REGULAR VILLAGE BOARD MEETING

MEETING NOTICE AND AGENDA

Monday, September 21, 2020, 6:00 PM

Meeting will be held at: https://www.gotomeet.me/wfbvillage/village-board
Access Code: 348-527-221
Phone Number Log In: +1 (872) 240-3212

I. Call to Order and Roll Call

II. PUBLIC HEARING

1. On proposed Ordinance No. 1872 to Rezone 721 East Silver Spring Drive (Tax Key Parcel 198-0037-001) from District 4 – Churches, Public Buildings & Grounds/District 7 – Automobile Parking to PDD – Planned Development District for development of a seven lot single-family subdivision.

    a. Presentation of Petitioner

    b. Public Comment (written comments are invited via email to manager@wfbvillage.org at least 24 hours prior to the meeting with "Village Board Public Hearing" in the subject line). In addition, oral comments will be accepted and will be limited to 3 minutes per person. Individuals who plan to speak during the Public Hearing are asked to submit their name and address in advance via email to e.granstrom@wfbvillage.org However, individuals who do not submit their information in advance will still be permitted to speak.

III. Consent Agenda – Upon request of any Trustee, any item may be removed from the Consent Agenda for separate consideration under General Business.

1. Minutes of the regular meeting held on September 8, 2020.
2. Investment Report for August, 2020.
3. Appointment of Kyle Alvarez to the Architectural Review Commission for a term to expire in 2021.
4. Extension of Whitefish Bay's Public Health Emergency Declaration to November 6, 2020 to coincide with the eligible expenditure period for the Wisconsin Routes to Recovery program.

IV. Report of Village Officers

1. Village Attorney
2. Village Manager
3. Village President
4. Miscellaneous Trustee.

V. Petitions and Communications – Members of the public wishing to communicate to the Village Board should email manager@wfbvillage.org at least 24 hours prior to the meeting with "Message to Village Board" in the subject line. Those messages will be provided to the Board Members.

VI. General Business

1. Discussion/action on Ordinance No. 1872 to Rezone 721 East Silver Spring Drive (Tax Key Parcel 198-0037-001) from District 4 – Churches, Public Buildings & Grounds/District 7 – Automobile Parking to PDD – Planned Development District for development of a seven lot single-family subdivision. - Visit this webpage for high resolution plans: https://www.wfbvillage.org/DocumentCenter/View/1248/

VII. Adjourn

Due to the COVID-19 pandemic, this meeting is being held via remote conference only. Members of the media and public may attend by logging onto **https://www.gotomeet.me/wfbvillage/village-board**.The access code is 348-527-221. The phone number to log in is +1 (872) 240-3212. All public participants will be muted during the meeting. Agendas and minutes are available on the Village website (www.wfbvillage.org)

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at (414) 962-6690. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Plan Commission may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.wfbvillage.org)

REGULAR VILLAGE BOARD MEETING

A regular meeting of the Board of Trustees of Whitefish Bay was held via GoToMeeting on September 8, 2020

Pursuant to law, written notice of this meeting was given to the press and posted on the public bulletin boards.

I. Call to Order and Roll Call

President Siegel called the meeting to order at 6:00 pm.

Present: Trustees Serebin, Fuda, Buckley, Demet, Davis, Saunders and President Siegel

Also Present:
Village Manager Paul Boening
Village Attorney Chris Jaekels
Police Chief Michael Young
Assistant Village Manager Tim Blakeslee
Finance Director/Village Clerk Jaimie Krueger
Director of Public Works John Edlebeck
Director of Building Services Joel Oestreich
Deputy Clerk Erin Granstrom

II. Consent Agenda

It was moved by Trustee Fuda, seconded by Trustee Buckley and unanimously carried by the Village Board to approve the consent agenda as presented.

1. Minutes of the regular meeting held on August3, 2020.
2. Claims for July, 2020.
3. Claims for August, 2020
4. Investment Report for July, 2020.
5. Acceptance of bench donation from Sheila Taphorn for installation at Klode Park.

III. Report of Village Officers

1. Village Attorney – None

2. Village Manager

Village Manager Paul Boening stated absentee ballot requests for the November general election continue to come in. Jaimie Krueger, Village Clrek, and Erin Granstrom, Deputy Clerk, are preparing for ballots to arrive and will be working to get ballots out in a timely manner. The Village has also been working on updating winter parking reuglations.

3. Village President

Village President Julie Siegel stated that a North Shore Fire Department and Intergovernmental Cooperation Council of Milwaukee County (ICC) meetings are scheduled for next week.

4. Miscellaneous Trustees - None

IV. Petitions and Communications

No email correspondence received. President Siegel commended the DPW for collection of driftwood brought up to Palisades from the beach at Big Bay Park. Though this is a county park materials were not collected for an extended period of time, DPW crews collected the driftwood. Trucstee Saunders seconded.

V. General Business

1. Approval of Cahill Park ice Rink MOU Side Letter between the Village of Whitefish Bay and the Milwaukee Winter Club.

Attorney Jaekels summarized the MOU Side Letter stating that MOU was being revisited due to COVID. The MOU Side Letter states that either party is able to back down from the agreement through November 1, 2020.
It was moved by Trustee Saunders, seconded by Trustee Demet and unanimously carried by the Village Board to approve the Cahill Ice Rink MOU Side Letter between the Village of Whitefish Bay and Milwaukee Winter Club.

2. Girl Scout Silver Award Project Presentation by Martha Mitchell and Lydia Lim pertaining to the installation of a new trash receptable at Klode Park and bike racks on Silver Spring Drive.

Mitchell and Lim discussed their project and the process for obtaining a new trash receptacle and bike racks to be installed.

It was moved by Trustee Serebin, seconded by Trustee Saunders, and unanimously carried by the Village Board to accept the donation of a new trash receptacle at Klode Park and several new bike racks for placement along Silver Spring Drive.

3. Discussion/action on Ordinance No. 1871 to amend Section 16-19 of the Municipal Code pertaining to minimum area requirements for Planned Development Districts.

Village Manager Paul Boening the process for amending zoning ordinances. The amendment for Ordinance No. 1871 would reduce the minimal area requirements from 50 feet down to 25 ft.

It was moved by Trustee Buckley, seconded by Turstee Demet and unanimously carried by the Village Board to adopt Ordinance No. 1871 with amended section 16-19 of the Municpal Code pertaining to the minimum area requirements for Planned Development Districts.

VI. Adjourn

There being no further business, it was moved by Trustee Fuda, seconded by Trustee Buckley, and unanimously carried by the Village Board to adjourn the meeting at 6:30 pm.

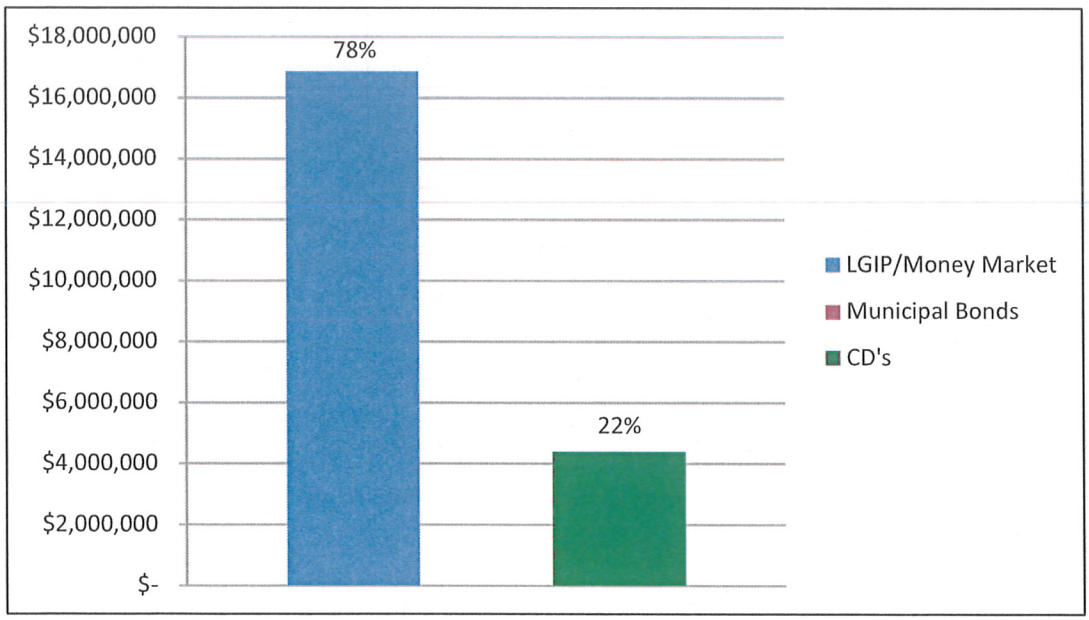
Erin Granstrom
Deputy Clerk

DRAFT

Monthly Investment Summary

August 2020

	General Investments	Post Retirement Investments	Total
LGIP/Money Market	$ 12,503,401	$ -	$ 12,503,401
Muncipal Bonds	-	-	-
CD's:			
Less than 1 Year	874,973	526,990	1,401,963
1 to 3 Years	2,488,595	552,559	3,041,154
3 to 5 Years	-	-	-
Total CD's	3,363,568	1,079,549	4,443,117
Total Investments	$ 15,866,969	$ 1,079,549	$ 16,946,518
Accrued Interest	$ 40,478	$ 13,550	$ 54,028



Boening, Paul

From: noreply@civicplus.com
Sent: Friday, July 24, 2020 6:02 PM
To: Boening, Paul
Subject: Online Form Submittal: Application

Application

Board or Commission Applying For	Architectural Review Commission
Name	Kyle Alvarez
Email Address	[redacted]
Address	5428 N Hollywood
City	Whitefish Bay
State	WI
Zip Code	53217
Phone Number	[redacted]
Fax Number	*Field not completed.*
Are you a registered voter of Whitefish Bay?	Yes
How long?	*Field not completed.*
Have you attended a meeting of this Board/Commission?	No
Present Employer	Advocate Aurora Health
Job Title	Architectural Design Manager - North WI Region
Previous Governmental Bodies/Elective Offices Applicant Has Served	*Field not completed.*
Position/Office Held	*Field not completed.*
Dates	*Field not completed.*

Civic or Charitable Organizations Organization to Which Applicant Has Belonged	*Field not completed.*
Position Held	*Field not completed.*
Dates	*Field not completed.*
Special Interests/Hobbies/Talents	Running, Homebrewing
College, Professional, Vocational Schools Attended	UW-Milwaukee
Major Subject	Architecture
Dates	6/1/2006 - 12/1/2009
Degree/Date	Masters of Architecture 2009
College, Professional, Vocational Schools Attended	Knox College
Major Subject	Art History/Psychology/Physics
Dates	9/1/2001 - 6/1/2005
Degree/Date	Bachelor of Arts 2005
College, Professional, Vocational Schools Attended	*Field not completed.*
Major Subject	*Field not completed.*
Dates	*Field not completed.*
Degree/Date	*Field not completed.*
Please state reasons why you want to become a member of this Board or Commission, including what specific objectives you would be working toward as a member of this advisory board:	I would like to be a member of the Whitefish Bay Architectural Review Commission because I believe my experience as a design professional will provide immense value to the community through service to the commission. Throughout my career I have gained functional experience in the design and construction fields from both the architecture consultant side as well as the construction side. This combined experience has provided me a unique viewpoint and approach to design and building projects. I am a registered architect in the state of WI

(Attach second page if necessary)	as well as a USGBC LEED AP+BDC accredited green professional. In my current role as the architect for Advocate Aurora Health - North Wisconsin region I provide guidance for 8 hospitals across the region from a design, sustainability, life safety, infection prevention, and constructability standpoint. My previous role as the Director of Construction at a design-build firm in Waukesha also allows me to understand the unique challenges that projects face. As a new and proud member of the Whitefish Bay community I look forward to the opportunity to use these skills from my professional life to make an impact in the community which my family and I reside.
Any other information which you feel would be useful to the Board of Trustees in reviewing your application: (Attach 2nd page if necessary)	*Field not completed.*
Are you or a member of your family associated with any Organization/Employment that might be deemed a conflict of interest in performing your duties if appointed to this position?	No
If yes, please state name of Organization/Employment	*Field not completed.*
Do you have any relatives working or serving for the Village of Whitefish Bay?	No
If yes, please indicate the name and relationship of the person	*Field not completed.*
Would you be willing to abstain from voting on matters where a potential conflict of interest exists?	Yes
Have you been convicted of a felony or misdemeanor?	No
If yes, explain convictions	*Field not completed.*

How did you hear about the opening on this Commission?	Constant Contact Newsletter
Signature of Applicant	Kyle Alvarez
Date	7/24/2020

Email not displaying correctly? View it in your browser.

VILLAGE BOARD MEETING STAFF REPORT

REPORT TO: President Julie Siegel & Village Board of Trustees

REPORT FROM: Paul Boening – Village Manager

DATE: September 18, 2020

AGENDA ITEM: Extension of Whitefish Bay's Public Health Emergency Declaration to November 6, 2020 to coincide with the eligible expenditure period for the Wisconsin Routes to Recovery program.

ACTION REQUESTED: __Ordinance __Resolution ___Motion √Consent Agenda

BACKGROUND

On March 16th, the Village Board adopted Resolution No. 3071 to declare a Public Health Emergency in the Village of Whitefish Bay (in accordance with Wisconsin State Statute 323.11). At its meeting on May 4th, the Village Board extended the declaration through July 13th. At its meeting on July 13th, the Board extended the declaration through October 1st. Due to the availability of CARES Act grant funding for municipalities, it is recommended that declarations remain in place through at least November 6, 2020 (revised expenditure deadline) to ensure that COVID-19 related spending occurs during a declared emergency period.

RECOMMENDED ACTION

To extend the Public Health Emergency in the Village of Whitefish Bay through November 6, 2020 unless revoked sooner by the Village Board (Consent Agenda).

C: Department Heads
Attorney Jaekels

VILLAGE BOARD MEETING STAFF REPORT

REPORT TO: President Julie Siegel & Village Board of Trustees

REPORT FROM: Paul Boening – Village Manager

DATE: September 17, 2020

AGENDA ITEM: Discussion/action on Ordinance No. 1872 to Rezone 721 East Silver Spring Drive (Tax Key Parcel 198-0037-001) from District 4 – Churches, Public Buildings & Grounds/District 7 – Automobile Parking to PDD – Planned Development District for development of a seven lot single-family subdivision

ACTION REQUESTED: _√__Ordinance ____Resolution ____Motion

INTRODUCTION:

The petitioner (WiRED Properties) has requested rezoning from District 4 – Churches, Public Buildings & Grounds/District 7 – Automobile Parking to PDD – Planned Development District for development of a seven lot single-family subdivision at 721 East Silver Spring Drive. The subject property was previously owned and utilized by First Church of Christ Scientist. The church sold the property to the applicant's entity in January of this year.

The purpose of a Planned Development District is to encourage and provide a means for effectuating desirable development, redevelopment, rehabilitation and conservation in the Village of Whitefish Bay by allowing for greater flexibility, better utilization of topographical and natural site characteristics, more economical and stable development and variations in siting, land use and types of dwellings and commercial buildings, thereby promoting the public health, safety, welfare and morals. Of key importance is Section 16-19B(3) of the Village Code, which specifies that the Village Board possesses the authority to establish PDD standards for land area per dwelling unit, land coverage by building, density, front, side and rear yard setback requirements, building height requirements, parking requirements, esthetic consideration and other requirements deemed necessary.

PROPOSED DEVELOPMENT:

The applicant is proposing to demolish the vacant First Church of Christ Scientist building and to construct seven two-story single family homes on newly created lots. The full development plan is attached. Please refer to the attached planning and engineering review reports for a comprehensive summary of the project specifics, site considerations and zoning standards.

BACKGROUND:

Prior to official submittal of a petition for consideration of a Planned Development District, the petitioner is required to meet with the Village Plan Commission and its technical advisory staff for a preliminary discussion as to the scope and nature of the proposed development and to consider alternate solutions to the development of a given area. The Plan Commission held a Pre-Petition Conference on November 6, 2019 and took action to unanimously approve the Pre-Petition.

The petitioner submitted a full PDD petition on June 25, 2020. On July 13, 2020, the Village Board referred the Petition to the Architectural Review Commission (ARC) and the Plan Commission.

ARC reviewed the proposal on August 6, 2020 and voted to recommend approval of the PDD while also forwarding advice for consideration by the Plan Commission.

The Plan Commission reviewed the Petition on August 24, 2020 with technical assistance from the Village's planning consultant (GRAEF) and DPW Director John Edlebeck. At the conclusion of its review/discussion, the Commission voted to unanimously recommend that the Village Board approve the PDD Petition from WiRED Properties with consideration given to the recommendations listed in the Planning Report from GRAEF and the Engineering Report from DPW Director John Edlebeck.

PDD ORDINANCE:

Attorney Jaekels drafted the attached PDD Ordinance (No. 1872) for Village Board consideration. As is the case with a PDD Petition, the ordinance is tied specifically to the development as proposed. Adoption of the Ordinance would result in a rezoning of the subject property and approval of the development plan.

RECOMMENDATION:

The Plan Commission voted unanimously to recommend that the Village Board approve the PDD Petition from WiRED Properties, which would require adoption of Ordinance No. 1872.

If approved, subsequent procedural steps would include (but are not necessarily limited to):

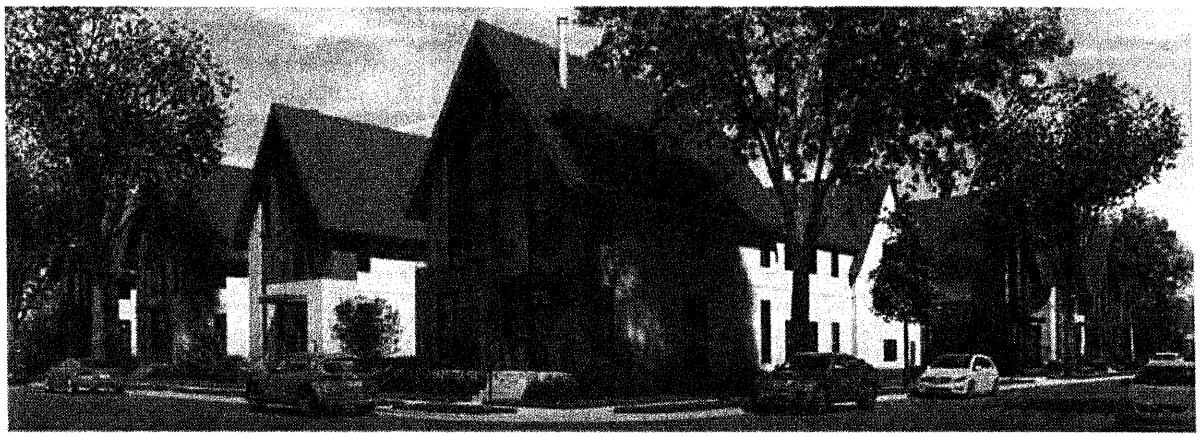
- Execution of a Development Agreement
- Recording of a subdivision plat that complies with all land platting requirements
- Staff review and approval of final engineering plans

ATTACHMENTS:

- PDD Petition (Development Plan) from WiRED Properties
- Planning Review Report(s) from GRAEF (Plan Commission Report and Village Board Update)
- Engineering Review Report from DPW Director John Edlebeck, P.E.
- Ordinance No. 1872

WIRED PROPERTIES

FIRST CHURCH OF CHRIST SCIENTIST SITE: PDD PETITION SUBMITTAL 06/25/2020



In 1950, a congregation of Christ Scientists commissioned the construction of a church located at 721 E. Silver Spring Drive in Whitefish Bay, with their first services held in December 1951. The church property, originally constructed for a congregation of 400, included a substantive parking lot occupying approximately 3/4 of the village block bounded by Silver Spring, Glen, Danbury, and Marlborough.

