



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655
www.ci.mequon.wi.us

LANDMARKS COMMISSION
Wednesday, April 7, 2021
6:00 PM
Via Teleconference – GoToMeeting
Agenda

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may also join the meeting online or by phone. Please go to: <https://global.gotomeeting.com/join/755546717> or join the meeting online or call into the meeting by dialing [1-877-309-2073](tel:1-877-309-2073) or access code: **755-546-717**

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Community Development Department at least 2 hours prior to the meeting by email at kheil@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS will be accepted only from members of the public who register in advance. Registration shall be made by sending an email to Landmarks Commission Liaison, Karen Heil at kheil@ci.mequon.wi.us or by leaving a message at 262-236-2924 no later than 2 hours prior to the meeting.

Reasonable accommodations will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least two hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

1. Call to Order
2. Approval of Minutes from March 19, 2019
3. Discussion and Action regarding the Certificate of Appropriateness for the proposed accessory structure located at 3330 W. Freistadt Road.

Dated: April 7, 2021

/s/ James Schaefer, Chairman

.....
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss, and / or gather information about a subject over which they have decision making responsibility, although they will not take formal action thereto at this meeting.

Any questions regarding this agenda may be directed to the Dept. of Community Development office at 262-236-2922 Monday through Friday, 8:00 a.m. – 4:30 p.m.



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Landmarks Commission

TO: Landmarks Commission
FROM: Karen Heil, Administrative Assistant
DATE:
SUBJECT: March 19, 2019 Meeting Minutes

Attachments:
minutes 3-19-19 (DOC)

**CITY OF MEQUON
WISCONSIN**

LANDMARKS COMMISSION MINUTES

Tuesday March 19, 2019 6:00 pm

1a. Roll Call.

Members Present: Schaefer, Johnson, Collyer, Rebholz, Choren
Staff Present: Paul Launer – Building Inspections Supervisor
Others:

2. Approval of meeting minutes; November 26, 2018.

Choren moved to approve meeting minutes and Rebholz seconded the motion. Voice vote, all voted aye. 5-0

3. Discussion and Action on a Certificate of Appropriateness for the proposed exterior alterations to the property at 8414 W County Line Rd.

The commission reviewed and conditionally approved the project.
Conditions are:

1. Remove 2 awning windows on East elevation

Rebholz moved to approve and Johnson seconded the motion. Voice vote, all voted aye, 5-0

4. Adjourn

Johnson moved to adjourn, 6:05 pm.
Collyer seconded the motion.
Voice vote, all voted aye. 5-0



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Office of Landmarks Commission

TO: Landmarks Commission
FROM: Karen Heil, Administrative Assistant
DATE:
SUBJECT: David & Jean Johnson - 3330 W. Freistadt Road

Attachments:

20210331115047265 (PDF)
Statement of Intent (PDF)
Pictures (PDF)
Outbuilding Rendering (PDF)
Plans (PDF)



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
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INSPECTION DIVISION

Building Permit Application

Date Issued: _____ Permit Number: B- _____
Tax Key No: _____

One & Two Family Commercial

PROJECT ADDRESS 3330 W. Freistadt Rd

Subdivision _____ Lot Number _____

Permit for replace steel pole bldg but 1/3 smaller Cost \$ 54,163.⁰⁰

Finished Square Footage under construction: 1st floor _____ 2nd floor N/A Addition N/A

Basement / Garage / Shed 56'x36' Deck / Other /

PROPERTY OWNER David + Jean Johnson

Address 3330 W. Freistadt Rd. City Mequon Zip 53092

Home Phone Number 262-242-5069 Cell Number 262-424-3483

Email Address jeandave@wi.rr.com

Is Property on City Sewer? No Zoning _____

CONTRACTOR Morton Bldg. ARCHITECT _____

Address 252 W. Adams. P.O. Box 389 City Morton, IL Zip 61550

Office Number _____ Cell Number _____

Email Address _____

State Dwelling Contractor Number _____ Expiration Date _____

State Qualifier Number _____ Expiration Date _____

City use only: <input type="checkbox"/> Tree Inspection	<input type="checkbox"/> Flow Sheet	<input type="checkbox"/> Culvert	Building Fee _____	Zoning Approval _____
Arch. Board # _____	Inspection Deposit _____	Sanitary Permit # _____	Arch. Board Fee _____	Impact Fee _____
Check # & Date _____	Total Fee _____	Check/Receipt # _____		

