



**Village of Bayside
Plan Commission Meeting
February 4, 2025
Village Board Room, 6:00 pm**

**PLAN COMMISSION
AGENDA**

PLEASE TAKE NOTICE that a meeting of the Bayside Plan Commission will be held at the Village Hall of the Village of Bayside, 9075 N. Regent Road, Bayside, Wisconsin in addition to virtually. Public can access this meeting of the Village Board by phone or by computer. The phone number is: **+1 309 205 3325**. The Zoom Meeting code is: **867 8051 4915** and the Passcode is: **902906**. Persons desiring to speak in the remote format should register twenty-four hours in advance by calling (414) 206-3915. The following items of business will be discussed and possibly acted upon:

I. CALL TO ORDER AND ROLL CALL

II. PUBLIC HEARING

A. The purpose of this hearing is to consider the request for a Conditional Use Permit for Matter Development as part of OneNorth at Tax Key 022-9002-000 for a Community-Based Residential Facility.

1. Public Discussion
2. Commission Discussion

III. APPROVAL OF MINUTES

A. Plan Commission meeting minutes, November 13, 2024.

IV. BUSINESS

A. Discussion/recommendation on the request for a Conditional Use Permit for Matter Development as part of OneNorth at Tax Key 022-9002-000 for a Community-Based Residential Facility.

B. Discussion/recommendation on Matter Development Continuum of Care Senior Living Community site and building plan at Tax Key 022-9002-000.

C. Discussion/recommendation on Senior Living Development Public Improvement Agreement.

V. ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. 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 Board of Trustees 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.bayside-wi.gov)

NOTICE OF PUBLIC HEARING

In the matter of a request for a Conditional Use Permit for Matter Development as part of OneNorth at Tax Key 022-9002-000 for a Community-Based Residential Facility.

PLEASE TAKE NOTICE that a public hearing will be held before the Plan Commission of the Village of Bayside on February 4, 2025, at 6:00 p.m. at the Village Hall, 9075 N. Regent Road, Bayside, WI 53217. The purpose of the public hearing is to consider:

The request for a Conditional Use Permit for Matter Development at Tax Key 022-9002-000 for a Community-Based Residential Facility.

PLEASE TAKE FURTHER NOTICE that at such time and place, all interested parties will be heard.

DATED this twentieth day of January, 2025.



Rachel A. Safstrom
Administrative Services Director



Village of Bayside
9075 N Regent Road
Plan Commission Meeting
November 13, 2024
Village Board Room, 6:00 pm

PLAN COMMISSION MINUTES

I. CALL TO ORDER AND ROLL CALL

Chairperson Walny called the meeting to order at 6:00pm.

Chairperson: Eido Walny
Commissioners: Roger Arteaga-Derenne
Mike Barth - Excused
Ari Friedman - Excused
Ed Harris
Tom Houck
ARC Chairperson: John Krampf

Also Present: Village Manager Andy Pederson
Assistant Village Manager Leah Hofer
Village Attorney Chris Jaekels
Village Planner Jackie Mich

II. APPROVAL OF MINUTES

A. March 6, 2024 Plan Commission minutes.

Motion by Commissioner Houck, seconded by Commissioner Arteaga-Derenne, to approve the March 6, 2024 Plan Commission minutes. Motion carried unanimously.

III. BUSINESS

A. Prepetition Conference Regarding Proposed Continuum of Care Senior Living Community by Matter Development for proposed Continuum of Care Senior Living Community Facility on Parcel 022-9002-000.

Aaron Matter, Managing Director and Founder of Matter Development, provided background on their company, senior living philosophy, and the proposed development including the site concept and building design.

President Walny asked what the breakdown of units is for independent living, assisted living, and memory care. Mr. Matter stated there are 20 memory care units and the mix of independent and assisted living units will vary over time.

Commissioner Arteaga-Derenne asked for more information on the amount of parking spots. Mr. Matter stated that based on data regarding the demographic of future tenants, there will be sufficient parking.

Commissioner Arteaga-Derenne asked where deliveries would come to the building. Mr. Matter stated that deliveries would come to the service entrance at the southeast corner of the building.

Commissioner Houck asked about plans for pedestrian traffic generated from the facility. Mr. Matter stated that they expect residents will be walking within the development and north. The development provides a passenger van that takes residents to planned resident events such as going to the grocery store. Manager Pederson stated that the I-43 interchange project will include sidewalks on Brown Deer Road to the park and ride and that the Village will be working with the County to install sidewalks on the east side of Port Washington Road from Brown Deer Road to Glencoe Place.

Commissioner Houck asked what the typical Emergency Medical Service demand is at similar facilities. Mr. Matter stated that the facility is a higher user but have built relationships with EMS staff and it is preferable to come to a well-lit facility with staff and an elevator rather than a single-family home in these situations.

Attorney Jaekels asked if there was an opportunity for a green roof. Mr. Matter stated that there is an opportunity for a green roof.

Manager Pederson provided an brief overview of the review process.

Village Planner Mich stated it is a high quality project and noted there is a 5-story portion along Brown Deer Road, however the majority is 1-story along Brown Deer Road. Ms. Mich noted that pedestrians seeing activity in the dining room from the roadway is a favorable aspect of the proposal.

Scott Yauck, Cobalt Partners, stated that an extensive review was done of many developers and was very impressed with Aaron Matter, his team, and their projects. Mr. Yauck stated they fully support the proposal.

Motion by Commissioner Houck, seconded by Commissioner Arteaga-Derenne, to advance the project forward through the review process. Motion carried 4-0-1 (Walny abstain).

IV. ADJOURNMENT

Motion by Commissioner Harris, seconded by Commissioner Houck to adjourn the meeting at 6:46pm. Motion carried unanimously.



Date: January 27, 2025

To: Village of Bayside Plan Commission

From: Jackie Mich, AICP

Re: Matter Development Senior Living Project, Lot 2 of OneNorth

Introduction

Matter Development proposes to develop the 2.3-acre Lot 2 at OneNorth, located at the northeast corner of Brown Deer Road and I-43. The proposed project includes a 153-unit senior living continuum of care community, including independent living, assisted living, and memory care. The development will include a five-story 133-unit independent living and assisted living wing and a one-story 20-bed memory care facility. They will share a central common area and courtyard. The memory care facility will be licensed as a community-based residential facility (CBRF), which requires a Conditional Use Permit.

The project is located in the Planned Unit Development District No. 1 (PUDD 1). Planned unit development districts are intended to allow for greater flexibility, variety of use, and design freedom to achieve a higher quality of development than would otherwise be possible using a standard zoning district. PUDD 1 is specifically intended to facilitate the development of a high-quality mixed use area.

All development within PUDD 1 must comply with the requirements of the Municipal Code, except as otherwise specifically set forth in Section 125-109 (the PUDD 1 ordinance) and the improvement agreements. The senior living project proposed by Matter Development is the second development in PUDD 1 to come before the Village for review.

A recommendation and summary of changes suggested by staff is provided on page 5 of this report.

Staff Review

Description

The proposed senior living project is proposed for Lot 2, located at the south side of PUDD 1, along Brown Deer Road. Currently, surrounding uses include the new Symphony mixed use building to the north, an older four-story apartment building and a one-story bank building to the east, and a small vacant parcel to the west, adjacent to the I-43 onramp. The proposed development

is described in detail in the “Project Narrative and Plan of Operation” in the development submittal.

Land Uses

The proposed uses include independent senior living, assisted living, and memory care. The memory care portion is categorized as a community-based residential facility (CBRF). While independent and senior living are permitted uses, PUDD 1 establishes limitations on permitted uses across the entire OneNorth Development. For multi-family residential uses, including senior residential, PUDD 1 permits up to 550 residential units in total. This project would consume 153 of those units, leaving 397 multi-family units potentially available for other areas of OneNorth.

A Conditional Use Permit is required for CBRF use. A conditional use is a use that may be allowed under certain circumstances, and it must undergo special review and approval by the Village to determine whether it will be compatible with surrounding uses.

The Conceptual Site/Master Plan for the entire development (2021) envisioned this building as a mixed use building with up to 25,000 square feet of retail on the ground floor and multi-family above. While the proposed senior living facility is a change from what was originally conceptualized, it is still consistent with the PUDD.

Development Standards

The development standards established by PUDD 1 are met, as summarized in the table below.

Type of Standard	Standard	Met?
Minimum Landscape Surface Ratio (LSR) per lot	15% minimum	Yes
Minimum Building Lot Area (s.f.)	3,600 s.f.	Yes
Building Site Area (% of building site s.f.)	70% maximum	Yes
Minimum Lot Width at Setback Line	40 feet	Yes
Minimum Front Yard	0 feet	Yes
Minimum Side Yard	0 feet	Yes
Minimum Side Yard on Corner Lot	0 feet	Yes
Minimum Rear Yard	0 feet	Yes
Maximum Building Height: Principal Structure	5 stories	Yes

Site Plan, Access, and Circulation

The primary access point onto the property is located at the intersection of Brown Deer Road and Lotti Avenue. Lotti Avenue continues northward and connects to the rest of the OneNorth development. A secondary access point is on the west side of the property. This provides access to underground parking and to the memory care wing. The existing row of parking immediately north of Lot 2 will be reconfigured to accommodate this access point, relocating several existing parking spaces to the east.

Internal sidewalks are provided on the east side of Lotti Avenue and along the north side of the building. Crosswalks are provided at multiple locations through parking areas. Additional sidewalk segments connect ADA parking stalls to the main building entrance and wrap around the southeast corner of the building, providing access to the building mechanicals. As part of the I-43 reconstruction, a new sidewalk is planned along Brown Deer Road. This is located within in the public right-of-way, not on the subject property. The property owner and the Village will need to coordinate to ensure that the proposed private sidewalk on Lotti Avenue connects to the public sidewalk on Brown Deer Road.

Parking

PUDD 1 requires 1.4 parking spaces for each residential unit. These requirements may be met by a combination of off-street, on-street and structured parking. The 20 memory care units are not considered part of the parking requirements, as these residents do not drive. After subtracting these units, there are 133 residential units. Requiring 1.4 spaces per dwelling unit would result in a parking requirement of 187 parking spaces. Staff notes that independent living and assisted living are different from conventional residential, and the PUDD 1 ordinance allows the Plan Commission to waive the minimum parking requirements based on, among other factors, demand for and time of usage of parking spaces. The applicant has suggested lower ratios for parking based on their previous projects, as shown in the table below:

	Est. Number of Dwelling Units	Applicant's Proposed Parking Ratio	Applicant's Proposed Parking
Independent Living	109 units	7.5 spaces per 10 units	82 parking spaces
Assisted Living	24 units	2-3 spaces per 10 units	3 parking spaces
Memory Care	20 units	0 spaces	0 parking spaces
Staff	n/a	Peak staff parking demand during shift turnover	22 parking spaces
Visitors	n/a	n/a	46 parking spaces
Total	153 units		154 total spaces (112 underground and 42 surface spaces)

The applicant proposes 154 parking space, or 33 fewer than the 187 required by the PUDD 1 ordinances. Staff feels that this is sufficient and recommends approval of the parking as proposed.

Although most residents are not expected to ride bicycles, OneNorth is intended to be a walkable and bikeable mixed use development, and some independent living residents may wish to visit friends or businesses or bike around recreationally within the development. For this reason, staff recommends adding bike parking near the main entrance for use by residents and visitors. Staff suggests adding parking for at least 10 bicycles.

Architectural Design

Given its prominent location on Brown Deer Road, it is essential for this building to feature high-quality, attractive architecture that is consistent with the Village's community character. This building accomplishes that goal, complementing the Symphony building to the north and evoking themes found in mid-century modern architecture seen throughout the Bayside. All four sides of the building include a balance of recesses and projections and utilize a change of materials to break up the bulk of the building. Patio, balconies, and the courtyard further enhance the experience for residents. The building exterior includes natural materials such as brick, siding panels, and wood accents, which convey warmth and residential character.

The building's relationship to Brown Deer Road could be strengthened, particularly the one-story memory care unit. The application includes a 3D rendering showing the Brown Deer Road frontage. Although Brown Deer Road is a primary street, there are no building entrances on Brown Deer Road, as the one-story memory care wing is a higher security facility with no exterior doors. For this reason, the building will have limited visible human activity along Brown Deer Road. The dining area is located on the southeast corner of the building, which does allow for some interior activity to be visible from Brown Deer Road.

Additionally, the delivery/service entry, mechanical area well, generator, and mechanical equipment are located on the south side of the building facing Brown Deer Road. The mechanical equipment is screened by a brick wall and landscaping. These "back of house" items can be challenging to locate in a four-sided building such as this. However, there are a few things that could be done to improve the Brown Deer Road relationship and mitigate the visual impact of the mechanical equipment. Staff suggests additional landscaping around the brick screening wall, incorporating colorful plants, and adding inviting landscaping lighting to further enhance this frontage.

The building's architecture and design will also be reviewed by the Architectural Review Committee at a subsequent meeting. Any changes to architectural design in the future will be subject to review and approval by the Village.

Exterior Lighting

The applicant will submit a lighting plan at a later date. The lighting plan is expected to include parking lot lights, wall packs, up-lights, and bollards. Staff suggests using architectural lighting on the building and in landscaped planting beds to highlight the building's key features, textures, and shapes and enhance its aesthetic appeal as viewed from all four sides of the building, but particularly as viewed from Brown Deer Road.

Landscaping

The PUDD 1 ordinance requires a minimum Landscape Surface Ratio (LSR) of 15% per lot. The proposed site plan meets this requirement. A mix of trees, shrubs, perennials, grasses, and turf are proposed around the perimeter of the building and site. Staff recommends that the applicant enhance the landscaping along the entire Brown Deer Road frontage, including the brick screening wall facing Brown Deer Road. Staff further recommends using plant species with as much color as possible to enhance the pedestrian experience and the appearance of the property as viewed from Brown Deer Road. Staff further the recommendations of additional trees to provide more shade and further

enhance the appearance of the site for residents. These and other recommendations for landscaping are detailed in the “Staff Recommendations” section below.

Signage

The proposed signage for the project will be applied for through the Architectural Review Committee and must comply with the master sign program approved for the OneNorth development.

Staff Recommendation and Recommended Conditions of Approval

Staff recommends approval of the proposed project. Staff further recommends the following conditions of approval, in addition to any other recommendations or modifications that may be suggested by the Village:

1. Recommend approval of parking reduction to allow 154 spaces as opposed to 187 required.
2. Add bicycle parking for at least 10 bicycles for visitors and residents.
3. Landscaping:
 - a. Enhance landscaping along the brick screening wall facing Brown Deer Road and along the entire Brown Deer Road frontage, use plant species with as much color to enhance the pedestrian experience and the appearance of the property as viewed from Brown Deer Road.
 - b. Add more diversity of plant materials along north side of building.
 - c. Provide additional shade trees to provide shade, add beauty, and reduce the urban heat island effect:
 - i. Add a shade tree just west of the west driveway, near the northwest corner of the lot
 - ii. Add a shade tree just east of the Brown Deer Road driveway, near the southeast corner of the lot
 - iii. Add a shade tree at the northeast corner of the lot
 - d. At the planting bed at main entrance, keep plantings low for best sight lines, consider removing medium shrubs and using small/lower species.
 - e. Consider removing a parking stall in the center of the parking lot on the east side of the building to allow for a landscaped island with a tree in that long stretch of parking spaces.
 - f. Consider locating medium/upright evergreens where there are opportunities to add holiday/winter lights for the enjoyment of residents. Select the most attractive species where visible from resident rooms and from the common area.
 - g. Next to the proposed sidewalk near the dining room, the proposed small strip of grass shown on the landscaping plan is unlikely to thrive and will be hard to maintain. Suggest mulching instead and adding a small planting at the north end of the sidewalk to add visual interest.
4. Add inviting architectural and landscape lighting to enhance pedestrian experience from Brown Deer Road.

Action by the Plan Commission:

The Plan Commission is required to provide the Village Board with a recommendation regarding the proposed Conditional Use Permit. The Plan Commission may recommend approval, approval with conditions or modifications, or denial. The Plan Commission must also include findings as required by the Zoning Ordinance.

Recommended Conditional Use Findings

Staff has drafted recommended findings for use by the Plan Commission, using criteria established in the Bayside Zoning Code and PUDD 1:

1. *The proposed Conditional Use is consistent with the comprehensive plan, this chapter, and all other plans, programs, and ordinances adopted by the Village.*

Senior living is an approved use in PUDD 1, previously approved by Bayside and included in its ordinances. PUDD 1 also specifically identifies CBRFs as a conditional use. The use is consistent with the Planned Mixed Use category recommended for this property in the Village's Comprehensive Plan.

The proposed conditional use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the comprehensive plan, or all other plans, programs, and ordinances adopted by the village.

The proposed use of a senior living community with memory care is similar to other community living arrangements that exist in the Village. Senior living CBRFs are relatively low-impact uses and typically generate little or no noise. CBRFs are highly regulated by the Wisconsin Department of Health for health and safety.

