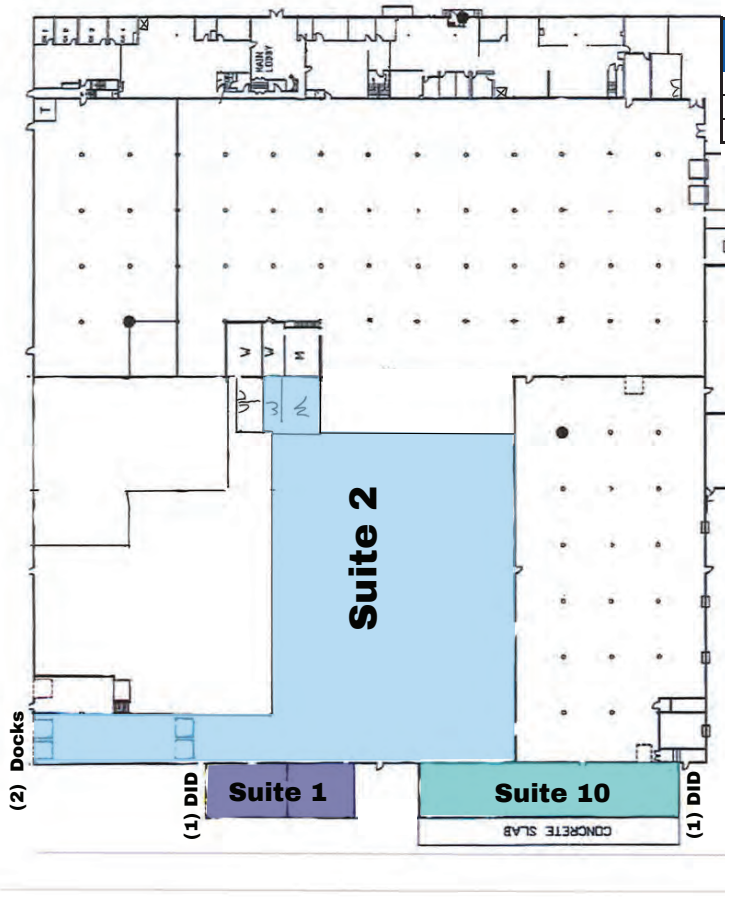
Drawn by : JV
Checked : JV
Date : 10/23/2024
Scale : AS NOTED
Job No. : 25-2688
Sheet Title

OVERALL COURSE LAYOUT

Floor Plan

1ST STORY FLOOR PLAN

W57 N14371 Doerr Way, Cedarburg, WI 53012



AJ AMUSEMENT - INTERIOR ALTERATION

W57 N14371 DOERR WAY | CEDARBURG, WI 53012

SHEET INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
T1.1	CODE SHEET
	ARCHITECTURAL
D1.0	DEMOLITION PLAN
A1.0	FLOOR & EGRESS PLAN
A6.0	WALL & DOOR TYPES

PLUMBING, MECHANICAL AND ELECTRICAL PLANS TO BE A DEFERRED REVIEW AND SUBMITTAL BY DESIGN-BUILD CONTRACTOR.

PROJECT NOTES

ELECTRICAL NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD ELECTRICAL CONTRACTOR.

HVAC NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD HVAC CONTRACTOR.

PLUMBING NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD PLUMBING CONTRACTOR.

BUILDING CODE SUMMARY

BASED ON THE:	WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL BUILDING CODE w/WI AMENDMENTS)
	2015 INTERNATIONAL EXISTING BUILDING CODE
	2009 ANSI A117.1 ACCESSIBILITY CODE
	ALL OTHER CODES AND ORDINANCES AS REFERENCED BY THE ABOVE CODES.
AREA OF ALTERATION:	TOTAL AREA OF ALTERATION: 2,275 S.F.
FIRE ALARM:	EXISTING TO REMAIN
OCCUPANCY:	A-3 (ASSEMBLY), S-2 (STORAGE), B-BUSINESS
OCCUPANCY SEPARATION:	3-HOUR SEPERATION
CONSTRUCTION TYPE:	III-B ASSUMED
SPRINKLER SYSTEM:	EXISTING TO REMAIN
NUMBER OF STORIES:	1 STORY
ALTERATION LEVEL:	LEVEL 2
FLAME SPREAD & SMOKE INDEX:	LEVEL "C" ROOMS AND ENCLOSED SPACES, LEVEL "B" AT EXIT STAIRWAYS, RAMPS AND ENCLOSURES
CODE EXCEPTION:	BOTTLED WATER PROVIDED IN LIEU OF DRINKING FOUNTAIN

GENERAL NOTES

1. CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
2. ARCHITECT/DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE OR CONSTRUCTION ISSUES ARISING DUE GC/OWNERS FAILURE TO DISTRIBUTE ALL DOCS. SUBCONTRACTORS & SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCS BEFORE BIDDING, FABRICATING & INSTALL.
3. GC, SUBCONTRACTORS, MATERIAL SUPPLIERS, OWNER, ETC. MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING OR INSTALLING WORK.
4. SITE DIMENSIONS ARE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
5. MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR; THE ARCHITECT ASSUMES NO LIABILITY.
6. ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER SHALL ASSUME FULL RESPONSIBILITY FOR MAINTANANCE/OPPERATION UPON OCCUPANCY.
7. THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS. ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GC.
8. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW, IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED ANOTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAT 5'-0" ABOVE THE FLOOR, EXTINGUISHERS EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.
9. ALL CONCRETE FLAT WORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL NOTES FOR CURING COMPOUND SPECS. CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

PROJECT CONTACT INFO

OWNER:
BIRCHWOOD SNOW & LANDSCAPE
N143W6049 PIONEER RD.
CEDARBURG, WI 53012

ARCHITECT:
THRIVE ARCHITECTS
259 SOUTH STREET, SUITE A
WAUKESHA, WI 53186
P: 833-380-6180
PROJECT MANAGER: DAVE RASCHKA

ATTN: JEREMY BARTLETT,
ARCHITECT OF RECORD

TYPICAL ABBREVIATIONS

ABV: Above
ACOUS: Acoustical
ADDL: Additional
ADH: Adhesive
ADJ: Adjustable
AFF: Above Finish Floor
AGG: Aggregate
AHJ: Authority Having Jurisdiction
A/C: Air Conditioning
ALT: Alternate
ALUM: Aluminum
ANC: Anchor, Anchorage
AB: Anchor Bolt
ANOD: Anodized
APX: Approximate
APT: Apartment
ARCH: Architect (architectural)
ASPH: Asphalt
AUTO: Automatic
AVE: Avenue
AVR: Average
AWN: Awning

BSMT: Basement
BM: Beam
BVL: Beveled
BITUM: Bituminous
BLK: Block
BLKG: Blocking
BLW: Below
BLDV: Boulevard
BTW: Between
BD: Board
BOT: Bottom
BLDG: Building
BUR: Built Up Roofing

B/O: By Others
BO: Bottom Of
BR: Bedroom

CAB: Cabinet
CALC: Calculation
CD: Cabinet Door
CG: Corner Guard
CIP: Cast-In-Place (Concrete)
CL: Centerline
CO: Clean Out
CONTR: Contract (or)
COORD: Coordinate
CRPT: Carpet
CIP: cast-in-place
CLK: Caulking
CAS: Casement
CB: Catch Basin
CLG: Ceiling
CT: Ceramic Tile
CIR: Circle
CLR: Clear
COL: Column
CONC: Concrete
CMU: Concrete Masonry Unit
CONST: CONSTruction
CONT: Continuous
CJT: Control Joint
CORR: Corrugated
CUFT: Cubic Foot
CUYD: Cubic Yard

DP: Dampproofing
DTL: Detail
DIA: Diameter
DIM: Dimension

DW: Dishwasher
DIV: Division
DR: Door
DH: Double Hung
DS: Downspout
DRWR: Drawer
DT: Drain Tile
DWG: Drawing
D: Nail Size

EW: Each Way
E: East
EL: Elevation
ELEV: Elevation
EQ: Equal
EQP: Equipment
EXCV: Excavate
EXH: Exhaust
EXIST: Existing
EXT: Exterior

FOC: Face of Concrete
FOF: Face of Finish
FOM: Face of Masonry
FOS: Face of Studs
FOW: Face of Wall
FBD: Fiberboard
FCB: Fiber Cement Board
FGL: Fiberglass
FIN: Finish
FFE: Finished Floor Elevation
FA: Fire Alarm
FE: Fire Extinguisher
FPL: Fireplace
FLSH: Flashing
FLR: Floor
FLOR: Fluorescent
FT: Foot, Feet

FTG: Footing
FND: Foundation
FRM: Fram(d), (ing)
FBO: Furnished by Others
FUR: Furred

GA: Gage, Gauge
GAL: Gallon
GL: Glass, Glazing
GI: Galvanized Iron
GLBK: Glass Block
GLB: Glue Laminated Beam
GT: Grout
GRD: Grade, Grading
GWB: Gypsum Wall Board

HWD: Hardware
HDR: Header
HTG: Heating
HVAC: Heating, Ventilation-Air Conditioning
HT: Height
HC: Hollow Core
HOR: Horizontal
HB: Hose Bib

IN: Inch
INCL: Include
ID: Inside Diameter
INS: Insulate
INT: Interior
INV: Invert

JNT: Joint
JST: Joist

KD: Kiln Dried
KIT: Kitchen

LB: Pound
LAM: Laminate(d)
LAV: Lavatory
LH: Left Hand
L: Length
LOA: Length Overall
LT: Light
LF: Lineal Feet
LL: Live Load
LVL: Laminated Veneer Lumber
LVR: Louver

MFR: Manufacturer
MO: Masonry Opening
MAX: Maximum
MAS: Masonry
MECH: Mechanic(al)
MC: Medicine Cabinet
MED: Medium
MDF: Medium Density Fiberboard
MDO: Medium Density Overlay
MBR: Member
MMB: Membrane
MTL: Metal
MWK: Millwork
MIN: Minimum
MIR: Mirror
MISC: Miscellaneous
MOD: Module
MLD: Moulding
MLB: Micro Laminate Beam

NOM: Nominal
N: North
NIC: Not in Contract
NTS: Not To Scale

NO, #: Number

O: Non-Operable Window Section
OBS: Obscure
OC: On Center
OP: Opaque
OPG: Opening
OSB: Orientated Strand Board
OD: Outside Diameter

PNT: Paint(ed)
PBD: Particle Board
PRT: partition
PVMT: Pavement
PERF: Perforate(d)
PLAS: Plaster
PLAM: Plastic Laminate
PLT: Plate
PLYWD: Plywood
PCC: Precast Concrete
PCF: Pounds Per Cubic Foot
PLF: Pounds Per Linear Foot
PSF: Pounds Per Square Foot
PSI: Pounds Per Square Inch
PBF: Prefabricated
PREF: Preformed
PT: Pressure Treated
PL: Property Line
PH: Toilet Paper Hanger

QTY: Quantity
QT: Quarry Tile

RAD: Radius
REF: Reference
RFL: Reflect(ed),(ive),(or)

REFR: Ref
REG: Register
RE: Reinforced
REQ'D: Required
RA: Return Air
REV: Revision
R: Riser
RD: Rod
R&S: Rod and Shelf
RFG: Roofing
RM: Room
RO: Rough Opening

SCH: Schedule
SCN: Screen
SECT: Section
SGD: Sliding Glass Door
SHTH: Sheathing
SHT: Sheet
SH: Shelf, Shelving
SIM: Similar
SKL: Skylight
S: South
SLB: Slab
SLD: Slider(ing)
SPEC: Specification
SQ: Square
STD: Standard
STV: Stove
STL: Steel
STR: Structural
SA: Supply Air
SC: Solid Core
SW: Shear Wall
SS: Stainless Steel
SYS: System

TEL: Telephone

TEMP: Tempered
TK: Tight Knot
T&G: Tongue and Groove
T/O: Top of
TOC: Top of Concrete
TOW: Top of Wall
TB: Towel Bar
T: Tread
TS: Tubular Steel
TYP: Typical

UL: Underwriters Laboratory
UNF: Unfinished
UNO: Unless Noted Otherwise

VB: Vapor Barrier
VAR: Varnish
VIF: Verify In Field
VRN: Veneer
VERT: Vertical
VG: Vertical Grain
VIN: Vinyl Sheet

WL: Wall
WC: Water Closet
WH: Water Heater
WP: Water Proofing
WR: Weather Resistant
WRB: Weather Resistive Barrier
WWF: Welded Wire Fabric
WWM: Welded Wire Mesh
W: West
WIN: Window
W/O: Without
W/: With
WD: Wood

X: Operable Window Section



VICINITY MAP
SCALE: N.T.S.

1

N

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

STIER CONSTRUCTION INC.
Contractor
N8W22195 JOHNSON DR.
WAUKESHA, WI 53186
p: 262-574-0306

Project Info. — 24224

AJ AMUSEMENT
INTERIOR ALTERATION

W57 N14371 DOERR WAY
CEDARBURG, WI

Sheet Title

TITLE SHEET

Drawn by	Checked by
NJH	DMR

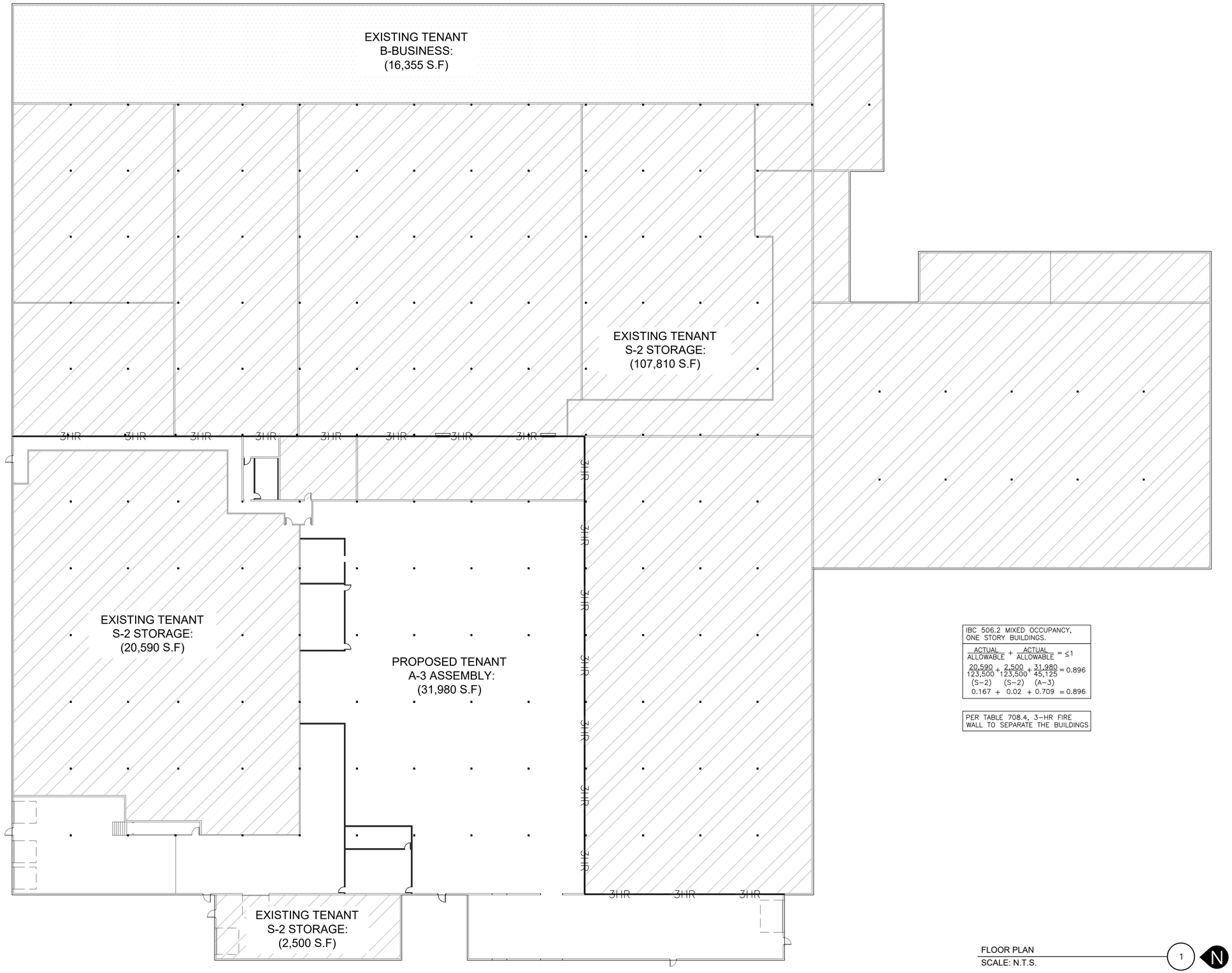
Revisions

No.	Date	Description
	12.09.2024	Preliminary

NOT FOR CONSTRUCTION

Sheet No.

T1.0



IBC 506.2 MIXED OCCUPANCY, ONE STORY BUILDINGS.

$$\frac{\text{ACTUAL}}{\text{ALLOWABLE}} + \frac{\text{ACTUAL}}{\text{ALLOWABLE}} = \leq 1$$

$$\frac{20,590}{123,500}_{(S-2)} + \frac{2,500}{123,500}_{(S-2)} + \frac{31,980}{45,125}_{(A-3)} = 0.896$$

$$0.167 + 0.02 + 0.709 = 0.896$$

PER TABLE 708.4, 3-HR FIRE WALL TO SEPARATE THE BUILDINGS

FLOOR PLAN
SCALE: N.T.S.

1

N

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

STIER CONSTRUCTION INC.
Contractor
N8W22195 JOHNSON DR.
WAUKESHA, WI 53186
p: 262-574-0306

Project Info. — 24224

AJ AMUSEMENT

INTERIOR ALTERATION

W57 N14371 DOERR WAY
CEDARBURG, WI

Sheet Title

CODE PLAN

Drawn by	Checked by
NJH	DMR

Revisions

No.	Date	Description
	12.09.2024	Preliminary

NOT FOR CONSTRUCTION

Sheet No.

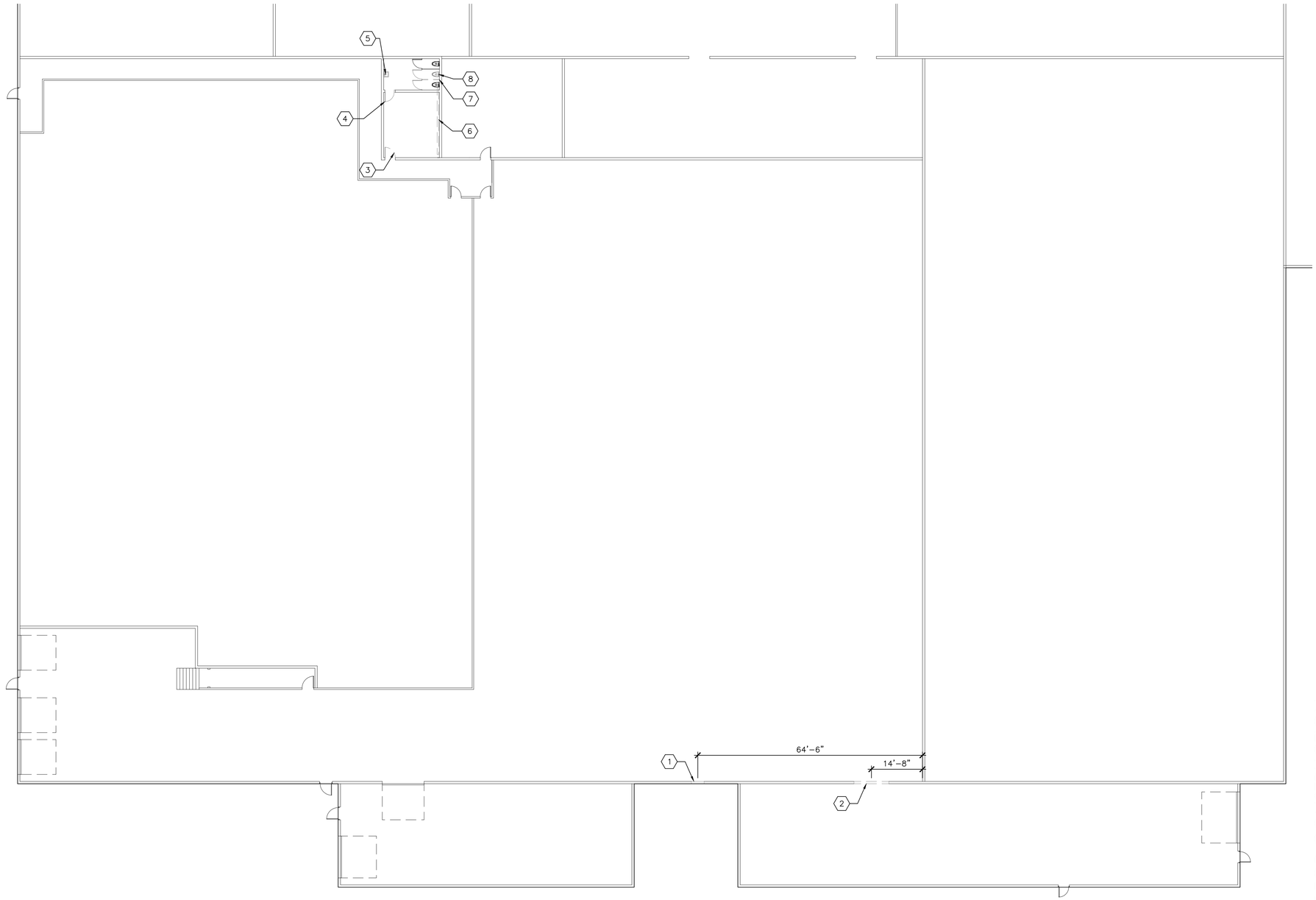
T1.1

GENERAL DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE INCLUDED AND VERIFIED WITH ARCHITECT IF NOT SPECIFIED ON DRAWINGS. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. G.C. TO COORDINATE WITH OWNER ANY SALVAGING AND RE-USING OF ANY REMOVALS.
3. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
4. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, LOAD BEARING CONSTRUCTION AND PARTITIONS, ETC. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.
5. WHERE APPLICABLE, PATCH AND REPAIR AS REQUIRED EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
6. WHERE APPLICABLE, PATCH, REPAIR AND LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.

DEMOLITION PLAN KEYNOTES

1. REMOVE EXISTING INFILLED DOOR OPENING
2. REMOVE EXISTING INFILLED O.H. DOOR OPENING
3. REMOVE DOOR AND FRAME
4. REMOVE DOOR AND FRAME, CUT BLOCK AS REQUIRED FOR LARGER OPENING
5. REMOVE AND SALVAGE EXISTING SINK
6. SAWCUT FLOOR FOR NEW PLUMBING TIE-INS
7. REMOVE EXISTING TOILET DIVIDERS
8. REMOVE EXISTING WALL HUNG TOILET



DEMOLITION PLAN
SCALE: 1/16"=1'-0" (22x34); 1/32"=1'-0" (11x17)

1 N

THRIVE ARCHITECTS
Architect
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p: 833-380-6180

STIER CONSTRUCTION INC.
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Project Info. — 24224

AJ AMUSEMENT

INTERIOR ALTERATION

W57 N14371 DOERR WAY
CEDARBURG, WI

Sheet Title

DEMOLITION PLAN

Drawn by	Checked by
NJH	DMR

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	12.09.2024	Preliminary

NOT FOR CONSTRUCTION

Sheet No.

D1.0

GENERAL NOTES

1. SEE SHEET A6.0 FOR WALL TYPES. ALL WALLS ARE TYPE A UNLESS OTHERWISE NOTED.
2. ALL EXISTING EXTERIOR WALLS REQUIRE NEW INSULATION, NEW VAPOR BARRIER, NEW SHEATHING, NEW SIDING, NEW GYP BD., ETC.
3. "FE" IDENTIFIES THE LOCATION OF FIRE EXTINGUISHERS CABINETS; SEE DETAIL # SHEET A#.
4. G.C. TO COORDINATE WITH OWNER ALL ELECTRICAL OUTLET NEEDS/LOCATIONS.
5. G.C. TO COORDINATE WITH OWNER ALL FINISHES.
6. PLEASE NOTE TYPE IA, IB, IIA AND IIB CONSTRUCTION CLASSIFICATION TYPES REQUIRE FIRE TREATED BLOCKING.
7. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET AREAS, INCLUDING BUT NOT LIMITED TO TOILET ROOMS, KITCHENS, AND JANITOR CLOSETS
8. PLEASE NOTE TYPE III CONSTRUCTION SHALL HAVE NON-COMBUSTIBLE MATERIALS OR FIRE-RETARDANT TREATED WOOD IN ALL EXTERIOR WALLS, INCLUDING BLOCKING AND SHEATHING.

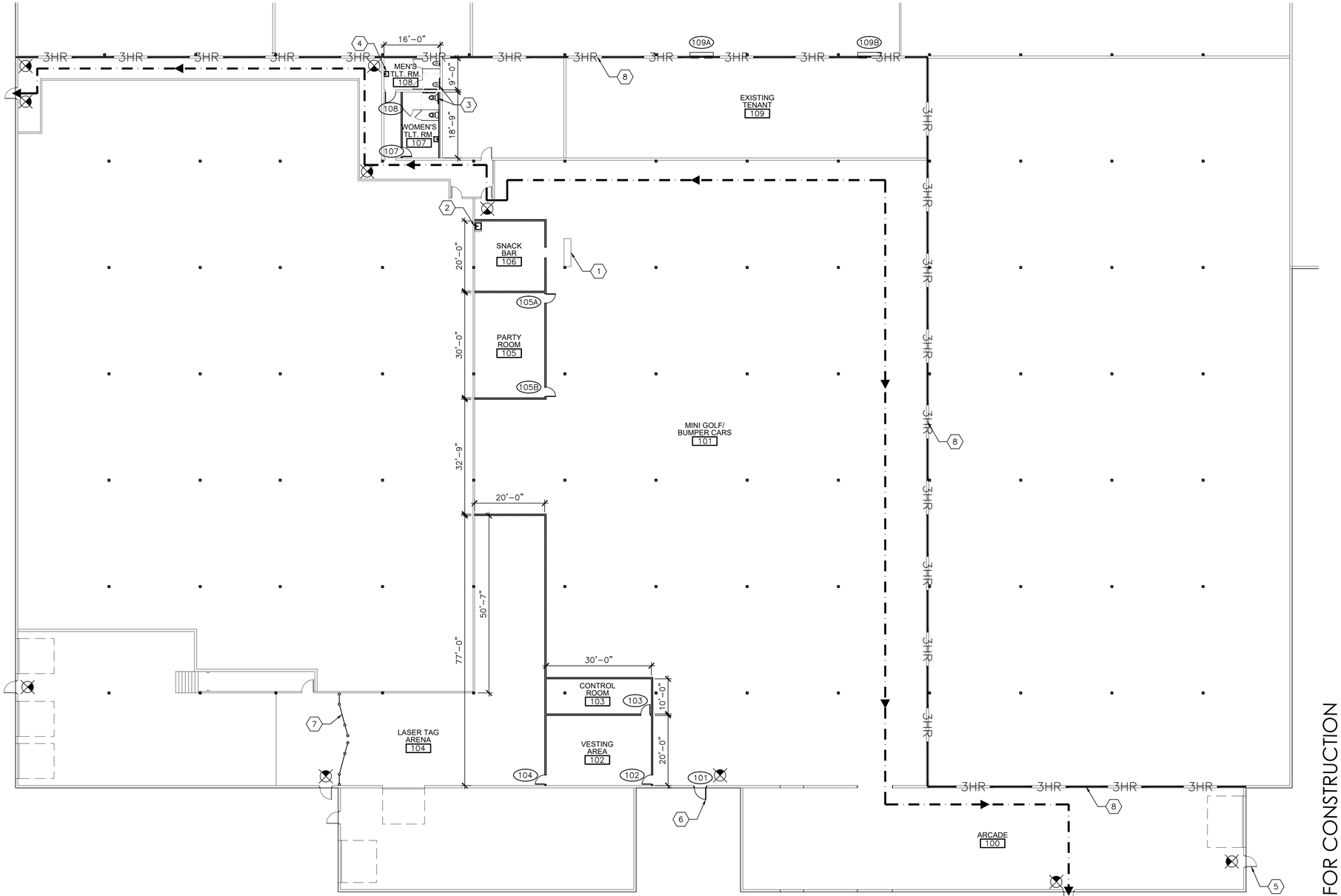
FLOOR PLAN KEYNOTES

1. NEW 9'-0" BASE CABINET
2. NEW 3'-0" BASE CABINET W/ SINK
3. NEW ADA COMPLIANT TOILET STALL
4. RELOCATED TOILET ROOM SINK
5. INSTALL DOOR LITE KIT TO EXISTING DOOR
6. NEW EGRESS DOOR
7. FENCE W/ 20'-0" SWING ACCESS GATE
8. 3-HR FIRE WALL, CAULK ANY EXISTING PENETRATIONS

3HR — 3HR — 3HR — 3-HR FIRE WALL

DELINEATES EXIT EGRESS PATH

DENOTES EXIT LIGHTS



FLOOR PLAN
SCALE: 1/16"=1'-0" (22x34); 1/32"=1'-0" (11x17)

1

N

THRIVE ARCHITECTS

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

STIER CONSTRUCTION INC.

Contractor
N8W22195 JOHNSON DR.
WAUKESHA, WI 53186
p: 262-574-0306

Project Info. — 24224

AJ AMUSEMENT

INTERIOR ALTERATION

W57 N14371 DOERR WAY
CEDARBURG, WI

Sheet Title

FLOOR & EGRESS PLAN

Drawn by	Checked by
NJH	DMR

Revisions

No.	Date	Description
	12.09.2024	Preliminary

NOT FOR CONSTRUCTION

Sheet No.

A1.0

DOOR SCHEDULE

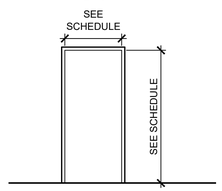
DOOR NUMBER	ROOM NAME	NO. OF PANELS	SIZE		DOOR TYPE	FRAME TYPE	FIRE RATING	REMARKS
			WIDTH	HEIGHT				
101	MINI GOLF/BUMPER CARS	1	3'-4"	7'-0"	D1	F1		
102	VESTING AREA	1	3'-0"	7'-0"	D1	F1		
103	CONTROL ROOM	1	3'-0"	7'-0"	D1	F1		
104	LASER TAG ARENA	1	3'-0"	7'-0"	D1	F1		
105A	PARTY ROOM	1	3'-0"	7'-0"	D1	F1		
105B	PARTY ROOM	1	3'-0"	7'-0"	D1	F1		
107	WOMEN'S TLT. ROOM	1	3'-0"	7'-0"	D1	F1		
108	MEN'S TLT. ROOM	1	3'-0"	7'-0"	D1	F1		
109A	EXISTING TENANT	1	7'-0"	9'-4"	D2		3-HR	
109B	EXISTING TENANT	1	6'-0"	9'-4"	D2		3-HR	

NOTES:

1. DOOR HARDWARE IS NOT SPECIFIED; HARDWARE COORDINATION MEETING WITH OWNER, DOOR SUPPLIER AND G.C. IS REQUIRED.
2. G.C. TO SUPPLY ALL DOOR HARDWARE REQUIRED BY CODE.
3. DOOR HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1 SEC 404.2.6 – HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE HARDWARE SHALL BE PLACED AT LEAST 34 INCHES, BUT NOT MORE THAN 48 INCHES ABOVE THE FLOOR SURFACE.

FRAME TYPES

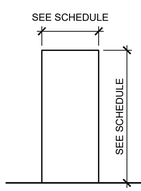
F1
INTERIOR



TRIM/FRAME: HOLLOW METAL
FINISH: PAINTED

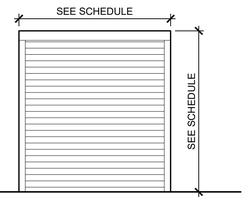
DOOR TYPES

D1
INTERIOR



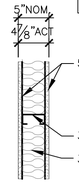
THICKNESS: 1-3/4"
MATERIAL: STAIN GRADE WOOD
PANEL: FLUSH, SOLID CORE
FINISH: STAIN
GLAZING: NONE
HARDWARE: SEE DOOR SCHEDULE NOTES

D2
INTERIOR



MCKEON FSFD SERIES FIRE SHUTTER DOOR
FINISH: STEEL, PREFINISHED
GLAZING: NONE
HARDWARE: CONNECT TO FIRE ALARM AND SMOKE DETECTION SYSTEM

PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET AREAS, INCLUDING BUT NOT LIMITED TO TOILET ROOMS, KITCHENS, AND JANITOR CLOSETS



ALL WALLS TO BE 8'-0" IN HEIGHT

WALL TYPE A

SCALE: N.T.S.

