



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

**PLANNING COMMISSION
Regular Meeting
Monday, January 14, 2019
6:00 PM
Christine Nuernberg Hall**

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from December 3, 2018

2) Consent

- a) P2 Development for RKC Limited Partnership. The applicant is seeking fill permit approval to excavate the foundation at 11124 N. Industrial Drive and to fill the lots at 11127 and 11050 N. Industrial Drive and 6209 W. Mequon Road (Foxtown Development).
- b) Stantec for Bill Arpe. The applicant is seeking fill permit approval for landscape pond extension (5.6. acres) and fill of cut areas (20 acres) for the property located at 4550 W. Highland Road.
- c) Chaput Land Surveys for Bill Arpe. The applicant is seeking certified survey map approval for a 3-lot land division for the property located at 4550 W. Highland and the parcel to the immediate west.
- d) First Weber Inc. for James & Catherine Hurlb. The applicant is seeking certified survey map approval for a 2-lot land division for the property located at 12501 N. Lake Shore Drive and parcels to the west and north.
- e) Robert Bach for Fox Yard, LLC & FT1, LLC. The applicant is seeking certified survey map approval for a 2-lot land division for the properties located at 6209 W. Mequon Road and 11124 N. Industrial Drive (Foxtown Development).
- f) Dawn & Jason Moll. The applicant is seeking setback waiver approval to allow for an addition to an existing dwelling for the property located at 12000 W. Highland Road.
- g) Walter Buildings for Scott Ernst. The applicant is seeking approval for an accessory structure greater than 1,000 sq. ft. to allow for a 7,2000 sq. ft. cold storage machine shed for property located at 13101 N. Wauwatosa Road.

3) Regular Business / Public Hearing

- a) CSD for Carlson Tool. The applicant is seeking conditional use grant and building and site plan amendment approval for a 36,355 sq. ft. expansion to the industrial facility for the property located at 5545 West Pioneer Road.
- b) Boulder Venture for Associated Bank. The applicant is seeking building and site plan, conditional use grant sign waiver approval for a proposed two-story, 7,600 sq. ft. financial institution for the property located at 11223 N. Port Washington Road.

4) Regular Business

- a) Froze Design Build, Inc. for Betsey & Jay Woody. The applicant is seeking approval to remove an existing Planning Commission imposed ravine setback to allow for the expansion of an existing home for the property located at 616 E. Juniper Lane.
- b) Gene Shikhman. The applicant is seeking specimen tree removal approval to remove four trees from the property located at 10249 N. Wildwood Court (Lot 6).

5) Policy

- a) An Ordinance Amending Chapter 58 Zoning Code as it relates to Permitted Uses in the B-5 Zoning District to allow specialty trade contractors or building service providers.
- b) An Ordinance Amending Chapter 58, Zoning Code, to Rezone the Property Located at 4828 W. Donges Bay Road from B-3 (Office & Service) with Floodway and Flood Fringe to NC (Neighborhood Commercial) with a PUD (Planned Unit Development) with Floodway and Flood Fringe and Amending the City's Land Use Plan Map from Residential 1 - 1.5 Acres to Neighborhood Commercial

6) Announcements

The next meeting is Monday, February 11, 2019 at 6:00 p.m.

7) Adjourn

Dated: January 14, 2019

/s/ Dan Abendroth, 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.

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



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: January 14, 2019
SUBJECT: PLANNING COMMISSION MEETING MINUTES

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of December 3, 2018 for your review.

Attachments:
12.03.18 DRAFT Minutes (DOC)



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Department of Community Development
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PLANNING COMMISSION
Regular Meeting
Monday, December 3, 2018
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chairman Dan Abendroth
Alternate Stephanie Hawley
Commissioner Rick Lemke
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Alternate Alderman John Wirth

a) Approval of Minutes from November 12, 2018

Action

Ald. Wirth made a motion to approve the November 12, 2018 minutes.
Commissioner Hawley seconded the motion.
Voice vote was taken; vote passed (6-0)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Wirth, Alternate Alderman
SECONDER:	Stephanie Hawley, Alternate
AYES:	Abendroth, Hawley, Lemke, J. Schaefer, R. Schaefer, Wirth
ABSENT:	Choren, Parrish, Stoker

2) Consent

- a) Craig Cassel and Melinda Francois. The applicant is seeking certified survey map for one-lot land division for the property located at 2707 W. Cassel Lane.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: John Wirth, Alternate Alderman
SECONDER: Stephanie Hawley, Alternate
AYES: Abendroth, Hawley, Lemke, J. Schaefer, R. Schaefer, Wirth
ABSENT: Choren, Parrish, Stoker

- b) FT2, LLC. The applicant is seeking certified survey map approval for the reconfiguration of two existing lots for the properties located at 11050 N. Industrial Drive and the parcel to the north (Foxtown Development).

Action

Ald. Wirth made a motion to approve the two consent items.

Commissioner Hawley seconded the motion.

Voice vote was taken; vote passed (6-0)

RESULT: **APPROVED [UNANIMOUS]**
MOVER: John Wirth, Alternate Alderman
SECONDER: Stephanie Hawley, Alternate
AYES: Abendroth, Hawley, Lemke, J. Schaefer, R. Schaefer, Wirth
ABSENT: Choren, Parrish, Stoker

3) Regular Business

- a) Hillcrest Builders for Filinger Family Trust. The applicant is seeking preliminary plat, development agreement and open space plan approval for a 13-lot single-family subdivision located at the corner of Bonniwell and Riverland Roads (Riverland Estates).

Planner Vang stated that the preliminary plat is for a 13-lot subdivision. There is an open space plan submitted for approval. It includes a preservation of a wooded area and an area reserved for spruce farming. The southwest corner is an area for gardens or an orchard and the buffer along River Road will remain natural. As a condition of the rezoning, staff will recommend a pedestrian walking trail which shall be compact gravel and unpaved. The open space plan does not currently show a pedestrian trail but the applicant has stated that he is willing to work with the neighboring subdivision to the west to agree on an appropriate location. Staff's recommendation is that the path start at the public road and continue towards the southwest section and end at the west property line. The trail shall be maintained by the Homeowners Association.

Asst. Eng. Henk stated that the Development Agreement is the standard format but there are two items that the developer has asked to have incorporated:

1. 10% increase in volume required for storm water management facilities.
2. Two model homes will be allowed prior to final plat.

Staff is supportive of both of these requests.

The applicant, Paul Apfelbach, confirmed his commitment to install the pedestrian walking trail as recommended and to work with Hidden Farms to get it done correctly.

Action

Ald. Wirth made a motion to approve the item including the two revisions to the development agreement.

Commissioner Jim Schaefer seconded the motion.

Voice vote was taken; vote passed (6-0)

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	John Wirth, Alternate Alderman
SECONDER:	James Schaefer, Commissioner
AYES:	Abendroth, Hawley, Lemke, J. Schaefer, R. Schaefer, Wirth
ABSENT:	Choren, Parrish, Stoker

- b) Dan Dommer for Ozaukee Country Club. The applicant is seeking building and site plan approval to allow for a 5,280 square foot accessory storage structure for golf equipment for the property located at 10823-11101 N. River Road (Ozaukee Country Club).

Asst. Dir. Zader stated that due to the large site, he did receive calls asking for the exact location of the proposed accessory structure. It will be located in the northwest corner of the property off of Mequon Road. The applicant met with adjacent neighbors and they are supportive of this project.

A new rendering was handed out at the meeting showing the visibility from the neighbors' properties.

Staff is recommending that all additional trees be added to provide as much buffering as possible. Included in the staff report are building changes which include roof overhangs on both gable and side elevations.

The applicant, Dan Domner and John Kruse, agreed to make all the recommended changes.

Action

Ald. Wirth made a motion to approve the items subject to the conditions in the staff report.

Commissioner Jim Schaefer seconded the motion.

Voice vote was taken; vote passed (6-0)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Wirth, Alternate Alderman
SECONDER:	James Schaefer, Commissioner
AYES:	Abendroth, Hawley, Lemke, J. Schaefer, R. Schaefer, Wirth
ABSENT:	Choren, Parrish, Stoker

- c) Tom Zabjek for P2 Development. The applicant is seeking rezoning recommendation approval to amend the PUD to increase the number of homes allowed from 21 to 23 for the properties located at 6209 and 6211 W. Mequon Road and 11124, 11127 and 11050 N. Industrial Drive.

Asst. Dir. Zader stated that this item is for the proposed pocket homes to be located on the east side of the Foxtown Development site. At the time of the original PUD rezoning, there was a text amendment to allow for single family dwellings in the TC zoning district. A few criteria were added including a 36-foot minimum lot width size for all frontage lots with garages attached to the principal unit. The applicant is proposing two additional homes with a reduced lot width size of 30.5 ft. The new proposed layout addresses the side yard setback issue with the units being shifted to the west and achieving more separation between buildings.

On the original plan, all the garages were shown as attached. The applicant is asking for flexibility regarding the garages and the option for some to be detached. Staff recommends that no more than 60% of the total number of units have detached garages. Staff is supportive of the request for two additional homes (from 21 to 23)

The applicant, Tom Zabjek, stated that the additional two homes enhance the overall development and helps to create a neighborhood. The option to have some detached garages creates a backyard, greater fenestration and more character.

There was some discussion regarding the value of the product with attached vs. detached garages.

Action

Ald. Wirth made a motion to approve the item omitting staff report condition #3.

Commissioner Lemke seconded the motion.

Voice vote was taken; vote passed (6-0)

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	John Wirth, Alternate Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Abendroth, Hawley, Lemke, J. Schaefer, R. Schaefer, Wirth
ABSENT:	Choren, Parrish, Stoker

4) Policy

a) An Ordinance Authorizing Regulatory Amendments as Measures for the 2018 Development Moratorium for the Donges Bay and Cedarburg Road Neighborhood Commercial Node.

Director Tollefson stated that a moratorium established by the Common Council in April 2018 and she has been working on it for several months. During that time there have been updates to Planning Commission and the Public Welfare Committee. She has met with all but four of the property owners in the moratorium area. There is a high level of consensus from the property owners regarding the neighborhood uses and they are supportive of the overall goals communicated by staff.

A new zoning district, Neighborhood Commercial, is proposed for the area. This creates an opportunity to capture new retail and services that are more compatible to commuter traffic with a distinct level of intensity which differs from the Town Center zoning. A draft form of the chart with the permitted uses is included in the Planning Commission packet.

Of the 29 properties included in the study area, staff recommends a zoning change for 13 properties. The majority of these properties are currently zoned B-2.

Due to a 123% increase in public safety calls to this neighborhood from 2015 -2017, the Police Department will require digital security systems on-site for all commercial businesses.

There is one property located at 4828 W. Donges Bay Road in which the property owner and staff are in disagreement regarding the proposed zoning. It is currently zoned B-3, contains a single-family home, a 5,000 sq.ft. accessory structure and is used as a single-family home. It was not disclosed during the one-on-one meeting between the property owner and staff that there are three businesses operating at this site nor is there record of these businesses being permitted by the City.

Staff recommends rezoning the property to R-4 (3/4 acre single-family). The owner prefers to maintain commercial zoning. The owner has previously presented a proposal for a youth camp at the property but the operations were speculative at the time of presentation. That type of business would only be permitted in a P-1 (Park District) zoning. Properties to the south of this location are zoned single-family or are being rezoned to single-family. The goal is to reduce the number of non-conforming properties as a result of this study.

There was discussion among the Commissioners regarding the property located at 4828 W. Donges Bay Road. There has also been public feedback from the community across the river regarding their concern about what commercial use may be allowed at this property as it directly affects them. The owner was not able to attend the meeting and the feeling of the Commission is to hear directly from the property owner regarding the zoning change.

Staff will evaluate the results of the market analysis research conducted on this area in hopes of creating opportunities for an economic tool to encourage redevelopment in this area.

Staff recommends the approval of the rezoning of the 13 sites as well as the Chapter 14 ordinance text amendment related to public safety and security which when then be forwarded to the Common Council.

Simultaneously, Planning Commission will be asked to approve the termination of the moratorium which will be also be forward to the Common Council in January for final action.

Action

Ald. Wirth made a motion to approve the zoning map as proposal and to separate out the 4828 W. Donges Bay property.

Commissioner Lemke seconded the motion.

A roll call vote was taken; vote passed (6-0)

Action

Ald. Wirth made a motion to approve the zoning change for 4828 W. Donges Bay to the new proposed Neighborhood Commercial district zoning.

Commissioner Lemke seconded the motion.

A roll call vote was taken; vote failed (3-3, No: Mayor Abendroth, Jim Schaefer, Becky Schaefer)

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Rick Lemke, John Wirth
AYES:	Abendroth, Hawley, Lemke, J. Schaefer, R. Schaefer, Wirth
ABSENT:	Choren, Parrish, Stoker

- b) An Ordinance Authorizing Termination of the 2018 Development Moratorium for the Donges Bay and Cedarburg Road Neighborhood Commercial Node Established by Ordinance 2018-1517 approved by the Common Council on April 10, 2018.

Action

Ald. Wirth made a motion to terminate the moratorium subject to the final zoning decision regarding 4828 W. Donges Bay.

Commissioner Lemke seconded the motion.

A voice vote was taken; vote passed (6-0)

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Rick Lemke, John Wirth
AYES:	Abendroth, Hawley, Lemke, J. Schaefer, R. Schaefer, Wirth
ABSENT:	Choren, Parrish, Stoker

5) Announcements

The next Planning Commission meeting is Monday, January 14, 2019 at 6:00 pm.

6) Adjourn

Action

Ald. Wirth made a motion to adjourn.

Commissioner Jim Schaefer seconded the motion.

A voice vote was taken; vote passed (6-0)

Meeting adjourned at 6:55 pm.

Respectfully Submitted,

Jac Zader



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
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Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: BRIDGET HENK, ASSISTANT CITY ENGINEER
DATE: January 14, 2019
SUBJECT: P2 Development for RKC Limited Partnership. The applicant is seeking fill permit approval to excavate the foundation at 11124 N. Industrial Drive and to fill the lots at 11127 and 11050 N. Industrial Drive and 6209 W. Mequon Road (Foxtown Development).

Applicant:	RKC Limited Partnership
Status of Applicant:	Owner
Requested:	Minor Request - Fill Permit
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Land Use Plan:	Town Center
Lot size:	14.51 acres
Location:	11124, 11127, 11050 N. Industrial Drive & 6209 W. Mequon Road
Tax Keys:	#14-027-01-010.00, #14-027-01-013.00, #14-027-01-001.00, #14-027-01-021.00
District:	#1

Background:

The applicant requests Planning Commission approval of a minor request to fill in excess of 1,000 cubic yards to haul in and deposit fill material for the mass grading for commercial development on the east side of Industrial Drive. The fill material is excavation spoils from the foundation of the Foxtown Commons Apartments at 11127 N. Industrial Drive, which is directly to the west of the proposed development. A grading plan was submitted with the application. The application requests 4,500 cubic yards of fill to be permitted.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

The existing site infrastructure and buildings on the east side of Industrial Drive are in the process of being demolished. The fill is proposed to be placed at the completion of the demolition in preparation for proposed commercial development. The proposed development has not received building and site plan approval from the Planning Commission; however, the master grading as proposed allows for future Planning Commission feedback on the proposed development and allows the developer to move forward with the excavation of the foundation for the Foxtown Commons Apartments.

Industrial Drive is proposed to be reconstructed in Spring of 2019. The fill shall be placed prior to the construction of Industrial Drive to allow for utility relocations. No fill shall be trucked after the placement of binder on Industrial Drive without a road bond. A traffic management

plan is required in lieu of a haul route. The traffic management plan shall identify the need for flaggers, advance warning signs, etc. as the fill is being relocated. Industrial Drive cannot be closed to accommodate fill operations.

The site proposes a disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The development is proposing two wet detention basins to meet the stormwater management requirements for the proposed commercial development. The stormwater management plans have gone through two reviews.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Staff Recommendation:

Staff recommends the Planning Commission recommend approval of the minor request for fill up to 4,500 cubic yards subject to the following conditions:

1. Engineering Division review and approval of grading, drainage, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
2. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
3. The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
4. Application for and approval of a City Filling and Excavation Permit.
5. Permittee must notify the Engineering Division before starting any land disturbing activity and again not more than five days after project completion.
6. Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
7. Permittee shall keep a copy of the permit on site at all times.
8. Application and approval of a traffic management plan.
9. A \$5,000 road bond will be required for any filling after the placement of binder course on Industrial Drive.
10. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
11. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:

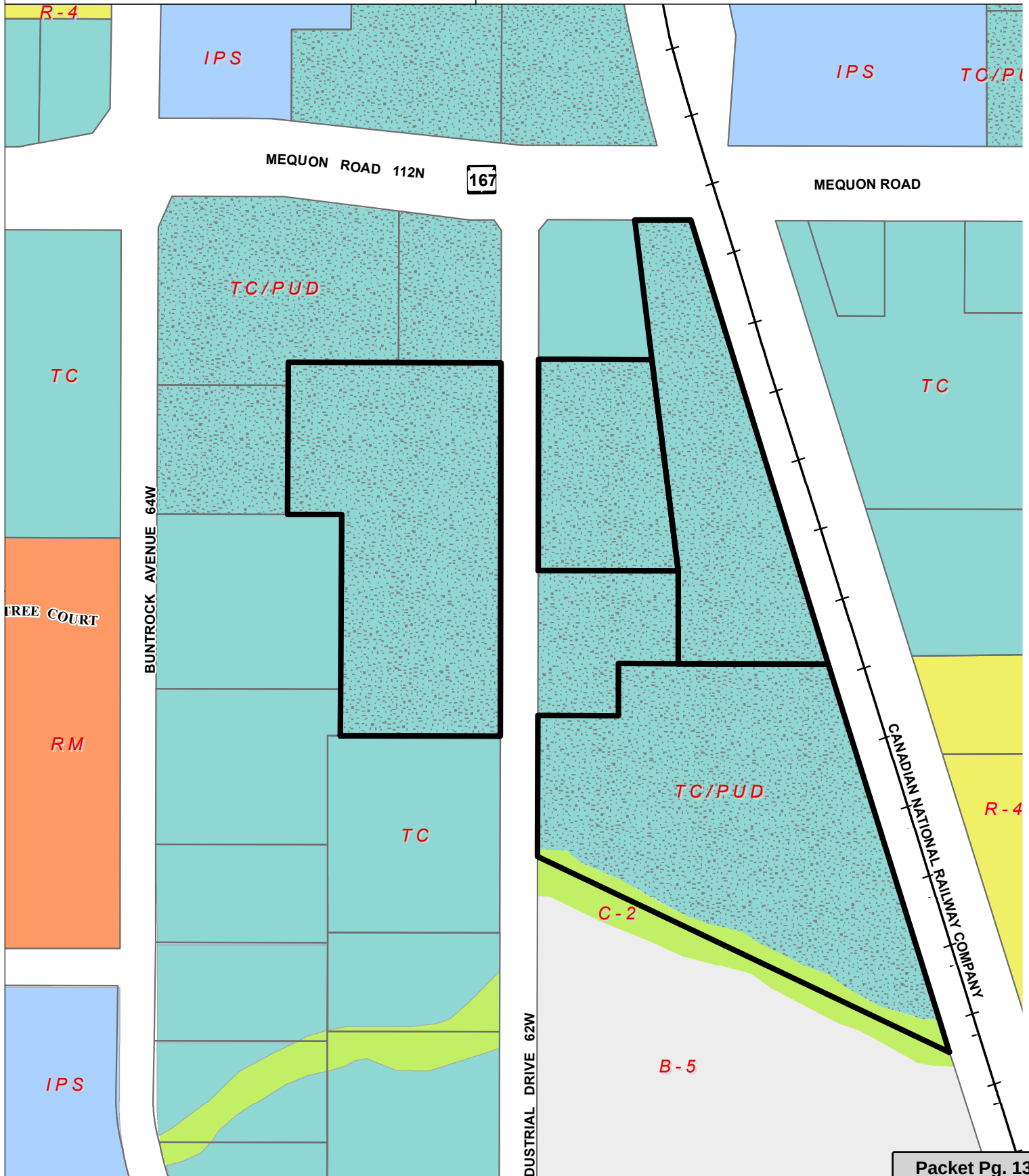
Packet_P2_01.14.19 (PDF)

P2 Development for RKC Limited Partnership

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

2.a.a



Attachment: Packet_P2_01.14.19 (3808 : P2 Development for RKC Limited Partnership)



11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092

Permit No. _____
Date Filed _____
Exp. Date _____
Fees Paid _____
Permit Closed _____

Engineering Division
Permit Application for Filling, Excavating and Berms

PLEASE PRINT CLEARLY

Agent / Contact Name: ROBERT BACH Phone #: 414 573 1147

Property Owner Name: FT2 LLC Phone #: 414 573 1147

Agent Or Owner Contact Address: 524 TECHNOLOGY WAY
SAUKVILLE, WI 53080

Location Or Address Of Work Site: 11127 & 11050 N. INDUSTRIAL DR

Or: Description _____ 1/4 Section _____ T9n, R _____ E

Tax Key No. _____

Subdivision _____ Lot _____ Block _____

Estimated Date Of Completion: 5-1-19

Reason For Fill/Removal/Excavation EXCAVATE BASEMENT AT
11127 & FILL LOT AT 11050

Name Of Contact Other Than Applicant: JAMIE BACH Phone #: 414 573 5954

FEE COMPUTATION

\$60.00 – 0 – 250 C.Y.

\$120.00 – 250 C.Y. – 1,000 C.Y. Total Fee \$ _____

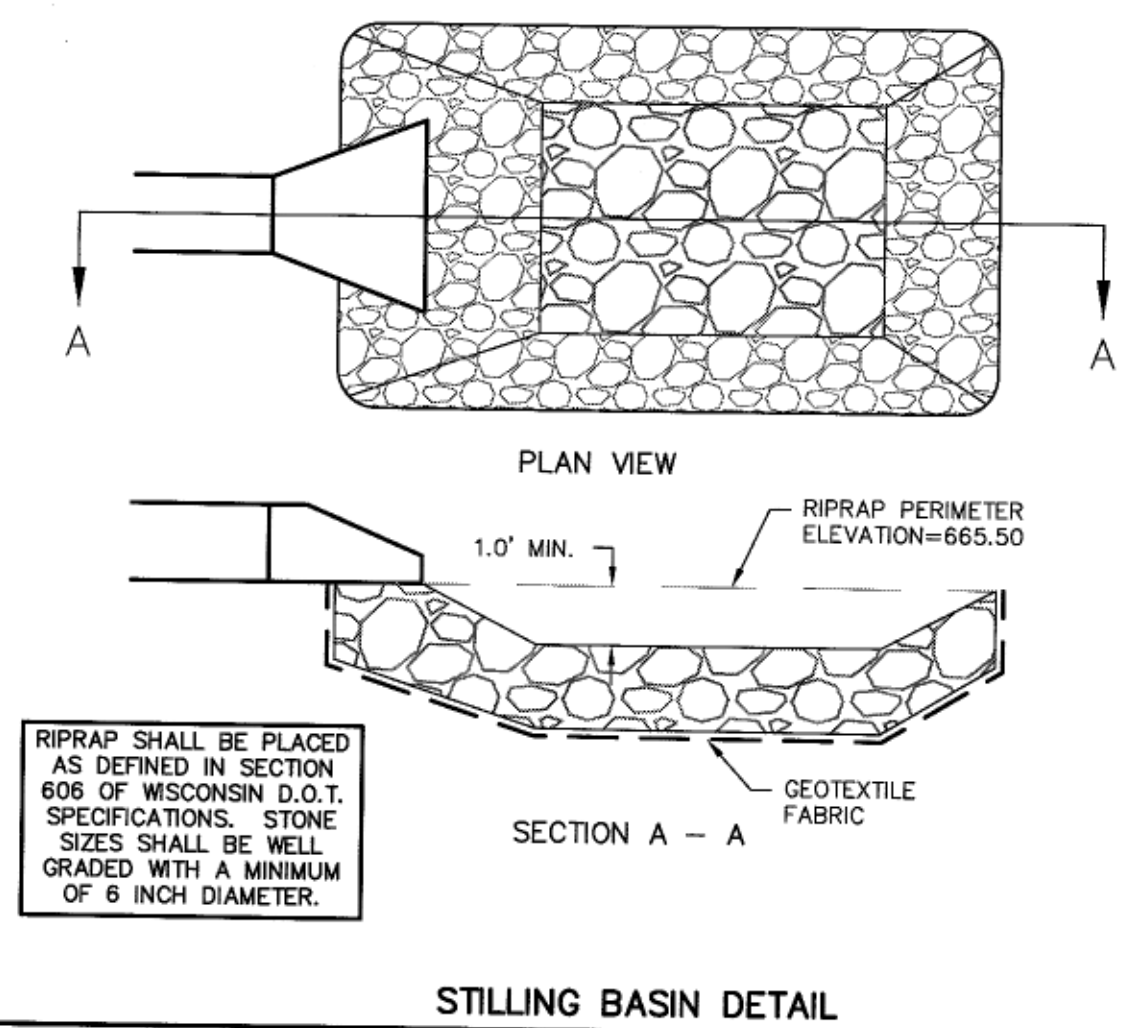
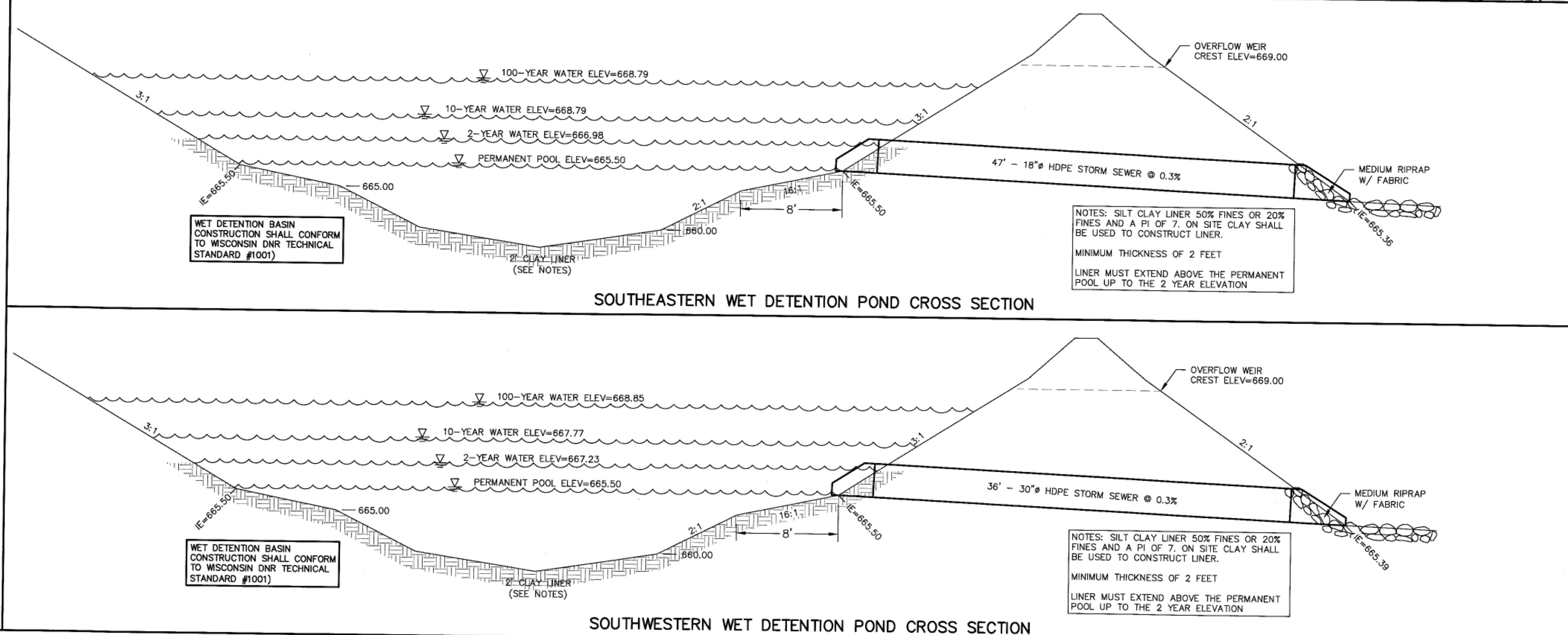
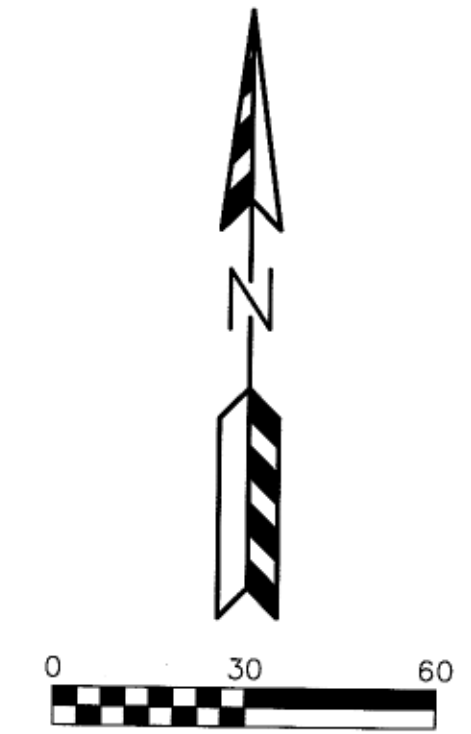
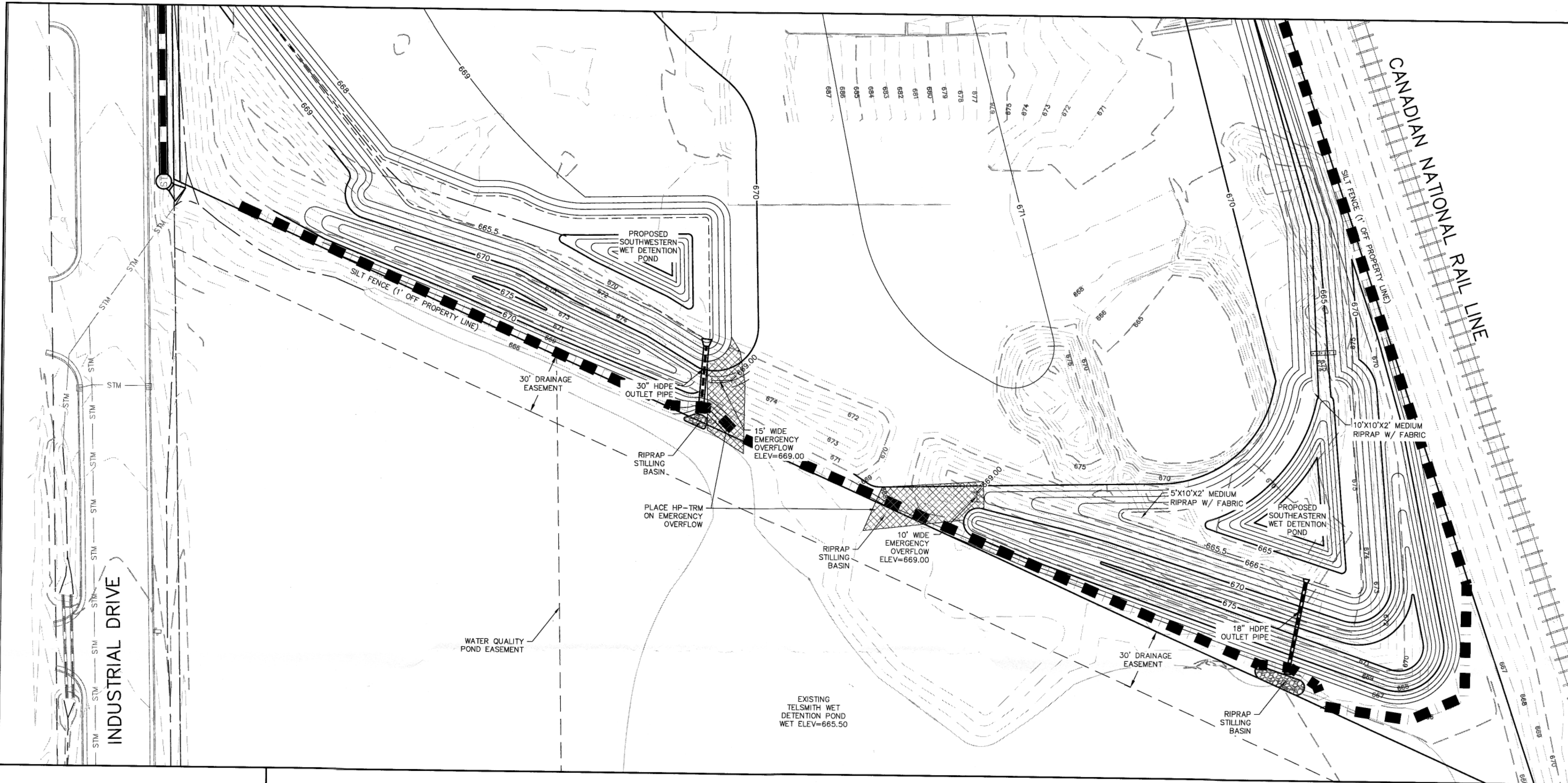
Total Cubic Yards To Be Deposited/Removed/Excavated 4,500 C.Y.*

*Over 1000 cubic yards and Berms greater than 4 1/2-feet in height requires Planning Commission approval. Separate application to the next available Planning Commission meeting is necessary. When Planning Commission review is required, the Filling, Excavating and Berm Permit fee is waived. Planning Commission review fees would be required.

SIGNED: Robert J. Bach DATE: 12-6-18

Department of Community Development Approval _____ Date _____
Engineering Division Approval _____ Date _____





FOXTOWN EAST
INTERIM POND PLAN
DATED: DECEMBER 12, 2018

C-102

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



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www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: BRIDGET HENK, ASSISTANT CITY ENGINEER
DATE: January 14, 2019
SUBJECT: Stantec for Bill Arpe. The applicant is seeking fill permit approval for landscape pond extension (5.6. acres) and fill of cut areas (20 acres) for the property located at 4550 W. Highland Road.

Applicant:	Brian Lennie/Stantac
Status of Applicant:	Agent
Requested Action:	Minor Request for Fill Permit
Existing Use:	Residential
Existing Zoning:	R-1 Rural Residential (5 Acres) OA Agricultural Overlay
Lot Size:	207.32 acres
Location:	4550 W. Highland Road
Tax Key:	#14-011-09-001.00
District:	#1

Background:

The applicant requests Planning Commission approval of a minor request to fill in excess of 1,000 cubic yards to haul in and deposit fill material for the construction the lake expansion. A grading plan was submitted with the application. The application requests 69,000 cubic yards of fill to be permitted for this project.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

The lake expansion is proposed for lake access for proposed residential lots along Green Bay Road. The land division and CSM are before the Planning Commission under a separate agenda item. Fill will be placed along Green Bay Road in lots 2 and 3 of the proposed CSM.

The fill is shown to be hauled internally to the site. No hauling is permitted for the roadways without a road bond.

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources (WDNR) is required. The applicant has provided the Wetland Delineation Report and WDNR has provided the required concurrence. The lake expansion impacts 6,504 square feet of wetlands. Approval for wetland disturbance by the WDNR and/or ACOE is required prior to any wetland disturbance.

The site proposes a disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Staff Recommendation:

Planning staff recommends approval of the minor request for fill up to 69,000 cubic yards subject to the following conditions:

1. Engineering Division review and approval of grading, drainage, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
2. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
3. Application for and approval of a City Filling and Excavation Permit.
4. Applicant shall provide wetland fill approval from the WDNR and/ or ACOE.
5. Compliance with the Tree Preservation Ordinance.
6. Department of Community Development review of berms and landscape plantings.
7. Application for and approval of any roadway hauling. A road bond will be required if roadways are utilized.
8. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
9. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

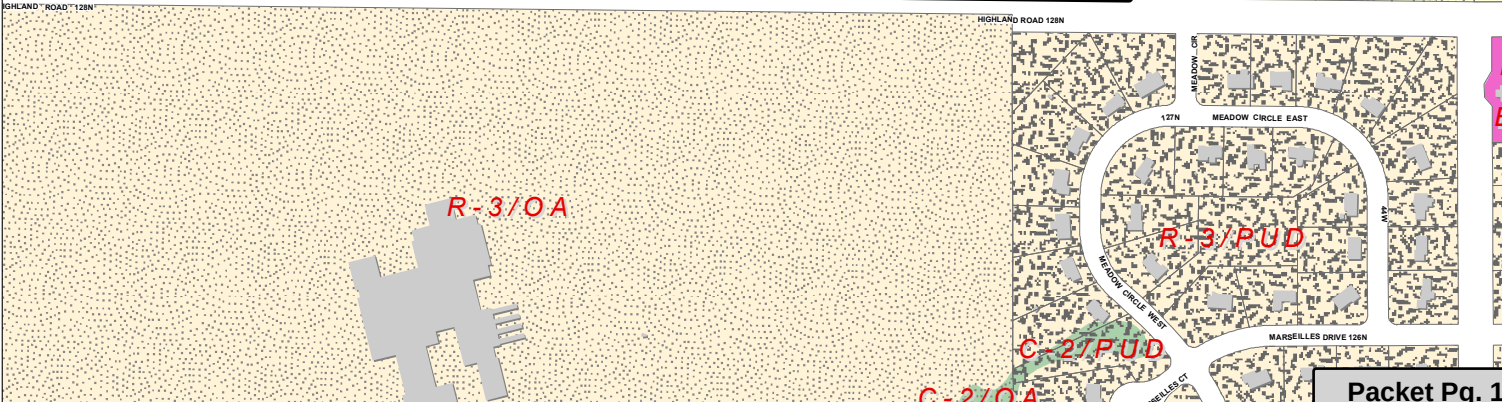
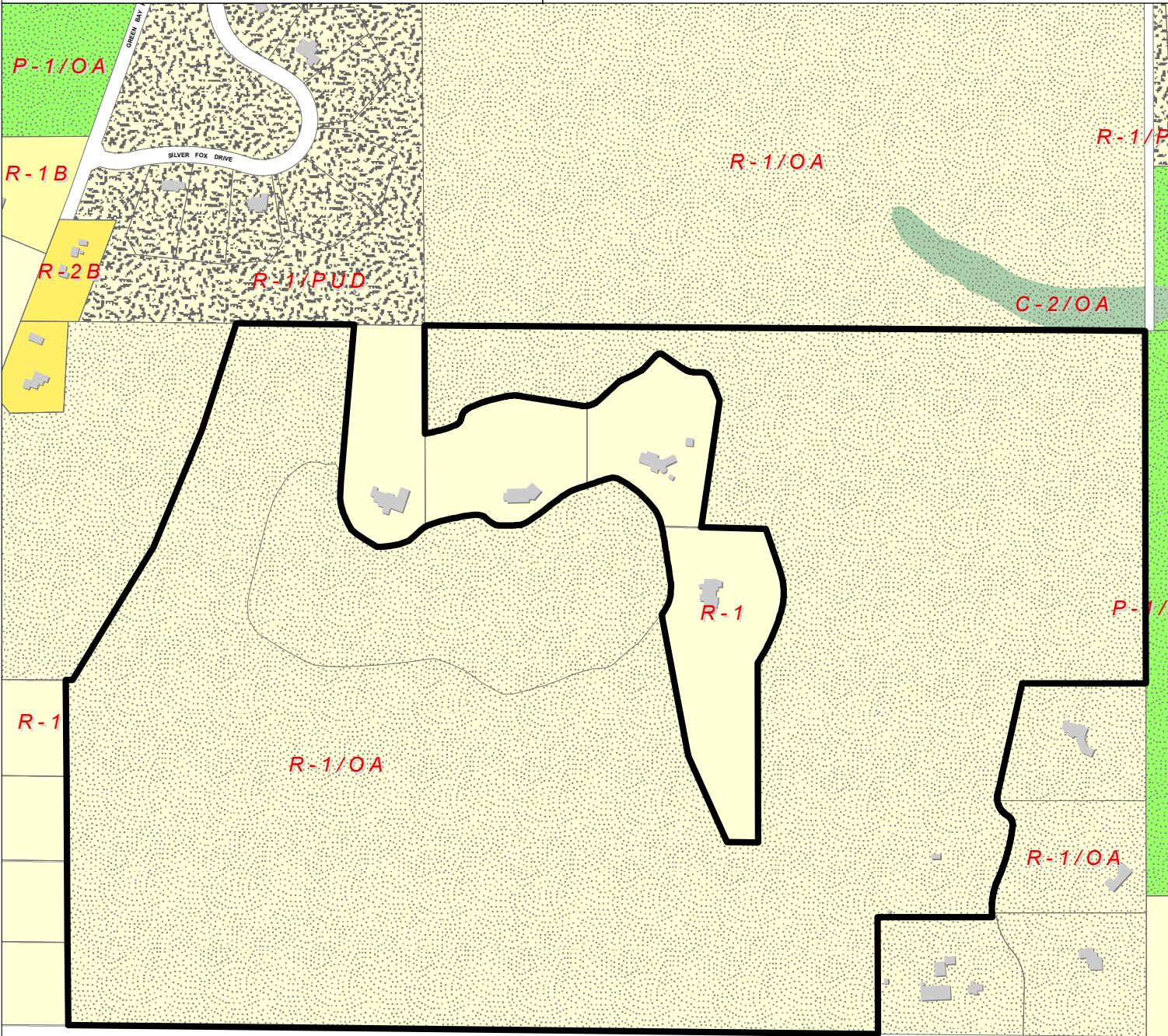
Attachments:

Packet_Arpe_Fill_01.14.19 (PDF)

Stantec for Bill Arpe

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

2.b.a



Attachment: Packet Arpe_Fill_01.14.19 (3809 : Stantec for Bill Arpe)

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User: Bgrr

HIGHLAND ROAD POND KELLNER - KLUG LLC

PROJECT TEAM:

OWNER:

KELLNER-KLUG, LLC
789 N. WATER STREET
SUITE 200
MILWAUKEE, WI 53202

Contact:

BILL ARPE
TEL. 414-226-4535
wra@fred-inc.com

CIVIL ENGINEER:

STANTEC CONSULTING
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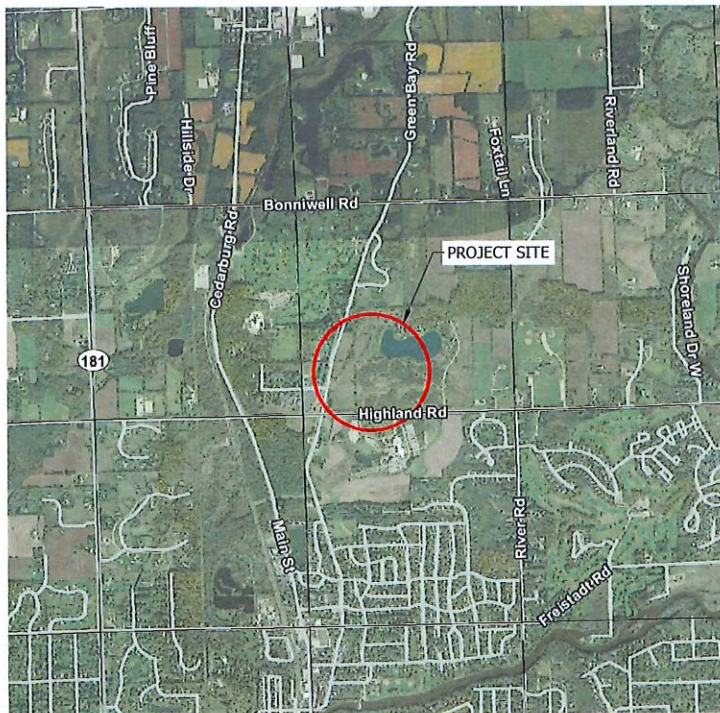
CIVIL ENGINEER OF RECORD

STANTEC CONSULTING SERVICES, INC.
12075 CORPORATE PARKWAY, SUITE 200
MEQUON, WI 53092
TEL. 262.241.4466

MICHAEL A. BACH, P.E.
NO. 43356-6



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE



DRAWING INDEX	
NO.	TITLE
GENERAL	
G0.01	TITLE SHEET AND PROJECT INFORMATION
G0.02	LEGEND
CIVIL	
C0.01	EXISTING CONDITIONS
C2.01	EROSION CONTROL PLAN
C2.02	EROSION CONTROL DETAILS
C3.01	POND PLAN
C3.02	GRADING PLAN
C8.01	CONSTRUCTION DETAILS
C8.02	CONSTRUCTION DETAILS
C8.03	CONSTRUCTION DETAILS
L1.01	LANDSCAPE PLAN

NOTE:

1. SURVEY COMPLETED BY CHAPUT LAND SURVEYS 11/2018.

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

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EXISTING TOPOGRAPHIC SYMBOLS

	STORM SEWER APRON		POLE-COMMUNICATIONS
	BASKETBALL POST		POLE-GUY
	BARRICADE PERMANENT		POLE-LIGHT
	BENCH		POLE-POWER
	BOOSTER STATION		POLE-UTILITY
	BUILDING LOWEST OPENING		POLE-UTILITY SERVICE
	BURIAL CONTROL MONUMENT		POST
	BUSH DECIDUOUS		PROPANE TANK
	CATCH BASIN BEEHIVE		PICNIC TABLE
	CURB BOX		SAMPLING WELL
	CATCH BASIN		ROCK
	COLUMN		RR SIGNAL CONTROL BOX
	CONTROL BOX SIGNAL		RR CROSSING GATE
	CLEAN OUT (SEWER)		RR SIGNAL
	CULVERT END		REGULATION STATION GAS
	DRINKING FOUNTAIN		SATELLITE DISH
	ENERGY DISSIPATER		SEPTIC TANK
	FLAG POLE		SEPTIC VENT
	FUEL PUMP		SEPTIC DRAIN FIELD
	GUY WIRE		SIGN
	GRILL		SOIL BORING
	HANDICAP SPACE		STAND PIPE GAS
	HANDHOLE		SPIGOT WATER
	FIRE HYDRANT		SPRINKLER HEAD
	HYDRANT PVMNT MARKER (REFLECTOR)		SPRINKLER VALVE BOX
	HYDRANT VALVE		STUMP
	INLET (SMALL DIA.)		SERVICE-GAS POINT ON LINE
	LIFT STATION CONTROL PANEL		SERVICE-SANITARY SEWER POINT ON LINE
	LIFT STATION DRY WELL		SERVICE-STORM SEWER POINT ON LINE
	LIFT STATION WET WELL		SERVICE-WATER POINT ON LINE
	LIGHT YARD		TELEPHONE BOOTH
	LOOP DETECTOR		TRANSMISSION TOWER ELECTRIC
	MAIL BOX		TEST PIT LOC
	MAIL RELAY BOX		TRACER WIRE BOX
	MANHOLE-AIR RELEASE		TRANSFORMER POWER
	MANHOLE-HEAT		TREE DEAD
	MANHOLE-GAS		TREE-CONIFEROUS
	MANHOLE-POWER		TREE-DECIDUOUS
	MANHOLE-SANITARY SEWER		TREE-FRUIT
	MANHOLE-STORM SEWER		TRASH CAN
	MANHOLE-COMMUNICATIONS		TRAFFIC SIGNAL
	MANHOLE-UNKNOWN		VALVE GAS
	MANHOLE-WATER		VALVE
	METER POWER		VENT GAS
	METER GAS		WATER REDUCER
	ORDINARY HIGH WATER MARK		WETLAND
	OUTLET CONTROL STRUCTURE		WELL-MONITORING
	PARKING METER		WELL-WATER
	PEDESTRIAN PUSH BUTTON		
	PEDESTAL POWER		
	PEDESTAL CATV		
	PEDESTAL COMMUNICATIONS		
	POST INDICATOR VALVE		

SURVEY SYMBOLS

	AERIAL CONTROL POINT
	BACKSIGHT CONTROL POINT
	GPS CONTROL POINT
	JUDICIAL LAND MONUMENT
	MONUMENT COMPUTED
	MONUMENT IRON FOUND
	MONUMENT IRON SET
	RESECTED POINT
	ROW MONUMENT
	ROW MARKER POST
	SECTION CORNER
	TRAVERSE CONTROL POINT
	BENCH MARK LOCATION

NEW TOPOGRAPHIC SYMBOLS

	BOLLARD
	SANITARY CLEANOUT
	MANHOLE
	SANITARY OR STORM LIFT STATION
	STORM SEWER BEEHIVE CATCH BASIN
	STORM SEWER CATCH BASIN
	STORM SEWER FLARED END SECTION
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER REDUCER
	VALVE
	RIP RAP
	DRAINAGE FLOW
	PEDESTRIAN RAMP

EXISTING PRIVATE UTILITY LINES

	CABLE TV QUALITY LEVEL D
	CABLE TV QUALITY LEVEL C
	CABLE TV QUALITY LEVEL B
	CABLE TV QUALITY LEVEL A
	FIBER OPTIC QUALITY LEVEL D
	FIBER OPTIC QUALITY LEVEL C
	FIBER OPTIC QUALITY LEVEL B
	FIBER OPTIC QUALITY LEVEL A
	POWER QUALITY LEVEL D
	POWER QUALITY LEVEL C
	POWER QUALITY LEVEL B
	POWER QUALITY LEVEL A
	GAS QUALITY LEVEL D
	GAS QUALITY LEVEL C
	GAS QUALITY LEVEL B
	GAS QUALITY LEVEL A
	COMMUNICATION QUALITY LEVEL D
	COMMUNICATION QUALITY LEVEL C
	COMMUNICATION QUALITY LEVEL B
	COMMUNICATION QUALITY LEVEL A
	OVERHEAD POWER
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITIES

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE - BARBED WIRE
	FENCE - CHAIN LINK
	FENCE - DECORATIVE
	FENCE - STOCKADE
	FENCE - WOOD
	FENCE - ELECTRIC
	GUARD RAIL
	TREE LINE
	WETLAND

SURVEY LINES

	BOUNDARY
	NEW CENTERLINE
	EXISTING CENTERLINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	FLOOD PLAIN BOUNDARY
	EXISTING LOT LINE
	NEW LOT LINE
	EXISTING RIGHT-OF-WAY
	NEW RIGHT-OF-WAY
	SETBACK LINE

EXISTING UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	WATER MAIN
	WATER SERVICE

NEW UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER DRAINTILE
	STORM SEWER
	WATER MAIN
	WATER SERVICE
	PIPE CASING

FUTURE UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER DRAINTILE
	STORM SEWER
	WATER MAIN
	WATER SERVICE
	PIPE CASING

CONCRETE CURB AND GUTTER

	EXISTING
	NEW
	FUTURE
	DEMOLITION

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	NEW CONTOUR MINOR
	NEW CONTOUR MAJOR
	NEW GRADING LIMITS / SLOPE LIMITS
	NEW SPOT ELEVATION
	EXISTING SPOT ELEVATION
	RUN:RISE (SLOPE)

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CL	CENTER LINE
CL	CLASS
CMP	CORRUGATED METAL PIPE
C.O.	CHANGE ORDER
DIP	DUCTILE IRON PIPE
EL/ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FES	FLARED END SECTION
F/F	FACE TO FACE
FM	FORCE MAIN
F.O.	FIELD ORDER
GV	GATE VALVE
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
LP	LOW POINT
MH	MANHOLE (SANITARY)
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PPVC	PERFORATED POLYVINYL CHLORIDE PIPE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SS	STORM SEWER STRUCTURE
STA	STATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TNH	TOP NUT HYDRANT
TYP	TYPICAL
VC	VERTICAL CURVE
WM	WATER MAIN

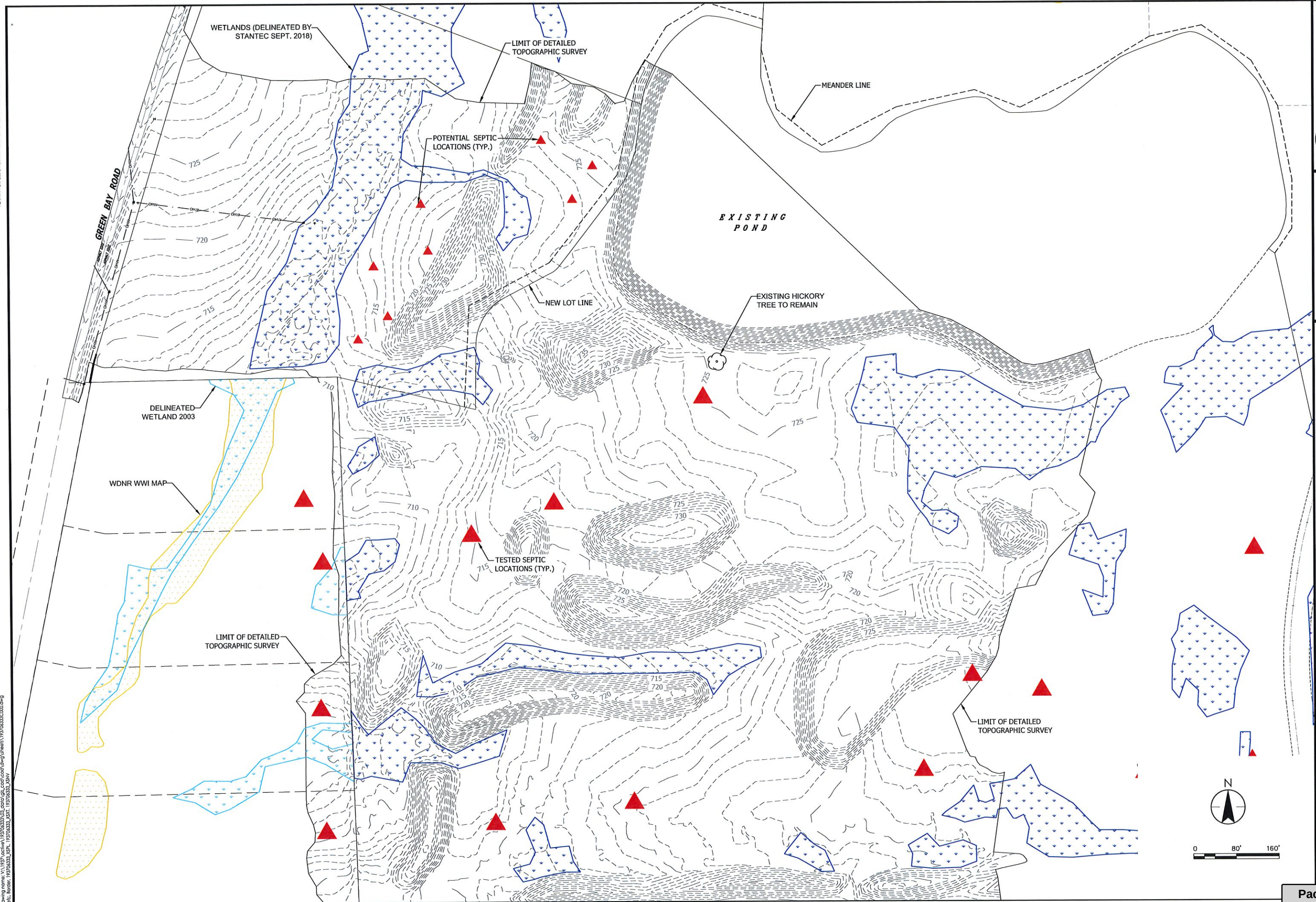
HATCH PATTERNS

EXISTING	NEW	DEMOLITION	SECTION

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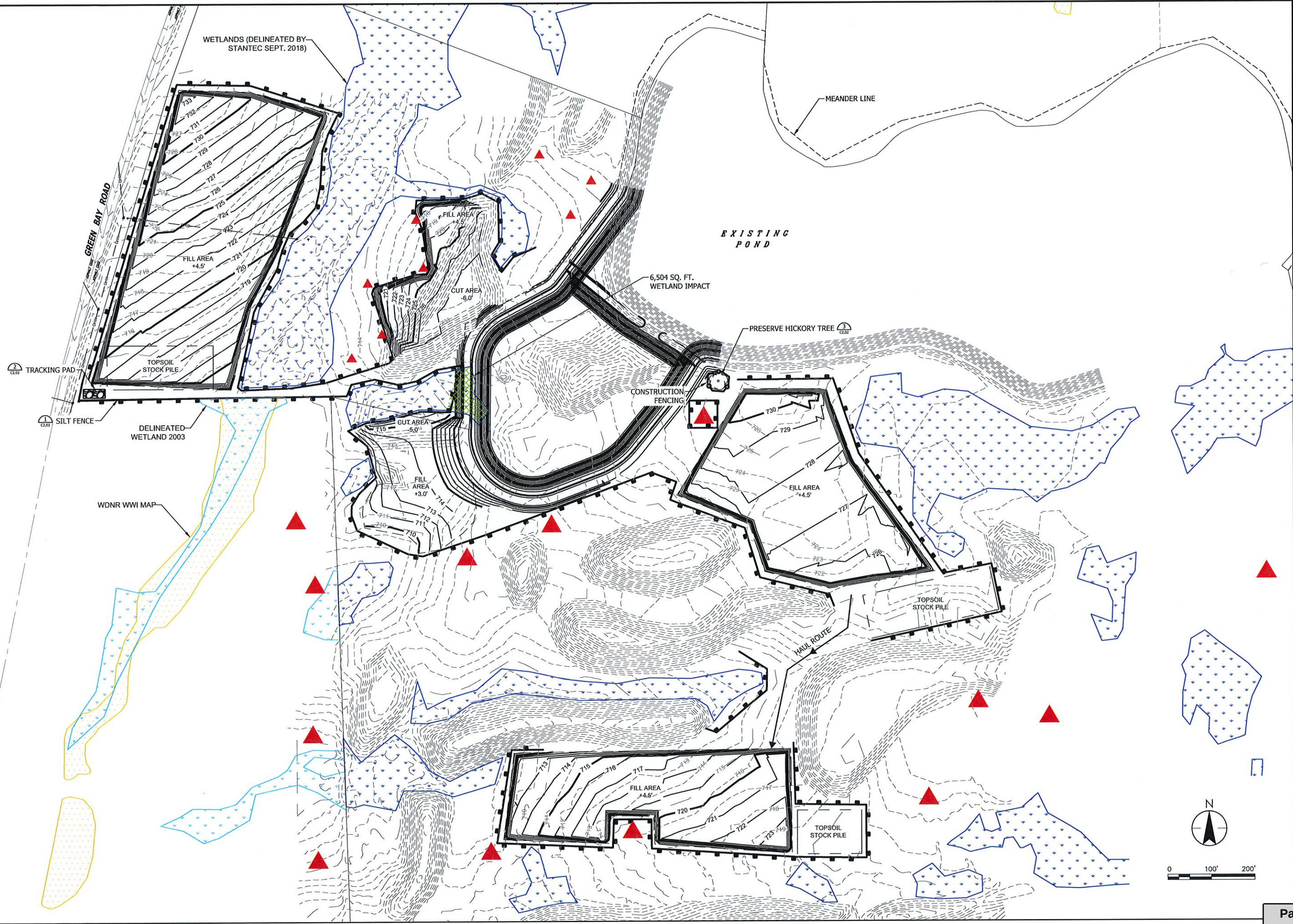
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Stantec
12075 N. Corporate Parkway, Suite 200
Madison, WI 53702

PROFESSIONAL ENGINEER
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

EROSION CONTROL PLAN
HIGHLAND ROAD POND
KELLNER - KLUG LLC

Attachment: Packet_Arpe_Fill_01.14.19 (3809 : Stantec for Bill Arpe)

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APPROVED	
PROJ. NO.	193706333
SHEET NUMBER	23

Packet Pg. 23

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EROSION CONTROL PLAN

GENERAL NOTES

1. CONTRACTOR SHALL CONFORM TO ALL RELEVANT FEDERAL, STATE, AND LOCAL REGULATIONS; THE CONDITIONS INCLUDED IN ANY PERMIT; AND TO THE CONDITIONS INCLUDED IN THE PROJECT ENGINEER'S PLANS UNLESS OTHERWISE APPROVED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) AND PROJECT ENGINEER.
2. EROSION CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE WDNR TECHNICAL STANDARDS AND WI DOT PRODUCT ACCEPTABILITY LIST (PAL).
3. A COPY OF THE EROSION CONTROL PLAN AND PERMITS SHALL BE KEPT ONSITE AND AVAILABLE FOR INSPECTION THROUGHOUT THE DURATION OF THE PROJECT. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. AT NO TIME MAY CONSTRUCTION EQUIPMENT OR FILL BE PLACED IN A WATERWAY OR WETLAND, EXCEPT AS APPROVED BY WDNR PERMIT. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIALS IN ANY WETLAND, FLOODPLAIN, OR FLOODWAY.
5. PUBLIC AND PRIVATE ACCESS ROADS SHALL BE KEPT FREE OF TRACKED SEDIMENT AND AT A MINIMUM CLEANED AT THE END OF EACH WORKDAY (NOT BY FLUSHING). AS WELL, THE CONTRACTOR SHALL TAKE MINIMIZATION MEASURES FOR DUST CONTROL TO THE MAXIMUM EXTENT PRACTICABLE.
6. BARE SOIL AREAS, INCLUDING SOIL STOCKPILES, LEFT UNDISTURBED FOR 7 DAYS, SHALL BE STABILIZED WITH: TEMPORARY OR PERMANENT SEED AND MULCH (PROPERLY ANCHORED BY CRIMPING, NETTING, OR TACKIFIER); HYDROMULCH; TARP; OR OTHER APPROVED METHOD.
7. THE USE, STORAGE AND DISPOSAL OF CHEMICALS, OIL & GREASE, CEMENT AND OTHER COMPOUNDS AND MATERIALS USED ON THE CONSTRUCTION SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE; IN THE EVENT OF ANY SPILL, NOTIFICATION SHALL BE IMMEDIATELY REPORTED TO THE WDNR AND LOCAL AUTHORITIES. ALL CONSTRUCTION DEBRIS AND LITTER SHALL BE CLEANED DAILY.
8. IF THE CONTRACTOR DETERMINES THAT DEWATERING WILL BE NECESSARY, A DEWATERING PLAN FOLLOWING WDNR TECHNICAL STANDARD 1061 SHALL BE SUBMITTED BY THE CONTRACTOR TO THE WDNR FOR APPROVAL. NOTIFY THE WDNR IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR GREATER). PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING.
9. BETWEEN SEPTEMBER 15 AND OCTOBER 15 STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIX WITH WINTER WHEAT, ANNUAL RYE, OATS OR ANNUAL RYE. DURING THE NON-GROWING SEASON (OCT. 15 - APRIL 15), WINTER STABILIZATION SHALL INCLUDE SEEDING WITH DORMANT SEED MIX AND WINTER WHEAT AND THE USE OF MULCH AND POLYMER/TACKIFIER (AS AN ANCHORING METHOD) OR A CLASS 1-TYPE B EROSION MAT ON ALL BARE SOIL AREAS OF THE SITE.
 - MULCH SHALL CONSIST OF HAY OR STRAW FREE OF DISEASED PLANT RESIDUE, NOXIOUS WEEDS, HARMFUL CHEMICAL RESIDUES, HEAVY METALS, HYDROCARBONS, AND OTHER KNOWN ENVIRONMENTAL TOXICANTS.
 - MULCH SHALL COVER A MINIMUM OF 80% OF THE SOIL SURFACE AND SHALL BE 1/2 TO 1 1/2 INCHES THICK.
 - IF THE CONDITIONS ARE TOO COLD TO APPLY A POLYMER/TACKIFIER, A MULCH CRIMPER OR BIODEGRADABLE NETTING SHALL BE USED AS A TEMPORARY ALTERNATE ANCHORING METHOD.
10. IF SNOW COVER PREVENTS THE INSTALLATION OF THESE ITEMS; THE CONDITION OF THE SITE, INCLUDING THE AMOUNT OF SNOW COVER, WILL BE NOTED ON EVERY EROSION AND SEDIMENT CONTROL INSPECTION REPORT. ONCE THE SNOW IS 2 INCHES OR LESS ON A MAJORITY OF THE SITE, THE ABOVE-MENTIONED WINTER STABILIZATION METHODS SHALL BE IMMEDIATELY EMPLOYED.
11. ALL FINISH GRADED DITCHES AND SWALES SHALL BE PLANTED, SODDED OR SEEDED AND MULCHED OR MATTED IMMEDIATELY AFTER COMPLETION.
12. IF ANY ITEM IN THE EROSION CONTROL PLAN REQUIRES MODIFICATION, THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN REVISION TO THE PROJECT ENGINEER AND WDNR STORMWATER SPECIALIST TO RECEIVE APPROVAL BEFORE PROCEEDING.
13. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
14. ANY OFF-SITE SEDIMENT DEPOSITS SHALL BE CLEANED UP AND RESTORED OR STABILIZED WITH 24 HOURS, WEATHER PERMITTING, OF ANY OFF-SITE SEDIMENT DEPOSITION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED OF AND STABILIZED IN AN UPLAND LOCATION ON OR OFF-SITE.
15. MAKE APPROPRIATE PROVISIONS FOR WATERING, AS NEEDED, DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR (NO RAIN).

