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

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, February 24, 2025
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Approval of Meeting Minutes from January 28, 2025.

2) Policy

1) A Resolution Adopting the 2025 City of Mequon Park and Open Space Plan. **Recommendation forthcoming by the Park and Open Space Board February 19, 2025 and Further Recommendation Forthcoming by Planning Commission February 24, 2025.**

3) Regular Business

a) Hiller Realty for Aster Woods LLC. The applicant is seeking plat amendment approval to allow for an expanded building envelope for the property located at 1511-1569 Aster Woods Court and 11620-11693 Aster Woods Circle (Aster Woods Condominiums).

b) Eastbrook Drive, LLC. The applicant is seeking building and site plan amendment approval to allow for 5 two-unit condominiums for the property located immediately west of 11649 N. Port Washington Road.

c) Birch Point Real Estate, LLC. The applicant is seeking text amendment approval to allow for a showroom sales facility for the B-4 zoning district.

4) Policy

1) An Ordinance to Amend Section 58-41(g) of the Mequon Municipal Code related to the Issuing of Decisions by the Board of Appeals.

2) An Ordinance to Amend Chapter 58 of the Mequon Municipal Code to implement the provisions of 2023 WIS. ACT 16 related to the process and procedures of certain zoning-related applications.

5) **Announcements**

The next meeting is Monday, March 17, 2025, at 6:00p.m.

6) **Adjourn**

Dated: February 19, 2025 /s/ Andrew Nerbun, 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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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, January 27, 2025
6:00 PM
Christine Nuernberg Hall

Minutes

Attachment: PC_01.27.25_DRAFT (10055 : Meeting Minutes)

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Commissioner Bruce Barnes
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner John Stoker
Commissioner Nancy Urbani
Commissioner Martin Choren - **Absent**

Chairman Andy Nerbun called the meting to order at 6:00 p.m.

a) Approval of Meeting Minutes from December 2, 2024

Action
Commissioner Barnes made a motion to approve the December 2, 2024, meeting minutes. Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED [4 TO 0]**
MOVER:	Bruce Barnes, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Barnes, Hawley, Schaefer, Urbani, Stoker
ABSENT:	Choren

2) Consent

a) Paul Apfelbach for Brookfield 16, LLC. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 3319 W. Mequon Road.

DRAFT

b) Christian Life Church. The applicant is seeking land use plan amendment approval for the property located at 2803 W. Mequon Road.

Action
Commissioner Stoker made a motion to approve the 2 items on the Consent Agenda
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Barnes, Hawley, Schaefer, Stoker, Urbani
ABSENT:	Choren

3) Public Hearing

a) Catalyst Construction. The application is seeking conditional use grant approval to allow for an accessory dwelling for the property located at 2707 W. Cassel Lane.

Action
Commissioner Stoker made a motion to open a public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (6-0)

No public comment

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (6-0)

Planner Natalie Redding stated this request is for a conditional use grant (CUG) for an accessory dwelling in the R-2 zoning district. The major addition will be added to the primary residence. She commented that the request meets all the requirements and staff recommends approval.

Action
Commissioner Stoker made a motion to approve per staff conditions.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (6-0)

DRAFT

Attachment: PC_01.27.25_DRAFT (10055 : Meeting Minutes)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Nerbun, Barnes, Hawley, Schaefer, Stoker, Urbani
ABSENT:	Choren

4) Regular Business

a) David Roettgers for Roettgers Company. The applicant is seeking minor request for master sign plan approval for the property located 11155 N. Wauwatosa Road (Mobil).

Planner Redding stated that this request is for a master sign plan for the Mobil gas station located in the B-1 zoning district. There were previous approvals for this business in May of 2023 and an extension was approved in September of 2024. The master sign plan includes a total of 8 signs: 5 are free-standing and 3 are wall mounted. Staff requested clarification on some of the locations of the signs which were provided by the applicant. Staff also requested that the entrance sign arrow be changed from yellow to red; which was changed by the applicant. She explained that most of the signs are located in the carwash queue and are not in public view. Staff recommend approval of the master sign plan.

Action

Commissioner Hawley made a motion to approve the master sign plan per staff conditions.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Stephanie Hawley, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Nerbun, Barnes, Hawley, Schaefer, Stoker, Urbani
ABSENT:	Choren

b) Brixmor SPE 1 LLC. The applicant is seeking minor request for master sign plan approval for the property located at 10906-11116 N. Port Washington Road (Mequon Pavilions).

Assistant Director Jac Zader stated that staff has been working with the Brixmor owners to develop a new master sign plan (MSP) due to the recent façade changes. There have been three iterations of the MSP with language forwarded through the process that was requested but not actually approved, so staff has been working to clean up the MSP as much as possible. Staff are continuing to work on cleaning up the MSP but the applicant requested approval for this portion so that Sierra can increase their logo size. It is allowed to be larger than the letters, but it cannot exceed 50% of the sign area.

Staff agree with the request to allow Sierra to increase their the size of the logo and get their signage in place as it also brings Sendiks back into compliance for their sign. This is the first step of the MSP and they will be back in front of the Commission in the next few months for approval

DRAFT

Attachment: PC_01.27.25_DRAFT (10055 : Meeting Minutes)

for the rest of the sign issues on site.

Action
Commissioner Schaefer made a motion to approve the master sign plan request.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Rebecca Schaefer, John Stoker
AYES:	Nerbun, Barnes, Hawley, Schaefer, Stoker, Urbani
ABSENT:	Choren

c) Technical Engineering Consultants, LLC. The applicant is seeking final plat, development agreement and concept plan approval to allow for a 37-lot subdivision for the property located at 1310 W. Highland Road (Highland Road Meadows).

Commissioner Stoker recused himself.

Asst. Zader stated that the concept plan has changed regarding the lot coverage requirements. He explained that this district was created to avoid a PUD process. The PUD process requires lot specific coverage percentages. He showed the Commission a chart detailing the different zoning districts and the lot coverage requirements associated with each zoning district. The Development Agreement (DA) Amendment was tailored as close to what they requested as possible.

He further stated that the applicant has agreed not to have any accessory structures. The street tree plan was previously approved, and the open space plan is similar to what was previously submitted.

Assistant City Engineer Cole McCraw stated there are a few issues with the Development Agreement Amendment:

1. Sanitary Sewer - the original DA required a flow restrictor system due to downstream lift station capacity issues. The applicant is currently waiting on some electronic components due to supply issues. A new completion date of June 15, 2025, has been set.

2. Public sidewalk installation - the DA currently requires the sidewalk to be installed prior to final plat approval, but a new completion date of June 30, 2025, has been set. Additionally, no building permits are to be issued for the properties that have driveway access through the sidewalk area.

Staff recommends approval of the DA modifications.

Action
Commissioner Hawley made a motion to approve the final plat, concept plan amendment and DA Amendment.

DRAFT

Attachment: PC_01.27.25_DRAFT (10055 : Meeting Minutes)

Commissioner Barnes seconded the motion.
A roll call vote was taken; vote passed (5-0)(Stoker recused)

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Stephanie Hawley, Commissioner
SECONDER:	Bruce Barnes, Commissioner
AYES:	Nerbun, Barnes, Hawley, Schaefer, Urbani
ABSENT:	Choren
RECUSED:	Stoker

5) Announcements

The next meeting is Monday, February 24, 2025, at 6:00 p.m.

6) Adjourn

Action
Commissioner Stoker made a motion to adjourn the meeting.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (6-0)

The meeting was adjourned at 6:25 p.m.

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_01.27.25_DRAFT (10055 : Meeting Minutes)

11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2913
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www.ci.mequon.wi.us **Office of Public Works**

TO: **Planning Commission**
FROM: **Kristen Lundeen, Director of Public Works/City Engineer**
DATE: **February 19, 2024**
SUBJECT: **(ID # 10070) A Resolution Adopting the 2025 City of Mequon Park and Open Space Plan**

Background

On April 9, 2024, the Common Council approved the Public Works Committee and the Common Council approved a resolution for an update of the City of Mequon's Comprehensive Park, Recreation and Open Space Plan (the Plan). Over the last year the Park and Open Space Board (POSB) has played a crucial role in the long-term planning and updating of the information in the previous Comprehensive Park, Recreation and Open Space Plan. The scope included:

- Comprehensive Park, Recreation & Open Space Plan update
- Playground Inventory and Safety Assessment
- Park Impact Fees Assessment
- Master Plan for Katherine Kearney-Carpenter Park
- Master Plan update for River Barn Park

A comprehensive plan is a guiding document. It is intended to inform future decision making related to implementation, infrastructure and budgeting. While it includes specific recommendations based upon park standards and best practices, it is intended to be implemented over time and provide guidance for user group requests and donation offers.

Analysis

The Committee of the Whole reviewed and discussed the first draft of the plan at the December meeting. Subsequently elected officials and staff provided comments to be incorporated into the final draft, which can be viewed here:
https://www.cityofmequonwi.gov/parks/page/park-open-space-plan-2025-2030.

Final discussion and approval by Park and Open Space Board is pending at the February 19, 2025 meeting. Thereafter, the Planning Commission will consider recommending adoption at its meeting on February 24, 2025.

The scope also included a review of the Park Impact Fee, which is currently $900/unit and was implemented in 2006. The preliminary report is available on the City's website here: https://www.cityofmequonwi.gov/media/24511. Consideration of modifications to the Park Impact Fee will be considered under a future agenda item.

The comprehensive plan serves as 15-20-year planning documents for future replacement and improvement considerations within the parks. As noted, it allows the City to react to user group and donation requests, prioritize capital projects and navigate long range planning for its parks and park's facilities.

Following adoption of the plan, the Park and Open Space Board will prioritize the capital projects, identify potential funding sources and make recommendations through the budget process, for consideration by the Common Council.

Fiscal Impact

There is no immediate fiscal impact regarding acceptance of the updated plan. The plan will be used for consideration of future park initiatives, which could be funded through impact fees, capital budget requests, grants and/or private donations.

Recommendation

Recommendation is forthcoming by the Park and Open Space Board February 19, 2025 and further recommendation is forthcoming by Planning Commission February 24, 2025.

COMMON COUNCIL
OF THE
CITY OF MEQUON

A Resolution Adopting the 2025 City of Mequon Park and Open Space Plan

A. The City of Mequon Park and Open Space Board, working at the request of the City of Mequon Common Council, has prepared the 2025-2030 City of Mequon Park and Open Space Plan (the Plan).

B. The Plan's findings and recommendations are set forth in the 2025-2030 City of Mequon Park and Open Space Plan and will serve as the basis for determining future park infrastructure improvements.

C. The Plan provides for an integrated system of open space sites and parks within the City of Mequon, for the purpose of providing active and passive recreational activities, land and water preservation and restoration, and environmental education for its present and future residents of the City.

D. The Plan incorporates all of the elements defined by the Wisconsin Department of Natural Resources to qualify as a Comprehensive Outdoor Recreation Plan, which requires updating at least every five years.

E. Adoption of the Plan by the Common Council will make the City eligible for assistance in the acquisition and development of outdoor recreation and open space sites and related facilities under the State of Wisconsin Stewardship Program and other grant programs administered by the Wisconsin Department of Natural Resources.

F. The Park and Open Space Board approved the Plan on February 19, 2025 and the Planning Commission further recommended approval at its meeting on February 24, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Mequon, that the 2025-2030 City of Mequon Park and Open Space Plan is hereby adopted.

_____
Approved by: Andrew Nerbun, Mayor

Date Approved: February 24, 2025

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on February 24, 2025.

_____
Caroline Fochs, City Clerk

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Department of Community Development

TO: **Planning Commission**

FROM: **NATALIE REDDING, CITY PLANNER**

DATE: **February 24, 2025**

SUBJECT: **Hiller Realty for Aster Woods LLC. The applicant is seeking plat amendment approval to allow for an expanded building envelope for the property located at 1511-1569 Aster Woods Court and 11620-11693 Aster Woods Circle (Aster Woods Condominiums).**

Applicant:	Hiller Realty
Status of Applicant:	Agent
Requested:	Plat Amendment
Existing Use:	Plex Condominium
Existing Zoning:	R -6 (Plex Residential) PUD (Planned Unit Development)
Land Use Plan:	Residential Plex
Lot size:	17.22 Acres
Location:	1511-1596 Aster Woods Court and 11620 – 11693 Aster Woods Circle
Tax Key Number:	#15-174-00-320.00
District:	#6

Background: The applicant is seeking condominium plat amendment approval to allow for larger building envelopes for the property located at 1511-1596 Aster Wood Court & 11620-11693 Aster Woods Circle, due to private market interest in larger customized units. This plat amendment specifically relates to proposed units 25-26 and 31-32, which are the last units to be built. The Aster Woods Condominiums were first approved in 2000 (see Ord. 2000-1003). The plat was later amended in May of 2017, allowing for expanded building footprint for six units, including a three-foot increase to Units 23 and 24 and a five-foot increase to units 25-28.

