



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 24, 2022
6:00 PM
Christine Nuernberg Hall**

AGENDA

1) Call to Order, Roll Call

2) Approval of Meeting Minutes from December 13, 2021

3) Regular Business

- a) Christian Life Center, Inc. The applicant is seeking certified survey map approval to combine two parcels into 1-lot for the properties located at 2909 & 2803 W. Mequon Road.
- b) Eric Rohs for Crossroads Presbyterian Church. The applicant is seeking sign waiver approval for three directional signs at 7 square feet each, which exceeds the size allowed by code, for the property located at 6031 W. Chapel Hill Road.

4) Announcements

The next meeting is Monday, February 28, 2022, at 6:00 p.m.

5) Adjourn

Dated: January 21, 2022

/s/ John Wirth, Chair

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

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

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



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**PLANNING COMMISSION
Regular Meeting
Monday, December 13, 2021
6:00 PM
Christine Nuernberg Hall**

Minutes

1) Call to Order, Roll Call

Present:

Chair John Wirth
Alderman Robert Strzelczyk
Commissioner Gregg Bach
Commissioner Martin Choren
Alternate Joe Goldberger
Alternate Stephanie Hawley
Commissioner Rick Lemke
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner John Stoker
Commissioner Dan Gentges - **Absent**

Mayor Wirth called the meeting to order at 6:00 p.m.

a) Approval of Meeting Minutes from November 22, 2021.

Action

Ald. Strzelczyk made a motion to approve the meeting minutes from November, 22, 2021.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

Attachment: PC_12.13.21_DRAFT (6982 : Meeting Minutes from December 13, 2021)

RESULT: **APPROVED [8 TO 0]**
MOVER: Robert Strzelczyk, Alderman
SECONDER: John Stoker, Commissioner
AYES: Wirth, Strzelczyk, Bach, Choren, Lemke, J. Schaefer, R. Schaefer,
 Stoker
ABSENT: Gentges

2) Consent

- a) Chaput Land Surveys for Kellner Highland Property, LLC. The applicant is seeking certified survey map approval for a 4-lot land division for the property located at 4550 W. Highland Road.
- b) Berengaria Development for BMSL Mequon Invest LLC. The applicant is seeking approval of a previously approved land division to create four lots south of 11104 N Oriole Lane since the deadline to record the certified survey map has passed. The land division was previously approved on March 22, 2021. No changes are proposed.

Action

Ald. Strzelczyk made a motion to approve the two consent agenda items.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passed (8-0)

RESULT: **APPROVED [8 TO 0]**
MOVER: Robert Strzelczyk, Alderman
SECONDER: John Stoker, Commissioner
AYES: Wirth, Strzelczyk, Bach, Choren, Lemke, J. Schaefer, R. Schaefer,
 Stoker
ABSENT: Gentges,

3) Regular Business

- a) Patricia and George Kashou. The Planning Commission may review a request to amend its approval of the certified survey map from September 27, 2021, for the property located at 10425 N. Granville Road to remove the requirement for a share driveway.

Action

Ald. Strzelczyk made a motion to reconsider the item regarding the shared driveway at 10425 N. Granville Road.

Commissioner Stoker seconded the motion.

A roll call vote was taken; vote passed (8-0)

Asst. City Eng. Cole McCraw stated that the applicant was in front of the Commission on September 27, 2021 for a CSM approval. Staff had recommended that lots 2 & 3 share a

driveway access with an ingress/egress easement. After the approval the applicant requested that the condition be reconsidered. The original recommendation from staff was based on traffic safety. He stated that if the Commission reconsiders the approval of this condition, the applicant will still be required to meet the driveway spacing requirements.

Mayor Wirth stated that a shared driveway is not typically required and he does not support this requirement as there is potential for disagreements amongst neighbors. He does not believe there is heavy traffic in that area and it is not an area where there will be new development. He supports this reconsideration.

The applicant, George Kashou, stated that the lots are 325 feet wide by 650 deep; 5-acre lots. He added that he does not believe this condition should be required and that it creates a hardship to selling the lots and creates potential conflict. He stated there is not a traffic safety issue.

Action

Commissioner Becky Schaefer made a motion to remove condition #6 from the original approval requiring a shared driveway and that the driveway spacing, per code is required.

Ald. Strzelczyk seconded the motion.

A roll call vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, John Stoker
AYES:	Wirth, Strzelczyk, Bach, Choren, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Gentges

4) Policy

1) An Ordinance Creating Section 62-21 of the Mequon Municipal Code Relating to Signs Along Streets and on Public Property

City Attorney Brian Sajdak showed a presentation which explained some of the background and the new proposed sign code:

- Previous 1st Amendment Law: Content-Neutral (not taking sides).
- Changed by Supreme Court in Town of Gilbert: can't read sign to determine what type of sign it is.
- Wisconsin Institute of Law & Liberty ("WILL"): last summer issued a letter to the Common Council that our sign code is unconstitutional and threaten litigation (regarding the recall petitions and signs associated). In response, the Council suspended enforcement of the non-commercial components of the sign code while staff and Attn. Sajdak reviewed the sign code to determine if parts were unconstitutional and if so, to correct them.

Attn. Sajdak explained that during the recall election there were many calls made to staff regarding signs being placed everywhere and that some regulation is needed. There is now a proposed code specially addressing political signs on private property including the right-of-way (“ROW”). He stated that the rest of the sign code is continuing to be worked through and will be presented to the Commission once it is ready.

Mayor Wirth explained that another complaint is the city’s prohibition on signs in public spaces, except as approved by the city. According to the Supreme Court, this causes the city to not be content-neutral and therefore the ordinance is unconstitutional.

City Attn. Sajdak stated 3 types of locations are regulated:

1. **Street Reserved Area:** Physical street, path, sidewalk or if there is no sidewalk or path; 15 feet from the physical pavement. Signs are generally prohibited with the exceptions:
 - Traffic signs & street signs.
 - Warning signs and temporary emergency signs.
 - Entrance signs to the city.
 - Signs designating historical landmarks, naming neighborhoods and notifying the public of designations bestowed upon the city.
 - Adopt a street program signs.
 - Signs required by federal or state law.
 - Railroad & Utility signs for safety purposes.
2. **Other Public Property:** All city owned land, parks, ROW not part of Street Reserve Area. Also included:
 - American flags.
 - Names of buildings.
 - Park signs.
 - Voting signs.
 - City drop box.
 - Signs noting donors/contributors.
 - Signs required by other agencies.
 - Athletic field advertisers.
 - Tombstones.
 - Directional signs, maps or signs identifying features of interest on city property.
3. **Free Area:** 50-feet north of Gateway Monument and 25-feet East of the Street Reserved Area of Cedarburg Road. Free speech zone. Anyone can put a ground sign in this area, with the following exceptions:
 - No commercial messages/advertising.
 - Signs cannot be installed within 5-feet of the face of any other sign in the area.
 - Only one or any sign may be installed.
 - Cannot be greater than 63 square feet in size.
 - Cannot be a height greater than 7-feet.

