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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, February 12, 2018
7:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Planning Commission Minutes from January 15, 2018

2) Regular Business

- a) Dennis Stern. The applicant is seeking minor request approval to allow for an agricultural accessory structure greater than 1,000 sq. ft. for machinery storage for equipment used on agricultural land for the property located at 11947 W. Highland Ave.
- b) Colliers International for West Bay Commerce, LLC. The applicant is seeking Master Sign Plan approval for the existing multi-tenant building located at 7100-7190 W. Donges Bay Road.
- c) WS Design for A&V Waterjet. The applicant is seeking removal from table and landscape plan approval for revised plans incorporating conifer trees along the west property line for a new building located at 10601 N. Commerce Street (Mequon Business Park).
- d) Homes by Chapel Hill, LLC for Adams. The applicant is seeking reconsideration of a previous approval by Planning Commission in which a reduced wetland setback was authorized in order to avoid removal of a specimen tree for the property located at 13448 N. Northwood Road.
- e) Fox Tale Brewing Co., Inc. The applicant is seeking building and site plan amendment approval for a proposed renovation to the existing building located at 6411 W. Mequon Road. **CANCELLED**

3) Announcements

March Planning Commission Meeting Modified Start Time

4) Adjourn

Dated: February 8, 2018

/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
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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: February 12, 2018
SUBJECT: PLANNING COMMISSION MEETING MINUTES from January 15, 2018

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of January 15, 2018 for your review.

Attachments:
01.15.18_DRAFT (DOC)



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PLANNING COMMISSION
Regular Meeting
Monday, January 15, 2018
7:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chairman Dan Abendroth
Commissioner Martin Choren
Commissioner John Mason
Commissioner Brian Parrish
Alternate John Stoker
Commissioner James Schaefer
Alternate Stephanie Hawley
Alderman Robert Strzelczyk

a) Approval of Minutes

Action

Commissioner Mason made a motion to approve the minutes from December 4, 2017.
Ald. Strzelczyk seconded the motion.

Commissioner Parrish stated a correction need to be made to page 9 that showed his status as recused.

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

RESULT:	APPROVED BY VOICE ACCLAMATION [UNANIMOUS]
MOVER:	Mason, Commissioner
SECONDER:	Strzelczyk, Alderman
AYES:	Abendroth, Choren, Mason, Parrish, Stoker, J. Schaefer, Hawley, Strzelczyk
ABSENT:	R. Schaefer, Lemke
EXCUSED:	Wirth

b) PLANNING COMMISSION MEETING MINUTES from December 24, 2017

Attachment: 01.15.18_DRAFT (2968 : Planning Commission Minutes)

2) Consent /Policy

- a) **ORDINANCE 2018-1514** - An Ordinance Amending Section 58-41(g) of the Mequon Municipal Code Establishing a Regular Meeting Schedule for the Board of Appeals.

RESULT:	APPROVED BY VOICE ACCLAMATION [UNANIMOUS]
MOVER:	Strzelczyk, Alderman
SECONDER:	Choren, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, Stoker, J. Schaefer, Hawley, Strzelczyk
ABSENT:	R. Schaefer, Lemke
EXCUSED:	Wirth

- b) **ORDINANCE 2018-1513** - An Ordinance Amending Chapters 10 and 58 of the Mequon Municipal Code as it Relates to Sump Pump Discharge.

Action

Ald. Strzelczyk made a motion to approve the consent items.
Commissioner Choren seconded the motion.
A voice vote was called; vote passed (8-0)

Commissioner Mason asked if any changes can be made to the sump pump item regarding discharging above grade.

Director of Engineering and Public Works, Kristen Lundeen, answered that it is currently stated in the code as such and that the plumbing inspector has requested that it remain as stated. Some of the language has been changed that allows for requests for an exception so that it can be reviewed and placed below grade if desired.

She explained that the storm sewer and sanitary sewer are separate systems.

Commissioner Stoker asked if there is a fee for this application and the likelihood of the plumbing inspector approving this.

Dir. Lundeen answered that there is not a fee, that it is part of the plumbing permit application review. She stated that there is a very high expectation that these requests would be approved. She clarified that the applications are geared toward commercial properties and not as much for residential and should not meet with much resistance.

Commissioner Stoker asked about corner lots and the allowance to discharge to the side as opposed to the front.

Dir. Lundeen explained that the language has been changed to state that the discharge should be directed to the roadside ditch and not to the front to roadside ditch. She stated that the hierarchy for discharge is: first to the storm sewer, if there is one; second to the outside ditch and third to an approved drainage way.

3) Public Hearing

- a) Holstein School. The applicant is seeking conditional use grant to allow waivers to the district standards and building and site plan amendment approval for a proposed addition to the existing local landmark building located at 12740 N. River Road.

Action

Ald. Strzelczyk made a motion to go into public hearing.

Commissioner Stoker seconded the motion.

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

Action

Ald. Strzelczyk made a motion to close the public hearing.

Commissioner Stoker seconded the motion.

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

Asst. Dir. Zader stated that the applicant is seeking a conditional use grant (CUG) and building and site plan amendment. The property is zoned B-3 which allows offices as a permitted use. The CUG is required because the existing building does not conform to the setback as well as the addition will not conform. The site plan was shown and Asst. Dir. Zader stated that the building is tight to the road. There was a vacation done in 2003, and the updated map was included in the board packet, but the addition is situated on the property. The addition will be set back from the existing building but still does not comply with the setback. It does comply with all the other technical requirements of the zoning code. The addition is for a conference room and the applicant did not include any additional parking at the site. There is ample room if the parking lot would need to be extended. Staff is supportive of the setback waiver. The building plan was in front of the Landmarks Commission and the recommended requirements from this Commission were included in the staff report. Staff feels that the applicant did a good job blending the new materials with the existing materials. Staff recommends approval of the project.

Action

Commissioner Stoker made a motion to approve the item per staff recommendations.

Ald. Strzelczyk seconded the motion.

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

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

4) Regular Business

- a) Concordia University. The applicant is seeking building and site plan approval for a new academic building at Concordia University of Wisconsin campus located at 12800 N. Lake Shore Drive.

Asst. Dir. Zader stated that there was a request in 2016 for a business building for 85,000 sq.ft. that did not get built. This plan is for a slightly reduced sized building of a 3-story, 40,000 sq. ft. building for the business school and other on campus facilities. It is located central on the campus and will connect to Luther Hall. The east elevations show ample views of the lake from all 3 stories. The architecture matches the other buildings on site. Staff is supportive of the design except there is a recommendation for the rooftop screening to be reduced in size. Staff will continue to work with the applicant to mask some of the rooftop screening. The architect is agreeable to working with staff and this issue can be worked out at staff level.

The site plan does not have additional parking added. They have some calculations with their growth projection and they currently have an ample supply of parking for the next five years. This project will do some modifications to the existing front parking lot. The plan shows a potential addition to the east parking lot that can add 70 spaces if needed. The inside of the building faces west; to a small courtyard which leads to the pharmacy building, with another pedestrian connection on the west side. Staff is supportive of the project as it meets all the zoning code requirements. A note was made regarding the FAR getting close to 30%; it is currently at 27%. The applicant had a slightly different FAR number as the overall acreage number used to calculate was different than staff's number.

The applicant stated that there is one correction to the report regarding the height of the building will be 46 ft.

Mayor Abendroth asked the applicant if they have any issue with the 17 staff recommendations.

The applicant commented that are aware of the recommendations and agree with them except they would prefer not to have to supply a landscaping Letter of Credit. He stated they have always done a good job and they would like to eliminate that item.

When asked about the cast stone and alternate bricking mentioned in the report, the applicant responded that it will not be alternate bricking and that could be crossed out of the report. They will be using architectural precast that shares elements on existing campus buildings.

Ald. Strzelczyk asked staff about the parking and if there is room to expand if needed.

Asst. Dir. Zader responded that there is plenty of room to expand. He showed the site plan and explained that there are several internal pockets where there is parking available. He also stated that there is the parking structure on the campus which provides a surplus of parking spaces. The proposed business building will house current functions on campus and they are not adding new activities; so they do not anticipate additional parking needs.

Action

Ald. Strzelczyk made a motion to approve the item.

Commissioner Jim Schaefer seconded the motion.

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

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

- b) Steckling Builders for Guo Medical Office. The applicant is seeking removal from table and building plan amendment approval for changes to the exterior building materials and a new entryway for the existing office structure located at 10624 N. Port Washington Road.

Action

Ald. Strzelczyk made a motion to remove from table.

Commissioner Stoker seconded the motion.

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

City Planner Vang stated that at the last meeting the applicant had proposed a stucco style siding material with a hunter green metal roof. They have revised the colors and the materials. They are proposing a tan siding on the building and a brown roof to match the siding. They will use stone on the facades on each side of the entry way and it will extend to the roof line. Staff met with the applicant and the building owner and staff is comfortable with the materials and colors being proposed. The applicant has brought sample materials for review.

The applicant stated that they had a good meeting with staff and they feel comfortable with the changes that have been made.

Commissioner Choren stated that he is concerned about the siding on the slope under the windows and the inseams whether water will penetrate. He spoke to the applicant and as long as they find a material that does not have seams and is the same color, he feels comfortable with supporting this project.

The applicant stated that they will work with their contractor and will have staff approve the material and the color. It will most likely be metal and will work on the slope and will blend and be the same color as the exterior siding.

Commissioner Jim Schaefer stated that he agrees that it should be metal and match the siding in color. He stated that he feels that the Hardiplank siding should have the smooth side facing out as he feels that would look better.

Action

Commissioner Jim Schaefer made a motion to approve the item with the condition that the smooth side of the siding faces out and that the color below the windows matches the siding color.

Commissioner Parrish seconded the motion.

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

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	J. Schaefer, Commissioner
SECONDER:	Parrish, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, Stoker, J. Schaefer, Hawley, Strzelczyk
ABSENT:	R. Schaefer, Lemke
EXCUSED:	Wirth

- c) Spectrum Investment Advisors. The applicant is seeking building plan amendment approval for a 1,777 sq. ft. second floor expansion for existing building located at 6329 W. Mequon Road.

The applicant showed a power point presentation.

City Planner Vang stated the applicant is proposing a 1,700 sq. ft. second floor addition to accommodate a new conference room with a 17 ft. high tower. There will be additional restrooms and a kitchenette as well as additional cubic space for future growth. The materials do match the existing building materials and colors. The tower does provide some symmetry with the northeast corner element and gives balance to the building. It does meet the Town Center design guidelines which encourage 2nd and 3rd story buildings. Staff is supportive of the building plan amendment.

Ms. Vang explained that the wall to the west of the building will need to be rebuilt and the applicant will be back for review and approval at a later date. The wall is part of the Fox Town project and will be worked on together. They are also negotiating a parking agreement. There is currently ample parking on their site for their current needs.

The applicant, Jim Marshall, explained that they currently have 24 employees and there is parking for 35. They thought it is best to act now along with the Fox Town development and collaborate efforts for improvements to the wall. The plan is to take the 8 ft. wall down to 42 inches. There will be pillars on the wall about every 40 ft. that will match the building and there will be a bronze fence between the pillars. There will be steps between the two parking lots so that they will be shared long term. The east side of the wall will be stucco to match the building.

Ald. Strzelczyk stated that he is concerned about the parking. He wants to ensure that the spots are not being double counted. He wants to ensure the parking is carefully reviewed.

Asst. Dir. Zader stated that the code dictates the parking need based on number of

employees, not only the size of the building. The applicant is not adding employees at this time. They are building the addition and doing the shared parking agreement in advance of any growth of their company.

The complement of this shared parking is that Spectrum has needs in the morning and the afternoon, while building B demand will mostly be after regular business hours. There is parking on Industrial Road available as well. Staff is not concerned about the parking. The Common Council examined the rezoning of the Fox Town project and the Planning Commission had required a desktop exercise be done which concluded there was a surplus of about 50 parking stalls.

