City of Mequon

Virtual Meeting
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, February 22, 2021
6:00 PM
Virtual Meeting

Agenda

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may join the meeting online or by phone. Please go to https://global.gotomeeting.com/join/116424117 to join the meeting online or call into the meeting by dialing 1.877.309.2073 and enter access code 116-424-117.

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Department of Community Development at least 2 hours prior to the meeting by email at DCD1@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS will be accepted only from members of the public who register in advance. Registration shall be made by sending an email to Planner Pa Phouala Vang at DCD1@ci.mequon.wi.us or by leaving a message at 262.236.2904 no later than 2 hours prior to the meeting.

1) Call to Order, Roll Call

a) Approval of Minutes from January 25 ,2021

2) Consent Agenda

a) Fick Family Living Trust. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 3300 W. Grace Avenue.

b) Lisa and Zach Newcomer. The applicant is seeking accessory structure approval for an 8,500 sq. ft. private horse barn/riding arena for the property located at 11361 W. Freistadt Road.

c) Tracy & Scott Ernst. The applicant is seeking setback waiver approval to allow for a 672 sq. ft addition to the west of the existing dwelling for the property located at 13101 N. Wauwatosa Road.

d) The Woods at Highland Park. The applicant is seeking subdivision sign and sign waiver approval to allow for a sign to be located partially in the right-of-way for the 28-unit condominium development located at the intersection of Green Bay Road and Woods Court

3) Regular Business

a) Foxtown Brewery. The applicant is seeking sign waiver approval to allow for a patio expansion for the property located east of 6411 W. Mequon Road. (REMOVE FROM TABLE)

b) Stephen Perry Smith Architects, Inc. for Foxtown. The applicant is seeking master sign plan approval for multiple signs for the property located at11090 & 11120 N. Weston Drive.

4) Announcements

The next meeting is Monday, March 22, 2021 at 6:00 p.m.

5) Adjourn

Dated: February 18, 2021 /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, January 25, 2021
6:00 PM
Virtual Meeting

Minutes

1) Call to Order, Roll Call

Present:
Chair John Wirth
Alderman Andrew Nerbun
Commissioner Gregg Bach
Commissioner Rick Lemke
Commissioner Rebecca Schaefer
Commissioner James Schaefer
Commissioner John Stoker
Alternate Stephanie Hawley
Commissioner Martin Choren - **Absent**
Alternate Dan Gentges - **Absent**

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

He stated the four protocols for the process of the virtual meeting.

a) Approval of Minutes from December 14, 2020

Action
Commissioner Bach made a motion to approve the December 14, 2020 meeting minutes.
Commissioner Hawley seconded the motion.
A voice vote was taken, vote passed (6-0)

DRAFT

Attachment: PC_01.25.2021_DRAFT (5954 : Meeting Minutes from January 25, 2021)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Greg Bach, Alternate
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Nerbun, Bach, Hawley, Lemke, R. Schaefer, Stoker
ABSENT:	Choren Gentges, J. Schaefer

2) Consent Agenda

a) Brian Willbrandt for St. Francis Borgia Cemetery. The applicant is seeking sign waiver approval to allow for an additional sign at the east entrance to the cemetery (to match the west sign) for the property located at 7963 W. Pioneer Road.
b) Jeffrey Raasch. The applicant is seeking fill permit approval to allow for 1,370 C.Y. of fill for new residential construction for the property located at 9941 N. River Road.
c) Mequon Medical. The applicant is seeking development agreement and fill permit approval for 5,300 C.Y. of fill for a medical clinic for the property located at the northwest corner of Highland Road and Port Washington Road.
d) Fast Signs of Waukesha for Athlete Performance. The applicant is seeking master sign plan approval for the 35,090 sq. ft. athletic facility with accessory business tenants located at 10725 N. Executive Court.

Ald. Nerbun requested that agenda items (2b) and (2c) be removed from the Consent Agenda for further discussion.

Action
Commissioner Stoker made a motion to approve Consent Agenda items (2a) and (2d).
Ald. Nerbun seconded to motion.
A voice vote was taken, vote passed (7-0)

Ald. Nerbun stated that language regarding the road bond is inconsistent with other items on the agenda; mainly the school items, and he proposed adopting the language used in those items.

Dir. of Eng. Lundeen stated that she has no objection to this change.

Asst. Dir. Zader stated that there is a word change to condition #1 in the staff report of Consent Agenda item (2b) and the word “floodplain” should be replaced with “floodway”.

Action
Ald. Nerbun made a motion to approve the items (2b and 2c) with the road bond language change discussed above and a friendly acceptance of the staff report condition #1 language correction for item 2b.
Commissioner Stoker seconded to motion
A voice vote was taken, vote passed (7-0)

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3) Regular Business

a) Door Creek Construction, LLC. The applicant is seeking preliminary plat approval to allow for a proposed 9-lot single-family subdivision for the 73-acre property located southwest of Lake Shore Drive and Pioneer Road (Lake Shore Estates).

Planner Vang stated that this is a proposal for a 9-lot subdivision, ranging from 5-5.6 acre lots. The lots are consistent with the Land Use Plan, with a designation of a 5-acre minimum in the R-1 zoning district. The lots will be served by individual driveways off Pioneer Road and Lake Shore Drive; with one lot having access from Shady Lane. There is no opportunity to connect to adjacent developments as there is no road proposed. Staff recommends a 50-foot landscape easement along Pioneer Road and Lake Shore Drive. Within this easement area, staff recommends clusters of 2-3 trees for areas outside of the wetlands. There are several areas of wetlands on the site so there are limited areas for any proposed landscaping. The applicant will need to submit the final landscape plans to the Planning Commission for approval. The majority of the high-quality wetlands should be located in the proposed outlot to the north. Staff recommends a Tree Preservation easement for the outlot and a Wetland Delineation Report from the DNR is required.

Planner Vang noted one correction to condition #15 in the staff report that the lot referenced should be Lot #9 and not Lot #1. Staff is supportive of the proposed preliminary plat and recommends approval subject to the conditions in the staff report.

There was a brief conversation confirming that courtesy cards were sent to the adjacent properties and that feedback from the neighboring residents is supportive given the 5-acre lot minimums.

Action
Commissioner Stoker made a motion to approve the preliminary plat per the conditions in the staff report and with the correction to condition #15 in the staff report as noted.
Commissioner Jim Schaefer seconded the motion.
A voice vote was taken, vote passed (7-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Nerbun, Bach, Hawley, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren, Gentges

b) Design 2 Construct Development for Copps Industries. The applicant is seeking building and site plan approval to allow for construction of a proposed 78,200 sq. ft. office, research and manufacturing facility for the 7.7-acre property located east of Commerce Street and south of Executive Drive in the Business Park.

Planner Vang stated this parcel is part of a land division that the Commission approved in April 2020 that created two lots and an outlot. It is located east of Commerce Street and south of

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Executive Drive. The proposed building will be a new building for office use, research and development and a manufacturing facility for Copps Industries. They are currently located in Mequon and they will be relocating all of their operations to this new location. The proposal meets all the requirements of the B-5 zoning district. The plans show an area for a future addition and parking lot expansion which would make this site non-conforming to the open space requirement. The applicant is aware that they would need to utilize open space borrowing to achieve the open space requirement. The applicant does not have an expected time frame for the expansion but understands that all building and site plan amendments require Planning Commission approval.

The proposed plan shows 83 parking stalls which meets the zoning code requirement and the needs of the applicant. The proposed building materials include insulated metal panels, painted precast panels, aluminum canopy elements and storefront glazing systems and entrances. The applicant indicated that there is not any rooftop screening shown on the plans because they do not believe any of the rooftop mechanicals will be visible from the street view. Staff would like to add a condition, which is not included in the staff report, that if rooftop mechanicals are visible from the street view once construction is complete, rooftop screening will be required.

Planner Vang explained that the north elevation (shown on packet page 127); which is the expansion wall for a future addition, is proposed to be entirely composed of insulated metal panels. Staff recommends that if the expansion is not approved by the Planning Commission within five (5) years from the current approval date, the applicant must return to Planning Commission to discuss any intentions for the expansion status and an evaluation of changes to the north façade materials as a result.

Staff also has concerns regarding the east elevation which has metal panels proposed for the entirety of the east elevation which faces the existing stormwater pond. This elevation is heavily screened from view by existing mature landscaping to the east and the existing multi-tenant property and the Go Riteway site to the south. Although the east elevation will be mostly screened from view, the Planning Commission has not approved metal panel as a primary material for other buildings in the Business Park and strives for four-sided architecture. Staff recommends that the insulated metal panel be allowed as a material but only for 50% of the elevation. The rest of the elevation shall be constructed with materials that match the proposed west and south elevations. Staff also recommends additional landscaping at the northwest and southeast corners to better screen the building from view. Staff does recommend approval of the building and site plan subject to the conditions listed in the staff report.

The applicant, Mark Hertzfeld from Design 2 Construct, stated they agree to all of the conditions except for the recommendations regarding the east elevation. Due to that elevation being so heavily screened, and not visible from any of the roadways, they are requesting that the additional costs for the higher-quality materials not be required.

It was commented that although that elevation will not be seen from the roadways, it is visible from the rears of the multi-tenant building and the Go Riteway building.

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There was discussion regarding whether there have been any previous approvals by the Commission that do not require consistent 4-sided architecture on buildings. Asst. Dir. Zader explained that typically, there is a recommendation for some design features on all sides of a building as viewsheds can change from all adjacent properties.

Action

Commissioner Jim Schaefer made a motion to approve the building and site plan per the staff report conditions with the added requirement that staff review the east elevation for some added materials to the east elevation as well as the added condition that the rooftop screening be required if mechanicals are visible from the street once construction is complete.
Commission Hawley seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	James Schaefer, Commissioner
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Nerbun, Bach, Hawley, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren, Gentges

c) Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site plan amendment, rezoning recommendation from R-3 to IPS, electronic sign and fill permit approval to allow for 8,000 C.Y. of fill for a 30,300 sq. ft. single-story addition for the property located at 2401 Donges Bay Road (Donges Bay School).

Asst. Dir. Zader stated that an approximately 30,000 sq. ft. addition is being added to the back of the school for a larger gym, larger cafeteria and additional classrooms. Other changes to the site include changes to the parent pick up area in the east parking lot. The most notable change is a bus lane that is being added to the east side of the school to remove the conflict between the buses and the cars. The buses will be parked in the rear of the school. The Commission received a letter of public feedback concern regarding the proposed bus lane.

Asst. Dir. Zader stated that staff is supportive of the proposal but has recommended some requirements in the staff report. One of the conditions is to add additional landscaping as a buffer in the gaps along the area east of the school along Whitman Place to mitigate headlights shining through due to the proximity of the bus lane to some of the residential units. Staff is seeking clarification that the lights along the path in that location are luminated to 2-foot per the code requirement; there was conflicting information in the submitted plans. Additionally, there is an issue regarding some landscape islands that have been removed without approval from the city from the original site approval from 2010 which need to be put back into place to meet the shading requirement. The parking lot does not currently meet the shading requirement or the interior lot landscape requirement.

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The applicant is requesting a rezoning recommendation from R-1 to IPS as this property is currently zoned residential, which is the only public school with this zoning. This approval will need to be approved by the Common Council.

The applicant is also proposing an electronic message sign with a matching base, similar to the requests from the two middle schools at the December meeting. Staff supports this approval.

Asst. Dir. Zader stated that the only other issue is the request to paint the mechanical screening as was requested for the two other schools last month. Staff does not support this request on the east elevation and recommends that elevation incorporate a screening device.

Staff does recommend approval in accordance with the conditions in the staff report.

The applicant, represented by Robin Savola from EUA, stated they will comply with the east elevation rooftop screening as well as the parking lot landscape islands. She explained that they would like to remove the requirement for additional landscaping on the east side of the school due to the timing of the buses; the earliest the buses arrive is 8:50 a.m. and the latest the buses leave the school is 4:10 p.m., neither time of day require headlights.

Ms. Savola stated that they would like to discuss condition #9 in the staff report referencing the acceleration, deceleration, and bypass lanes, for all the schools on the agenda. She explained that their understanding of the code is that this requirement relates to new developments and not to existing developments. She added that the ingress lane will remain in its current condition as it is not being modified and that adding a deceleration lane would impact the neighbors to the west. She stated that TADi conducted an analysis study today of the impact of these recommended lanes and concluded that due to this being a school zone with a 20 mph speed restriction, the development does not meet the standard for the lanes to be required. The report was submitted to staff just before the meeting and she knows staff has not had an opportunity to review it yet. The applicant requests that this requirement be removed due to the findings of the TADi report as well as their concerns about the negative impact installing these lanes would have on the neighbors to the east and to the west.

Dir. of Eng. Lundeen stated that if data is provided that supports that the lanes are not deemed to be required, this will be indicated in the staff report conditions and she agreed that this should be added as part of the motion.

There was some discussion regarding the parking lot landscape islands and that the shading requirement will still not be met, but existing developments are not typically required to get in compliance unless a major construction project is done. The implementation of the five islands will at least get them closer to meeting the requirement and will match the originally approved site plan.

There was a question from the Commission regarding the public feedback letter received from Mr. Newell. Asst. Dir. Zader explained that there are very rigid restrictions in place regarding the electronic signs. There is an outlot across from where the sign will be placed, and staff does not believe that the neighbors will be negatively impacted by the sign.

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It was discussed that the addition of the bus lane on the east side of the school will be a notable change and that the added trees are necessary as a buffer for the residences at Whitman Place.

Public Comment
Mr. Cohen – resident at Whitman Place – stated that he is concerned about the potential noise factor for the residences that will be impacted by the bus lane.

Action
Mayor Wirth made a motion to approve per the conditions in the staff report and that staff has discretion to waive the requirement of the traffic lanes based on the TADi report.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	John Wirth, Chair
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Nerbun, Bach, Hawley, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren, Gentges

d) Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site plan amendment, electronic sign and fill permit approval to allow for 13,000 C.Y. of fill for a 29,300 sq. ft. single-story addition for the property located at 12850 Oriole Lane (Oriole Lane School).

Asst. Dir. Zader stated that this request is for three separate additions for the site. Staff supports the design of the buildings. He explained that the new parking lot area for the bus turn around does not show any landscaping on the plan and staff is requesting that the interior landscaping (10%) and shading (30%) requirements be met. Their illumination plan also exceeds the 2-foot candle requirements and that needs to be changed to meet compliance. A chain link fence is proposed around the dumpster area, but staff is requesting that the three side walls match the building materials. The pickup and drop off area is also being changed in accordance with the traffic study and additional lanes to help manage traffic flow are being added to the access from Highland Road. The submittal includes the approval request for an electronic sign similar to the other school requests. Asst. Dir. Zader stated that the only issue of concern is the lighting in the parking lot that needs to be removed or achieve compliance with the lighting code. Staff is supportive of the requests based on the conditions in the staff report.

The applicant, represented by Robin Savola from EAU, stated that there are three items they wish to discuss:

1. Dumpster Enclosure – per the code they understand that the dumpster needs to be enclosed and they are proposing a black vinyl coated slate chain link fence as a visual barrier. For cost reasons, they prefer not to be required to have a brick-based wall as

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recommended by staff and their existing fence is a chain link fence that is barely visible as it is 600 feet from the road.

2. New Parking Lot – she stated that there is a clarification to their submittal plan that incorrectly showed vehicle parking spaces in that lot; but there will not be any parking stalls. The purpose of the lot is for bus turnaround and the space will be used for physical education space during the school day. She explained that there will be gates that will close it off so that no cars can enter and park there. Due to safety issues of obstructed views and the desire for open space for the recreation area, they are requesting that the interior islands not be required for this area.

3. Acceleration/Deceleration/Bypass Lanes – they are requesting the same language as the Donges Bay School approval that if the TADI report justifies that these lanes are not warranted that they not be required.

Dir. of Eng. Lundeen confirmed that she supports this modification to the staff report condition.

Asst. Dir. Zader responded that if the parking area is constructed as shown, especially because it is also intended to be used as a physical education area, no interior islands are required. In terms of the dumpster enclosure, he stated that chain link fences are not typically allowed as they tend to get beat up over time. The requirement for the three sides to have matching materials has been in practice for a very long time but the Planning Commission has the authority to allow it. If approved, staff requests some screening south of that enclosure to help block its view from the public right of way.

There was some discussion about the traffic and the concern that it backs up onto Highland Road. Ms. Savola explained that there will be two entrance lanes instead of just one so that cars will stack up on the property as well as two drop off lanes to help with traffic flow.

There was a suggestion that a sensor or timer be used in the parking lot area. Kyle Thompson, representative from MSTD, replied that this is a good idea and that they will look into it. He added that they do want some light as a deterrent there but that the light could be turned down when the area is not being used.

Action
Commissioner Bach made a motion to approve subject to the conditions in the staff report, modification of the language regarding the traffic lanes, interior landscaping islands are not required for the new parking area (bus turnaround) due to no parking spaces there and brick material be used for the dumpster enclosure as recommended by staff.
Commissioner Jim Schaefer seconded the motion.
A voice vote was taken, vote passed (8-0)

Action
Commissioner Stoker made a friendly amendment to give the applicant the option allowing the chain link fence with acceptable screening to be approved by staff or an alternate material to be approved by staff.

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Ald. Nerbun seconded the friendly amendment.
A roll call was taken, vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Greg Bach, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Nerbun, Bach, Hawley, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren, Gentges

e) Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site plan amendment, electronic sign and fill permit approval to allow for 7,000 C.Y. of fill for a 22,300 sq. ft. single-story addition for the property located at 11001 N. Buntrock Avenue (Wilson School).

Asst. Dir. Zader stated that this request is the most significant change to the site to deal with the ongoing traffic issues as well as a change to the building. He showed a rendering of the proposed addition to the gymnasium and also the bump out mechanical/storage room which is shown in all metal-clad, which staff does not support. Staff would support the bump out building being similar to the gymnasium building with a mixture of materials but does not support an all metal panel building.

Regarding the site, the most significant change is traffic flow for the drop off lane. It will enter from Steffen Drive and follow in two lanes to the front of the building and then exit onto Buntrock Avenue. The TADi report and staff are both support of this design change and believe it will be a tremendous improvement for the traffic flow. A small opening in the northwest parking lot will be required to allow for the buses to enter and exit. The City Forester confirmed that there are no specimen trees present. Lighting will be added to the parking lot and staff is requiring that the 2-foot candle lights be used.

The applicant is requesting the same chain link fence for the dumpster enclosure that was approved for Oriole Lane School and they are requesting approval for an electronic message board to be placed on Buntrock Avenue.

Staff is supportive of the requests according to the conditions listed in the staff report.

The applicant, Robin Savola from EAU, commented that they would like to discuss the following items:

1. Traffic lanes language modification as approved in the other two school items.
2. Permission to have the chain-link fence dumpster enclosure.
3. Exterior Bump Out Building. She explained that there is a precast base on the metal panel portion of the building that goes up to 3’ 4”. The existing materials for the majority of the building that is being added but the gymnasium is being constructed with precast back up panels which require use with a thin brick. The existing school has a textured brick, that cannot be done on the precast panels. The same color blend is being used. The use of the different material on the addition is to separate the similar but not same exact bricks

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on the existing building to the new gymnasium and classroom addition. This was an aesthetic decision and not cost based.

It was commented that condition #8 be deleted from the staff report as it was a carryover from another item.

Dir. of Eng. Lundeen confirmed that she approves the language modification of the traffic lanes like the past two school item approvals.

There was feedback from the Commission architect, Jim Schaefer, that more brick is preferred on the metal clad building. He recommends some masonry on that building; on the corners or around the doors to improve the look of that building.

Action

Commissioner Jim Schaefer made a motion to approve with the requirement for the building plans to be resubmitted showing some masonry on the all metal building, give the applicant the option allowing the chain link fence with acceptable screening to be approved by staff or an alternate material to be approved by staff, modification of the language regarding the traffic lanes and condition #8 to be removed.
Commissioner Becky Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	James Schaefer, John Stoker
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Wirth, Nerbun, Bach, Hawley, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren, Gentges

f) Residence at Foxtown. The applicant is seeking development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive

Dir. of Eng. Lundeen stated that the applicant is requesting further amendment to the development agreement. The changes are outlined in a redlined version included in the packet. The requests relate to the asphalt, trees and the sidewalk and have been previously discussed and recommended for denial. Staff is recommending no further amendments. The only exception for consideration is the grading. This has been done for other developments where an interim grading plan is allowed that would be adjusted as the homes are constructed.

The applicant, Tom Zabjek, stated that they have asked for several amendments because the development agreement ("DA") they received is a generic DA and this is an unique project that does not apply to some of the requirements in the DA. He explained that he believes the sidewalks will be damaged during construction if they are required to be placed prior to construction of the homes.

Regarding the asphalt, he is willing to put up 150% of the cost as a guaranty that the final layer

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of asphalt will be completed once the construction is finished. He believes it will be damaged if it is poured prior to completion of the construction.

Dir. of Eng. Lundeen responded that the proposal to lay a portion of the sidewalk piece by piece may be a safety hazard that people may trip on site as well as it may look different if portions are added at different times.