Over the course of the past 20+ years, the church's membership has declined substantively. Today, the property remains off the village tax rolls, the building is profoundly under-utilized and ill-equipped for adaptive re-use, and the parking lot is in deteriorating condition and used mainly by third parties. As a result of its declining membership, the church resolved to sell the property.

Our entity has purchased the property with the intention to re-develop it into a development that will:

- Contribute substantively to Whitefish Bay's unique sense of community
- Create a dynamic sense of place through innovative architectural design and site planning
- Establish an anchor for the east end of the Silver Spring commercial district and create the opportunity for place making on Marlborough
- Rely on best practices for urban residential design while remaining consistent with neighborhood scale and patterns of development
- Generate meaningful tax increment for the village by bringing this important parcel back onto the tax rolls

While the corner of Silver Spring and Marlborough remains commercial, we find it notable that with very limited exception there are neither multi-family nor commercial buildings located east of Marlborough throughout the village. And, with the exception of the Methodist Church to the east, the surrounding neighborhood is exclusively single family.

Historically, the development of a full block face with distinctly similar single-family homes was Somewhat typical. Indeed, newly-platted subdivisions established a canvas upon which planners and developers created new communities out of whole cloth. We find it throughout metro-Milwaukee with blocks of Milwaukee bungalows, Mikkelson Colonials, and other architectural forms.

It is our intent to respect that historical pattern of development with this new subdivision, but with a focus on urban planning that directly respects this site's proximity to the heart of Whitefish Bay's commercial district, and in compliance with the village's adopted comprehensive plan. Indeed, while walkability is a hallmark of the village, it is fundamental to the attractiveness of this site. We have designed a site plan that relies on an alley for vehicular access – ensuring that the pedestrian is honored on the Danbury block face. We are using materials of the highest quality and durability. And, we have designed homes that contemplate the way that residents live in their homes today.

By adding seven new single-family homes in a landlocked village, we are helping to expand the village's residential base. By developing homes with dynamic value, our plan offers the village tax revenue consistent with that of a far larger mixed-use development. Perhaps most importantly, we believe that this development plan is consistent with the character of both Whitefish Bay generally and of this neighborhood specifically.

The balance of this submittal includes all information required by the village. Please note that site statistics are provided on sheet AS.00. As presented there, our proposed development and the individual houses largely conform with the zoning for a Single Family Residence District. Specifically, our development departs from that zoning for Maximum Dwelling to Lot Ratio. For convenience, I have attached the Site Statistics below for reference.

EXISTING SITE STATISTICS:
SITE AREA = 38,979 SQ. FT.
IMPERVIOUS AREA = 31,479 SQ. FT.
IMPERVIOUS COVERAGE PERCENTAGE = 81%
GREEN SPACE PERCENTAGE = 19%
ZONING DISTRICTS: 4 CHURCHES & PUBLIC BUILDINGS, 7 AUTOMOBILE PARKING

PROPOSED SITE STATISTICS:
SITE AREA = 38,979 SQ. FT.
IMPERVIOUS AREA = 25,123 SQ. FT.
IMPERVIOUS COVERAGE PERCENTAGE = 65%
GREEN SPACE PERCENTAGE = 35% (INCREASE OF 16% OVER EXISTING SITE)

ADJACENT ZONING DISTRICTS:
EAST: 2 SINGLE FAMILY RESIDENTIAL, 4 CHURCHES & PUBLIC BUILDINGS
WEST: 6 BUSINESS, 7 AUTOMOBILE PARKING
SOUTH: 2 SINGLE FAMILY RESIDENTIAL, 4 CHURCHES & PUBLIC BUILDINGS
NORTH: 6 BUSINESS

PROPOSED 9 PUD ZONING	2 SINGLE FAMILY RESIDENCE DISTRICT:
MINIMUM LOT SIZE = 4,862 SQ.FT. NORTH LOT	MINIMUM LOT SIZE = 4,800 SQ.FT.
MINIMUM STREET FRONTAGE = 40.67 FT NORTH LOT	MINIMUM STREET FRONTAGE = 40.00 FT
MAXIMUM DWELLING TO LOT RATIO = 51.4%	MAXIMUM DWELLING TO LOT RATIO = 30%
DWELLING VOLUME = 41,654 C.F.	MIN DWELLING VOLUME = 17,500 C.F.
CORNER LOT DEPTH = 120 FT	MINIMUM CORNER LOT DEPTH = 120 FT
BUILDING HEIGHT = 31.33 FT	MAX BUILDING HEIGHT = 35 FT PER 16.99.B(2)(a)(b)

PUD MINIMUM AREA > 25,000 SQ.FT. WHEN ADJACENT TO 4 CHURCHES & PUBLIC BUILDING & GROUNDS PER 16.19(B)(2)(c)

FRONT YARD SETBACK = 3'-4" TO MAIN FACADE
PRIVATE ALLEY SETBACK = 3'-8" MINIMUM
FENCING: ARCHITECTURAL DESIGNED OPAQUE 1/2" SPACED HORIZONTAL 1 x 6 IPE BOARDS AND PATINAED STRUCTURAL STEEL POSTS, 42" TALL FRONT YARD, 72" TALL SIDE AND REAR YARD.

While firm pricing will not be available until plans are approved by the village and put out to bid by the general contractor, we anticipate that the value of these homes will exceed $1,250,000 each, resulting in an aggregate development value in excess of $8,750,000.

We will create a subdivision plat that will define seven individual lots and tax keys. Each parcel will include a portion of the private alley. We will establish a home owner's association that will oversee maintenance

of sidewalks, the alley, and front yard landscaping of all residences. This will include snow removal as well as all necessary physical repairs.

We intend to commence construction shortly following receipt of final approvals from the village. Currently, we anticipate construction start in October 2020. We will decommission and demolish the church, to be followed immediately by installation of site fencing. We expect to construct the houses in a single phase over the course of approximately one year. It is possible that we will stagger individual construction starts in order to manage access and the staging of equipment and materials.

Over the course of construction, we anticipate that we will require sidewalk and parking lane closures to accommodate construction activity. We also anticipate we may need periodic short-term drive lane closure on Danbury and Glen. We will communicate and cooperate with both the Village and the neighbors to ensure those closures result in the fewest possible conflicts and disruption.

We are deeply committed to this development. Both my partner, Mike Kelly, and I were raised in Whitefish Bay (WFB HS '74 and '88). This development offers us the opportunity to return to Whitefish Bay – not just as developers, but also as residents. I will live in one of these houses with my wife and two children, and Mike will live in another. Our attention to detail will be exacting, and our commitment unwavering.

Regards,

Blair W. Williams
President

WIRED PROPERTIES

FIRST CHURCH OF CHRIST SCIENTIST SITE: UPDATES FOR VILLAGE BOARD

PLAN UPDATES

- 5591 Danbury home is a foot narrower across the garage width and the home is located 3'-5" (garage side) and 3'-1" front side from the north property line in compliance with the WI UDC (Uniform Dwelling Code) minimum 3' distance to property line.

- We've taken a proposed 1'-4" from the Danbury right of way for the homes that front on Danbury Rd (5591, 5583, 5579) to allow for greater than 3'-0" from the ROW line to the front wall of each of the homes in compliance with the WI UDC. *Note that we would strongly prefer that the Village vacate all ROW inboard of the sidewalk.*

- We have created and now include a rendering looking from the intersection of Lake Drive, Marlborough, and Silver Spring back toward the development.

- We have updated the landscaping plan to include additional native plantings.

- We have updated the Civil Engineering plans to include a strip of permeable pavers in the alley.

- We have updated the Civil Engineering plans to include traffic calming in the alley.

SUSTAINABILITY

Demolition / Site Preparation:

Prior to demolition we will have a salvage company come through and they will take all the church seating, remaining furniture, architectural pieces like carved wood, older wood base, stair rails and such, light fixtures, etc. and resell at their warehouse on 6th and Cleveland in Milwaukee.

During demolition, all metal will be picked out and taken to a scrap yard for recycling.

All concrete, asphalt, brick and block will be taken to Shoreline of Wisconsin where it will be crushed and resold as granular backfill and road construction base.

Building Means & Methods:

The buildings will be constructed utilizing a construction process known as 'panelization.' In this process, walls and other building systems are constructed off site in a climate-controlled factory. From a resource conservation and labor perspective, panels are exceptional. One study by the PBSC and the Wood Truss Council of America (now the Structural Building Components Association) found that construction of a 2,600-squate-foot home with trusses and panels used *26 percent less lumber*, generated *76 percent less waste*, and was constructed with 37 percent of the man hours of a similar, stick-built home.

Product Selection:

The buildings will feature standing seam **metal roofs**. Metal roofs can contain up to 95 percent recycled content and are 100 percent recyclable at the end of their life cycle. Consider the fact that steel can be recycled continuously without losing performance and is therefore much less likely to wind up in a landfill when compared to other roofing materials. In addition, the roofs will be structurally engineered to accommodate the future addition of solar panels in the event a homeowner so desires.

Each home will utilize **rain barrels** to detain stormwater, and which can then be used for irrigation of planted areas.

We are specifying **Pella Impervia windows**. These fiberglass window/door products offer better thermal transfer properties than both metal and wood-based window products. Pella has a strong reputation for performance and quality, and the Impervia windows meet or exceed Energy Star requirements in all 50 states. Our windows will also feature foam insulation for even higher energy efficient performance.

The **siding/decking/roofing/wall sheeting/wall sheath**ing have all been picked with known suppliers that the builder has used for years, and each individual product we plan to use has a standing history of lasting (with minimal maintenance) our 20-year desired standard. The less we have to replace/repair a product, the more sustainable it is.

Appliances and HVAC systems planned for use are today's most efficient models with auto-off and low-power modes ensuring little to no power consumption while not being used. HVAC layouts will separate individual rooms into zones. These zones are then directly fed air from the house's furnace/AC by way of vents to other rooms being automatically closed with a "damper" located in each individual room's supply-ducts. This allows each room to be at a different temperature, which keeps the whole family happy, while not having each room being fed heat/AC (wasting fuel/electricity) when someone upstairs wants their bathroom a different temp than the bedroom next to it.

Lighting/electrical plans to use industry standard low-e consumption LED products, far superior from traditional incandescent lighting.

Building practice and framing layout means that each home will be constructed using (at minimum) 2x6 exterior walls with blown-in insulation ensuring maximum thermal retention for residential standards. We also elect to spray our homes' mudsills (the space between floors where the exterior is located) with an insulating foam – we have found over the years that the majority of a home's thermal loss occurs at this point in the structure. This practice is not yet widely accepted in the building trade and is considered going far and above normal building standards. For attic space, we also insulate roof rafters like we would walls (with blown in blanket, or spray foam) and make sure every access point to exterior climate is separated from interior by way of insulation. To be short, these homes will exceed industry standards in regards to thermal transfer.

Civil Engineering & Landscaping:

The proposed project will reduce the amount of impervious surface on the site by approximately 5,000 SF. That 5,000 SF will be converted into greenspace that will slow runoff, filter pollutants, and recharge groundwater. The project will greatly reduce the amount of exposed parking lot surface and replace it with cleaner rooftop runoff. The impervious surface from the alley will be collected in ***catch basins*** to allow pollutants to settle out. The east / west alley will feature a ***permeable paver*** strip down the

center. The permeable pavers will allow runoff from the alley and a portion of the rooftops to flow through the pavers. This serves to filter pollutants, slow the runoff and ease the burden on storm sewer systems, and recharge the groundwater. Permeable paver systems typically require less deicing salt in the winter and will reduce the amount of salt laden runoff from the site.

The existing parking lot will be milled and hauled to an asphalt plant where it will be recycled and either base course for paving or recycled as new asphalt pavement.

PLAN COMMISSION CONSIDERATION RESPONSES

Below are possible conditions that the Plan Commission might consider that could be attached to a recommended approval:

1. The property be subdivided into private lots in accordance with the regulations of Title 12: Subdivision Regulations. **AGREED (THOUGH WE HAVE STRUGGLED TO FIND THE REFERENCED LEGISLATION)**

2. Traffic calming measures, such as speed tables or speed cushions, be added to the alley exits.
   - **WE ARE WORKING WITH VILLAGE ENGINEERING ON THIS. PER JOHN E, WE DON'T EXPECT SPEED TABLES, BUT WE DO EXPECT SPECIFIC DETAILS AT THE SILVER SPRING CURB CUT (I.E. PORK CHOP) AS WELL AS AT DANBURY.**

3. Stormwater management techniques be installed in accordance with the recommendations of the Village Engineer, such as rain barrels, permeable pavement or porous asphalt.
   - **WE ARE WORKING WITH ENGINEERING. WE EXPECT THE DETAILS WILL INCLUDE A STRIP OF PERMEABLE PAVERS IN THE ALLEY AS WELL AS ADD'L DETAILS FOR RAIN BARRELS, ETC.**

4. The applicant pays for the installation of bicycle racks, enhanced landscape, and/or public art adjacent to the sidewalks along Silver Spring Drive.
   - **WE WILL BE REPLACING THE CONCRETE PARKWAY WITH A LANDSCAPED (TURF) PARKWAY. WE CERTAINLY COULD INSTALL BIKE RACKS THERE, THOUGH WE DON'T UNDERSTAND THE BENEFIT PROVIDED.**

5. The homes be designed using sustainable design techniques, such as solar panels or green roofs
   - **UNDER SEPARATE COVER WE WILL BE PROVIDING A LIST OF SUSTAINABLE DESIGN AND CONSTRUCTION TECHNIQUES WE WILL EMPLOY**

6. The homes be designed/constructed in accordance with LEED recommendations for residential infill development, or an equivalent sustainable development rating system.
   - **WE WILL NOT PURSUE LEED OR OTHER RATINGS FOR THE DEVELOPMENT, THOUGH WE WILL PURSUE NUMEROUS SUSTAINABLE PRACTICES**

7. All new landscaping feature rare, native plant species.
   - **THE LANDSCAPING PLAN WILL BE UPDATED TO REFLECT ADDITIONAL NATIVARS. THIS WILL INCLUDE STREET TREES AS WELL AS OTHER PLANTINGS.**

8. The applicant complies with all recommendations made by the Village Engineer, as outlined in his memo dated August 19, 2020.
   - **AGREED**

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CONSORTIUM ae

\kən-ˈsor-sh(ē)əm\ a.e. : an architectural engineering partnership

735 N Water Street Suite 1228
Milwaukee | WI 53202
Gregg Prossen, Principal

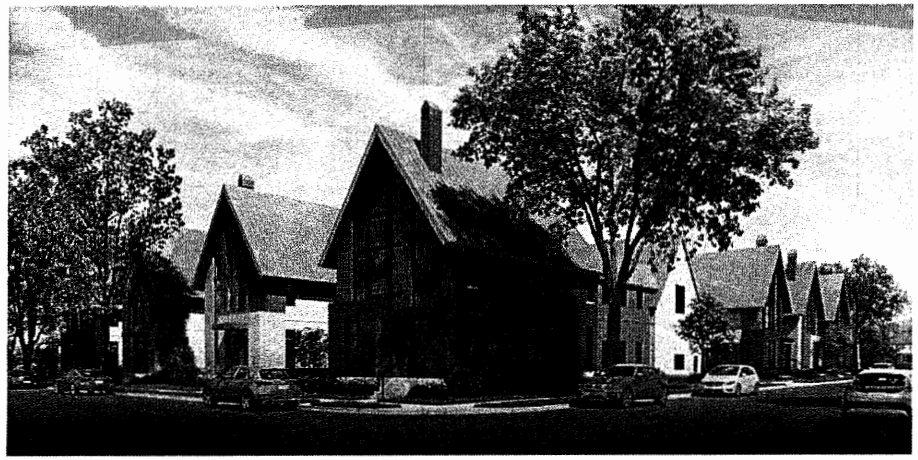
TELEPHONE 414.406.7625
www.consortiumae.com

A REDEVELOPMENT FOR:

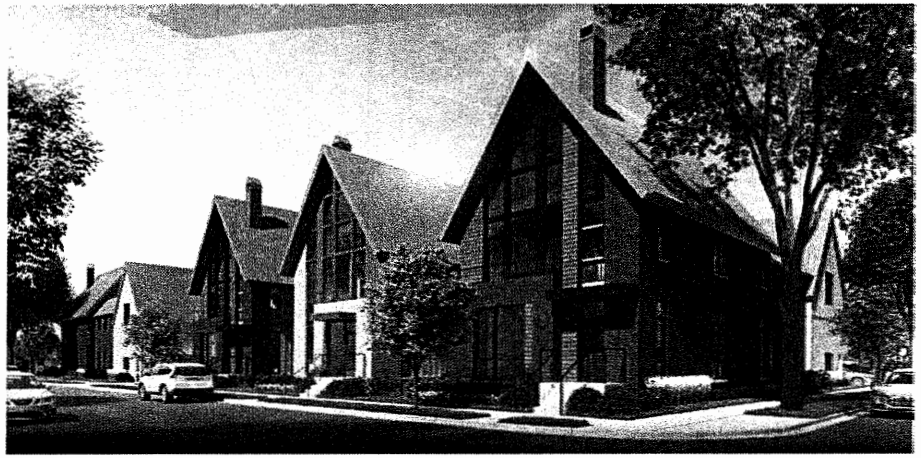
WIRED DANBURY GLEN

E GLEN AVE & N DANBURY RD
WHITEFISH BAY, WI 53211
the CONSORTIUM ae PROJECT #:0019-37

VIEW FROM CORNER OF MARLBOROUGH AND GLEN



VIEW FROM CORNER OF DANBURY & GLEN



VIEW FROM CORNER OF SILVER SPRING AND DANBURY

WIRED DANBURY GLEN
2020-09-18 CD'S

Visit this webpage for high resolution plans: https://www.wfbvillage.org/DocumentCenter/View/1248/

EXISTING SITE STATISTICS:
SITE AREA = 38,979 SQ. FT.
IMPERVIOUS AREA = 31,479 SQ. FT.
IMPERVIOUS COVERAGE PERCENTAGE = 81%
GREEN SPACE PERCENTAGE = 19%
ZONING DISTRICTS: 4 CHURCHES & PUBLIC BUILDINGS, 7 AUTOMOBILE PARKING

PROPOSED SITE STATISTICS:
SITE AREA = 38,979 SQ. FT.
IMPERVIOUS AREA = 25,123 SQ. FT.
IMPERVIOUS COVERAGE PERCENTAGE = 65%
GREEN SPACE PERCENTAGE = 35% (INCREASE OF 16% OVER EXISTING SITE)