He explained that the Commission could require that the shared parking agreement be in place prior to the Fox Town project approval of the building and site plan.

Ald. Strzelczyk agreed that this is a good measure to put into place. He feels that it is important for the short term as well as the long term.

Action

Commissioner Mason made a motion to approve the item.

Ald. Strzelczyk seconded the motion.

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

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

- d) David Hoff. The applicant is seeking rezoning and concept plan and fill permit approval for a proposed residential condominium project including 6 dwelling units on 2.68 acres located at 10950 N. Cedarburg Road.

Steve Smith, 11046 N. Cedarburg Road – is opposed and does not wish to speak. He wrote; “existing zoning was deemed acceptable when Highlands was built as part of the ‘mixed’ aspect. Low traffic business off the road. I would oppose altering flood plane which the old Kyle company us in as well as its garage. Over 1/2 this property appears to be in the flood plane. Altering this causes problems for everyone along the river.”

Asst. Dir. Zader stated that the applicant is requesting rezoning recommendation and concept plan approval. In June they were in front of the Commission for a consultation and there was limited data at that time regarding the site specific design. The issue of the PUD was discussed and the applicant stated that he was not going to be able to meet technical standards per the code, but the PUD would not allow him to move forward because of the PUD requirements. The PUD requirements were recently changed and lowered to 2 acres and gives standing for this development to go forward to request a PUD.

There are a number of issues that have come up while reviewing the application for the concept plan, some have been resolved and some are still pending. It was discussed with the applicant that the recommendation for tonight would be to table and the applicant is agreeable but would like additional feedback from the Commission regarding some of the site specific conditions to ensure there are no red flags or concerns before he fulfills that additional requests as there are costs associated with some of the items.

Asst. Dir. Zader showed the concept plan and explained that there will be 6 units, which does comply with the density. The site to the south is an existing office building with a detached garage. There are several issues that do not meet the technical standards. The applicant does not meet the setback requirements along the north side or the east side; it is fairly tight on both sides. A suggestion was made to the applicant to reach out to the Riverwalk Highlands for support from them as there is a shared outlot. There were discussions and it sounds like there is support from the Riverwalk Highlands. There are wetlands on the plan. A wetland delineation has been completed and there is a fill request to fill in some of the wetlands as well as for a retaining wall that would be located in the outlot that would hold back the fill on the site. A wetland fill permit will be required from the DNR in order to proceed with the project.

The project is located in the floodplain and there is a small portion that is located in the floodway, but it won't be touched as part of this project. Most of the remaining area is within the 100 year flood plain. In order to develop it in accordance with the city's floodplain standards; 2-3 feet of fill would be required for almost the entire site. That would allow the building to meet the 2 foot of free board above the floodplain for the building for the first elevation as well as the 15 ft. buffer along the building. The floodplain fill will require DNR approval as well as LOMAR for FEMA. There is a small portion of the driveway that will remain in the floodway.

The applicant did receive a letter from the Fire Chief that they would be able to use wheeled access to get to the property if needed.

They City Forester walked the property and determined there is one specimen tree (a white pine). There will mostly likely be a request to remove one specimen tree as an approval going forward.

The site plan does not comply with the 30% lot coverage requirement in the R-6 zoning. This has not been confirmed yet as the applicant is working on the final details. This will come back at a later date.

The B-3 to the south also needs to comply with the FAR and open space requirements for that section of the condominium and the applicant is also working on these details as well.

The final issue that engineering addressed in the report, dealing with meeting the storm water requirements as being in the floodplain and flowing out of the floodway. There are some technical issues there to still be dealt with.

Staff recommends tabling the issue but the applicant is looking for feedback from the Commission to gauge the level of concern regarding this issues.

The applicant, David Hoff, stated that it was been great working with Mr. Zader and Ms. Henk. He feels guardedly confidant that they will work through the issues to reach consensus to get the necessary approvals. He is excited about the project and feels that it is beautiful and it is a great site. He would like feedback from the Commission regarding the change of use (from commercial to residential) as well as the site plan. One of the main variances requested is the setbacks. To the east is about 150 yards of woods and river. It is not next to other buildings. On the west side there are tall trees that almost obscure the view of any neighbors.

He stated that there is 0.05 acres of wetlands that is being impacted. There will be 37 feet between the buildings with heavy landscaping.

Mayor Abendroth asked about Lot 1 and about the concerns of the neighbors regarding the fill.

Mr. Hoff answered that the Highlands own Lot 1 and they are concerned about any grading on the parcel. They requested trees in areas that will be graded and a retaining wall. Mr. Hoff stated that he will be constructing a boulder wall. They are very supportive of the project but they have about 6 concerns that are being addressed.

He explained that the project will require about 1 acre of fill for the floodplain. He stated this is done fairly regularly. This is a very small area and there should not be other compensation needed. He thinks this will be approved from FEMA and will not have an adverse effect to other areas.

Asst. Dir. Zader added that this property requires fill for any use, either commercial or residential.

Commissioner Parrish stated that he is in favor of the use. He feels the applicant has done a good job of maximizing the site and has good justification for the setback waivers. He stated that the Commission is careful about setting precedent but in this case he feels that the lack of neighbors of the property lines is just reason for the setback waivers.

Ald. Strzelczyk stated that he struggles with a denser plan close to the river. He listed the red flag items for him as the following:

- The proximity to the lot line. He would request a written letter from the Highlands stating their approval and not just a phone call to Mr. Zader.
- Request to be closer to the lot line; he wants to walk the property to assess for himself.
- The amount of fill and that it does not meet the FAR; would like more details; possibly a expert report on impact.
- Residential use versus commercial seems minimal.
- Need good reasons to deviate from standards.

Asst. Dir. Zader stated that the 30% lot coverage requirement is very difficult to meet if you meet the density of the code at its highest point; which is 4 units per acre and do side by sides. Most of the other R-6 developments were not near the 4 unit/per acre density and the lot coverage percentage was not an issue. It is a difficult number to achieve. He stated that they can work with the applicant to alleviate the amount of deviations as much as possible.

Mr. Hoff stated that he will not be able to meet the 30% impervious surface standard. They will be over 40% and they will not hit the setbacks. The site plan is the best they can provide. He realizes what he is asking from the city. He needs some flexibility from the PUD process or whatever will make this project work. He feels that the project will be very desirable and it will add to the tax base.

Ald. Strzelczyk stated that he struggles with the impervious surface. He stated Ald. Wirth is diligent on deviating from the code standards. Those are issues to consider. He appreciates Mr. Hoff's approach and idea for the project.

Asst. Dir. Zader stated that the lot coverage requirement in the R-6 zoning district is unique. It is the only district that has that requirement and includes buildings and impervious surfaces and limits to the 30%. If this parcel remained B-3/office, a 40% open space ratio would be required. While the intent is to be as close to the code requirements as possible, a commercial building on this site could have more impervious surface than any waiver possibly granted for the proposed residential project.

Commissioner Stoker stated that he is completely supportive of the setback waivers and the impervious surface issue.

When asked about where the storm water would drain, Asst. City Eng. Bridget Henk answered that the applicant is proposing pervious pavers within the drive aisles between the two buildings. She explained that unfortunately when located in the 100 year floodplain, providing detention for the 100 year storm event gets complicated. The applicant will have to do concept calculations as they move forward to the next step in the approval process to verify whether they can detain that the 100 year storm event. There is a possibility that this site may not meet 100 year storm event. The pervious pavers would provide the storage for the 2 and 10 year storm events per the ordinance.

Mayor Abendroth stated that there are many limitations regarding this site but the concept is something that people are looking for. He feels that the limitations of this site are off-set by the fact that the parcel is isolated and there are not neighbors to contend with. He feels that this unique property might just work for this concept.

Mr. Hoff stated that there are two existing buildings on this property. They are proposing tearing down two dilapidated buildings to build three new ones that will be constructed on pervious stone with a stone bed and drain tile. The net difference between the existing impervious area and the proposed development is very small; about 2,500 sq. ft. of increased pervious surface.

Mr. Hoff stated that he feels that the impact to the environment is very negligible and the asset to the city is valuable. He appreciates the feedback and he will continue to push forward through the approval process.

Action

Commissioner Parrish made a motion to table the item.

Ald. Strzelczyk seconded the motion.

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

RESULT:	TABLED [UNANIMOUS]
MOVER:	Parrish, Commissioner
SECONDER:	Strzelczyk, Alderman
AYES:	Abendroth, Choren, Mason, Parrish, Stoker, J. Schaefer, Hawley, Strzelczyk
ABSENT:	R. Schaefer, Lemke
EXCUSED:	Wirth

5) Announcements

The next meeting is February 12, 2018 at 7:00 p.m.

6) Adjourn

Action

Ald. Strzelczyk made a motion to adjourn the meeting.

Commissioner Mason seconded the motion.

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

Meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Jac Zader



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Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: October 25, 2013
SUBJECT: Dennis Stern. The applicant is seeking minor request approval to allow for an agricultural accessory structure greater than 1,000 s.q. ft. for machinery storage for equipment used on agricultural land for the property located at 11947 W. Highland Ave.

Applicant:	Dennis W. Stern
Status of Applicant:	Owner
Requested:	Accessory Structure + 1,000 SF
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay)
Land Use Plan:	Rural Residential
Lot size:	11.214 acres
Location:	11947 W. Highland Road
Tax Key:	#14-018-05-002.00
District:	#5

Background: The applicant requests approval for a 2,907 square foot agricultural building. The accessory structure will be used for machinery storage for equipment used for farming operations. 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. The Planning Commission approved similar structures in the past.

R-1 District Standards:

The structure will be located on the southwest corner of the property. The structure will be 45 feet from the west property line and 93 feet from the south property line. This meets the district offset requirement of 30 feet to the side and rear lot line. 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 will be 20.75 feet and meets the code requirement which allows farm structures up to a height of 60 feet. The structure is designed with steel wall panels with windows on the east elevation and a window, entrance and overhead garage door on the north elevation.

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. The structure shall be used for agricultural related equipment and activities.

2. The structure shall not be used to house livestock unless placement meets the increase in required setbacks.
3. Final review and approval of site, floor and elevation plans.