2. *The proposed conditional use will maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.*

OneNorth currently consists of office uses, retail, and multifamily residential of a similar size and height, and the proposed senior living will be compatible with those uses as well as the future North Shore Public Library. The location along Brown Deer Road and Port Washington Road provides access to a major arterial which can handle the increased traffic generated by the proposed use.

3. *The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.*

The proposed use will not place an undue burden on services provided by public agencies. The site is already served by the Village's utility network. The North Shore

Fire Department will review public safety code requirements prior to beginning construction. Senior living has a lower level of utilization of many municipal services (particularly schools) as compared to other land uses.

4. *The potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.*

There is a growing need for senior living within the Village of Bayside. The project will provide significant public benefit by allowing seniors to find suitable housing without having to leave the community. It also supports housing turnover, creating options for younger couples and families who are looking to move to Bayside. Overall, the potential benefits outweigh the potential adverse impacts.

Suggested Motions for the Conditional Use Permit:

- *Approve:* I recommend approval of the proposed Conditional Use Permit for Matter Development to allow for a CBRF on Lot 2 of the PUDD 1 zoning district, including the Conditional Use Findings recommended in the staff report, and any additional conditions of approval recommended by the Village.
- *Deny:* I recommend denial of the proposed Conditional Use Permit for Matter Development to allow for a CBRF on Lot 2 of the PUDD 1 zoning district, because *[provide rationale for denial, based on substantial evidence]*.



Application for Appearance before the Plan Commission

Applicant Name: Matter Development

Phone Number: 414-409-1296

Email: wayne@matterdevelops.com

OneNorth Development Parcel, Lot 2 of CSM 4057

Property Address: at the NEC of Brown Deer Rd & Interstate 43; Tax Key# 022-9002-000

Project:

☐ Land Division

☐ Lot Consolidation

☒ Conditional Use Permit

☐ Right-of-way Vacation

☐ Rezoning

☒ Other: Proposed continuum of care senior living community

Project Description:

Application to the Plan Commission for proposed development of a senior living community to include independent living, assisted living, and memory care on parcel 2 within the OneNorth mixed-use redevelopment. The subject site is immediately south of The Symphony apartments.

For Office Use:

Applicable Fees (See Fee Schedule):

☐ Land Divisions / Rezoning / CSM / ROW Vacation

☐ Conditional Use Permit Application

☐ Conditional User Permit Application (Minor)

☐ Community-Based Residential Facilities Conditional Use

☐ Other: _____

☐ None

Paid Date: ____/____/20____

Meeting Date: ____/____/20____



CONDITIONAL USE PERMIT APPLICATION

PLEASE PRINT OR TYPE

Applicant Name(s) Matter Development

Name of business or development Continuum of Care Senior Living Community (name of which TBD)

Address of proposed business Lot 2 of CSM 4057 in OneNorth, Bayside, WI 53217
at the NEC of Brown Deer Rd & Interstate 43; Tax Key# 022-9002-000

Applicant address 2675 N Mayfair Rd, Suite 200, Wauwatosa, WI 53226

Applicant phone number(s) 414-409-1296

Property owner name Bayside Development Partners II, LLC

c/o Cobalt Partners, 400 N Broadway, Suite 100
Property owner address Milwaukee, WI 53202 Phone number 414-271-5000

Parcel number Tax Key# 022-9002-000

See attachment for complete Plan of Operation

PROJECT NARRATIVE AND PLAN OF OPERATION

153-unit Senior Living Community
OneNorth Development – Lot 2; Tax Key #022-9002-000
NEC of Brown Deer Road and Interstate 43, Village of Bayside

Application Submission: January 20, 2025

Matter Development (Matter) proposes to develop the 2.2983-acre Lot 2 at OneNorth, located at the northeast corner of Brown Deer Road and Interstate 43, to include a 153-unit senior living continuum of care community, including independent living (IL), assisted living (AL) and memory care (MC). The development will include a five-story 133-unit IL and AL wing and a one-story 20-bed MC household along Brown Deer Road with adjoining central common area and courtyard. The memory care household will be licensed as a community-based residential facility (CBRF).

The site is currently zoned PUDD 1 which permits senior residential apartments as a Permitted Use, which definition includes independent living and assisted living. A Conditional Use is required within PUDD 1 where a community-based residential facility (CBRF) is proposed. The State of Wisconsin Department of Health Services (DHS) regulates memory care through a CBRF license, which is the subject of this Plan of Operation.

DEVELOPMENT TEAM BACKGROUND

Matter is a local developer based in Wauwatosa with extensive experience in the development and operation of senior housing communities throughout Wisconsin and Minnesota. Most recently, in July 2023, Matter completed the successful opening and stabilization of Lumia Mequon, an assisted living and memory care community located at 11900 N. Port Washington Road in Mequon. (www.lumiamequon.com)

The proposed Bayside community will be operated by Wauwatosa-based senior living operator Koru Health (Koru), an entity affiliated with Matter. Koru was recently recognized by Milwaukee BizTimes as the fastest growing privately held company in the region, managing over 1,100 units of senior housing. The principals of Matter and Koru have been working together for more than 15-years, including for some of the largest senior living companies in the Midwest.

PROJECT OUTLINE

The 2.3 acre (100,116 square feet) site is ideally located within the OneNorth Development that has excellent regional connectivity (I-43) and access to a vibrant and powerful commercial corridor, including:

153-unit Senior Living Community
OneNorth Development – Lot 2 at the NEC of Brown Deer Rd & I-43

- Direct connectivity to the remainder of the OneNorth master-planned development, including access to the North Shore Library, future wellness and retail options, and common area spaces in the development;
- Healthcare services, such as healthcare centers (Aurora Health Center, Ascension SE Wisconsin Hospital Rehabilitation – Brown Deer), medical office, urgent care, rehabilitation, orthopedics, and physical therapy;
- Neighborhood/national retail including financial, groceries, restaurants/coffee, entertainment, boutique shopping, and wellness centers.

The continuum of care development will provide opportunities for residents to “Age-in-Place” as their needs change. The building is divided into wings to intentionally facilitate the safety of residents in smaller groups but connected to accommodate higher quality of care and aging in place – especially for couples where each spouse requires a different level of care. The development includes apartment residences for those who want to live independently (with access to assistance with activities of daily living), and a separate secure wing for residents with Alzheimer’s disease, dementia, and related memory loss.

The main common area offers all residents opportunities for dining, wellness, and activity programming while the secure MC wing features its own separate and intentionally programmed common area. Residents are free to use any common area throughout the building that they choose. Support spaces are located throughout the building and include:

- Administrative space
- Commercial kitchen
- Dining rooms
- Activity and wellness/fitness/therapy areas
- Sunroom and lounge spaces
- Salon
- Club Room
- Golf Simulator
- Theatre
- Spa bathing rooms
- Facility support spaces (maintenance, housekeeping, laundry, storage)

Resident units range in size from: 702 - 2,126 square foot (SF) one- and two-bedroom IL apartments, 422 SF studio, one- and two-bedroom AL apartments, and 293 - 483 SF studio MC suites (some suites will include small “breakfast bars. IL and AL apartments will include full kitchens. First floor units will feature 10+ foot ceiling heights that are higher than average for comparable senior living communities.

Services offered to residents of the community will include (but not be limited to):

153-unit Senior Living Community
OneNorth Development – Lot 2 at the NEC of Brown Deer Rd & I-43

- Up to three (3) meals per day plus snacks, depending on desire and Level of Care
- Personal laundry and linens
- Housekeeping
- Activity and wellness programming
- Varying packages of personal and health services

The development is proposed to be licensed with the State of Wisconsin Department of Health (DHS) to include a Residential Care Apartment Complex (RCAC) certification for assisted living and a Class C-CNA community-based residential facility (CBRF) license that allows for the greatest level of long-term care flexibility. DHS reviews all plans and drawings and oversees building and code compliance for the State.

LEGAL DESCRIPTION OF PROPERTY

Lot 2 of CERTIFIED SURVEY MAP NO. 9461 recorded in the office of the register of deeds for Milwaukee County, Wisconsin on January 05, 2023, as Document No. 11310363, said Certified Survey Map being a redivision of Parcel 2 of Certified Survey Map No. 2972, Parcel 3 of Certified Survey Map No. 6236 and that part of vacated W. Glencoe place and lands being part of the Southeast 1/4 of the Southwest 1/4 and the Southwest of the Southeast 1/4 of Section 05, Township 08 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.

Following is an outline of the key factors of the proposed development:

- **ARCHITECTURE** – Galbraith Carnahan Architects
The 153-unit development is mainly five-stories with a one-story MC wing along Brown Deer Road. The architecture is approachable and natural and follows an aesthetic with elements suggesting nature and mid-century modern architecture found throughout the Village. Architecture in the area was surveyed in advance to create harmony by responding to nearby architectural precedent, including within the OneNorth Development. Appropriately placed uniform architectural elements give appeal to the building from all angles. The building exterior includes natural materials: brick, siding panels, and wood accents. The shape of the building provides numerous opportunities for resident patios and courtyards, especially on the outside perimeter of the building where a large courtyard features safety/security and fun outdoor activities and a walking path for residents and their families. The roofline and elevation changes around the structure to create variation.

The total building size is planned with a total of 246,647 square feet (including the underground parking). The area of the first floor footprint is 47,323 square feet, which includes a five-story independent and assisted living building at 34,277 square feet and a one-story memory care wing with a footprint of 13,046 square feet.

- **CIVIL & SITE PLAN** – Pinnacle Engineering
Access to the site is proposed via Brown Deer Road and Port Washington Road (through access easements to be granted as part of the OneNorth master-planned development). Utilities are planned to be fed via laterals connected to public utilities within Brown Deer Road and the OneNorth development. Stormwater will be managed for quality and quantity together with the storm water system shared with OneNorth.
- **LANDSCAPING** – Pinnacle Engineering
Detailed landscaping around the site will be provided at a later date, but will include opportunities for foundation plantings, planters, and a substantially landscaped central courtyard. Preliminary courtyard landscaping details can be found on the architectural plans.
- **LIGHTING**
The proposed site lighting plan will include parking lot lights, wall packs, up-lights, and bollards. A photometric site plan and lighting cut sheets will be provided at a later date, although the parking lot and bollard lights to be specified will be classified as full cutoff, and wall sconces will be partially shielded to ensure proper lighting direction.
- **SIGNAGE**
The proposed signage for the project will be applied for through the Village of Bayside's Architectural Review Committee and shall comply with those standards and regulations as outlined by the Village of Bayside Sign Code along with the master sign program for the OneNorth development.

SECURITY

Perimeter doors to the building will always be locked. The front entry to the building may be unlocked during normal staffed business office hours for residents, visitors, and approved vendors. Staff at the building will regularly monitor visitor and vendor traffic. Once the main office is no longer staffed (approximately 5-7pm), the main entry will be equipped with an access control system with either keys, codes, or access fobs. The MC wing will have a separate entrance requiring a code or key fob for entry and exit (mainly for staff and families) and will be equipped with an internally-alarmed delayed egress system. MC windows will be equipped with opening limiters to prevent resident elopement. The building features a secure internal courtyard, so residents can safely enjoy being outside.

OPERATING HOURS AND STAFFING

The development will operate continuously, 24-hours per day. Staffing will operate on a system of three (3) staggered shifts, which allows for better resident care continuity. The

number of staff at the building will be lower upon opening, ramping up with resident occupancy. It is anticipated that the number of staff on-site will range from three (3) staff members overnight to a maximum of 17 on the peak day shift.

The on-site staffing plan includes: a full-time Executive Director, other administrative staff, resident care and nursing staff, food & beverage, housekeeping, maintenance, activities/resident relations, and sales.

NOTE – the maximum number of staff members at the building at any time will vary based on time of day and residents' service demands. Care staff must follow DHS certification and training requirements – both initially and on an ongoing basis. Staff will also participate in ongoing emergency preparedness and evacuation training.

TRAFFIC AND PARKING

The location along Brown Deer Road, I-43, and Port Washington Road provides access to major arterial roads which can handle the minimal increased traffic generated by the proposed use. Matter and Koru have significant experience operating senior living communities, and based on that experience, have found parking demand is a function of resident need, staffing ratios (and staggered shift turnover), and visitor/vendor requirements.

Most of the parking is located underground with access along the west side of the building. There are also two surface parking areas along Lotti Avenue (with access from Brown Deer Road) and on the west side of the building related to the MC entrance. The building will also benefit from a reciprocal easement with the OneNorth Development for shared services, parking, and storm water.

The underground parking lot includes 112 parking stalls, and the two surface parking areas include 42 additional stalls for a total of 154 stalls for residents, staff, and visitors (not including any shared use of additional parking stalls with OneNorth, as applicable).

- **Residents:** We typically plan for underground parking stalls that total 60-65% of the total number of units in each building. ($153 \times 60-65\% = 92-99$ stalls) This is because, while about 75% of IL residents choose to drive, very few AL residents, and no MC residents, are able to drive cars.

Average similar projects have a parking need for at most one (1) stall for every ten (10) AL residents (2-3 total stalls). MC residents are no longer able to drive, so we have assumed no resident parking stalls are required for those 20-units. Of the remaining 109 IL residents, we anticipate 75% or 82 parking stalls will be needed.

- **Staff:** The Operating Program for the entire building includes up to 17 staff members. As shown in the summary chart below, peak parking demand will occur around 3:00-3:30pm, as the afternoon shift turns over. With staggered

shifts, five (5) additional staff arrive at the building at 3:00 and five (5) at 3:30, so it is anticipated that maximum staff parking demand will be 22-stalls. The maximum staff parking demand occurs for a very short period of time, and then the total staff parking need will reduce to approximately ten (10) for the evening shift.

Time	Morning Shift	Shift Turnover	Evening Shift
Max Staff Parking	17	22	10

- **Other:** After accounting for 85 resident parking stalls and 22 peak staff parking stalls, that leaves a balance of 46 parking stalls for visitors, vendors, and peak parking demand variance, which will be sufficient for daily off-street parking.

DELIVERIES

Deliveries to the building will be infrequently made to the commercial kitchen and facilities access point along Brown Deer Road. To avoid impeding traffic, delivery trucks will use the pull-off shoulder, to be designated as a restricted “no parking zone”, shown near the intersection of Lotti Avenue and Brown Deer Road. Most deliveries will be made by van or short box truck and are anticipated to include daily mail/UPS/Fed-Ex, and food/supplies delivery. Each of the foregoing deliveries are anticipated 1-2 times per week, depending on the needs of the building’s operation. Food deliveries are typically made twice per week, and supplies are typically delivered once per month. All trash and recycling dumpsters will be located in the underground parking garage where they will be picked up one or two times per week.

NOISE, ODORS, FIRE HAZARDS OR SMOKE

The Project will not create any adverse or obnoxious noise, odors, glare, dust potential fire hazards, or smoke resulting from the proposed use. (Address likely question about emergency services?)

PROJECT VALUE AND PROPERTY TAX REVENUE

The community will be for-profit owned and will therefore be subject to local property and other taxes. The total project cost is estimated at approximately \$40 million, and the total duration of the construction will be approximately 22 months, with an opening anticipated in Spring of 2027.

MARKET FEASIBILITY

Sufficient demand exists for the project, as concluded by a review of market demographics and supply/demand balance in the Bayside Primary Market Area (PMA).

- Need for senior housing in Bayside is a reality. Within the PMA, there are 20,954 people age 65+. That number is forecast to grow more than 11% by 2028. The growth rate for people age 75+ is even more dramatic, with 5-year growth forecasted to be nearly 22%.
- This development strives to provide housing options that keep seniors in Bayside. Our market research indicates that Bayside seniors prefer to stay in Bayside where they owned homes and raised families. However, Bayside residents will leave the community (and have the means to do so) if they cannot find the care options, lifestyle, or quality of development they desire. Senior living communities in Milwaukee, Glendale, Fox Point, and other North Shore communities are currently marketing within Bayside, drawing residents out.

CONDITIONAL USE FINDINGS

The following is an outline of the findings for issuance of a Conditional Use Permit, as outlined in the Bayside Zoning Code and PUDD 1:

1. The proposed Conditional Use is consistent with the comprehensive plan, this chapter, and all other plans, programs, and ordinances adopted by the Village.

The use of the site as senior living is an approved use in PUDD 1, previously approved by Bayside and included in its ordinances. PUDD 1 also contemplates a process for approving uses ancillary uses to the senior residential living, such as assisted living and memory care.

2. The proposed Conditional Use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the comprehensive plan, or all other plans, programs, and ordinances adopted by the Village.

The proposed use of a senior living community with memory care is similar to other community living arrangements that exist in the Village, including Elizabeth Residence. Senior living CBRFs are relatively passive real estate uses and typically generate little or no noise and have very low traffic volumes. CBRFs are highly regulated by the Wisconsin Department of Health for health and safety. The North Shore Fire Department will review public safety code requirements prior to beginning construction.

3. *The proposed Conditional Use will maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.*

The area currently consists of office uses, retail, and dense multifamily residential of a similar size and height. The location along Brown Deer Road and Port Washington Road provides access to a major arterial which can handle the minimal increased traffic generated by the proposed use. The Village of Bayside has other examples of senior living communities in similar locations, including Elizabeth Residence, which shows that the use will be compatible with other surrounding land uses.

