## CITY OF CEDARBURG PLAN COMMISSION September 6, 2023

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 7:00 p.m. on Wednesday, September 6, 2023. Attendees have the option of joining the meeting in person at City Hall, W63N645 Washington Avenue, upper level, Council Chambers, or online via the following Zoom link: https://us02web.zoom.us/j/85788126986

#### AGENDA

- 1. CALL TO ORDER Mayor Mike O'Keefe
- 2. <u>ROLL CALL</u>: Present Mayor Mike O'Keefe, Council Member Patricia Thome, Vice Chairman Kip Kinzel, Jack Arnett, Adam Voltz, Sig Strautmanis.
  - Excused Tom Wiza

Also Present - Jon Censky, City Planner

- 3. STATEMENT OF PUBLIC NOTICE
- 4. APPROVAL OF MINUTES August 7, 2023
- 5. COMMENTS AND SUGGESTIONS FROM CITIZENS
- 6. REGULAR BUSINESS; AND ACTION THEREON
  - A. Petitioner: Kemps LLC

Request: Briefing:

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## Site Plan Modification

Petitioner is requesting review and possible approval of their pavement expansion in the west lot of Kemps Dairy, located at W55 N155 McKinley Boulevard.

Tax Key No.: 13-051-02-12-003 <u>Current Zoning:</u> M-2 <u>Aldermanic District:</u> 4 <u>Previous Discussion Dates:</u> August 7, 2017

B. <u>Petitioner:</u> <u>Request:</u> <u>Briefing:</u> <u>Briefing:</u> Jordan Larson – Cedar Way Development <u>Concept approval and Rezoning Recommendation</u> The petitioner is requesting concept approval and rezoning recommendation to apply the PUD Overlay District to his proposed condominium project consisting of 7 units and the single-family home located on property at W61N449 Washington Avenue,

## 7. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

- \*\*8. MAYOR'S ANNOUNCEMENTS
  - 9. ADJOURNMENT
    - \* Information attached for Commission Members; available through City Clerk's office.
    - \*\* This topic is to be limited to such items as establishing the next meeting date, items for the next agenda, reminders of scheduled 1 of 300mmunity events, etc.

## **KEMP DAIRY PAVING PLAN**

To: City of Cedarburg Plan Commission	Prepared by: Jon Censky, Planner
Agenda Item: 6.A.	Date: August 6, 2023
General Information	
Applicant:	Andy Dardis, Distribution Manager, Kemps Dairy
Location:	W55 N155 McKinley Boulevard
Requested Action:	Paving
Existing Zoning:	M-2
Surrounding Zoning:	M-2
Existing Land Use:	Dairy

## Report:

The applicant is requesting approval to pave a  $\frac{1}{2}$  acre area of their back fenced in lot located directly east of the existing storage tank and directly south of the north property line. Our records reveal that these plans were previously approved back in 2017 in conjunction with other site work being considered at the time, but due to budget issues they were unable to complete this paving. They are here requesting to pave the same area as their plans showed in 2017. City Engineer Mike Wieser advises that since the area to be paved is less than  $\frac{1}{2}$  acre in size, a storm water management plan is not required.

## Staff Comments:

Staff's review indicates full compliance with the setback requirements and therefore we have no objection.



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## RECEIVED

## JUL 10 2017

## CITY OF CEDARBURG

SHEET 1 OF



## JORDAN LARSON PUD REZONING

To: Cedarburg Plan Commission	Prepared by: Jonathan Censky, City Planner
Agenda Item: 6.B.	Date: September 6, 2023
General Information	
Applicant:	Jordan Larson
Location:	W61 N449 Washington Avenue
Requested Action:	PUD Rezoning
Existing Zoning:	Rm-1 multi-family
Proposed Zoning:	Rm-1 PUD
Surrounding Zoning:	Rm-2 – W & S; Rs-5 - E
Lot Size:	30,615sf + 9.670sf + 5,281sf (row) = 45,565sf
Existing Land Use:	Vacant

## **Report:**

Since our meeting in June, the applicant has been working on his plans to reflect the comments received from this Commission and has now reduced his unit down to seven within two separate buildings to comply with the density requirement of the Rm-1 District limits. He has also met with the Engineering Department to address concerns regarding the driveway and overall drainage and has met with the Fire Department to resolve their concerns regarding access between buildings. They have now submitted detailed architectural plans for your review and are here requesting rezoning recommendation to apply the PUD zoning overlay district to this site.

You will recall that the applicant originally requested two, four-unit townhomes, but because those plans exceeded the allowable density, he has reduced the unit count by one and is now seeking one 3-unit structure and one 4-unit structure. To address the safety concerns regarding the access from Washington Avenue, the applicant has redesigned the entryway to widen the drive at its intersection with Washington Avenue to provide a better turning radius for those entering the site from the south the bound lane.

As previously noted, the two existing lots will retain their current base district zoning with the back lot zoned Rm-1 and the front lot zoned Rs-5. The PUD Overlay District will be applied across both parcels to tie this project together as one unified development. The density calculation is specific to the separate zoned areas and is based on the maximum density of 10.9 units/acre allowed in the Rm-1 district. The project will then be processed as a condominium, and through the approval of the condo documents, the nonconforming back lot becomes conforming as the project will now have frontage on a public street.

## Architecture:

The applicant has now submitted detailed architectural plans which appear to respect the historic character of the neighborhood. The townhomes will be 31' in height and sided with a combination of smooth LP Smartside Vertical siding on the upper level of the Desert Stone color and LP Smartside Horizontal siding over the rest of the buildings. The Gables will be covered with LP Smartside Shake siding of the Quarry Grey scheme and the roof material will be of Dimensional Fiberglass Shingles.

## Departures from Base District Requirements:

Commissioners are reminded that the PUD zoning provides this Commission and the Common Council the flexibility to approve certain departures from the requirements of the underlying base zoning districts, if deemed appropriate to support the public benefit likely to result from this development, that will be specific to, and govern, the project going forward. Staff's review of the plans indicates the applicant is requesting the following departures for this project:

• **Code Requirement:** Section 13-1-51(g) Setback and yards. There shall be a minimum setback of twenty-five (25) feet from the right-of-way of all streets. There shall be a side yard requirement on each side of a principle building of not less than 20'. There shall be a rear yard of not less than 25'.

Departure – The plan proposes a rear yard and a side yard setback of 12'.

• **Code Requirement:** Section 13-1-82(b) Access. Adequate access to a public street shall be provided for each parking space, and driveways shall be at least 10 feet wide for one- and two-family dwellings and a minimum of twenty-four feet wide for all other areas. **Departure** – the plan proposes a driveway width of 18' to 20'.

## Landmarks Commission:

As a reminder, Landmarks Commission Chairman Tom Kubala was contacted to solicit his comments or concerns regarding the impact of expanding the width of the existing access drive that crosses this historic site. Because of this historically sensitive area, he suggested the driveway width be kept to a minimum. He noted that driveways and asphalt parking lots exist throughout the Historic District and are necessary to support those uses.