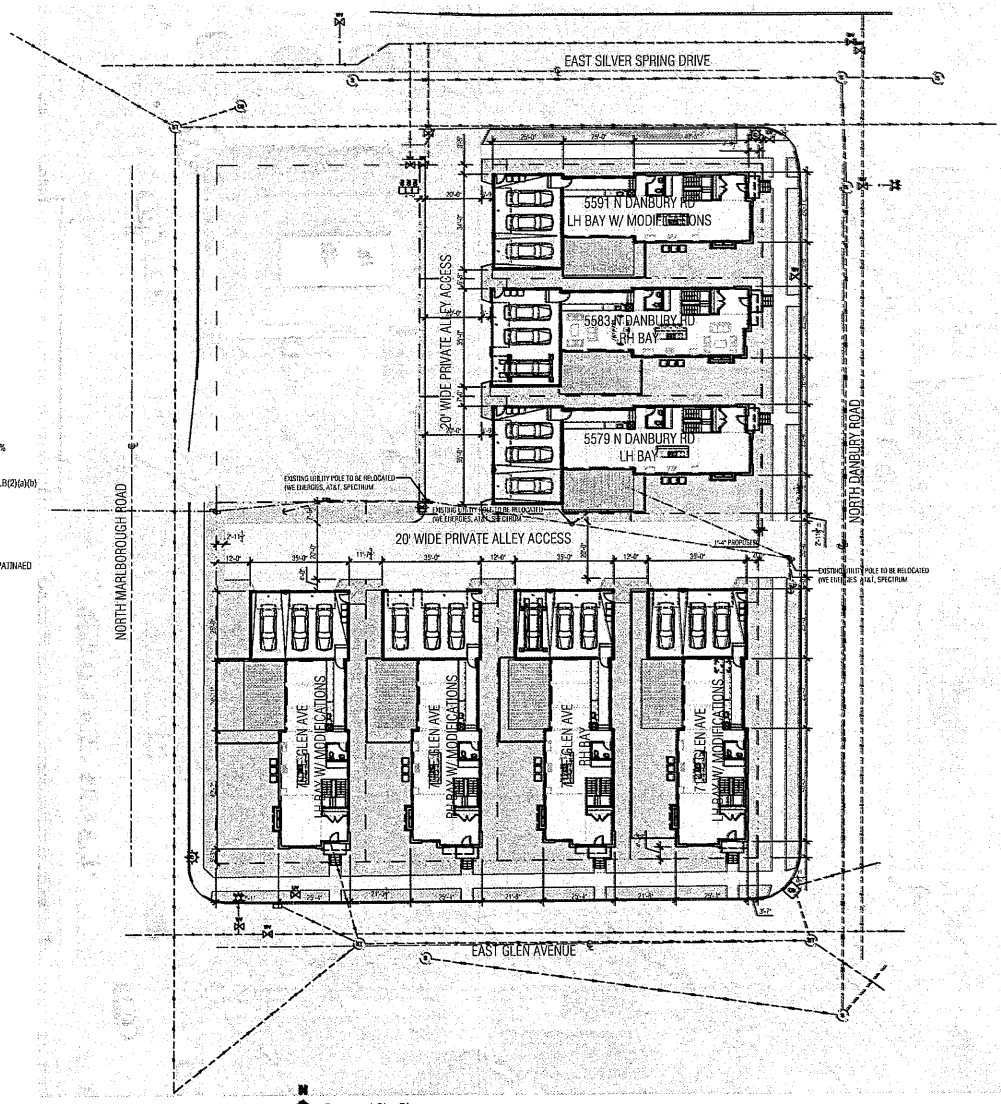
ADJACENT ZONING DISTRICTS:
EAST: 2 SINGLE FAMILY RESIDENTIAL, 4 CHURCHES & PUBLIC BUILDINGS
WEST: 6 BUSINESS, 7 AUTOMOBILE PARKING
SOUTH: 2 SINGLE FAMILY RESIDENTIAL, 4 CHURCHES & PUBLIC BUILDINGS
NORTH: 6 BUSINESS

PROPOSED 9 PUD ZONING:
MINIMUM LOT SIZE = 4,862 SQ.FT. NORTH LOT
MINIMUM STREET FRONTAGE = 40.87 FT NORTH LOT
MAXIMUM DWELLING TO LOT RATIO = 51.4%
DWELLING VOLUME = 41,654 C.F.
CORNER LOT DEPTH = 120 FT
BUILDING HEIGHT = 31.33 FT

2 SINGLE FAMILY RESIDENCE DISTRICT:
MINIMUM LOT SIZE = 4,800 SQ.FT.
MINIMUM STREET FRONTAGE = 40.00 FT
MAXIMUM DWELLING TO LOT RATIO = 30%
MIN DWELLING VOLUME = 17,500 C.F.
MINIMUM CORNER LOT DEPTH = 120 FT
MAX BUILDING HEIGHT = 35 FT PER 16.99.B(2)(a)(b)

PUD MINIMUM AREA > 25,000 SQ.FT. WHEN ADJACENT TO 4 CHURCHES & PUBLIC BUILDING & GROUNDS PER 16.19(B)(2)(c)

FRONT YARD SETBACK = 3'-9" TO MAIN FACADE
PRIVATE ALLEY SETBACK = 3'-8" MINIMUM
FENCING: ARCHITECTURAL DESIGNED OPAQUE, 1/2" SPACED HORIZONTAL 1 x 6 IPE BOARDS AND PATINAED STRUCTURAL STEEL POSTS, 42" TALL FRONT YARD, 72" TALL SIDE AND REAR YARD.



Proposed Site Plan
SCALE 1" = 20'-0"

CONSTRUCTION SYSTEM KEYNOTES

DT1 DRAIN TUBE SYSTEM
4" CORRUGATED POLYPROPYLENE DRAIN TUBE IN FABRIC SOCK CONT W/ CROSS BLEEDERS AND INTERIOR CONT. TUBE UNDER SLAB DRAIN TUBE SYSTEM TO POLY SUMP CROCK W/ 1/3 HP PUMP

FD1 FOUNDATION SYSTEM 1 EXTERIOR WALLS
POURED IN PLACE, REINFORCED 10" WIDE CONCRETE FOUNDATION WALL ON CONTINUOUS REINFORCED CONCRETE STRIP FOOTING 30" WIDE X 12" HIGH ON IMPROVED BEARING SOILS TO ACHIEVE DESIGN SOIL BEARING PRESSURES

FD2 FOUNDATION SYSTEM 2 GARAGE WALLS
POURED IN PLACE, REINFORCED 8" WIDE CONCRETE FOUNDATION WALL ON CONTINUOUS REINFORCED CONCRETE STRIP FOOTING ON IMPROVED BEARING SOILS TO ACHIEVE DESIGN SOIL BEARING PRESSURES

FD3 FOUNDATION SYSTEM 3 BRICK BUMP OUT
POURED IN PLACE, REINFORCED 14" WIDE CONCRETE FOUNDATION WALL WITH 4" WIDE BRICK LEDGE ON CONTINUOUS REINFORCED CONCRETE STRIP FOOTING 30" WIDE X 12" HIGH ON IMPROVED BEARING SOILS TO ACHIEVE DESIGN SOIL BEARING PRESSURES

FS1 CAST IN PLACE CONCRETE BASEMENT SLAB
4" THICK CAST IN PLACE REINF CONC FLOOR SLAB ON VAPOR BARRIER ON GRANULAR STRUCT FILL ON IMPROVED EXISTING GRADE

FS2 CAST IN PLACE CONCRETE GARAGE SLAB
CAST IN PLACE REINF CONC FLOOR SLAB ON VAPOR BARRIER ON GRANULAR STRUCTURAL FILL ON IMPROVED EXISTING GRADE SLOPE GARAGE SLAB TO GARAGE OVERHEAD DOORS

FT1 FLOOR TRUSS SYSTEM
FLOOR FINISH SYSTEM ON 3/4" T&G PLYWOOD SHEATHING SYSTEM ON 24" DEEP WOOD PARALLEL CHORD WOOD TRUSSES AT 16" O/C UDC LIVE LOAD = 40 PSF

GR1 INTERIOR GUARD-RAILING SYSTEM
WEATRAIL (www.weatrail.com) CM1XX MATTE BLACK R10 FINISH GUARD AND HAND RAIL SYSTEM FOR INTERIOR USE

GR2 EXTERIOR GUARD-RAILING SYSTEM
WEATRAIL (www.weatrail.com) SIGNATURE SERIES STAINLESS STEEL ROD GUARD AND HAND RAIL SYSTEM FOR EXTERIOR USE

GU1 GUTTER-DOWNSPOUT SYSTEM
HALF ROUND GUTTER SYSTEM (FINISH TO MATCH METAL ROOF) WITH (10)NMS POUTS 1 DRAWATING AT PRECAST SPLASH BLOCKS ROOF AND WALL COPING AND FLASHING AT FRONT PORCH, REAR DECK METAL TO MATCH METAL ROOF

GW1 FENESTRATION SYSTEM
FIELLA IMPERVIA SERIES (OR APPROVED EQUAL) BLACK FINISH FIBERGLASS WINDOW SYSTEM WITH INSULATED CLEAR LOW-e SOUND GLASS & HALF SCREEN PROVIDE SOLID 2x BLOCKING AT WINDOW PERIMETER SEE WINDOW SCHEDULE

IF1 IPE FENCE SYSTEM
1 x 6 IPE WOOD BOARDS HORIZONTAL W/ 1/2" SPACER FENCE W/ W4x4 BLUE STEEL POST & 2" x 2" x 1/4" BLUE STEEL ANGLE BOLTS USING 3/8" DIA THRU BOLTS PROVIDE 4' DEEP x 12" POURED CONCRETE FOUNDATION

M1 METAL ROOF SYSTEM
16" WIDE, 24 GAUGE STANDING SEAM METAL ROOF SYSTEM (FINISH EQUAL TO PAC-CLAD WEATHERED ZINC) ON ICE AND WATER SHIELD ON WOOD RAFTER/ROOF TRUSS (SEE FRAMING PLANS) PROVIDE FULL BATT INSULATION, 1/2" G W B ON VAPOR BARRIER ON INTERIOR SIDE

M2 ROOF DECK MEMBRANE SYSTEM (FRONT DECK SIMILAR)
ROOF DECK TO BE DEC-TEC 30 MIL (20 YR WARRANTY) CLASSIC GREY WOOD GRAIN PVC MEMBRANE SYSTEM ON 3/4" T&G PLYWOOD SHEATHING SYSTEM ON TOP CHORD SLOPE WOOD ROOF TRUSSES W/ MIN R-38 CLOSED CELL SPRAY FOAM INSULATION & 1/2" G W B ROOF TRUSSES TO BE DESIGNED FOR 100 P.S.F. LIVE LOAD (FOR FUTURE WHIRLPOOL TUB)

SS1 SOLID SURFACE MATERIAL SILL SYSTEM
DIRECTLY ADHERED SOLID SURFACE MATERIAL SILL SYSTEM (DUPONT CORIAN DESIGNER WHITE)

SV1 SOFFIT VENT SYSTEM
PAINTED LP SMOOTH SMART SIDE FASCIA AND SOFFIT W/ CONTINUOUS SCREEN VENT

W1 TYPICAL EXTERIOR WALL SYSTEM
EXTERIOR FINISH SYSTEM (SEE "W1x" SYSTEM NOTES) ON LP WEATHERLOGIC (1/2") SHEATHING ON 2" x 6" WOOD STUDS AT 16" O/C W/ R19 CLOSED CELL SPRAY FOAM INSULATION INTERIOR SIDE 1/2" G W B

W2 2x4 BUMP OUT STUD SYSTEM
EXTERIOR FINISH SYSTEM (SEE OTHER SYSTEM NOTES) ON LP WEATHERLOGIC (1/2") SHEATHING ON 2" X 4" WOOD STUDS AT 16" O/C FURRING ON WALL SYSTEM 1

WF1 EXTERIOR WALL FINISH SYSTEM 1
ACADIAN FACE BRICK W/ MATRE JOINT REINF & BRICK TIES ON WALL SYSTEM 1 PROVIDE THRU WALLS FLASHING AT OPENINGS AND SILLS WITH WEEPS @ 32" O/C PROVIDE TOP OF WALL VENTS AT 32" O/C SEE ELEVATIONS FOR LOCATIONS AND MATERIAL SPEC

WF2 EXTERIOR WALL FINISH SYSTEM 2
LP SMARTSIDE SMOOTH PAINTED (SHERWIN WILLIAMS DURATION) VERTICAL SIDING W/ 2" BATTENS AT 16" O/C ON WALL SYSTEM 1 SEE ELEVS FOR LOCATIONS AND MATERIAL SPEC

WF3 EXTERIOR WALL FINISH SYSTEM 3
MAYNE COATINGS LOMBARD EXTRUDED ALUMINUM WOOD FINISH 4" VEE GROOVE SIDING SYSTEM ON CLIPS ON WALL SYSTEM 1 SEE ELEVATIONS FOR LOCATIONS AND MATERIAL SPEC OUTSIDE CORNERS MITERED EXCEPT AT ROOF CHIMNEY ENCLOSURE

WD1 OUTDOOR DECK SYSTEM
MESSMERS 1/2" FINISH PRE WOOD (1x6) S.S. THRU SCREWED DECK W/ 1/8" SPACING ON PRESSURE TREATED WOOD JOISTS AT 16" O/C ON PT WOOD BEAMS & COLUMNS SEE FRAMING PLANS DECK LIVE LOAD = 40 PSF

WS1 WOOD STAIR SYSTEM
DARK STAINED AND SEALED ASH HARDWOOD FLOATING STAIR SYSTEM BY WEATRAIL (www.weatrail.com) INSTALLED BY GC SYSTEM TO HAVE PAINTED STEEL CENTER STRINGER AND UDC COMPLIANT OPEN TREADS.

CONSORTIUM ae
{kon-sur-shē-em\ a.e.: an architectural engineering partnership}
the Consortium ae LLC
735 N Water Suite 1228 | Milwaukee | WI 53202 | Gregg Poussen, Principal
TELEPHONE 414 406.7625
www.consortiumae.com

Project:
WIRED DANBURY GLEN

E GLEN AVE & N DANBURY RD
Location:
WHITEFISH BAY, WI 53211

Sheet:
ARCHITECTURAL SITE PLAN

Date:
2020-09-18 CD'S

Project No.:
0019-37

Sheet No.:
AS.00

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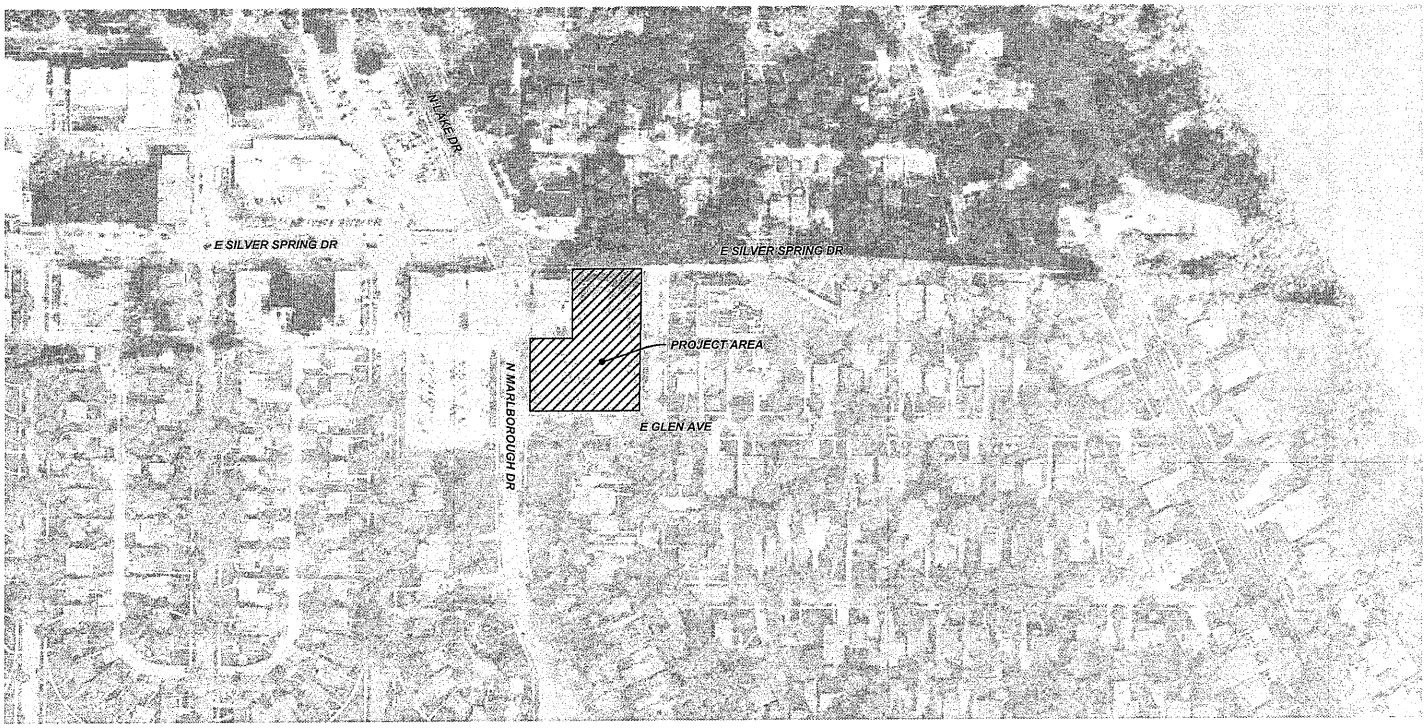

SITE CALCULATION TABLE

TOTAL SITE AREA	0.895 AC
TOTAL DISTURBED AREA	0.895 AC
EXISTING IMPERVIOUS AREA	0.722 AC
PROPOSED IMPERVIOUS AREA	0.609 AC
ADDITIONAL IMPERVIOUS ADDED	-0.113 AC
PROPOSED GREENSPACE	0.286 AC

CIVIL SHEET INDEX:

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

LEGEND:

UTILITY

EXISTING:

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

PROPOSED:

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

GRADING

EXISTING:

- MAJOR CONTOUR
- MINOR CONTOUR
- EXIST 100.00 — EXISTING SPOT ELEVATION

PROPOSED:

- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR
- 100.00 — SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT. FLANGE OF CURB)
- DOOR 100.00 — DOOR ELEVATION
- GR 100.00 — GROUND GRADE AT BUILDING
- 100.50TC 100.00GP — SPOT ELEVATION (TC - TOP OF CURB, GP - EDGE OF PAVEMENT)
- 100.50TW 100.00BW — RETAINING WALL SPOT ELEVATION (TSW - TOP OF WALL, BW - GROUND GRADE AT BOTTOM)
- 12" FES 100.00IE/W — FLARED END SECTION (PIPE SIZE, INVERT ELEVATION)
- DRAINAGE FLOW DIRECTION
- EMERGENCY OVERFLOW ROUTE

SITE

EXISTING:

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

PROPOSED:

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

GENERAL NOTES AND SPECIFICATIONS:

1. THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
3. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
4. ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
5. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
6. BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
7. ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS.
9. PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212.
10. PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES.
12. UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
14. ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
15. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
16. ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
17. ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
18. ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
19. CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
20. REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
21. ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
22. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
23. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
24. PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
25. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
26. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

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

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

CONSORTIUM ae — an architectural engineering partnership
the Consortium ae LLC
Harwood Engineering Consultants

WIRED DANBURY GLEN

WHITEFISH BAY, WI 53211

SCALE: 1" = 100'