- All ground signs shall be removed during those hours that the electronic message board is turned off.

The Commission expressed some concerns regarding the free area; the amount of signs allowed, the allowable sign size, how the area will look and the enforcement of this area. There was discussion about the city message board and who should be allowed to post messages on it. Some Commissioners expressed their feelings of disapproval of the new sign code while understanding the necessity for it.

Mayor Wirth stated that the free area concept is being done around the country and is not an unique concept to Mequon. He stated that the proposed code is very clear and eliminates decisions to be made by governing bodies and staff.

City Attn. Sajdak stated he will continue to watch the courts and amendments will be made as needed.

Action

Commissioner Lemke made a motion recommend the proposed sign code to the Common Council.

Commissioner Hawley seconded the motion.

A roll call vote was taken; vote passed (6-2) (No: Becky Schaefer, Jim Schafer).

RESULT:	APPROVED [6 TO 2]
MOVER:	Rick Lemke, Commissioner
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, Stoker
NAYS:	R. Schaefer, J. Schaefer
ABSENT:	Gentges

5) Announcements

Mayor Wirth reminded the Commission that the 2022 meeting calendar was included in the packet.

6) Adjourn

Action

Commissioner Choren made a motion to adjourn the meeting.

Commissioner Becky Schaefer seconded the motion.

A voice vote was taken; vote passed (8-0)

Respectfully Submitted,

Jac Zader



11333 N. Cedarburg Rd
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Fax: 262-242-9655

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Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: January 24, 2022
SUBJECT: Christian Life Center, Inc. The applicant is seeking certified survey map approval to combine two parcels into 1-lot for the properties located at 2803 & 2909 W. Mequon Road.

Applicant:	Christian Life Center, Inc.
Status of Applicant:	Owner
Requested:	Certified Survey Map
Existing Zoning:	IPS (Institutional and Public Service) R-3 (Single-Family)
Land Use Plan:	Institutional Residential 1-1.5 acres
Lot size:	10.38 acres
Location:	2803 & 2909 W. Mequon Road
Tax Key Number:	#14-025-01-004.00 & #14-025-01-016.00
District:	#6

Background:

The applicant requests certified survey map approval for the property at 2803 and 2909 W Mequon Road. The proposed land division combines two existing lots to create one new 10.38-acre lot. The proposed CSM creates a split-zoned lot with the zoning designations of IPS (Institutional and Public Service) and R-3 (Single-Family Residential) – see Zoning Map.

Zoning District Standards and Site Conditions:

The proposed certified survey map will be split-zoned but is consistent with the current zoning designation of IPS (institutional and public service) and R-3 (1-acre single-family), each zoning district requiring one (1) acre minimum lot size and 150 minimum average lot width and depth.

Site Conditions:

The portion zoned IPS is the existing site of Christian Life Center and includes the main structure and parking lot. The portion zoned R-3 is currently vacant. Access to the proposed 10.4-acre lot is from Mequon Road. Christian Life Center purchased the R-3 piece in 2021 and intends to use it for additional parking and potential expansion of the current facility in the future. For the new lot to be used for institutional and religious purposes, the portion zoned R-3 will have to be rezoned to IPS. The applicant indicates that they plan to submit a rezoning request at an unknown future date. A condition is added that the uses of the lot shall comply with the underlining zoning district, and that a rezoning is required to prior to expansion of the religious use onto the vacant piece.

Engineering Report:

Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

No new site access is proposed as part of this CSM.

The Mequon Road right-of-way on the existing east parcel is owned by the Wisconsin Department of Transportation (WisDOT). The applicant shall dedicate the land adjacent to Mequon Road to the width of the ultimate right-of-way. The ultimate right-of-way on Mequon Road is 130 feet. The dedication should be made to WisDOT and is subject to WisDOT review and approval.

Wetlands appear to be present on site. A wetland delineation report was indicated on the CSM. The applicant shall provide a wetland delineation report with concurrence by the Wisconsin Department of Natural Resources. The survey from the wetland delineation, the name of the delineator, the date of delineation, the date of WDNR concurrence and the protective area setback shall be shown on the certified survey map.

Although no impervious surface is proposed as part of the CSM, the applicant indicates in their narrative that the added parcel may be used to expand parking or a building addition. The existing wetland delineation is indicated on the CSM to have been completed in 2014. Any addition of impervious surface will require an updated wetland delineation since the existing delineation is greater than 5 years old. Impervious surface must be proposed outside of the protective area as indicated on an updated delineation. A note indicating the need for an updated wetland delineation before addition of impervious surface should be added to the CSM.

The land division itself does not propose an increase in impervious surface. However, the potential building addition and parking lot construction may trigger the MMSD requirement for green infrastructure. The applicant will be required to provide the green infrastructure per MMSD Ch. 13 Rules if adding 5,000 sq. ft. or more of impervious area. If green infrastructure is required, a stormwater maintenance and easement agreement and a drainage financial guarantee will also be required.

The applicant shall prepare and execute a sanitary sewer easement declaration document for the existing easement on the west side of the property. The acceptance of this document is subject to review by the City Attorney.

Other Technical Corrections:

The Engineering Division will provide a full technical review of the CSM.

Staff Recommendation:

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

1. Final staff review and approval of CSM.
2. Compliance with the Tree Preservation Ordinance.
3. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
4. Use of property shall comply with underlining zoning designations.
5. Expansion of the religious use onto the vacant (R-3 zoned) piece is subject to rezoning approval from Common Council.
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. The applicant shall dedicate right-of-way to the ultimate right-of-way width along Mequon Road to WisDOT if required by WisDOT. The geometry of the dedication is subject to WisDOT review.
8. The survey from the wetland delineation, the name of the delineator, the date of delineation, the date of WDNR concurrence and the protective area setback shall be shown on the certified survey map.
9. The wetland delineation report performed should be submitted to the City.
10. A note should be added to the CSM that indicates the need to provide an updated wetland delineation report before impervious surface is added.
11. The applicant shall prepare and execute a sanitary sewer easement declaration document for the existing easement on the west side of the property. The acceptance of this document is subject to review by the City Attorney.