THRIVE ARCHITECTS

Architect

259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

STIER CONSTRUCTION INC.

Contractor

N8W22195 JOHNSON DR.
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Project Info. — 24224

AJ AMUSEMENT

INTERIOR ALTERATION

W57 N14371 DOERR WAY
CEDARBURG, WI

Sheet Title

WALL AND DOOR TYPES

Drawn by	Checked by
NJH	DMR

Revisions

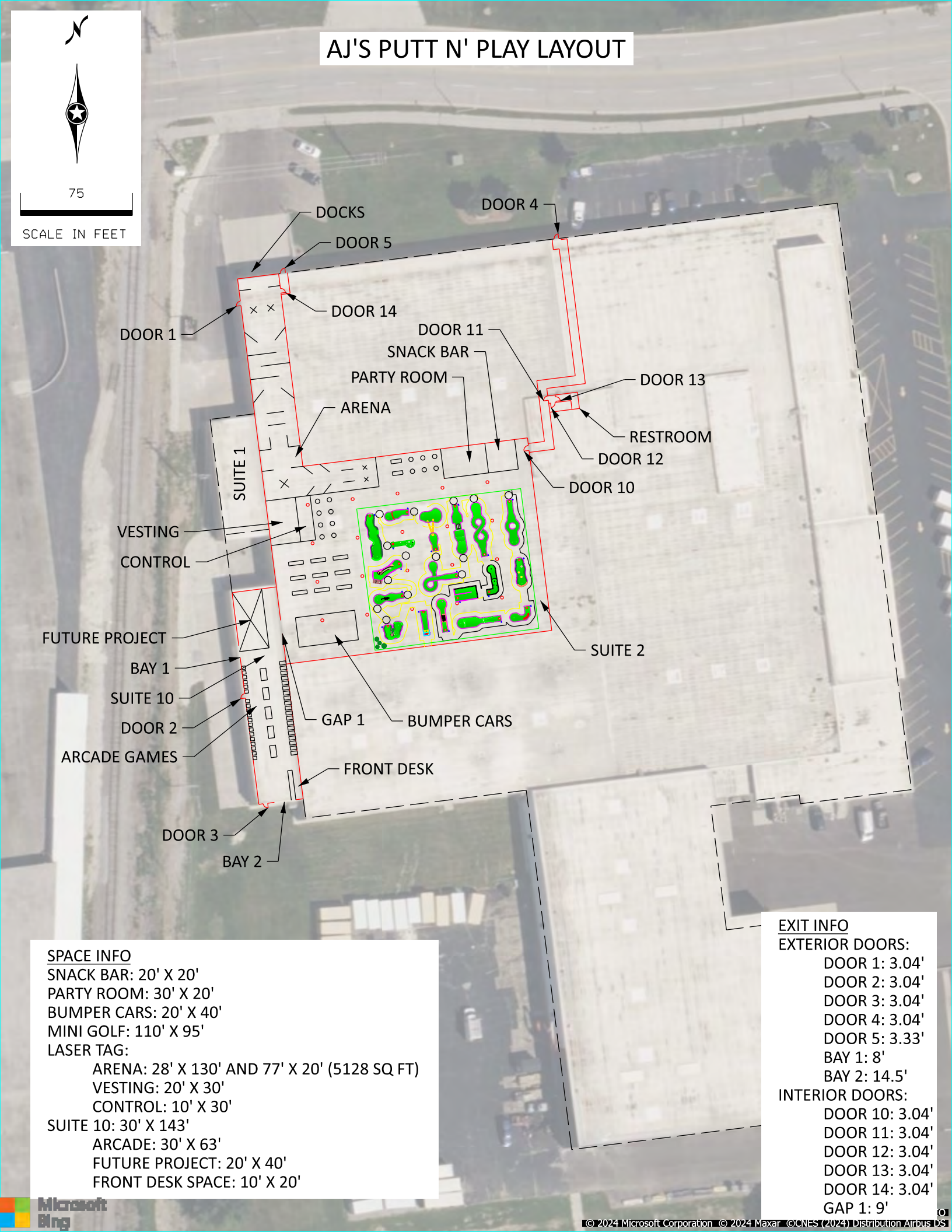
No.	Date	Description
	12.09.2024	Preliminary

NOT FOR CONSTRUCTION

Sheet No.

A6.0

AJ'S PUTT N' PLAY LAYOUT



SPACE INFO
SNACK BAR: 20' X 20'
PARTY ROOM: 30' X 20'
BUMPER CARS: 20' X 40'
MINI GOLF: 110' X 95'
LASER TAG:
- ARENA: 28' X 130' AND 77' X 20' (5128 SQ FT)
- VESTING: 20' X 30'
- CONTROL: 10' X 30'

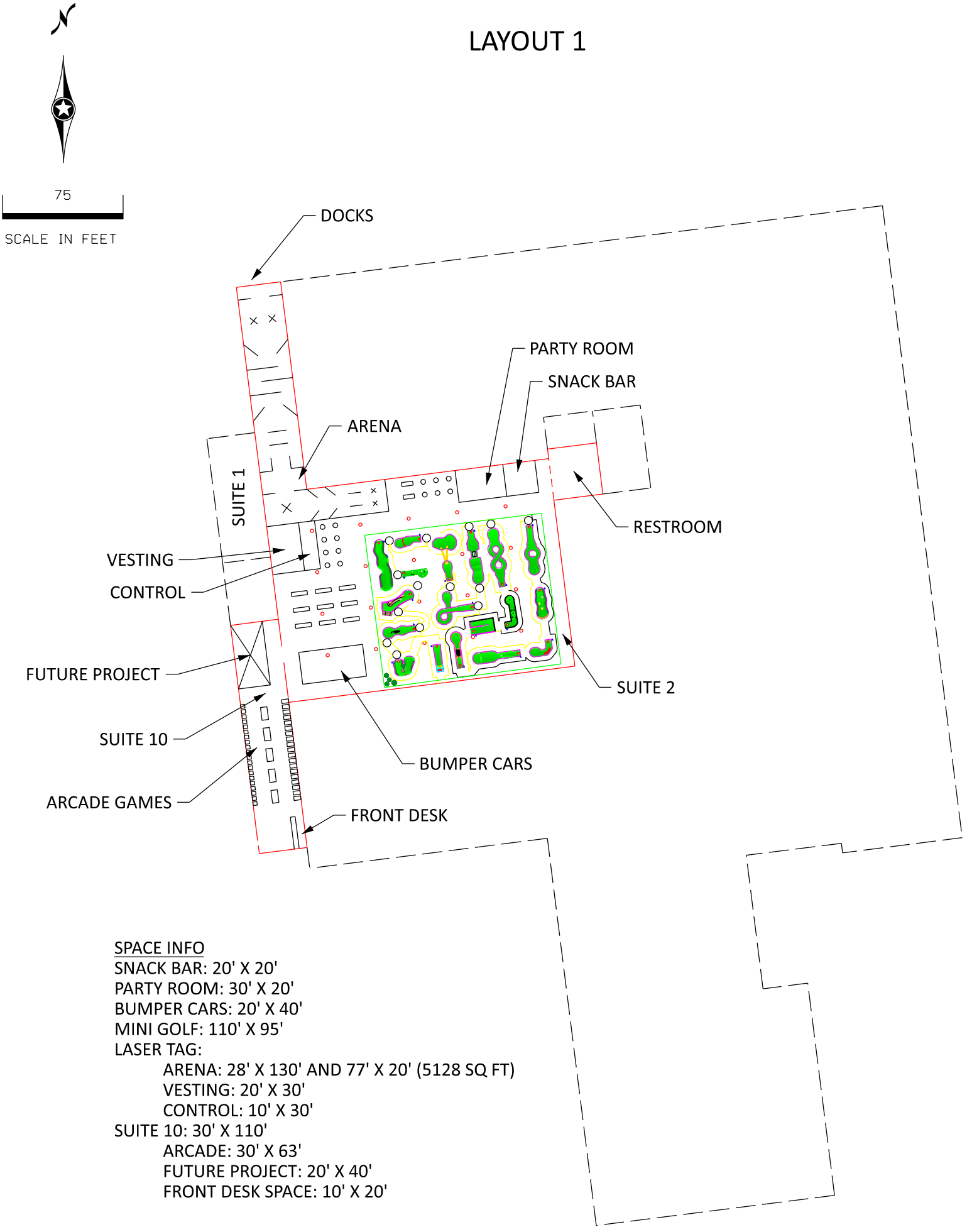
SUITE 10: 30' X 143'
- ARCADE: 30' X 63'
- FUTURE PROJECT: 20' X 40'
- FRONT DESK SPACE: 10' X 20'

EXIT INFO
EXTERIOR DOORS:
- DOOR 1: 3.04'
- DOOR 2: 3.04'
- DOOR 3: 3.04'
- DOOR 4: 3.04'
- DOOR 5: 3.33'
- BAY 1: 8'
- BAY 2: 14.5'

INTERIOR DOORS:
- DOOR 10: 3.04'
- DOOR 11: 3.04'
- DOOR 12: 3.04'
- DOOR 13: 3.04'
- DOOR 14: 3.04'
- GAP 1: 9'

Microsoft Bing
© 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) Distribution Airbus DS

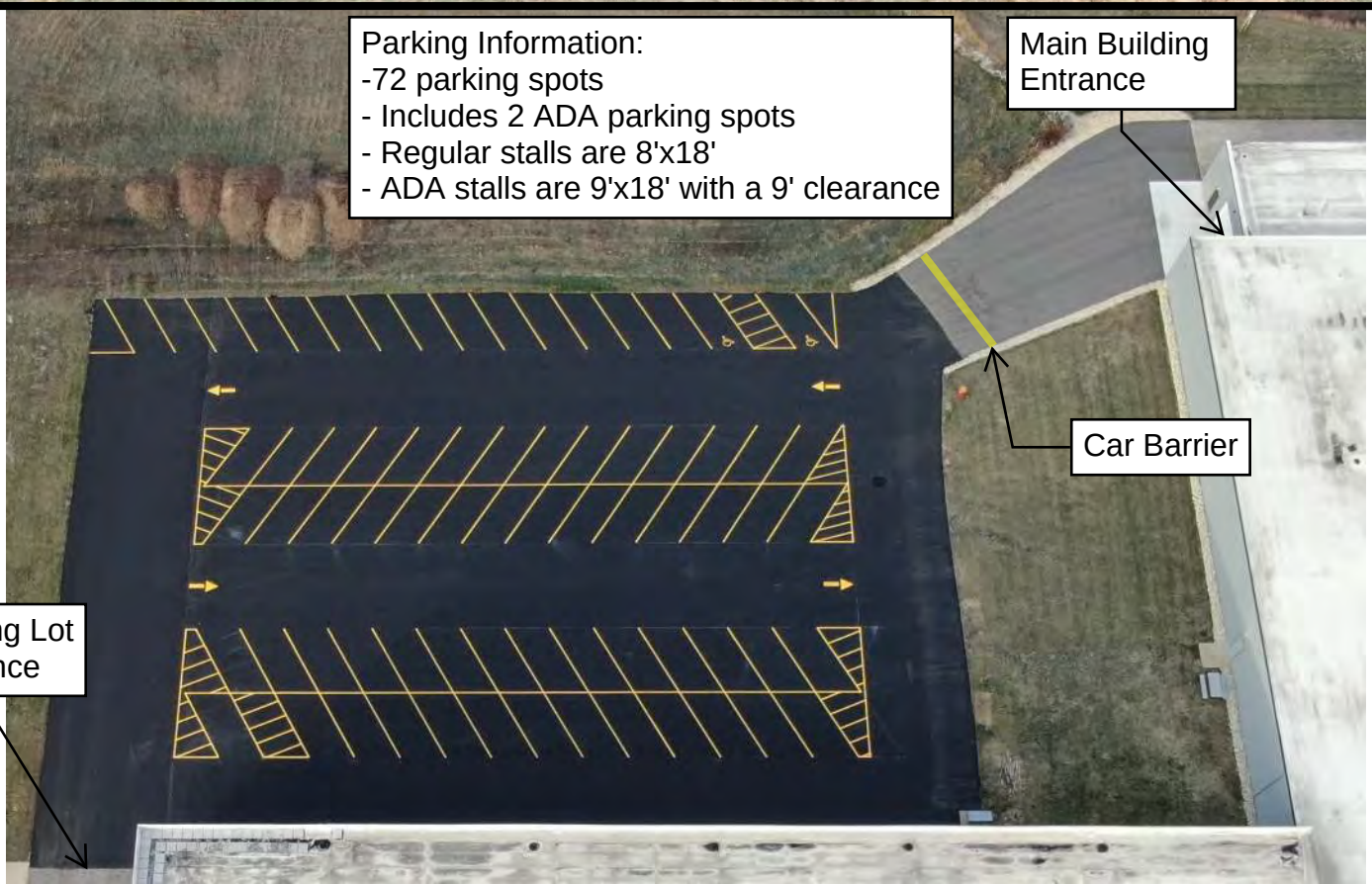
LAYOUT 1



SPACE INFO
SNACK BAR: 20' X 20'
PARTY ROOM: 30' X 20'
BUMPER CARS: 20' X 40'
MINI GOLF: 110' X 95'
LASER TAG:
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- CONTROL: 10' X 30'

SUITE 10: 30' X 110'
- ARCADE: 30' X 63'
- FUTURE PROJECT: 20' X 40'
- FRONT DESK SPACE: 10' X 20'


26' Lane
24' Lane
17'
17'
32' Lane
21' Lane
150'
17'
17'
22' Lane
8'
9'
9'
17'
18'
211'


Parking Information:
-72 parking spots
- Includes 2 ADA parking spots
- Regular stalls are 8'x18'
- ADA stalls are 9'x18' with a 9' clearance
Main Building Entrance
Car Barrier
Parking Lot Entrance

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date: January 6, 2025

General Information:

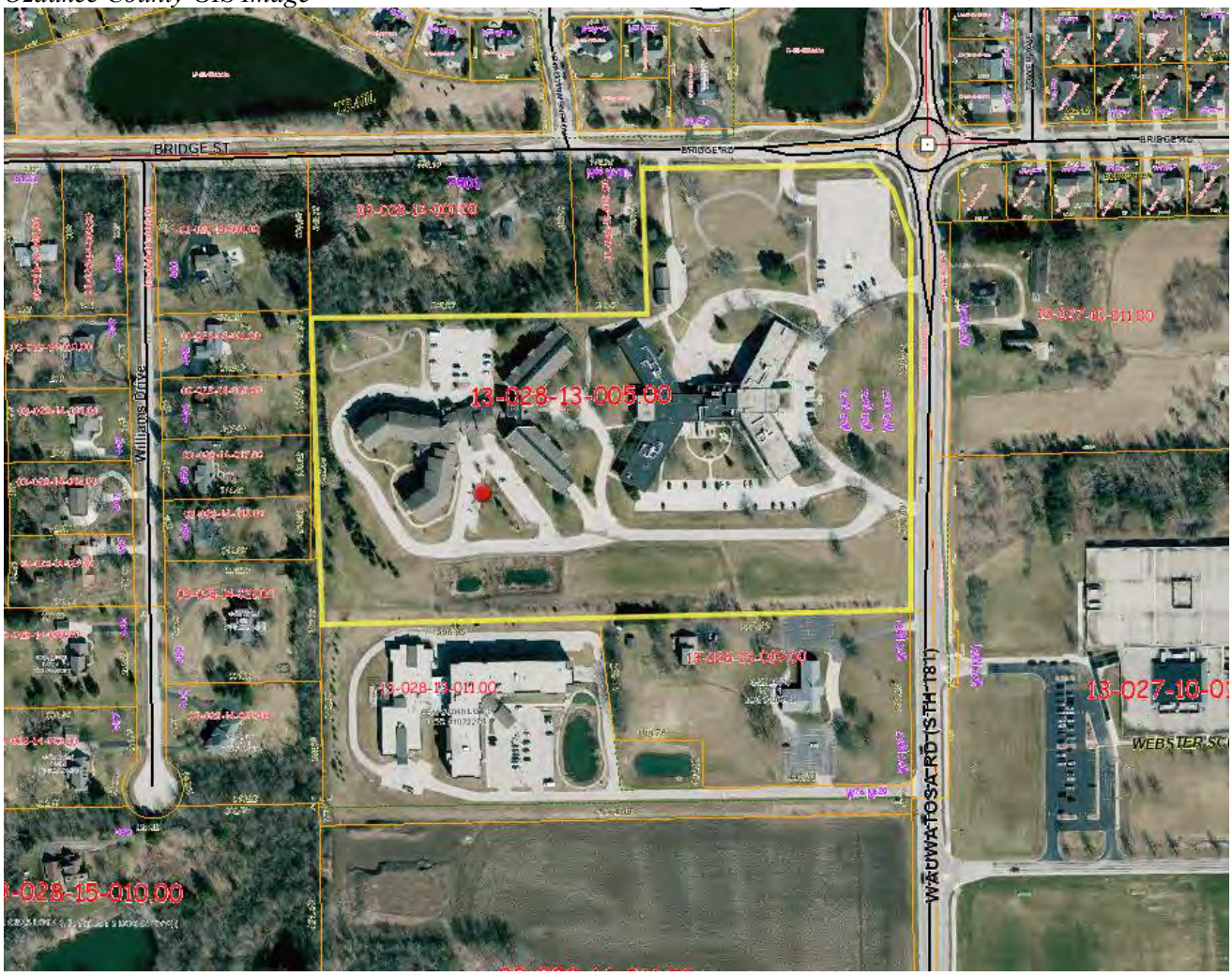
Agenda Item: **6.C.**

Applicant/Property Owner:	Ozaukee County Lasata, in c/o County Administrator Jason Dzwinel
Requested Action:	Conditional Use Permit (CUP) approval to add a new 16,034 sq. ft./19-unit CBRF building/wing at their existing senior care and living buildings/campus.
Current Zoning:	I-1 Institutional and Public Service District
Current Master Plan Classification:	Governmental and Institutional
Surrounding Zoning/Land Use:	North: Bridge Rd./Single-Family Residential South: I-1 Institutional and Public Service East: Wauwatosa Rd./ I-1 Institutional and Public Service and Rs-4 Single-Family Residential West: Town of Cedarburg/Single-Family Residential
Lot Size:	~ 22.59 acres
Location:	W79 N673 N. Wauwatosa Road

Discussion:

The applicants plan calls for a new building that is, at one point physically tied to the existing RCAC wing at the west end of the site. The proposed CBRF use (for 9 or more occupants) is specifically listed among the Conditional Uses that can be considered for approval in the I-1 Governmental and Institutional District.

Ozaukee County GIS Image



Google Maps Street Views x2





The narrative identifies a net increase in parking of 13 stalls. The details of the parking areas are not fully fleshed out in the plans as to stall sizes, curb-stopping, and setbacks from lot lines.

The landscaping plan submitted in support of this project is thorough and thoughtful. While 7 deciduous trees are to be removed, 13 new trees are proposed to be added in their place. The foundation areas are proposed to be filled in with a variety of deciduous and evergreen shrubs and perennials.

The lighting fixture types are detailed in the submittal but a location map for the fixtures, including as to any new parking areas, is still needed.

No new dumpster/utility space is depicted on the plan. If this is proposed to be added in the future, the location and design details would have to be presented for Plan Commission review and approval.

In terms of architecture, the proposed building is dissimilar in its roof form from the existing buildings in this group. It appears to take some of its design cues from the original building located further east on the site, vs following, for instance, the gabled style roofs, material patterns, and fenestration of this group. The architect specialists on the Plan Commission have been in communication with the applicant and a revised architectural design may be in the works at this this time.

Section 13-1-122 of the Code - Architectural review principles, standards and procedures, provides detailed guidance as to such things as roof lines/shapes, building material selections and building color choices, all of which are underscored with favor toward continuity within the surroundings.

Recommendation:

The Planner recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant in this matter:

1) Applicant to commission a professional lighting analysis and plan, for review and approval by the Plan Commission prior to occupancy, which plan depicts full compliance with industry standards for safety as to lighting the new building and related drive/parking/entry areas. Any new lighting required under an approved lighting plan must be placed and operational prior to the start of occupancy.

2) Applicant to provide survey-based confirmation that the sum total of the floor area of the principal building and all accessory buildings, including with this proposed new addition, will not exceed 40 percent of the lot area.

3) Applicant to satisfy the requirements of the Fire, Building Inspections, Engineering, Light & Water, and Public Works Departments as to the new site and building plans.

4) Plan Commission review and approval of a revised architectural design for the building taking into account the guidance of the architect specialists to the Plan Commission.

5) If a living roof is proposed, the details and proposed timeline should be made a part of the plan submittal.

5) Full execution and recording of the CUG documents prior to start of occupancy.

6) Any new signs which may be proposed are subject to prior review, approval, and permit issuance in accordance with Chapter 5 of the Building Code – Regulation of Signs prior to placement at the site.

7) Applicant to maintain the required licensure for CBRF use in this building at all times. No other occupancy type is permitted without prior review and approval by the Plan Commission.

8) Fully detailed plans as to stall sizes, curb-stopping, and setbacks from lot lines, shall be provided by the applicant for review and approval by the Plan Commission.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W76N677 Wauwatosa Rd, Cedarburg, WI 53012

APPLICANT/BUSINESSNAME: Dimension IV Madison Design Group

APPLICANT/BUSINESS ADDRESS: 6515 Grand Teton Plaza; Suite 120 - Madison, WI 53719

STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☐ BUYER ■ OTHER Architect

PHONE: (608) 829-4457 EMAIL: Cmiller@dimensionivmadison.com

PROPERTY OWNER (IF DIFFERENT): Ozaukee County: Jason Dzwinel

PROPERTY OWNER MAILING ADDRESS: 121 W. Main Street, Port Washington, WI 53704

PROPERTY OWNER PHONE: (262) 238-8202 PROPERTY OWNER EMAIL: jdzwinel@ozaukeecounty.gov

REQUEST FOR (CHECK ALL THAT APPLY):

- ■ CONCEPT REVIEW
- ■ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☐ OTHER

DESCRIBE REQUEST: Plan Commission Submittal for new CBRF Addition to Lasata Senior Care Center

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: Jason Dzwinel DATE: 12/9/2024

FOR CITY STAFF USE ONLY

TOTAL FEE: $ 100.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 12/19/2024

APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE: 01/06/2024

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-028-13-005.00

ZONING: I-1 ALDERMANIC DISTRICT: W2/AD2 PREVIOUS MEETING:

DIMENSION IV
Madison Design Group
architecture · interior design · planning

December 9th, 2024

Plan Commission
City of Cedarburg
W63N645 Washington Ave.
Cedarburg, WI 53012

Sent via email: thanaman@cityofcedarburg.wi.gov

RE: Lasata Senior Living Campus new CBRF Building

Dear Cedarburg Plan Commission,

Please find enclosed plans for the proposed new Community Based Residential Facility (CBRF) Building at the Lasata Senior Living Campus for your review and comments. The new CBRF's design is intended to complement the existing facility in its form and material selection.

For Lasata, This CBRF will close the loop in providing a continuum of care to current residents who desire to transition to assisted living and memory care assisted living, all within the Lasata Senior Living Campus.

- Project Area
  - The proposed CBRF is approximately 16,000 square feet, housing 21 residents with residential and service spaces.
  - The new building will be located adjacent to the existing Residential Care Apartment Complex (RCAC) building at Lasata and connected with a passageway.
- Lot Landscaping
  - Landscaping along the internal Lasata driveway will maintain the landscaping standards of the Lasata campus, providing attractive landscaping along the internal drive and at building entrances.
  - The new CBRF's patio will be landscaped with (4) broadleaf deciduous and 4 upright evergreen trees and a variety of flowering deciduous shrubs, perennial and perennial grasses to make the outdoor space attractive and comfortable for residents.
  - Additional landscaping along with visitor parking spaces at the improved circle drive drop of to the east of the RCAC Building will create a more attractive and inviting location for visitors.
  - The plant material selections for the project scope were made to create a high-interest, multi-season, low-maintenance landscape that would maximize interest and enjoyment for the residents of the Lasata CBRF. Plants were chosen to engage all the senses. The plan utilizes a variety of textures, scents, colors, as

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

dimensionivmadison.com

well as plants that make pleasant sounds as wind rustles their leaves, needle and panicles. Providing seasonal interest allows people to connect with the cycle of nature so special consideration was given to the plant material selection for a variety of leaf and needle color, as well as bloom color and fruit color.

- Lighting
    - Site lighting will be improved along the new drive to access the Existing RCAC Porte Cochere and the New CBRF's Porte Cochere. Lighting is provided by bollards along the sidewalk.
    - On the CBRF's patio, bollard lighting is also used to illuminate the egress routes to the ramp or stairs from the patio down to the internal road level.
    - Light fixtures have been added above the exit doors on the south side of the new CBRF building to illuminate the egress path.
- Driveways
    - The existing driveway serving the RCAC Building's porte cochere will be modified to allow the location for the footprint of the new CBRF building.
    - The existing parking lot that includes one-way drives with angled parking will be removed for the new building and a new parking lot with a two way drive which will be located on the northeasterly side of the new building. The two-way drive will provide access to both the existing and the new CBRF's porte cochere. The southern two-way drive will remain to continue to provide access to the existing rear parking lot.
- Draining
    - The site currently drains southerly via storm sewer to a dual-cell storm water management pond located south of the existing parking lot and RCAC building. As part of this project, the new building, parking lot and drives will continue to drain to the existing storm water management pond via relocated storm sewer as well as existing storm sewer that is to be reused. In order to meet the performance standards of the City of Cedarburg for redevelopment, the existing storm water pond will be modified with a new outlet structure to meet storm water quantity and quality requirements. A storm water management plan has been created and submitted for review and approval with respect to City ordinance.
- Lot surfacing
    - All new internal drives and parking will be constructed with asphalt pavement with curb and gutter. All new sidewalks shown, both raised and surface, will be constructed of concrete and has been designed to provide ADA access around the new building.
- Operating Information
    - This facility will be staffed 24 hours a day with a varying staff of Registered Nurses (RNs), Licensed Practical Nurses (LPNs), Resident Assistants (RA's) and licensed administrative/operational staff.

  - The CBRF will serve residents with a varying levels of capabilities and health concerns.
  - Most of the 21 units will accommodate a single individual, however there will also be a limited number that can accommodate couples.
- Pre-Construction Schedule
  - Construction is planned to begin in May 2025, we anticipate 10-month construction and the project to be completed in March 2026.
  - Please see attached Pre-Construction Schedule.
- Estimate of Project Value including Site Improvement Costs
  - The current Estimate of Project Value including Site Improvement Costs is ~5M.
- Impacts on Utilities
  - Existing water main currently located within the parking lot will be removed and relocated southerly to accommodate the new building expansion. The water service is to remain online during relocation using wet tap style connections so as to not interrupt service to the existing facilities. Sanitary sewer currently exists on the Lasata Campus and will be extended within property boundaries to service the new building.
- Traffic flow considerations
  - Our team does not anticipate significant changes to traffic flow due to the addition of 21 CBRF Residences. Residents of the new building will not maintain a car.
  - Parking; although 20 parking stalls will be removed as part of reconfiguring the existing drive at the RCAC, 33 stalls will be added for a net increase of 13 stalls. 17 new stalls will be created along the reconstructed entry drive. 8 additional stalls will be created along the internal driveway and 8 new stalls will be created at the circle drive to the east of the RCAC.

Thank you for your time and review, Please let me know if you have any questions.

Sincerely,

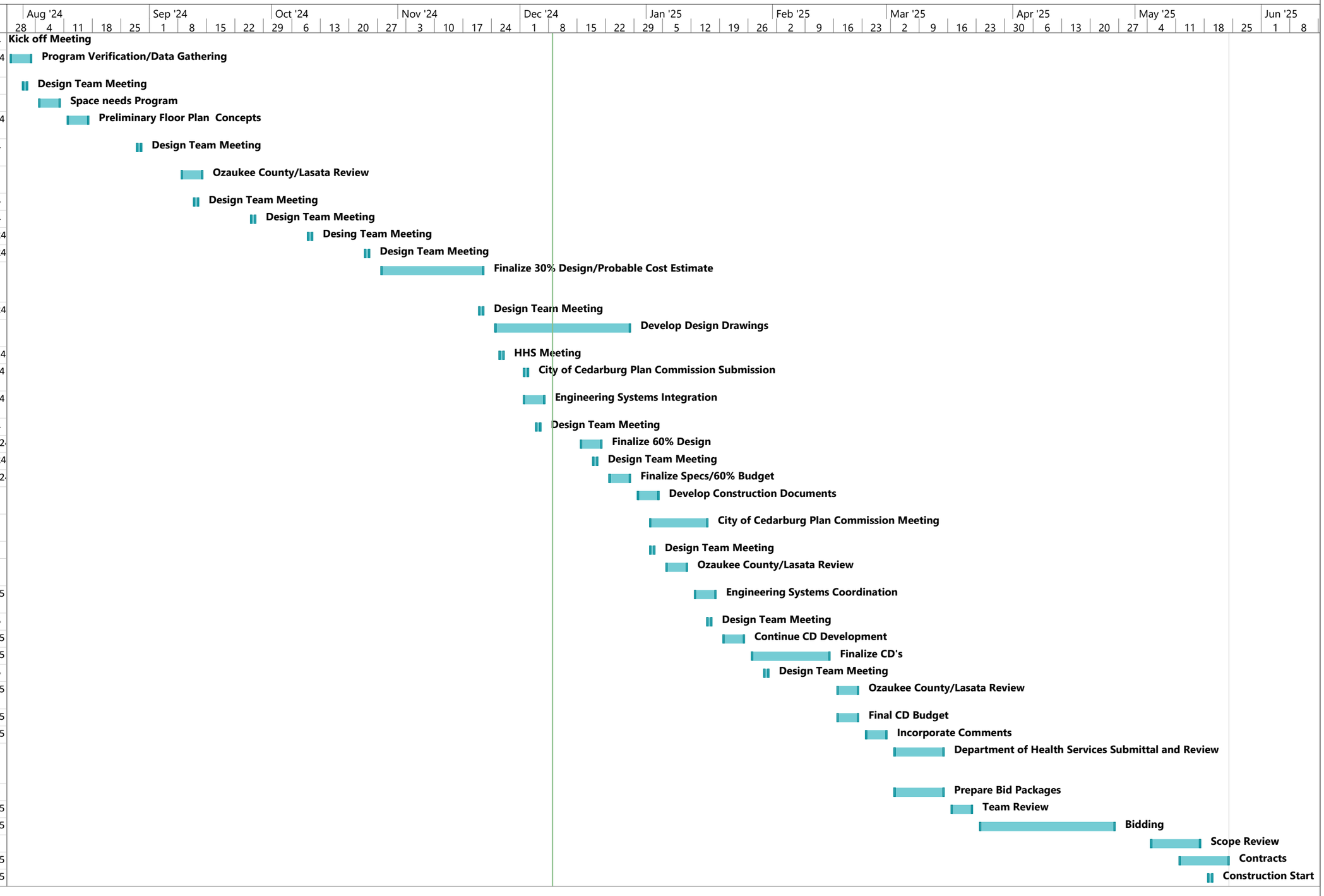


Carl Miller
Architect / Principal
Dimension IV Madison Design Group

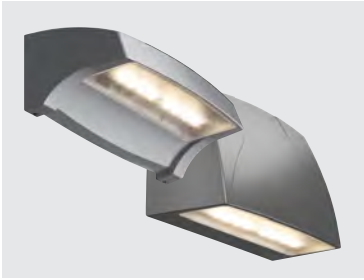
CC: Jason Dzwinel, Jason Wittek, Barton Smith, Andy Klimpel, Jerry Bourquin, Randy Bruckner

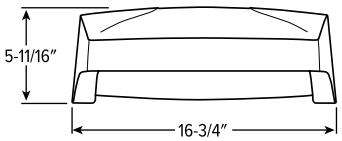
Lasata Preconstruction

ID	Task Name	Start
1	Kick off Meeting	Thu 7/25/24
2	Program Verification/Data	Mon 7/29/24
6	Design Team Meeting	Thu 8/1/24
7	Space needs Program	Mon 8/5/24
3	Preliminary Floor Plan Concepts	Mon 8/12/24
10	Design Team Meeting	Thu 8/29/24
9	Ozaukee County/Lasata Review	Mon 9/9/24
8	Design Team Meeting	Thu 9/12/24
17	Design Team Meeting	Thu 9/26/24
18	Desing Team Meeting	Thu 10/10/24
19	Design Team Meeting	Thu 10/24/24
4	Finalize 30% Design/Probable Cost Estimate	Mon 10/28/24
35	Design Team Meeting	Thu 11/21/24
5	Develop Design Drawings	Mon 11/25/24
36	HHS Meeting	Tue 11/26/24
11	City of Cedarburg Plan Commission Submission	Mon 12/2/24
12	Engineering Systems Integration	Mon 12/2/24
23	Design Team Meeting	Thu 12/5/24
13	Finalize 60% Design	Mon 12/16/2
37	Design Team Meeting	Thu 12/19/24
14	Finalize Specs/60% Budget	Mon 12/23/2
20	Develop Construction Documents	Mon 12/30/24
15	City of Cedarburg Plan Commission Meeting	Thu 1/2/25
38	Design Team Meeting	Thu 1/2/25
16	Ozaukee County/Lasata Review	Mon 1/6/25
21	Engineering Systems Coordination	Mon 1/13/25
39	Design Team Meeting	Thu 1/16/25
22	Continue CD Development	Mon 1/20/25
24	Finalize CD's	Mon 1/27/25
40	Design Team Meeting	Thu 1/30/25
25	Ozaukee County/Lasata Review	Mon 2/17/25
26	Final CD Budget	Mon 2/17/25
27	Incorporate Comments	Mon 2/24/25
28	Department of Health Services Submittal and Review	Mon 3/3/25
29	Prepare Bid Packages	Mon 3/3/25
30	Team Review	Mon 3/17/25
31	Bidding	Mon 3/24/25
32	Scope Review	Mon 5/5/25
33	Contracts	Mon 5/12/25
34	Construction Start	Mon 5/19/25



VWP LED
Voltaire Architectural Wall Pack





VWPH Front View

CATALOG #:

TYPE: OA1

PROJECT:

BUY AMERICAN ACT COMPLIANT | IP65 Rated | TITLE 24

FEATURES

- Designed to illuminate sidewalks, entryways, perimeters or facades
- Intended for use in both uplight and downlight applications
- Optional tamper-resistant screws for vandal-prone areas
- Blends seamlessly with a variety of architectural styles
- Purposefully modeled to allow runoff of dirt and water for an always-clean appearance
- Precision optics provide multiple distribution options
- Wireless in-fixture control solutions available
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated -30°C to 40°C ambient operating temperature (-20°C to 40°C with EM/10WC; 0°C to 35°C VWPV, 0°C to 37°C VWPH with EM/10CEC; 0°C to 39°C with EM/4W).
- OPTICAL SYSTEM – Precision, injection-molded, refractive acrylic lensing produces standard IES distributions.
- LED ASSEMBLY – ANSI 3000K, 4000K, or 5000K CCT, minimum 70 CRI.
- LED DRIVER – 0-10V dimming.
- ELECTRICAL – 120-277, 347, and 480 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. 10kA/10kV surge protection standard. Quick-disconnect wiring provided. L70 >60,000 hours per IES TM-21.
- FINISH – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.
- MOUNTING – Surface mounts directly over a 4″ maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (VWPH = 15 lbs, VWPV = 23 lbs).
- LISTINGS –
  - cCSAus certified as luminaire suitable for wet locations.
  - FCC Class A compliant.
  - IDA Dark-Sky approved (downlight applications only).
  - RoHS compliant.
  - IP65 rated.
  - Title 24 compliant with OCCWS FSP-311-L_ option.
  - Complies with the Buy American Act and other federal regulations. Request certification at hew.com/baa.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

ORDERING EXAMPLE: VWPH - L30/740 - T3 - DBZ - SDGL - OPTIONS - CONTROL/DIM - UNV

ORDERING INFO

SERIES	LUMENS [1]	CRI	CCT	DISTRIBUTION [2]
VWPH Horizontal	**L30** 3,000lm	**7** 70	**30** 3000K	**T2** Type II
VWPV Vertical	**L60** 6,000lm	**8** 80	**40** 4000K	**T3** Type III
	L85 8,500lm [3]		**50** 5000K	**TFT** Type forward throw

FINISH OPTIONS [4]

BLK	Black (RAL #9004)
DBZ	Dark bronze
DBR	Medium bronze
GRAY	Standard gray
GRN	Green (RAL #6005)
SLV	Satin aluminum (RAL #9006)
WHT	White (RAL #9003)

SHIELDING

CGL	Clear tempered glass lens
SDGL	Micro-prismatic tempered glass lens

OPTIONS [5]

EM/4W	4-watt integral emergency battery [6]
EM/10WC	10-watt emergency, low temperature battery [7]
EM/10CEC	10-watt emergency CEC qualified battery [8]
SF	Single fuse [9]
DF	Double fuse [10]
PC	Factory-installed button-style photocell [11]
HSGX	Empty housing extension used to match units with EM batteries, control sensors, or conduit entry options
TP	Tamper-resistant Torx head screws [12]

CONDUIT ENTRY [13]

CR	Right side conduit entry
CL	Left side conduit entry
CD	Dual conduit entry
CTOP	Top conduit entry [14]

CONTROL

See page 4 for ADDITIONAL CONTROL OPTIONS.