North

PROJECT LOCATION & GENERAL NOTES

2020-08-19

0019-37 CD's

C1.10

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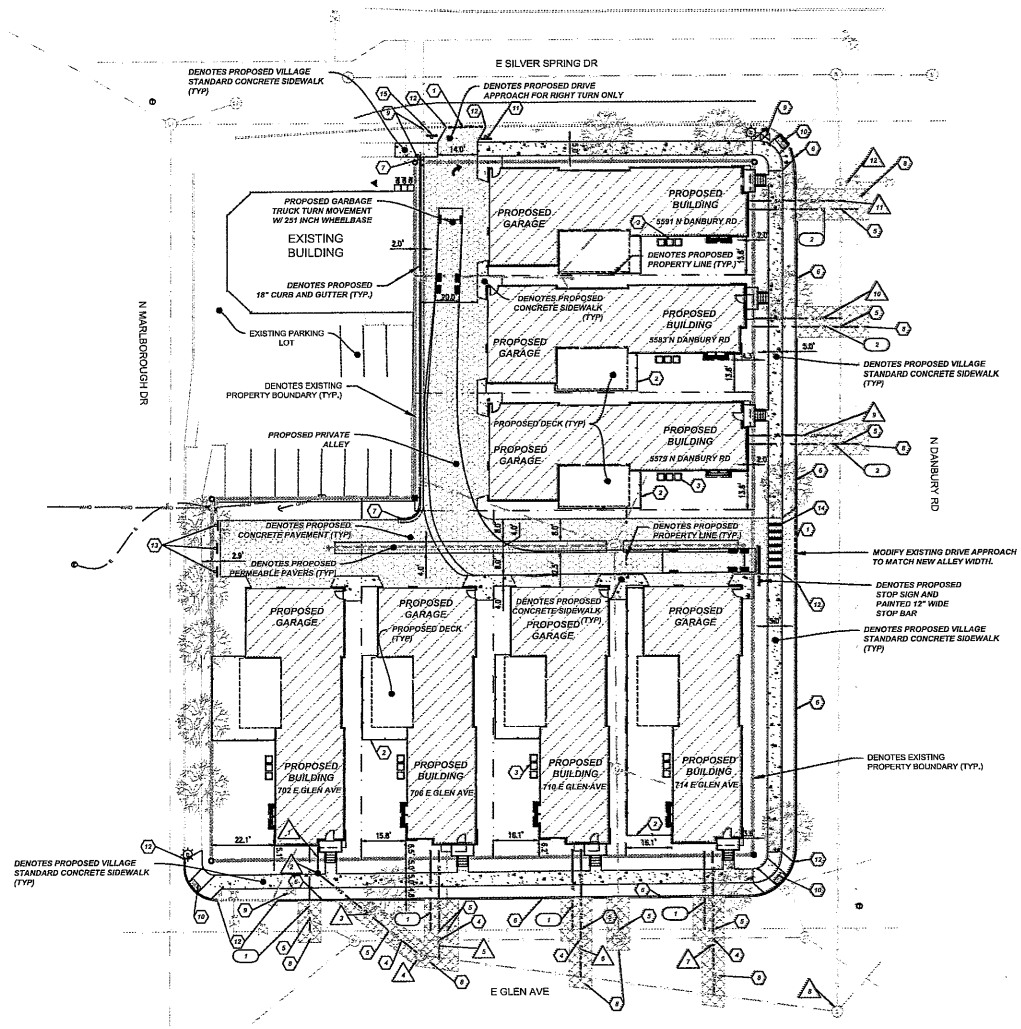

NOTES

1. SAWCUT EXISTING PAVEMENT (FULL DEPTH).
2. DENOTES PROPOSED FENCE (TYP, SEE ARCHITECTURAL PLANS)
3. DENOTES PROPOSED HVAC UNITS. (TYP, SEE ARCHITECTURAL PLANS)
4. CAUTION! UTILITIES. VERIFY EXACT LOCATION AND ELEVATION PRIOR TO STARTING CONSTRUCTION.
5. CAUTION! UTILITY CROSSING. VERIFY EXACT LOCATION AND ELEVATION PRIOR TO STARTING CONSTRUCTION. MAINTAIN A MINIMUM OF 18" VERICAL SEPARATION BETWEEN SEWER AND WATERMAIN.
6. DENOTES PROPOSED VILLAGE STANDARD CURB AND GUTTER, SAWCUT (FULL DEPTH) AND REMOVE AND REPLACE EXISTING PAVEMENT AS NEEDED TO REPLACE CURB. TIE CURB INTO ADJACENT PAVEMENT PER VILLAGE REQUIREMENTS.
7. DENOTES PROPOSED 3' CURB TAPER.
8. REMOVE AND REPLACE EXISTING PAVEMENT AND CURB AS REQUIRED TO INSTALL PROPOSED UTILITIES. SLURRY BACKFILL TO FINISH GRADE (ROADWAY WILL BE MILLED AND OVERLAID BY THE VILLAGE AT A LATER DATE).
9. ADJUST EXISTING VALVE BOX TO MATCH FINISHED GRADE
10. DENOTES PROPOSED ADA RAMP TYPE 1 (SEE DETAIL)
11. PROPOSED STOP SIGN AND RIGHT TURN ONLY SIGN.
12. MATCH INTO EXISTING CURB.
13. DENOTES PROPOSED "END OF ALLEY" SIGN.
14. DENOTES PROPOSED CROSSWALK.
15. DENOTES PROPOSED "DO NOT ENTER" SIGN.

UTILITY TAGS

SANITARY

1. PROPOSED 9 L.F. 6" PVC SANITARY SEWER @ S=1.00%. INV. @ BLDG = 64.91. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
2. PROPOSED SANITARY CLEANOUT (SEE DETAIL) RIM = 70.46
3. PROPOSED 45 L.F. 6" PVC SANITARY SEWER @ S=1.00%.
4. EXISTING SANITARY MANHOLE RIM = 70.10 8" SE I.E. = 63.49 8" NW I.E. = 64.37 (CORE NEW HOLE)
5. PROPOSED 39 L.F. 6" PVC SANITARY SEWER @ S=1.00%. INV @ MAIN = 64.41. INSTALL 1.00' RISER (TO CLEAR STORM). SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
6. PROPOSED 45 L.F. 6" PVC SANITARY SEWER @ S=1.00%. INV @ MAIN = 64.50. INSTALL 1.30' RISER (TO CLEAR STORM). SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
7. PROPOSED 51 L.F. 6" PVC SANITARY SEWER @ S=1.00%. INV @ MAIN = 64.66. INSTALL 1.70' RISER (TO CLEAR STORM). SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
8. EXISTING SANITARY MANHOLE RIM = 70.72 18" S I.E. = 62.52 12" NE I.E. = 62.67 8" NW I.E. = 62.67 18" N I.E. = 62.58
9. PROPOSED 32 L.F. 6" PVC SANITARY SEWER @ S=1.00%. CONNECT TO EXISTING 18" MAIN WITH INSERTA TEE. EXISTING 18" INV = 64.43 PROPOSED 6" INV = 65.43 SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
10. PROPOSED 32 L.F. 6" PVC SANITARY SEWER @ S=1.00%. CONNECT TO EXISTING 18" MAIN WITH INSERTA TEE. EXISTING 18" INV = 64.81 PROPOSED 6" INV = 65.81 SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
11. PROPOSED 32 L.F. 6" PVC SANITARY SEWER @ S=1.00%. CONNECT TO EXISTING 18" MAIN WITH INSERTA TEE. EXISTING 18" INV = 65.19 PROPOSED 6" INV = 66.19 SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
12. EXISTING SANITARY MANHOLE RIM = 73.04 18" S I.E. = 65.23 8" N I.E. = 65.23

WATER

1. PROPOSED 29 L.F. 2" HDPE WATERMAIN WITH CURBSTOP. CONNECT TO EXISTING WATERMAIN PER VILLAGE REQUIREMENTS. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
2. PROPOSED 38 L.F. 2" HDPE WATERMAIN WITH CURBSTOP. CONNECT TO EXISTING WATERMAIN PER VILLAGE REQUIREMENTS. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED TAPER CURB
- PROPOSED DEPRESSED CURB

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

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WIRED DANBURY GLEN

WHITEFISH BAY, WI 53211

SCALE: 1" = 30'

North

SITE PLAN

2020-08-19

0019-37 CD's

C1.11

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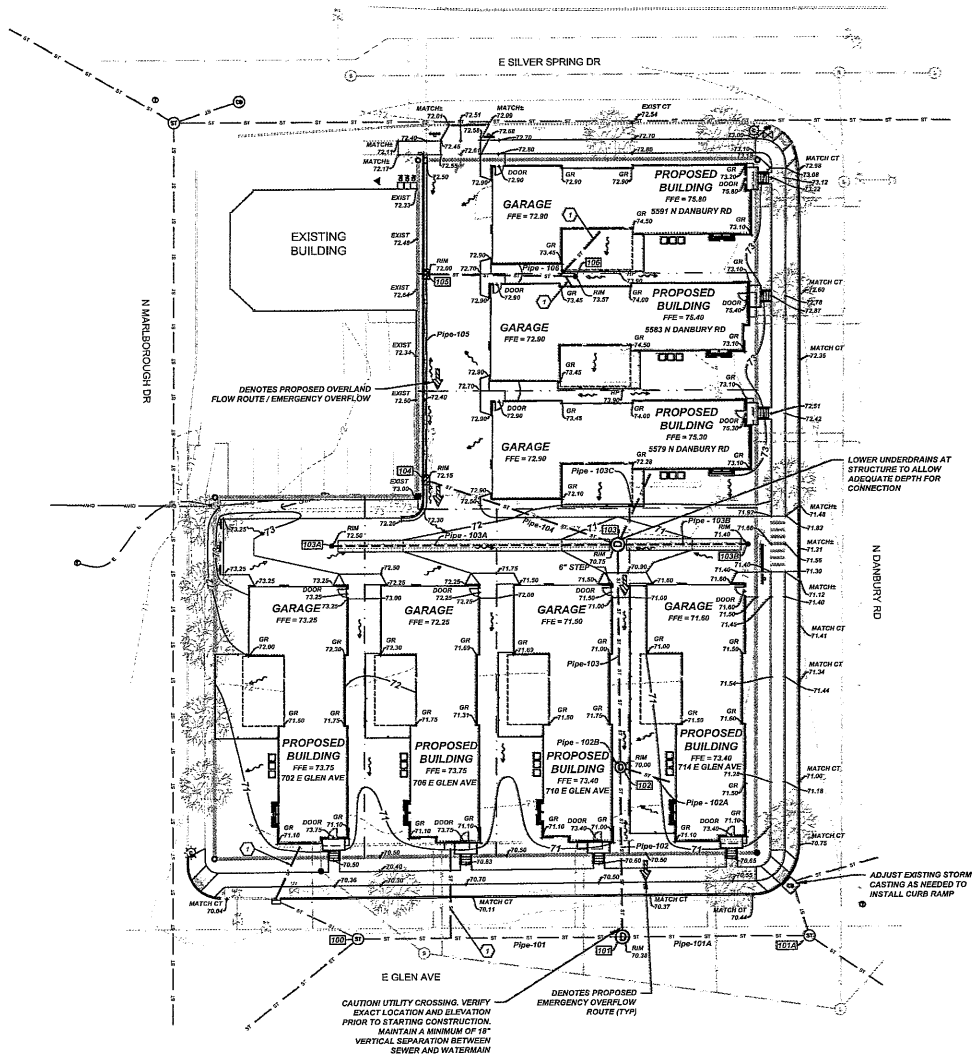

NOTES

1. PROPOSED 6" PVC BUILDING LATERAL. MINIMUM SLOPE OF 1.00% REQUIRED.

Storm Structure Table	
#	Structure Details
100	EXISTING MANHOLE RIM = 70.08 Pipe-101 = 62.38
101	MANHOLE RIM = 70.38 Pipe-102 = 65.96 Pipe-101 = 62.66 Pipe-101A = 62.66
101A	EXISTING MANHOLE RIM = 70.68 Pipe-101A = 62.88
102	CATCH BASIN RIM = 70.00 Pipe-103 = 65.76 Pipe-102 = 65.76 Pipe - 102A = 66.00 Pipe - 102B = 66.00
103	CATCH BASIN RIM = 73.75 Pipe-104 = 66.53 Pipe - 103A = 68.75 Pipe - 103B = 68.75 Pipe - 103C = 66.75
103B	CLEANOUT RIM = 71.40 Pipe - 103B = 70.15
103A	CLEANOUT RIM = 72.50 Pipe - 103A = 71.25
104	CATCH BASIN - CURB RIM = 72.15 Pipe-105 = 67.26 Pipe-104 = 67.26
105	CATCH BASIN - CURB RIM = 72.00 Pipe-105 = 68.00 Pipe - 106 = 68.10
106	CLEANOUT RIM = 73.57 Pipe - 106 = 68.63

Storm Pipe Table					
Pipe Name	Size	Material	Length	Slope	Description
Pipe-101	18		93	0.33%	EXISTING PIPE
Pipe-101A	18		66	0.30%	EXISTING PIPE
Pipe-102	12	PVC	61	1.00%	
Pipe-103	12	PVC	79	0.97%	
Pipe-104	12	PVC	72	1.01%	
Pipe-105	12	PVC	74	1.00%	
Pipe - 102A	6	PVC	16	1.00%	BUILDING LATERAL
Pipe - 102B	6	PVC	4	1.00%	BUILDING LATERAL
Pipe - 103A	6	HDPE	101	2.47%	ADS N12 PERFORATED (UNDERDRAIN)
Pipe - 103B	6	HDPE	46	3.04%	ADS N12 PERFORATED (UNDERDRAIN)
Pipe - 103C	6	PVC	28	1.00%	BUILDING LATERAL
Pipe - 106	6	PVC	53	1.00%	

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

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WIRED DANBURY GLEN

WHITEFISH BAY, WI 53211

SCALE: 1" = 20'

North

GRADING PLAN

2020-08-19

0019-37 CD's

C1.20

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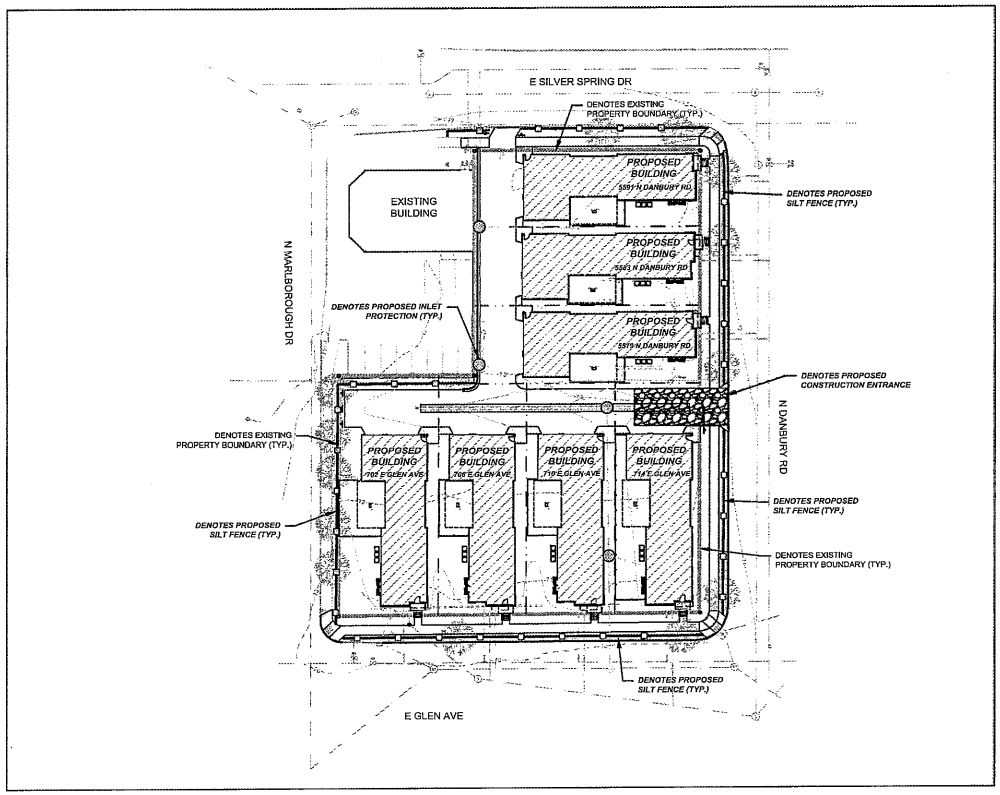
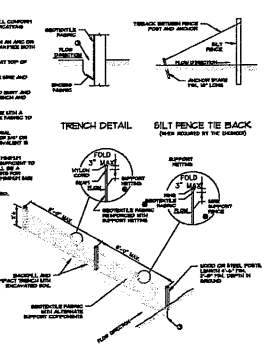


EROSION CONTROL NOTES AND PHASING

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



SILT FENCE DETAIL
NTS

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

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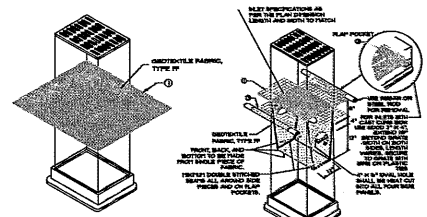


INLET PROTECTION TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

INLET PROTECTION TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTES)

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

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

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

FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 18" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

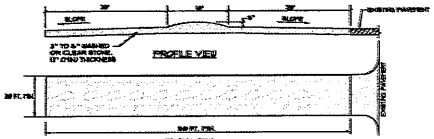
FOR INLET PROTECTION, TYPE C WITH CURB BOX, AND ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

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

INSTALLATION NOTES:
TYPES B & C:
TIRT EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A DESIN PLAN, HAND HOLES OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SMALLER THAN 36", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TIRT EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A FINISH SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MINIMUM 8" AWAY FROM THE BOTTOM OF THE BAG.