Attachments:

Map (PDF)

Narrative (PDF)

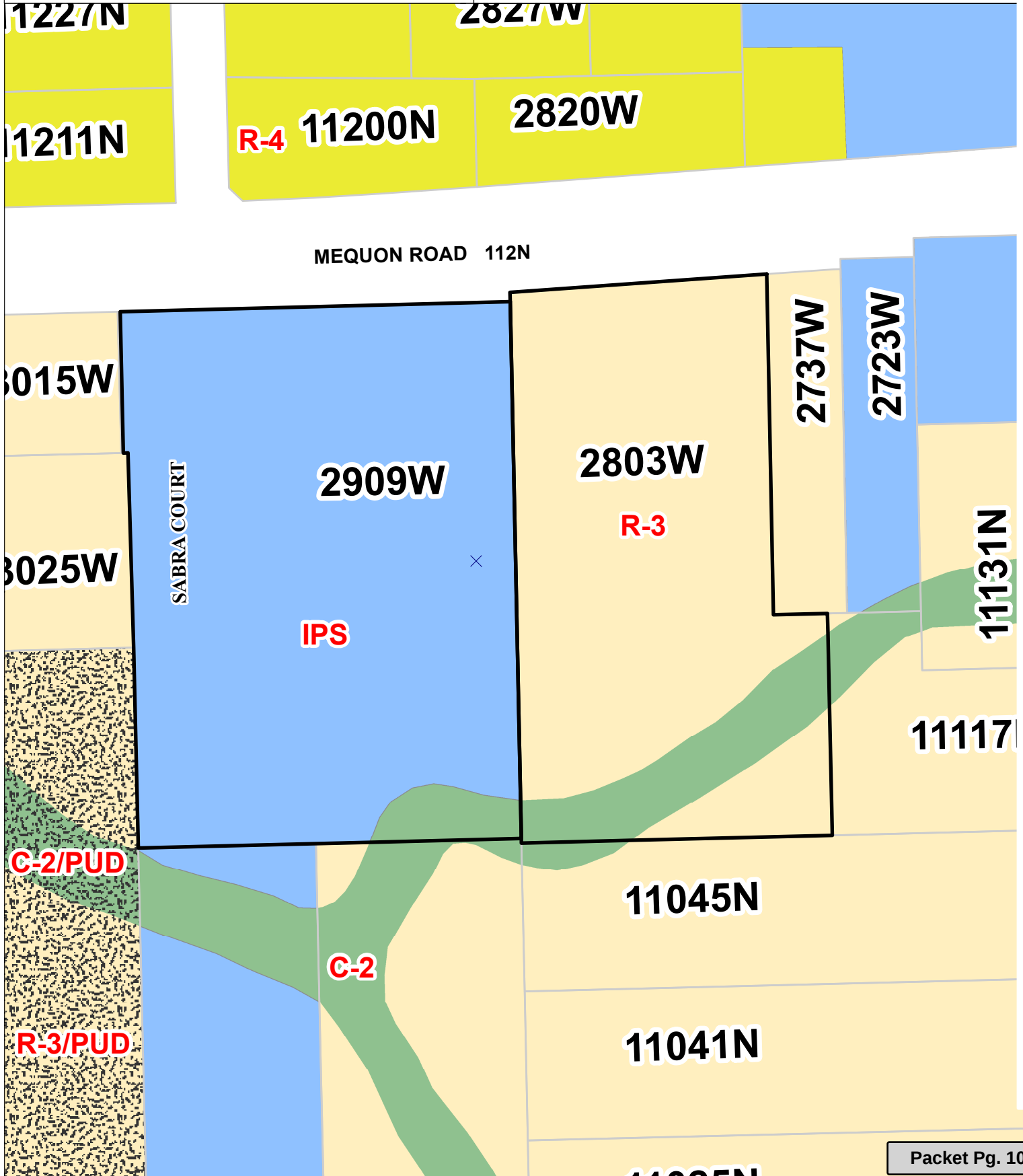
CSM (PDF)

Christian Life Church

3.a.a

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: Map (6981 : Christian Life Center)

Christian Life Center, Inc. purchased the east parcel in 2021, because of our need for additional space, both currently and in the future. The recently acquired space is being used for children's and youth outdoor activities. It will also be used for anticipated additional parking needs and perhaps to expand our current sanctuary. We also intend that the zoning of the entire area owned by CLC, Inc. be zoned for our religious and educational purposes. We plan to submit the zoning application when appropriate. We believe that to be when the CSM is approved, but if you deem it appropriate to do that sooner, we will do so. Thank you for your consideration.

Joseph Hanthorn
Lead Pastor

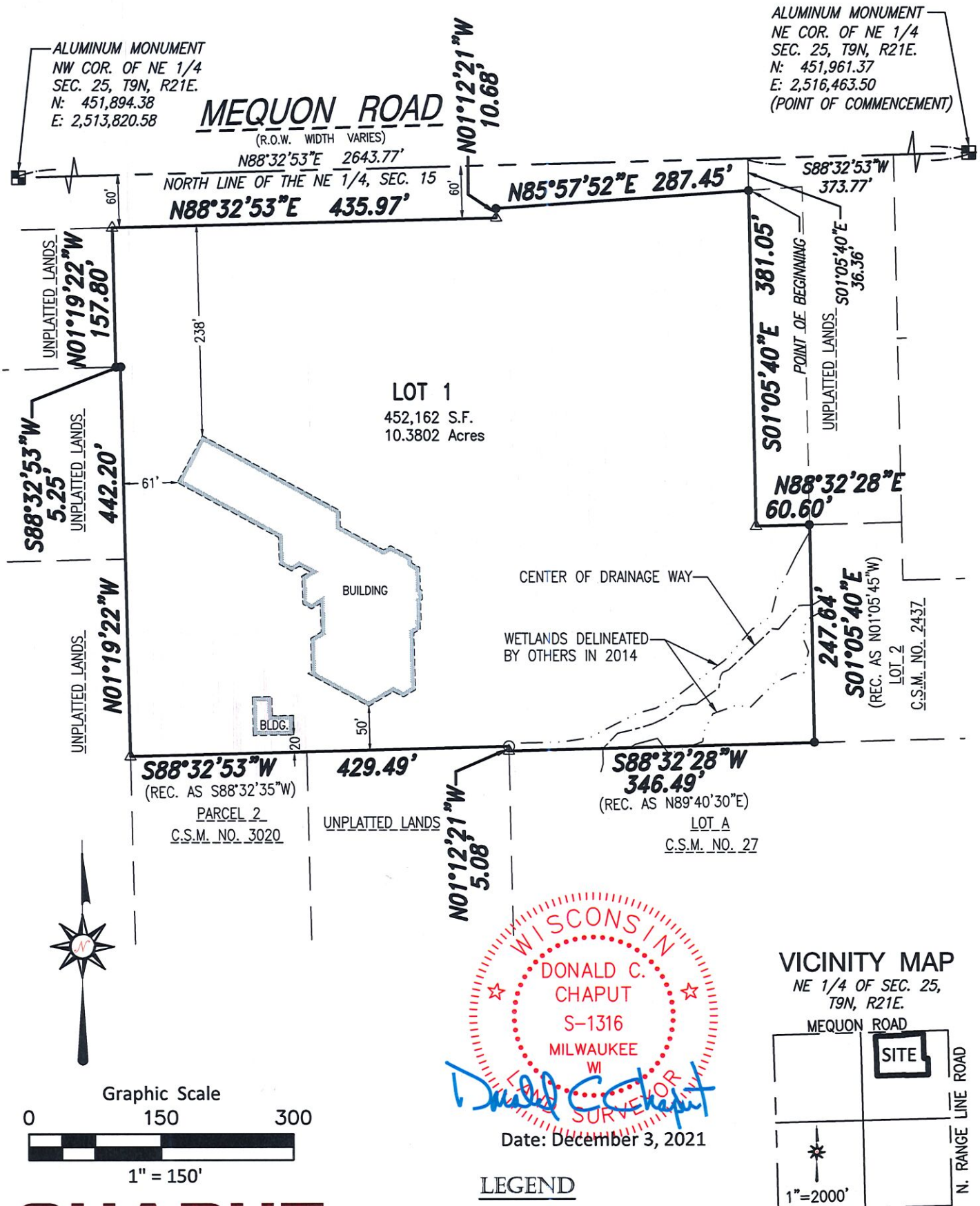
CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Owner:
CHRISTIAN LIFE CENTER, INC.
2909 West Mequon Road
Mequon, WI. 53092