EROSION CONTROL INSTALLATION AND SEQUENCING

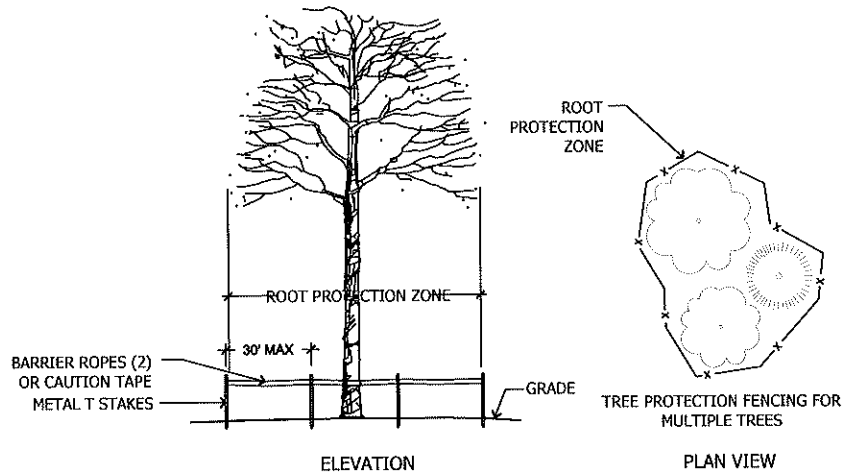
1. THE CONSTRUCTION SITE IS AN APPROXIMATELY 5.5-ACRE POND EXPANSION, INCLUDING THREE FILL AREAS FOR EXCESS POND EXCAVATION MATERIAL.
2. TRACKING PAD AND SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING CONSTRUCTION ACTIVITIES.
3. ONCE THE TEMPORARY EROSION CONTROL DEVICES HAVE BEEN INSTALLED, TOPSOIL STRIPPING AND STOCKPILING THEN GRADING AND POND CONSTRUCTION CAN BE COMPLETED.
4. FLOWS SHALL BE DIRECTED DURING CONSTRUCTION TO SILT FENCING, IF ADDITIONAL SILT FENCE IS DETERMINED TO BE NEEDED BASE, IT SHALL BE ADDED.
5. UPON COMPLETION OF GRADING ANY DISTURBED GROUND SHALL BE TEMPORALITY SEEDED AND MULCH PLACED WITHIN 7 DAYS.
6. PERMANENT STABILIZATION SHALL OCCUR AFTER FINAL GRADING, OF ANY AREAS THAT WERE TEMPORARILY SEEDED.
7. THE TEMPORARY DIKE SEPARATING THE POND EXPANSION FROM THE EXISTING POND SHALL REMAIN IN PLACE UNTIL THE EXPANSION AREA AND THE EXISTING PONDS ARE BOTH FULL AND AT THE SAME WATER ELEVATION (ANTICIPATED FEBRUARY 2020) AND THEN THE TEMPORARY DIKE WILL BE REMOVED AND COMPLETELY STABILIZED WITH TEMPORARY SEED, PERMANENT SEED, AND EROSION MAT.

REMOVAL OF EROSION CONTROL MEASURES

1. SILT FENCE SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE AREA HAS REACHED FINAL STABILIZATION. ANY SOIL DISTURBANCE THAT HAS OCCURRED BECAUSE OF ITS REMOVAL SHALL BE IMMEDIATELY STABILIZED.
2. TRACKING PAD SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ALONG ITS ASSOCIATED ACCESS ROAD. ANY SOIL DISTURBANCE THAT HAS OCCURRED AS A RESULT ITS REMOVAL SHALL BE IMMEDIATELY STABILIZED.

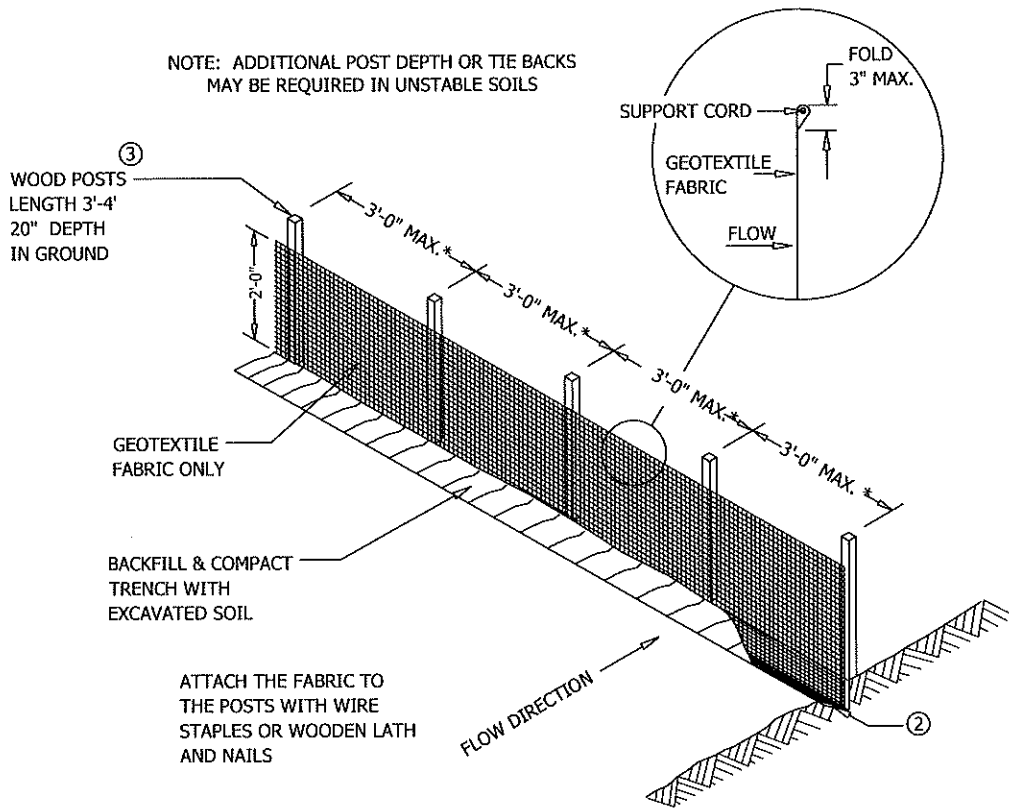
EROSION CONTROL INSPECTION AND MAINTENANCE

1. INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY 1/2 INCH OR GREATER RAIN EVENT. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND THE ENGINEER'S PLANS AND SPECIFICATIONS AND AS DEEMED NECESSARY BY REGULATORY AGENCIES. KEEP INSPECTION REPORTS ON-SITE AND AVAILABLE UPON REQUEST. ALL MAINTENANCE AND/OR REPAIRS SHALL BE COMPLETED WITHIN 24 HOURS OF NOTIFICATION BY THE EROSION CONTROL INSPECTOR. THE CONTRACTOR SHALL MAINTAIN AN EROSION CONTROL LOG BOOK ON SITE NOTING INSPECTION DATE AND TIMES, REPAIRS NECESSARY, AND REPAIRS MADE.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION CONTROL MEASURES IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND AS FOLLOWS:
 - A. TRACKING PAD (1057) - MAINTENANCE SHALL TAKE PLACE BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. A MINIMUM 50-FOOT-LONG AND 12-INCH THICK PAD CONSISTING OF A MINIMUM OF 3-INCH CLEAR WASHED STONE SHALL BE MAINTAINED. THE WIDTH OF THE TRACKING PAD SHALL EXTEND THE FULL DISTANCE OF THE EGRESS POINT.
 - B. SILT FENCE (1056) - SEDIMENT /DEBRIS/DEPOSITS SHALL BE REMOVED WHEN THEY REACH 50% OF THE HEIGHT OF THE SILT FENCE. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE NON-WETLAND OR FLOODPLAIN AREA AND STABILIZED. SILT FENCE THAT IS DAMAGED OR NOT PERFORMING AS DESIGNED SHALL BE REPAIRED OR REPLACED IMMEDIATELY.



3 TREE PROTECTION FENCING DETAIL

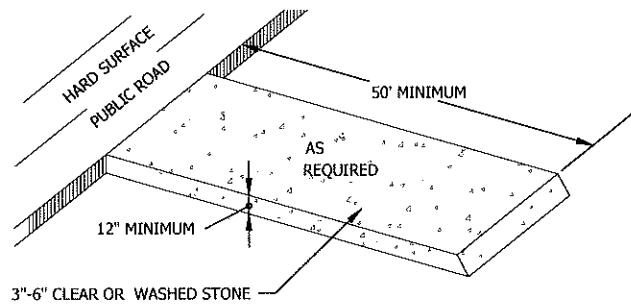
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1 SILT FENCE DETAIL

NOT TO SCALE

NOTE:
USE AS NEEDED IN AREAS SUSCEPTIBLE TO OFFSITE EROSION.



2 GRAVEL TRACKING PAD DETAIL

NOT TO SCALE

NOTE:
INSTALL AT ACCESS POINTS TO PUBLIC ROADS.

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2.b.a



12075 N. Corporate Parkway, Suite 200

PROFESSIONAL ENGINEER
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

EROSION CONTROL DETAILS

HIGHLAND ROAD POND
KELLNER - KLUG LLC

DATE OF ISSUE
December 8, 2018

NO REVISION

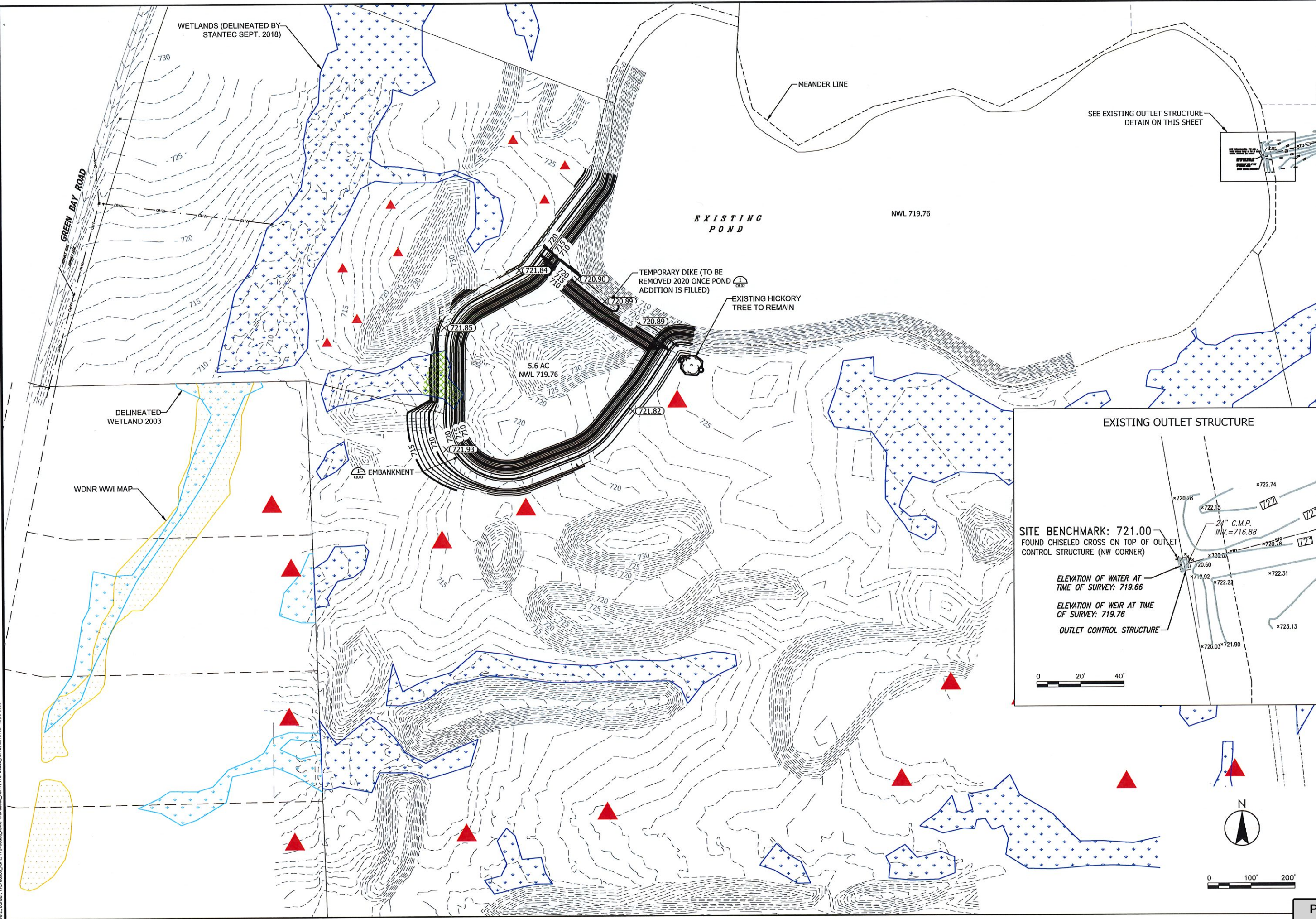
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DESIGNED
CHECKED
APPROVED

PROJ. NO. 1937060333

SHEET NUMBER

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Stantec
12075 N. Corporate Parkway, Suite 200

PRELIMINARY
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POND PLAN
HIGHLAND ROAD POND
KELNER - KLUG LLC

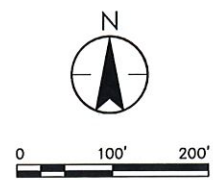
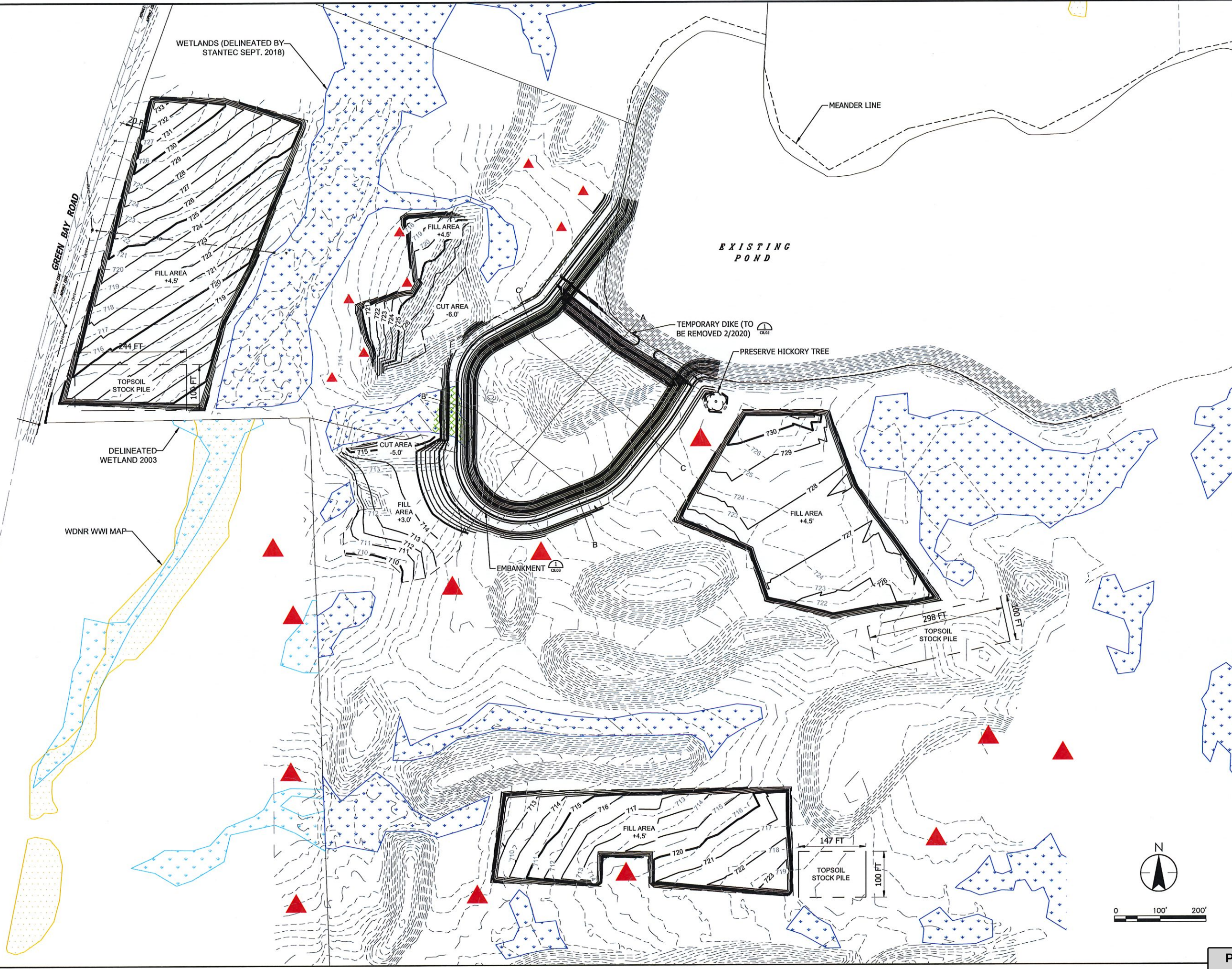
DATE OF ISSUE
December 8, 2018
NO REVISION
SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193706333
SHEET NUMBER 0002

Attachment: Packet_Arpe_Fill_01.14.19 (3809 : Stantec for Bill Arpe)

Packet Pg. 25

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY DISCREPANCY SHALL BE REPORTED TO STANTEC IMMEDIATELY. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY OR INADEQUACY OF THE INFORMATION PROVIDED HEREON. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

1st Date: 12/08/2018 - 10:31am
Drawing Name: \\V:\1937\active\193706333\03_data\ge_cad\cad\dwg\sheet\193706333C301.dwg
Client: Barco: 193706333_C301 193706333_C301 193706333_C301 193706333_C301 193706333_C301



2.b.a

Stantec
12075 N. Corporate Parkway, Suite 200
Madison, WI 53703

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

GRADING PLAN
HIGHLAND ROAD POND
KELLNER - KLUG LLC

Attachment: Packet_Arpe_Fill_01.14.19 (3809 : Stantec for Bill Arpe)

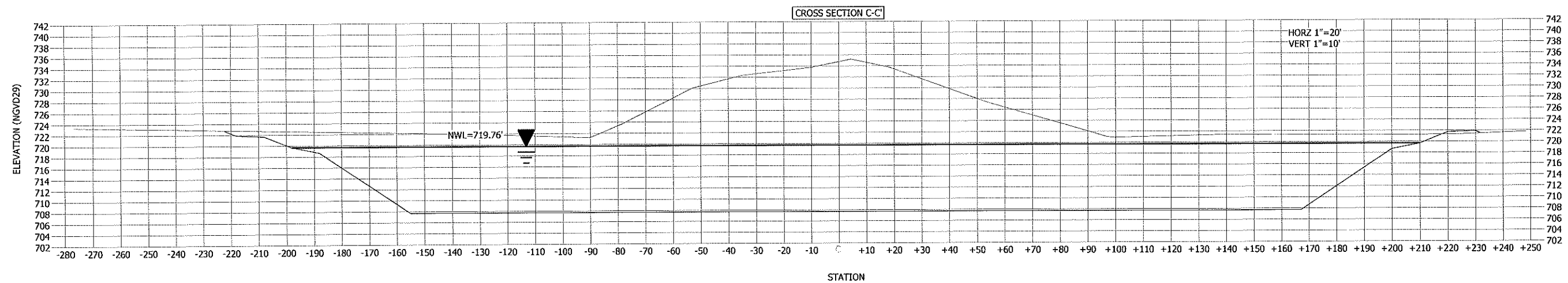
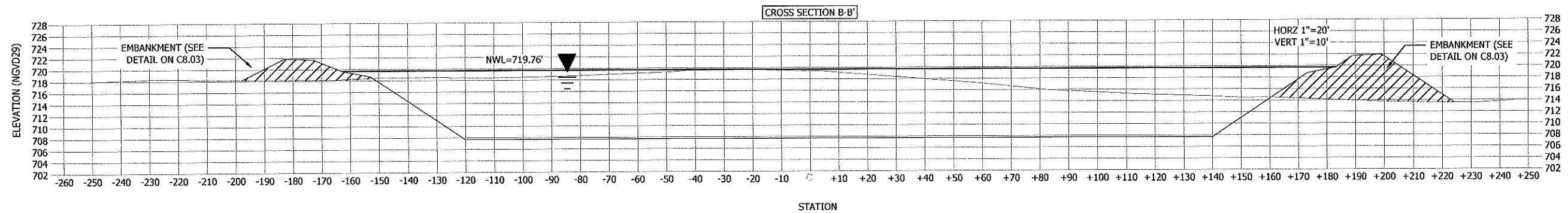
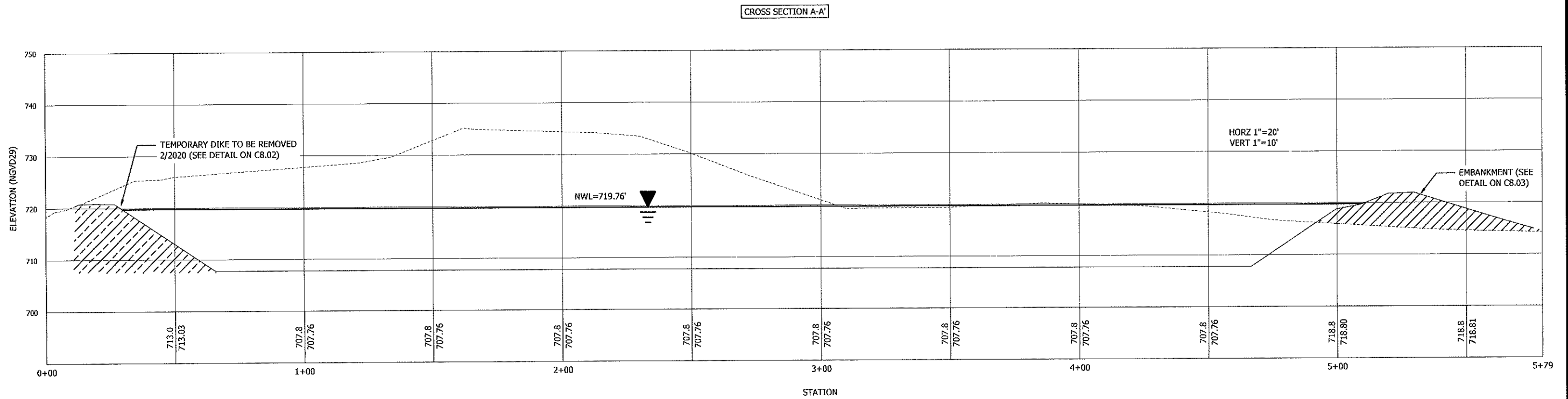
DATE OF ISSUANCE
December 8, 2018

NO REVISION

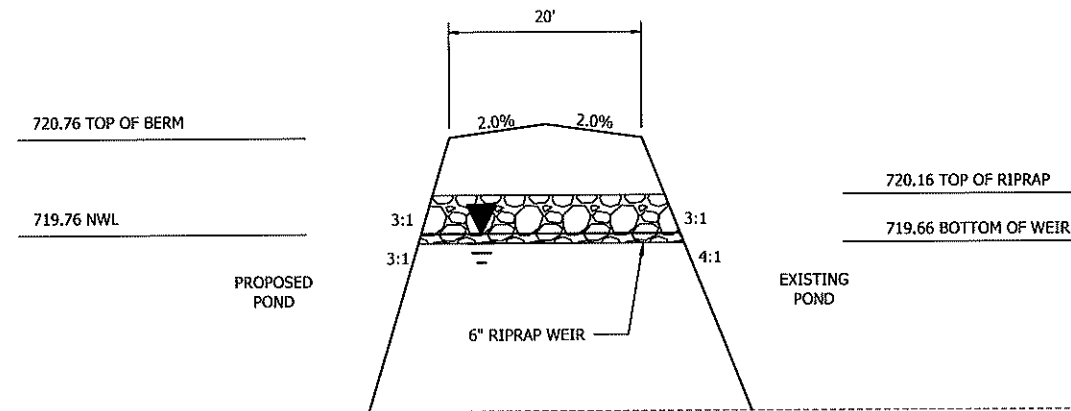
SURVEY	CI
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJECT NO.	193706333
SHEET NUMBER	000000

Packet Pg. 26

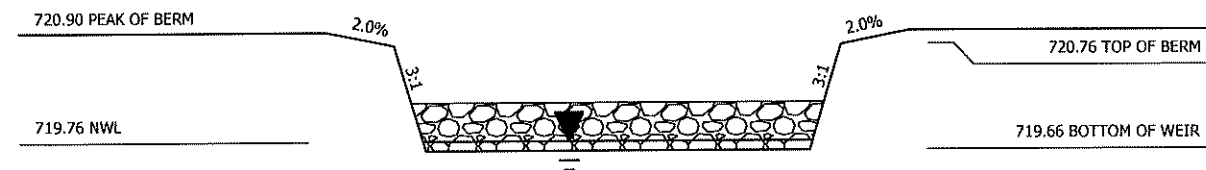
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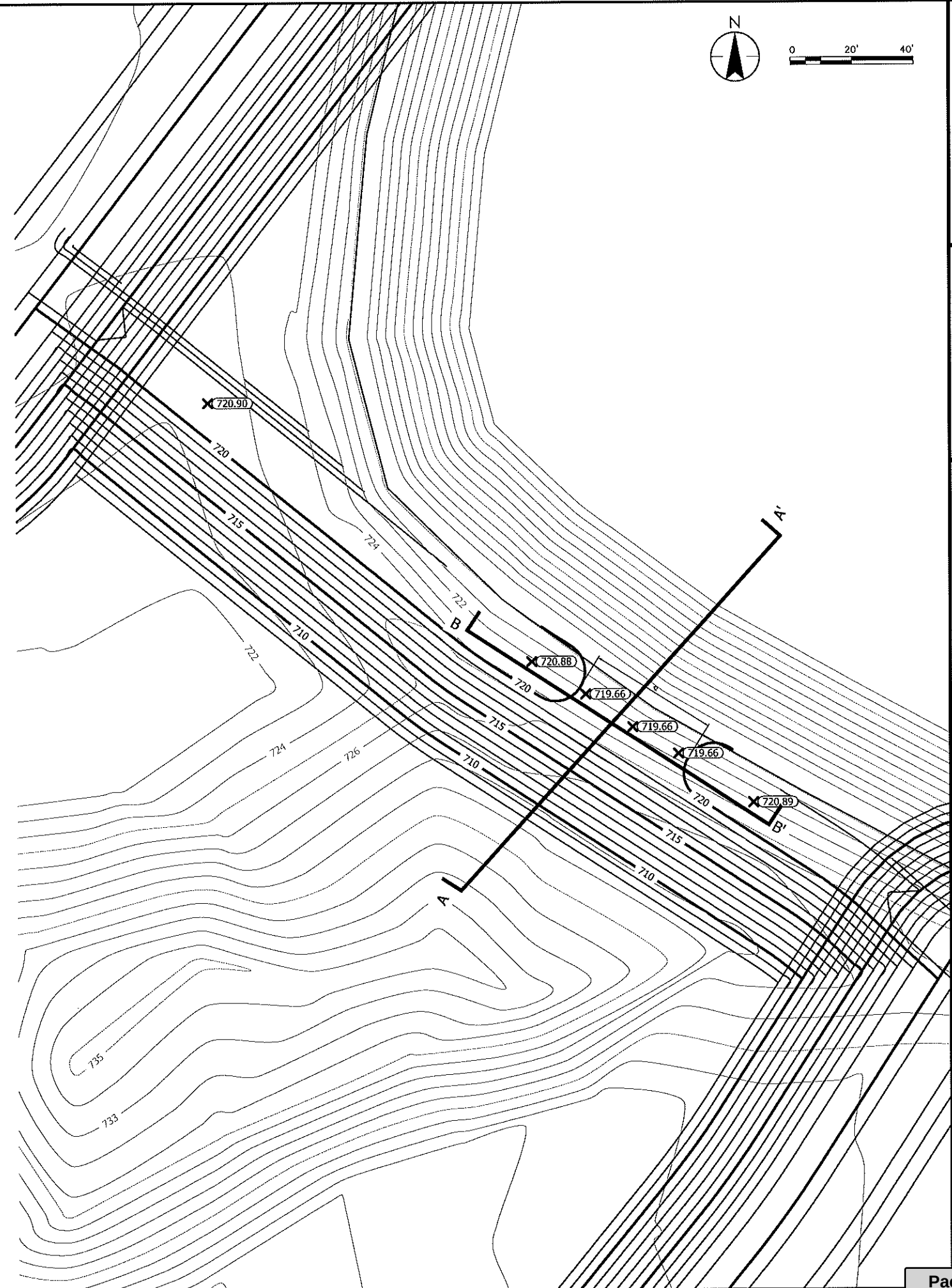
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 ref: Border, 193706333_X547, 193706333_X548



A-A' TEMPORARY DIKE (TO BE REMOVED FEB. 2020) (TYPICAL)
 HORZ 1" = 10'
 VERT 1" = 1'



B-B' WEIR FOR TEMPORARY DIKE
 HORZ 1" = 10'
 VERT 1" = 1'



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

CONSTRUCTION DETAILS

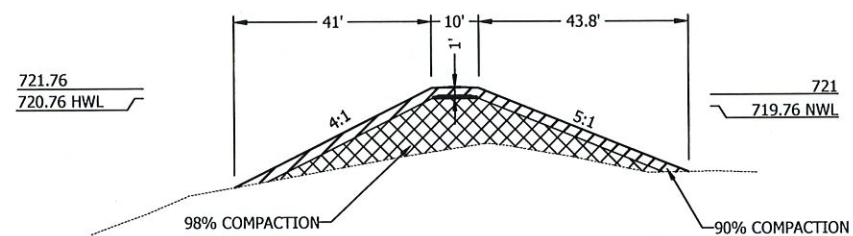
HIGHLAND ROAD POND
KELLNER - KLUG LLC

Packet_Arpe_Fill_01.14.19 (3

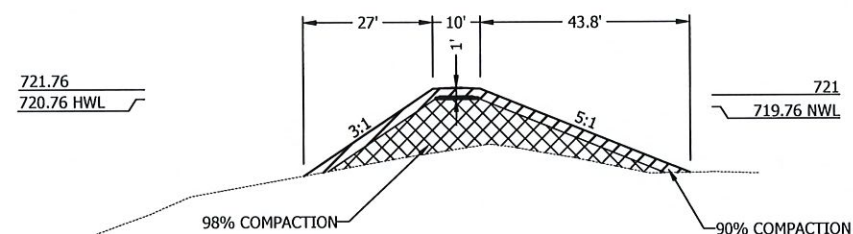
Attachment: Packet_Arpe_Fill_01.14.19 (3809 : Stantec for Bill Arpe)

DATE OF ISSUANCE	
December 8, 20	
NO.	REVISION
SURVEY	C
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193706353

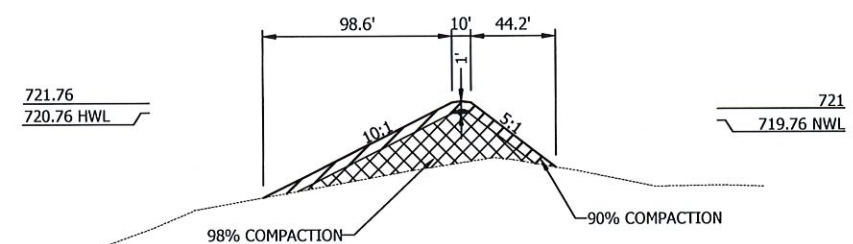
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refc: Border, 193706333_XSXT, 193706333_XSNZ



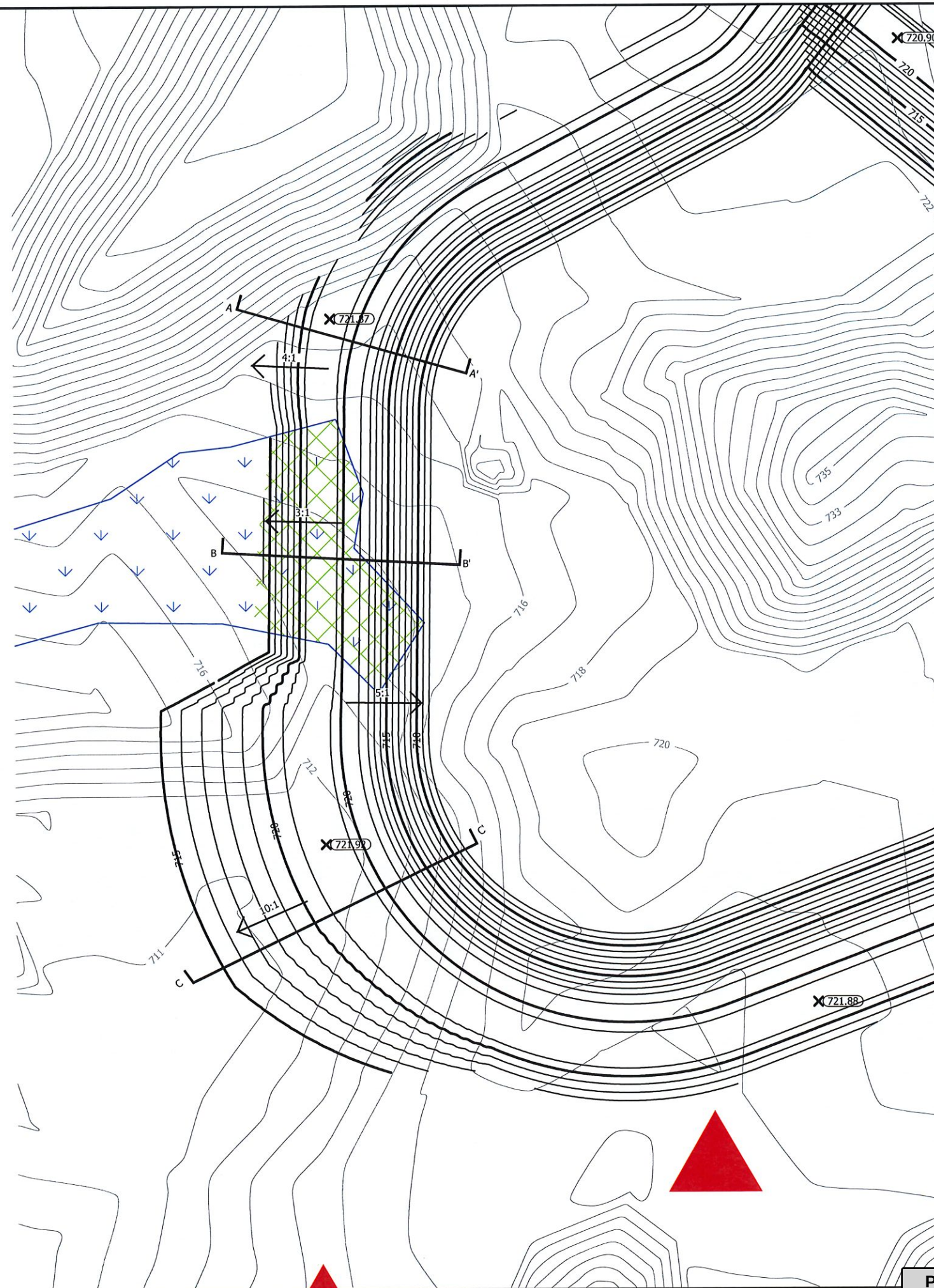
A-A' EMBANKMENT
 HORZ 1" = 20'
 VERT 1" = 10'



B-B' EMBANKMENT
 HORZ 1" = 20'
 VERT 1" = 10'



C-C' EMBANKMENT
HORZ 1" = 50'
VERT 1" = 10'



Stantec
12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

CONSTRUCTION DETAILS

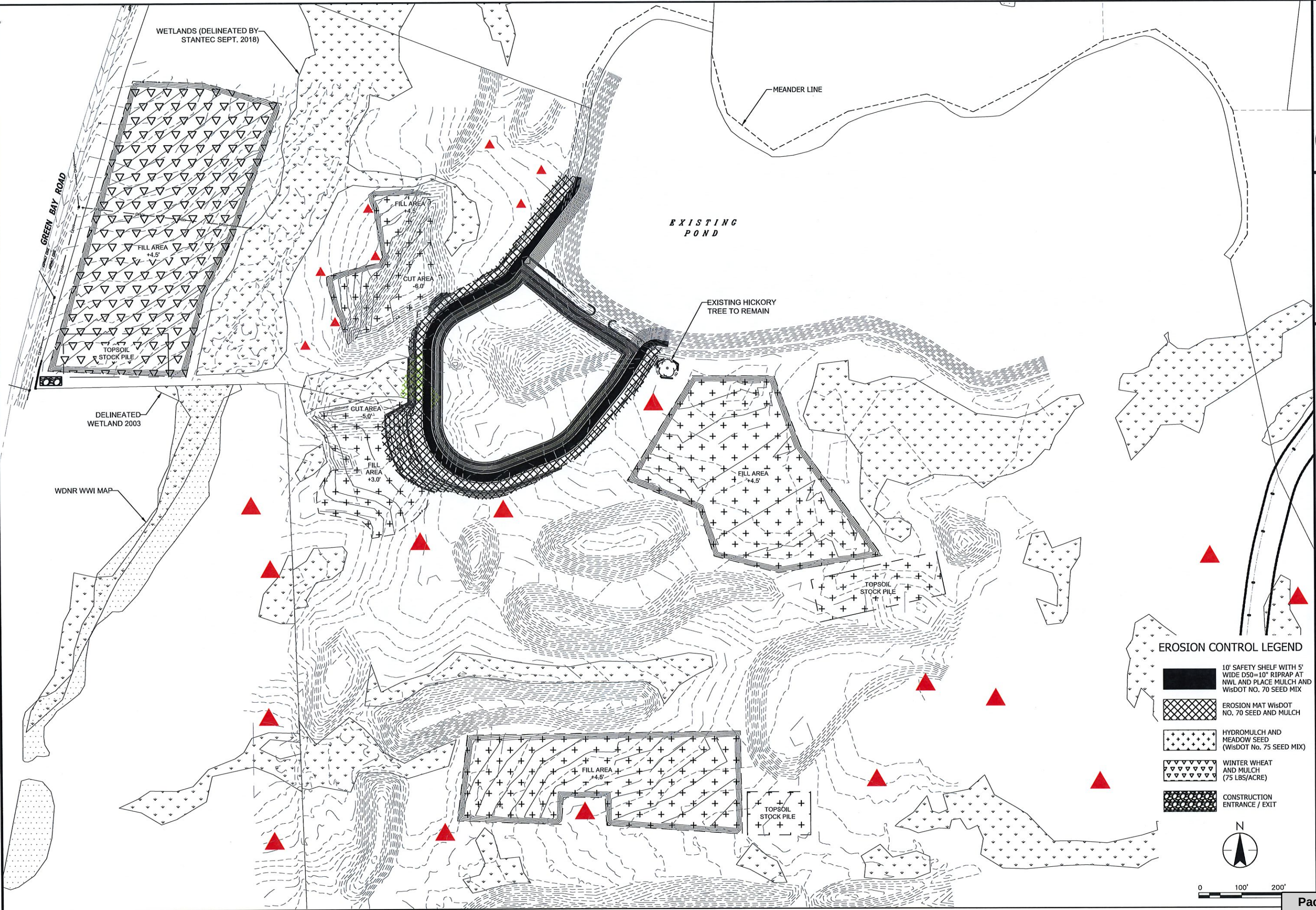
HIGHLAND ROAD POND
KELLNER - KLUG LLC

Attachment: Packet_Arpe_Fill_01.14.19 (3809 : Stantec for Bill Arpe)

	DATE OF ISSUANCE	December 8, 20
	NO REVISION	
	SURVEY	C1
	DRAWN	
	DESIGNED	
	CHECKED	
	APPROVED	
	PROJ. NO.	1937uo

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

File Date: 12/08/2018 1:02pm
Project: 193706333_01.dwg
User: J. Borge
Title: 193706333_01.dwg
Plot: 193706333_01.dwg
Printer: 193706333_01.dwg
Scale: 1:1
Sheet: 1 of 1





December 6, 2018

WIC-SE-2018-46-03428

Kellner Klug, LLC
Bill Arpe
789 N. Water St., Suite 200
Milwaukee, WI 53202

RE: Wetland Delineation Report for a project area located in the SE1/4 of the SW1/4 of Section 11, Township 09 North, Range 21 East, City of Mequon, Ozaukee County

Dear Mr. Arpe:

We have reviewed the wetland delineation report from Stantec Consulting Services, Inc. prepared for the project area referenced above. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon an October 16, 2018 field visit. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is typically valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

There are potentially navigable water features identified on the property. DNR Chapter 30 permits will be needed if earthwork (filling, dredging, etc.) or structures (culverts, bridges, erosion control, etc.) are proposed in or adjacent to navigable water bodies.

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <https://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

Attachment: Packet_Arpe_Fill_01.14.19 (3809 : Stantec for Bill Arpe)

If you have any questions, please contact me at (608) 261-6430 or email
Neil.Molstad@wisconsin.gov.

Sincerely,



Neil Molstad
Wetland Identification Specialist

cc: April Marcangeli, Project Manager, U.S. Army Corps of Engineers
City of Mequon
Brian Lennie, Stantec
Joshua Wied, DNR Water Management Specialist
Intake, DNR Stormwater SE Region
Chris Jors, SEWRPC

Attachments:

Project Area Location Map
Wetland Delineation Mapping for the Project Area

Attachment: Packet_Arpe_Fill_01.14.19 (3809 : Stantec for Bill Arpe)

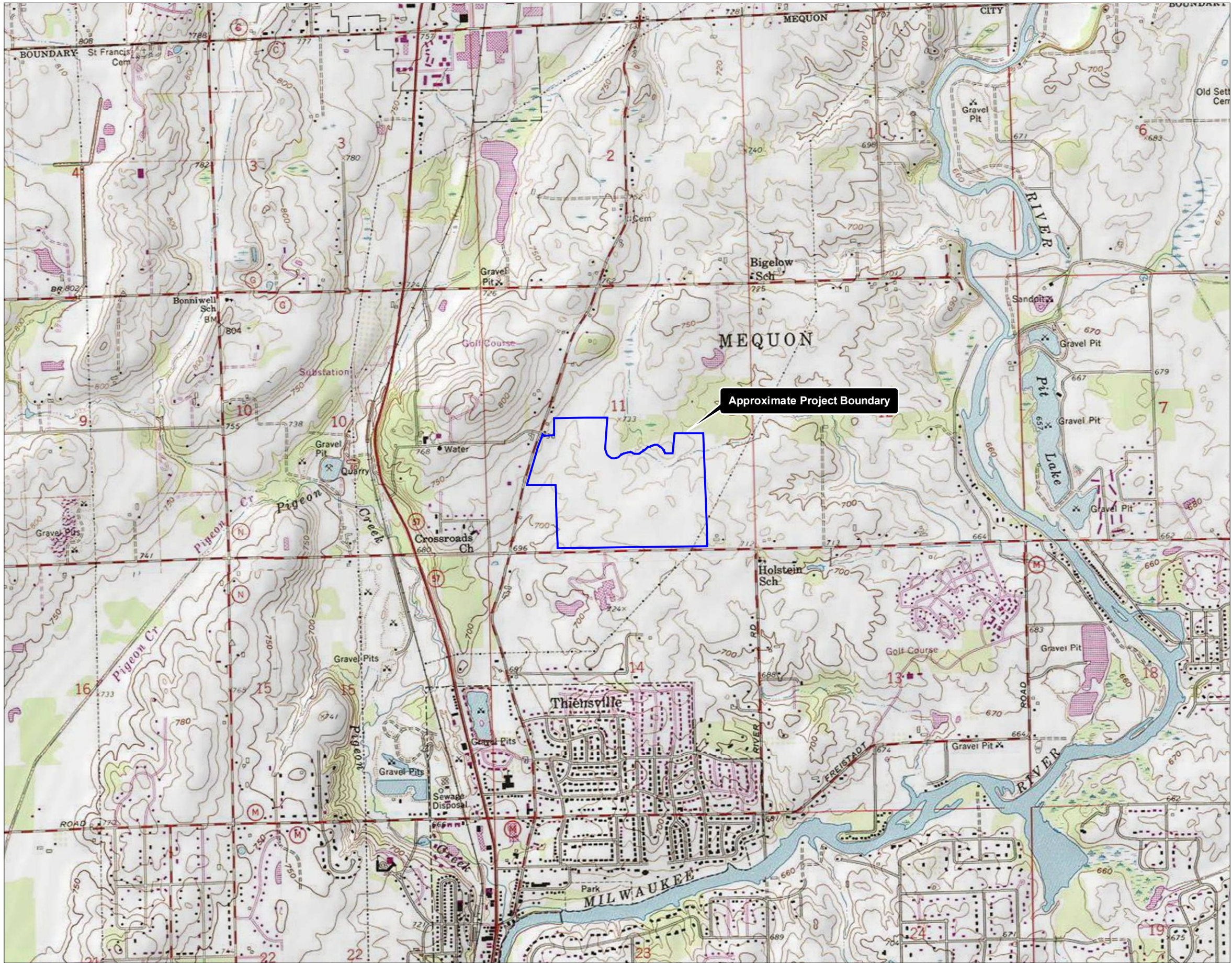


Figure No. 1

Title
Project Location and Topography

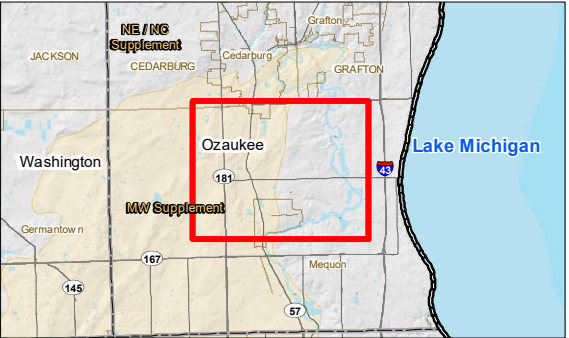
Client/Project
Kellner-Klug LLC
Highland Road Parcel
Wetland Delineation

Project Location 193706333
T9N, R21E, S11, Prepared by AJS on 2018-08-24
C. of Mequon, Technical Review by JM on 2018-08-24
Ozaukee Co., WI Independent Review by BSL on 2018-09-20

0 1,000 2,000 Feet
1:24,000 (At original document size of 11x17)

Legend
[Blue Outline] Approximate Project Boundary

N



- Notes
- 1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 - 2. Data Sources include: Stantec, WisDOT, WDNR
 - 3. Background: USGS 7.5 Topographic Quadrangles



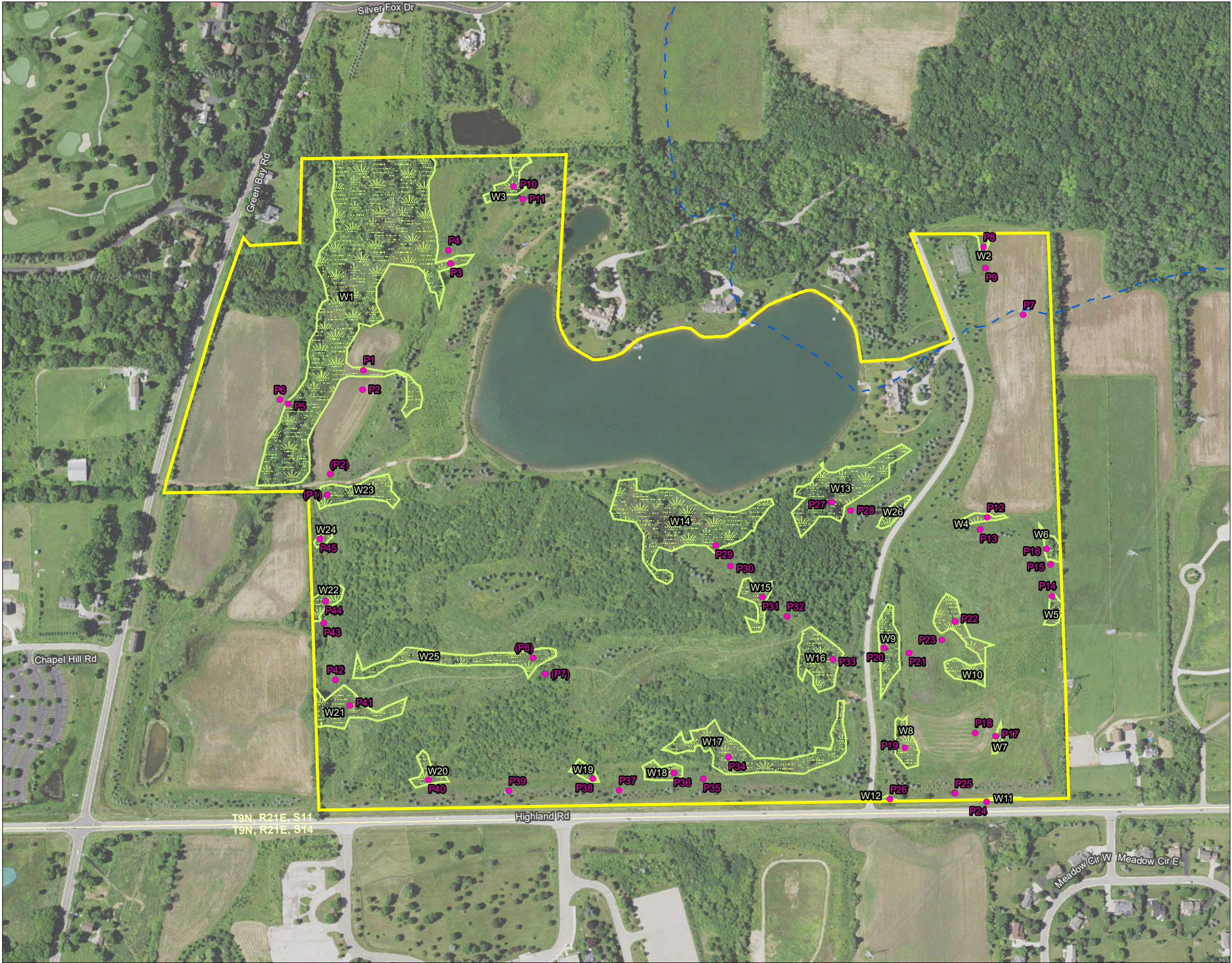
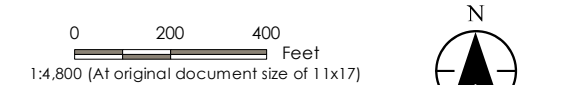


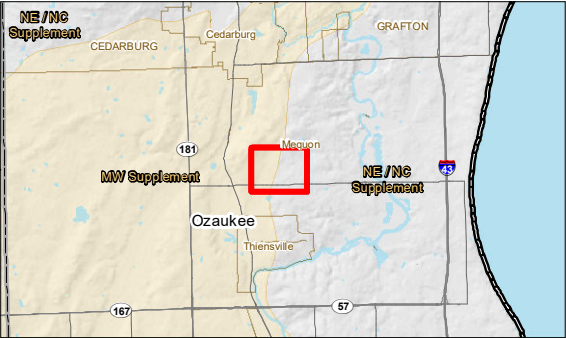
Figure No.
5
Title
Field Collected Data

Client/Project
Kellner-Klug LLC
Highland Road Parcel
Wetland Delineation

Project Location
T9N, R21E, S11,
C. of Mequon,
Ozaukee Co., WI
193706333
Prepared by AJS on 2018-08-24
Technical Review by JM on 2018-08-24
Independent Review by BSL on 2018-09-20



- Legend
- Approximate Project Boundary
 - 2ft Elevation Contour
 - Sample Point (2012 Point Data)
 - Field Delineated Wetland
 - DNR 24k Hydrography
 - Perennial Stream
 - Intermittent Stream
 - Waterbody



- Notes
- Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 - Data Sources Include: Stantec, Ozaukee Co., WisDOT, WDNR
 - Orthophotography: NAIP 2017





11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: January 14, 2019
SUBJECT: Chaput Land Surveys for Bill Arpe. The applicant is seeking certified survey map approval for a 3-lot land division for the property located at 4550 W. Highland and the parcel to the immediate west.

Applicant:	Chaput Land Surveys
Status of Applicant:	Agent
Requested:	Final Land Division
Existing Use:	Residential
Existing Zoning:	R-1 Rural Residential (5 Acres) OA Agricultural Overlay
Lot size:	207.32 acres
Location:	4550 W. Highland Road
Tax Keys:	#14-011-09-005.00 & #14-011-09-001.00
District:	#1

Background: The applicant is requesting approval for a three-lot certified survey map for property at 4550 W Highland Road and the property to the west. The certified survey map (CSM) would create three parcels; Lot 1 is 13.5 acres; Lot 2 is 19.59 acres; Lot 3 is 174.23 acres. As part of the CSM, 66.28 feet will be dedicated as right-of-way for Green Bay Road.

R-1 Rural Residential District Standards:

The proposed certified survey map is consistent with the current zoning designation of R-1, requiring a five (5) acre minimum lot size and 300 minimum average lot width and depth.

Site Conditions:

Lot 3 has access from Highland Road. Access to Lot 1 and Lot 2 is shown off Green Bay Road. Access to Lot 1 shall be further defined by the applicant and shown on the CSM. Lot 1 has a significant amount of wetlands in the middle of the site with the most buildable portion on the east section of the site. The applicant shall receive fill approval from DNR to provide access to the buildable portion of the site. Alternatively, if the DNR denies the fill approval, access to Lot 1 shall be provided through Lot 2 and a shared access agreement shall be reviewed and approved by the City Attorney prior to recording of the CSM.

See Engineering section below regarding wetlands on site.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources (WDNR) is required. The wetland report and concurrence from the WDNR have been received. The wetlands and setbacks shall be shown on the face of the CSM.

The proposed CSM closes and the description matches the mapping. The signature approval dates shall be changed from 2018 to 2019.

There is potential for stormwater facilities to be located on the individual lots as a result of the land disturbing activity of the proposed fill permit. The fill permit is a separate agenda item; however, any stormwater facilities will require easements which shall be shown on the face of the CSM.

The site is located outside the City's sewer service area. A soil evaluation report for the usage of septic or mound systems is required. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility.

Staff Recommendation:

Planning staff recommends **approval** of the land division subject to the following conditions:

1. Final staff review and approval of CSM.
2. Access to Lot 1 shall be defined and shown on CSM. The applicant shall receive fill approval from DNR to provide access to the buildable portion of the site. If wetland fill is not approved, access to Lot 1 shall be provided through Lot 2 and a shared access agreement shall be reviewed and approved by the City Attorney prior to recording of the CSM.
3. The applicant shall make any technical corrections to the final CSM.
4. The signature approval dates shall be changed from 2018 to 2019.
5. Compliance with the Tree Preservation Ordinance.
6. Review and approval by City Attorney and recording of shared access agreement dedication between properties prior to the recording of the CSM.
7. Applicant shall provide the wetland delineation report and add the wetland boundary to the face of the CSM, including applicable setbacks.
8. Stormwater easements shall be shown on the face of the CSM.
9. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).
10. Applicant shall provide a soil evaluation report verifying that each of the 4 lots may be served via approved private onsite wastewater system.
11. If the wetland delineation creates any technical issues, a revised CSM may be required and may require Planning Commission approval.