Attachments:

Packet (PDF)

Dennis Stern

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.a.a

R-3

R-1

Fox
Hollow
Rd

Highland Rd

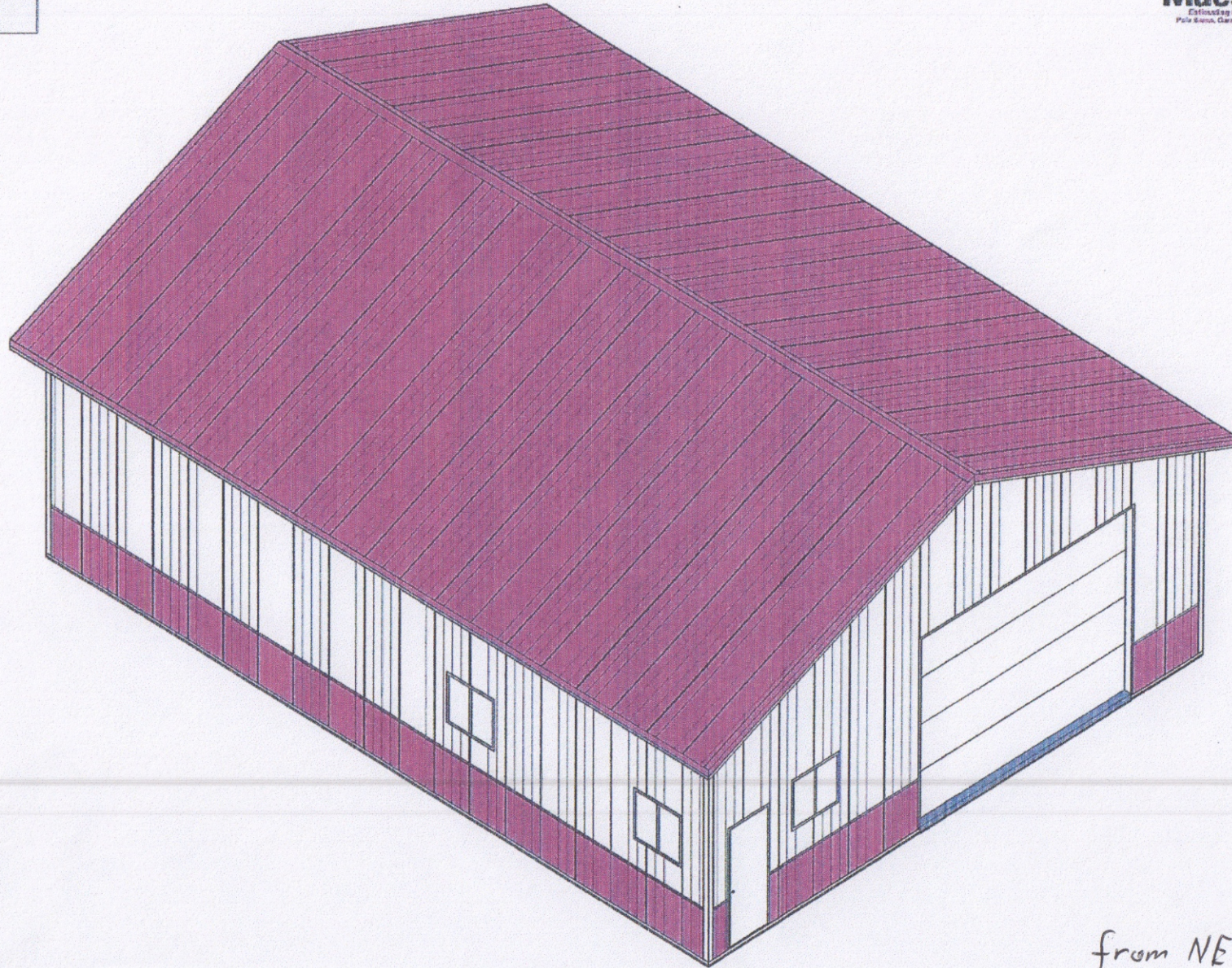
R-1B

R-1/OA

C-2/OA

Attachment: Packet (2931 : Dennis Stern)

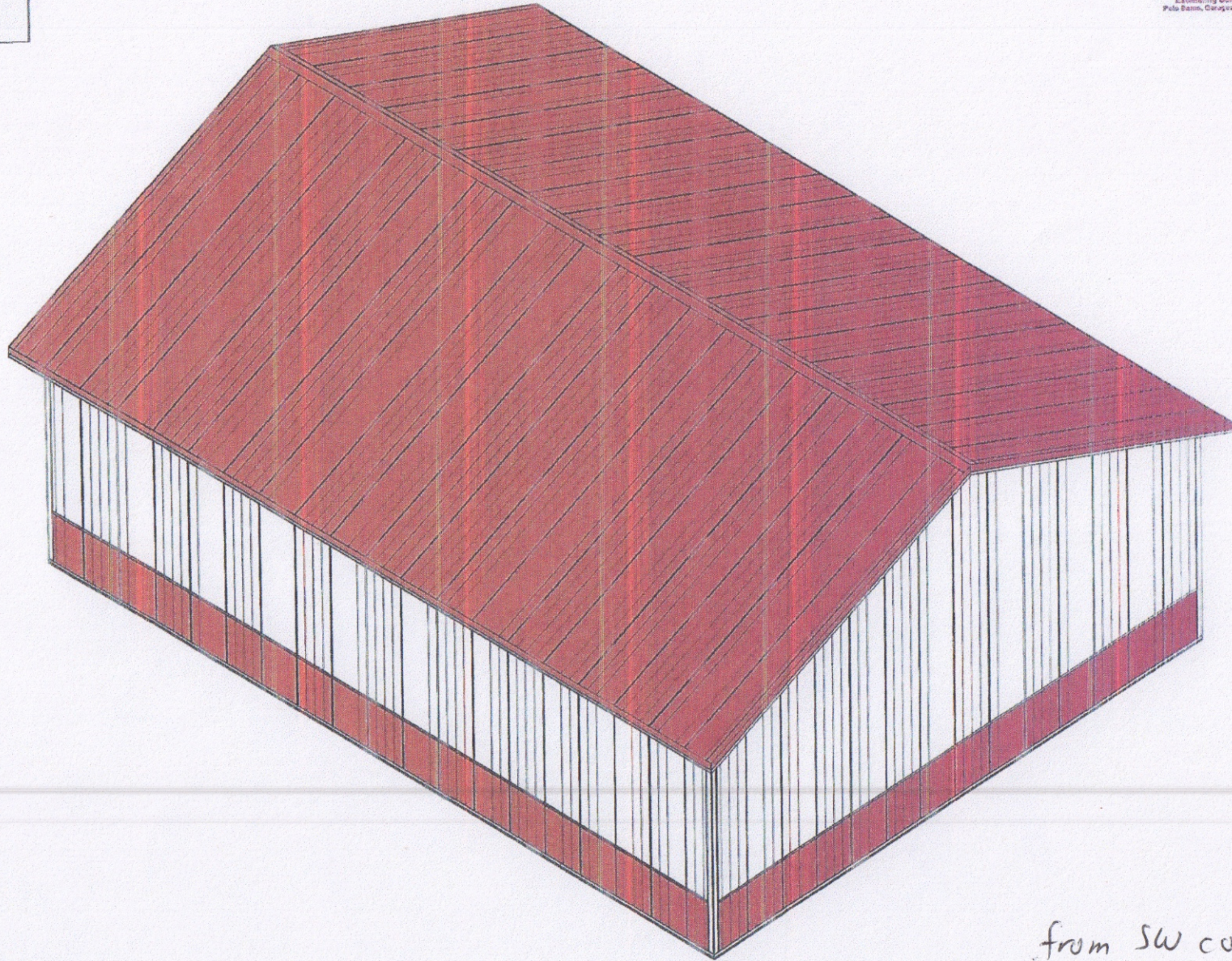
Construction
Maestro[®]
Estimating Software
Palm Beach, Georgia & Florida



from NE corner

Dennis Stern
Estimate Number: 688
12/14/2017

Construction
Maestro
Estimating Software
Pete Bann, George & Debra



from SW corner

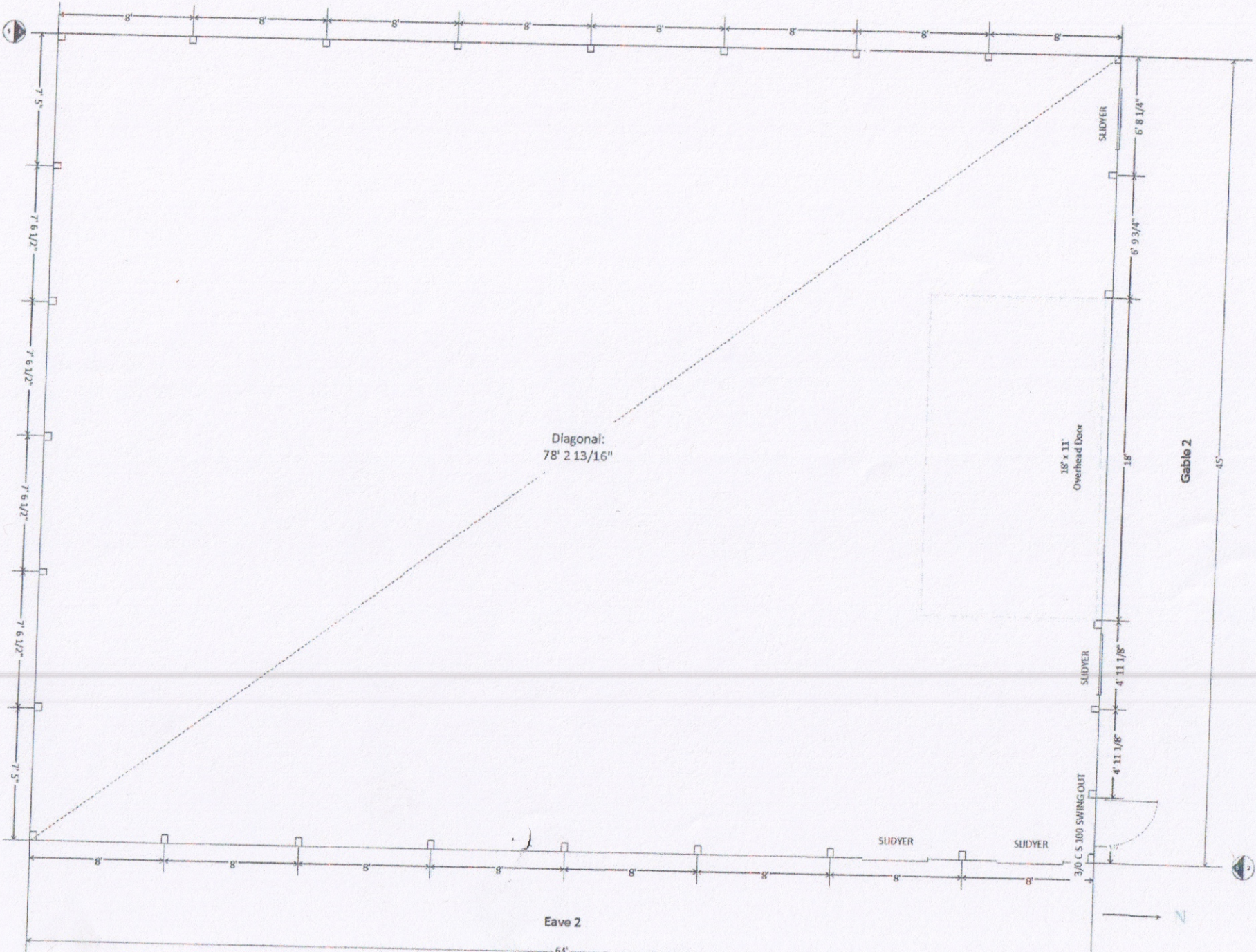
Dennis Stern
Estimate Number: 688
12/14/2017

Personal Use, 2987.31 sq. ft.

Eave 1

Maestro®
Est. 1994 by 2nd Century
Roofing Company, Inc.

Gable 1



Job: (JHAHN) / JHAHN // 45' COMMON

Top chord 2x8 SP 2400f-2.0E
 Bot chord 2x8 SP 2400f-2.0E
 Webs 2x4 SPF 2100f-1.8E
 Lt Wedge 2x4 SPF 2100f-1.8E; Rt Wedge 2x4 SPF 2100f-1.8E:

Trusses to be spaced at 96.0" OC maximum.

Deflection meets L/360 live and L/240 total load. Creep increase factor for dead load is 1.50.

Calculated vertical deflection is 0.71" due to live load and 0.38" due to dead load at X = 18-2-15.