It is hereby agreed between the undersigned, as owner, his agent or servant, and the City of Mequon, for and in consideration of the premises and of the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the City Building Inspector, and that the work thereon will be done in accordance with the description herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the City of Mequon, and to obey any and all lawful orders of the City Building Inspector of the City of Mequon, made or issued pursuant to the provision of the Zoning ordinances of the City of Mequon.

Signature of Applicant: Jean Johnson Owner/Contractor
(If owners' signature, I acknowledge that I have read and understand the cautionary statement)

Print Name: _____ Owner/Contractor

Date: 3/5/21

CI Inspections Forms form 2/13/17 building permit

Rev. 5/20/20

Attachment: 2021033115047265 (6102 : David & Jean Johnson)



11333 N. Cedarburg Rd 60W
 Mequon, WI 53092-1930
 Phone (262) 236-2925
 Fax (262) 242-9655
mhadley@ci.mequon.wi.us

INSPECTION DIVISION

March 8, 2021

David and Jean Johnson
 3330 W Freistadt Rd
 Mequon, WI 53097

Dear David & Jean:

I am writing regarding the property you own at 3330 W. Freistadt Road and the denial of your building permit application, to construct a smaller 36' x 56' accessory structure on a portion of an existing footprint. The property is in the R-3 zoning district and listed on the Landmarks Commission and subject to their guidelines. Your desire to construct a new structure in the same area but with a different footprint now makes it subject to current zoning requirements. The proposed structure does not comply with the required 20' offset to the property line and size restrictions. Since the house does not have an attached garage, you are permitted the following under Sec 58-238(c) and that the proposed structure of 2016 sq. ft. does not meet the following:

Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area.

Any property may have, in addition to any permissible garage, one detached storage structure not exceeding one percent of the property area provided the parcel is not divisible under the current zoning classification. 1% of 1.25 acres = 544.5 square feet

Code Section 58-238(c) and 58-238(j)
 Code Section 58-416(c)

Please remember the following information if you decide to request a variance:

1. The hardship must be based on conditions unique to the property rather than considerations personal to the property owner.
2. The hardship cannot be self-created.
3. The Board of Appeals is to evaluate the hardship considering the purpose of the zoning restriction at issue.
4. A variance cannot be contrary to the public interest.
5. The property owner bears the burden of proving unnecessary hardship.

I have enclosed an application for the Board of Appeals which should be returned to the City Clerk with a check for \$215.00.

If you have any further questions, feel free to call me at 262-236-2925 during normal business hours.

Respectfully,

Mike Hadley

Mike Hadley
 Building Inspections Supervisor

cc: Pa Phouala Vang, City Planner
 City of Mequon City Clerk's Office
 Karen Heil, Inspections Coordinator

Attachment: 2021033115047265 (6102 : David & Jean Johnson)

City of Mequon
Wisconsin
Landmarks Commission Application Form
Phone: (262) 236-2904 Fax: (262) 242.9655

Location of Property: _____
3330 W. Freistadt Rd
Mequon

Owner: David & Jean Johnson

Address: 3330 W. Freistadt Rd
City: Mequon
Zip: 53092
Phone: (262) 424-3483
Fax: () email jeandave@wi.rr.com

OFFICE USE ONLY:
Tax Key #: _____
Section: _____ Range: _____ Zoning: _____
Fee Paid Date: _____ Amount: _____
Application: _____
Receipt No.: _____

Agent: _____
Address: _____
City: _____
Zip: _____
Phone: () _____
Fax: () _____

I, Jean Johnson (Owner's Signature) hereby authorize the aforementioned agent to represent my interest in this matter.

(Signature grants the City of Mequon permission to conduct reasonable and routine inspections of the property.)