She explained that it is a standard requirement to require final asphalt prior to final plat. Previous exceptions have been made for certain streets based upon this construction to allow the alley sides to remain just on binder course until the project is completed. The applicant is now requesting that no asphalt be required until 100% completion or the 2-year trigger. Staff is not supported of this request as it is not fair to the residents up to the 100 % not to be on a fully paved road and staff believes construction traffic is much better supported on asphalt than just on a binder course.

Dir. of Eng. added that the stabilization is an ordinance requirement which requires stabilization within 7 days.

Mr. Zabjek stated that the ordinance pertains to existing subdivisions where erosion occurs, and he stated that there will not be erosion at this development. He explained that the current binder course if very stable and he does not consider it an issue. He expressed frustration that this development is not a tradition subdivision and he is asking for some flexibility regarding some of the requirements of the DA. He suggested that the item be tabled and he encouraged the Commissioners to visit the site before making their decision.

Action
Commissioner Stoker made a motion to table the item per the applicant request and the site can be visited by the Commissioners.
Commissioner Bach seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**TABLED [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Greg Bach, Commissioner
AYES:	Wirth, Nerbun, Bach, Hawley, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren, Gentges

g) Foxtown Brewery. The applicant is seeking building and site plan amendment and sign waiver approval to allow for a patio expansion for the property located east of 6411 W. Mequon Road..

Asst. Dir. Zader stated this is a request for a patio extension to the west of the existing brewery. He explained that at the time of the original approval for the brewery that area was left as green space. The applicant is now planning for more outdoor seating along with a seat wall which will

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accommodate up to 50 outdoor dining spaces. Staff is supportive of the overall seating and the location but has some concerns regarding the aesthetic and the sign.

The concern regarding the seat wall is that this is on a fairly major entry into the Town Center and staff would like to have some of the Town Center features (possibly some wood to match the brewery, black rod iron, etc), including the new Gateway features, incorporated. Staff supports approving the project so they can get started on footings with the condition that staff and the applicant work together on the design features of the seat wall.

The other request is for the sign on the seat wall which is considered a freestanding sign and will require a waiver as it is too close to the property line. Staff is supportive of some signage in that location but because of the location of the sign staff is concerned that the entire area will be viewed as Foxtown instead of Town Center. Staff would like to explore different options with the applicant to possibly incorporating the M-T logo or a different message.

The applicant and staff have worked well together in the past and the applicant has communicated that they are willing to work with staff on the signage. He commented that other requirements are included in the staff report regarding string lighting and landscaping requirements. Staff is recommending approval of the design of the wall and tabling the sign waiver request regarding the sign on the wall.

The applicant, represented by Stephen Smith from Stephen Perry Smith Architects, stated that they are looking to identify the Foxtown brand. They are not opposed to incorporating some Town Center signage, but the main focus is to identify Foxtown. He explained that although staff recommended that the seat wall be curved, they are opposed to this suggestion as nothing else in their project is a curved element. Their intent is to match the walls of building B and to match the festoon lighting in building B and the lighting that is approved for building D. He explained the reason that the seat wall is such a heavy construction is to provide some buffering and physical protection from the street along with some rod iron fencing.

There was some discussion about the different stone and brick that will be used as well as the style and height of the wall.

Asst. Dir. Zader concluded that staff will continue to work with the applicant and will bring this back before the Commission. The applicant confirmed their commitment to work with staff.

Action
Commissioner Stoker made a motion to table the sign waiver request.
Commissioner Lemke seconded the motion.
A voice vote was taken, vote passed (8-0)

Action
Commissioner Stoker made a motion to approve the building and site plan amendment per the conditions in the staff report.
Commissioner Lemke seconded the motion.
A voice vote was taken, vote passed (8-0)

Attachment: PC_01.25.2021_DRAFT (5954 : Meeting Minutes from January 25, 2021)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Nerbun, Bach, Hawley, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren, Gentges

4) Policy

1) R-1 Zoning District modifications related to conservation subdivisions

Asst. Dir. Zader stated that this has been policy item has worked on by staff and the Policy Subcommittee. This is a change to the ordinance that would allow conservation type subdivisions in the R-1 zoning district without going through the PUD process as a permitted use. Currently any conservation subdivision must go through the rezoning 3-month process.

Notable Changes:

- 0.75 minimum lot size (currently 1.5-acres).
- Minimum of 25 acres.
- Must have at least two road connections.
- Requires a total yield of 60% of the land area as dedicated open space.
- Added bonus lot for every 40-acres in the subdivision.
- 300-foot open space buffer against roadways from the front.
- Connectivity – the road must be brought within 150 feet of the neighboring property where it will connect, and it must be an eyebrow turn around for emergency vehicles. The rest of the area where the road will be in the future will be dedicated right-of-way.

He explained this is an introductory to the proposed changes and this will be brought back next month for approval once it is fully vetted.

There was some discussion regarding the proposed smaller lot size with feedback that smaller lots are desired. Overall, the Commission is supportive of the proposed changes to this ordinance.

5) Announcements

The next meeting is Monday, February 22, 2021 at 6:00 p.m.

6) Adjourn

Action
Commissioner Jim Schaefer made a motion to adjourn the meeting.
Commissioner Stoker seconded the motion.
A voice vote was taken, vote passed (8-0)

Attachment: PC_01.25.2021_DRAFT (5954 : Meeting Minutes from January 25, 2021)

Respectfully Submitted,

Jac Zader

Attachment: PC_01.25.2021_DRAFT (5954 : Meeting Minutes from January 25, 2021)

City of Mequon

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 22, 2021**

SUBJECT: **Fick Family Living Trust. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 3300 W. Grace Avenue.**

Applicant:	Harvey J. & Doris M. Fick Family Living Trust
Status of Applicant:	Owner
Requested:	Final Land Division Approval
Existing Zoning:	R-4 (Single-Family ¾ -Acre)
Land Use Plan:	Residential 1 -1.5 Acres
Lot size:	2.6 Acres
Location:	3300 W Grace Avenue
Tax Key:	#14-024-03-004.00
District:	#2

Background:
The applicant requests 2-lot certified survey map approval for the property located at 3300 W Grace Avenue. The property is currently zoned R-4 (3/4 acre minimum).

Zoning District Standards and Site Conditions:
The Land Use Plan map designates the property as Residential 1-1.5 Acres. The proposed certified survey map is consistent with the current Land Use Plan and the zoning designation of R-4.

Site Conditions:
Proposed Lot 1 is 1.55 acres and proposed Lot 2 is 1.05 acres, both with access of Grace Avenue. Proposed Lot 1 has an existing house and shed. Proposed Lot 2 is vacant. There are no wetlands present on site. The City Forester inspected the site and does not have any concerns with the proposed land division.

Engineering Review:
Kristen Lundeen, Director of Public Works/City Engineer reviewed the application and has the following comments:

Access, driveway culvert, lot grading and green infrastructure requirements will be addressed with the individual building permits.

Other Technical Corrections:
The Engineering Division will provide a full technical review of the CSM.

Staff Recommendation:

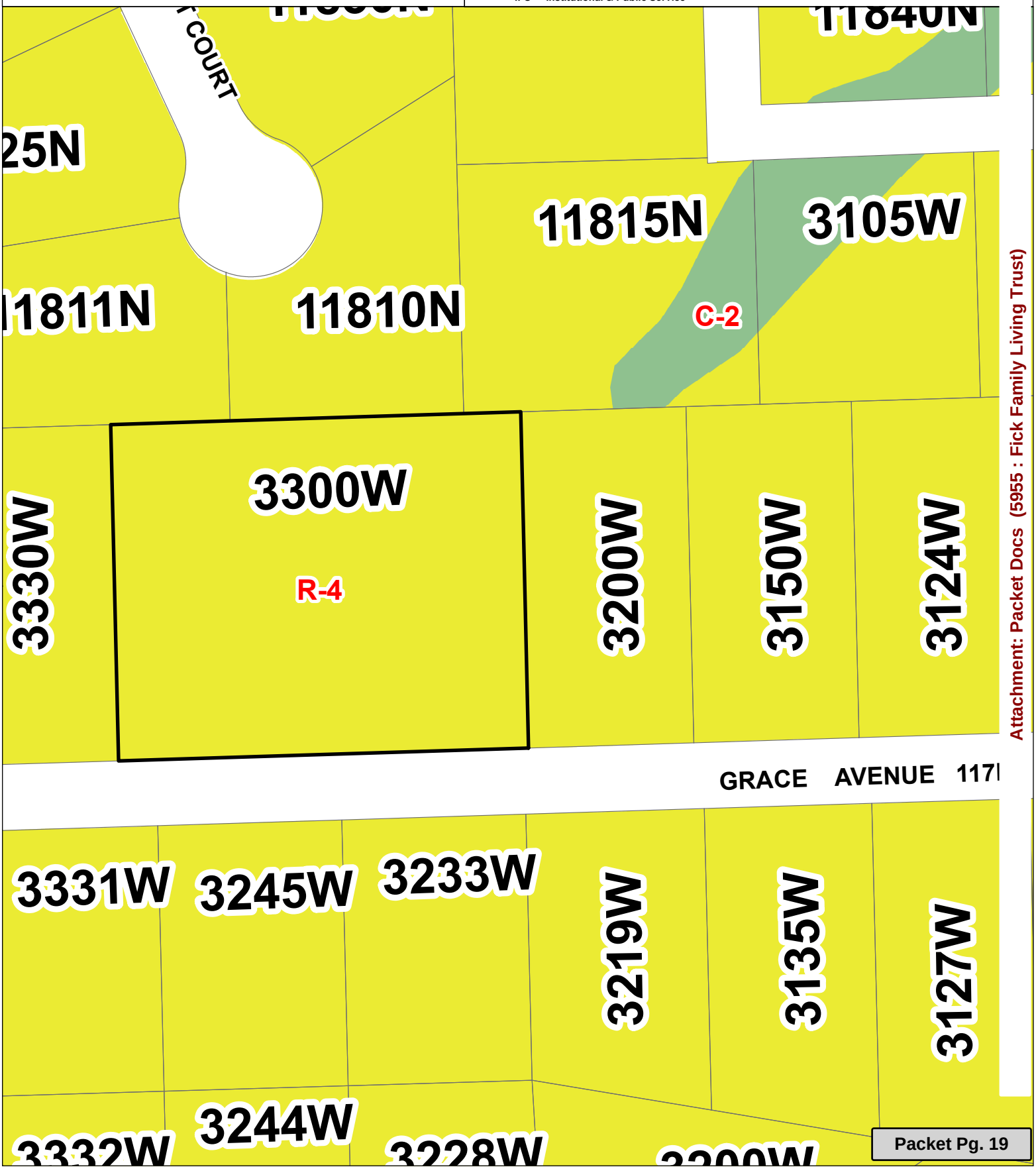
Planning staff recommends **approval** of the land division subject to the following conditions:

1. Final staff review and approval of CSM.
2. The applicant shall make any technical corrections to the final CSM.
3. Compliance with the Tree Preservation Ordinance.
4. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
5. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:
Packet Docs (PDF)

Fick Family Trust

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		



Attachment: Packet Docs (5955 : Fick Family Living Trust)

ARC™
(262) 542-8200

FORM ARC-1

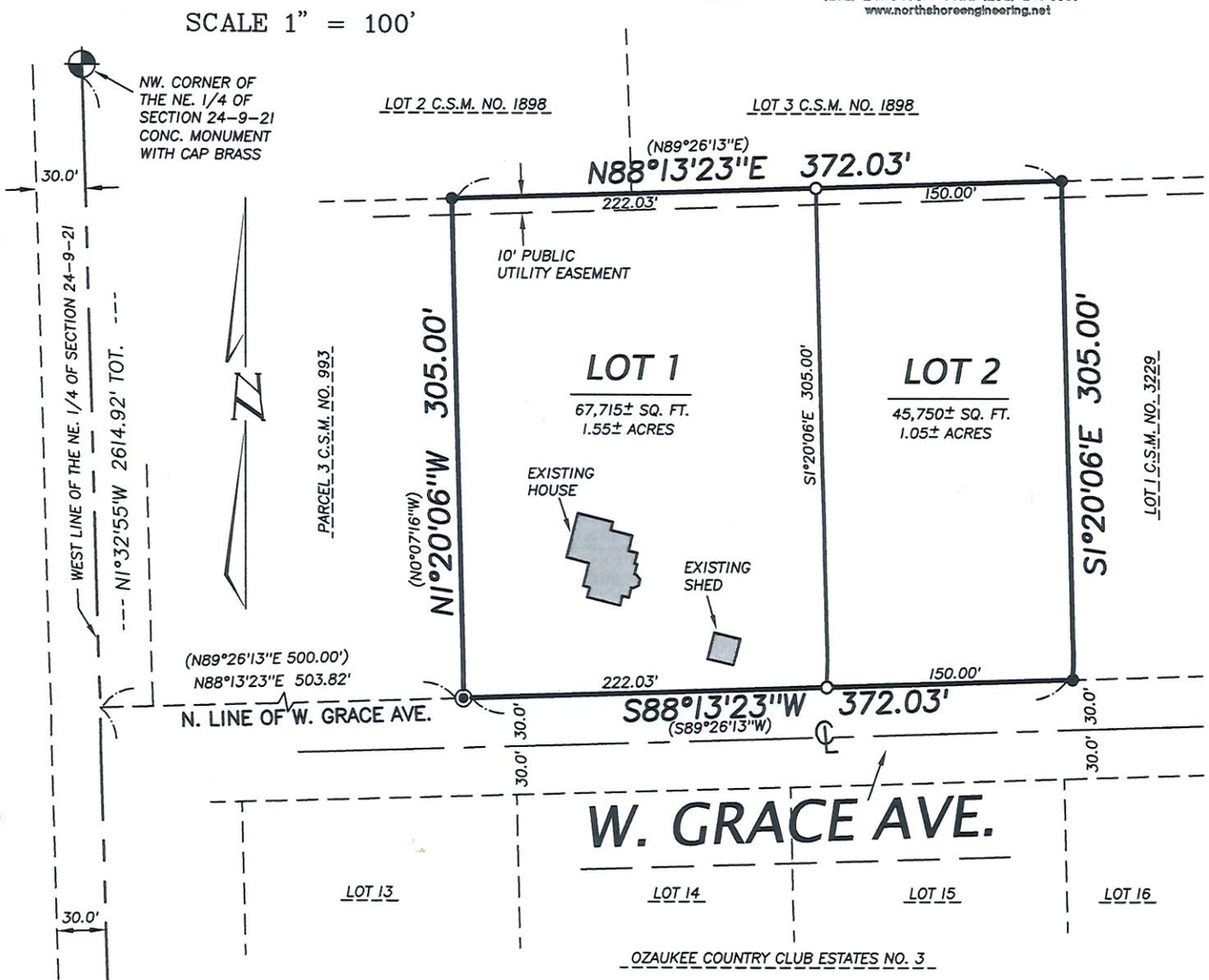
CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3213, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 100 150 200 300

SCALE 1" = 100'

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



LEGEND

- O —DENOTES 1"X24" IRON PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT SET
- ◉ —DENOTES 1" IRON PIPE FOUND
- ● —DENOTES 1.3" IRON PIPE FOUND
- ( ) —DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (WEST LINE OF THE NE. 1/4 OF SECTION 24-9-21 WHICH, BEARS N1°32'55"W) MARCH 1994 – DATUM

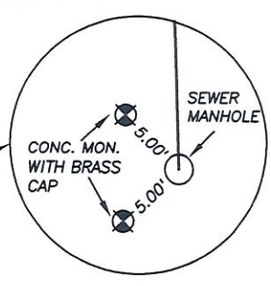
WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON
WI
LAND SURVEYOR

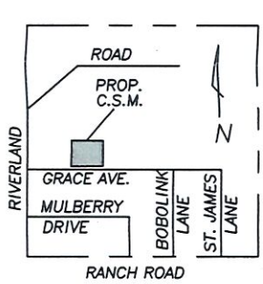
12-9-2020

NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED; R-4 – SUBURBAN RESIDENTIAL DISTRICT

OWNER :
FICK FAMILY LIVING TRUST
c/o MARY CLAUSING
11029 N. SWAN ROAD
MEQUON, WI 53097





LOCATION MAP

NORTHEAST 1/4 SEC. 24-9-21
(SCALE 1"=2000')

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 3 SHEETS

Attachment: Packet Docs (5955 : Fick Family Living Trust)

ARC™
(262) 542-8200

FORM ARC-1

CERTIFIED SURVEY MAP NO.

A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3213, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

Parcel 1 of Certified Survey Map No. 3213, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 24, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said 1/4 Section; thence N1°32'55"W (also recorded as N0°07'16"W) along the West line of said ¼ Section, 1009.90 (also recorded as 1010.00) feet to a point on the Western extension of the North right-of-way of W. Grace Ave.; thence N88°13'23"E (also recorded as N89°26'13"E) along said North line 503.82 (also recorded as 500.00) feet to the Southwest corner of Parcel 1 of Certified Survey Map No. 3213 and the point of beginning of lands to be described; thence N1°20'06"W (also recorded as N0°07'16"W) along the West line of said Parcel 1, 305.00 feet to the Northwest corner of said Parcel 1; thence N88°13'23"E (also recorded as N89°26'13"E) along the North line of said Parcel 1, 372.03 feet to the Northeast corner of said Parcel 1; thence S1°20'06"E (also recorded as S0°07'16"E) along the East line of said Parcel 1, 305.00 feet to the Southeast corner of said Parcel 1, said corner lying in the North right-of-way line of W. Grace Ave.; thence S88°13'23"W (also recorded as S89°26'13"W) along said North line and the South line of said Parcel 1, 372.03 feet to the point of beginning.

Said parcel containing 2.61 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of The Harvey J. & Doris M. Fick Family Living Trust, OWNER of said lands.

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

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

_____ 12-9-2020
James G. Schneider S-2127

This instrument was drafted by James G. Schneider

Attachment: Packet Docs (5955 : Fick Family Living Trust)

ARC™
(262) 542-8200

FORM ARC-1

CERTIFIED SURVEY MAP NO.

A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3213, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Mary B. Clausing, Trustee of The Harvey J. & Doris M. Fick Family Living Trust, OWNER of said lands, do hereby certify: THAT I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

_____ _____
Witness Mary B. Clausing, Trustee

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

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this _____ day of _____,20___ Mary B. Clausing, to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____
Notary Public

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

_____ _____
Chairman Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Be it resolved by the Common Council of the City of Mequon, Wisconsin, that this Certified Survey Map of a parcel of land in the Northeast 1/4 of Section 24, in Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin and the same is hereby adopted and approved.

Approved:_____ Adopted:_____

_____ _____
John Wirth, Mayor City Clerk

12-9-2020

This instrument was drafted by James G. Schneider

Attachment: Packet Docs (5955 : Fick Family Living Trust)

City of Mequon

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 22, 2021**

SUBJECT: **Lisa and Zach Newcomer. The applicant is seeking accessory structure approval for an 8,500 sq. ft. private horse barn/riding arena for the property located at 11361 W. Freistadt Road.**

Applicant:	Lisa & Zach Newcomer
Status of Applicant:	Owner
Requested:	Accessory Structure + 1,000 S.F.
Existing Zoning:	R-1 (5-Acre Rural Residential) OA (Agricultural Overlay) C-2 (General Conservancy)
Land Use Plan:	Rural Residential
Lot size:	18.98 Acres
Location:	11361 W. Freistadt Road
Tax Key:	#14-019-03-001.00
District:	#3

Background:
The applicant requests approval for an approximately 8,500 square foot private barn and riding arena. Stables, barns, riding arenas and other similar structures exceeding 1,000 square feet requires Planning Commission approval. The approximately 19-acre property is zoned R-1 (5-acre single-family) with an Agricultural Overlay, which permits agricultural buildings such as barns and private riding arenas.

R-1 District Standards:
The proposed structure will be located southwest of the single-family dwelling. The proposed structure is located over 100 feet from all property lines, meeting the R-1 setback and offset requirement. The overall height is approximately 27.5 feet and meets the code requirement which allows farm structures up to a height of 60 feet. The proposed structure complies with the lot coverage requirement.

Building Plan:
The structure is designed with charcoal gray steel wall panels with a silver wainscot accent on all four elevations. The structure will have a charcoal gray metal panel roof and barn Dutch doors with cross-buck pattern. Although not shown on the renderings, the white sliding doors will also have the same charcoal cross-buck pattern. Staff is supportive of the overall design of the structure which incorporates a neutral color palette with decorative elements such as cross-buck patterns and cupolas. The proposed agricultural structure is also compatible with the existing residential structure. Similar exterior and roof colors, vertical board and batten material and white fascia board and trim are incorporated on both the residential structure and the proposed agricultural building. Staff supports the overall design of the agricultural structure which

matches the existing residential dwelling and fits in with the rural characteristic of the site structure.

Engineering Report:
Kristen Lundeen, City Engineer, has reviewed the application and has the following comments:

The applicant prepared for this project by contacting the Engineering Division regarding various permit requirements. In order to take advantage of weather and site conditions, a number of permit requirements were addressed prior to the Planning Commission application.

Wetlands appear to be present on site, but not in the area associated with the proposed project. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present on the site; however, the proposed accessory structure is located a significant distance from wetland indicators. A wetland delineation is not required. The property owner should be aware of the wetland limits and keep all grading and construction greater than 50-feet from the approximate edge of the wetlands.

The site proposes land disturbance greater than 4,000 square feet, therefore a City erosion control permit is required and was previously obtained for the site. The land disturbance is more than an acre and a WDNR WRAPP permit was issued for the site.