THIS DWG. PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

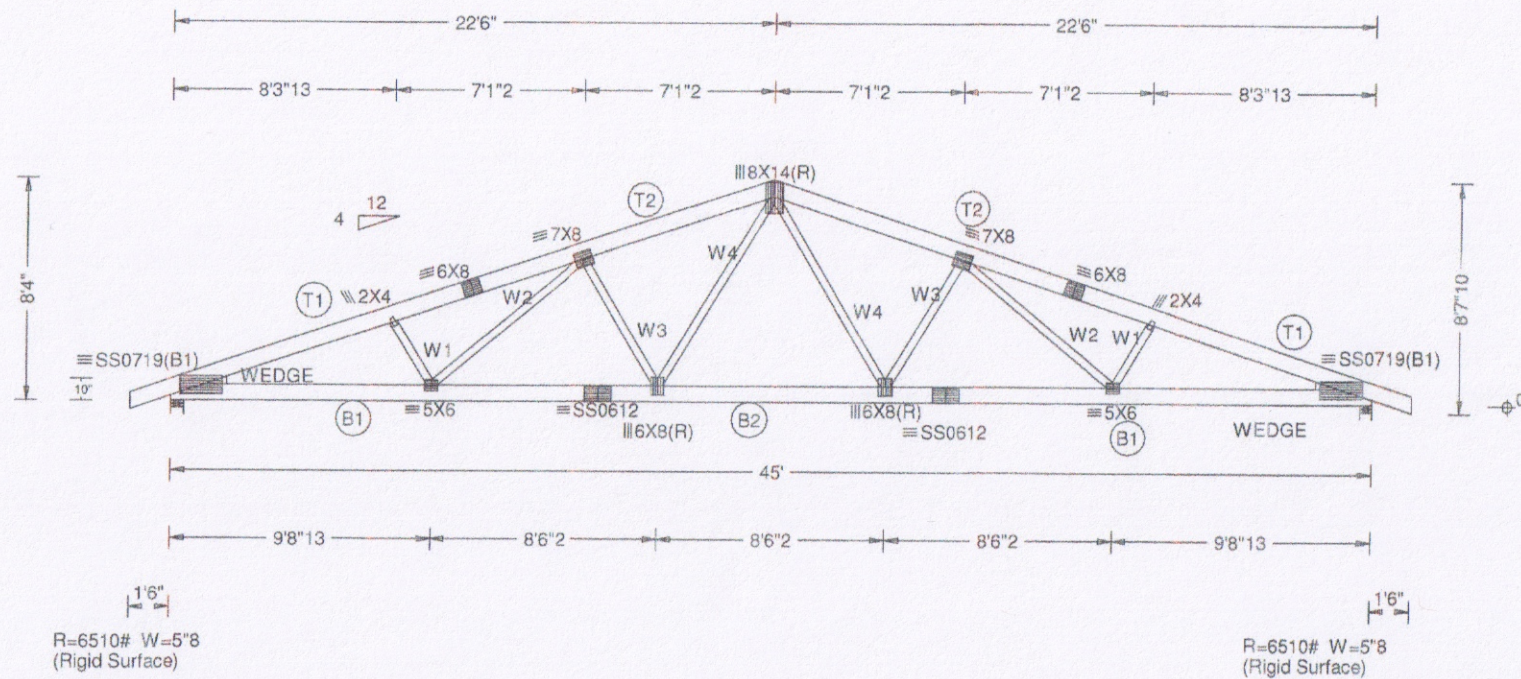
Calculated horizontal deflection is 0.21" due to live load and 0.11" due to dead load.

In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

CHORD	SPACING(IN OC)	START(FT)	END(FT)
TC	24	-1.50	46.50
BC	120	0.15	44.85

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

WARNING: Furnish a copy of this DWG to the installation contractor. Special care must be taken during handling, shipping and installation of trusses. See "WARNING" note below.



LEFT RAKE = 1'7"

DESC. = 45' COMMON
 PLT. TYP.-WAVE

RIGHT RAKE = 1'7"

DESIGN CRIT-CUSTOM/TP1-2007 FT/RT = 10%/0%/ 5/0

QTY= 8 TOTAL= 8

REV. 15.01.02G.1108.14

SEQ = 343910
 SCALE = 0.1538

****WARNING!** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT!** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS.**

Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7 or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 100A-Z for standard plate positions.

ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation & bracing of trusses.

A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1, Sec.2.

For more information see this job's general notes page and these web sites:

ITWBCG: www.itwbcg.com; TPI: www.tpinet.org; WTCA: www.abcdindustry.com; ICC: www.iccsafe.org



W8856 County Road T • Rosendale, Wisconsin 54974
 Phone: 920-924-4065 • Fax: 920-922-9093

TC LL	25.0psf
TC DL	4.0psf
BC DL	5.0psf
BC LL	0.0psf
TOT.LD.	34.0psf
DUR.FAC.	1.15
SPACING	96.0"

REF	
DATE	01-11-2018
DRWG	
DZD	
O/A LEN.	45
JOB #:	JHAHN
TYPE	COMN



GABLE2 CROSS SECTION

ROOF LAYER 1: *white* ~~AUTUMN RED~~ MAX-RIB ULTRA STEEL PANEL

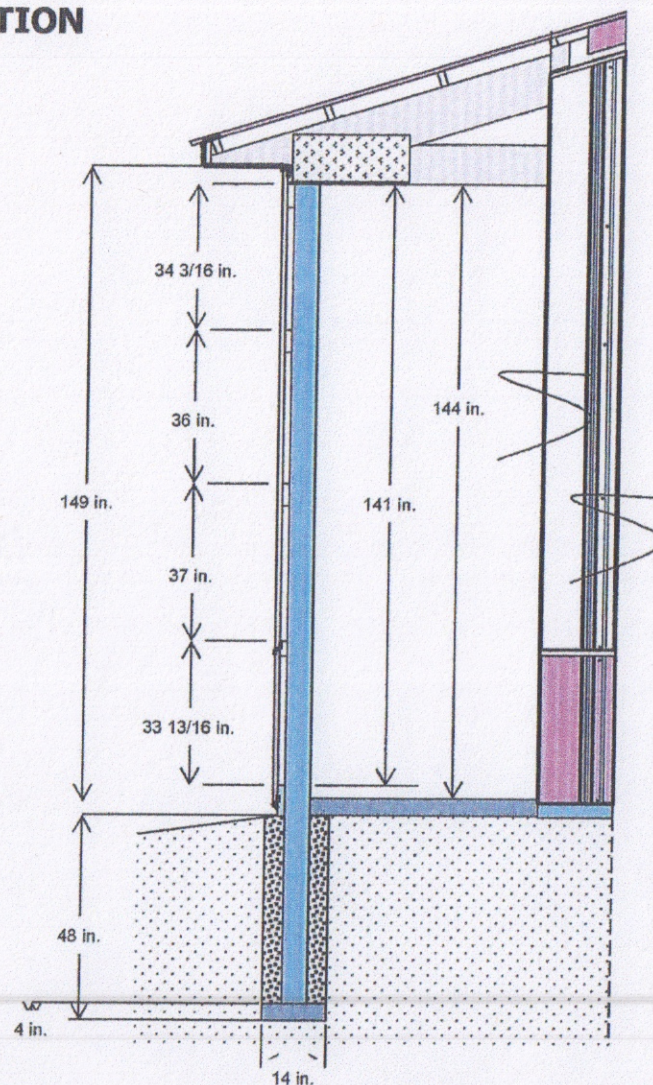
PURLINS: 2 X 4 SPF #2 STANDARD & BETTER
FASTENED UPRIGHT ON EDGE
SUB FACIA: 2 X 6 SPF #2 STANDARD & BETTER
FACIA COVERING/UNDEREAVE: REGAL WHITE SOFFIT
FLASHING 18 IN X 12 FT 0 IN

CORNER POSTS: 3 PLY LAMINATED COLUMN 4.5 X 5.5
INTERMEDIATE POSTS: 3 PLY LAMINATED COLUMN 4.5
X 5.5 SPACING 0 FT O.C.
EXTERIOR TOP GIRT: SPF #2 STANDARD & BETTER 2 X
6
EXTERIOR WALL GIRTS: SPF #2 STANDARD & BETTER
2 X 6
WALL LAYER 1: REGAL WHITE MAX-RIB ULTRA STEEL
PANEL

EXTERIOR SKIRT BOARD: TREATED SOUTHERN
YELLOW PINE 2 X 8

SIDING BEGINS 4 IN. BELOW THE TOP OF SKIRT
BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF
SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
(HEEL HEIGHT: 1'-0" OR 12 1/8 IN.)
TRUSS SPACING: 96 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCDL/BCLL/BCDL 25-4-0-1
TOTAL TRUSS LOADING = 30 P.S.F.
BRACE PER TRUSS MANUFACTURER'S
RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 3 in. BELOW
THE TOP OF THE SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -
3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL 14 IN. HOLE WITH SAND/GRAVEL FILL &
COMPACT
14 IN. WIDE X 4 IN. THICK PIER FOOTING USING REDI-
MIX CONCRETE
WITH MINIMUM STRENGTH/2500 P.S.I.

PLAT OF SURVEY

HIGHLAND ROAD

N 87° 55' 16" E 344.75'

PROPERTY DESCRIPTION: Lot 1 of C.S.M.No. _____, being all that part of the Northeast $\frac{1}{4}$, South-east $\frac{1}{4}$, Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of the North-west $\frac{1}{4}$ of Section 18, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

OFFICIAL

ESTABLISHED TOP OF BLOCK ELEVATION

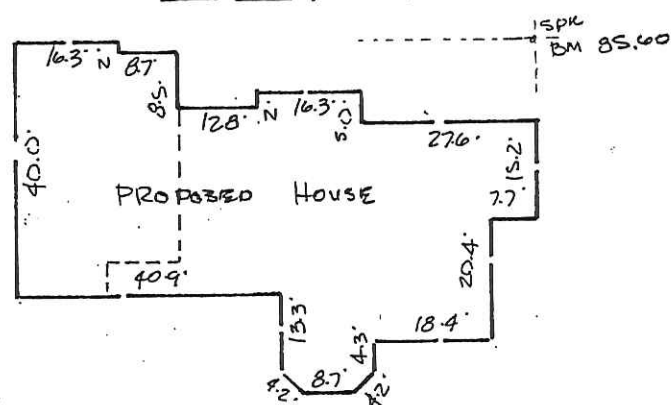
Any deviation from this elevation shall cause construction to cease. Adjustments to this elevation must be approved by the Building Inspector.

Date

Building Inspector

5-20-98 Mark J. Westphal

HOUSE DETAIL 1"=30'



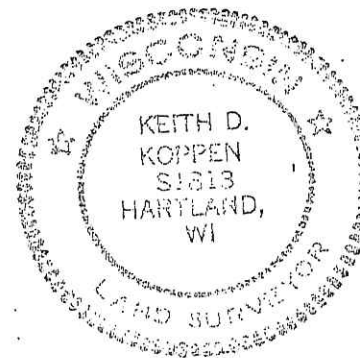
SUGGESTED GARAGE SLAB GRADE 89.0 ±

Prepared for:

Millikin Homes, Inc.
P.O. Box 182
Sussex, WI 53089



SCALE
1"=100'



STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP HEREON 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, FENCES, APPARENT EASEMENTS, AND ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER(S) OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED THIS 19TH DAY OF MARCH 1998

Keith D. Koppen
LAND SURVEYOR

Koppen Surveying, Inc.
1135 Lisbon Avenue
Hartland, WI 53029
414/367-3410



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: February 12, 2018
SUBJECT: Colliers International for West Bay Commerce, LLC. The applicant is seeking Master Sign Plan approval for the existing multi-tenant building located at 7100-7190 W. Donges Bay Road.

Applicant:	Colliers International
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Zoning:	B-5 (Light Industrial) PUD (Planned Unit Development) C-2 (General Conservancy)
Land Use Plan:	Business Park Critical Environmental
Lot size:	4.71 acres
Location:	7100 – 7190 W. Donges Bay Road
Tax Key:	#14-027-12-006.00
District:	#4

Background: The applicant is seeking approval for a Master Sign Plan for the West Bay Commerce multi-tenant building located at 7100-7190 W Donges Bay Road. The parcel is located in the B-5 zoning district which requires Master Sign Plan approval for multi-tenant buildings with more than one wall sign. The signs are also subject to the following criteria of Section 62-13(b)(5):

- The placement of all wall signs shall relate only to the first floor elevation of the building.
- Only tenants that have an individual, exterior entrance on the first floor that allows the general public to access shall be permitted a wall sign.
- All wall signs shall relate to the architectural features of the exterior building and create an overall harmonious aesthetic.