DESCRIPTION OF REQUEST: replace steel pole bldg of 47'x72' w smaller 36'x56'
steel pole bldg. Original destroyed by snow/collapsed.
New bldg. to be tan w/ trim color to match trim on home

APPLICANT'S SIGNATURE: Jean Johnson DATE: 3-5-21
(Signature grants the City of Mequon permission to conduct reasonable and routine inspections of the property.)



apl_LC(08)/dlf

To Robin

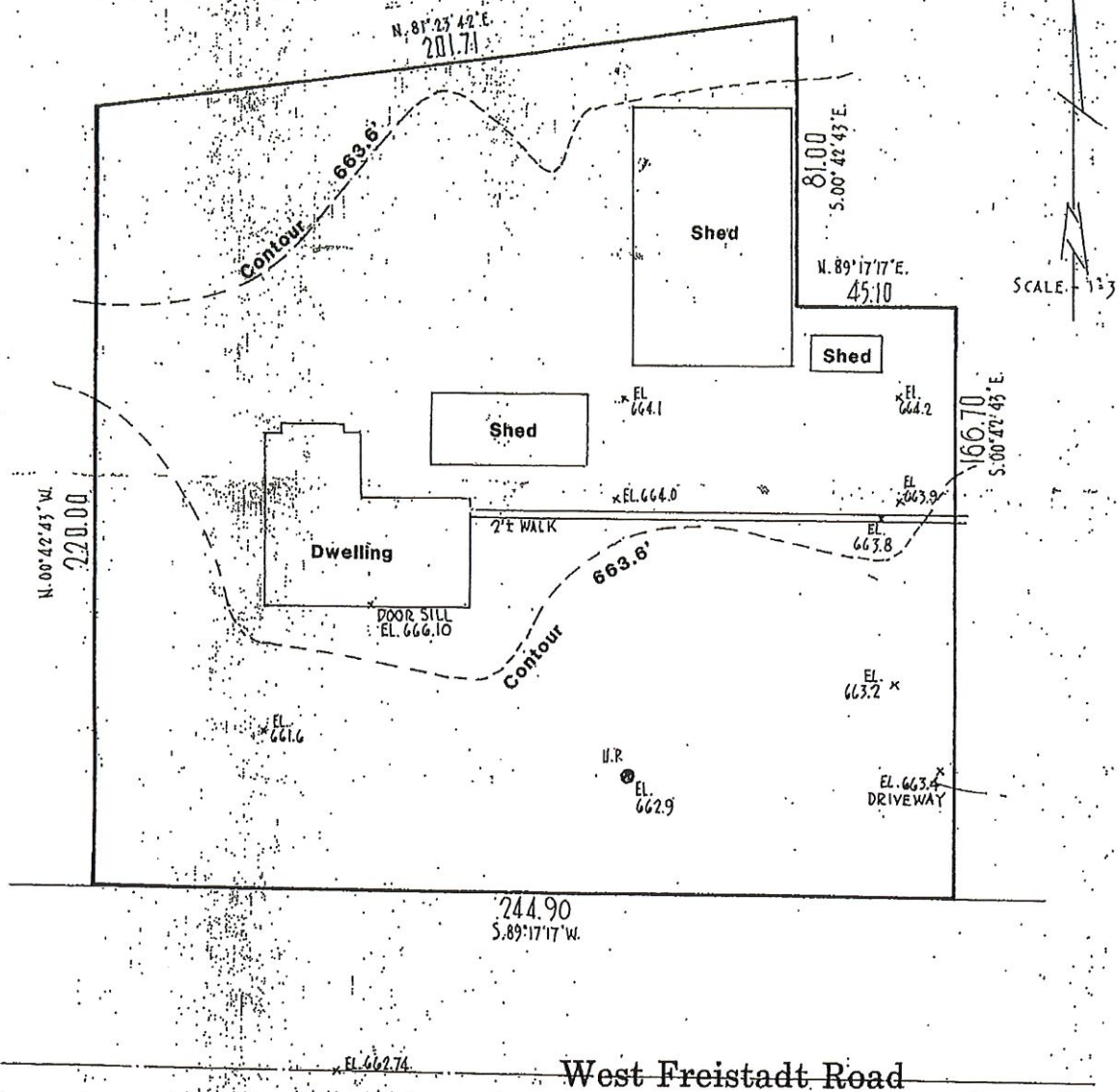
Attachment: 2021033115047265 (6102 : David & Jean Johnson)