See sheet 2 for easement information.

All bearings are referenced to the Wisconsin State Plane Coordinate System NAD 1983/2011 (South zone) in which the North line of the NE 1/4, Sec. 25 bears N88°32'53"E.



Attachment: CSM (6981 : Christian Life Center)

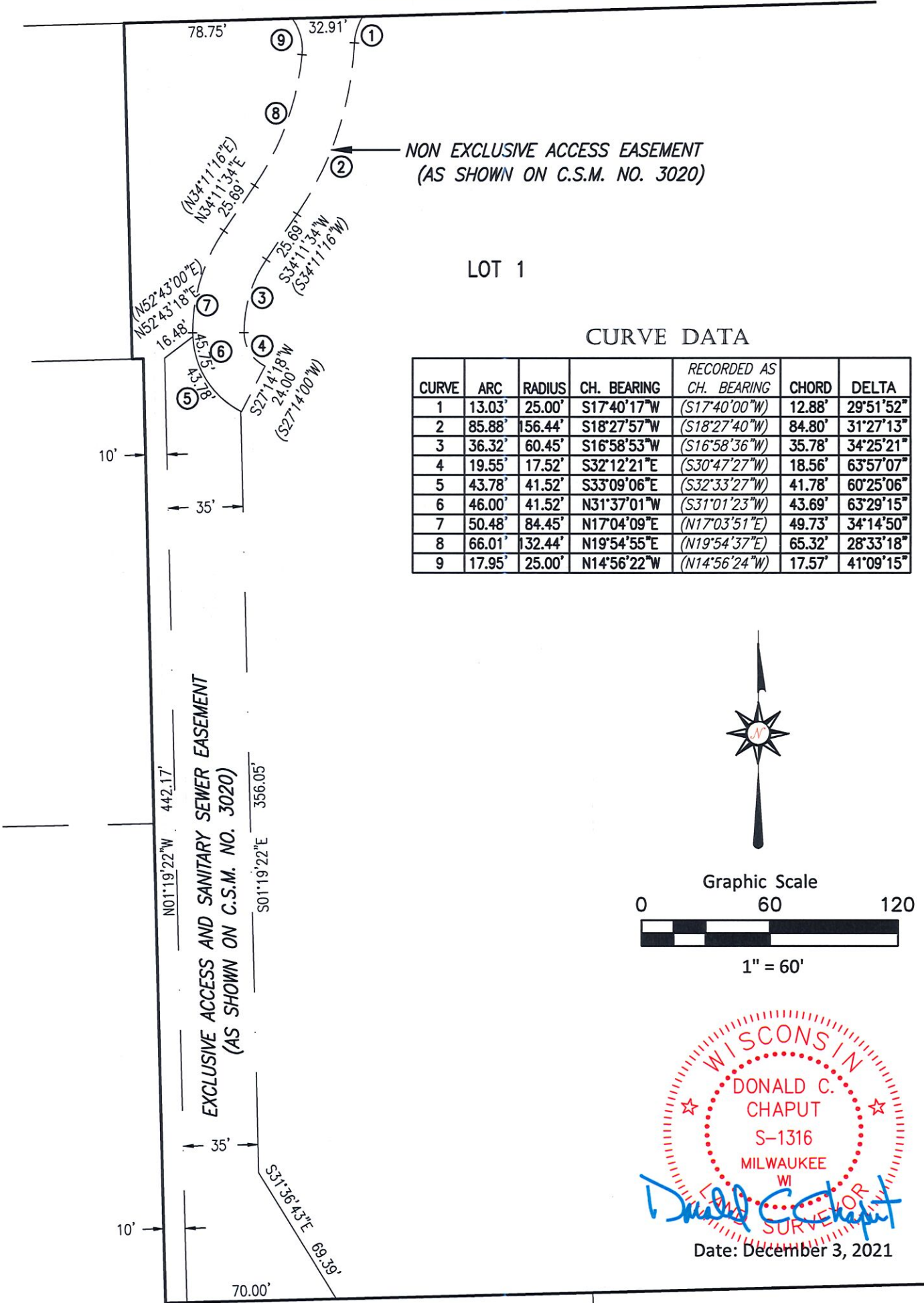
Survey No. 1612-grb
Sheet 1 of 5 Sheets

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

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

EXISTING EASEMENTS FOR REFERENCE ONLY



Attachment: CSM (6981 : Christian Life Center)

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN} :SS
COUNTY OF OZAUKEE}

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

THAT I have surveyed, divided and mapped part of Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 25, thence South 88°32'53" West along the North line of the Northeast 1/4 of said Section 373.77 feet a point; thence South 01°05'40" East 36.36 feet to a point on the South line of Mequon Road and the point of beginning of the lands hereinafter described; thence continuing South 01°05'40" East 381.05 feet to a point; thence North 88°32'28" East 60.60 feet to a point on the West line of Lot 2 of Certified Survey Map No. 2437; thence South 01°05'40" East along said West line 247.64 feet to a point on the North line of Lot A of Certified Survey Map No. 27; thence South 88°32'28" West along said North line 346.49 feet to a point; thence North 01°12'21" West 5.08 feet to a point; thence South 88°32'53" West along the North line of Parcel 2 of Certified Survey Map No. 3020 and its extension 429.49 feet to a point; thence North 01°19'22" West 442.20 feet to a point; thence South 88°32'53" West 5.25 feet to a point; thence North 01°19'22" West 157.80 feet to a point on the South line of Mequon Road; thence North 88°32'53" East along said South line 435.97 feet to a point; thence North 01°12'21" West along said South line 10.68 feet to a point; thence North 85°57'52" East along said South line 287.45 feet to the point of beginning.