INLET PROTECTION
NTS



CONSTRUCTION ENTRANCE AND TRACKING PAD DETAIL
NTS

EROSION CONTROL LEGEND

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

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Harwood Engineering Consultants

WIRED DANBURY GLEN

WHITEFISH BAY, WI 53211

SCALE: 1" = 30'
North

EROSION CONTROL PLAN

2020-08-19

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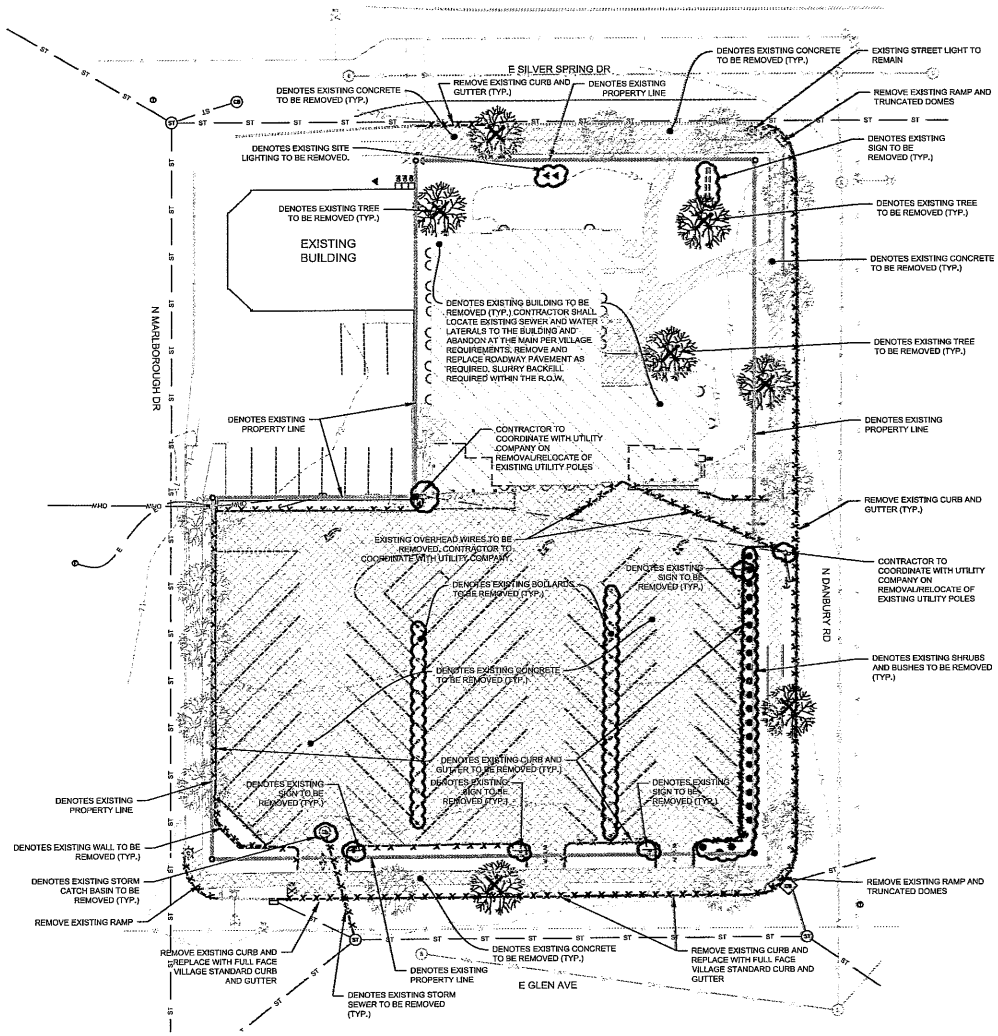

DEMOLITION LEGEND

- DENOTES ITEM TO BE REMOVED OR DEMOLISHED
- DENOTES EXISTING BUILDING REMOVAL
- DENOTES CONCRETE SIDEWALK REMOVAL AREA
- DENOTES ITEM TO BE ABANDONED OR REMOVED
- DENOTES TREE TO BE REMOVED OR RELOCATED (AS NOTED)

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

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North

DEMO PLAN

2020-08-19

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LEGAL DESCRIPTION:

PARCEL I:
LOTS NUMBERED ONE (1), TWO (2), THREE (3), AND FOUR (4) IN BLOCK NUMBERED THREE (3) IN LAKE FOREST PARK, IN THE EAST ONE-HALF (E 1/2) OF THE NORTH-WEST ONE-QUARTER (NW 1/4) OF SECTION THIRTY THREE (33) IN TOWNSHIP NUMBERED EIGHT (8) NORTH, OF RANGE NUMBERED TWENTY-TWO (22) EAST, IN THE VILLAGE OF WHITEFISH BAY, MILWAUKEE COUNTY, WISCONSIN.

ALSO

A TRACT OF LAND IN THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION THIRTY-THREE IN TOWNSHIP EIGHT NORTH, OF RANGE TWENTY-TWO EAST, IN THE VILLAGE OF WHITEFISH BAY, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SILVER SPRING DRIVE AT THE NORTHWEST CORNER OF LAKE FOREST PARK SUBDIVISION IN SAID ONE-QUARTER SECTION; THENCE WEST ON THE LINE PARALLEL TO THE SOUTH LINE OF SILVER SPRING DRIVE, 34.38 FEET TO A POINT; THENCE SOUTH ON THE LINE PARALLEL TO THE WEST LINE OF LAKE FOREST PARK SUBDIVISION, IN SPRING ROAD 34.38 FEET TO A POINT; THENCE NORTH ON AND ALONG THE WEST LINE OF LAKE FOREST SUBDIVISION IN SAID ONE-QUARTER SECTION 120 FEET MORE OR LESS OT THE PLACE OF COMMENCEMENT.

EXCEPTING THEREFROM LANDS CONVEYED IN QUIT CLAIM DEED RECORDED AUGUST 14, 1974, IN VOLUME 2399, PAGE 279, AS DOCUMENT NO. 2732812.

PARCEL II:
LOT TWO (2), IN BLOCK TWO (2) AND A PART OF A TWO AND SIXTY-SEVEN HUNDREDTHS (2.67) FOOT STRIP ADJACENT TO SAID LOT ON THE WEST AND A PART OF LOT THREE (3) IN BLOCK TWO (2) IN ASSESSOR'S PLAT NO. 244, BEING A PART OF THE NORTH WEST ONE QUARTER (1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE VILLAGE OF WHITEFISH BAY, COMMENCING AT A POINT 127 FEET SOUTH OF THE NORTH WEST CORNER OF LOT 2 IN BLOCK 3 IN LAKE FOREST PARK, A RECORDED SUBDIVISION; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF EAST SILVER SPRING DRIVE 34.38 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID LAKE FOREST PARK, 2 FEET TO A POINT; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF EAST SILVER SPRING DRIVE 40 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF LAKE FOREST PARK, 118 FEET MORE OR LESS TO THE NORTH LINE OF EAST GLEN AVENUE 74.38 FEET TO A POINT IN THE WEST LINE OF SAID LAKE FOREST PARK, THENCE NORTH ALONG THE WEST LINE OF SAID LAKE FOREST PARK, 120 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

PARCEL III:
THAT PART OF THE NORTH WEST ONE-QUARTER (1/4) OF SECTION NUMBERED THIRTY-THREE (33), IN TOWNSHIP NUMBERED EIGHT (8) NORTH, RANGE NUMBERED TWENTY-TWO (22) EAST, IN THE VILLAGE OF WHITEFISH BAY, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF LOT 1, BLOCK 2 ASSESSOR'S PLAT NO. 244, SAID POINT BEING 2.67 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT AND 120 FEET SOUTH OF THE SOUTH LINE OF EAST SILVER SPRING DRIVE, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, 71.71 FEET TO A POINT IN THE WEST LINE OF LAKE FOREST PARK SUBDIVISION, SAID POINT BEING 120 FEET SOUTH OF THE SOUTH LINE OF EAST SILVER SPRING DRIVE; THENCE SOUTH ALONG THE WEST LINE OF LAKE FOREST PARK SUBDIVISION 7 FEET MORE OR LESS TO THE NORTH LINE OF LOT 3, BLOCK 2, ASSESSOR'S PLAT NO. 244, SAID POINT BEING THE NORTH EAST CORNER OF PREMISES CONVEYED TO WILLIAM D. CREIDER AND EMMA HOYER CREIDER, HIS WIFE BY DEED VOLUME 2399, PAGE 279, DOCUMENT NO. 2732812, THENCE WEST ALONG THE NORTH LINE OF THE CREIDER PROPERTY 34.38 FEET, MORE OR LESS TO THE NORTH WEST CORNER THEREOF, THENCE SOUTH 2 FEET MORE OR LESS, TO THE NORTH EAST CORNER OF ANOTHER PARCEL CONVEYED TO THE SAME GRANTEES BY DEED DOCUMENT NO 2597595, THENCE WEST ALONG THE NORTH LINE OF THE CREIDER PROPERTY 37.33 FEET TO A POINT 2.67 FEET EAST OF THE NORTH WEST CORNER OF THE PREMISES CONVEYED BY DEED DOCUMENT NO. 2597595, THENCE NORTH 9 FEET, MORE OR LESS TO THE POINT OF COMMENCEMENT.

CONTAINING: 38,879 SQUARE FEET OR 0.8848 ACRES.

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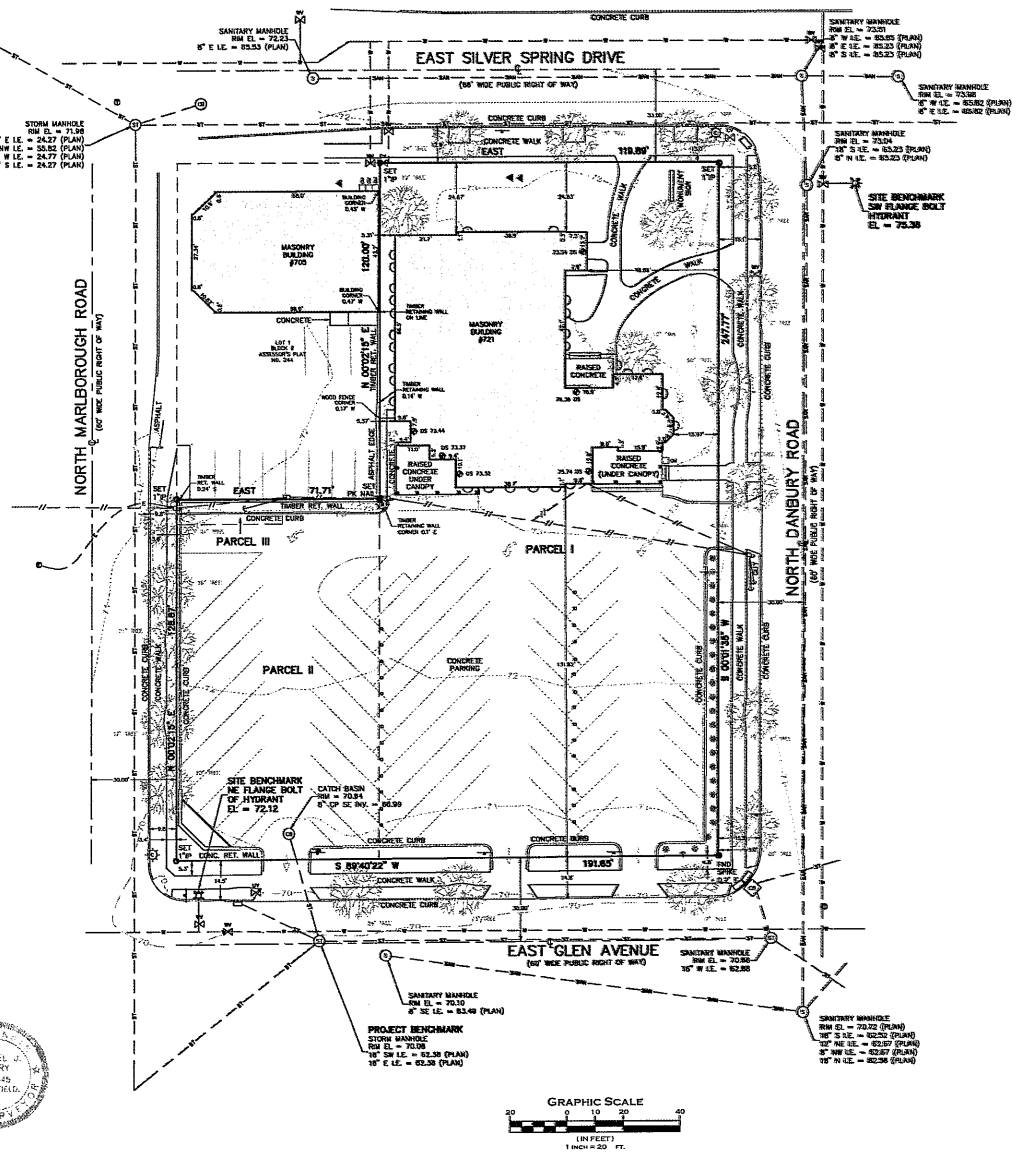
DIAL 811 OR (800) 242-8511

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

AUGUST 27, 2019
DATE

MICHAEL J. BERRY, S-2545
REGISTERED LAND SURVEYOR S-2545

MICHAEL J. BERRY S-2545 BROOKFIELD, WI LAND SURVEYOR



CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

NOTES

1. LEGAL DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-953218-MKE.

2. 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 REASONABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. 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. 55079C0426E, WITH A DATE OF IDENTIFICATION OF 9/26/2008 IN COMMUNITY NO. 550288, VILLAGE OF WHITEFISH BAY, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. PROJECT BENCHMARK – NORTH RIM OF STORM MANHOLE FOUND ON EAST GLENN AVENUE AS SHOWN HEREON. EL. = 70.08

5. SITE BENCHMARK – HYDRANT FLANGE BOLTS AS SHOWN HEREON.

6. ELEVATIONS BASED ON INFORMATION FROM THE VILLAGE OF WHITEFISH BAY AND ARE AN VILLAGE OF WHITEFISH BAY DATUM.

LEGEND

SAN	SANITARY SEWER		TELECOMM TRANSFORMER		HYDRANT
ST	STORM SEWER		TELEPHONE METER		WATER VALVE
W	WATER MAIN		ELECTRIC PEDESTAL		GAS VALVE
TC	TRENCH GAS LINE		ELECTRIC TRANS. METER		MANHOLE
TL	BURIED TELEPHONE LINE		TELEPHONE PEDESTAL		STORM MANHOLE
E	BURIED ELECTRIC LINE		CATV PEDESTAL		CATCH BASIN
FO	BURIED FIBER OPTIC LINE		GAS METER		GUARD INLET
UT	UNKNOWN UTILITY LINES		UTILITY POLE		METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES		WOOD TRUSS		CONCRETE LIGHT POLE
COMM	COMMUNICATION SEWER		METAL TRUSS		WOOD LIGHT POLE
	WOOD FENCE		GUAY POLE		METAL TRAFFIC POLE
	METAL FENCE		SIGNAGE		WOOD TRAFFIC POLE
	DECIDUOUS TREES AND SHRUBS		SIGNAGE LIGHT		FRENCH OPTICS MARKER
584.32 (SAN)	SANITARY ELEVATION		WARE-LIGHT		GUAY WIRE
	SITE DEPARTMENT CONNECTION		GRATE		

PLAT OF SURVEY WITH TOPOGRAPHY
FOR
FIRST CHURCH-CHRIST SCIENTIST CHURCH
721 E. SILVER SPRING
WHITEFISH BAY, WI 53217

DRAWN BY:	NJF	DATE:	AUG. 27, 2019
CHECKED BY:	MJB	DRAWING NO.	P-0
CSE JOB NO.:	19-060	SHEET 1 OF 1	

CONSORTIUM ae
the Consortium ae LLC

Harwood Engineering Consultants

WIRED DANBURY GLEN

WHITEFISH BAY, WI 53211

SCALE: 1" = 20'
North

EXISTING SURVEY

2020-08-19	
0019-37	CD's

C1.50

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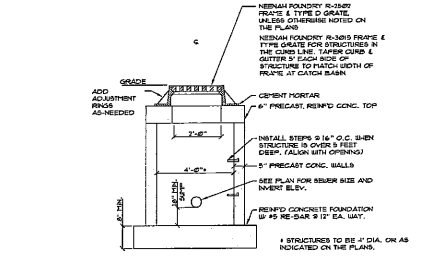
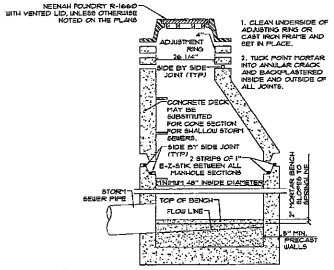


01 CATCH BASIN DETAIL
NTS



02 STORM SEWER MANHOLE
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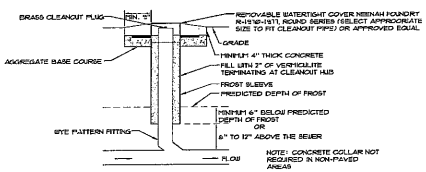
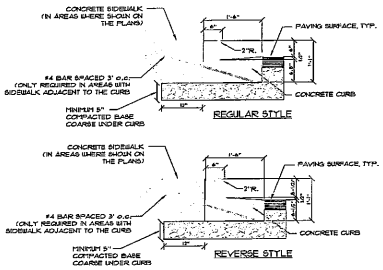


03 STORM CLEANOUT DETAIL
NTS



04 VERTICAL FACE CURB - 18" WIDE
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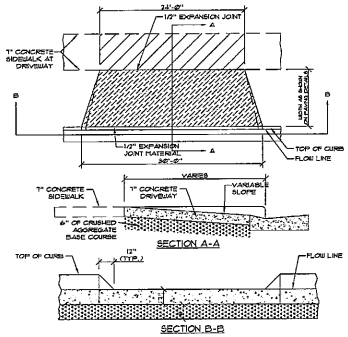

05 CONCRETE DRIVEWAY APPROACH
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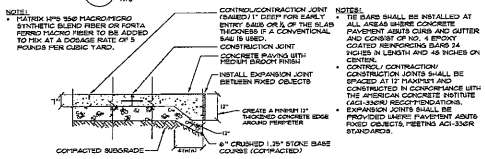
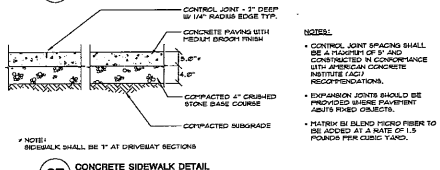
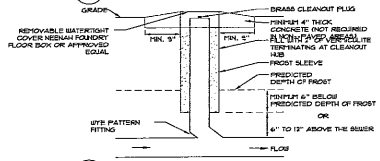


06 CONCRETE PAVEMENT DETAIL
NTS



* NOTE: SIDEWALK SHALL BE 7" AT DRIVEWAY SECTIONS

07 CONCRETE SIDEWALK DETAIL
NTS



08 SANITARY CLEANOUT DETAIL
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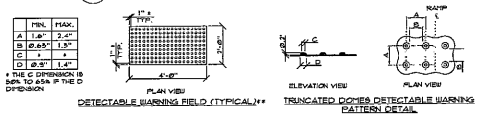
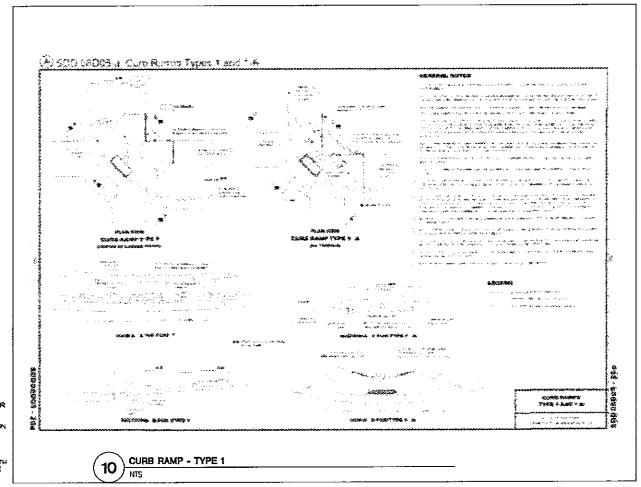