4. *The proposed Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.*

The Village of Bayside has other examples of senior living communities in similar locations, including Elizabeth Residence, which shows that the use will not place an undue burden on services provided by public agencies. The North Shore Fire Department will review public safety code requirements prior to beginning construction. Senior living has a lower level of utilization of many municipal services as compared to other land uses, such as schools, parks, roads, and utilities.

5. *The potential public benefits of the proposed Conditional Use outweigh potential adverse impacts of the proposed Conditional Use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.*

As evidenced by population growth over the next 5-years in the Age 65+ demographic, there is a need for senior living within the Village of Bayside. The public benefit of providing housing options to seniors for them to stay in the Bayside community at large (and couples within the development itself that may have varying levels of need) and the ability for seniors to move from their homes that are not adapted for their needs in favor of younger couples and families outweigh the lower level of utilization of many municipal services as compared to other land uses.

Proposed Senior Living Community

VILLAGE OF BAYSIDE

Plan Commission Submittal

October 30, 2024



Thank you for the opportunity to make application to the Village of Bayside to create a senior living community on a vacant parcel within the OneNorth development. We are excited to come before you to propose a Continuum of Care for seniors on the approximately 2.3 acre parcel at the northeast corner of Brown Deer Road and Interstate 43. The development will feature independent living, assisted living, and memory care – offering seniors the lifestyle and care services they desire within the Bayside and the surrounding North Shore.

There is significant need for distinctive and highly amenitized senior living options in the North Shore, where no new continuum of care communities have been built in over 20 years. We look forward to developing this premier-quality senior living community, and community resource, meeting the needs of area seniors for years to come.

You will find attached applications, a project narrative and plan of operation, along with architectural plans, renderings, and a site plan with related civil documents. We look forward to meeting with you in mid-November, and in the meantime, please do not hesitate to contact us with any questions.

AARON R. MATTER

Managing Director & Founder

414-409-1295

aaron@matterdevelops.com

WAYNE RAPPOLD

Partner

414-409-1296

wayne@matterdevelops.com



MATTER
DEVELOPMENT



INTERSTATE
WISCONSIN
43

THE
SYMPHONY
PREMIER LIVING

NORTH PORT WASHINGTON ROAD

SENIOR LIVING SITE

BROWN DEER ROAD



MATTER
DEVELOPMENT































MATTER
DEVELOPMENT

ONE NORTH

THE SYMPHONY
PREMIER LIVING

Senior Living
Site

usbank

Otto's

Jendika

Community Park

Sheridan Williams

W BROWN DEER RD

17,000 VPD

9,900 VPD

8,800 VPD

82,400 VPD

N PORT WASHINGTON RD

DeMata

Gooba

bp

Great Midwest Bank

noodles

WALKER

BEST BUY

CHASE

Great Clips

Joe's Blue Samba

CVS

Walgreens

Starbucks

Yum!

BMO Harris Bank



COURTYARD SQUARE FOOTAGE

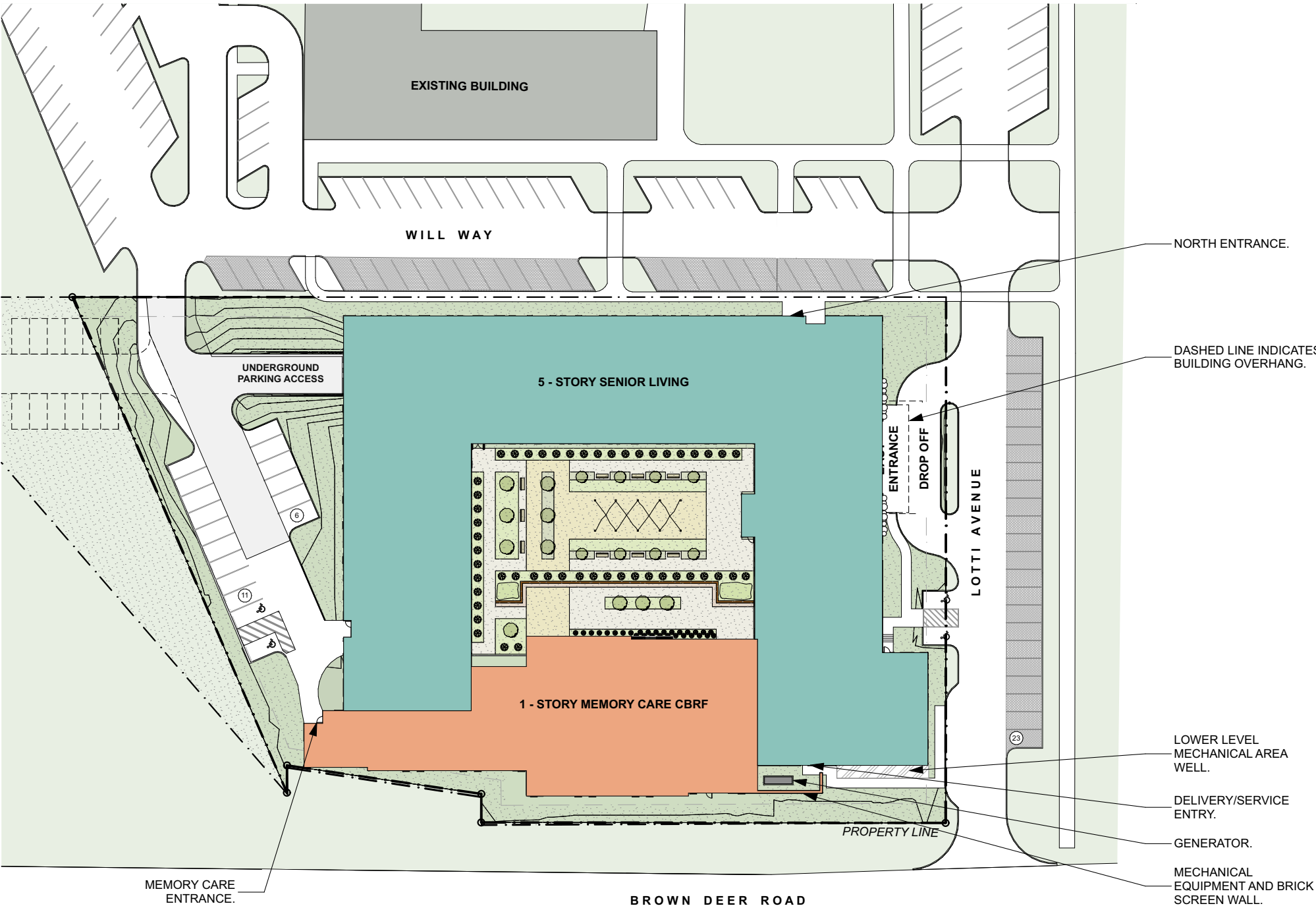
PAVING: 5,240 SF
WOOD DECKING: 3,419 SF
GREENSPACE: 5,703 SF

TOTAL: 14,362 SF

EXTERIOR GREENSPACE
WITHIN PROPERTY

GREENSPACE: 18,927 SF

TOTAL LOT
PERCENTAGE: 18.90%



1
SD100

ARCHITECTURAL SITE PLAN
SCALE: 1/64" = 1'-0"



UNIT / PARKING COUNTS

LOWER LEVEL
PARKING SPACES : 112
STORAGE UNITS : 82
GROSS SF: 50,868 SF

CBRF
TOTAL UNITS: 20
GROSS SF: 13,046 SF

1ST FLOOR
STUDIO UNITS: 6
ONE BEDROOM UNITS: 17
TWO BEDROOM UNITS: 1
TOTAL UNIT COUNT: 24
GROSS SF: 34,277 SF

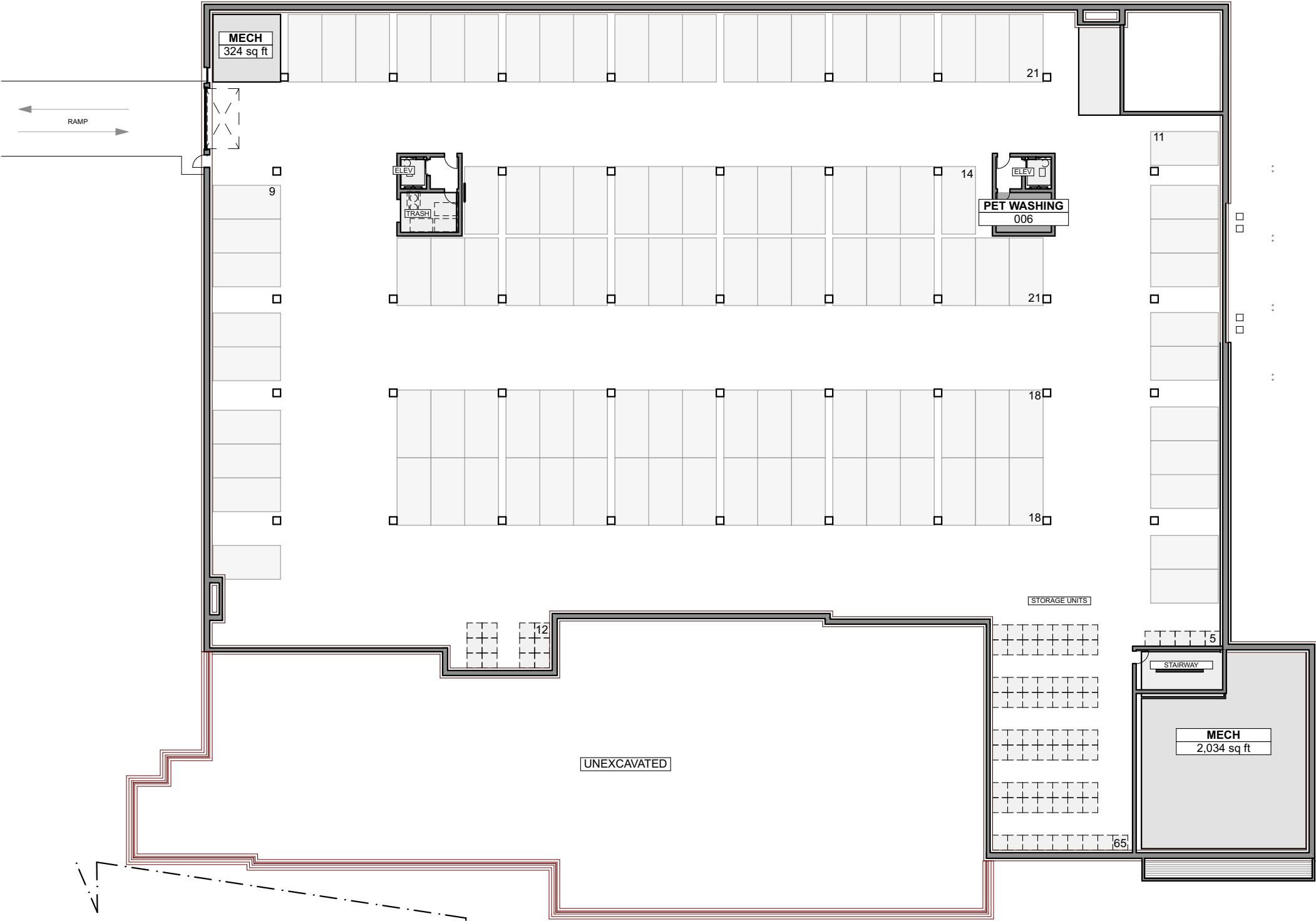
2ND FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 12
ONE + DEN UNITS: 2
TOTAL UNIT COUNT: 26
GROSS SF: 37,207 SF

3RD FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

4TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

5TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
TWO + DEN UNITS: 2
TOTAL UNIT COUNT: 27
GROSS SF: 36,835 SF

BUILDING TOTAL:
TOTAL BUILDING UNIT COUNT : 153
BUILDING TOTAL GROSS SF: 246,647 SF



1
SD101

LOWER LEVEL PLAN
SCALE: 1/32" = 1'-0"



UNIT / PARKING COUNTS

LOWER LEVEL
PARKING SPACES : 112
STORAGE UNITS : 82
GROSS SF: 50,868 SF

CBRF
TOTAL UNITS: 20
GROSS SF: 13,046 SF

1ST FLOOR
STUDIO UNITS: 6
ONE BEDROOM UNITS: 17
TWO BEDROOM UNITS: 1
TOTAL UNIT COUNT: 24
GROSS SF: 34,277 SF

2ND FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 12
ONE + DEN UNITS: 2
TOTAL UNIT COUNT: 26
GROSS SF: 37,207 SF

3RD FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

4TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

5TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 27
GROSS SF: 36,835 SF

BUILDING TOTAL:
TOTAL BUILDING UNIT COUNT : 153
BUILDING TOTAL GROSS SF: 246,647 SF



1
SD102

FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

1
SD200



UNIT / PARKING COUNTS

LOWER LEVEL
PARKING SPACES : 112
STORAGE UNITS : 82
GROSS SF: 50,868 SF

CBRF
TOTAL UNITS: 20
GROSS SF: 13,046 SF

1ST FLOOR
STUDIO UNITS: 6
ONE BEDROOM UNITS: 17
TWO BEDROOM UNITS: 1
TOTAL UNIT COUNT: 24
GROSS SF: 34,277 SF

2ND FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 12
ONE + DEN UNITS: 2
TOTAL UNIT COUNT: 26
GROSS SF: 37,207 SF

3RD FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

4TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

5TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
TWO + DEN UNITS: 2
TOTAL UNIT COUNT: 27
GROSS SF: 36,835 SF

BUILDING TOTAL:
TOTAL BUILDING UNIT COUNT : 153
BUILDING TOTAL GROSS SF: 246,647 SF



SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"



UNIT / PARKING COUNTS

LOWER LEVEL
PARKING SPACES : 112
STORAGE UNITS : 82
GROSS SF: 50,868 SF

CBRF
TOTAL UNITS: 20
GROSS SF: 13,046 SF

1ST FLOOR
STUDIO UNITS: 6
ONE BEDROOM UNITS: 17
TWO BEDROOM UNITS: 1
TOTAL UNIT COUNT: 24
GROSS SF: 34,277 SF

2ND FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 12
ONE + DEN UNITS: 2
TOTAL UNIT COUNT: 26
GROSS SF: 37,207 SF

3RD FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

4TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

5TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
TWO + DEN UNITS: 2
TOTAL UNIT COUNT: 27
GROSS SF: 36,835 SF

BUILDING TOTAL:
TOTAL BUILDING UNIT COUNT : 153
BUILDING TOTAL GROSS SF: 246,647 SF



THIRD FLOOR PLAN
SCALE: 1/32" = 1'-0"



UNIT / PARKING COUNTS

LOWER LEVEL
PARKING SPACES : 112
STORAGE UNITS : 82
GROSS SF: 50,868 SF

CBRF
TOTAL UNITS: 20
GROSS SF: 13,046 SF

1ST FLOOR
STUDIO UNITS: 6
ONE BEDROOM UNITS: 17
TWO BEDROOM UNITS: 1
TOTAL UNIT COUNT: 24
GROSS SF: 34,277 SF

2ND FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 12
ONE + DEN UNITS: 2
TOTAL UNIT COUNT: 26
GROSS SF: 37,207 SF

3RD FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

4TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

5TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
TWO + DEN UNITS: 2
TOTAL UNIT COUNT: 27
GROSS SF: 36,835 SF

BUILDING TOTAL:
TOTAL BUILDING UNIT COUNT : 153
BUILDING TOTAL GROSS SF: 246,647 SF



FOURTH FLOOR PLAN
SCALE: 1/32" = 1'-0"



UNIT / PARKING COUNTS

LOWER LEVEL
PARKING SPACES : 112
STORAGE UNITS : 82
GROSS SF: 50,868 SF

CBRF
TOTAL UNITS: 20
GROSS SF: 13,046 SF

1ST FLOOR
STUDIO UNITS: 6
ONE BEDROOM UNITS: 17
TWO BEDROOM UNITS: 1
TOTAL UNIT COUNT: 24
GROSS SF: 34,277 SF

2ND FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 12
ONE + DEN UNITS: 2
TOTAL UNIT COUNT: 26
GROSS SF: 37,207 SF

3RD FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

4TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
ONE + DEN UNITS: 2
TWO + DEN UNITS: 1
TOTAL UNIT COUNT: 28
GROSS SF: 37,207 SF