Master Sign Plan:

The property has four tenant spaces. The proposed Master Sign Plan allows each tenant to place a sign above the entrance door to their suite in the architecturally designated sign band area. The area of the sign band is 61" x 151". The Master Sign Plan does not indicate the maximum allowable square footage for each sign. Staff is recommending that the walls signs be a maximum of 30 SF to be consistent with the City Sign Code. The Master Sign Plan allows letters to range from ¼" thickness to 1" thickness which meets City requirements. The proposed Master Sign Plan allows signs that are flat cut aluminum letters which can be painted the business color or a standard black. Final sign design for each tenant will be reviewed by staff through the sign permitting process. The proposed master sign plan meets the criteria of Section 62-13(b)(5).

Monument Sign:

The property has an existing non-illuminated monument sign with each tenant's business name.

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

1. Sign permit approval for all signs.
2. Wall signs shall not exceed 30 square feet in size.
3. Submittal of Master Sign Plan elevation.

Attachments:

Packet (PDF)

Colliers International for West Bay Commerce, 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

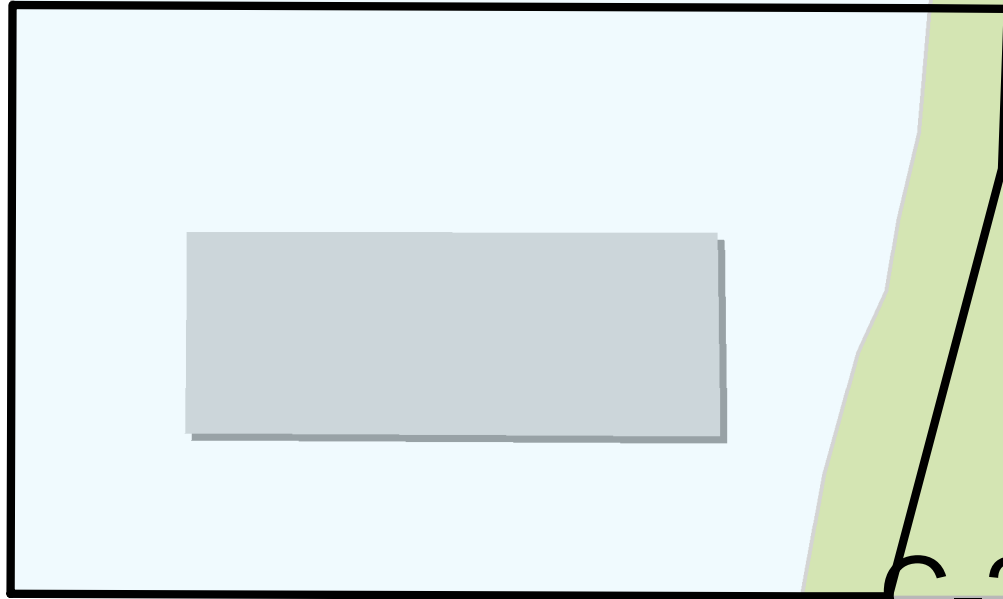
LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (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.b.a

Commerce St

B-5/PUD

C-2/PUD



C-2

Donges Bay Rd

R-2B

B-5

Attachment: Packet (2932 : Colliers International for West Bay Commerce, LLC)

Master Sign Program –

West Bay Center

7100-7190 Donges Bay Rd.

Mequon, WI 53092

Effective 1-1-18

The following sign criteria shall be adhered to for the multi-tenant building at 7100-7190 Donges Bay Rd. All proposed signs shall be submitted to the property owner for approval prior to submitting to the City for approval.

All tenants will be liable and bear all costs for the removal and/or changes to the monument sign as well as the tenant sign above their suite.

The City of Mequon sign ordinance and these specifications listed shall govern.

MONUMENT SIGN –

The existing monument sign is a brick structure that has brushed aluminum panels attached to the surface of the sign. (see exhibit 1) This is a double-sided sign. Each tenant will be allowed their business name and logo on a panel of the sign. The business font and colors may be used. This sign is not illuminated.

BUILDING SIGN –

Each tenant will be allowed to put their name and logo above the entrance door for their suite in the designated sign band. The sign shall be made of flat cut aluminum letters which can be painted the business colors or a standard black may be chosen. These letters can range from ¾" to 1" thick. This would allow for tenants that may want to add dimension or depth to their sign. The letters may be mounted flat onto the building or mounted using stand-offs to once again give the sign depth. Stand offs shall not exceed ½". The wall sign will not be illuminated. Should a tenant vacate the building, it

will be the tenant's responsibility to remove their sign and plug the brick with silicone tinted to match the building fascia. The area of the sign band is 61" x 151".

DOOR/ SIDELIGHT –

Vinyl lettering will be allowed in the sidelight to the right of the entrance door. This area is 37.5" wide x 49.5" in height. The business font and colors may be used. See Exhibit 2 for photos of existing graphics at this property. The graphics shall not exceed 2 sq. ft. in size as per city code.

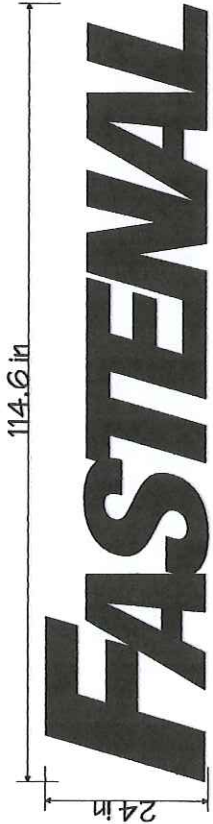
BANNERS –

A tenant may obtain a permit for a temporary banner from the City. These requirements will be followed:

No more than two banners on site at one time.

One business may only display a banner 3 times in a year and they may not be up longer than 14 days, with the exception of a Grand Opening banner which can be up for 30 days.

Banners shall not exceed 30 sq. ft.



Field measurement needed
Exact Color TBD

SIGNworks
SIGNS & DIGITAL GRAPHICS

32 YEARS
BUSINESS SINCE 1985
501 West Summer Street
Hartford, Wisconsin
262-673-7318
signworkswi.com

Job Name: West Bay		Sales Person: Heidi Schaefer heid@signworkswi.com	
Date: 8/19/17	Revision: R1	EST #:	Designer: Jim
2017 Sketches/Colliers/7100 Donges bay			



SIGNworks
SIGNS & DIGITAL GRAPHICS

32
1985-2017

501 West Summer Street
Hartford, Wisconsin
262-673-7318
signworkswi.com

Field measurement needed
Exact Color TBD

Job Name: Hold Security		Sales Person: Heidi Schaefer heid@signworkswi.com	
Date: 1/9/18	Revision: R2	EST #: 13602	Designer: Jim
2018 Sketches/Colliers/7100 Donges Bay/Hold Security			

128.5 in

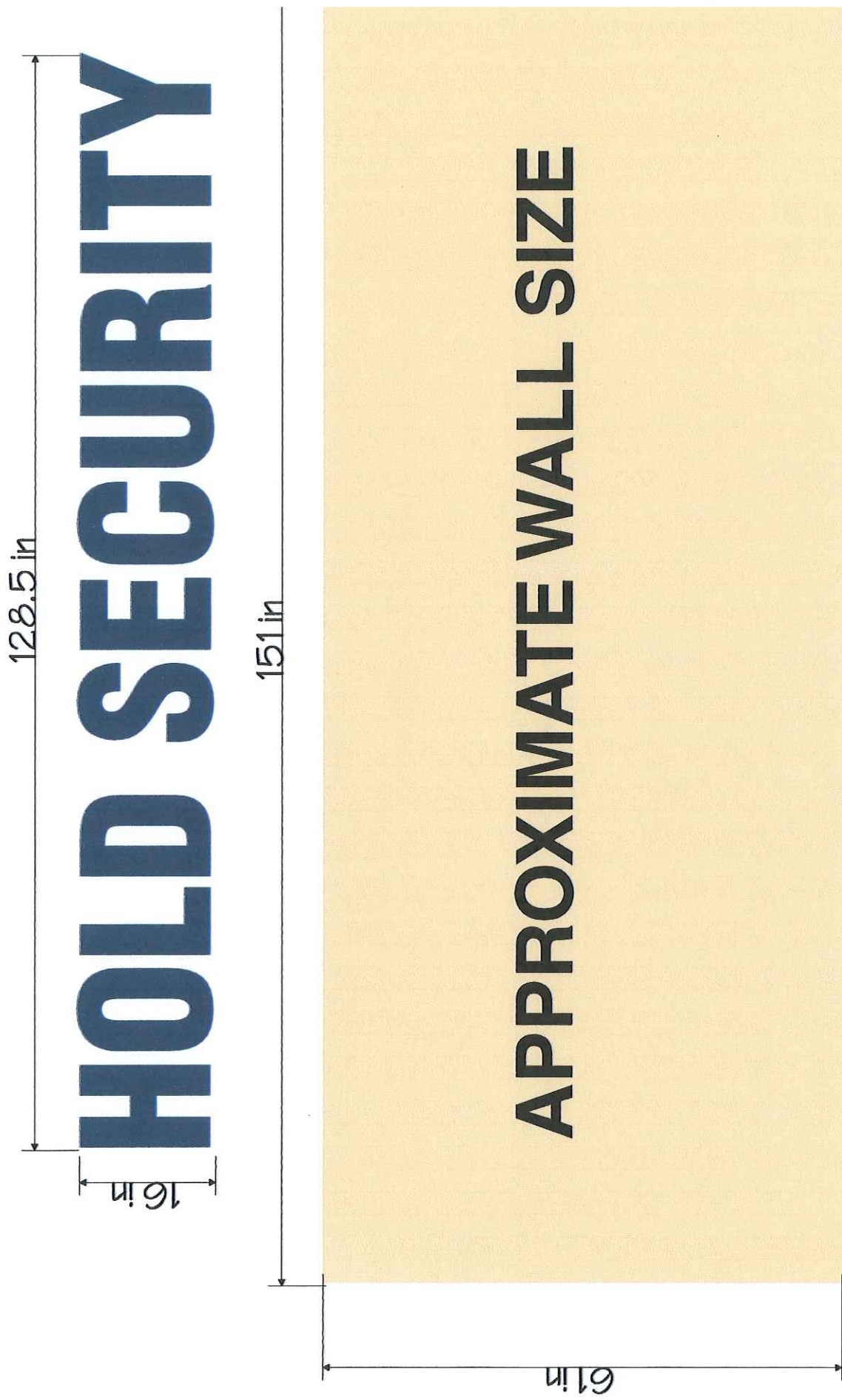
16 in

HOLD SECURITY



Exact Color TBD

Job Name:	Hold Security	Sales Person:	Held Schaefer held@signworkswi.com
Date:	1/9/18	Revision:	R2
EST #:	13602	Designer:	Jim
2018 Sketches/Collars/7100 Donges Bay/Hold Security			



TO: Planning Commission

FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT

DATE: February 12, 2018

SUBJECT: WS Design for A&V Waterjet. The applicant is seeking removal from table and landscape plan approval for revised plans incorporating conifer trees along the west property line for a new building located at 10601 N. Commerce Street (Mequon Business Park).