DETECTABLE WARNING FIELD (TYPICAL)** TRUNCATED DOMES DETECTABLE WARNING PATTERN DETAIL

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

09 TRUNCATED DOMES
NTS



10 CURB RAMP - TYPE 1
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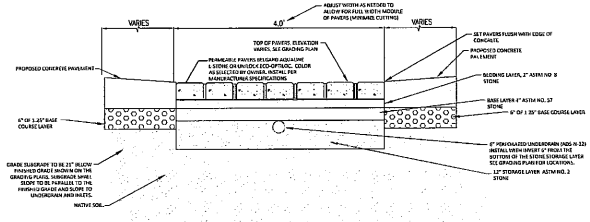

11 PERMEABLE PAVERS DETAIL
NTS

CONSORTIUM ae
the Consortium ae LLC
Harwood Engineering Consultants

WIRED DANBURY GLEN

WHITEFISH BAY, WI 53211

CONSTRUCTION DETAILS

2020-08-19

0019-37 CD's

C5.00

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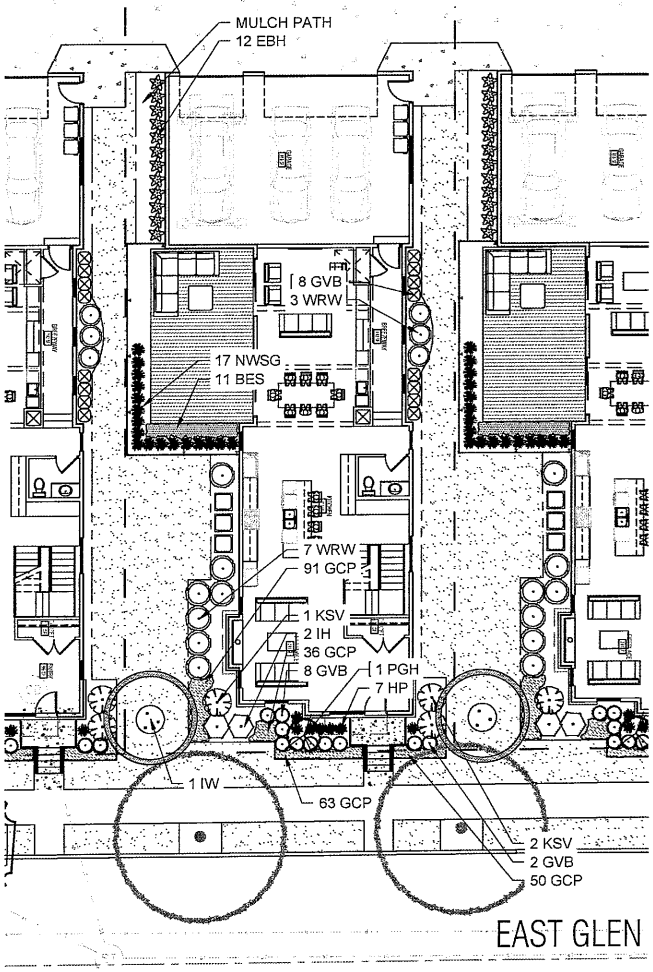
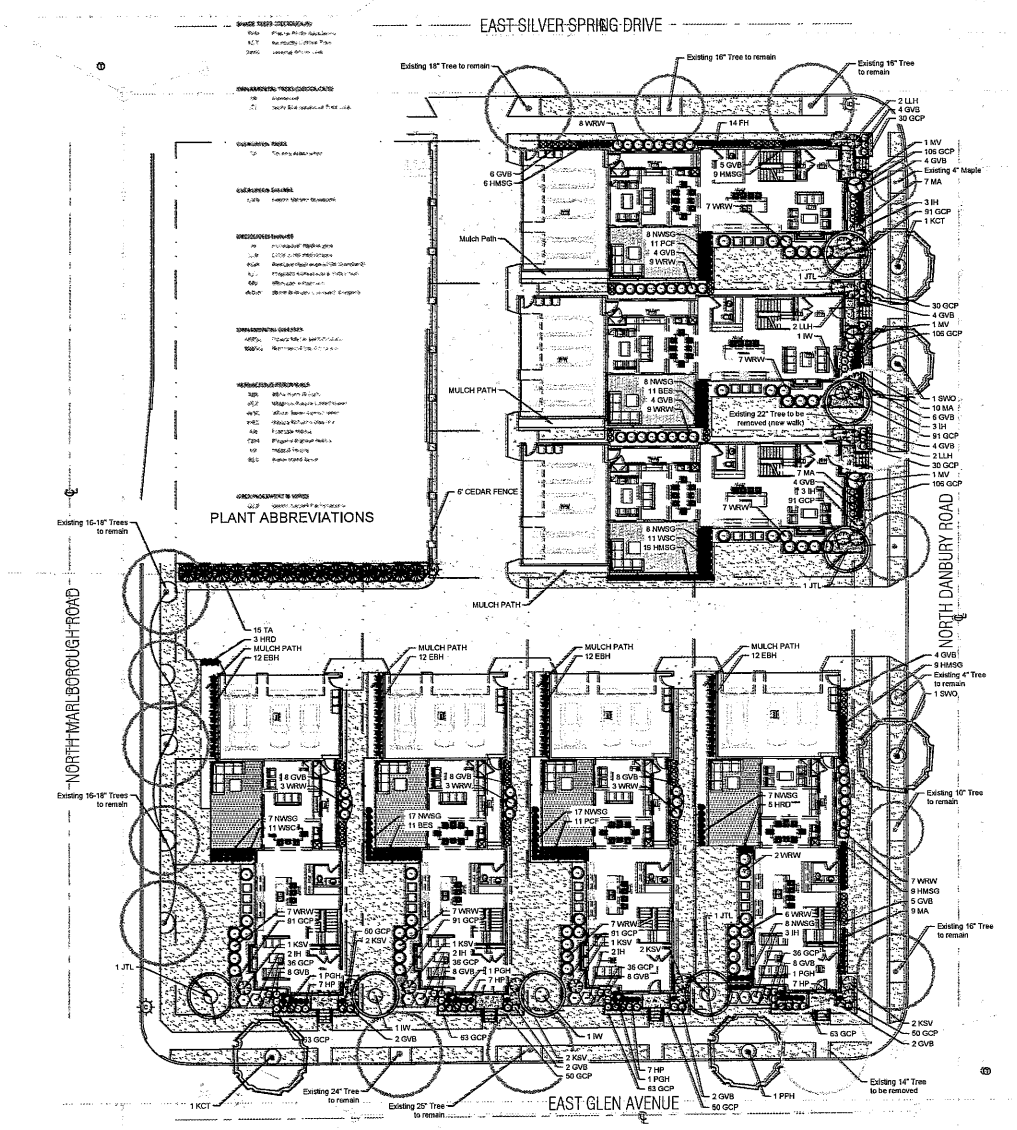
DIGGERS HOTLINE



ENLARGED UNIT LANDSCAPE PLAN

NORTH

Scale: 1" = 8'0"



OVERALL LANDSCAPE PLAN

NORTH

Scale: 1" = 16'0"

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

CONSORTIUM ae
an architectural engineering partnership
the Consortium ae LLC
735 N Water Suite 1228 | Milwaukee | WI 53202 | Gregg Prossen, Principal
TELEPHONE 414.408.7855
www.consortiumae.com

Project:
WIRED DANBURY GLEN

Location:
WHITEFISH BAY, WI 53211

Sheet:
OVERALL LANDSCAPE PLAN

Date	Description

Date:
2020-08-26

Project No.:
0019-37

Sheet No.:
L1.00

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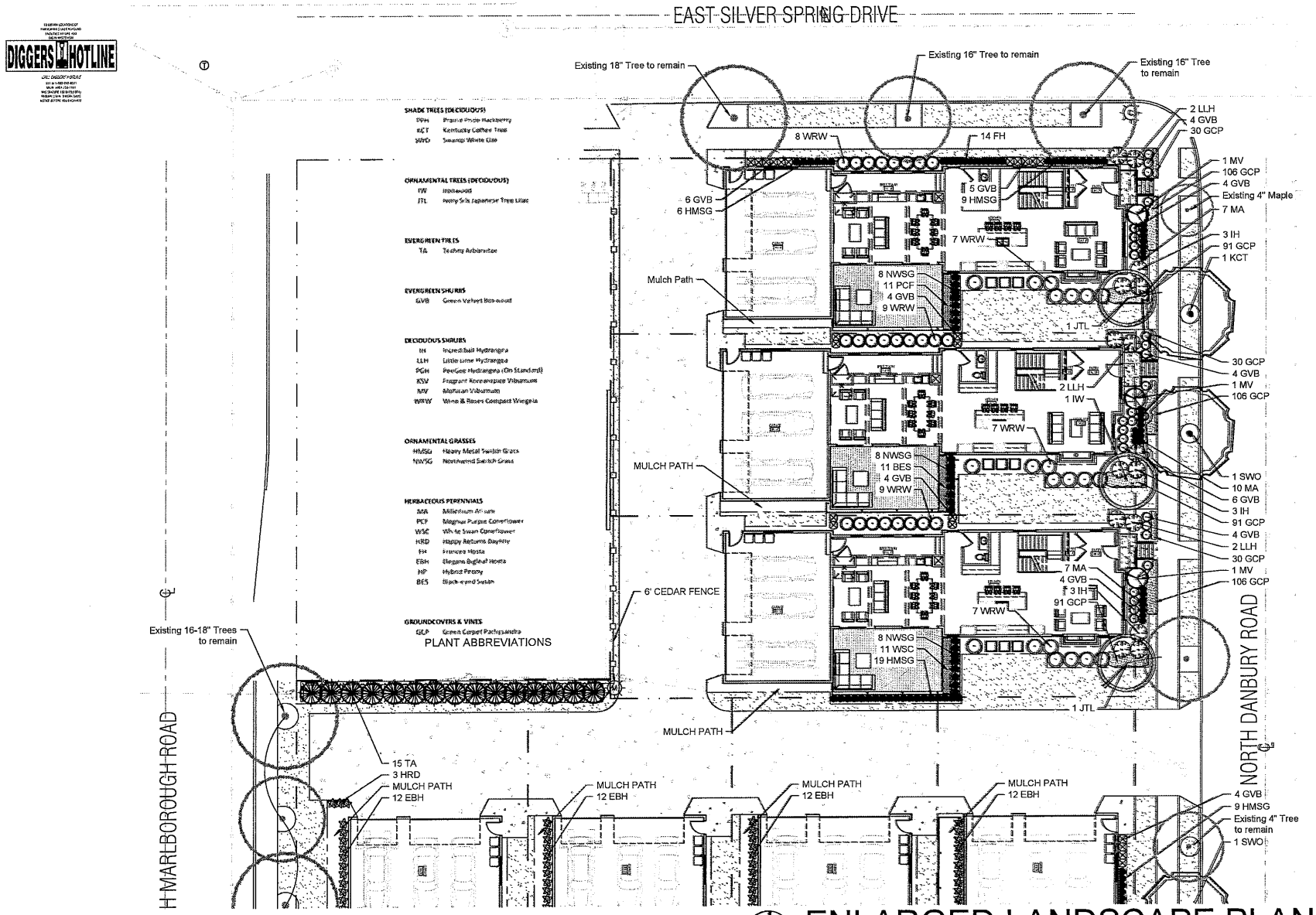

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HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

CONSORTIUM ae
the Consortium ae LLC
735 N Water Suite 1228 | Milwaukee | WI 53202 | Gregg Prossen, Principal
TELEPHONE 414.406.7225

Project:
WIRED DANBURY GLEN

Location:
WHITEFISH BAY, WI 53211

Sheet:
ENLARGED LANDSCAPE PLAN

Date:
2020-08-19

Project No.:
0019-37

Sheet No.:
L1.10

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DIGGERS HOTLINE

SHADE TREES (DECIDUOUS)
PPH Prairie Pride Hackberry
KCT Kentucky Coffee Tree
SWO Swamp White Oak

ORNAMENTAL TREES (DECIDUOUS)
IW Ironwood
JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES
TA Teatry Arborvitae

EVERGREEN SHRUBS
GVB Green Velvet Boxwood

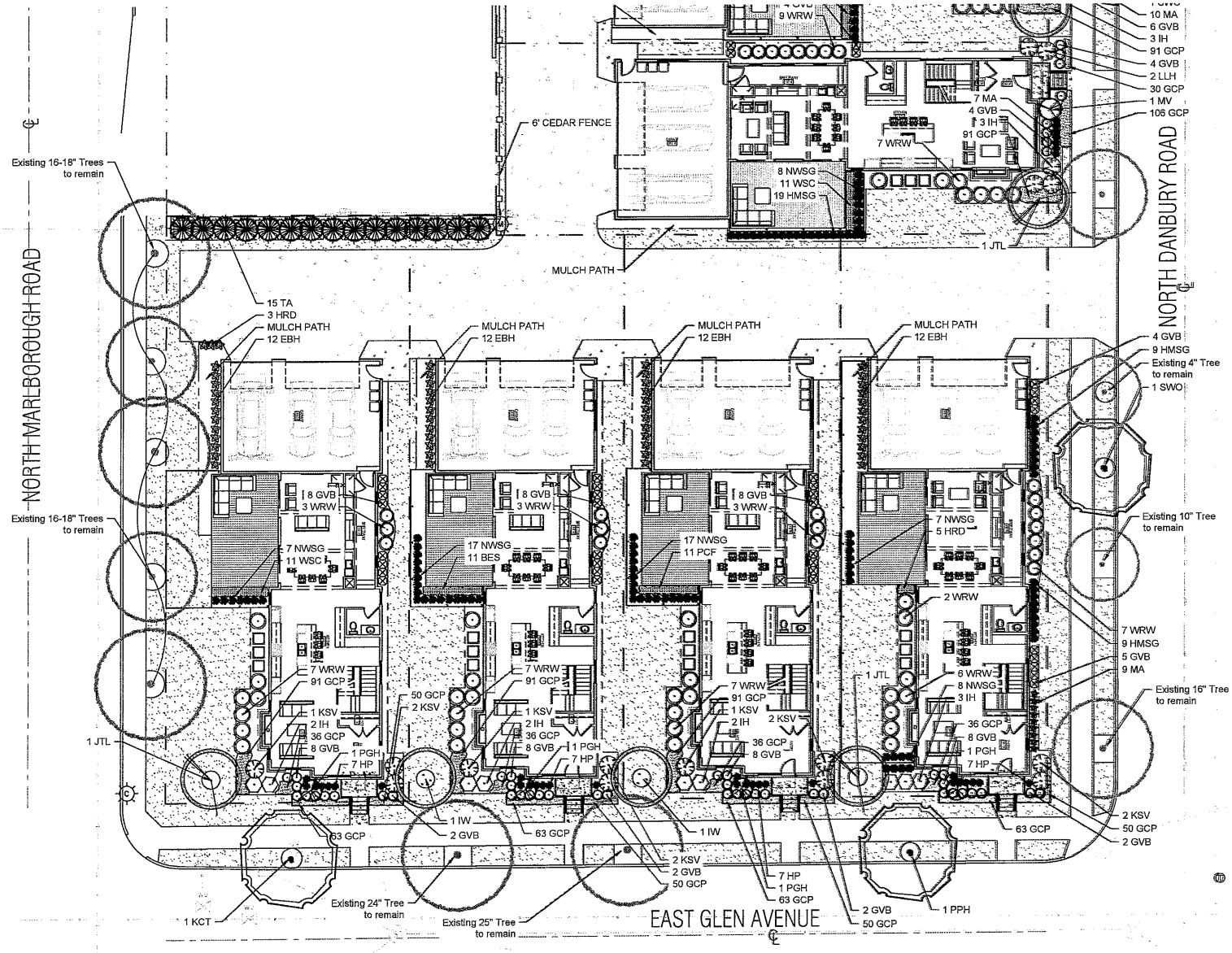
DECIDUOUS SHRUBS
IH Incredibull Hydrangea
LLH Little Lime Hydrangea
PGH Pinkfire Hydrangea (On Standard)
KSV Fragrant Kerriaspiraea Viburnum
MV Mohican Viburnum
WRW Wine & Roses Compact Weigela

ORNAMENTAL GRASSES
HMSG Heavy Metal Switch Grass
NWSG Northwind Switch Grass

HERBACEOUS PERENNIALS
MA Millennium Allium
PCF Magnus Purple Cone Flower
WSC White Swan Coneflower
HRD Happy Returns Daylily
FH Francee Hosta
EBH Elegans Bigleaf Hosta
HP Hybrid Poorly
BES Black-eyed Susan

GROUNDCOVERS & VINES
GCP Green Carpet Pachysandra

PLANT ABBREVIATIONS



NORTH

ENLARGED LANDSCAPE PLAN

Scale: 1" = 10'0"

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
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CONSORTIUM ae
the Consortium ae LLC
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DIGGERS HOTLINE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top-½ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining ½ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is ½ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a ⅓/⅔ mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are ⅔ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.

9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 3-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Rototill the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 6"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
- ⅓ CY Peat Moss or Mushroom Compost
- ⅓ CY blended/pulverized Topsoil
- ⅓ CY composted manure

In rototilled beds only, also include in above mixture:
- 2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/till off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
- No bare spots larger than one (1) square foot
- No more than 10% of the total area with bare areas larger than one (1) square foot
- A uniform coverage through all turf areas

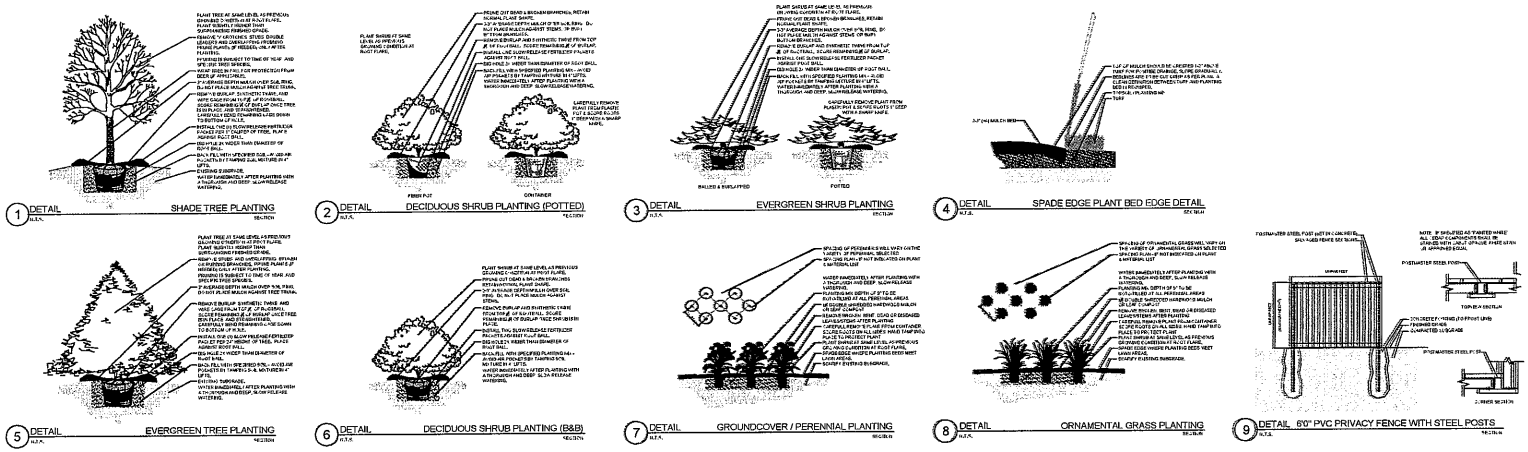
13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

PLANT & MATERIAL SCHEDULE



PLANTING & HARDSCAPE DETAILS

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
dave@wdavidheller.com
www.wdavidheller.com

CONSORTIUM ae
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TELEPHONE 414.406.7825
www.consortiumae.com