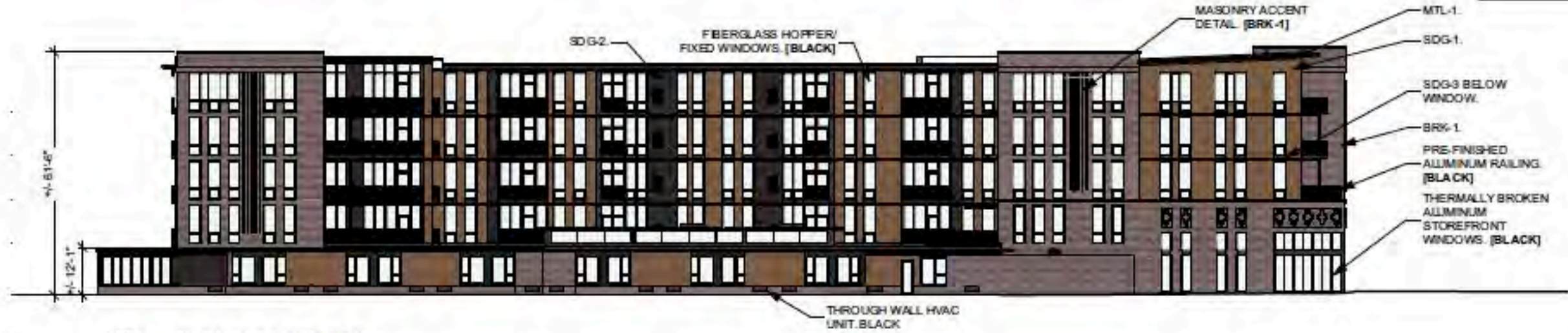
5TH FLOOR
ONE BEDROOM UNITS: 12
TWO BEDROOM UNITS: 13
TWO + DEN UNITS: 2
TOTAL UNIT COUNT: 27
GROSS SF: 36,835 SF

BUILDING TOTAL:
TOTAL BUILDING UNIT COUNT : 153
BUILDING TOTAL GROSS SF: 246,647 SF



FIFTH FLOOR PLAN
SCALE: 1/32" = 1'-0"





1
SD200
SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2
SD200
WEST ELEVATION
SCALE: 1/32" = 1'-0"



BRK-1
BRICK WITH RUNNING BOND PATTERN
SIZE: UTILITY
COLOR: RED



MTL-1
PRE-FINISHED BREAK METAL
COLOR: BLACK



SDG-1
SOLID PHENOLIC PANEL WITH
EXPOSED FASTENERS
COLOR: CHERRY WOOD

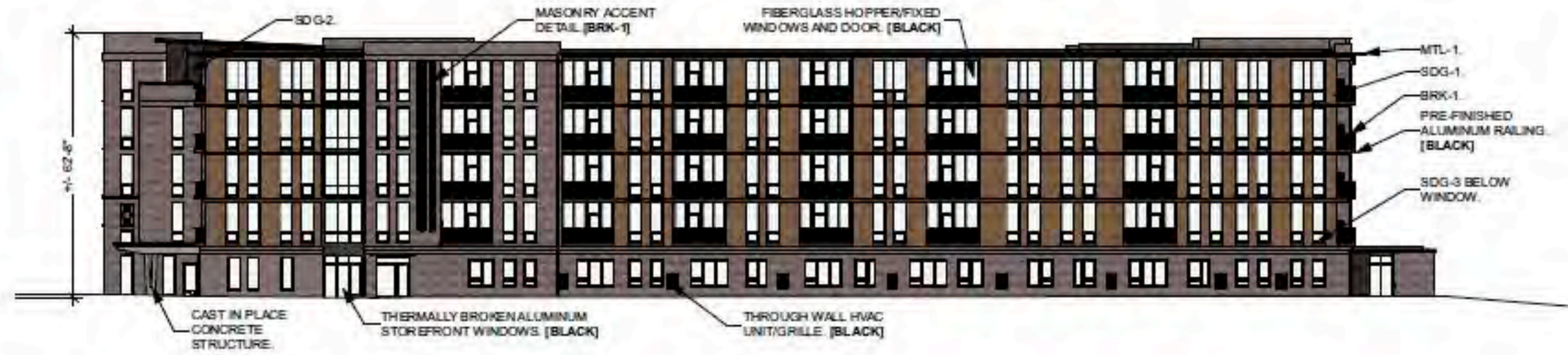


SDG-2
PRE-FINISHED CORRUGATED
METAL SIDING
COLOR: BLACK



SDG-3
PRE-FINISHED FIBER CEMENT PANEL
COLOR: BLACK





1
SD201
NORTH ELEVATION
SCALE: 1/32" = 1'-0"



2
SD201
EAST ELEVATION
SCALE: 1/32" = 1'-0"





1 EAST COURTYARD ELEVATION
SCALE: 1/32" = 1'-0"

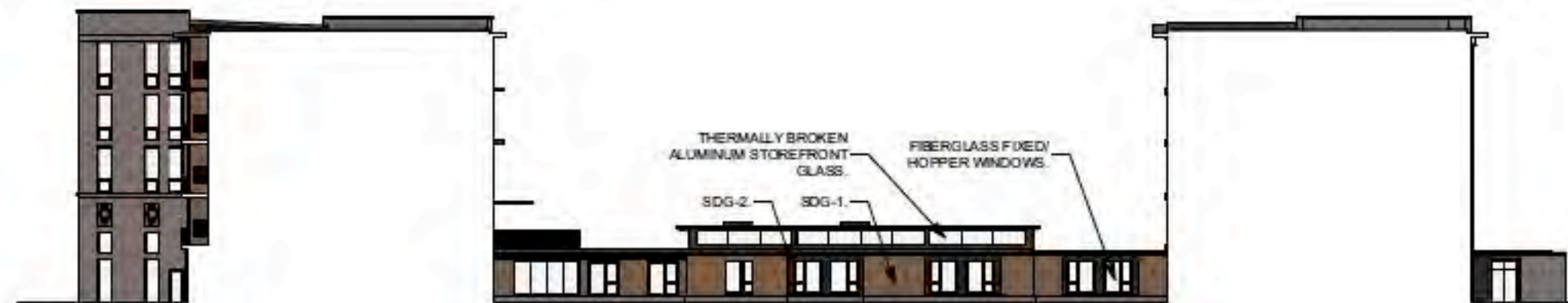


2 WEST COURTYARD ELEVATION
SCALE: 1/32" = 1'-0"





1 NORTH COURTYARD ELEVATION
SCALE: 1/32" = 1'-0"



2 SOUTH COURTYARD ELEVATION
SCALE: 1/32" = 1'-0"





GALBRAITH CARNAHAN ARCHITECTS



GALBRAITH CARNAHAN ARCHITECTS



GALBRAITH CARNAHAN ARCHITECTS



GALBRAITH CARNAHAN ARCHITECTS



GALBRAITH CARNAHAN ARCHITECTS

1/2" & 7/8"

CORRUGATED PANEL

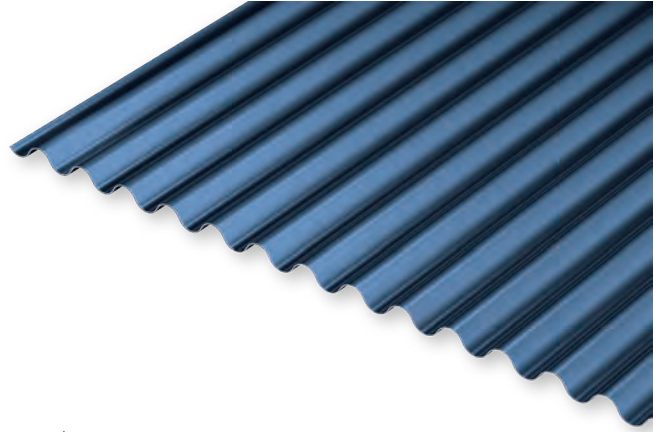
MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	Galvalume Plus

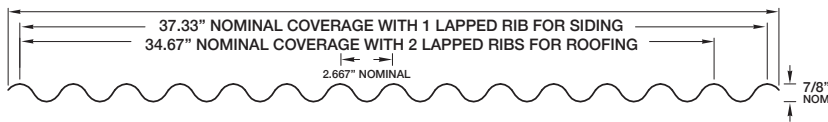
SPECS

39.75" Wide, 7/8" High

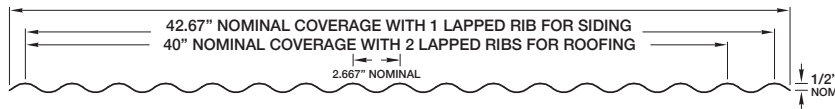
44.5" Wide, 1/2" High



7/8" CORRUGATED



1/2" CORRUGATED



PRODUCT FEATURES

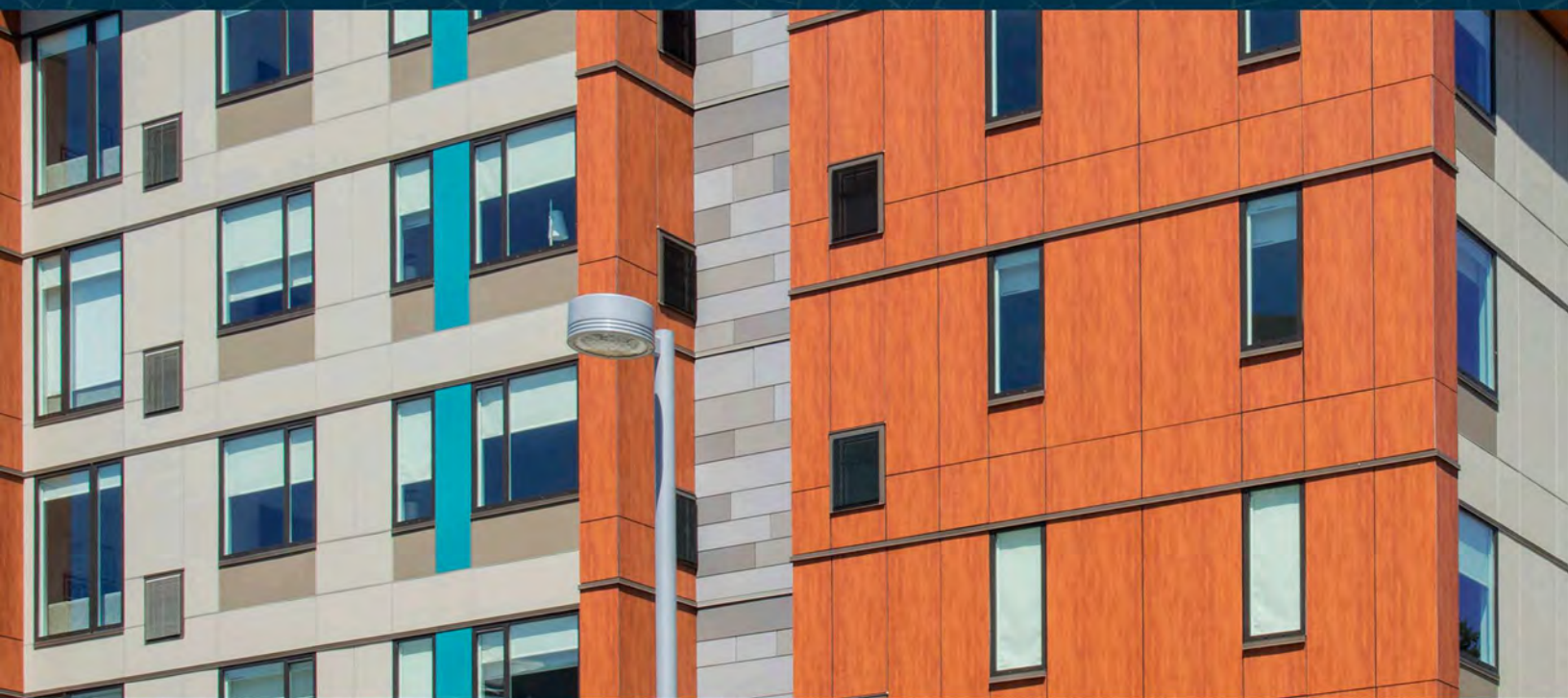
- ▶ 30-year non-prorated finish warranty
- ▶ Matching screws and rivets
- ▶ Closure strips available
- ▶ Precut short lengths (5'-0" minimum) (3'-0" on the M-42)
- ▶ Panel lengths up to 30' on steel and 22' on aluminum

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ 29 stocked colors (.050 aluminum)
- ▶ Galvalume Plus available

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for exposed fastener panels.



STONEWOOD PROJECT PORTFOLIO



STONEWOOD™
ARCHITECTURAL PANELS

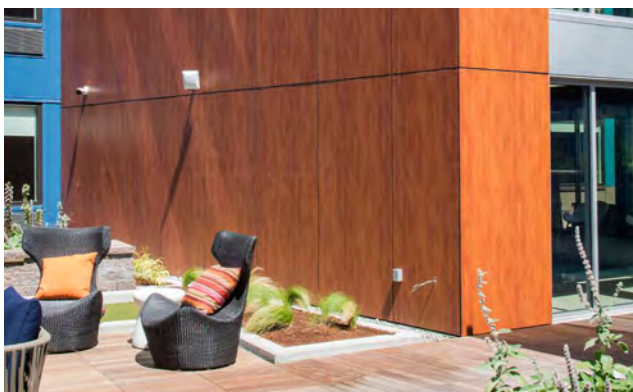
PROUDLY MADE IN AMERICA

ASSOCIATED
BANK
GREEN BAY, WI





CORNERSTONE APARTMENTS
CHICAGO, IL



EXTERIOR PANELS

— BEAUTY MEETS BRAWN —

Stonewood Exterior Architectural Panels are as durable as they are beautiful. Designed to withstand all weather conditions, the fully customized exterior panels are available in a variety of vibrant and neutral design options, as well as thicknesses and sizes to create an unforgettable impression.

— PANELS FOR EVERY PURPOSE —

Economical, fast delivery, self-edging or traditional, pre-fabricated or cut onsite; Stonewood Panels fit your budget and construction schedule.

— CLADDING BUILT TO LAST —

Tested to the highest industry standards, Stonewood Panels perform, passing the stringent NFPA 285 Standard Fire Test for exterior wall assemblies.



FSC® Certified

Fiberesin Stonewood Architectural Panels are available with Forest Stewardship Council® certification. FSC certification provides third-party assurance that all wood fibers are from responsible sources. Green building standards, including the US Green Building Council's LEED program, provide incentives for using FSC certified materials. Increasingly, customers are requesting FSC certified products for their green building initiatives.

Envision the design on your building; order samples at Stonewoodpanels.com or contact a local representative
Colors shown are printed reproductions. Not all designs are shown at 100% scale.



Fiberesin Industries Inc. | N48W37031 E. Wisconsin Ave. | Oconomowoc, WI 53066-3146 | Phone: 262-567-4427
www.stonewoodpanels.com | © Fiberesin 04/14/2021 | Stonewood is a trademark of Fiberesin Industries

PRODUCT DESCRIPTION

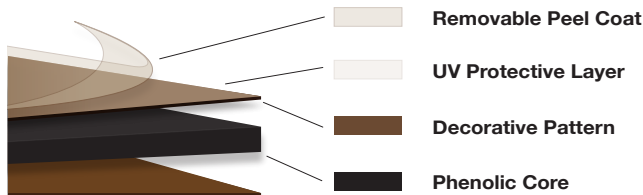


Stonewood Exposed Fastener (EF) Overview

Solid phenolic core panels and exposed fastener system for use as **open joint** exterior cladding in a ventilated facade system. Panels attach to a one inch sub-framing system with exposed fasteners. Stonewood Architectural Panels are required to have **unobstructed air flow** behind the panels system.

Material Composition

Stonewood is manufactured with a core of phenolic resin impregnated kraft paper and a decorative pattern. These layers are compressed at high pressure and temperature creating a highly durable, non-porous panel. The panel is further safeguarded by a UV-protective layer and a clear peel coat for shipping and handling.



The exposed panel edges and the horizontal reveals — between the panels—are the natural core of the phenolic panel. As the natural core ages it will develop a patina, turning from dark grey to light grey.

Phenolic Benefits:

- **Solid core phenolic panels** are strong, highly durable, and impervious to moisture and bacteria.
- **Non-porous surface** is easy to clean and graffiti resistant.
- **UV protective layer** filters 99% of damaging UV rays.
- **Suited** for all construction types and climates.
- **Fabricate** in the field or factory.
- **Class A or B** fire ratings.

Phenolic Benefits (Continued):

- **Optional Forest Stewardship Council® (FSC®)** certification (FSC C115183)
- **Made in America.**

Exposed Fastening System Benefits:

- **Economical and flexible** fastening system.
- Use for **all panel sizes**.
- **Color matching** or **accent fasteners** add design disguise or accent.
- **Flexible fabrication** either on the job site or in factory.
- **Easily adjusts** around windows and other building variations.

Fabrication

Panels can be both field and factory fabricated.

Panel Sizes x 96"L

Thickness	Panel Size Before Fabrication	Weight	Weight/Sq.Ft.
5/16"	48" x 96"	72 lbs	2.25 lb/sq.ft.
3/8"	48" x 96"	86 lbs	2.69 lb/sq.ft.
1/2"	48" x 96"	115 lbs	3.59 lb/sq.ft.