Neighborhood Input:
A letter from the Chairman of the Board and President of the Aster Woods Condominium Association has certified that an excess of 70% of their membership cast proxies in favor of this amendment, including the necessary permit revisions and floor plan adjustments as required by their bylaws (please see attached).

Plat Amendment:
The plat amendment shows the building envelope increase proposed for units 25-26 and units 31-32. The proposed increase in size will continue to comply with the 25-foot setback requirement, while slightly modifying the previous lot coverage percentage. The applicant did not document the additional square footage being proposed to the units, and thus the increase in lot coverage cannot be confirmed by staff. The applicant shall confirm the exact lot coverage as a condition of

approval to ensure the units remain in compliance with the R-6 and PUD requirement. If the lot coverage is exceeded, then a PUD amendment is required or a reduction to the unit sizes will be necessary. The design and elevations of the proposed units shall also follow the approved concept plans that are part of the original PUD.

City Attorney Report:
City Attorney Sajdak provides legal analysis of the plat amendment and recommends a condition of approval (please see separate attached memo).

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

No changes to site access are proposed.

Wetlands are present on site. A wetland delineation report was provided with the application but does not appear to include the wetland for the entire platted area. The report was prepared by an assured delineator and therefore does not require a WDNR concurrence letter but must delineate the entire wetland on platted lands. The wetland boundary is not clearly shown on the plat amendment and shall be required prior to recording. The applicant shall make the boundary plan readable and consistent with the original condo plat and past amendments, including the delineator and date. The wetland protective area shall conform to City ordinance and be clearly labeled on the amended plat. The building envelope and any other impervious surface shall be fully outside of the protective area.

The site is located within the City's sewer service area and connection to the public water and sewer utility is required. There is currently sanitary sewer service and water service available on the site. Water connection shall conform to the Mequon Water Utility Water Connection Policy.

The plat amendment itself does not propose an increase in impervious surface. The condo development currently has a storm water management plan.

Construction of the building(s) will be permitted through the Inspections Division, so a fill, excavation, and berms permit and an erosion control permit from the Engineering Division will not be required unless other site improvements are proposed.

Staff Recommendation:
Staff recommends **approval** of the final condominium plat amendment subject to the following conditions:

1. Compliance with Ordinance 2000-1003.
2. The applicant must verify compliance with the lot coverage requirements set forth in the R-6 zoning district and the approved PUD prior to Common Council action of the final plat.
3. Common Council approval of Final Condominium Plat.
4. Final building plans shall be reviewed and approved by the Architectural Review Board.
5. Inclusion of the entire wetland boundary by official delineation, wetland protective area and associated labels for all lands within the platted area.
6. The applicant shall make the boundary plan readable and consistent with the original condo plat and past amendments. The wetland protective area shall conform to City ordinance and be clearly labeled. The building envelope shall be fully outside of the protective area.
7. Staff review and approval of final plans prior to issuance of building and construction

permits.

8. The applicant shall submit such plans within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
9. The site is located within the City's sewer service area and connection to the public water and sewer utility is required. Water connection shall conform to the Mequon Water Utility Water Connection Policy.
10. The plan shall be amended to show the required information per Wis. Stat. 703.11 in accordance with the City of Mequon's City Attorney opinion. The final plat amendment is subject to the City Attorney's review and approval prior to recording.

Attachments:
Brian's Memo Aster Woods Condo Amendment (DOCX)
Packet Docs_AsterWoods (PDF)

Private Office:
Wesolowski, Reidenbach & Sajdak, S.C.
11402 W. Church St.
Franklin, WI 53132
(414) 529-8900

www.ci.mequon.wi.us

Office of the City Attorney

M E M O R A N D U M

TO: Natalie Redding, City Planner

FROM: Brian C. Sajdak, City Attorney

DATE: February 18, 2025

RE: Aster Woods Condominium Plat – Amendment 3

Introduction

You have asked whether the proposed condominium plat amendment for the Aster Woods Condominium can be recorded as presented or whether conditions should be attached as part of the approval process. My short answer is that that the proposed plat amendment does not appear to comply with the statute and should be either rejected or approved subject to the condition that the units are properly identified as required by statute, or to amend the declaration to account for the discrepancies.

Discussion

A condominium typically consists of two components: the units and the common elements. By statute, "Unit means a part of a condominium intended for any type of independent use, including one or more cubicles of air at one or more levels of space or one or more rooms or enclosed spaces located on one or more floors, or parts thereof, in a building." Wis. Stat. § 703.02(15). "This definition includes unconstructed units designated in a condominium declaration." Northernaire Resort & Spa, LLC v. Northernaire Condo. Ass'n, Inc., 2013 WI App 116, ¶ 14, 351 Wis. 2d 156, 162, 839 N.W.2d 117, 121 (citing Aluminum Indus. Corp. v. Camelot Trails Condo. Corp., 194 Wis.2d 574, 582–83, 535 N.W.2d 74 (Ct. App. 1995)). The common elements are "all of a condominium except its units." Wis. Stat. § 703.02(2). Some common elements are classified as limited common elements, which "means a common element identified in a declaration or on a condominium plat as reserved for the exclusive use of one or more but less than all of the unit owners." Wis. Stat. § 703.02(10).

The condominium plat in this case is unusual. Generally, a condominium must contain, among other things:

> A survey of the property described in the declaration that satisfies all of the following criteria:
> 1. The survey complies with minimum standards for property surveys adopted by the examining board of architects, landscape architects, professional engineers, designers, professional land surveyors, and registered interior designers.
> 2. **The survey shows the location of any unit or building located or to be located on the property.**

Attachment: Brian's Memo Aster Woods Condo Amendment (10056 : Hiller Realty for Aster Woods LLC)

> 3. The survey includes a clear and concise description of the surveyed property, as described in s. 236.34 (1m) (d) 2.

Wis. Stat. § 703.11(2)(b) (emphasis added). In addition, the plat must also include "Plans that show the location of each building located or to be located on the property and, if there are units in a building, that show the perimeters, approximate dimensions, approximate square footage, and location of each unit in the building. Common elements shall be shown graphically to the extent feasible." Wis. Stat. § 703.11(2)(c). Here, the plat does not contain such elements. Instead, the plat appears to contain only a location of units as a generic box of space within which a building could be constructed. There are, however, no buildings depicted or plans for the buildings.

It is clear that the intent of this method is to provide the ultimate purchaser some ability to choose the design on the unit/building that they are going to construct. However, based on the declaration and the statute, this creates a conflict. Generally, the space outside of the unit is common element, with access by all unit owners. See Wis. Stat. § 703.14(1). If the unit in this case is a rectangular box, but the actual structure built does not fill that full box, there is ambiguity as to who has the right of access of those areas, including who has responsibility for maintenance, etc. I can foresee significant issues related to potential trespass violations based on this arrangement.

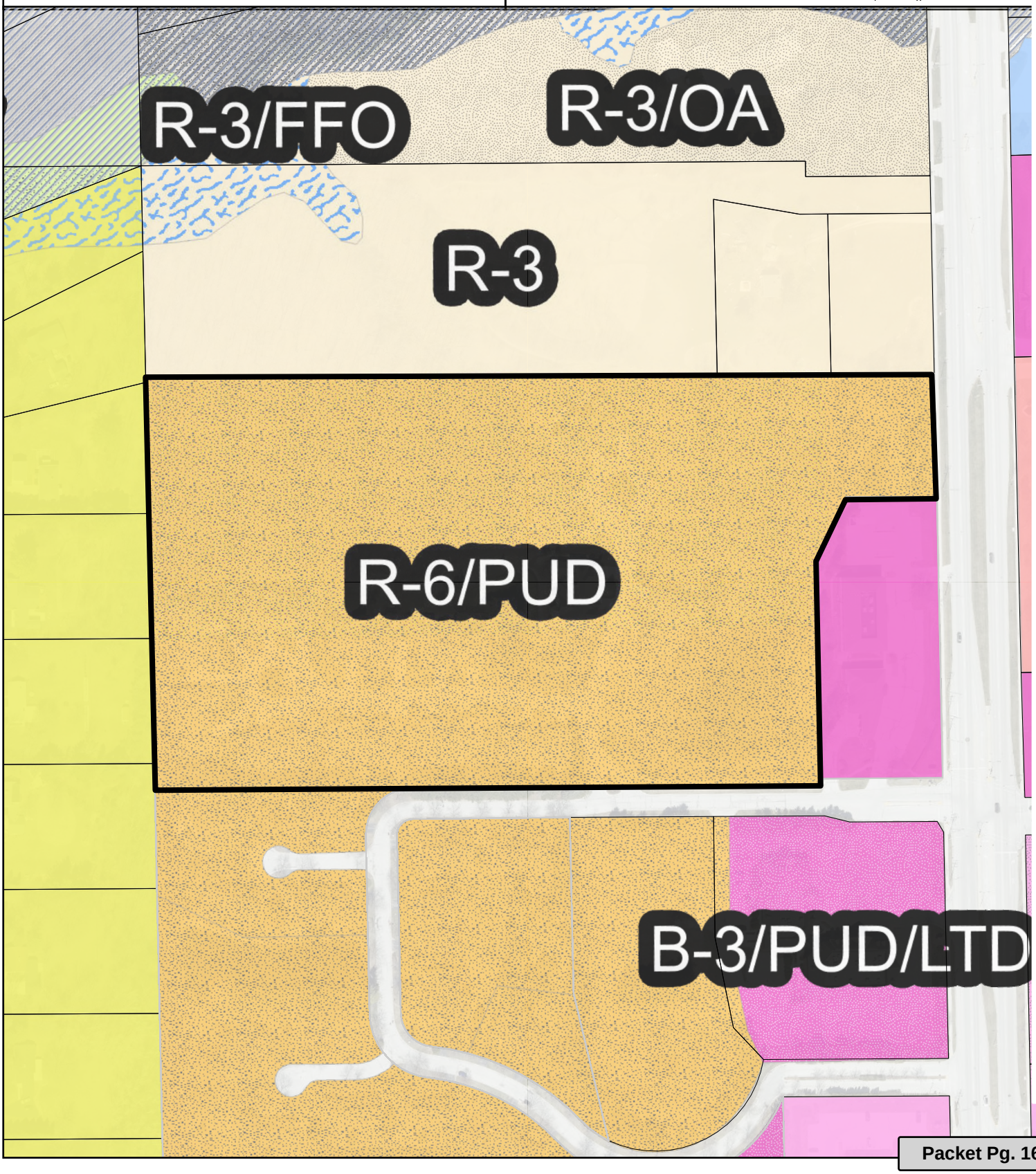
While it is true that the statutes provide for a liberal interpretation of the rules surrounding condominiums, See Wis. Stat. § 703.30(2) ("substantial conformity" as sufficient to ensure condominium status), I think that the defect here exceeds that standard and lacks substantial conformity with the statute. There are, however, two ways of addressing these deficiencies. First, the plat itself could be amended to show the required information. This is probably the preferred method as it ensures consistency with other condominiums. The second option would be to amend the declaration's definition of unit. There is some legal authority which suggests that the declaration can define unit differently than the statute. See Northernaire Resort & Spa, LLC v. Northernaire Condo. Ass'n, Inc., 2013 WI App 116, 351 Wis. 2d 156, 839 N.W.2d 117; Aluminum Indus. Corp. v. Camelot Trails Condo. Corp., 194 Wis.2d 574, 535 N.W.2d 74 (Ct. App. 1995). Accordingly, the definitions of units and common elements could be amended within the declaration to address post-construction status of the various areas within the plat.

BCS

Attachment: Brian's Memo Aster Woods Condo Amendment (10056 : Hiller Realty for Aster Woods LLC)

ASTER WOODS, LLC

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



Attachment: Packet Docs_AsterWoods (10056 : Hiller Realty for Aster Woods LLC)

Aster Woods Condominium Association

1535 W. Aster Woods Court
Mequon, WI 53092

January 27, 2025

Scott Humber, CEO
Lakeside Development Company
10033 N. Port Washington Road - Suite 300
Mequon, WI 53092

Greetings, Scott:

This is to inform you that the Aster Woods Condominium Association has in excess of 70% of our membership having cast proxies in favor of the Fourth Amendment to the Declaration of Aster Woods Condominium to permit revisions to the Plats on our Lots 25, 26, 31 and 32, and allow Floor Plan G for construction on Lots 25 and 26. This Amendment will be filed in a timely manner with the Ozaukee County Register of Deeds by our attorney.

Sincerely,

Harlan K. Balkansky

Harlan K. Balkansky, Chairman of the Board/President of the Association
Aster Woods Condominium Association

Attachment: Packet Docs_AsterWoods (10056 : Hiller Realty for Aster Woods LLC)

DOCUMENT NO.

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF ASTER WOODS CONDOMINIUM

THIS FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF ASTER WOODS CONDOMINIUM ("Fourth Amendment") is made as of the ___ day of January, 2025, by the members of Aster Woods Condominium Association, Inc. ("Association"), a non-stock corporation organized under and pursuant to Chapter 181 of the Wisconsin Statutes, and by Aster Woods, LLC, a Wisconsin limited liability company (the "Declarant").