SITE LAYOUT

3330 West Freistadt Road

City of Mequon, Ozaukee County, Wisconsin

PARCEL 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 98 IN THE NW 1/4 OF THE SE 1/4 OF SECTION 13, T 9 N, R 21 E, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.
JULY 3, 1987, JEAN JOHNSON SURVEY NO. 151661-6



100 year flood line: 663.6
Note: 1st floor of dwelling must be at least 2' above 100 year flood line



Attachment: 2021033115047265 (6102 : David & Jean Johnson)

ARCHITECTURAL BOARD STATEMENT OF INTENT

David & Jean Johnson

3330 W. Freistadt Rd. Mequon WI

We would like to replace a 50+ year old 72 ft by 45.5 ft steel pole barn that collapsed by the weight of snow with a smaller 56 ft by 36 ft steel pole barn. The original building was 1.5 ft from east lot line. New building would be within existing footprint but moved to 10 ft from east lot line. See written letter attached from "The River Club of Mequon" stating they have no problem with location of proposed shed. This is a 150 year old Mequon Landmark property. Location of the existing 150 year old smokehouse/ice house make it impossible to move farther away from lot line.

The size of the building is necessary to the upkeep of the property as much maintenance equipment is needed to keep up the property. No indoor work area is possible with a 150 year old home with an old small basement. Also, there is no garage on the property for our cars. The colors we chose are in keeping with the existing house with tan siding, dark brown roof and rust red trim, all to match existing home. We will have two cupolas on roof like there was on the barn original to the property.

This is *not* in the 100 year flood plain per topographical survey.



Attachment: Pictures (6102 : David & Jean Johnson)



Attachment: Pictures (6102 : David & Jean Johnson)



Attachment: Pictures (6102 : David & Jean Johnson)



Attachment: Pictures (6102 : David & Jean Johnson)



Attachment: Pictures (6102 : David & Jean Johnson)



Attachment: Pictures (6102 : David & Jean Johnson)



Attachment: Outbuilding Rendering (6102 : David & Jean Johnson)



Attachment: Outbuilding Rendering (6102 : David & Jean Johnson)