## **Right-of-Way Vacation:**

After discussing this issue with our City Attorney, it was determined that with the approval of the Fox Run development, the Road Reservation was technically vacated as it is now meaningless. Accordingly, the future recording of the condominium documents for this project will officially remove the road reservation from the records.

## Staff Comments:

Staff recommends approval subject to the following stipulations:

- The project should be approved as a condominium.
- Engineering Department approval of the grading, drainage, and erosion control plans.
- A retaining wall will be needed along the south property line to make the drainage plan work.

Jordan PUD. Page 3

- An easement for the electric utility will need to be established in accordance with Cedarburg Light & Water needs.
- A 6" water main will be required to tie into the existing 12" PVC water main.
- Ensure driveway width and vertical clearance are adequate for fire department apparatus.
- A fire hydrant shall be installed on the west side of the parking lot.
- The applicant shall work with Cedarburg Light & Water regarding metering requirements.
- The applicant shall install a stormwater BMP west of the low point in the parking lot to slow the water draining off the parking lot and roofs.
- Maximum slopes of 3:1 allowed.
- The applicant shall provide more spot elevations on the plans.
- The entrance drive shall have a vertical face C&G radius, depressed head C&G along Washington Avenue similar to the WILO drive in the business park.
- The entire drive shall be concrete.
- The maximum slope at entrance shall be 8%.
- Show full design for the wheelchair ramps.
- All driveway slopes shall be at least 1%.
- The sanitary sewer line is shown to be too shallow.

**Action:** A motion was made by Mayor O'Keefe to approve the architectural plans on the caveat that only buildings 9, 26, and 32 were allowed to be Castillian Model, double-forward front-facing garage buildings. Motion seconded by Commissioner Kinzel.

## REQUEST CONCEPT REVIEW FOR PROPOSED 2 4-UNIT TOWNHOUSE PROJECT ON PROPERTY LOCATED SOUTH OF W61N449 WASHINGTON AVENUE

Planner Censky explained that Petitioner Jordan Larson was requesting a concept review for a proposed project of two four-unit townhomes on the landlocked site behind his other property at W61 N449 Washington Avenue. Planner Censky stated that the property is currently zoned as RM-1. Mr. Larson would need to combine his two parcels and pursue a Planned Unit Development (PUD). There is currently a shared driveway with the parcel to the north of the property.

Planner Censky stated Mr. Larson was working with M Squared Engineering to create a driveway and that Fire Department approval would be needed for the driveway to ensure proper access to the site was granted. Commissioner Strautmanis asked about the requirements for the driveway. Planner Censky stated that it would follow the guidelines of a private drive rather than a road, but also stated that more detailed plans needed to be submitted regarding the driveway. The petitioner should examine the possibility of sharing a driveway with the Landmark Court Apartments to the south of the property as a second access point.

Commissioner Wiza emphasized the importance of having the driveway have a minimal ramp due to the high traffic on Washington Avenue, recommending that they put in a curb-radial driveway to prevent potential accidents that could occur from slowing down to enter the driveway.

The next concern was with the stormwater drainage in the lot. Commissioner Wiza suggested that they pay special attention to drainage there, since it was a landlocked parcel.

Commissioner Cain asked if there would be any problems with combining the two parcels due to the site on W61 N449 having a historical structure and whether the site being combined with another would impact it. Planner Censky stated that it would be discussed at a future Landmarks Commission meeting.

## **RECODIFICATION OF TITLE 13 ZONING CODE, SECTIONS B1-B4**

Planner Censky asked the Commissioners what suggestions they had for the various districts. Starting with the B-1 District; Commissioners suggested to:

- move liquor stores, meat, fish & poultry shops, and pharmacies to Conditional Uses. Pharmacies will replace pharmacies with drive-thrus on the list of Conditional Uses.
- strike variety stores from permitted uses.
- research and adjust the language regarding satellite dish antennas under

## REQUEST FOR ARCHITECTURAL REVIEW FOR A RESIDENTIAL INFILL LOT TO BE LOCATED ON W60N810 RIVEREDGE DRIVE.

Planner Censky stated that the applicants, James and Laura Moe, were requesting to raze the current home at W60 N810 Riveredge Drive and build a new one. The plans showed that the home was set diagonal to the public street with the garage located to the rear and accessed by a wraparound drive. The two-story home showed two masonry chimneys at both ends of the roofline with inspiration drawn from the buildings in downtown Cedarburg.

Planner Censky explained that the lot was bounded on two or more sides by existing homes, classifying it as an infill lot. According to Section 13-1-122 Zoning Code: plans for infill lots shall be submitted to the Plan Commission and this Commission shall determine that the structure is compatible with the surrounding area and either approve, approve conditionally, or reject the plans.

The contractor for the project, Cameron Mikkelson of Mikkelson Builders, presented some details for the project and answered the questions of the Commissioners and neighbors.

Commissioner Voltz expressed his approval at the architectural features and how it fit well with the area. Commissioner Wiza shared that sentiment and followed up by asking if there was bedrock in the area. He recommended looking into the site further before commencing with the build to avoid blasting bedrock and disrupting neighbors.

Mr. Mikkelson stated that there were some small portions of bedrock when installing the sewer lateral, and that they would need to do further investigation into whether there was bedrock in the location where the house would be built.

A neighbor, Bruce Andree voiced his concern about erosion, asking if there would be a retaining wall built or further landscaping down to prevent the silt from the site from sliding into his property. He explained that while this had happened over the course of fifty years, it was still a potential concern for the builders and owners of the new home.

Action: A motion was made by Commissioner Wiza, seconded by Commissioner Voltz, to approve the architectural plans for the residential infill lot located on W60N810 Riveredge Drive. Motion carried without a negative vote with Commissioner Kinzel excused.



## REQUEST FOR CONCEPT APPROVAL, REZONING RECOMMENDATION, AND TO APPLY PUD OVERLAY DISTRICT TO PROPOSED TOWNHOUSE PROJECT CONSISTING OF 7 UNITS IN TWO BUILDINGS ON PROPERTY LOCATED WEST OF W61N449 WASHINGTON AVENUE. APPLICANT IS ALSO REQUESTING PUBLIC

## ROAD RIGHT-OF-WAY VACATION FOR RIGHT-OF-WAY LOCATED AT WEST END OF SITE.

Planner Censky explained that the applicant was going to combine the west lot with the property on W61 N449 Washington Avenue. The back portion of the newly created lot was to remain zoned Rm-1 and the front portion zoned Rs-5. The PUD Overlay District would be applied to the entire newly created parcel to tie the project together as one unified development. It would make the western lot conforming as opposed to its original nonconforming status since it would no longer be landlocked.