Construction Types

Stonewood panels can be used in all construction types:

- Commercial
- Multi-family
- Hospitality
- Healthcare
- Mixed-use
- Institutional
- Municipal

DESIGN OFFERING

Over 300 colors are available in wood grains, abstract, and solids. View complete Design Offering and order samples at Stonewoodpanels.com

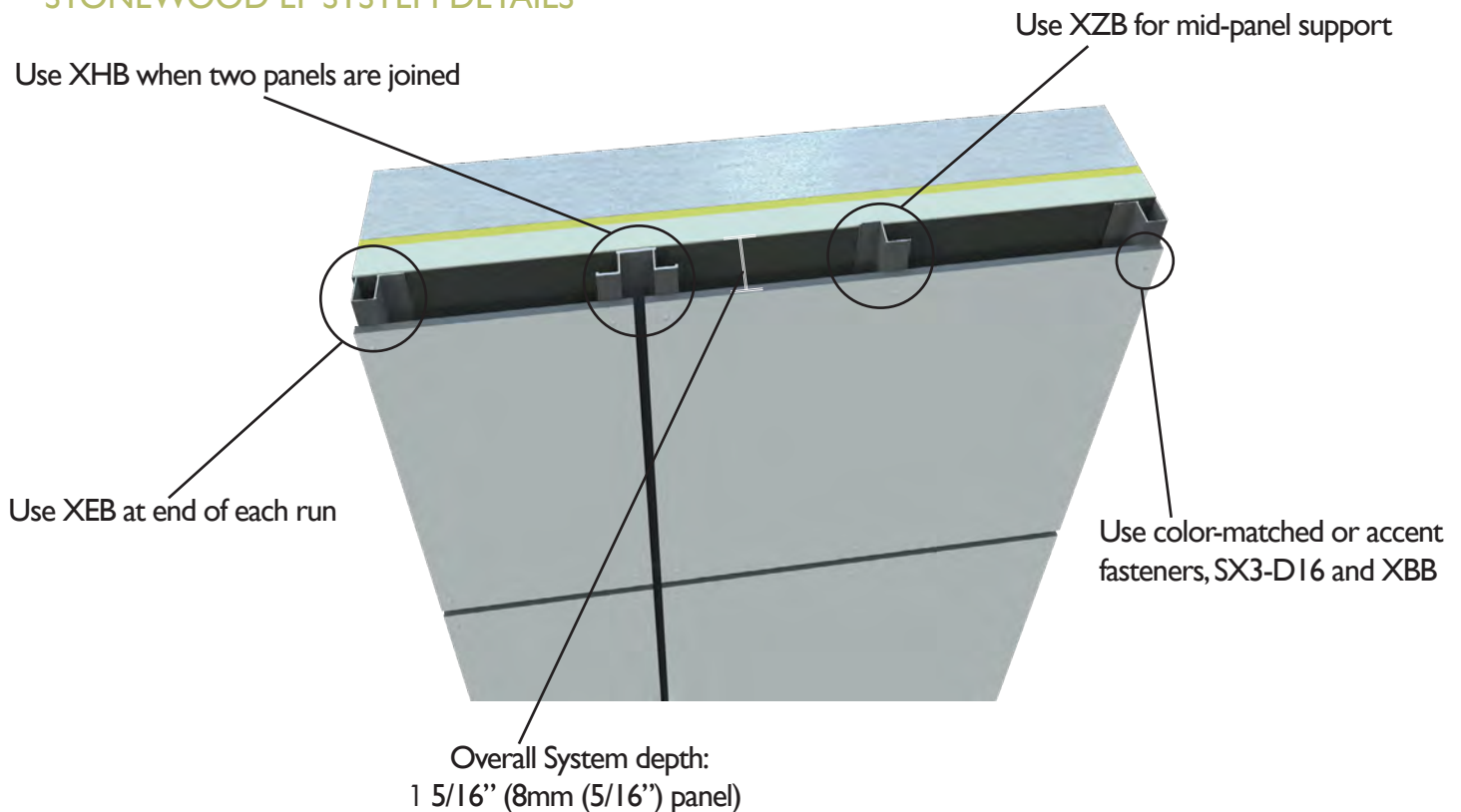
TECHNICAL AND ENVIRONMENTAL

Approvals:

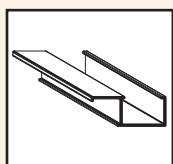
- ASTM E-84 Class A or B rating
- Passed NFPA 285 with Class A-285 8mm panels
- Miami-Dade County NOA (Notice of Acceptance), Certification number 21-0722.02, Class A 10mm panels
- Florida Product Approval FL27934, Class A 10mm panels
- NEMA Test Results
- ASTM D-790: Flexural Strength, Flexural Modulus
- ASTM D-638 Tensile Modulus

Visit Stonewoodpanels.com for in-depth testing and report documents.

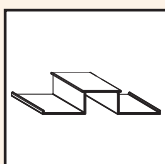
STONEWOOD EF SYSTEM DETAILS



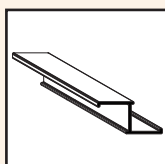
PARTS OVERVIEW



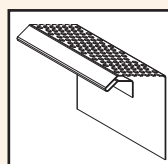
XEB
Vertical
Termination
Edge Closure



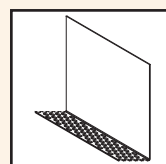
XHB
Vertical Hat
Channel



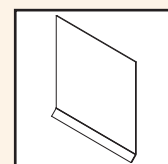
XZB
Vertical Z
Channel



XB01
Top Ventilated
Closure



XB02
Perforated Sill
Flashing



XB03
Horizontal Joint
Flashing



SX3-D16
Fastener



XBB
Centering
Grommet

INSTALLATION

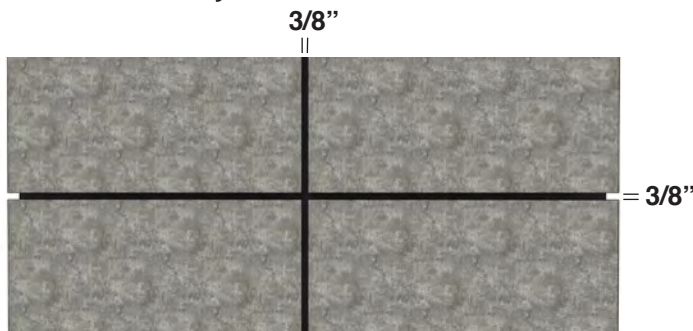
- Panels must be supported by the maximum surface area of sub-frame element
- Minimum of 3 supports, vertically and horizontally are required except for panels under 20"
- Maximum horizontal or vertical distance between fasteners is 24"
- Distance from the edge of the panel to centerline of the fastener must be 1-2"
- The actual number of fastening points and distance between supports must be verified by a building professional based on wind local as per load building code

Visit Stonewoodpanels.com for comprehensive installation instructions and details.

Details

View complete detail package at Stonewoodpanels.com. Packet includes terminations, soffit and fascia transitions.

Panel-to-Panel Joints



Maintain a minimum distance of 3/8" between panels to accommodate hygrothermal movement of the panels.

Storage and Handling

Panels have a peel coat to protect the surface during transportation and fabrication. The peel coat is not intended for long term storage. It is the responsibility of the installing contractor to remove the peel coat on all panels after installation. Follow storage and handling instructions as outlined on Stonewoodpanels.com.

Cleaning

When cleaning Stonewood Architectural Panels, use a progressive approach starting with the gentlest cleaning method. It is best to use the least amount of cleaning agents and do not scrub to remove debris. Follow cleaning methods as outlined on Stonewoodpanels.com.

Repair

There is no approved method to repair panels. Damaged panels must be replaced. Contact Stonewood Customer Service for additional information, 262-567-4427.

Limitations

Stonewood Architectural Panels are designed to be installed on a continuous substructure. Panels are not to be installed such that they span areas where there is a discontinuity in the substructure, such as vertical or horizontal expansion joints. It is the responsibility of the project designer to ensure that panels do not span these substructure discontinuities.

MANUFACTURING LOCATION

Wisconsin, USA

AVAILABILITY

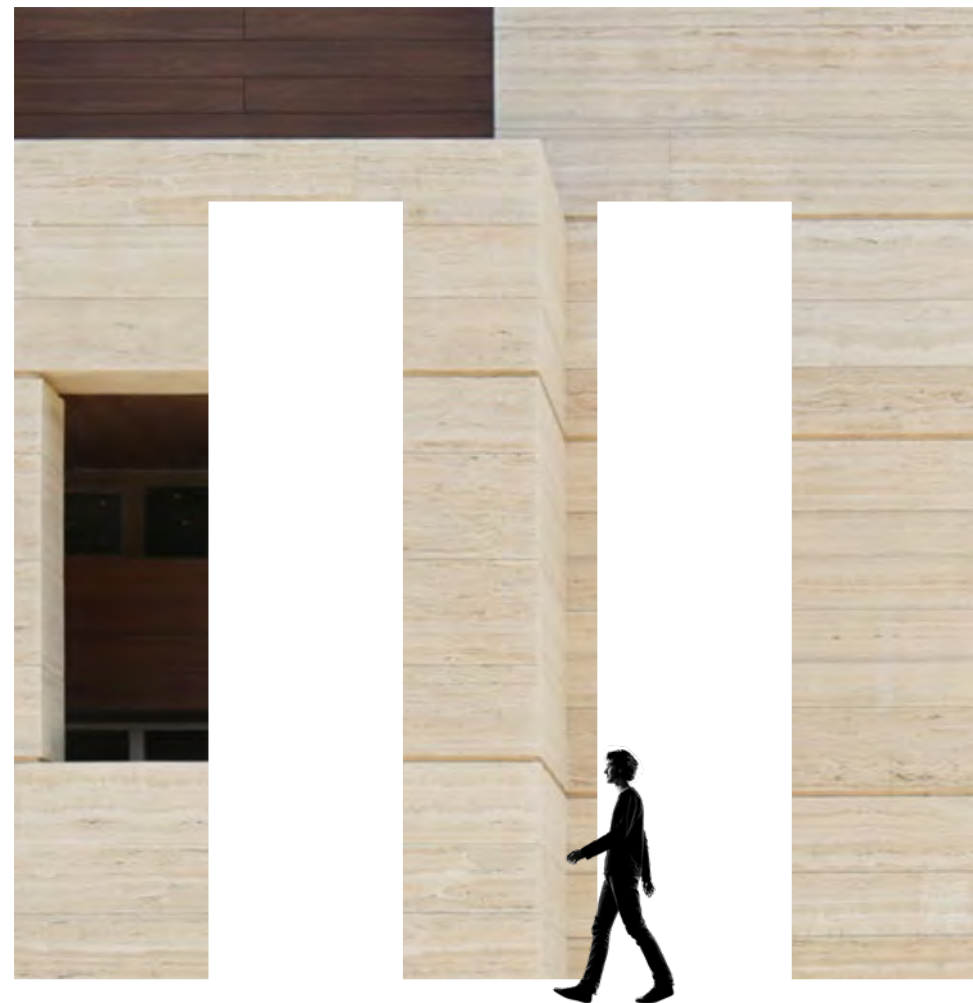
Available in the United States and Canada.

WARRANTY

Standard 10 year warranty is available.

ITA MEG è la soluzione contemporanea
e versatile per le applicazioni outdoor.

ENG MEG is the contemporary and
versatile solution for outdoor applications.








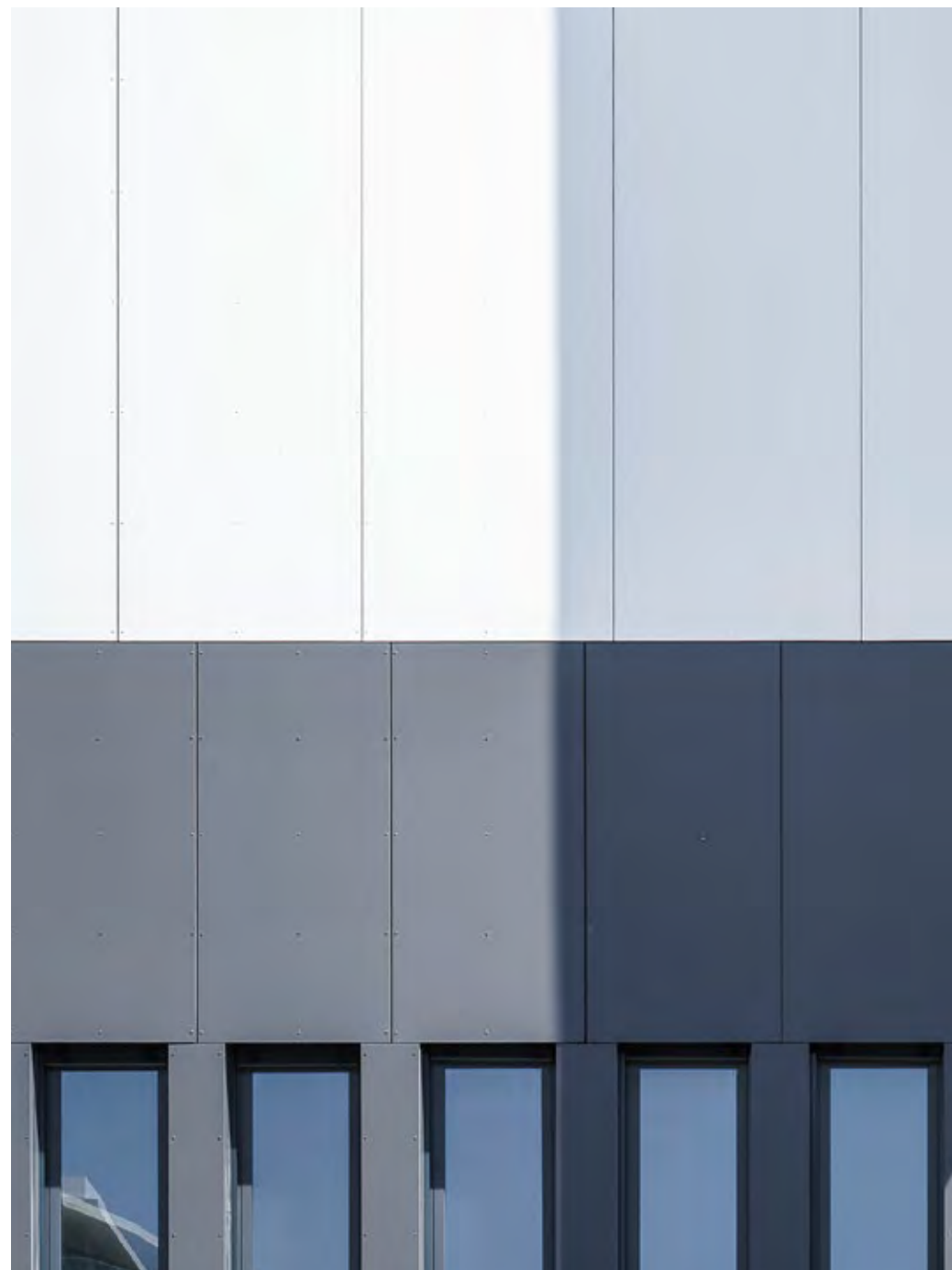
ITA Robusto, compatto e durevole.
MEG è un prodotto resistente alla luce e alle intemperie, adatto per il settore edilizio.

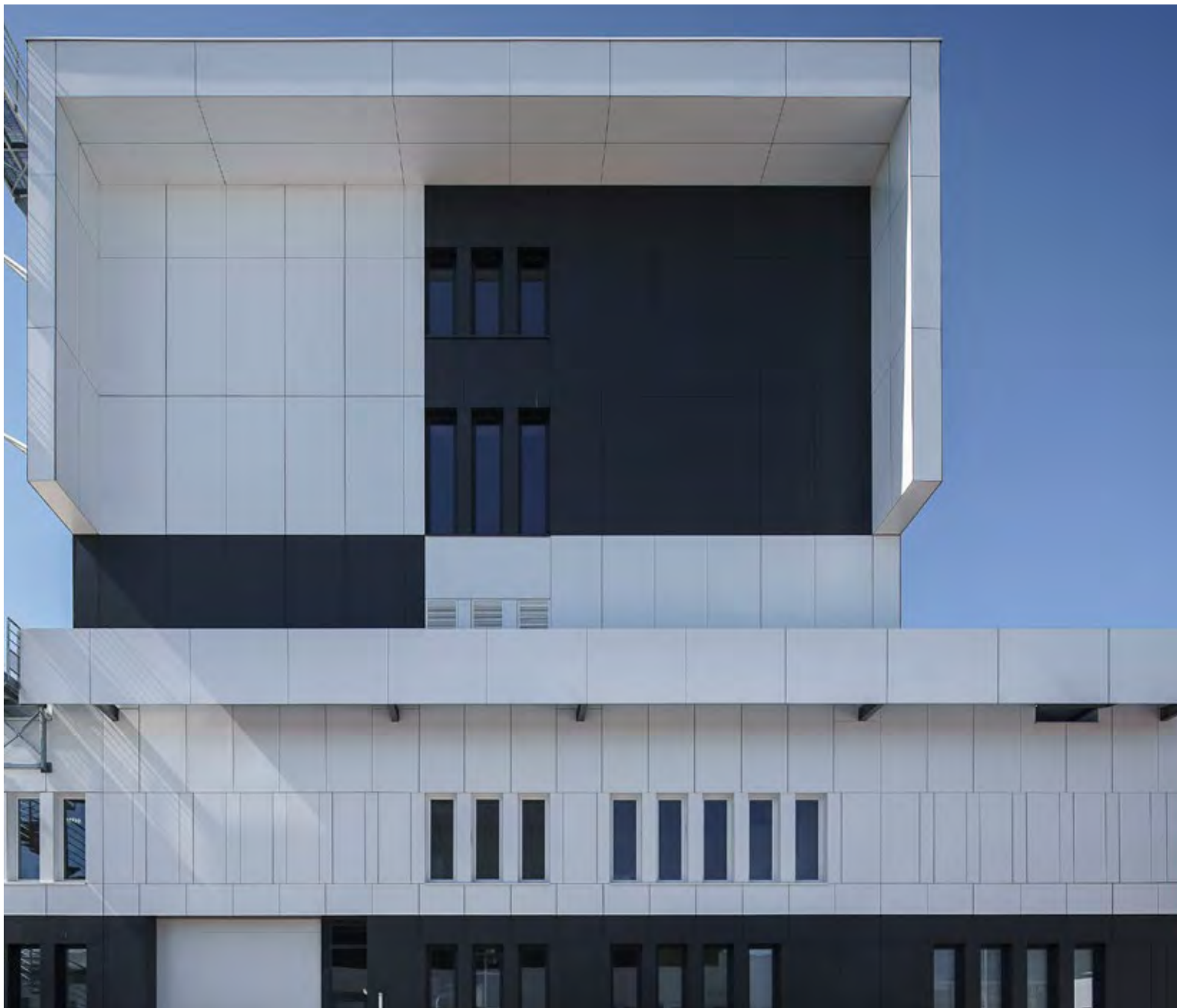
ENG Solid, compact and durable.
MEG is a light and weather-resistant product, suitable for the construction sector.