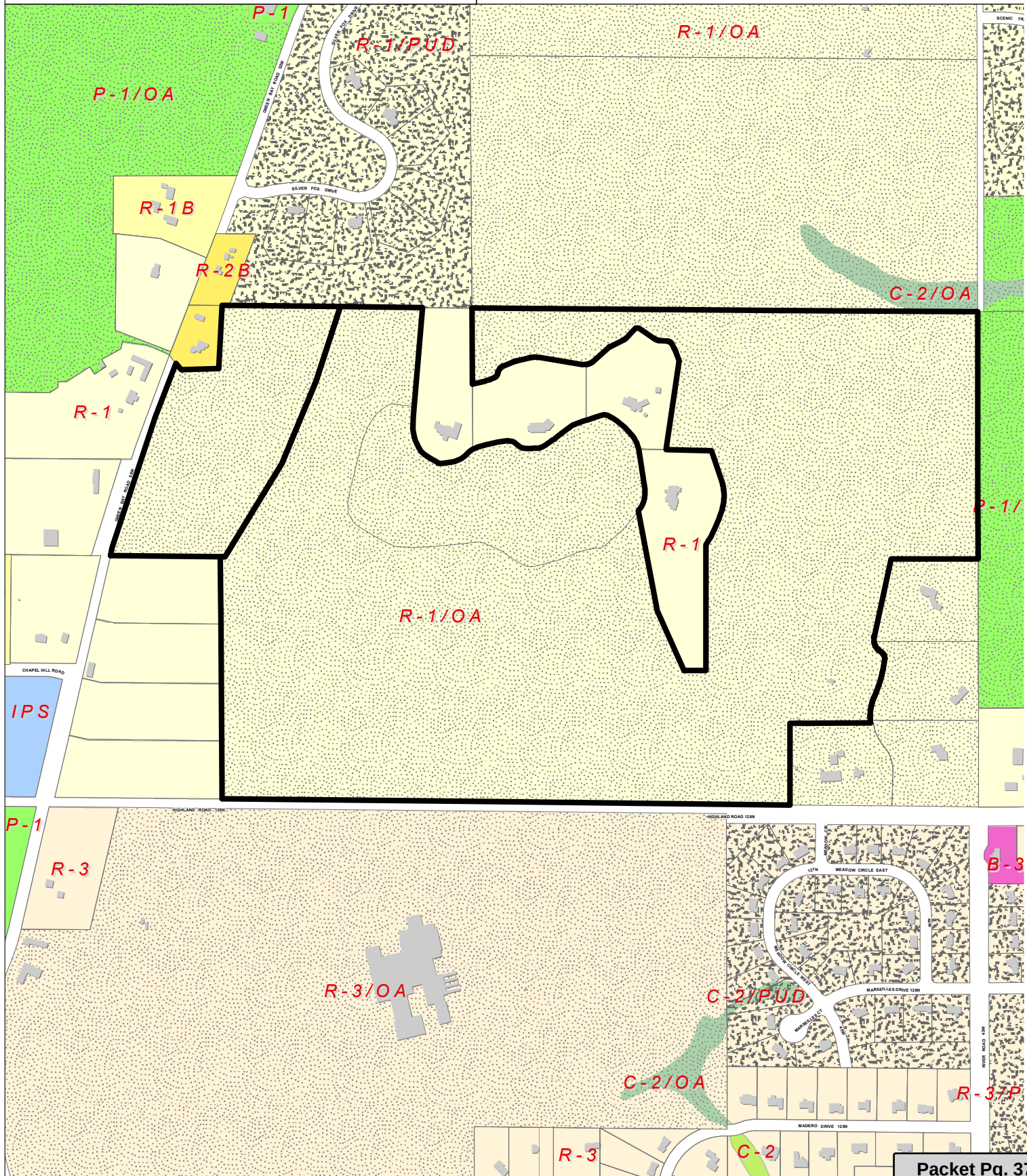
Attachments:

Packet_Arpe_CSM_01.14.19 (PDF)

Chaput Land Survey for Bill Arpe

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

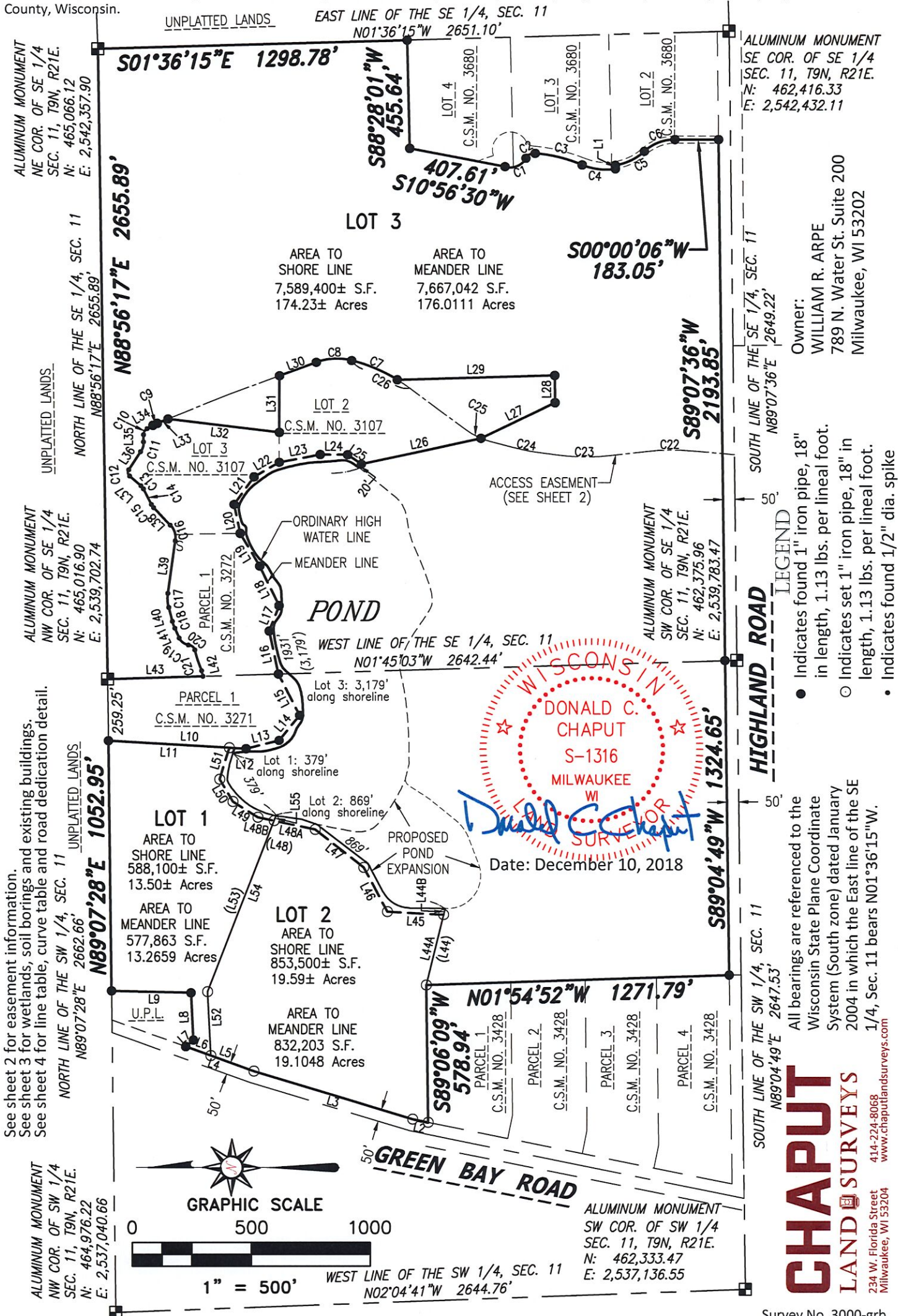
2.c.a



Attachment: Packet_Arpe_CSM_01.14.19 (3810 : Chaput Land Surveys for Bill Arpe)

CERTIFIED SURVEY MAP NO. _____

Being a redvision of Lot 1 of Certified Survey Map No. 1510, Parcel 1 of Certified Survey Map No. 3564 and Lot 1 of Certified Survey Map No. 3680, being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.



Attachment: Packet_Arpe_CSM_01.14.19 (3810 : Chaput Land Surveys for Bill Arpe)

Owner:
WILLIAM R. ARPE
789 N. Water St. Suite 200
Milwaukee, WI 53202

● Indicates found 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
○ Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
• Indicates found 1/2" dia. spike

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) dated January 2004 in which the East line of the SE 1/4, Sec. 11 bears N01°36'15"W.

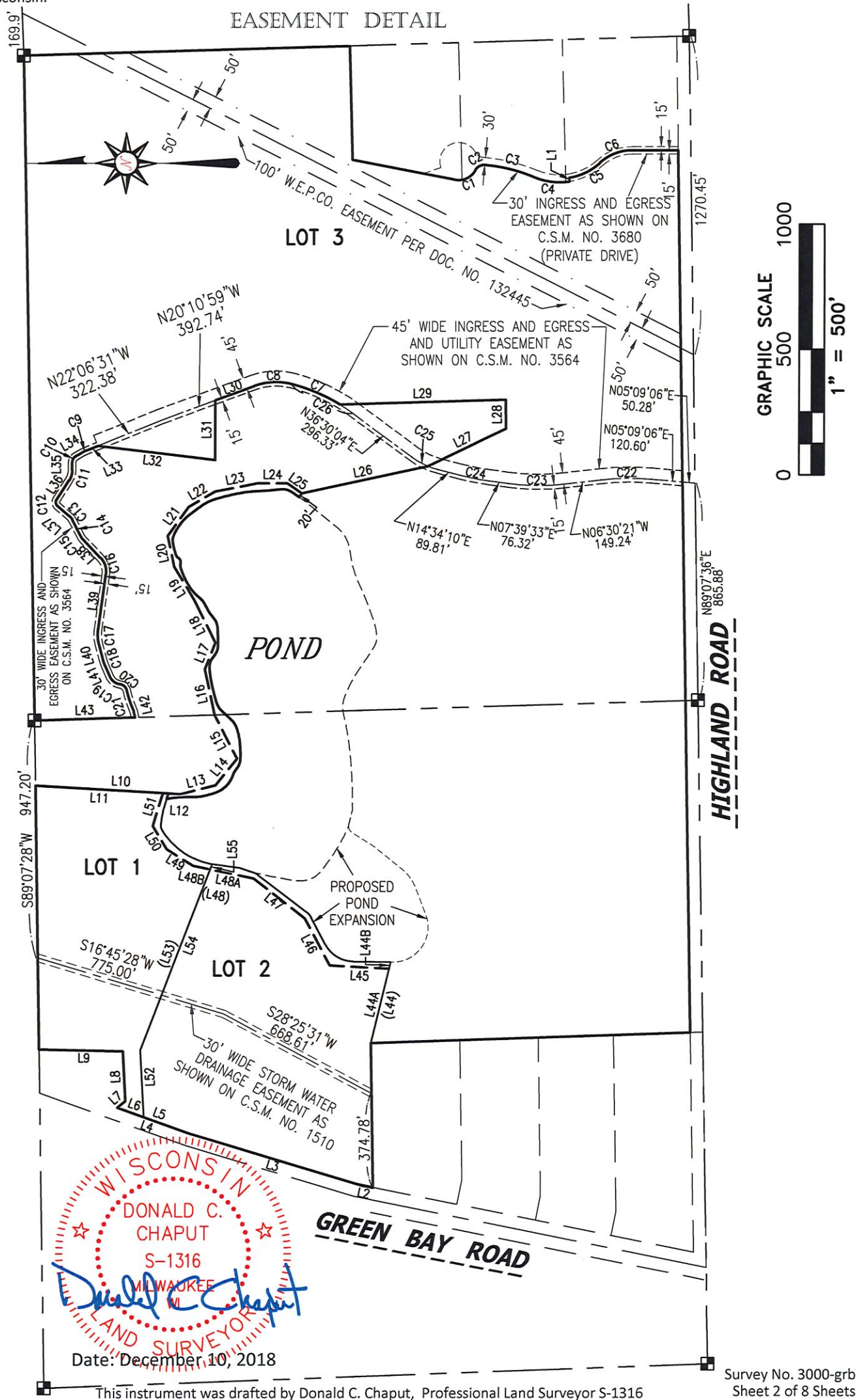
CHAPUT LAND SURVEYS
414-224-8068
www.chaputlandsurveys.com
234 W. Florida Street
Milwaukee, WI 53204

Survey No. 3000-grb
Sheet 1 of 8 Sheets

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

CERTIFIED SURVEY MAP NO. _____

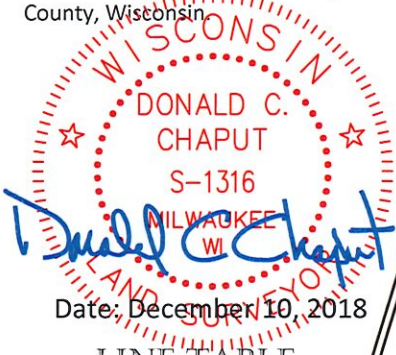
Being a redivision of Lot 1 of Certified Survey Map No. 1510, Parcel 1 of Certified Survey Map No. 3564 and Lot 1 of Certified Survey Map No. 3680, being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.



Attachment: Packet_Arpe_CSM_01.14.19 (3810 : Chaput Land Surveys for Bill Arpe)

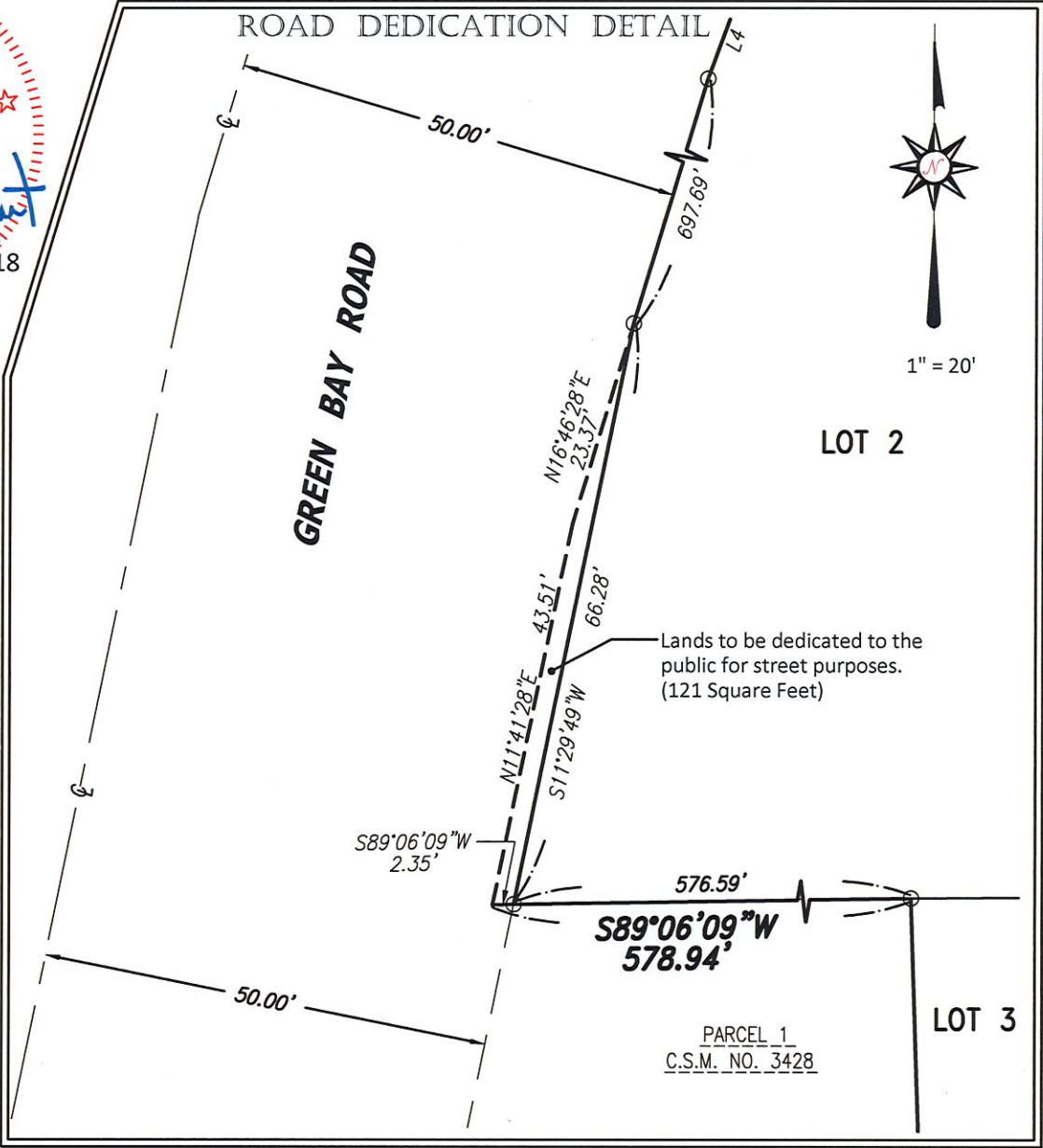
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Being a redivision of Lot 1 of Certified Survey Map No. 1510, Parcel 1 of Certified Survey Map No. 3564 and Lot 1 of Certified Survey Map No. 3680, being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin



LINE TABLE

LINE	BEARING	DIST.
L1	N88°23'48"E	15.14'
L2	N11°41'28"E	43.51'
L3	N16°46'28"E	721.06'
L4	N19°50'28"E	303.65'
L5	N19°50'28"E	191.44'
L6	N19°50'28"E	112.21'
L7	S40°29'32"E	42.10'
L8	N86°59'28"E	198.61'
L9	N01°24'28"E	333.50'
L10	S03°20'21"W	578.54'
L11	S03°20'21"W	508.00'
L12	S03°20'21"W	70.54'
L13	S14°04'19"E	143.26'
L14	S50°58'38"E	135.83'
L15	N62°50'09"E	196.09'
L16	N77°44'15"E	186.22'
L17	S68°49'42"E	114.85'
L18	N63°44'31"E	184.92'
L19	N59°03'04"E	160.54'
L20	N77°59'40"E	124.04'
L21	S54°23'06"E	142.79'
L22	S30°08'02"E	122.54'
L23	S10°51'16"E	174.71'
L24	S00°25'02"W	115.17'
L25	S34°30'55"W	69.96'
L26	S12°10'24"E	513.68'
L27	S25°43'09"E	345.12'
L28	N89°07'37"E	114.95'
L29	N01°36'18"W	661.35'
L30	N20°10'59"W	164.31'
L31	WEST	238.50'
L32	N06°54'31"E	471.35'
L33	N22°06'31"W	48.73'
L34	N29°44'15"W	27.84'
L35	N89°34'31"W	30.12'
L36	N57°07'52"W	91.55'
L37	S40°55'42"W	62.88'
L38	S46°23'59"W	101.13'
L39	N82°15'05"W	222.53'
L40	S75°00'53"W	60.85'
L41	S66°16'31"W	45.87'
L42	S77°05'55"W	24.59'
L43	N01°45'03"W	399.70'
L44	S76°26'47"E	331.21'
L44A	S76°26'47"E	304.68'
L44B	S76°26'47"E	26.53'
L45	N03°00'00"E	236.11'
L46	N62°00'00"E	213.00'
L47	N38°00'00"E	259.00'
L48	N12°00'00"E	246.54'
L48A	N12°00'00"E	176.68'
L48B	N12°00'00"E	69.86'
L49	N32°00'00"E	123.24'
L50	N59°00'00"E	109.55'
L51	S73°00'00"E	137.69'
L52	N86°59'28"E	269.00'
L53	S69°00'00"E	794.64'
L54	S69°00'00"E	772.46'
L55	S69°00'00"E	22.18'



CURVE DATA

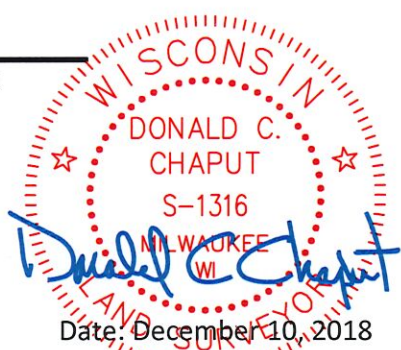
CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA	TAN. BEARING	TAN. BEARING
C1	102.49'	75.00'	S22°02'50.5"E	94.70'	78°18'01"	S17°06'10"W	S61°11'51"E
C2	46.30'	40.00'	S28°02'27.5"E	43.75'	66°18'47"	S05°06'56"W	S61°11'51"E
C3	204.29'	668.40'	S13°52'17"W	203.49'	17°30'42"	S22°37'38"W	S05°06'56"W
C4	142.52'	256.75'	S06°43'28.5"W	140.70'	31°48'19"	S22°37'38"W	S09°10'41"E
C5	137.24'	241.75'	S25°54'38"E	135.41'	32°31'36"	S09°38'50"E	S42°10'26"E
C6	140.60'	191.00'	S21°05'10"E	137.44'	42°10'32"	N00°00'06"E	N42°10'26"W
C7	209.35'	700.00'	N22°56'34.5"E	208.57'	17°08'07"	N31°30'38"E	N14°22'31"E
C8	150.79'	250.00'	N02°54'14"W	148.51'	34°33'30"	N14°22'31"E	N20°10'59"W
C9	19.97'	150.00'	N25°55'23"W	19.96'	7°37'44"	N22°06'31"W	N29°44'15"W
C10	31.33'	30.00'	N59°39'23"W	29.93'	59°50'16"	N29°44'15"W	N89°34'31"W
C11	42.47'	75.00'	N73°21'11.5"W	41.90'	32°26'39"	S57°07'52"E	S89°34'31"E
C12	28.60'	20.00'	S81°53'55"W	26.23'	81°56'26"	N57°07'52"W	S40°55'42"W
C13	17.11'	50.00'	S50°43'52"W	17.03'	19°36'20"	N60°32'02"E	N40°55'42"E
C14	74.35'	1000.00'	S62°39'49.5"W	74.33'	4°15'35"	N64°47'37"E	N60°32'02"E
C15	16.05'	50.00'	S55°35'48"W	15.98'	18°23'38"	S64°47'37"W	S46°23'59"W
C16	71.70'	80.00'	S72°04'27"W	69.32'	51°20'56"	S82°15'05"E	N46°23'59"E
C17	59.52'	150.00'	S86°22'54"W	59.13'	22°44'02"	N82°15'05"W	S75°00'53"W
C18	30.51'	200.00'	S70°38'42"W	30.48'	8°44'22"	S75°00'53"W	S66°16'31"W
C19	50.71'	50.00'	S37°13'13.5"W	48.56'	58°06'35"	S66°16'31"W	S08°09'56"W
C20	35.63'	35.00'	S37°19'59.5"W	34.12'	58°20'07"	N66°30'03"E	N08°09'56"E
C21	92.48'	500.00'	S71°47'59"W	92.35'	10°35'52"	S07°05'55"W	S66°30'03"W
C22	203.46'	1000.00'	N00°40'37.5"W	203.11'	11°39'27"	N05°09'06"E	N06°30'21"W
C23	222.50'	900.00'	S00°34'36"W	221.94'	14°09'54"	S07°39'33"W	S06°30'21"E
C24	120.61'	1000.00'	S11°06'51.5"W	120.53'	6°54'37"	S14°34'10"W	S07°39'33"W
C25	114.83'	300.00'	S25°32'07"W	114.13'	21°55'54"	S36°30'04"W	S14°34'10"W
C26	270.32'	700.00'	N25°26'17.5"E	268.64'	22°07'33"	N36°30'04"E	N14°22'31"E

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 1510, Parcel 1 of Certified Survey Map No. 3564 and Lot 1 of Certified Survey Map No. 3680, being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN} :SS
OZAUKEE}



Date: December 10, 2018

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 1510, Parcel 1 of Certified Survey Map No. 3564 and Lot 1 of Certified Survey Map No. 3680, being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of said Section 11, thence South 01°36'15" East along the East line of the Southeast 1/4 of said Section 1298.78 feet to a point on the North line of Lot 4 of Certified Survey Map No. 3680; thence South 88°28'01" West along said North line 455.64 feet to a point on the West line of said Lot 4; thence South 10°56'30" West along said West line of Lots 2, 3 and 4 of said Certified Survey Map 407.61 feet to a point; thence Southeasterly 102.49 feet along said West line and arc of a curve, whose center lies to the East, whose radius is 75.00 feet and whose chord bears South 22°02'51" East 94.70 feet to a point of reverse curve; thence Southeasterly 46.30 feet along said West line and arc of a curve, whose center lies to the West, whose radius is 40.00 feet and whose chord bears South 28°02'27" East 43.75 feet to a point of compound curve; thence Southwesterly 204.29 feet along said West line and arc of a curve, whose center lies to the West, whose radius is 668.40 feet and whose chord bears South 13°52'17" West 203.49 feet to a point of reverse curve; thence Southwesterly 142.52 feet along said West line and arc of a curve, whose center lies to the East, whose radius is 256.75 feet and whose chord bears South 06°43'29" West 140.70 feet to a point on the North line of Lot 1 of Certified Survey Map No. 3680; thence North 88°23'48" East along said North line 15.14 feet to a point on the West line of Lot 2 of Certified Survey Map No. 3680; thence Southeasterly 137.24 feet along said West line and arc of a curve, whose center lies to the East, whose radius is 241.75 feet and whose chord bears South 25°54'38" East 135.41 feet to a point of reverse curve; thence Southeasterly 140.60 feet along said West line and arc of a curve, whose center lies to the West, whose radius is 191.00 feet and whose chord bears South 21°05'10" East 137.44 feet to a point; thence South 00°00'06" West along said West line 183.05 feet to a point on the North line of Highland Road; thence South 89°07'36" West along said North line 2193.85 feet to a point; thence South 89°04'49" West along said North line 1324.65 feet to a point on the East line of Certified Survey Map No. 3428; thence North 01°54'52" West along said East line 1271.79 feet to a point on the North line of said Certified Survey Map; thence South 89°06'09" West along said North line 578.94 feet to a point on the East line of Green Bay Road; thence North 11°41'28" East along said East line 43.51 feet to a point; thence North 16°46'28" East along said East line 721.06 feet to a point; thence North 19°50'28" East along said East line 303.65 feet to a point; thence South 40°29'32" East 42.10 feet to a point; thence North 86°59'28" East 198.61 feet to a point; thence North 01°24'28" East 333.50 feet to a point on the North line of the Southwest 1/4 of Section 11; thence North 89°07'28" East along said North line 1052.95 feet to a point on the West line of Parcel 1 of Certified Survey Map No. 3271; thence South 03°20'21" West along said West line 578.54 feet to the start of the following meander line; thence South 14°04'19" East along said meander line 143.26 feet to a point; thence South 50°58'38" East along said meander line 135.83 feet to a point; thence North 62°50'09" East along said meander line 196.09 feet to a point on the meander line of Parcel 1 of Certified Survey Map No. 3272; thence North 77°44'15" East along said meander line 186.22 feet to a point; thence South 68°49'42" East along said meander line 114.85 feet to a point; thence North 63°44'31" East along said meander line 184.92 feet to a point; thence North 59°03'04" East along said meander line 160.54 feet to a point on the meander line of Lot 3 of Certified Survey Map No. 3107; thence North 77°59'40" East along said meander line 124.04 feet to a point; thence South 54°23'06" East along said meander line 142.79 feet to a point; thence South 30°08'02" East along said meander line 122.54 feet to a point on the meander line for Lot 2 of Certified Survey Map No. 3107; thence South 10°51'16" East along said meander line 174.71 feet to a point; thence South 00°25'02" West along said meander line 115.17 feet to a point; thence South 34°30'55" West along said meander line 69.96 feet to a point on the West line of Lot 2 of Certified Survey Map No. 3107; thence South 12°10'24" East along said West line 513.68 feet to a point; thence South 25°43'09" East along said West line 345.12 feet to a point on the South line of said Lot; thence North 89°07'37" East along said South line 114.95 feet to a point on the East line of said Lot; thence North 01°36'18" West along said East line 661.35 feet to a point; thence North 89°07'28" East along said East line and arc of a curve, whose center lies to the West, whose radius is 700.00 feet and whose chord bears North 22°56'35" East 208.57 feet to a point of compound curve; thence Northwesterly 150.79 feet along said East line and arc of a curve, whose center lies to the West, whose radius is 250.00 feet and whose chord bears North 02°54'14" West 148.51 feet to a point; thence North 20°10'59" West along said East line 164.31 feet to a point on the North line of said Lot; thence West along said North line 238.50 feet to a point on the East line of Lot 3 of Certified Survey Map No. 3107; thence North 06°54'31" East along said East line 471.35 feet to a point on the North line of said Lot; thence North 22°06'31" West along said North line 48.73 feet to a point; thence Northwesterly 19.97 feet along said North line and arc of a curve, whose center lies to the West, whose radius is 150.00 feet and whose chord bears North 25°55'23" West 19.96 feet to a point; thence North 29°44'15" West along said North line 27.84 feet to a point; thence Northwesterly 31.33 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 30.00 feet and whose chord bears North 59°39'23" West 29.93 feet to a point; thence North 89°34'31" West along said North line 30.12 feet to a point; thence Northwesterly 42.47 feet along said North line and arc of a curve, whose center lies to the North, whose radius is 75.00 feet and whose chord bears North 73°21'12" West 41.90 feet to a point; thence North 57°07'52" West along said North line 91.55 feet to a point; thence Southwesterly 28.60 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 20.00 feet and whose chord bears South 81°53'55" West 26.23 feet to a point; thence South 40°55'42" West along said North line 62.88 feet to a point; thence Southwesterly 17.11 feet along said North line and arc of a curve, whose center lies to the Northwest, whose radius is 50.00 feet and whose chord bears South 50°43'52" West 17.03 feet to a point of compound curve; thence Northeasterly 74.35 feet along said North line and arc of a curve, whose center lies to the Northwest, whose radius is 1000.00 feet and whose chord bears South 62°39'49" West 74.33 feet to a point of reverse curve; thence Southwesterly 16.05 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 50.00 feet and whose chord bears South 55°35'48" West 15.98 feet to a point; thence South 46°23'59" West along said North line 101.13 feet to a point; thence Southwesterly 71.70 feet along said North line and arc of a curve, whose center lies to the Northwest, whose radius is 80.00 feet and whose chord bears South 72°04'27" West 69.32 feet to a point on the North line of Parcel 1 of Certified Survey Map No. 3272; thence North 82°15'05" West along said North line 222.53 feet to a point; thence Southwesterly 59.52 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 150.00 feet and whose chord bears South 86°22'54" West 59.13 feet to a point; thence South 75°00'53" West along said North line 60.85 feet to a point; thence Southwesterly 30.51 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 200.00 feet and whose chord bears South 70°38'42" West 30.48 feet to a point; thence South 66°16'31" West along said North line 45.87 feet to a point; thence Southwesterly 50.71 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 50.00 feet and whose chord bears South 37°13'13" West 48.56 feet to a point of reverse curve; thence Southwesterly 35.63 feet along said North line and arc of a curve, whose center lies to the Northwest, whose radius is 35.00 feet and whose chord bears South 37°19'59" West 34.12 feet to a point of reverse curve; thence Southwesterly 92.48 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 500.00 feet and whose chord bears South 71°47'59" West 92.35 feet to a point; thence South 77°05'55" West along said North line 24.59 feet to a point on the East line of Parcel 1 of Certified Survey Map No. 3271; thence North 01°45'03" West along said East line 399.70 feet to a point on the North line of the Southeast 1/4 of Section 11; thence North 88°56'17" East along said North line 2655.89 feet to the point of beginning. Excepting therefrom all land lying between the above mentioned meander line and the ordinary high water line.

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

Survey No. 3000-grb
Sheet 5 of 8 Sheets

Attachment: Packet_Arpe_CSM_01.14.19 (3810 : Chaput Land Surveys for Bill Arpe)

Being a redivision of Lot 1 of Certified Survey Map No. 1510, Parcel 1 of Certified Survey Map No. 3564 and Lot 1 of Certified Survey Map No. 3680, being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

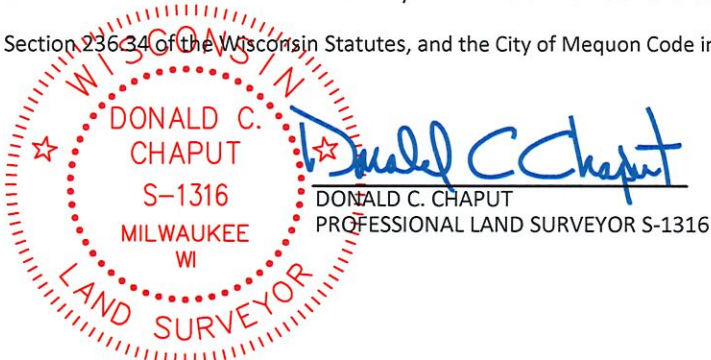
SURVEYOR'S CERTIFICATE

Said lands as described contains 207.32± Acres.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, and the City of Mequon Code in surveying, dividing and mapping the same.

DATE: December 10, 2018



OWNERS'S CERTIFICATE

WILLIAM R. ARPE, as owner, hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Ordinance of the City of Mequon in surveying, dividing and mapping the same.

WILLIAM R. ARPE

STATE OF WISCONSIN }
OZAUKEE } :SS

Personally came before me this ____ day of _____, 2018, the above named WILLIAM R. ARPE, to me known as the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission expires. _____
My commission is permanent.

OWNERS'S CERTIFICATE

TED D. KELLER, as owner, hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Ordinance of the City of Mequon in surveying, dividing and mapping the same.

TED D. KELLER

STATE OF WISCONSIN} :SS
OZAUKEE}

Personally came before me this ____ day of _____, 2018, the above named TED D. KELLER, to me known as the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission expires. _____
My commission is permanent.

CHAPUT LAND & SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

Survey No. 3000-grb
Sheet 6 of 8 Sheets

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 1510, Parcel 1 of Certified Survey Map No. 3564 and Lot 1 of Certified Survey Map No. 3680, being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

OWNERS'S CERTIFICATE

ALVIN K. KRUG, as owner, hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Ordinance of the City of Mequon in surveying, dividing and mapping the same.

ALVIN K. KRUG

STATE OF WISCONSIN}
:SS
OZAUKEE}

Personally came before me this ____ day of _____, 2018, the above named ALVIN K. KRUG, to me known as the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission expires. _____
My commission is permanent.

CORPORATE OWNER'S CERTIFICATE

KELLNER-KRUG L.L.C., a Limited Liability Company, duly organized and existing under and by the virtue of the laws of the State of Wisconsin as owner, by its members, certifies that KELLNER-KRUG L.L.C. is the owner of the lands shown heron and further certifies that said Limited Liability Company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the City of Mequon ordinance regulating the platting of land and the Ozaukee County ordinance regulating the platting of land, and Chapter 236.34 of the Wisconsin Statutes.

IN Witness whereof KELLNER-KRUG L.L.C. has caused these presents to be signed by TED D. KELLER, its MANAGING MEMBER this ____ day of _____, 2018.

TED D. KELLER, MANAGING MEMBER

STATE OF WISCONSIN}
:SS
COUNTY}

Personally came before me this ____ day of _____, 2018, the above named TED D. KELLER, managing member for KELLNER-KRUG L.L.C. known as the person who executed the foregoing instrument as such officers, by its authority.

Notary Public, State of Wisconsin
My commission expires. _____
My commission is permanent.

CORPORATE OWNER'S CERTIFICATE

GREEN BAY LAND INVESTMENTS L.L.C., a Limited Liability Company, duly organized and existing under and by the virtue of the laws of the State of Wisconsin as owner, by its members, certifies that GREEN BAY LAND INVESTMENTS L.L.C. is the owner of the lands shown heron and further certifies that said Limited Liability Company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the City of Mequon ordinance regulating the platting of land and the Ozaukee County ordinance regulating the platting of land, and Chapter 236.34 of the Wisconsin Statutes.

IN Witness whereof GREEN BAY LAND INVESTMENTS L.L.C. has caused these presents to be signed by WILLIAM R. ARPE, its MANAGING MEMBER this ____ day of _____, 2018.

WILLIAM R. ARPE, MANAGING MEMBER

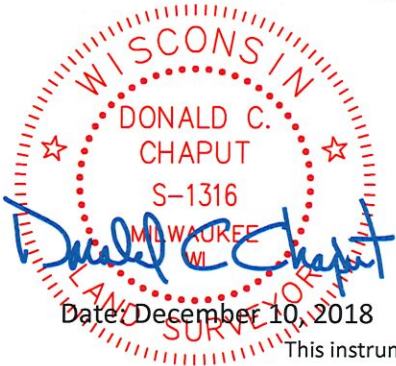
STATE OF WISCONSIN}
:SS
COUNTY}

Personally came before me this ____ day of _____, 2018, the above named WILLIAM R. ARPE, managing member for GREEN BAY LAND INVESTMENTS L.L.C. known as the person who executed the foregoing instrument as such officers, by its authority.

Notary Public, State of Wisconsin
My commission expires. _____
My commission is permanent.

Survey No. 3000-grb
Sheet 7 of 8 Sheets

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 1510, Parcel 1 of Certified Survey Map No. 3564 and Lot 1 of Certified Survey Map No. 3680, being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Mequon on this _____ day of _____, 2018.

CHAIRPERSON

SECRETARY

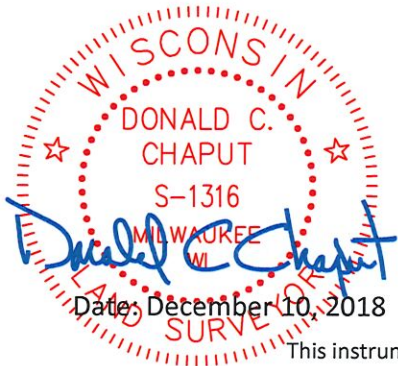
COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Mequon in accordance with the Resolution adopted on, this ____ day of _____, 2018

CITY CLERK

MAYOR

Attachment: Packet_Arpe_CSM_01.14.19 (3810 : Chaput Land Surveys for Bill Arpe)



This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: January 14, 2019
SUBJECT: Robert Bach for Fox Yard, LLC & FT1, LLC. The applicant is seeking certified survey map approval for a 2-lot land division for the properties located at 6209 W. Mequon Road and 11124 N. Industrial Drive (Foxtown Development).

Applicant:	Robert Bach
Status of Applicant:	Agent
Requested:	Certified Survey Map
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Existing Land Use Plan:	Town Center
Lot size:	5.97 acres
Location:	6209 W. Mequon Road & 11124 N. Industrial Drive
Tax Keys:	#14-027-01-021.00 & #14-027-01-010.00
District:	#4

Background:

The applicant requests certified survey map approval for the property at 11124 N Industrial Drive and 6209 W Mequon Road. The land division reconfigures two existing lots that are part of the Foxtown development to better align with the approved concept plan. As the Commissioners may recall, a CSM for the southern two parcels was approved at the December 3rd, 2018 meeting.

Certified Survey Map:

The proposed CSM shows two reconfigured lots. Lot 1 is shown at 2.77 acres in size and is part of the area shown as Site E on the concept plan (see attached). Lot 2 is the location of the proposed brewery building identified as Site D on the concept plan. The CSM includes access easements to Industrial Drive based on the approved concept plan.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Three (3) feet of additional right of way (ROW) is being dedicated along Industrial Drive to accommodate the wider roadway cross-section.

The utilities in Industrial Drive also conflict with the widened cross section. Representatives from the development team and representatives from the utilities have been working together to develop an alternative route through the private site. The easement(s) for these utilities shall be shown on the face of the CSM if an agreement has been made at the time of recording. If the

agreement has not be made at the time of recording, the easement shall be recorded under a separate document.

The 15-foot construction easement and 20-foot drainage easement noted as E2 and E3 respectively are not needed with the proposed development and shall be vacated upon completion of the Industrial Drive reconstruction.

The proposed CSM closes and the description matches the mapping. There are no technical corrections.

Staff Recommendation: Planning staff recommends approval of the CSM subject to the following conditions:

1. Common Council acceptance of the dedication of right of way.
2. Final staff review and approval of CSM.
3. Utility Easements shall be shown on the face of the CSM if the agreement has been made with the utilites at the time of recording. If the agreement has not be made at the time of recording, the easement shall be recorded under a separate document.
4. Vacation of the 15-foot construction easement and 20-foot drainage easement on Lot 1 upon the completion of Industrial Drive reconstruction.
5. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:

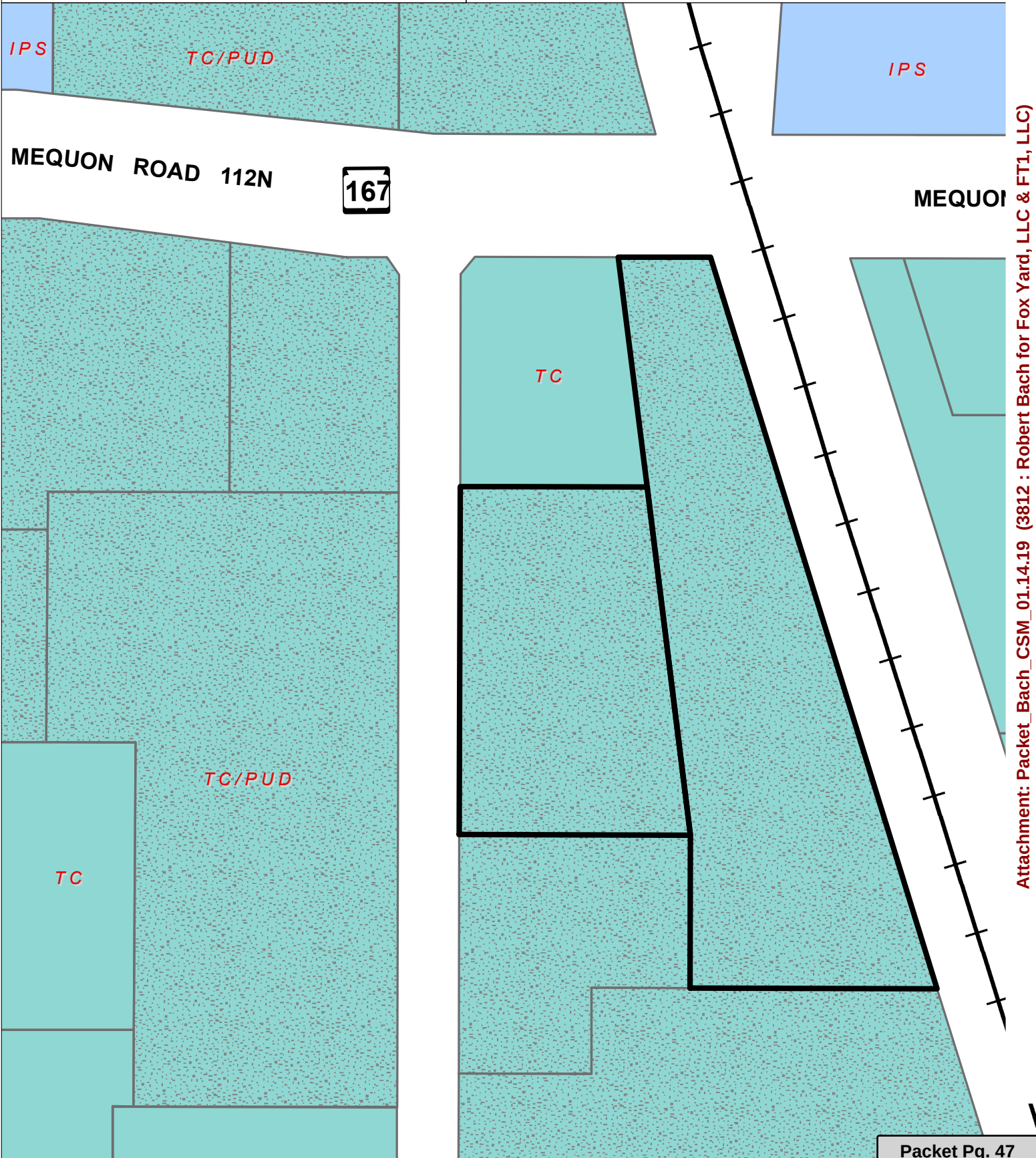
Packet_Bach_CSM_01.14.19 (PDF)

Bob Bach for Fox Yard, LLC and FT1, LLC

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

2.d.a



Attachment: Packet_Bach_CSM_01.14.19 (3812 : Robert Bach for Fox Yard, LLC & FT1, LLC)

CERTIFIED SURVEY MAP # _____

**LOT 1 OF CERTIFIED SURVEY MAP XXXX, RECORDED AS
DOCUMENT NO. XXXXXXXX AND PART OF THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH,
RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF
OZAUKEE, STATE OF WISCONSIN.**

OWNER: FT 2, LLC Fox Yard, LLC

NW CORNER OF THE NE 1/4 OF
SECTION 27-9-21, ALUMINUM
CAP IN CONCRETE.

NORTH LINE OF THE NE 1/4 OF
SECTION 27-9-21

NORTH 88°38'32" EAST 2643.02'
SOUTH 88°38'32" WEST 922.33'

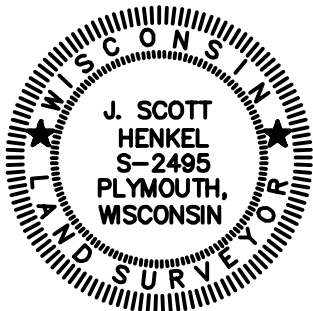
NE CORNER OF THE NE 1/4 OF
SECTION 27-9-21, ALUMINUM
CAP IN CONCRETE.

BEARINGS ARE REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE.
THE NORTH LINE OF NE 1/4 OF SECTION
27-9-21 BEARS NORTH 88°38'32" EAST.

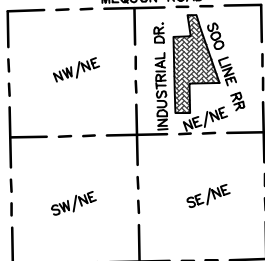
(B) BUILDING TO BE RAZED.

(D) DEDICATED TO THE PUBLIC
FOR ROAD PURPOSES.
1718.3 SQ. FT. // 0.0394 ACRES

(E) 50' PERMANENT ACCESS
EASEMENT PER CSM XXXX.



VICINITY MAP
NE 1/4 27-9-21
MEQUON ROAD



SCALE
1" = 2000 FEET

QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND WI, 53095
262-338-6641 www.quamengineering.com
Project # PD-04-16 Date: 12/10/18

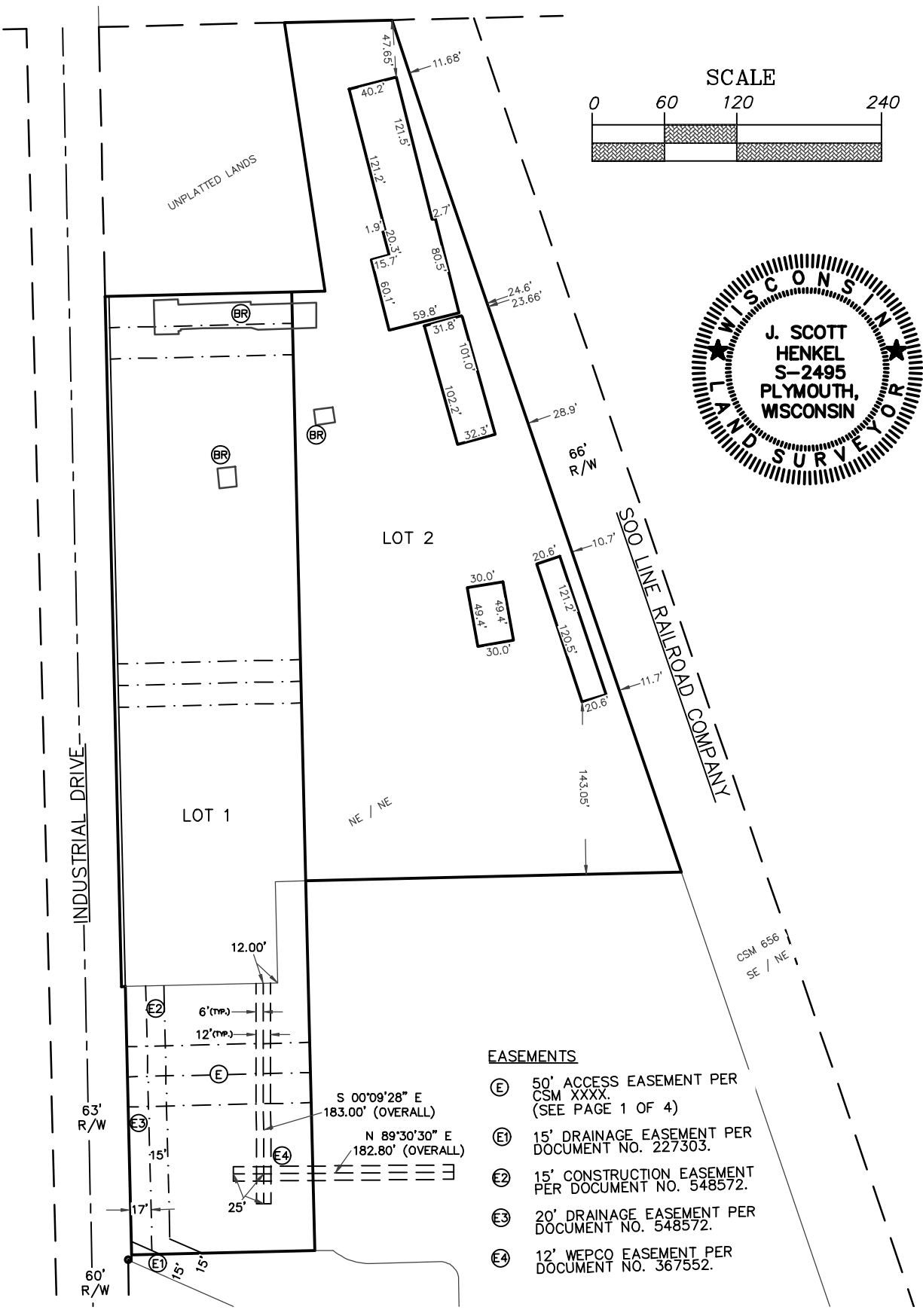
Packet Pg. 48

Attachment: Packet_CSM_01.14.19 (3812 : Robert Bach for Fox Yard, LLC & FT1, LLC)

CERTIFIED SURVEY MAP # _____

LOT 1 OF CERTIFIED SURVEY MAP XXXX, RECORDED AS DOCUMENT NO. XXXXXXXX AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

OWNER: FT 2, LLC



EASEMENTS

- (E) 50' ACCESS EASEMENT PER CSM XXXX. (SEE PAGE 1 OF 4)
- (E1) 15' DRAINAGE EASEMENT PER DOCUMENT NO. 227303.
- (E2) 15' CONSTRUCTION EASEMENT PER DOCUMENT NO. 548572.
- (E3) 20' DRAINAGE EASEMENT PER DOCUMENT NO. 548572.
- (E4) 12' WEPCO EASEMENT PER DOCUMENT NO. 367552.

QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND WI, 53095
262-338-6641 www.quamengineering.com
Project # PD-04-16 Date: 12/10/18

CERTIFIED SURVEY MAP # _____

LOT 1 OF CERTIFIED SURVEY MAP XXXX, RECORDED AS DOCUMENT NO. XXXXXXXX AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, FT 2, LLC:

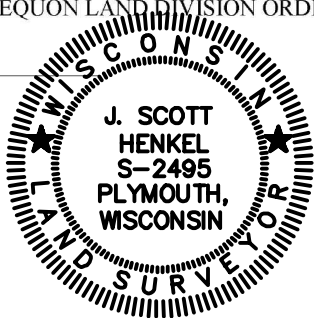
LOT 1 OF CERTIFIED SURVEY MAP NO. XXXX, RECORDED AS DOCUMENT NO. XXXXXXXX AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27;
THENCE SOUTH 88°38'32" WEST, 922.33 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE SOUTH 01°21'28" EAST, 310.67 FEET, ALONG THE EAST LINE OF INDUSTRIAL DRIVE TO THE POINT OF BEGINNING;
THENCE NORTH 88°38'32" EAST, 182.39 FEET;
THENCE NORTH 08°35'57" WEST, 225.47 FEET, TO THE SOUTH LINE OF MEQUON ROAD;
THENCE NORTH 88°38'32" EAST, 89.45 FEET, ALONG SAID SOUTH LINE TO THE WEST LINE OF THE SOO LINE RAILROAD RIGHT-OF-WAY;
THENCE SOUTH 18°12'12" EAST, 118.80 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 18°51'28" EAST, 627.80 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 88°38'32" WEST, 311.69 FEET, ALONG THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. XXXX, RECORDED AS DOCUMENT NO. XXXXXXXX;
THENCE SOUTH 01°21'28" EAST, 306.87 FEET, ALONG THE WEST LINE OF SAID LOT 2;
THENCE SOUTH 88°38'32" WEST, 151.94 FEET, ALONG THE NORTH LINE OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP NO. XXXX TO SAID EAST LINE OF INDUSTRIAL DRIVE;
THENCE NORTH 01°21'28" WEST, 222.87 FEET, ALONG SAID EAST LINE;
THENCE SOUTH 88°38'32" WEST, 3.00 FEET, ALONG SAID EAST LINE;
THENCE NORTH 01°21'28" WEST, 572.77 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 261,771 SQUARE FEET / 6.0094 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF MEQUON LAND DIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495



OWNER'S CERTIFICATE

AS OWNERS, FT 2, LLC, AND FOXYARD, LLC, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED, AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE CITY OF MEQUON REQUIREMENTS FOR CERTIFIED SURVEY MAPS.

FT 2, LLC, FOX YARD, LLC

LOT 1: FT 2, LLC LOT 2: FOX YARD, LLC

STATE OF WISCONSIN :SS
COUNTY

PERSONALY CAME BEFORE ME THIS DAY OF , 2018,

, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES:

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND WI, 53095
262-338-6641 www.quamengineering.com
Project # PD-04-16 Date: 12/10/18

REVISED: 12/12/18

CERTIFIED SURVEY MAP # _____

LOT 1 OF CERTIFIED SURVEY MAP XXXX, RECORDED AS
DOCUMENT NO. XXXXXXXX AND PART OF THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH,
RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF
OZAUKEE, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE FOR LOT 2

PARTNERSHIP BANK, MORTGAGEE OF THE LAND DESCRIBED AND REPRESENTED AS LOT 2 ON THIS MAP, DOES HEREBY
CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF SAID LAND, AND DOES HEREBY CONSENT TO THE
CERTIFICATE OF THE OWNER.
IN WITNESS WHEREOF, THE SAID PARTNERSHIP BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY:

AT _____, _____, AND ITS CORPORATE SEAL TO BE HEREUNTO
AFFIXED, ON THIS _____ DAY OF _____, 2018.

IN THE PRESENCE OF:

BY: _____	BY: _____
NAME: _____	NAME: _____
TITLE: _____	TITLE: _____

STATE OF WISCONSIN
_____:SS
_____ COUNTY

PERSONALY CAME BEFORE ME THIS _____ DAY OF _____, 2018,
_____, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED SAME.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF WISCONSIN

CITY OF MEQUON APROVAL

THE LAND DECRIBED HEREIN HAS BEEN SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS SUBMITTED, AND APPROVED
BY THE CITY OF MEQUON ON THIS _____ DAY OF _____, 2018.

CAROLINE FOCHS, CITY CLERK

CITY COUNCIL RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF MEQUON IS HEREBY APPROVED BY THE CITY COUNCIL
ON THIS _____ DAY OF _____, 2018.

DAN ABENDROTH, MAYOR, CITY OF MEQUON

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND WI, 53095
262-338-6641 www.quamengineering.com
Project # PD-04-16 Date: 12/10/18

REVISED: 12/12/18

A

HISTORIC BREWERY & TAVERN
RESTAURANT & BEER GARDEN TERRACE
6,750 SF TOTAL

OKTOBERFEST AND FESTIVAL EXPANSION
INTO WEST PARKING AREA

PARKING:
66 SURFACE PARKING SPACES
9.5 CARS/1,000 SF

OPEN FALL 2018

B

TWO STORY RETAIL WITH
GARDEN TERRACE ABOVE:
7,000 SF/FLOOR

PARKING:
79 SURFACE PARKING SPACES
6.5 CARS/1,000 SF

SHARED PARKING WITH
SPECTRUM

OPEN SPRING 2019

C

MEQUON APARTMENTS:
(3 RESIDENTIAL LEVELS ON TOP OF ONE
UNDERGROUND LEVEL OF PARKING) :

- NORTH BUILDING 48 DWELLING UNITS (PHASE I)
- SOUTH BUILDING 48 DWELLING UNITS (PHASE II)
- 140 GARAGE PARKING (UNDERGROUND BUILDING)
- FRONT PORCH AREA WITH WALK UP UNITS

PARKING:
44 TOTAL SURFACE PARKING SPACES
184 TOTAL PARKING SPACE
1.91 CARS/UNIT

PHASE I - OPEN SUMMER 2019
PHASE II - OPEN SUMMER 2020

D

FOXTOWN BREWERY
RE-PURPOSE EXISTING - 13,081 SF
BARN AND SHEDS

PARKING:
111 TOTAL SURFACE PARKING SPACES
8.5 CARS/1,000 SF
90 TOTAL BICYCLE PARKING SPACES

OPEN AIR PAVILION/BEER GARDEN

OPEN SUMMER 2019



E

E1 GROUND FLOOR: RETAIL
SECOND FLOOR: OFFICE
THIRD FLOOR: RESIDENTIAL EXTENDED STAY (11 UNITS)
3 STORY - 11,275 SF EACH FLOOR

PARKING:
40 UNDERGROUND PARKING SPACES
67 SURFACE PARKING SPACES
18 TOTAL STREET PARKING SPACES
125 TOTAL PARKING SPACES
4.33 CARS/1000 SF

OPEN SUMMER 2020

E2

E2 GROUND FLOOR: RETAIL
SECOND FLOOR: OFFICE
THIRD FLOOR: RESIDENTIAL EXTENDED STAY (11 UNITS)
3 STORY - 11,275 SF EACH FLOOR

PARKING:
40 UNDERGROUND PARKING SPACES
78 TOTAL SURFACE PARKING SPACES
22 TOTAL STREET PARKING SPACES
140 TOTAL PARKING SPACES
4.68 2 CARS/UNIT

OPEN SUMMER 2021

E3

E3 TWO STORY: RETAIL
2 STORY - 5,500 SF EACH FLOOR
5.36 CARS/1000 SF 2 CARS/UNIT

PARKING:
23 TOTAL SURFACE PARKING SPACES
12 TOTAL STREET PARKING SPACES
35 TOTAL PARKING
3.18 CARS/100 SF

OPEN SUMMER 2022

F

"POCKET NEIGHBORHOOD"
SINGLE FAMILY "PORCH HOMES"
23 HOMES

PARKING:
46 GARAGE PARKING SPACES
28 TOTAL STREET PARKING SPACES
3.22 CARS/HOME

OPEN AIR PAVILION "POCKET PARK"

OPEN 2020 3 YEAR PHASES COMPLETION

FOXTOWN MASTERPLAN

MEQUON, WISCONSIN

NORTH

0' 50' 100' 200' 400'

JUNE 12, 2017

**STEPHEN
PERRY
SMITH**
ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
sp@architects.com

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: January 14, 2019
SUBJECT: First Weber Inc. for James & Catherine Hurth. The applicant is seeking certified survey map approval for a 2-lot land division for the property located at 12501 N. Lake Shore Drive and parcels to the west and north.

Applicant:	First Weber
Status of Applicant:	Agent
Requested:	Final Land Division
Existing Use:	Residential
Existing Zoning:	R-1B Residential (2.5 Acres) C-1 Shoreland-wetland Conservancy FW Floodway
Lot size:	13.15. acres
Location:	12501 N. Lake Shore Drive
Tax Keys:	#15-017-08-012.00, #15-017-08-010.00, #15-017-08-017.00, #15-017-08-009.00, #15-017-08-008.00, #5-017-08-007.00, #15-017-08-013.00

Background:

The applicant is requesting approval for a two-lot certified survey map for property at 12501 N Lake Shore Drive and parcels to the west and north. All the parcels are currently under the same ownership, but the owner intends to sell the properties and is requesting the land division to create more marketable lots that meet district requirements. The certified survey map (CSM) would create two lots; Lot 1 is 3.9 acres and Lot 2 is 9.25 acres. Lot 1 includes an existing single-family dwelling and detached accessory structure and has an interested buyer. Lot 2 is currently vacant and contains wetlands. As part of the CSM, 345.48 feet will be dedicated as right-of-way for Lake Shore Drive.

R-1B Residential District Standards:

The proposed certified survey map is consistent with the current zoning designation of R-1B, requiring a two and a half (2.5) acre minimum lot size and 200 minimum average lot width and depth. The existing house on Lot 1 meets the setback and offset requirements of the district.

Site Conditions:

Access to Lot 1 is provided from Lake Shore Drive. Lot 2 has an existing driveway off Lake Shore Drive; however, the access is only 9.77 foot wide due to abutting wetlands. As a condition of approval, staff will require that the applicant receive approval from the DNR to fill the wetland to widen the access to a minimum of 20 feet (a three foot driveway offset is required); otherwise, staff will require an access easement on Lot 1 for Lot 2. The shared access agreement shall be reviewed and approved by the City Attorney prior to recording of the CSM. The lots contain wetlands. See Engineering section regarding the wetlands on site.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources (WDNR) is required. The WDNR surface water data viewer and aerial photos were used to confirm that wetlands may be present. The wetland and wetland setbacks shall be shown on the face of the CSM.

The proposed CSM closes and the description matches the mapping. The CSM requires Common Council approval due to the dedication of right-of-way. Common Council approval signature block shall be added to Sheet 6.

The site is located outside the City's sewer service area. A soil evaluation report for the usage of septic or mound systems is required. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility.

Staff Recommendation:

Planning staff recommends **approval** of the land division subject to the following conditions:

1. Final staff review and approval of CSM.
2. Approval from the DNR to fill the wetland to widen the access on Lot 2 to a minimum of 20 feet; otherwise, review and approval by City Attorney and recording of shared access agreement dedication between properties prior to the recording of the CSM.
3. Common Council approval signature block shall be added to Sheet 6.
4. Compliance with the Tree Preservation Ordinance.
5. Applicant shall provide the wetland delineation report and add the wetland boundary to the face of the CSM, including applicable setbacks.
6. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).
7. If the wetland delineation creates any technical issues, a revised CSM may be required and may require Planning Commission approval.
8. Applicant shall provide a soil evaluation report verifying that each of the lots may be served via approved private onsite wastewater system.