–	None
AVI-IFAC-OA	Avi-on wireless fixture control with outdoor antenna [15]

DRIVER

DIM	Driver with external dimming wires prewired for 0-10V low voltage applications

VOLTAGE

120	120V
208	208V
240	240V
277	277V
UNV	120-277V
347	347V [16]
480	480V [17]

ACCESSORIES

TPTX-25 TOOL Tamper-resistant tool for Torx head screws. [18]

NOTES

1 Lumen output based on 70 CRI/4000K CCT. Actual performance may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA.
2 See page 2 for DISTRIBUTION DETAILS.
3 Not available with EM batteries when specified with VWPV.
4 See page 2 for FINISH OPTIONS.
5 See page 2 for FIXTURE DETAILS.
6 120-277V only. VWPV includes housing extension, increases fixture depth.
7 VWPH and 120-277V only. Includes housing extension, increases fixture depth.
8 120-277V only.
9 120V, 277V, or 347V only; must specify voltage
10 208V, 240V, or 480V only; must specify voltage.
11 120V, 208V, or 277V only; must specify voltage. Right side when viewed from behind fixture.
12 Silver finish only. Safety screws providing added support to the lens are not tamper-resistant (lens is sealed to the fixture via adhesion). Requires a tamper-resistant tool, see Accessories.
13 Housing extension included, increases fixture depth. Left and right sides when viewed from behind fixture. Provided with 1/2″ NPT tapered pipe thread and plug, increases fixture height. Conduit fitting supplied by others. See page 2 for FIXTURE DETAILS.
14 VWPH only.
15 See page 3 for AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS.
16 Includes stepdown transformer. Not available with Avi-on Controls.
17 Includes stepdown transformer. Not available with Avi-on Controls.
18 Ordered separately. Please specify quantity required per project.

VWP LED
Voltaire Architectural Wall Pack

FIXTURE PERFORMANCE DATA

	DISTRIBUTION	FLUX (lm)	WATTAGE	EFFICACY (lm/W)	BUG RATING
L30	T2	3489	27	129.2	B2-UO-G1
	T3	3468		128.4	B1-UO-G1
	TFT	3325		123.1	B1-UO-G1
L60	T2	6414	49	130.9	B2-UO-G1
	T3	6470		132.0	B1-UO-G1
	TFT	6391		130.4	B2-UO-G1
L85	T2	8931	72	124.0	B2-UO-G1
	T3	8953		124.3	B2-UO-G2
	TFT	8665		120.3	B3-UO-G1

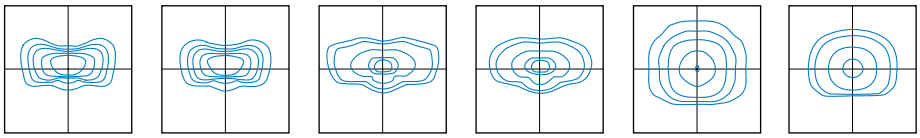
MULTIPLIER TABLES

	COLOR TEMPERATURE	
	CCT	CONVERSION FACTOR
70 CRI	3000K	0.95
	4000K	1.00
	5000K	1.03
80 CRI	3000K	0.86
	4000K	0.91
	5000K	0.94

SHIELDING	CONVERSION FACTOR
CGL	1.00
SDGL	0.98

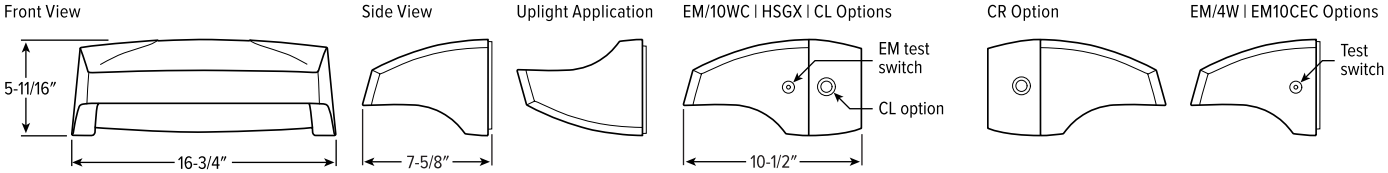
- Photometrics tested in accordance with IESNA LM-79. Results based on 70 CRI/4000K CCT, wattage average for 120V through 277 input, and 25°C ambient temperature. Actual performance may vary +/-5%.
- To calculate lumen output in emergency mode, multiply the battery wattage by the efficacy.
- Use multiplier tables to calculate additional options.

DISTRIBUTION DETAILS

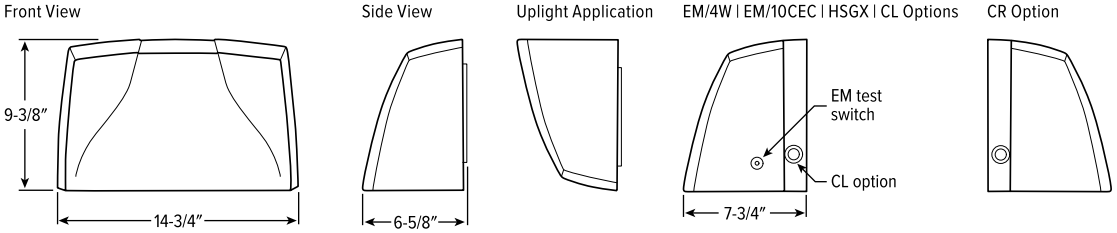


FIXTURE DETAILS

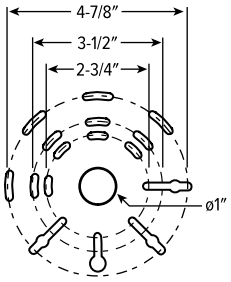
VWPH Weight: 15 lbs. Max weight with EM/10WC or HSGX: 27 lbs.



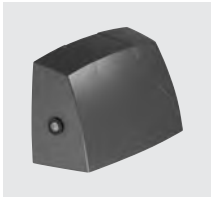
VWPV Weight: 23 lbs



MOUNTING BOLT PATTERN



PC OPTION



FINISH OPTIONS



For custom color, please specify RAL code or a manufacturer code with description. All custom colors other than RAL require two sample swatches, minimum 1″ square.

VWP LED
Voltaire Architectural Wall Pack

AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS

FEATURES

Simple

- Gateway-free distributed control
- Factory pre-commissioning
- Contractor friendly installation
- Occupancy/vacancy/daylight sensing

Scalable

- Virtually unlimited network size
- Spans small areas to large garages
- Flexible control strategies

Secure

- Optional cloud connectivity
- UL IoT platinum security rating
- DLC 5.0 compliant

COMMISSIONING & INSTALLATION TOOLS

Avi-on mobile apps provide intuitive, quick installation and commissioning. Pro tools are available to qualified installers. Live commissioning training and on-site or remote support by Avi-on must be ordered separately through Avi-on.

Commissioning Mobile App

Zone Scanner Web App

Commissioning Pro App

SYSTEM COMPONENTS



The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks by Avi-on is under license. Other trademarks and trade names are those of their respective owners.

ACCESSORIES

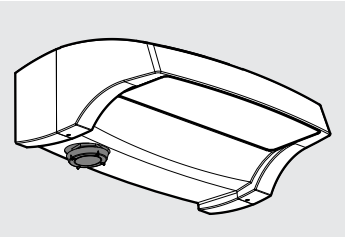
NETWORK	
AVI-RAB-LTE	Remote access bridge
AVI-KIT-NTM	Network time manager with battery backup

For load controllers and additional accessory info, see hew.com/avi-on

SEE NEXT PAGE FOR ADDITIONAL CONTROL OPTIONS

VWP LED
Voltaire Architectural Wall Pack

SENSOR PLACEMENT DETAILS



ADDITIONAL CONTROL OPTIONS

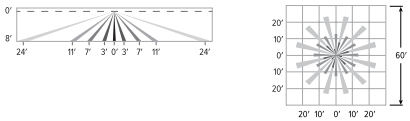
VWPH only, includes housing extension (increases fixture depth).

OCCWS-FSP-311-L_-120/277 Wattstopper PIR motion and daylight sensor, 120/277. Must specify lens: L2, L3, or L7. Factory installed.
OCCWS-FSP-211-L_-120/277 Wattstopper PIR motion and daylight sensor, 120/277. Must specify lens: L2, L3, or L7. Factory installed.
FSIR-100 Remote controller for 211 sensor. Please specify quantity required per project. Ordered and shipped separately.

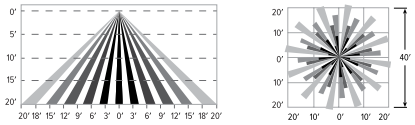
SPECIFICATIONS	
TYPE	PIR Motion + Daylight
MOUNTING HEIGHT	8′ – 40′
DETECTION ANGLE	360°
TEMPERATURE RANGE	-40° to 75°C
COMMISSIONING	311 Sensor: App (iOS or Android) 211 Sensor: FSIR-100 Remote

SENSOR COVERAGE PATTERNS

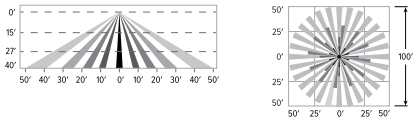
L2 8′ height: ø48′ coverage



L3 20′ height: ø40′ coverage



L7 40′ height: ø100′ coverage



SENSOR DETAIL



Dimensions
L2/L3: ø2-3/8″ | L7: ø3-1/4″

Fixture Type: OA2 (42") & OA3 (30")

Model Number: _____

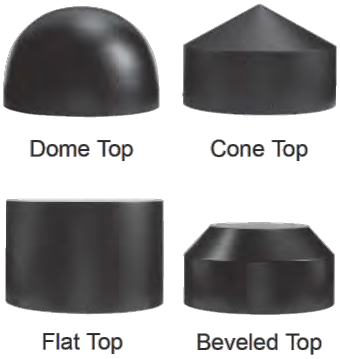
Project Name: _____

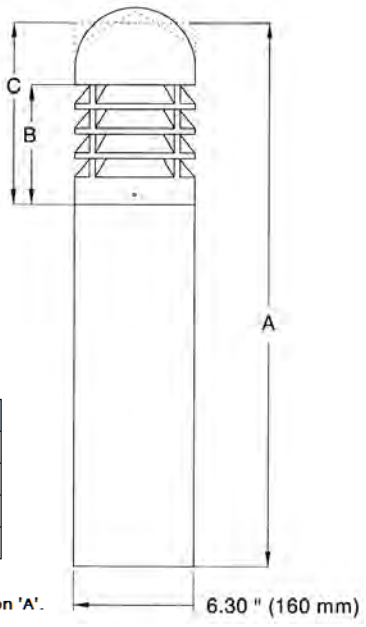
intrigue lighting

ALLURE

louvered full cutoff LED bollard







TOP STYLE	A	B	C
Beveled	40.5"	6.3"	9.5"
Cone	41.1"		10.1"
Dome	41.3"		10.3"
Flat	40.5"		9.5"

Note: standard 42" model dimensions.
For 30" models, subtract 12" from dimension 'A'.

General: The cast louvers on the Dark Sky Approved Allure series bollard provide excellent downward light control for low-level walkway installations. Cast louvers shield the light source, reducing glare.

Exterior: Sand cast, marine-grade aluminum top, head, and mounting base. Extruded aluminum bollard tube. Bollard tube can be cut to custom length; consult factory. Stainless steel hardware and fasteners.

Wattage: Available wattages: 15 watt, and 21 watt.
Available color temperatures: 3000K, 4000K, and amber (590nm). CRI>70.

Driver: Constant current; maximum wattage = 40 watts; universal input voltage 120v-277v (50/60Hz); THD<20%. Power Factor >0.90. 0-10V dimming standard for a dim range of 100% down to 10%.

Heat Sink: Finned aluminum heat sink with black electrocoating securing heat sink to LED module.

Finish: Textured polyester powder coat finish. Black, bronze, gray, white, silver, and verde green available. Consult factory for custom finishes.

Gaskets: EPDM gaskets are standard.

Dimensions: 6.30" diameter standard with overall height (OAH) options of 30" and 42".
For custom height options, consult factory.

Tops: Four top styles available: beveled (-B), cone (-C), dome (-D), and flat (-F).

Mounting: Mount bollard using the provided cast mounting base, template, and (4) ½" anchor bolts.

Options: Recessed outlet box/cover (-GFI)
PIR Motion Sensor (-PIR)
Houseside Shields (-180HSS and -270HSS)

Certifications: ANSI/UL 1598, 8750
Operating temperature: -40°C to +50°C
Florida Fish & Wildlife Conservation Commission approval 2017-007
IDA Dark Sky Approved *(3000K or Amber LED)*

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content of specification sheet is subject to change.

N60 W14592 Kaul Avenue
Menomonee Falls, WI 53051
P 877 965 0005
intrigueled.com

Aug-21

Fixture Type: _____

Model Number: _____

Project Name: _____

intrigue lighting

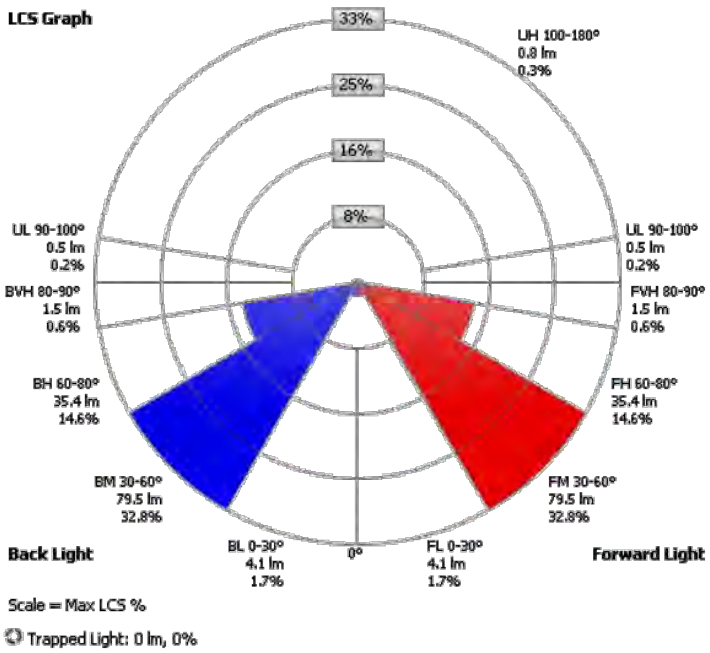
Photometric Technical Data

Photometric Performance

Input Watts	Drive Current	Color Temperature	Optics	Lumens	LPW	CRI
15.0	700mA	3000K	louvered	1,401	93	70
		4000K		1,535	102	70
20.0	1050mA	3000K	louvered	2,006	100	70
		4000K		2,197	110	70
20.0	700mA	590nm (amber)	louvered	212	11	70

LCS Table

BUG Rating	B0 - U1 - G0	
Forward Light	Lumens	Lumens %
Low(0-30):	4.1	1.7%
Medium(30-60):	79.5	32.8%
High(60-80):	35.4	14.6%
Very High(80-90):	1.5	0.6%
Back Light		
Low(0-30):	4.1	1.7%
Medium(30-60):	79.5	32.8%
High(60-80):	35.4	14.6%
Very High(80-90):	1.5	0.6%
Uplight		
Low(90-100):	0.5	0.2%
High(100-180):	0.8	0.3%
Trapped Light:	0.0	0%



content of specification sheet is subject to change.

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Menomonee Falls, WI 53051

P 877 965 0005
intrigueled.com

Aug-21

Fixture Type: _____

Model Number: _____

Project Name: _____

intrigue lighting

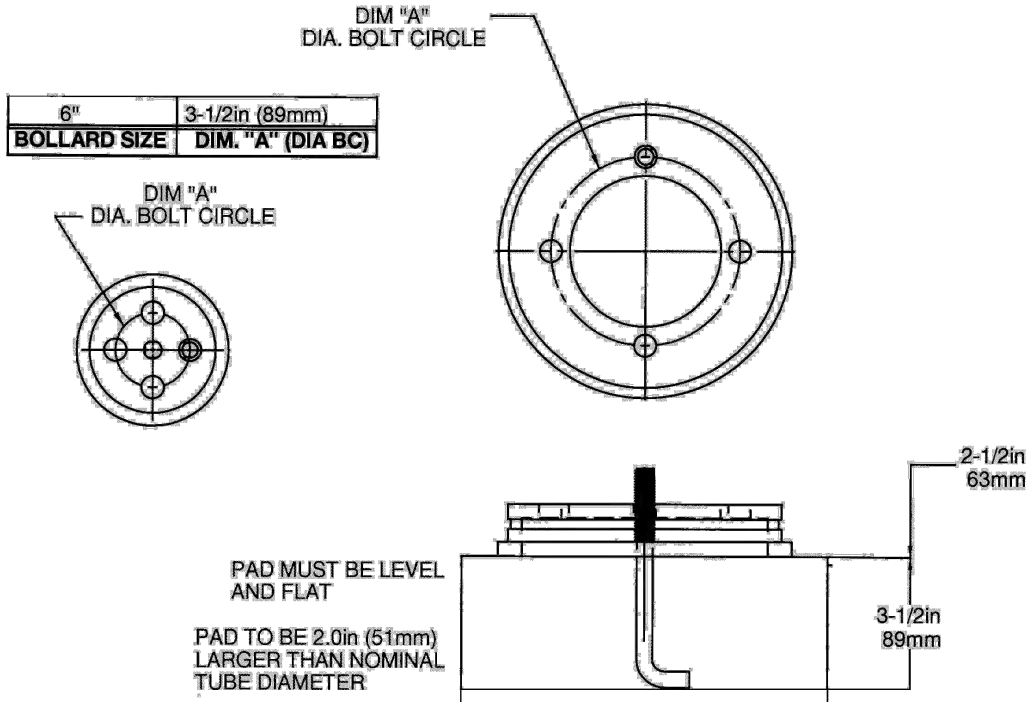
MOUNTING / INSTALLATION DETAIL

NOT TO SCALE … DIMENSIONAL REFERENCE PURPOSES ONLY

Drill pattern represents standard hold pattern in mounting plate (supplied by Intrigue Lighting).

Hole size and orientation to be determined by installing contractor.

Concrete foundation to be designed (by others) according to local soil conditions.





extruded bollard tube slides over cast aluminum mounting base and secures to base with (4) set screws tightened into machined groove



MOUNTING BASE KIT

cast aluminum mounting base (1)

anchor bolts (4) + washers(4) + nuts(4)

content of specification sheet is subject to change.

N60 W14592 Kaul Avenue P 877 965 0005

Menomonee Falls, WI 53051 *intrigueled.com*

Fixture Type: _____

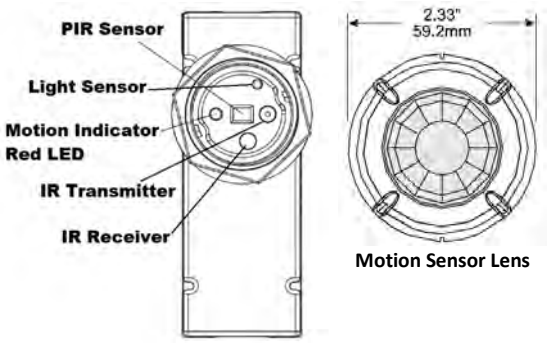
Model Number: _____

Project Name: _____

intrigue lighting

Accessory / Option Detail

Passive Infrared Motion Sensor (-PIR)



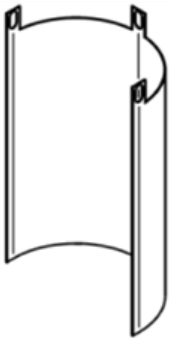
Motion Sensor Lens

PIR Motion Sensor (120v-277v only) option includes (1) passive infrared (PIR) sensor to detect motion.

Factory default setting: when motion is not detected for a 3-1/2 minute period, luminaire will automatically dim to 20% power and light. Once motion is detected, luminaire immediately ramps up to 100% power and light output until motion is not detected for another 3-1/2 minute period.

Custom programmable settings available - consult factory.

Houseside Shield (-HSS)



180-degree Houseside Shield

Asymmetric light distribution eliminates backlight in unwanted areas. Field adjustable shield constructed of sheet aluminum.

Available options: 180-degree houseside shield (-180HSS)
270-degree houseside shield (-270HSS)

Recessed Receptacle Box (-GFI)



Recessed receptacle outlet box mounted 16" on center from bottom of bollard tube. Cast aluminum outlet box internally welded and sealed with gasketed spring-loaded hinge cover. Cover shall be die cast metal construction with finish to match bollard.

Typical supplied cover will be lockable, single-gang weatherproof receptacle cover (Bell #MX1050S or similar); *rated for wet and damp locations when cover is closed*

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content of specification sheet is subject to change.

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Menomonee Falls, WI 53051
P 877 965 0005
intrigueled.com

Fixture Type: _____

Model Number: _____

Project Name: _____

intrigue lighting

SERIES	DIAMETER	MOUNTING	WATTAGE	COLOR (K)	TOP STYLE	OPTIONS	VOLTAGE	HEIGHT	FINISH
AR	6	B					UNV		

Model Number Detail

Series	□	**AR**	Allure Louvered Cutoff LED Bollard
Diameter	□	**6**	6.30" Outer Diameter
Mounting	□	**B**	Bollard Mount
Wattage	□	**15LED**	15-watt LED Module (@700mA)
	□	**21LED**	21-watt LED Module (@1050mA)
Color (K)	□	**3K**	3000K *(IDA Dark Sky Approved)*
	□	**4K**	4000K
	□	**AML**	590nm Amber *(IDA Dark Sky Approved)*
Top Style	□	**B**	Beveled Top
	□	**C**	Cone Top
	□	**D**	Dome Top
	□	**F**	Flat Top
Options	□	**GFI**	Receptacle Box with Cover for GFCI Outlet *(outlet by others)*
	□	**PIR**	Passive Infrared Motion Sensor (120v-277v only)
	□	**180HSS**	180° Houseside Shield
	□	**270HSS**	270° Houseside Shield
Voltage	□	**UNV**	Universal Voltage (120v-277v) (50/60Hz); constant current dimmable driver
Height	□	**30**	30" Overall Height
	□	**42**	42" Overall Height
	□	**CH**	Custom Height - Consult Factory
Finish	□	**BLK**	Black
	□	**BRZ**	Bronze
	□	**GRY**	Grey
	□	**SIL**	Silver
	□	**VGN**	Verde Green
	□	**WHT**	White
	□	**CC**	Custom Color - Consult Factory

Allure bollard is IDA Dark Sky Approved when utilized with either 3000K LED module or 590nm Amber LED module

BUY AMERICAN ACT COMPLIANT · MARINE GRADE ALUMINUM · DIMMABLE · ida DARK SKY APPROVED · WILDLIFE LIGHTING · INTERTEK ETL LISTED C US

content of specification sheet is subject to change.

N60 W14592 Kaul Avenue
Menomonee Falls, WI 53051

P 877 965 0005
intrigueled.com

DIMENSION IV
Madison Design Group

architecture · interior design · planning

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

LASATA SENIOR LIVING CAMPUS - NEW CBRF

677 Wauwatosa Rd,
Cedarburg, WI 53012



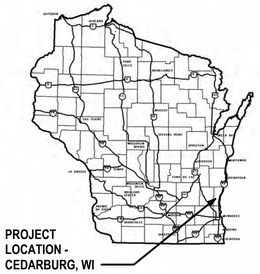
PROJECT 3D OVERVIEW

REVISION LIST		
REVISION NO.	REVISION	DATE



PROJECT LOCATION - LASATA SENIOR LIVING CAMPUS, CEDARBURG, WI

VICINITY MAP



PROJECT LOCATION - CEDARBURG, WI

STATE MAP

PROJECT/BUILDING DATA

BUILDING AREAS
TOTAL BUILDING AREA = 16,034 GSF

BUILDING HEIGHT
TOTAL BUILDING HEIGHT = 27'-5"
NUMBER OF STORIES = 1 STORY

CONSTRUCTION TYPE
TYPE 5A

SPRINKLERS
BUILDING IS FULLY SPRINKLERED NFPA13

Architecture : **Dimension IV - Madison Design Group**
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Construction Manager: **Altius Building Co.**
325 E. Chicago Street, Suite 300, Milwaukee, WI 53202
p: 262.641.8811 www.altiusbuildingco.com

Civil Engineering: **CJ Engineering**
9205 West Center Street, Suite 214, Milwaukee, WI 53222
p: 414.443.1312

MEP Engineering: **JDR Engineering**
5525 Nobel Drive, Suite 110, Madison, WI 53711
p: 608.277.1728

Structural Engineering: **MP-Squared Structural Engineering**
583 D'Onofrio Drive, Suite 201, Madison, WI 53719
p: 608.821.4770

Landscape Design : **Insite Landscape Design**
11525 W. North Avenue, Suite 1B, Wauwatosa, WI 53226
p: 414.476.1204 www.insitedesigninc.com

LIST OF DRAWINGS

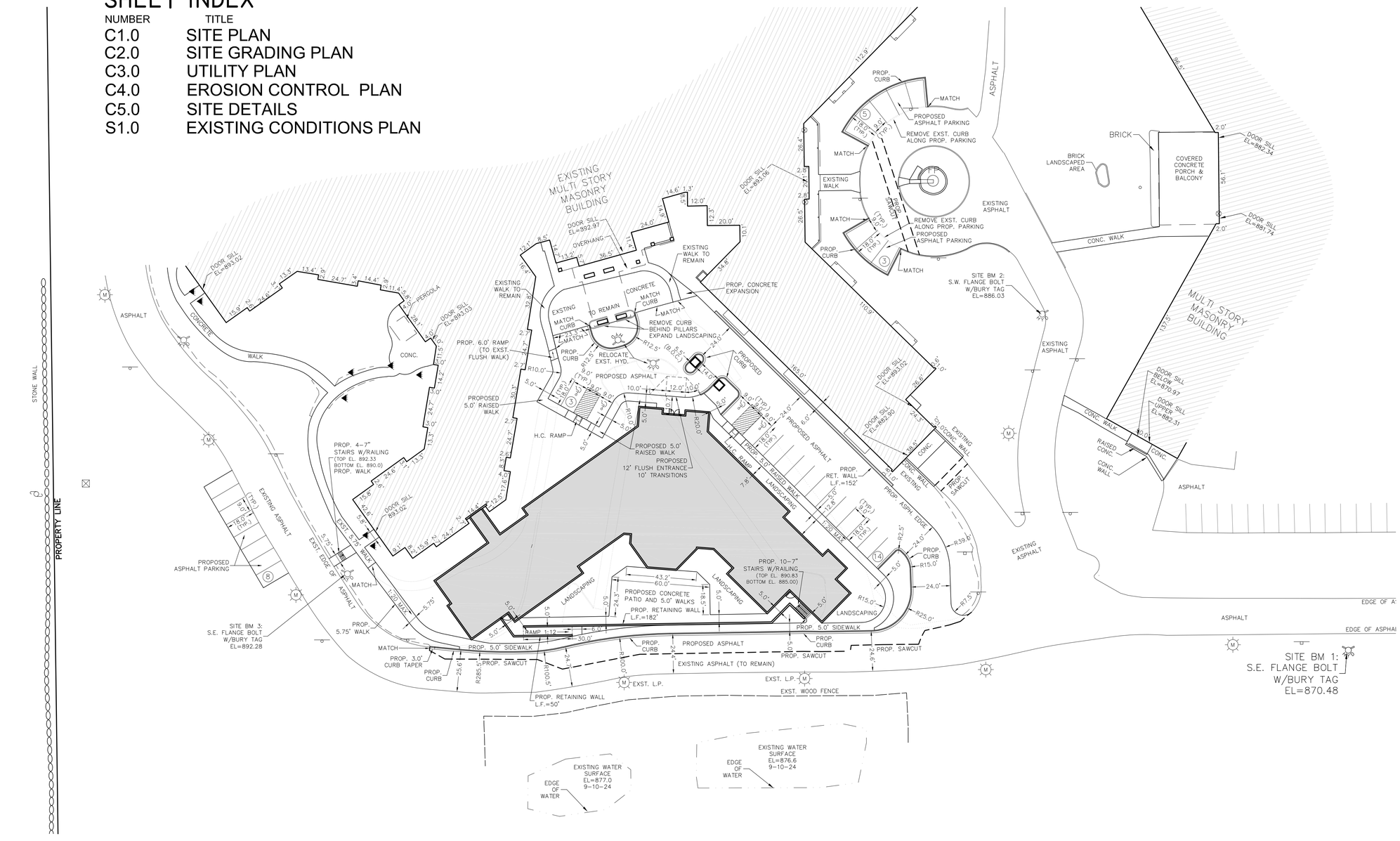
G1.0	COVER PAGE
C1.0	SITE PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE EROSION CONTROL PLAN
C5.0	SITE DETAILS
S1.0	EXISTING CONDITIONS MAP
LSP1.0	GENERAL NOTES, SITE INFORMATION, AND PLANT MATERIAL TABLES
LSP1.1	PROPOSED LANDSCAPE PLAN
LSP1.2	PLANTING DETAILS
AS1	SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A5.0	ADJACENT BUILDING PHOTOS
A5.1	MATERIAL BOARD
A6.0	3D BUILDING VIEWS
A6.1	RENDERINGS
E0.1	SITE PLAN - ELECTRICAL