Planner Censky explained that the PUD zoning would provide the Plan Commission and the Common Council the flexibility to approve certain departures from the requirements of the underlying base zoning districts, if deemed appropriate to support the public benefit likely to result from this development, that would be specific to, and govern, the project going forward. The departures for the proposed project would be as listed:

• **Code Requirement:** Section 13-1-51(g) Setback and yards. There shall be a minimum setback of twenty-five (25) feet from the right-of-way of all streets. There shall be a side yard requirement on one side of a principle building of not less than 10' or 20' between buildings.

**Departure** – The plan proposes a rear yard setback of 20' and a side yard of 14' on some buildings set at an angle to the street.

• **Code Requirement:** Section 13-1-82(b) Access. Adequate access to a public street shall be provided for each parking space, and driveways shall be at least 10 feet wide for one- and two-family dwellings and a minimum of twenty-four feet wide for all other areas.

Departure – the plan proposes a driveway width of 18' to 20'.

Planner Censky stated that the applicant was also petitioning to vacate the right-of-way of the irregular shaped portion at the west end of the site. It would require all the adjoining property owners to sign a petition which would then be processed as a resolution recommended by the Plan Commission to be approved by the Common Council.

Commissioner Strautmanis posed a concern over the architectural plans given, stating that they were lacking in detail and had some designs that might not fit with the neighborhood. Commissioner Voltz and Council Member Thome echoed these concerns, stating that the plans needed to represent the City of Cedarburg well.

Commissioner Voltz expressed his desire to see more Cedarburg-inspired buildings and to avoid having such a deep recess of the entrance as to not create dark corners and to instead make it feel more welcoming.

A neighbor, Chris Chapman, asked about the driveway, wanting to make sure it was easy for people to access and not a hindrance that could cause Washington Avenue traffic.

## PLAN COMMISSION June 5, 2023

#### PLN20230605-5 UNAPPROVED MINUTES

Minal Hahm, engineer for the project, stated that it would be well within the easement and per the request of Commissioner Wiza, widened it as much as possible at the approach.

Commissioner Strautmanis suggested the petitioner provide more detailed architectural plans before moving forward with the request. He had a concern with the current design choice and the setbacks for the parking lot, believing it to be smaller than the 63' setback that was originally on the plans and recommended to be kept, as that setback was a good amount of space for vehicles to move in and out of parking spots. Commissioner Voltz agreed with these sentiments and stated that he also would prefer more detail before moving forward with any decisions.

**Action:** A motion was made by Commissioner Arnett, seconded by Mayor O'Keefe, to postpone the concept approval, rezoning recommendation, application of PUD overlay district, and the Public Right-of-Way vacation for the property located west of W61N499 Washington Avenue, until the July Plan Commission meeting, contingent on the applicant providing more detailed architectural plans better suited to the City of Cedarburg. Motion carried without a negative vote with Commissioner Kinzel excused.

## **CONFIRMATION OF JULY MEETING DATE**

Mayor O'Keefe asked the commission if Tuesday, July 11, worked better for the July Plan Commission meeting, due to the original meeting date falling the Monday before a holiday on July 3<sup>rd</sup>.

Action: The Plan Commission reached a consensus that Tuesday, July 11 at 7 p.m. worked for everyone with Commissioner Kinzel excused.

## COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Commissioner Arnett asked about including the full packet that the Plan Commission received with the agenda be posted on the City website going forward.

Commissioner Strautmanis stated that the subcommittee for the recodification process had been successful regarding the business districts at their meeting on May 10.

#### MAYOR'S ANNOUNCEMENTS

Mayor O'Keefe had no announcements.

#### ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Commissioner Voltz, to adjourn the meeting at 8:42 p.m. The motion was carried without a negative vote with Commissioner Kinzel excused.

# CEDARWAY DEVELOPMENT

W61 N449 WASHINGTON AVE CEDARBURG, WI 53012



VICINTY MAP

		NORTH ARROW:	PROJECT:		PREPARED BY:
	SUBMISSION LEVEL:		CEDARWAY W61 N449 WASHINGTON AVE CEDARBURG, WI 53012		
DATE:	SUBMISSION DATE:		PROJECT #: 23-501	DATE: 08/28/2023	M SQUAR
(Professional Engineer Signature)			DRAWN BY: P. PATEL	CHECKED BY: P. PATEL	MSQU CEL



ORIGINAL PLANS PREPARED BY

## INDEX:

- 1: COVER SHEET
- 2: NOTES
- 3: EXISTING SITE PLAN
- 4: DEMOLITION PLAN
- 5: PROPOSED SITE PLAN
- 6: UTILITY PLAN AND PROFILE
- 7: GRADING AND EROSION CONTROL PLAN
- 8: GRADING AND EROSION CONTROL PLAN
- 9: GRADING AND EROSION CONTROL PLAN
- 10: BUILDING 1 FIRE EXHIBIT



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HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), (NAME) COUNTY, NAD83 (YEAR), IN U.S. SURVEY FEET. POSITIONS SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES ARE THE SAME AS GROUND DISTANCES.

ELEVATIONS ARE REFERENCED TO NAVD 88 (YEAR). GPS DERIVED ELEVATIONS ARE BASED ON GEOID XX.