Attachments:

Packet_Hurth_01.14.19 (PDF)

First Weber Inc. for James & Catherine Hurth

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

2.e.a

UNION PACIFIC RAILROAD

R-1B/OA

R-1B

LAKE SHORE DRIVE 5W

R-1B

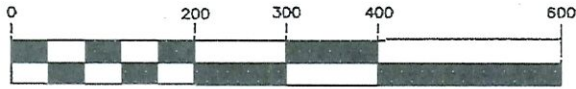
R-1B

R-1B

Attachment: Packet_Hurth_01.14.19 (3811 : First Weber Inc. for James & Catherine Hurth)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



SCALE 1" = 200'

NSE

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

OWNER:
JAMES & CATHERINE HURTH
12501 N. LAKE SHORE DR.
MEQUON WI 53092

SETBACK NOTE:
FRONT YARD = 50.0'
REAR YARD = 25.0'
SIDE YARD = 25.0'



LEGEND :

○ - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

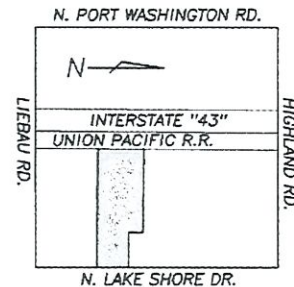
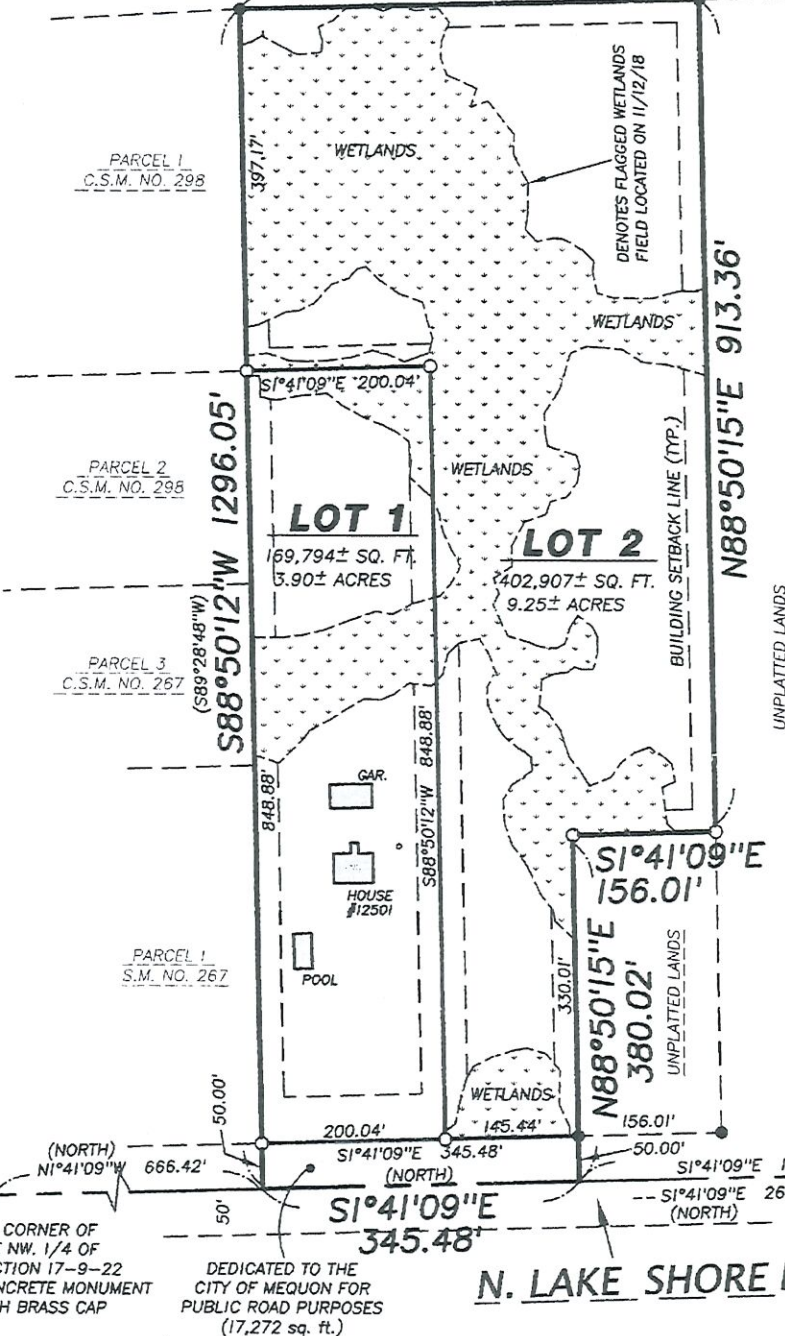
● - DENOTES STEEL PIPE (FOUND)

() - DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (EAST LINE OF THE NW. 1/4 OF SECTION 17-9-22 WHICH BEARS S1°41'09"E)

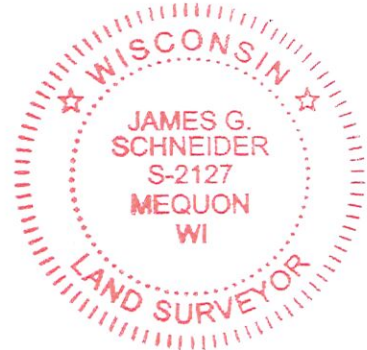
UNION PACIFIC RAILROAD

N1°22'47"W 501.49'



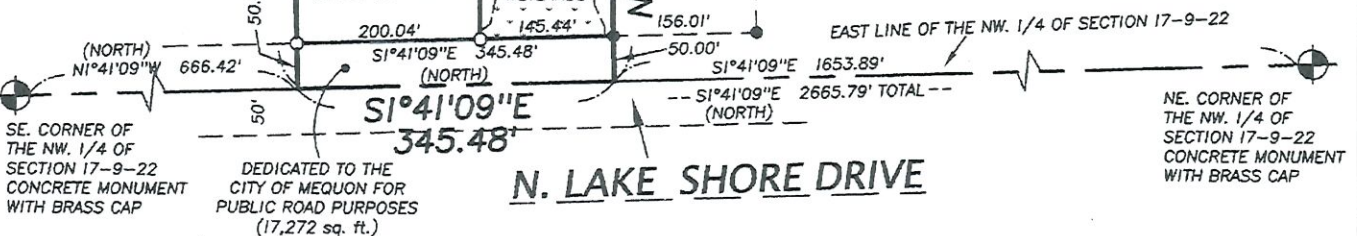
LOCATION MAP

NORTHWEST 1/4 SEC. 17-9-22
(SCALE 1"=2000')



NOTES :

1. CURRENT ZONING:
R-1B (RURAL RESIDENTIAL DETACHED DISTRICT)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
3. SEE SHEET 2-4 FOR WETLAND EXHIBITS AND INFORMATION



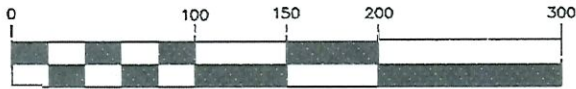
THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 6 SHEETS

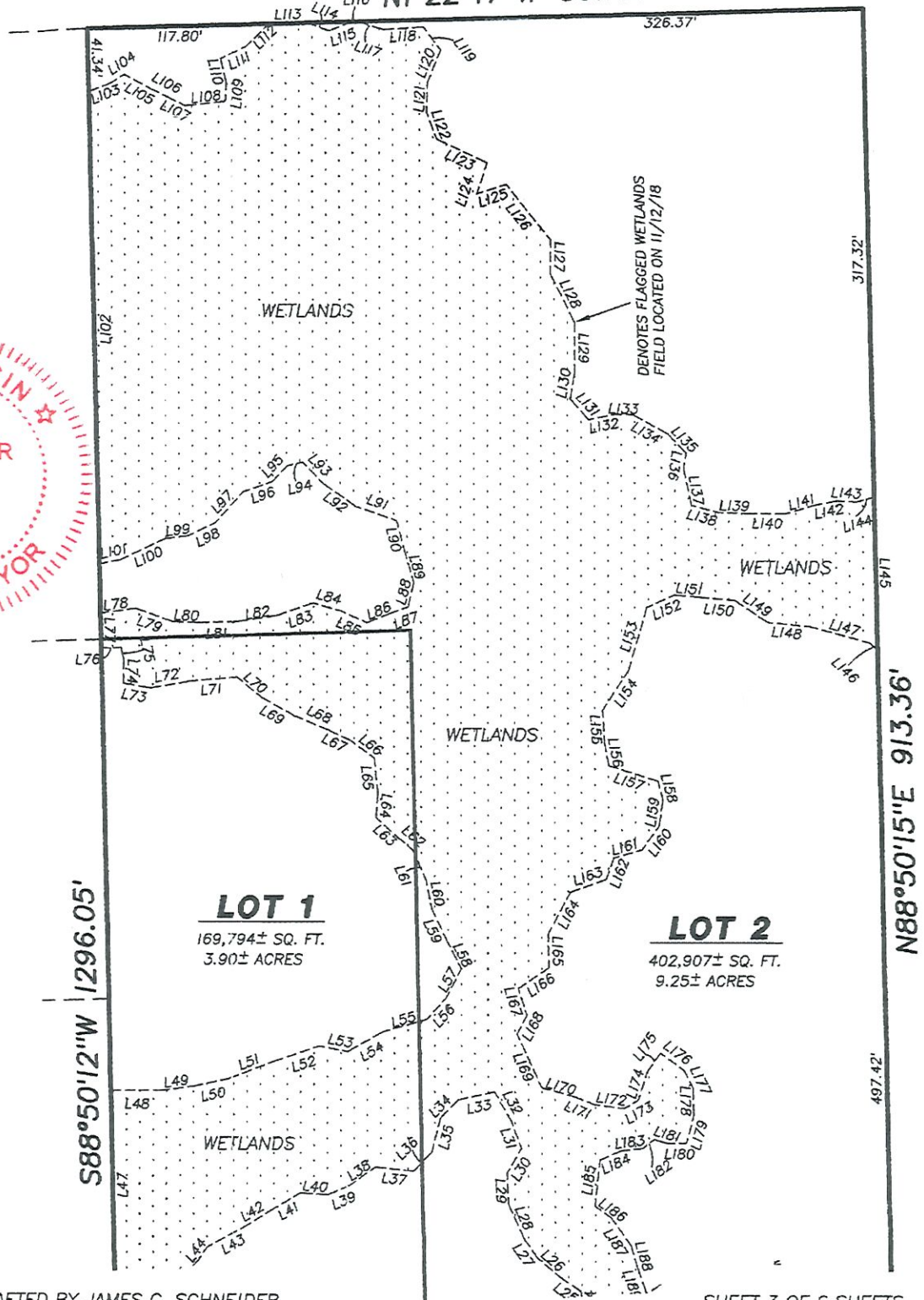
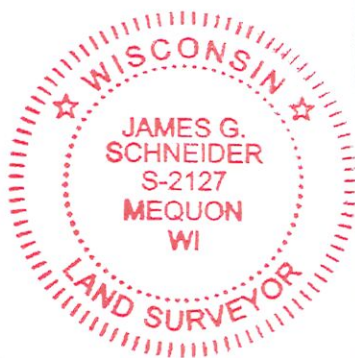
Attachment: Packet_Hurth_01.14.19 (3811 : First Weber Inc. for James & Catherine Hurth)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

**SCALE 1" = 100'**WETLANDS EXHIBITUNION PACIFIC RAILROAD

N1°22'47"W 501.49'



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 3 OF 6 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	143.90'	S01°41'09"E
L2	9.00'	N50°40'32"W
L3	16.34'	N35°25'28"W
L4	20.37'	N79°19'12"W
L5	29.68'	N74°34'47"W
L6	17.37'	N61°06'09"W
L7	21.95'	N25°36'22"W
L8	25.11'	N18°17'07"W
L9	14.36'	N10°27'30"W
L10	20.97'	N15°24'48"E
L11	24.87'	N49°38'28"E
L12	37.71'	S88°54'48"E
L13	26.60'	N64°14'53"E
L14	9.84'	S89°05'31"E
L15	30.61'	S45°02'22"W
L16	11.68'	S78°28'42"W
L17	21.57'	S52°05'07"W
L18	35.45'	S64°24'23"W
L19	30.06'	S54°47'44"W
L20	21.91'	S71°05'20"W
L21	26.54'	S86°30'02"W
L22	18.40'	N59°29'30"W
L23	27.53'	N35°28'39"W
L24	15.13'	S84°09'51"W
L25	16.64'	S34°10'03"W
L26	18.63'	S39°47'22"W
L27	15.04'	S54°08'57"W
L28	25.07'	S66°15'18"W
L29	19.90'	S87°54'45"W
L30	18.66'	N60°04'15"W
L31	19.79'	S69°25'35"W
L32	21.24'	S60°33'02"W
L33	23.82'	S12°17'56"E
L34	17.14'	S46°10'12"E
L35	22.89'	S78°09'59"E
L36	16.91'	S46°24'57"E
L37	24.65'	S08°10'42"W
L38	20.17'	S35°20'22"E
L39	15.81'	S24°21'14"E
L40	17.65'	S03°36'57"W
L41	22.39'	S30°30'09"E
L42	19.66'	S32°48'00"E
L43	28.31'	S28°46'02"E
L44	11.24'	S54°50'17"E
L45	37.28'	S44°45'47"E
L46	28.13'	S18°11'09"W
L47	129.13'	S88°50'06"W
L48	34.09'	N00°15'56"W
L49	19.78'	N07°55'07"W
L50	23.85'	N12°36'53"W
L51	32.83'	N20°54'28"W
L52	28.67'	N18°49'43"W
L53	18.99'	N10°43'40"E
L54	25.99'	N29°45'38"W
L55	29.65'	N16°03'13"W
L56	18.39'	N47°38'34"W
L57	21.59'	N62°36'37"W
L58	19.44'	S62°37'56"W
L59	24.12'	S64°33'28"W
L60	18.04'	S78°57'15"W
L61	21.69'	S66°39'31"W
L62	11.52'	S41°02'56"W
L63	20.39'	S42°07'02"W
L64	16.49'	N85°48'49"W
L65	22.76'	S84°25'47"W
L66	18.53'	S37°06'37"W
L67	16.48'	S25°40'22"W
L68	24.14'	S22°50'50"W
L69	23.25'	S29°05'37"W
L70	21.43'	S39°14'55"W
L71	30.38'	S04°59'49"E
L72	26.23'	S09°41'43"E
L73	17.59'	S09°55'52"W
L74	15.15'	N88°55'20"W
L75	8.13'	S77°46'01"W
L76	12.79'	S00°51'31"E
L77	22.42'	S88°50'12"W
L78	23.22'	N07°16'39"W

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L79	25.11'	N19°08'08"E
L80	16.43'	N02°40'56"E
L81	25.81'	N01°48'58"W
L82	25.75'	N08°33'25"W
L83	24.23'	N19°06'47"W
L84	18.98'	N15°30'54"E
L85	18.32'	N23°56'44"E
L86	17.39'	N21°19'45"W
L87	11.04'	N19°24'07"W
L88	15.84'	N76°37'43"W
L89	20.18'	S73°42'17"W
L90	21.44'	S75°49'14"W
L91	27.93'	S19°26'58"W
L92	25.90'	S35°20'57"W
L93	19.33'	S45°57'13"W
L94	10.05'	S13°21'01"E
L95	13.87'	S47°23'25"E
L96	20.13'	S19°37'27"E
L97	27.43'	S47°51'28"E
L98	19.10'	S26°05'10"E
L99	15.19'	S07°16'22"E
L100	31.97'	S25°11'08"E
L101	14.05'	S11°30'23"E
L102	307.50'	S88°50'12"W
L103	16.77'	N21°47'36"W
L104	9.10'	N33°11'58"W
L105	20.28'	N28°33'30"E
L106	13.00'	N26°49'59"E
L107	10.96'	N25°33'11"E
L108	25.83'	N06°04'56"W
L109	11.57'	N85°22'12"W
L110	16.77'	S77°10'13"W
L111	18.36'	N25°19'27"W
L112	21.02'	N44°40'25"W
L113	24.78'	N01°22'47"W
L114	14.98'	N20°10'09"E
L115	16.17'	N21°16'31"W
L116	3.41'	N01°22'47"W
L117	17.30'	N17°40'13"E
L118	25.81'	N03°33'47"W
L119	18.76'	N53°09'14"E
L120	23.03'	S67°54'49"E
L121	19.02'	S88°17'41"E
L122	18.66'	N69°09'57"E
L123	36.00'	N25°08'03"E
L124	21.21'	S71°48'09"E
L125	19.90'	N18°11'21"W
L126	45.98'	N51°39'55"E
L127	22.07'	S89°07'58"E
L128	34.96'	N63°29'45"E
L129	33.86'	S89°49'08"E
L130	16.58'	S80°26'50"E
L131	17.90'	N48°35'59"E
L132	18.31'	N11°29'54"W
L133	10.53'	N01°45'26"W
L134	25.88'	N29°22'33"E
L135	17.18'	N45°55'02"E
L136	10.74'	S81°46'02"E
L137	24.10'	N78°31'55"E
L138	18.00'	N15°15'53"E
L139	18.15'	N01°49'30"E
L140	25.38'	N00°32'55"E
L141	18.07'	N16°23'18"W
L142	15.90'	N11°53'07"W
L143	13.04'	N03°21'30"E
L144	11.61'	N16°14'12"W
L145	98.62'	N88°50'15"E
L146	6.83'	S44°20'31"W
L147	39.90'	S15°06'05"W
L148	27.69'	S05°49'42"W
L149	25.39'	S33°04'13"W
L150	21.56'	S05°04'16"W
L151	17.08'	S05°04'26"W
L152	19.76'	S23°24'46"E
L153	42.47'	S73°39'08"E
L154	30.79'	S57°00'58"E
L155	20.85'	N86°38'43"E
L156	15.23'	N79°21'04"E

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L157	33.12'	N17°31'58"E
L158	12.84'	N75°16'07"E
L159	17.46'	S81°55'32"E
L160	18.90'	S54°27'15"E
L161	19.02'	S16°25'51"E
L162	14.86'	S70°25'48"E
L163	24.56'	S19°38'34"E
L164	30.83'	S62°15'14"E
L165	21.76'	N89°16'05"E
L166	23.80'	S34°05'41"E
L167	18.35'	N72°38'18"E
L168	13.63'	S62°48'52"E
L169	37.99'	N65°20'02"E
L170	22.85'	N15°35'33"E
L171	12.82'	N21°58'15"E
L172	19.56'	N07°21'13"E
L173	10.44'	N30°23'08"W
L174	19.05'	N72°27'29"W
L175	15.31'	N55°41'29"W
L176	19.23'	N36°32'00"E
L177	12.90'	N63°52'05"E
L178	17.73'	N89°04'21"E
L179	18.58'	S75°29'14"E
L180	12.49'	S00°39'38"W
L181	8.27'	S15°59'25"W
L182	9.69'	S36°49'17"E
L183	14.24'	S06°43'04"E
L184	14.84'	S24°10'25"E
L185	30.35'	S83°58'43"E
L186	12.62'	N35°17'48"E
L187	22.56'	N55°05'28"E
L188	14.17'	N72°58'08"E
L189	16.98'	N70°33'04"E
L190	21.73'	N51°43'01"E
L191	16.41'	N59°16'33"E
L192	25.78'	N21°48'44"W
L193	18.90'	N56°26'43"W
L194	18.74'	N37°01'20"W
L195	17.09'	N20°30'42"W
L196	18.54'	N33°54'43"E
L197	11.69'	N40°24'11"E
L198	20.14'	N78°49'28"E
L199	14.98'	S23°04'28"E
L200	39.96'	N82°30'54"E
L201	14.38'	N43°21'14"E
L202	113.31'	S01°41'09"E
L203	115.49'	N88°50'15"E



Attachment: Packet_Hurth_01.14.19 (3811 : First Weber Inc. for James & Catherine Hurth)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9
NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Part of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 17; thence S1°41'09"E along the East line of said 1/4 Section, said line also being the centerline of Lake Shore Drive, 1653.90 feet to the point of beginning of lands to be described; thence continuing S1°41'09"E along the East line of said 1/4 Section, 345.48 feet to a point in the Easterly extension of the North line of Certified Survey Map No. 267, said point lying N1°41'09"W, 666.42 feet from the Southeast corner of said 1/4 Section; thence S88°50'12"W along the North line of Certified Survey Map No. 267 and Certified Survey Map No. 298, 1296.05 feet to a point in the East right of way line of the Union Pacific Railroad, said point also being the Northwest corner of Parcel 1 of Certified Survey Map No. 298; thence N1°22'47"W along said East right of way line, 501.49 feet; thence N88°50'15"E, 913.36 feet; thence S1°41'09"E, 156.01 feet; thence N88°50'15"E, 380.02 feet to the point of beginning.

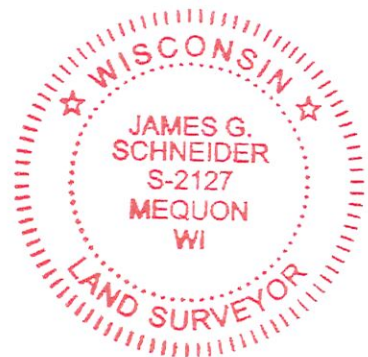
Said lands containing, 13.54 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of the James P. Hurth and Catherine A. Hurth, OWNERS of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Section 236.34 of the Wisconsin Statutes and the requirements of the City of Mequon.

James G. Schneider S-2127



This instrument was drafted by James G. Schneider

Sheet 5 of 6 Sheets

Attachment: Packet_Hurth_01.14.19 (3811 : First Weber Inc. for James & Catherine Hurth)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9
NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

OWNER'S CERTIFICATE

WE, James P. Hurth and Catherine A. Hurth, OWNERS, do hereby certify: THAT We
have caused the lands described in the foregoing certificate of James G. Schneider,
Surveyor, to be surveyed, divided, mapped and dedicated.

Witness

James P. Hurth

Witness

Catherine A. Hurth

WITNESS the hand and seal of said OWNER on this _____ day of _____
20__.

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20__
James P. Hurth and Catherine A. Hurth, to me known to be the persons who executed
the foregoing certificate and acknowledged the same.

Notary Public

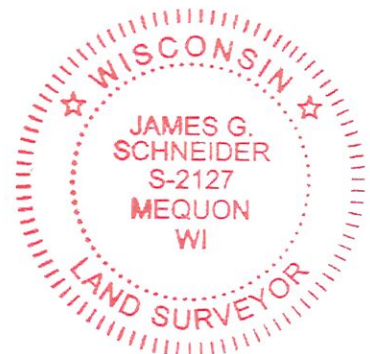
My Commission expires _____

CITY OF MEQUON PLAN COMMISSION APPROVAL

APPROVED by the City of Mequon Plan Commission on this _____ day of
_____ 20__.

Chairman

Secretary



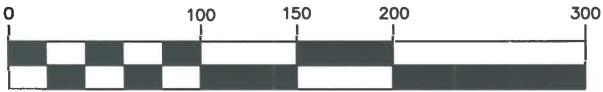
This instrument was drafted by James G. Schneider

Sheet 6 of 6 Sheets

Attachment: Packet_Hurth_01.14.19 (3811 : First Weber Inc. for James & Catherine Hurth)

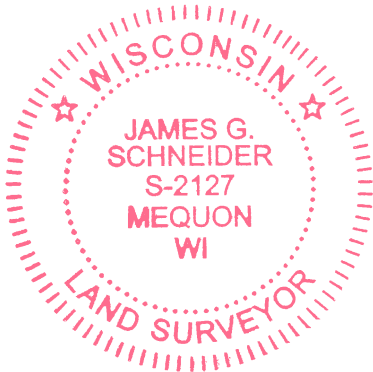
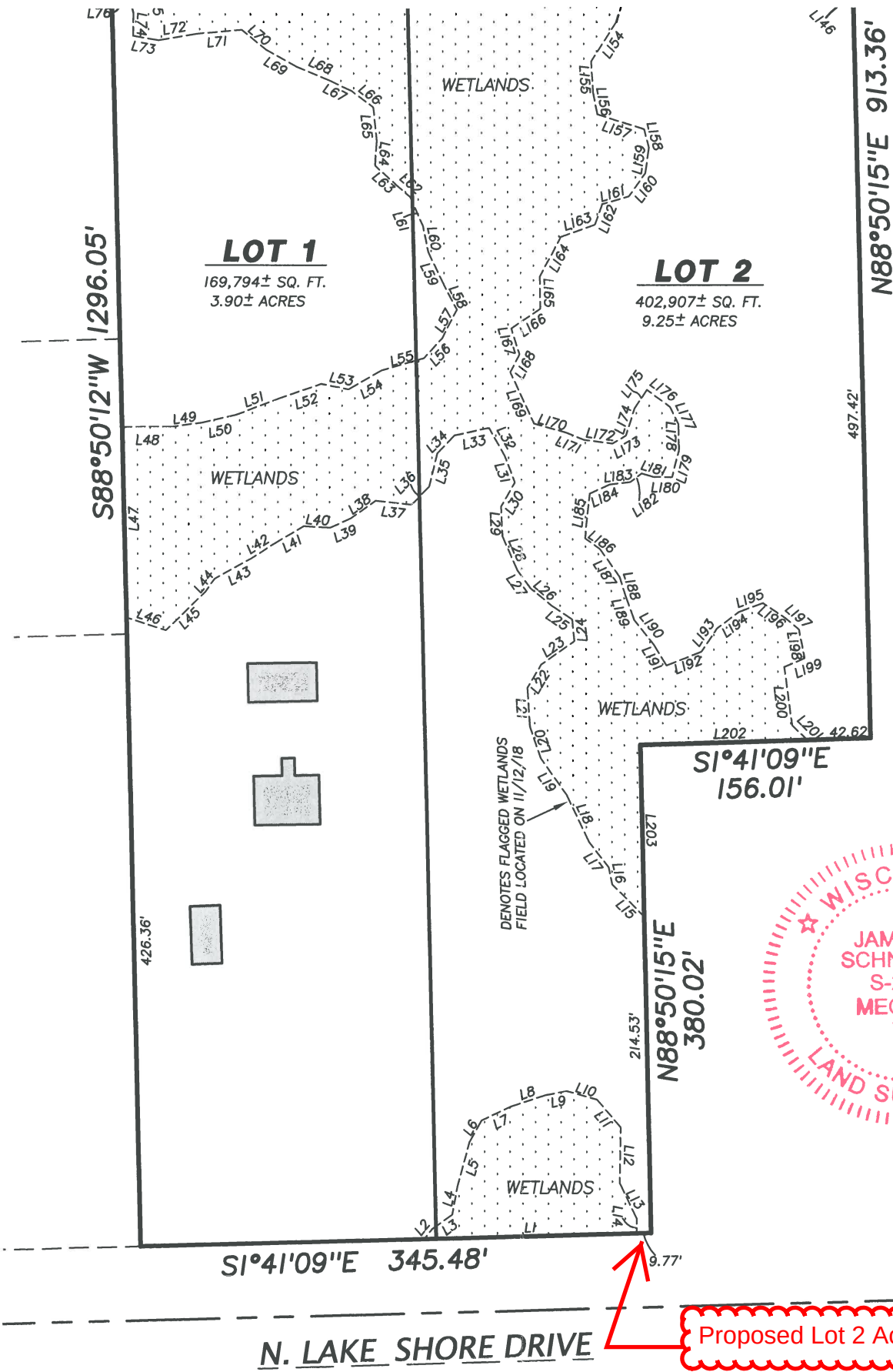
CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



SCALE 1" = 100'

~~WETLANDS EXHIBIT~~



Proposed Lot 2 Access



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: January 14, 2019
SUBJECT: Dawn & Jason Moll. The applicant is seeking setback waiver approval to allow for an addition to an existing dwelling for the property located at 12000 W. Highland Road.

Applicant:	Dawn & Jason Moll
Status of Applicant:	Owner
Requested:	Setback Waiver
Existing Zoning:	R-3 (Residential 1 acre minimum)
Existing Land Use Plan:	Residential 1 acre
Lot size:	1.04 acres
Location:	12000 W. Highland Road
Tax Key:	#14-007-11-003.00
District:	31

Background:

The applicant is seeking setback waiver approval to allow for an addition to an existing dwelling for the property located at 12000 W Highland Road. The existing dwelling and the proposed addition are non-conforming to the front yard setback. An addition is proposed to the south and west of the existing structure (see site plan). The proposed addition does not encroach further into the front setback than the existing structure.

Setback Exception:

The zoning ordinance allows exceptions to the setback requirement with Planning Commission approval. The ordinance is intended to provide greater flexibility in allowing more reasonable expansion of non-conforming structures. According to the code, additions to existing buildings which lack the required setback may be allowed if the following is met:

1. The addition is setback at a distance at least equal to the existing building setback,
2. The Planning Commission determines that the addition will neither impede any likely public improvements nor cause any hardship, inconvenience or diminution in value to any adjacent properties and,
3. The Planning Commission further determines that the addition will be harmonious with neighborhood properties.

The property is located in the R-3 district along an arterial street, which requires a setback of 80 feet from the ultimate road right-of-way. According to Ozaukee County's mapping system, a portion of the property is right-of-way (40 feet). The existing house is set back 74 feet from the property line and does not meet the required setback. The proposed addition would be setback 87 feet from the property line. The addition is located outside of the ultimate right-of-way and should not impede any public improvements nor create a public safety issue. The proposed

addition should be harmonious with neighboring properties; structures located on the properties to the west are set back at a distance similar to the subject property. The proposed addition will not create a negative visual impact along the public road due to the fact it is set back at a distance further than the existing structure. The addition will require approval from the Architectural Review Board.

Staff Recommendation:

Planning staff recommends approval of the building addition within the required front yard setback based on the following condition(s):

1. Staff approval of final site, floor and elevation plans.
2. Architectural Review Board approval of the addition.

Attachments:

Packet_Moll_01.14.19 (PDF)

Dawn & Jason Moll

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

2.f.a

R-1

R-3

HIGHLAND ROAD 128N

R-1/OA

R-

Attachment: Packet_Moll_01.14.19 (3813 : Dawn & Jason Moll)



LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS

9110 W. STICKNEY AVENUE
WAUWATOSA, WISCONSIN
T 414-527-9000
WEB: WWW.LISINC.NET

PLAT OF SURVEY MOLL RESIDENCE 12000 HIGHLAND ROAD MEQUON, WI

DRAWN BY: M.D.N.
CHECKED BY: M.L.W.
DATE: 12.10.18
JOB NUMBER: S18085R0BP

MOLL RESIDENCE
PLAT
SHEET 1 OF 1

LEGAL DESCRIPTION: (PER DOCUMENT NO. 0858246, WARRANTY DEED)

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 21 EAST, OZAUKEE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 7; THENCE RUNNING WEST ON THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1329 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE PLACE OF BEGINNING; THENCE CONTINUING WEST ON SAID SOUTH LINE 185.00 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, 245.00 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, 185.00 FEET; THENCE SOUTH ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4, 245.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 43,855 S.F. or 1.007 AC. (GROSS)

PREPARED FOR:

JASON & DAWN MOLL
12000 W. HIGHLAND ROAD
MEQUON, WI 53097

NOTE:

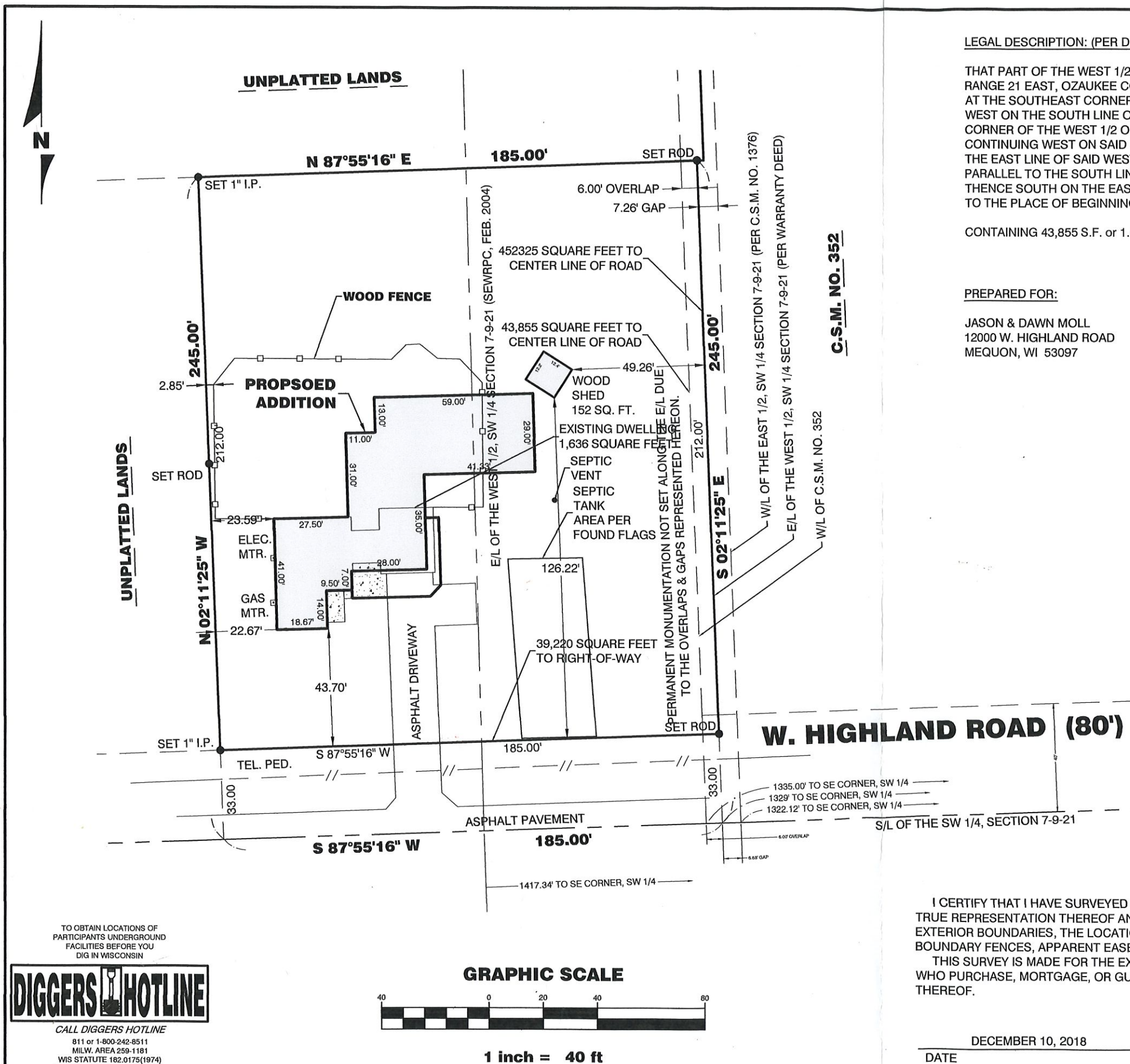
1. RIGHT OF WAY WIDTH FOR W. HIGHLAND ROAD IN FRONT OF PROPERTY IS PER CITY RECORDS.
2. LEGAL DESCRIPTION PROVIDED DOES NOT RELATE TO EXISTING RECORDED DOCUMENTATION, OWNER SHOULD CONSULT WITH A REAL ESTATE ATTORNEY.
3. TOTAL NON POURIOUS AREA 1,693 SQUARE FEET

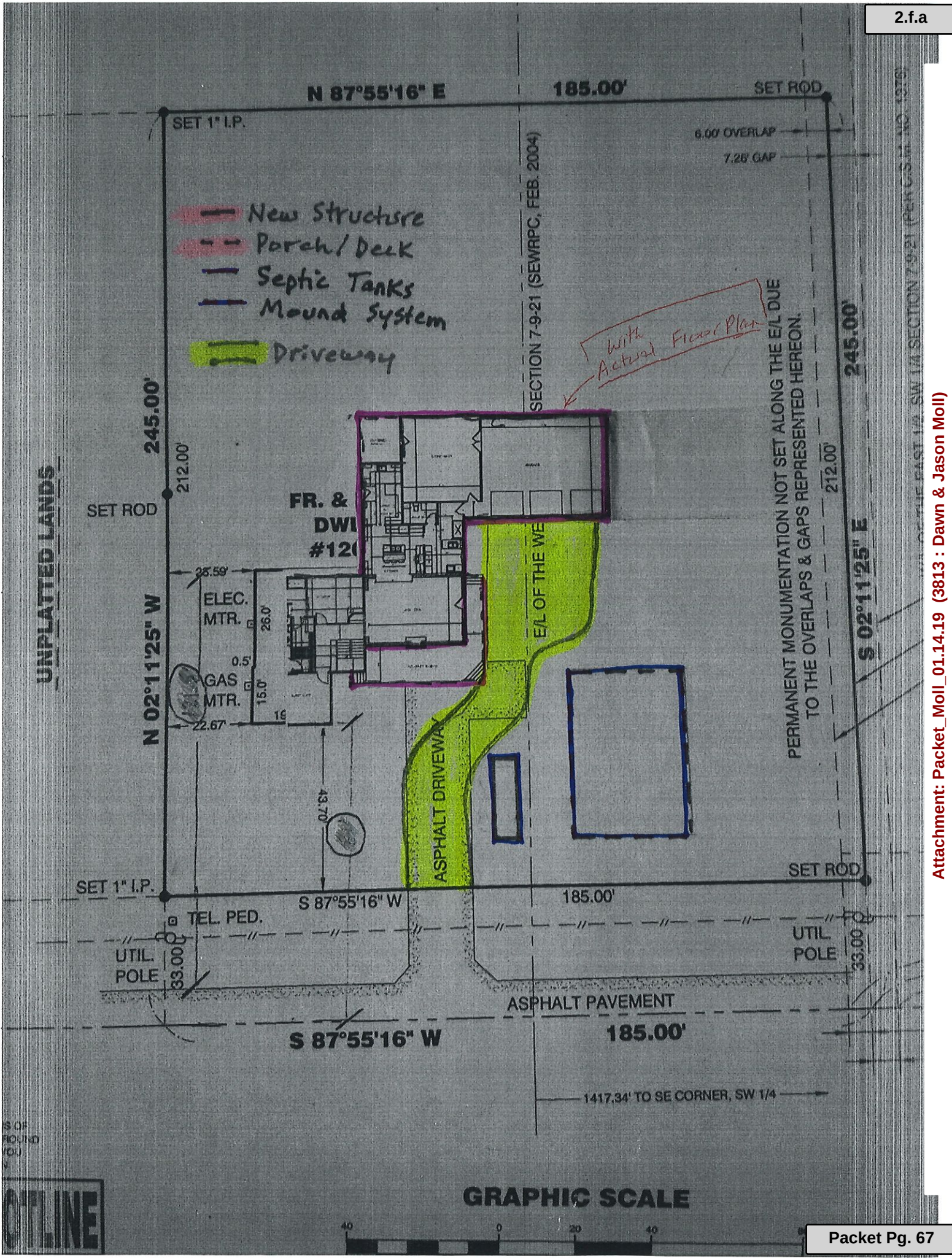


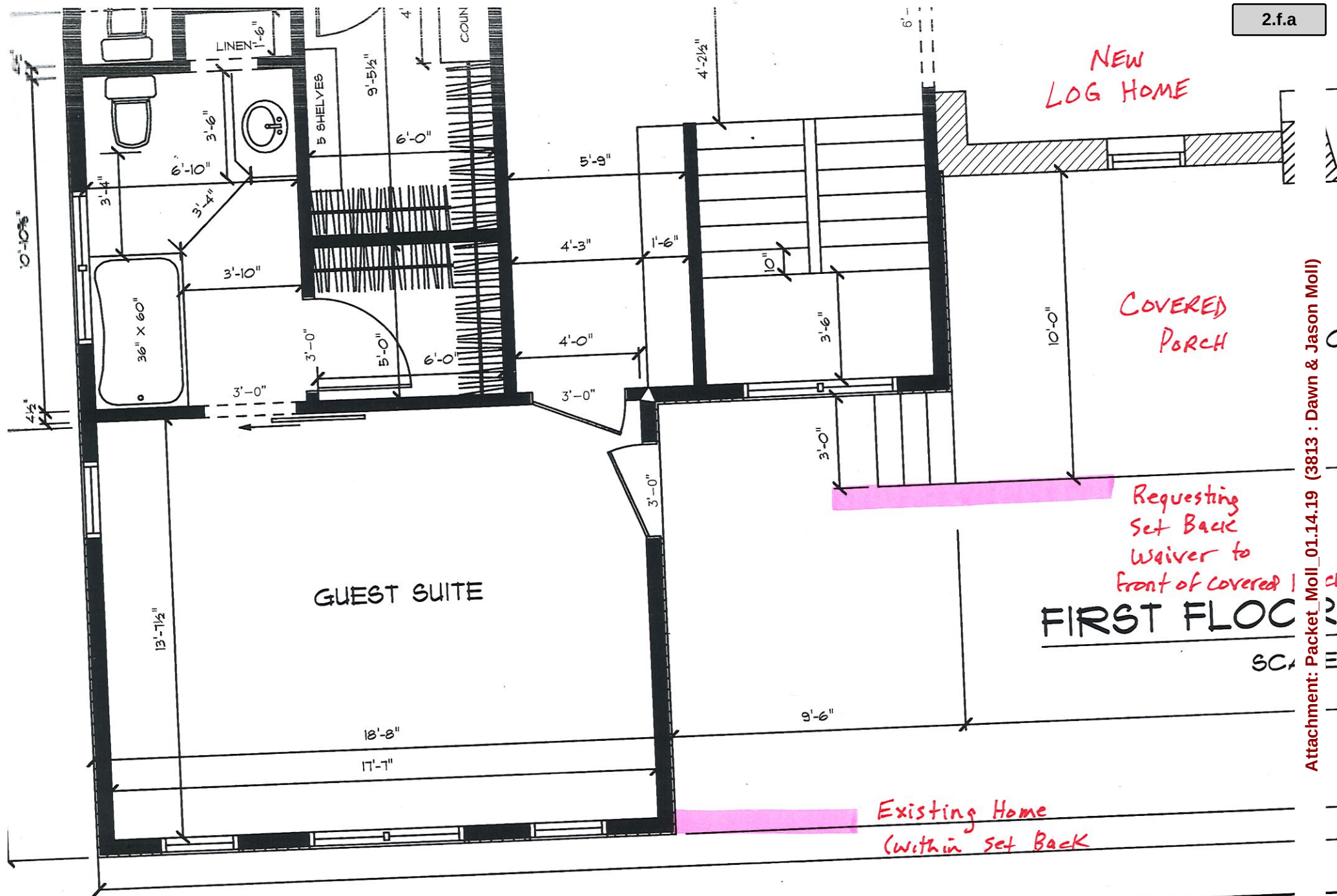
I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND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

DECEMBER 10, 2018
DATE

MARK L. WERTZ, R.L.S.
REGISTERED LAND SURVEYOR S-1915







Attachment: Packet Moll 01.14.19 (3813 : Dawn & Jason Moll)

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: January 14, 2019
SUBJECT: Walter Buildings for Scott Ernst. The applicant is seeking approval for an accessory structure greater than 1,000 sq. ft. to allow for a 7,2000 sq. ft. cold storage machine shed for property located at 13101 N. Wauwatosa Road.

Applicant:	Walter Buildings
Status of Applicant:	Agent
Requested:	Accessory Structure + 1,000 sq. ft.
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay)
Land Use Plan:	Rural Residential
Lot size:	20.19 acres
Location:	13101 N. Wauwatosa Road
Tax Key:	#14-009-13-001.00
District:	#1

Background:

The applicant requests approval for a 7,200 square foot agricultural building for the property located at 13101 N Wauwatosa Road. The accessory structure will be used for machinery storage for farming equipment. Per Section 58-234 (b)(f) of the zoning code, Planning Commission approval is required because the structure exceeds 1,000 square feet. This site and adjacent properties are located in the R-1 and Agricultural Overlay District, which is intended to provide for, maintain, preserve and enhance agricultural land and uses.

R-1 District Standards:

The proposed structure will be located to the west of the existing structures. The structure is offset 62.7 feet from the west property line and 665.5 feet from the south property line and meets the district offset requirement of 30 feet to the side and rear lot line. The building is setback 477.6 feet from Wauwatosa Road and meets the R-1 setback requirement. The applicant should be aware that buildings housing domestic livestock or poultry must be located no closer than 100 feet to any lot line should the use change in the future. The overall height is approximately 26 feet and meets the code requirement which allows farm structures up to a height of 60 feet. The structure is designed with red steel wall panels with windows on the south and north elevations and doubling sliding doors on the east, west and south elevations. The structure will have a light gray roof and will feature two non-functional cupolas with weathervane. The proposed structure is similar in design to existing agricultural buildings on site, and the proposed red steel wall panels match the color and material of the existing agricultural buildings.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Wetlands and floodplain appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present on the site; however, the proposed building addition is located a significant distance from wetland and floodplain indicators. A wetland delineation is not required.

The site proposes land disturbance greater than 4,000 square feet, therefore a City erosion control permit is required. The land disturbance is less than an acre and a WDNR WRAPP permit is not required.

The site proposes an increase of 0.17 acres of impervious surface. An addition of 0.33 acres of new impervious with this application or any future applications will trigger the requirement to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The future stormwater management would need to account for all of the site impervious surface.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards and would not require Planning Commission review.

Staff Recommendation:

Since the proposed structure is consistent with prior approvals of accessory structures and appears to be harmonious with the surrounding area, staff recommends approval based on the following condition(s):

1. Planning staff review and approval of final site, floor and elevation plans prior to the issuance of permits.
2. The structure shall be used for agricultural related equipment and activities.
3. Application for and approval of a City erosion control permit.
4. Application for and approval of a City Filling and Excavation Permit.
5. An addition of 0.33 acres of new impervious with this application or any future applications will trigger the requirement to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

Attachments:

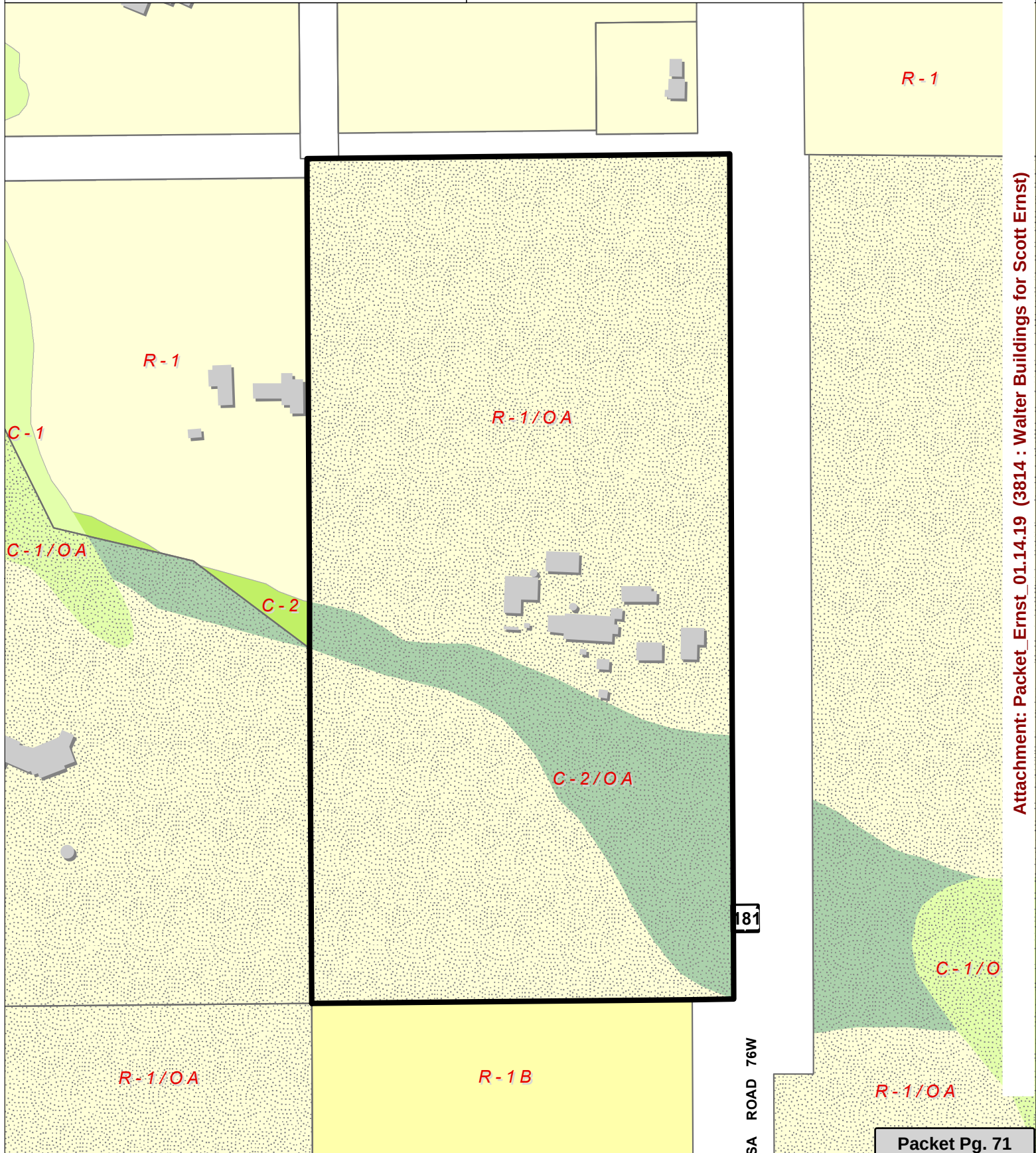
Packet_Ernst_01.14.19 (PDF)

Walter Buildings for Scott Ernst

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
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R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

2.g.a



Attachment: Packet_Ernst_01.14.19 (3814 : Walter Buildings for Scott Ernst)



Walters Buildings

PHONE: 262-629-5521 - FAX: 262-629-5233 - www.waltersbuildings.com

To: Jac Zader - Asst. Director Community Development

From: Bill Hamm – Walters Buildings

Date: 12/3/2018

Subject: Scott Ernst – 13101 N. Wauwatosa Road, Mequon, WI 53097

Dear Mr. Zader,

This letter is in regard to Mr. Ernst's proposed building. He is a vegetable farmer that has various types of equipment. The Machine Shed that we are proposing for Mr. Ernst will be his second machine shed on the site. The other machine shed is a shop where he repairs his farming equipment and is not large enough to storage all his equipment inside. The proposed building is a cold storage shed for the farming equipment that he wants to store inside that is currently outside.

There is also a corn crib, a barn, a detached garage and several other sheds on the site.

Sincerely,

Bill Hamm
District Sales/Construction Manager
Walters Buildings
Cell: (262) 689-5688
Fax: (866) 394-2329

c: Scott Ernst

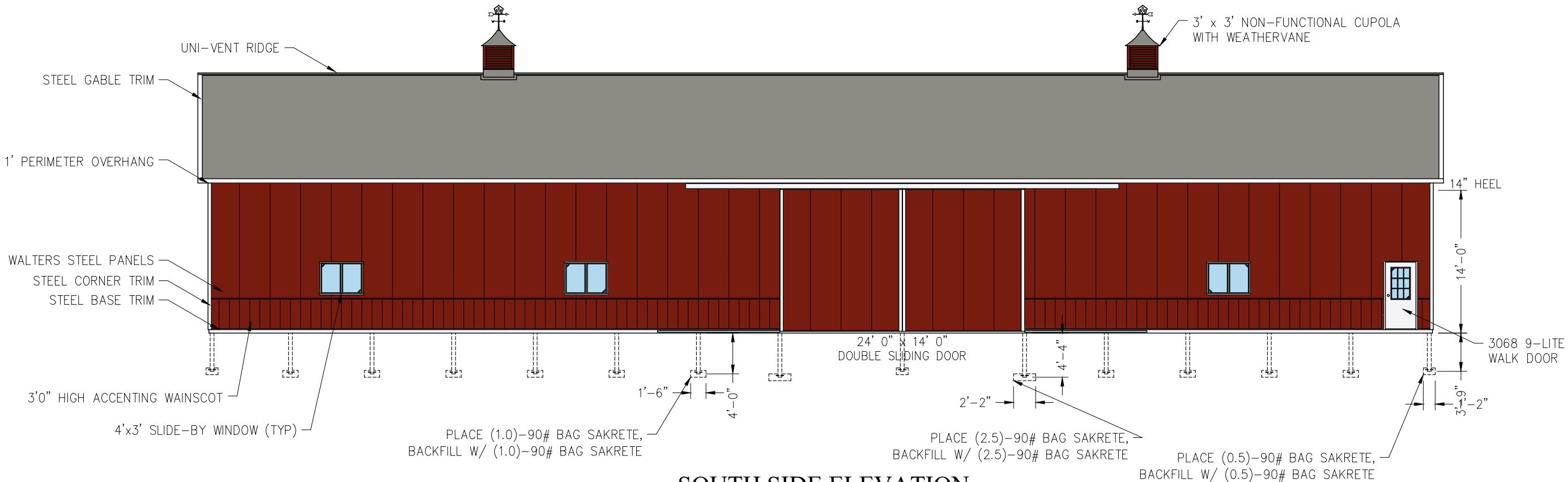
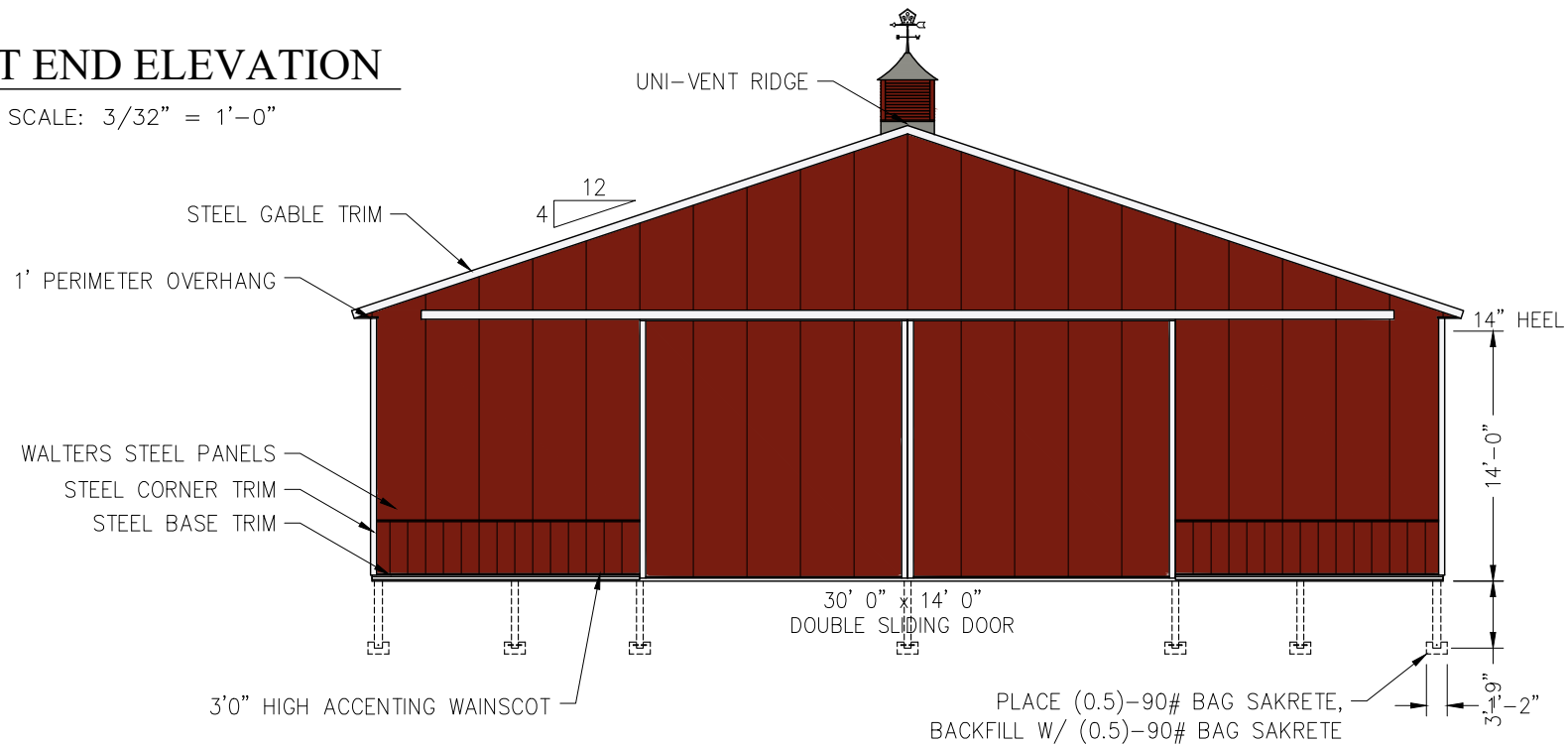
WALTERS BUILDINGS

P.O. BOX 388 - 6600 MIDLAND COURT - ALLENTON, WI 53002-0388

Attachment: Packet_Ernst_01.14.19 (3814 : Walter Buildings for Scott Ernst)

WEST END ELEVATION

SCALE: 3/32" = 1'-0"



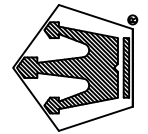
SOUTH SIDE ELEVATION

SCALE: 3/32" = 1'-0"

Owner: Scott Ernst
Project: Machine Shed
Location: Mequon, WI
Dealer/Salesman: Bill Hamm

Drawn By: BNH
Date: 11/27/2018
Revised By: BNH
Revised Date: 1/7/2019

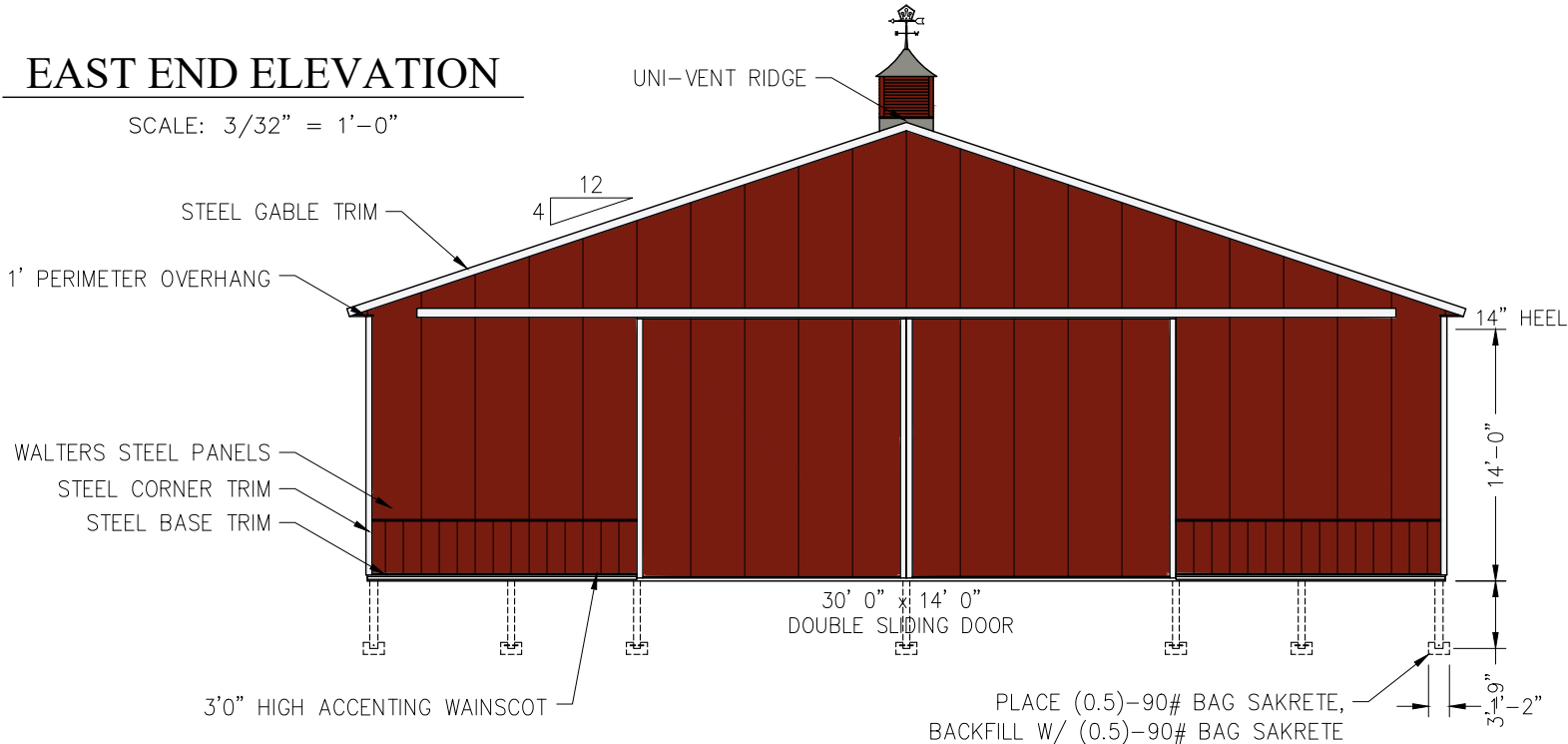
Walters Buildings
Jack Walters & Sons, Corp.
P.O. Box 388, 6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.com