PLAN COMMISSION SUBMITTAL 12/09/2024 PROJECT # 24039 **G1.0**

SHEET INDEX

NUMBER	TITLE
C1.0	SITE PLAN
C2.0	SITE GRADING PLAN
C3.0	UTILITY PLAN
C4.0	EROSION CONTROL PLAN
C5.0	SITE DETAILS
S1.0	EXISTING CONDITIONS PLAN

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civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha WI 53188
PH. (262) 513-0666
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W79N673 WAUWATOSA ROAD, CEDARBURG, WISCONSIN

NET PROPOSED SITE PARKING:

TOTAL EXISTING PARKING STALLS REMOVED = 20 (4 HANDICAP ACCESSIBLE)

PROPOSED REGULAR STALLS = 29
PROPOSED HANDICAP ACCESSIBLE STALLS = 4

TOTAL PROPOSED STALLS = 34
TOTAL NET PARKING STALLS = +13

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft

NOTES:

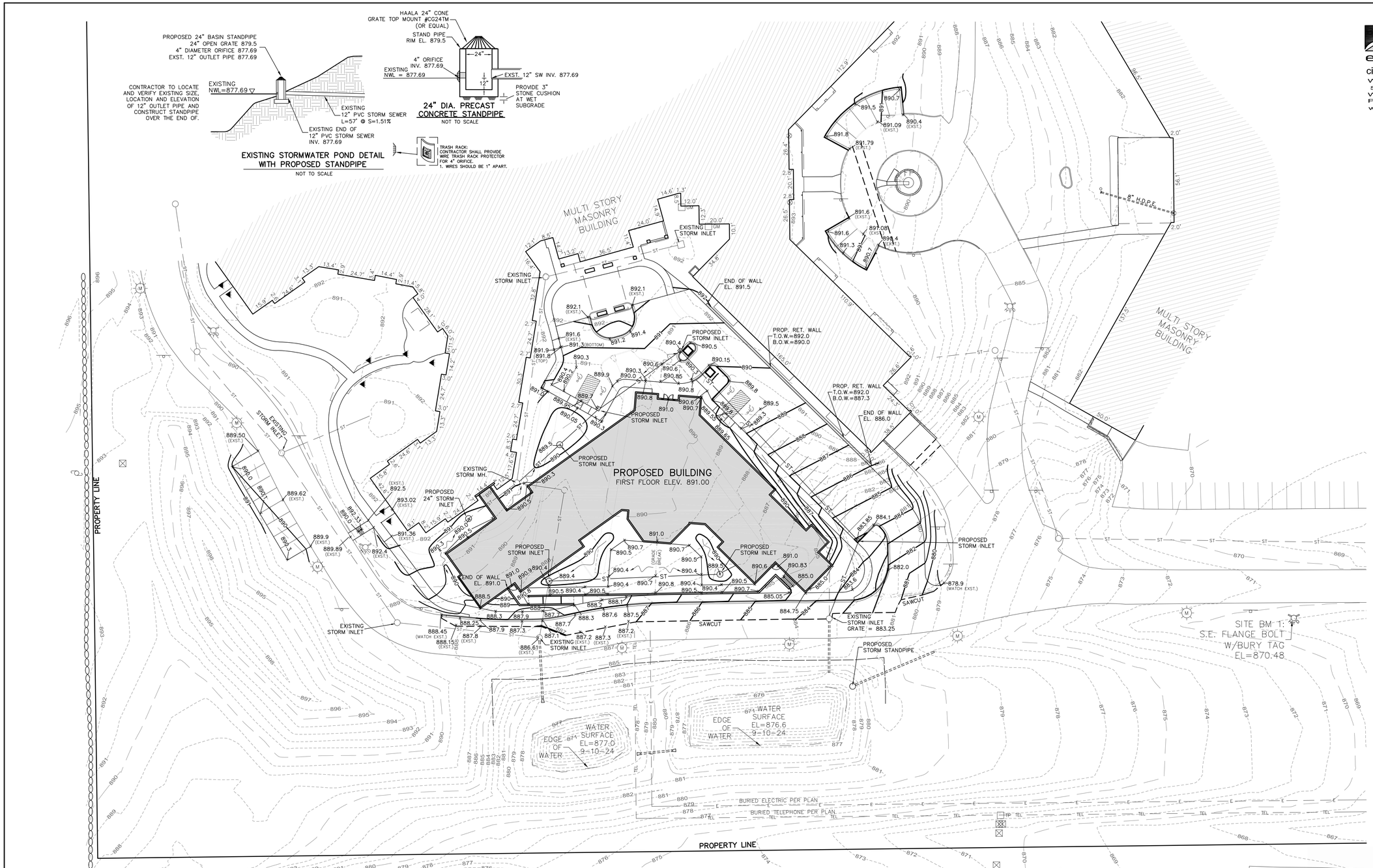
1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. DISTURBED AREA = 55,927 S.F. (1.28 ACRES)
3. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 0.40 ACRES.
4. STORM WATER MANAGEMENT MEETING ALL THE REQUIREMENTS OF THE CITY AND NR 151 WILL BE PROVIDED BY MODIFIED EXISTING STORM WATER PONDS LOCATED SOUTH OF THE PROPOSED DISTURBANCE.
5. ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
6. ALL PROPOSED SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE. ALL PROPOSED SPOT GRADES ALONG THE FACE OF A RAISED WALK ARE AT THE BOTTOM OF WALK (ASPH.) UNLESS OTHERWISE NOTED.

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Toll Free (800) 242-8511
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SITE PLAN C1.0



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CJE NO.: 2444R3
DECEMBER 9, 2024

PLAN COMMISSION SUBMITTAL

SITE GRADING PLAN C2.0

LEGEND

- PROPOSED SAW CUT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GRADE
- DRAINAGE PATTERN
- BURIED GAS MAIN
- BURIED TELE
- BURIED ELECTRIC

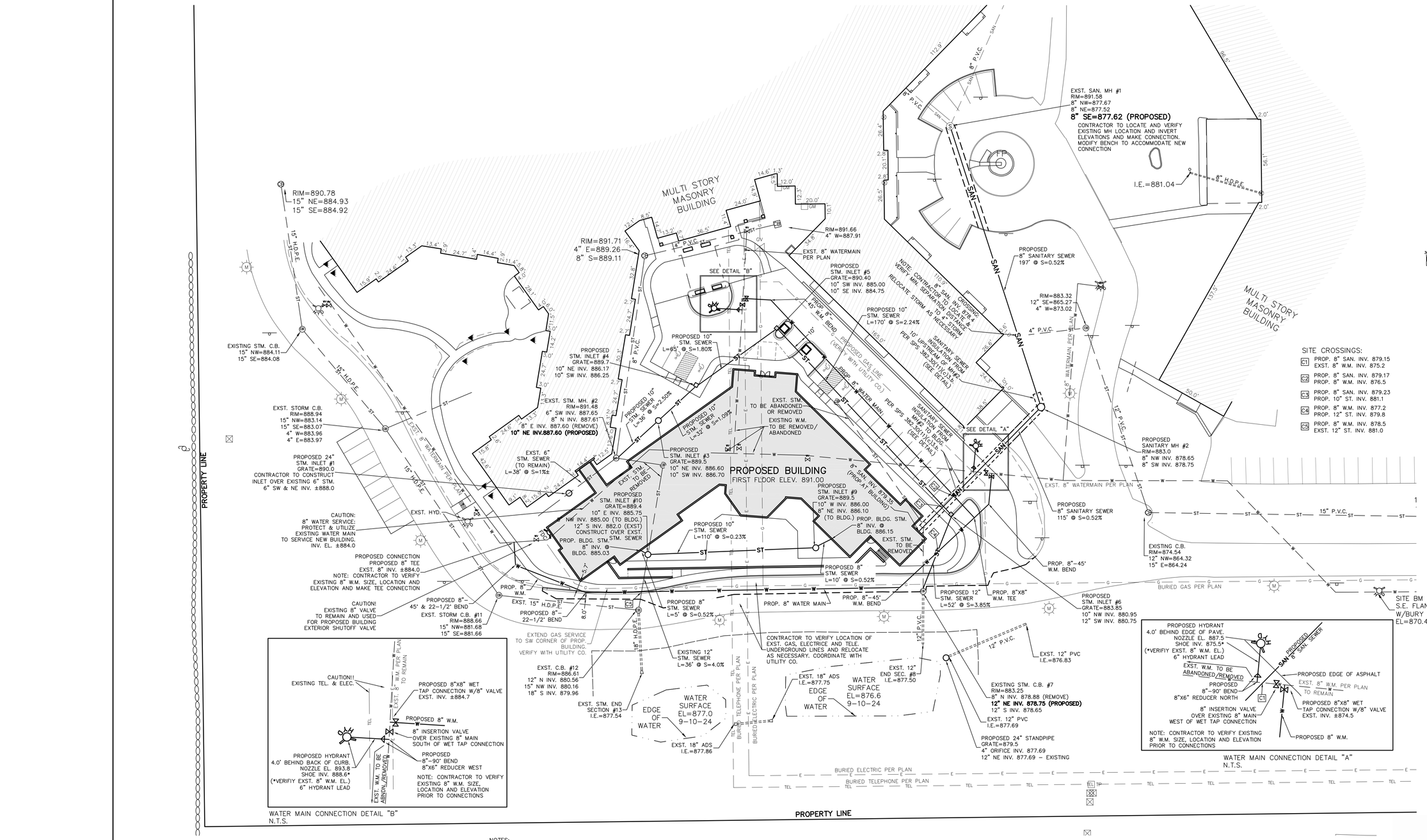
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GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

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W79N673 WAUWATOSA ROAD, CEDARBURG, WISCONSIN



WATER MAIN CONNECTION DETAIL "B"
N.T.S.

WATER MAIN CONNECTION DETAIL "A"
N.T.S.

LEGEND

- PROPOSED SAW CUT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- SAN — EXISTING SANITARY SEWER
- SAN — PROPOSED SANITARY SEWER
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- G — BURIED GAS MAIN
- OVER HEAD WIRE
- E — BURIED ELECTRIC

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NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF CEDARBURG REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
5. STORM SEWER: PVC ASTM D3034, RCP ASTM C76, OR ADS N-12 HDPE
   SANITARY SEWER: PVC ASTM D3034, SDR 35
   *WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)
   *MATERAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.

NOTES (CONTINUED):

6. ALL WATER SERVICE PIPING TO HAVE A MINIMUM OF 6 FEET OF COVER.
7. THE PROPOSED STORM SEWER ALONG THE NORTHWEST, NORTH AND NORTHEAST SIDE OF THE PROPOSED BUILDING HAS BEEN DESIGN FOR THE 100-YEAR STORM EVENT.
8. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2r).
9. PROPOSED DOWNSPOUT(S) FOR THE CANOPY SHALL CONNECT TO THE ADJACENT 10" STORM SEWER VIA WYE CONNECTION WITH 4" STORM LEAD @ S=2.08% MINIMUM.
10. WATER MAIN TO REMAIN ACTIVE TO EXISTING BUILDINGS AND HYDRANTS ON SITE. CONTRACTOR TO UTILIZE WET TAP TEE CONNECTIONS AND INSERTION VALVES TO MAINTAIN CONSTANT SITE WATER SUPPLY.

CJE NO.: 2444R3
DECEMBER 9, 2024

PLAN COMMISSION SUBMITTAL

SITE UTILITY PLAN **C3.0**

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

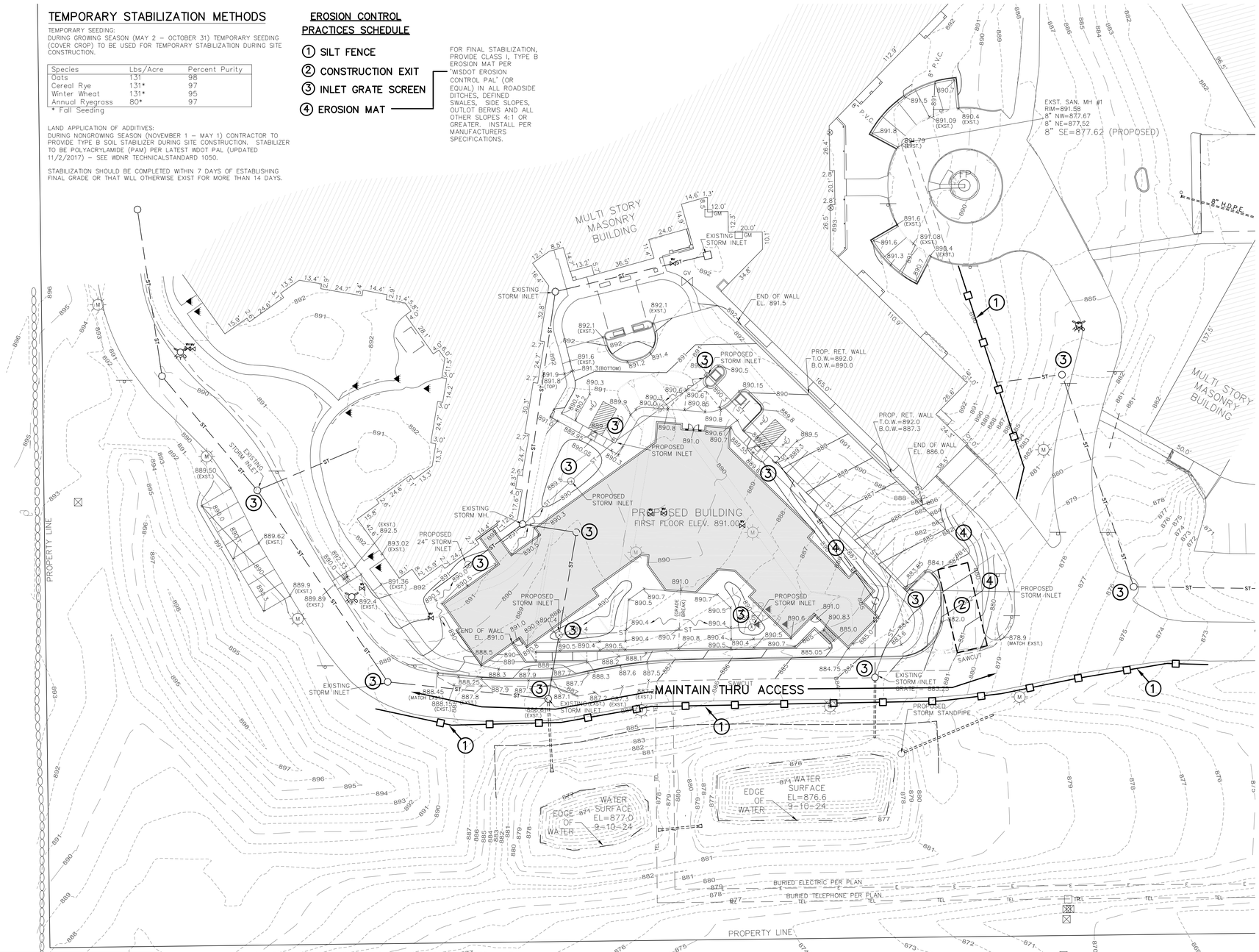
LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICALSTANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET GRATE SCREEN
4. EROSION MAT

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER WISDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL SILT FENCE ALONG SOUTH SIDE OF EXISTING DRIVE.
2. INSTALL INLET PROTECTION ON ALL EXISTING INLETS AS SHOWN.
3. SAWCUT DEMO/REMOVE ALL EXISTING PAVEMENT AND WALKS IN CONFLICT WITH THIS PROJECT.
4. INSTALL CONSTRUCTION EXIT.
5. REROUTE WATER MAIN AND EXISTING GAS AND ELECTRIC. (CONFIRM UTILITY RELOCATIONS WITH LOCAL UTILITY).
REMOVE/ABANDON EXISTING WATER MAIN UNDER PROPOSED BUILDING FOOTPRINT AS SHOWN ON UTILITY PLAN.
6. STORM SEWER: REMOVE/ABANDON EAST BRANCH OF EXISTING STORM SEWER THAT IS LOCATED UNDER EAST SIDE OF PROPOSED BUILDING FOOTPRINT. FOR WEST BRANCH OF EXISTING STORM SEWER, PLEASE TAKE NOTE THIS STORM SEWER COLLECTS STORM WATER FROM EXISTING BUILDING TO THE NORTH TO THE EXISTING POND. CONTRACTOR TO MAINTAIN EXISTING WEST STORM SEWER UNTIL NEW STORM SEWER IS CONSTRUCTED. INSTALL INLET PROTECTION ON ALL NEW INLETS.
7. ROUGH GRADE SITE
8. BEGIN BUILDING CONSTRUCTION. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO EXISTING STORM WATER FACILITIES.
9. INSTALL REMAINING PROPOSED UTILITIES. INSTALL SILT FENCE ALONG SANITARY SEWER ROUTE PRIOR TO SANITARY CONSTRUCTION.
10. INSTALL BASE COURSE OF PAVEMENT.
11. INSTALL POND STANDPIPE.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
13. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF–PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

NOTES:

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF CEDARBURG STANDARDS AND WDNR CPS TECHNICAL STANDARDS.

2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°):

3. DISTURBED AREA: 55,927 S.F. (1.28 ACRES)

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LEGEND

- PROPOSED SAW CUT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GRADE
- DRAINAGE PATTERN
- BURIED GAS MAIN
- BURIED TELE
- BURIED ELECTRIC
- SILT FENCE

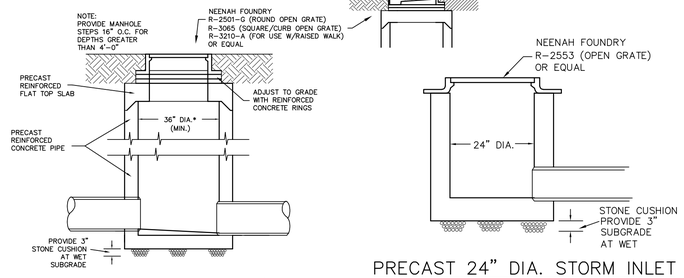
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GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

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DECEMBER 9, 2024

PLAN COMMISSION SUBMITTAL

SITE EROSION CONTROL PLAN C4.0

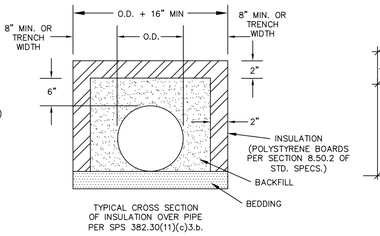


PRECAST STORM INLET/MH

NOT TO SCALE

PRECAST 24" DIA. STORM INLET

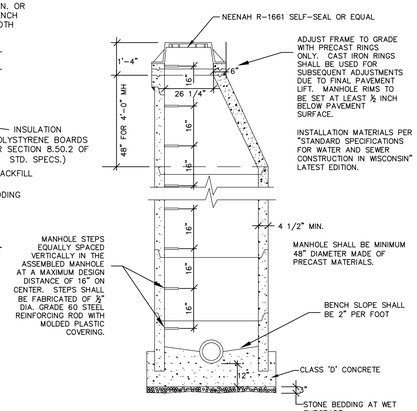
NOT TO SCALE



TYPICAL CROSS SECTION OF INSULATION OVER PIPE PER SPS 382.30(11)(c)3.b.

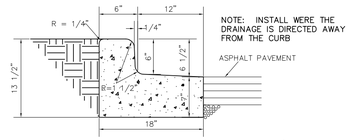
INSULATION DETAIL

NOT TO SCALE



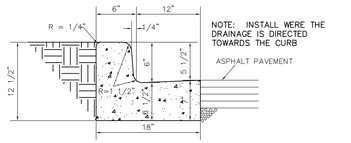
SANITARY MANHOLE

NOT TO SCALE



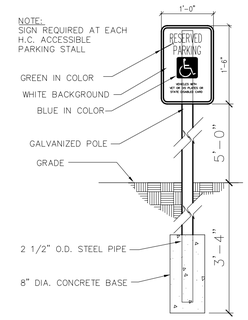
HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL

NOT TO SCALE



LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL

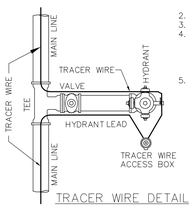
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HANDICAPPED PARKING SIGN DETAIL

NOT TO SCALE

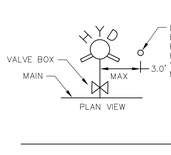
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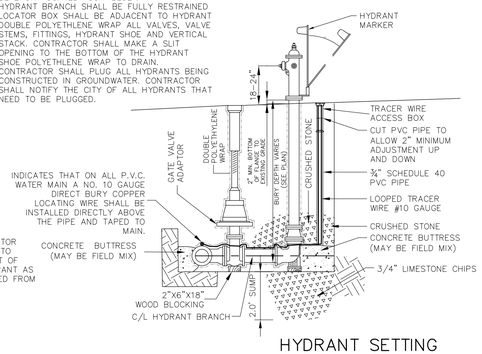


TRACER WIRE DETAIL

NOT TO SCALE

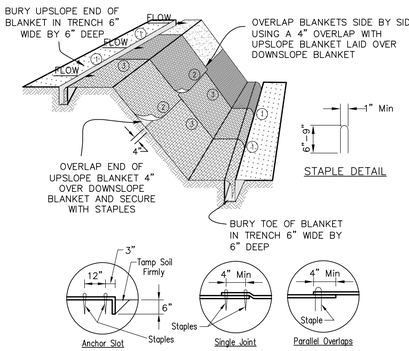
NOTE:
1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS, THE BOLTS & NUTS ARE TO BE EPOXY COATED "COR-BLUE".
2. HYDRANT BRANCH SHALL BE FULLY RESTRAINED
3. LOCATOR BOX SHALL BE ADJACENT TO HYDRANT
4. DOUBLE POLYETHLENE WRAP ALL VALVES, VALVE STEMS, FITTINGS, HYDRANT SHOE AND VERTICAL STACK. CONTRACTOR SHALL MAKE A SLIT OPENING TO THE BOTTOM OF THE HYDRANT SHOE POLYETHLENE WRAP TO DRAIN.
5. CONTRACTOR SHALL PLUG ALL HYDRANTS BEING CONSTRUCTED IN GROUNDWATER. CONTRACTOR SHALL NOTIFY THE CITY OF ALL HYDRANTS THAT NEED TO BE PLUGGED.





HYDRANT SETTING

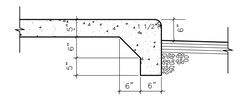
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EROSION MATTING TYPICAL INSTALLATION
PER WDNR TECHNICAL STANDARD 1053
FOR CLASS 1, TYPE B EROSION MAT
INSTALL PER MANUFACTURERS SPECIFICATIONS

4

NOT TO SCALE

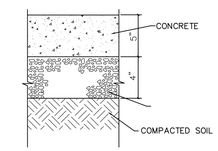


CONCRETE WALK WITH INTEGRAL CURB

NOT TO SCALE

END SECTION CURB TAPER

NOT TO SCALE

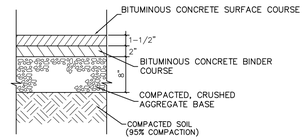


CONCRETE SIDEWALK

NOT TO SCALE

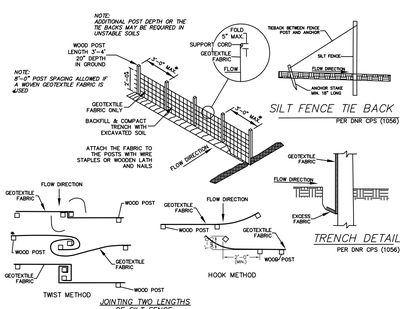
CONCRETE STEPS

NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT (PARKING AREA)

NOT TO SCALE



SILT FENCE CONSTRUCTION SPECIFICATIONS

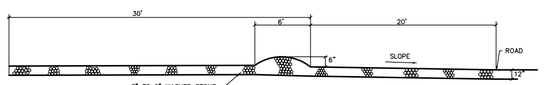
PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
2. LOCATE POSTS PER DNR CPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.
9. USE WISDOT APPROVED SILT FENCE

SILT FENCE

1 PER WDNR TECHNICAL STANDARD 1056

NOT TO SCALE

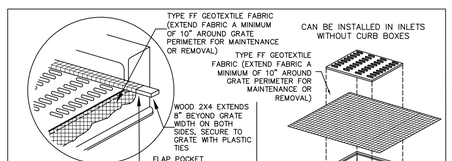


NOTE:
1. EXIT SHALL BE MINIMUM 18' WIDE

CONSTRUCTION EXIT

2 PER WDNR TECHNICAL STANDARD 1057

NOT TO SCALE

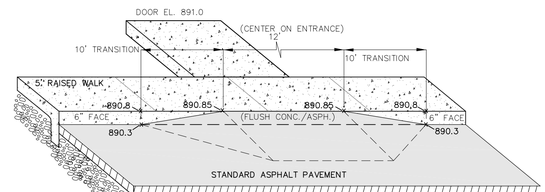


MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.
2. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB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

INLET PROTECTION TYPE D & C

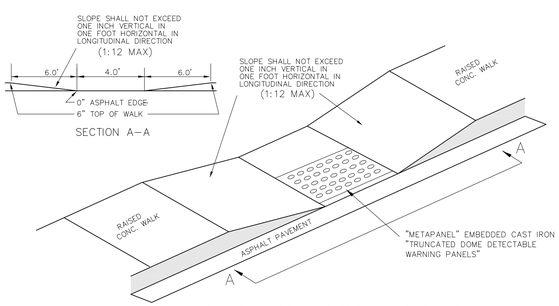
3 PER WDNR TECHNICAL STANDARD 1060

NOT TO SCALE



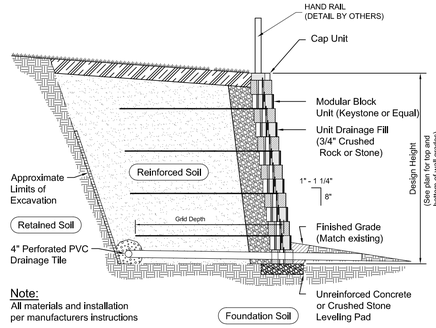
FLUSH WALK AT ENTRANCE

NOT TO SCALE



HANDICAP CURB AND SIDEWALK RAMP

NOT TO SCALE



Note:
All materials and installation per manufacturers instructions

Typical Modular Block Retaining Wall Section

NTS

LASATA - CBRF
W79N673 WAUWATOSA ROAD, CEDARBURG, WISCONSIN

CJE NO.: 2444R3
DECEMBER 9, 2024

PLAN COMMISSION SUBMITTAL

SITE DETAILS

C5.0

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha WI 53188
PH. (262) 513-0666
www.cj-engineering.com

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

NOTES

1. SUBJECT PROPERTY ZONED: I-1, INSTITUTIONAL AND PUBLIC SERVICE DISTRICT.

2. SETBACKS BASED ON CITY OF CEDARBURG ZONING CODE AND ARE AS FOLLOWS: MINIMUM STREET YARD SETBACK=25 FEET
MINIMUM SIDE YARD=6 FEET
MINIMUM REAR YARD=25'
MAXIMUM BUILDING HEIGHT=35 FEET.

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

4. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55089c0167g, WITH A DATE OF IDENTIFICATION OF July 31, 2024, IN COMMUNITY NO. 550312, city of cedarburg, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

5. ELEVATIONS REFER TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OZAUKEE COUNTY.

6. A LEGAL DESCRIPTION WAS NOT PROVIDED FOR THE MAP. TO COMPLETE THIS BOUNDARY, TITLE WORK NEEDS TO BE PROVIDED

NORTH

LEGEND

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

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

EXISTING CONDITIONS MAP

FOR

LASATA SENIOR LIVING CAMPUS

W79N673 WAUWATOSA RD.
CEDARBURG, WI

PLAN COMMISSION SUBMITTAL

DRAWN BY:	DHS	DATE:	9-13-2024
CHECKED BY:	MJB	DRAWING NO.	S1.0
CSE JOB NO.:	24-097	SHEET	1 OF 1

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	I-1 - Institutional & Public Service District
LOT AREA	XXXXX SQ. FT. (X.XX Acres)
LOT AREA DISTURBED	56,900 SQ. FT. (1.31 Acres)
PROPOSED SITE BUILDING AREA	16,046 SQ. FT.
TOTAL IMPERVIOUS	xxxxx SQ. FT. (xxx Acres)
TOTAL GREENSPACE	xxxxx SQ. FT. (xxx Acres)
SITE LANDSCAPE PERCENTAGE	xx%
TOTAL PARKING STALLS	34 STALLS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COPLAINACE WITH THE CITY OF CEDARBURG LANDSCAPE REQUIREMENTS SET FOR IN THE GUIDELINES FOR SITE AND ARCHITECTURAL PLAN APPROVALS AND SECTIONS:
13-1-29 BERM REGULATIONS
13-1-63 I-1 Institutional and Public Service District
13-1-121 Site Plan Review Requirements, Principles and Standards;
13-1-122 Architectural Review Principles, and Standards and Procedures

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF CEDARBURG. 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 CEDARBURG.