#### GENERAL NOTES:

		SA	INITARY SEWER:	<u>ST0</u>	RM SEWER:
1.	ALL CONSINULTION SHALL MEET STANDARDS IN THE CONTRACT DOCUMENTS, "INSCOMENTS TANDARD SPECIFICATIONS FOR SEVER AND WATER", "CITY OF CEDARBORG STANDARD SPECIFICATIONS", AND "DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", LATEST EDITIONS AND AMENDMENTS.	1.	SANITARY SEWER PIPE SHALL BE ASTM 3034 SDR 35 PVC SEWER PIPE FOR MAINS AND LATERALS.	1.	STATION/OFFSETS OF STORM S
2.	THE LOCATION OF EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES SHOWN ON THE DRAWINGS ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND SHALL	2.	SANITARY SEWER LATERALS SHALL BE 6" DIAMETER.	2.	INLET GRATE ELEVATIONS ARE
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3.	ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELT.	4.	MANHOLE CONNECTIONS SHALL BE WATERTIGHT RUBBER BOOT OR A-LOCK TYPE CONNECTIONS.	4.	ALL STORM SEWER MANHOLES SEE FILE #13 WISCONSIN STAN
	PERFORM REQUIRED UTILITY LOCATION SERVICES PRIOR TO THE START OF WORK.	5.	MANHOLES SHALL BE 48" DIAMETER PRECAST CONCRETE MANHOLES WITH ELLIPTICAL CONE TOPS WITH 26" OPENINGS AND WITH R-1661 1710 MANHOLE CASTINGS WITH SOLID GASKETED COVERS AND CONCEALED PICK HOLE. TYPE B SELE-SEALING REQUIRED.	5.	MANHOLE CONNECTIONS SHAL
4.	ELEVATIONS ARE BASED ON NGVD29 WISCONSIN STATE PLANES, US FT.	6.	MANHOLE JOINTS SHALL HAVE A DOUBLE ROW OF EASY STICK SEALANT.	6.	MANHOLES SHALL BE 48" DIAM
5.	ALL UTILITY ELEVATIONS ARE SHOWN AS INVERT ELEVATIONS. UNLESS OTHERWISE NOTED.	7.	CHIMNEY SEALS ARE REQUIRED. ADAPTOR INC INTERNAL/EXTERNAL CHIMNEY SEALS	7	
6.	RIM ELEVATIONS ARE GIVEN TO THE NEAREST 0.01 FT.	8.	COMPLETED SANITARY SEWER MAIN MUST PASS AIR TEST AND NO-GO TEST. MANHOLE VACUUM TESTING.	7. 8	
7.	ALL EXISTING UTILITIES THAT ARE NOT SHOWN TO BE RELOCATED OR ABANDONED SHALL BE PROTECTED IN-PLACE BY THE CONTRACTOR DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE. IF ANY UTILITY IS NEEDED TO BE RELOCATED, AT THE DISCRETION OF THE CONTRACTOR,	9.	SANITARY MAINS SHALL BE TELEVISED BEFORE ACCEPTANCE BY THE CITY OF CEDARBURG.	٥. ٩	
	COORDINATE WITH THE OWNER OF THE UTILITY.	10	SANITARY SEWERS SHALL BE BEDDED WITH 3/8" LIMESTONE BEDDING CHIPS TO A POINT 12" ABOVE THE SEWER PIPE.	10	INVERTS FOR MANHOLES SHAL
8.	ALL TRAFFIC CONTROL SHALL COMPLY WITH THE WISCONSIN MUTCD. OUTSIDE LANE CLOSURES SHALL BE PER WISCONSIN DOT SDD 15D20-B.	11	. INVERTS FOR MANHOLES SHALL BE FORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION.	11.	ALL INLETS AND CATCH BASIN
9.	ALL WORK SHALL BE CONSTRUCTED IN THE PUBLIC RIGHT OF WAT AND TO SHALL MEET CITY OF CEDARBURG REQUIREMENT AND THE SATISFACTION OF OWNER AND ENGINEER.	12	. ALL INLETS AND CATCH BASIN ELEVATIONS, STATION AND OFFSETS ARE TO THE FLOW LINE.	12.	ALL MANHOLE ELEVATIONS. ST
10.	THE CONTRACTOR SHALL INDEMNIFY THE OWNER, M SQUARED ENGINEERING AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND	13	ALL MANHOLE ELEVATIONS, STATION AND OFFSETS ARE TO THE CENTER OF STRUCTURE.	13.	GRANULAR BACKFILL SHALL B
11		14	. GRANULAR BACKFILL SHALL BE COMPACTED IN 8" LIFTS.	14.	GRANULAR BACKFILL IS REQU
	PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF M SQUARED ENGINEERING.	15	. GRANULAR BACKFILL IS REQUIRED FOR ALL SANITARY SEWER, WATERMAIN, STORM SEWER, AND LATERALS INSTALLED OR RELAYED WITHIN THE R.O.W UNDER THIS	CON	CONTRACT.
12.	CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK, PERMITS AND INSPECTIONS FOR THE CONSTRUCTION OF THESE CIVIL PLANS INCLUDING, BUT NOT LIMITED TO. TRAFFIC CONTROL DEMOLITION, DISPOSAL, UTILITY REMOVAL/RELOCATION/CONSTRUCTION, GRADING/PAVING, ETC. PRIOR TO ANY CONSTRUCTION ACTIVITIES.	WA		1. IN	ISTALL EROSION CONTROLS PRI
13.	CONTRACTOR SHALL REFER TO. AND ADHERE TO THE RECOMMENDATIONS OF THE SITE GEOTECHNICAL REPORT AND ANY RELEVANT ENVIRONMENTAL ASSESSMENT REPORTS.	1.	ALL WATER MAIN SHALL BE C200 CLASS 150-DR18 WITH INTEGRAL ELECTROMETRIC BELLAND SPIGOT JOINS ALL WATER MAIN VALVES SHALL BE RESILIENT SEATED	F	ENCE.
	IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, ENVIRONMENTAL-RELATED CONDITIONS, OR UNEXPECTED SUBGRADE CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE OWNER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER.		GATE VALVES.	2. C	LEAR AND GRUB SITE
14.	THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A SITE GEOTECHNICAL REPORT IS AVAILABLE FROM THE	2.	CONTRACTOR TO SUPPLY AND MAINTAIN ALL PUMPS USED FOR BY-PASS PUMPING. CONTRACTOR IS REQUIRED TO HAVE EXTRA PUMPS ON SITE AND DUAL PUMPS ARE TO BE USED FOR OVERNIGHT PUMPING.	3. T V	HE ROUGH GRADING SHALL BE F EGETATING POND, REMOVE AND
	OWNER. CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, DEWATERING, BACKFILLING (MATERIALS AND PLACEMENT/COMPACTION), SUBGRADE CONSTRUCTION, ETC. IN ACCORDANCE WITH THE SITE GEOTECHNICAL REPORT. IF NO SITE GEOTECHNICAL REPORT IS AVAILABLE, SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH WISDOT	3.	COST OF ALL FERNCO USED TO CONNECT TO EXISTING PIPE ARE INCIDENTAL TO THE COST OF THE PIPE.	4. G	RADING/PAVING/WATER AND SA
	STANDARDS.	4.	GRANULAR BACKFILL SHALL BE COMPACTED IN 8" LIFTS.	5. IN	ISTALL STORM SEWER ALONG W
15.	CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFETY. OWNER AND ENGINEER ASSUMES NO RESPONSIBILITY FOR EITHER SITE SECURITY OR SAFETY.	5.	WATER MAIN BEDDING AND COVER MATERIAL SHALL BE CRUSHED LIMESTONE CHIPS OR SAND. IF A WET TRENCH CONDITION EXISTS, THE WATER MAIN BEDDING AND	6. IN	ISTALL STREET STONE BASE, CU
16.	THE MUNICIPALITY, OWNER AND ENGINEER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED IN THESE CIVIL PLANS. CONTRACTOR TO PAY/COORDINATE ALL INSPECTIONS. REJECTED CONSTRUCTION SHALL BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST	~	COVER MATERIAL SHALL BE SUPPORTED BY 3" OF CRUSHED LIMESTONE SCREENING	7. A	
17		ю. 7		8 R	FINITE TEMPORARY SOIL FROST
	EXPENSES TO THE SATISFACTION TO THE OWNER/ENGINEER AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.	1.	GLANDS USING SETSCREWS SHALL NOT BE ALLOWED ON PVC.	ERO	SION CONTROL:
18.	EXISTING ITEMS TO REMAIN SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.	8.	ALL BENDS, TEES, CAPS, HYDRANTS, AND PLUGS SHALL BE BLOCKED WITH SOLID CONCRETE BLOCKS IN CONJUNCTION WITH MEGA LUG RESTRAINT GLANDS.	1.	ALL EROSION CONTROL MEAS