Job No:
Checked By:
Approved By:
Sheet No: 1 of 3

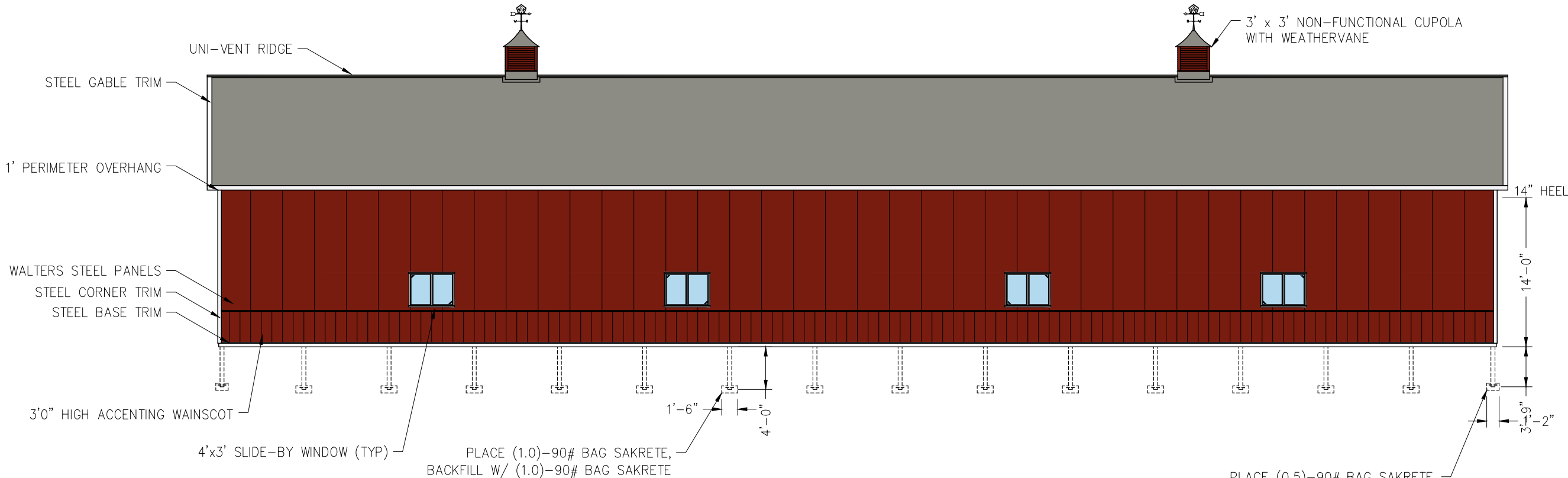
EAST END ELEVATION

SCALE: 3/32" = 1'-0"



NORTH SIDE ELEVATION

SCALE: 3/32" = 1'-0"



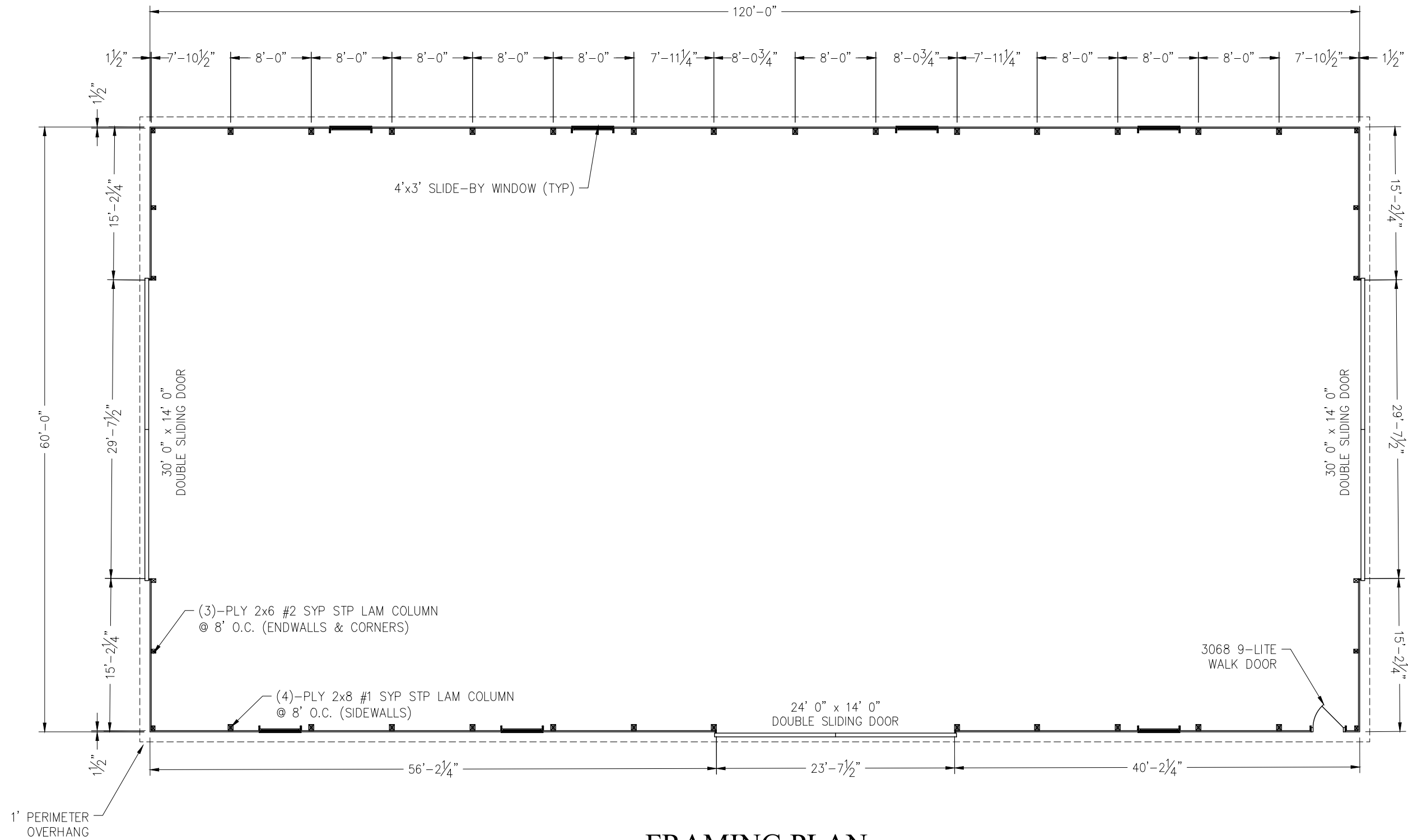
Owner: Scott Ernst
Project: Machine Shed
Location: Mequon, WI
Dealer/Salesman: Bill Hamm

Drawn By: BNH
Date: 11/27/2018
Revised By:
Revised Date:

Walters Buildings



Job No:
Checked By:
Approved By:
Sheet No: 2 of 3



FRAMING PLAN

SCALE: 3/32" = 1'-0"

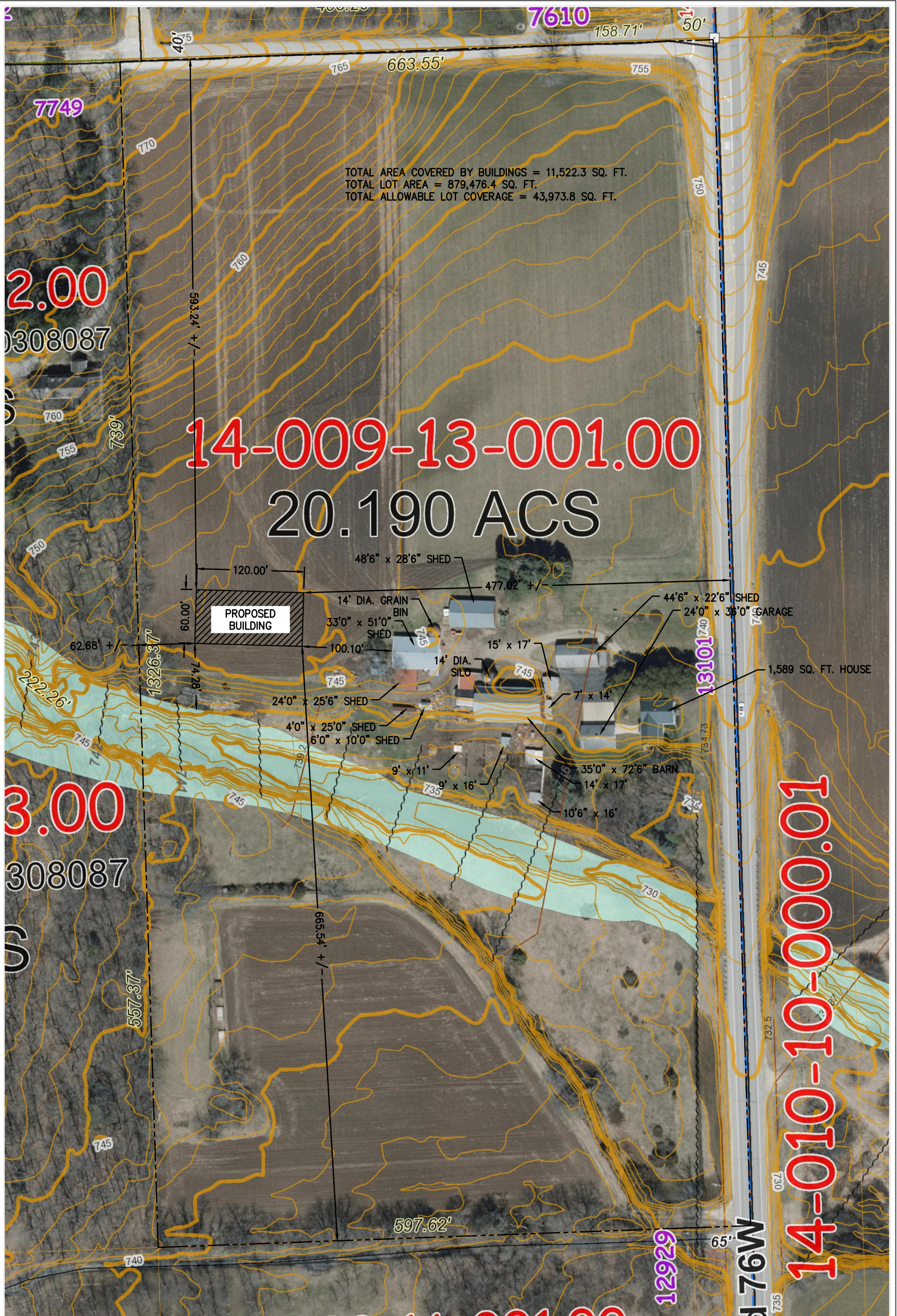


Job No:
Checked By:
Approved By:
Sheet No: 3 of 3



Drawn By: BNH
Date: 11/27/2018
Revised By: BNH
Revised Date: 1/7/2019

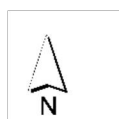
Owner: Scott Ernst
Project: Machine Shed
Location: Mequon, WI
Dealer/Salesman: Bill Hamm



Ozaukee County GIS
SCOTT R ERNST ERNST, TRACY A
13101 N WAUWATOSA RD
MEQUON, WI 53097

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REVISED 1/7/2019



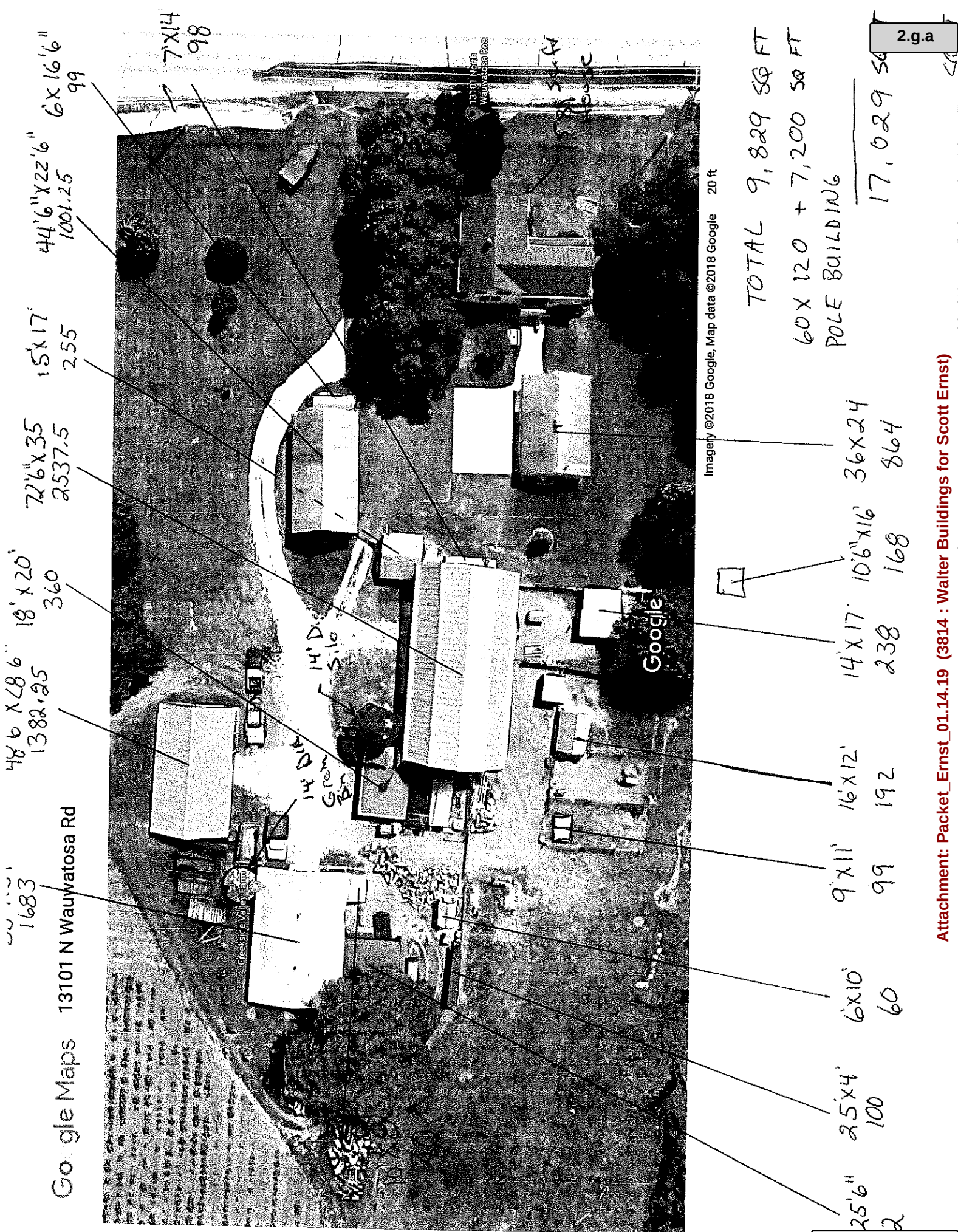
SCALE: 1 = 100'



1,200.00

Ozaukee County
121 W Main St
P.O. Box 994
Port Washington WI 53074
262-284-9411

Print Date: 12/3/2018



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: January 14, 2019
SUBJECT: CSD for Carlson Tool. The applicant is seeking conditional use grant and building and site plan amendment approval for a 36,355 sq. ft. expansion to the industrial facility for the property located at 5545 West Pioneer Road.

Applicant: Jerry Edquist
 Status of Applicant: Owner
 Requested: Building and Site Plan Amendment
 Conditional Use Grant
 Existing Zoning: B-5 (Light Industrial)
 C-2 (General Conservancy)
 Land Use Plan: Industrial
 Critical Environmental
 Lot size: 43 acres
 Location: 5545 West Pioneer Road
 Tax Key: #14-050-02-010.00
 District: #2

Background:

The applicant is requesting conditional use grant and building and site plan amendment approval for a 36, 356 square foot addition located at 5545 W Pioneer Road. The site is currently occupied by Carlson Tool, a precision metalworking company. The addition will provide manufacturing capability to the existing plant. While the use is considered permitted in the B-5 (Industrial) zoning district, a conditional use grant is required since the application includes a waiver to the front setback. On December 11, 2018 the Common Council approved Resolution 3574 which authorized the issuance of Industrial Revenue Bonds in the amount \$7,000,000 for the project.

Land Use Plan and B-5 District Standards:

The proposed addition complies with the Land Use Plan designation of Industrial and is considered a permitted use in the B-5 district. The following table outlines the B-5 district standards.

District Regulations:	B-5:	Proposed Use:
Minimum Lot Area:	1 acre	43 acres
Minimum Lot Width:	150 feet	580 feet
Open Space Ratio:	30%	92.5 %
Maximum FAR:	30%	04%
Maximum Building Height:	52 feet	29 feet
Building Front Yard Setback:	65 feet	48 feet
Building East Side Yard Offset:	20 feet	65 feet

Building Rear Yard Offset:	20 feet	970 feet
Off-Street Parking:	40 stalls	61 stalls

Site Design:

The proposed site plan shows the 36,356 square foot addition on the east side of the existing building. The proposed addition fails to comply with the 65 foot front yard setback which will require a waiver. Since the existing building is currently setback 50 feet from the property line and is considered non-conforming, the applicant has standing to request the waiver through a condition use grant. The proposed addition is shown with a 48 foot front setback. The two foot discrepancy between the existing and proposed setback is due to the Commercial Building Code which requires additional insulation in the addition wall. The building can't be shifted over two feet because there is a crane bay that will be expanded into the addition and needs to be in exact alignment.

No other modifications to the site are being proposed. According to the plan there are 61 existing parking stalls on site and the company also has ample parking to the west at its Cedarburg facility and staff does not feel any additional parking is needed as part of this addition.

Building Design:

The proposed 36,356 square foot, one-story addition is shown to be constructed of materials similar to what is found on the existing structure. The north and east elevations will include split faced block and aluminum windows that match the current north elevation. The south elevation is shown to be constructed with metal wall panels with a wainscot of concrete masonry units that will match the current south elevation. The proposed addition is shown to be 28'8" in height which is the same height of the existing building. The plan does not show any new roof top or ground mounted mechanicals. Any proposed mechanicals shall be screened from public view.

Landscaping Design:

On December 27, 2018 the City's Landscape Consultant reviewed the proposed landscaping plan submitted for the development. Based on his comments, staff is requesting the applicant provide a revised plan that addresses all of the issues detailed in the report (see attached).

Lighting Design:

The proposed plan shows three different wall packs on the building. The fixture cut sheet for the lights labeled OA shows they full cutoff in compliance with the lighting code. The fixture cut sheets for fixtures labeled OB and OC do not show that they are full cutoff as required by code. The applicant shall provide additional information to show that the fixtures are in compliance with the lighting code or provide a code complaint alternative.

Conditional Use Grant:

As stated above, the current use of the facility is permitted in the B-5 zoning district. The applicant is requesting conditional use grant approval in order to waive the proposed front yard setback. Since the existing building is non-conforming to the setback, staff believes the waiver to the front yard setback for the addition will not have a negative impact or injure the value of the surrounding parcels. Staff performed a site compliance inspection on January 4, 2019 as part of the application process and has determined that the site is in compliance with previous approvals.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

The site is currently accessed through a parking lot off of Pioneer Road. The proposed building addition does not have a separate vehicular access point on Pioneer Road. Ozaukee County has jurisdiction of Pioneer Road. It is anticipated that there will not be any impact to the traffic on Pioneer Road.

The site is located outside the City of Mequon's sewer service area and is served by City of Cedarburg utilities. No additional private utilities appear to be proposed with the addition. Any flow increases or proposed connections are required to be approved by the City of Cedarburg.

Wetlands appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

The site proposes an increase in impervious surface in excess of one half acre and site disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards and would not require Planning Commission review.

Staff Recommendation:

Planning staff recommends approval of the conditional use grant and building and site plan amendment based on the following condition(s):

1. Staff review and approval of a revised landscaping plan that addresses all issues in the Landscape Consultant's report.
2. All lighting fixtures shall comply with the cutoff requirements of the lighting code.
3. Planning staff review and approval of final site, landscaping, dumpster, signage, lighting, screening for mechanical equipment and elevation plans prior to the issuance of permits.
4. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
5. Engineering Division review and approval of grading, drainage, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
6. Any public utility flow increases or proposed connections are required to be approved by the City of Cedarburg.
7. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
8. Application for and approval of a City Filling and Excavation Permit.
9. Applicant shall provide the wetland delineation report.
10. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
11. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit

conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:

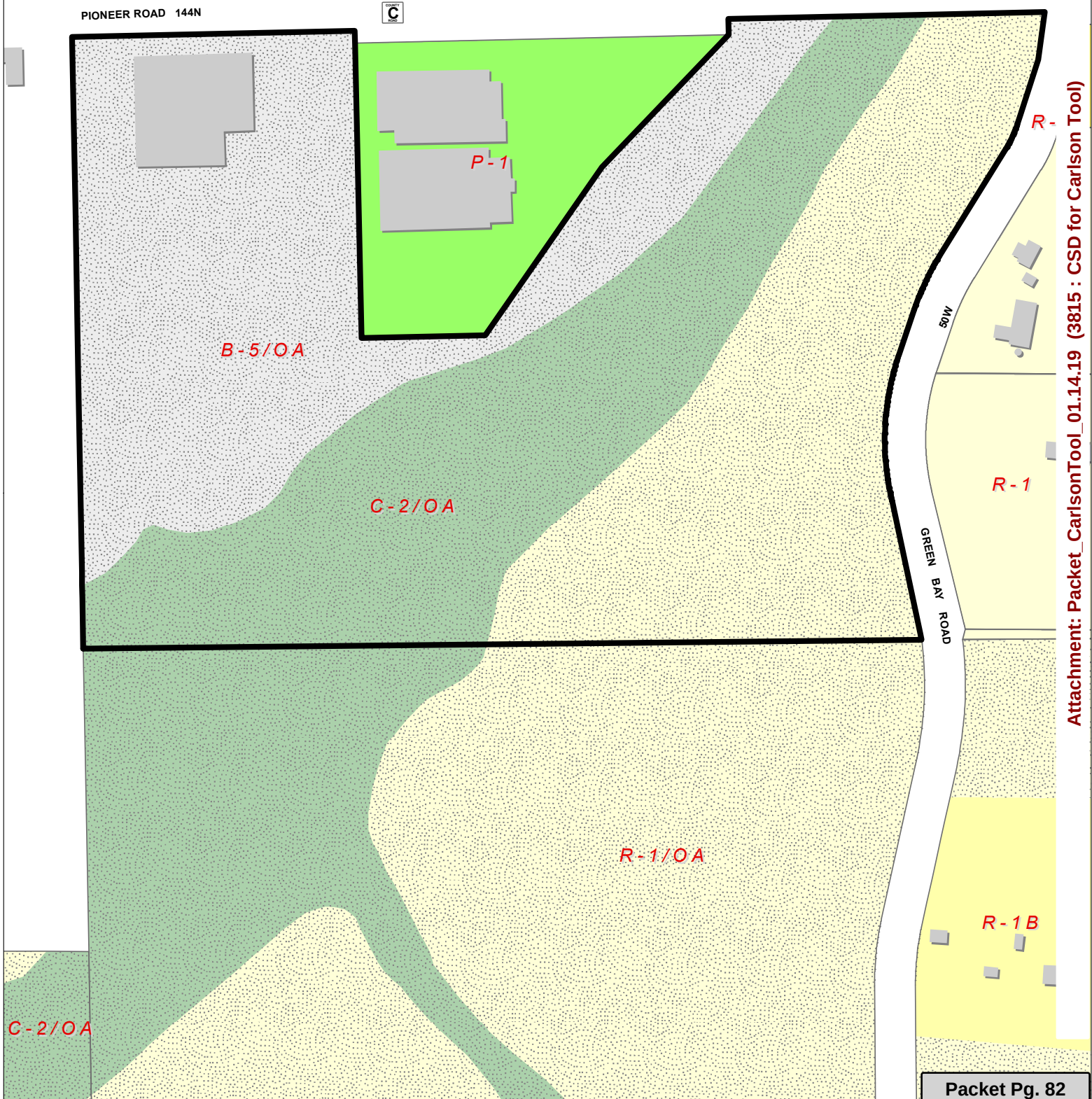
Packet_CarlsonTool_01.14.19 (PDF)

CSD for Carlson Tool

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
C-1 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

3.a.a





Carlson Tool & Manufacturing Corp.
W57 N14386 Doerr Way
PO Box 85
Cedarburg, WI 53012 USA

Phone (262) 377-2020 / Nationwide (800) 532-2252
Molds Fax (262) 377-1751 / Deephole Fax (262) 376-1018

December 2018

Conditional Use Request

Carlson Tool & Manufacturing is planning a 35,000 square-foot expansion to their Mequon facility along Pioneer Road. This will be a contiguous expansion, extending eastward and parallel to the existing plant.

The addition must be parallel to the existing plant because the overhead crane rails must extend perfectly straight into the expanded space to allow the existing overhead cranes to service the entire plant. Furthermore, the state Wisconsin commercial building code has recently been modified to require more thermal insulation, requiring thicker outside walls and roof surfaces. This will reduce the building addition setback from Pioneer Road by 6 inches. When the existing plant site plan was approved by Mequon in 1994, a condition use permit was also granted to allow a 50 foot setback from Pioneer Road.

Aesthetically, the existing and proposed exterior building design has jogs in the wall to make this slightly thicker wall unnoticeable, which will be further disguised with existing and additional trees in the landscaping plan.

Due to the change in the state building code, we are requesting a conditional use permit for this setback to accommodate the additional 6 inches.

Jerry Edquist

President
Carlson Tool & Manufacturing Corp.

Attachment: Packet_CarlsonTool_01.14.19 (3815 : CSD for Carlson Tool)



CARLSON TOOL

EXPANSION TO MANUFACTURING FACILITY
5545 WEST PIONEER ROAD
MEQUON, WI 53092



COMPUTERIZED STRUCTURAL DESIGN S.C.
STRUCTURAL ENGINEERS

MILWAUKEE
8989 N Port Washington Rd
Milwaukee, WI 53217
P: (414) 351 5588

DENVER
5600 S Quebec St, Suite 110D
Greenwood Village, CO 80111
P: (303) 662 0665

www.csd-eng.com

csd-eng.com

MILWAUKEE
8989 N Port Washington Rd
Milwaukee, WI 53217
P: (414) 351 5588

DENVER
5600 S Quebec St., Suite 110D
Greenwood village, CO 80111
P: (303) 662 0665



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"

DATE BY

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PRESENTATION
ELEVATIONS

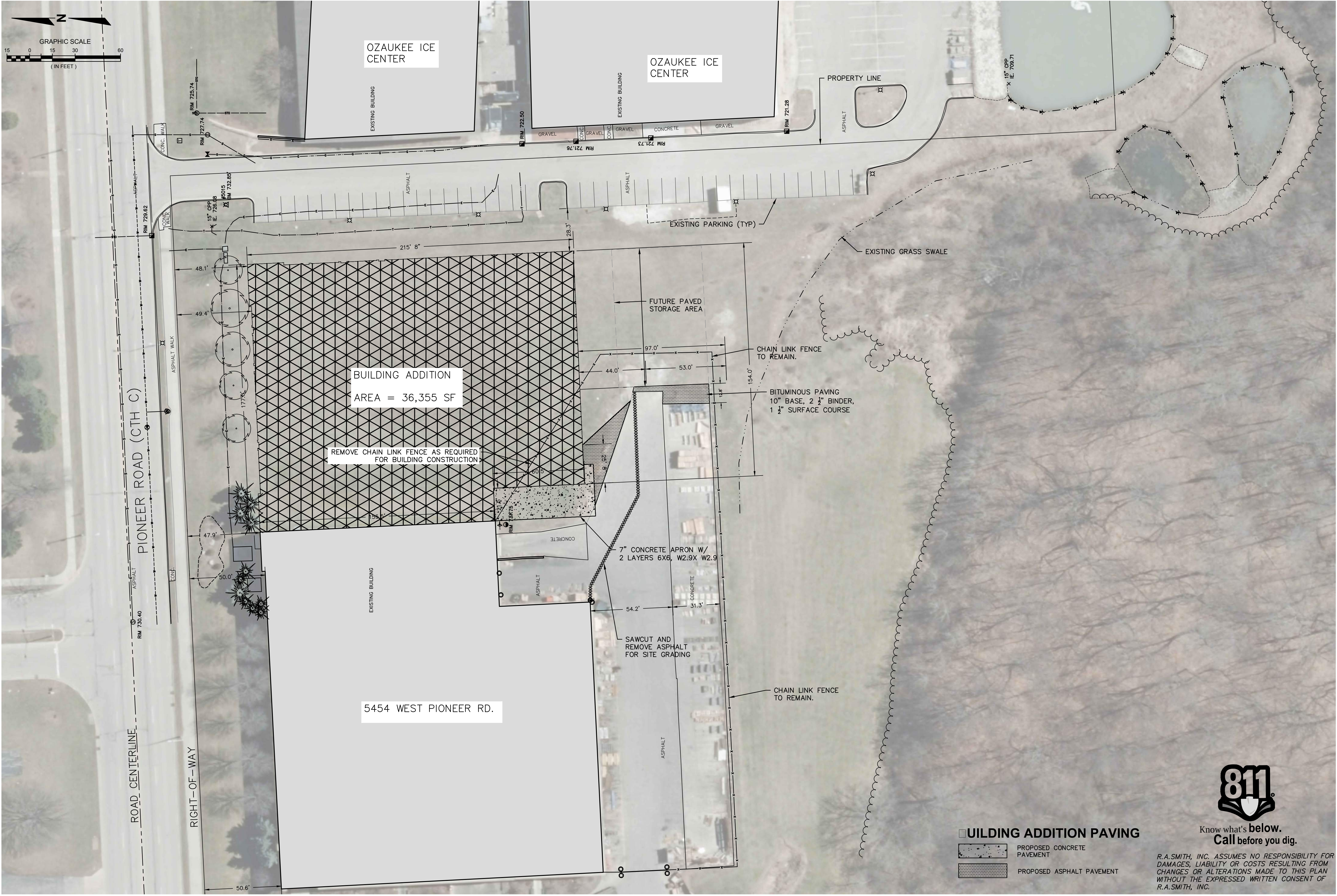
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DRAWN BY: JCF

DATE: 12-07-2018
SHEET No.: DD

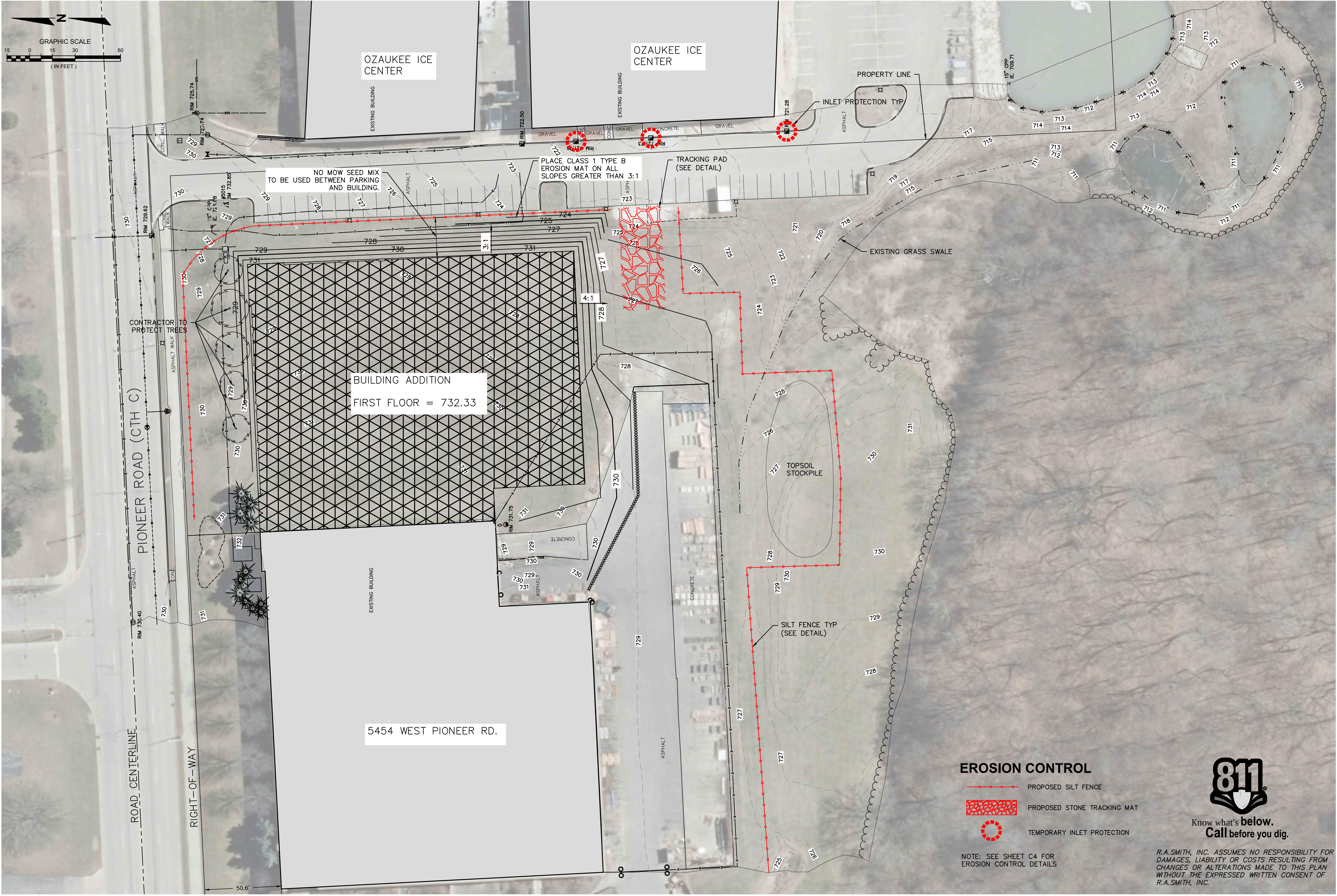
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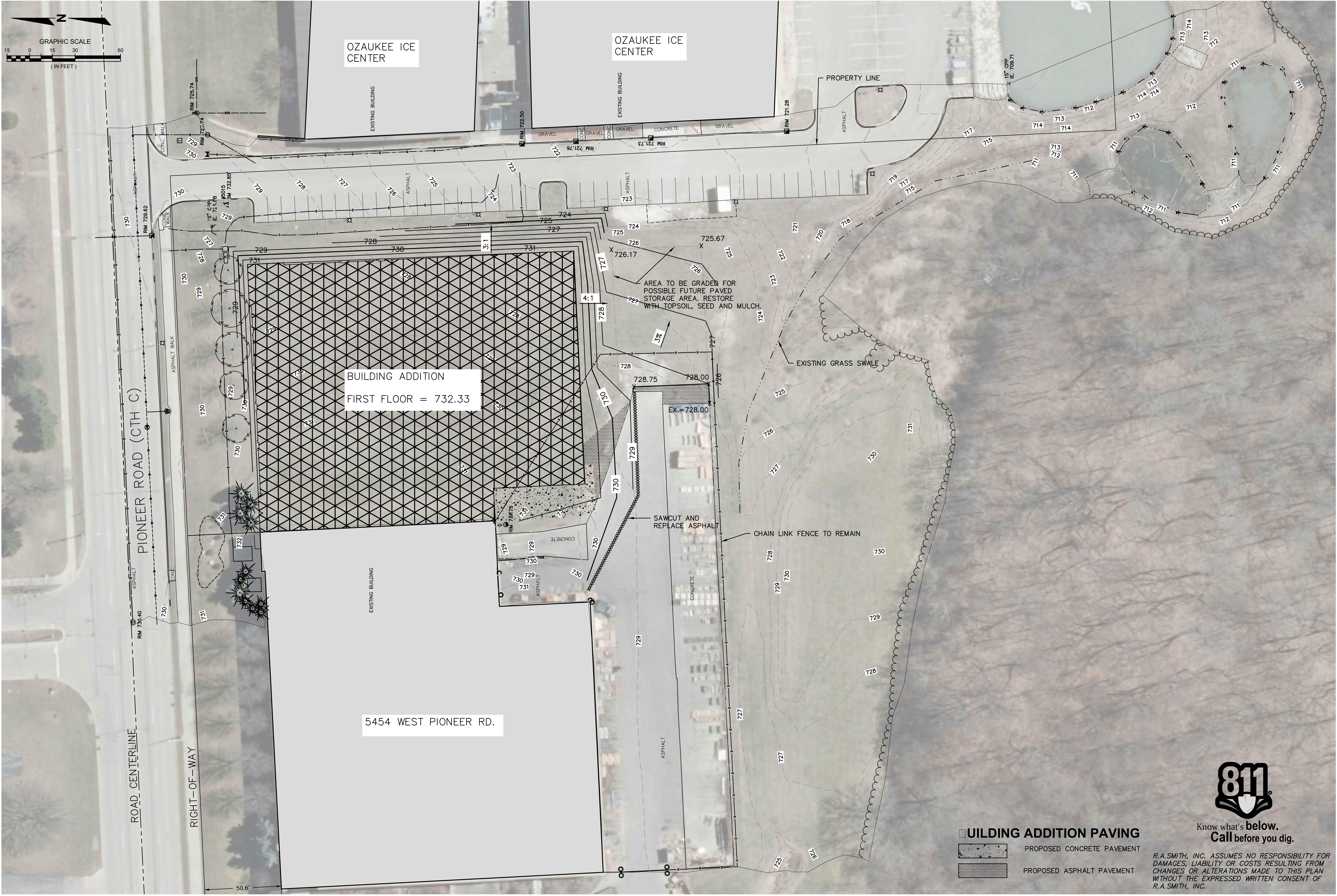
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CARLSON TOOL MANUFACTURING CORP. CITY OF MEQUON UILDING ADDITION SITE PLAN		raSmith CREATIVITY BEYOND ENGINEERING 16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com Broo field, WI □ Appleton, WI □ Madison, WI □ Cedarburg, WI □ Mount Pleasant, WI Naperville, IL □ Pittsburgh, PA □ Irvine, CA		DATE	DESCRIPTION



CARLSON TOOL MANUFACTURING CORP. CITY OF MEQUON		 CREATIVITY BEYOND ENGINEERING 16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	DATE	DESCRIPTION
☐ BUILDING ADDITION EROSION CONTROL PLAN				
		Brookfield, WI☐ Appleton, WI☐ Cedarburg, WI☐ Mount Pleasant, WI Naperville, IL☐ Pittsburgh, PA☐ Irvine, CA		
© COPYRIGHT 2018 R.A. Smith, Inc.				
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SCALE: 1" = 30'				
JOB NO. 1180596				
PROJECT MANAGER: TROY HARTJES, PE				
DESIGNED BY: MJG				
CHECKED BY: TTH				
SHEET NUMBER				
C2				



DATE	DESCRIPTION
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raSmith

CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Broo field, WI □ Appleton, WI □ Madison, WI □ Cedarburg, WI □ Mount Pleasant, WI
Naperville, IL □ Pittsburgh, PA □ Irvine, CA

CARLSON TOOL MANUFACTURING CORP.
CITY OF MEQUON

☐UILDING ADDITION
GRADING PLAN

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DATE: 11-19-18

SCALE: 1" = 30'

JOB NO. 1180596

PROJECT MANAGER:
TROY HARTJES, PE

DESIGNED BY: MJG

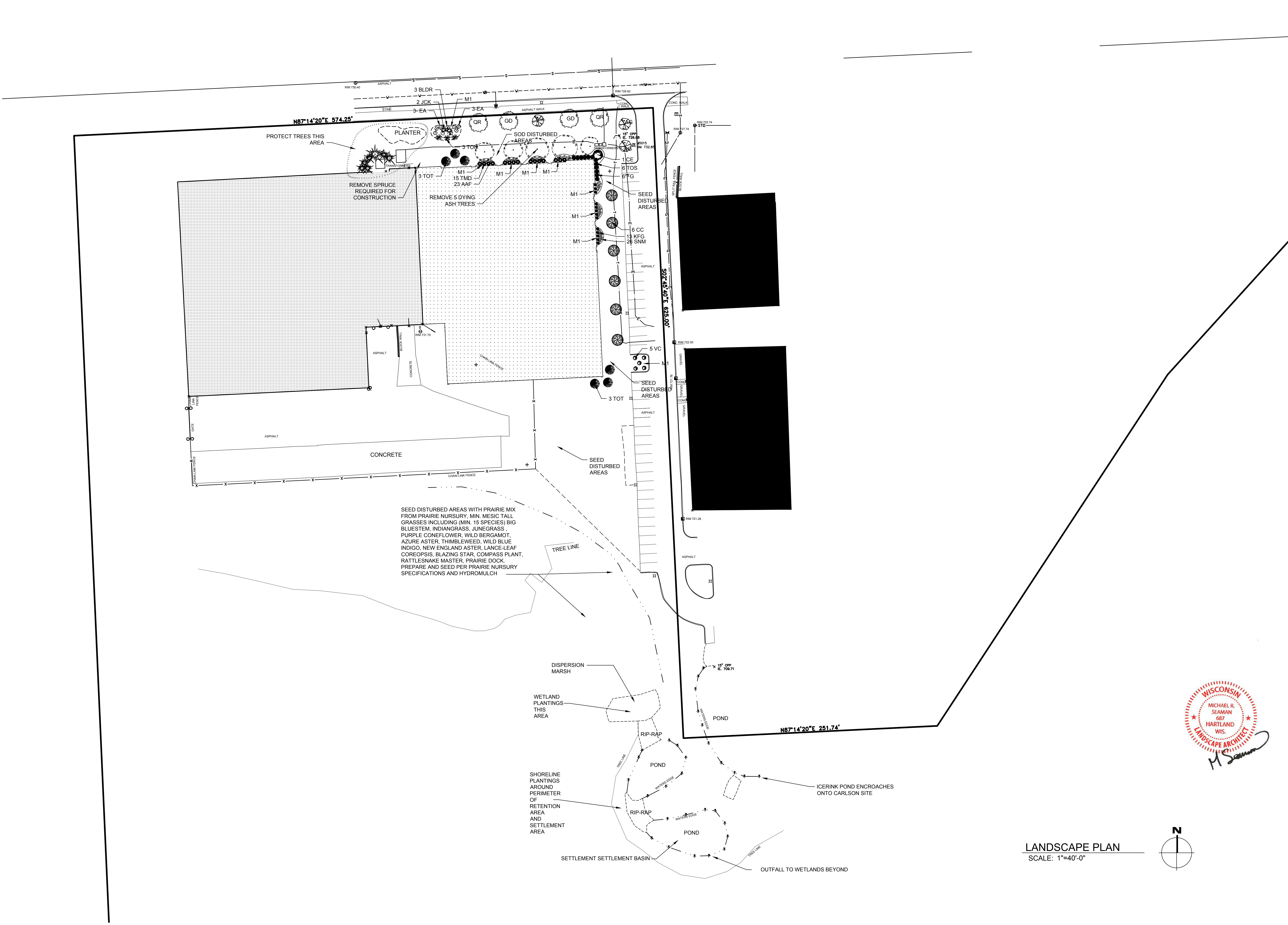
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SHEET NUMBER
C3

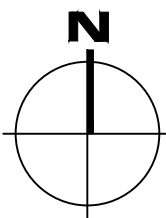
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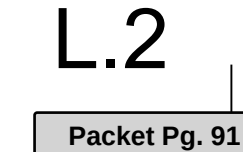
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LANDSCAPE PLAN
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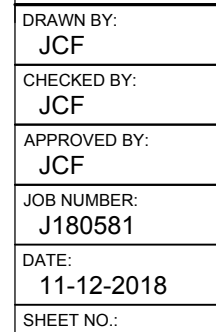
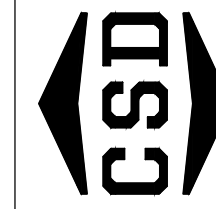
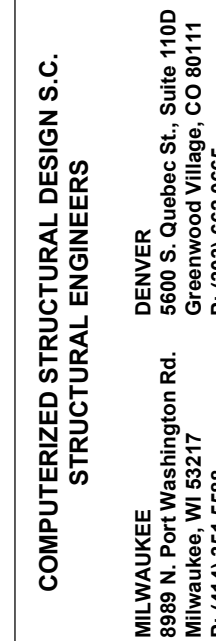
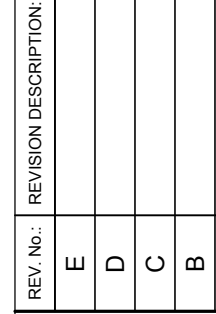
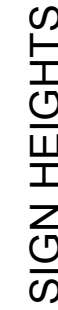
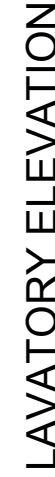
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REV. NO.: E		REVISION DESCRIPTION:		DRAWN BY: CSD		CHECKED BY: CSD	
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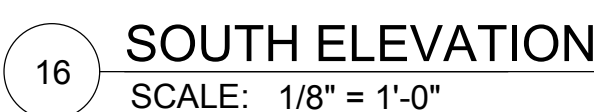
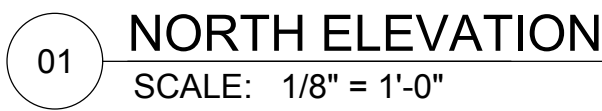




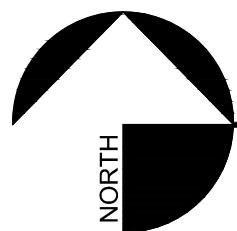
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Packet Pg. 95



SCALE: 1/8"=1'-0"

Packet Pg. 96

Carlson
Tool & Manufacturing Corp.

**EXTERIOR FOOTCANDLE
LIGHTING PLAN
(NOT TO SCALE)**

1 OF 1

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Please take notice that these drawings are the proprietary drawings of Pieper Electric, Inc. and should not be used or copied. The use of any part of these drawings is a violation of Federal copyright law and gives rise to a claim for monetary damages, as well as, possible criminal prosecution
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D-Series Size 1 LED Area Luminaire



Catalog Number **DSX1 LED-60C-1000-40K-TFTM-**

Notes **EXTERIOR WALL MOUNT**

Type **"OA"**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

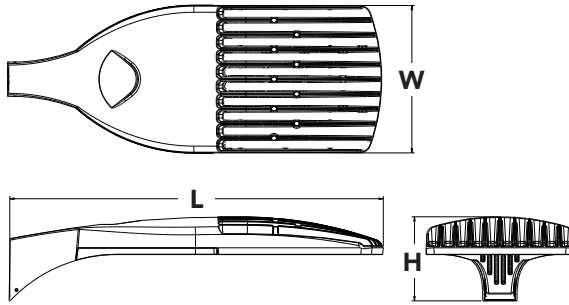
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(0.11 m²)

Length: 33"
(83.8 cm)

Width: 13"
(33.0 cm)

Height: 7-1/2"
(19.0 cm)

Weight (max): 27 lbs
(12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

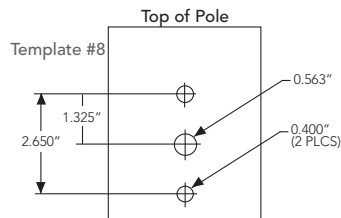
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1 LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX1 LED	30C	30 LEDs (one engine)	530 530 mA 700 700 mA	30K 3000K (80 CRI min.)	T1S Type I short T2S Type II short	MVOLT ² 120 ²	Shipped included	Shipped installed	Shipped installed	DDBXD Dark bronze
	40C	40 LEDs (two engines)	1000 1000 mA (1 A)	40K 4000K (70 CRI min.)	T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium	208 ² 240 ² 277 ² 347 480	SPA Square pole mounting RPA Round pole mounting	PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) ³ DCR Dimmable and controllable via ROAM® (no controls) ⁴	HS House-side shield ⁹ WTB Utility terminal block SF Single fuse (120, 277, 347V) ¹⁰ DF Double fuse (208, 240, 480V) ¹⁰ TLS Tool-less entry trigger latch	DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
	60C	60 LEDs (two engines)		50K 5000K (67 CRI)	TFTM Forward throw medium TSVS Type V very short TSS Type V short TSM Type V medium TSW Type V wide		WBA Wall bracket	DS Dual switching ^{5,6} PIR Motion sensor, 8-15' mounting height ⁷ PIRH Motion sensor, 15-30' mounting height ⁸	L90 Left rotated optics ¹¹ R90 Right rotated optics ¹¹	

Drilling



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°
DM28AS	2 at 180°	DM39AS	3 at 90°
DM49AS	4 at 90°	DM32AS	3 at 120°*

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

Tenon Mounting Slipfitter *

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

* For round pole mounting (RPA) only.

NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with 347 or 480V.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net.
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, DMG or WTB.
- Requires an additional switched line.
- Specifies the **SensorSwitch SBR-10-ODP** control; see **Motion Sensor Guide** for details. Dimming driver standard. Not available with DCR or WTB.
- Specifies the **SensorSwitch SBR-6-ODP** control; see **Motion Sensor Guide** for details. Dimming driver standard. Not available with DCR or WTB.
- Also available as a separate accessory; see Accessories information.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Accessories

Ordered and shipped separately.

DSX124N 1.5 TJJE U	Photocell - SSL twist-lock (120-277V) ¹²
DL1347 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹²
DL1480 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹²
SC U	Shorting cap ¹²
DSX1HS U	House-side shield (one per light engine)
SPA19/MR2 DDBXD U	Square pole DM19 to DM19AS adapter (specify finish)
RPA19/MR2 DDBXD U	Round pole DM19 to DM19AS adapter (specify finish)

For more control options, visit **DTL** and **ROAM** online.



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	30K					40K					50K				
					(3000K, 80 minimum CRI)					(4000K, 70 minimum CRI)					(5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	30C 700 --K	68 W	T1S	5,290	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
				T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
				T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
				T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,305	2	0	2	107
				T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
				T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
				TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
				TSVS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
				T5S	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
				T5M	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112
	T5W	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109			
	1000 mA	30C 1000 --K	105 W	T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94
				T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98
				T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95
				T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97
				T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97
				T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97
				TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96
				TSVS	7,801	3	0	1	74	9,894	3	0	1	94	10,655	3	0	1	101
				T5S	7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100
				T5M	7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102
T5W	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99				
40C (40 LEDs)	700 mA	40C 700 --K	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
				T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
				T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
				T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
				T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
				T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
				TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
				TSVS	7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113
				T5S	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
				T5M	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113
	T5W	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110			
	1000 mA	40C 1000 --K	138 W	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93
				T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,481	3	0	3	98
				T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95
				T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97
				T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96
				T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96
				TFTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95
				TSVS	10,275	3	0	1	74	12,937	3	0	1	94	13,890	4	0	1	101
				T5S	10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99
				T5M	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101
T5W	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98				
60C (60 LEDs)	700 mA	60C 700 --K	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
				T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
				T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
				T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110
				T3M	10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	0	3	110
				T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
				TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
				TSVS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
				T5S	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
				T5M	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115
	T5W	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112			
	1000 mA	60C 1000 --K	209 W	T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91
				T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95
				T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92
				T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94
				T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94
				T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94
				TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92
				TSVS	15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98
				T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97
				T5M	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98
T5W	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95				

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

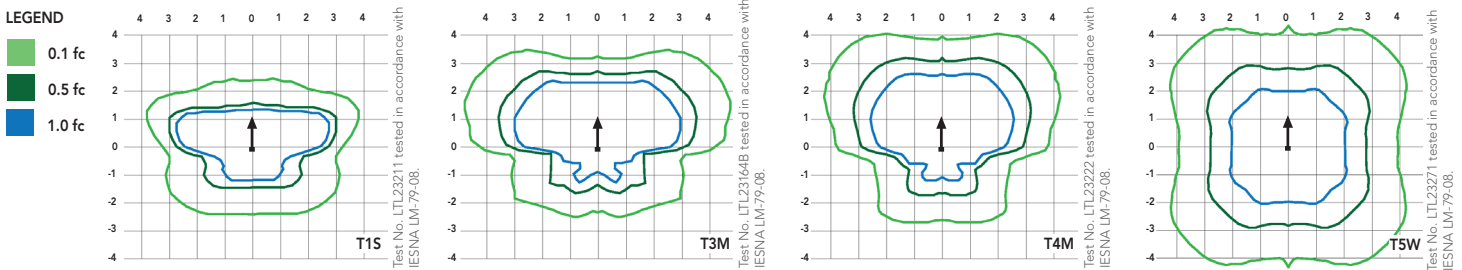
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	0.18	0.13
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.



December 27, 2018

Ms. Kim Tollefson, Dir. of Community Development
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape plan submittal for the Carson Tool Expansion. The proposed facility fronts on Pioneer Road. This is the first review of the submitted plans, dated 11/12/18. Sheets L1 (SLAB PLAN) & L2 (SCHEDULES AND DETAILS) were submitted by Computerized Structural Design and RA Smith, Engineering provided sheet C3-GRADING. The plans failed to include a Landscape Plan.

The nature of this review would be to assess the landscape plan for completeness, the appropriateness of the site design and to assess how the plant palette addressed the Planning Commission's request for greater buffering/treatments. The proposal is an expansion to an existing Commercial/Manufacturing use. This review will provide insight how this Application meets the Proposed Landscape Code. The City of Mequon Staff/Planning Board has the right to enforce and, or wave any insights, or commentary provided.

The business use will be moderately traffic intensive, with two points of Ingress/Egress to the site. The proposal is adjacent to one of Mequon's busiest corridors and surrounded by commercial/business uses. This review will be performed considering both the adjacency to the Pioneer Road corridor and the adjacent zoning.

The review commentary will be generated by applying the existing and the proposed City of Mequon Landscape Codes.

➤ **General Overview:**

- ❖ This review pertains to Slab Plan sheets L1 & L2, Schedules and Details; both sheets Dated 11/12/2018. The Grading Plan, sheet C3 was included to help support the L1-L2 sheets.
- ❖ It is this reviewer's opinion; the plan set provided is very incomplete. As a Landscape submittal, the plan set fails to address multiple areas of the Landscape Codes. Additionally, the plans fail to meet standard site plan requirements, including: scale of the plan, North arrow, property lines, location of existing Trees/Shrubs, a listing of existing plants Common Name, Caliper/Size, a depiction of existing grades, proposed grades, depiction of existing hard surfaces...ect. Please see below for individual Landscape Code requirements and Landscape Schedule revision requirements.
- ❖ Sheet L1- Slab Plan, is not currently sealed by a Wisconsin RLA, as required by Mequon code. A revised plan shall be submitted with a WI LA seal and submitted to City Staff.

- ❖ The plan is issued at an unknown scale; the plan sheet fails to provide rudimentary site plan requirements. The plan set provides landscape details, but fails to identify where the details are proposed to be applicable within the plan set.
 - Sustainability: This application has not given consideration to the development of sustainable site practices; the landscape application fails to include Bio-swale filtering treatments or green roof applications that may help reduce storm water rate of contribution.
 - The plan provides an incomplete plant schedules. While the proposed plant schedule includes: common name, scientific name, size specified and root condition; it fails to include: quantity of each proposed plant. Please see the review below for commentary of the proposed plant palette and sizing requirements.
 - The plan fails to provide a complete siteplan, with: existing hard-surfaces, site lighting, sign location or the exterior storage areas, or any refuse recycle structures.

Proposed Landscape Material Review:

o Outline of the proposed plant types and quantities found on the plan:

- Three Deciduous Tree Species, (Total proposed deciduous trees – 7)
- One Evergreen Tree Species, (Total proposed conifer trees – 10)
- Three Deciduous Shrub Species, (Total proposed decid. shrubs – 19)
- One Evergreen Shrub Species, (Total proposed conifer shrubs – 3)
- Six Perennials, Bulbs/corms, Groundcover Species, (Total proposed ground covers/perennials – 0)
- Four Decorative Grass species, (Total proposed grasses – 0)
- ◆ The species proposed have the ability to perform in the local soils and are within the prescribed USDA Zone 5a.
- ◆ TURF: The Plan requires the following specifics: 1. Specify the limits of proposed sod/turf; 2. the plans should state the total SQR yards of the seeded area. 3. the plan must state the total SYDs of the seeded prairie area. 4. Provide the seed mix of both, the turf and the prairie plantings. 5. Provide the full description of work for all seeded turf area, or the seeded prairie area establishment, including: Final grading, fertilization, seeding rate of application, erosion control/mulch req's, over seeding, watering and maintenance requirements. City of Mequon uses a performance specification to access any seeded area 1 SYD with bare spots in excess of 6" (total) will be rejected.

➤ *Plant Schedule Comments:*

- The review's audit of the plant schedule found several inconsistencies from the Landscape Codes, including the following:

- Amend Plant Schedule to meet the City of Mequon's proposed Landscape codes and Plant Size requirements: The plant schedule specifies 2.5"-3.0" caliper and 5' height at planting. The City of Mequon has requires a minimum 3.5" caliper tree @ 16" above the rootball.
- Proposed Conifer Tree Size: The plan calls for 5' ArborVitea. City of Mequon has required a minimum height of 7' conifers, as measured from the top of rootball to the top lateral branch, <not the top of the primary leader>. These trees are grown and are available locally in Mequon.
- The City of Mequon does not differentiate between deciduous trees and ornamental deciduous trees; amend the schedule's Ornamental caliper to a 3.5" caliper minimum.
- As a note, the height expectations shall be Per ANSI z 60.1, the plantings shall meet both the stated caliper (@ 16" above the root ball) and the ANSI z 60.1 height equivalency.
- Add the following note to the plan note: "Plant Requirement: "Trees selected may meet caliper requirements, but failing to meet height requirements or root ball size requirements per ANSI z 60.1, will be rejected by the city of Mequon."
- TURF information: Amend the plan to include the following specifics. 1. Specify the limits of proposed sod/turf; 2. The plans should state the total SQR yards of the sodded/TURF area. 3. The designer should also provide: any companion/starter seed for the site, fertilizer type, application rate, means of application, the number of over-seeding processes is required & means of over seeding delivery - through 100% TURF establishment.

➤ **Planting Zone Comments:**

- The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Interior Zone; 3. Parking Lot Periphery Buffer; 4. Property Line Buffer Yard; 5. On-Lot Zone; 6. Open Space Zone; 7. Detention Basin; 8. Loading Dock Buffer
- o **Street Frontage Zone:**
 - Pioneer Road ROW: Code requires 1 approved street tree per each side of/30 feet of CL length. ROW planting requirement is not addressed. (The plan fails to meet the new code street tree density requirements.
- o **Parking Lot Interior Zone.**
 - The plan fails to include the hard surfaces on either the south or western sides of the existing development. The Parking fails to show any landscaping. (Fails to meet Codes) Final recommendation per the decision of Planning Board/City Staff)
- o Parking Lot Landscape – **Periphery Buffer Requirements/Property Line Buffers:**
 - o As previously cited this commercial application is adjacent to existing business/commercial uses and will require minimal "Buffering" from the similar pre-existing uses. But, this does not relieve the application from providing adequate P-lot buffering and it must meet the 30% coverage requirement.

- o The periphery landscaping proposed **will not** provide 30% shade over the parking lot.
 The proposed plan fails to meet the intent of the 30% shade coverage within the Plots. <plan must include depicting the hard surfaces at the south and west sides of the site plan.
- o **On-Lot Zone:** Required- 1 Tree & 2 shrubs per every 1000 SF of required open space. (Requirements met by the existing plant at the southern property edge)
- o **Foundation Plantings:** The Plan provides minimal foundation planting and fails to address the scale of the building or entirety of the proposal. (Proposal fails to meet the intention of Foundation Planting requirements.)
- o **Proposed Re/Detention Basins** the site has a storm detention system on the south side, behind the building. I do not see any indication the detention basin is being resized to address the expanded runoff due to the proposed building expansion. Since the existing detention basin is located behind the building, it may be deemed not necessary to provide buffering plantings. Recommendations per City Staff/Planning Comm.
- o **Trash Enclosure:** The Refuse/Recycle station; the plan fails to provide a Refuse/Recycle structure on the proposal. (N/A)

❖ ***Additional Landscape Observations:***

- This proposal is very incomplete. I would recommend to the Planning Board/City staff to request a revised proposal. There are several actions/decisions to be forwarded by P&Z and, or City Staff.

I hope planning staff and the commission finds the recommendations and information presented informative and useful.

This concludes the review of the Carson Tool landscape submission.

Sincerely,



M. Terry Higgins, RLA.



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: January 14, 2019
SUBJECT: Boulder Venture for Associated Bank. The applicant is seeking building and site plan, conditional use grant sign waiver approval for a proposed two-story, 7,600 sq. ft. financial institution for the property located at 11223 N. Port Washington Road.

Applicant:	Boulder Venture
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan Sign Waiver
Existing Use:	Vacant
Existing Zoning:	B -2 (Community Business)
Land Use Plan:	Community Commercial
Lot size:	.99 acre
Location:	11223 N. Port Washington Road
Tax Key:	#15-019-16-014.00 & #15-019-16-015.00
District:	#5

Background:

The applicant is requesting building and site plan, conditional use grant and sign waiver approval for the construction of a 7,600 square foot building on .99 acres located at 11223 N Port Washington Road. The property is owned by Associated Bank and is currently zoned B-2. Banks are a permitted use in the B-2 district. The applicant is requesting conditional use grant approval to allow for waivers to the requirements of the B-2 district. Since the site is non-conforming to the lot size and width of the district, the Planning Commission may approve modifications to one or more standard district regulations through a conditional use grant. The applicant is also requesting sign waiver approval for a window sign which exceeds the height requirement.