EXISTING CONDITIONS GENERAL NOTES

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

LANDSCAPE PLAN GENERAL NOTES

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

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

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

DIGGERS HOT LINE

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

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

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

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

Proposed Plant Material Table - North Parking

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcpsT		Acer pseudoplatanus 'Tunpetti'	Regal Petticoat Sycamore Maple	2 1/2"-Cal - B&B	1
3	CrcrC		Crataegus crus-galli inermis 'Cruzam'	Cruzam Thornless Cockspur Hawthorn	2"-Cal - B&B	1
2	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Cal - B&B	1, 7
6	MaM		Malus 'Marilee'	Marilee Flowering Crab	2"-Cal - B&B	1
7	Extg		Existing to Remain	Existing to Remain	Existing	2

Existing Broadleaf Deciduous Tree to be Removed

Quantity	Code Name	Symbol	Scientific Name	Common Name	Existing Size	Comments
1	Extg		Existing to be Removed	Existing to be Removed	Extg 14" Cal Demo	3
1	Extg		Existing to be Removed	Existing to be Removed	Extg 9" Cal Demo	3
1	Extg		Existing to be Removed	Existing to be Removed	Extg 17" Cal Demo	3
2	Extg		Existing to be Removed	Existing to be Removed	Extg 16" Cal Demo	3
1	Extg		Existing to be Removed	Existing to be Removed	Extg 6" Cal Demo	3

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
67	SpfrP		Spiraea fritschiana 'J.N. Select A'	Pink-a-licious Spirea	18" - Cont	5

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
50	ThocB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - Cont	5
2	ThocH		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	2' - 3' - B&B	4

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
224	He-mix		Hemerocallis mix	Equal Random Mix of Daylily	4 1/2" pot	6
			Hemerocallis x 'Swirling Water' Hemerocallis x 'Siloam Gundrop' Hemerocallis x 'Ruby Spider' Hemerocallis x 'VER00204'	Swirling Water Daylily Siloam Gundrop Daylily Ruby Spider Daylily EveryDaylily Yellow Punch Daylily		

Comments

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

Proposed Plant Material Table - CBRF

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	AcpsT		Acer pseudoplatanus 'Tunpetti'	Regal Petticoat Sycamore Maple	2 1/2" - Cal - B&B	1
3	CecaHG		Cercis canadensis 'Heart of Gold'	Heart of Gold Redbud	2"- Cal - B&B	1
2	CoSP		Cornus x Rutgan	Stellar Pink Dogwood	1"-Cal - B&B	1
3	Extg		Existing to Remain	Existing to Remain	Existing	2

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	Extg		Existing to Remain	Existing to Remain	Existing	2

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
15	DilloKO		Diervilla lonicera Kodiak Orange	Kodiak Orange Bush Honeysuckle Diervilla	18" - Cont	5
16	HypaB		Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	18" - 24" - B&B	5
8	HypaQF		Hydrangea paniculata 'Quick Fire'	Quick Fire Hardy Hydrangea	60"- Cont	8
14	PhopLD		Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	18" - Cont	5
9	RoBaCW		Rosa 'Balcham'	Champagne Wishes Elegance Rose	18" - Cont	5
10	RoHR		Rosa 'Home Run'	Home Run Rose	18" - 24"- Cont	5
11	SpbeT		Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	18" - Cont	5
9	SpfrP		Spiraea fritschiana 'J.N. Select A'	Pink-a-licious Spirea	18" - Cont	5

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	3' - 4' - B&B	4
37	JupfSG		Juniperus x pfizerlana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5

Perennial Grass

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

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
26	EcpuMT		Echinacea purpurea 'Merlot'	Merlot Coneflower	4 1/2" pot	6

Comments

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

InSite Landscape Design

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Project:

LASATA SENIOR LIVING CAMPUS - CBRF

W79 N673 N. Wauwatosa Road
Cedarburg, WI 53012

Issuance and Revisions:

Date	Number	Description
12/02/24		Client Review Submittal
12/06/24		Plan Commission Submittal

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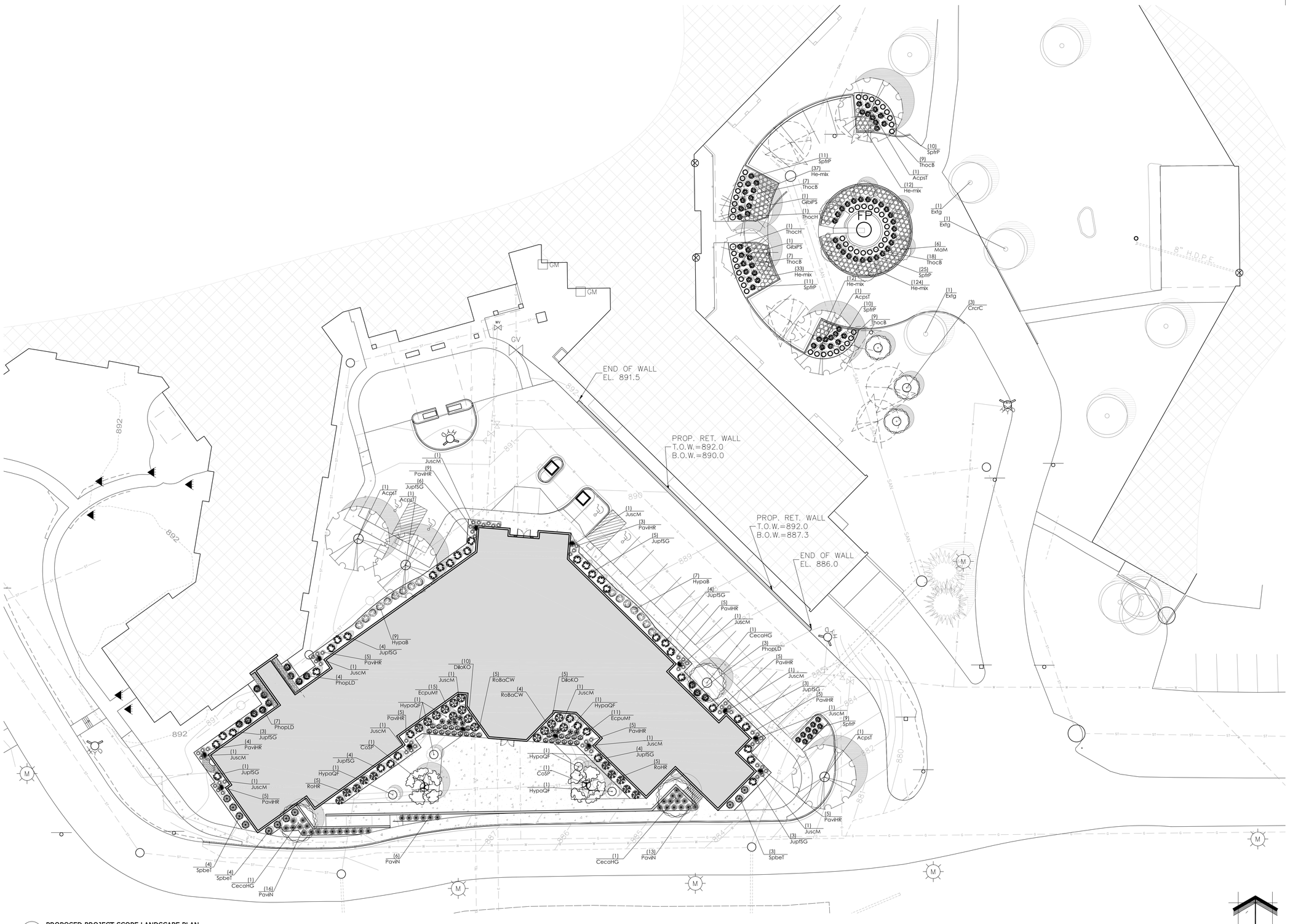
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PROPOSED LANDSCAPE PLAN
GENERAL NOTES,
SITE INFORMATION,
AND PLANT MATERIAL TABLES

PLAN COMMISSION SUBMITTAL

Date of Drawing:	12/06/24
Scale:	NONE
Drawn By:	MCD
Job Number:	L24-049
Sheet Number:	LSP1.0

L24-049 - LASATA SENIOR LIVING CAMPUS - CBRF - 12/06/2024



1 PROPOSED PROJECT SCOPE LANDSCAPE PLAN

SCALE: 1" = 20'-0"

North

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Sheet Title:

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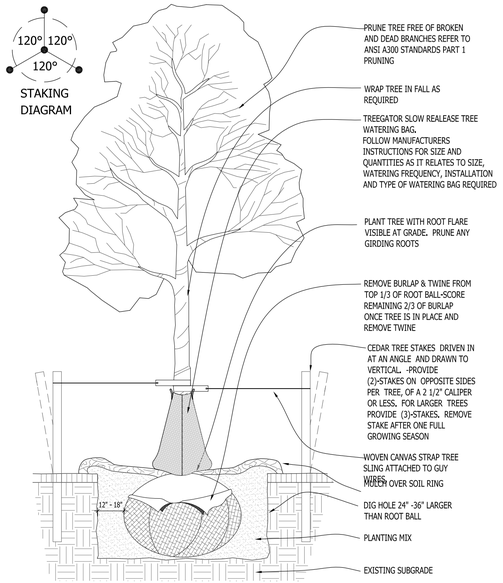
PLAN COMMISSION SUBMITTAL

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Drawn By:	MCD
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Sheet Number:	LSP1.1

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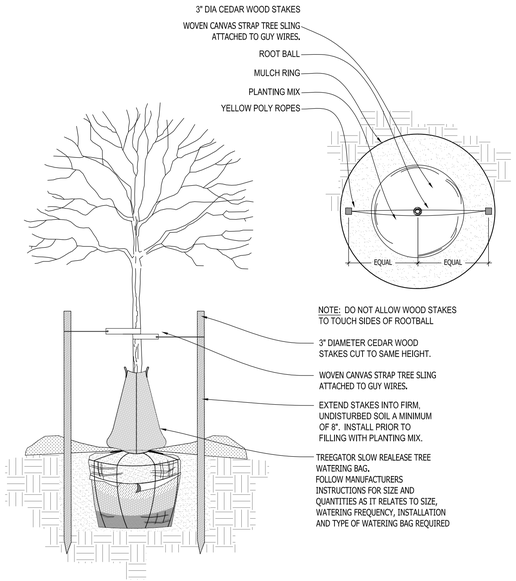
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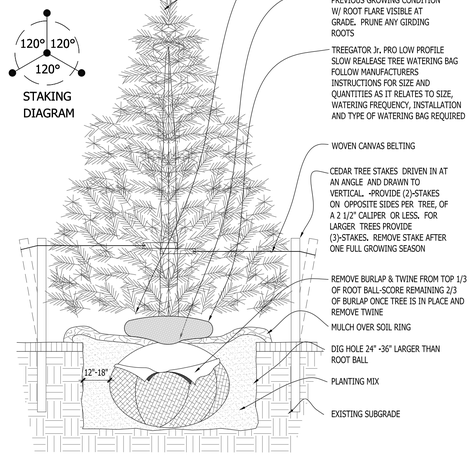
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SCALE: NONE



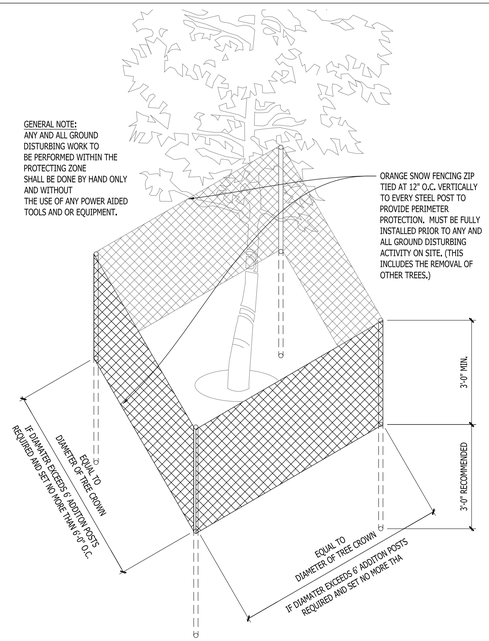
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



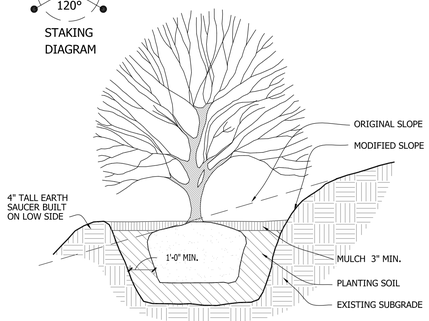
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

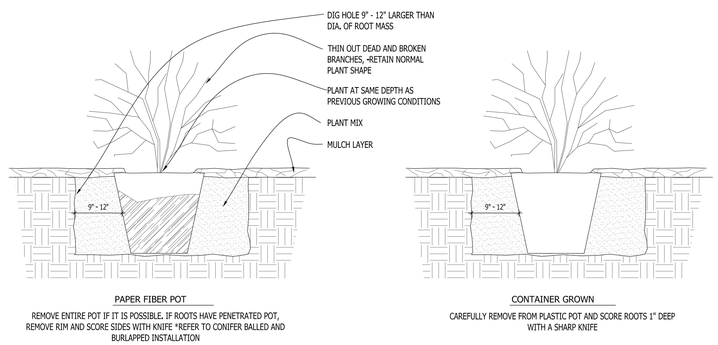
SCALE: NONE



5 SLOPE PLANTING DETAIL

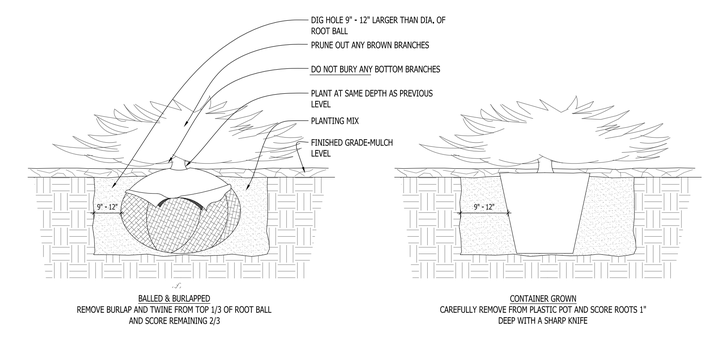
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



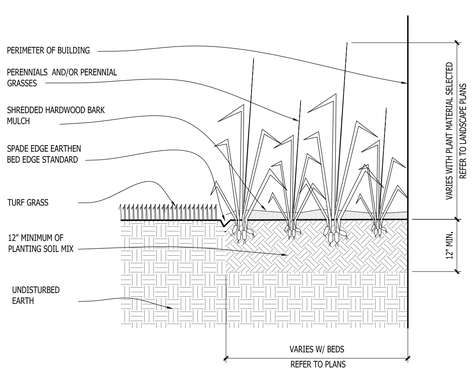
6 DECIDUOUS SHRUB PLANTING DETAIL

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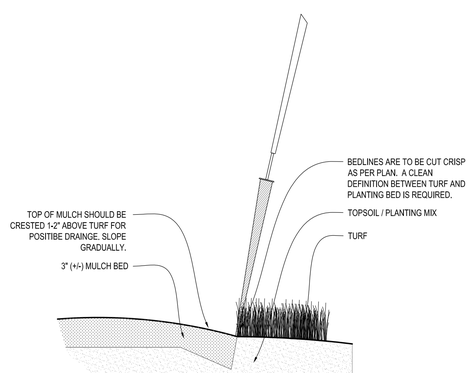
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



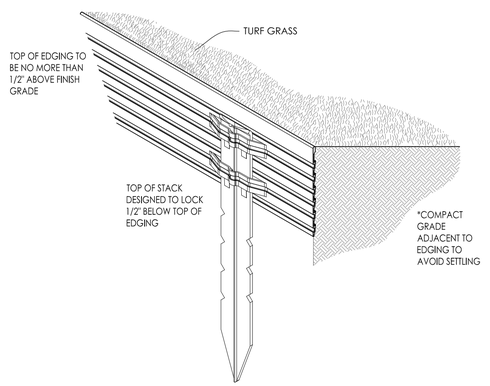
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



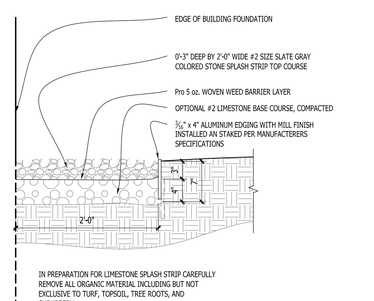
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

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



11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"

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Project:

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Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

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Date of Drawing:	12/02/24
Scale:	As Noted
Drawn By:	MCD
Job Number:	L24-049

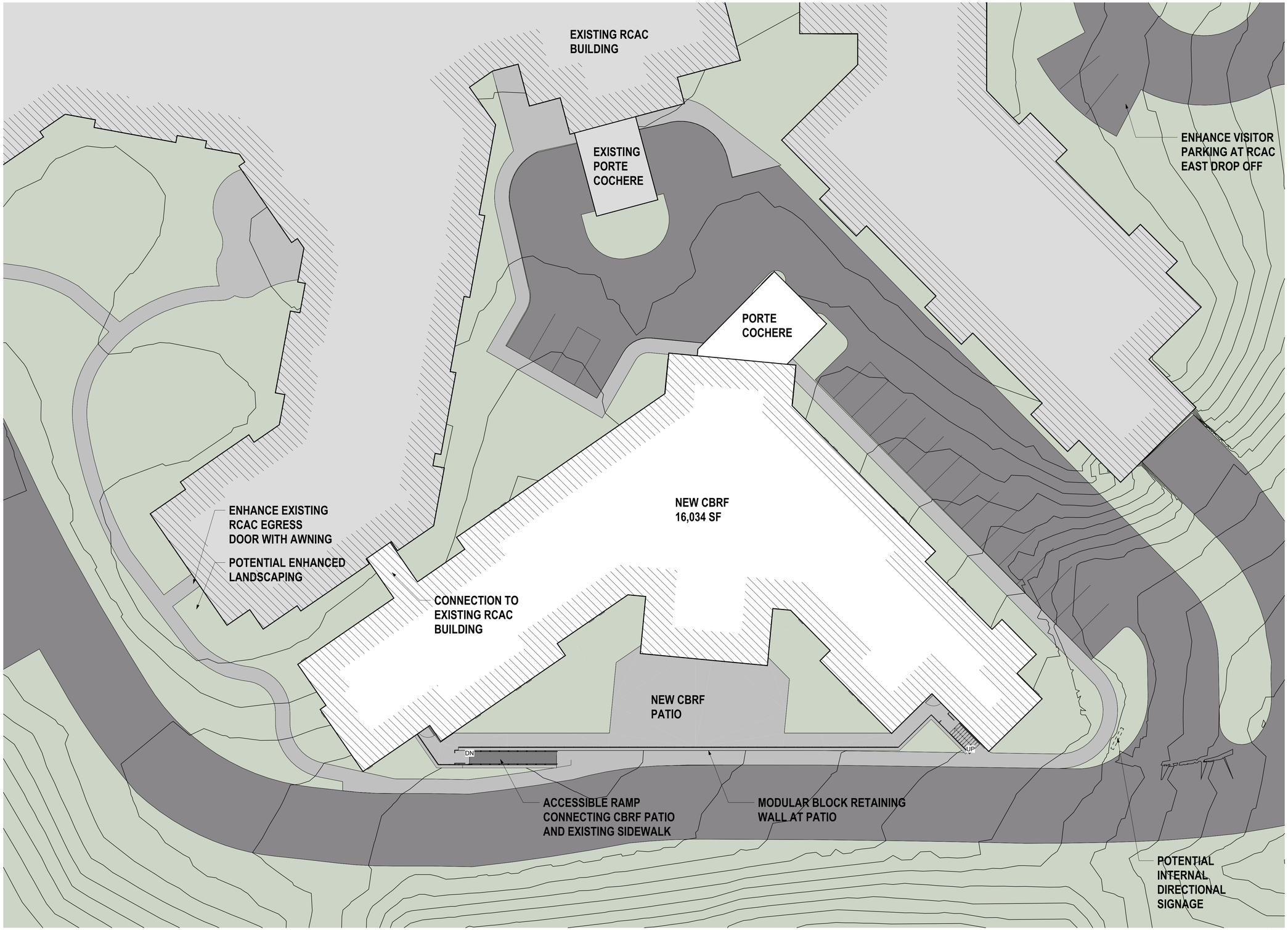
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L24-049 - LASATA SENIOR LIVING CAMPUS - CBRF - 12/02/2024



1 SITE PLAN
1/16" = 1'-0"

0' 4' 8' 16'

N

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LASATA SENIOR LIVING CAMPUS - NEW CBRF

677 Wauwatosa Rd,
Cedarburg, WI 53012

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SITE PLAN

AS1

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FIRST FLOOR PLAN

A1.1

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UNIT TO BE MODIFIED TO BECOME A 2 BEDROOM UNIT

UNIT TO BE MODIFIED TO CREATE PASSAGE TO EXISTING RCAC BUILDING AND KITCHEN WALK-IN COOLER

PORTE COCHERE

STORAGE 109 SF
VEST.
WAITING 262 SF
OFFICE 159 SF
LOBBY 295 SF
STORAGE 298 SF
OFFICE 259 SF
LIVING 892 SF
LAUNDRY 235 SF
MEDICINE 175 SF
KITCHEN 308 SF
PANTRY 296 SF
DINING 1441 SF
FAMILY 245 SF
STORAGE
TLT
TECH/SERVER 193
SPA 135 SF
BOILER ROOM 199
LIFT STORAGE
1 PERSON UNIT
2 PERSON UNIT

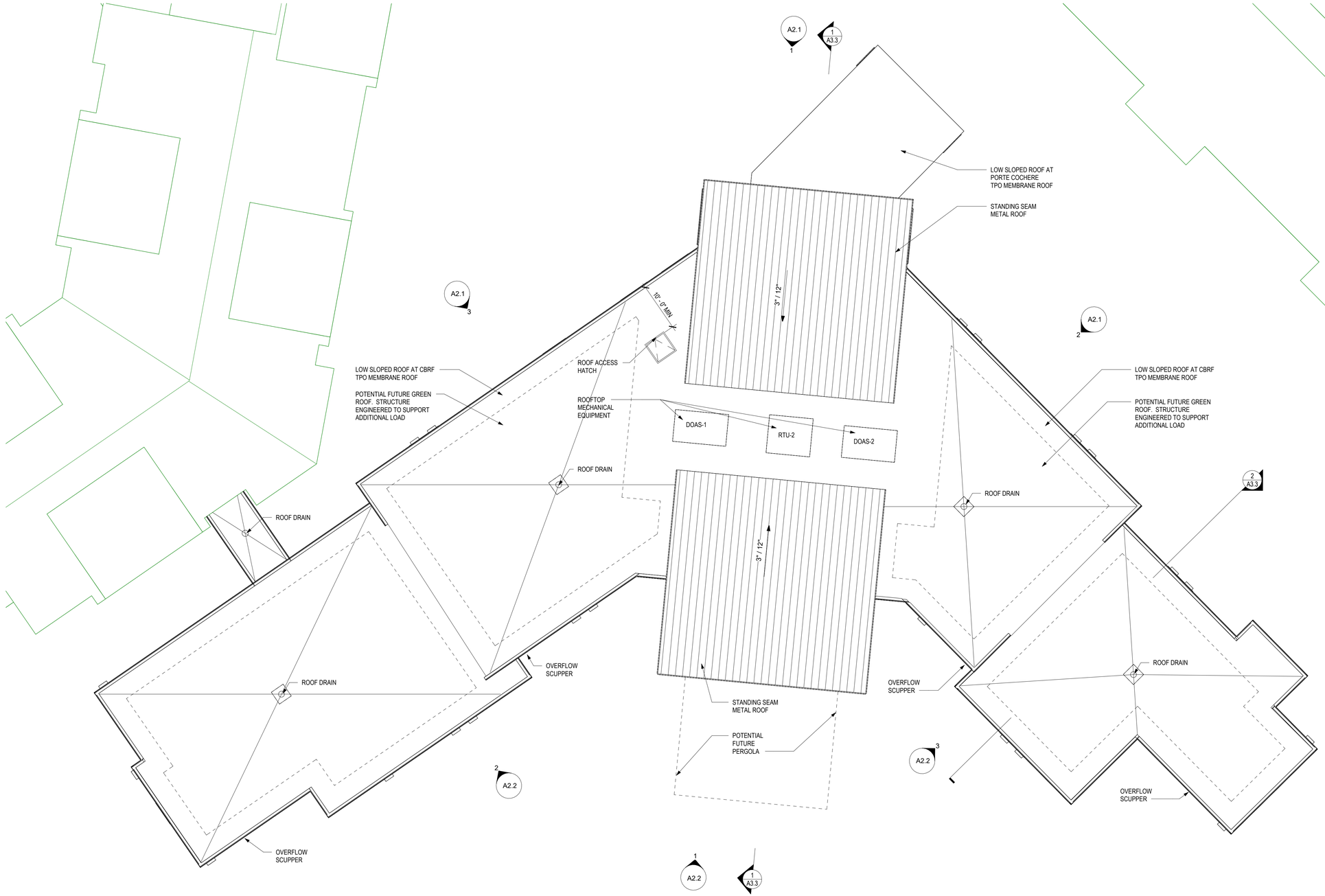
POTENTIAL FUTURE PERGOLA ABOVE

RETAINING WALL AND GUARD RAIL
MULCH PLANTING BED
RAMP AND GUARD RAIL

1 FIRST FLOOR PLAN
3/32" = 1'-0"
16,034 GSF

0' 2' 4' 8'

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12/9/2024 2:37:51 PM



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

0' 2' 4' 8'

N

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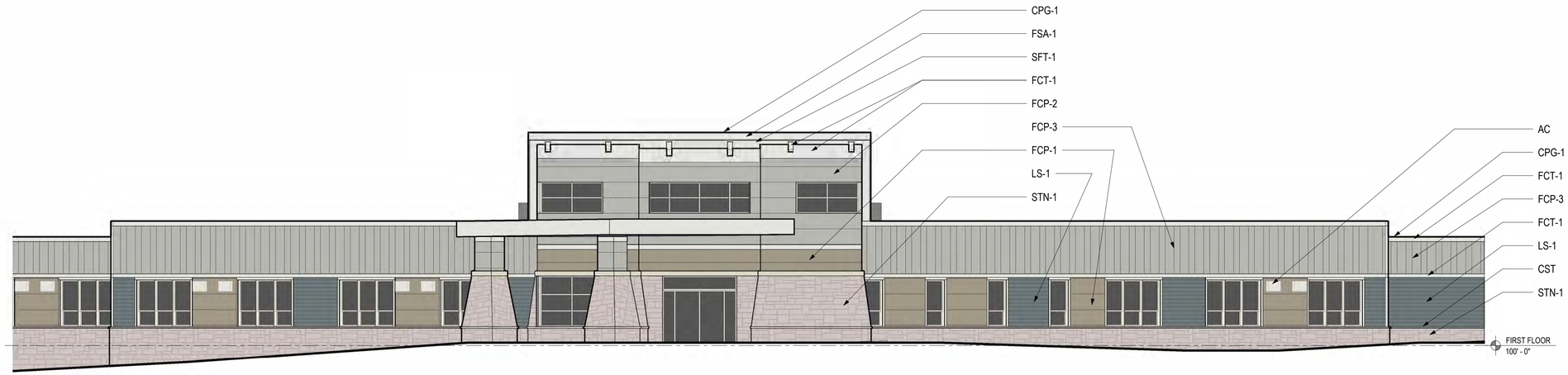
PROJECT # 24039

ROOF PLAN

A1.2

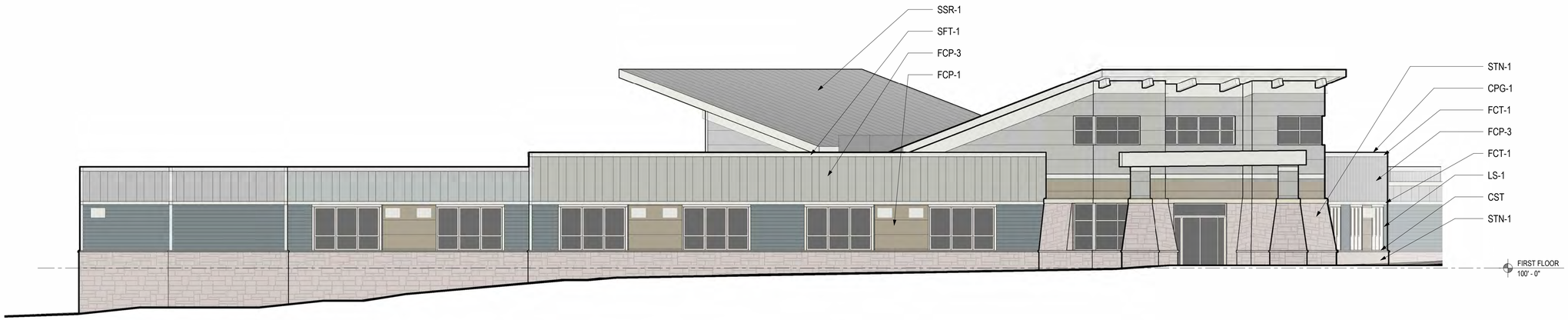
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1 **NORTH ELEVATION**
1/8" = 1'-0"

0' 2' 4' 8'



2 **NORTHEAST ELEVATION**
1/8" = 1'-0"

0' 2' 4' 8'



3 **NORTHWEST ELEVATION**
1/8" = 1'-0"

0' 2' 4' 8'

ELEVATION LEGEND & NOTES

MASONRY		FINISH / GROUT
CST	CAST STONE BAND	IMIT. LIMESTONE
STN-1	ADHERED STONE	NATURAL / GRAY
STN-2	MODULAR BLOCK RETAINING WALL	BLUESTONE
SIDING & TRIM		**COLOR**
FCT	FIBER CEMENT TRIM	ARCTIC WHITE
FCP-1	FIBER CEMENT PANEL W/ ALUM. REVEALS	MONTEREY TAUPE
FCP-2	FIBER CENENT PANEL W/ ALUM. REVEALS	LIGHT MIST
FCP-3	FIBER CENENT PANEL BOARD & BATTEN	LIGHT MIST
LS-1	FIBER CEMENT LAP SIDING	BOOTHBAY BLUE
SFT	FIBER CEMENT SOFFIT	ARCTIC WHITE
PRE-FINISHED METAL		**COLOR**
SSR-1	STANDING SEAM METAL ROOF	TUNDRA
CPG-1	COPING	ARCTIC WHITE
WINDOWS & DOORS		**COLOR**
FIBERGLASS FRAME		WHITE
STOREFRONT		CLEAR ANODIZED
OTHER		**COLOR**
AC	THROUGH WALL AIR CONDITIONING UNIT	WHITE

GENERAL NOTES

A. FIBER CEMENT COLOR SELECTION BASED ON JAMES HARDIE COLORS

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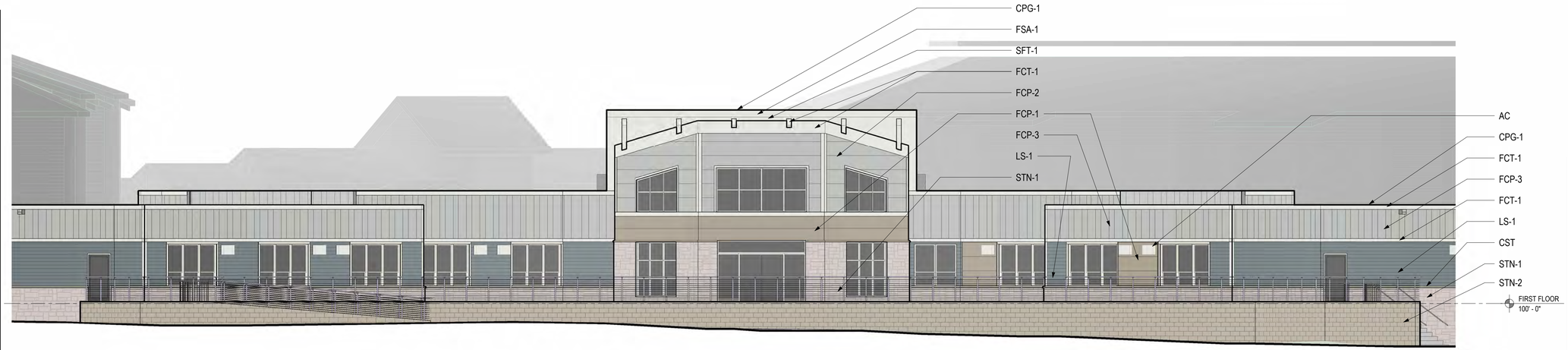
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EXTERIOR ELEVATIONS

A2.1

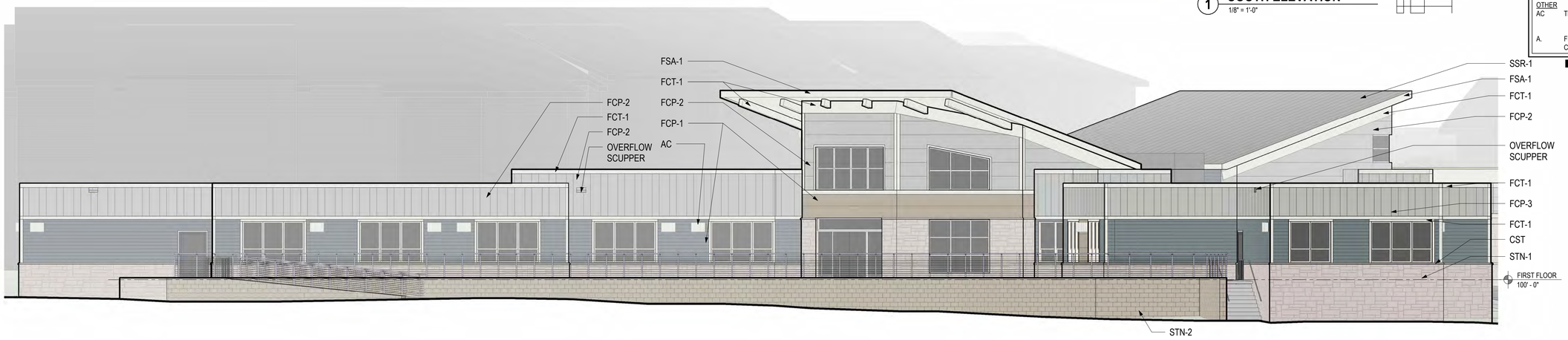
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1 **SOUTH ELEVATION**
1/8" = 1'-0"

0' 2' 4' 8'



2 **SOUTHEAST ELEVATION**
1/8" = 1'-0"

0' 2' 4' 8'



3 **SOUTHWEST ELEVATION**
1/8" = 1'-0"

0' 2' 4' 8'

ELEVATION LEGEND & NOTES

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STN-2	MODULAR BLOCK RETAINING WALL	BLUESTONE
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STOREFRONT		CLEAR ANODIZED
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AC	THROUGH WALL AIR CONDITIONING UNIT	WHITE

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Cedarburg, WI 53012

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DATE OF ISSUE: 12/09/2024

REVISIONS:

PRELIMINARY

NOT FOR CONSTRUCTION

PROJECT # 24039

EXTERIOR ELEVATIONS

A2.2

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EXISTING SOUTH RCAC ENTRY AND PORTE COCHERE



EXISTING RCAC WEST PATIO



EXISTING SOUTH RCAC ENTRY DRIVE



EXISTING RCAC BUILDING

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6515 Grand Teton Plaza, Suite 120
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p608.829.4444 f608.829.4445 dimensionivmadison.com