Said lands as described contains 452,162 square feet or 10.3802 acres of land.

THAT I have made the survey, land division and map by the direction of CHRISTIAN LIFE CENTER, INC. owner.

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 3, 2021

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE WI
LAND SURVEYOR
DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

Attachment: CSM (6981 : Christian Life Center)

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

CHRISTIAN LIFE CENTER, INC. as owner certifies that it caused the land described on this map to be surveyed, divided and mapped 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 CHRISTIAN LIFE CENTER, INC. has caused these presents to be signed by _____ this _____ day of _____, 202__.

CHRISTIAN LIFE CENTER, INC.
By: _____
2909 West Mequon Road
Mequon, WI. 53092

STATE OF WISCONSIN}
 :SS
 COUNTY}

Personally came before me this ____ day of _____, 202__, the above named _____ for CHRISTIAN LIFE CENTER, INC. 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.

CONSENT OF CORPORATE MORTGAGEE

_____, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of CHRISTIAN LIFE CENTER, INC..

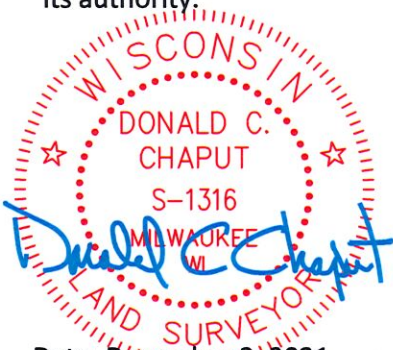
By _____ Its
Name: _____
Title: _____

STATE OF WISCONSIN}
 :SS

COUNTY}

Personally came before me this ____ day of _____, 201__, _____ of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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



Date: December 3, 2021

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

Sheet 4 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 3020 and lands being a part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

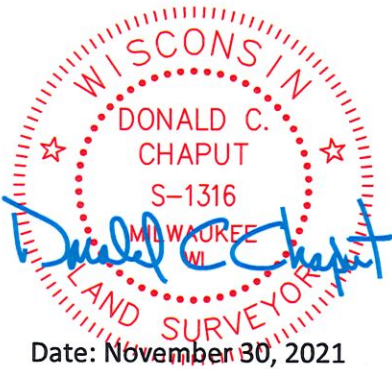
PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Mequon on this _____ day of _____, 202__.

JOHN WIRTH, CHAIRPERSON

SECRETARY

Attachment: CSM (6981 : Christian Life Center)



Date: November 30, 2021



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 24, 2022
SUBJECT: Eric Rohs for Crossroads Presbyterian Church. The applicant is seeking sign waiver approval for three directional signs at 7 square feet each, which exceeds the size allowed by code, for the property located at 6031 W. Chapel Hill Road.

Applicant: Eric Rohs
Sign Effectz
Status of Applicant: Agent
Requested: Sign Waiver
Existing Zoning: IPS (Institutional and Public Service)
Land Use Plan: Institutional
Lot size: 13.17 acres
Location: 6031 W. Chapel Hill Road
Tax Key Number: #14-025-01-010.02
District: #1

Background: The applicant is requesting sign waiver approval to install three directional signs exceeding the size allowed by code at 6031 W Chapel Hill Road. The applicant proposes three directional signs at 7 square feet each for Crossroads Presbyterian Church.

Sign Waiver:

The proposed directional signs are 7 square feet in size and four feet tall. The four-foot height meets the code requirement, but the signs exceed the code requirement of three-square feet in size. The following table summarizes the permitted signs as allowed by code for the religious use:

Religious Uses		
Permitted Sign	Size	Quantity
Wall Sign	2.5% of building wall or 60 SF	1
Freestanding Sign	50 square feet	1
Auxiliary freestanding sign	50 square feet	1
Directional sign	3 square feet	4

The applicant received sign permit approval for one freestanding sign and is requesting three directional signs at 7 square feet and four feet in height. The applicant indicated that the church does not intend to install a wall sign or auxiliary freestanding sign as allowed by code at this time. The site has two parking lots and four separate drive entrances to the property – two off Chapel Hill Road and two off Highland Road. The proposed directional signs will be placed at three of the entrances to site (see attached Site Plan) – the fourth/main entrance off Highland

Road will have one permitted freestanding sign. The applicant feels that the permitted three-square-foot signs will not clearly and safely identify the entrances. Exhibit A shows a 7 square foot vs. three square foot sign at a 50-foot distance.

In the past, Planning Commission approved larger directional signs for larger sites to help identify multiple parking lots and various parking lot entrances (St. Mary Hospital, Christ Church, MATC). The Crossroad Presbyterian Church property has two separate parking lots that are not connected. The signs will be set back approximately 30 feet from the road to remain outside of the right-of-way and meet the 10-foot setback requirement. Staff agrees that at this distance, a three-square foot sign reduces the visibility of the sign.

Staff supports the proposal for larger directional signs in lieu of the permitted (secondary) auxiliary freestanding sign. The church only has one approved freestanding sign at this time and does not intent to apply for a wall sign or auxiliary sign. A condition is added that if the site is approved for three directional signs at 7 square feet, the site will not be allowed an auxiliary freestanding sign. Staff believes this will reduce the sign clutter on the site. With the elimination of the secondary monument sign, and based on previous approvals for similar properties, staff recommends approval of the sign waiver based on the unique site parking lot configuration and multiple property entrances. Staff believes the approval of the sign waiver upholds the purpose of the sign code.

Recommendations:

Staff does recommend approval of the sign waiver subject to the following condition(s):

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Signs shall comply with all other sign code requirements.
3. All ground signs shall be located outside of the ultimate road right-of-way.
4. All ground signs shall meet the 10-foot setback requirement.
5. No secondary, auxiliary freestanding sign is permitted for the site.
6. Final staff review and approval of technical and design standards.