ITA MEG è un materiale durevole, disponibile in un'ampia gamma di decori, dotato di elevate prestazioni tecniche e particolarmente adatto per il settore edilizio. MEG è indicato per la realizzazione di facciate ventilate ed è comunemente utilizzato anche per il rivestimento di balconi, per la produzione di arredo urbano e di segnaletica esterna.

ENG MEG is a durable material available in a wide range of decors, having high technical performances and it is particularly suitable for all kinds of buildings.. MEG is suitable to create ventilated façades and is typically used in wall cladding, balconies, as well as for the production of urban furniture and for outdoor signage.

	Facciate Façades
	Balconi Balconies
	Frangisole Sunscreens
	Arredo urbano Street furniture
	Segnaletica esterna Outdoor Signage





	Resistente alla luce solare Resistant to sunlight
	Resistente alle intemperie Resistant to atmospheric agents
	Ottimo comportamento al fuoco Good fire behaviour
	Facile da lavorare Easy to work
	Facile da pulire Easy to clean
	Compatibile con l'ambiente Eco-sustainable

ITA

MEG è costituito da un'anima rigida abbinata a una superficie decorativa.

ENG

MEG is comprised of a rigid core combined with a decorative surface.

ITA

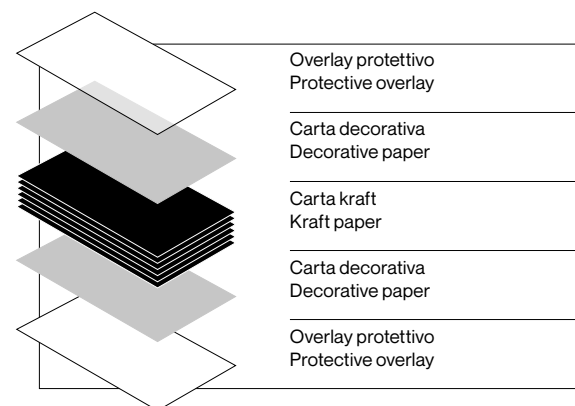
MEG è costituito da strati di fibre cellulosiche impregnati con resine fenoliche e da uno o più strati di fibre cellulosiche con funzione estetica impregnati con resine termoindurenti.

MEG è disponibile nella variante standard e in quella a lenta propagazione di fiamma (B - s1 d0). MEG è conforme ai requisiti dello standard EN 438:2016 – parte 6.

ENG

MEG is comprised of celluloid fibre layers impregnated with thermosetting phenolic resins and one or two aesthetic layers impregnated with aminoplastic resins.

MEG is available both in the standard and in the fire retardant versions (B - s1 d0) and is compliant with quality standards of EN 438:2016 - part 6.



Spessore Thickness (mm)	2	3	4
	6	8	10
	12	14	16
	18		
Formato Size (mm)	3050x1300		
	4200x1300		
	4200x1610		



La produzione dei pannelli MEG.

MEG panel production.

I rotoli di carta kraft e di carta decorativa, utilizzati per la realizzazione dei pannelli, vengono srotolati e trattati (impregnazione in bagno di resina liquida seguita da asciugatura in forno e taglio a formato predefinito).

La carta kraft usata per il cuore dei pannelli è impregnata con resine fenoliche termoidurenti, mentre la carta decorativa utilizzata per la superficie è trattata con resine melaminiche termoidurenti ed è appositamente formulata per consentire di mantenere a lungo elevate prestazioni.

I fogli impregnati vengono impilati e uniti e, una volta inseriti in pressa, vengono sottoposti simultaneamente all'azione combinata di calore (alla temperatura di 150°C) e pressione (9 MPa). La reazione di policondensazione che ha luogo determina la formazione di legami chimici incrociati tali per cui le resine fenoliche e melaminiche si legano stabilmente le une alle altre.

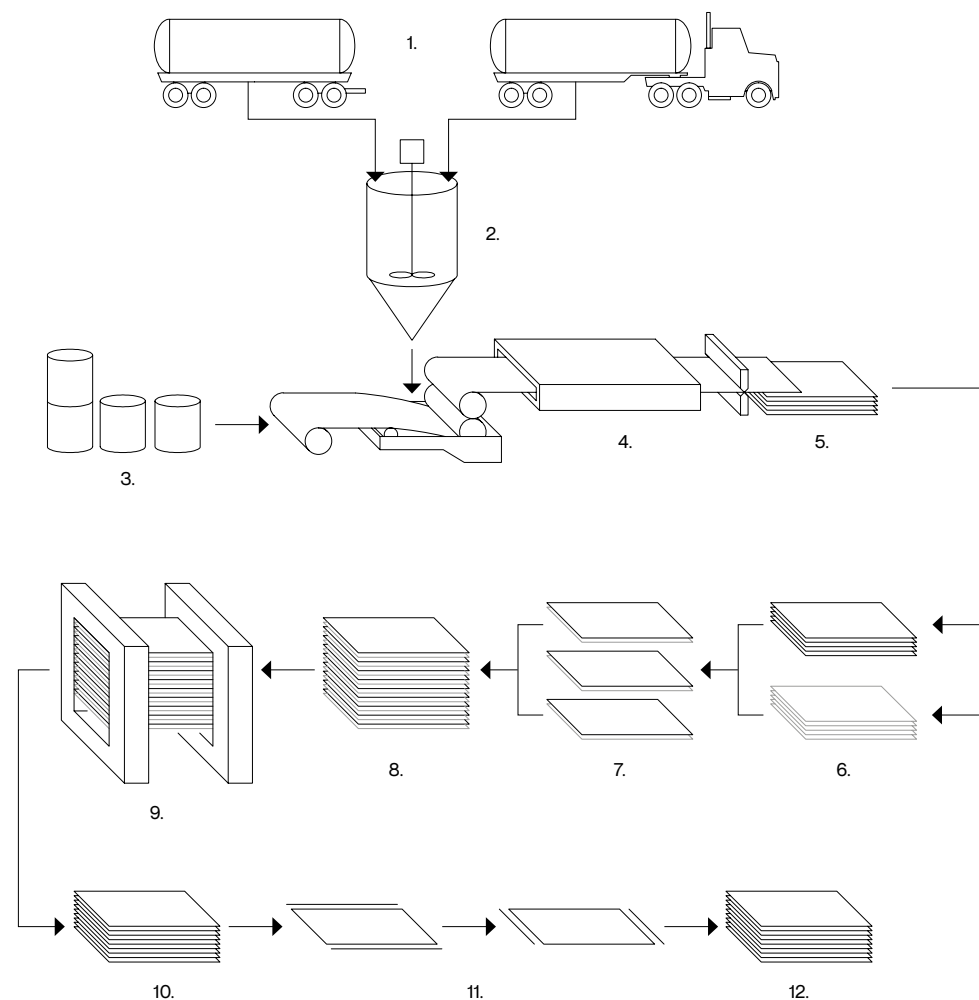
Prima della spedizione, i pannelli prodotti vengono infine rifilati e collaudati.

The rolls of kraft paper and decorative paper are first put on enormous unwinders, unwound and treated (immersed in a liquid resin bath followed by oven drying and cutting to a defined size).

The kraft paper used for the core of the panels is impregnated with phenolic thermosetting resins, whereas the decorative paper used for the surface is treated with thermosetting melamine resins specifically designed so that it can maintain high levels of resistance.

The stack of impregnated sheets are placed into multi-daylight presses and subjected to the simultaneous application of heat (at the temperature of 150°C) and pressure (9 MPa). The polycondensation reaction takes place leading to the formation of chemical cross-linking structure where both the phenolic and the melamine resins are firmly chemically bonded together.

The panels produced are then trimmed and tested.



1. Resine fenoliche o melaminiche
2. Preparazione resine
3. Carta kraft (fenolica) o carte decorative (melaminiche)
4. Trattamento (impregnazione e asciugatura)
5. Taglio in lunghezza predefinita
6. Fogli per superficie e fogli per cuore del pannello
7. Preparazione semilavorati
8. Impilaggio e composizione
9. Pressata
10. Pannelli
11. Lavorazione e collaudo
12. Pannelli pronti per la spedizione

1. Thermosetting phenolic or melaminic resins
2. Preparation of resins
3. Kraft paper (phenolic) or decorative papers (melaminic)
4. Treatment (impregnation and heat drying)
5. Cut to pre-defined length
6. Sheets for surfaces and sheets for the panel core
7. Preparation of semi-finished products
8. Packaging and composition
9. Pressing
10. Panels
11. Trimming and quality control
12. Panels ready to be shipped

ITA

MEG rispetta l'ambiente.

ENG

MEG respects the environment.

ITA

MEG è costituito per il 70% da fibre celulosiche e per il 30% da resine termoindurenti, non contiene amianto ed è esente da metalli pesanti. Non emette gas, né rilascia vapori, solventi o sostanze liquide.

Gli impatti ambientali del prodotto, lungo il ciclo di vita dalla culla al cancello, sono stati calcolati attraverso lo studio LCA e pubblicati attraverso l'EPD HPL Compact, dichiarazione certificata da parte terza.

Considerato il suo alto potere calorifico, il MEG può essere destinato al recupero energetico in impianti di termovalorizzazione.

ENG

MEG consists of 70% cellulose fibres and 30% thermosetting resins, does not contain asbestos and is free from heavy metals. It does not emit gases nor does it release vapours, solvents or liquid substances.

The environmental impacts of the product, along the life cycle from cradle to grave, were calculated through the LCA study and published through the EPD HPL Compact, certified statement by the third party

Given its high calorific value, MEG can be used for energy recovery in waste-to-energy plants.



ITA MEG è un materiale duraturo,
dotato di elevate prestazioni tecniche.

ENG MEG is a durable material with
superior technical performance.

ITA La particolare compattezza di MEG assicura un'ottima combinazione di caratteristiche meccaniche quali la resistenza alla flessione e all'impatto. L'omogeneità e l'alta densità dei pannelli garantiscono un'elevata tenuta per tutti gli elementi di fissaggio meccanici, quali viti, rivetti o altri.

Per effetto di fenomeni naturali, MEG subisce una moderata variazione dimensionale: si contrae a bassa umidità si espande ad alta umidità. Per questo è consigliabile la climatizzazione del materiale sul luogo di applicazione. Quando ciò non sia possibile o quando il clima sia caratterizzato da ampie variazioni caldo-freddo o asciutto-umido, diventano necessari alcuni accorgimenti in fase di progettazione e di montaggio, da verificare sempre con il responsabile Abet Laminati di zona.

ENG The specific compactness of MEG ensures an excellent combination of mechanical characteristics such as impact resistance and flexural strength. The panel's homogeneity and its high density ensure tightness for mechanical fixing elements such as screws and rivets etc.

As a result of natural climatic changes, MEG undergoes a moderate change in its dimensions; it contracts when the humidity decreases and expands when humidity increases. For this reason it is strictly recommended to precondition the material in the place where it is going to be installed. If this is not feasible or if the climatic conditions are characterised by wide variations in temperature or humidity levels, some arrangements are necessary during design and assembly. These arrangements must always be discussed in advance with your the local Abet Laminati representative.





ITA MEG può rimanere esposto all'azione di luce solare e fenomeni atmosferici, mantenendo inalterate le sue caratteristiche.

ENG MEG maintains its characteristics when exposed to sunlight and atmospheric conditions.

ITA Le naturali variazioni di temperatura e umidità non compromettono le proprietà di MEG. I pannelli, infatti, non risentono degli sbalzi climatici conservando le loro caratteristiche fisiche e meccaniche. Variazioni climatiche, quali shock termici da -30°C a +70°C e aria che da molto secca raggiunge livelli di umidità relativa fino al 90%, non hanno alcun effetto sull'aspetto e sulle proprietà dei pannelli.

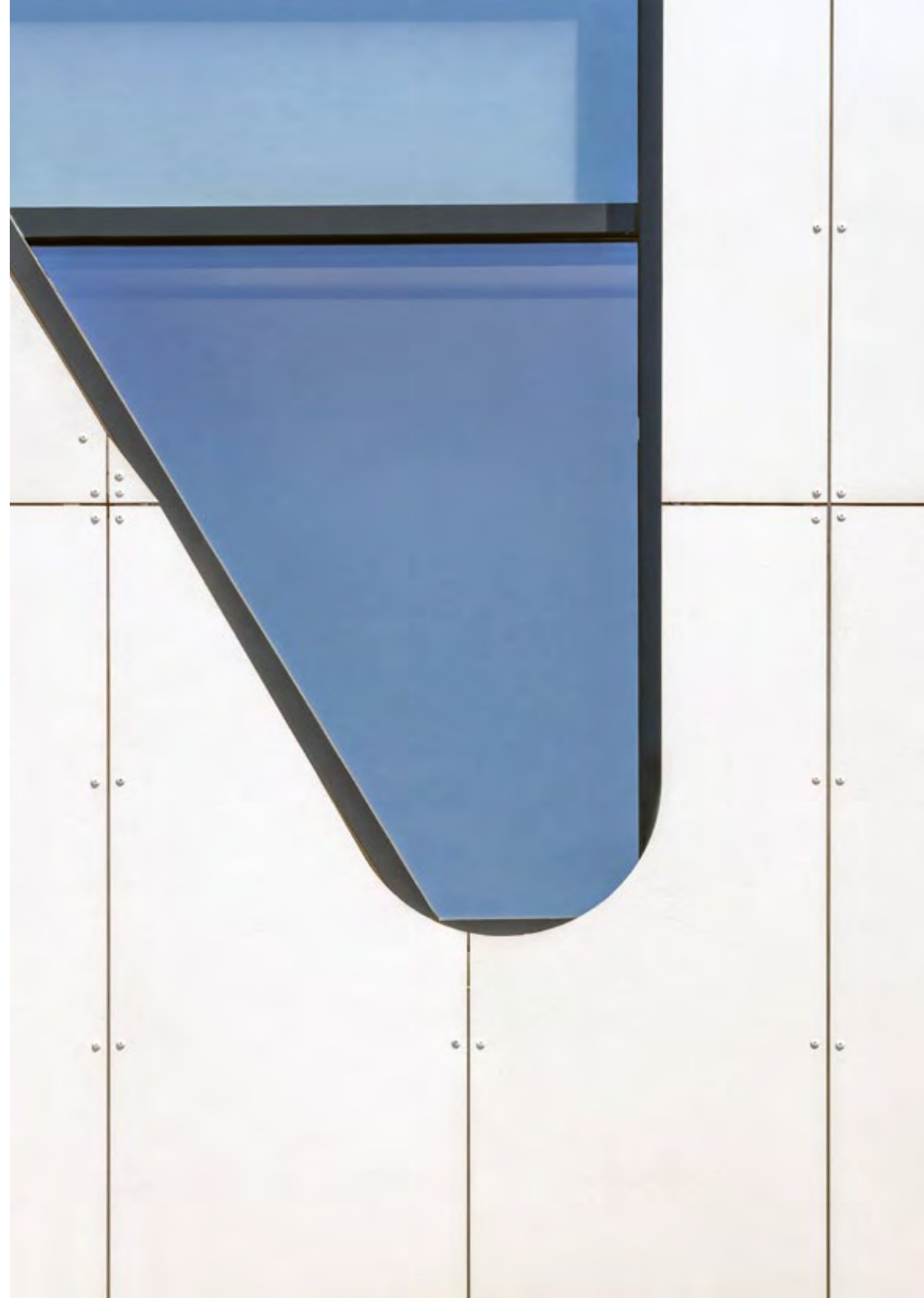
L'azione di gas di scarico o delle piogge acide risultano essere irrilevanti.