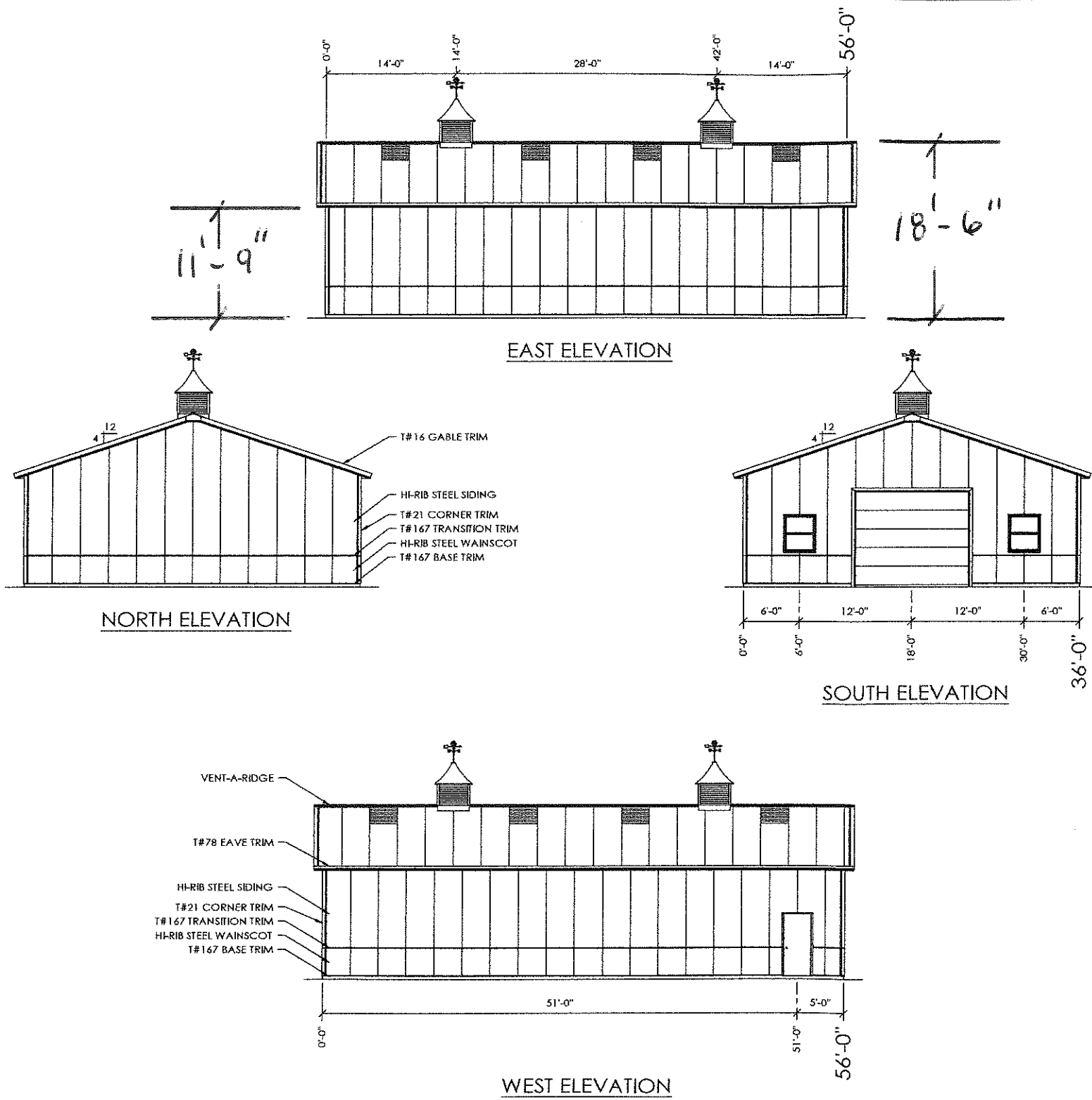
DESIGN AND EXPLANATORY NOTES

1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR AND WINDOW LOCATIONS WITH THE OWNER.

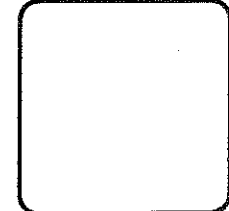
OFFICE: KONA, WI
JOB NO. 091-106915

DAVE OR JEAN JOHNSON
MEQUON, WI

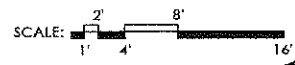
MORTON BUILDINGS, INC.
MORTON, IL 61550-0399
P.O. BOX 399
309-263-7474



DRAWN BY:	DJT
DATE:	3/12/2021
CHECKED BY:	SR
DATE:	3/18/2021
REVISED DATE:	—
REVISED DATE:	—
REVISED DATE:	—
REVISED DATE:	—