Applicant:	WS Design
Status of Applicant:	Agent
Requested:	Landscape Plan Approval
Existing Zoning:	B-5 (Industrial) PUD (Planned Unit Development)
Land Use Plan:	Industrial
Lot size:	2.3 acres
Location:	10501 N. Commerce Drive (Business Park II)
Tax Key:	#14-027-09-013.00
District:	#4

Background: The applicant is requesting landscape plan approval for A&V Waterjet Tech located at 10501 N Commerce Street. In August 2017, the applicant received building and site plan and conditional use grant approval for a new 13, 475 square foot building in the Mequon Business Park. The landscaping plan was required to return to Planning Commission to address concerns with regard to screening along the west elevation. The applicant has been working with the Hidden Creek Condominium Association to address their interests.

Landscaping Plan:

The original landscaping plan was submitted to the city's landscape architect consultant, Terry Higgins for review prior to the August meeting. Staff did not receive review comments back prior to that meeting. The updated plan submitted as part of this application is in response to comments made in the report by the landscape architect as well as to address the issue of screening along the west elevation. Staff directed the applicant to discuss the plan with representatives from the Hidden Creek Condominium Association. The updated plan showing additional screening being added along the west property line to fill in the gaps between the existing trees and shrubs are a result of those discussions. The applicant has also added trees to the parking lot area to comply with the shading requirement. The applicant did remove several trees along the south property line that were shown on the previous plan. Staff recommends that those trees be added back to the plan. Staff also recommends that additional street trees be added along Commerce Street in order to comply with the 30 foot spacing requirement.

Staff Recommendation:

Planning staff recommends approval of the landscaping plan based on the following condition(s):

1. The landscape plan shall be updated to include the following:
 - Additional street trees along Commerce Street
 - Additional trees along the south property line.
2. 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.
3. All conditions approved in August of 2017 remain in effect.

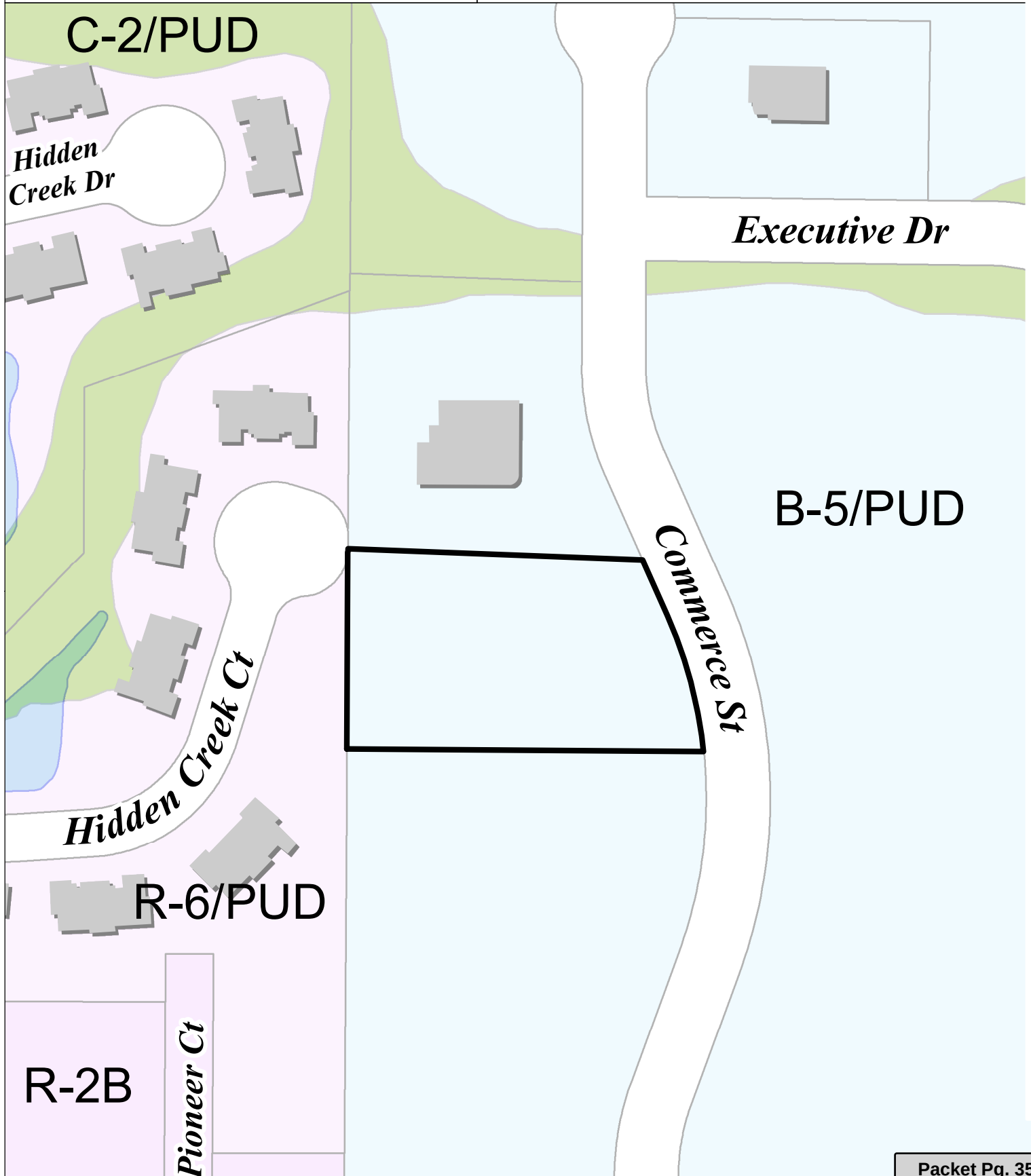
Attachments:
Packet (PDF)

WE Design for AWJ International Corporation

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.c.a



Attachment: Packet (2933 : WS Design for A&V Waterjet)



Letter of Transmittal:

To: City of Mequon
Dept. Community Development
Att: Jac Zader, Assistant Director
Re: AV Waterjets – Revised Landscape Plan
Date: January 2, 2018

Jac:

This document and attached Landscape Plans (4 sets) are to serve as our revised submittal for Plan Commission review.

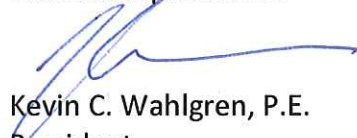
This follows the discussion at the August 2017 PC meeting in which the project was approved but a request was noted for revisions to the landscape plan.

Unfortunately, it took some time for us to meet with a representative of the condo complex to the west. We met with the proper representative in late November and have drafted revised plans addressing the concerns for further conifer trees along the west property line.

Additionally, AV Waterjets is requesting that the hours of operation for this facility to be 24 hours per day/seven days per week.

Please confirm whether this matter will be approved by the staff or if we are to appear at the February PC meeting.

Best Regards,
WS Development LLC



Kevin C. Wahlgren, P.E.
President

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS

HOTLINE

CALL DIGGERS HOTLINE

811 or 1-800-242-8511

MLW AREA 259-1181

WS STATUTE 182.0175(1974)

REQUIRES MIN. 3 WORK DAYS

NOTICE BEFORE YOU EXCAVATE

Parking Lot Area: 4,987 SF

Interior Parking Lot Landscaping
10% of parking area to be landscaped
Required Landscape Area: 499 SF
Landscape Area Shown on Plan: 503 SF

Parking Lot Shading
30% of parking area shall be shaded in 10 years
Required Amount of Shading: 1,496 SF
Proposed Shading Shown on Plan: 1,726 SF

Parking Lot Screening
24-36" High Hedgerow adjacent to parking lot.
Minimum 24" High at installation.

Mequon Business Park Covenant
6.04 -Parking lots greater than 20,000 SF requires
5% of the area to be landscaped. **Not Applicable**

CODE REQUIREMENTS

- SHADE TREES (DECIDUOUS)

ABM Autumn Blaze Maple

SHL Skyline Honeylocust
- ORNAMENTAL TREES (DECIDUOUS)

PFC Prairie Fire Flowering Crabapple
- EVERGREEN TREES

NS Norway Spruce

BHS Black Hills Spruce
- EVERGREEN SHRUBS

KCPJ Kallay Compact Pfitzer Juniper

KCPJ-24 Kallay Compact Pfitzer Juniper (24" HT)

TIY Taunton Intermediate Yew
- DECIDUOUS SHRUBS

IH Incrediball Hydrangea

UH Unique Hydrangea

GLS Gro Low Fragrant Sumac

KOSR Knock Out Shrub Rose

NFS Neon Flash Spirea

MV Mohican Viburnum
- HERBACEOUS PERENNIALS

RRD Rosy Returns Daylilly

KKC Dwarf Catmint

HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

One Redwood Court

Racine, Wisconsin 53402

ph 262.639.9733

fx 262.639.9737

david@davidheller.com

PROJECT

AV WATERJET
TECH, INC.

10501 N. Commerce St.
Mequon, WI 53092

PLANT ABBREVIATIONS

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12.21.17	ISSUE TO CLIENT
1.10.18	REVISIONS PER CLIENT
1.13.18	REVISIONS PER CLIENT
1.30.18	REVISIONS PER CLIENT

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#438-014

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL
LANDSCAPE
PLAN

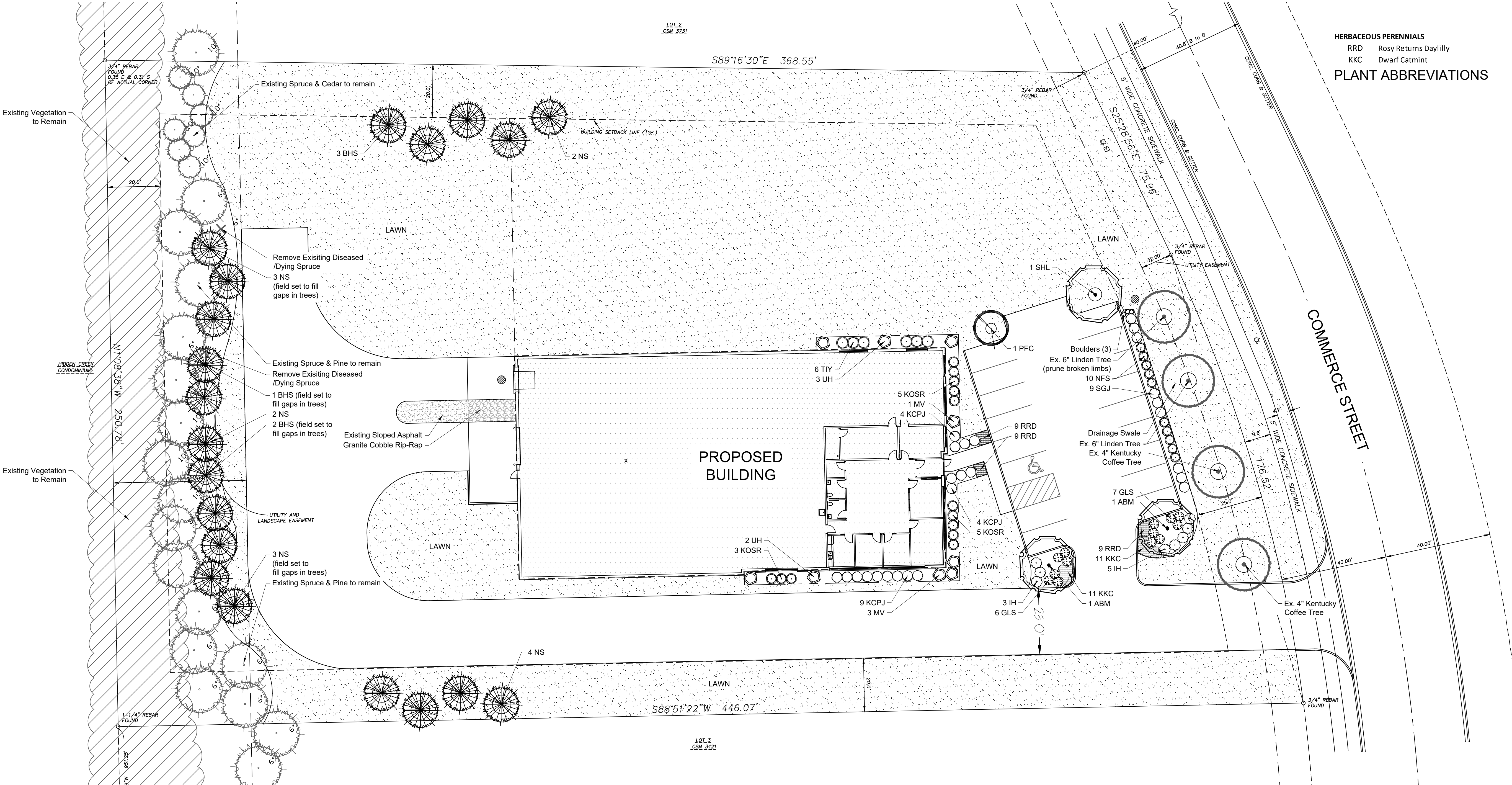
PROJECT MANAGER WDH

PROJECT NUMBER 17-109

DATE 1.30.18

SHEET NUMBER

L 1.0



OVERALL LANDSCAPE PLAN

Scale: 1" = 20'0"

AV WATERJET TECH, INC.