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Adam S. Bazelon, Esq.
Axley Brynelson LLP

RECITALS

A. The Declaration of Condominium of Aster Woods Condominium was recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin ("Register of Deeds") on April 11, 2003, in Volume 1677, at Pages 404 through 433, as Document Number 749258, as amended by the First Amendment to Declaration of Condominium, recorded in the office of the Register of Deeds on June 20, 2008, as Document Number 885767, as amended by the Second Amendment to Declaration of Condominium, recorded in the office of the Register of Deeds on July 20, 2017 as Document No. 1052375, as amended by the Third Amendment to Declaration of Condominium, recorded in the office of the Register of Deeds on November 1, 2021 as Document Number 1127913 (together, the "Declaration").

B. The Association was formed to govern the affairs of the Condominium, and the membership of the Association is comprised exclusively of all the Unit Owners owning Units in the Condominium.

C. Pursuant to Section 10.1 of the Declaration, written consent of Owners of Units representing at least seventy percent (70%) of the Interests in the Condominium, and, to the extent necessary, approval by their respective mortgagees, is required to amend the Declaration.

D. Pursuant to Sections 2.1(d) and 12.1(f) of the Declaration, Declarant has the authority to amend the Declaration and the Plat.

E. The original Plat for the Condominium ("Plat") was recorded with the Register of Deeds in conjunction with the Declaration and has been amended by the Second and Third Amendments to the Declaration of Condominium.

Attachment: Packet Docs_AsterWoods (10056 : Hiller Realty for Aster Woods LLC)

F. The Association and Declarant desire to permit existing Land Units (*i.e.*, unbuilt units) to be constructed with floor plans that vary from the floor plans set forth in the Plat and with expanded perimeter boundaries that also vary from those set forth in the Plat;

NOW, THEREFORE, the following amendments in and to the Declaration and Plat are hereby adopted:

1. Approval of Land Unit Boundaries and Amendment to Plat. The Association and Declarant approve and adopt the "3rd Addendum to Aster Woods Condominium Plat," attached hereto as **Exhibit A**, which alters the perimeter boundaries remaining Land Units 25-26 and 31-32.

2. Approval of Additional Floor Plans. The Association and Declarant approve the alternative floor plans for remaining Land Units 25-26 and 31-32, which are attached to Exhibit A and marked as "Floor Plan G."

3. Successors and Assigns. The terms and conditions of this Fourth Amendment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

4. Certification. The undersigned officer of the Association hereby certifies and attests by his signature hereto that in accordance with the terms set forth in the Declaration and the Condominium Ownership Act of the State of Wisconsin, at least seventy percent (70%) of the unit owners and members of the Association have provided their written consent to this Amendment, which consent sent has been approved by the Mortgagees, to the extent required. The written consents of the members, and the consent of mortgagees, as required, are on file with the Secretary of the Association or other Board member, or agent of the Association.

[SIGNATURES AND ACKNOWLEDGMENTS BEGIN ON THE NEXT PAGE]

Attachment: Packet Docs_AsterWoods (10056 : Hiller Realty for Aster Woods LLC)

IN WITNESS WHEREOF, this Fourth Amendment to Declaration of Condominium of Aster Woods Condominium has been adopted by the members of the Association and the Declarant as of the date first set forth above.

ASTER WOODS CONDOMINIUM ASSOCIATION, INC.
a Wisconsin non-stock corporation, for itself and on behalf of its members.

_____
By: Harlan Balkansky
Title: President

STATE OF WISCONSIN)
) SS
COUNTY OF OZAUKEE)

Personally came before me this ___ day of _____, 2025, the above-named Harlan Balkansky, to me known to be the person who executed the foregoing document and acknowledge the same.

_____
*_____
Notary Public, State of _____
My commission: _____

Attachment: Packet Docs_AsterWoods (10056 : Hiller Realty for Aster Woods LLC)

DECLARANT:

ASTER WOODS, LLC, a Wisconsin limited liability company

By: _____
John Hiller, Manager

STATE OF WISCONSIN)
) SS
COUNTY OF OZAUKEE)

Personally came before me this ___ day of _____, 2025, the above-named John Hiller, as Manager of Aster Woods, LLC, to me known to be the person who executed the foregoing document and acknowledged the same in such capacity.

_____
*_____
Notary Public, State of _____
My commission: _____

This instrument was drafted by:

Adam S. Bazelon, Esq.
Axley Brynelson LLP

Attachment: Packet Docs_AsterWoods (10056 : Hiller Realty for Aster Woods LLC)

EXHIBIT A

Addendum to Plat

Attachment: Packet Docs_AsterWoods (10056 : Hiller Realty for Aster Woods LLC)

3RD ADDENDUM TO ASTER WOODS CONDOMINIUM PLAT

AN OZAUKEE COUNTY CONDOMINIUM

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

PRELIMINARY

LEGAL DESCRIPTION

BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE, COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N 01°11'42 W, 792.80 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE S 89°35'12" W, 210.01 FEET TO A POINT; THENCE S 25°31'30" W 111.19 FEET TO A POINT; THENCE S 01°11'42 E, 350.00 FEET TO A POINT; THENCE S 89°35'12" W, 385.07 FEET TO A POINT; THENCE S 01°11'39" E, 10.00 FEET TO A POINT; THENCE S 89°35'12" W, 680.19 FEET TO A POINT; THENCE N 01°16'00" W, 656.98 FEET TO A POINT; THENCE N 89°34'36" E, 1326.09 FEET TO A POINT; THENCE S 01°11'42" E, 197.20 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THE EASTERLY 65 FEET FOR ROAD PURPOSES.
SAID LANDS CONTAINING 750,060 SQUARE FEET (17.22 ACRES) GROSS AND 737,242 SQUARE FEET (16.92 ACRES) NET.

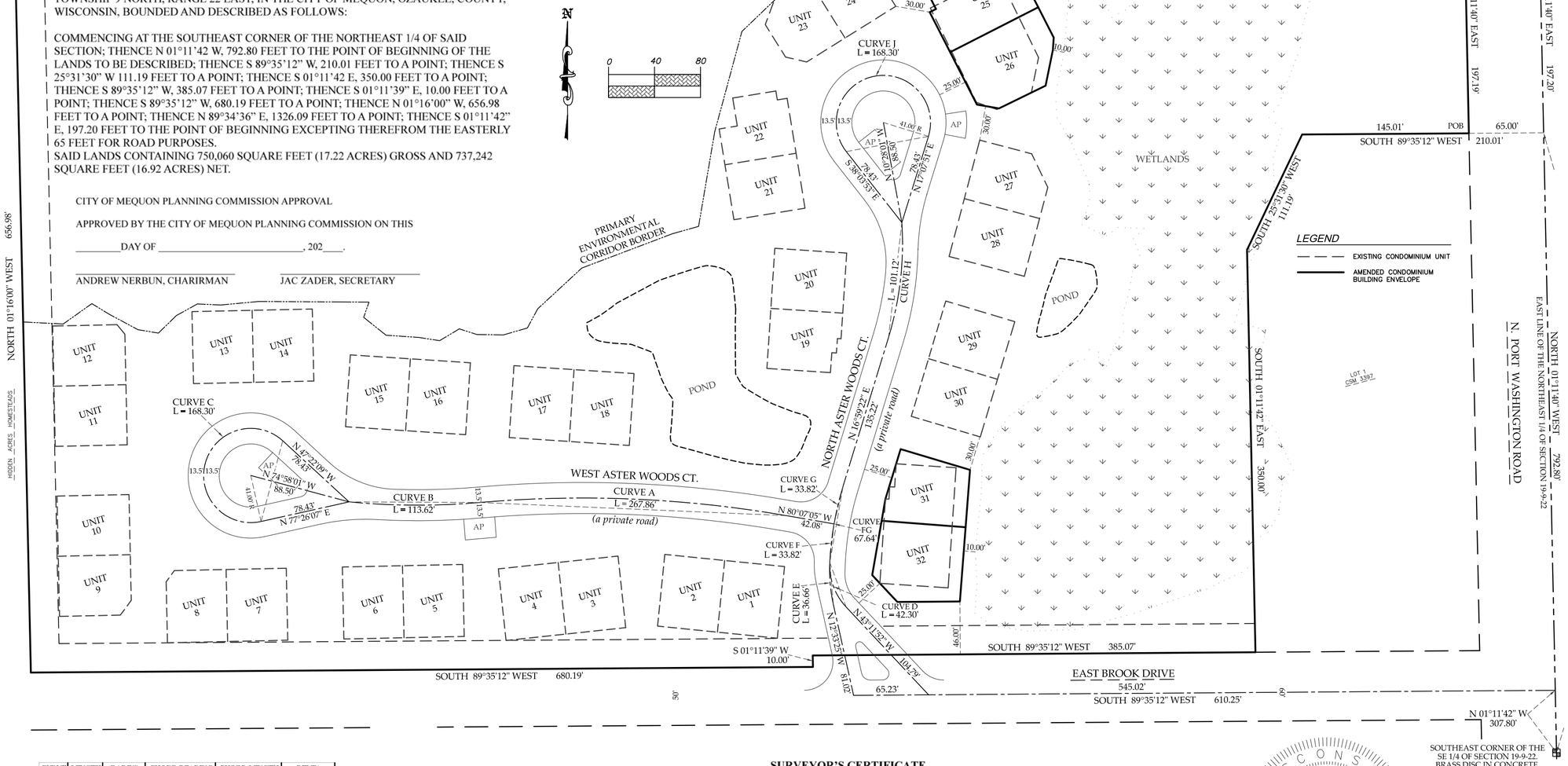
CITY OF MEQUON PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF MEQUON PLANNING COMMISSION ON THIS

_____DAY OF _____, 202____.

_____ ANDREW NERBUN, CHARIRMAN

_____ JAC ZADER, SECRETARY



DECLARANT:
ASTER WOODS, LLC
10500 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

SETBACKS
FRONT: 25 FEET
SIDE: 25 FEET
REAR: 25 FEET
BETWEEN BUILDINGS:
30 FEET

LIMITED COMMON ELEMENTS:

DECK AND/OR PATIO
UNIT DRIVEWAY
UNIT SIDEWALK AND PORCH

NOTES

1. ALL OF THIS CONDOMINIUM EXCEPT UNITS AND AREAS LABELED LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.

BLDG.	UNIT	ADDRESS
1	1	1511 WEST ASTER WOODS COURT 116N
	2	1513 WEST ASTER WOODS COURT 116N
2	3	1535 WEST ASTER WOODS COURT 116N
	4	1537 WEST ASTER WOODS COURT 116N
3	5	1567 WEST ASTER WOODS COURT 116N
	6	1569 WEST ASTER WOODS COURT 116N
4	7	1583 WEST ASTER WOODS COURT 116N
	8	1585 WEST ASTER WOODS COURT 116N
5	9	1591 WEST ASTER WOODS COURT 116N
	10	1593 WEST ASTER WOODS COURT 116N
6	11	1596 WEST ASTER WOODS COURT 116N
	12	1594 WEST ASTER WOODS COURT 116N
7	13	1574 WEST ASTER WOODS COURT 116N
	14	1572 WEST ASTER WOODS COURT 116N
8	15	1558 WEST ASTER WOODS COURT 116N
	16	1556 WEST ASTER WOODS COURT 116N

BLDG.	UNIT	ADDRESS
9	17	1542 WEST ASTER WOODS COURT 116N
	18	1540 WEST ASTER WOODS COURT 116N
10	19	11655 NORTH ASTER WOODS COURT 15W
	20	11657 NORTH ASTER WOODS COURT 15W
11	21	11673 NORTH ASTER WOODS COURT 15W
	22	11675 NORTH ASTER WOODS COURT 15W
12	23	11691 NORTH ASTER WOODS COURT 15W
	24	11693 NORTH ASTER WOODS COURT 15W
13	25	11684 NORTH ASTER WOODS COURT 15W
	26	11682 NORTH ASTER WOODS COURT 15W
14	27	11668 NORTH ASTER WOODS COURT 15W
	28	11666 NORTH ASTER WOODS COURT 15W
15	29	11644 NORTH ASTER WOODS COURT 15W
	30	11642 NORTH ASTER WOODS COURT 15W
16	31	11622 NORTH ASTER WOODS COURT 15W
	32	11620 NORTH ASTER WOODS COURT 15W

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
A	267.86'	1032.61'	N 87°32'58" W	267.11'	14°51'46"
B	113.62'	620.00'	N 89°43'51" W	113.46'	10°30'00"
C	168.30'	41.00'	S 15°01'59"W	72.67'	235°11'34"
D	42.30'	52.72'	N 20°12'42" W	41.17'	45°58'21"
E	36.66'	137.01'	N 4°53'28"W	36.55'	15°19'54"
F	33.82'	272.67'	N 6°19'42"E	33.80'	7°06'26"
G	33.82'	272.67'	N 13°26'08"	33.80'	7°06'26"
FG	67.64'	272.67'	N 9°52'55" E	67.47'	14°12'52
H	101.12'	280.00'	N 6°38'36" E	100.57'	20°41'33"
J	168.30'	41.00'	S 79°31'59" W	72.67'	235°11'34"

CITY OF MEQUON COMMON COUNCIL APPROVAL

APPROVED BY THE CITY OF MEQUON COMMON COUNCIL ON

THIS _____DAY OF _____, 202____.