SCALE: AS NOTED
SHEET NO.
S2 OF S3

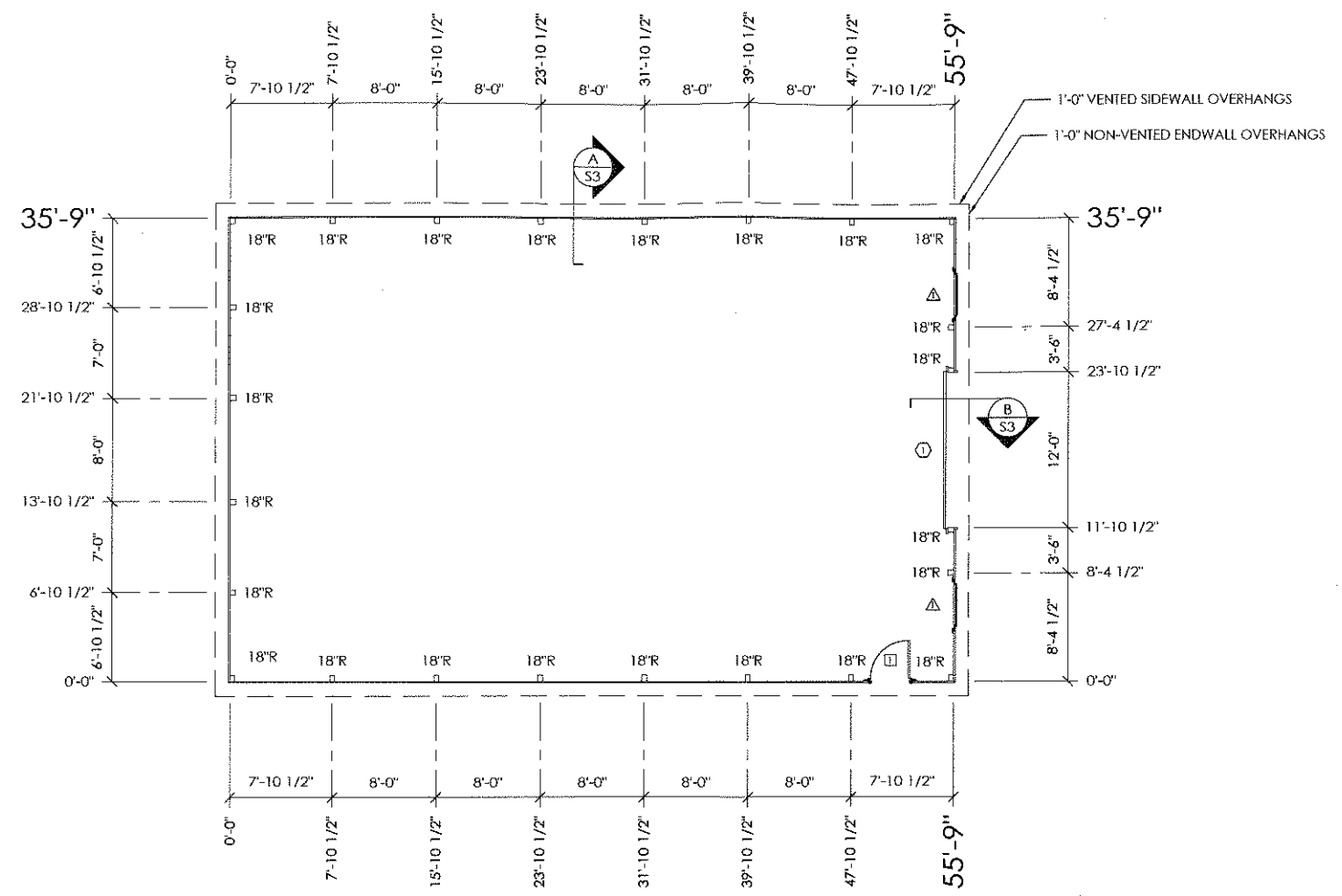


OFFICE: IXONIA, WI
 JOB NO. 091-106915

DAVE OR JEAN JOHNSON
 MEQUON, WI



MORTON BUILDINGS, INC.
 © MORTON BUILDINGS, INC. P.O. BOX 3992 MORTON, IL 61550-0399 309-263-7474

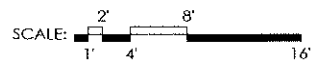
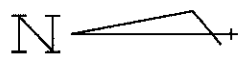


COLUMN PLAN

COLUMN PLAN LEGEND

- - 3-2x6 LAMINATED COLUMN LOCATION
- ▣ - 3068 MB910 PLAIN FLAT LEAF WALKDOOR, IN SWING, LEFT HINGE WITH LOCKSET
- △ - (2) 3440 MB SINGLE HUNG WINDOWS WITH 14"x47" OPEN LOUVERED SHUTTERS
- ⊕ - 12'-2"x10'-1" OVERHEAD DOOR
- 36' 3090 R.C. TRUSS @ 8'-0" O.C. TYPICAL
- CONTINUOUS 2x4 LOWER CHORD TRUSS TIES AND 2x6 DIAGONAL END BRACES APPROXIMATELY 7'-0", 8'-0" O.C. TYPICAL
- (8) 3065 SKYLITES (VERIFY LOCATION)
- (2) 3'-6"x3'-6" NON-FUNCTIONAL CUPOLA WITH 'M' 30" WEATHERVANE
- 18"R - 18" DIAMETER FOOTING WITH 8" THICK MINIMUM READY-MIX CONCRETE BELOW BOTTOM OF LOWER COLUMN WITH ADDITIONAL READY-MIX TO TOP OF 218M STILT (9"x). PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.