The total project, including the new home, driveway and accessory structure results in an increase of greater than one-half acre of impervious surface and therefore an approved stormwater management plan is required.

A Filling and Excavation permit was required and obtained for the site. If fill beyond that already placed on site is required, a subsequent fill permit shall be obtained.

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 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. The structure shall be used for private horse barn and arena only.
3. Commercial use of the barn and/or arena requires Conditional Use Grant approval from Planning Commission.
4. Buildings housing domestic livestock or poultry must be located no closer than 100 feet to any lot line.
5. Engineering Division review and approval of grading, drainage, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
6. Approval of a stormwater management plan for the site in conformance to MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement

7. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
Packet Docs_Newcomer (PDF)

Lisa and Zach Newcomer

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.)
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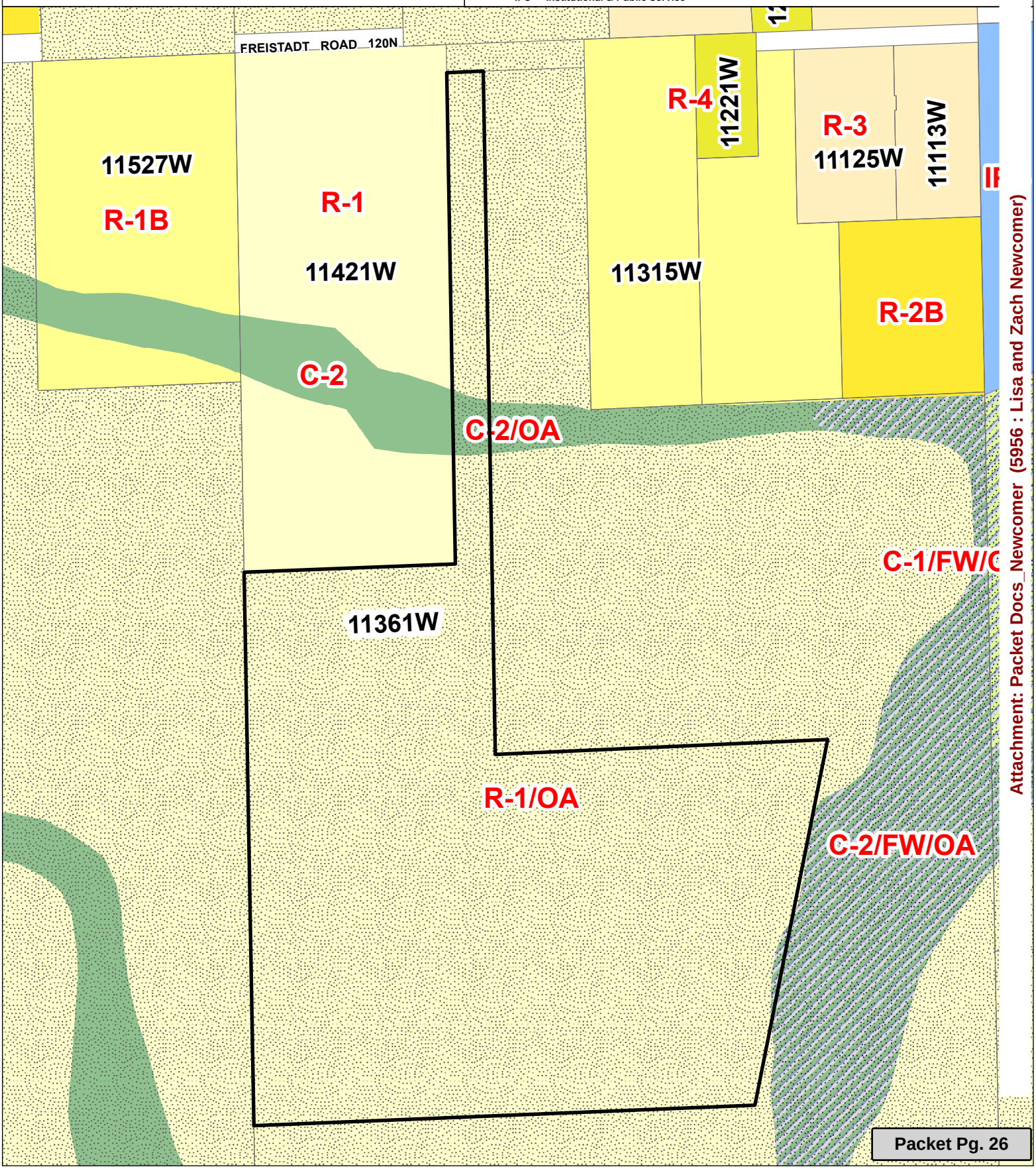
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet Docs_Newcomer (5956 : Lisa and Zach Newcomer)

PLANNING COMMISSION APPLICATION

City of Mequon, 11333 North Cedarburg Road 60W, Mequon, WI 53092

LOCATION OF PROPERTY:
11361 W. Freistadt Road
Mequon, WI 53097

Tax key number: 14-019-03-00100

OWNERS:
Lisa and Zach Newcomer

6825 Kasota Court
Mequon, WI, 53092
414-232-2349
lisamnewcomer@gmail.com

TYPE OF REVIEW REQUESTED: (MR) Minor Request: Accessory Structure 1000+ SF

DESCRIPTION OF REQUEST:
We are in the final stages of completing a residential new construction home and would like to get approval to build a private 9200 sqft horse barn/riding arena on the same parcel. The lot we are building on is 18 acres although we own two connecting lots (62 total acres). The barn will be used only by our family and will house 2-6 horses.

We've researched and worked closely with Mequon since before we bought the property in 2017, so we understand that our current GI plan for our new construction home needs to be upgraded to a full stormwater management plan. This plan with additional details is also ready to be submitted.

Please let me know if anything else is needed from us at this time.

Thank you for your assistance!

Attachment: Packet Docs_Newcomer (5956 : Lisa and Zach Newcomer)

N

0 40 80 Feet

LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 806.1 PROPOSED SPOT GRADES
- 2.0% PROPOSED FLOW DIRECTION
- PROPOSED DITCH CENTER LINE

GENERAL NOTES:

1. TOPOGRAPHIC BASE MAP WITH SITE FEATURES WAS DEVELOPED AND PROVIDED BY NORTH SHORE ENGINEERING, INC.
2. TEMPORARY TOPSOIL STOCKPILES SHALL BE PLACED AT THE DISCRETION OF THE CONTRACTOR WITH THE ENGINEER'S APPROVAL, BUT SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM POND, WETLANDS, DITCHES, OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS APPROVED BY THE ADMINISTERING AUTHORITY. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY TOPSOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN 5 WORKING DAYS. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

STORMWATER SOLUTIONS ENGINEERING LLC
247 W. FRESHWATER WAY, SUITE 410
MILWAUKEE, WI 53204
PHONE: (414) 810-1245
WWW.STORMWATER-SOLUTIONS-ENGINEERING.COM

SHEET NAME: **PROPOSED SITE PLAN**

PROJECT NAME: **NEWCOMER RESIDENCE**

PROJECT ADDRESS: **11361 W. FREISTADT RD., MEQUON, WI**

ISSUED FOR:	REV:	DATE:

DRAWN BY:	KLK
REVIEWED BY:	CNB
APPROVED BY:	CBG
DATE:	January 2021

SEAL AND SIGNATURE

PROJECT NUMBER: 121

SITE NUMBER:

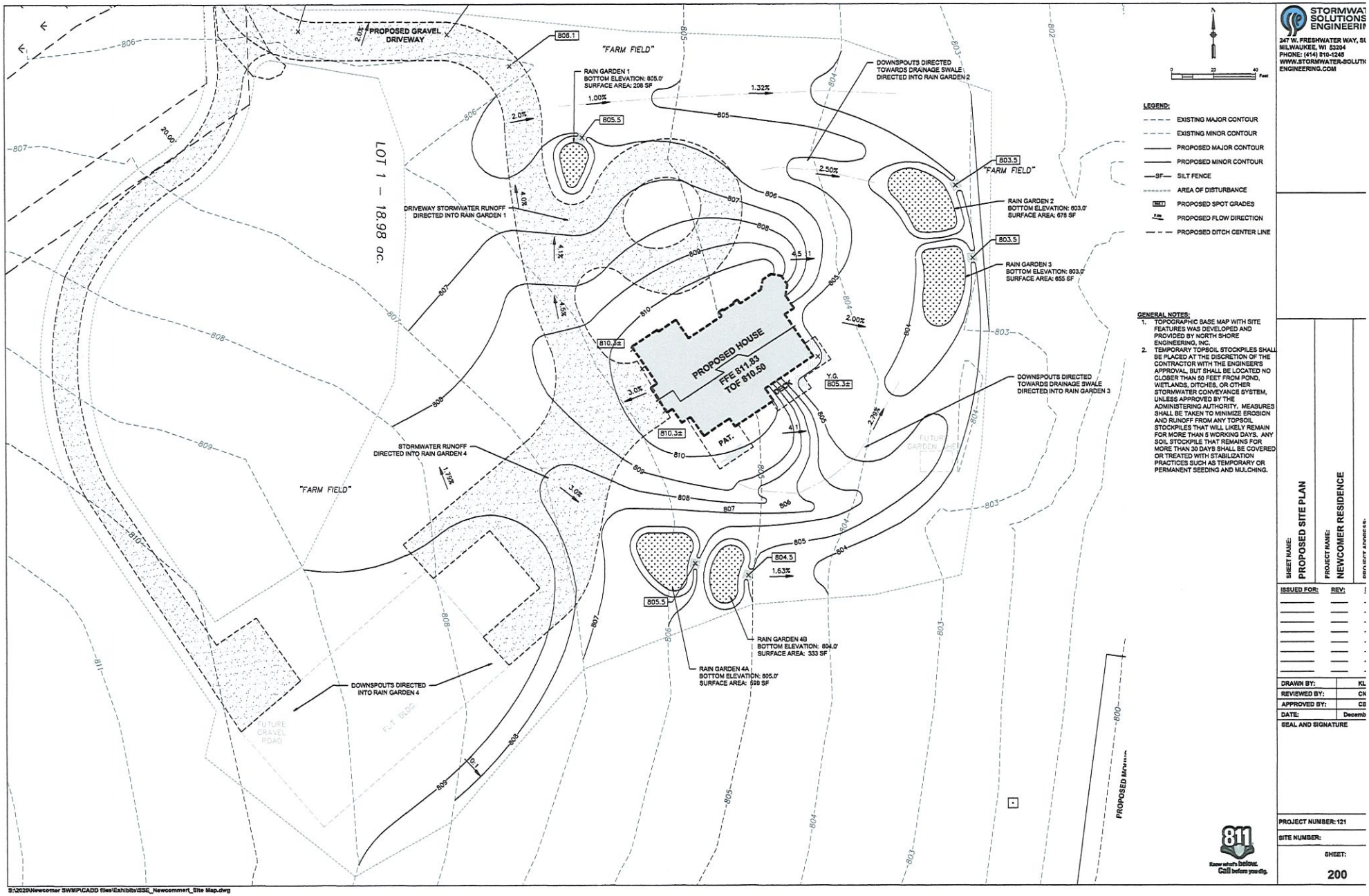
SHEET:

001

Know what's below. Call before you dig.

S:\2020\Newcomer SWMP\CADD files\Exhibits\SSE_Newcommert_Site Map.dwg

Attachment: Packet Docs_Newcomer (5956 : Lisa and Zach Newcomer)



STORMWATER SOLUTIONS ENGINEERING
247 W. FRESHWATER WAY, SUITE
MILWAUKEE, WI 53204
PHONE: (414) 810-1245
WWW.STORMWATER-SOLUTIONS-ENGINEERING.COM

SHEET NAME: PROPOSED SITE PLAN
PROJECT NAME: NEWCOMER RESIDENCE
PROJECT ADDRESS:

ISSUED FOR:	REV:

DRAWN BY:	KL
REVIEWED BY:	CN
APPROVED BY:	CB
DATE:	Decemb

SEAL AND SIGNATURE

PROJECT NUMBER: 121
SITE NUMBER:
SHEET: 200

S:\2020\Newcomer SWMP\CADD files\Exhibits\SSE_Newcommert_Site Map.dwg

Attachment: Packet Docs_Newcomer (5956 : Lisa and Zach Newcomer)

MBMI
GC License: DC-059500742

MORTON BUILDINGS, INC.

252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Change Order Scope Section

New Owner Info:
***

Lisa or Zach Newcomer
6825 Kasota Court
Thiensville, Wisconsin 53092
Signer: Lisa or Zach Newcomer
Home:
Cell: 414-232-2349
Work:
Other:

Building #1 Specifications

Building Info

Style	Width	Height	Length	Truss Spacing	Roof Pitch	Lower Chord	Peak Height	Soffit Height
306	60'	16'	120'	8'	4/12	1/12	27' 6.5"	15' 11"

306 60'x16'x120' (#1) - Building Use: Equestrian - Riding Arena

Foundation

Morton Foundation System Morton Buildings, Inc. exclusive foundation system. Reinforced precast concrete column with an internal threaded adjustment bracket set in a readi-mix poured footing set below frost depth or a minimum of 4'-0" below building grade. Fastened to a laminated wood column with an internal column connector bracket.
Treated Wood splashboard system, mounted at grade to column.

Siding

East, North, West, South wall(s) Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws)

Wainscot

East, North, West, South with 36" tall Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 wainscot (Fastened with Stainless Steel Screws)

Roof

Hi-Rib Steel Minimum .019 (Fluoroflex™ 1000) (Fastened with Stainless Steel Screws) with Vent-A-Ridge
Structure has not been designed for installation of anything which could retain snow on the roof.

2 3'6" Square Cupola, Non Functional with Horse Top 30" Weathervane

Overhangs

East, West wall(s) 2' Wide Vented Sidewall Overhang with 12" Step fascia, 5" Gutters and 3"x4" Downspouts, with elbows at base
North, South wall(s) 2' Wide Non Vented Endwall Overhang with 12" Step fascia

Walk Doors

1 E 3' x 6'8" MB 910 9 Lite Tempered Glass in Leaf with Embossed Crossbuck Walk Door(s) in swing right hinge with keyed lever lockset

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Owner's Initials

Attachment: Packet Docs_Newcomer (5956 : Lisa and Zach Newcomer)

1	A	3' x 6'8" MB 910 9 Lite Tempered Glass in Leaf with Embossed Crossbuck Walk Door(s) in swing left hinge with keyed lever lockset

Windows

2	H	2'4"x4'0" MB Single Hung Window(s) with low E glass with argon, grids between the glass

Overhead Door Opening

1	B	12'0" x 14'0" Overhead Door Opening, 12' 2" X 14' 1" Panel, OHD/Operator requires 1' 3" Headroom, Available Headroom is 1' 9", See Subcontract Section for Detailed Door Information

Sliding Doors

2	F	16' X 15' 5" Single Alumasteel Sliding Door(s) (Slides One Way - Left)
1	I	10' X 9' Single Wood Frame Sliding Door(s) (Slides One Way - Left)
1	C	24' X 17' 6" Double Alumasteel Sliding Door(s) (slide both directions)

Porches

1

16' lineal feet of coverage, 8' wide Porch with 4/12 Pitch, 8' 4" grade to porch frame
Start porch on West wall 14' from left edge of building for 16'
Start of porch open and end of porch open
Roof of porch to be Fluoroflex™ 1000 Hi-Rib Steel Minimum .019
Porch Frames with Soffit Under Porch
2' sidewall overhang with 5" Gutters and 3"x4" Downspouts, 1' overhang on North end and 1' overhang on South end

Skylights

16 (Approx. 3' x 6'5") full skylight(s)

Skybelts

1 104' Lineal Feet of Half Panel Skybelt (Approx. 3'0" high) on East wall (from 0' to 120')
1 104' Lineal Feet of Half Panel Skybelt (Approx. 3'0" high) on West wall (from 0' to 120')

Subcontracts

Install (1) 12'W x 14'H white flush panel Haas Model 600 series OHD, 15" headroom requirement. Lift Master Model ATS operator.

Additional Information

Sliding Doors

-90.00 SQ FT HI-RIB PANELS FF1 W/ 2-1/4" NAILS
90.00 SQ FT SMARTPANEL
646.00 LF SIMULATED "X" BUCK TRIM

Manually Added

148.00 LF CONV GABLE TRIM TO (2) COLORS

Entire building to be designed and built as a commercial building with PE stamped plans sent to the State of WI for Conditional approval.

Two exterior crossbuck wall hangings included. Size TBD

SSD (10' x 9') to be an inside sliding door, sliding right, covered with primed smart panel.

(2) SSDs to have crossbuck design of a cross in each of four quadrants.

(1) DED to have crossbuck design of two crosses in each panel so that when DED is closed it looks like SSDs.

South endwall to have skylite panels from bottom ht of sidewall panels to entire area above to soffit.

Supplemental Terms and Conditions

Customer was warned about the danger of lower arena and was offered an arena in the proper height. Customer

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MBMI
GC License: DC-059500742

MORTON BUILDINGS, INC.
252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Building 306 60'x16'x120' (#1) Color Definition

Roof (4/12 PITCH)	Color
HiRib Steel	Charcoal
Vent-A-Ridge	Charcoal
Soffit	White
Gable Trim (Roof)	White
Fascia	White
Gutter	White

Side & End Wall	Color
HiRib Steel	Charcoal
3"x4" Upper Downspouts	Charcoal
Corner Trim Above Wainscot	Charcoal
Transition Trim	Charcoal

Wainscot	Color
HiRib Steel	Silver
Corner Trim	Silver
Base Trim	Silver
Lower Downspouts	Silver

Sliding Door	Color
HiRib Steel	White
Vertical Rails	Charcoal
Track Cover	White
Jamb End	Charcoal
Jamb Side	Charcoal
Door Top	Charcoal

Windows	Color
MB Windows	White **
Trim	White

OHD/Coil-Up Doors	Color
Overhead Door Trim	White
Overhead Door Panel	White

Porch/Eyebrow/Lean-To	Color
Column Covers	Charcoal
Gutter	White
Porch Ceiling Soffit	White
Porch Overhang Soffit	White

Cupola	Color
Roof	Charcoal
Sides	Silver
Base	Charcoal

Walk Doors	Color
Walkdoor With CrossBuck/Panel (Fibersteel & MB)	White
Fibersteel Trim	White

**** Features not manufactured by Morton may have a color deviation from Morton painted steel colors.**

Attachment: Packet Docs_Newcomer (5956 : Lisa and Zach Newcomer)

Owner's Initials

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Change Order Scope Section

New Owner Info:
***

Lisa or Zach Newcomer
6825 Kasota Court
Thiensville, Wisconsin 53092
Signer: Lisa or Zach Newcomer
Home:
Cell: 414-232-2349
Work:
Other:

Building #2 Specifications

Building Info

Style	Width	Height	Length	Truss Rafter	Roof Pitch	Lower Chord	Peak Height	Soffit Height
394	36'	10'	36'	12'	4/12	No lower chord	17' 3"	10' 11"

394 36'x10'x36' (#2) - Building Use: Equestrian - Riding Arena

Foundation

Morton Foundation System Morton Buildings, Inc. exclusive foundation system. Reinforced precast concrete column with an internal threaded adjustment bracket set in a readi-mix poured footing set below frost depth or a minimum of 4'-0" below building grade. Fastened to a laminated wood column with an internal column connector bracket.
Treated Wood splashboard system, mounted at grade to column.

Siding

East, North, West, South wall(s) Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws)

Wainscot

East, North, West, South with 36" tall Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 wainscot (Fastened with Stainless Steel Screws)

Protective Liner

South wall(s) with 7/16" thick OSB by approx. 32" tall Protective Liner Protective Liner

Roof

Hi-Rib Steel Minimum .019 (Fluoroflex™ 1000) (Fastened with Stainless Steel Screws) with Vent-A-Ridge
Structure has been designed for the future installation of a snow retainage system (but not included at this time).
1 3'6" Square Cupola, Non Functional with Horse Top 30" Weathervane

Overhangs

East, West wall(s) 1' Wide Vented Sidewall Overhang with Standard 6" fascia, 5" Gutters and 3"x4" Downspouts, with elbows at base
North wall(s) 1' Wide Non Vented Endwall Overhang with Standard 6" fascia
South wall(s), No Overhang

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Owner's Initials

Attachment: Packet Docs_Newcomer (5956 : Lisa and Zach Newcomer)

Condensation Control
Roof : Formed Dry-Panel

Windows
2 D 2'4"x4'0" MB Single Hung Window(s) with low E glass with argon, grids between the glass

Sliding Doors
1 C 12' X 10' Double Alumasteel Diamond M Sliding Door (slide both directions) with glass (MB), satin stainless steel handle

Dutch Doors
3 A 4' x 7'2" Dutch Door, Left Hinge
3 B 4' x 7'2" Dutch Door, Right Hinge

Porches
1 36' lineal feet of coverage, 12' wide Porch with 2.5/12 Pitch, approx. 7' 7.75" grade to porch rafter
Start porch on East wall 0' from left edge of building for 36'
Start of porch open and end of porch open
Roof of porch to be Fluoroflex™ 1000 Hi-Rib Steel Minimum .019
ceiling (removed) and rafters with soffit at overhang
1' sidewall overhang with 5" Gutters and 3"x4" Downspouts, no overhang on South end and 1' overhang on North end

Skylights
8 (Approx. 3' x 6'5") full skylight(s)

Additional Information

Overhangs
127.00 LF CONV OV TO 12" STEPPED FASCIA

Stalls / Feed / Tack / Wash
3 STALL BACKWALL -12'

Exterior Add-On's
396.00 LF EXTRA SPLASHBOARD IN PLACE OF HI-RIB

Manually Added
52.00 LF CONV GABLE TRIM TO (2) COLORS

East face of barn sidewall below porch to have 9 rows of 2x8 T&G siding.