Inoltre, MEG non è soggetto a sfaldamento dello strato decorativo né a delaminazione.

ENG The natural variations of temperature and humidity do not affect the physical properties of MEG. It is resistant to extreme climatic shock; climatic changes (such as sudden changes in temperature from -30°C to +70°C very dry air reaching 90% relative humidity) do not have any effect on the panels properties and appearance.

The action of anthropogenic pollutant gases and/or acid rain on MEG is negligible.

Neither the flaking of the decorative layer, nor its delamination from the core occurs





ITA MEG non ha bisogno di accorgimenti particolari per la pulizia.

ENG MEG does not need any special cleaning procedures.

ITA Gli eventuali residui, derivanti delle operazioni di taglio o di montaggio, possono essere rimossi con comuni detergenti domestici non abrasivi, utilizzando carta, spugne, panni morbidi e soffici. È opportuno eliminare completamente il detergente con acqua e asciugare con cura per evitare la formazione di aloni.

Il normale sporco atmosferico che si deposita sui pannelli MEG può essere rimosso con comuni detergenti domestici non abrasivi. In tutti i casi, è consigliabile evitare eccessivi strofinamenti, pressioni o l'uso di strumenti che possano causare abrasioni, rigature o graffi. Inoltre, la natura chimica resistente e la struttura chiusa di MEG non permettono a vernici a spruzzo, inchiostri vari e vernici ad emulsione, di aderire alla superficie e di penetrare al suo interno.

ENG Any residues resulting from cutting or installation can be removed with common, non-abrasive household detergents using paper, sponges or soft, soft cloths. It is recommended that the detergent be rinsed off completely and dried carefully to avoid any residue marks.

Ordinary atmospheric dirt deposited on MEG panels can be removed with common, non-abrasive household cleaners. In all cases, it is advisable to avoid excessive rubbing, pressure or the use of tools that may cause abrasion, scuffing or scratching. In addition, the chemically resistant nature and closed structure of MEG does not allow spray paints, inks and emulsion paints to adhere to the surface or penetrate into it.





Facciate ventilate

Ventilated façade

ITA Il rivestimento di facciate con pannelli MEG offre diversi vantaggi, sia in termini di protezione dall'umidità, sia in termini di risparmio energetico, sfruttando i benefici derivanti dalla realizzazione di una facciata ventilata con funzione di schermo antipioviggia. Il principio su cui si basa il sistema della facciata ventilata è la creazione di una camera d'aria in movimento tra la parete rivestita ed il paramento esterno. Tale camera d'aria consente la circolazione di un flusso denominato ad "effetto camino", che corre dal basso verso l'alto per effetto delle differenti densità dell'aria calda e fredda, i cui scopi sono prevalentemente due:

- in inverno mantenere stabilmente asciutti sia la parete rivestita sia il pannello, agevolando così la dispersione dei fenomeni di condensa
- in estate disperdere il calore irradiato dal paramento esterno.

In aggiunta, con l'utilizzo di materiali resistenti alla fiamma nello strato di isolamento, nella sottostruttura e nel rivestimento, si può ottenere un rivestimento a lenta propagazione di fiamma (B - s1 d0). Per impedire il propagarsi delle fiamme attraverso l'intercapedine di ventilazione, occorre anche collocare paratie antincendio in acciaio inossidabile fra i livelli dei piani.

ENG Creating façades with MEG panels offers a number of advantages in terms of protection from humidity and energy savings. The benefits of creating a ventilated façade is that it also acts as a rainscreen. The principle on which the ventilated façade is based is the creation of a chamber of moving air between the covered wall and the external cover. This air chamber allows air to flow with a "chimney effect" i.e. an air current directed upwards as a result of the different density of cold air and hot air. There are two main aims to this:

- keeping the covered wall and the panel dry all the time (avoiding condensation) in the winter
- dispersing the heat irradiated from the external face in the summer.

It is easy to create a fire-resistant cover with a ventilated façade. All that is necessary is to use fireproof materials in the insulation layer, in the substructure and on the face (e.g. MEG F1). Flame retardant bulkheads of stainless steel need to be set in the cavities at floor levels to prevent the flames from spreading through the ventilation chamber.





Schermo anti-pioggia Rainscreen

ITA

I benefici derivanti dall'adozione di uno schermo antipioggia realizzato con pannelli MEG risiedono nel fatto che questo svolge una funzione di protezione dalla pioggia battente e dall'infiltrazione di umidità, lasciando l'intercapedine retrostante, nello spazio fra il rivestimento e la parete, ben areata.

Inoltre, l'utilizzo dei pannelli MEG contribuisce attivamente al miglioramento delle prestazioni termo-energetiche dell'involucro, determinando ricadute positive sulla efficienza energetica dell'intero edificio.

ENG

The benefits from using a rainscreen made with MEG panels lie in the fact that this screen protects against pouring rain and against moisture seepage, so that there is ventilation in the chamber between the face and the wall, behind the screen.

By actively contributing to improving the thermoenergetic performance of the outer walls, the screen also has positive effects on the energy efficiency of the building as a whole.





Schermatura frangisole Sunscreen

ITA L'impiego di MEG per realizzare un sistema frangisole è funzionale prevalentemente all'ottenimento della mitigazione del surriscaldamento degli edifici nei periodi eccessivamente soleggiati e caldi. L'aumento della temperatura interna porta, infatti, all'utilizzo di impianti di condizionamento, soluzione costosa e controversa, visto l'effetto negativo prodotto sull'ambiente (emissione di gas effetto serra). Tipicamente al culmine dell'estate, l'elevata irradiazione solare è in gran parte bloccata dal frangisole che la riflette o l'assorbe, funzionando come una barriera contro il calore eccessivo.

Inoltre, in inverno, l'irradiazione solare incidente prodotta da un sole basso all'orizzonte, non soffre della presenza di un frangisole; infatti, se il frangisole è stato installato secondo il suo orientamento tradizionale con le lamelle orizzontali, l'ombra fornita è debole (dato lo spazio tra le lamelle) e non riduce significativamente l'apporto della luce proveniente dall'esterno.

ENG The use of MEG panels to make a shading system is aimed mainly at achieving a reduction in the overheating of buildings in excessively sunny or hot periods (solar gain).. Increases in internal temperatures lead to the use of air conditioning systems, which is an expensive solution subject of much debate, in view of its negative effect on the environment (emission of greenhouse gases). Usually at the peak of summer the high solar gain is mainly blocked by the shading device, which reflects or absorbs it, acting as a barrier against excessive heat.

In winter time the incident light (from the sun that is low on the horizon) is not affected by a sunscreen. In this case, the shading is weak due to the space between the slats (if the shading device has been installed in its traditional orientation, with horizontal slats).





ITA MEG è un materiale autoportante la cui superficie decorativa crea un inaspettato e piacevole effetto visivo.

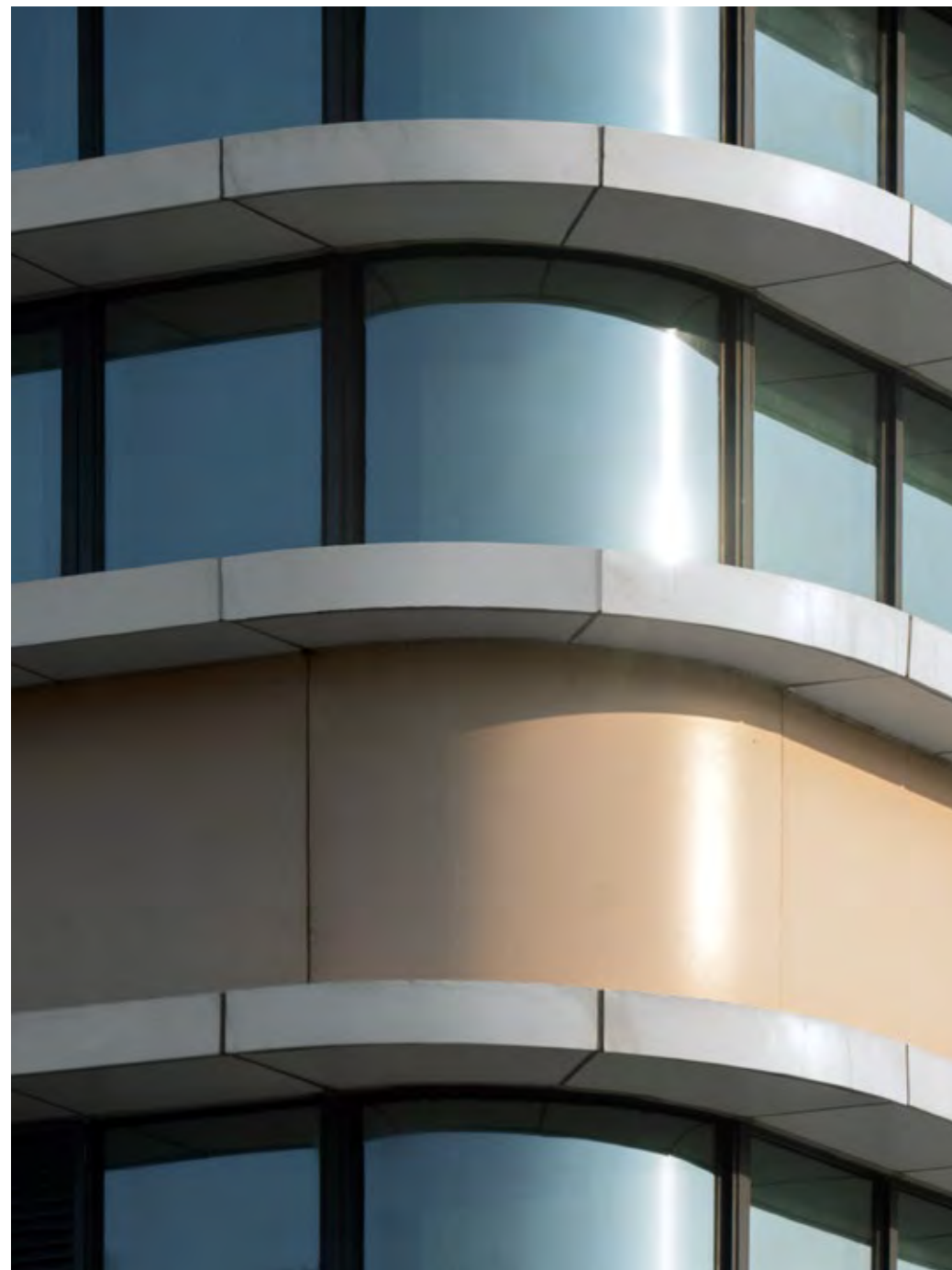
ENG MEG is a self-supporting material with a decorative surface which creates an aesthetic and aesthetic visual effect.

Voce di capitolato

ITA Indichiamo di seguito la voce di capitolato relativa al MEG per la prescrizione in gara: laminato stratificato autoportante ad alta pressione (HPL) per esterni tipo MEG di Abet Laminati costituito da strati di fibre cellulosiche impregnati con resine fenoliche termoindurenti e avente uno o più strati superficiali di carta decorativa impregnati di resine termoindurenti, il tutto chimicamente legato insieme mediante un processo ad alta pressione (come descritto nello standard EN 438:2016 – parte 6).

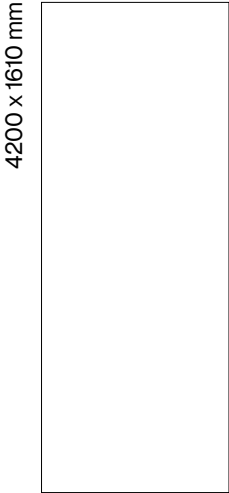
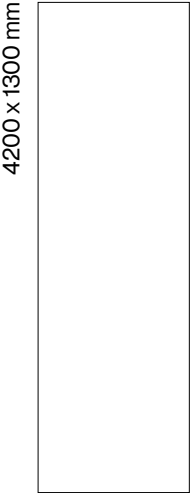
Item specifications

ENG Below are the component specifications of MEG for tendering procedure requirements. Self-supporting, compact high pressure laminate (HPL) for exterior application of Abet Laminati MEG type, consisting of layers of cellulose fibres impregnated with phenolic thermosetting resins and having at least one (or more) surface layers of decorative paper impregnated with thermosetting resins, all the layers being bound together by means of a high pressure process (as described in the standard EN 438:2016 – part 6).

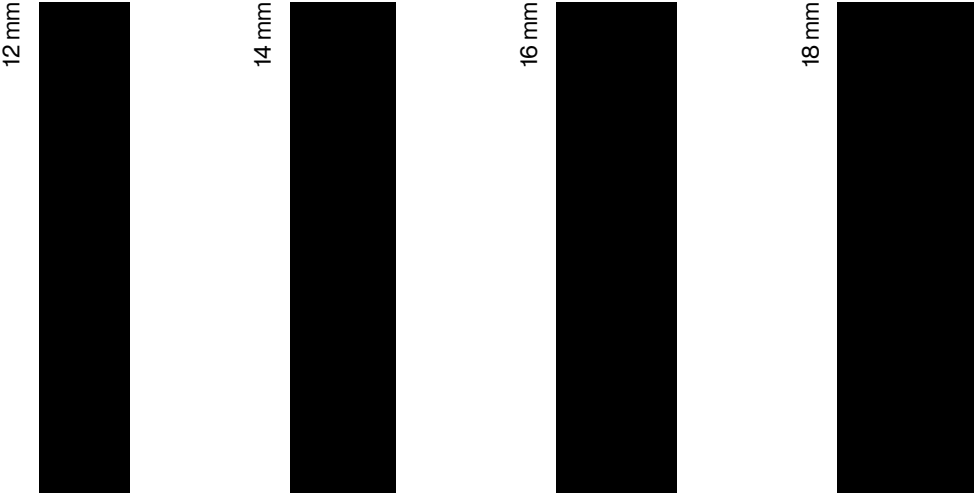
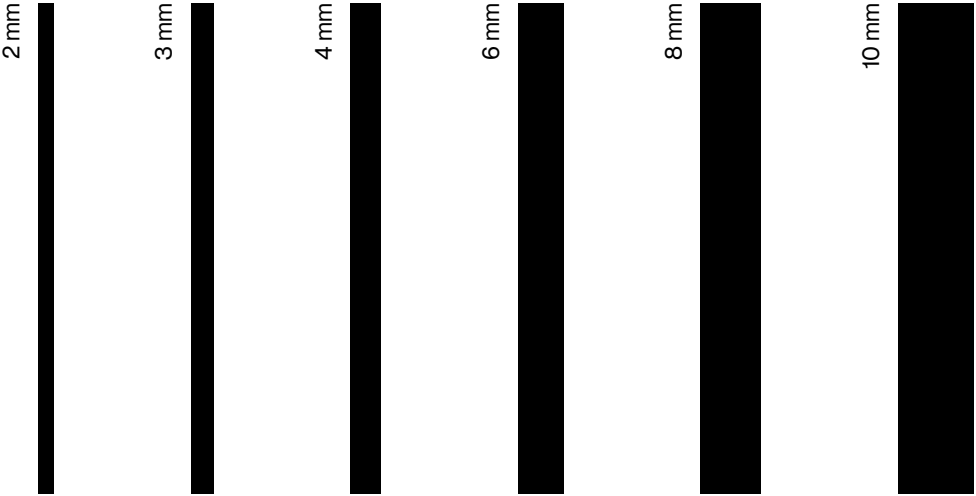




Formato
Size



Spessore
Thickness



ITA MEG non richiede sostituzioni o manutenzioni specifiche.

ENG MEG does not require replacement or specific maintainance.



ITA Durante il periodo di garanzia del MEG, le sue caratteristiche rimangono inalterate, o tali da non richiedere sostituzione o costi di riparazione.

Nonostante ciò occorre tenere presente che le condizioni di installazione, di esposizione (clima, latitudine, orientamento, altitudine, inclinazione, inquinamento atmosferico) e di manutenzione possono influire sulla velocità di invecchiamento e deterioramento.

ENG During the period of time that corresponds to the warranty, MEG's characteristics do not change or their variations are so slight that no replacement of the panel is necessary.

However, it is important to bear in mind that the conditions of installation, exposure (weather conditions, latitude, orientation, altitude, tilt, air pollution) and maintenance can affect deterioration and aging process.