ROUGH OPENING SCHEDULE		
UNIT SYMBOL FROM LEGEND	WIDTH	HEIGHT
▣	37 3/4"	81"
△	40 1/4"	48 1/4"



36'-0" DIAGONAL DIMENSION = 66'-2 3/4"

CONSTRUCTION PLANS

THIS IS A FINAL SET OF CONSTRUCTION DRAWINGS. ALL ALTERATIONS TO THESE PLANS MUST BE ACKNOWLEDGED BY A CHANGE ORDER.

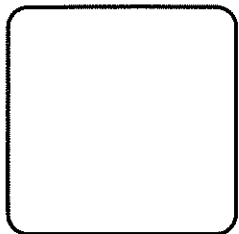
ESTIMATOR'S SIGNATURE _____

FIRST CONTACT: _____ ESTIMATOR _____ PHONE EXTENSION _____

SECOND CONTACT: _____ ESTIMATOR _____ PHONE EXTENSION _____

DATE PLANS SENT _____

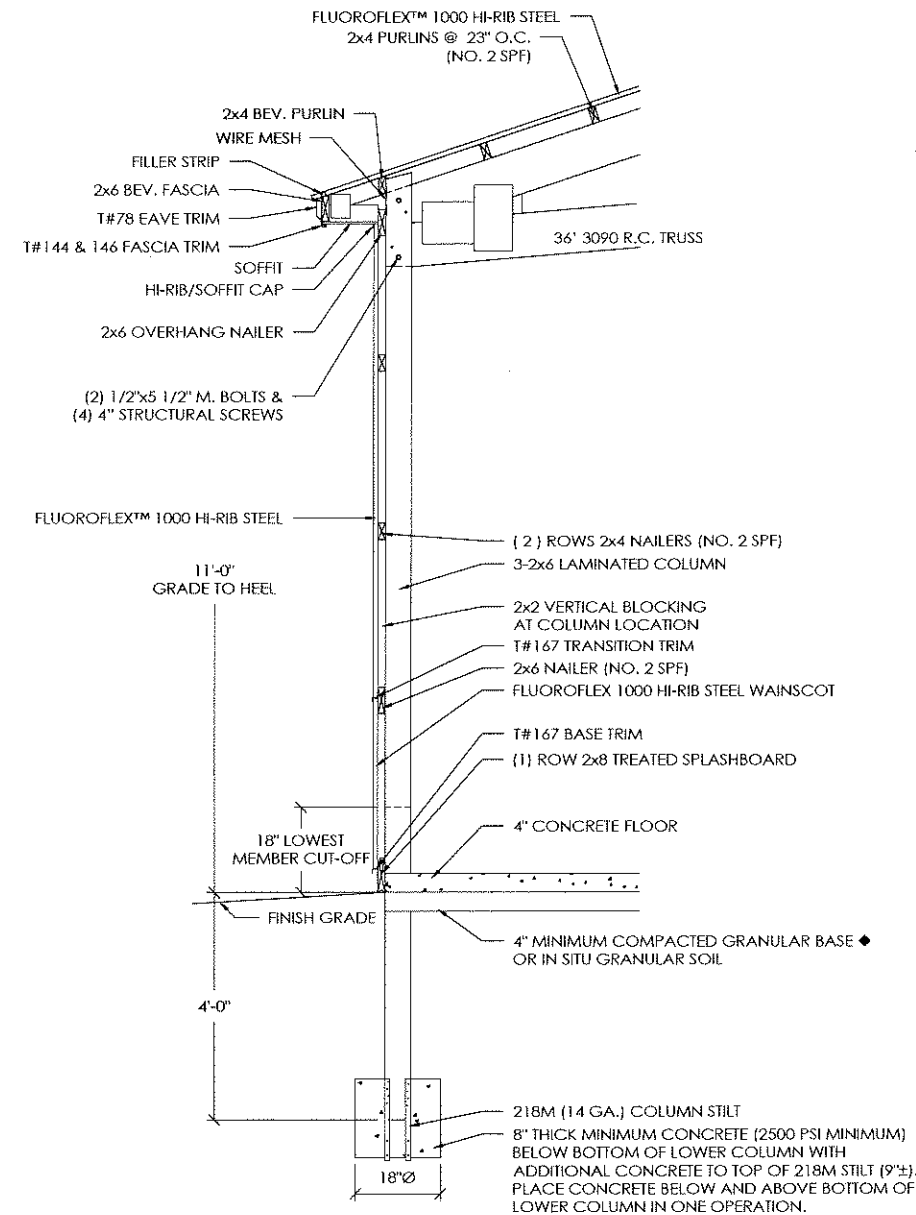
DRAWN BY:	DJT
DATE:	3/12/2021
CHECKED BY:	SR
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REVISED DATE:	---
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REVISED DATE:	---