North endwall of arena to have 9 rows of 2x8 T&G from connection of stallbarn east to corner (approx. 20').

Entire building overhang to have a 12" step fascia.

Porch cols (inc arena porch) to be covered with cedar...by owner.

Roof connection flashing with arena endwall to be charcoal.

(3) backwalls located 2- south end of barn 1-north endwall..east side of DED

Supplemental Terms and Conditions

Customer was warned about the danger of lower arena and was offered an arena in the proper height. Customer accepts the risk of danger and releases Morton Buildings, Inc. from liability thereof.

Customer releases Morton Buildings, Inc. from all liability pertaining to the ventilation systems and problems resulting from the ventilation system.

Sliding door panels which cannot be secured are not covered by Morton's wind warranty.

Sliding door openings will be 4 1/2" to 7 1/2" less in width (except sliding doors located in sidewall and endwall corner may be up to 11 1/4" less in width) than door panels and opening height will be reduced by thickness of concrete floor if concrete is installed.

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Owner's Initials

Attachment: Packet Docs_Newcomer (5956 : Lisa and Zach Newcomer)

Attachment: Packet Docs_Newcomer (5956 : Lisa and Zach Newcomer)

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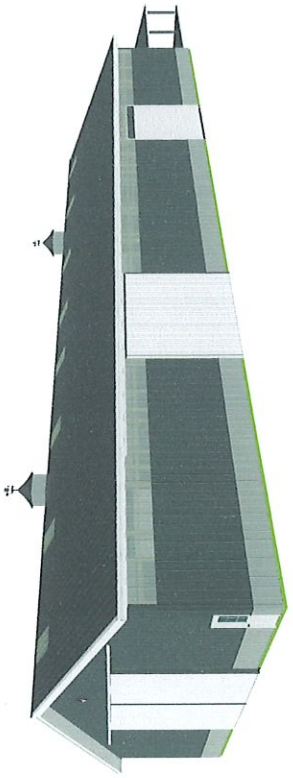
Job: B091087286
Date: 12/4/2020
Page: 14 of 17

South and East Walls



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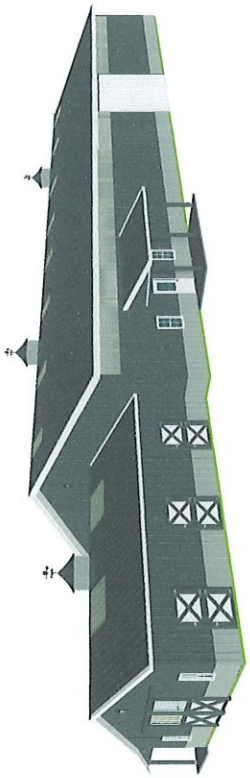
Job: B091087286
Date: 12/4/2020
Page: 15 of 17

North and West Walls



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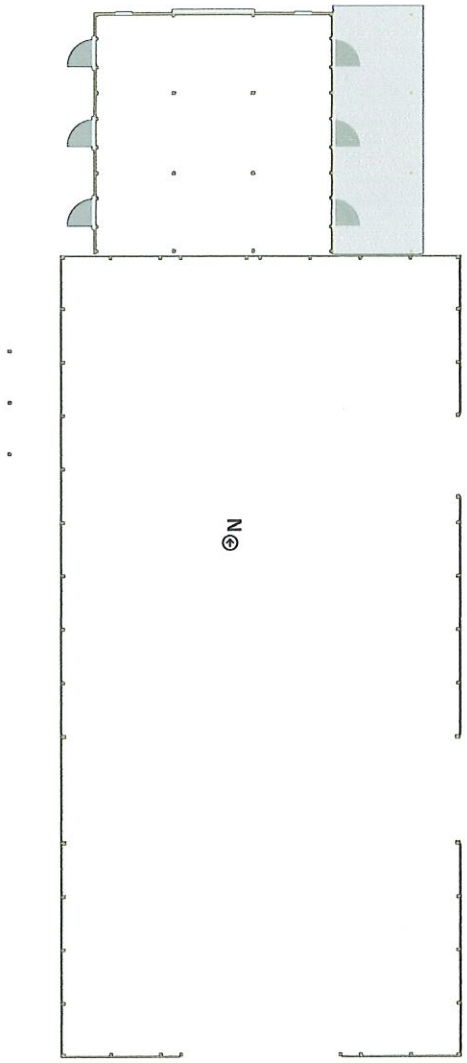
MORTON BUILDINGS, INC.

252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Building Connection Information



Attachment: Packet Docs_Newcomer (5956 : Lisa and Zach Newcomer)

Owner's Initials

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2.b.a

Attachment: Packet

Attachment: Packet

2.b.a

Attachment: Packet

2.b.a

Attachment: Packet

City of Mequon

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: **ROBIN BUZZELL, ADMINISTRATIVE ASSISTANT**

DATE: **February 22, 2021**

SUBJECT: **Tracy & Scott Ernst. The applicant is seeking setback waiver approval to allow for a 672 sq. ft addition to the west of the existing dwelling for the property located at 13101 N. Wauwatosa Road.**

Applicant:	Tracy & Scott Ernst
Status of Applicant:	Owner
Requested:	Setback Waiver
Existing Zoning:	R-1 (5-Acre Rural Residential) OA (Agricultural Overlay) C-2 (General Conservancy)
Existing Land Use Plan:	Residential 5 Acres Critical Environmental
Lot size:	20.19 Acres
Location:	13101 N. Wauwatosa
Tax Key:	#14-009-13-001.00
District:	#1

Background:
The applicant is seeking setback waiver approval to allow for an addition for the property located at 13101 N Wauwatosa Road. The existing dwelling and the proposed addition are non-conforming to the front yard setback. The proposed 672 square feet addition in the rear of the existing house does not encroach further into the setback than the existing structure.

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

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

The R-1 district requires a setback of 100 feet from the ultimate road right-of-way. Since the property line goes out to the center of Wauwatosa Road, the ultimate road right-of-way needs to be accounted for when determining the setback. The ultimate road right-of-way for Wauwatosa Road is 130 feet. The existing house has a setback of 67.36 feet from the east property line which

does not meet the required setback. The proposed addition is located behind and west of the existing dwelling and will be setback 102 feet from the east property line which still doesn't meet the R-1 setback requirements. The addition is located outside of the ultimate right-of-way and should not impede any public improvements nor create a public safety issue.

The proposed addition should be harmonious with neighboring properties since it will be located behind the current dwelling and will not project any closer to the road. Other structures along Wauwatosa Road also do not meet the required 100-foot setback from the ultimate road right-of-way. The proposed addition will not create a negative visual impact along the public road due to the fact it is set back at a distance further than the existing structure. The addition meets the lot coverage requirement and shall comply with all other R-1 zoning district requirements.

Staff Recommendation:
Planning staff recommends **approval** of the building addition within the required front yard based on 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. Architectural Review Board approval of the addition.
3. Compliance with all other R-1 zoning district requirements.

Attachments:
Packet Docs (PDF)

Ernst

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		

7722W

7610W

HAWTHORNE ROAD 132N

7749W

R-1

R-1/OA

13101N

C-1

C-2

C-2/OA

WAUWATOSA ROAD 76W

7833W

181

C-1/OA

R-1B

Attachment: Packet Docs (5957 : Tracy & Scott Ernst)

1/14/2021

Attention: City of Mequon Architectural Board & Planning Commission

RE: Scott and Tracy Ernst Addition Statement of Intent

Location of Project: 13101 N. Wauwatosa Road, Mequon, WI 53097

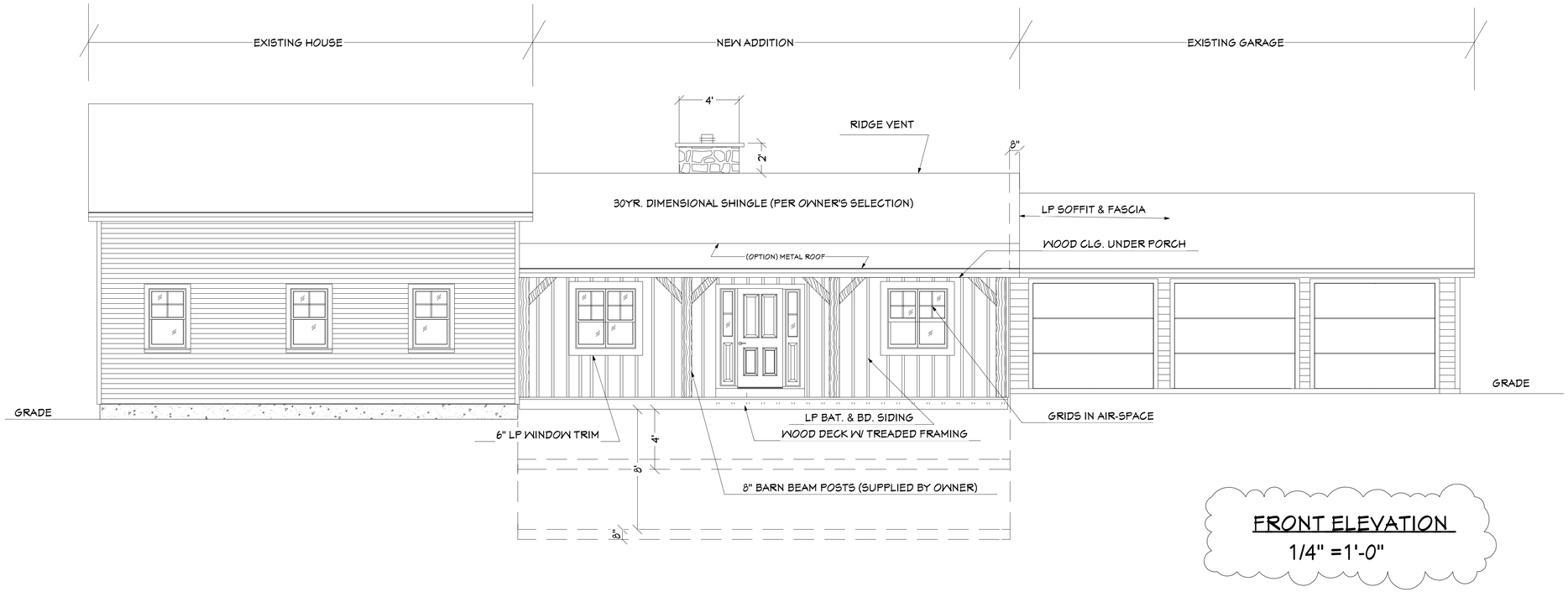
The addition proposed would consist of approximately 672 sq. feet that would connect existing dwelling to existing three-car garage. It would consist of two specific areas that would be used as a mudroom and a great room/new front entryway. Proposed project would have a full depth basement and a wood burning fireplace. Basement would be used strictly for storage space. The exterior entry way would consist of a fully covered front porch on frost footings. Current garage has also been constructed with frost footings. The primary purpose of this addition is to connect the existing house to the existing garage and create a more functional mudroom for apparel and boots.

Questions or concerns, please contact Scott Ernst at 414-303-0534

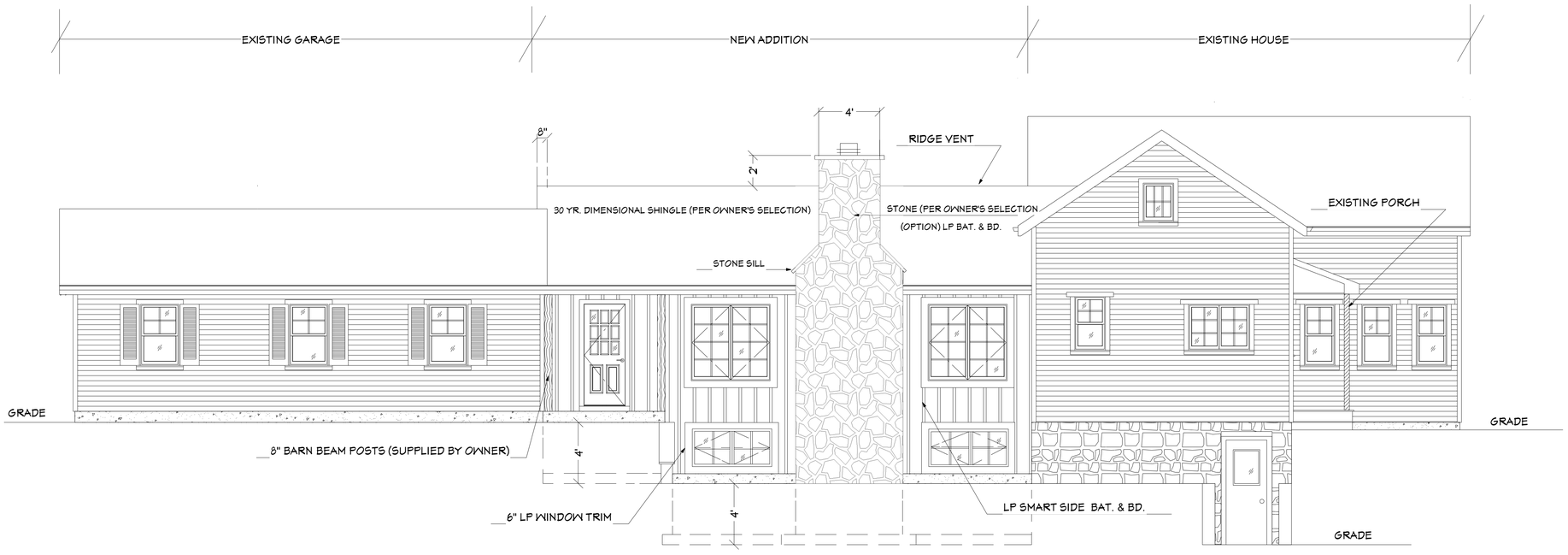
Thank you in advance for your consideration.

Attachment: Packet Docs (5957 : Tracy & Scott Ernst)

Proposed Addition



FRONT ELEVATION
1/4" =1'-0"



REAR ELEVATION
1/4" =1'-0"

Plans for:

Label	Title	Description	Comments

Layout Page Table

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense after consulting with the designer. The designer's seal covers only the plan and enclosed drawing. Gierach Builders Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of these plans to avoid errors, we cannot warrant nor guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Plans for: Scott & Tracy Ernst
Great Room Addition
(PLAN # 660)

DRAWINGS PROVIDED BY:
GIERACH BUILDERS INC.
"QUALITY CUSTOM HOMES"
1602 CRESTVIEW DRIVE GRAFTON WI. 53024
OFFICE: 1-262-377-6884

DATE:
12/10/2020

SCALE:
1/4"=1'-0"

SHEET:
1 OF 4

Attachment: Packet Docs (5957 : Tracy & Scott Ernst)

Gierach Builders
Tracy & Scott Ernst

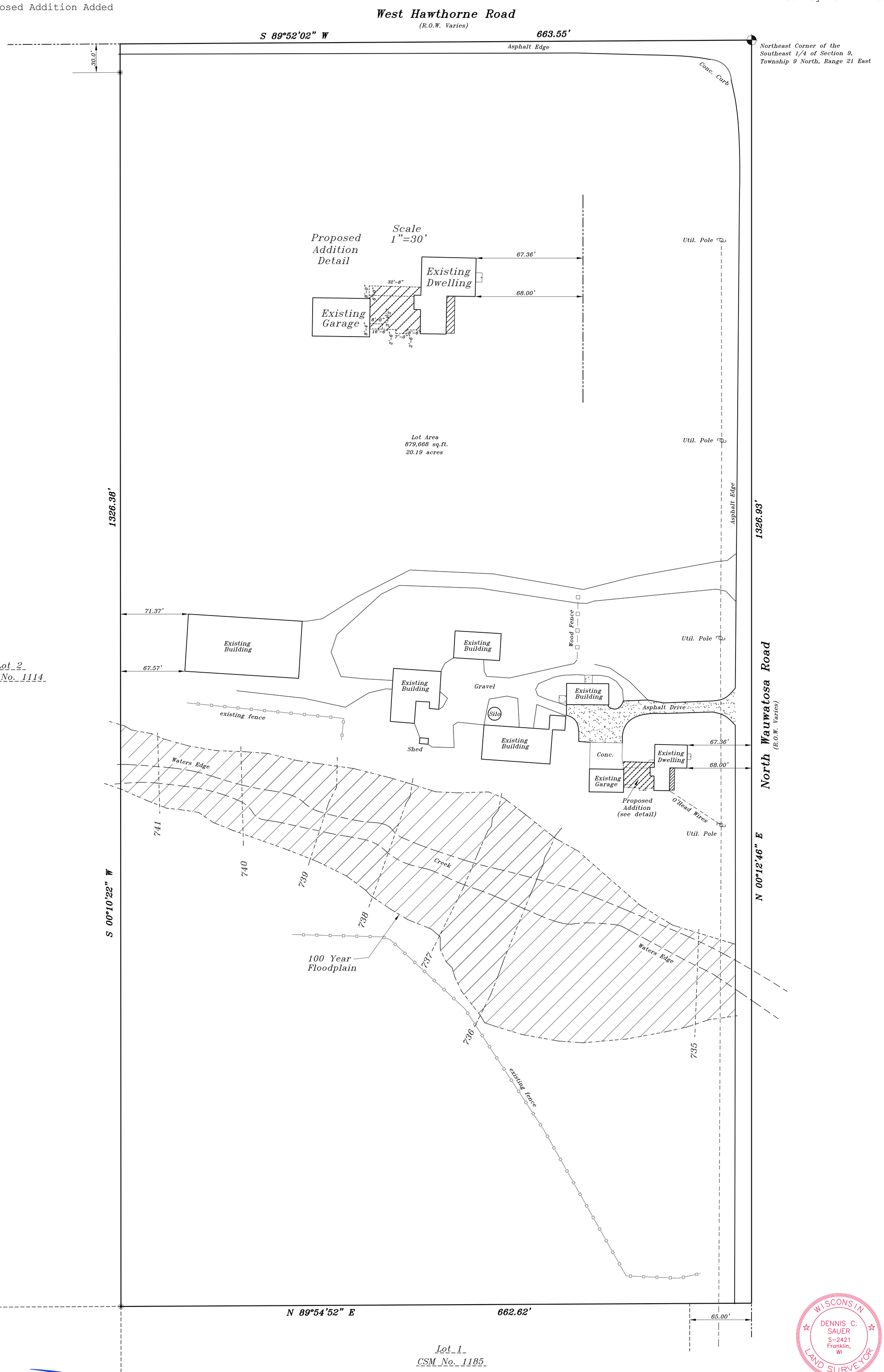
PLAT OF SURVEY

LOCATION: 13101 North Wauwatosa Road, Mequon, Wisconsin

LEGAL DESCRIPTION: The East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 9 North, Range 21 East; and the East 9.00 feet of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin. Less lands conveyed in Trustee's Deed dated October 8, 2002, and recorded October 10, 2002 in Volume 1541, Page 883, as Document No. 724216. (Is East of subject property and not plotted heron).

December 19, 2020
January 11, 2020 Proposed Addition Added

Survey No. 112138



METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — Denotes Iron Pipe Found
◎ — Denotes Iron Pipe Set

FLOOD DATA This property is in Zone AE & X of the Flood Insurance Rate Map, Community Panel No. 55089C0169F which has an effective date of 12/04/2007 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N W E S

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

Attachment: Packet Docs [5957 : Tracy & Scott Ernst)

TOTAL AREA COVERED BY BUILDINGS = 11,522.3 SQ. FT.
TOTAL LOT AREA = 879,476.4 SQ. FT.
TOTAL ALLOWABLE LOT COVERAGE = 43,973.8 SQ. FT.

14-009-13-001.00
20.190 ACS

PROPOSED BUILDING
120.00'
60.00'
62.68' +/-
100.10'
74.28'
1326.37'
222.26'
593.24' +/-
665.54' +/-
557.37'
597.62'
65'
477.02' +/-
663.55'
158.71'
50'
40'
48'6" x 28'6" SHED
14' DIA. GRAIN BIN
33'0" x 51'0" SHED
15' x 17'
14' DIA. SILO
24'0" x 25'6" SHED
4'0" x 25'0" SHED
6'0" x 10'0" SHED
9' x 11'
9' x 16'
7' x 14'
35'0" x 72'6" BARN
14' x 17'
10'6" x 16'
44'6" x 22'6" SHED
24'0" x 36'0" GARAGE
1,589 SQ. FT. HOUSE
13101
12929
7610
7749
2.00
0308087
3.00
308087
14-010-10-001.00
W76W
760
755
739'
770
765
750
745
740
735
730
734.73
732.5

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

DISCLAIMER: Ozaukee County does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.
REVISED 1/7/2019

N

SCALE: 1 = 100'

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

1,200.00

Print Date: 12/3/2018

Attachment: Packet Docs (5957 : Tracy & Scott Ernst)

City of Mequon

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 22, 2021**

SUBJECT: **The Woods at Highland Park. The applicant is seeking subdivision sign and sign waiver approval to allow for a sign to be located partially in the right-of-way for the 28-unit condominium development located at the intersection of Green Bay Road and Woods Court (The Woods at Highland Park).**

Applicant:	David Hoff
Status of Applicant:	Owner
Requested:	Sign Waiver Development Sign
Existing Zoning:	R-6 (Suburban Residential Attached) PUD (Planned Unit Development)
Land Use Plan:	Residential Plex
Lot size:	7.35 Acres
Location:	Greenbay Road and Woods Court
Tax Key:	#14-027-00-000.00
District:	#1

Background:
The applicant is requesting sign waiver approval to install a freestanding sign partially in the Green Bay Road right-of-way. The proposed sign is for the Woods at Highland Park development off Green Bay Road. The sign code allows up to two freestanding signs for each vehicular access point subject to Planning Commission approval.

