



11333 N. Cedarburg Road
Mequon, WI 53092
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www.ci.mequon.wi.us

Department of Community Development

PLANNING COMMISSION
Ad Hoc Port Washington Road Design Standards Committee
Tuesday, August 9, 2022
3:00 PM
Virtual Meeting
Agenda

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 join the meeting online or by phone. Please go to <https://global.gotomeeting.com/join/885171437> to join the meeting online or call into the meeting by dialing [1 866 899 4679](tel:18668994679) and enter access code 885-171-437.

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Department of Community Development at least 2 hours prior to the meeting by email at DCD1@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 at DCD1@ci.mequon.wi.us or by leaving a message at 262.236.2903 no later than 2 hours prior to the meeting.

- 1. Call to Order**
- 2. Port Washington Road Streetscape Concept Plan**
- 3. Adjourn**

Dated: August 5, 2022

/s/ John Wirth, Chair

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.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Department of Community Development's Office at 262-236-2904, Monday through Friday, 8:00 AM – 4:30 PM



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www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: Kim Tollefson, Director of Community Development
DATE: August 9, 2022
SUBJECT: Port Washington Road Streetscape Concept Plan

Background

Harwood Engineering Consultants, specifically Luke Haas, Director of Landscape Architecture, serves as the City's consultant to develop streetscaping features for the Port Washington Road commercial corridor from Mequon Road to Zedler Lane. Please find attached varying concepts applied to the corridor ranging from low to high level design concepts for implementation. Mr. Haas will be present to introduce the concepts and discuss with the committee members the design options in context with the site conditions. Please note that the terrace areas will be considered after the Committee agrees on the overall concept. There are challenges for implementation within the terrace area, which will be further discussed at the meeting.

Analysis

City staff members including Planning, City Forestry and Department of Public Works, also reviewed the design concepts and have the following points for consideration by the committee:

- Mulch is preferred over stone in medians due to long term maintenance, replacement and cost.
- Planting edges and grassy lawn are favorable options. The minimum lawn width for grassy areas in medians is 72" due to equipment and snow storage.
- Tree groves are a preferred design concept given the year round visual impact during and the ability to visually narrow of road, even for the motorist, due to the canopy cover. The canopy also reduces the urban heat island, providing an environmental benefit but also creates an area below conducive to additional plantings along the edge.
- Planting edges and tree grooves or street trees could be duplicated in some locations along the street edge and sidewalks.
- A poured color concrete is preferred over a paver system due to settling and long term maintenance.
- The use of art, banners and pots/planters to supplement gateway signage or gateway hardscape features will provide an opportunity for seasonal interest at the most visible and noticed locations.
- In ground or up lighting within the medians for tree groves and native planting may be preferred over bollards due to potential damaged by equipment and snow cover from plowing.
- Pedestrian scaled light fixtures to create consistency and a rhythm is recommended.
- Any rolling/tiered topography in medians should be treated with mulch, prairie drop seed or stone outcropping (lannon) due to maintenance.
- Pedestrian crossing should be enhanced and clear at signalized, and other priority intersections if safe crossing conditions can be accomplished. This may be challenging at midblock locations.
- Any fencing or wall structure within medians should run parallel to the roadway and should be accompanied by landscaping and trees groves.

- Gabian walls within medians with some local aesthetic added to its design may be an appropriate design option if a level of sophistication can be achieved.

Staff Summary

Please review the materials, consider design features and prepare to direct staff and the consultant on which concepts to further development. The City contract calls for the consultant to return to the committee for one additional design meeting.

Attachments:

Mequon, City of, Public Improvements, - Ad Hoc Review (PDF)



TID #4 and #5 Public Improvements
Design Services for
Port Washington Road
Streetscaping