10501 N. Commerce St.
 Mequon, WI 53092

DATE	DESCRIPTION
------	-------------

12.21.17	ISSUE TO CLIENT
1.10.18	REVISIONS PER CLIENT
1.13.18	REVISIONS PER CLIENT
1.30.18	REVISIONS PER CLIENT

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#438-014

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

LANDSCAPE
DETAILS, NOTES,
& SCHEDULES

PROJECT MANAGER	WDH
PROJECT NUMBER	17-109
DATE	1.30.18
SHEET NUMBER	

L 1.1

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting beds, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable bark wrapping and support wire. Remove biodegradable burlap and wire (if present) from the top ½ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, secure the remaining ½ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is ¾ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) is ¾ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 2"4" height/diameter of shrub at planting.
9. Mulching: All trees rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dye or enviro-mulch). All shrub planting and perennial planting beds areas (groupings) shall receive a 2"-3" layer of shredded hardwood bark mulch, and groundcover areas a 1"-2" layer of the same mulch. Do not mix annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Rot-tilled the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped planting material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):

- ¾ CY Peat Moss or Mushroom Compost
- ¾ CY blended/pulverized Topsoil
- ¼ CY composted manure

In roto-tilled beds only, also include in above mixture
2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect. Turf grower prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing red canary grass is NOT acceptable as a mulch covering.
- An acceptable quality seed installation is defined as having:
- No bare spots larger than one (1) square foot
 - No more than 10% of the total area with bare areas larger than one (1) square foot
 - A uniform covering through all turf areas
13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf, grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	10-YEAR CANOPY DIAMETER
		BOTANICAL NAME	COMMON NAME				
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ABM	2	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	3"	B&B	Straight central leader, full and even crown. Prune only after planting	25
SHL	1	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3"	B&B	Straight central leader, full and even crown. Prune only after planting	25
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	
		BOTANICAL NAME	COMMON NAME				
ORNAMENTAL TREES (DECIDUOUS)							
PFC	1	Malus x 'Prairifire'	Prairie Fire Flowering Crabapple	3"	B&B	Straight central leader, full and even crown. Prune only after planting	18
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	
		BOTANICAL NAME	COMMON NAME				
EVERGREEN TREES							
NS	14	Picea abies	Norway Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground	
BHS	6	Picea glauca 'densata'	Black Hills Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	
		BOTANICAL NAME	COMMON NAME				
EVERGREEN SHRUBS							
KCPJ	17	Juniperus chinensis 'Kallay'	Kallay Compact Pfritzer Juniper	#5	Cont.	Full rounded well branched shrub	
KCPJ-24	9	Juniperus chinensis 'Kallay'	Kallay Compact Pfritzer Juniper (24" HT)	24"	Cont.	Full rounded well branched shrub	
TIY	6	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24"	B&B	Full rounded well branched shrub	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	
		BOTANICAL NAME	COMMON NAME				
DECIDUOUS SHRUBS							
IH	8	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	
UH	5	Hydrangea paniculata 'Unique'	Unique Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	
GLS	6	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped	
KOSR	13	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped	
NFS	10	Spirea xbumalda 'Neon Flash'	Neon Flash Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	
MV	4	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	
		BOTANICAL NAME	COMMON NAME				
HERBACEOUS PERENNIALS							
RRD	27	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	
KKC	22	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	#1	Pot	Full, well rooted plant, evenly shaped	
LAWN	6025	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)	
	54400	Erosion Matting for sloped seeded areas	see plan for area delineation		SF	EroTex D575 Erosion Control Blanket (or approved equal)	
Hardscape Materials							
	3	Granite Boulders (for retaining)	see plan for location	18-24"	EA		
	24	Shredded Hardwood Mulch (3" depth)	Area: 2,525 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
	15	Soil Amendments (2" depth)	Area: 2,525 SF		CY		
	167	Pulverized Topsoil (Lawn Area)	Area: 54,200 SF		CY		
	15	Pulverized Topsoil (2" over bed areas)	Area: 2,525 SF		CY		

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

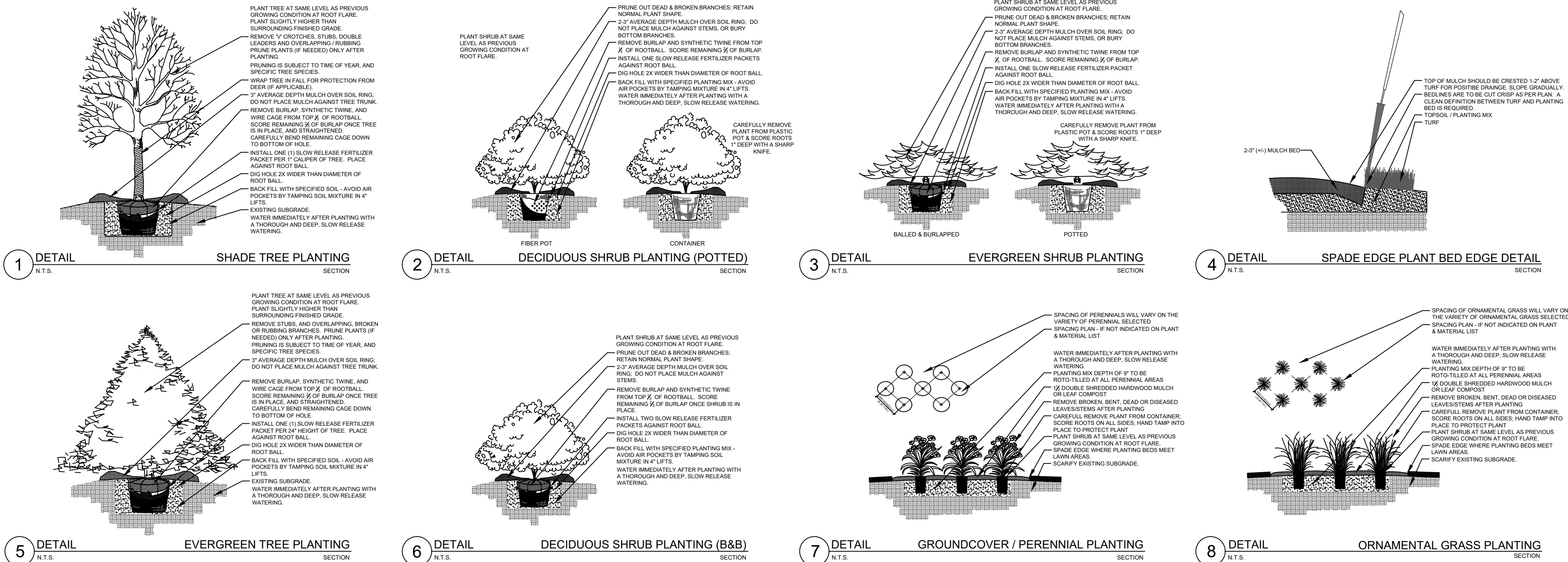
Seed Compositions:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807):

10% Mid Atlantic Kentucky Bluegrass	10% Atlantis Kentucky Bluegrass
20% Merit Kentucky Bluegrass	10% Dragon Kentucky Bluegrass
20% Boreal Red Fescue	10% Palmer III Fine Perennial Ryegrass
20% Pennant Fine Perennial Ryegrass	

Seed at rate of 3# per 1000 SF

PLANT & MATERIAL SCHEDULE



PLANTING & HARDSCAPE DETAILS



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: February 12, 2018
SUBJECT: Homes by Chapel Hill, LLC for Adams. The applicant is seeking reconsideration of a previous approval by Planning Commission in which a reduced wetland setback was authorized in order to avoid removal of a specimen tree for the property located at 13448 N. Northwood Road.

Applicant:	Homes by Chapel Hill
Status of Applicant:	Agent
Requested:	Reconsideration of Specimen Tree Removal
Existing Zoning:	R-1B (Residential 2.5 Acre)
Land Use Plan:	Residential 1.5-5 Acre
Lot size:	5.9 acres
Location:	13448 N. Northwood Lane
Tax Key:	#15-008-02-010.00
District:	#5

Background: On December 4, 2017, the applicant received Planning Commission approval to encroach into the wetland setback with the construction of a new single family dwelling in order to avoid an existing specimen tree. After the approval, it was discovered that the specimen tree in question was removed without approval of the City. Since the encroachment into the wetland setback was approved by the Planning Commission contingent on the tree being saved, it was determined by the City Attorney that reconsideration of the setback waiver is necessary. Removal of the tree without City approval subjects the owner to penalties as outlined in Chapter 84 of the municipal code. Administration and enforcement of those penalties will be applied.

Reconsideration of Wetland Setback:

The Planning Commission approved the reduction in the wetland setback from 50 to 30 feet in order to preserve the specimen tree. Now that the tree has been removed, staff does not believe the setback reduction is warranted. The original house location was proposed outside the wetland setback and met all other offset requirements of the R-1 zoning district.

Staff Recommendation:

Planning staff recommends denial of the wetland setback reduction.