LASATA SENIOR LIVING CAMPUS - NEW CBRF

677 Wauwatosa Rd,
Cedarburg, WI 53012

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ADJACENT BUILDING PHOTOS

A5.0

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STN-2 - MODULAR BLOCK RETAINING WALL
BLUESTONE



STN-1 - STONE VENEER - NATURAL / BEIGE
MATCH EXISTING ADJACENT BUILDING STONE



CST - CAST STONE - IMITATION LIMESTONE
MATCH EXISTING ADJACENT BUILDING



ALUMINIUM STOREFRONT
WINDOWS AND DOORS
CLEAR ANODIZED ALUMINIUM

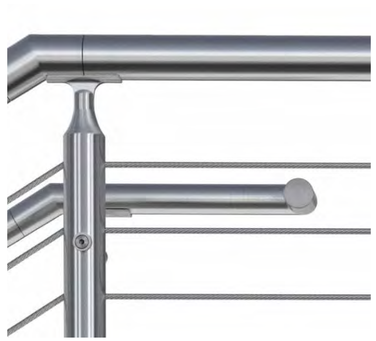
LS-1 - FIBER CEMENT SIDING
BOOTHBAY BLUE
MATCHES EXISTING ADJACENT BUILDING DARK BLUE

FCP-2 & FCP-3 - FIBER CEMENT PANEL
LIGHT MIST
MATCH EXISTING ADJACENT BUILDING LIGHT BLUE

FCP-1 - FIBER CEMENT PANEL
MONTEREY TAUPE

FCT - FIBER CEMENT TRIM
ARCTIC WHITE
MATCH EXISTING ADJACENT BUILDING WHITE

FIBER CEMENT SIDING



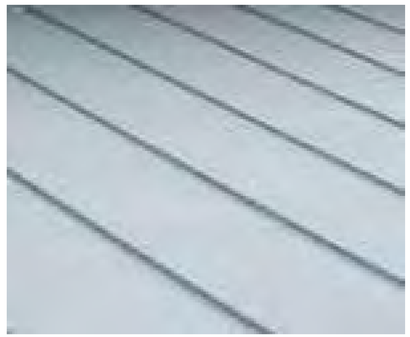
CABLE RAILINGS
BRUSHED STAINLESS



FIBERGLASS WINDOWS
WHITE



TPO-1 - THERMOPLASTIC ROOF MEMBRANE
DESERT TAN



SSR-1 - STANDING SEAM METAL ROOF
TUNDRA

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MATERIALS BOARD

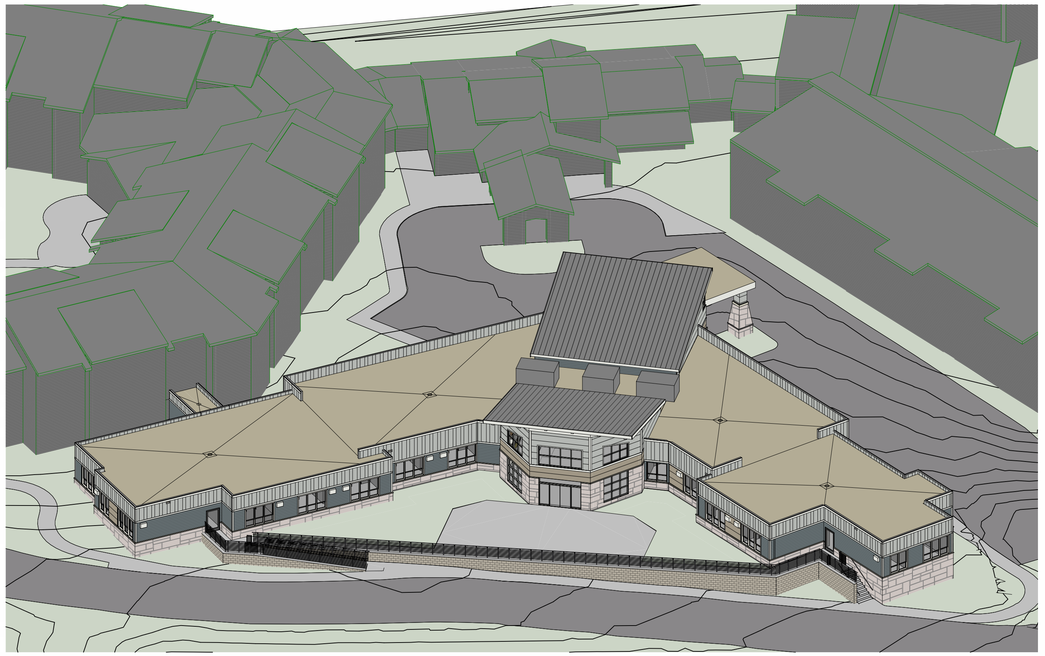
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2 FRONT PERSPECTIVE - VIEW FROM RCAC DRIVEWAY



1 BUILDING 3D VIEW - BIRDSEYE OVERVIEW



3 REAR PERSPECTIVE - VIEW FROM INTERNAL DRIVE

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3D BUILDING VIEWS

A6.0

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- VIEW FROM INTERNAL DRIVE



- VIEW FROM RCAC DRIVEWAY

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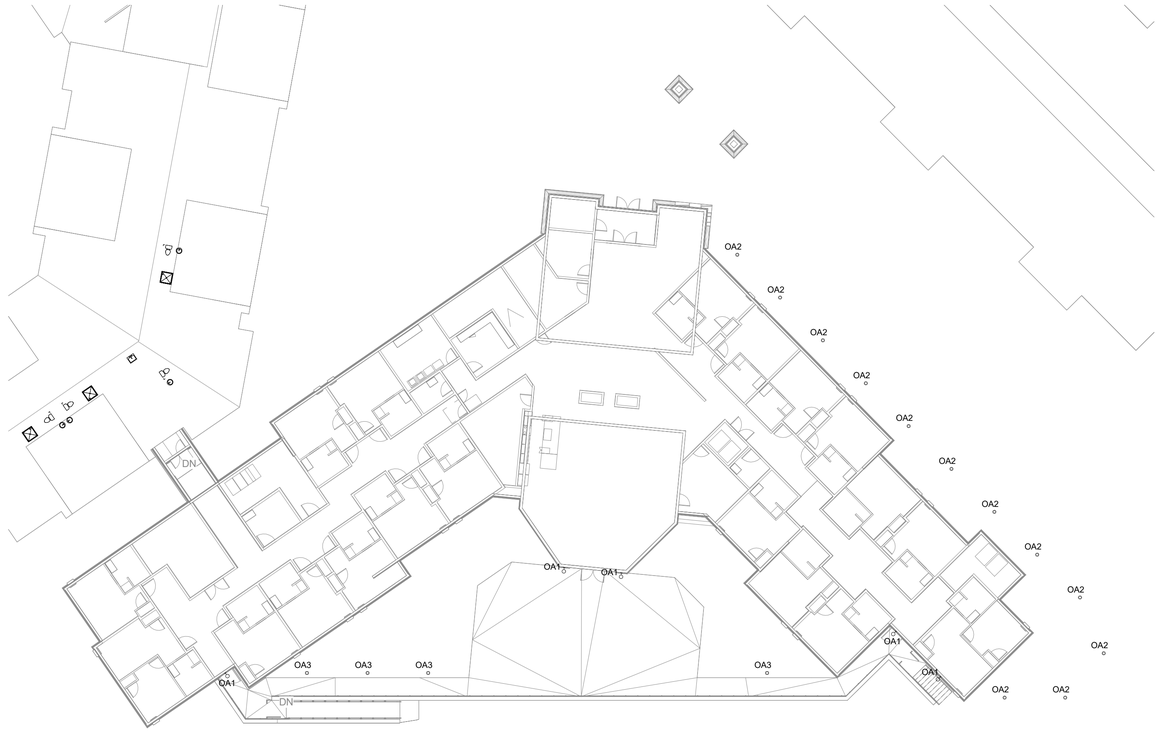
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RENDERINGS

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1 E0.1 SITE PLAN - ELECTRICAL

SCALE: 1" = 20'-0"

KEYED NOTES

(KEYED NOTES PER PROJECT)

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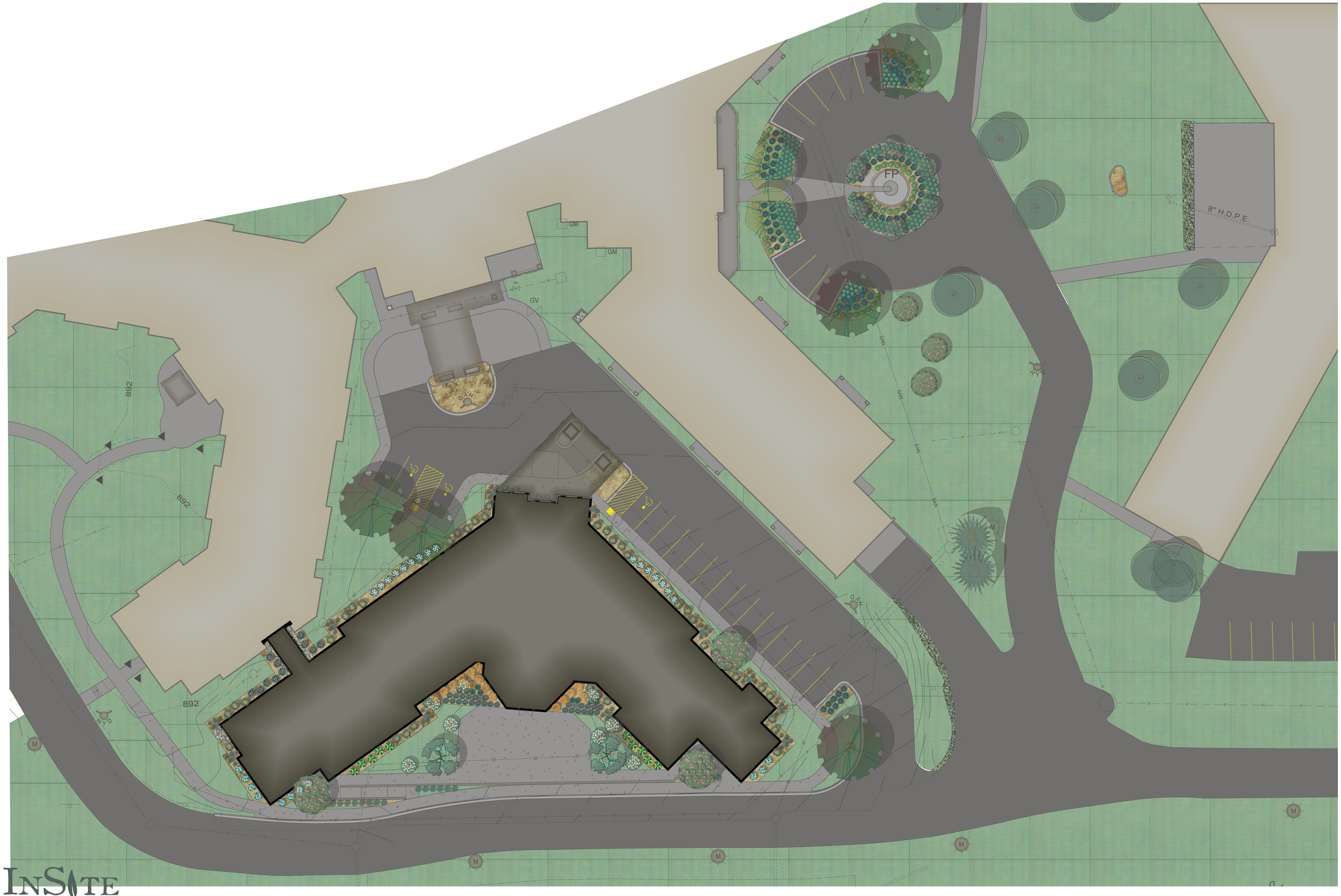
SITE PLAN - ELECTRICAL

E0.1

JDR ENGINEERING, INC.
5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
PH: 608.277.1728 FAX: 608.271.7046
JDR PROJECT NO: 24.0110

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TRUE NORTH PLAN NORTH

0 5 10 20 40

SCALE: 1" = 20'-0"

SHEET NUMBER: LSP1. 1
12/-06/2024
L24-049

InSite Landscape Design
Landscape Consulting
& Master Planning Design Sevices

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

LASATA SENIOR LIVING CAMPUS - CBRF - CEDARBURG, WI

Proposed Landscape Plan

Schematic - Not for Construction

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha WI 53188
PH. (262) 513-0666
www.cj-engineering.com

LASATA - CBRF

W79N673 WAUWATOSA ROAD, CEDARBURG, WISCONSIN

GRAPHIC SCALE
1 inch = 30 ft

PROPERTY LINE

RIM=890.78
15" NE=884.93
15" SE=884.92

EXISTING STM. C.B.
15" NW=884.11
15" SE=884.08

EXST STORM C.B.
RIM=888.84
15" NW=883.14
15" SE=883.07
6" W=883.96
4" E=883.97

PROPOSED 24" STM. INLET #1
GRATE=890.0
CONTRACTOR TO CONSTRUCT INLET OVER EXISTING 6" STM.
6" SW & NE INV. ±888.0

CAUTION!
8" WATER SERVICE.
PROTECT & UTILIZE EXISTING WATER MAIN TO SERVICE NEW BUILDING.
INV. EL. ±884.0

PROPOSED CONNECTION
PROPOSED 8" TEE
EXST. 8" INV. ±884.0
NOTE: CONTRACTOR TO VERIFY EXISTING 8" W.M. SIZE, LOCATION AND ELEVATION AND MAKE TEE CONNECTION

CAUTION!
EXISTING 8" VALVE TO REMAIN AND USED FOR PROPOSED BUILDING EXTERIOR SHUTOFF VALVE

PROPOSED 8"-45° & 22-1/2° BEND
EXST. STORM C.B. #11
RIM=888.56
15" NW=881.66
15" SE=881.66

EXST. 15" H.D.P.E.

EXST. 6" STM. SEWER (TO REMAIN)
I.=38' @ S=1%±

EXST. STM. MH. #2
RIM=891.46
6" SW INV. 887.65
8" N INV. 887.61
8" E INV. 887.60 (REMOVE)
10" NE INV.887.60 (PROPOSED)

PROPOSED 10" STM. SEWER
L=36' @ S=2.50%

PROPOSED 10" STM. SEWER
L=32' @ S=1.00%

EXST. STM. TO BE ABANDONED OR REMOVED

EXISTING W.M. TO BE REMOVED/ ABANDONED

PROPOSED STM. INLET #3
GRATE=889.5
10" NE INV. 886.60
10" SW INV. 886.70

PROPOSED BUILDING
FIRST FLOOR ELEV. 891.00

PROPOSED STM. INLET #10
GRATE=889.4
10" E INV. 885.75
NW INV. 885.00 (TO BLDG.)
12" S INV. 882.0 (EXST) CONSTRUCT OVER EXST. STM. SEWER

PROP. BLDG. STM.
8" INV. @
BLDG. 885.03

PROPOSED 10" STM. SEWER
L=110' @ S=0.23%

PROPOSED 8" STM. SEWER
L=5' @ S=0.52%

PROPOSED 8" STM. SEWER
L=10' @ S=0.52%

PROPOSED STM. INLET #9
GRATE=889.5
10" W INV. 886.00
8" NE INV. 886.10
(TO BLDG.)

PROP. BLDG. STM.
8" INV. @
BLDG. 886.15

EXST. STM. TO BE REMOVED

PROP. 8" WATER MAIN

PROP. 8"-45° W.M. BEND

Add 8" S.V.

CONTRACTOR TO VERIFY LOCATION OF EXST. GAS, ELECTRICE AND TELE. UNDERGROUND LINES AND RELOCATE AS NECESSARY COORDINATE WITH UTILITY CO.

EXST. 12" STM. SEWER
I.=36' @ S=4.0%

EXST. C.B. #12
RIM=886.61
12" NW INV. 880.56
15" NW INV. 880.16
18" S INV. 879.96

EXST. STM. END SECTION #13
I.E.=877.54

EDGE OF WATER

WATER SURFACE EL.=877.0
9-10-24

EXST. 18" ADS
I.E.=877.86

EXST. 18" ADS
I.E.=877.75

EDGE OF WATER

WATER SURFACE EL.=876.6
9-10-24

EXST. 12" END SEC. #8
I.E.=877.50

EXST. 12" PVC
I.E.=876.83

EXISTING STM. C.B. #7
RIM=883.25
4" N INV. 878.88 (REMOVE)
12" NE INV. 878.75 (PROPOSED)
12" S INV. 878.65

EXST. 12" PVC
I.E.=877.69

PROPOSED 24" STANDPIPE
GRATE=879.5
4" ORIFICE INV. 877.69
12" NE INV. 877.69 - EXISTING

PROPOSED 8" STM. SEWER
L=52' @ S=3.85%

PROP. 8"X8" W.M. TEE

Add 8" S.V. for this line

PROPOSED STM. INLET #6
GRATE=883.85
10" NW INV. 880.95
12" SW INV. 880.75

PROPOSED 8" SANITARY SEWER
197' @ S=0.52%

EXST. SAN. MH. #1
RIM=891.58
8" NW=877.67
8" NE=877.52
8" SE=877.62 (PROPOSED)
CONTRACTOR TO LOCATE AND VERIFY EXISTING MH LOCATION AND INVERT ELEVATIONS AND MAKE CONNECTION. MODIFY BENCH TO ACCOMMODATE NEW CONNECTION

I.E.=881.04

8" SDR35

SAN

RIM=883.32
12" SE=865.27
4" W=873.02

4" P.V.C.

12" P.V.C.

MULTI STORY MASONRY BUILDING

MULTI STORY MASONRY BUILDING

PROPOSED SANITARY MH #2
RIM=883.0
8" NW INV. 878.65
8" SW INV. 878.75

PROPOSED 8" SANITARY SEWER
115' @ S=0.52%

15" P.V.C.

EXISTING C.B.
RIM=874.54
12" NW=864.32
15" E=864.24

SITE BM 1:
S.E. FLANGE BOLT W/BURY TAG
EL=870.48

SITE CROSSINGS:
[1] PROP. 8" SAN. INV. 879.15
EXST. 8" W.M. INV. 875.2
[2] PROP. 8" SAN. INV. 879.17
PROP. 8" W.M. INV. 876.5
[3] PROP. 8" SAN. INV. 879.23
PROP. 10" ST. INV. 881.1
[4] PROP. 8" W.M. INV. 877.2
PROP. 12" ST. INV. 879.8
[5] PROP. 8" W.M. INV. 878.5
EXST. 12" ST. INV. 881.0

Add 8" G.V. for this line

Add existing 8" main going south

NO

8" This valve is for 8" line going south

CAUTION!
EXISTING "EL." & ELEC.

PROPOSED 8"X8" WET TAP CONNECTION W/8" VALVE
EXST. INV. ±884.7

PROPOSED 8" W.M.

8" INSERTION VALVE OVER EXISTING 8" MAIN SOUTH OF WET TAP CONNECTION

PROPOSED 8"-90° BEND
8"X6" REDUCER WEST

NOTE: CONTRACTOR TO VERIFY EXISTING 8" W.M. SIZE, LOCATION AND ELEVATION PRIOR TO CONNECTIONS

PROPOSED HYDRANT
4.0' BEHIND BACK OF CURB
NOZZLE EL. 883.8
SHOE INV. 886.6±
(*VERIFY EXST. 8" W.M. EL.)
6" HYDRANT LEAD

EXST. W.M. TO BE ABANDONED/REMOVED

WATER MAIN CONNECTION DETAIL "B"
N.T.S.

PROPOSED HYDRANT
4.0' BEHIND EDGE OF PAVE.
NOZZLE EL. 887.5
SHOE INV. 875.5±
(*VERIFY EXST. 8" W.M. EL.)
6" HYDRANT LEAD

EXST. W.M. TO BE ABANDONED/REMOVED

PROPOSED 8"-90° BEND
8"X6" REDUCER NORTH

8" INSERTION VALVE OVER EXISTING 8" MAIN WEST OF WET TAP CONNECTION

NOTE: CONTRACTOR TO VERIFY EXISTING 8" W.M. SIZE, LOCATION AND ELEVATION PRIOR TO CONNECTIONS

PROPOSED EDGE OF ASPHALT

PROPOSED 8"X8" WET TAP CONNECTION W/8" VALVE
EXST. INV. ±874.5

PROPOSED 6" W.M.

WATER MAIN CONNECTION DETAIL "A"
N.T.S.

Add existing 8" main going south

LEGEND
- PROPOSED SAN. CUT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- BURIED GAS MAIN
- OVER HEAD WIRE
- BURIED ELECTRIC

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF CEDARBURG REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
5. STORM SEWER: PVC ASTM D3034, RCP ASTM C76, DR ADS N-12 HDPE
SANITARY SEWER: PVC ASTM D3034, SDR 35
*WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)

*MATERIAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.

NOTES (CONTINUED):

6. ALL WATER SERVICE PIPING TO HAVE A MINIMUM OF 6 FEET OF COVER.
7. THE PROPOSED STORM SEWER ALONG THE NORTHWEST, NORTH AND NORTH-EAST SIDE OF THE PROPOSED BUILDING HAS BEEN DESIGN FOR THE 100-YEAR STORM EVENT.
8. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2).
9. PROPOSED DOWNSPOUT(S) FOR THE CANOPY SHALL CONNECT TO THE ADJACENT 10" STORM SEWER VIA WYE CONNECTION WITH 4" STORM LEAD @ S=2.08% MINIMUM.
10. WATER MAIN TO REMAIN ACTIVE TO EXISTING BUILDINGS AND HYDRANTS ON SITE. CONTRACTOR TO UTILIZE WET TAP TEE CONNECTIONS AND INSERTION VALVES TO MAINTAIN CONSTANT SITE WATER SUPPLY.

CJE NO.: 2444R3
DECEMBER 9, 2024

PLAN COMMISSION SUBMITTAL

SITE UTILITY PLAN **C3.0**

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: December 2, 2024
Date UPDATED: January 6, 2025

General Information:

Agenda Item: 7.A.

Applicant/Property Owner:	Jason Ahrens of Distinctive Design, as agent for the property owner Ormsby Acquisitions, LLC
Request:	Review, discussion and possible approval to add a food truck ~~and outdoor walk-in freezer~~ at this site.
Current Zoning:	B-3 Central Business District with (HPD) Historic Preservation District Overlay
Current Master Plan Classification:	Commercial
Surrounding Zoning/Land Use:	North: B-3 w/ HPD South: B-3 w/ HPD East: Washington Avenue West: Rs-6 Single-Family/Two Family Residential
Lot Size:	.18 acres (7,840 sq. ft.)
Location:	W63 N674 Washington Avenue

Discussion:
The applicant requests approval to:

1) Permanently place a ~150 sq. ft. ~~food truck~~ **accessory kitchen structure** on the site in the north side aisle-way, north of the principal building and east of the dumpster

corral. This trailer will stand ~8-feet tall (~10 feet to the top of the roof mounted exhaust fan/ air conditioner unit).

- Planner Remarks:
  - An example rendering/picture is offered of a similar food truck. The applicant states that their version of this food truck would be painted aluminum and include wood accents.
  - The food truck ~~appears to~~ **does** meet the definition of "Structure" as setforth in Section 15-1-17 of the City Code. ~~Thereu~~**Under this same Section** is a more specific reference to an "Intrusion Building", where it guides the reader to consider the Specific Guidelines for New Construction and Additions.
  - Refer to Section 15-1-14(c)(1)a. & b. of the City Code regarding the general guidelines for restoration, rehabilitation, and new construction.
  - Title 7/Chapter 18 - Regulation of Mobile Vendors and Mobile Food Establishments may apply to the applicant, including the provision set forth at Section 7-18-6(a) stating that "The plan commission may grant a temporary use permit to a mobile food establishment for operation in the Historic District Preservation Overlay District for any activity or event that it deems appropriate. The plan commission shall specify the location, hours of operation, and any other restrictions it deems appropriate for the specific activity or event". This section of the Code defines "Mobile food establishment" as a restaurant or retail food establishment where ready-to-eat food is cooked, wrapped, packaged, processed, served or sold from a vehicle, car, truck, trailer, cart, or similar portable device which may or should be capable of periodically changing locations.

UPDATE:

The City staff, Engineer, Public Works, Fire, Building Inspector, Planner, and Administrator met with the applicant and owner as a group to go over the specific limitations of placing an accessory kitchen in the proposed location north of the principal building.

The conclusion reached is that this is not a mobile food establishment by its design (i.e., must be placed on a trailer to be moved to a different location), that if it were a mobile food establishment, it could only be allowed as a temporary use under the Code (i.e., for a one-time two-week period or 14 cumulative days), and that, if it were a mobile food establishment, it would not meet the fire codes as to its proposed placement in proximity to existing buildings. If this accessory kitchen were proposed to be built as a permanent accessory structure, a Code amendment would be required to allow accessory structures to be placed in the side yard.

Ozaukee County GIS - Aerial Map View of Blind Horse site



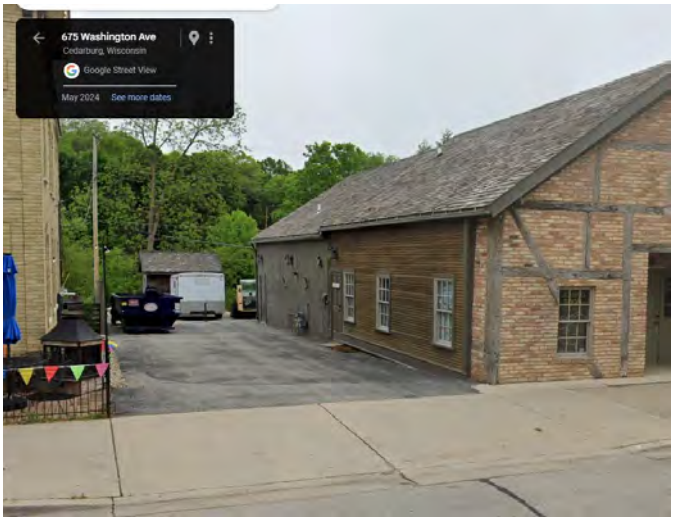
Google Map Street Views





Google Map Street Views





On November 14, 2024, the Landmarks Commission considered these accessory uses/structures and recommended approval subject to the following conditions:

Walk-in Freezer

- Commissioner Krimmel made a motion to approve the walk-in refrigerator/freezer unit as proposed with the addition of [dark aluminum or wood trim] around the top of the three walls to diminish the view of the white membrane roof. Commissioner Yip seconded the motion. Motion carried without a negative vote. [Note – condenser unit will be placed inside of the fenced enclosure around the patio bar].

Food Truck/Trailer

- Commissioner Forbes made a motion to approve the trailer, with the stipulation that the stone wall on the west side of the property be raised to 7', and the trailer be moved north so it is along the lot line. If the Plan Commission denies moving the trailer to the lot line, Landmarks Commission members would like a fence erected between the stone walls. The fence would be of the architect's choosing and subject to staff review. Commissioner Yip seconded the motion. Motion carried without a negative vote.

Recommendation:

~~If the Plan Commission is inclined toward a recommendation for approval in this matter, the Planner would recommend the following conditions be considered for attachment thereto:~~

At this time, the Planner recommends the accessory kitchen structure be denied as presented.

~~The walk-in freezer shall be as presented on the plans. The roofing may be white membrane. A dark aluminum or wood trim shall be run around the roofline to conceal any side view of the white membrane.~~

~~1) The condenser unity associated with the freezer shall be placed on the ground inside of the fenced area around the patio bar.~~

~~2) *Final* colors, materials, and rendering of the proposed food truck/trailer must be submitted back to Staff/Planner for final consideration prior to final~~

action/recommendation to the Plan Commission. These plans must be consistent with the example images presented to date.

3) The stone wall on the west side of the property must be raised to 7', and the trailer be moved north so it is along the lot line (vs 3-foot offset). If the Plan Commission denies moving the trailer to the lot line, Landmarks Commission members would like a fence erected between the stone walls.
4) Applicant must secure a valid mobile vendor or mobile food establishment license from the city clerk prior to placement of a food truck on this site ref Title 7/Chapter 18 of the City Code prior to the start of operations in the food truck/trailer.
5) Applicant to comply fully with all Code requirements specified by the Fire Department as to the proposed food truck/trailer (or permanent accessory structure).
    - Reference for instance, comments received to date including:
        - According to the equipment indicated in the plans that were attached, the trailer shall be equipped with an appropriate hood ventilation system including automatic suppression and extinguishers of appropriate type and quantity.
        - This use is difficult to interpret with the fire code as it is cooking in a mobile unit, but by definition would be considered a permanent use.
        - For mobile cooking operations, there is a requirement of a minimum distance of 10' from any other buildings, vehicles, or combustibles. Given the location and distances provided on the plans, this location would not be in compliance with the code.
        - If this were to be considered a permanent "structure", there would likely be requirements for a fire separation to be present given the proximity to the buildings and lot lines, which cannot be accomplished with a trailer. (As reference, Stagecoach's new building required a 3-hour fire barrier on the North wall due to its proximity to the lot-line.)
        - The gas supply system for the trailer shall be installed according to the National Gas Code. A shutoff shall be placed in a location acceptable to the fire department, as was done with the other gas-fired appliances included in the patio.
        - I will need to do some more research into whether this would be considered permanent or mobile and what code requirements go along with it.
6) Applicant to comply fully with all requirements of the City Engineering and Wastewater Treatment Departments, and Cedarburg Light & Water Department as to connections from this truck/trailer to the City's sewer and water systems.
    - Reference for instance, comments received to date including:
        - Connecting a mobile truck/trailer to fixed infrastructure such as a water lateral or sewer lateral will require that the truck/trailer actually be in a permanently fixed position.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N63N674 Washington Avenue, Cedarburg, WI 53012

APPLICANT/BUSINESSNAME: Distinctive Design Studio

APPLICANT/BUSINESS ADDRESS: 215 Pine Street, Sheboygan Falls, WI 53085

STATUS OF APPLICANT: ☐ OWNER ☒ AGENT ☐ BUYER ☐ OTHER _____

PHONE: (920) 458-5584 EMAIL: jason@distinctivedesignstudio.com

PROPERTY OWNER (IF DIFFERENT): Blind Horse Winery

PROPERTY OWNER MAILING ADDRESS: 6108 Superior Aveneu, Kohler, WI 53044

PROPERTY OWNER PHONE: (920) 946-2044 PROPERTY OWNER EMAIL: lrmoeller49@gmail.com

REQUEST FOR (CHECK ALL THAT APPLY):

- ☐ CONCEPT REVIEW
- ☒ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☐ OTHER _____

DESCRIBE REQUEST: We are requesting a Site and Architectural Plan Amendment. Changes to previously approved plan includes a new walk-in freezer on the north side of the Patio Bar and a Horse Trailer Food Truck located behind the trash corral.

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: Jason Ahern - Owner's Agent DATE: 10/31/2024

FOR CITY STAFF USE ONLY

TOTAL FEE: $ 100.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 11/05/2024

APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE: 12/02/2024

ATTACHMENTS (CHECK IF RECEIVED):

☒ FIVE DESCRIPTIONS ☒ FIVE FULL-SIZE SETS ☒ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-079-02-03-004

ZONING: B-3 HPD ALDERMANIC DISTRICT: W6/AD6 PREVIOUS MEETING: _____

DISTINCTIVE DESIGN
STUDIO

215 PINE STREET
SHEBOYGAN FALLS, WI 53085

WWW.DISTINCTIVEDESIGNSTUDIO.COM

(920) 395-1090

Date: 10/31/2024

Blind Horse Tasting Room
W63N674 Washington Avenue
Cedarburg, WI 53012

Plan Commission and Landmarks Commission
City of Cedarburg
W63N645 Washington Avenue
Cedarburg, WI 53012

FOOD TRUCK EXAMPLE



IMAGE OF SIMILAR FOOD TRUCK DESIGNED BY SAME COMPANY

DISTINCTIVE DESIGN STUDIO

215 PINE STREET
SHEBOYGAN FALLS, WI 53085

WWW.DISTINCTIVEDESIGNSTUDIO.COM

(920) 395-1090

Date: 11/1/2024

Blind Horse Tasting Room
W63N674 Washington Avenue
Cedarburg, WI 53012

Plan Commission and Landmarks Commission
City of Cedarburg
W63N645 Washington Avenue
Cedarburg, WI 53012

WRITTEN DESCRIPTION AND REQUEST

We are meeting with you today to request a Site and Architectural Plan Amendment to previously reviewed plans. Changes to the site plan include the addition of a walk-in freezer on the north side of the Patio Bar, the addition of a new food truck located on the east side of the trash corral north of the building, and the replacement of the cedar roof shingles on the main building and patio bar. These items are discussed in further detail below.

HORSE TRAILER FOOD TRUCK

While customers will be able to order food inside the building, The Blind Horse would like to place a food truck on site to better serve customers located on the patio. The Horse Trailer Food Truck will be located on the north side of the building behind the dumpster corral and will be hooked up to on-site water, sewer, gas, and electrical. The trailer is 21'-0" long (25'-6" with tongue), 8'-0" wide, and 7'-10" high (10'-0" high including the exhaust fan and A/C unit.) The exterior finishes of the truck are still being finalized but is planned to be painted aluminum with wood accents.