_____
ANDREW NERBUN, MAYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT BY THE DIRECTION OF THE DECLARANT, **ASTER WOODS, LLC,** I HAVE SURVEYED AND MAPPED THE LAND SHOWN AND DESCRIBED HEREON AND THIS IS A TRUE REPRESENTATION OF **SECOND ADDENDUM TO ASTER WOODS CONDOMINIUM PLAT,** A CONDOMINIUM, AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

_____
J. SCOTT HENKEL, PLS

WISCONSIN
J. SCOTT HENKEL
S-2495
PLYMOUTH, WISCONSIN
LAND SURVEYOR

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: LD-09-21 Date: 12/24/24

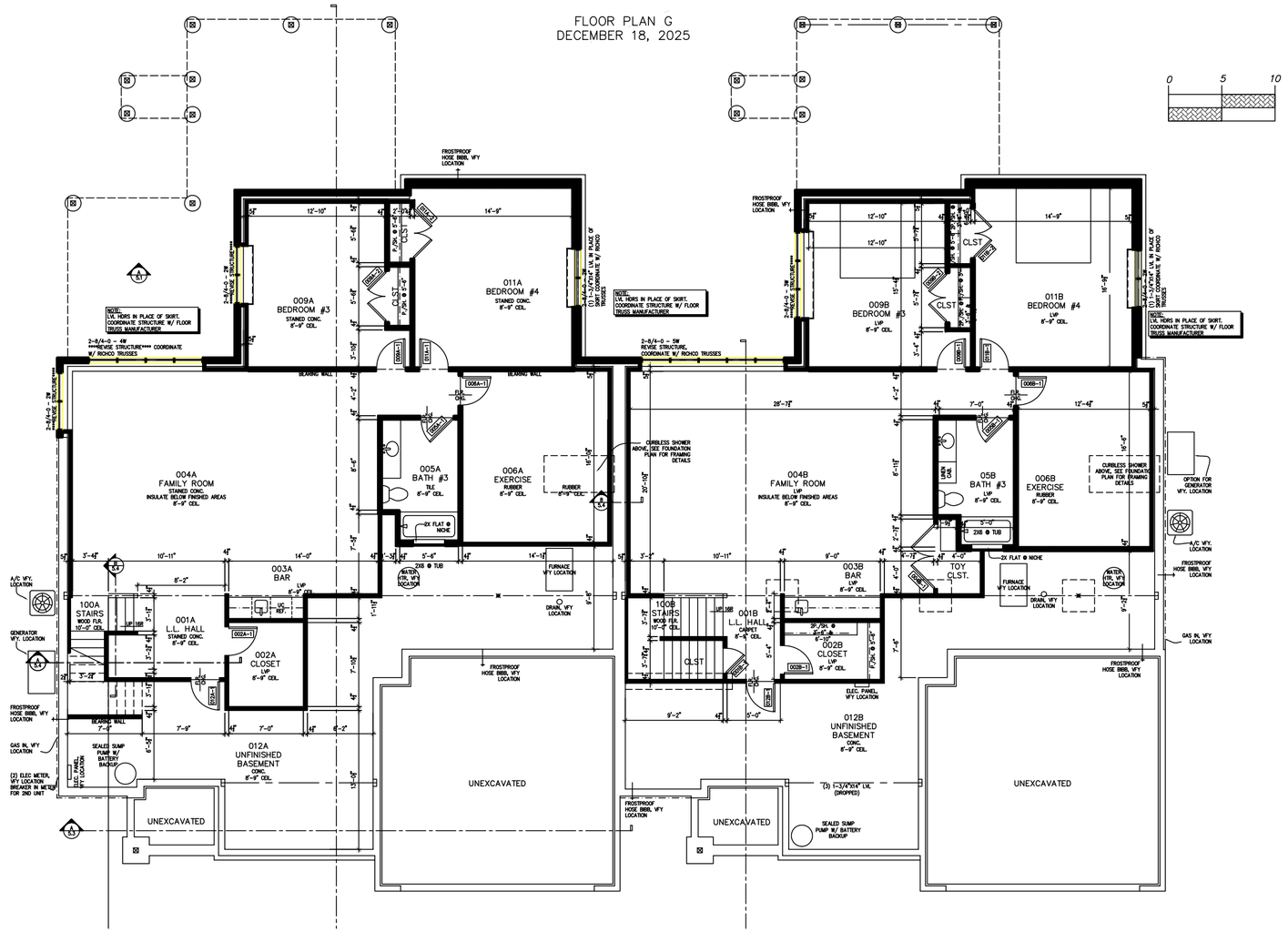
SHEET 1 OF 4

Attachment: Packet Docs_AsterWoods (10056 : Hiller Realty for Aster Woods LLC)

3RD ADDENDUM TO ASTER WOODS CONDOMINIUM PLAT

AN OZAUKEE COUNTY CONDOMINIUM

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



UNIT 25/26
LOWER LEVEL PLAN

SHEET 3 OF 4

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: LD-09-21 Date: 12/23/24

Attachment: Packet Docs_AsterWoods (10056 : Hiller Realty for Aster Woods LLC)

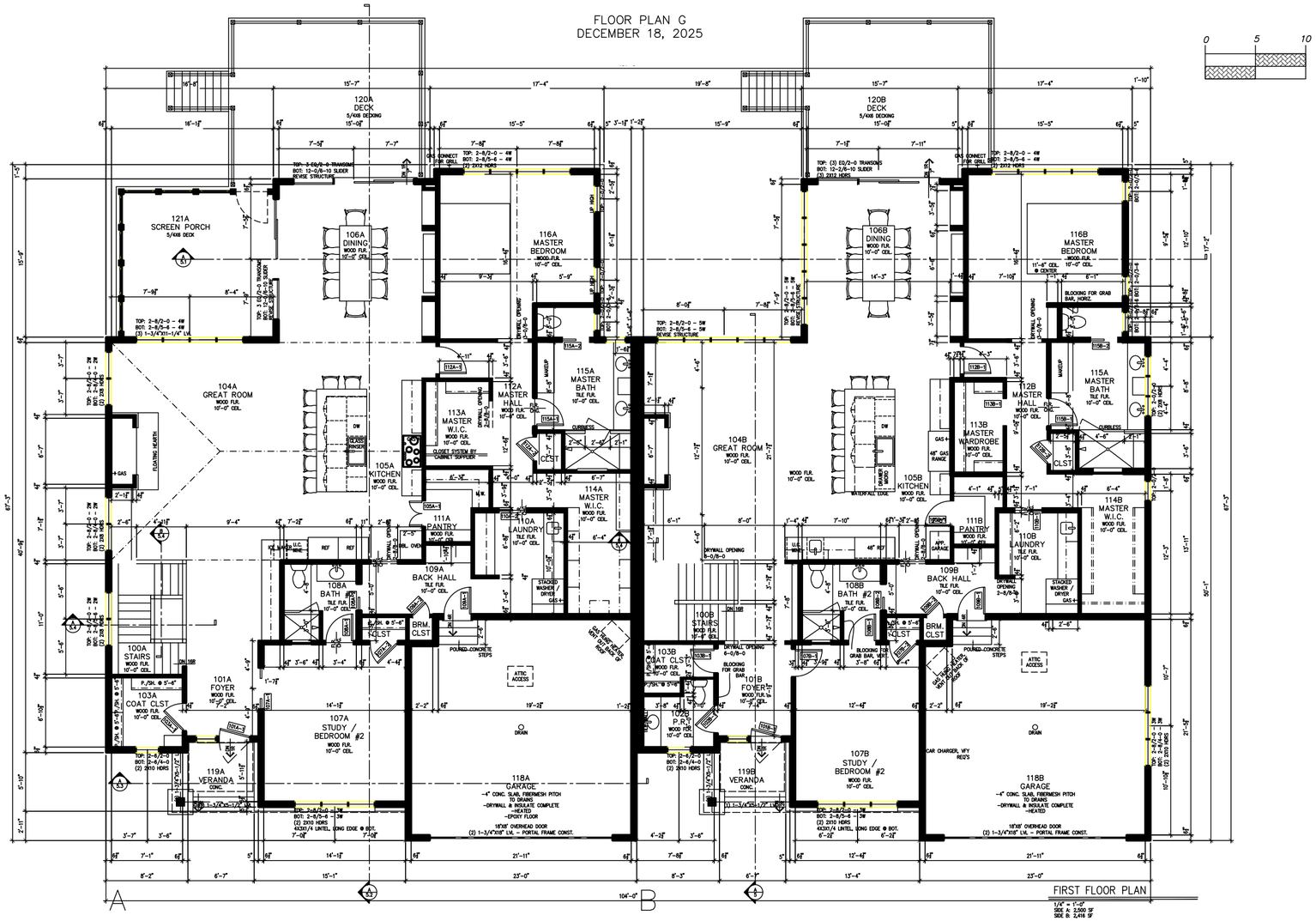
3RD ADDENDUM TO ASTER WOODS CONDOMINIUM PLAT

AN OZAUKEE COUNTY CONDOMINIUM

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

FLOOR PLAN G
DECEMBER 18, 2025

0 5 10



FIRST FLOOR PLAN
1/4" = 1'-0"
SIDE A: 2,500 SF
SIDE B: 2,418 SF

UNIT 25/26
FIRST FLOOR PLAN

SHEET 4 OF 4

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: LD-09-21 Date: 12/23/24

Attachment: Packet Docs_AsterWoods (10056 : Hiller Realty for Aster Woods LLC)

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: **NATALIE REDDING, CITY PLANNER**

DATE: **February 24, 2025**

SUBJECT: **Eastbrook Drive, LLC. The applicant is seeking building and site plan amendment approval to allow for five, two-unit condominiums for the property located immediately west of 11649 N. Port Washington Road.**

Applicant:	Rory Oppenheimer Eastbrook Drive, LLC
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Zoning:	R- 6 (Suburban Residential District) PUD (Planned Unit Development)
Land Use Plan:	Residential Plex
Lot size:	2.82 Acres
Location:	Parcel immediately west of 11649 N. Port Washington Road
Tax Key Number:	#15-019-04-012.00
District:	#6

Background: The applicant is seeking building and site plan amendment approval to allow for building design changes to five, two-unit condominiums for the property located directly to the west of 11649 N. Port Washington Road. The applicant was previously approved for building and site plan and development agreement for the condominiums in March of 2023. The PUD was approved in 2018 (see ordinance 2018-1518) and was amended in 2022 (see ordinance 2022-1636).

Building and Site Plan Amendment:
The applicant is proposing building design and elevation changes for the five two-unit condominiums. The exterior changes will add gables that mimic building designs in the neighboring condominiums. The applicant submitted three varying building materials as options for the condominium's design. Staff is recommending that no one material be used on more than 5 units, to ensure variation in design and prevent total uniformity across the condominiums. The elevation changes will increase the condominium's height to 30.5 feet at maximum. The design and elevation changes also prescribe a minor increase to the first floor's square footage, from 1,326 square feet to 1,394 square feet per unit, and an increase to the second floor's square footage from 871 square feet to 1,440 square feet per unit. This additional second-floor square footage will allow for a fourth bedroom/office space and bonus room. The site plan follows the previous approval by Planning Commission, while adding 68-square feet to each unit's building footprint per the first-floor floor plan adjustment. This increase does not impact the condominiums' ability to comply with the setback and offset requirements dictated in the R-6 zoning district and the approved PUD. Staff agree that the proposed changes present more

desirable architectural elements and support a more cohesive neighborhood design.

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

The building envelope changes may impact the proposed site utility locations. The applicant has submitted an updated civil site plan which is under review.

The application indicated that the building footprint area will be slightly increased. The applicant must update the approved stormwater management plan (SWMP) if the increase in impervious surface causes the SWMP to be out of compliance with City, DNR, and MMSD regulations. If a SWMP amendment is not required, a signed and stamped letter shall be prepared by a licensed professional engineer that the stormwater facilities are sized appropriately for the additional impervious area.