Sign Waiver:
The sign is 13.3 square feet and 6'-10" tall and meets size and height requirements of the Sign Code. The sign does not meet the location requirement which requires signs to be located no closer than 10 feet to any property line, right-of-way or driveway.

The applicant is requesting a waiver to place the sign partially in the right-of-way due to existing easements and the berm on the property. Per the applicant, there is no location within the property that the sign can be located and still be visible due to existing easements and concerns with vision triangles. The proposed sign location is in the right-of-way but does not otherwise encroach or impede the travelling lanes. The applicant indicated that since the proposed sign will be adjacent to and in alignment with the large, mature trees in this area of right-of-way, the sign will not cause any additional adverse impact on the Green Bay Road right-of-way. The proposed sign location will not impede storm water flow on the site.

Staff considered other placement opportunities for the sign, including the entrance island. A sign in the island would be visible to northbound traffic, but the sign would not be visible to

southbound traffic until they are at the access point or passed the entrance point. A sign in the island would likely cause vision triangle issues.

Planning Commission has approved other subdivision signs in the right-of-way in the past. Staff supports the sign waiver due to visual encumbrances and constraints noted by the applicant and confirmed by staff after a site visit. A condition includes that the existing trees in the right-of-way shall remain.

Since the proposed sign is located in the public right of way, a waiver that holds the city harmless if the sign is damaged or needs to be relocated is required of the applicant prior to installation of the sign.

Engineering Review:
Kristen Lundeen, Director of Public Works/City Engineer reviewed the application and has the following comments:

The proposed sign is both within the right-of-way for Green Bay Road and the existing maintenance and access agreement for the stormwater facilities. The applicant proposes to modify the legal description associated with the agreement, which shall be approved and recorded prior to installation of the sign. Staff does not oppose the modification, provided access to the stormwater facilities remain.

The Standard Specifications for Land Development Section 3.2.9 includes requirements for intersection sight distance, vision triangles, and vision corners. Staff was unable to scale the drawing to determine whether the proposed sign location is within those restricted areas. Prior to final approval of location, the applicant shall provide a drawing which includes those restrictions to understand whether the sign is proposed inside of those restricted areas. The applicant indicates that the sign "will not create any kind of visible obstruction", and this exercise will verify that.

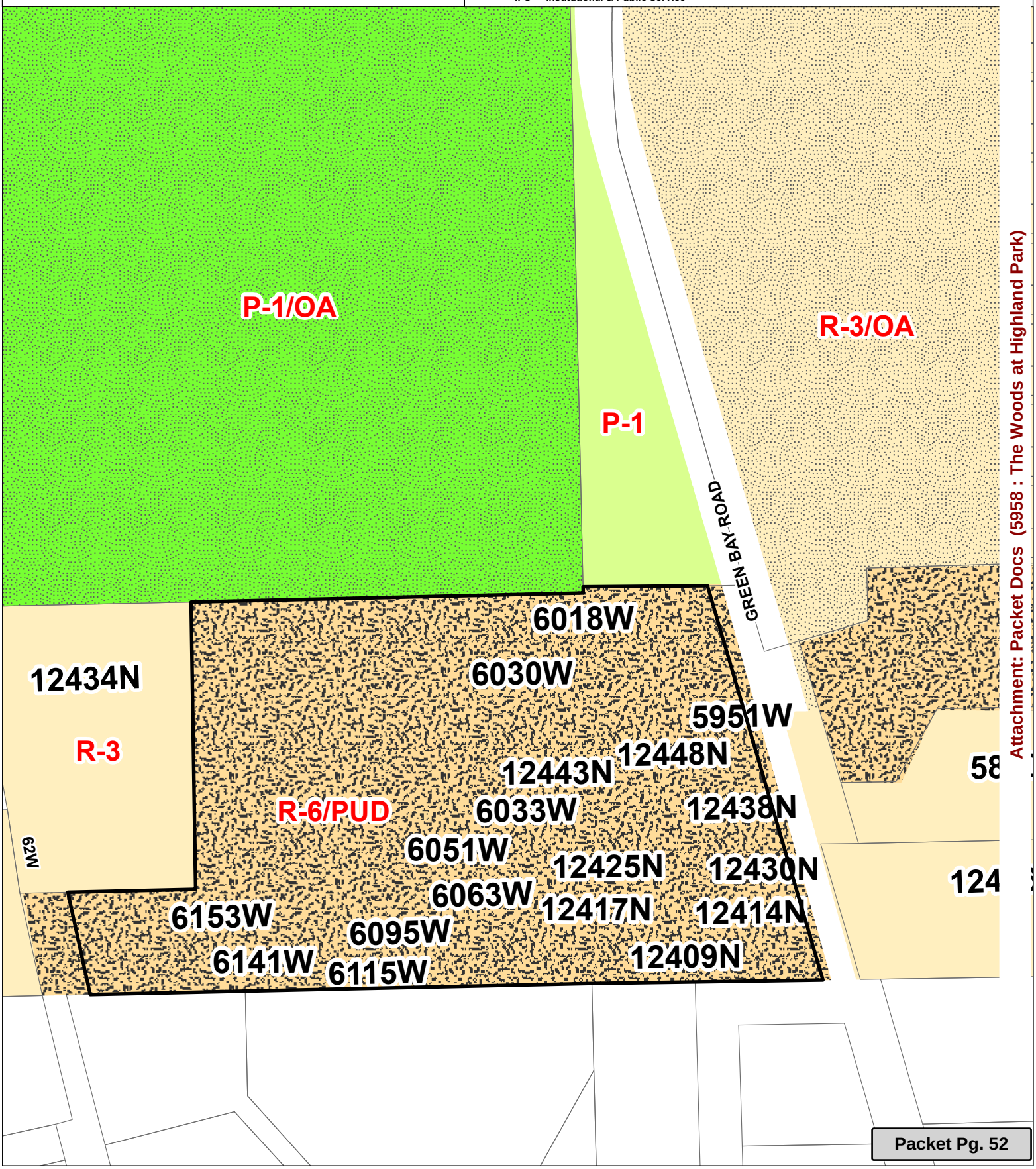
Recommendations:
Staff does recommend **approval** of the sign waiver for the freestanding sign based on the following condition(s):

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. Sign permit approval required.
3. The applicant shall sign a right-of-way waiver that holds the City of Mequon harmless if the sign is damaged or needs to be relocated.
4. Engineering review and approval of a revised Sign Exhibit 1 showing the requirements of Section 3.2.9 of the Standard Specifications for Land Development to verify the sign does not cause a visual obstruction.
5. Amendment to the Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval.
6. The sign shall comply with all other sign code requirements.
7. Existing trees in the right-of-way shall remain.

Attachments:
Packet Docs (PDF)

Woods at Highland Park

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		



Attachment: Packet Docs (5958 : The Woods at Highland Park)

The Woods at Highland Park has one vehicular access into the development, so the development sign needs to be located at this intersection of Green Bay Road and W. Woods Court. Unfortunately, both the NW and SW side of our entry drive is covered by drainage easements, utility easements, overland storm flow zones, and a berm. Please refer to the attached drawings showing these encumbrances. There is no area that is not covered by easements, vision triangles and the like that is completely on our property in which a development sign could be located and still be visible to cars entering our development.

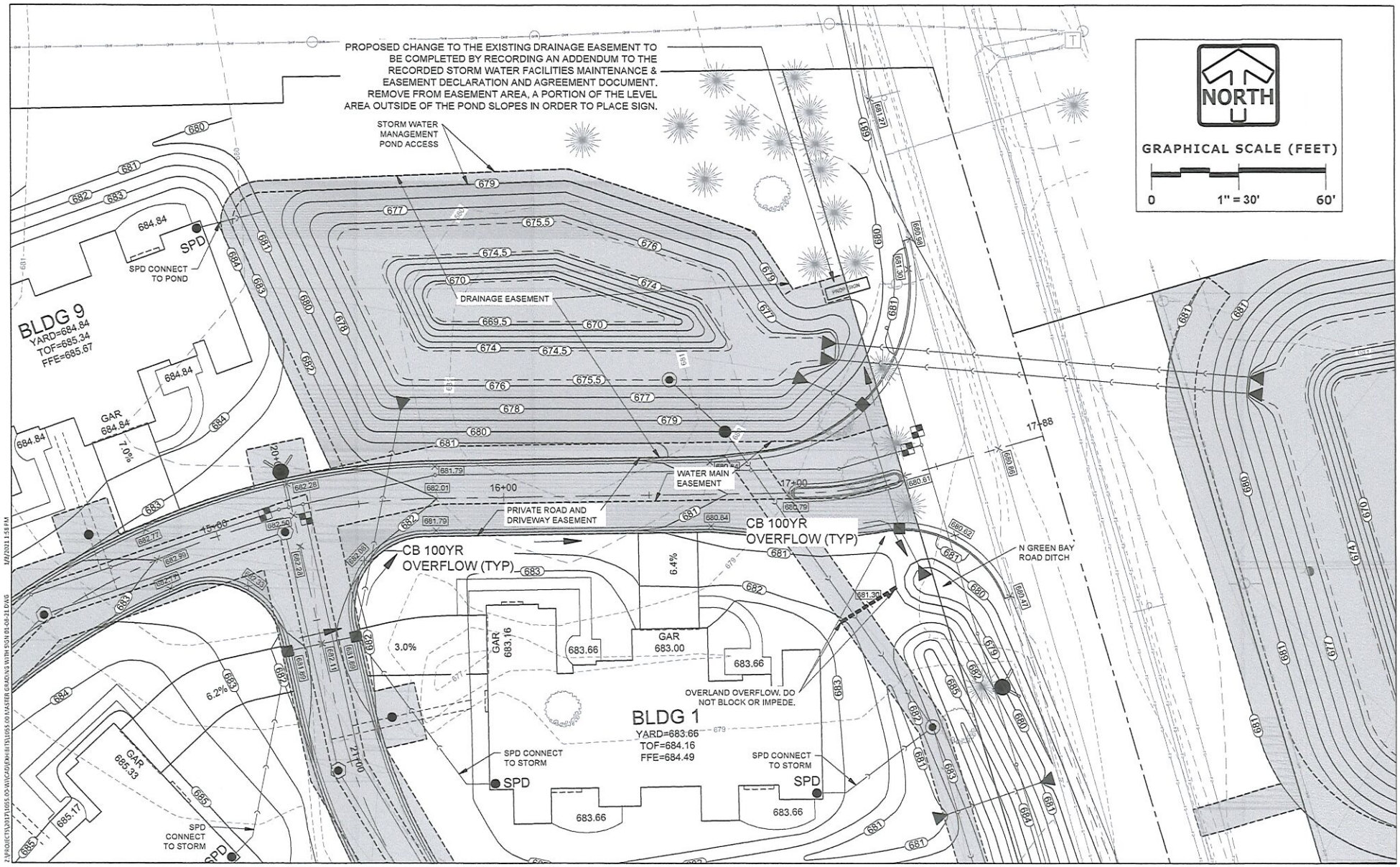
That fact that all available areas on our property at the development's entrance is encumbered by these easements and other restrictions and site features creates a hardship for us to find a viable alternative in which to locate our development sign.

We are requesting permission to locate this sign as shown on the attached exhibits, which is directly south of several large trees on the north side of our entrance. The sign itself will be located half on our property and half in the right of way. However, because of the existing large trees, this sign will not have any impact on the Green Bay Road right of way, will not create any kind of visible obstruction, and will not impede storm water flow.

Thank you.

David.

Attachment: Packet Docs (5958 : The Woods at Highland Park)



THE WOODS AT HIGHLAND PARK - SIGN EXHIBIT 1

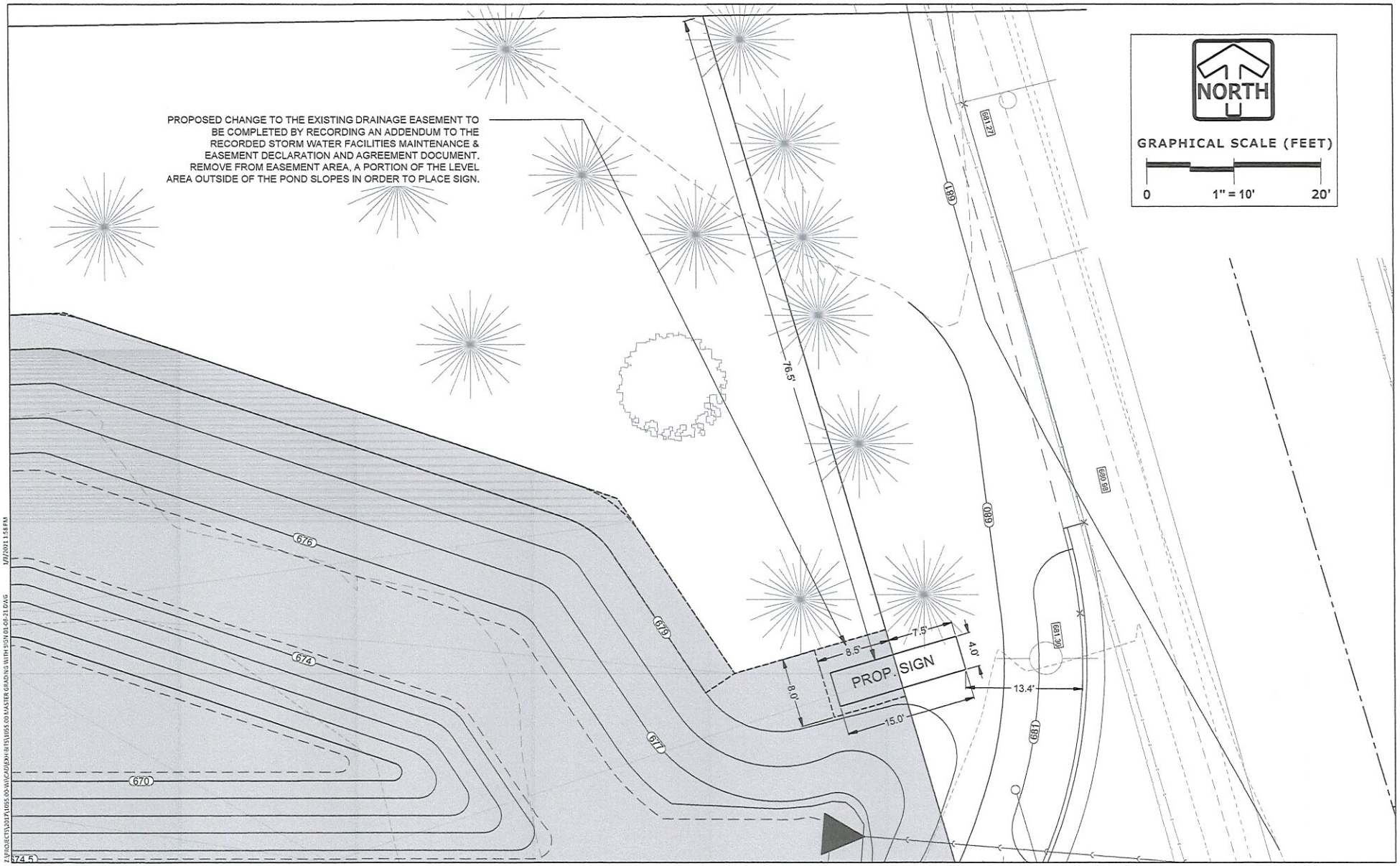
01/08/21

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER PEG JOB# 1055.00

Attachment: Packet Docs (5958 : The Woods at Highland Park)



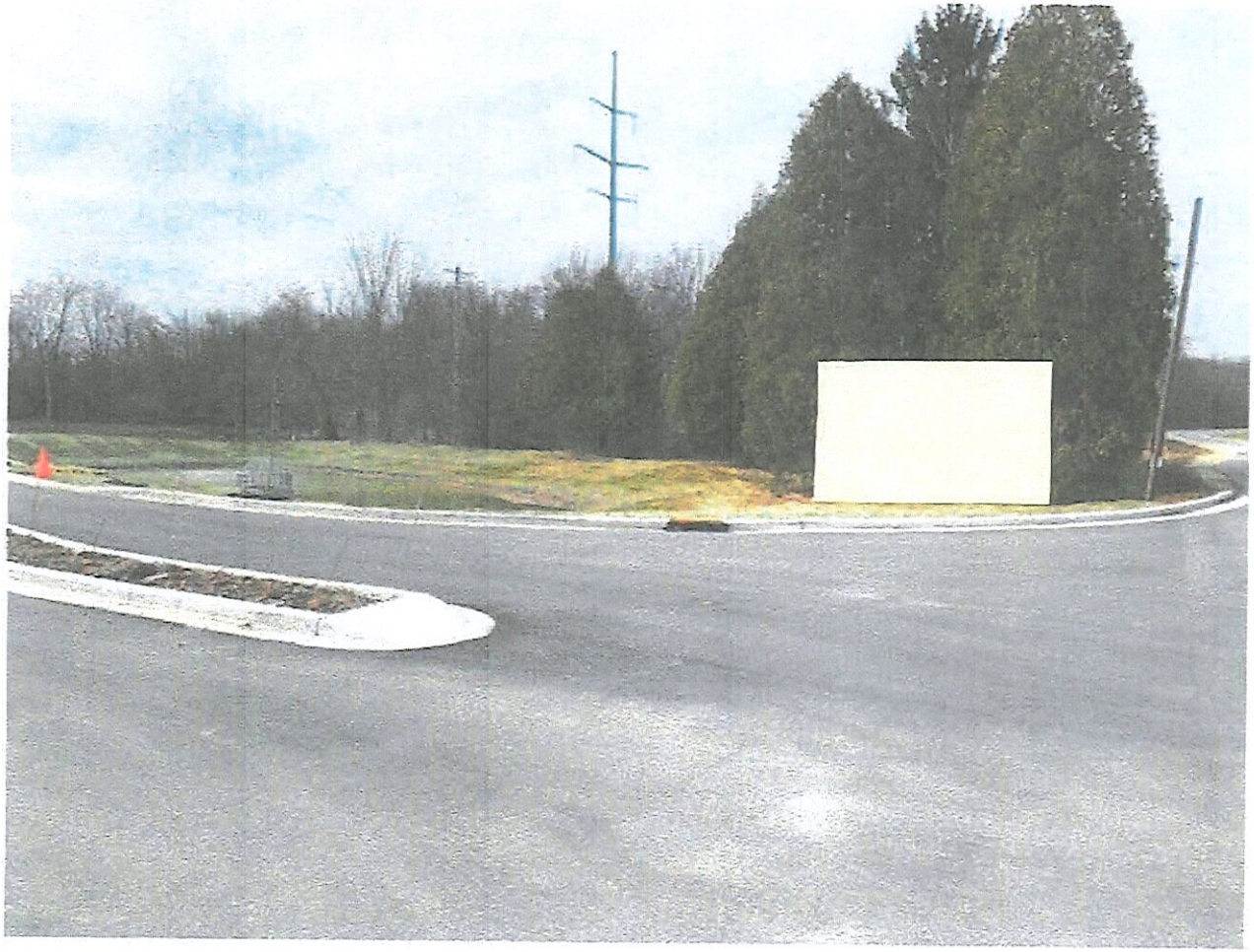
THE WOODS AT HIGHLAND PARK - SIGN EXHIBIT 2