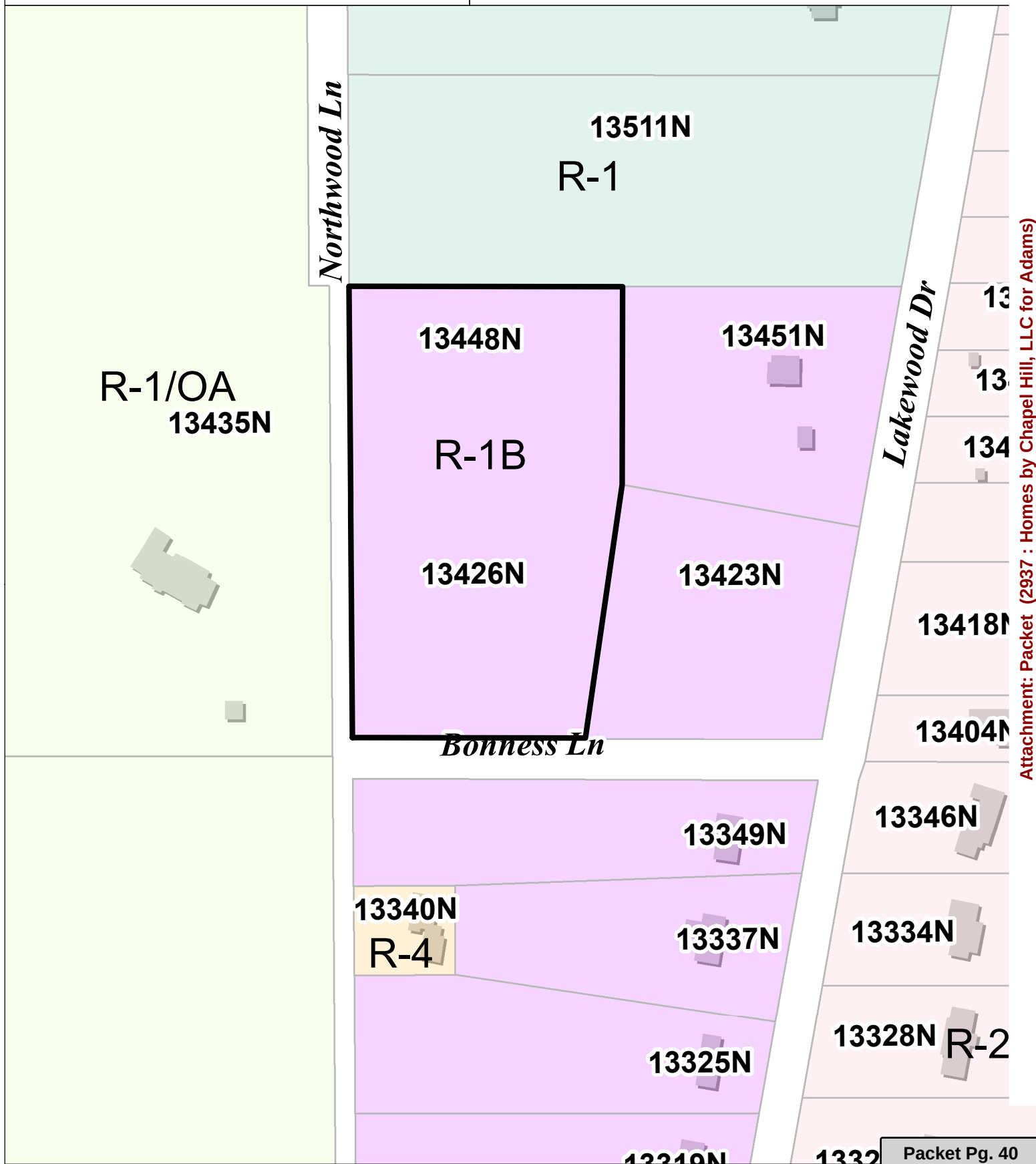
Attachments:
Packet (PDF)

Homes by Chapel Hill, LLC for Adams

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 (2937 : Homes by Chapel Hill, LLC for Adams)

Description of Request – Adams (property at Northeast corner of Northwood Land and Bonness Lane)

Randy and Karla Adams previously submitted a request to the Plan Commission to modify the wetland buffer setback on the subject Property from 50' to 30' to allow the placement of their proposed home pursuant to the attached Site Plan, which would have enabled them to preserve a specimen white pine tree (the "White Pine") on the Property that would otherwise be in the building pad of the home. In support of this requests, the Adams submitted a letter dated November 29,2017 from Alice Thompson, a Wetland Ecologist with Thompson & Associates (the "Thompson Letter"), a copy of which is attached, which supports the reduction of the wetland buffer from 50' to 30', with the caveat that the Adams agree to maintain a 10-foot no mow zone within the 30' setback. The Adams agreed to this condition. Alice Thompson and Thompson & Associates performed the original wetland delineation for the Property.

This matter was heard at the Plan Commission meeting on Monday, December 4, 2017. It was mentioned by City Staff at the Plan Commission hearing that the 50' wetland buffer was a "placeholder" buffer, since a detailed analysis of the quality of the wetlands on the Property was not performed at the time the initial wetland delineation by Thompson & Associates was completed and placed on the Certified Survey map that created the Property.

At the December 4th meeting, the Plan Commission approved the Adams request to reduce the wetland buffer from 50' to 30' which would allow preservation of the specimen White Pine tree shown on the Site Plan. As part of the Staff Report at this hearing, it was noted that:

"The Forestry Department does not recommend removal of the White Pines. Staff would suggest a waiver be granted to allow encroachment into the wetland setback in order to preserve the trees. 3.b.a Packet Pg. 51 Attachment: Packet (2833 : Homes by Chapel Hill, LLC for Adams) Should the Planning Commission approve the removal of the (16") White Pine, the applicant would be responsible for replacing 75% of the diameter of the Oak after construction is completed. This would equal (12") of replacement trees, which equates to 4 trees of at least 3" caliper approved by the forester. In lieu of planting, the owner could donate \$1,200 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$1,200 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 completed and inspected by the city forester."

It was the Adams intention and desire to preserve the White Pine and take steps during the construction of the home to protect this tree. After the Plan Commission hearing, the Adams hired a tree removal company to cut and remove trees on the Property in preparation of construction of the home. The Adams marked the White Pine with orange ribbon and specifically instructed the contractor not to remove the White Pine. Unfortunately, the tree removal contractor cut down the White Pine instead of another tree near the site that was

supposed to be removed. As a result, the White Pine, contrary to the Adams' instructions and desires, has been cut down.

Based on the prior submittal and Plan Commission decision relating to the Property, the Adams were instructed by City Staff that they must submit this request to the Plan Commission for permission to keep the house location as approved at the December 4, 2017 meeting. The Adams understand that the implementation of a fine or demand for replacement tree plantings as outlined above may be warranted based on the fact that the White Pine has been cut down.

The Adams respectfully request that they be allowed to keep the proposed location of the home pursuant to the Plan Commission decision on December 4, 2017 and pay the appropriate fine or plant replacement trees as prescribed by the Plan Commission as remediation for the removal of the White Pine.



November 29, 2017

Jac Zader
Assistant Director for Community Development
City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

1514 Menomonee Ave.
South Milwaukee, WI 53172
414.571.8383
414.750.7401

I have reviewed my project file for the site north of Bonness Lane between Northwood and Lakewood Drive in Mequon, Wisconsin. This site was delineated by myself in 2015. The west portion of the property borders Northwood Lane and has a large wetland called "Wetland A" in the delineation report. This portion of the site is proposed for a home for the current owner: Mr. and Mrs. Adams. I have been in communication with Craig Caliendo, CEO, Kings Way Homes about their home location.

The proposed house for this portion of the property – "Adams Property" is located in uplands. Option A has the house set back 50 feet from the wetland line. The preferred option- Option B has the house set 20 feet west so that the house is 30 feet from the wetland edge.

This wetland (close to the proposed home location) has green ash and slippery elm in the overstory (about 30%). The green ash likely will die off over time due to the Emerald Ash Borer infestation. The shrub layer includes red osier dogwood and common buckthorn (an invasive species). The herbaceous layer includes red top, Dudley' rush, early goldenrod and willow herb. The wetland has seasonal hydrology- being wettest in spring or after significant rainfall.

I think that the 30 foot setback is reasonable for this wetland – particularly since it only affects a small area of the wetland on the property. I would propose that 10 feet within this 30 foot wetland set-back in the vicinity of the house would be maintained in a natural state as a no mow zone- or only mow once a year [a high (6-8") annual mow to control woody vegetation if needed]. This no-mow buffer within the 30 foot buffer would allow taller vegetation to persist most of the year that could filter lawn run off. There was a variety of "old field" vegetation in the uplands in this area. The strategy of leaving 10 feet of this upland vegetation intact- closest to the wetland- and not altered to lawn and mowed could compensate for the loss of 20 feet of potentially mowed lawn as buffer. I would also suggest that a few fence posts or larger rocks be used to mark this 10 foot upland buffer edge as these landmarks can get lost over time.

Please contact me with any questions or concerns.

Sincerely,

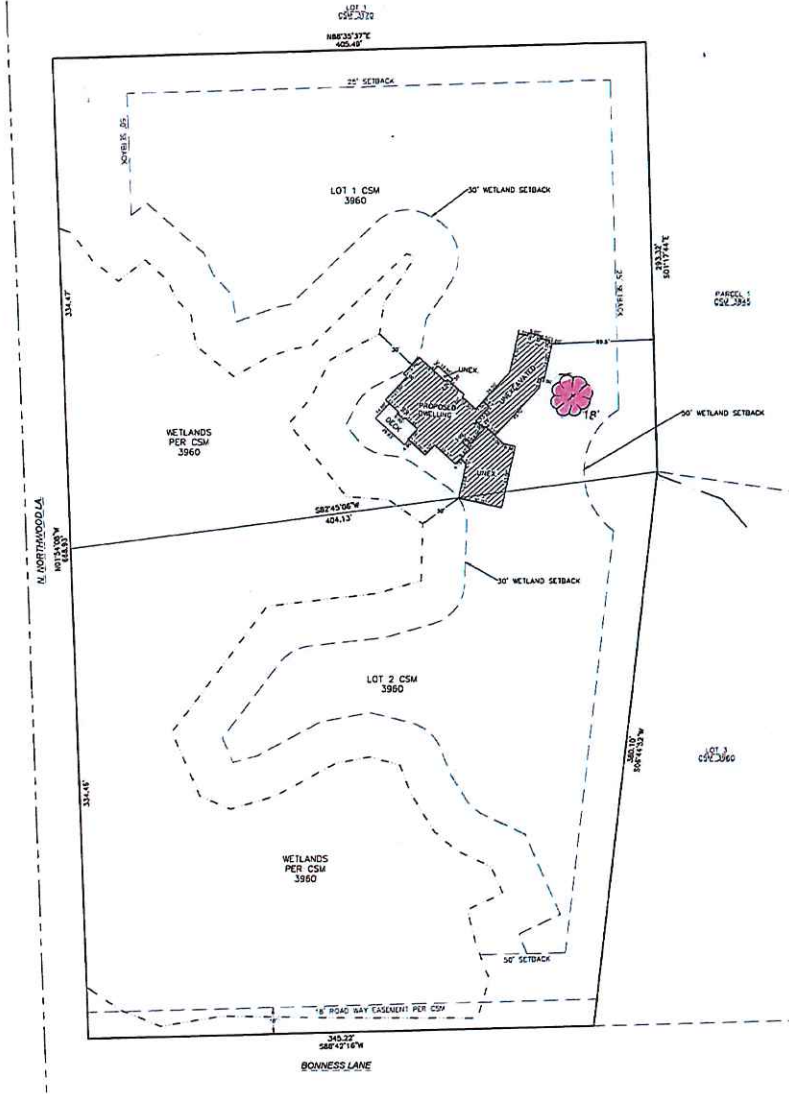
Alice Thompson
Wetland Ecologist, PWS

Attachment: Packet (2937 : Homes by Chapel Hill, LLC for Adams)

Wm 1 site

PRELIMINARY LAYOUT

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3960, BEING A REDUCTION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2845, BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



*** THIS MAP IS TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY ***

SETBACKS: FRONT YARD = 30' SIDE YARD = 30' REAR YARD = 30' WETLANDS = 30'

LandTech
SURVEYING & LAND PLANNING
P.O. BOX 15, HARTLAND, WI 53029
WWW.LANDTECHWI.COM
LANDTECHSURVEYING@GMAIL.COM
(262) 367-7599

13448 N. NORTHWOOD LA. CITY OF MEQUON OZAUKEE CO., WISCONSIN
HOMES BY CHAPEL HILL LLC
ADAMS
PRELIMINARY LAYOUT
SHEET 1 OF 1
DATE: 11/28/2017
REVISED: RE:
DRWN: MTO CHKD: JDD
PROJ. NO: 17152
FILE NO: 17152_SURVEY.dwg



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: February 12, 2018
SUBJECT: Fox Tale Brewing Co., Inc. The applicant is seeking building and site plan amendment approval for a proposed renovation to the existing building located at 6411 W. Mequon Road. CANCELLED

Applicant: Thompson Project Management LLC
Status of Applicant: Agent
Requested: Building and Site Plan
Sign Waiver
Existing Zoning: TC (Town Center)
Existing Land Use Plan: Town Center
Lot size: 2.48 acres
Location: 6411 W. Mequon Road
Tax Key: #14-027-01-023.00
District: #4