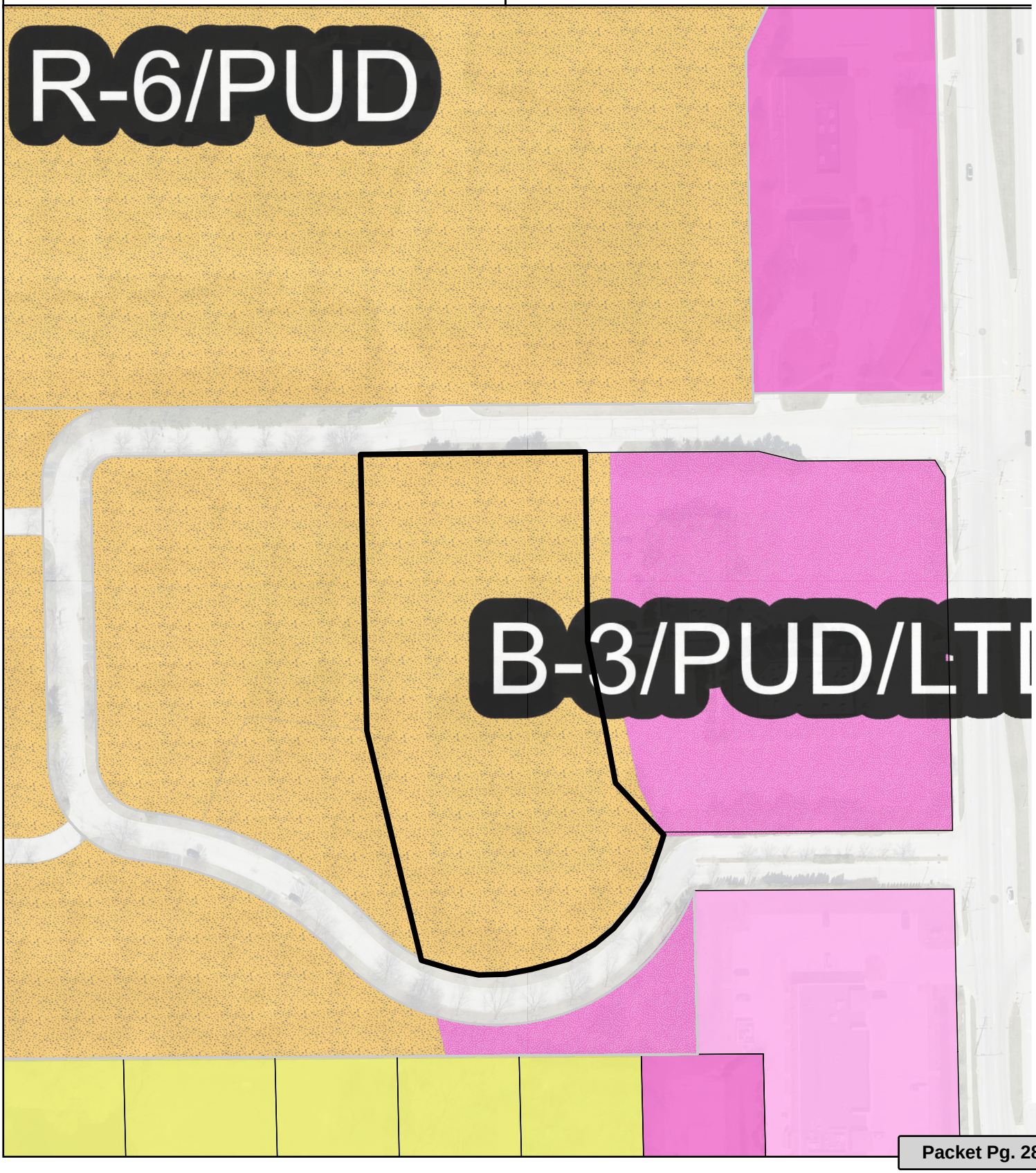
Staff Recommendation:
Staff recommend **approval** of the building and site plan amendment subject to the following conditions:

1. Final building plans shall be reviewed and approved by the Architectural Review Board. The Architectural Board shall determine the percentage of natural materials that shall be included on the front facades of the building. No one building material should be used on more than 5 units.
2. Any substantial change to the building and site plan shall require the review and approval of the Planning Commission.
3. Staff review and approval of final plans prior to issuance of building and electrical permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
4. Compliance with ordinances 2018-1518 and 2022-1636.
5. Engineering Division review and approval of the revised civil site plans in conformance to City ordinances and the Standard Specifications for Land Development.
6. The applicant must update the approved SWMP if the increase in impervious surface causes the SWMP to be out of compliance with City, DNR, and MMSD regulations. If a SWMP amendment is not required, a signed and stamped letter shall be prepared by a licensed professional engineer that the stormwater facilities are sized appropriately for the additional impervious area.

Attachments:
Packet Docs_Eastbrook (PDF)

EASTBROOK DRIVE, LLC

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



Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGAL DESCRIPTION:

Lot Two (2) of Certified Survey Map No. 4070, recorded October 17, 2019 as Document No. 1084344, being a part of Parcel 1 of Certified Survey Map No. 1989, located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Tax Key Number: 15-019-04-012.00

NOTES

1. Existing Sanitary Sewer easement per Doc. No. 1084744 located on Lot 2 CSM No. 4070 will be terminated and a new easement recorded.
2. Water Distribution easement per Doc. No. 1084742 located on Lot 2 CSM No. 4070 will be terminated and a new easement recorded.

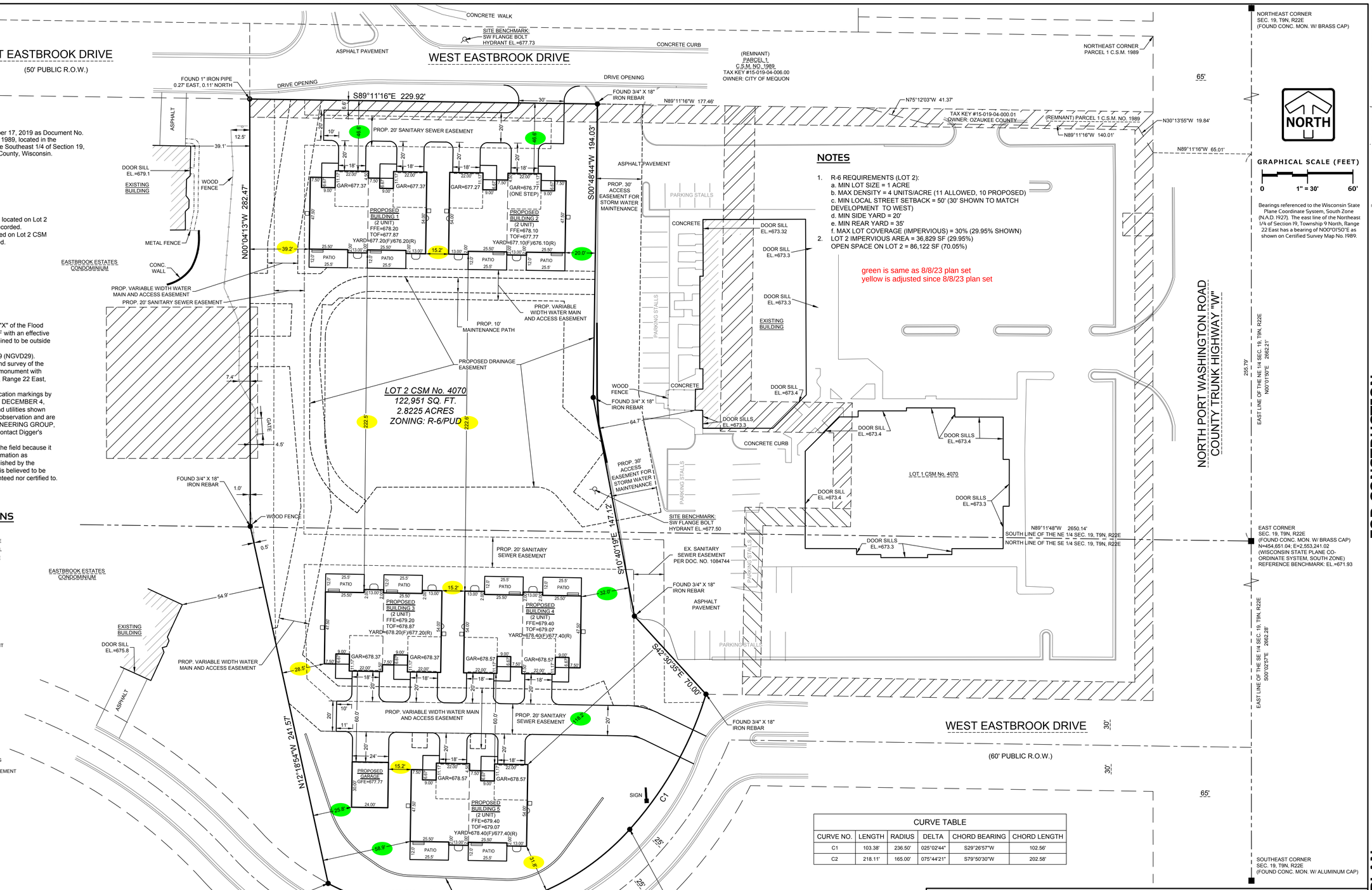
GENERAL NOTES

1. Survey prepared for: 1520 LLC
2. Field work completed on DECEMBER 7, 2017.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the east corner of Section 19, Town 9 North, Range 22 East, Elevation = 671.93.
5. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20174806369 with a clear date of DECEMBER 4, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
6. Underground 8" Water Main on site was NOT marked in the field because it was installed without tracer wire. The 8" Water Main information as graphically shown is based, in part, upon information furnished by the municipality and utility companies. While this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE		FIBER OPTIC MARKER	
STORM MANHOLE		FIBER OPTIC MANHOLE	
STORM INLET		TELEPHONE PEDESTAL	
CLEANOUT		TELEPHONE MANHOLE	
CATCH BASIN		TELEPHONE MARKER	
LATERAL		TRANSFORMER	
UNKNOWN MANHOLE		ELECTRIC METER	
WELL		ELECTRIC MANHOLE	
HYDRANT		CABLE TV RISER/BOX	
WATER VALVE		CABLE TV MANHOLE	
DOWN SPOUT		GAS VALVE	
SPRINKLER VALVE		GAS METER	
WATER SHUT OFF		GAS MARKER	
STANDPIPE		AIR CONDITIONING UNIT	
WATER MANHOLE		VENT	
FLOOD LIGHT		DIRECTIONAL ARROW	
LIGHT POLE		DUMPSTER	
TRAFFIC SIGNAL		HANDICAP STALL	
UTILITY POLE		SPOT ELEVATION	
GUY WIRE			
SIGN	CL.	=CENTERLINE	
MAIL BOX	CONC.	=CONCRETE	
FLAG POLE	EL.	=ELEVATION	
BASKETBALL HOOP	INV.	=INVERT	
BOLLARD	MON.	=MONUMENT	
CROSS CUT	P.O.B.	=POINT OF BEGINNING	
IRON PIPE	P.O.C.	=POINT OF COMMENCEMENT	
IRON REBAR/ROD	R.O.W	=RIGHT OF WAY	
MAG NAIL	SEC.	=SECTION	
SECTION MONUMENT	SQ. FT.	=SQUARE FEET	
BENCH MARK	W/	=WITH	
CONIFER TREE	(R)	=RECORDED AS	
DECIDUOUS TREE			
BUSH			
WETLAND SYMBOL			

SANITARY SEWER	
STORM SEWER	
WATER MAIN	
FIBER OPTIC LINE	
TELEPHONE LINE	
ELECTRIC LINE	
OVERHEAD WIRES	
CABLE TELEVISION	
GAS MAIN	
WETLANDS	
TREE LINE	
NO ACCESS	



NOTES

1. R-6 REQUIREMENTS (LOT 2):
   a. MIN LOT SIZE = 1 ACRE
   b. MAX DENSITY = 4 UNITS/ACRE (11 ALLOWED, 10 PROPOSED)
   c. MIN LOCAL STREET SETBACK = 50' (30' SHOWN TO MATCH DEVELOPMENT TO WEST)
   d. MIN SIDE YARD = 20'
   e. MIN REAR YARD = 35'
   f. MAX LOT COVERAGE (IMPERVIOUS) = 30% (29.95% SHOWN)
2. LOT 2 IMPERVIOUS AREA = 36,829 SF (29.95%)
   OPEN SPACE ON LOT 2 = 86,122 SF (70.05%)

green is same as 8/8/23 plan set
yellow is adjusted since 8/8/23 plan set

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	103.38'	236.50'	025°02'44"	S29°26'57"W	102.56'
C2	218.11'	165.00'	075°44'21"	S79°50'30"W	202.58'

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 19, Township 9 North, Range 22 East has a bearing of N00°01'50"E as shown on Certified Survey Map No. 1989.

www.pinnacle-engr.com

FOR CONSTRUCTION

PROPOSED SITE PLAN

Attachment: Packet Docs. Eastbrook (10057 : Eastbrook Drive, LLC)

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE : NATIONWIDE
WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4
AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E,
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