01/08/21

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

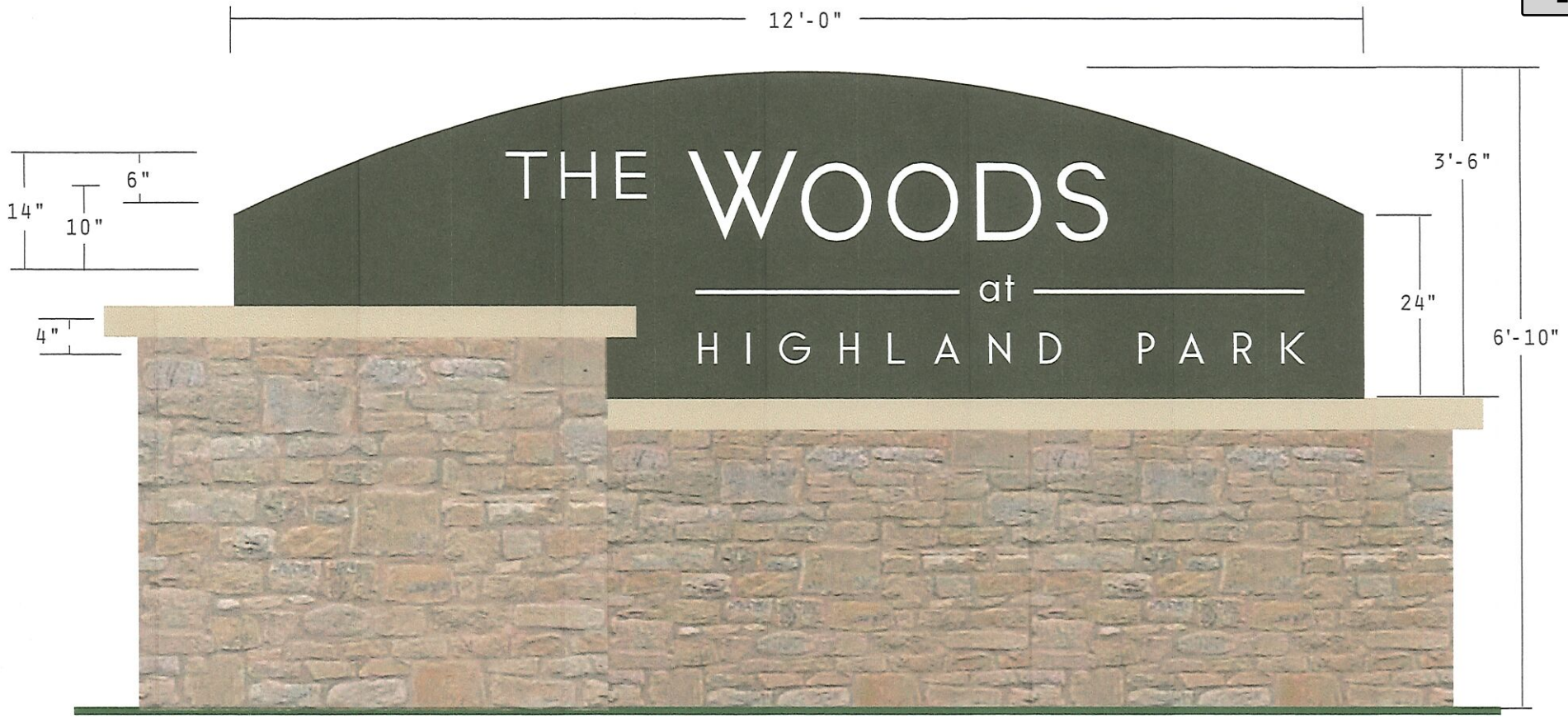
PLAN | DESIGN | DELIVER PEG JOB# 1055.00

Attachment: Packet Docs (5958 : The Woods at Highland Park)



Woods Development Sign
General Location

Attachment: Packet Docs (5958 : The Woods at Highland Park)



SINGLE FACE ALUMINUM FABRICATED SIGN

"THE WOODS"
- REVERSE CHANNEL LETTERS
- BACKLIT WITH WHITE LED

"AT HIGHLAND PARK"
- 1/4" FLAT CUT-OUT ALUMINUM
- 1/4" PEG MOUNTED

FONT / COPY STYLE AND PAINT COLOR TBD

ATTENTION: PROOF ALL DRAWINGS CAREFULLY! IT IS THE RESPONSIBILITY OF THE CUSTOMER TO APPROVE COLOR, STYLE, SHAPE, PROPORTION OF GRAPHICS AND LOGOS, AND SPELLING OF TRADEMARKS AND SERVICEMARKS

LMS
LMS Sign & Electrical Service
4811 W. Woolworth Avenue - Milwaukee, WI 53218
T 414.982.3635 F 414.982.3739

PROJECT / LOCATION:
THE WOODS

ACCOUNT REP: MARY KOWALSKI
PROJECT MANAGER:
DRAWN BY: DW

Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

DATE: 09/05/20
SCALE: 1/2" = 1'
SHEET #: 1 of 1
DESIGN ORDER #: 0000
FILE NAME:

REVISIONS:

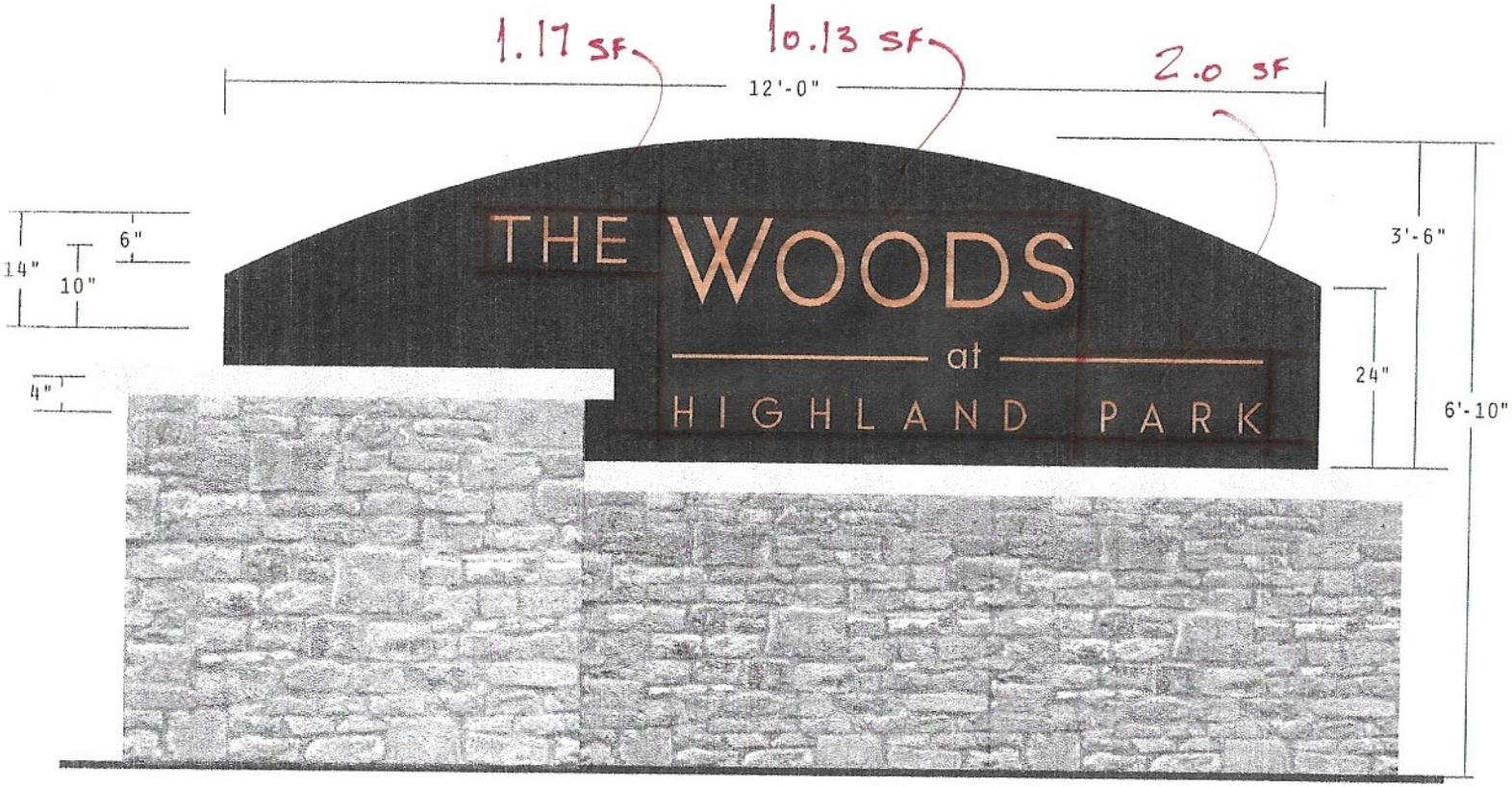
Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

CLIENT APPROVAL/DATE:

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of LMS Sign Service, or its authorized agent. © 2014

Attachment: Packet Docs (5958 : The Woods at Highland Park)

TOTAL TEXT AREA : 13.3 SQUARE FEET



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LMS
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4511 W. Woolworth Avenue - Milwaukee, WI 53218
P 414.962.3535 F 414.962.3739

PROJECT / LOCATION:
THE WOODS

ACCOUNT REP: MARY KOWALSKI
PROJECT MANAGER:
DRAWN BY: DW
Underwriters Laboratories Inc. NEC

DATE: 09/05/20
SCALE: 1/2" = 1'
SHEET #: 1 of 1
DESIGN ORDER #: 0000
FILE NAME:

REVISIONS:

CLIENT APPROVAL/DATE:

This original drawing is submitted as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of LMS Sign Service or its authorized agent. © 2014

Attachment: Packet Docs (5958 : The Woods at Highland Park)

REAL ESTATE COVENANT AND WAIVER

This AGREEMENT, made and entered into this _____ day of _____, 20__, by and between the CITY OF MEQUON, a municipal corporation, with principal offices at 11333 N, Cedarburg Road 6OW, hereinafter called "City," and _____, hereinafter called "Owners";

It is hereby agreed by the undersigned Owner of the following described property:

Attach Legal Desc.

The City hereby agrees to allow Owner to construct various improvements within the right of way.

Return to:

Mequon City Hall
11333 North Cedarburg Road 60W
Mequon, WI 53092

1. Owners agree that the placement of the _____ approved by the Department of Community Development, in the _____ right of way and/or required front setback, as identified on the attached survey map Exhibit "A", are to be located therein with the consent and permission of the City at the sole expense and peril of Owners.

2. Neither Owners, nor their successors and/or assigns, acquire any vested rights to placement of such improvements in the right of way and/or required front setback by prescription, estoppel, or otherwise. In the event that the City shall determine to expand into the right of way in which the improvements approved by the Department of Community Development, as indicated above, have been located, necessitating removal of part or all of the improvements, Owners, or their successors and/or assigns, shall, within sixty (60) days of the date of request, remove any or all of the said improvements from the said right of way as shall be specified in the written request of the City of Mequon mailed to Owners' last known address by certified mail. Should Owners or their successors and/or assigns fail to do so, the City may remove such improvements, and charge the cost of such removal against the property pursuant to section 66.0627, section 66.0703, Wisconsin Statutes, or other applicable law.

3. Owners, on behalf of themselves, and their successors and/or assigns, waive, release and discharge any claim, cause of action or right to seek damages or compensation pursuant to sections 32.02 through 32.18, Wisconsin Statutes inclusive, and any other expenses, damages, awards, costs, fees, payments, assistances, replacement costs, or any other monetary amounts allowable or payable under and by virtue of sections 32.195 through 32.28, Wisconsin Stats., or for acts of negligence of the City, its officers, employees, agents, or contractors, with respect to any loss of or damage to Owners' improvements or other property placed in the above mentioned right of way occurring, caused by, or the proximate result of any future repair, rebuilding, restoration or widening, or maintenance including snow removal, or other activity undertaken therein by the City, its officers, employees or contractors.

Attachment: Packet Docs (5958 : The Woods at Highland Park)

4. It is further agreed that the Owners, or their successors and/or assigns shall be solely responsible for any and all expenses involved in the removal, relocation or maintenance or repair to said building improvements and waive all rights to reimbursement for such expenses by the City of Mequon, its officers, employees or contractors, including such work undertaken by the City as a result of the failure of the Owners or their successors and/or assigns to do so.

5. This covenant is perpetual in duration and shall run with the land.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

_____

By: _____

ACKNOWLEDGEMENT

State of Wisconsin)
) ss.
Ozaukee County)

Personally came before me this _____ day of _____, 20__ the above-named _____, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____
Notary Public, _____ County, Wis.
My commission is permanent. (If not, state expiration date: _____, 20_____.)

City of Mequon

Attachment: Packet Docs (5958 : The Woods at Highland Park)

By: _____
John Wirth, Mayor

By: _____
Caroline Fochs, Clerk

ACKNOWLEDGEMENT	ACKNOWLEDGEMENT
State of Wisconsin)) ss. Ozaukee County)	State of Wisconsin)) ss. Ozaukee County)
Personally came before me this _____ day of _____, 20__ the above-named _____, to me known to be the persons who executed the foregoing instrument and acknowledge the same.	Personally came before me this _____ day of _____, 20__ the above-named _____, to me known to be the persons who executed the foregoing instrument and acknowledge the same.
_____ Notary Public, _____ County, Wis. My commission is permanent. (If not, state expiration date: _____, 20_____.)	_____ Notary Public, _____ County, Wis. My commission is permanent. (If not, state expiration date: _____, 20_____.)

Attachment: Packet Docs (5958 : The Woods at Highland Park)

City of Mequon

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 22, 2021**

SUBJECT: **Foxtown Brewery. The applicant is seeking sign waiver approval to allow for a patio expansion for the property located east of 6411 W. Mequon Road. (REMOVE FROM TABLE)**

Applicant:	Thompson Project Management LLC
Status of Applicant:	Agent
Requested:	Sign Waiver
Existing Zoning:	Town Center
Existing Land Use Plan:	Town Center
Lot size:	2.48 Acres
Location:	6411 W. Mequon Road
Tax Key:	#14-027-01-025.00
District:	#4

Background:
The applicant requests building and site plan approval and sign waiver for the Foxtown Brewery and Restaurant located at 6411 W Mequon Road. The Common Council approved the mixed-use PUD on January 9, 2017 and the conditional use grant for brewery was approved on March 18, 2018. The sign waiver request was tabled at the January 25, 2021 meeting.

Sign Waiver:
The sign is considered a freestanding sign which is permitted by code. A waiver is required since the sign lacks the 10-foot setback from the Buntrock Avenue right of way. Since the sign is not parallel to the property line, the setback varies from 4 to 8 feet. After the last meeting, the applicant submitted an updated sign plan that shows the Town Center logo on the column adjacent to the 50 square foot wall (Exhibit A).

After discussions with staff, the applicant provided an updated rendering of the sign with the logo on each side of the Foxtown sign (Exhibit B). Overall, staff is supportive of the design but recommends the Town Center logo be larger than the font of the Foxtown sign. As an entryway feature to the Town Center, the size and scale of the logo should take precedence over the Foxtown signage. In addition, there is also a building wall sign on the west elevation that was approved as part of a sign waiver that provides additional identification of the Foxtown name and brand. Appropriately scaling the size of the font and overall size of the freestanding sign reducing sign clutter, which is an objective of the City's Sign Code per section 62-2(2)(b). Staff also recommends that additional language be added to the sign that identifies it as a brewery in order to comply with the Sign

Code requirement of an on-premise sign per section 62-1 and the purpose of signage per section 62-2(2)(c)(1-5).

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

1. The Town Center logo shall exceed the height of the Foxtown letters.
2. The sign shall incorporate language that identifies the site as a brewery.
3. Final approve of sign design, size and scale is subject to staff approval through the required sign permit.

Attachments:
Updated Packet Docs_Brewery (PDF)

Foxtown Brewery

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.)
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FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
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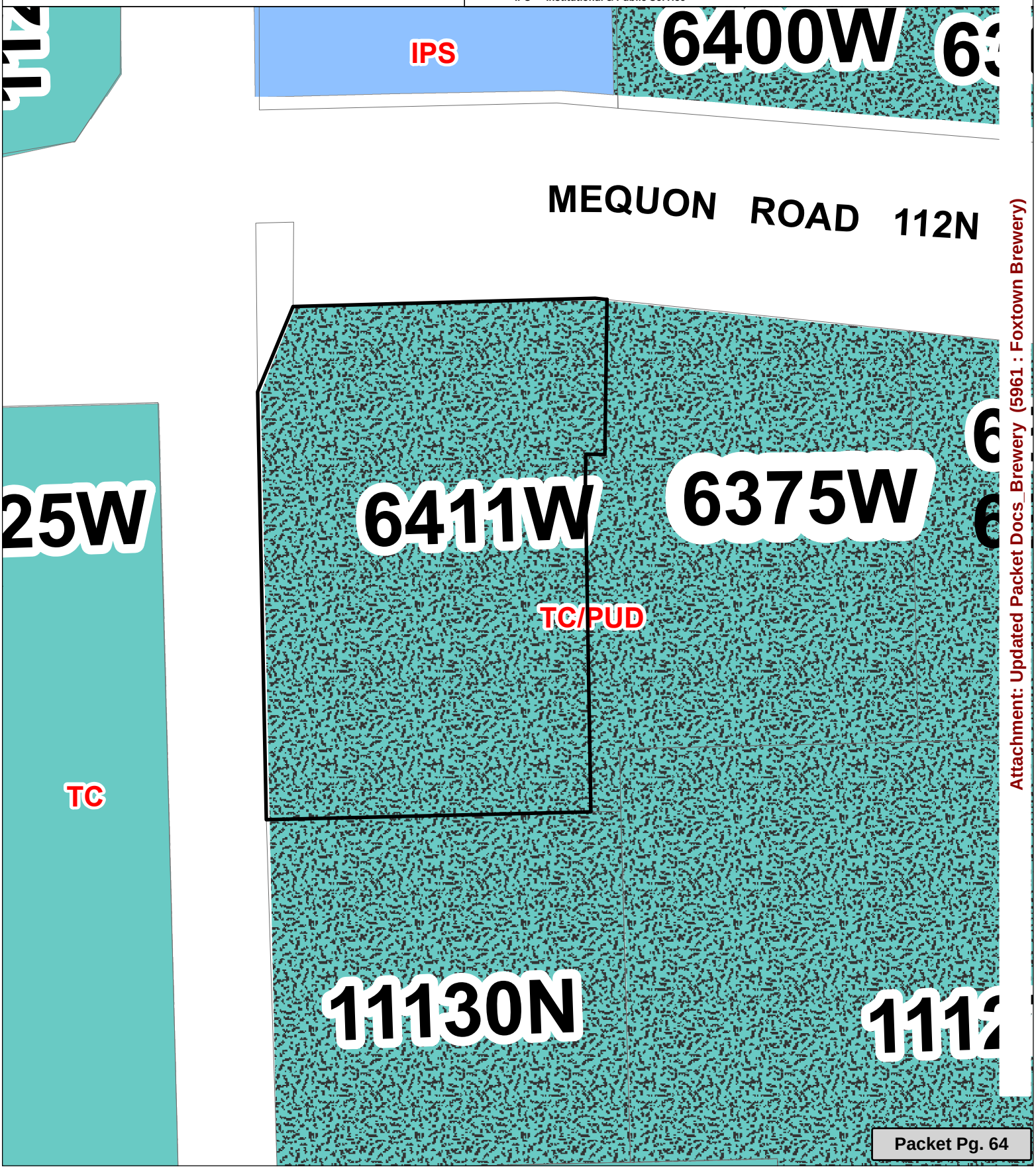

Attachment: Updated Packet Docs_Brewery (5961 : Foxtown Brewery)

Exhibit B

Attachment: Updated Packet Docs_Brewery (5961 : Foxtown Brewery)

Exhibit A

Attachment: Updated Packet Docs_Brewery (5961 : Foxtown Brewery)

Attachment: Updated Packet Docs_Brewery (5961 : Foxtown Brewery)

City of Mequon

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 22, 2021**

SUBJECT: **Stephen Perry Smith Architects, Inc. for Foxtown. The applicant is seeking master sign plan approval for multiple signs for the property located at11090 & 11120 N. Weston Drive.**

Applicant:	Stephen Perry Smith
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Zoning:	Town Center
Land Use Plan:	Town Center
Lot size:	2.25 Acres
Location:	11090 & 11120 N. Weston Drive
Tax Key:	#14-027-01-010.00
District:	#4

Background:
The applicant requests Master Sign Plan approval for the E1 and E2 buildings located at 11090 and 11120 N Weston Drive. The building and site plan for the E1 and E2 buildings were approved by Planning Commission on April 8, 2019. The concept plan also included an additional building (E3) at the south end of the site. Plans for that building have not been submitted to date. The proposed Master Sign Plan does not address the E3 building and an amendment will be necessary at the time of approval.

Master Sign Plan: The originally submitted Master Sign Plan (Exhibit A) shows tenant signage for both the E1 and E2 buildings. In many cases, the applicant is requesting additional signage per tenant beyond the code requirement of one sign per tenant space. Previous developments in the Town Center have been allowed additional signage based on having more than one individual entrance. Several elements of the proposed plan go beyond what was previously allowed in other Town Center developments. The E1 building shows six commercial tenant spaces and a public market area on the first floor and offices on the second and third floor. Overall, they are proposing 19 signs including two building identification signs. Several commercial tenants are requesting three or more individual tenant signs. The E2 building shows four commercial tenants on the first floor, offices on the second floor and the extended stay suites on the third floor. Overall, there are 15 signs including two building identification signs for the building.

In response to the proposal, staff prepared an alternative sign plan for the development (see attached Exhibit B). In preparing the plan, staff relied on the following criteria:

- Limit each tenant to no more than 2 tenant signs unless they are located on an endcap.
- The signage for each shall be located over the entrance or adjacent to the actual tenant

space.

- The overall signage on the building shall be balanced and not promote sign clutter.

After reviewing staff comments and the alternative plan, the applicant has provided an updated Master Sign plan (Exhibit C). Staff is supportive of the plan for the east and west elevations for each of the buildings. On the north and south elevations of each building the applicant requests two signs for each elevation. Some of the proposed signage identifies tenants in other areas of the building. Based on past precedence, staff is recommending a total of one additional sign on each north/south elevation. The sign shall be located on the west end of the building and shall only identify the tenant located in the adjacent space or the sign may state Foxtown Market.