The food truck will operate seasonally only during bar operating hours. The season is expected to run 5 or 6 months out of the year from May through September or October. The anticipated operating hours are:

Monday: Closed
Tuesday through Thursday: 11:30 am to 6:30 pm
Friday through Saturday: 11:30 am to 9:00 pm
Sunday: 11:30 to 5:00 pm

Only food prepared by the Blind Horse will be served from the trailer. It will not be used by outside vendors. Drinks can be purchased from the Patio Bar or from inside the main building. Food will be ordered and served through a pass-thru window on the south side of the trailer that is covered with a 5' deep fold-down awning. The serving area will be illuminated by led lights mounted on the underside of the awning.

WALK-IN FREEZER

The Blind Horse would like to add a 6'-0" deep, 8'-0" wide, 7'-6" high walk-in freezer on the north side of the Patio Bar. The sides of the freezer will be clad with horizontal cedar siding and will be accessed from inside the Patio Bar. The 3'-0" setback from the lot line as required per chapter 13 of the zoning code will be met.

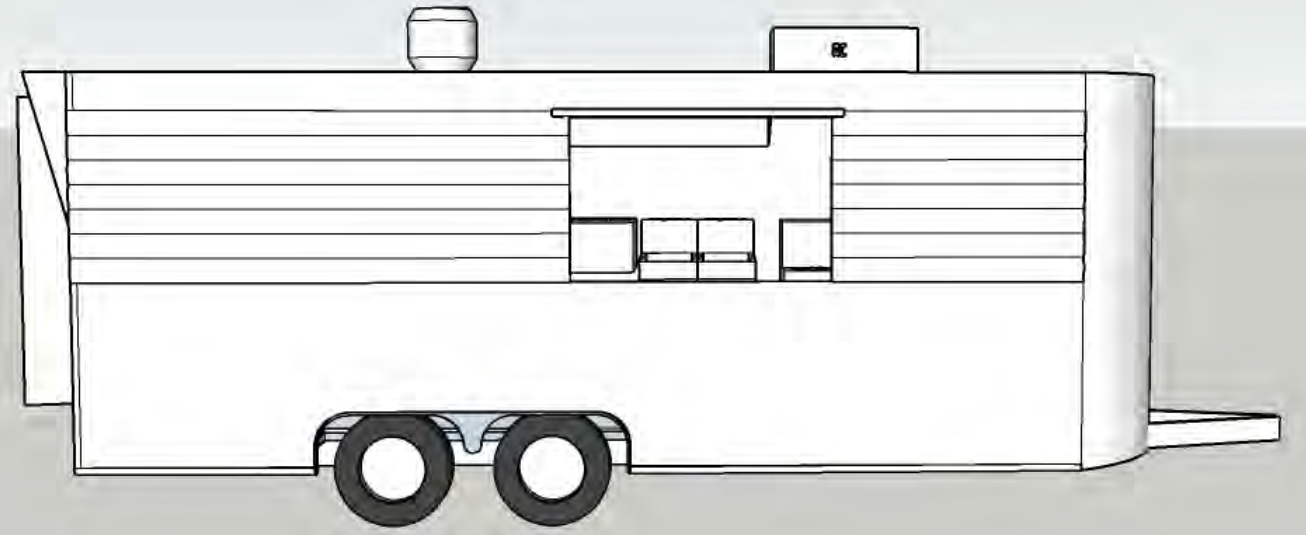
ROOF FINISH REPLACEMENT

The roof of the main building and Patio Bar are due for replacement. The existing roof finish is real cedar shake. In lieu of real a real cedar product, we propose using a durable synthetic cedar shake product manufactured by Brava Roof Tile. This synthetic roofing is a quality product and has better longevity while maintaining a high standard. The product has the appearance of aged cedar shingles and will help preserve the historic feel and appearance of the building as well as the Historic Downtown District.

The following items have been submitted with this written description:

- Land Development Application
- Check in the amount of $100 for review fees
- Landmarks Commission Application
- Written Description and Request
- Set of drawings
    - Cover Sheet
    - Survey
    - Site Plan and Landscape Plan
    - Floor Plan and Elevations of Patio Bar
- Two (2) renderings (one view from the street, one view from the boardwalk)
- Blind Horse Food Trailer Information
- Example Food Truck with similar exterior finishes
- Brava Cedar Shake Spec Sheet

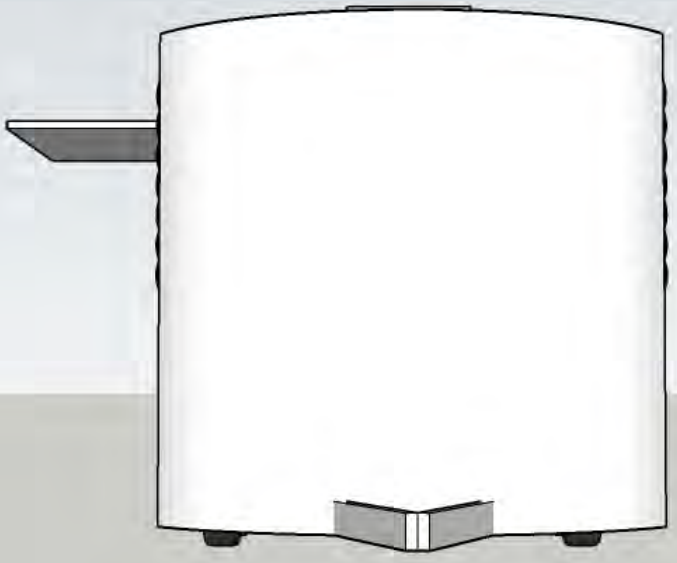
Blind Horse Kitchen Trailer
Passenger Side Elevation
Rev. 10.31.24



Trailer Dimensions:
Length of Trailer, Including Tongue: 25’ 6 3/4”
Length of Trailer, without Tongue: 19’ 7 1/8”
Width of Trailer: 8’
Height of Trailer: 7’ 9 7/8”
Overall Height of Trailer From Ground to Exhaust Fan/AC Unit: 10’1/4”

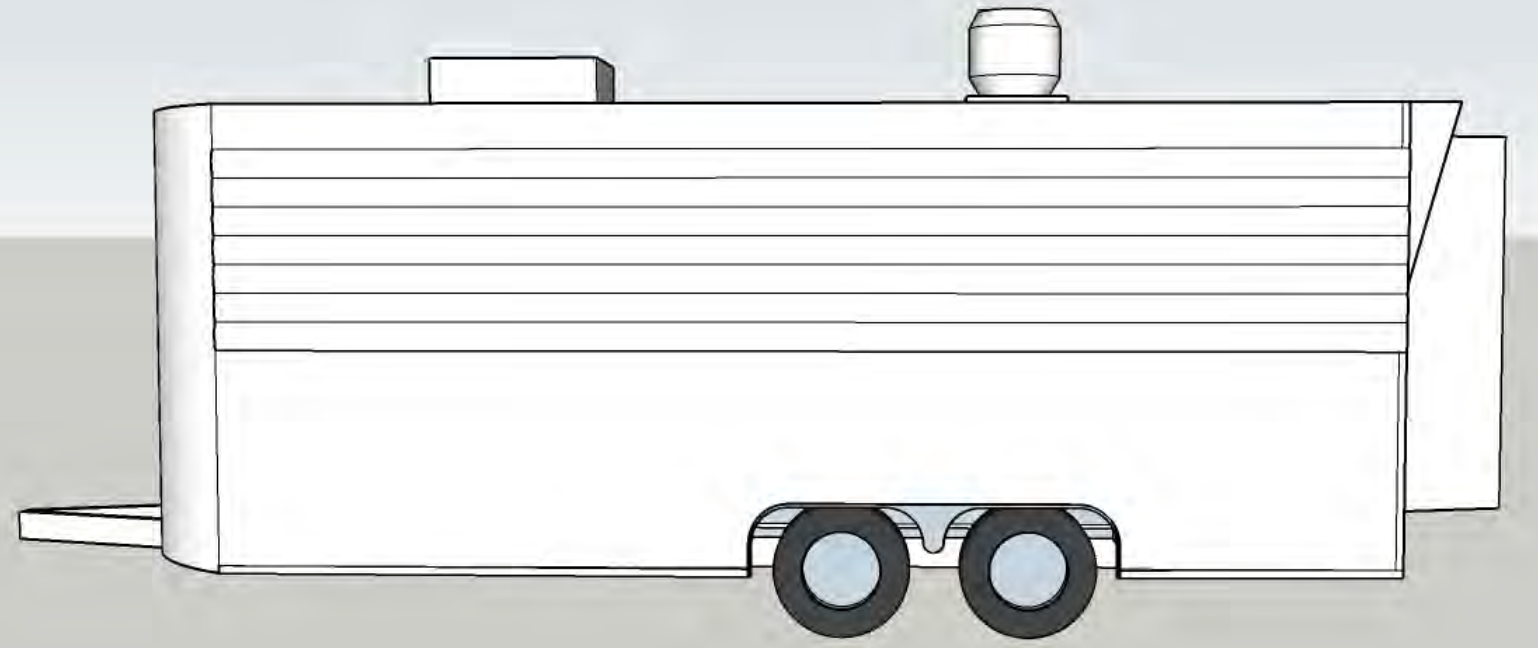
Please Note the Following:
1. Water Connection will be connected On-site/No Fresh Water Tank
Will coordinate with Client/Plumber for Water Connection
2. Sewage Connection will be connected On-Site/ No Gray Water Tank
Will coordinate with Client/Plumber for Sewage Connection
3. Gas for Trailer will be connected On-site
Need to confirm whether connection is Natural Gas or Propane
4. No Generator Included as Electrical will be connected On-Site
Will coordinate with Client/Electrican for Power

Blind Horse Kitchen Trailer
Front Elevation
Rev. 10.31.24



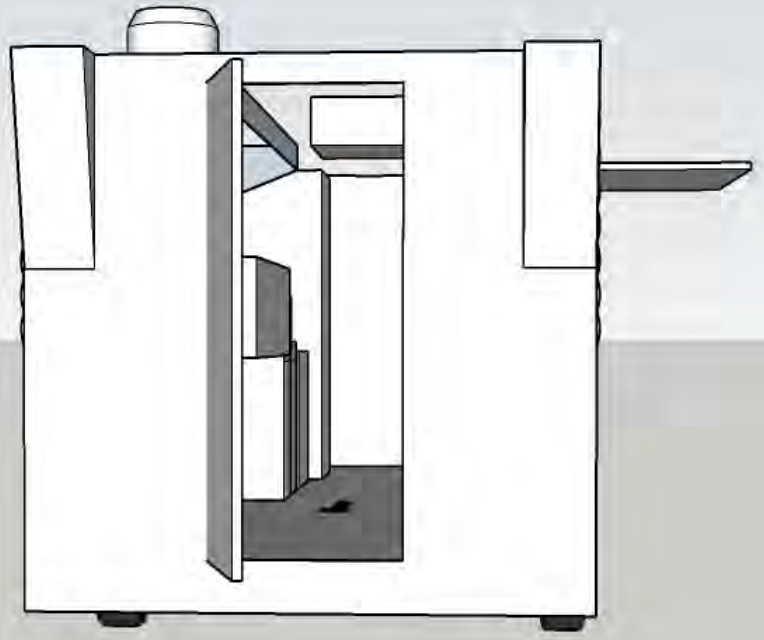
Trailer Dimensions:
Length of Trailer, Including Tongue: 25’ 6 3/4”
Length of Trailer, without Tongue: 19’ 7 1/8”
Width of Trailer: 8’
Height of Trailer: 7’ 9 7/8”
Overall Height of Trailer From Ground to Exhaust Fan/AC Unit: 10’1/4”

Blind Horse Kitchen Trailer
Driver Side Elevation
Rev. 10.31.24



Trailer Dimensions:
Length of Trailer, Including Tongue: 25’ 6 3/4”
Length of Trailer, without Tongue: 19’ 7 1/8”
Width of Trailer: 8’
Height of Trailer: 7’ 9 7/8”
Overall Height of Trailer From Ground to Exhaust Fan/AC Unit: 10’1/4”

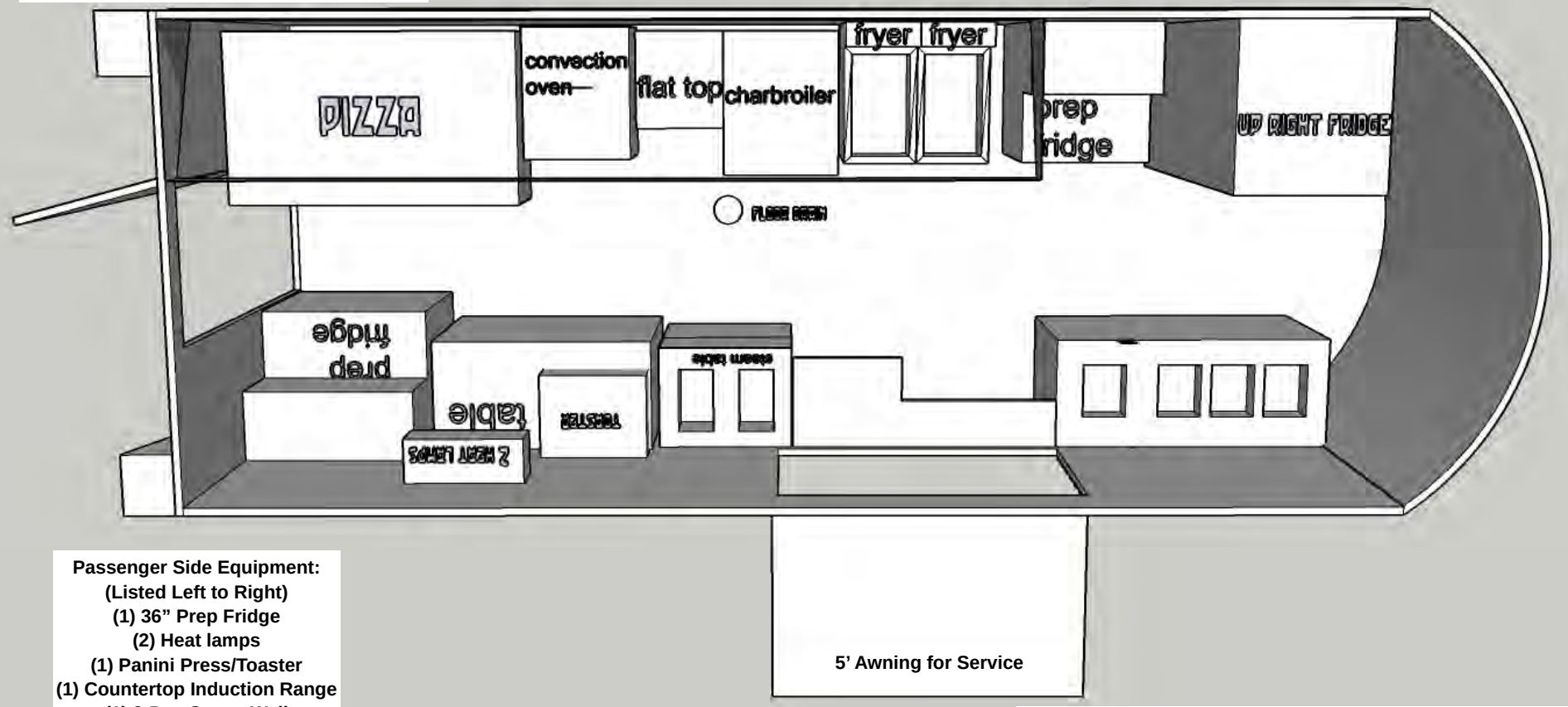
Blind Horse Kitchen Trailer
Rear Elevation
Rev. 10.31.24



Trailer Dimensions:
Length of Trailer, Including Tongue: 25’ 6 3/4”
Length of Trailer, without Tongue: 19’ 7 1/8”
Width of Trailer: 8’
Height of Trailer: 7’ 9 7/8”
Overall Height of Trailer From Ground to Exhaust Fan/AC Unit: 10’1/4”

Driver Side Equipment: (Listed Left to Right)
(1) 48” Turbo Chef Conveyor Pizza Oven
(1) 48” Under-counter Freezer
(Under Pizza Oven)
(1) 3-Tray Convection Oven
(1) 18” Griddle/Flat Top
(1) 24” Charbroiler
(2) 40 lb Fryers
(1) 27” Prep Fridge
(1) Stand-Up Fridge/Freezer Combo
(1) Vent Hood + Exhaust Fan *Not In Picture, but will be over cooking Equipment

Blind Horse Kitchen Trailer
Overhead View
Rev. 10.31.24

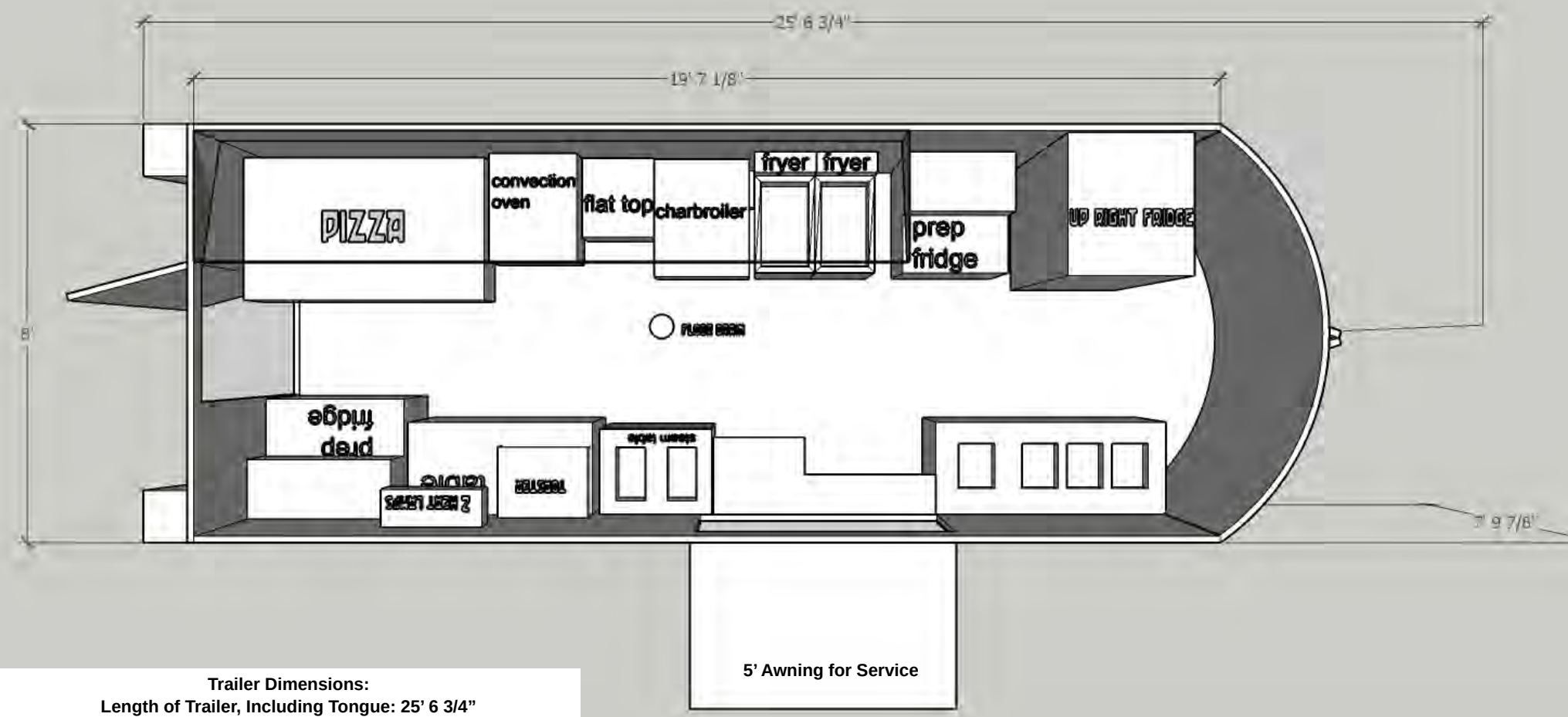


Passenger Side Equipment:
(Listed Left to Right)
(1) 36” Prep Fridge
(2) Heat lamps
(1) Panini Press/Toaster
(1) Countertop Induction Range
(1) 2-Pan Steam Well
(1) Hand Wash Sink
(1) 3-Bay Utensil Sink

5’ Awning for Service

Trailer Dimensions:
Length of Trailer, Including Tongue: 25’ 6 3/4”
Length of Trailer, without Tongue: 19’ 7 1/8”
Width of Trailer: 8’
Height of Trailer: 7’ 9 7/8”
Overall Height of Trailer From Ground to Exhaust Fan/AC Unit: 10’1/4”

Blind Horse Kitchen Trailer
Overhead View with Measurements
Rev. 10.31.24



5' Awning for Service

Trailer Dimensions:
Length of Trailer, Including Tongue: 25' 6 3/4"
Length of Trailer, without Tongue: 19' 7 1/8"
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Overall Height of Trailer From Ground to Exhaust Fan/AC Unit: 10'1/4"

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, November 14, 2024 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Chairperson Tom Kubala at 8:30 a.m.

Roll Call: Present – Chairperson Tom Kubala, Vice Chairperson James Pape, Elizabeth Krimmel, Doug Yip, Tomi Fay Forbes, Council Member Kristin Burkart

Also Present - City Planner Mary Censky, Building Inspector Jeff Thoma, *News Graphic* reporter Christina Luick, Eric Hofhine

STATEMENT OF PUBLIC NOTICE

Chairperson Kubala acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

Motion was made by Council Member Burkart and seconded by Commissioner Krimmel to approve the minutes of the October 10, 2024 meeting. Motion carried without a negative vote.

COMMENTS AND SUGGESTIONS FROM CITIZENS - none

REGULAR BUSINESS

APPLICANT/PROPERTY OWNERS MIKE AND CINDI PURNELL, D/B/A BURG 63, LLC, REQUEST LANDMARKS COMMISSION APPROVAL TO RAZE/REMOVE THE EXISTING PRINCIPAL RESIDENCE AND DETACHED ACCESSORY GARAGE STRUCTURES ON THE PROPERTY LOCATES AT N70 W6222 BRIDGE ROAD. THIS PROPERTY IS ZONED RS-6 SINGLE-FAMILY RESIDENTIAL DISTRICT. THIS PROPERTY IS LOCATED IN THE COLUMBIA HISTORIC DISTRICT AND THE STRUCTURES APPEAR TO BE CLASSIFIED AS "CONTRIBUTING"

Mike & Cindi Purnell, Marcia & Mighty Moden represented this project.

Planner Censky stated that she sent a request to the state to consider this project. They asked for additional photos, which she sent. The State of Wisconsin Historical Society responded that they have no objection to the demolition of the buildings. The local government has 60 days, according to local code, between the application to demolish and the work itself so the building can be viewed and documented.

Commissioner Pape stated that the Landmarks Commission considers this to be a historic building in a historic district, so the request to raze should be denied. Council Member Burkart stated that the Purnell's purchased the property, and the adjoining property, with the understanding that they could raze the structures in question, so the city needs to accommodate that situation. Commissioner Yip asked, "What can be done to prevent this situation in the future?" Planner Censky stated that there is now a one-stop tab on the city's website that includes codes, regulations and boundary maps for the historic district, making that information available to all. Commissioners Krimmel and Kubala suggested other buildings in the city where an older one-story building was expanded to the back, retaining the street-side feel of the original building.

Chairperson Kubala stated that we can forward our conclusion to the Plan Commission without a recommendation. The Plan Commission has the final word. Planner Censky stated that we can recommend against razing the buildings.

Commissioner Yip made a motion that we recommend to the Plan Commission that these buildings not be razed. Commissioner Pape seconded the motion. The motion carried with one negative vote from Council Member Burkart. The Plan Commission next meets on December 2, 2024.

*****APPLICANT BLIND HORSE TASTING ROOM, IN C/O ARCHITECT JASON AHRENS OF DISTINCTIVE DESIGN STUDIO, REQUESTS ARCHITECTURAL PLAN AMENDMENT APPROVAL TO PLACE A FOOD TRAILER ON THE SITE, ADD AN OUTDOOR WALK-IN FREEZER/REFRIGERATOR, AND REPLACE THE EXISTING CEDAR SHAKE ROOFING MATERIAL ON THE PRINCIPLE STRUCTURE LOCATED AT W63 N6774 WASHINGTON AVENUE. PROPERTY OWNER IS ORMSBY ACQUISITIONS LLC.**

Blind Horse is represented by Jason Ahrens, Bob Moeller and Steve Peskie.

Food trailer:

The Art Museum has food trucks that come for short periods of time. Art of Joy has a small camper that was put in place to begin serving food before the building was ready for business. The camper was taken out of commission when the building opened, directed to be moved further back on the property, and now serves as an iconic representation of the business. It is classified as an accessory structure. We can approve a temporary use permit that is renewable, however because the trailer will be hooked up to utilities it is not a temporary building. The concept of the horse trailer supports the horse theme of the restaurant's name.

The proposed trailer is an adapted horse trailer, 159 square feet, intended for food service on the patio during the summer, 5 months a year. It is not for take-out food. The food offered both inside the building and from the trailer would be served by wait staff. The interior of the building can accommodate 58 seated, the patio 75 seated. The plan is for drinks to be served from the patio bar, and food served from the trailer.

Discussion centered on minimizing the sight of the bulk of the trailer from the street. Ideas under discussion included raising the level of the stone wall at the street-side of the property another foot, from 6' high to 7' high, moving the trailer onto the northern property line, and putting up a fence

across the space between the two walls that face the street. Also discussed was whether the outdoor eating area of the property would be accessible from the street or just through the building. However, the business has open access from the Creek Walk. Council Member Burkart was concerned about setting a precedent for installing additional trailers on properties along Washington Avenue, and the look of the trailer from the street. She stated she also doesn't care for the appearance of the tents now downtown.

It was agreed that moving the trailer 3' north so it sits along the lot line would diminish the hulk of it from the street, however, it is doubtful the Plan Commission will agree to that, due to setting a precedent. Fences can be located on a lot line but not a building. Commissioner Pape would like to see the sight of it blocked from the street as much as possible, thus proposed a gate between the two stone walls, openable for trash trucks and deliveries.

Commissioner Forbes made a motion to approve the trailer, with the stipulation that the stone wall on the west side of the property be raised to 7', and the trailer be moved north so it is along the lot line. If the Plan Commission denies moving the trailer to the lot line, Landmarks Commission members would like a fence erected between the stone walls. The fence would be of the architect's choosing and subject to staff review. Commissioner Yip seconded the motion. Motion carried without a negative vote.

Cooler:
The proposed freezer or refrigerator unit addition to the Patio Bar would be located 3' off of the lot line and clad to match the siding of the Patio Bar. It will have a flat, membrane roof.

Commissioner Krimmel made a motion to approve the walk-in refrigerator/freezer unit as proposed with the addition of trim around the top of the three walls to diminish the view of the white membrane roof. Commissioner Yip seconded the motion. Motion carried without a negative vote.

Roof:
The wood shingle roof needs to be replaced. The proposed material is Brava synthetic shingles. Mr. Moeller stated that to re-shingle the roof in wood will cost $100,000, then must be sealed a year later. The synthetic will cost about $10,000 less and is mold and insect repellent.

Chairperson Kubala noted that the shingles are shinier than wood and hopes for them to dull over time. With the demise of wood shingles, we are left with electing to approve synthetic shingles, asphalt shingles, or metal roofs. With reluctance, commissioners agreed to the synthetic shingles.

Commissioner Krimmel made a motion to approve the roof as proposed, Brava synthetic shingles in the aged cedar color. Council Member Burkart seconded the motion. Motion carried without a negative vote.

REVIEW AND DISCUSSION REGARDING THE CONDITION OF THE WINDMILL IN THE CITY-OWNED IMMANUEL CEMETERY LOCATED AT N21 W55400 HAMILTON ROAD.

The city owns the property. Chairperson Kubala did state that we ask private property owners to take responsibility for maintenance on their property, yet the city does not maintain this structure.

Commissioner Forbes stated that the Ozaukee County Historical Society just acquired and reconstructed a windmill at Pioneer Village, so there may be some local people who can be consulted for experience. Allen Buchholz and Brian Schmit managed the project.

Commissioner Pape moved that Chairperson Kubala and a volunteer from the Plan Commission will take responsibility to assess the building and return to the Landmarks Commission with details on what needs done to stabilize and maintain the building. Commissioner Yip seconded the motion. Motion carried without a negative vote.

REVIEW, DISCUSSION AND POSSIBLE RECOMMENDATION TO THE PLAN COMMISSION REGARDING PROPOSED CODE LANGUAGE CHANGES NECESSARY TO ENSURE THE CITY RETAINS ITS CERTIFIED LOCAL GOVERNMENT STATUS WITH THE STATE OF WISCONSIN HISTORICAL SOCIETY.

Planner Censky went through our code and made changes to bring it in line with the recommendations made to us by the state. These changes are necessary to give us the ability to issue a Certificate of Appropriateness without going through the Plan Commission. This is a requirement of Landmarks Commissions by the State of Wisconsin Historical Society. If a party does not agree to Landmarks recommendation, they can go to City Council, then to the courts.

Commissioner Krimmel made a motion to recommend that the proposed changes be presented to the Plan Commission for approval. The changes will then be reviewed by City Council. Council Member Burkart seconded the motion. Motion carried without a negative vote.

REVIEW AND DISCUSSION WHETHER TO RESCHEDULE OR CANCEL THE REGULARLY SCHEDULED SECOND MONTHLY MEETING IN NOVEMBER WHICH LANDS ON THURSDAY, NOVEMBER 28, 2024, THANKSGIVING DAY.

Council Member Burkart made a motion to cancel the Thanksgiving meeting. Commissioner Yip seconded the motion. Motion carried without a negative vote.

ADJOURNMENT

A motion was made by Commissioner Pape, seconded by Commissioner Yip, to adjourn the meeting at 9:55 a.m.

Tomi Fay Forbes
Secretary

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: January 6, 2025

General Information:

Agenda Item: 8.A.

Applicant/Property Owner: Faith Lutheran Church, in c/o Church Council Vice President Thomas Sear

Requested Action: City to discontinue and vacate the southmost 130+/- feet of Grant Avenue and revert title/ownership of such lands to the abutting property owner(s).

Current Zoning: I-1 Institutional and Public Service District

Current Master Plan Classification: Governmental and Institutional

Surrounding Zoning/Land Use:
North: Rs-5 Single-Family Res
South: I-1 Institutional and Public Service
East: I-1 Institutional and Public Service
West: I-1 Institutional and Public Service

Lot Size: ~ 7,800 square feet

Location: Directly south of the south terminus of built Grant Avenue, lying south of Wilson Street.

Discussion:
The applicant requests Plan Commission support in their request to have the City vacate this piece of unconstructed public road right-of-way and revert ownership thereof to Faith Lutheran Church as the owners of all the abutting lands.



Wisconsin Statutes, Section 66.1003 Discontinuance of a Public Way specifically, guide this process.

It appears there are two methods to initiate this process:

1) Upon the written petition of the owners of all the frontage of the lots and lands abutting upon the public way sought to be discontinued, and of the owners of more than one-third of the frontage of the lots and lands abutting on that portion of the remainder of the public way which lies within 2,650 feet of the ends of the portion to be discontinued, or lies within so much of that 2,650 feet as is within the corporate limits of the city, village or town. **Or**
2) Initiation by the common council by the introduction of a resolution declaring that since the public interest requires it, a public way or an unpaved alley is vacated and discontinued. No discontinuance of a public way under this subsection may result in a landlocked parcel of property.

Vacating this right-of-way would render two existing platted lots to become land locked. The applicant is the owner of these two platted lots and expresses a willingness to quit claim those two lots into the larger parcel they own adjacent and south of the lots. There are publicly owned utilities in this area (see maps below).