PROPOSED SITE PLAN

REVISIONS

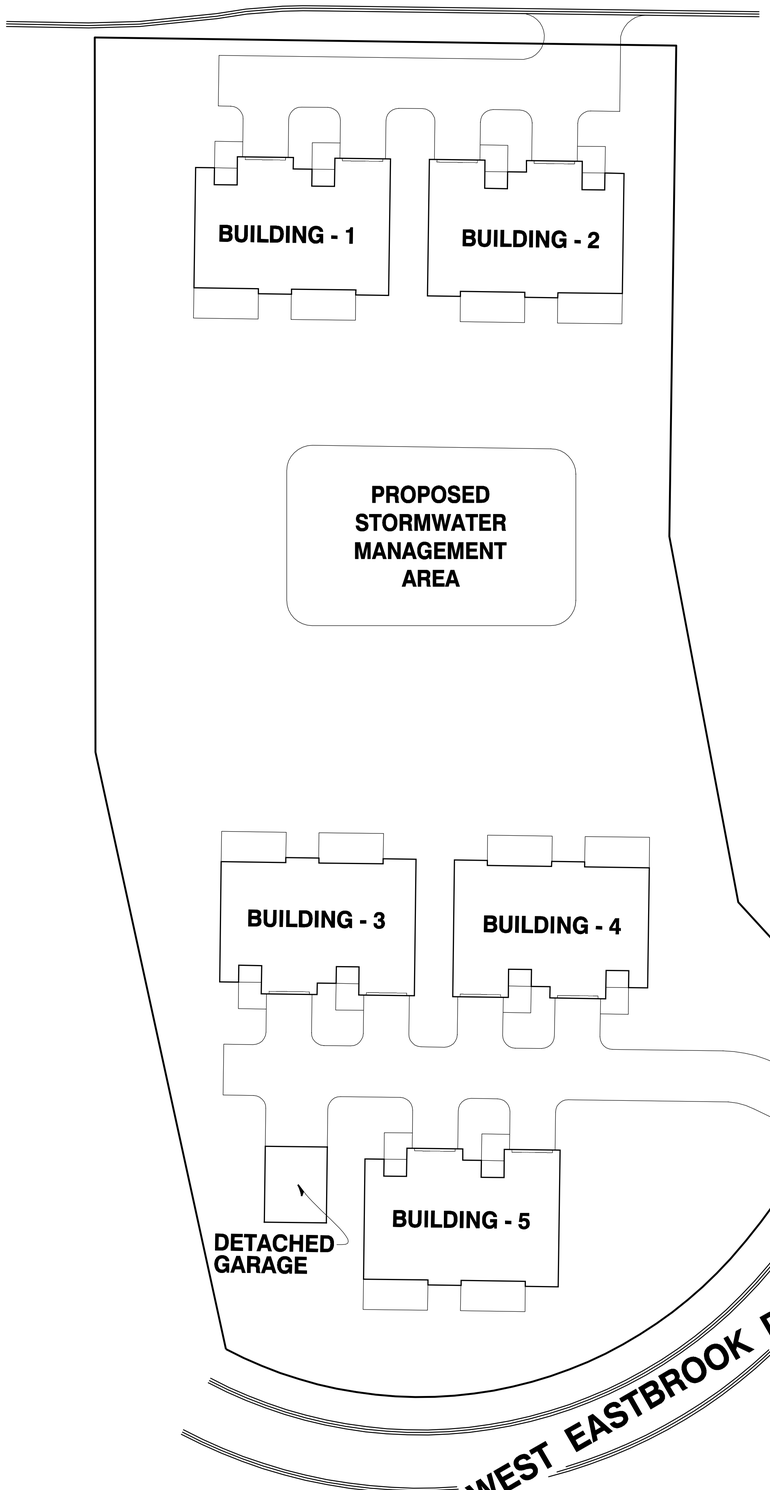
1	BUILDING FOOTPRINT	03/02/23
2	CITY COMMENTS	06/27/23
3	CITY COMMENTS	08/08/23
4	BUILDING FOOTPRINT	01/29/25

PEG JOB No.: 1163.00A
PEG PM: ASZ
DATE: 1/20/23
SCALE: 1"=30'

SHEET 4 OF 11

© COPYRIGHT 2017

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR



PLAN INDEX FOR ALL BUILDINGS

SHEET NUMBER	SHEET DESCRIPTION
1	SITE / INDEX
2	FRONT & REAR EXTERIOR ELEVATIONS
3	LEFT & RIGHT EXTERIOR ELEVATIONS
4	LOWER LEVEL PLAN
5	FIRST FLOOR PLAN
6	SECOND FLOOR PLAN
7	ROOF PLAN
8	BUILDING SECTIONS
9	BUILDING SECTIONS & INTERIOR WALL ELEVATIONS - OMITTED
10	ELECTRICAL PLANS - OMITTED
11	WALL BRACING - OMITTED
ALTERNATE ADDITIONAL FEATURE CUT-SHEETS	
CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN LEFT UNIT A ALTERNATE - 2 = FINISHED BASEMENT PLAN IN RIGHT UNIT A
CS-2	ROOF DOWNSPOUT PLAN

EXTERIOR COLORS & MATERIALS

	LAP SIDING	SHAKE SIDING	STONE VENEER	TRIM BOARDS	ROOF SHINGLES	GUTTER & DOWN-SPOUTS	WINDOWS
BUILDING - 1	LP SMARTSIDE DESERT STONE	FIBER CEMENT DESERT STONE	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE PEWTER	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE
BUILDING - 2	LP SMARTSIDE PRAIRE CLAY	FIBER CEMENT PRAIRE CLAY	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE PEWTER	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE
BUILDING - 3	LP SMARTSIDE PRAIRE CLAY	FIBER CEMENT PRAIRE CLAY	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE CHARCOAL	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE
BUILDING - 4	LP SMARTSIDE TUNDRA GRAY	FIBER CEMENT TUNDRA GRAY	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE CHARCOAL	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE
BUILDING - 5	LP SMARTSIDE SUMMIT BLUE	FIBER CEMENT SUMMIT BLUE	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE CHARCOAL	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE
DETACHED GARAGE	LP SMARTSIDE SUMMIT BLUE	FIBER CEMENT SUMMIT BLUE	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE CHARCOAL	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE



PROPOSED SITE PLAN

NOT TO SCALE

NOTE:
INFORMATION ON SITE PLAN IS ONLY APPROXIMATE. REFER TO APPROVED SURVEY PLAN FOR ACTUAL BUILDING LOCATION AND GRADING PLAN.

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BUILDER

PROJECT LOCATION
MEQUON DUPLEX
MEQUON, WI 53092

BUILDING INFORMATION
ALL BUILDINGS
LEFT SIDE - UNIT 1
RIGHT SIDE - UNIT 2

DESIGNED BY B. TOM | DRAWN BY G.T.H. | CHECKED B. TOM

COMPLETION DATE NOT COMPLETE ADS X

REVISIONS

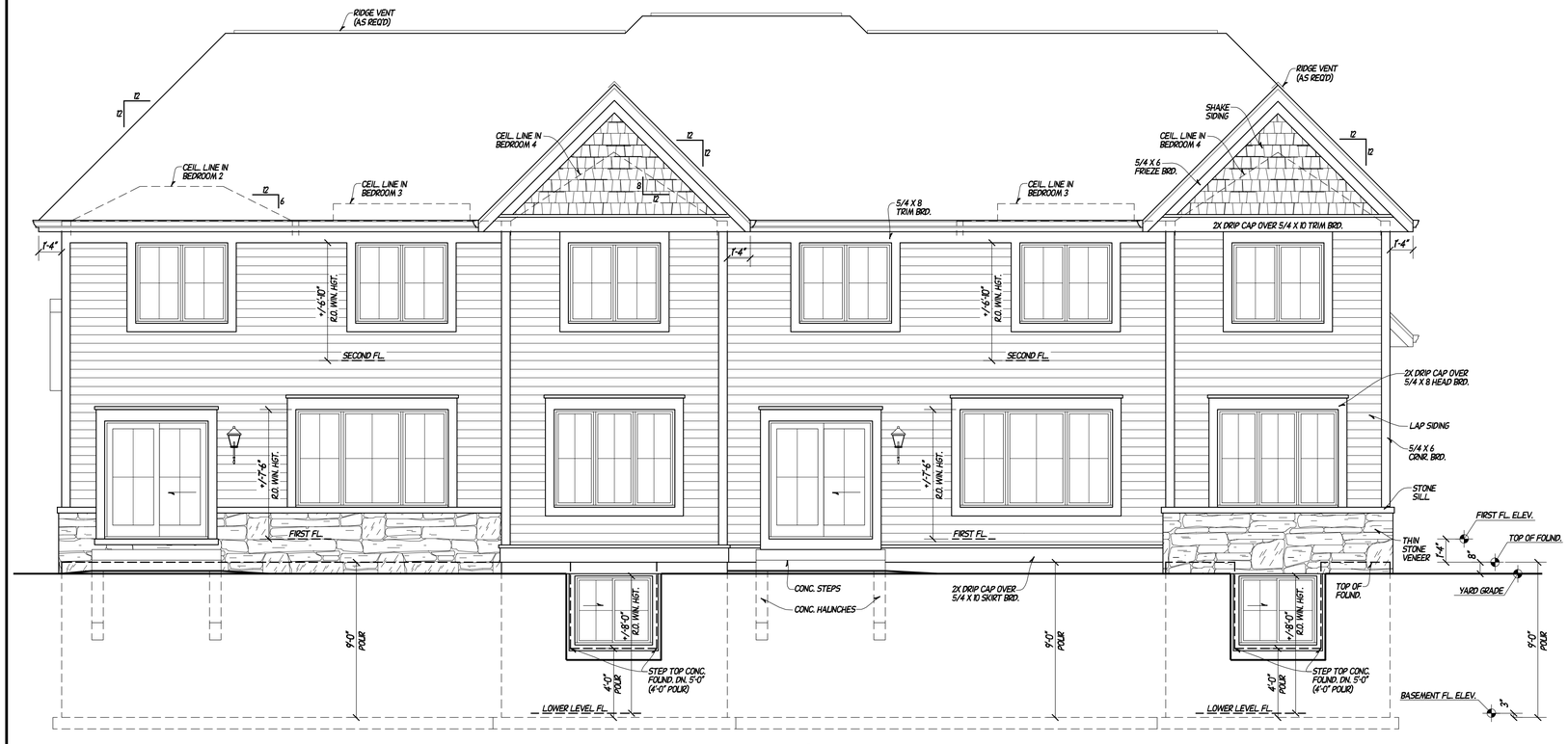
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JOB NUMBER
182224-D

SHEET NO.
1 OF 11

Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)



REAR ELEVATION

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

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALLUMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALLIMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.



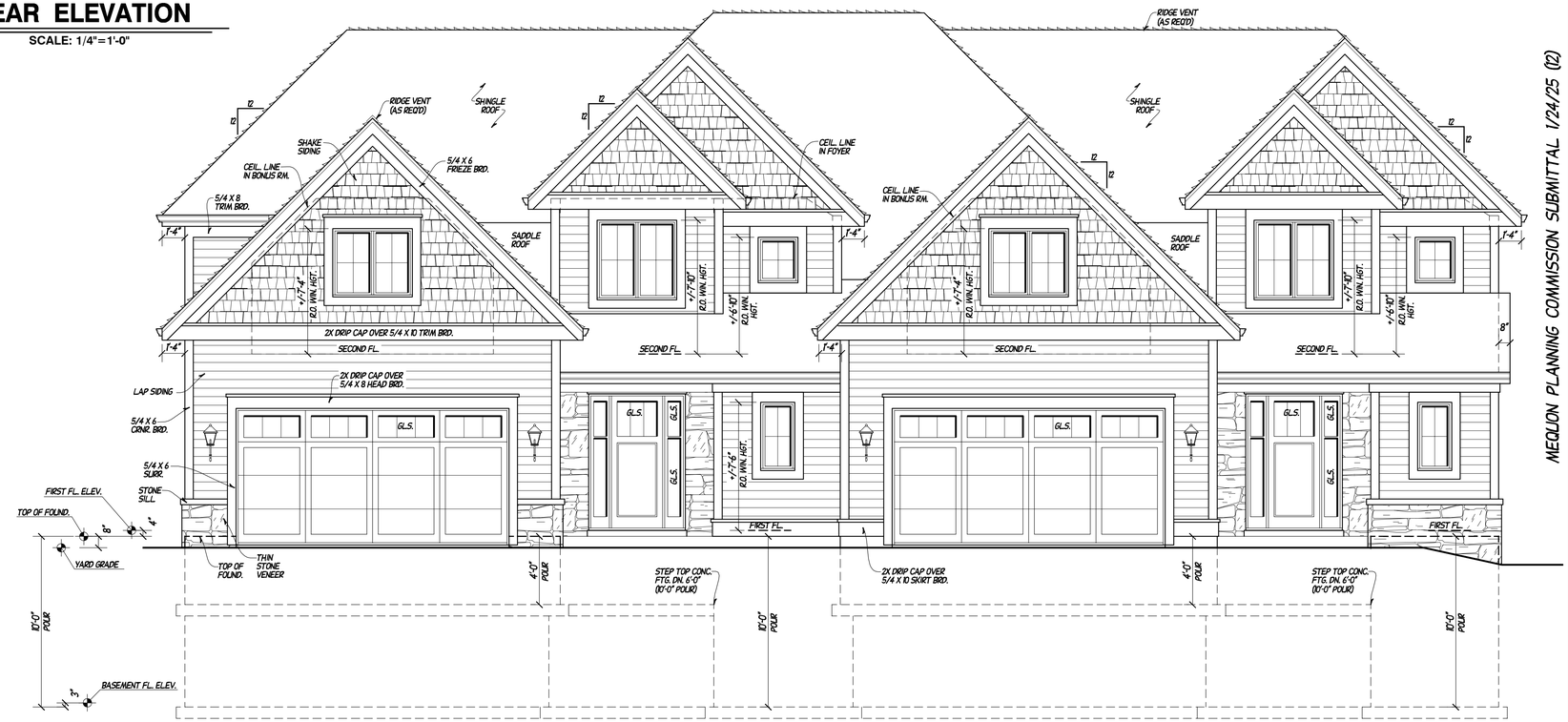
RIGHT UNIT = A COV'D ENTRY ELEVATION

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



LEFT UNIT = A COV'D ENTRY ELEVATION

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



FRONT ELEVATION

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

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (2)