Attachments:

Map (PDF)

Crossroads_Presbyterian_Church_Waiver_Request_Letter (PDF)

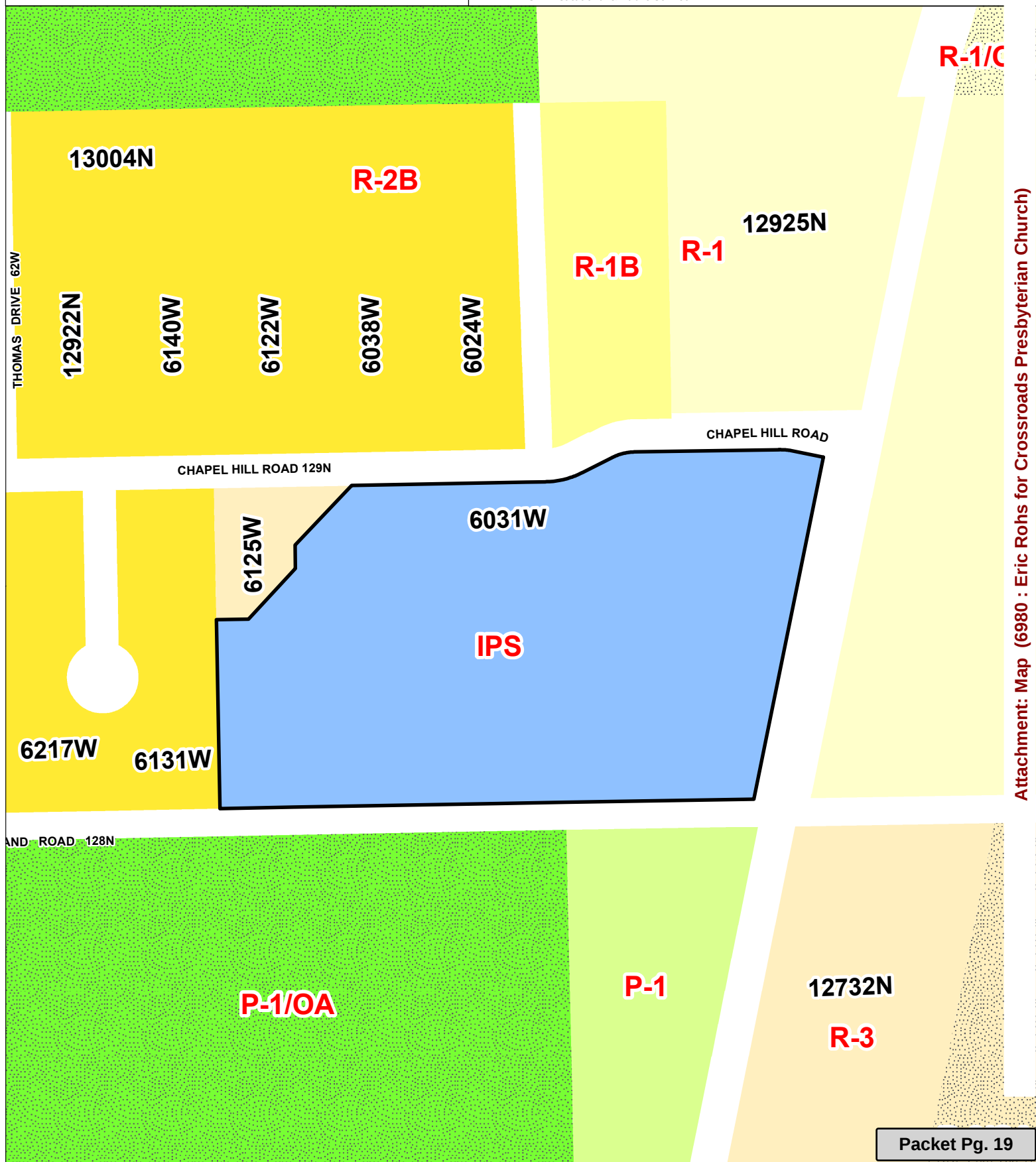
Renderings_Packet (PDF)

CROSSROADS PRESBYTERIAN CHURCH

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

3.b.a



Attachment: Map (6980 : Eric Rohs for Crossroads Presbyterian Church)

December 15th, 2021

City of Mequon
Community Development
11333 N. Cedarburg Road
Mequon, WI 53092

RE: Crossroads Presbyterian Church, 6031 W. Chapel Hill Road, Sign Waiver Request.

Dear Plan Commission,

Sign Effectz, Inc., acting as an agent for Crossroads Presbyterian Church, is requesting the Plan Commission's consideration of our Sign Waiver request.

As per Sec. 62-8. – Exemptions (a)(8), we are allowed up to four directional signs, provided such signs do not exceed three square feet in area or four feet in height. We are requesting consideration for three Directional signs that are 24" high by 42" wide by 48" high. These signs will be 7 square feet.

Crossroads Presbyterian Church is requesting a waiver for the following reason:

Crossroads Presbyterian Church is a substantial 13.14 Acre property with a Main parking Lot and a secondary Upper Parking lot. There are (4) Four entrances to the property, (2) Two for each lot. The main entrance, on the South side of the main lot, will be identified by a new Monument sign. The remaining (3) Three entrances will be identified with the Directional signs for which we are requesting the waivers.

Crossroads Presbyterian Church is an active property with various events held at any given time. Depending on the event, the visitors are instructed to use a specific entrance for parking. These Directional signs are crucial in identifying the (3) Three secondary property entrances. Our concern is that a 3 square foot sign will not be sufficient to clearly and safely identify the different entrances without causing confusion. Clearly identifying each entrance will enable the visitors to see what entrance they are looking for without unneeded stopping and starting which serves as a traffic hazard. Furthermore, when considering the required Property Line Setbacks, each of these directional signs will be 30'+- from the road surface, further exacerbating the difficulty reading the signs. A 3 square foot directional sign will be very difficult to read at these distances.

To summarize, given the multiple entrances which are used for different events, the overall distance each Directional Sign will be from the actual road surface, and the necessity to read these signs at the posted speed limits, a 7 square foot sign is considerably more practical than a 3 square foot sign.

Thank you for your consideration.

Respectfully,



Eric Rohs
Project Coordinator
Sign Effectz, Inc.
262-220-9220

Sign Location Map - Not to Scale

FOR PERMIT USE ONLY

SignEffecttz

3.b.c

1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
414.262.5564
www.signeffecttz.com

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Crossroads Presbyterian Church

2021 Way Finding Signs

[14282-02] CROSSROADS DR-2:
Fab/ install (3) double pole, wayfinding signs. (1) single sided (1) double sided 42" x 24" panels painted with reflective vinyl. Direct buried poles.