The applicant was before the Planning Commission for rezoning recommendation to allow for a Planned Unit Development (PUD) for the properties located at 11223 and 11249 N Port Washington Road in September 2018. The applicant is no longer moving forward with the PUD and is requesting only building and site plan, conditional use grant and sign waiver approval to develop the south vacant parcel. The existing bank building will be demolished once Associated Bank moves into the new building.

B-2 District Standards:

The following table compares the proposed plan to the B-2 district standards:

District Regulations:	B-2:	Proposed Use:
-----------------------	------	---------------

Minimum Lot Area:	2 acres	.99 acre
Minimum Lot Width:	150 feet	150 feet
Building Size	20,000 SF	7,600 SF
Open Space Ratio:	40%	31%
Maximum FAR:	30%	17.16%
Maximum Building Height:	42 feet	42 feet
Building Setback	65 feet	15 feet
Building North Side Yard Offset:	20 feet	31 feet
Building South Side Yard Offset	20 feet	10 feet
Building West Side Yard Offset:	20 feet	182 feet
Minimum Parking Setback:	25 feet	15 feet
Minimum Parking Offset:	20 feet	5.6 feet
Off-Street Parking:	41 stalls	43 stalls

Site Plan

The site plan shows the proposed building with a setback of 25.7 feet, which places it further than the PNC Bank building to the south and in line with the Starbucks development to the north. A proposed tower element projects further towards the street with a setback of 15 feet. This element is projecting along the street at a point between the PNC and Starbucks buildings. The placement of the tower and the building slowly bridges the distinctive setbacks of the PNC building at the corner and the Starbuck development building to the north. The current Associated Bank building will be demolished after this one is constructed and that site will be redeveloped. That site will then have a building placement that also bridges that setback line between this new Associated Bank building and Starbucks. This should create a nice gradual street edge change from the PNC building at the corner and will provide greater continuity along the entire block.

A drive-thru is shown to the west and in the rear of the building. The applicant is requesting waivers to the building setback and offset. The proposed building setback is 15 feet. The required setback is 60 feet. Staff supports the setback waiver to keep a consistent building placement with adjacent developments. The site plan shows a proposed south side yard offset of 10 feet. The requirement building offset is 20 feet. Staff supports the waiver to the side yard due to the non-conforming lot size.

The applicant is also requesting waivers to the parking lot setback and offset. The plan shows a parking lot setback of 15 feet while the code requires a 25 foot setback. The site plan shows a 5.6 foot parking offset. The B-2 district requires a 20 foot side and rear yard offset for parking areas. Staff supports the waivers to the parking lot setback and offset due to the size of the non-conforming lot. In addition, the applicant worked with staff to change the location of the drive-thru, and staff supports the location to the west and in the rear of the building.

According to the Zoning Code, the 7,600 square foot financial institution would require 26 spaces plus one space per employee. The applicant has indicated that a daily number of 10-15 employees are expected on site. The site plan shows a total of 43 parking. With the maximum number of daily employees on site, the proposed parking still exceeds the parking requirement by two stalls. Staff recommends reducing two stalls to increase the open space ratio as discussed below.

The concept plan shows a total FAR of 17.16% for the entire development which complies with the 30% requirement. The plan shows a 31% green space ratio which fails to meet the 40% code requirement and requires a waiver. In the past, the Commission has approved a reduction in open space ratio for redevelopment sites which had non-conforming lot sizes (see chart below). Since

the site is non-conforming, staff understands the need for the waiver to the 40% open space requirement. However, staff recommends reducing the number of parking stalls by two, which still meet the parking requirement, in order to increase the overall green space ratio.

Address	Project	Open Space	Parking Offset	Lot Size (acres)
10800 N Port Washington Road	North Shore Bank	32.80%	5	1
11201 N Port Washington Road	PNC	30%	10	0.67
11501 N Port Washington Road	Taco Bell	37.70%		1.77
11430 N Port Washington Road	Froedtert (PUD)	38% requested - denied		7.38
10320 N Port Washington Road	Lakeshore	31%	10	0.88
11234 N Wauwatosa Road	Outpost	35%	10	1.92

The proposed site plan shows a new dumpster enclosure. The applicant shall submit dumpster enclosure details to staff for review and approval as a condition of approval.

There is an existing right-in/right-out drive access at the south end of the site near the PNC driveway. The site plan eliminates this access. The plan shows access off Port Washington Road from an existing driveway on the property to the north. The new bank facility will share the access with the property to the north at 11249 N Port Washington Road, which will be redeveloped after the new Associated Bank facility is constructed. A cross access easement shall be reviewed and approved by the City Attorney prior to the issuance of building permits. See Engineering section for more information regarding access.

Building Plan:

Over the past few months, the applicant has worked with staff on the design of the building. The applicant has addressed many of staff's concerns regarding the overall design and location of the building. Staff is supportive of the proposed elevations which show a 2-story, 7,600 square foot building. The majority of the structure has a height of approximately 32 feet, with the exception of the tower which is 42 feet. The proposed height meets the district requirement. The aluminum storefront tower features the entrance and a staircase that leads to the second level. The proposed building materials include stone and dark gray brick cladding. Each elevation features aluminum storefront glazing system with vision glass. A synthetic wood panel incorporated into the storefront system adds to the contemporary look of the building (see attached 'wood material sample'). The drive-thru is located in the rear and aluminum panels that match the curtain wall system are proposed for the canopy facades. It should be noted that per staff's request, a significant amount of green colored architectural details have been modified to reduce the amount of the bright contrasting color.

Sign Waiver:

The plan shows one wall sign not to exceed 30 square feet which meets the requirements of sign code. The applicant is requesting sign waiver approval to allow for a window sign inside the tower element. The sign panel is double-sided and includes a 14 square foot logo. Windows signs are exempt from sign permits if they are non-illuminated and cover less than 25% of the individual window area. Although window signs do not have a height requirement, staff believes the proposed sign mimics a wall sign, which is required to not exceed 20 feet in height. The proposed window sign exceeds this height requirement. Staff recommends denial of the sign waiver due to height. Staff does believe the tower merits an architectural feature and would instead prefer to see an architectural element within the tower space.

Landscape Plan:

The landscape plan was reviewed by landscape architect consultant Terry Higgins, who provided a thorough review of the plan. In keep with previous Planning Commission recommendations, staff recommends the following from the landscape architect's review:

1. Minimum 3" caliper for all proposed deciduous trees.

2. Minimum height of 7 feet for all proposed evergreen trees.
3. Addition of interior islands.
4. Periphery landscaping does not provide 30% parking lot shading. Provide trees along north row of parking. See below for more information.
5. Replace three malus trees at the west property line with species that can withstand exposure to summer and winter prevailing winds, subject to approval by staff.
6. The south parking lot depicts six black spruce trees. Due to expected 20 foot spread, reduce the graphic diameter and add additional tree plantings.
7. Species of low canopy street trees on Port Washington Road. See below for more information.

To address some of the recommendations above, staff is recommending eliminating two stalls on the site and providing additional landscape islands to increase the parking lot shading and overall open space ratio as previously discussed. In addition, staff recommends enhancement of the north parking island. Staff recommends providing a minimum of eight trees at 3" minimum caliper along the entire length of the north row of parking adjacent to the proposed sidewalk. Additional ground plantings including shrubbery and ornamental grasses shall also be required along the proposed sidewalk. Additional trees along south and west property line shall be required as necessary to meet the 30% shading requirement. Staff believes the proposed heavily landscaped area in front of the building is not in keeping with developments on Port Washington Road. Staff recommends a reduction in the amount of landscaping and will work with the applicant on an appropriate level of treatment along the eastern portion of the site adjacent to Port Washington Road.

Street Trees

Existing conditions including the size of the parkway and overhead infrastructure do not allow for the preferred street tree species. Staff is recommending other ornamental trees that are similar to the street tree type treatment along Port Washington Road. Such trees shall have a minimum 3" caliper and trees shall be provided one per every 30 feet of frontage. Staff will work with the applicant on the appropriate species of trees to be installed.

Lighting Plan:

As a condition of approval, the applicant shall submit a dispersion plan and cut sheets for staff review and approval. All fixtures shall be classified as full cutoff.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Access to the site is proposed through a shared driveway with the parcel to the north. The north access point does not align with the median and is recommended to be aligned with the development on the east side of Port Washington Road. Port Washington Road is the jurisdiction of Ozaukee County, approval of the alignment and access points is subject to Ozaukee County approval. The exit shall have a dedicated left turn and a dedicated thru lane. A shared access agreement is required for the shared driveway.

The site is located within the City's sewer service area and connection to the public sewer and water is required. There is currently sanitary sewer service and water service available on the site.

Wetlands appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present. A wetland delineation report

with concurrence by the Wisconsin Department of Natural Resources is required. The concurrence letter has been received by the WDNR, but a copy of the wetland delineation report is still needed. Wetlands shall be shown on the plans and any wetland disturbance shall be approved by the WDNR.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

The site proposes an increase in impervious surface in excess of one half acre and land disturbance greater than an acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

A Filling and Excavation permit is required for any export or import of materials.

Staff Recommendation:

Planning staff recommends denial of the sign waiver grant and approval of the building and site plan and conditional use, based on the following conditions:

1. Planning staff review and approval of final site, landscaping, dumpster, lighting and elevation plans prior to the issuance of permits.
2. Review and approval by City Attorney and recording of shared access agreement between properties.
3. Realignment of the north driveway to align with the median opening. The exit shall have a dedicated left turn and a dedicated thru lane.
4. Ozaukee County approval of the alignment and access points.
5. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
6. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
7. Application for and approval of a City Filling and Excavation Permit for any export or import of materials.
8. Connection to public water and sanitary sewer.
9. Applicant shall provide the wetland delineation report.
10. Applicant shall provide wetland fill approval from the WDNR.
11. Sign permit approval for all proposed signs.
12. Minimum 3" caliper for all proposed deciduous trees.
13. Minimum height of 7 feet for all proposed evergreen trees.
14. Addition of interior islands.
15. Replace three malus trees at the west property line with species that can withstand exposure to summer and winter prevailing winds, subject to approval by staff.
16. The south parking lot depicts six black spruce trees. Due to expected 20 foot spread, reduce the graphic diameter and add additional tree plantings.
17. Eliminate two stalls on the site and providing additional landscape islands to increase the parking lot shading and overall open space ratio
18. Enhancement of the north parking island by providing a minimum of eight trees at 3" minimum caliper along the entire length of the north row of parking adjacent to the proposed sidewalk. Additional ground plantings including shrubbery and ornamental grasses shall also be required along the proposed sidewalk.

19. Additional trees along south and west property line shall be required as necessary to meet the 30% shading requirement.
20. Reduction in the amount of landscaping and appropriate level of treatment along the eastern portion of the site adjacent to Port Washington Road.
21. Ornamental trees that are similar to the street tree type treatment along Port Washington Road. Such trees shall have a minimum 3" caliper and trees shall be provided one per every 30 feet of frontage. Staff will work with the applicant on the appropriate species of trees to be installed.
22. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
23. Dumpster enclosure details to be submittal and approved by staff.
24. Submittal of dispersion plan and cut sheets for staff review and approval. All fixtures shall be classified as full cutoff.
25. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
26. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

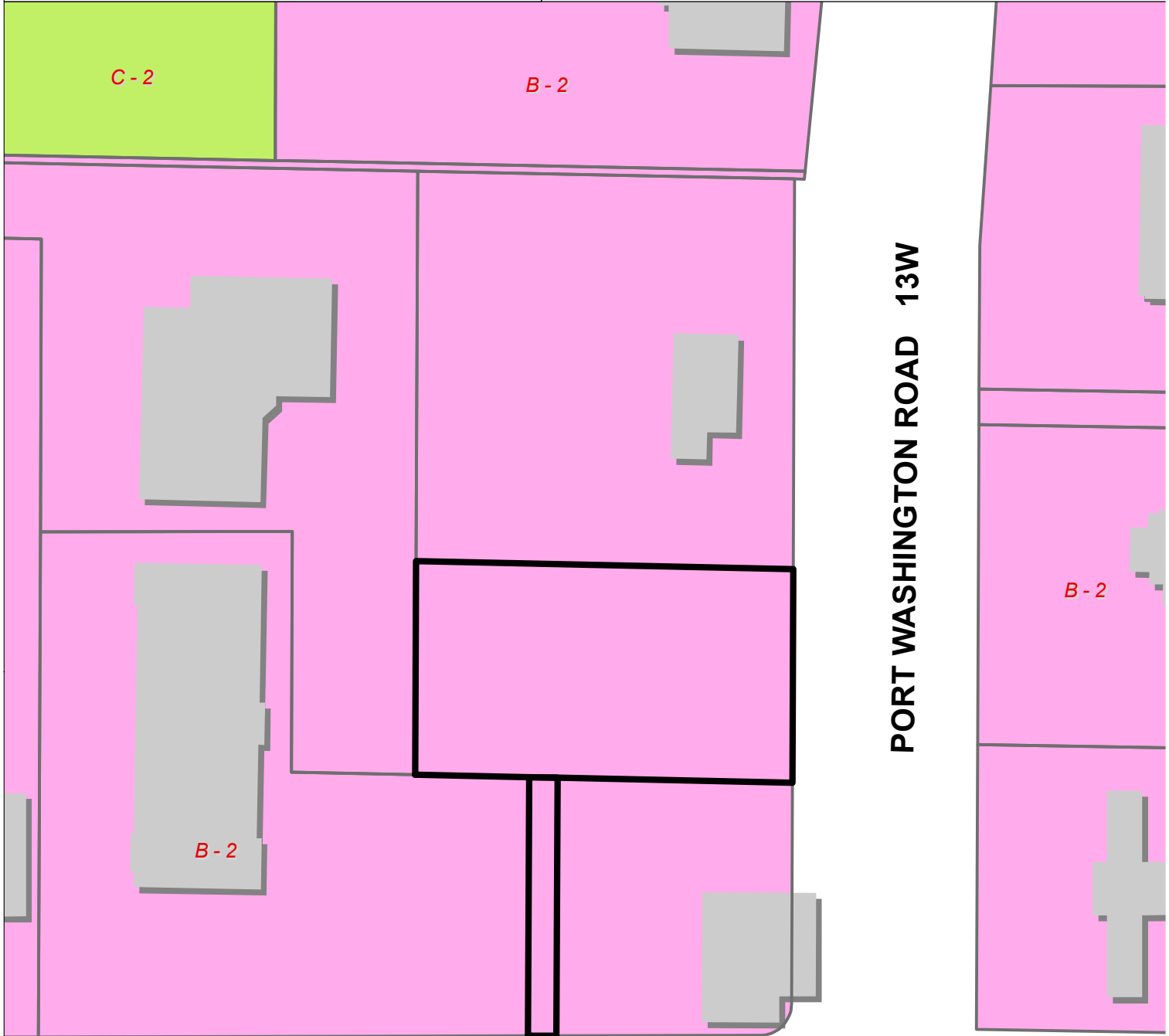
Attachments:

Packet_Associated_01.14.19 (PDF)

Boulder Venture, LLC for Associated Bank

AC	Arrival Corridor
A-1	Agricultural Preserve
A-2	General Agricultural
B-1	Neighborhood Business
B-2	Community Business
B-3	Office & Service Business
B-4	Business Park
B-5	Light Industrial
B-6	Rural Industrial
B-7	Rural Business
C-1	Shoreland/Wetland Conservancy
C-2	General Conservancy
CGO	Central Growth Overlay
FFO	Flood Fringe Overlay
FW	Floodway
IPS	Institutional & Public Service

LTD	Limited Use
OA	Agricultural Overlay
PUD	Planned Unit Development Overlay
P-1	Park & Recreation
R-1	Single-Family Residential (5 Ac. Min.)
R-1B	Single-Family Residential (2.5 Ac. Min.)
R-2	Single-Family Residential (2.0 Ac. Min.)
R-2B	Single-Family Residential (1.5 Ac. Min.)
R-3	Single-Family Residential (1.0 Ac. Min.)
R-4	Single-Family Residential (3/4 Ac. Min.)
R-5	Single-Family Residential (1/2 Ac. Min.)
R-6	Single-Family Residential (4 du/Ac)
RM	Multi-Family Residential
TC	Town Center
TDR	Transfer of Development Rights



Attachment: Packet_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)

11223 North Port Washington Road

Project Narrative

Boulder Venture LLC plans to develop the existing 0.99 acre property into a new commercial development containing a state of the art bank building. The property is currently vacant land.

The project plan is to develop a new two-story, 7,440 square foot facility for Associated Bank on the site, while the current Associated Bank branch remains open and operating. Once Associated Bank relocates to the new facility, the current branch will be vacated.

Floor Area Ratio: The FAR for the project is proposed at 17.16% (7,440 / 43,366)

Greenspace: The site greenspace ratio is 31%. The interior greenspace ratio is 5%.

Parking Ratio: The parking ratio for the proposed new bank branch is approximately 5.8:1,000 (43 / 7.4)

Access: The property currently has a right-in/right-out access drive at the south end of the site near the driveway to PNC. There is a full-access drive at the current branch on the property to the north that aligns with the median opening. The project plan is to provide cross easement access to the full access drive as it currently functions, and close the right-in/right-out driveway to avoid conflicts with the PNC driveway. A cross access easement will be established.

Storm-water: Storm-water for the development will be managed in a new underground storm-water system.

Ownership Structure: The property is currently owned by Associated Bank. Boulder Venture is acting as developer for the project, Associated Bank will remain owner upon completion of the project.

Requested Variances: Based upon the B-2 zoning, the developer is requesting the following waivers:

Green Space:

Total Parcel Area (Including Flag Parcel): 43,366 SF

- Total Green Space Area: 13,331 SF
- Total Percent Green Space: 31%

Required Green Space: 40% **(Variance Required)**

- Interior Green Space Area: 2,135 SF
- Interior Percent Green Space: 5%

Required Interior Green Space: 10% **(Variance Required)**

Due to the small, non-confirming size of the site, we are needing to balance the parking requirements of Associated Bank and the greenspace requirements of the City of Mequon. Consequently, we are not able to achieve the greenspace requirements. There are many examples of new development in the City of Mequon that have received green space waivers.

Setbacks:

- Street to Parking/Drive: 15'
 - Zoning Ordinance: 25' **(Variance Required)**
- Side/Rear to Parking/Drive: 5.57'
 - Zoning Ordinance: 20' **(Variance Required)**
- Street to Building: 15.00'
 - Zoning Ordinance: 60' **(Variance Required)**
- Side/Rear to Building: 10'
 - Zoning Ordinance: 20' **(Variance Required)**

In order to be consistent with the appearance of the surrounding properties, we are requesting the setback waivers summarized above. The PNC bank branch and other projects have received setback waivers as part of their approval process.

Signage

Sign code allows for one building sign. As designed, the building will have one building sign and the Associated Bank logo inside of the tower. **(Variance Required)**

Construction Plan: Construction will include the storm-water facility, the circulation drive along the east boundary of the property that provides access to the full access drive, the site-work, building, and landscaping for a new Associated Bank branch. The work is expected to begin in the spring of 2019, and be completed by the fall of 2019.

EXTERIOR ELEVATIONS

CLEAR ANODIZED ALUMINUM
FASCIA

VISION GLASS WITH
TRADE DRESS GREEN
INTERLAYER

CLEAR ANODIZED
ALUMINUM STORE-
FRONT GLAZING
SYSTEM WITH
VISION GLASS

SYNTHETIC WOOD PANEL

BRICK CLADDING

WISCONSIN STONE IN
ASHLAR COURSING

CLEAR ANODIZED ALUMINUM TO
MATCH STORE-FRONT

42'-0" T.O. TOWER

31' - 10" T.O. COPING

15' - 3" T.O. CANOPY

NORTH ELEVATION

Attachment: Packet_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)

EXTERIOR ELEVATION

WISCONSIN STONE IN ASHLAR
COURSING

INTERNALLY ILLUMINATED RAISED
LETTER SIGNAGE

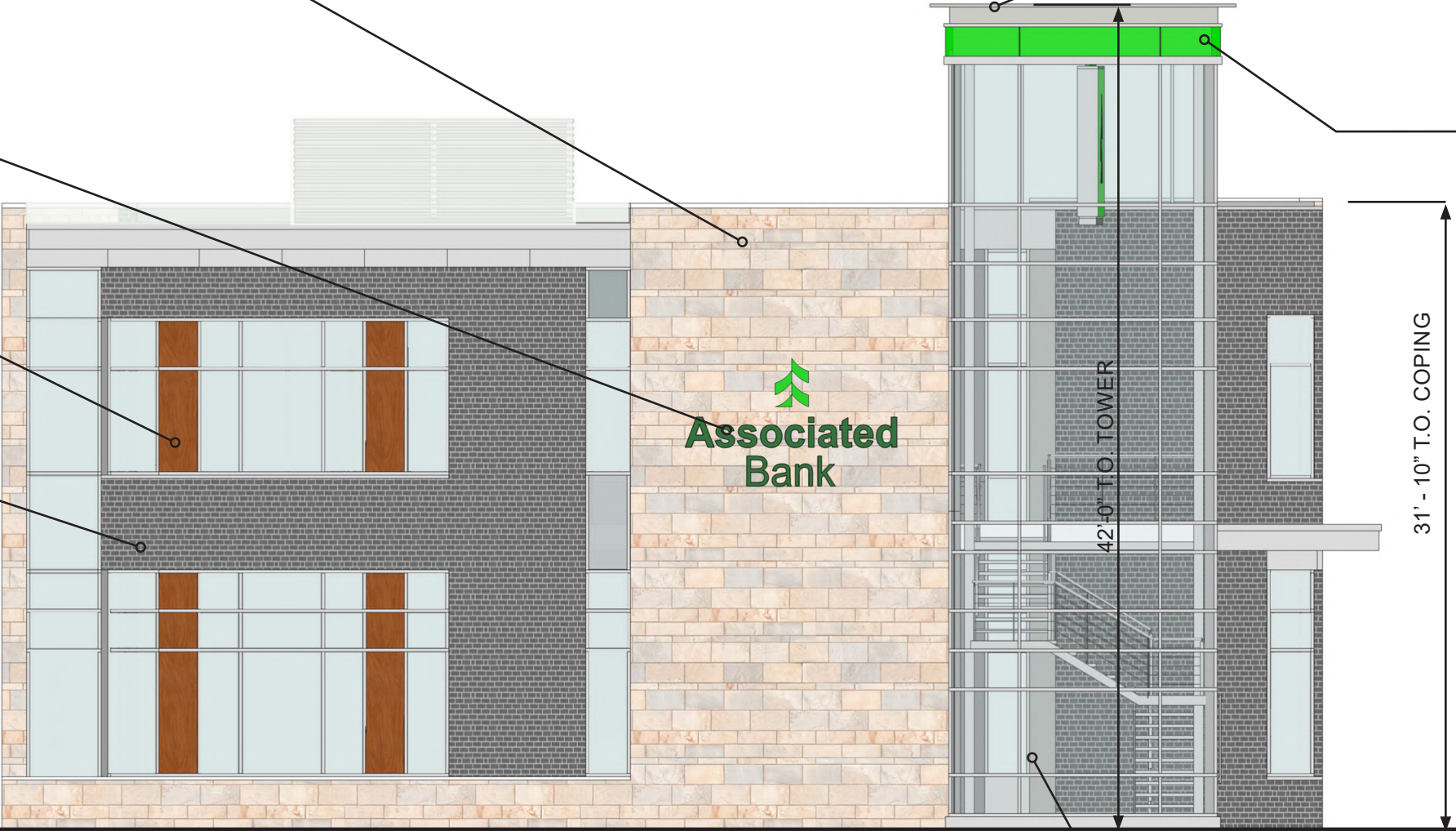
SYNTHETIC WOOD PANEL

BRICK CLADDING

CLEAR ANODIZED ALUMINUM FASCIA

VISION GLASS WITH
TRADE DRESS GREEN
INTERLAYER

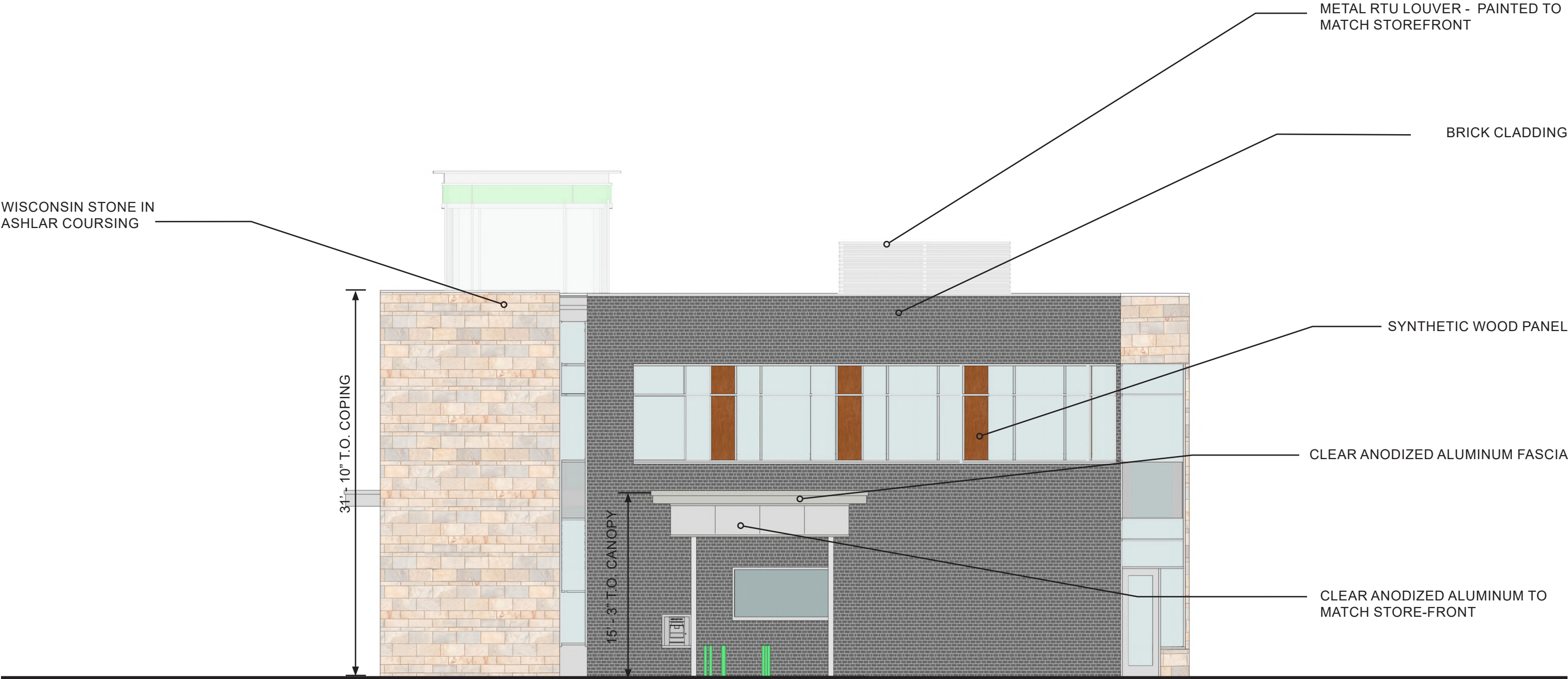
EAST ELEVATION



CLEAR ANODIZED ALUMINUM
STOREFRONT GLAZING SYSTEM
WITH VISION GLASS

Attachment: Packet_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)

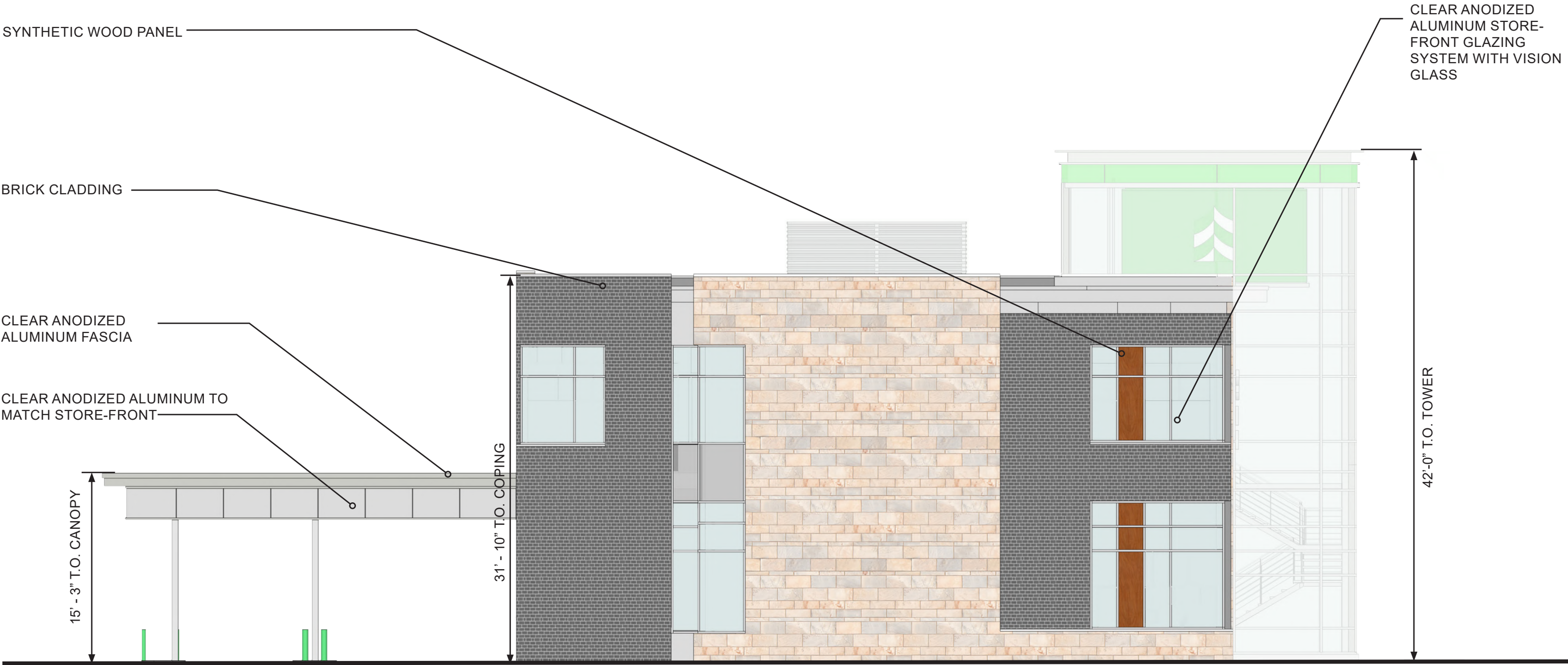
EXTERIOR ELEVATION



WEST ELEVATION

Attachment: Packet_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)

EXTERIOR ELEVATION



SOUTH ELEVATION

Attachment: Packet_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)



Attachment: Packet_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)

3.b.a

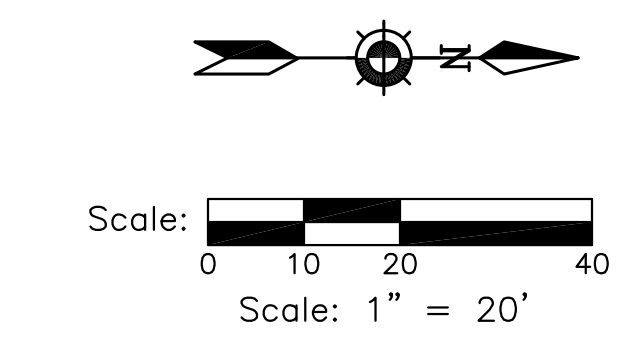
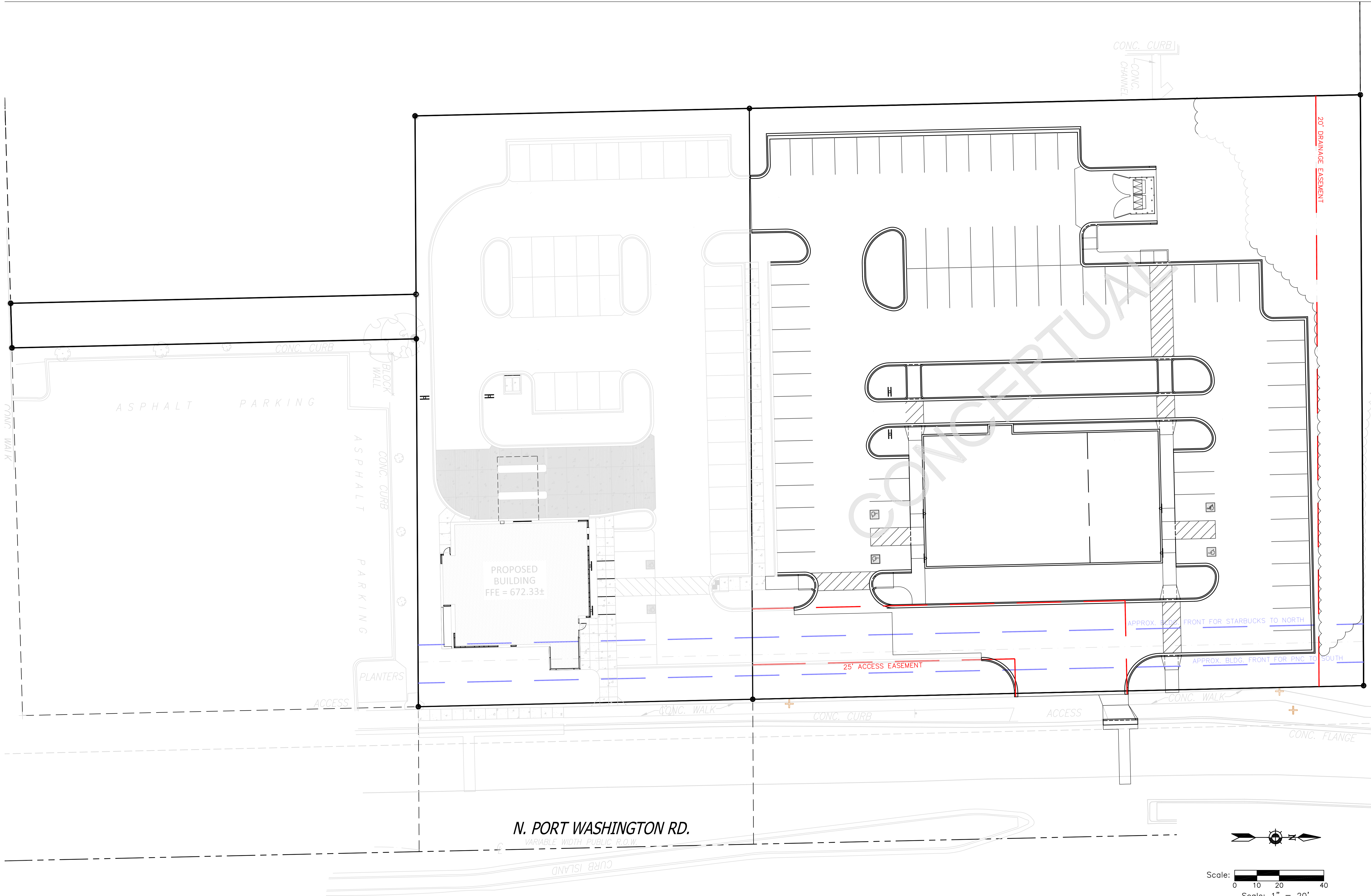
CONCEPTUAL RENDERING



Attachment: Packet_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)

Wood Material Sample





DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

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RINKA|CHUNG
RINKA|CHUNG ARCHITECTURE INC.

Associated Bank

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
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Phone: 414.351.6666 Fax: 414.351.4117
www.kapurengineers.com

PLAN COMMISSION SET

ASSOCIATED
BANK CC 180605
MEQUON

MEQUON, WI

Issue Date 06/03/2018

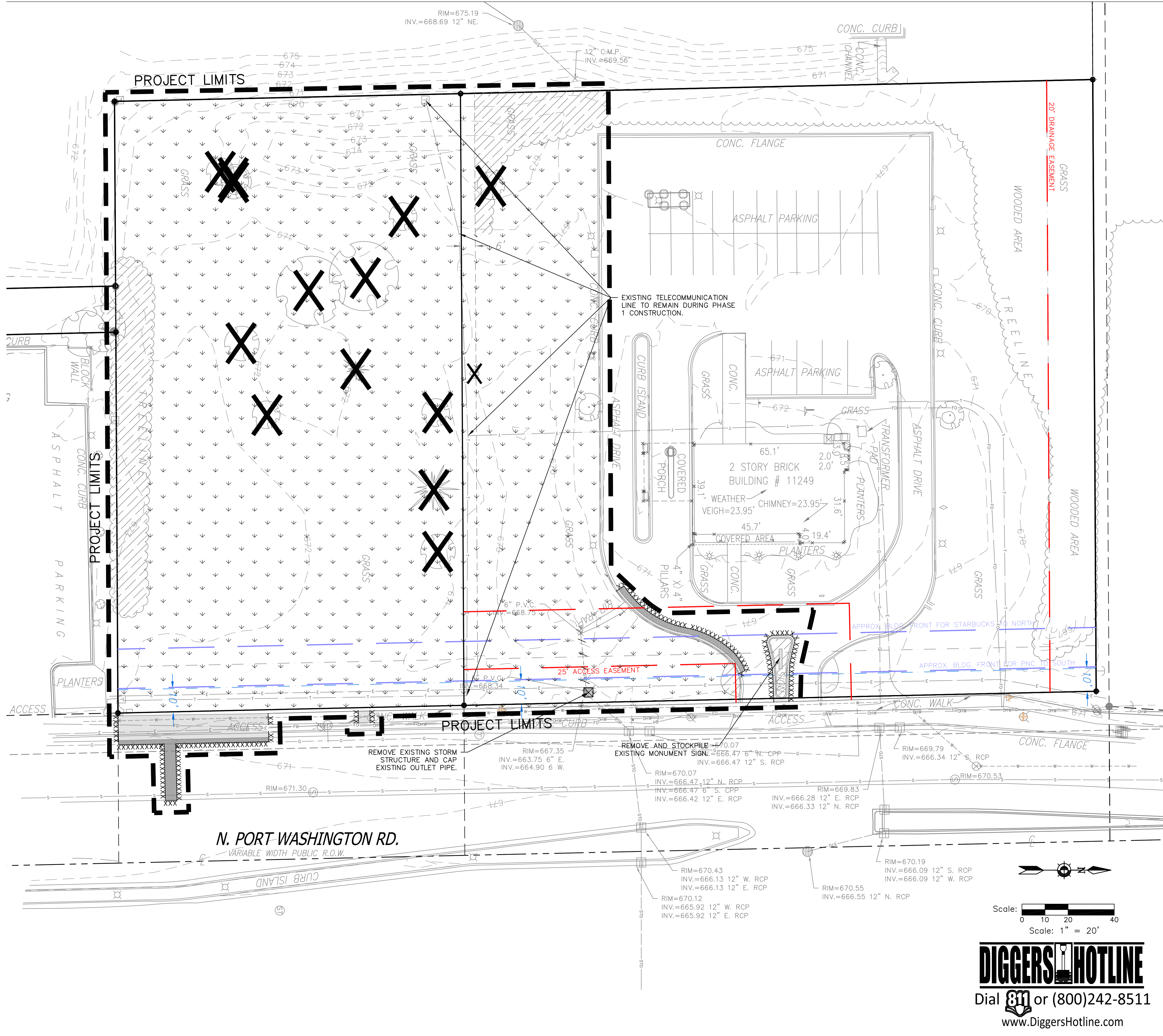
180605
RCA Project No.:
Sheet Title

SITE PLAN -
PHASE 2

C102B

Attachment: Packer_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)

Packet Pg. 121



DEMOLITION LEGEND

VEGETATION TO BE REMOVED AND DISPOSED OF OFFSITE, IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED, UNUSED AND UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY DEPTH IF GEOTECHNICAL REPORT NOT AVAILABLE.

ASPHALT PAVEMENT AND BASE MATERIAL TO BE REMOVED TO SUB-BASE AND DISPOSED OF OFFSITE. PAVEMENT AND BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.

CONCRETE AND BASE MATERIAL TO BE REMOVED TO SUB-BASE AND DISPOSED OF OFFSITE. CONCRETE AND BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.

CLEAR AND GRUB VEGETATION, REMOVE ROOTS AND STUMPS. REMOVE AND DISPOSE OF OFFSITE.

SAWCUT FULL DEPTH

TREES AND STUMPS TO BE REMOVED

DENOTES UTILITIES TO BE ABANDONED AND REMOVED.

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST

EXISTING BUILDING AND FOUNDATION TO BE RAZED, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

DENOTES EXISTING STORM INLETS TO BE REMOVED. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION UNTIL REMOVED.

- DEMOLITION NOTES**
- CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
 - THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNr, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
 - FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.
 - ALL EXISTING UTILITY LINES SHALL BE FULLY PROTECTED AND SUPPORTED/SHORED DURING CONSTRUCTION TO KEEP LINES IN SERVICE AND TO PREVENT DAMAGE. WHERE NEW UNDERGROUND UTILITIES ARE TO BE INSTALLED BELOW EXISTING UTILITIES, SUPPORT EXISTING LINES IN PLACE. PROVIDE RESTRICTION OF BOTH HORIZONTAL AND VERTICAL MOVEMENT OF UTILITY. AFTER NEW UTILITIES HAVE BEEN INSTALLED, EXISTING UTILITIES SHALL BE BACKFILLED IN SAME MANNER AS THAT SPECIFIED FOR NEW UTILITIES. PROVIDE FLOWABLE CONCRETE FILL DIRECTLY BENEATH EXISTING UTILITIES WHERE SPECIFIED COMPACTION REQUIREMENTS CANNOT BE ACHIEVED.

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www.kapurengineers.com

PLAN COMMISSION SET

ASSOCIATED
BANK CC 180605
MEQUON

MEQUON, WI

Issue Date 06/03/2018

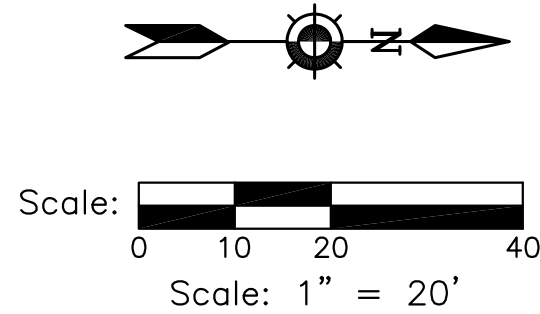
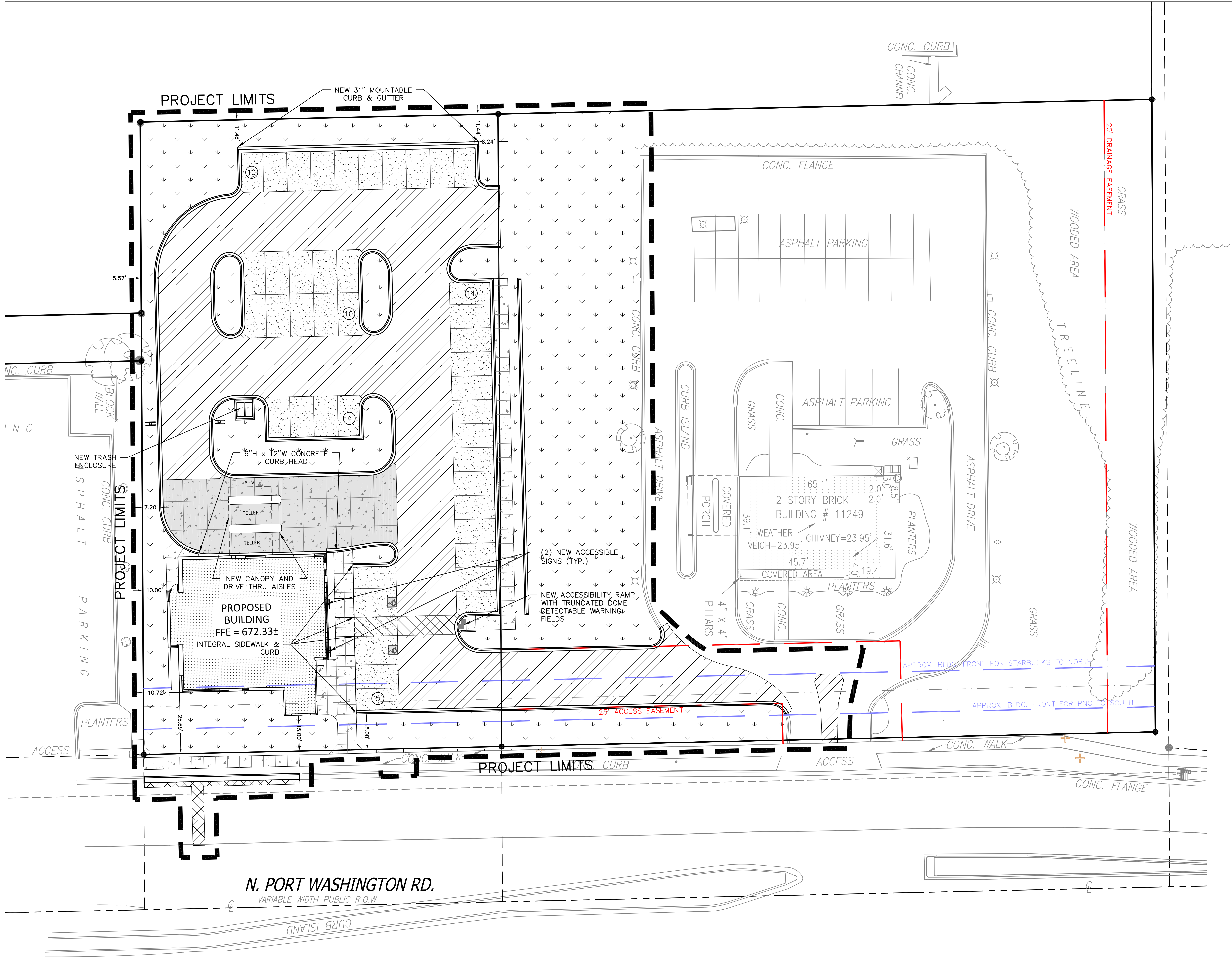
180605
RCA Project No.:
Sheet Title

**SITE
DEMOLITION
PLAN**

Sheet No. **C101**

Attachment: Packet Associated 01.14.19 (3816 : Boulder Venture for Associated Bank)

Packet Pg. 122



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SITE STATISTICS	
GREEN SPACE: (2) PARCEL AREA: 43,366 SQ. FT. TOTAL GREEN SPACE: 13,331 SQ. FT. (31%) TOTAL INTERNAL GREEN SPACE: 2,135 SQ. FT. (5%)	
PARKING: TOTAL PARKING STALLS: 43 ADA STALLS: 2	
HATCH LEGEND	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (LIGHT DUTY)
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)
	NEW CONCRETE SLAB
	NEW HEAVY DUTY CONCRETE SLAB
	NEW 18-INCH HIGH-SIDE CURB & GUTTER UNLESS OTHERWISE NOTED
	NEW 18-INCH LOW-SIDE CURB & GUTTER UNLESS OTHERWISE NOTED

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PLAN COMMISSION SET

**ASSOCIATED
BANK CC 180605
MEQUON**

180605
RCA Project No.:
Sheet Title

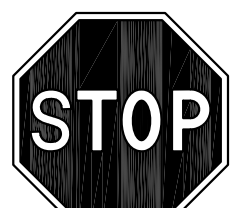
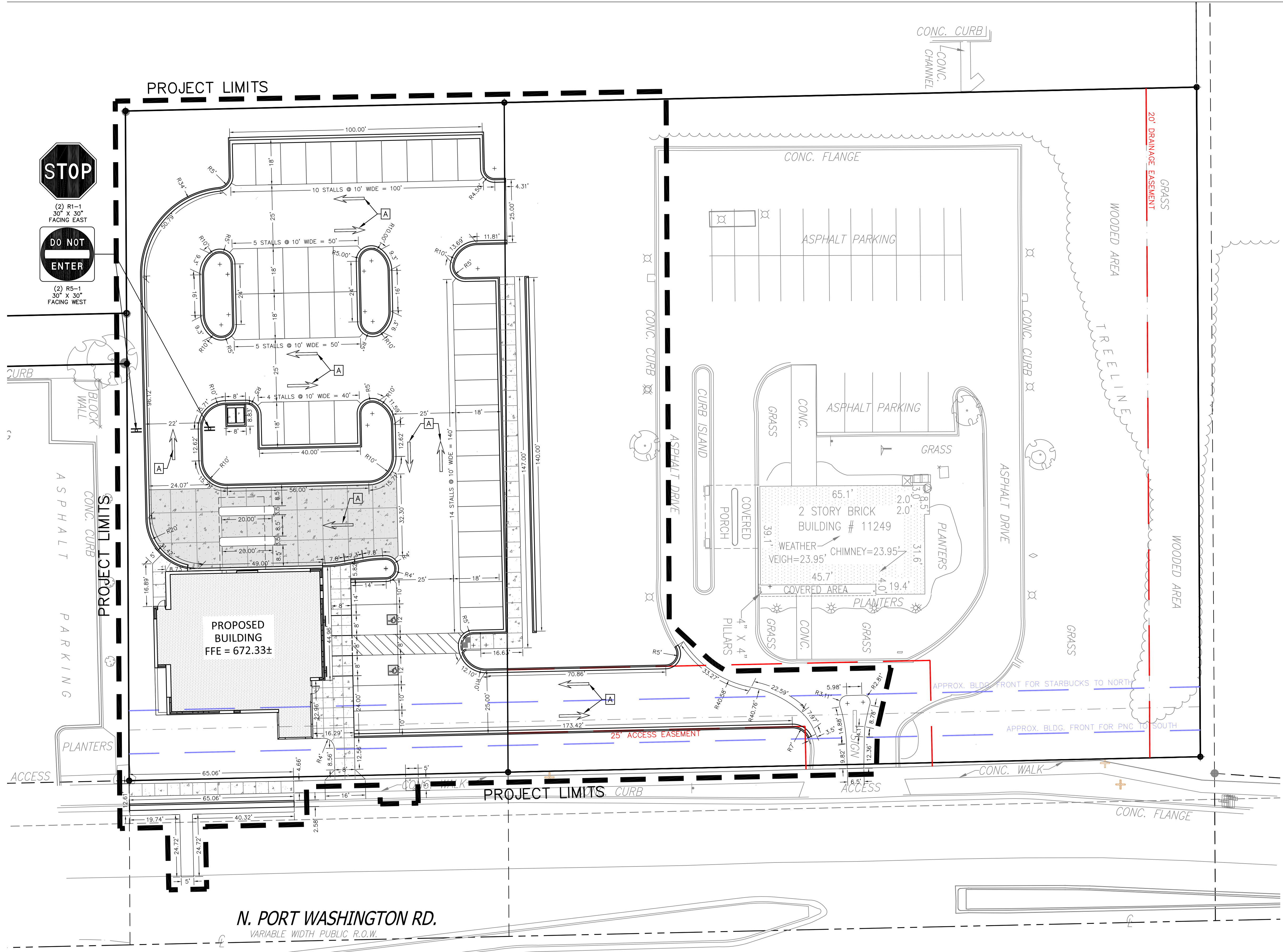
MEQUON, WI
Issue Date 06/03/2018

SITE PLAN

Sheet No. **C102**

Attachment: Packet Associated_01.14.19 (3516 : Boulder Venture for Associated Bank)

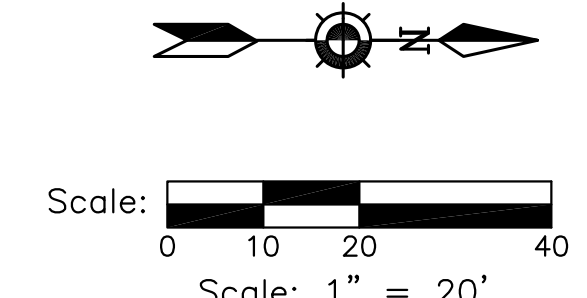
Packet Pg. 123



(2) R1-1
30" X 30"
FACING EAST



(2) R5-1
30" X 30"
FACING WEST



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PAVEMENT MARKING LEGEND	
[A]	PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
[B]	PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)

PLAN COMMISSION SET

ASSOCIATED
BANK CC 180605
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180605
RCA Project No.:
Sheet Title

SITE GEOMETRIC
& TRAFFIC
CONTROL PLAN

C103

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Packet Pg. 124

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PLAN COMMISSION SET

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BANK CC 180605
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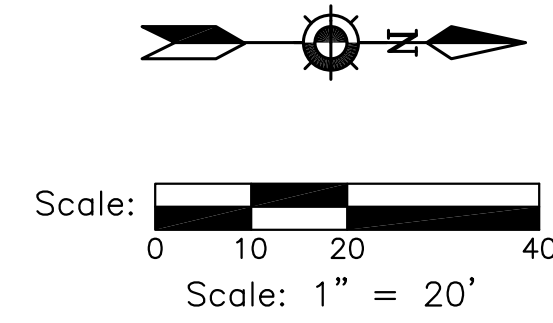
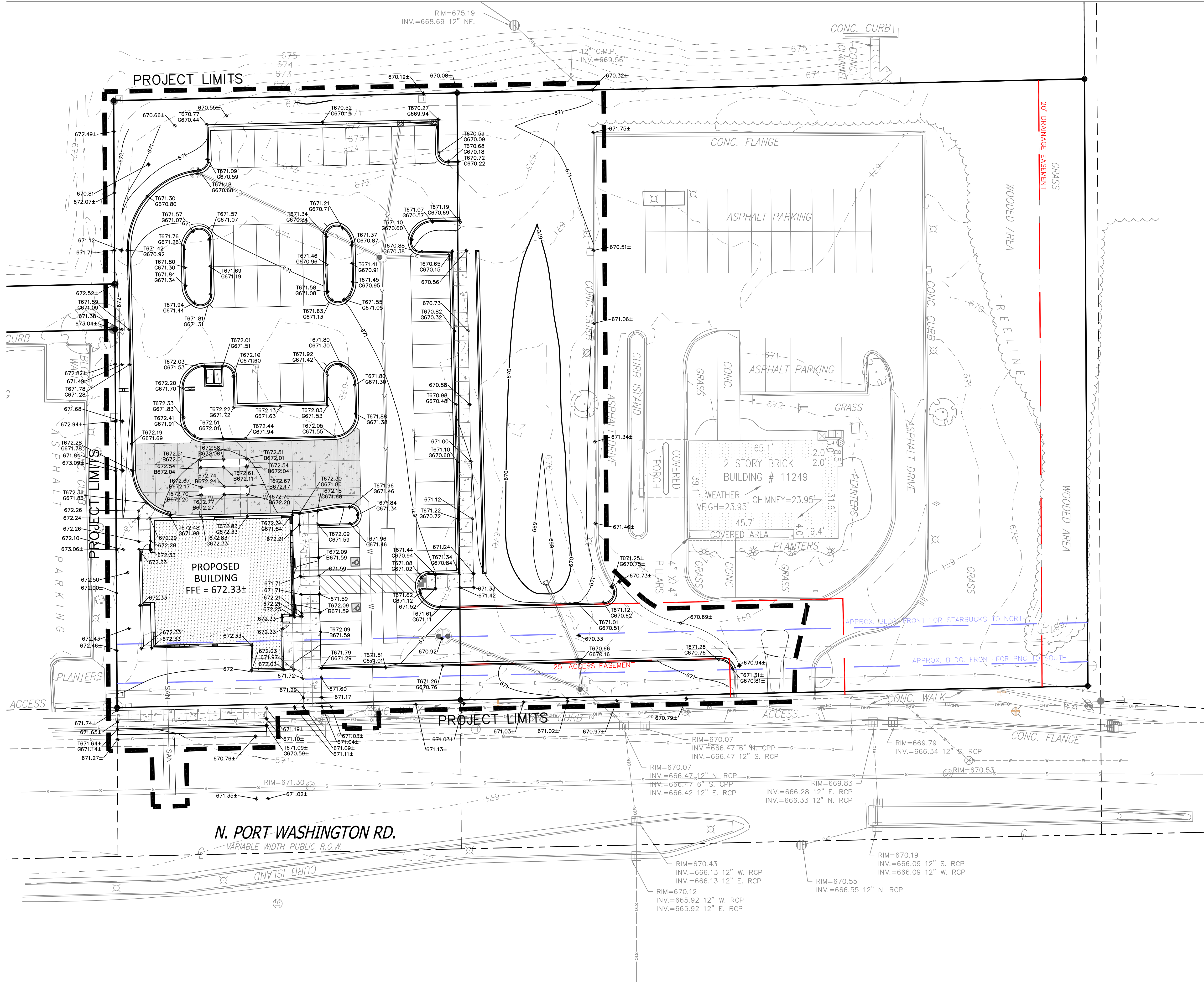
MEQUON, WI
Issue Date 06/03/2018

180605
RCA Project No.:
Sheet Title

Sheet No.

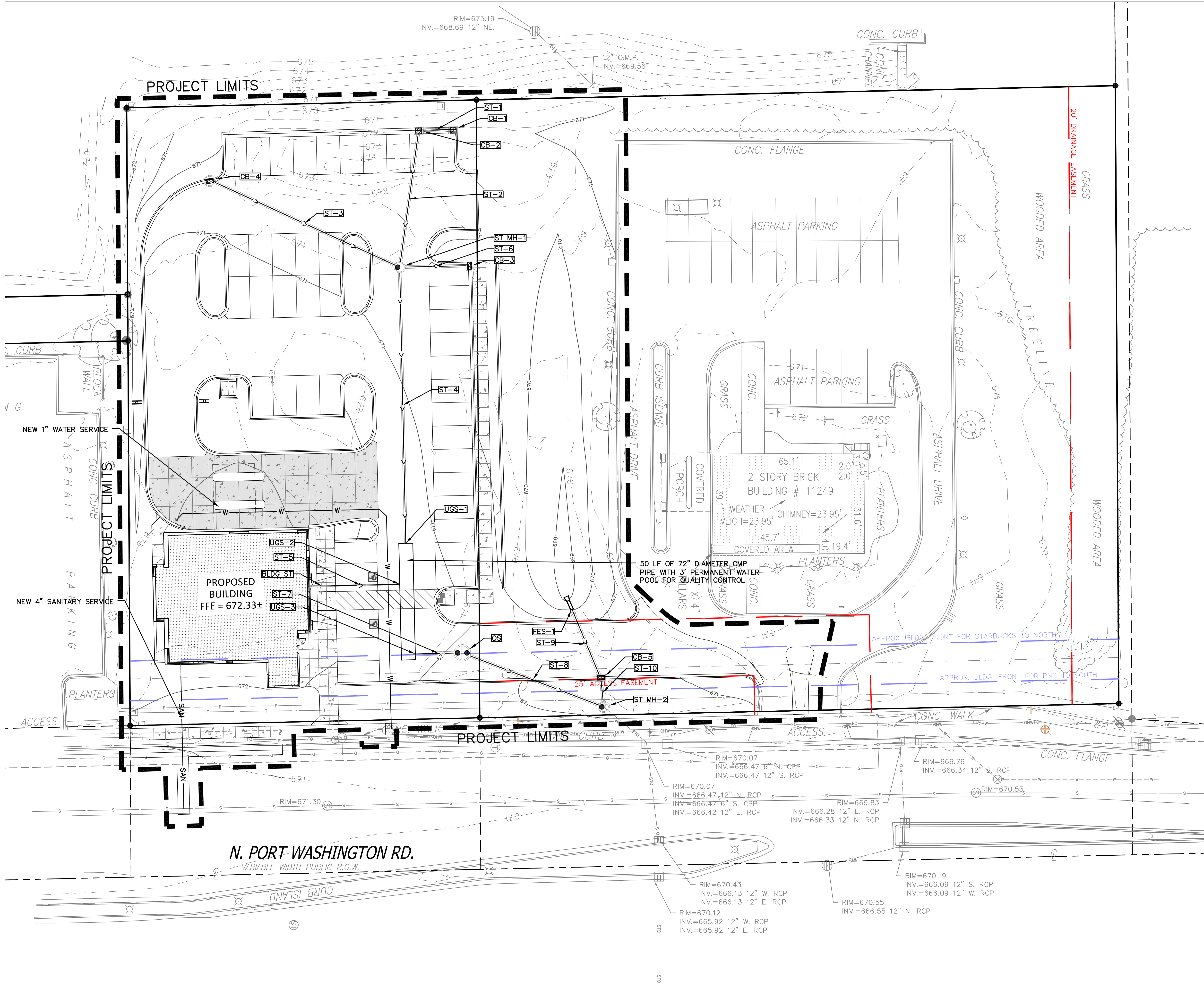
SITE GRADING
PLAN

C104



GRADING LEGEND

---	672	---	EXISTING CONTOUR MINOR
---	670	---	EXISTING CONTOUR MAJOR
---	672	---	PROPOSED CONTOUR MINOR
---	675	---	PROPOSED CONTOUR MAJOR
+	670.00		PROPOSED SPOT GRADE
+	665.01		MATCH EXISTING SPOT GRADE
+	670.00		PROPOSED TOP OF CURB
+	665.00		PROPOSED BOTTOM OF CURB
+	670.01		MATCH EXISTING TOP OF CURB
+	665.01		MATCH EXISTING BOTTOM OF CURB



Scale: 0 10 20 40
Scale: 1" = 20'



SITE UTILITY LEGEND AND NOTES

 KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.