BUILDER

PROJECT LOCATION
MEQUON DUPLEX
MEQUON, WI 53092

BUILDING INFORMATION
ALL BUILDINGS
LEFT SIDE - UNIT 1
RIGHT SIDE - UNIT 2

COMPLETION DATE	REVISIONS
NOT COMPLETE ADS X	

DESIGNED BY	DRAWN BY	CHECKED
B. TOM	G.T.H.	B. TOM

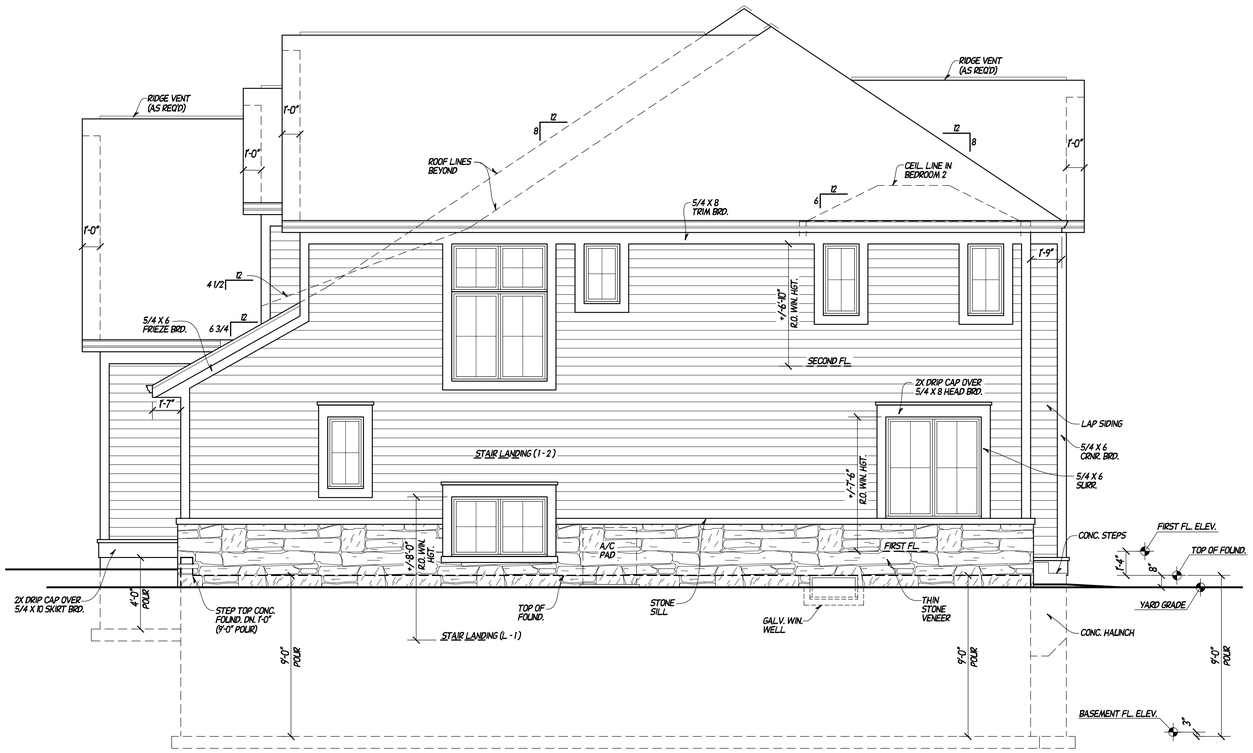
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SHEET NO.
2 OF 11

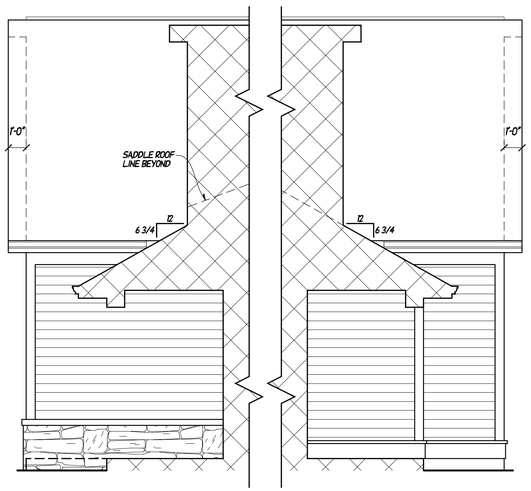
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RIGHT ELEVATION

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

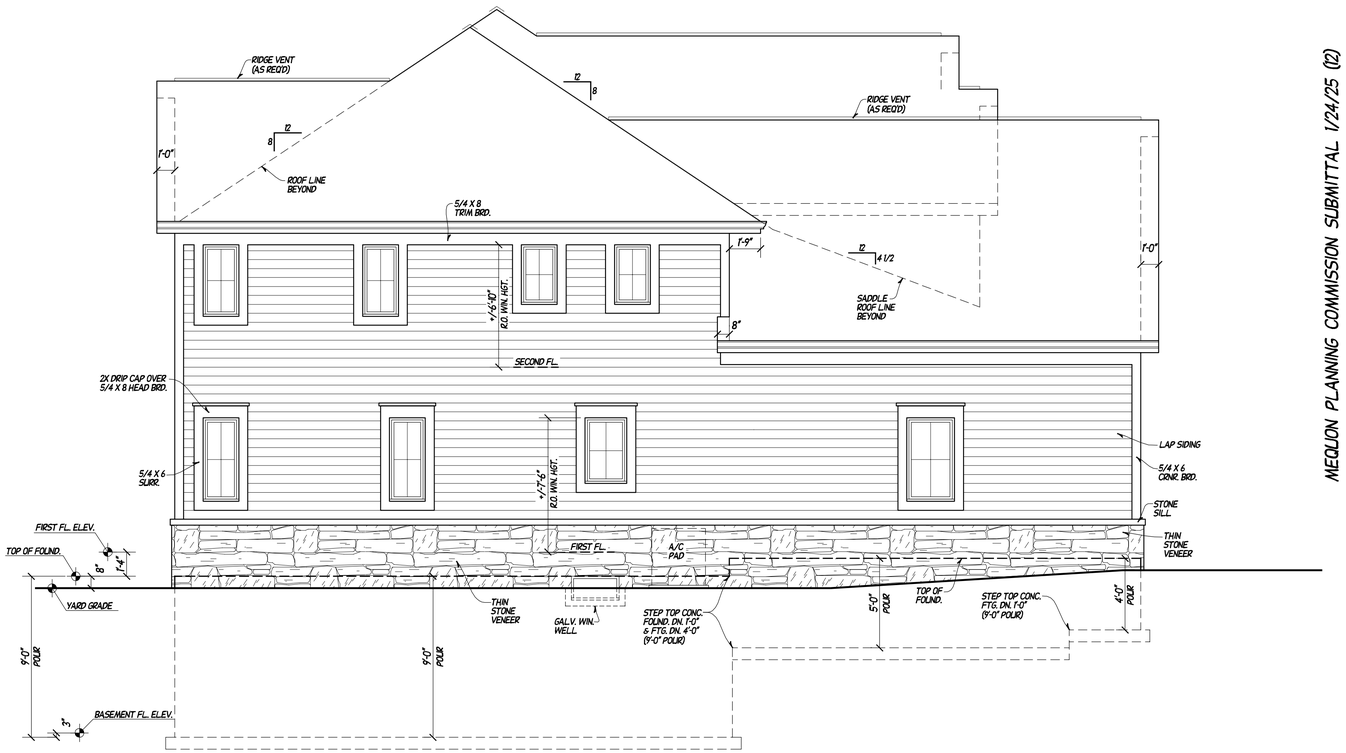


LEFT UNIT = A COV'D ENTRY ELEVATIONS

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

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALLIMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALLIMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.



LEFT ELEVATION

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

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BUILDER

PROJECT LOCATION
MEQUON DUPLEX
MEQUON, WI 53092

BUILDING INFORMATION
ALL BUILDINGS
LEFT SIDE - UNIT 1
RIGHT SIDE - UNIT 2

COMPLETION DATE	REVISIONS
NOT COMPLETE ADS X	

DESIGNED BY	DRAWN BY	CHECKED
B. TOM	G.T.H.	B. TOM

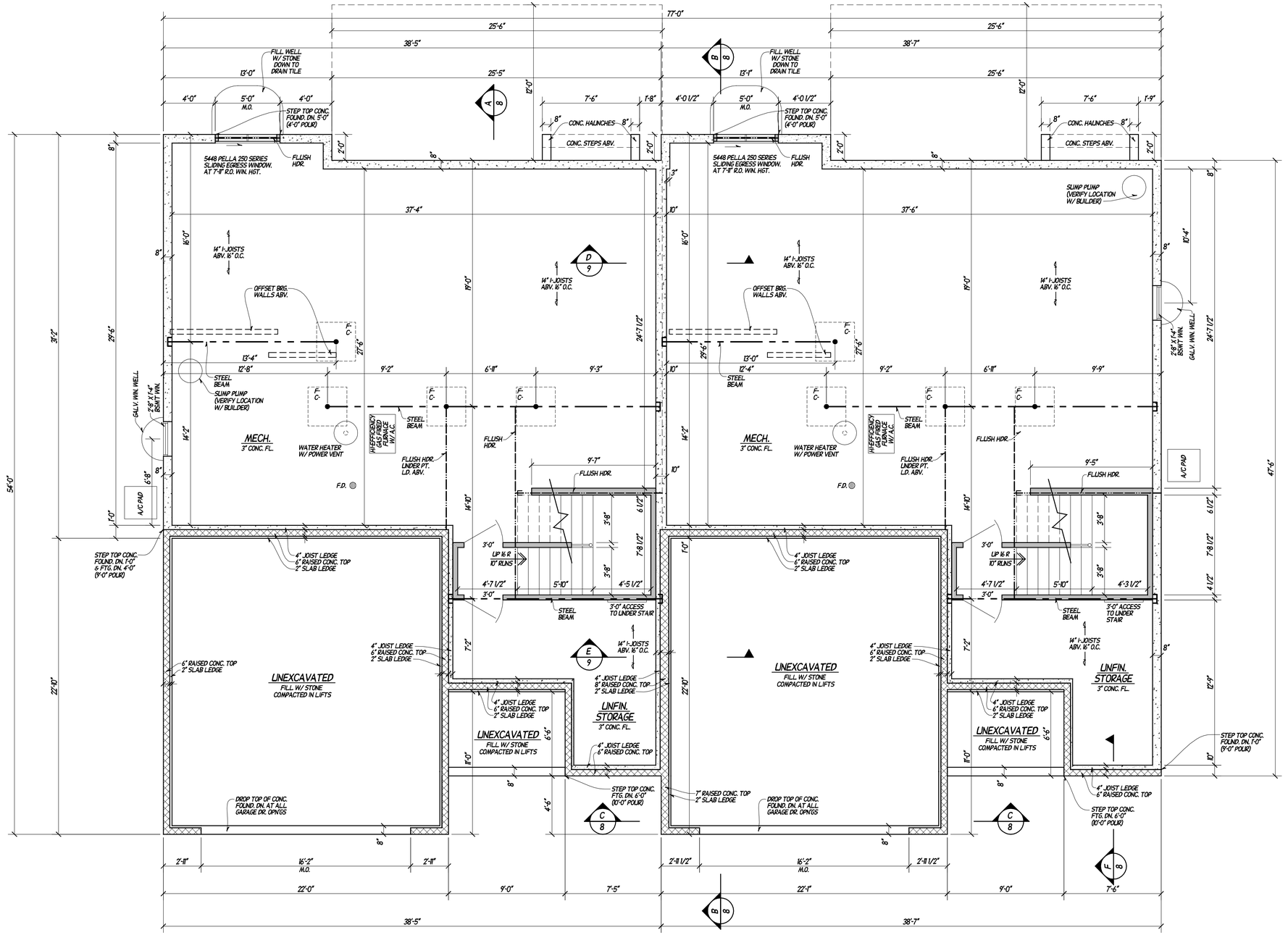
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JOB NUMBER
182224-D

SHEET NO.
3 OF 11

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (12)

Attachment: Packet Docs. Eastbrook (10057 : Eastbrook Drive, LLC)



LEFT UNIT = A

FOUNDATION PLAN

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

RIGHT UNIT = A

WALL HATCH LEGEND:

- LEDGE HGTS. DOWN 12" FROM RAISED CONC. TOP (9'-0" HGT.)
- RAISED CONC. TOP, UP 1'-0" FROM STAND. (10'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (9'-0" HGT.)