Attachment: Mequon, City of, Public Improvements, - Ad Hoc

Site Analysis
&
Concept Review



Analysis



Character of Mequon

- Monument Signs
- City Hall
- Public Market
- Mequon Road

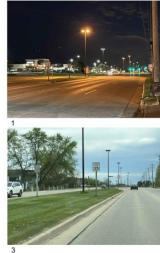
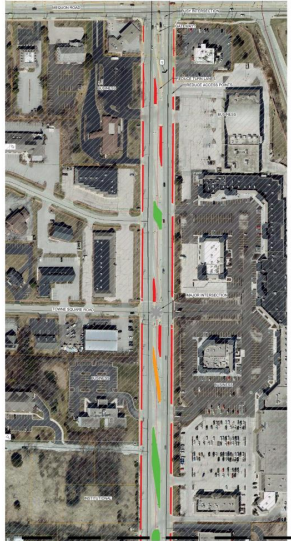
Analysis



Existing Conditions

- Generally narrow terraces
- Utility poles along west side
- Large medians
- Tall commercial grade light poles
- Limited pedestrian traffic through corridor
- Abundance of street signage
- Mostly business, some residential

Analysis



North Section:

- Mequon Road, large and busy intersection
- Reduce turn lanes, central access points to businesses
- Monument or gateway entry to corridor would be difficult
- Intersection node
- Narrow terraces, no trees existing
- Minimal Greenspace
- Brick retail signs

Pedestrian Level:

- Pedestrian Connections? Is this a pedestrian corridor? Does the City want it to be pedestrian oriented?
- No connections to bike paths, minimal connections to residential neighborhoods
- Not comfortable to walk down sidewalks on North end
- Connections to Big Box Retail?



Mid North Section:

- Start of residential
- Best location for pedestrian connections
- Larger terraces on east side with trees
- Large Medians
- Expensive Sherris parking lot
- Brick columns and wood fence along frontage adjacent to The Apple Orchard

General:

- Multiple street signs in the medians and terraces, possibly reduce
- Large tall commercial grade light poles
- Utility poles and wires running along entire west side of corridor
- Mostly Business, some Residential



Port Washington Road, Mequon
Corridor Analysis - North
2022-08-04



Mid South Section:

- Intersection node
- Motel and Hotel
- Residential behind businesses
- Larger terraces east side with trees
- Different types of light poles

Pedestrian Level:

- Pedestrian Connections? Is this a pedestrian corridor? Does the City want it to be pedestrian oriented?
- No connections to bike paths, minimal connections to residential neighborhoods
- Not comfortable to walk down sidewalks on North end
- Connections to Big Box Retail?



South Section:

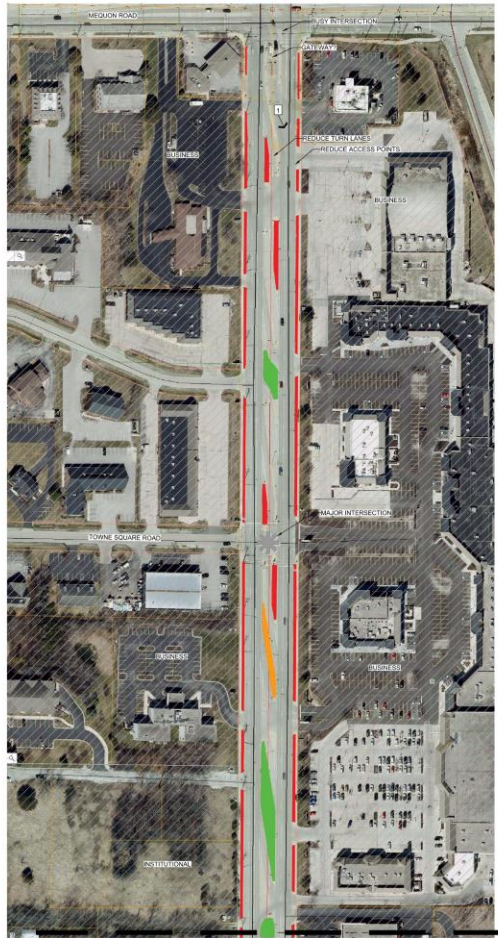
- Intersection node
- Less dense area
- Residential behind businesses
- Larger terraces west side with ornamental trees
- Large medians
- Undeveloped area

General:

- Multiple street signs in the medians and terraces, possibly reduce
- Large tall commercial grade light poles
- Utility poles and wires running along entire west side of corridor
- Mostly business, some residential



Port Washington Road, Mequon
Corridor Analysis - South
2022-08-04



North Section:

- Mequon Road, large and busy intersection
- Reduce turn lanes, central access points to businesses
- Monument or gateway entry to corridor would be difficult
- Intersection node
- Narrow terraces, no trees existing
- Minimal Greenspace
- Brick retail signs

Pedestrian Level:

- Pedestrian Connections? Is this a pedestrian corridor? Does the City want it to be pedestrian oriented?
- No connections to bike paths, minimal connections to residential neighborhoods
- Not comfortable to walk down sidewalks on North end
- Connections to Big Box Retail?