4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.

5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.

6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.

7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

8. ALL EXISTING UTILITY LINES SHALL BE FULLY PROTECTED AND SUPPORTED/SHORED DURING CONSTRUCTION TO KEEP LINES IN SERVICE AND TO PREVENT DAMAGE. WHERE NEW UNDERGROUND UTILITIES ARE TO BE INSTALLED BELOW EXISTING UTILITIES, SUPPORT EXISTING LINES IN PLACE. PROVIDE RESTRICTION OF BOTH HORIZONTAL AND VERTICAL MOVEMENT OF UTILITY. AFTER NEW UTILITIES HAVE BEEN INSTALLED, EXISTING UTILITIES SHALL BE BACKFILLED IN SAME MANNER AS THAT SPECIFIED FOR NEW UTILITIES. PROVIDE FLOWABLE CONCRETE FILL DIRECTLY BENEATH EXISTING UTILITIES WHERE SPECIFIED COMPACTION REQUIREMENTS CANNOT BE ACHIEVED.

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PLAN COMMISSION SET

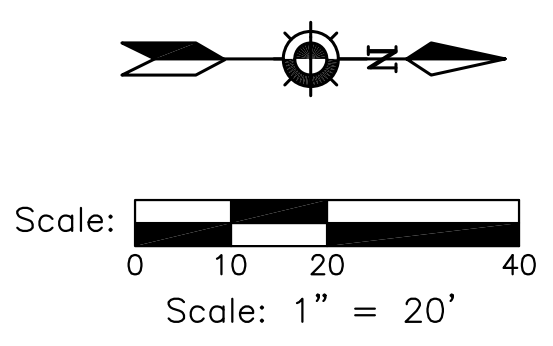
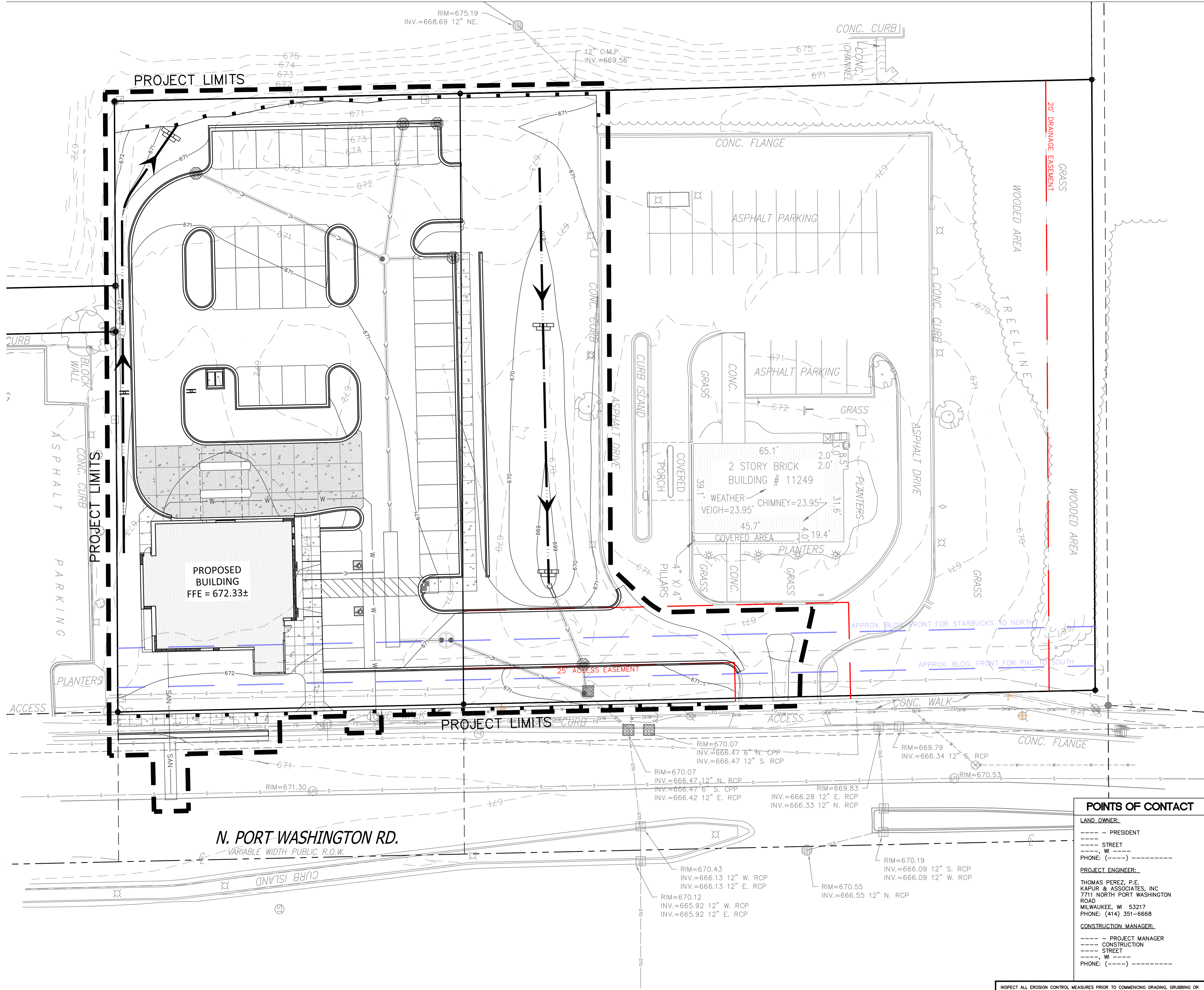
**ASSOCIATED
BANK CC 180605
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MEQUON, WI
Issue Date 06/03/2018

RCA Project No.: 180605
Sheet Title
SHEET TITLE

**SITE UTILITY
PLAN**

Sheet No. **C105**



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MEQUON, WI

Issue Date 06/03/2018

RCA Project No.: 180605
Sheet Title

SITE EROSION CONTROL PLAN

Sheet No. **C106**

Attachment: Packet Associated 01.14.19 (3816 : Boulder Venture for Associated Bank)

Packet Pg. 127



**Associated
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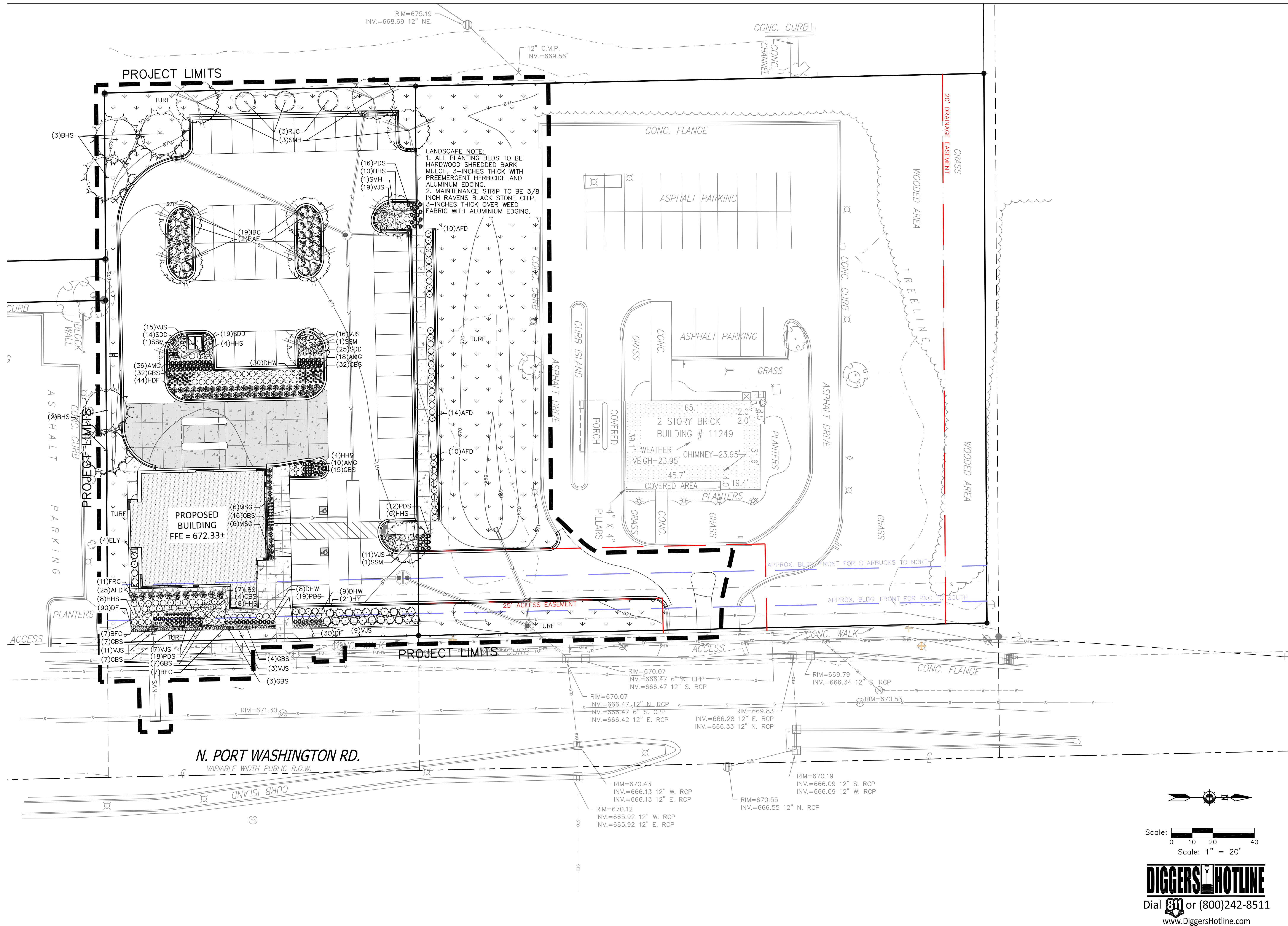
Issue Date 08/03/2018

RCA Project No.: 180605

Sheet No.

SITE LANDSCAPE PLAN

L101



Plant Schedule: Phase 1

	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size Maturity in ft. (Height/Spread)	Comments
Deciduous Trees:							
PAE	Ulmus americana 'Princeton'	Princeton American Elm	2	Per Plan	2" caliper B&B	60-80'/40-60'	
RJC	Malus 'Jewelcole' PP3,267	Red Jewel Crabapple	3	Per Plan	1.5" caliper B&B	20'/15'	
SMH	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	4	Per Plan	2" caliper B&B	60'/35'	
SSM	Acer miyabei 'Morton'	State Street Miyabei Maple	4	Per Plan	2" caliper B&B	50'/40'	
Evergreen Trees:							
BHS	Picea glauca var densata	Black Hills Spruce	5	Per Plan	6' tall B&B	20-40'/15-25'	
Evergreen Shrubs:							
ELY	Taxus x media 'Everlow'	Everlow Yew	4	Per Plan	#3 cont.	2-3'/4-5'	
HY	Taxus x media 'Hicksii'	Hicks Yew	21	Per Plan	#3 cont.	6-15'/4-6'	Maintain at a 4' tall hedge
Deciduous Shrubs:							
AFD	Cornus stolonifera 'Farrow' PP18,523	Arctic Fire Dogwood	59	Per Plan	#3 cont.	3-4'/3-4'	
DHW	Weigela florida 'Dark Horse' PP14,381	Dark Horse Weigela	47	Per Plan	#3 cont.	3'/3'	
HHS	Lonicera periclymenum 'Honeybush'	Honeybush Honeysuckle	44	Per Plan	#2 cont.	2'/3-4'	
IBC	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	19	Per Plan	#3 cont.	2-3'/4-5'	
Perennials							
AMG	Sesleria autumnalis	Autumn Moor Grass	68	Per Plan	1 gal.	12-18"/12-18"	
BFC	Echinacea 'Burgundy Fireworks' PPAF	Burgundy Fireworks Coneflower	14	Per Plan	1 gal.	12-18"/18-24"	
DF	Narcissus	Daffodil	120	Per Plan	Bulb		Random clusters of 3
FRG	Calamagrostis brachytricha	Fall Blooming Feather Reed Grass	11	Per Plan	1 gal.	3-5'/2'	
GBS	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	143	Per Plan	1 gal.	18"/12"	
HDF	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	44	Per Plan	1 gal.	2-3'/24-36"	
LBS	Schizachyrium scorparium	Little Bluestem	7	Per Plan	1 gal.	3'/18"	
MSG	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	12	Per Plan	#1 Cont.	3-4'/2-3"	
PDS	Sporobolus heterolepsis	Prairie Dropseed	65	Per Plan	1 gal.	2'/18"	
SDD	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	58	Per Plan	1 gal.	12-18"/16-24"	
VJS	Sedum 'Vera Jameson'	Vera Jameson Sedum	91	Per Plan	1 gal.	6-12'/12-18"	

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

CITY PLANNING NOTE:

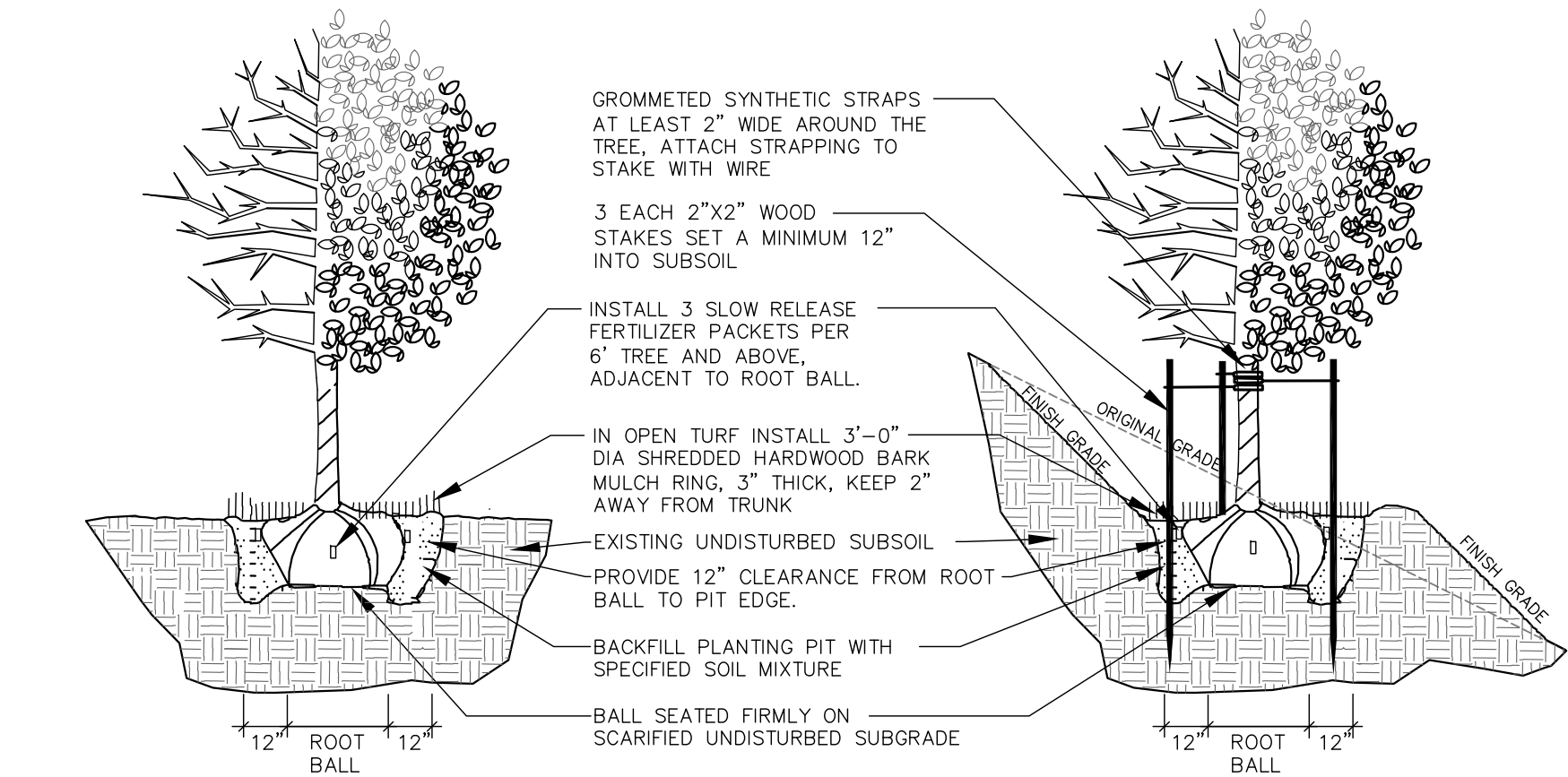
PARKING LOT SHADING (30% OF PARKING AREA)
TOTAL PARKING AREA: 23,244 SF

REQUIRED SHADED AREA: 6,973 SF
PROVIDED SHADED AREA: 9,841 SF

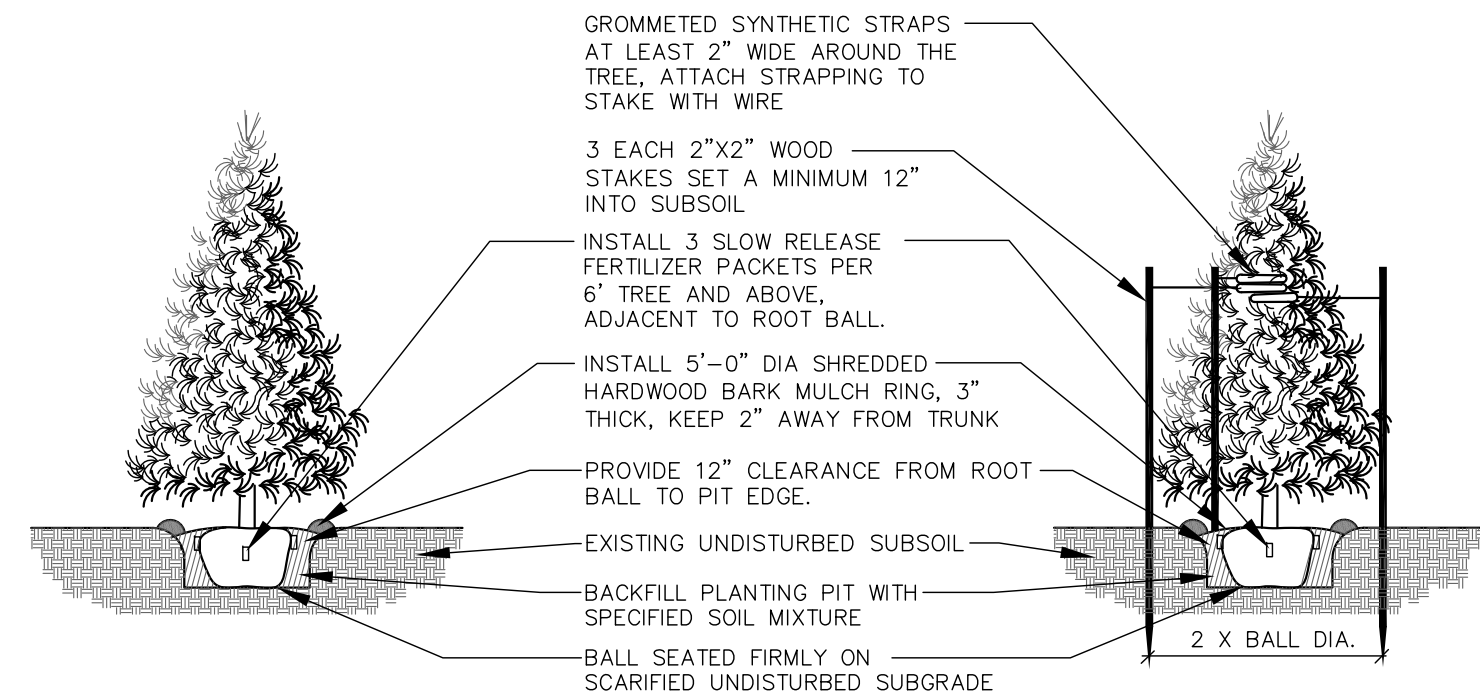
1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH WITH PRE EMERGENT HERBICIDE AND ALUMINIUM EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC.. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC.. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE. ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 1-FOOT WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.
20. STONE CHIP TO BE ¾-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE NS1 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM.
21. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

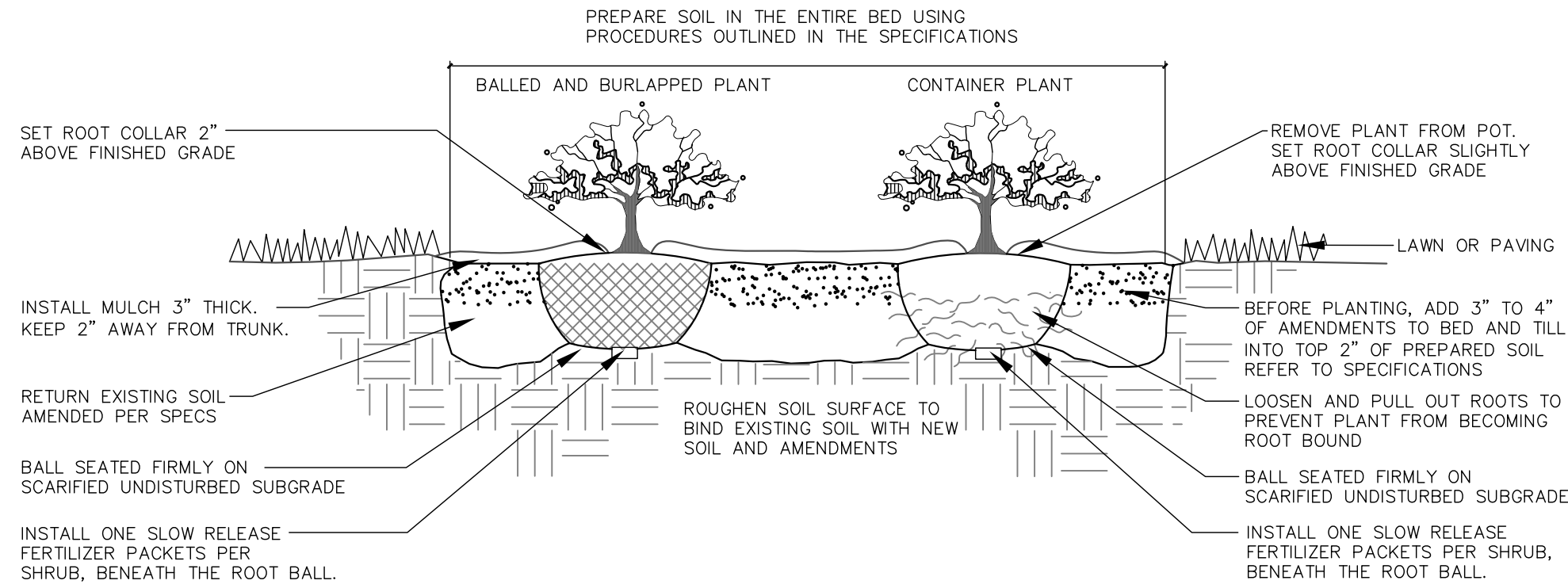
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



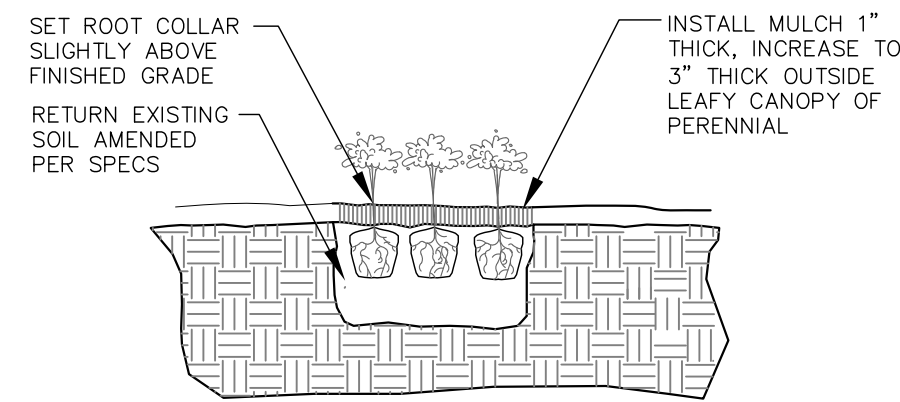
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 EVERGREEN TREE PLANTING & STAKING
N.T.S.



5 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



6 PERENNIAL PLANTING
N.T.S.

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MEQUON

MEQUON, WI

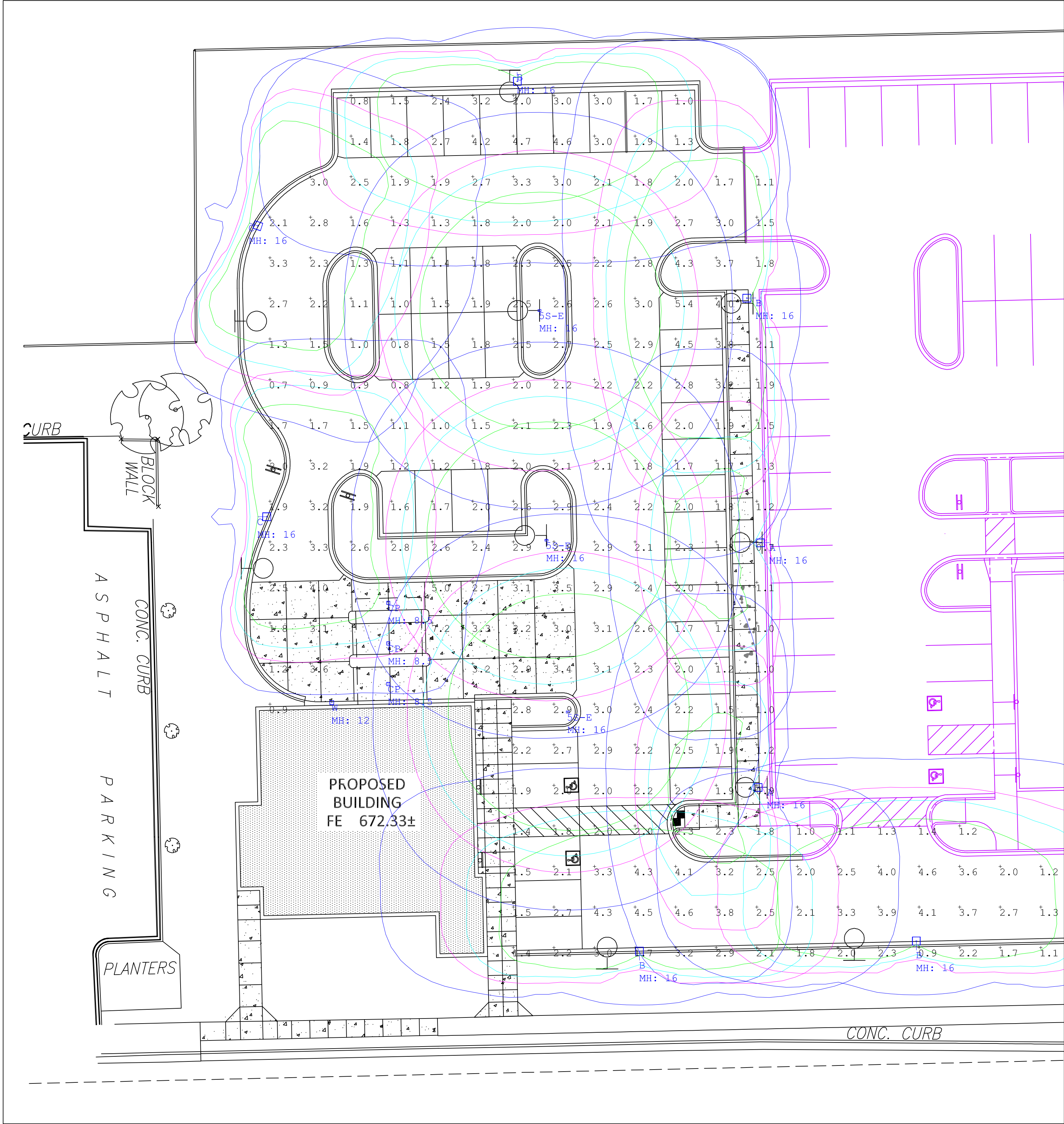
Issue Date 06/03/2018

RCA Project No.:
Sheet Title

SITE
LANDSCAPE
DETAILS

Sheet No.

L102



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.29	7.2	0.7	3.27	10.29

Luminaire Schedule						
Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
2	A	SINGLE	7600	102.45	0.280	CREE + ARE-EDG-3MB-xx-02-E-UL-xx-320-xxxx-40K
4	B	SINGLE	7600	102.45	0.900	CREE + ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K
2	C	SINGLE	7984	102.72	0.592	CREE + ARE-EDG-4MB-xx-03-2-E-UL-xx-320-xxxx-40K
3	5S-E	SINGLE	12806	132.4	0.524	CREE + ARE-EDR-5M-XX-04-UL-XX-525-XX
3	CP	SINGLE	4778	43.96	0.900	CREE + C-CP-A-SQ-49L-40K-xx
1	W	SINGLE	1418	12.2	0.900	LUMARK + XTOR1B



ASSOCIATED BANK - MEQUON

SITE LIGHTING PLAN

DATE	SCALE	SHEET NUMBER
12/17/2018	1/16"=1'-0"	E1

December 26, 2018

Ms. Kim Tollefson, Dir. of Community Development
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape plan submittal for Associated Bank. The proposed facility fronts on Port Washington Road; PWR is one of the City of Mequon's commercial corridors that the City has required a higher level of landscape treatments since 2012. This is the first review of the plan, dated 8/03/18, as submitted by Rinka/Chung Architects and Kapur & Associates Engineering.

The nature of this review will be to assess the landscape plan for completeness; assess the appropriateness of design for the Port Washington Road corridor and how the plant palette addresses the Planning Commission's request for greater buffering/treatments within the PWR corridor. The proposed site use is business/institutional. The adjacent land uses are business/commercial, per the proposed landscape codes, this reduces the buffering requirements at the PL. This review will provide insight how this Commercial Application meets the Proposed Landscape Code. The City of Mequon Staff/Planning Board has the right to enforce and, or wave any insights, or commentary provided.

The business use will be moderately traffic intensive, with two points of Ingress/Egress to the site. The proposal is adjacent to one of Mequon's busiest corridors and surrounded by commercial/business uses. This review will be performed considering both the adjacency to the Mequon corridor and the adjacent zoning. Commentary will be generated by applying the existing and the proposed City of Mequon Landscape Codes.

➤ **General Overview:**

- ❖ This review pertains to Landscape Plan sheets L101 & L102, both sheets Dated 8/03/2018, LANDSCAPE PLAN
- ❖ The plan **is not currently** sealed by a Wisconsin RLA, **as required by Mequon code**. Final plan shall be sealed and submitted to City Staff.
- ❖ The plan is issued at a 1"=20' scale; the plan sheet is clean and the information is somewhat discernible.
 - The Proposal is adjacent to the Port Washington Road Corridor; the proposed commercial site use has one ingress/egresses onto a 120' frontage drive. PWR is one of Mequon's regional collectors and part of the City of Mequon's designated "Gateway" roadways. Since 2012, the P&Z board has requested additional density landscape treatments and larger scale plantings, especially adjacent to the PWR

ROW.

- Sustainability: This application has not given consideration to the development of sustainable site practices; the proposal approaches 65% of impervious surface and the landscape application fails to include Bio-swale filtering treatments or green roofs or the use of the proposed adjacent turf detention basin.
- The plan provides an attached plant schedules with common name, scientific name, of plants specified, size specified and the total quantities, as required. Please see the review below for commentary of the proposed plant palette, sizing requirements and diversity.
- The plan fails to depict any proposed site lighting, sign location or an exterior refuse recycle structure. Additionally, this plan failed to include a sign elevation with sign lighting information.
- The plan fails to identify an exterior refuse/recycle enclosure/structure. Typically, commercial sites adjacent to PWR have provided a minimum of an 8'tall masonry walled enclosure. Any type of large commercial refuse/recycle metal box in excess of 8' height...including any mechanized compactor attachment, shall be fully opaque within the walled structure. See notes below concerning Refuse recycle screening.

○ ***Proposed Landscape Material Review:***

○ **Outline of the proposed plant types and quantities found on the plan:**

- Four Deciduous Tree Species, (Total proposed deciduous trees – 14)
 - One Evergreen Tree Species, (Total proposed conifer trees – 6)
 - Four Deciduous Shrub Species, (Total proposed decid. shrubs – 128)
 - One Evergreen Shrub Species, (Total proposed conifer shrubs – 21)
 - Six Perennials, Bulbs/corms, Groundcover Species, (Total proposed ground covers/perennials –398)
 - Four Decorative Grass species, (Total proposed grasses – 117)
- ◆ The species proposed have the ability to perform in the local soils and are within the prescribed USDA Zone 5a.
 - ◆ TURF: The Plan requires the following specifics: 1. Specify the proposed sod/turf; 2. the plans should state the total SQR yards of the sodded area. 3. the plan must state the total SYDs of the seeded turf area. 4. Provide the full description of work for all seeded turf area establishment, including: Final grading, fertilization, seeding rate of application, erosion control/mulch req's, over seeding, watering and maintenance requirements. City of Mequon uses a performance specification to access any seeded area 1 SYD with bare spots in excess of 6" (total) will be rejected.

➤ **Plant Schedule Comments:**

- The review's audit of the plant schedule found several inconsistencies from the provided plan graphics, including the following:
 - o The plan currently depicts: 4-PAE, 38-IBC & 25 DHW
- Amend Plant Schedule to meet the City of Mequon's proposed Landscape codes and the PWR Corridor Deciduous Tree Size requirements: The plant schedule specifies 2.0"-1.5" caliper, at planting. The City of Mequon has requires a minimum 3.5" caliper tree @ 16" above the rootball. Proposals within the PWR corridor have typically required 4.0" caliper trees @16" above the rootball.
- Proposed Conifer Tree Size: The plan calls for 6' Black Hills Spruce. Please provide 7' conifers, as measured from the top of rootball to the top lateral branch, <not the top of the primary leader>. These trees are grown and are available locally in Mequon.
- The City of Mequon does not differentiate between deciduous trees and ornamental deciduous trees; amend the schedule's Ornamental caliper to a 3.5" caliper minimum.
- The Plant Schedule correctly has specified all the deciduous trees to have a 3.5 inch caliper; as per the proposed code. As a note, the height expectations shall be Per ANSI z 60.1, the plantings shall meet both the stated caliper (@ 16" above the root ball) and the ANSI z 60.1 height equivalency.
- Add the following note to the plan note: **"Plant Requirement: "Trees selected may meet caliper requirements, but failing to meet height requirements or root ball size requirements per ANSI z 60.1, will be rejected by the city of Mequon."**
- TURF information: Amend the plan to include the following specifics. 1. Specify the limits of proposed sod/turf; 2. The plans should state the total SQR yards of the sodded/TURF area. 3. The designer should also provide: any companion/starter seed for the site, fertilizer type, application rate, means of application, the number of over-seeding processes is required & means of over seeding delivery - through 100% TURF establishment.
- Planter Edging – the plan notes references Metal/Alum Edging twice (2).
 - o Please depict locations of all ALUM edging on the plan;
 - o Please provide the total length of Alum/Metal edging at each application;
 - o Provide the Σ (lf) of edging.

➤ **Planting Zone Comments:**

- The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Interior Zone; 3. Parking Lot Periphery Buffer; 4. Property Line Buffer Yard; 5. On-Lot Zone; 6. Open Space Zone; 7. Detention Basin; 8. Loading Dock Buffer
- o **Street Frontage Zone:**
 - Port Washington Road ROW: Code requires 1 approved street tree per each side of/30 feet of CL length; the Mequon Rd. ROW planting requirement is not addressed due to both, the density of overhead and buried infrastructure within the PWR ROW.
- o The City of Mequon has required developments along major traffic arteries, like PWR, to provide a higher level of treatments, with the intent to fill all three planting horizons and

to provide year round seasonal interest. The City has requested additional perennial, ornamental grasses, conifer and deciduous shrub treatments to provide seasonal color, texture and year round interest. This location should not be an exception.

(While the plan fails to meet the new code street tree density requirements, there is little ability to comply within the ROW terrace due to competition with infrastructure.) See the parking comments for the untreated zone between the PWR ROW and the access road.

o **Parking Lot Interior Zone.**

o Frontage Access Road-

- The proposal provides a frontage road that is parallel to the PWR ROW as its conveyance. The frontage road has a 15' wide zone between the PWR ROW and the Back of Curb of the frontage road. This zone is NOT addressed. This zone depicts minimal buried infrastructure and no OHE. I would propose this zone should be looked at closely to determine why the zone is devoid of any Buffering treatments, including: Low Street trees and layering of plantings to adequately address this commercial application. Coordinate LOW canopy Street Tree plantings type & density with City Staff.
- Species of Low Canopy Street Trees on PWR corridor is provided per City Staff/Street Board. This reviewer recommends additional density to address the 0-3' horizon. The proposed scheme is Spartan and fails to address the City of Mequon "Gateway Corridor" emphasis on layers of shrub/perennial/ornamental grass massing. [Final recommendation per the decision of Planning Board/City Staff](#))

o Parking Lot Landscape – **Interior Requirements:**

- o The Parking layout/configuration has incorporated six islands to help define traffic routing and to provide planting islands large enough to support street trees. The addition of the interior islands will help reduce the Heat-Island impacts to the site, as long as the size of the proposed trees are revised to be 3.5" caliper, or larger.

o Parking Lot Landscape – **Periphery Buffer Requirements/Property Line Buffers:**

- o Once again a Commercial Design application has pushed the parking site structure within 10' of the PL. When designs create this situation, it compresses and aggregates both the Parking Buffer and the Property Line Buffering requirements into the same space. As previously cited, this commercial application is adjacent to existing business/commercial uses and will require minimal "Buffering" from the similar pre-existing uses. But, this does not relieve the application from providing adequate P-lot buffering and it must meet the 30% coverage requirement.
- o The periphery landscaping proposed **will not** provide 30% shade over the parking lot.
 - o The north edge of the PL depicts the existing turf detention basin, since the proposed plan is encroaching the D-basin, the plan shall be amended to provide (minimally 8) Trees spanning the length of the north PL<behind the sidewalk>. Reviewer recommends Decid Trees to be 3.5" caliper < interior site, 4.0 caliper adjacent to PWR corridor> ([Densities just meets the new code requirements, proposed size does not.](#))

- o The South PL depicts six (6) Black Hills Spruce. The graphic representation depicts each tree to have a 20-22' diam tree coverage. Unfortunately, both Dirr, PhD & Hasselkus, PhD suggests this tree will achieve a 20' spread after 50 years, in ideal conditions. Please reduce the graphic diameter and add additional tree plantings and keep in mind the need to provide snow storage.
- o The West PL is only partially addressed. Again, the turf detention basin requires tree plantings to address the length of the project limits. Also, the three Apple trees will be exposed to both summer and winter prevailing winds, as well as, snow loading (from plowing). It is this reviewer's opinion; this is too much to ask from a Malus species. The Malus may fair better in the SW corner of the lot, just off the PL.

The proposed plan fails to meet the intent of the 30% shade coverage. <requires providing trees north adjacent to the sidewalk along the length of the north edge of the P-lot. The proposal also fails to address Buffering the entirety of the West, South Property lines. From a pragmatic viewpoint, the current planting arrangement provides little to address the summer or winter prevailing winds, nor does it seem to consider snow loading that will occur at the West edge of the P-lot.

- o **On-Lot Zone:** Required- 1 Tree & 2 shrubs per every 1000 SF of required open space. (Requirements met)
- o **Foundation Plantings:** The Plan provides foundation planting density at the primary entrance and selectively throughout the proposal. (Proposal meets the intention of Foundation Planting requirements.)
- o **Proposed Re/Detention Basins** At the north edge of the property, the proposal depicts an existing turf area which acts as a shallow detention basin. The detention basins could do with some softening by providing the additional trees <as described in the Parking lot comments above> and some massing of perennial plantings and medium decid shrubs. Because the Turf area/detention basin is existing, this proposal does not choose to address the are. (I recommend additional planting treatments to help fill all three plant horizons to at least 30% of the periphery) Recommendations per City Staff/Planning Comm.
- o **Trash Enclosure:** The Refuse/Recycle station; the plan fails to provide a Refuse/Recycle structure on the proposal. (N/A)

❖ ***Additional Landscape Observations:***

- The completed portions of the proposal, adjacent to PWR, is a thoughtful landscape plan. The proposed plant palette will provide diversity and seasonal interest. I ask City Staff to please confirm the application of "Low Street Trees" cannot be installed on the 15' x 120' area between the frontage road and PWR. Additionally, I would minimally ask the Planning Board/City Staff to require the extension of the planting/perennial beds along the entirety of PWR, within this same space.
- The proposal is located on a major arterial collector. Per the City Development Plan landscape guidelines, the City has required a higher level of landscape treatments within

Associated Bank_PWR, Mequon - Landscape Review 2018.26.12-001
December 26, 2018
Page 6

these corridors to preserve/enhance property values and improve the aesthetic within these concentrated use corridors; these standards have been applied and enforced within Mequon for the last six years.

The plan is very close to meeting all of the City of Mequon exists and the proposed landscape & buffering codes. There are several actions/decisions to be forwarded by P&Z and, or City Staff.

I hope planning staff and the commission finds the recommendations and information presented informative and useful.

This concludes the review of the Associated Bank_ PWR landscape submission.

Sincerely,



M. Terry Higgins, RLA.

Attachment: Packet_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)



November 30, 2018

WIC-SE-2018-46-02739

Boulder Venture LLC
Robert Schmidt
311 E Chicago Street, Suite 210
Milwaukee, WI 53202

RE: Wetland Delineation Report for a project area (Associated Bank Mequon) located in the SE1/4 of the SE1/4 of Section 19, Township 09 North, Range 22 East, City of Mequon, Ozaukee County

Dear Mr. Schmidt:

We have reviewed the wetland delineation report from Kapur & Associates, Inc. prepared for the project area referenced above. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon a September 5, 2018 field visit. Any filling or grading within these areas may require DNR approvals. Our wetland confirmations are typically valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <https://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (608) 261-6430 or email Neil.Molstad@wisconsin.gov.

Attachment: Packet_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)

Sincerely,



Neil Molstad
Wetland Identification Specialist

cc: April Marcangeli, Project Manager, U.S. Army Corps of Engineers
City of Mequon
Chris Loebach, Kapur & Associates
Joshua Wied, DNR Water Management Specialist
Intake, DNR Stormwater SE Region
Chris Jors, SEWRPC

Attachments:

Project Area Location Map
Wetland Delineation Mapping for the Project Area

Attachment: Packet_Associated_01.14.19 (3816 : Boulder Venture for Associated Bank)

Packet Pg. 139

NOTE: WETLAND
BOUNDARIES DEPICTED
OUTSIDE OF THE SOLID
RED PROJECT/
DELINEATION LIMITS LINE
HAVE NOT BEEN
CONCURRED WITH BY
WNDR.

FILENAME: S:_SiteDsgn\Rinka Chung Architects\180378 Associated Bank Mequon\Wetland\180378_Wetland_Exhibit.dwg

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: January 14, 2019
SUBJECT: Froze Design Build, Inc. for Betsey & Jay Woody. The applicant is seeking approval to remove an existing Planning Commission imposed ravine setback to allow for the expansion of an existing home for the property located at 616 E. Juniper Lane.

Applicant:	Froze Design Build, Inc
Status of Applicant:	Agent
Requested:	Minor Request
Existing Zoning:	R-3 (Residential 1 acre)
Land Use Plan:	Residential 1 Acre
Lot size:	1.38 acres
Location:	616 E. Juniper Lane
Tax Key:	#15-033-11-005.00
District:	#8

Background:

The applicant is seeking a minor request for waiver of a Planning Commission condition to allow for a proposed home expansion at 616 E Juniper Lane. As part of a three-lot land division approval in 1979, the Planning Commission added a condition that the CSM show a 30 foot setback for all buildings from the top of the ravine (see attached minutes from 12/17/79). CSM 1233 shows a 30 foot ravine setback for properties at 600, 616 and 630 E Juniper Drive. At the time the condition was placed, a portion of the dwelling at subject property 616 E Juniper Drive was already within the 30 foot setback. The applicant would like add a bedroom addition northwest of the existing dwelling and deck off the northwest elevation, both of which encroach into the ravine setback.

Ravine Setback:

The zoning code does not have a setback requirement from the ravine. In addition to the properties of CSM 1233, properties of CSM 1089 at 500, 550, 600 and 606 E Juniper Court have a 30 foot setback from the ravine per Planning Commission conditions of approval for the land division in 1978. A total of seven properties have a ravine setback requirement in this area (see Exhibit A).

Although the minutes from approval of CSM 1233 did not show much discussion regarding the ravine setback (see minutes from 12/17/79), the minutes from approval of CSM 1089 show concern over run-off and drainage towards the ravine and stability of the soil (see minutes from 2/6/78). The Department of Public Works recommended a 30 foot setback between buildings and the ravine. Since these land divisions were approved around the same time, staff believes that the setback requirement was imposed on the succeeding land division of which the subject property is a part of (CSM 1233).

In 2007, the Planning Commission required a ravine setback of 75 feet from the top of the slope as a condition of plat approval for Wildwood Preserve which affects seven single-family lots of the subdivision. The 75 feet setback requirement follows the code setback requirement for the Lake Michigan Bluff.

Staff reached out to other communities including the Village of Bayside regarding ravine requirements. The Village code requires certification from a registered professional engineer for the construction of buildings or structures at the top of ravine lots. In addition, the code states that the village manager or building inspector may require as a condition of building permit approval that any structure or building be set back at a specific number of feet from the edge of the ravine.

Ozaukee County's Shoreland and Floodplain Zoning ordinance requires a minimum setback of 75 feet setback from any ravine. For shallow ravines, the code requires a 40 foot setback for all buildings, structures, seepage pits, and soil absorption fields. A shallow ravine is defined as a small steep sided valley, worn by running water that does not exceed 20 feet in depth when measured from the bottom of the ravine to the horizontal level of the land adjacent to the ravine. This ravine would not be considered a shallow ravine as it exceeds 20 feet in depth.

Although the City of Mequon's zoning code does not address ravines, the ravine setback has been imposed on other approvals by the Planning Commission in the past. This particular property is unique in that the existing structure built in the 1950s became non-confirming when the ravine setback was imposed in 1978. The northwest section of the structure, where the bedroom addition is proposed, encroaches further into the setback than other portions of the dwelling. The deck encroaches further into the setback than the existing dwelling; however, the deck is proposed to be cantilevered (see attached rendering). Staff does not recommend approval to remove the setback requirement. The Planning Commission uniformly approved the ravine setback as a condition of approval and thus, properties with the setback have complied with the requirement.

The City Attorney determined that if the Planning Commission approves the removal of the ravine setback, the applicant shall alter the plat through a Circuit Court order. The court may grant an order to alter the plat or any part thereof if the public body having the right to enforce the restriction has in writing released or waived such restriction.

Although staff recommends denial, if the Planning Commission approves modifying the 30 foot ravine setback requirement, then staff has prepared the following alternative approval conditions:

1. Circuit Court Order to alter CSM 1233.
2. Due to concerns regarding drainage and run-off as basis for the ravine setback requirement, staff recommends requiring a geotechnical report from a registered engineer showing that the proposed construction will not adversely affect runoff or add to a problem of erosion on the bank on the lot or adversely affect the structural integrity of the structures located on the subject lot and adjoining lots prior to the issuance of building permits.

Staff Recommendation:

Staff recommends **denial** of the minor request.

Attachments:

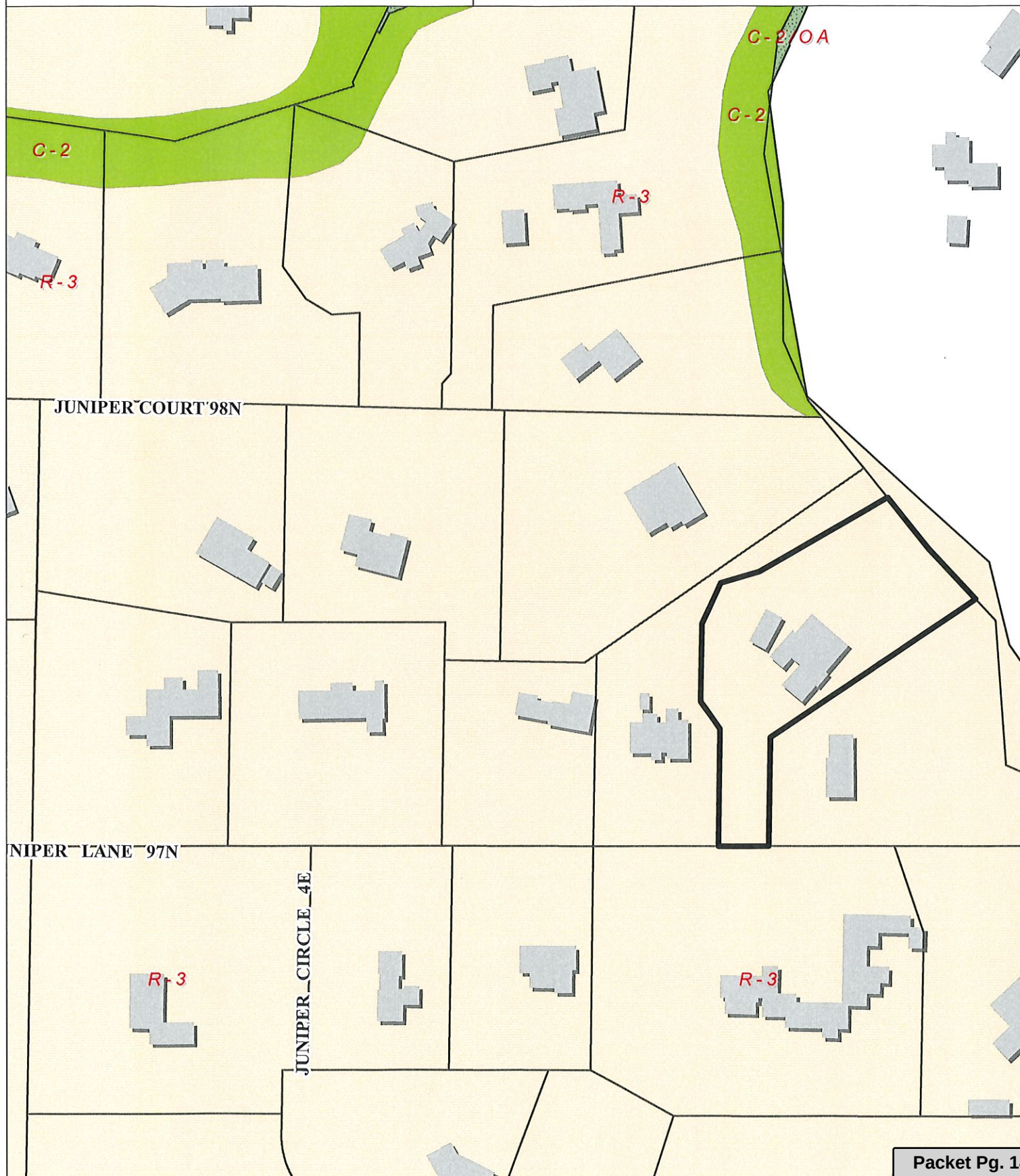
Packet_Woody_01.14.19 (PDF)

Froze Design Build, Inc. for Jay & Betsy Woody

AC	Arrival Corridor
A-1	Agricultural Preserve
A-2	General Agricultural
B-1	Neighborhood Business
B-2	Community Business
B-3	Office & Service Business
B-4	Business Park
B-5	Light Industrial
B-6	Rural Industrial
B-7	Rural Business
C-1	Shoreland/Wetland Conservancy
C-2	General Conservancy
CGO	Central Growth Overlay
FFO	Flood Fringe Overlay
FW	Floodway
IPS	Institutional & Public Service

LTD	Limited Use
OA	Agricultural Overlay
PUD	Planned Unit Development Overlay
P-1	Park & Recreation
R-1	Single-Family Residential (5 Ac. Min.)
R-1B	Single-Family Residential (2.5 Ac. Min.)
R-2	Single-Family Residential (2.0 Ac. Min.)
R-2B	Single-Family Residential (1.5 Ac. Min.)
R-3	Single-Family Residential (1.0 Ac. Min.)
R-4	Single-Family Residential (3/4 Ac. Min.)
R-5	Single-Family Residential (1/2 Ac. Min.)
R-6	Single-Family Residential (4 du/Ac)
RM	Multi-Family Residential
TC	Town Center
TDR	Transfer of Development Rights

4.a.a



Attachment: Packet_Woody_01.14.19 (3817 : Froze Design Build, Inc. for Betsy & Jay Woody)

Dear Mequon Planning Commission:

My husband and I are planning a small addition/ renovation of our home at 616 E. Juniper Lane. We moved into this home in 1998 and would very much like to do some work to the house that would be beneficial for us as we get older.

We have been told that there is an issue to moving forward because there is Ravine Setback that was put on our lot in the 1970's. We are seeking that this setback removed. These are the reasons we think this setback should be removed.

- This setback was created between the planning commission/Ozaukee County / previous homeowner in the 1970's when part of the land from our original lot was sold off. This is NOT an official ordinance but rather a condition to partition the land.
- The ravine Setback was placed running through the entire back of our home which was built in the 1950's.
- The Ravine setback only seems to be in effect for a small number of homes on Juniper Lane/ Court/ Circle. There does not seem to be any sort of continuity regarding this. This seems to put a burden on us that is not applicable to our neighbors.
- We also need to address the roof in the rear of our house both functionally and aesthetically. We would like to pitch the roof (it is currently a flat roof) so it matches the rest of our home and hopefully that will also mitigate all the water issues we have had with it for the last few years.
- The Ravine setback restricts our ability to put a small addition on our home for the master bedroom. We would like to maintain a one level home, which would be conducive to our needs as we age.

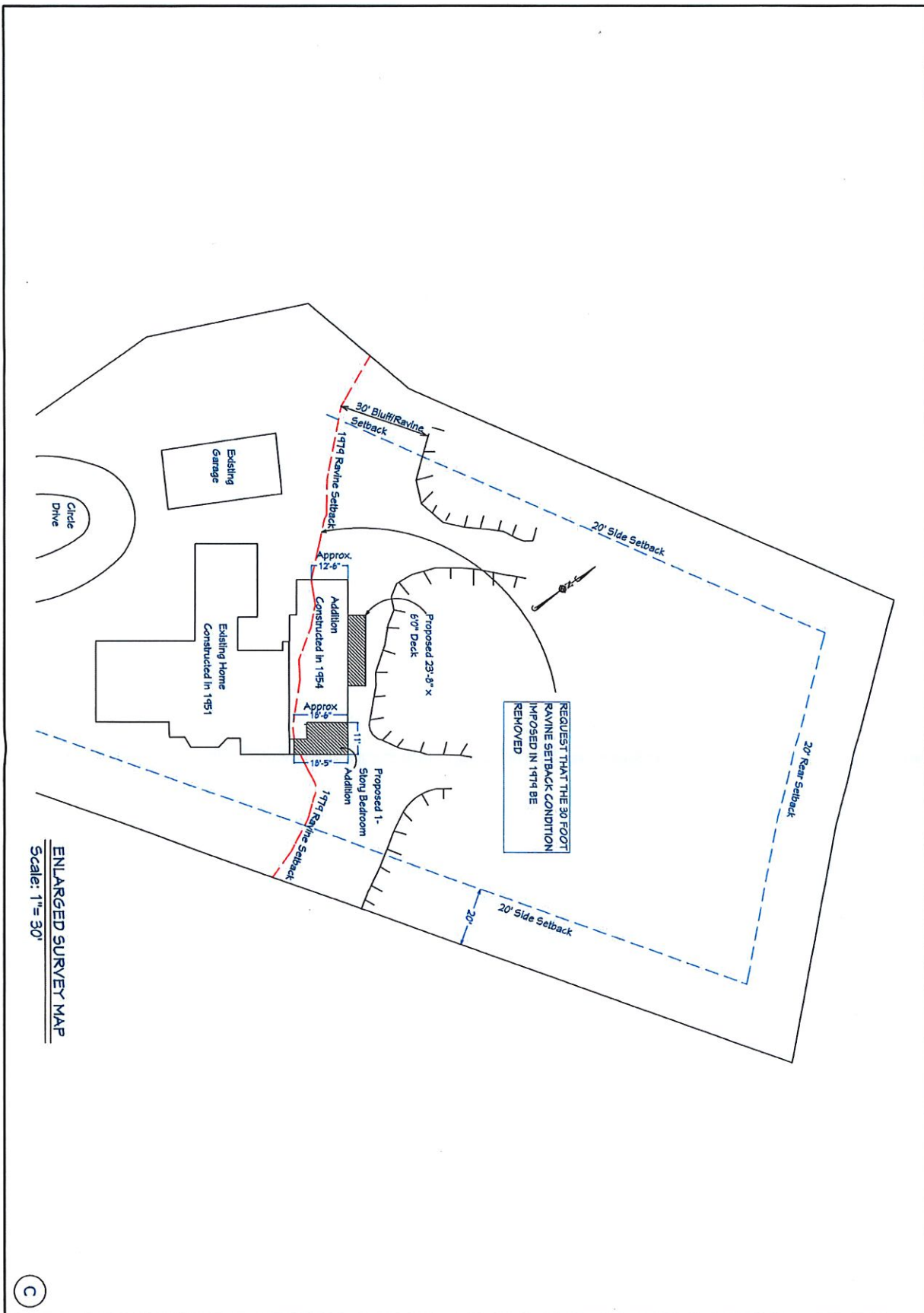
As long-term residents and active community members in Mequon, we respectfully seek to have the Ravine Setback removed so we can move forward with our renovation project.

All the best,

Betsey and Jay Woody

616 E Juniper Lane

Attachment: Packet_Woody_01.14.19 (3817 : Froze Design Build, Inc. for Betsey & Jay Woody)



1

Date: 12/06/18
DMR

These plans were generated for the sole use by Froze Design Build Inc. and are subject to copyright law. All structural engineering to be provided by a Wisconsin licensed engineer. All dimensions and existing conditions to be field verified.