Certificazioni Certications

<div>   </div>		<p>ITA Abet Laminati ha ottenuto entrambe le certificazioni volontarie di «Catena di Custodia» secondo gli schemi FSC® e PEFC.</p>	<p>ENG Abet Laminati has obtained both the voluntary "Chain of Custody" certifications according to FSC® and PEFC schemes.</p>
<p>I prodotti certificati FSC® o PEFC sono disponibili su richiesta.</p>		<p>FSC® or PEFC certified products are available on request.</p>	
<p>ITA MEG ha ottenuto diverse certificazioni di prodotto nazionali rilasciate da Istituti quali CSTB (Francia), UBAtc/BUtgb (Belgio), KIWA (Paesi Bassi), DIBt (Germania), BBA (Regno Unito), IAPMO UES (USA).</p> <p>La versione più recente dei suddetti certificati è disponibile su richiesta al rappresentante locale Abet Laminati.</p>		<p>ENG MEG collection has obtained various national product certifications for MEG, issued by Certification Bodies such as CSTB (France), UBAtc/BUtgb (Belgium), KIWA (Netherlands), DIBt (Germany), BBA (United Kingdom) and IAPMO UES (USA).</p> <p>The most recent version of the certificates listed above is available on request from local Abet Laminati representative.</p>	
<p>ITA In ottemperanza al Reg. (UE) n. 305/2011 "Regolamento prodotti da costruzione" (CPR) il MEG F1 (B - s1 d0) ha ottenuto il certificato di costanza della prestazione del prodotto (AVCP) secondo i requisiti riportati nell'Allegato ZA dello standard di prodotto EN 438-7:2005. Il prodotto è pertanto marcato CE.</p> <p>Anche il MEG nella versione standard, di spessore maggiore o uguale a 6 mm, è marcato CE.</p>		<p>ENG In compliance with the EU Reg. 305/2011 "Construction Products Regulation" (CPR) MEG F1 (B - s1 d0) has obtained assessment and verification of constancy of performance (AVCP) according to the requirements of the Annex ZA of standard EN 438-7:2005. The product therefore has CE marking.</p> <p>The standard version of MEG (thickness equal to or higher than 6 mm) has CE marking as well.</p>	

ITA

Come tutte le superfici Abet, anche MEG può essere personalizzato tramite stampa digitale.

ENG

Like all Abet laminates, MEG can be also customised with digital printing.

ITA

Tutte le superfici Abet possono essere personalizzate da immagini, colori e texture.

Abet Digital propone un servizio su misura e tante soluzioni, dal soggetto di stampa alla finitura di superficie, garantendo massima flessibilità nella realizzazione e grande impatto estetico.

Anche MEG può essere personalizzato tramite stampa digitale, dando forma ad una facciata ventilata resistente e originale, con una "pelle su misura", senza compromettere la sua naturale resistenza agli agenti atmosferici.

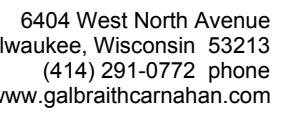
ENG

All Abet surfaces can be customised with images, colours and textures.

Abet Digital offers a tailored service and many solutions (from the object to print to the surface finishes), ensuring the highest flexibility in production and a great aesthetic impact.

MEG can also be custom-made thanks to digital printing technology, creating a ventilated façade resistant and original, with a "tailor made skin", without compromising its natural resistance to atmospheric agents.





RESULTS:

XXXXX. STREET CITY, ST XXXXX

DRAWING ISSUE DATE
ISSUE 10/18/2024

ROUTE # 24.28

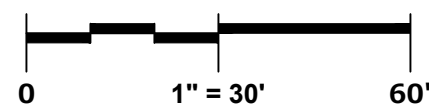
SITE PLAN

C001

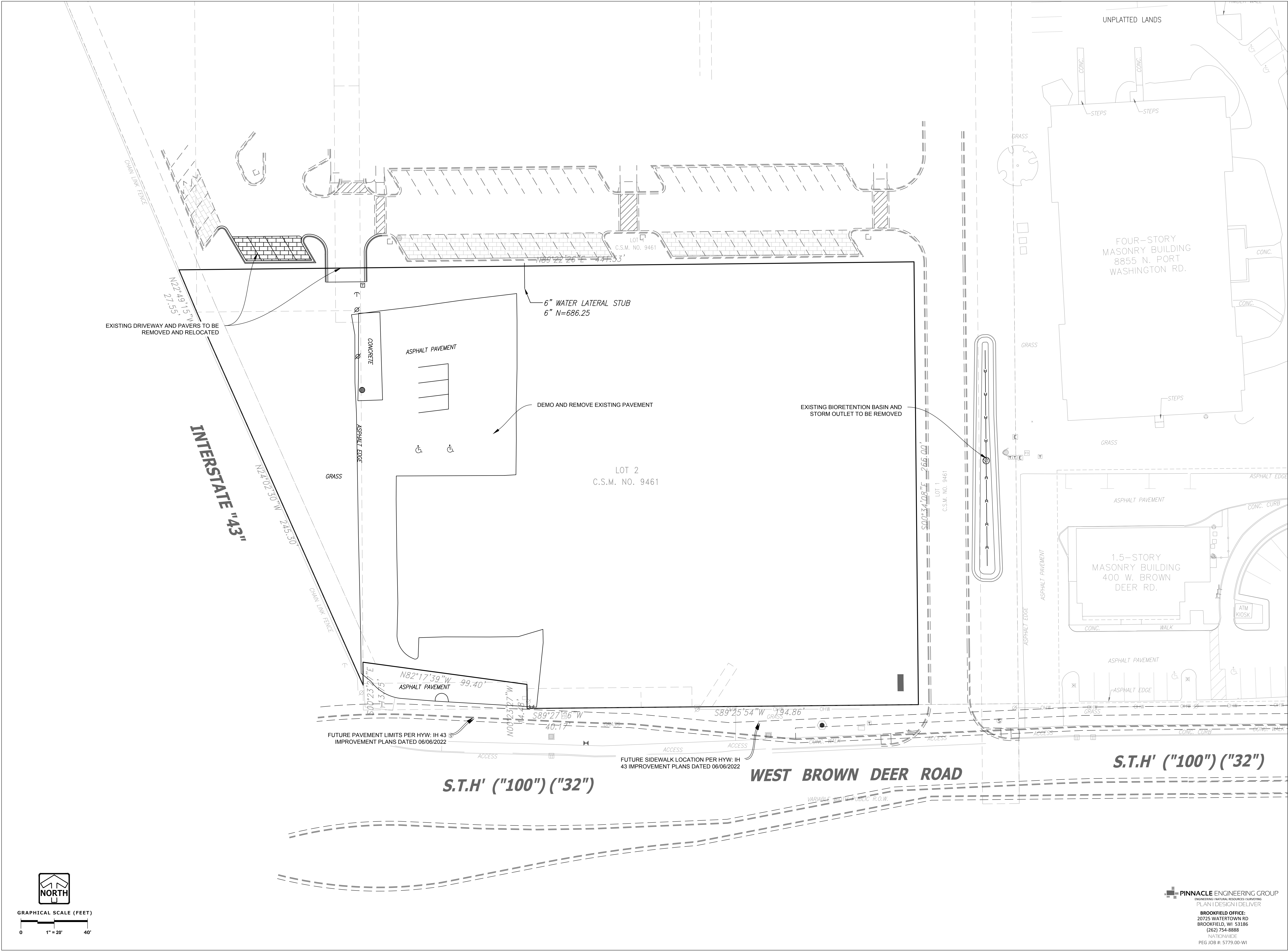
2024 GALBRAITH CARNAHAN
ARCHITECTS LLC



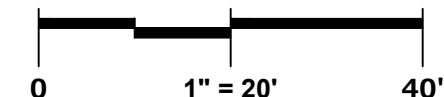
GRAPHICAL SCALE (FEET)



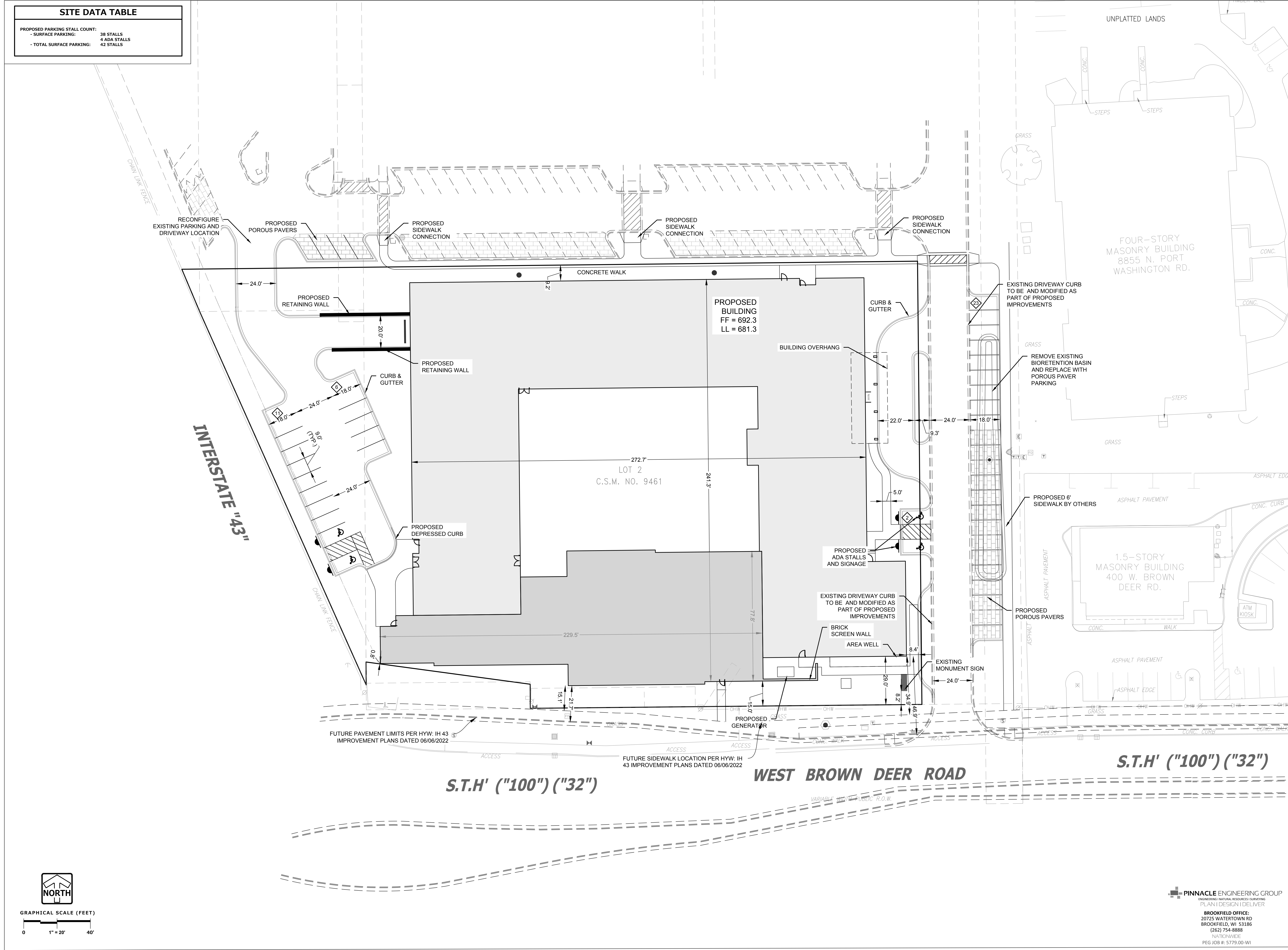
BROOKFIELD OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
NATIONWIDE
PEG JOB #: 5779.00-WI



GRAPHICAL SCALE (FEET)



SITE DATA TABLE	
PROPOSED PARKING STALL COUNT:	38 STALLS
- SURFACE PARKING:	4 ADA STALLS
- TOTAL SURFACE PARKING:	42 STALLS



MATTER DEVELOPMENT SENIOR LIVING

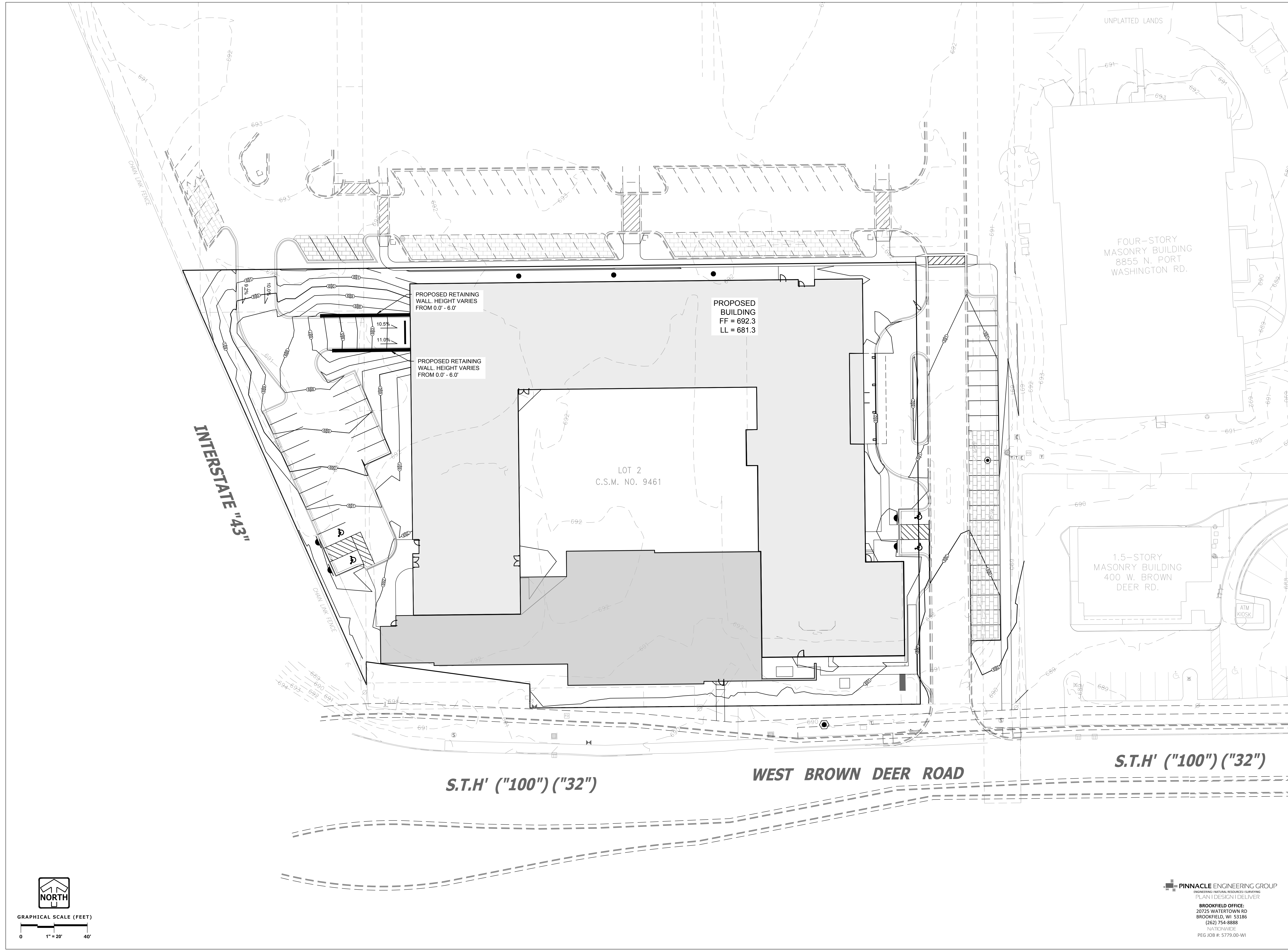
DRAWING ISSUE DATE
ISSUE 01.20.2025

PROJECT # 24.28

GRADING PLAN

C003

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S.T.H' ("100") ("32")

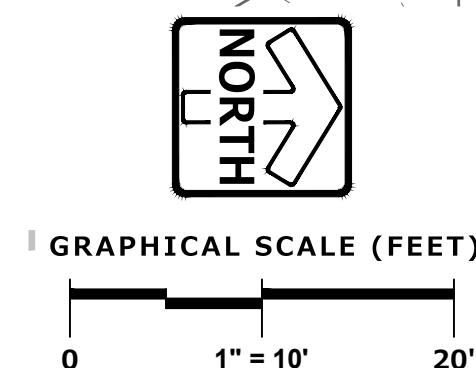
INTERSTATE "43"

PROPOSED RETAINING
WALL. HEIGHT VARIES
FROM 0.0' - 6.0'

PROPOSED RETAINING
WALL. HEIGHT VARIES
FROM 0.0' - 6.0'

SEE

SHEET C006



NOT FOR CONSTRUCTION

PINNACLE ENGINEERING GROUP
ENGINEERING | SURVEYING | DESIGN | DELIVER
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20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
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SEE

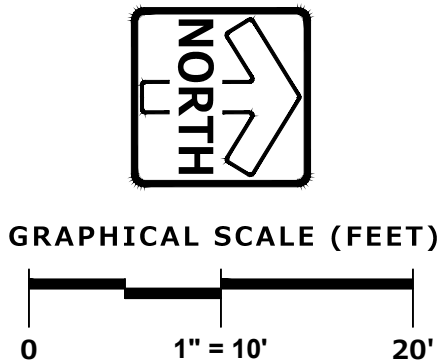
SHEET C005

LOT 2
C.S.M. NO. 9461

PROPOSED
BUILDING
FF = 692.3
LL = 681.3

3 - 6" RISERS

WEST BROWN DEER ROAD



6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

MATTER DEVELOPMENT SENIOR LIVING

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PROJECT # 24.28

PAVING PLAN - EAST

C006

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