19.	CONTRACTOR SHALL PROTECT ALL EXISTING STORM SEWERS, CULVERTS, AND ALL OTHER EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.	9.	ALL FITTINGS SHALL BE DUCTILE IRON CEMENT MORTAR LINED WITH INTERNAL AND EXTERNAL BITUMINOUS COATING MEETING THE REQUIREMENT OF AWWA STANDARD C-110 (ANSI 21 10). COMPACT FITTINGS MEETING THE REQUIREMENTS OF AWWA STANDARD C-1531 (ANSI 21 53) MAY BE USED FOR PVC PIPE. MECHANICAL JOINT		PROTECT INLETS, CULVERTS,
20.	THE CONTRACTOR IS NOT TO DISTURB ANY EXISTING WETLANDS UNLESS CALLED FOR IN THE CONSTRUCTION PLANS.		FITTINGS SHALL BE USED IN AREAS WHERE RESTRAINED JOINTS ARE REQUIRED. MECHANICAL JOINTS SHALL MEET THE REQUIREMENTS OF AWWA C-111 (ANSI 21.11). ALL FITTINGS SHALL HAVE A MINIMUM WORKING PRESSURE OF 250 PSI. FITTINGS LISED WITH PVC PIPE SHALL HAVE PLAIN RUBBER GASKETS.	2.	INSTALL EROSION CONTROL I ON PLAN.
21.	NO EQUIPMENT OR MATERIALS SHALL BE STORED WITHIN THE RIGHT OF WAY OF STREET UNLESS SPECIFIED ON THESE PLANS.	10.	POLYETHYLENE WRAP SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-105/ANSI A21.5) USING CLASS C (BLACK) POLYETHYLENE MATERIAL WITH 8 MILS	3.	INSPECTIONS AND MAINTENA
22.	CONTRACTOR SHALL MINIMIZE GROUND DISTURBANCE TO ONLY THOSE AREAS THAT ARE NECESSARY TO THE CONSTRUCTION.		MINIMUM THICKNESS, AND SHALL BE INSTALLED ON ALL DUCTILE IRON WATER MAINS, FITTINGS, HYDRANTS, AND VALVE BOXES.		
GRA	DING/PAVEMENT:	11.	WATER SERVICE CURB-STOPS REQUIRE THE USE OF 6" BLUE POLY WRAP. CORE & MAIN PRODUCT CODE: 96PW060B.	4.	DURING THE INSPECTION.
1.	CONCRETE CURB & GUTTER JOINT SPACING SHALL BE 10 FEET UNLESS AUTHORIZED BY THE CITY OF CEDARBURG.	12.	THE CONTRACTOR SHALL COORDINATE ALL WORK WITH CEDARBURG LIGHT AND WATER WHEN MAKING FINAL CONNECTIONS TO THE NEW WATER MAIN IN ORDER TO MINIMIZE INCONVENIENCE CAUSED BY THE TEMPORARY DISRUPTION OF THE WATER SERVICE. CLW WILL REQUIRE AT LEAST 24-HOUR NOTICE PRIOR TO	5.	EROSION CONTROL MEASURE
2.	THE 5" ASPHALT CONCRETE PAVEMENT, TYPE 1 SHALL CONSIST OF A 1-3/4" SURFACE COURSE AND A 3-1/4" BINDER COURSE. A 9" STONE BASE AND 1-1/4" CRUSHED LIMESTONE		SHUTTING OFF ANY WATER SERVICE. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES NECESSARY TO RESTORE SERVICE AT THE END OF EACH WORKDAY.	6.	INSTALL A GRAVEL TRACKING
	PLACED.	13.	THE CONTRACTOR SHALL INSTALL THE WATER MAIN ACCORDING TO THE GRADES SET FORTH ON THE PLANS WITH NO HIGH POINTS WITH THE EXCEPTION OF HYDRANT LOCATIONS. IF A HIGH POINT CANNOT BE AVOIDED. AN AIR RELEASE VALVE CAN BE INSTALLED AT THIS POINT AT OWNER'S EXPENSE IF SO ORDERED BY		SURFACES ADJACENT TO CO
3.	ASPHALTIC MATERIAL FOR TACK COAT HAS BEEN ESTIMATED AT AN APPLICATION RATE OF 0.05-0.07 GALLONS PER SQUARE YARD AND SHALL BE PLACED BETWEEN ALL LAYERS OF ASPHALTIC PAVEMENT. THE COST OF FURNISHING APPLYING TACK SHALL BE INCLUDED IN THE PRICE BID PER TON OF ASPHALT PAVEMENT.		THE ENGINEER.	7.	INSTALL INLET PROTECTION I
4.	EARTHWORK BALANCE IS THE RESPONSIBILITY OF THE CONTRACTOR.	DEI	MOLITION NOTES:	8.	INSTALL EROSION CONTROLS
5.	ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. ROADWAY AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED.	1.	DEMOLITION AND DISPOSAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OVER THIS WORK	9.	INSTALL CHECK DAMS WITHIN
6.	CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTEDIMADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST	2.	INCLUDING FEDERAL, STATE, COUNTY, AND THE LOCAL MUNICIPALITY.	10.	
7.	SUBGRADE TO BE CONSTRUCTED/PREPARED AS SPECIFIED BY PROOFROLLING AREAS TO BE FILLED/PAVED IN ACCORDANCE WITH CITY OF CEDARBURG STANDARDS. SOFT		PROPERTY OF THE CONTRACTOR. DISPOSAL OF ALL ITEMS SHALL BE PROPERLY DISPOSED.	11.	
AREAS SHALL BE REPAIRED AS APPROVED BY ENGINEER.		3. THE OWNER, ARCHITECT, AND ENGINEER AND THEIR AGENTS ASSUMES NO RESPONSIBILITY AND MAKES NO REPRESENTATION AS TO THE CONDITION OF THE STRUCTURES/MATERIALS TO BE REMOVED OR THE SPECIFIC MATERIALS THAT COMPRISE THEIR MAKEUP AND CONTENTS. CONTRACTOR TO MAKE ITS OWN DETERMINATION		13	ALL CONSTRUCTION TRAFFIC
8.	ALL PAVING SHALL CONFORM TO CURRENT STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, CITY OF CEDARBURG ORDINANCES INCLUDING CITY OF CEDARBURG CONCRETE CONSTRUCTION SPECIFICATIONS INCLUDED IN THE PROJECT SPECIFICATIONS.	IF HAZARDOUS MATERIALS EXIST. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, DEMOLITION SHALL CEASE AND THE OWNER SHA NOTIFIED. THE MATERIAL SHALL BE REMOVED, CONTAINERIZED, TRANSPORTED AND DISPOSED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND CIT		14.	CONCRETE TRUCKS AND EQU
9.	SIGN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.	,			CONTRACTOR IS RESPONSIBL
10.	SIDEWALK SHALL BE CONSTRUCTED WITH ALL PORTLAND CEMENT CONCRETE. SIDEWALKS SHALL BE A MINIMUM OF 3" OF 3/4" IN THICKNESS, EXCEPT IN AREAS OF DRIVE APPROACHES WHERE THE SIDEWALKS SHALL BE A MINIMUM OF 6" IN THICKNESS.	4.	CONTINUE OF IN A REPORTING ALL PERING FROM THE STEE AND DISFUSING OF THE DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS/LAWS, CONTRACTOR IS RESPONSIBLE FOR CLEAR AND GRUBBING AS WELL AS ALL TREE REMOVAL WITH PROPOSED CONSTRUCTION FOOTPRINT. TREE ROOT BALLS SHALL BE REMOVED AND BACKFILLED IN ACCORDANCE WITH WISDOT STANDARDS.	15.	ALL WASTE AND UNUSED CO REGULATIONS.
11.	CONSTRUCT 1/2" EXPANSION JOINTS EVERY 50' AND AT EACH END OF ANY NEW SIDEWALK CONSTRUCTED BETWEEN TWO EXISTING WALKS; AND IF SUCH NEW SIDEWALK EXCEEDS	5.	NO BURNING OF MATERIALS FROM THE SITE IS PERMITTED. THE USE OF EXPLOSIVES ON THIS PROJECT IS NOT PERMITTED UNLESS SPECIFIED BY THE ENGINEER.	16.	THE CONTRACTOR SHALL INS OWNER ACCEPTANCE OF SITI
	50" IN LENG I H.	6.	CONTRACTOR SHALL STRIP TOPSOIL FROM ALL AREAS THAT ARE TO BE GRADED OR BUILT UPON. TOPSOIL SHALL BE STOCKPILED IN A LOCATION PRE-APPROVED BY	17.	DISCHARGE FILTERED TRENC
LAN	DSCAPING:	7	CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES. UTILITY SERVICES SHALL NOT RE INTERRIPTED WITHOUT PRE-ADDROVAL FROM THE		KELEASE IN TO THE STORM SE TIME.
1.	NU I KEES OK SHKUBS AKE TO BE REMOVED UNLESS INDICATED FOR REMOVAL ON THE PLANS OR APPROVED BY THE ENGINEER PRIOR TO REMOVAL		ADJACENT LAND OWNERS AND SPECIFIC UTILITY/IES).	40	