Staff Recommendation: Planning staff recommends **approval** of the Master Sign Plan and subject to the following conditions:

1. The final Master Sign Plan exhibit and document shall be reviewed and approved by staff.
2. The north and south elevations of both buildings shall have one sign identifying the tenant located in the adjacent space or may state Foxtown Market.
3. Any signage for the building identification name or any sign that states Foxtown Market, shall be of the pin letter style.
4. All individual signs shall be less than 30 square feet in area as proposed.
5. All tenant signs shall have the wood texture backer and black acrylic letters.
6. Any proposed signage for the Foxtown E3 building shall be incorporated into the master sign plan.

Attachments:
Packet Docs (PDF)

Stephen Perry Smith Architects, Inc. for Foxtown

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.)
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B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
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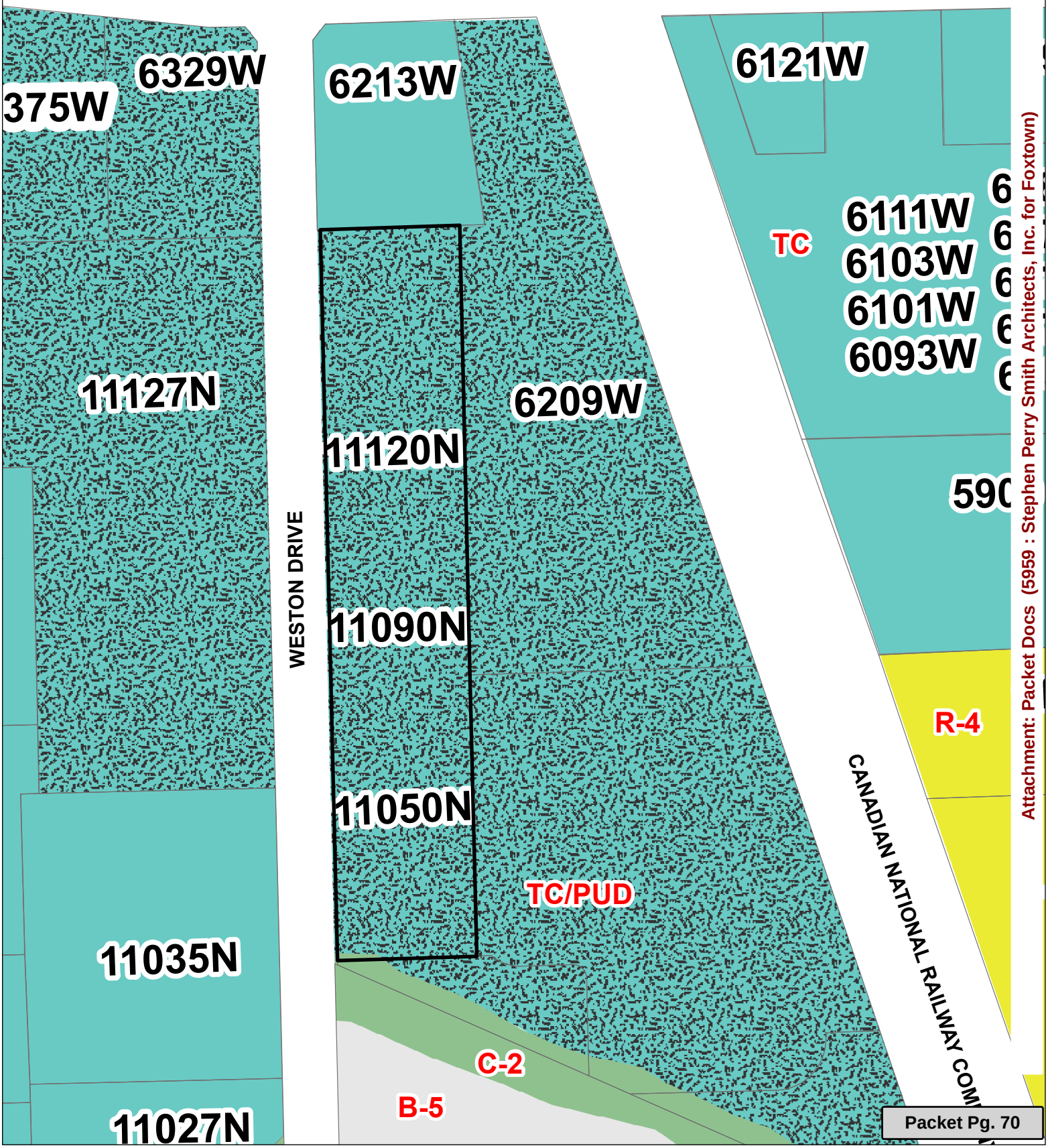
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

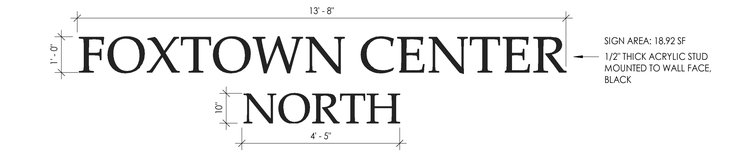


Attachment: Packet Docs (5959 : Stephen Perry Smith Architects, Inc. for Foxtown)

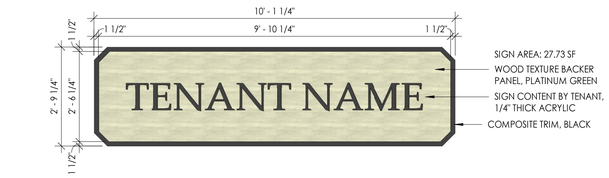
Exhibit C

2 E1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

5 MARKET SIGN, TYP
SCALE 1/2" = 1'-0"



4 EXTERIOR BUILDING SIGN, TYP
SCALE 1/2" = 1'-0"



3 EXTERIOR TENANT SIGN, TYP
SCALE 1/2" = 1'-0"

1 E1 WEST ELEVATION
SCALE 1/8" = 1'-0"

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

PROJECT
PROPOSED BUILDING FOR:

FOXTOWN
BUILDING E1 & E2

11120 & 11090 NORTH WESTON DRIVE
MEQUON, WI 53092

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PC - SIGNAGE
DATE	FEBRUARY 18, 2021

SHEET
MASTER SIGNAGE PLAN

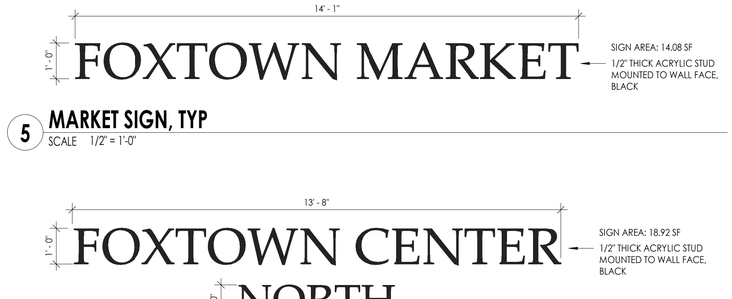
PC-1

S:\Files\drawing\2016\Nieman Companies\880 Bld E\880 Building E1 & E2 rev 1e.rvt

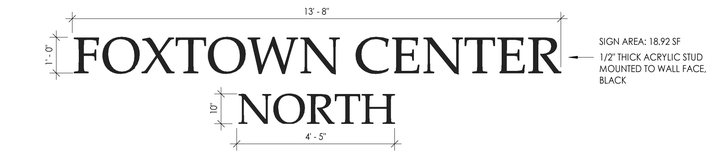
Attachment: Packet Docs (5959 : Stephen Perry Smith Architects, Inc. for Foxtown)

Exhibit C

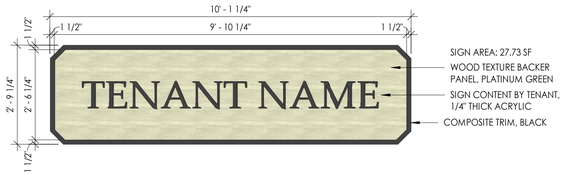
2 E1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



5 MARKET SIGN, TYP
SCALE 1/2" = 1'-0"



4 EXTERIOR BUILDING SIGN, TYP
SCALE 1/2" = 1'-0"



3 EXTERIOR TENANT SIGN, TYP
SCALE 1/2" = 1'-0"

1 E1 EAST ELEVATION
SCALE 1/8" = 1'-0"

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PROJECT
PROPOSED BUILDING FOR:

FOXTOWN
BUILDING E1 & E2
11120 & 11090 NORTH WESTON DRIVE
MEQUON, WI 53092

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PC - SIGNAGE
DATE	FEBRUARY 18, 2021

SHEET
MASTER SIGNAGE PLAN

PC-2

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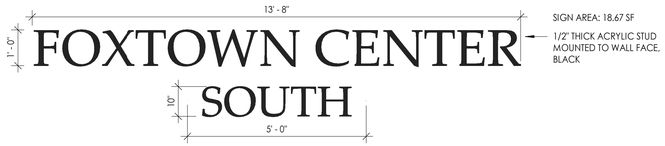
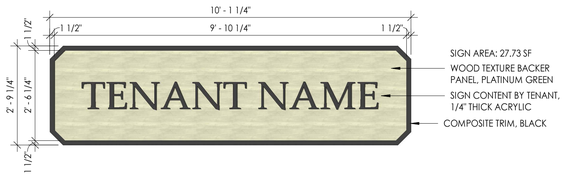
Attachment: Packet Docs (5959 : Stephen Perry Smith Architects, Inc. for Foxtown)

Exhibit C

2 E2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



4 EXTERIOR BUILDING SIGN, TYP
SCALE 1/2" = 1'-0"



3 EXTERIOR TENANT SIGN, TYP
SCALE 1/2" = 1'-0"

1 E2 WEST ELEVATION
SCALE 1/8" = 1'-0"

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SHEET
MASTER SIGNAGE PLAN

PC-3

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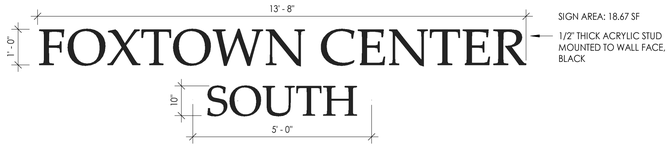
Attachment: Packet Docs (5959 : Stephen Perry Smith Architects, inc. for Foxtown)

Exhibit C

2 E2 SOUTH PC MASTERPLAN
SCALE 1/8" = 1'-0"



4 EXTERIOR BUILDING SIGN, TYP
SCALE 1/2" = 1'-0"

3 EXTERIOR TENANT SIGN, TYP
SCALE 1/2" = 1'-0"

1 E2 EAST ELEVATION
SCALE 1/8" = 1'-0"

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MASTER SIGNAGE PLAN

PC-4

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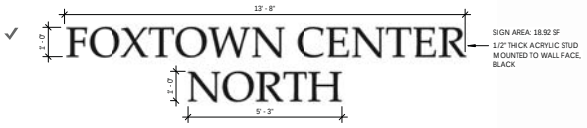
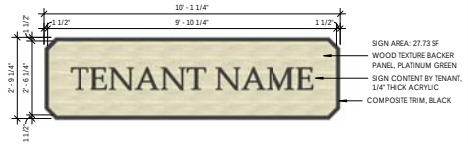
Attachment: Packet Docs (5959 : Stephen Perry Smith Architects, Inc. for Foxtown)

Exhibit B

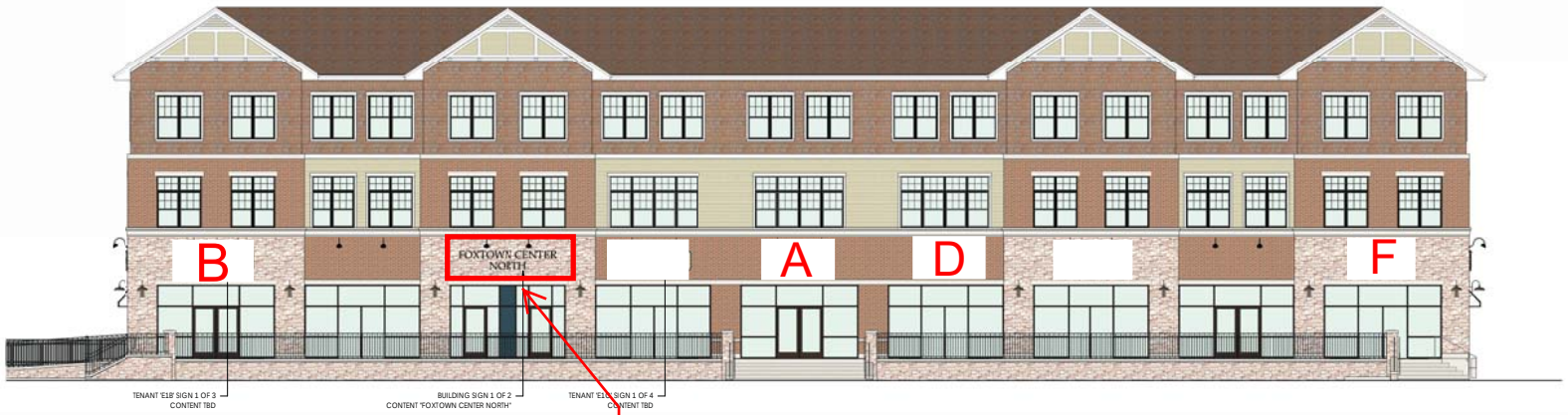
2 **E1 NORTH ELEVATION**
SCALE 1/8" = 1'-0"



4 **EXTERIOR BUILDING SIGN, TYP**
SCALE 1/2" = 1'-0"



3 **EXTERIOR TENANT SIGN, TYP**
SCALE 1/2" = 1'-0"



1 **E1 WEST ELEVATION**
SCALE 1/8" = 1'-0"

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PROJECT NUM NIE-17-880
ISSUED FOR PC - SIGNAGE
DATE FEBRUARY 15, 2021

SHEET
MASTER SIGN.

PC-1

Attachment: Packet Docs (5959 : Stephen Perry Smith Architects, Inc. for Foxtown)

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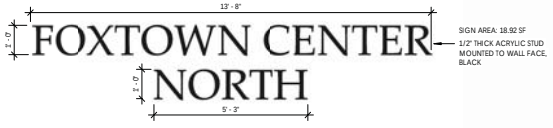
Exhibit B

2 **E1 SOUTH ELEVATION**
SCALE 1/8" = 1'-0"



4 **EXTERIOR BUILDING SIGN, TYP**
SCALE 1/2" = 1'-0"

3 **EXTERIOR TENANT SIGN, TYP**
SCALE 1/2" = 1'-0"

1 **E1 EAST ELEVATION**
SCALE 1/8" = 1'-0"

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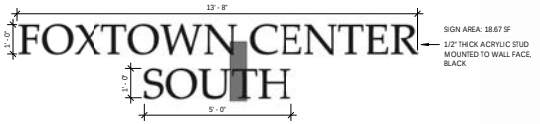
PROJECT NUM NIE-17-880
ISSUED FOR PC - SIGNAGE
DATE FEBRUARY 15, 2021

SHEET
MASTER SIGN

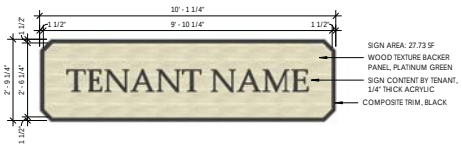
PC-2

Exhibit B

2 **E2 NORTH ELEVATION**
SCALE 1/8" = 1'-0"



4 **EXTERIOR BUILDING SIGN, TYP**
SCALE 1/2" = 1'-0"



3 **EXTERIOR TENANT SIGN, TYP**
SCALE 1/2" = 1'-0"

1 **E2 WEST ELEVATION**
SCALE 1/8" = 1'-0"

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DATE
FEBRUARY 15, 2021

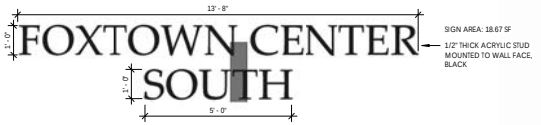
SHEET
MASTER SIGN

PC-3

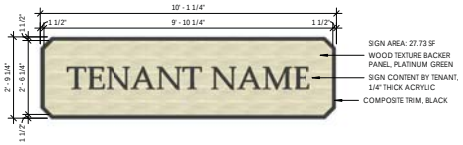
Attachment: Packet Docs (5959 : Stephen Perry Smith Architects, Inc. for Foxtown)

Exhibit B

2 **E2 SOUTH PC MASTERPLAN**
SCALE 1/8" = 1'-0"



4 **EXTERIOR BUILDING SIGN, TYP**
SCALE 1/2" = 1'-0"



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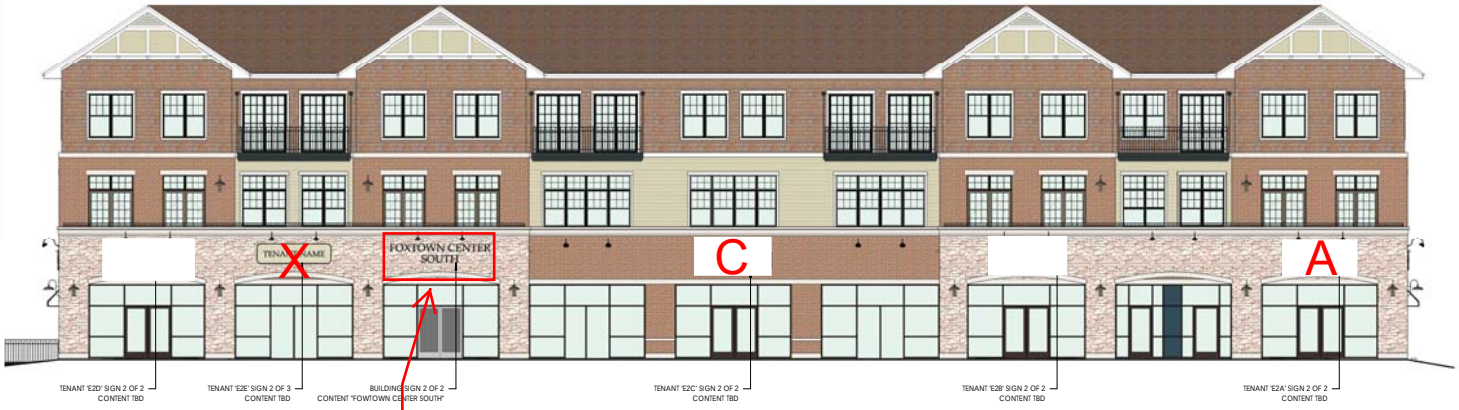

1 **E2 EAST ELEVATION**
SCALE 1/8" = 1'-0"

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PROJECT MA BJM
PROJECT NUM NIE-17-880
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DATE FEBRUARY 15, 2021

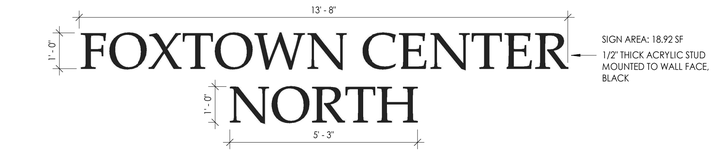
SHEET
MASTER SIGN.