Mid North Section:

- Start of residential
- Best location for pedestrian connections
- Larger terraces on east side with trees
- Large Medians
- Expansive Steins parking lot
- Brick columns and wood fence along frontage adjacent to The Apple Orchard

General:

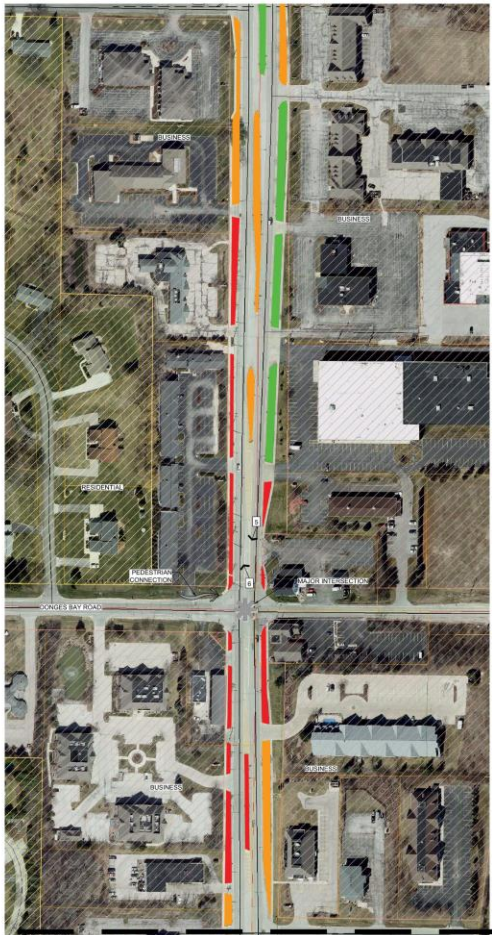
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- Utility poles and wires running along entire west side of corridor
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Harwood
Engineering
Consultants

Attachment: Mequon, City of, Public Improvements, - Ad Hoc



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7



8

Mid South Section:

- Intersection node
- Motel and Hotel
- Residential behind businesses
- Larger terraces east side with trees
- Different types of light poles

Pedestrian Level:

- Pedestrian Connections? Is this a pedestrian corridor? Does the City want it to be pedestrian oriented?
- No connections to bike paths, minimal connections to residential neighborhoods.
- Not comfortable to walk down sidewalks on North end.
- Connections to Big Box Retail?

South Section:

- Intersection node
- Less dense area
- Residential behind businesses
- Larger terraces west side with ornamental trees
- Large medians
- Undeveloped area

General:

- Multiple street signs in the medians and terraces, possibly reduce
- Large tall commercial grade light poles
- Utility poles and wires running along entire west side of corridor
- Mostly business, some residential



Ideas



Design Elements - Low

- **Tree Groves (Aspen)**
- Planting Edge (Grasses/Spiraea)
- Paver Edge
- Pots / Planters
- Landscaped (Natural)

Ideas



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Design Elements - Low

- Tree Groves (Aspen)
- Planting Edge (Grasses/Spiraea)
- Paver Edge
- Pots / Planters
- **Landscaped (Natural)**

Ideas



Design Elements - Mid

- **New Pole Lights (Pedestrian Scale)**
- Low Lighted Bollards (Rhythm)
- Art / Banners
- Rolling Topography