- 2. RESTORATION TOPSOIL 6" MIN, SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR TO WATER AND MAINTAIN UNTIL AFTER 80%
  - AIN UNTIL AFTER 80% 8. GRAVEL AREAS ONLY REMOVE GRAVEL DOWN TO FINAL GRADE (FOR PROPOSED GRAVEL AREAS) OR TOP OF SUBGRADE GRADES (FOR AREAS TO RECEIVE PAVEMENT).

20. DETWATERING SHALL BE IN ACC REQUIRED.

19.

NORTH ARROW:	PROJECT:		PREPARED BY:
	CE <i>W61 N44</i> <i>CED</i>	CEDARWAY W61 N449 WASHINGTON AVE CEDARBURG, WI 53012	
	PROJECT #: 23-501	DATE: 08/28/2023	M SQUAR
	DRAWN BY: P. PATEL	CHECKED BY: P. PATEL	MSQ CE

COVER ESTABLISHED.

SEWER STRUCTURES ARE TO THE CENTER OF MANHOLES AND CURB FLOW LINE OF INLETS.

E GIVEN AT THE FLOW LINE OF INLET COVER. MANHOLE RIM ELEVATIONS ARE GIVEN AT CENTER OF MANHOLE COVER.

O CONNECT TO EXISTING PIPE ARE INCIDENTAL TO THE COST OF THE PIPE.

ES AND CATCH BASINS WITHOUT SUMPS MUST HAVE CONCRETE FLOW LINE FORMED TO SPRING LINE WITH 1" PER FOOT SLOPE ON BENCH. NDARD SPECIFICATIONS. NO SUMPS ARE ONLY ALLOWED IN GREEN SPACE.

LL BE WATERTIGHT RUBBER BOOT OR A-LOCK TYPE CONNECTIONS.

METER PRECAST CONCRETE MANHOLES WITH ELLIPTICAL CONE TOPS WITH 24" OPENINGS AND WITH NEENAH 1710 MANHOLE CASTINGS RS AND CONCEALED PICK HOLE. TYPE B SELF-SEALING AND NON-ROCKING LID REQUIRED.

E A DOUBLE ROW OF EASY STICK SEALANT.

EALS ARE REQUIRED.

SHALL BE WRAPPED ON THE OUTSIDE WITH A DOUBLE LAYER OF 8 MIL PLASTIC SHEETING.

LL BE FORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION.

ELEVATIONS, STATION AND OFFSETS ARE TO THE FLOW LINE.

TATION AND OFFSETS ARE TO THE CENTER OF STRUCTURE.

BE COMPACTED IN 8" LIFTS.

IRED FOR ALL SANITARY SEWER, WATERMAIN, STORM SEWER, AND LATERALS INSTALLED OR RELAYED WITHIN THE R.O.W UNDER THIS

IOR TO OTHER CONSTRUCTION ACTIVITIES. INSTALL IN THE FOLLOWING ORDER: TRACKING PAD, LAKE PROTECTION AND THEN SILT

PERFORMED PRIOR TO BEGINNING OTHER SITE GRADING AND UTILITY CONSTRUCTION. UPON GRADING COMPLETION AND BEFORE D DISPOSE OF SILT BUILDUP.

INITARY UTILITY CONSTRUCTION. CONTACT CITY PRIOR TO WATER AND SANITARY CONNECTIONS TO EXISTING SERVICES.

VITH IT'S EROSION CONTROL DEVICES AS SPECIFIED ON THE CONSTRUCTION PLANS.

URB AND GUTTER, SIDEWALK, THEN PLACE BINDER COARSE PAVEMENT.

PAVEMENT AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE,

ION AND SEDIMENT CONTROLS.

SURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. , AND ADJACENT PROPERTIES WITH SILT FENCING UNTIL CONSTRUCTION IS COMPLETE.

MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN

NCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.

MEASURES WITHIN 24 HOURS AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR GREATER. REPAIR ANY DAMAGE OBSERVED

ES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING A 70% UNIFORM OVER.

IG PAD AT EACH CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED DNSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND / OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND / OR DUST

IN ALL STORM SEWER INLETS AND CATCH BASINS IN AND ADJACENT TO PROJECT SITE.