[14282-03] PERMIT PROCUREMENT:
This is a standard permit procurement process. Does not include Plan Commission, Board Meeting

Project & Billing Address:
Crossroads Presbyterian Church
6031 W Chapel Hill Rd,
Mequon, WI 53097

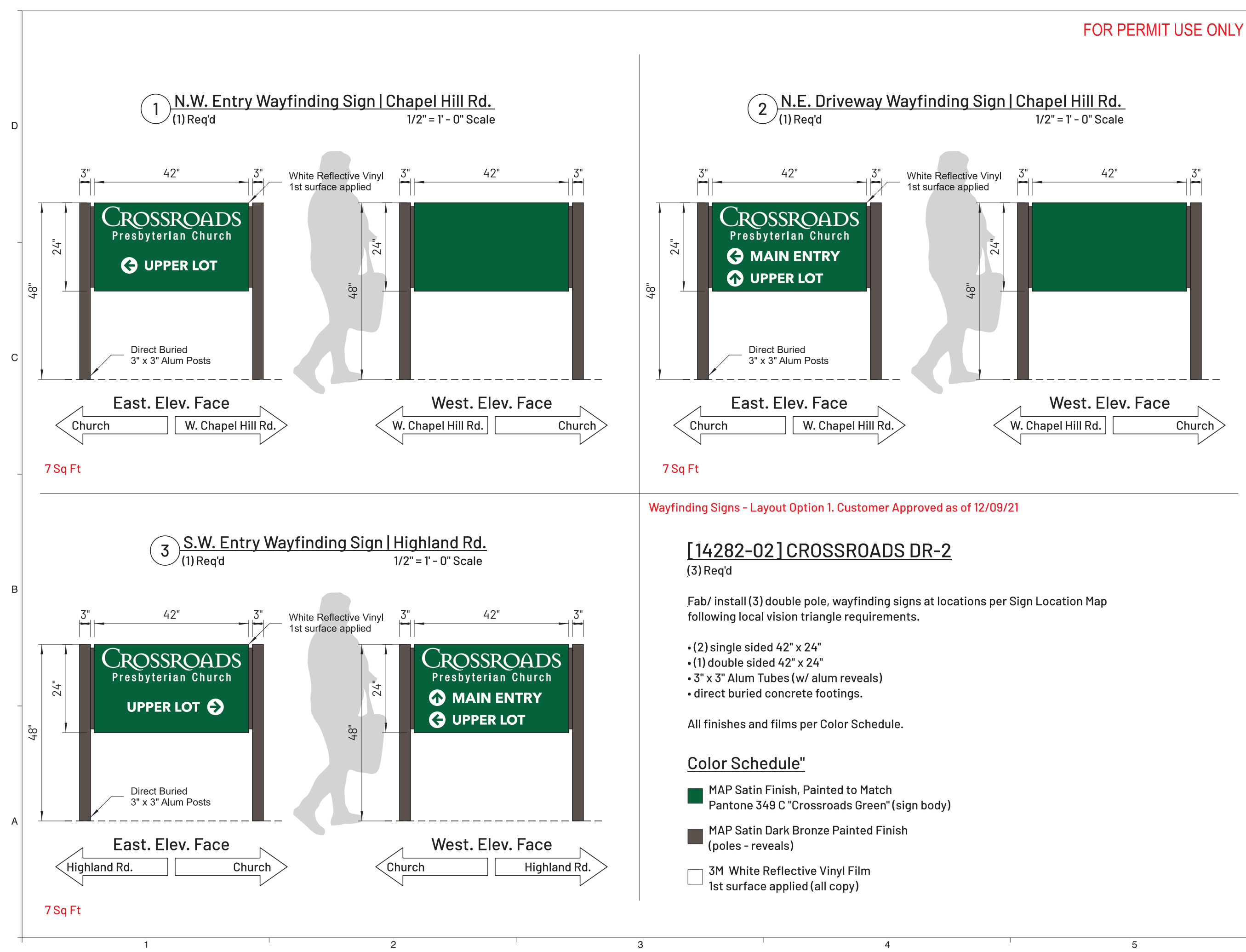
Rev.	Description	Date	
01	monument placement and notation	11/19/21	A
02	wayfinding signs only	12/03/21	A
03			
04			
05			
06			
07			
08			
09			
10			

Project Notes:
• 10 ft min dis from property line
• Follow vision triangle requirements (Sheet P-03)
• Apply for Variance if Req'd for all Wayfinding Signs by Roadside.

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AAE	JCB	EWR	PERMIT USE ONLY
DRAWN BY:	MGR:	CHK BY:	
DATE: 11/11/21	SCALE: NOT TO SCALE		
B	28326382	PER_02	0
SIZE:	PROJECT NO:	SHEET NO:	RE
PERMIT SUBMITTAL NO:	01	VERSION:	01
14832	14282	02	
ESTIMATE NO:			





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Crossroads Presbyterian Church

2021 Way Finding Signs

[14282-02] CROSSROADS DR-2:

Fab/ install (3) double pole, wayfinding signs. (1) single sided (1) double sided 42" x 24" panels painted with reflective vinyl. Direct buried poles.

[14282-03] PERMIT PROCUREMENT:

This is a standard permit procurement process. Does not include Plan Commission, Board Meeting.

Project & Billing Address:

Crossroads Presbyterian Church

6031 W Chapel Hill Rd,

Mequon, WI 53097

Rev.	Description	Date
01	corrected to 7s/f	11/19/21
02	cust app'd option added to render	01/14/22
03		
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Project Notes:

• Apply for Variance if Req'd for all Wayfinding Signs by Roadside.

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AAE	JCB	EWR	PERMIT USE ONLY
DRAWN BY:	MGR:	CHK BY:	

DATE: 11/11/21

SCALE: 1/2" = 1' - 0"

B	28326382	PER_01	0
SIZE:	PROJECT NO:	SHEET NO:	REVISION

PERMIT SUBMITTAL NO: 01

VERSION: 01

14832	14282-02
ESTIMATE NO:	

Packet Pg. 23

Wayfinding Signs - Layout Option 1. Customer Approved as of 12/09/21

[14282-02] CROSSROADS DR-2

(3) Req'd

Fab/ install (3) double pole, wayfinding signs at locations per Sign Location Map following local vision triangle requirements.

• (2) single sided 42" x 24"

• (1) double sided 42" x 24"

• 3" x 3" Alum Tubes (w/ alum reveals)

• direct buried concrete footings.

All finishes and films per Color Schedule.

Color Schedule"

MAP Satin Finish, Painted to Match

Pantone 349 C "Crossroads Green" (sign body)

MAP Satin Dark Bronze Painted Finish

(poles - reveals)

3M White Reflective Vinyl Film

1st surface applied (all copy)

Attachment: Renderings_ Packet (6980 : Eric Rohs for Crossroads Presbyterian Church)

Vision Triangle - Wayfinding Signs

1/16" = 1' - 0" Scale

* PLACEMENT FOR ALL (3) WAYFINDING POST AND PANEL SIGNS TO FOLLOW SIMILAR PLACEMENT.