Ideas



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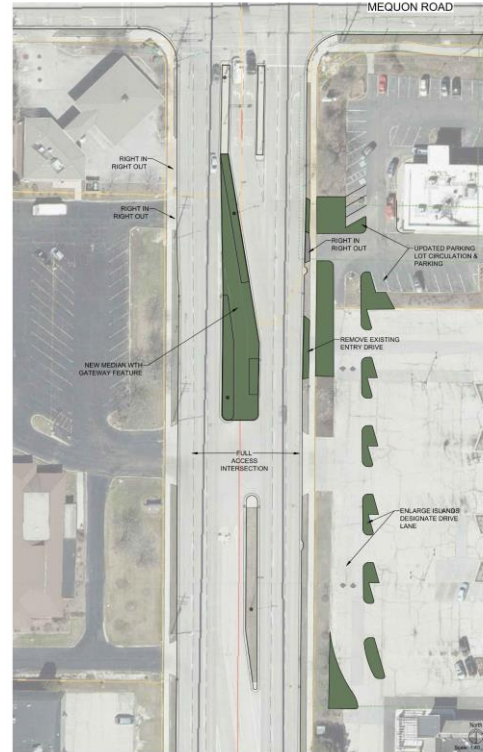
Ideas



Design Elements - High

- **Corridor Name**
- **Gateways at North, South and Donges Bay Road (City The)**
- Pedestrian Connections to Businesses
- Low Ornamental Fencing
- Decorative Pavement at Intersection Nodes
- Walls

Ideas



Design Elements - High

- Corridor Name
- Gateways at North, South and Donges Bay Road (City Theme)
- Pedestrian Connections to Businesses
- Low Ornamental Fencing
- Decorative Pavement at Intersection Nodes
- Walls

Ideas



Design Elements - High

- Corridor Name
- Gateways at North, South c
Donges Bay Road (City The)
- **Pedestrian Connections to Businesses**
- Low Ornamental Fencing
- Decorative Pavement at Intersection Nodes
- Walls

Ideas



Design Elements - High

- Corridor Name
- Gateways at North, South and Dongs Bay Road (City Theater)
- Pedestrian Connections to Businesses
- **Low Ornamental Fencing**
- Decorative Pavement at Intersection Nodes
- Walls

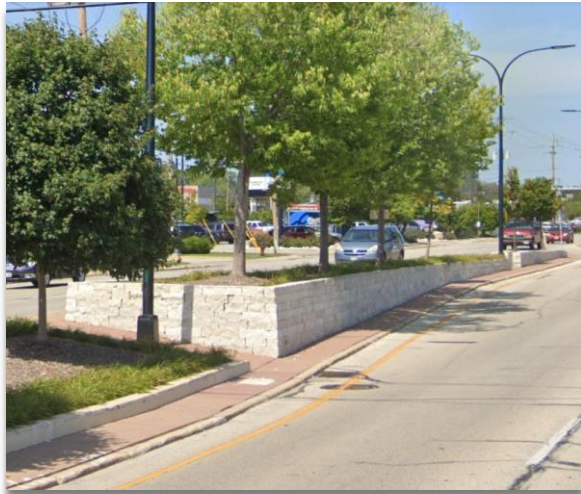
Ideas



Design Elements - High

- Corridor Name
- Gateways at North, South and East Danges Bay Road (City Theme)
- Pedestrian Connections to Businesses
- Low Ornamental Fencing
- **Decorative Pavement at Intersection Nodes**
- Walls

Ideas



Design Elements - High

- Corridor Name
- Gateways at North, South and Dongs Bay Road (City Theater)
- Pedestrian Connections to Businesses
- Low Ornamental Fencing
- Decorative Pavement at Intersection Nodes
- **Walls**

Ideas



Design Elements - High

- Corridor Name
- Gateways at North, South of Dongs Bay Road (City Theme)
- Pedestrian Connections to Businesses
- Low Ornamental Fencing
- Decorative Pavement at Intersection Nodes
- **Walls**

Project Approach + Scope



Project Vision

- Kickoff Meeting
- Determine Goals and Objectives
- Discuss Existing Corridor
- Understand Current and Future Needs

Site Analysis

- Conduct Analysis of Base Information
- Site Observations
- Data Collection

Design Development

- Summarize Data Collection for Purposes of Design
- Design Concepts (3)

Final Design

- Final Streetscape Design
- Presentation
- Cost Estimate

Next Steps

Attachment: Mequon, City of, Public Improvements, - Ad Hoc