PC-4

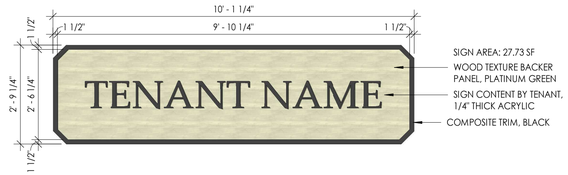
Attachment: Packet Docs (5959 : Stephen Perry Smith Architects, Inc. for Foxtown)

Exhibit A

2 E1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



4 EXTERIOR BUILDING SIGN, TYP
SCALE 1/2" = 1'-0"



3 EXTERIOR TENANT SIGN, TYP
SCALE 1/2" = 1'-0"

1 E1 WEST ELEVATION
SCALE 1/8" = 1'-0"

STEPHEN PERRY SMITH ARCHITECTS, INC.
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PROJECT
PROPOSED BUILDING FOR:

FOXTOWN
BUILDING E1 & E2
11120 & 11090 NORTH WESTON DRIVE
MEQUON, WI 53092

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PC - SIGNAGE
DATE	JANUARY 8, 2021

SHEET
MASTER SIGNAGE PLAN

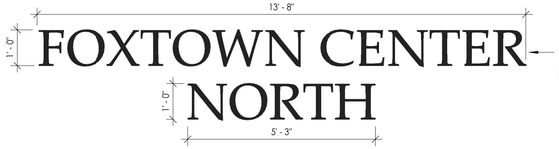
PC-1

S:\Files\drawing\2016\Neman Companies\880 Bld E\880 Building E1 & E2 rev 1e.rvt

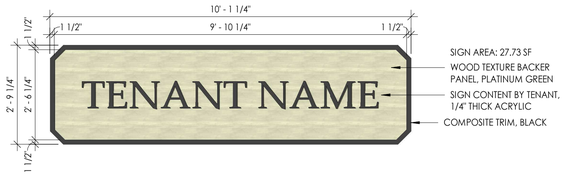
Attachment: Packet Docs (5959 : Stephen Perry Smith Architects, Inc. for Foxtown)

Exhibit A

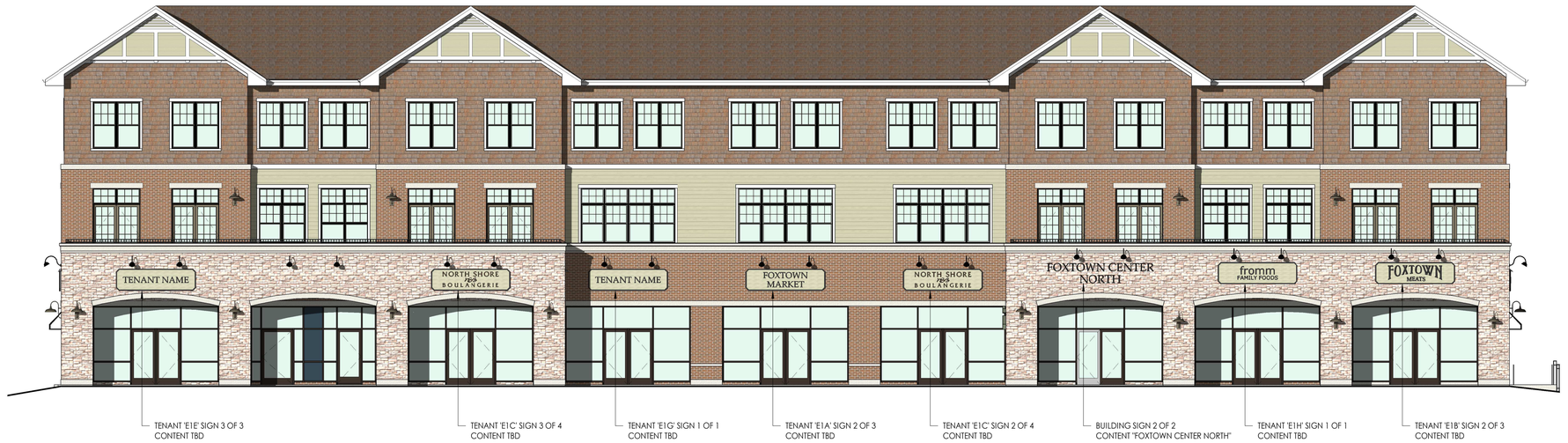
2 E1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 EXTERIOR BUILDING SIGN, TYP
SCALE 1/2" = 1'-0"



3 EXTERIOR TENANT SIGN, TYP
SCALE 1/2" = 1'-0"



1 E1 EAST ELEVATION
SCALE 1/8" = 1'-0"

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SHEET
MASTER SIGNAGE PLAN

PC-2

S:\Files\drawing\2016\Neman Companies\880 Bld E\880 Building E1 & E2 rev 1e.rvt

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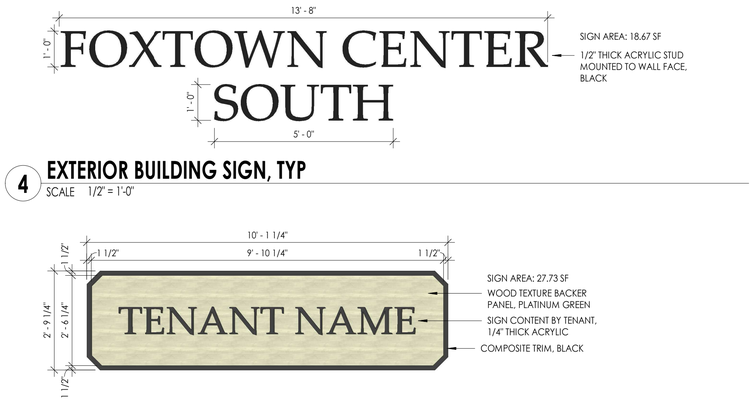
Exhibit A

2 E2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



4 EXTERIOR BUILDING SIGN, TYP
SCALE 1/2" = 1'-0"

3 EXTERIOR TENANT SIGN, TYP
SCALE 1/2" = 1'-0"

1 E2 WEST ELEVATION
SCALE 1/8" = 1'-0"

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SHEET
MASTER SIGNAGE PLAN

PC-3

S:\Files\drawing\2016\Neman Companies\880 Bld E\880 Building E1 & E2 rev 1e.rvt

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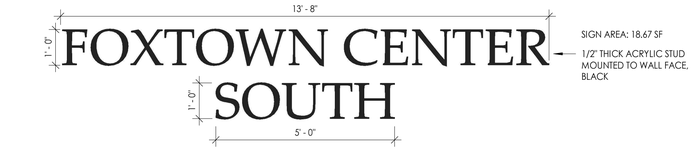
Exhibit A

2 E2 SOUTH PC MASTERPLAN
SCALE 1/8" = 1'-0"



4 EXTERIOR BUILDING SIGN, TYP
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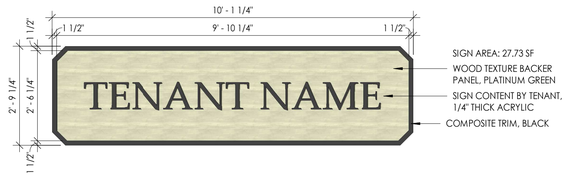

3 EXTERIOR TENANT SIGN, TYP
SCALE 1/2" = 1'-0"

1 E2 EAST ELEVATION
SCALE 1/8" = 1'-0"

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SHEET
MASTER SIGNAGE PLAN

PC-4

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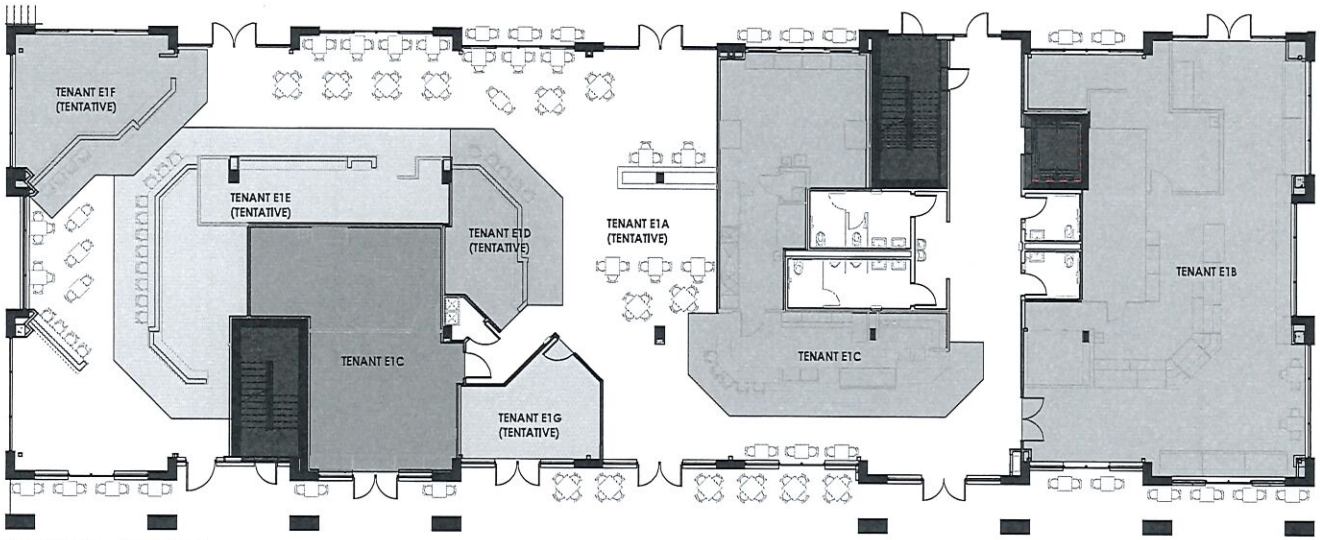

1 TENANT PLAN - E1 1ST FLOOR
SCALE 1/8" = 1'-0"

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
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MASTER SIGNAGE PLAN - TENANT DEMISING PLAN

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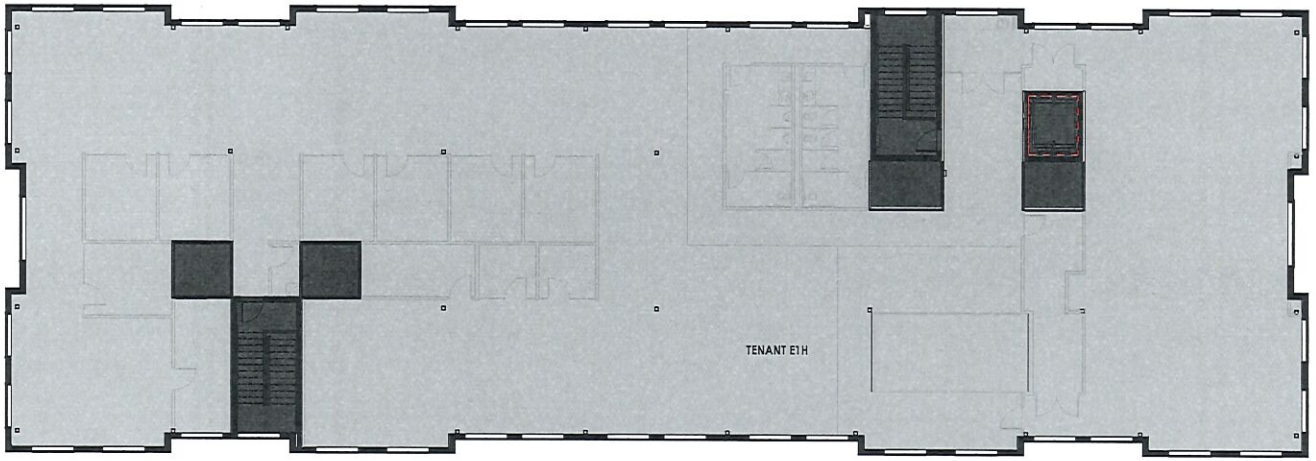
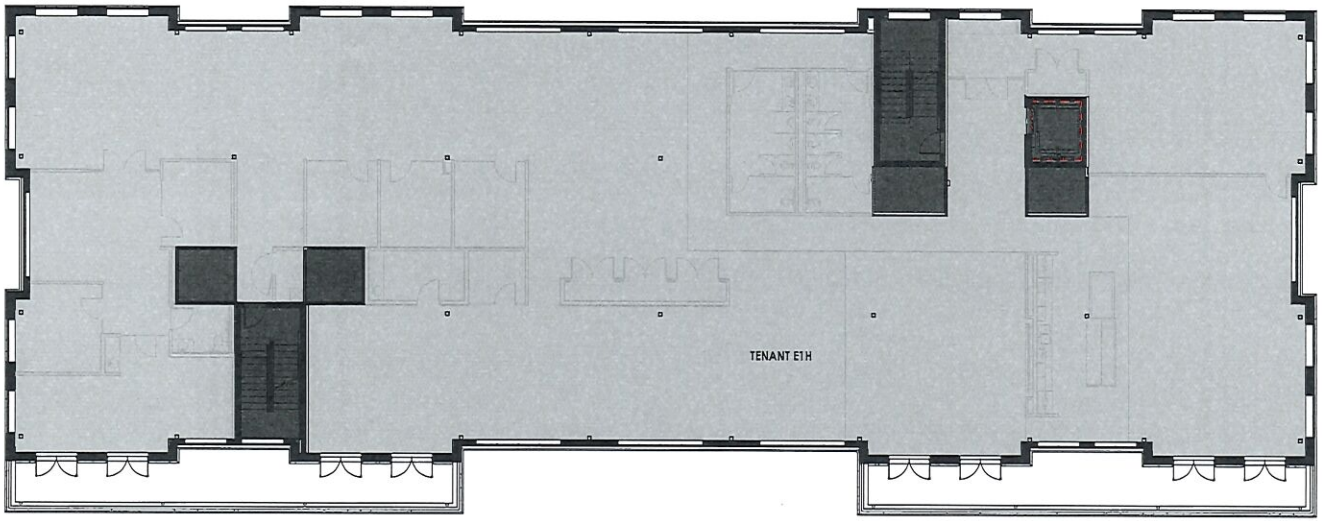


2 TENANT PLAN - E1 3RD FLOOR
SCALE 1/8" = 1'-0"



1 TENANT PLAN - E1 2ND FLOOR
SCALE 1/8" = 1'-0"

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PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	880.01
ISSUED FOR	PC - SIGNAGE
DATE	FEBRUARY 12, 2021

SHEET

MASTER SIGNAGE PLAN - TENANT DEMISING PLAN

PC-6

S:\Projects\nyc\2016\Henan Companies\880.01 E1 Fronts HQ\880.01 E1 Fronts HQ Rev 01.rvt

STEPHEN PERRY SMITH
ARCHITECTS, INC.

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T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

PROPOSED BUILDING FOR:

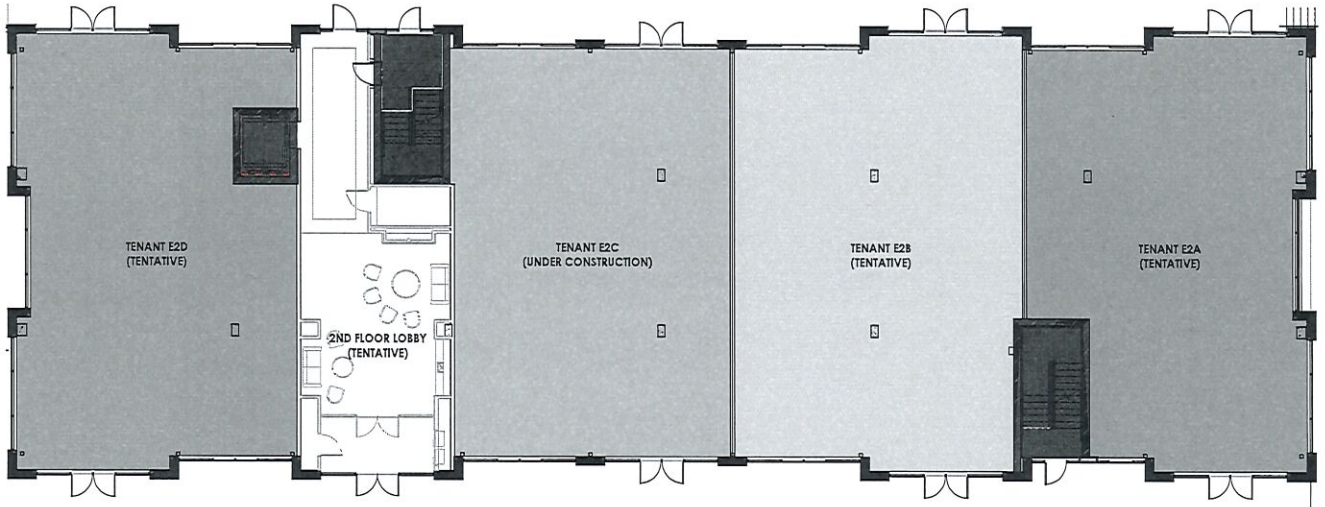
FOXTOWN
BUILDING E1 & E2

11120 & 11090 NORTH WESTON DRIVE
MEQUON, WI 53092

OWNER

REVISIONS

NO.	DESCRIPTION	DATE



1 TENANT PLAN - E2 1ST FLOOR
SCALE 1/8" = 1'-0"

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PC - SIGNAGE
DATE	FEBRUARY 12, 2021

SHEET

MASTER SIGNAGE PLAN - TENANT DEMISING PLAN

PC-7

S:\Files\Drawing\2018\Master Components\850 Elm\E1\850 Building E1 & E2 rev 1.rvt

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PROJECT

PROPOSED BUILDING FOR:

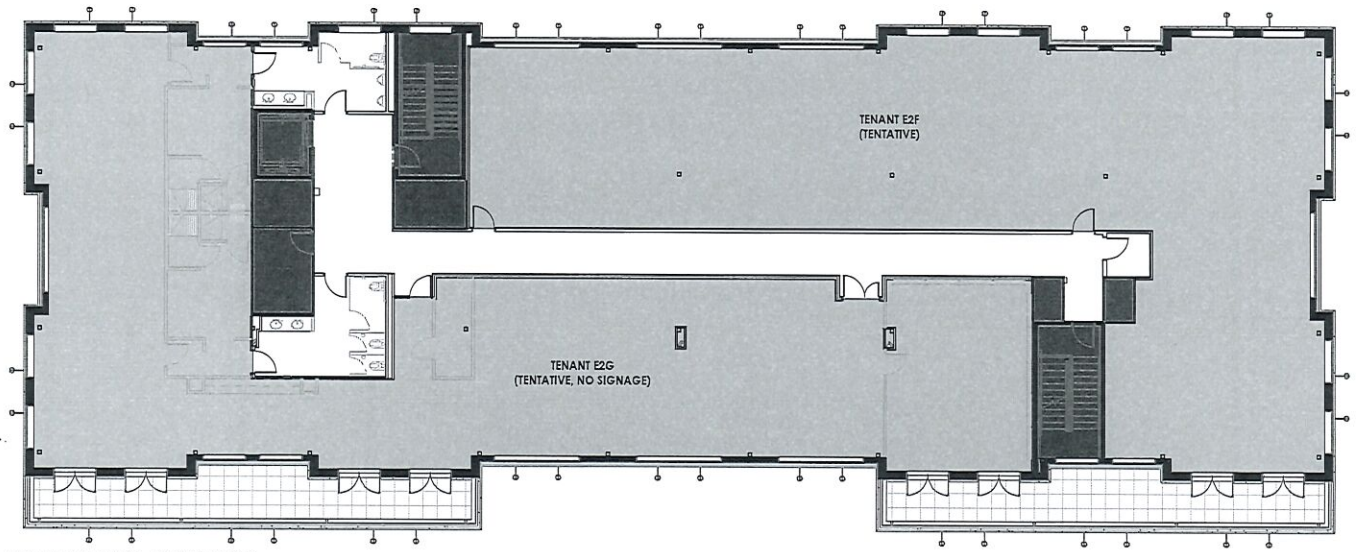
FOXTOWN
BUILDING E1 & E2

11120 & 11090 NORTH WESTON DRIVE
MEQUON, WI 53092

OWNER

REVISIONS

NO.	DESCRIPTION	DATE



1 TENANT DEMISING - E2 2ND FLOOR
SCALE 1/8" = 1'-0"

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BM
PROJECT NUMBER	210111
ISSUED FOR	PC - SIGNAGE
DATE	FEBRUARY 12, 2021

SHEET

MASTER SIGNAGE PLAN - TENANT DEMISING PLAN

PC-8

\\sps-server\SPSA02 Projects\2021\210111 Foxtown Fitness Center\210111 11020 N Weston Suite 200 Rev 01.rvt

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PROJECT

PROPOSED BUILDING FOR:

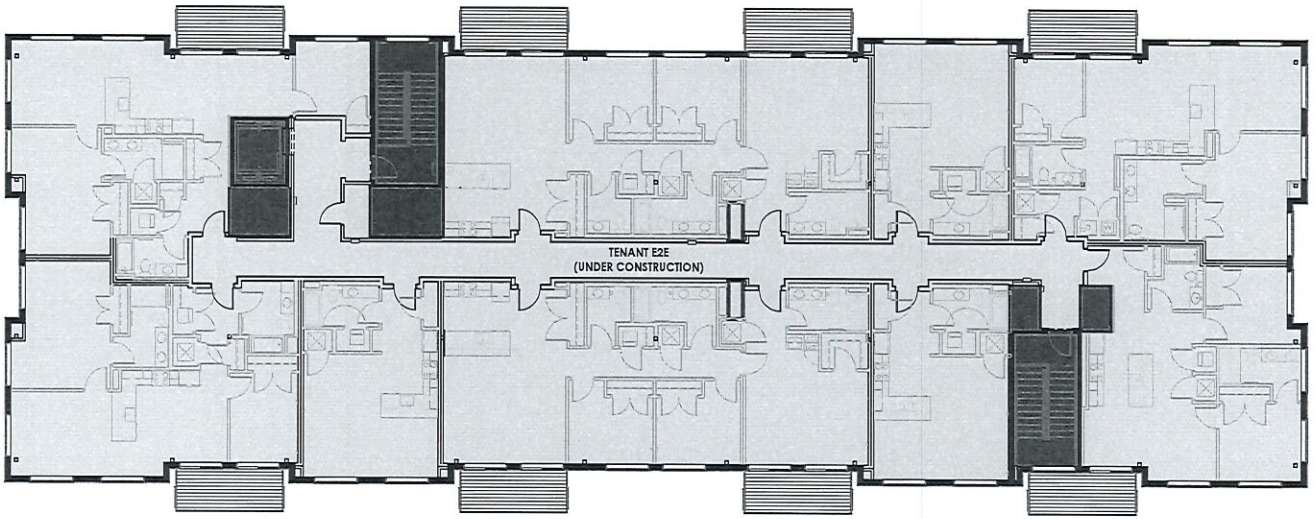
FOXTOWN
BUILDING E1 & E2

11120 & 11090 NORTH WESTON DRIVE
MEQUON, WI 53092

OWNER

REVISIONS

NO.	DESCRIPTION	DATE



1 TENANT PLAN - E2 3RD FLOOR
SCALE 1/8" = 1'-0"

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880.03
ISSUED FOR	PC - SIGNAGE
DATE	FEBRUARY 12, 2021

SHEET

MASTER SIGNAGE PLAN - TENANT DEMISING PLAN

PC-9

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