Project:
WIRED DANBURY GLEN

Location:
WHITEFISH BAY, WI 53211

Sheet:
LANDSCAPE DETAILS, NOTES, & SCHEDULES

Date:
2020-08-26

Project No.:
0019-37

Sheet No.:
L1.30

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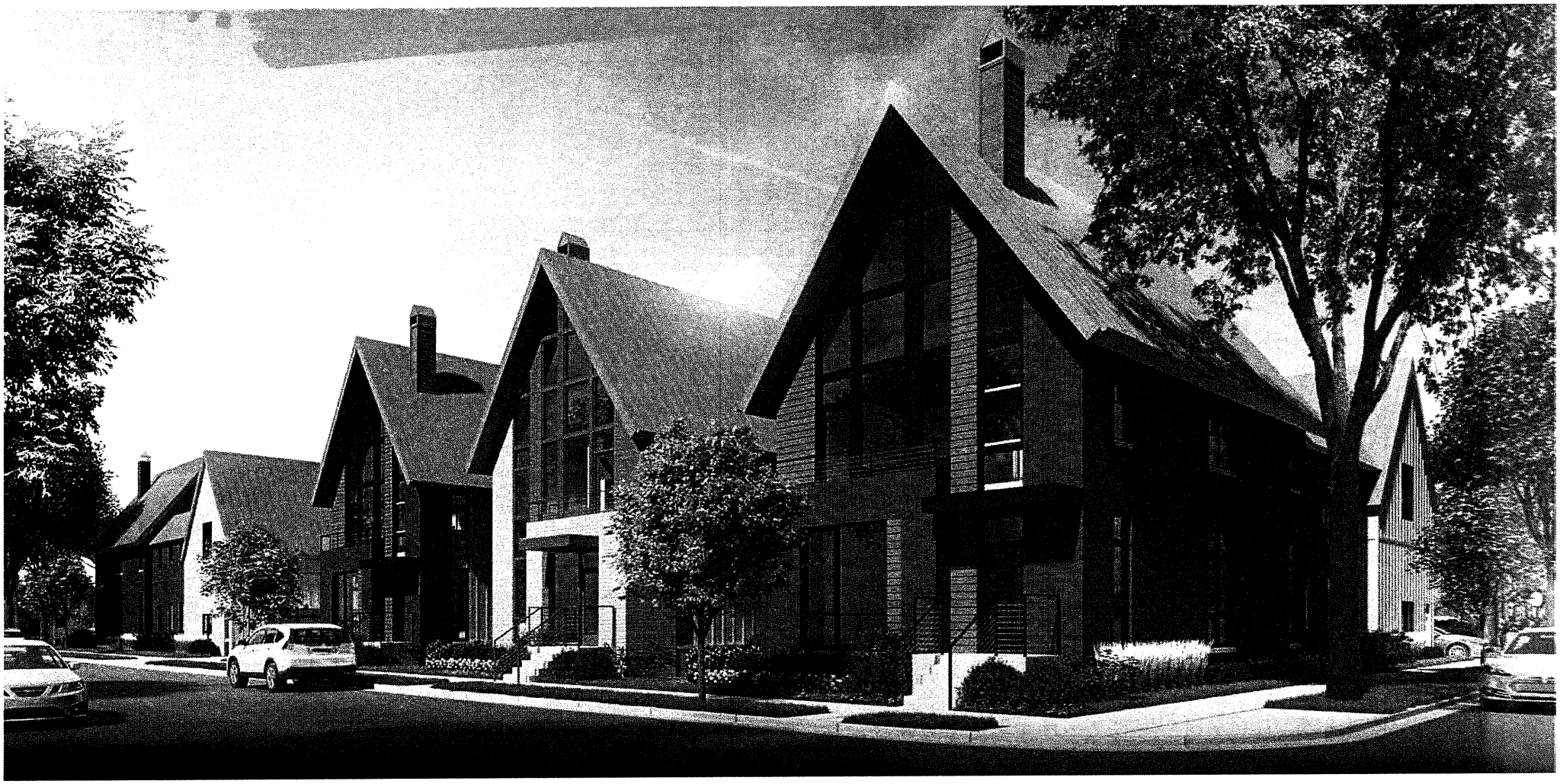

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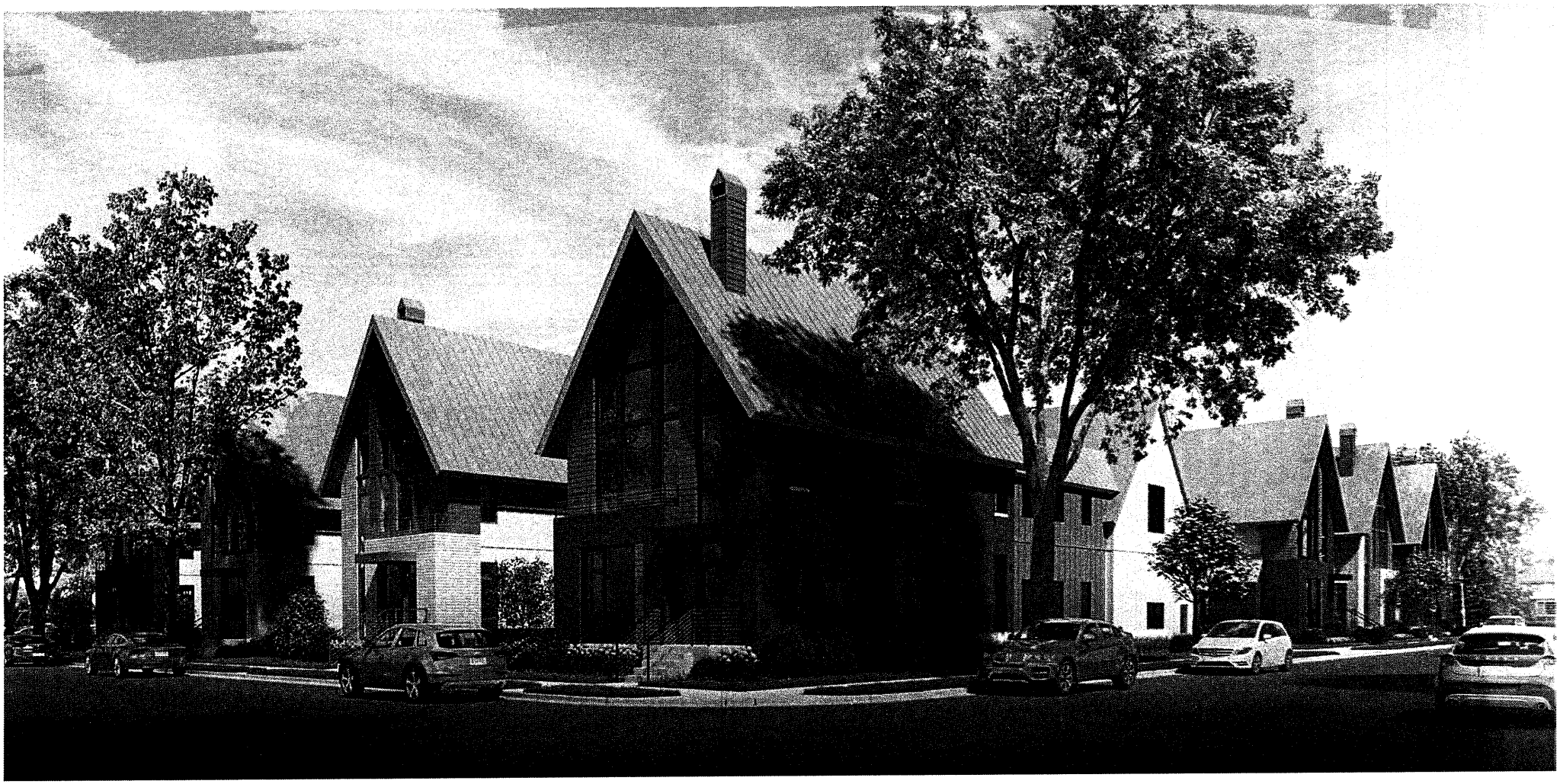

275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

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MEMORANDUM

TO: President Siegel and the Village of Whitefish Bay Plan Commission

Copies to: Paul Boening, Village Manager
Tim Blakeslee, Assistant Village Manager

FROM: GRAEF

DATE: August 21, 2020

SUBJECT: Review of the following in preparation for the meeting with the Plan Commission:

1) WiRED Properties (Blair W. Williams, President) is submitting a petition for a change in zoning to a Planned Development District for the property located at 721 E. Silver Spring Drive. See Figures 1 and 4.

Figure 1. View of 721 E. Silver Spring Drive looking west. Subject property shown dashed. Source: Pictometry.

I. BACKGROUND

Blair Williams of WiRED Properties submitted a petition for rezoning the property located at 721 E. Silver Spring Drive (tax key # 1980037001) from its current zoning (District 4 & District 7) to that of Planned Development District. The proposed rezoning will enable the development of seven single family homes to replace what is now a vacant place of worship. Blair Williams and the Village Plan Commission have reviewed the proposed development plans in a Pre-petition Conference (November 2019), and the proposed development received feedback from the Village Architectural Review Commission (August 2020). Section VII of this report addresses the recommendations from the Architectural Review Commission. This petition for rezoning represents the second step in the procedures for a Planned Development District, as outlined by Section 16-19(c) of the Village Zoning Code.

A Planned Development District is a means to facilitate desirable development while affording flexibility with land use and development standards. The purpose, as stated in the Village Zoning Ordinance, is as follows:

> *"The purpose of the Planned Development District is to encourage and provide a means for effectuating desirable development, redevelopment, rehabilitation and conservation in the Village of Whitefish Bay by allowing for greater flexibility, better utilization of topographical and natural site characteristics, more economical and stable development and variations in siting, land use and types of dwellings and commercial buildings, thereby promoting the public health, safety, welfare and morals." (16-18 A.)*

The PDD zoning district permits all uses which are permitted in Chapter 16 (Zoning) of the Village Code. Further, the standards for development—such as land coverage, density, setbacks, building heights—are established by the Plan Commission and Village Board when the proposed development is found to be in concert with desirable development.

The existing site is 0.8948 acres (38,979 SF), per the submitted Plat of Survey with Topography. According to the submitted site plan, the intended use is single family residential and illustrates seven single family homes.

II. EXISTING ZONING AND LAND USE

Current use: Place of worship. Site contains a principal structure (church) and a parking lot. At present, the Village maintains a lease agreement with the church for the western 19 of the 51 parking spaces for 10 hour parking to occur by permit, except on Sundays.

Current zoning: Two separate portions of the parcel are zoned "District 4 - Churches, Public Buildings & Grounds" and a portion is zoned "District 7 - Automobile Parking." See Figure 2.

Current assessed value: $0

Current uses and zoning of adjacent properties:

- Immediately to the west adjacent to the subject site: zoned "11 – Silver Spring Dr. Business District;" commercial land use
- Across E. Silver Spring Drive to the north: zoned "11 – Silver Spring Dr. Business District" and "2 – Single Family Residence;" mix of multi-family residential, commercial, and single family residential land uses
- Across N. Danbury Road to the east: "4 – Churches, Public Buildings & Grounds" and 2 – Single Family Residence;" religious and single family land uses
- Across E. Glen Avenue to the south: "4 – Churches, Public Buildings & Grounds" and "2 – Single Family Residence;" single family land use
- Across N. Marlborough Drive to the west: "11 – Silver Spring Dr. Business District" and "7 – Automobile Parking;" commercial and automobile parking land uses

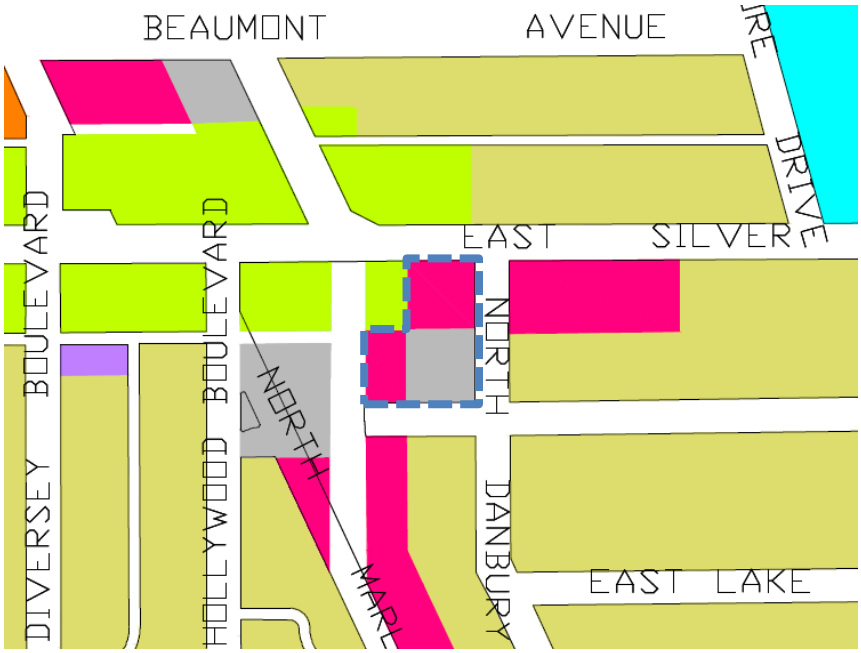

Figure 2: Existing Zoning Map. Subject property shown dashed. Source: Village Zoning Map as of 2/7/2018.

III. PROPOSED CONCEPT ZONING AND LAND USE

Proposed use: Single family residential

Proposed zoning: Planned Development District (PDD)

Proposed estimated value: ~ $8,750,000

IV. PROPOSED CONCEPT SITE CONSIDERATIONS

Density: The proposed concept plan illustrates 7 units on 0.8948 acres, or 7.8 units per acre. The 4 homes along E. Glen Avenue are sited on 191 feet of street frontage and 0.5 acres. As a comparison, along E. Glen Avenue just east of N. Danbury Road, 4 houses comprise similar street frontage (200 feet) and area (.5 acres). *Note: calculations and dimensions are approximate. Source: Milwaukee County GIS.*

Site Access: Site access is proposed at two locations: along E. Silver Spring Drive (new), and midblock along N. Danbury Road (relocated). The access along E. Silver Spring Drive is not aligned with the driveway access of the 5600 N. Lake Drive building (across the street to the north) and it would not be feasible to align the driveways. Review by the Village Engineer would be warranted to determine the feasibility of this new access point. Three existing access points along E. Glen Avenue have been eliminated. Alley access is proposed, and is indicated on the submitted site plan as private (i.e. not a public right-of-way).

Green Space: Existing green space on the site is limited to a planting edge encircling the parking lot and an area of picturesque lawn and trees within the setback area along E. Silver Spring Drive and N. Danbury Road. Outside of the perimeter planting, the parking lot itself is devoid of trees or planting (see Figure 3). The materials submitted with this Application indicate that the proposed development will substantially increase the landscaping to the property to a green space percentage of 35% (an increase of 16% over existing site). The proposed landscaping includes the following:

- 5 additional perimeter trees adjacent to the sidewalk (14 trees presently exist)
- 7 "interior" ornamental trees (located interior to the boundaries of the sidewalk)
- A plethora of new shrubs, ornamental grasses, and herbaceous perennials, located both within the property and along the facades of each of the single family homes (see plans for more details)

Water, Sewer, Stormwater: The existing survey submitted indicates water, sanitary and storm within E. Silver Spring Drive and E. Glen Avenue, and water and sewer in N. Danbury Road. No on-site stormwater management is proposed for the development. The Applicant has indicated that no stormwater management is required by the Village, MMSD, nor WDNR, as the site plan reduces the amount of impervious area and is under 1-acre of disturbance.

Figure 3: View of 721 E. Silver Spring Drive looking northeast from E. Glen Avenue. Source: GRAEF.

V. PROPOSED CONCEPT ALIGNMENT WITH PLANNING DOCUMENTS

Silver Spring Drive Master Plan Update: The subject property is at the far eastern edge of the 2016 Silver Spring Drive Master Plan Update study area. The vision of the plan is stated as "A Silver Spring Drive that is a vibrant, business-friendly, family-oriented and walkable village." In addition, the document's major opportunities center on increasing density in the district, including residential uses. This proposal is an opportunity to partner with the developers to make improvements that are mutually beneficial in the district and raises the appeal and desirability of the entire district (Silver Spring Drive Master Plan Update, Recommendations & Implementation 5.6.3).

The Silver Spring Master Plan Update outlines aspirational elements that the Village would like to encourage in this planning area – these elements are referenced in Section IX below.

Comprehensive Plan: The 2019 Comprehensive Plan Update forecasts new residential development occurring largely as infill, and envisions the majority of such development taking the form of small lot traditional neighborhoods and mixed-use traditional neighborhoods. This Plan also stresses the importance of introducing a variety of housing types to satisfy differing income levels and housing preferences. The proposed concept advances the spirit of this vision, as it offers a new housing type to the Village that is compatible with the densities of small lot traditional and mixed-use traditional neighborhoods. This Plan also stresses the importance of maintaining Whitefish Bay's reputation as a walkable and bikeable destination. The proposed concept advances the spirit of this goal by including front entrances and stoops along the street edge, which allows for social interaction in the neighborhood and supports the walkable character of the community.

The 2019 Comprehensive Plan Update outlines aspirational elements that the Village would like to encourage for new development – these elements are referenced in Section IX below.

VI. CONCLUSION

Based on a review of the current surrounding context and the current adopted planning documents, the proposed concept is in concert with the vision for the downtown district. The development is similar in nature to the uses, character, and density of development within the immediate area and the broader Silver Spring Drive district. While of a higher density than most single family residential neighborhoods within the village, it is a lower density than most multi-family developments. The proposal provides an opportunity for middle-density housing, which complements the character of the village and brings to the market an expansion of housing choice. The layout of the site as envisioned is in keeping with the setbacks and walkable character found in the commercial district and transitions to nearby lower-density residential areas. Building heights are each two stories, which is consistent with building heights in the adjacent neighborhoods.

VII. PROPOSED CONCEPT ALIGNMENT WITH VILLAGE ARCHITECTURAL REVIEW COMMISSION

The Village Architectural Review Commission reviewed the proposed development on August 6,2020 and submitted the following recommendations:

1. *"Architectural site plan to better address the Silver Spring frontage as every other property along Silver Spring treats Silver Spring as their front door.*
2. *Address materiality on corners and how the property development handles corners on N. Marlborough and E. Glenn in addition to the corner of E. Glen and N. Danbury.*
3. *Address window alignment to adjacent properties so they don't line up with each other.*

4. *Conduct traffic study and consider adding stop signs at intersection of E. Glenn & N. Danbury and alley exit of development.*
5. *Chimney material to be more natural material consistent with exterior materials of proposed development.*
6. *Incorporate natural materials on properties with an emphasis on E. Silver Spring, N. Danbury and N. Marlborough."*

In response to these recommendations, the Applicant submitted a response letter and three updated renderings showing the NE corner view, the SE corner view, and the SW corner view of the proposed development. The commentary and renderings appear to address the concerns of the recommendations of the Architectural Review Commission, as outlined below:

1. The materiality of the northern façade of the building along the Silver Spring frontage will be constructed using bricks.
2. The side-facades of the buildings at the other corner locations (N. Marlborough and E. Glenn; E. Glenn and N. Danbury) will be constructed using bricks.
3. The chimneys will be constructed using more natural materials (longboard instead of metal).
4. Natural materials will be featured more prominently on properties along E. Silver Spring, N. Danbury, and N. Marlborough.