- Southwest Lot Entry from Highland Rd. -
Crossroads Presbyterian Church - 6031 W Chapel Hill Rd., Mequon, WI 53097



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Crossroads Presbyterian Church

2021 Way Finding Signs
[14282-02] CROSSROADS DR-2:
Fab/ install (3) double pole, wayfinding signs. (1) single sided (1) double sided 42" x 24" panels painted with reflective vinyl. Direct buried poles.
[14282-03] PERMIT PROCUREMENT:
This is a standard permit procurement process. Does not include Plan Commission, Board Meeting

Project & Billing Address:
Crossroads Presbyterian Church
6031 W Chapel Hill Rd,
Mequon, WI 53097

Rev.	Description	Date
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Project Notes:
• 10 ft min dis from property line
• Follow vision triangle requirements
• Apply for Variance if Req'd for all Wayfinding Signs by Roadside.

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AAE	JCB	EWR	PERMIT USE ONLY
DRAWN BY:	MGR:	CHK BY:	
DATE: 11/11/21	SCALE: 1/16" = 1' - 0"		
B	28326382	PER_03	0
SIZE:	PROJECT NO:	SHEET NO:	RE
PERMIT SUBMITTAL NO: 01		VERSION: 01	
14832	14282 - 02		
ESTIMATE NO:	Packet Pg. 24		

Attachment: Renderings_ Packet (6980 : Eric Rohs for Crossroads Presbyterian Church)

Cross Comparison of 7sqft SIGN VS. 3sqft Sign at 50ft reading distance

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Crossroads Presbyterian Church

2021 Way Finding Signs

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Project & Billing Address:

Crossroads Presbyterian Church
6031 W Chapel Hill Rd,
Mequon, WI 53097

Rev.	Description	Date
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Project Notes:

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- Apply for Variance if Req'd for all Wayfinding Signs by Roadside.

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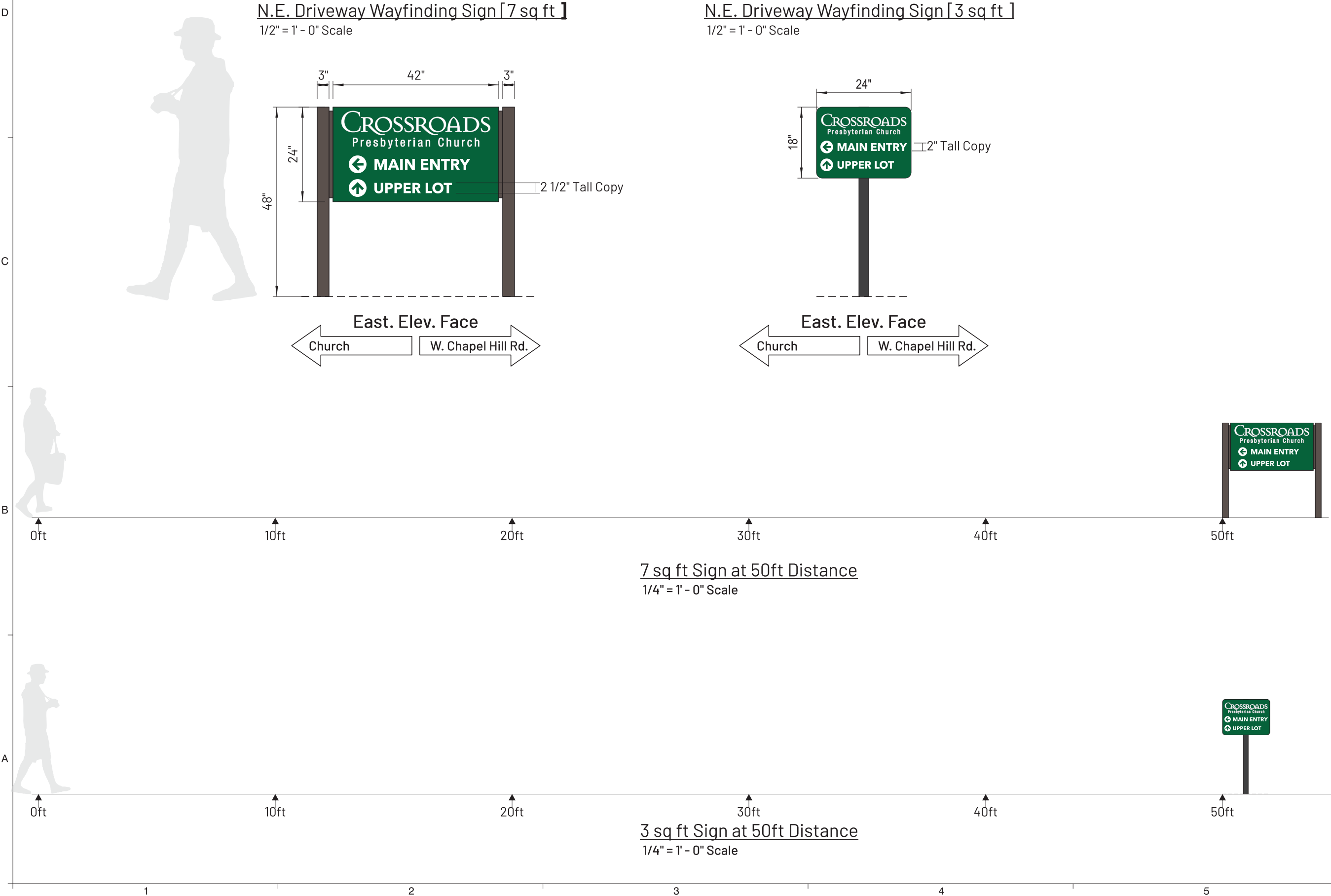
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DATE: 11/11/21		SCALE: AS NOTED	
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PERMIT SUBMITTAL NO: 01		VERSION: 0	
14832	14282 = 0		
ESTIMATE NO:		Packet Pg. 2	

D

C

B

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Cross Comparison of 7sqft SIGN VS. 3sqft Sign at 50ft reading distance

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Crossroads Presbyterian Church

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Project & Billing Address:
Crossroads Presbyterian Church
6031 W Chapel Hill Rd,
Mequon, WI 53097

Rev.	Description	Date
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Project Notes:
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DATE: 11/11/21	SCALE: AS NOTED		
B	28326382	PER_05	0
SIZE:	PROJECT NO:	SHEET NO:	RE
PERMIT SUBMITTAL NO: 14832	01	VERSION: 02	
ESTIMATE NO:			

NE Lot - Driveway Entry
Not to Scale



3 sq ft Sign at 50ft Distance
Not to Scale



7 sq ft Sign at 50ft Distance
Not to Scale



Attachment: Renderings_ Packet (6980 : Eric Rohs for Crossroads Presbyterian Church)