S ON THE DOWNSTREAM SIDE OF STOCKPILES.

N DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.

FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.)

MATERIAL ON THE HIGH SIDE OF THE TRENCH.

TABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

SHALL ENTER/LEAVE VIA THE INTERSECTION OF SUSAN LANE AND SUSAN COURT.

JIPMENT USED IN CONCRETE UTILIZATION SHALL WASHOUT IN DESIGNATED CONCRETE WASHOUT FACILITIES ON SITE. LE FOR PROPER SETUP, MAINTENANCE, AND UTILIZATION OF CONCRETE WASHOUTS.

NSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL

STALL SEDIMENT BASINS TO PREVENT SEDIMENT FROM ENTERING THE QUARRY. SEDIMENT SHALL BE REMOVED PRIOR TO EWORK

CH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1061 PRIOR TO SEWER, RECEIVING STREAM, OR DRAINAGE DITCH. UNFILTERED WATER SHALL NOT BE ALLOWED TO ENTER THE QUARRY AT ANY

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. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF ACCORDINGLY.

CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND WATER POLLUTION CAUSED BY CONSTRUCTION. METHODS OF EROSION CONTROL SHOULD FOLLOW WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

20. DETWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS. UTILIZE GEOTEXTILE BAG(S) PLACED ON UNDISTURBED GROUND WHEN

ARED BY: CLIENT: M SQUARED ENGINEERING LLC MSQUARED ENGINEERING LLC MSQUAREDENGINEERING.COM CEDARBURG - (262) 376-4246
CLIENT: M SQUARED ENGINEERING LLC NOTES























#### **Project Narrative:**

Cedar Way Development, located at W61N449 Washington Ave, Cedarburg, WI, will include adding two multi-residential buildings on site: one 3-unit building and one 4-unit building, with an estimated build value of \$1.8 million. Three lots will be combined to create a final PUD area overlaying the existing zoning (see table below). In addition, the lot line between two of the lots will be redefined by moving it easterly by 21'. This will facilitate emergency access from Washington Ave. Construction is planned to begin in Fall 2023 or Spring 2024 with final construction completed in Fall 2024.

Listed below are the zoning departures of the parcels from existing to proposed zoning.	

	Parcel 1	Parcel 2	Parcel 3	Total PUD Overlay
Tax ID	13-050-19-13-001	13-050-19-11-003	13-0505-19-11-	
			005	
Existing Acres (SF)	0.22 (9,640)	0.57 (25,005)	0.12 (5,283)	
Proposed Acres	0.19 (8,400)	0.72 (31,528)		0.91 (39,639)
(SF)				
Current Zoning	Rs-5	Rm-1	Rm-1	
Proposed Zoning	Rs-5	Rm-1	Rm-1	Rm-1/Rs-5
Owner	Jordan Larson	Jordan Larson	City of Cedarburg	Jordan Larson

	Existing Zoning	Proposed Zoning
Rear Setback	25 ft	12 ft
Side Yard Setback	20 ft	12 ft
ROW Setback	40 ft	40 ft

The goal of this project is to create two additional residential condominiums buildings, that will support the City of Cedarburg's Smart Growth Plan for economic growth and residential appeal.

#### **PUD Requirements:**

The required residential density for Rm-1 is 10.9 units/acre. The proposed lot will have 7 units. The number of dwelling units allowed, and unit density are as follows:

## 10.9 units/acre X 0.72 ac = 7.8 units

#### 7 units / 0.72 ac = 9.7 units/acre

Cedar Way Development will adhere to the City of Cedarburg's Smart Growth Comprehensive Plan – 2025 and the SEWRPC's "Planning Report No. 48, A Regional Land Use Plan for Southeastern Wisconsin: 2035". Together these documents reflect the city's commitment to promote compact urban development in areas that are readily served by basic services including sanitary sewer and water supply.

The proposed site has been designated in the city's Smart Growth Comprehensive Plan as "SGA 7", Smart

Cedar Way PUD Narrative August 28, 2023 Page 2 of 2

Growth Area #7. It will serve as high density multi-family use similar to its adjacent properties within SGA #7. It will also solve Washington Ave access the City of Cedarburg addresses in their comprehensive plan. This will be accomplished by redefining the lot line between parcels 21' easterly to accommodate a wider driveway.

The development will include two condo buildings with a total of seven (7) units. Each unit will average approximately 4,400 sf, have three bedrooms, basements, second story, at ached garages, and backyard porches. Additionally new sanitary sewers and water main will be installed on site and connected into the existing utilities located on Washington Ave. Residents will have access to sidewalk which are within walking distance to the business district with proposed ADA ramps to be installed on the driveway connection on Washington Ave. In addition, this site supports the City of Cedarburg's goal to increase the economic value of the historic district which this development will reside adjacent to. These units will aid the city's desire for an increase in multi-family homes condominiums near downtown that will yield on average 2.45 persons per household as planned in the city's household projections of 2035.



	SITE DATA			
	SITE AREA	0.76 AC (33,01	9 SF)	
/ BUIL	DING #1 AREA	5,920 SF		
/ BUIL	DING #2 AREA	4,396 SF		
PAR	KING LOT AREA	0.23 AC (10,45	1 SF)	
/P	ATIO AREA	0.013 AC (600	SF)	
/	EWALK AREA	0.007 AC (329	SF)	
	STER PAD AREA	0.003 AC (158	SF)	
	MPERVIOUS AREA	0.48 AC (21,854	4 SF)	
/ / PAF	RKING STALLS			
, L				
WASHINGTOW AL		40	<sup>80</sup> Feet	
BY:	CLIENT:			
M		RED ENGINEERING 119 W6719 COMMERCE CT CEDARBURG, WI 53012	G LLC	
JARED ENGINEERING MSQUAREDENGINEERING.COM CEDARBURG - (262) 376-4246	LLC PROPOSE	D SITE PLAN	5HEET: 5	