In addition to these renderings, the Applicant submitted a response letter (August 2020) that responds directly to the recommendations of the Architectural Review Commission. In that letter, the Applicant indicates that they will support the Village's decisions regarding whether to add stop signs or other traffic calming measures at the intersections identified by the Architectural Review Commission. In response to the request to adjust the window alignment, the Applicant indicates that they believe the proposed alignment is appropriate and that the buildings were designed with full contemplation of how they address each other.

Updated plans that reflect the above changes were submitted on August 18, 2020.

VIII. COMPLIANCE WITH VILLAGE OF WHITEFISH BAY PDD REQUIREMENTS

As mentioned above, a Planned Development District is a means to facilitate desirable development while affording flexibility with land use and development standards. The purpose, as stated in the Village Zoning Ordinance, is as follows:

> *"The purpose of the Planned Development District is to encourage and provide a means for effectuating desirable development, redevelopment, rehabilitation and conservation in the Village of Whitefish Bay by allowing for greater flexibility, better utilization of topographical and natural*

site characteristics, more economical and stable development and variations in siting, land use and types of dwellings and commercial buildings, thereby promoting the public health, safety, welfare and morals." (16-18 A.)

The site development standards for a PDD district are flexible so long as they are in concert with the desirable development in the district. While the development standards are flexible for a PDD, there are two general requirements for a proposed PDD, as outlined in Section 16-19B of the Village Zoning Code.

1. Uses permitted: The proposed use (single family residence) is a permitted use within Chapter 16 of the Village Code - *COMPLIANT*
2. Area: The proposed PDD is approximately 39,979 square feet and is adjacent to an area zoned for public buildings and grounds - *COMPLIANT*

In addition to these general requirements, the following items are required as part of the PDD submittal:

a. Compliance with the Comprehensive Plan and applicable planning documents
   i. ☒Density calculations—*RECEIVED (page 2 of PDD Petition)*
   ii. ☒Summary of the value of structures—*RECEIVED (page 2 of PDD Petition)*
   iii. ☒Departures from the standards for development in the zoning ordinance—*RECEIVED (page 6 of PDD Petition) **See Below***
   iv. ☒Date of commencement of physical development—*RECEIVED (page 3 of PDD Petition)*
b. Submission requirements:
   i. ☒Plat of survey by registered surveyor—*RECEIVED (page 12 of PDD Petition)*
   ii. ☒Plot plan, showing all existing structures or features, and if to remain or be demolished—*RECEIVED (page 11 of PDD Petition)*
   iii. ☐Plan showing existing land uses and development within 300 feet—*general description delivered within written statement of planned development, but no plan drawing submitted.*
   iv. ☒Plan showing sanitary water and storm; location of roads; location of public use open space areas—*RECEIVED (page 8 of PDD Petition)*
   v. ☒Topographic map (2-foot intervals)—*RECEIVED (page 9 of PDD Petition)*
   vi. ☒Architectural plans, elevations and perspective drawings and sketches—*RECEIVED (pages 4, 18-29 of PDD Petition)*

vii. ☒Landscape plan (includes fences, signs, lighting, plantings, screening for off-street parking)—*RECEIVED (pages 14-17 of PDD Petition)*

viii. ☒Statement of phases, *if applicable—RECEIVED (page 3 of PDD Petition)*

ix. ☐Statement of proposed changes to locations or levels of streets or alleys, *if applicable—not received*

x. ☒Location and type of drives, parking, and loading areas, and screening—*RECEIVED (page 6 of PDD Petition)*

Departures from the Standards for Development in the Zoning Ordinance

Page 6 of the PDD Petition lists the departures of the proposed PDD development standards from the requirements of Village's Zoning Ordinance. A comparison of the proposed standards for development to the base requirements of the Zoning Code is below (the departures are in bold and italic typeface):

A. Minimum Lot Size:
   - Proposed for PDD: 4862 SF
   - Base Requirement: 4800 SF

B. Minimum Street Frontage:
   - Proposed for PDD: 40.67 SF
   - Base Requirement: 40.00 SF

C. Maximum Dwelling to Lot Ratio:
   - ***Proposed for PDD: 51.4%***
   - ***Base Requirement: 30%***

D. Minimum Dwelling Volume:
   - Proposed for PDD: 41,654 CF
   - Base Requirement: 17,500 CF

E. Minimum Corner Lot Depth:
   - Proposed for PDD: 120 FT
   - Base Requirement: 120 FT

F. Max Building Height:
   - Proposed for PDD: 31.33 FT
   - Base Requirement: 35 FT

G. Front Yard Setback (Silver Spring Drive):
   - ***Proposed for PDD: 1.66 FT***
   - ***Base Requirement: 25 FT***

H. Front Yard Setback (Glen Avenue):

- ***Proposed for PDD: 5.1 FT***
- ***Base Requirement: 25 FT***

I. Side Yard Setback (Danbury Avenue):

- ***Proposed for PDD: 2 FT***
- ***Base Requirement: 8 Ft***

J. Side Yard Setback (Marlborough Avenue):

- Proposed for PDD: 12 FT
- Base Requirement: 10 Ft

K. Rear Alley Setback:

- ***Proposed for PDD: 3.66 FT***
- ***Base Requirement: 5 FT (10 FT to garage with living space above)***

L. Max Fencing Height:

- ***Proposed for PDD: 6-FT cedar fence (along interior property line; sideyard)***
- ***Base Requirement: 4.16 FT***

Figure 4: View of 721 E. Silver Spring Drive looking north. Subject property shown dashed. Source: Pictometry.

IX. ADDITIONAL CONSIDERATIONS

The rezoning to a Planned Development District affords the Village opportunity to consider additional requirements that would foster a desirable environment and promote the intended purpose of the district.

> *"Standards for land area per dwelling unit, land coverage by building, density, front, side and rear yard setback requirements, building height requirements, parking requirements, aesthetic consideration <u>and other requirements deemed necessary</u> shall be established by the Village Plan Commission and the Village Board when these bodies find that such standards encourage a desirable environment and promote the intended purpose of the district." (16-19B)*

To this end, it is recommended that the Plan Commission consider the following items as they evaluate the proposed Planned Development District:

A. *Potential Need for a Traffic Impact Study*

The review from the Architectural Review Commission included a recommendation that a traffic study be conducted to understand the potential traffic impact that the seven single family homes would have. It is our opinion that such a study is probably not necessary. It is unlikely that the seven homes would have a significant impact on the traffic in the downtown and adjacent neighborhoods – even if every residence generated one trip per hour, that would result in an increase in traffic of only seven cars every hour.

B. *Stop Signs and/or Traffic Calming in the Alley*

The review from the Architectural Review Commission included a recommendation that stop signs and/or traffic calming measures be added in the private alleys. According to the site plan submitted with this application, there are two stop signs proposed – one at each alley exit. It is our opinion that additional traffic calming measures, such as speed tables or speed cushions, should also be considered at each alley exit. As the buildings are located closer to the adjacent streets, the sightlines of those existing the alleys would be reduced – speed tables or speed cushions would ensure that existing drivers would be exiting at an appropriate speed.

C. *Stormwater Management*

While the proposed development does not trigger any of the stormwater requirements of the Village, WDNR, or MMSD, the Plan Commission still might consider the opportunity to introduce stormwater management techniques on the property. Such techniques might include adding permeable pavers to the private alley, vegetated filter strips, or even rain

barrels. It is recommended that the Plan Commission consider discussing stormwater management opportunities with the Village Engineer to determine what techniques might be reasonably implemented on this site.

D. *Aspirational Elements from the Silver Spring Drive Master Plan Update*

The Silver Spring Drive Master Plan Update includes recommendations and goals that might be considered in evaluating the proposed Planned Development District, as outlined below:

- *"Require new development projects to clearly depict the features that will make Silver Spring Drive a more effective public place" (5.2.1)*
- *"Conduct additional pedestrian safety / traffic flow studies for Silver Spring Drive and alleys servicing the planning area…maximize pedestrian safety by incorporating more traffic calming measures along Silver Spring Drive, with special emphasis on the area between N Santa Monica Boulevard and N Lake Drive." (5.4.1)*
- *"Look for additional opportunities to support bicycle users along Silver Spring Drive." (5.4.4)*

In light of the above, Plan Commission might consider the following:

- requiring that traffic calming measures be employed in the alleys (as described above);
- requiring that the developer finance the installation of bicycle racks adjacent to the sidewalks along Silver Spring Drive; and,
- requiring that enhanced landscaping and/or public art be installed along Silver Spring Drive.

E. *Aspirational Elements from the 2019 Comprehensive Plan Update*

The 2019 Comprehensive Plan Update includes recommendations and goals that might be considered in evaluating the proposed Planned Development District, as outlined below:

- *"Consider infusing sustainability and resilience goals into residential design standards" (Housing, 2A)*
- *"Encourage participation in solar 'group buys' to enable local residents to utilize solar power" (Housing, 3B)*
- *"Encourage private property owners to install a pre-approved list of rare plant species in landscaped areas" (Land Use and Natural Resources, 3B)*

- *"As asphalt and concrete surfaces in the public realm come due for replacement, consider installing permeable pavement or porous asphalt" (Circulation, 2C)*
- *"Improve energy efficiency and reduce energy consumption by considering efficiency standards in design approval of all new buildings in Whitefish Bay" (TBL, Resilience, Culture, 1A)*

In light of the above, Plan Commission might consider the following:

- requiring that the development feature solar panels, green roofs, or other sustainable design techniques;
- requiring that all new landscaping on the property feature rare, native plant species to increase the biodiversity and long-term resilience of Whitefish Bay;
- requiring that the private alley feature permeable pavement or porous asphalt; and,
- requiring that the homes be designed/constructed in accordance with LEED recommendations for residential infill development, or an equivalent sustainable development rating system.

X. PLAN COMMISSION OPTIONS

The Plan Commission has a set of options for making a motion in response to the proposed Planned Development District, which generally include the following:

A. Recommend approval, subject to conditions (if any)
B. Recommend denial
C. Recommend tabling, pending receipt of additional details, information, and clarifications

Below are possible conditions that the Plan Commission might consider that could be attached to a recommended approval:

1. The property be subdivided into private lots in accordance with the regulations of Title 12: Subdivision Regulations.
2. Traffic calming measures, such as speed tables or speed cushions, be added to the alley exits.
3. Stormwater management techniques be installed in accordance with the recommendations of the Village Engineer, such as rain barrels, permeable pavement or porous asphalt.
4. The applicant pays for the installation of bicycle racks, enhanced landscape, and/or public art adjacent to the sidewalks along Silver Spring Drive.
5. The homes be designed using sustainable design techniques, such as solar panels or green roofs
6. The homes be designed/constructed in accordance with LEED recommendations for residential infill development, or an equivalent sustainable development rating system.

7. All new landscaping feature rare, native plant species.
8. The applicant complies with all recommendations made by the Village Engineer, as outlined in his memo dated August 19, 2020.

275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

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MEMORANDUM

TO: President Siegel and the Whitefish Bay Village Board

Copies to: Paul Boening, Village Manager
Tim Blakeslee, Assistant Village Manager
John Edlebeck, Director of Public Works

FROM: GRAEF

DATE: September 18, 2020

SUBJECT: Updates to PDD petition materials since the August 24, 2020 Plan Commission meeting

WiRED Properties (Blair W. Williams, President) is submitting a petition for a change in zoning to a Planned Development District for the property located at 721 E. Silver Spring Drive. The following narrative provides a synopsis of changes made to the petition materials since the August 24, 2020 Plan Commission meeting as presented in the September 18, 2020 construction document set provided by the petitioner.

PLAN SETS

General changes from the June 23, 2020 plan set included in the September 18, 2020 plan set:

- Cover Sheet: additional and updated renderings to illustrate changes in exterior treatments, e.g. chimney and façade materials.
- Architectural Site Plan: addition of parkway trees, label modifications to convey individual addresses, additional label to denote utility pole relocation, and addition of construction system keynotes.
- Civil Site Plan: modified drive configuration on the north end of the parcel connecting to E Silver Spring Drive, modified tree canopy, addition of proposed stop sign on east end of alley connecting to N Danbury Rd, addition of permeable pavement in east-west alley, label modifications to convey individual addresses, and modified notes, utility tags, and hatch legend.
- Grading Plan: addition of permeable pavement in east-west alley, updated measurements, modified storm structure and storm pipe tables, modified tree canopy, and label modifications to convey individual addresses.
- Erosion Control Plan: modified inlet protection locations, modified silt fence locations, addition of permeable pavement in east-west alley, modified tree canopy, and label modifications to convey individual addresses.

- Demolition Plan: denotes additional parkway trees to be removed, additional notes on utility abandonment and removal, and modified linear notation of items to be abandoned or removed.
- Existing Site Survey: no change; remains the August 27, 2019 file.
- Civil Details: expanded and modified display of specifications to be utilized on site.
- Landscape Plan (Overall LS Plan, Enlarged N/S Plans, and Details): modifications to quantity and location of plant species, and slight modifications to nativar and cultivar selection, *but does not fully accommodate recommendation to feature rare, native plant species*.

PETITIONER NARRATIVE AND CONCLUSIONS

The petitioner's letter labeled "First Church of Christ Scientist Site: Updates for Village Board" (not dated) satisfies most of the items raised at the Plan Commission on August 24, 2020. Remaining items include a) the aforementioned specification of native plantings, and whether the slight modifications made by the petitioner satisfy the Village's intent, and b) a discussion on the rationale for having the petitioner finance the installation of bicycle racks along Silver Spring Drive. Village Manager Boening and Village Planner Hacker exchanged correspondence regarding the rationale prior to the date of this memorandum, and can raise the discussion during the Village Board meeting if requested.

Date: September 16, 2020

Memo to: Paul Boening, Village Manager

From: John Edlebeck, P.E. Village of Whitefish Bay Director of Public Works

Re: <u>WIRED DANBURY GLEN Subdivision, Whitefish Bay, Wisconsin</u>

I have recently completed a project engineering plan set review for the above identified development being proposed by Blair Williams, Consortium ae and Harwood Engineering Consultants. This is a resubmittal of previous submitted project plans. While the current submitted plan set is not finalized at this time, the remaining items that I have identified to be added, deleted, changed or revised are all expected to be acceptable to the developer.

This project does not by Village ordinance require stormwater quality infrastructure improvements due its size and its proposed reduction in impervious surfaces. The developer however is including a water quality improving pervious paver system as a part of the alley pavement at the request of Village staff. In addition, due to the substantial number of utility cuts into the adjacent streets, the developer has agreed to replace all adjacent curb/gutter, public sidewalk, ADA sidewalk ramps and full width roadway pavement surface.

At this time I would encourage any approval actions by the Village Board regarding this development be contingent on the Village Director of Public Works and Director of Building Services approving the project plan set documents and subdivision plat.

STATE OF WISCONSIN MILWAUKEE COUNTY VILLAGE OF WHITEFISH BAY

ORDINANCE NO: 1872

An Ordinance to Establish a Planned Development District Pursuant to Section 16-19 of the Municipal Code

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The Village Board of the Village of Whitefish Bay, Milwaukee County, Wisconsin does ordain as follows:

Section One: The following Ordinance is hereby adopted:

WHEREAS, the property in the Village known as 721 East Silver Spring Drive, Tax Key #198-0037-001 bounded by East Silver Spring Drive to the north, North Marlborough Road to the west, North Danbury Road to the east, and East Glen Avenue to the south (exclusive of the property at 705 East Silver Spring Drive) (the "**Property**") is currently the site of the First Church of Christ Scientist and its two parking lots; and

WHEREAS, the Property is divided into three parcels of which the southern half of Parcel 1 is zoned district 7 Automobile Parking and the northern half of Parcel 1 and all of Parcels 2 and 3 are zoned district 4 Churches, Public Buildings and Grounds; and

WHEREAS, the owner of the Property is desirous of developing a seven single-family home subdivision development on the Property which would best be controlled by more site specific zoning; and

WHEREAS, the owner of the Property has submitted a Petition with a Development Plan and Development Schedule for the Property ("**Petition**"); and

WHEREAS, a Pre-Petition Conference was held before the Plan Commission regarding the proposed Petition; and

WHEREAS, the Plan Commission approved the submittal of the Petition; and

WHEREAS, the Petition was submitted to the Village Board who in turn referred it to the Plan Commission and Architectural Review Commission; and

WHEREAS, the Architectural Review Commission, with comments, recommended approval of the architectural aesthetic design of the structures included in the Petition; and

WHEREAS, the Plan Commission has recommended to the Village Board a re-zoning of the Property pursuant to the terms of the Petition; and

WHEREAS, the appropriate notices have been given and a public hearing has been held;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board makes the following findings pursuant to the Petition:

1. The proposed uses under the Development Plan are permitted uses under the Zoning Code;

2. The Development Plan satisfies the minimum area of application of Sec. 16.19 of the Zoning Code;

3. The Development Plan satisfies the standards for land area per dwelling unit, land coverage by building, density, front, side, or rear yard setback, building height, parking, and aesthetic consideration minimum standards as determined by the Plan Commission and Village Board.

4. The Development Plan contains sufficient information pursuant to Sec. 16.19 of the Zoning Code.

5. The Development as proposed will create an environment of sustained desirability and stability and will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.

6. The Development Plan is in accord with the intent and purpose of Sec. 16.19 of the Zoning Code.

7. The area to be developed complies with the area requirements of Sec. 16.19 and the area will be developed in an efficient and economically satisfactory manner and will contribute substantially to the improvement of the area in which the Development is to be located.

8. The various stages, by which the Development is proposed to be constructed or undertaken as stated in the Development Plan, are practical and do not conflict with the public interest.

9. Public facilities and utilities both existing and proposed are adequate to meet the requirements imposed by the proposed Development Plan whether in conjunction with the Plan or separately, and have been or will be completed by the time the related stage of the Development Plan is completed.

10. The proposed changes to the Village map with regard to street and alley locations, levels, closing, or vacations, are necessary, desirable, and in the public interest.

11. Exceptions from standard Zoning Code requirements are warranted by the design and amenities incorporated in the Development Plan.

12. The area surrounding the Development has been considered and its existing uses and probable future use shall is substantially compatible with the proposed development.

BE IT FURTHER RESOLVED:

13. That the petitioner may enter into a Development Agreement with the Village pursuant to which the petitioner and the Village will implement this Ordinance ("Development Agreement"), provided said Development Agreement is executed by the parties within three (3) years of the effective date of this Ordinance. Once executed, said Development Agreement is incorporated herein by reference and made a part of this Ordinance in its entirety.

Section Two. Severability: In the event that any provision of this Ordinance is for any reason held to be invalid, unconstitutional, or unenforceable by any court of competent jurisdiction, such portions of this Ordinance shall be deemed separate, distinct and independent provisions of the Ordinance and all remaining portions of this Ordinance shall remain in full force and effect.

Section Three. All ordinances or parts of ordinances conflicting with the provisions of this ordinance are hereby to such extent repealed.

Section Four. This ordinance shall take effect and be in force after its passage and posting pursuant to law.

PASSED AND ADOPTED by the Village Board of Trustees of the Village of Whitefish Bay this ___ day of _____, 2020.

VILLAGE OF WHITEFISH BAY

_____
Julie Siegel, Village President

_____
Jaimie Krueger, Village Clerk