City of Cedarburg Map



10/24/2024, 10:10:19 AM

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Sanitary: Manholes
Storm: Manholes
Ozaukee County Parcels
Sanitary: Pipes
Storm: Catch Basins
Tax Parcel
Collector
Catch Basin
Cedarburg Municipal Boundaries
Trunk

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Web AppBuilder for ArcGIS

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |


Water Utility
N38 W6840 WILSON STREET
N38 W6812 WILSON STREET
N38 W6790 WILSON STREET
W67 N380 GRANT AVENUE
N38 W6716 WILSON STREET
W66 N375 KENNEDY AVENUE
W66 N376 KENNEDY AVENUE
W66 N372 KENNEDY AVENUE
N37 W6630 WILSON STREET
Grant Ave
Kennedy Ave
Wilson St
W68 N367 PALMETTO AVENUE
N36 W6851 WILSON STREET
W68 N362 PALMETTO AVENUE
W68 N361 PALMETTO AVENUE
W68 N356 PALMETTO AVENUE
W68 N353 PALMETTO AVENUE
W68 N348 PALMETTO AVENUE
W68 N347 PALMETTO AVENUE
Palmetto Ave
N35 W6221 WILSON STREET
W68 N342 PALMETTO AVENUE
W68 N335 PALMETTO AVENUE
W68 N336 PALMETTO AVENUE
N33 W6904 PALMETTO AVENUE
Palmetto Ct
W68 N328 PALMETTO COURT
N32 W6901 PALMETTO COURT
W68 N324 PALMETTO COURT
N32 W6883 PALMETTO COURT
N30 W6798 LINCOLN BOULEVARD
N30 W6900 LINCOLN BOULEVARD
N30 W6890 LINCOLN BOULEVARD
N30 W6880 LINCOLN BOULEVARD
N30 W6830 LINCOLN BOULEVARD
CEDARBURG LIGHT & WATER UTILITY
Legend
FireHydrant
WaterLine
N

The City staff, including Engineer/Director of Public Works, Wastewater, Public Works, Planner, and Light & Water has reviewed this request and raises no objections to the proposed vacation of this right-of-way provided adequate easements are given, by survey and written instruments, to ensure permanent public access to these utilities for use and maintenance into the future.

Recommendation:

If the Plan Commission is comfortable with the idea of vacating this right-of-way, a determination is needed whether to require the applicant to proceed with a petition as specified above, or whether the City should introduce a resolution declaring that since the public interest requires it, this area is to be vacated. The Planner would opine that the former is a more accurate description of the circumstances in this case. The Common Council would have to introduce that Resolution.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N35W6221 Wilson Street, Cedarburg WI 53012

APPLICANT/BUSINESSNAME: Faith Lutheran Church

APPLICANT/BUSINESS ADDRESS: Church Council Vice President: Thomas R Sear (414-255-5377)

STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER

PHONE: Faith LC: 262-377-0960 EMAIL: faithpastorjohn@gmail.com / thomasrsear@gmail.com

PROPERTY OWNER (IF DIFFERENT):

PROPERTY OWNER MAILING ADDRESS: same

PROPERTY OWNER PHONE: same PROPERTY OWNER EMAIL: same

REQUEST FOR (CHECK ALL THAT APPLY):

- ☐ CONCEPT REVIEW
- ☐ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☒ OTHER

DESCRIBE REQUEST: Requesting the City to vacate the full width of the southmost 140 +/- feet of the Grant Avenue public road right-of-way (i.e., the unbuilt portion of Grant Avenue lying south of Wilson Street).

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: Thomas R Sear DATE: 12-05-24

FOR CITY STAFF USE ONLY

TOTAL FEE: $ 200 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 12-19-24

APPLICATION AND FEE RECEIVED BY: Theresa Thanaman PLAN COMMISSION MEETING DATE: 1-6-25

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-034-03-001.00

ZONING: I-1 ALDERMANIC DISTRICT: 3 PREVIOUS MEETING:

City of Cedarburg Map



10/24/2024, 10:10:19 AM

Sanitary: Manholes

Storm: Manholes

Sanitary: Pipes

Collector

Trunk

Storm: Catch Basins

Catch Basin

Ozaukee County Parcels

Tax Parcel

Cedarburg Municipal Boundaries

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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Web AppBuilder for ArcGIS

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PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: January 6, 2025

General Information:

Agenda Item: 8.B.

Applicant:	Stilt House business owner is Gordan Goggin.
Property Owners:	Nick Schuh Tavern LLC
Requested Action:	Approval of Temporary Use Permit to place a vestibule at the front door of the stilt house and extending into the City right-of-way/sidewalk by from 12/15/2024 through 3/10/25.
Current Zoning:	B-3 General Business District w/ Historic Preservation Overlay (HPO) District
Current Master Plan Classification:	Commercial
Surrounding Zoning/Land Use:	North: B-3 w/ (HPO) South: B-3 w/ (HPO) East: Cedar Creek West: B-3 w/ (HPO)
Lot Size:	~ .09 acres (3,920 sq. ft.)
Location:	W63 N630 Washington Ave.

Discussion:

A vestibule has been used at this site for several years, ending in 2022. Through that period, the vestibule extended only as far west/toward Washington Avenue as the edge of the existing concrete stairs on the front of the building. The west edge of the steps is also the east edge of the public right-of-way. The previous vestibule did not extend beyond the steps into the public right of way/sidewalk.

Ozaukee County GIS Aerial Map View – Stilt House Site



On August 24, 2023, the applicant appeared before the Landmarks Commission requesting approval of a new vestibule (see agenda, plans and minutes attached). At that time the applicant explained that he wanted a side-entry door on the new vestibule, to keep the wind from catching and breaking the door. As presented to the Landmarks Commission, the new vestibule was proposed to extend 38 inches into the public right of way/sidewalk. The Landmarks Commission appears to have 'approved' this new plan subject to "police and engineering review for safety regarding sidewalk safety for pedestrians".

On August 31, 2023 the applicant was notified that the 'new' vestibule plans had been reviewed with the City Engineer and Public Works Director who were OK with it subject to the following stipulations:

1. Applicant is responsible for snow removal as needed.
2. At least 4' of unobstructed sidewalk width is to be maintained for pedestrian passing.
3. Applicant is responsible for immediately correcting any unintended problems that may result from this enclosure.

Having researched the 2023-24 Plan Commission agendas and minutes, it does not appear that this ever went from Landmarks Commission to Plan Commission, although the applicant feels that he recalls that having happened.

In December 2024, the new vestibule was installed, and it extends to within ~48inches of the street-side-face of the curb.

Section 13-1-22(f)(2) describes a Temporary Structure as "Any constructed or erected structure, including a tent other enclosure used for commercial or business purposes and which any person or business intends to place on the same lot with or on any lot adjacent to, any permanent structure used for business or commercial purposes". This Section goes on to define Tent as "Any collapsible shelter with side walls, of which the roof and/or one-half or more of the walls, are constructed of silk, cotton, canvas, fabric, or other material attached to or draped over a frame of poles". Requests for a tent or other temporary structure that is going to be in place for a period exceeding 14 days may permitted annually, from October 1 through April 30, only after the request is reviewed and approved by the Plan Commission and, if the property is located in the Historic Preservation District, the Landmarks Commission.

Recommendation:

The Planner recommends that the Plan Commission first consider the policy implications of allowing encroachments into the public right-of-way. To the extent the Plan Commission favors some level of encroachment, it would be the Planners recommendation that the policy be affirmed by the Common Council – giving consideration to, among other things such as the public safety and accessibility, whether a hold-harmless and indemnity agreement requirement may also be advisable.

As to the existing vestibule as placed, the Planner would recommend that any permission the Plan Commission is inclined to grant should have a specific end date (applicant requests March 10, 2025), and that the permission be consistent with any policy decisions the Commission may arrive at (see paragraph above).

CEDARBURG
WISCONSIN

LANDMARKS COMMISSION APPLICATION

PROPERTY LOCATION/ADDRESS: W62 N630 Washington Ave. Cedarburg, WI 53012

NAME OF EXISTING/PROPOSED BUSINESS (IF APPLICABLE): The Stilt House

APPLICANT INFORMATION

APPLICANT NAME Gordon Goggin BUSINESS NAME: The Stilt House

APPLICANT/BUSINESS ADDRESS: W62 N630 Washington Ave. Cedarburg, WI 53012

STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☐ BUYER ☒ TENANT ☐ OTHER _____

PHONE: (262) 573-4722 EMAIL: Gordon.Goggin@Gmail.com

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME (IF DIFFERENT): Wave Management Nick Schuh Tavern LLC

PROPERTY OWNER MAILING ADDRESS: W63 N674 Washington Ave Cedarburg WI 53012

PROPERTY OWNER PHONE: (262) 375-6868 PROPERTY OWNER EMAIL: Lance.Lichter@gmail.com

DESCRIBE REQUEST:

Vestibule with encroachment on sidewalk

- Install 12/15 thru 3/10/2025

*PLEASE SUBMIT: TEN (10) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST * PLUS ELECTRONIC COPY*
TEN (10) COPIES OF DRAWINGS, SKETCHES, PICTURES OR SURVEY MAPS (11" x 17" MAX)
**PLUS ELECTRONIC COPY*
MATERIAL AND COLOR SAMPLES (WILL BE RETAINED BY THE CITY)

SUBMITTAL DEADLINE: Plans must be received no later than 16 days prior to Landmarks Commission meeting.

*ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOFCEDARBURG.WI.GOV OR PROVIDE A THUMB DRIVE

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

APPLICANT SIGNATURE: _____ DATE: 12/16/2024

PROPERTY OWNER(S) SIGNATURE: _____ DATE: _____

FOR CITY STAFF USE ONLY

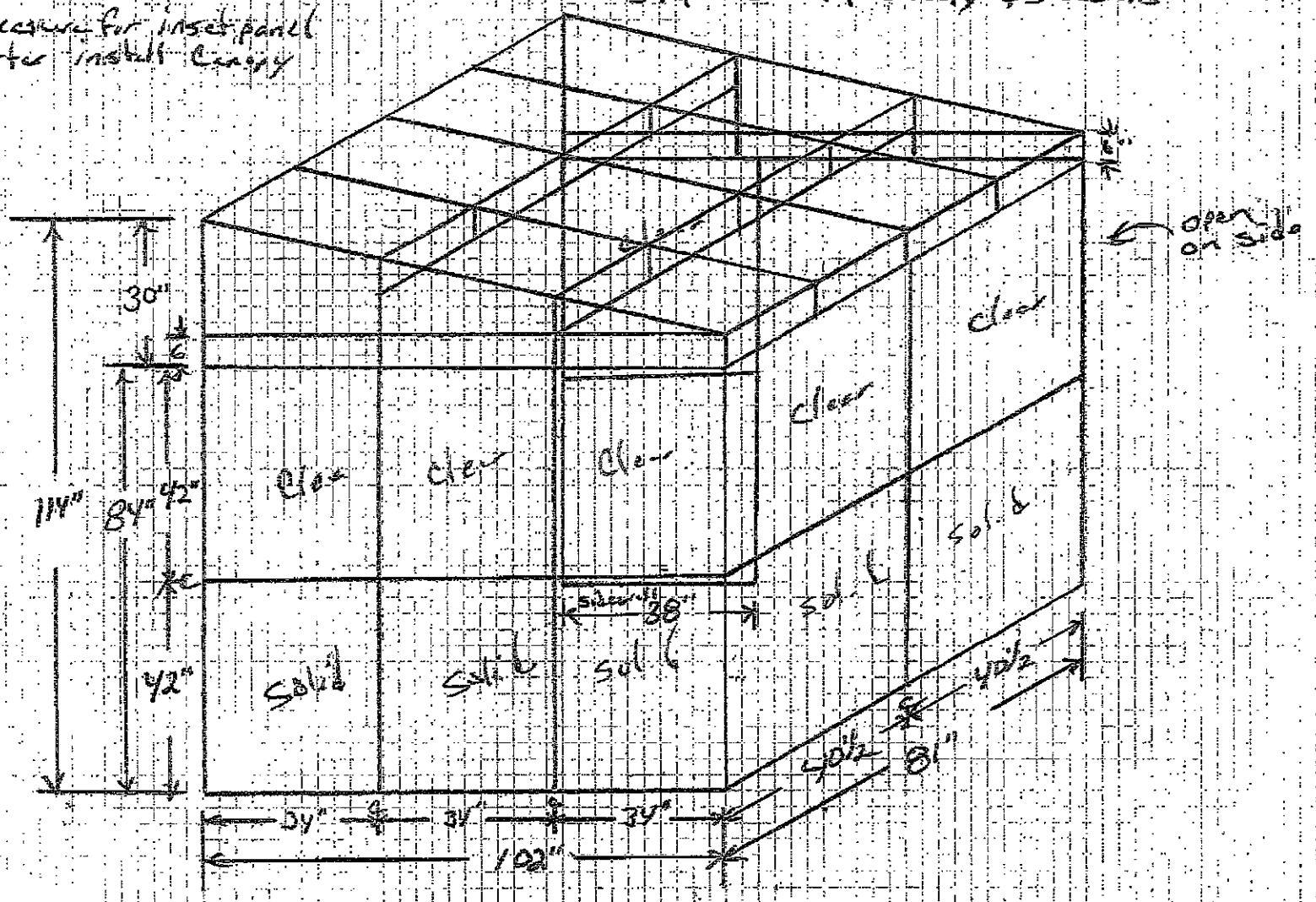
LANDMARKS COMMISSION MEETING DATE: 1-9-25 PLAN COMMISSION REVIEW NEEDED? ☒ YES ☐ NO

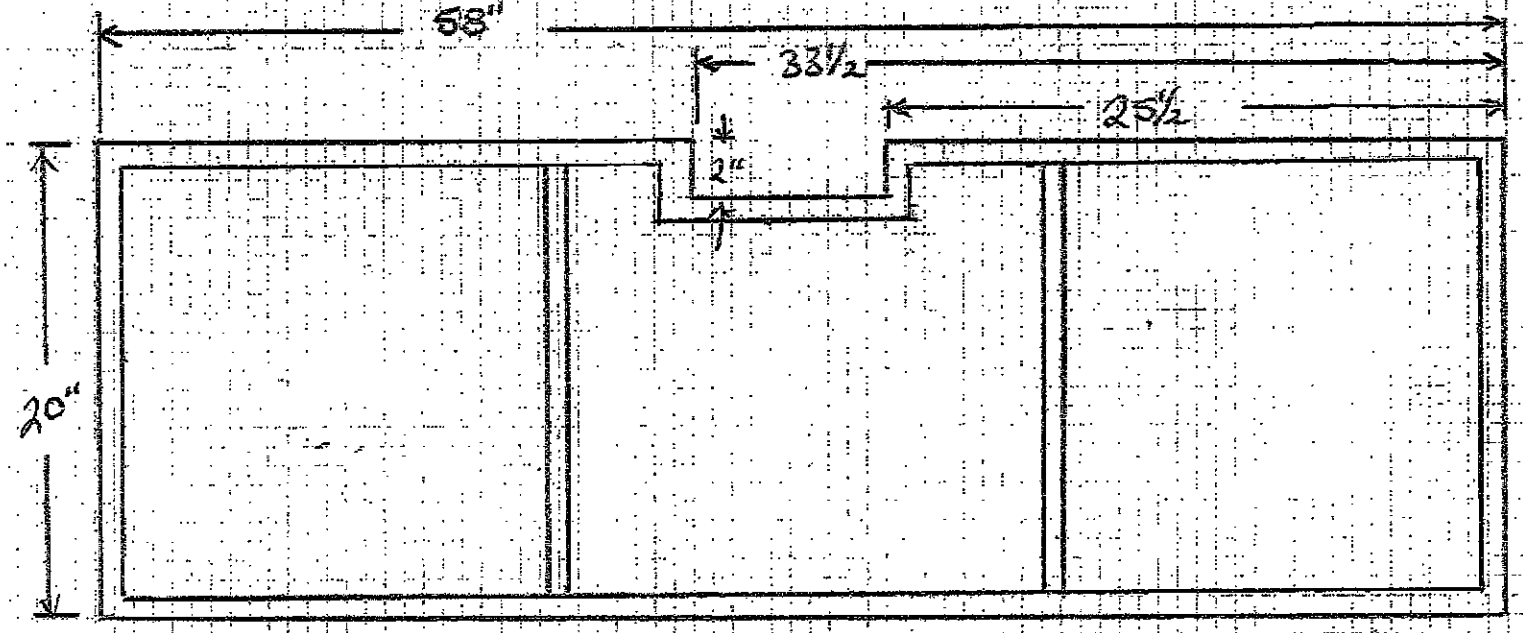
ATTACHMENTS (CHECK IF RECEIVED):

☐ TEN WRITTEN DESCRIPTIONS ☒ TEN DRAWINGS, SKETCHES OR MAPS ☐ MATERIAL/COLOR SAMPLES (IF APPLICABLE)

PROPERTY TAX KEY NO: _____

Still House
Cedarburg WI
Job #9/1786
Ferrari 502 Roof
Color: Moss Green
@ 20 mil Near Windows
Measure for insect panel
after install canopy





Staple frame looking at inside - Channel on outside
Clear Vinyl - Clear welting
1" Frame
Qty: one
Still House
Job# P17916

CEDARBURG
WISCONSIN

Gordan Goggin
d/b/a Stilt House
W63 N674 Washington Avenue
Cedarburg, WI 53012

December 11, 2024

Dear Mr. Goggin,

Ref: W62 N674 Washington Avenue / Ozaukee County Tax Parcel Number 13-107-03-05-002

I appreciate your returning my call and stopping in last week after I reached out to inquire about the new vestibule in front of the Stilt House. The City has received expressions of concern with the new vestibule encroachment on the dedicated public right of way/sidewalk, and questions as to how/if this was properly approved.

Plans in the City's property file that show the 'old' vestibule you had used at this site for 14 years, ending in 2022, extended only as far west/toward Washington Avenue as the edge of the existing concrete stairs on the front of the building. It did not extend beyond the steps into the public right of way/sidewalk.

City records show that you appeared before the Landmarks Commission on August 24, 2023, requesting approval of a new vestibule (see agenda, plans and minutes attached). Because you wanted a side-entry door on this new vestibule, to keep the wind from catching and breaking the door, the new vestibule was proposed to extend 38 inches into the public right of way/sidewalk. The Landmarks Commission appears to have approved this new plan subject to "police and engineering review for safety regarding sidewalk safety for pedestrians".

An email copy in the property file shows that on August 31, 2023 you were notified that the 'new' vestibule plans had been reviewed with the City Engineer and Public Works Director who were OK with it subject to the following stipulations:

1. You are responsible for snow removal as needed.
2. At least 4' of unobstructed sidewalk width is to be maintained for pedestrian passing.
3. You are responsible for immediately correcting any unintended problems that may result from this enclosure.

There are no records of this 'new' vestibule plan having been reviewed by anyone else, including the Plan Commission.

This vestibule appears to meet the definition of a 'tent' and a 'temporary structure' in City Code Section 13-1-22 - Use restrictions. i.e.
Tents: Any collapsible shelter with side walls, of which the roof and/or one-half or more of the walls, are constructed of silk, cotton, canvas, fabric, or other material attached to or draped over a frame of poles.

Temporary structure: Any constructed or erected structure, including a tent other enclosure used for commercial or business purposes and which any person or business intends to place on the same lot with or on any lot adjacent to, any permanent structure used for business or commercial purposes.

Section 13-1-22(f)(2) goes on to say that *requests for a tent or other temporary structure that is in place for a period exceeding 14 days are permitted annually only from October 1 through April 30, and only after the request is reviewed and approved by the plan commission and, if the property is located in the Historic Preservation District, the Landmarks Commission.*

It appears that the Plan Commission review and approval step was not applied in this case. We were not able to find this 'new' vestibule item listed on any agenda or referred to in the minutes of any Plan Commission meeting.

Section 13-1-22(f)(2)(b) of the City Code states that "Tents and other temporary structures shall be located in the rear or side yard as defined in the Zoning Code and shall be completely on private property and shall be at least ten feet setback from the plane of the principal structure that faces the front yard and otherwise in compliance with all applicable setbacks".

Section 13-1-22(f)(2)(j) of the City Code states that "Tents and other temporary structures shall not be located on or restrict access to dedicated right-of-way, public easements of any kind, fire lanes, fire department connections, or any other life safety elements that are required to be accessible".

In light of the above information, the City must request that, at your earliest convenience, but no later than Friday December 20th, 2024, you remove any portion of the existing vestibule that extends past the west edge of the existing stair at the front of the building. Further, if you wish to retain the portion of the vestibule that does not encroach upon the dedicated public right of way/sidewalk, you will need to complete/submit a Land Development Application, Landmarks Commission Application, and Temporary Use Permit Application no later than Tuesday December 17th, 2024. These applications will allow your request to be considered by the Plan Commission and Landmarks Commission as soon as January 6, 2025, and January 9, 2025 respectively. If we do not receive your applications timely, then the entire vestibule must be removed by December 20th, 2024.

We regret having to trouble you with this matter after-the-fact, but the Codes and required processes are quite clear on the topic.

Thank you in advance for making this matter a priority. If you have any questions, please don't hesitate to reach out and we'll be happy to assist you.

Kindly,

_____

Mary Censky, Planner
City of Cedarburg
W63N645 Washington Avenue
P.O. Box 49
Cedarburg, WI 53012

Electronic Cc: *City Administrator*
City Clerk
Aldermanic District 6
Building Inspector

CITY OF CEDARBURG
LANDMARKS COMMISSION
August 24, 2023

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, will be held at 8:30 a.m. on Thursday, August 24, 2023, City Hall, W63N645 Washington Avenue, lower level, room 1.

AGENDA

1. CALL TO ORDER - Chairperson Tom Kubala

2. ROLL CALL: Present - Chairperson Tom Kubala, Vice Chairperson James Pape, Council Member Patricia Thome, Tomi Fay Forbes, Doug Yip

   Excused - Elizabeth Krimmel

   Also Present - City Planner Jon Censky

3. STATEMENT OF PUBLIC NOTICE

*4. APPROVAL OF MINUTES – July 27, 2023

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

6. REGULAR BUSINESS

   A. Applicant is requesting to revise the wintertime door enclosure to be extended north along the front of the Stilt House building at W62N630 Washington Avenue, and action thereon.

   * B. Consider approval of replacement lights for along the top of all downtown buildings; and action thereon.

7. COMMENTS AND ANNOUNCEMENTS BY LANDMARKS COMMISSIONERS

8. ADJOURNMENT

* *Information attached for Board Members; available through City Clerk's office.*

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information. City of Cedarburg is committed to providing access, equal opportunity and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact the Clerk's Office at (262) 375-7606 or via email: cityhall@ci.cedarburg.wi.us.

MEMBERS – PLEASE NOTIFY CITY CLERK'S OFFICE IF UNABLE TO ATTEND MEETING.

08/16/2023

LANDMARKS COMMISSION **LAN20230824-1**
August 24, 2023 **UNAPPROVED**

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, August 24, 2023 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Chairperson Tom Kubala at 8:30 a.m.

Roll Call:	Present –	Chairperson Tom Kubala, Vice Chairperson James Pape, Council Member Patricia Thome, Tomi Fay Forbes
	Excused –	Elizabeth Krimmel, Doug Yip
	Also Present –	City Planner Jon Censky

STATEMENT OF PUBLIC NOTICE

Chairperson Kubala acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

Motion made by Council Member Thome, seconded by Commissioner Pape, to approve the minutes of the July 27, 2023 meeting. Motion carried without a negative vote with Commissioners Krimmel and Yip excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

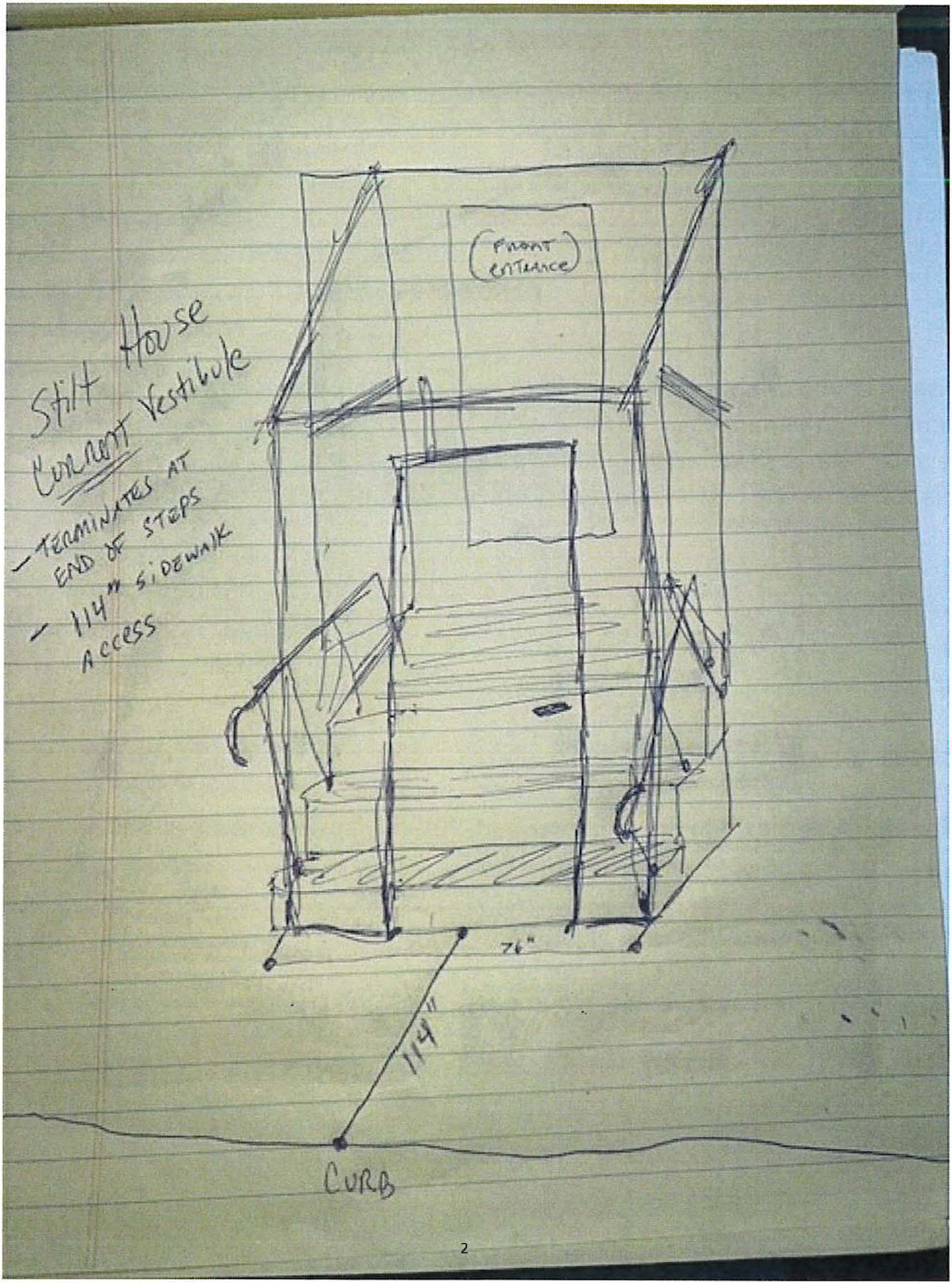
REGULAR BUSINESS

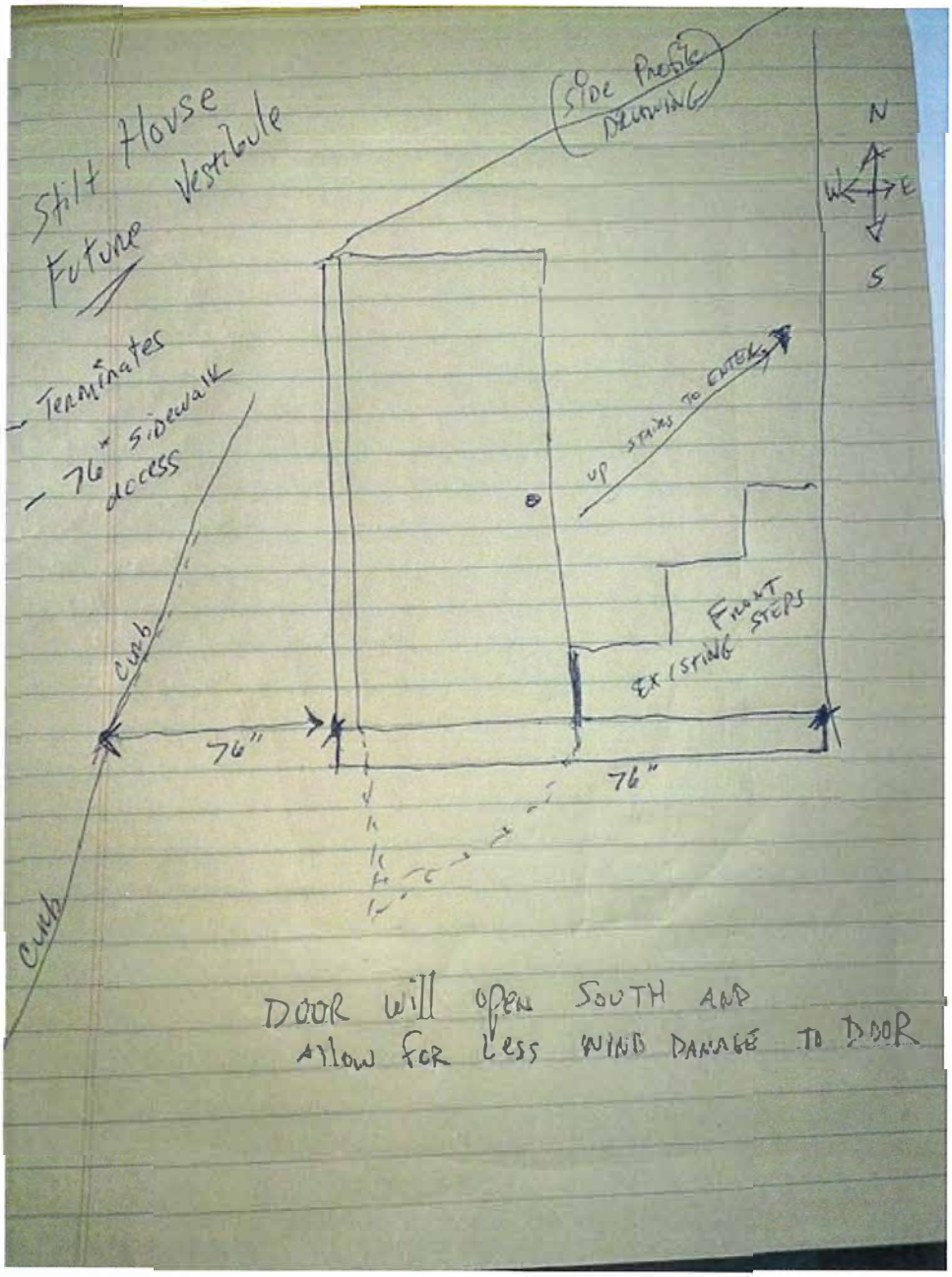
Applicant is Requesting to Revise the Wintertime Door Enclosure to be Extended North Along the Front of the Stilt House Building at W62N630 Washington Avenue, and Action Thereon.

Gordon Goggin represented the Stilt House. He stated the restaurant uses the clear vinyl frame seasonally, from November through March. About every six weeks during the winter the door sustains damage from the west wind where the frame bends, the hinge comes off, etc. He is requesting that the frame be extended another 32 inches toward the west (towards the sidewalk) so the door can open to the south rather than to the west. Because the steps run parallel to Washington Avenue, the door must extend so patrons can access the steps. The distance from the building to the sidewalk is ten feet.

Planner Censky stated that the approval should be subject to police and engineering review for safety regarding sidewalk safety for pedestrians.

Motion made by Council Member Thome, seconded by James Pape, to accept the proposal as described. Motion carried without a negative vote with Commissioners Krimmel and Yip excused.


Stilt House
Current Vestibule
- TERMINATES AT END OF STEPS
- 114" SIDEWALK ACCESS
(FRONT ENTRANCE)
76"
114"
CURB



Sent from my iPhone

City of Cedarburg - Planner

From: City of Cedarburg - Planner
Sent: Thursday, August 31, 2023 1:22 PM
To: Gordon Goggin
Subject: RE: Stilt House exterior winter vestibule drawings/measurements

Hi Gordon,
Our Engineer and Public Works Supervisor met and are okay with your enclosure subject to the following stipulations:

1. You are responsible for snow removal as needed.
2. At least 4' of unobstructed sidewalk width is to be maintained for pedestrian passing.
3. You are responsible for immediately correcting any unintended problems that may result from this enclosure.

Jon

From: Gordon Goggin <gordon.goggin@gmail.com>
Sent: Tuesday, August 29, 2023 3:26 PM
To: City of Cedarburg - Mikko Hilvo <mhilvo@cityofcedarburg.wi.gov>; City of Cedarburg - Planner <planner@cityofcedarburg.wi.gov>
Subject: Stilt House exterior winter vestibule drawings/measurements

The reorientation of the vestibule for Stilt House is shown in the "current" and "future" labeled drawings. The measurements are accurate.

Existing curb to vestibules is 114" of sidewalk and future will be 76" (still over 6 feet).

As measured and stated at the Landmarks meeting by me, even the 76" depth is still wider than the current narrow points of the adjacent donut shop and residence.

Thanks
Gordon Goggin
The Stilt House

Google Maps Street View




THE
STILT
HOUSE
CRAFT BEERS SMALL PLATES WINE
New Glarus
Brewing Co.
4.13.99
Tuscan
Chicken
Sandwich
Cream of
Mushroom
Roasted Red
Pepper Soup
ONLY IN WISCONSIN