## CEDAR WAY DEVELOPMENT PUD OVERLAY EXHIBIT MAP

## **LEGAL DESCRIPTION:**

LOTS 1 AND 4, AND THAT PART DEDICATED FOR THE FUTURE HANOVER STREET, OF CERTIFIED SURVEY MAP NO. 1246, RECORDED IN THE OFFICE OF THE REGISTER FOR DEED FOR OZAUKEE COUNTY, WISCONSIN, AS DOCUMENT NO. 318654, BEING A DIVISION OF ALL OF LOT 12 AND PART OF LOTS 11 AND 13, BLOCK 19, ASSESSOR'S PLAT OF THE CITY OF CEDARBURG, IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE S.76°24'26"E., 1909.39 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF LOT 4, CSM 1246; THENCE N.72°19'00"E., 131.04 FEET TO THE SOUTHEAST CORNER OF LOT 1, CSM 1332; THENCE N.72°15'21"E., 24.68 FEET TO THE NORTHWEST CORNER OF LOT 3, CSM 1246; THENCE S.17°52'46"E., 94.32 FEET TO THE SOUTHWEST CORNER OF LOT 3, CSM 1246; THENCE S.73°12'33"W., 34.10 FEET TO THE NORTHWEST CORNER OF LOT 2, CSM 1246; THENCE S.00°32'10"E., 48.17 FEET TO THE SOUTHWEST CORNER OF LOT 2, CSM 1246; THENCE N.74°06'49"E., 183.57 FEET TO THE SOUTHEAST CORNER OF LOT 2, CSM 1246; THENCE S.00°42'34"E., 54.49 FEET TO THE NORTHEAST CORNER OF LOT 1, CSM 519; THENCE S.72°21'26"W., 277.49 FEET TO THE NORTHWEST CORNER OF LOT 1, CSM 519; THENCE S.72°48'12"W., 26.74 FEET TO THE SOUTHWEST CORNER OF THE ROAD DEDICATED BY CSM 1246, ALSO A BOUNDARY CORNER OF LOT 1, CSM 4220; THENCE N.17°35'19"W. ALONG THE BOUNDARY OF CSM 4220, 93.40 FEET; THENCE CONTINUING ALONG SAID CSM 4220 BOUNDARY N.2°12'19"W., 107.75 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.9176 ACRES OR 39,984 SQUARE FEET.



DATE OF PLOT: 5/11/2023 3:05 PM



260 38Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey

















# CEDARWAY Condos 08/18/2023 AMERICAN ARCHITECTURAL GROUP, INC.

\*Please note, materials page colors may appear slightly varied to rendering images based on architectural program versions.

![](_page_34_Figure_0.jpeg)

![](_page_34_Figure_1.jpeg)

![](_page_34_Picture_4.jpeg)

![](_page_34_Picture_5.jpeg)

Issue Date: 07 / 28 / 2023

Revision:

Project Number: 23008

Sheet Title: FIRST AND SECOND FLOOR PLANS -Building 1

![](_page_34_Picture_11.jpeg)

![](_page_35_Figure_0.jpeg)

![](_page_35_Figure_1.jpeg)

![](_page_35_Figure_5.jpeg)

![](_page_35_Picture_6.jpeg)

Issue Date: 07 / 28 / 2023

Revision:

Project Number: 23008

Sheet Title: FIRST AND SECOND FLOOR PLANS -Building 2

![](_page_35_Picture_12.jpeg)

![](_page_36_Picture_0.jpeg)

![](_page_36_Picture_1.jpeg)

# WEST ELEVATION - BUILDING 1

![](_page_36_Picture_3.jpeg)

# NORTH ELEVATION - BUILDING 1

EAST ELEVATION - BUILDING 1

1/8" = 1'-0"

SOUTH ELEVATION - BUILDING 1

![](_page_36_Figure_9.jpeg)

- 1. 50 YEAR DIMENSIONAL FIBERGLASS SHINGLES
- 2. LP SMARTSIDE VERTICAL SIDING SMOOTH (COLOR: DESERT STONE) 3. ALUMINUM VENTED SOFFIT (COLOR: MIDNIGHT SHADOW)
- 4. 1 x 4 WINDOW AND DOOR TRIM BOARD (COLOR: MIDNIGHT SHADOW)
- 5. 1 x 8 TRIM BOARD (COLOR: MIDNIGHT SHADOW) 1 x 10 TRIM BOARD (COLOR: MIDNIGHT SHADOW)
- PRE-FINISHED GUTTERS AND DOWNSPOUTS 8. INSULATED PRE-FINISHED METAL GARAGE DOOR (COLOR: MATCH SIDING)
- 9. FIBERGLASS SINGLE HUNG WINDOW
- 10. FRONT PORCH COLUMN (COLOR: MATCH TRIM) FYPON OR EQUAL
- 24" DIA. DECORATIVE VENTED LOUVER (COLOR: MATCH TRIM) FYPON OR EQUAL
   1 x 10 ROOF GABLE AND EAVE TRIM BOARD (COLOR: MIDNIGHT SHADOW)
- 13. EXTERIOR INSULATED STEEL DOOR

1/8" = 1'-0"

1/8" = 1'-0"

**JP, INC**. **RCHITECTURAL** ¥ ¥ ¥ , 3350 SOUTH RIVER ROAD WEST BEND, WI 53095-7884 (262) 334-3811 FAX: (262) 334-4990

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Issue Date: 07 / 12 / 2023

Revision:

Project Number: 23008

Sheet Title: EXTERIOR Elevations -BUILDING 2

![](_page_36_Picture_30.jpeg)

![](_page_37_Picture_0.jpeg)

![](_page_37_Picture_1.jpeg)

# WEST ELEVATION - BUILDING 2

1/8" = 1'-0"

![](_page_37_Picture_4.jpeg)

# SOUTH ELEVATION - BUILDING 2

![](_page_37_Figure_7.jpeg)

NORTH ELEVATION - BUILDING 2

## EXTERIOR MATERIALS:

- 1. 50 YEAR DIMENSIONAL FIBERGLASS SHINGLES
- 2. LP SMARTSIDE VERTICAL SIDING SMOOTH (COLOR: DESERT STONE) 3. ALUMINUM VENTED SOFFIT (COLOR: MIDNIGHT SHADOW)
- 4. 1 x 4 WINDOW AND DOOR TRIM BOARD (COLOR: MIDNIGHT SHADOW) 5. 1 x 8 TRIM BOARD (COLOR: MIDNIGHT SHADOW)
- 1 x 10 TRIM BOARD (COLOR: MIDNIGHT SHADOW)
- PRE-FINISHED GUTTERS AND DOWNSPOUTS 8. INSULATED PRE-FINISHED METAL GARAGE DOOR (COLOR: MATCH SIDING)
- 9. FIBERGLASS SINGLE HUNG WINDOW 10. FRONT PORCH COLUMN (COLOR: MATCH TRIM) FYPON OR EQUAL
- 11. 24" DIA. DECORATIVE VENTED LOUVER (COLOR: MATCH TRIM) FYPON OR EQUAL
- 12. 1 x 10 ROOF GABLE AND EAVE TRIM BOARD (COLOR: MIDNIGHT SHADOW) 13. EXTERIOR INSULATED STEEL DOOR
- 14. FIBERGLASS SLIDING PATIO DOOR

RCHITECTURAL

¥ ¥ ¥ ,

3350 SOUTH RIVER ROAD WEST BEND, WI 53095-7884 (262) 334-3811 FAX: (262) 334-4990

**P. INC.** 

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Issue Date: 06 / 20 / 2023

Revision:

Project Number: 23008

Sheet Title: EXTERIOR ELEVATIONS -BUILDING 1

![](_page_37_Picture_28.jpeg)