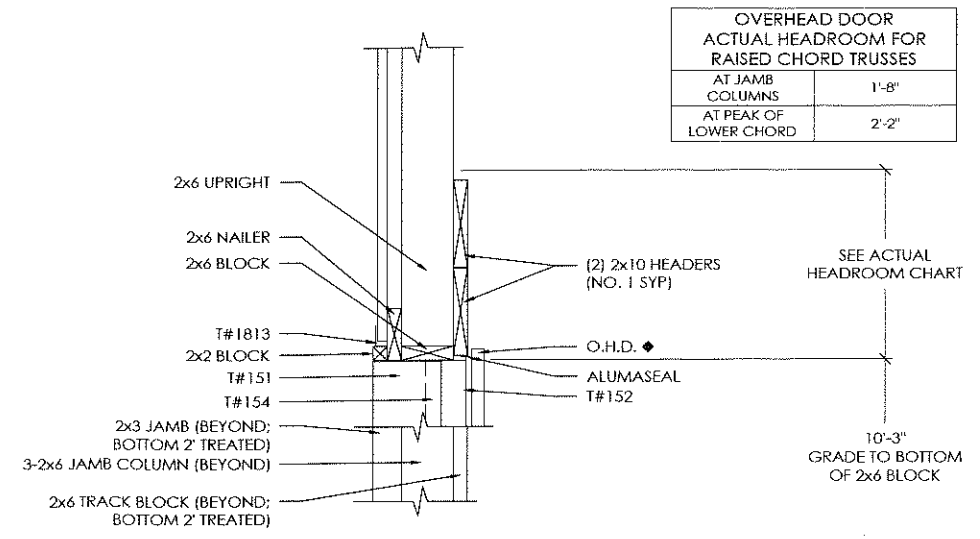
SCALE: AS NOTED
 SHEET NO. S1 OF S3

DESIGN AND EXPLANATORY NOTES

1.) ♦ THE PRECEDING SYMBOL IDENTIFIES ITEMS THROUGHOUT THE PLANS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.



SIDEWALL SECTION A
SCALE: 1/2" = 1'-0"



OVERHEAD DOOR ACTUAL HEADROOM FOR RAISED CHORD TRUSSES	
AT JAMB COLUMNS	1'-8"
AT PEAK OF LOWER CHORD	2'-2"

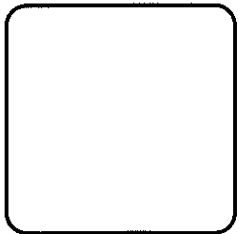
OHD HEADER SECTION B
SCALE: 1" = 1'-0"

OFFICE: IXONIA, WI
JOB NO. 091-106915

DAVE OR JEAN JOHNSON
MEQUON, WI

MORTON BUILDINGS, INC.
309-263-7474
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SCALE: AS NOTED
SHEET NO. S3 OF S3