FROZE DESIGN BUILD INC

11124 N. Cedarburg Rd. Suite 240

Mequon, WI 53092

www.frozedesignbuild.com

P: 262-236-9500

F: 262-236-9461

Jay and Betsey Woody
616 E. Juniper Lane

Mequon, WI 53092
Project Name



Jay and Betsey Woody
616 East Juniper Lane
Mequon, WI 53092
Addition and Interior

FROZE DESIGN INC
BUILD

11124 N. Cedarburg Rd. Suite 240
Mequon, WI 53092
www.frozedesignbuild.com
P: 262-236-9500
F: 262-236-0461

Attachment: Packet_Woody_01.14.19 (3817 : Froze Design Build, Inc. for Betsey & Jay Woody)

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01-02-19

SK



Jay and Betsey Woody
616 East Juniper Lane
Mequon, WI 53092
Addition and Interior

FROZE DESIGN INC
BUILD

11124 N. Cedarburg Rd. Suite 240
Mequon, WI 53092
P: 262-236-9500
F: 262-236-0461
www.frozedesignbuild.com

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Attachment: Packet_Woody_01.14.19 (3817 : Froze Design Build, Inc. for Betsey & Jay Woody)

01-02-19 SK

Proposed Addition Rendering

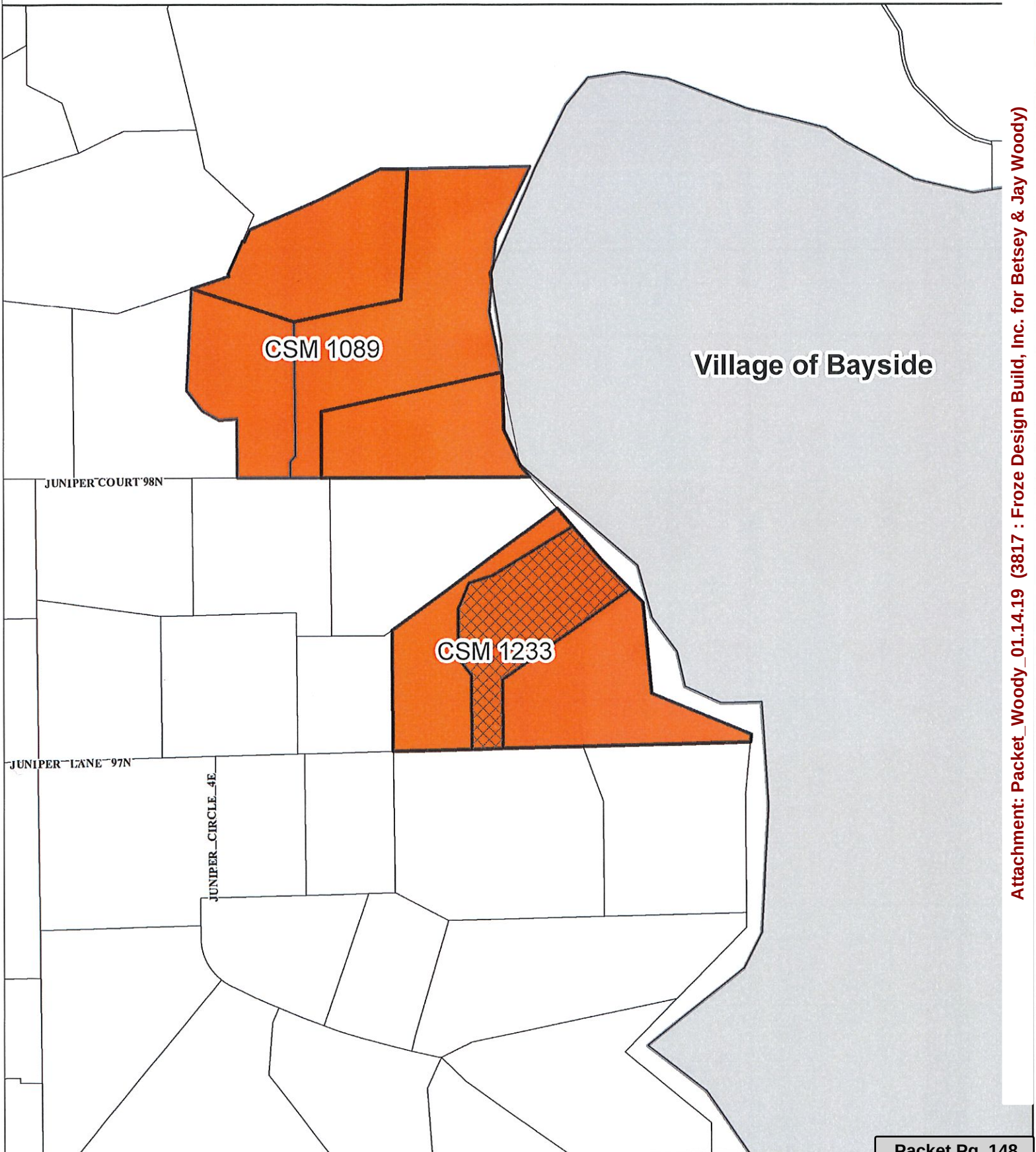


EXHIBIT A

Ravine Setback Requirement



-  616 E Juniper Lane
-  Parcels with 30' Ravine Setback
-  Village of Bayside



305530

CERTIFIED SURVEY MAP NO. **1089**

VOL

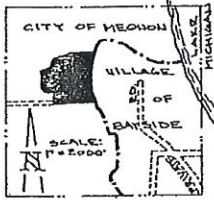
5 PAGE 214

Being a redivision of Certified Survey Map No. 964

Located in the

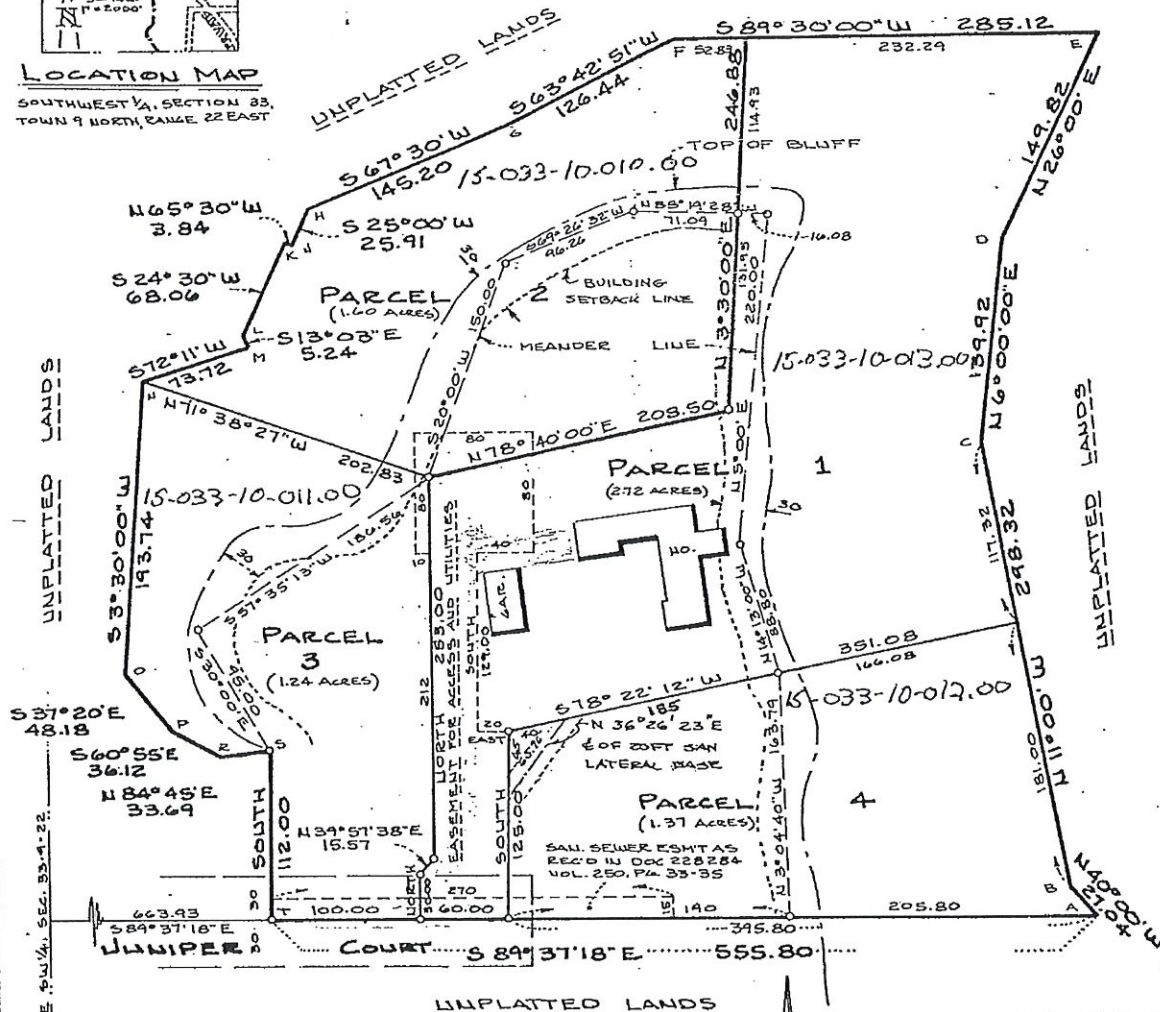
SOUTHWEST 1/4 OF SECTION 33, TOWN 9 NORTH, RANGE 22 EAST

CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN



LOCATION MAP
SOUTHWEST 1/4, SECTION 33,
TOWN 9 NORTH, RANGE 22 EAST

W.G. NIENOW ENGINEERING ASSOCI., INC.
Civil Engineers and Land Surveyors



UNPLATTED LANDS

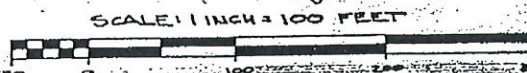
CITY OF MEQUON APPROVAL

I certify that this map has been approved
as a "plat" pursuant to the provisions of
the Subdivision Ordinance of the City of
Mequon, by action of the City Planning
Commission taken on eleventh
day of September, 1978



INTERIOR & S	
A	49° 31' 18"
B	209° 00' 00"
C	197° 00' 00"
D	200° 00' 00"
E	63° 30' 00"
F	154° 12' 51"
G	183° 47' 09"
H	137° 30' 00"
I	269° 30' 00"
K	90° 00' 00"
L	142° 27' 00"
M	265° 14' 00"
N	111° 14' 00"
O	139° 10' 00"
P	156° 25' 00"
R	145° 40' 00"
S	275° 15' 00"
T	40° 22' 42"

0 - DENOTES 1" IRON PIPE,
30" LONG, WEIGHING
1.13 LBS./LIN. FT.



Planning Commission Minutes
2/6/78 (2)

Action:

Mayor Hanley moved to approve the building, site and operational plan as submitted subject to a study of how it impacts upon the City's sewer allocation for 1978. He further noted that the building, site and operational plan approval will not guarantee a sewer allocation. This motion was seconded by Robert Siderits and carried unanimously.

Ken Bonnieu and Larry Yost for Mrs Worden McCallum

Section: 33-9-22, Zoning: RSE, minimum lot size 1 acre.

Request:

Preliminary and final land division approval.

Briefing:

City Planner Dollhausen explained that Mrs McCallum is seeking preliminary and final approval of the 4 lot land division proposed for the parcel of land located at 600 E. Juniper Ct. as discussed at the last meeting. Mr. Dollhausen further explained that at the January 23rd meeting this matter was held over pending the submittal of a detailed soil analysis pursuant to the determination of the stability of the soils and their susceptibility to erosion as well as an opinion from the Fire Chief as to his needs concerning access for fire protection vehicles. Mr. Dollhausen further explained that the Fire Chief had been consulted and stated that he would be satisfied with a 80 foot in diameter loop drive to be located at the end of the private drive serving Lot 2 for the manipulation of fire protection vehicles. Mr. Dollhausen further noted that a detailed soils analysis had been conducted by Foundation Engineers Inc. of Milwaukee and submitted to his office. This study indicates that the soils are relatively stable however, all water draining off the site should be channeled away from the bluff.

DPW Roensch noted that the soils are relatively stable due to the present slope and vegetation and that all sump pumps and run-off should be directed away from the ravine. He also recommended that a minimum of 30 feet setback be provided between the building, and the bluff.

Discussion:

Upon request it was noted that the average lot size in the area is about 2 acres, however, some of the lots are around one acre in size.

Attachment: Packet_Woody_01.14.19 (3817 : Froze Design Build, Inc. for Betsey & Jay Woody)

Planning Commission Minutes
12/17/79 (5)

He explained that the proposed lot meets the requirements of the City's codes and has access to Cedarburg Road through an existing 16 foot wide access easement. He also noted that the proposed lot fits into a concept plat for the development of the balance of the property which centers on the future extension of Sherwood Drive to the north.

Discussion:

In response to questions from the Commission regarding the offsets of the existing buildings, Asst. Planner Crew explained that offsets from all of the new lot lines exceed code requirements and that the offsets from existing lot lines, although apparently sub-standard, can not be altered because these lot lines have predated the request.

Action:

Mayor Hanley moved to grant preliminary and final land division approval. This motion was seconded by John Huegel and carried unanimously.

→ 6.) Jim Huiras for Harold Swartz

Key # 15-033-11-005; Zoning: RSE

Request:

Land division approval

Briefing:

Asst. Planner Crew explained that Mr. Swartz was seeking preliminary and final approval of the division of a 4 acre lot at 616 E. Juniper Lane into three lots, one acre to 1.5 acres in size. He recommended approval subject to the following:

- 1) That the private road be shown as 30 feet wide rather than 15 and labeled as a private road,
- 2) That an access easement for the benefit of Lot # 2 be shown on the survey corresponding to the existing driveway,
- 3) That the survey show a 30 foot setback for all buildings from the top of the bluff,
- 4) At the suggestion of Mr. Garms, an easement across Lot # 1 for the benefit of Lot # 2 corresponding to the sewer lateral
- 5) A deed restriction be applied to Lot # 1 prohibiting any above ground improvements or plantings on the existing sewer easement.

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: January 14, 2019
SUBJECT: Gene Shikhman. The applicant is seeking specimen tree removal approval to remove four trees from the property located at 10249 N. Wildwood Court (Lot 6).

Applicant:	Gene Shikhman
Status of Applicant:	Offer to Purchase
Requested:	Removal of Specimen Trees
Existing Use:	Vacant
Existing Zoning:	R-3 (Residential 1 Acre)
Land Use Plan:	Residential 1 Acre
Lot size:	1.1 acres
Location:	10249 N. Wildwood Court (Lot 6)
Tax Key:	#15-180-00-060.00
District:	#8

Background:

The applicant is requesting to remove a total of four specimen trees identified by City Forester, Mike Gies, on the property located at 102949 N Wildwood Court. The specimen trees are located within or adjacent to the footprint of the proposed home. At the time of the subdivision approval, the Planning Commission granted removal of a total of three specimen trees. In July of 2106, the applicant was in front of the Planning Commission requesting the removal of a total of ten specimen trees. The Commission denied the request for the removal of the additional seven trees beyond the three that were approved at the time of the subdivision approval (see attached minutes).

City Forester Memo: Planning staff consulted with City Forester, Mike Gies, to determine whether removal of the four trees should be permitted. According to a memo by Mr. Gies, dated January 8, 2019 (see attached), his recommendation is to deny removal of any additional specimen trees other than the three that were already granted approval.

Planning Summary: The recommendation from the City Forester is to deny the request to allow for the additional tree (#243) to be removed. As an alternative, the Forester has stated that shifting the house to the north would save #236 and allow for the removal of #243. The submitted survey shows a 50 foot building setback on the north end of the property based on the approved subdivision plat. This was based on the original road design that extended to Lakeshore Drive. Since the road no longer extends to Lakeshore Drive, the offset can be reduced to 20 feet which will provide ample room for the home to be relocated. To officially make this change, the original land surveyor would need to file an affidavit of correction with the Register of Deeds.

As part of the site inspection completed on July 11, 2017, staff identified a change to the status or condition to some of the trees on the lot. Tree #242 (it snapped off about twenty feet in height), #233 (was originally mismarked, and is now determined to not bet a specimen), and #231 (is completely dead). Any of these three trees can be removed without city approval.

City Forester Recommendation: The City Forester recommends to deny the removal of tree #236 and approve the removal of the three specimen trees already granted by the Planning Commission, specifically #232 #243 and #244 based on the following condition(s):

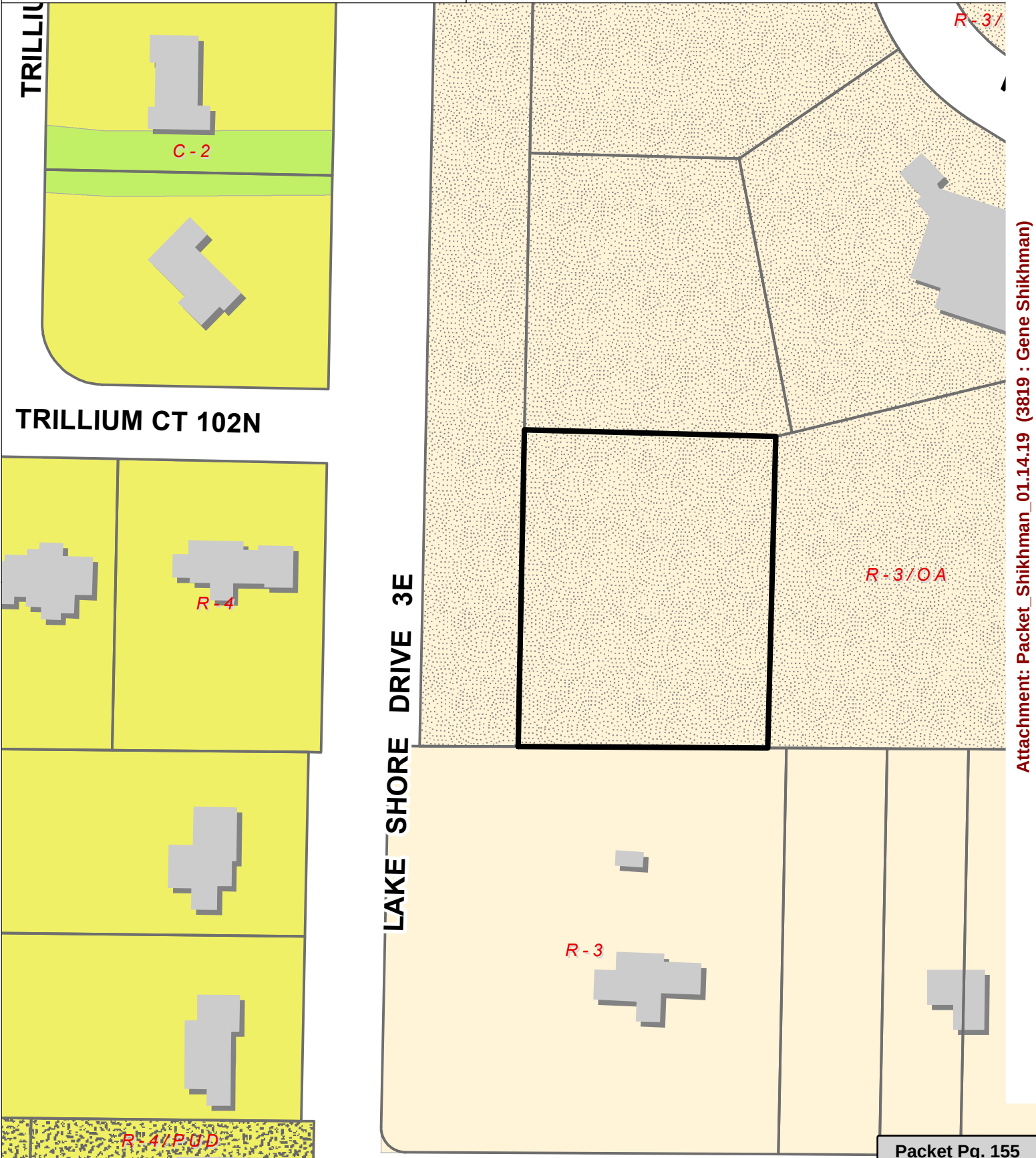
1. The applicant shall provide 52” of replacement trees on the property or in a city park or pay \$5,200 to the City of Mequon for urban forest projects.
2. Tree protection fencing shall be installed in accordance with the recommendation of the City Forester.
3. Special care is required when installing the drive to preserve the root systems of #229 and #230. A protection plan shall be approved by the City Forester.
4. Any future tree removal will require Planning Commission approval.

Attachments:

Packet_Shikhman_01.14.19 (PDF)

Gene Shikman

AC	Arrival Corridor	LTD	Limited Use	4.b.a
A-1	Agricultural Preserve	OA	Agricultural Overlay	
A-2	General Agricultural	PUD	Planned Unit Development Overlay	
B-1	Neighborhood Business	P-1	Park & Recreation	
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)	
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)	
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)	
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)	
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)	
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)	
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)	
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)	
CGO	Central Growth Overlay	RM	Multi-Family Residential	
FFO	Flood Fringe Overlay	TC	Town Center	
FW	Floodway	TDR	Transfer of Development Rights	
IPS	Institutional & Public Service			



Attachment: Packet_Shikman_01.14.19 (3819 : Gene Shikman)

To: Mequon Planning Commission
From: Mike Gies, Parks and Forestry Superintendent
Date: January 4, 2019
Subject: Wildwood Preserve – Lot 6 Removal of Specimen Trees

Background: The applicant is requesting removal of four (4) specimen trees located on Lot 6 of the Wildwood subdivision. The four requested specimen trees are: #232, #236 and #243 and #244. The proposed home location for Lot 6 was originally inspected in July of 2017. A new inspection was completed on January 4, 2019. As part of the original development plan and approval for the Wildwood subdivision, Planning Commission approved the removal of a total of three specimen trees (#232, #236 and #244) on Lot 6. These three trees were within the building pad of the original proposed house. The applicant is now also requesting removal of #243.

Analysis: At the time of the previously approved Planning Commission action, ten White Pine specimens were requested to be removed due to the proposed building and improvements. The following is a list of trees present on site and discussed within this memo:

- | | |
|----------------------------------|--|
| • #229 White Pine (21" diameter) | <i>current status: not recommended for removal</i> |
| • #230 White Pine (16" diameter) | <i>current status: not recommended for removal</i> |
| • #231 White Pine (24" diameter) | <i>current status: dead</i> |
| • #232 White Pine (26" diameter) | <i>current status: removal allowed by PC</i> |
| • #233 Non-Specimen | <i>current status: can be removed- not a specimen tree</i> |
| • #234 White Pine (24" diameter) | <i>current status: protected and not in question</i> |
| • #236 White Pine (20" diameter) | <i>current status: can be preserved</i> |
| • #242 White Pine (24" diameter) | <i>current status: can be removed - snapped trunk</i> |
| • #243 White Pine (24" diameter) | <i>current status: staff supports removal</i> |
| • #244 White Pine (20" diameter) | <i>current status: removal allowed by PC</i> |
| • #245 White Pine (16" diameter) | <i>current status: protected and not in question</i> |

Staff still supports removal of tree #232 and #244 as Planning Commission previously approved. The applicant is requesting removal of both tree #236 (previously approved by Planning Commission) and tree #243 (located within the location for the proposed driveway). In lieu of approving the removal for both tree #236 and #243, staff recommends the applicant can shift the entire building to the north without having to change the building or site plan design. The shift of the building to the north would allow preservation of tree #236, but still require removal of tree #243. The change maintains consistency with Planning Commission's original recommendation to allow for the removal of a total of three (3) specimen trees on Lot 6. This change to the building location requires a modification to an incorrect setback that is referenced on the subdivision plat (see Planning staff report).

Staff can also allow removal of tree #231, #233, and #242. As part of the site inspection completed on July 11, 2017, staff identified a change to the status or condition to these trees. Tree #242 (snapped off about twenty feet in height), #233 (originally mismarked, and is now determined to not be a specimen), and #231 (completely dead). Any of these three trees can be removed without city approval.

Trees #229 and #230 while not requested to be removed could be damaged as part of the driveway construction and had previously been requested to be removed. These trees may be preserved by adjusting the location of the driveway to enter in between the two specimens, rather than removing one or both trees. Special care will be required when installing the drive to preserve the root systems of these two trees and is a condition of approval.

Should the Planning Commission support the removal of trees #232, #243, and #244, the total DBH would equal 70 inches. According to the ordinance, the applicant would be required to replace 75% of the total diameter. This would equal 52 inches of replacement trees. This would be approximately (26) 2" trees, selected or approved by the City Forester. In lieu of planting, the ordinance allows the applicant to donate \$5,200 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$5,200 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is complete and approved by the Parks and Forestry Superintendent.

Should there be consideration to remove more trees in conjunction with any future improvements it is necessary to bring that consideration forward to Planning Commission at a future date prior to the work being completed.

Tree Protection Requirement:

The following is required prior to any site clearing or building activities:

- Protect and preserve the trees as identified on the landscape plan or by the Planning Commission
- Owner/developer/contractor shall install snow fencing no closer than 3' outside the dripline of the tree.
- Signs shall be posted stating the Tree Protection Zone.
- These zones will be inspected by the City Forester prior to the commencement of construction.

Thank You,

Mike Gies

Mequon Parks and Forestry Superintendent

To whom it may concern,

My name is Gene Shikhman. My wife and I are the owners of Lot#6 at Wildwood Preserve (address 10249 N Wildwood Ln, Mequon WI 53092). One of the main factors in our decision to purchase this property was the beautiful nature and greenery that is part of the lot and the entire preserve. We especially are excited about all of the trees that are on the property and will surround our house. Together with our architect, we designed a house to be a perfect fit to community and Wildwood Preserve subdivision as our family grows.

As part of the anticipated construction we would have to cut down trees # 232, 244, 236, 243 which are in the footprint of the proposed house. We also had to cut tree #229 as was requested in 2016 but our engineers were able to plan our driveway between #229 and #230. Due to Setback lines we are unable to move or rotate the house to save one additional tree. Please note that trees # 242, 233, and 230 are partially or completely dry and in my understanding dying or dead trees.

In an effort to preserve the beautiful natural environment of the Wildwood Preserve subdivision, we would propose to replant on our lot the trees that we are planning to remove during the construction project. The replanting would occur after the completion of the construction project.

Please let me know if our plan is acceptable to the City of Mequon.

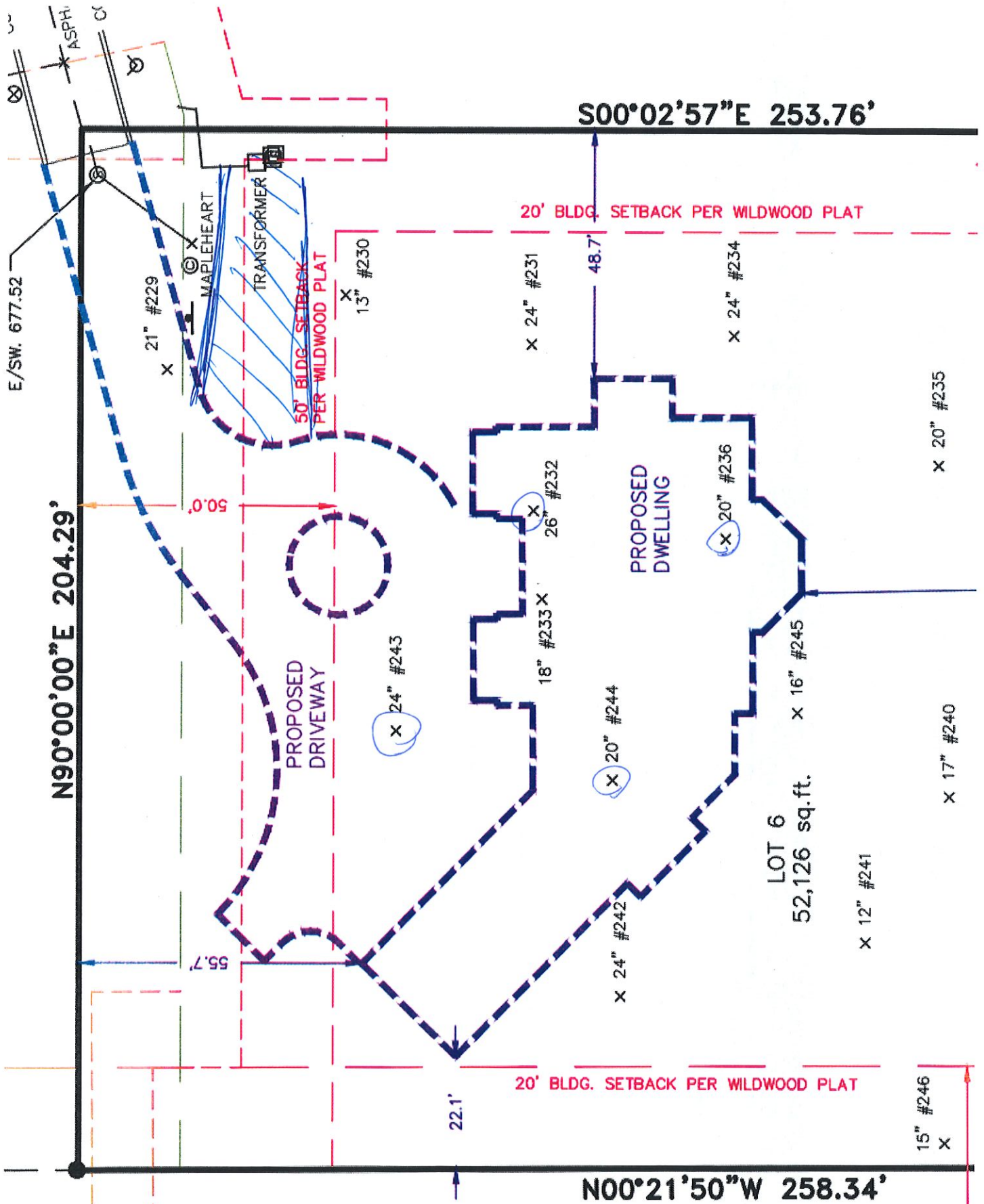
Sincerely,

A handwritten signature in black ink, appearing to read 'Gene Shikhman', with a stylized, flowing script.

Gene Shikhman

12/10/2018

Attachment: Packet_Shikhman_01.14.19 (3819 : Gene Shikhman)



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: January 14, 2019
SUBJECT: An Ordinance Amending Chapter 58 Zoning Code as it relates to Permitted Uses in the B-5 Zoning District to allow specialty trade contractors or building service providers.

Background:

Alderman Strzelczyk is requesting an amendment to the B-5 (Light Industrial) zoning district based on a recently denied request by Deershield, LLC to open a pest control business. Staff and the City Attorney (see memo) reviewed the permitted and conditional uses in the B-5 zoning district and determined that this specific use was prohibited. Staff had also determined that other specialty trade contractors including plumbing or electrical contractors are not permitted in the B-5 or in any other district in the city.

Analysis:

When looking at the purpose of the B-5 zoning district and the current list of permitted uses, staff concluded that it would be appropriate to add specialty trade contractors and building service providers as permitted uses. These uses are similar to other office (professional, financial) uses in the B-5 with the primary difference being that the customer service takes place off site instead of at the office. In order to be compatible with other permitted office uses in the district, staff included language that prohibits all outdoor storage of materials.

Staff proposes the following language be added to the list of permitted uses in the B-5 zoning district:

(11) Specialty trade contractor or building service provider without outside storage of materials including but not limited to: landscaping, exterminating, carpentry, plumbing, electrical, and janitorial services.

The uses permitted under this section are similar to what is listed in the NAICS (North American Industrial Classification System) in categories 5617 and 238 (see attached).

Staff Recommendation:

Staff recommends **approval** of the text amendment based on the following conditions:

1. Common Council approval of the text amendment.

Attachments:

CA memo (PDF)
Sec_58_298.____B_5_light_industrial_district. (DOC)
Ord (DOCX)



11333 N. Cedarburg Road
 Mequon, WI 53092-1930
 Phone: 262-236-2915
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of the City Attorney

TO: Kim Tollefson and Jac Zader
FROM: Brian C. Sajdak, City Attorney
DATE: July 27, 2018
SUBJECT: DeerShield Zoning

Background

We have previously discussed the zoning for the proposed DeerShield facility. Subsequently you have requested that I provide a formal analysis of the issue. Additionally, Alderman Strzelczyk has asked for an analysis of the difference between the proposed site and the SiteOne Landscaping site on Executive Drive.

Per the owner's description of the operation, it is a "professional service company based in Mequon providing pest control services and specialized landscape services." Employees will arrive at the property "prep our service trucks with supplies that will be used for the day and then proceed to our customers (sic) properties and businesses." The employees "make deer repellent applications, specialized weed killings, lawn care treatments or mosquito abatement sprays." Employees "spend 65% of their time providing pest control services," and the company "does not provide any landscaping services other than weed control and fertilizing."

Discussion

The proposed DeerShield site is located within the B-5 Light Industrial zoning district. Within that district, there are certain permitted and conditional uses allowed.

The permitted uses are found within § 58-298(c) of the Municipal Code and include:

- (1) Light manufacturing.
- (2) Processing.
- (3) Wholesaling.
- (4) Distribution.
- (5) Research and development.
- (6) Printing and publication.
- (7) Professional offices and services including, but not limited to, accounting, architectural, chiropractic, dental, medical, engineering and legal services.
- (8) Business offices and services including, but not necessarily limited to, advertising agency, management consulting, manufacturing representatives, public relations, stenographic, travel agency and duplicating services.

Attachment: CA memo (3820 : Chapter 58 of the Zoning Code as it relates to Permitted Uses in B-5 Zoning District)

- (9) Financial, insurance and real estate offices and services including, but not necessarily limited to, financial institutions, security brokers, holding and investments, insurance agency, insurance carriers, governmental and public services.
- (10) Reupholstery and furniture repair.

Conditional Uses are found within § 58-298(e), however none of them appear to be applicable to the proposed use.

It is clear that the owner, in his description of the property, is attempting to classify his use as a professional service to qualify as a permitted use under the Professional Offices and Services section. However, these uses are not similar to that of the proposed use.

While not conclusive, it is important to note that when interpreting zoning codes we often look to the North American Industry Classification System (NAICS). The described uses in the Professional Offices and Services section (attorneys, architects, dentists, etc.) all fall under either Sector 54 – Professional, Scientific, and Technical Services or Sector 62 – Health Care and Social Assistance of the NAICS manual. The proposed use instead falls more clearly under NAICS Code 561710 Exterminating and Pest Control Services and/or 561730 Landscaping Services, both under Sector 56 – Administrative and Support and Waste Management and Remediation Services.

The other possible use would be the Business Offices and Services section. Some of the identified uses in that section all fall under Sector 54. However, some of the uses fall under Sector 56. The uses in Sector 56 are in different subsectors than the Exterminating Use. The Exterminating use falls under the same subsector as landscape contractor offices (including spraying of lawns and weed control), which is a Conditional Use in the B-7 Rural Business District. Because the proposed use is more similar to a landscape contractor office use than the other business uses identified in that zoning district, and because the proposed use also includes the landscaping component (a use expressly specified within the B-7 zone but not within the B-5), I do not believe this is a permitted use within the B-5 district.

Interestingly, as I reviewed the code sections with Mr. Zader, we noted that the proposed use is also very similar to any number of contractor offices (plumbing, electrical, construction, etc.), which does not appear to be a permitted or conditional use anywhere within the City. These uses typically do not have any outdoor storage of materials, supplies, and equipment (except perhaps overnight parking of vans, etc.). Accordingly, it would seem that the B-5 district would be a good fit for these types of uses, and a text amendment might be appropriate.

Lastly, a quick note on the SiteOne property. The owner indicates that this is where he purchases his supplies and wonders why that would be allowed in the district if he would not be. A review of the history of the site indicates that it was originally approved as a wholesale use, which is a permitted use on the zoning code in the B-5 district. I understand that OneSite effectively took over the business from the prior occupant (John Deere) and have no reason to believe that the use has changed significantly such that it is no longer a wholesale use (a fact supported by the owner purchasing supplies from SiteOne).

Sec. 58-298. - B-5 light industrial district.

- (a) *Purpose.* The B-5 light industrial district is intended to provide for the development of limited industrial and office uses.
- (b) *General requirements.*
 - (1) The development shall be designed and sized in a manner which is architecturally, aesthetically and operationally harmonious with surrounding development.
 - (2) All business, servicing, processing or storage except for off-street parking or loading, shall be conducted within completely enclosed buildings unless specifically approved by the planning commission.
 - (3) The development shall be improved with underground utilities.
 - (4) Site access shall be oriented to internal circulation drives with limited access provided to city streets.
 - (5) No external nuisance which is offensive by reason of odors, lighting, smoke, fumes, dust, vibrations, noise, pollution or hazardous by reason of excessive danger of fire or explosion shall be permitted.
 - (6) In approving or disapproving proposed locations for uses under this section the planning commission shall give due consideration to the character and suitability of development for the area in which any such use is proposed to be located and shall also base its decision on such evidence as may be presented to the city planning commission regarding traffic generation, ground water impact, sewage disposal impact, lighting, soil limitations and the emission of noise, smoke, dust or dirt, odorous or noxious gases attributed to the proposed use. The city planning commission, in applying the provisions of this section, shall in writing recite the particular facts upon which it bases its conclusion. The applicant shall have an opportunity to present evidence contesting such unsuitability or propose adequate mitigation, if they so desire. Thereafter, the city planning commission may affirm, modify or withdraw its determination of unsuitability.
 - (7) Site development shall be approved by the planning commission in accordance with this chapter.
 - (8) [Reserved.]
- (c) *Permitted uses.* Permitted uses shall include, but not necessarily be limited to, the following:
 - (1) Light manufacturing.
 - (2) Processing.
 - (3) Wholesaling.
 - (4) Distribution.
 - (5) Research and development.
 - (6) Printing and publication.
 - (7) Professional offices and services including, but not limited to, accounting, architectural, chiropractic, dental, medical, engineering and legal services.
 - (8) Business offices and services including, but not necessarily limited to, advertising agency, management consulting, manufacturing representatives, public relations, stenographic, travel agency and duplicating services.
 - (9) Financial, insurance and real estate offices and services including, but not necessarily limited to, financial institutions, security brokers, holding and investments, insurance agency, insurance carriers, governmental and public services.

(10) Reupholstery and furniture repair.

(11) Specialty trade contractor or building service provider without outside storage of materials including but not limited to: landscaping, exterminating, carpentry, plumbing, electrical, and janitorial services.

RECITALS

A. The Common Council of the City of Mequon previously adopted a Zoning Code that is presently codified in Chapter 58 of the Mequon Municipal Code.

B. On January 14, the Planning Commission made changes to Section 58-298 of the zoning code related to permitted uses in the B-5 (Light Industrial) zoning district.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION I

Section 58-298 of the Mequon Municipal Code is hereby amended as attached.

SECTION IV

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION V

All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION VI

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

TO: Planning Commission

FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT

DATE: January 14, 2019

SUBJECT: An Ordinance Amending Chapter 58, Zoning Code, to Rezone the Property Located at 4828 W. Donges Bay Road from B-3 (Office & Service) with Floodway and Flood Fringe to NC (Neighborhood Commercial) with a PUD (Planned Unit Development) with Floodway and Flood Fringe and Amending the City's Land Use Plan Map from Residential 1 - 1.5 Acres to Neighborhood Commercial

Background

As part of the 2018 Moratorium Study recommendations, Planning staff recommends the property located 4828 W. Donges Bay Road be rezoned from B-3 (Office & Service) to Residential. At the December 3, 2018, Planning Commission meeting and the December 10, 2018, Committee of the Whole discussion, the policy makers sought out alternative zoning solutions for the property given the owner's interest in preserving commercial use rights. Staff offered an alternative approach in which the site could be rezoned to NC (Neighborhood Commercial) as a base zoning district with a PUD (Planned Unit Development) as an overlay.

This approach would allow limited commercial uses similar to those allowed in the B-3 district, while excluding certain uses allowed in the new NC district that may not be appropriate at this location. Since that meeting, staff has met and consulted the property owner to arrive at appropriate conditions associated with the PUD as well as appropriate uses. However, a number of surrounding residential property owners oppose the proposed commercial zoning (see attached neighborhood correspondence).

At the January 8, 2019, Common Council meeting, action was taken to accept the recommendations for change under the Moratorium Study and to terminate the moratorium. The Council tabled action to rezone the property at 4828 W. Donges Bay until February in order to hear the recommendation by the Planning Commission regarding the PUD proposal and to be weigh all zoning options for the subject site including B-3 (current), R-4 (Residential) or NC with a PUD.

Analysis

The proposed and attached PUD ordinance is more agreeable to the property owner than the original staff recommendation for residential zoning. As a reminder, the property contains a single-family structure and use, as well as a garage and another structure that is two stories, not occupied by a use and approximately 5,000 square feet in size. The site's Land Use Plan Map designation is Residential.

The PUD serves as a good baseline documentation for the uses that are currently operating on-site and continues to allow for a home occupation despite the proposed commercial zoning. The PUD does require the owner file and remain in conformance with Home Occupation permitting requirements. Those include the following:

- The home occupation shall be carried on wholly within the principal residential building or within a building accessory thereto, and only by residents occupying the premises and one additional person not a resident on the premises.
- No article or service shall be sold or offered for sale on the premises.
- The home occupation shall not normally generate customer or client traffic to the residential premises.
- Any off-street parking area shall be maintained reasonably dustless, and adequately screened from adjoining residential properties.
- The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil, or peat moss for commercial purposes.
- The home occupation shall not include outside storage of materials or other operational activity resulting in offensive noise, vibration, smoke, dust, odors, heat, or glare which may create a nuisance or be otherwise incompatible with the surrounding residential area.

In addition, the PUD allows for specific and limited commercial uses and requires Planning Commission approval for building and site plan improvements associated with any redevelopment. Lastly, the PUD requires that any future redevelopment that changes the principal use of the site to a commercial use shall result in the elimination of the single-family residential use unless it complies under the Residential Quarters use in the NC district.

Fiscal Impact

The fiscal impact is neutral.

Recommendation

Staff recommends the original rezoning of Single-family Residential. The proposed rezoning to Neighborhood Commercial (NC) with a PUD (Planned Unit Development) is an alternative, comprised approach due to the interest of the owner, some Planning Commission members and at the request of some Common Council members.

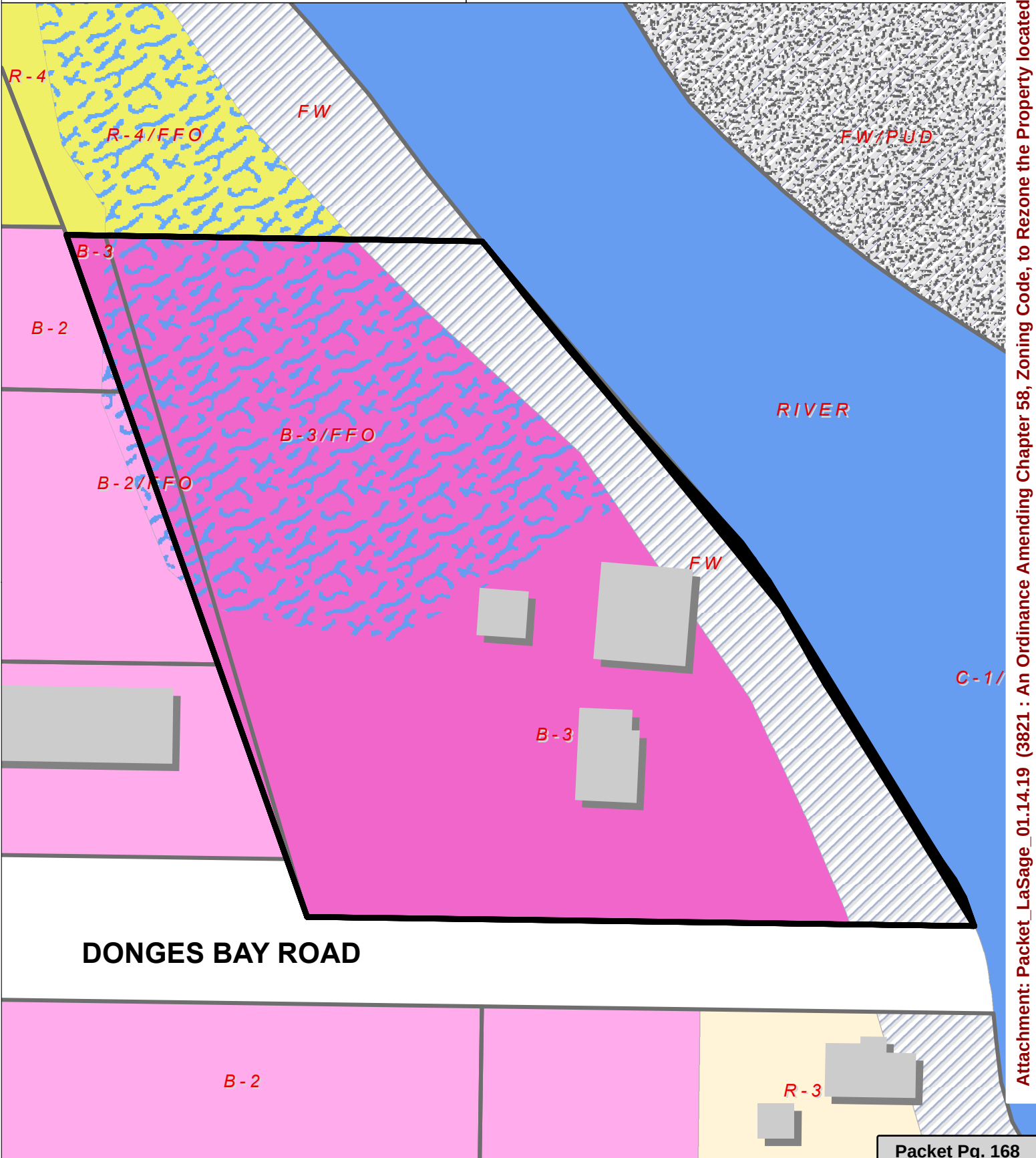
Attachments:

Packet_LaSage_01.14.19 (PDF)

4828 W Donges Bay Road

AC	Arrival Corridor	LTD	Limited Use	5.b.a
A-1	Agricultural Preserve	OA	Agricultural Overlay	
A-2	General Agricultural	PUD	Planned Unit Development Overlay	at 4828 W.
B-1	Neighborhood Business	P-1	Park & Recreation	
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)	
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)	
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)	
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)	
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)	
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)	
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)	
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)	
CGO	Central Growth Overlay	RM	Multi-Family Residential	
FFO	Flood Fringe Overlay	TC	Town Center	
FW	Floodway	TDR	Transfer of Development Rights	
IPS	Institutional & Public Service			

5.b.a



Attachment: Packet_LaSage_01.14.19 (3821 : An Ordinance Amending Chapter 58, Zoning Code, to Rezone the Property located at 4828 W.

RECITALS

A. Pursuant to section 62.23(3) of the Wisconsin Statutes, the City of Mequon is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in Section 66.1001(1)(a) and 66.1001(2) and 66.1001(4)(c) and 66.1001(4)(d).

B. The Planning Commission by majority vote adopted a recommendation to approve the rezoning request on the 14th day of January, 2019.

C. The required due notice and public hearing by the Common Council of the City of Mequon occurred on the 12th day of February, 2019.

BASED UPON THE FOREGOING, THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION I:

1. The City of Mequon Zoning Map is hereby amended so as to change the zoning classification of the property at 4828 W. Donges Bay Road as NC (Neighborhood Commercial) with a PUD (Planned Unit Development) with Floodway and Flood Fringe Overlay subject to the conditions of approval by the Planning Commission's action of January 14, 2019 and as follows:

The NC zoning under this PUD Overlay allows only the following uses and associated processes for approval:

- Professional and business offices are permitted excluding medical, veterinary and financial.
- Fine Arts Schools and studios of 2,000 square feet or less are permitted.
- Artist's live/work units and Bed and Breakfasts are permitted and subject to Specific Development Standards.
- Single-family residential cluster developments are conditional and subject to Sec 58-333.
- Age restrictive housing for persons of 55 years of age and older are subject to a PUD approval.
- Accessory residential uses including Home Occupations and Residential Quarters for the owner/proprietor are permitted and subject to Sec 58-294(d)(1).
- Service uses including Interior Design and Graphic Design are permitted.
- Sports and fitness centers including retail of 3,000 square feet or less are conditional.
- Planned Commercial Development is subject to a PUD approval.
- Food and Beverage uses including Confectionary Store without a drive-thru, Coffee shops of 2,000 square feet or less without a drive-thru, Delicatessens without a drive-thru, Snack and non-alcoholic beverage bars without a drive-thru and Sit-down restaurants are conditional and subject to Specific Development Standards.

- Any change of use from the current single-family dwelling operations requires approval of a Building and Site Plan Review application by the Planning Commission.
- The current single-family structure and use as a single-family dwelling remains non-conforming.
- The owner operates a home occupation within the current single-family home as an accessory use. The operations are subject to the home occupation standards of Sec 58-234(c)(2) and the owner shall file a Home Occupation Permit with the Department of Community Development by March 4, 2019.
- Any future redevelopment that changes the principal use of the site to a commercial use shall result in the elimination of the single-family residential use unless it complies under the “Residential Quarters” use classifications in the Neighborhood Commercial zoning district.

2. The City of Mequon Land Use Plan Map is hereby amended to designate the property illustrated in Exhibit A as “Neighborhood Commercial”.

SECTION II:

The terms and provision of this ordinance are severable. Should any term of provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION III:

All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

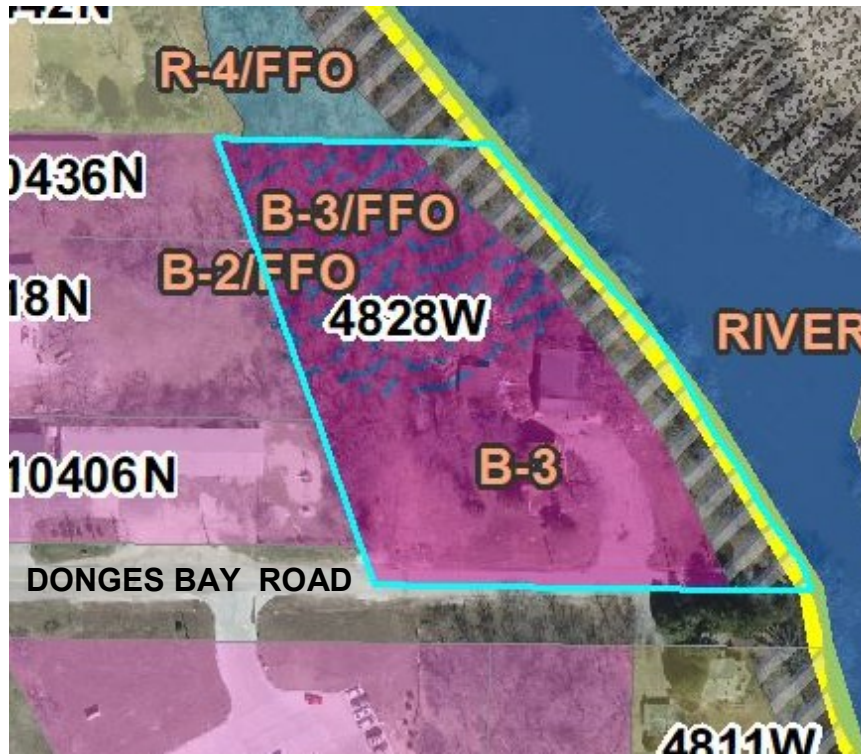
SECTION IV:

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

4828 W Donges Bay Road

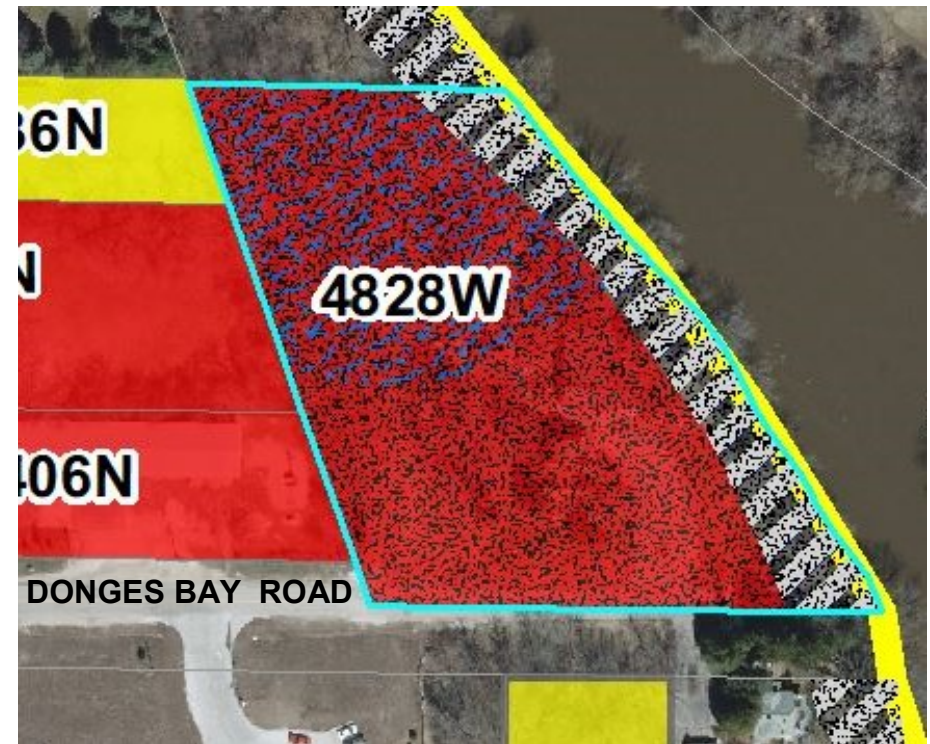
Single-Family Home

 Study Area Boundary



Existing Zoning:

B-3 Office and Service Business,
FW Floodway &
FFO Flood Fringe Overlay



Proposed Zoning:

Neighborhood Commercial (NC) with
Planned Unit Development (PUD),
FW Floodway &
FFO Flood Fringe Overlay



Letter of Intent

January 7, 2019

City of Mequon Planning Commission:

We would like to thank the city staff and the Planning Commission for their efforts and diligence in resolving the zoning issues west of the Milwaukee River and along Donges Bay Road.

The purpose of this letter is to express our support for Single Family zoning. We believe the Single Family designation to be in the best interests of this area. Single family will:

- fit best with the existing residential zoning in that location
- prevent further increases in traffic, noise and light pollution
- reduce the likelihood of additional public safety issues
- put to rest concerns about future rezoning that could negatively affect property values
- preserve the existing eco-system of the Milwaukee River.

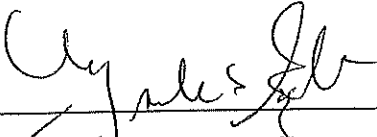
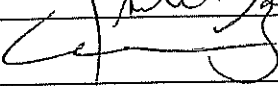
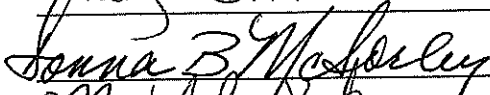
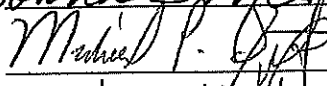
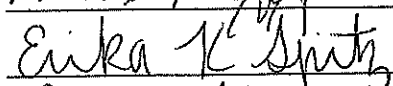
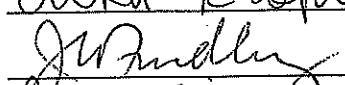
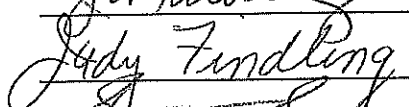
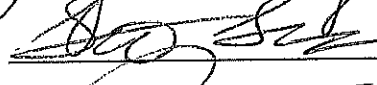
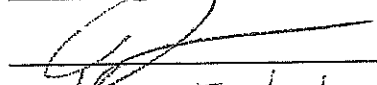
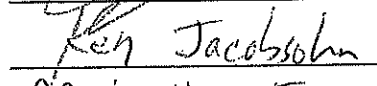
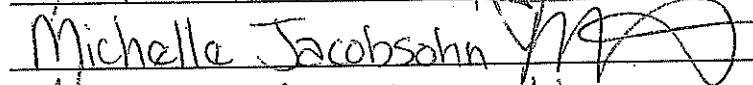
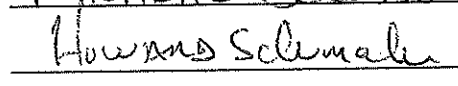
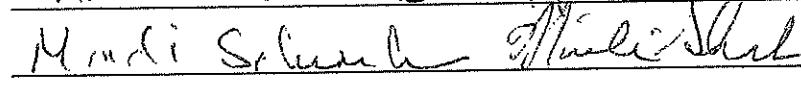
We do not support re-zoning properties west of the river and north of Donges Bay Road to accommodate a camp retreat as proposed by Jeremy LaSage. His proposal included activities such as ziplining, kayak rental and a wedding venue. All of these are not in keeping with the neighborhood and run counter to the points in favor of Single Family zoning.

Sincerely,

The undersigned residents of Mequon District 6.

Ken Ferguson - 4429 W. RIVERLAKE DR
Ann Ferguson - " "

As residents of the City of Mequon, District 6, we support the Letter of Intent to the Planning Commission dated January 7, 2019.

<u>Name</u>	<u>Signature</u>	<u>Address</u>
Marti Rezel		10513 N. Riverlake Dr. Mequon
Graig Carr		10513 N. Riverlake Dr. Mequon
Donna B. Masorley		10506 N. RIVERLAKE DR ME
Michael P. Spitz		10514 N. Riverlake Dr. Mequon
Erika K. Spitz		10514 N. RIVERLAKE DR ME
J. Findling		10521 N. Riverlake Dr. Mequon
Judy Findling		10521 N. Riverlake Dr.
Scott Horie		10507 N. Riverlake Dr.
Jodi Lane		10507 N. Riverlake Dr.
Ken Jacobson		10527 N. Riverlake Dr. Mequon
Michelle Jacobson		10527 N. Riverlake Dr.
Hermann Schmalzer		10522 N. Riverlake Dr.
Marti Schmalzer		10522 N. Riverlake Dr.

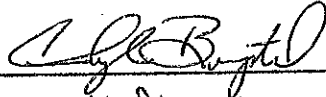
As residents of the City of Mequon, District 6, we support the Letter of Intent to the Planning Commission dated January 7, 2019.

<u>Name</u>	<u>Signature</u>	<u>Address</u>
KATHERINE HUDSON	Kathleen Hudson	10537 Riverlake Dr.
Tony Saiia	Tony Saiia	4444 W. Riverlake Dr.
Kathleen Saiia	Kathleen Saiia	4444 W. Riverlake Dr.
Kevin Gorja	722	10609 W Riverlake Ct
Sarah Foster	Sarah Foster	10633 N. Riverlake Ct
SUE NASH	Sue Nash	10606 N. Riverlake Ct
Bruce Nash	Bruce M. Nash	10606 N Riverlake Ct.
Wendy Simons	Wendy Simons	4303 W. Riverlake Drive
Ken Simons	Ken Simons	4303 W. Riverlake Dr.
Christine Messer	Christine Messer	4315 W. Riverlake Dr.
Peter Messer	Peter Messer	4315 W. Riverlake Dr.
Mary Goebel	Mary Goebel	4405 W Riverlake.
Patrick Goebel	Patrick Goebel	4405 W. Riverlake.
Robert Hudson	Robert Hudson	10537 N. Riverlake Drive

As residents of the City of Mequon, District 6, we support the Letter of Intent to the Planning Commission dated January 7, 2019.

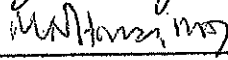
NameSignatureAddress

CHUCK BRAGSTAD



4320 W. FOX RUN

Miriam Hanna



10432 N. Riverlake Dr.

MARY ELLEN MITCHELL



10416 N. RIVERLAKE DR

CB MITCHELL III



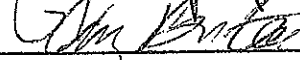
10416 N. RIVERLAKE DR

David Strifling



4303 W Fox Run

TIMOTHY BRAGSTAD



4320 W. FOX RUN

Ruth Kantowitz



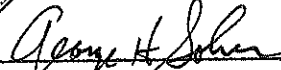
10419 N Riverlake Dr

Jason Kantowitz



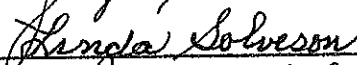
10419 N Riverlake Dr

George H. Solveson



4305 W. River Willows Ct

Linda F. Solveson



4305 W River Willows Ct

JOHN M CIBIK



4406 W. RIVERWILLOWS CT

Connie Cibik



4406 W. River Willow

Cheryl Duckler



4313 W. River Willows Ct

Eric Duckler



4313 W. River Willows Ct

Paula Taebel



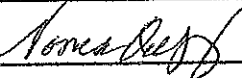
10427 N. River Lake Dr.

Grant Taebel



10427 N. River Lake Dr.

Norman Oelschlaeger



10440 N River Lake Dr.

RE: RE-ZONING

We support the single-family zoning designation in the Milwaukee River area. And we are **AGAINST** the re-zoning as proposed by Jeremy LaSage for a retreat center.

If we are not home after you ring the doorbell, then please feel free to take this with you if you need our signatures on file.



Signature

1/5/2019
Date



Signature

1-5-19
Date

Jeff and Susan Brozek
4838 W. Glen Cove Court
Mequon, WI 53092
262-242-0660

As residents of the City of Mequon, District 6, we support the Letter of Intent to the Planning Commission dated January 7, 2019.

Name	Signature	Address
JOSEPH BASTIEN	Joseph Bastien	10443 N. RIVERLAKE
Joan Bastien	Joan Bastien	10443 N RIVERLAKE
Carolyn + Robert Donovan	Carolyn Donovan	10707 N. Tarrytown
Brian Thurson	Brian Thurson	4617 W. Sleepy Hollow Lane
Jamie Thurson	Jamie Thurson	4617 W. Sleepy Hollow Dr
JOE WABISZEWSKI	Joe Wabiszewski	4614 W. Sleepy Hollow Ln
JENNIFER A RENCH	Jennifer A Rench	10707 N RIVER VALLEY DR
Adam Rench	Adam Rench	10707 N RIVER VALLEY DR
Alex J. Olson	Alex J. Olson	4830 West Glen Cove
Justin N. Olson	Justin N. Olson	4830 West Glen Cove
Michael Weinschel	MICHAEL WEINSHEL	10753 N. RIVER VALLEY DR.
Jill Weinschel	Jill Weinschel	" " "
Patrick Brotherhood	Patrick Brotherhood	10710 N. River Valley Dr.
Carla Brotherhood	Carla Brotherhood	10710 N River Valley Dr.
Penny Kailing	Penny Kailing	10545 N Riverlake Dr
Reed Kailing	Reed Kailing	10545 N. RIVERLAKE DR.
Tom Gullick	Tom Gullick	4409 River Willow Ct
Jon E Gabe	Jon E Gabe	4814 W River Hollow Ct
Lynn M Gabe	Lynn M Gabe	4814 W River Hollow Ct
Sara Conrad	Sara Conrad	10547 N. Riverlake DR.
Shen' Kanyer	Shen' Kanyer	4623 W. Sleepy Hollow Ln.
Andrew Kanyer	Andrew Kanyer	4623 N. Sleepy Hollow Ln.