NOTES:

- 9'-0" POUR & 10'-0" POUR, EXCEPT WHERE NOTED.
- POURED CONC. FOUND. WALLS W/ STEEL REBAR.
- WIN. NOTES:
  - --ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), +/- 8"-0" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - --ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
  - --ALL BASEMENT EGRESS WINS. TO BE PELLA 250 SERIES, SLIDING WINDOW.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.

FRAMING NOTES:

- ALL FIRST FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL 2 X 4 WALLS 10'-0" OR GREATER TO BE LSL OR LVL STUDS.
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

- LIVE LOAD DEFLECTION FOR CARPET OR WOOD FINISHES SHOULD BE L/480 OR STIFFER.
- LIVE LOAD DEFLECTION FOR FLOORS WITH STANDARD TILE OR STONE FINISHES SHOULD BE L/720 OR STIFFER.
- FLOORS WITH FOREIGN OR NON-STANDARD TILE OR OTHER BRITTLE TYPE MATERIAL, LIVE LOAD DEFLECTION DESIGN VALUES SHOULD BE VERIFIED WITH THE MANUFACTURER. IN NO INSTANCE SHOULD THE LIVE LOAD DEFLECTION DESIGN VALUE BE LESS THAN L/720.

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BUILDER

PROJECT LOCATION

MEQUON DUPLEX

MEQUON, WI 53092

BUILDING INFORMATION

ALL BUILDINGS

LEFT SIDE - UNIT 1
RIGHT SIDE - UNIT 2

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE ADS X
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

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JOB NUMBER

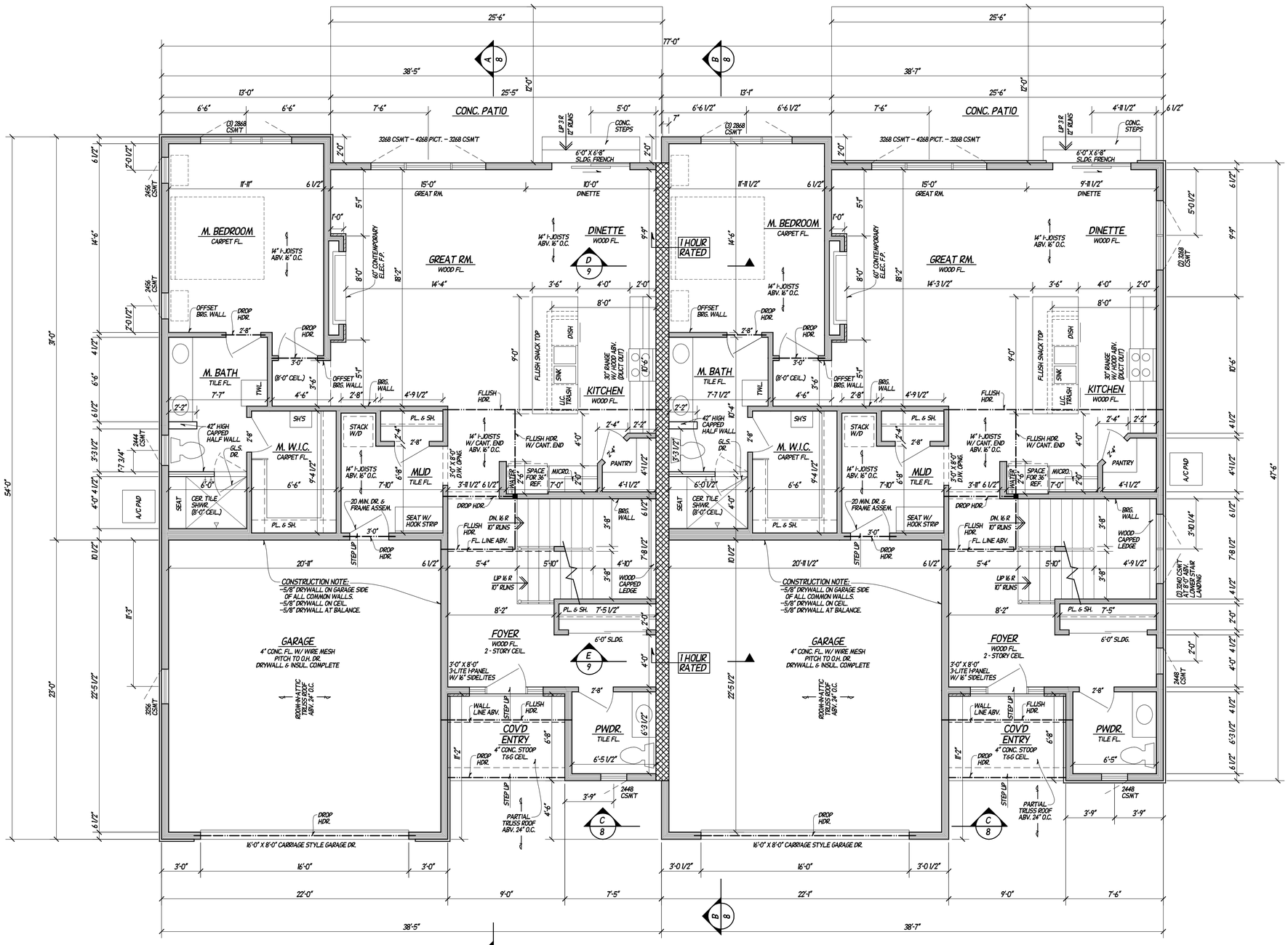
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SHEET NO.

4 OF 11

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (2)

Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)



LEFT UNIT = A

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COV'D ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FIRST FLOOR PLAN

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

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - -ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). T.-6" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - -ALL WIN. & DR. R.O. HGT'S. ARE +/-. VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
- ALL FIRST FL. INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.

RIGHT UNIT = A

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COV'D ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FRAMING NOTES:

- ALL SECOND FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL 2 X 4 WALLS 10'-0" OR GREATER TO BE LSL OR LVL STUDS.
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

- LIVE LOAD DEFLECTION FOR CARPET OR WOOD FINISHES SHOULD BE L/480 OR STIFFER.
- LIVE LOAD DEFLECTION FOR FLOORS WITH STANDARD TILE OR STONE FINISHES SHOULD BE L/720 OR STIFFER.
- FLOORS WITH FOREIGN OR NON-STANDARD TILE OR OTHER BRITTLE TYPE MATERIAL, LIVE LOAD DEFLECTION DESIGN VALUES SHOULD BE VERIFIED WITH THE MANUFACTURER. IN NO INSTANCE SHOULD THE LIVE LOAD DEFLECTION DESIGN VALUE BE LESS THAN L/720.

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BUILDER

PROJECT LOCATION

MEQUON DUPLEX

MEQUON, WI 53092

BUILDING INFORMATION

ALL BUILDINGS

LEFT SIDE - UNIT 1
RIGHT SIDE - UNIT 2

DESIGNED BY	COMPLETION DATE / NOT COMPLETE ADS X	REVISIONS
B. TOM		
DRAWN BY: G.T.H.		
CHECKED: B. TOM		

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BROOKFIELD, WI 53005
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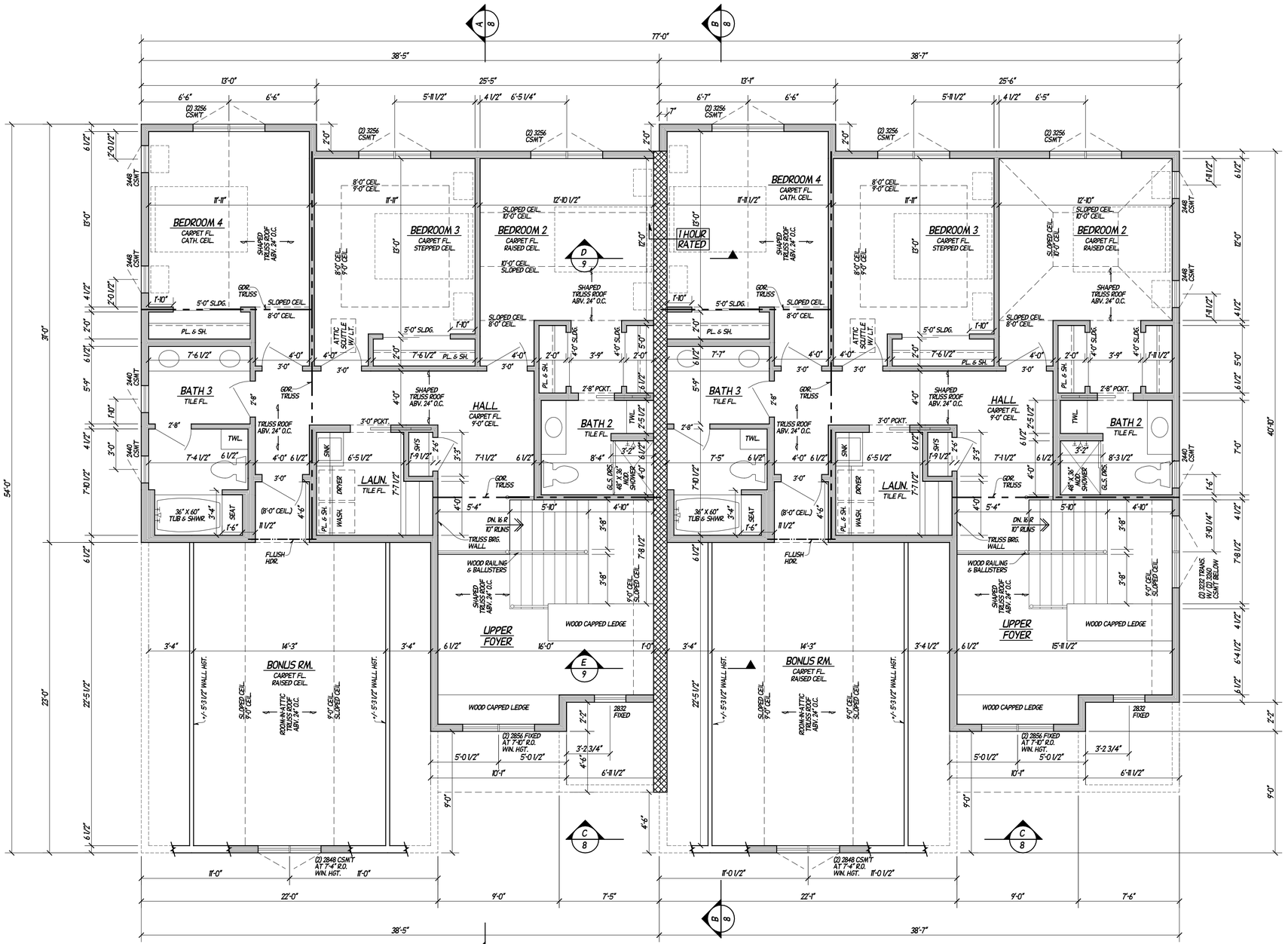
JOB NUMBER

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SHEET NO.

5 OF 11

Attachment: Packet Docs. Eastbrook (10057 : Eastbrook Drive, LLC)



LEFT UNIT = A

FINISHED SECOND FL. LIVING AREA:	1112 SQ.FT.
BONUS RM.:	328 SQ.FT.
TOTAL:	1,440 SQ.FT.

SECOND FLOOR PLAN

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

NOTES:

- 8'-0" SECOND FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 6'-10" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-. VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
- ALL SECOND FL. INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.

RIGHT UNIT = A

FINISHED SECOND FL. LIVING AREA:	1112 SQ.FT.
BONUS RM.:	228 SQ.FT.
TOTAL:	1,440 SQ.FT.

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PROJECT LOCATION

MEQUON DUPLEX

MEQUON, WI 53092

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (2)

BUILDING INFORMATION

ALL BUILDINGS

LEFT SIDE - UNIT 1

RIGHT SIDE - UNIT 2

DESIGNED BY	COMPLETION DATE	REVISIONS	
B. TOM	NOT COMPLETE ADS X		
DRAWN BY			CHECKED
G.T.H.			B. TOM

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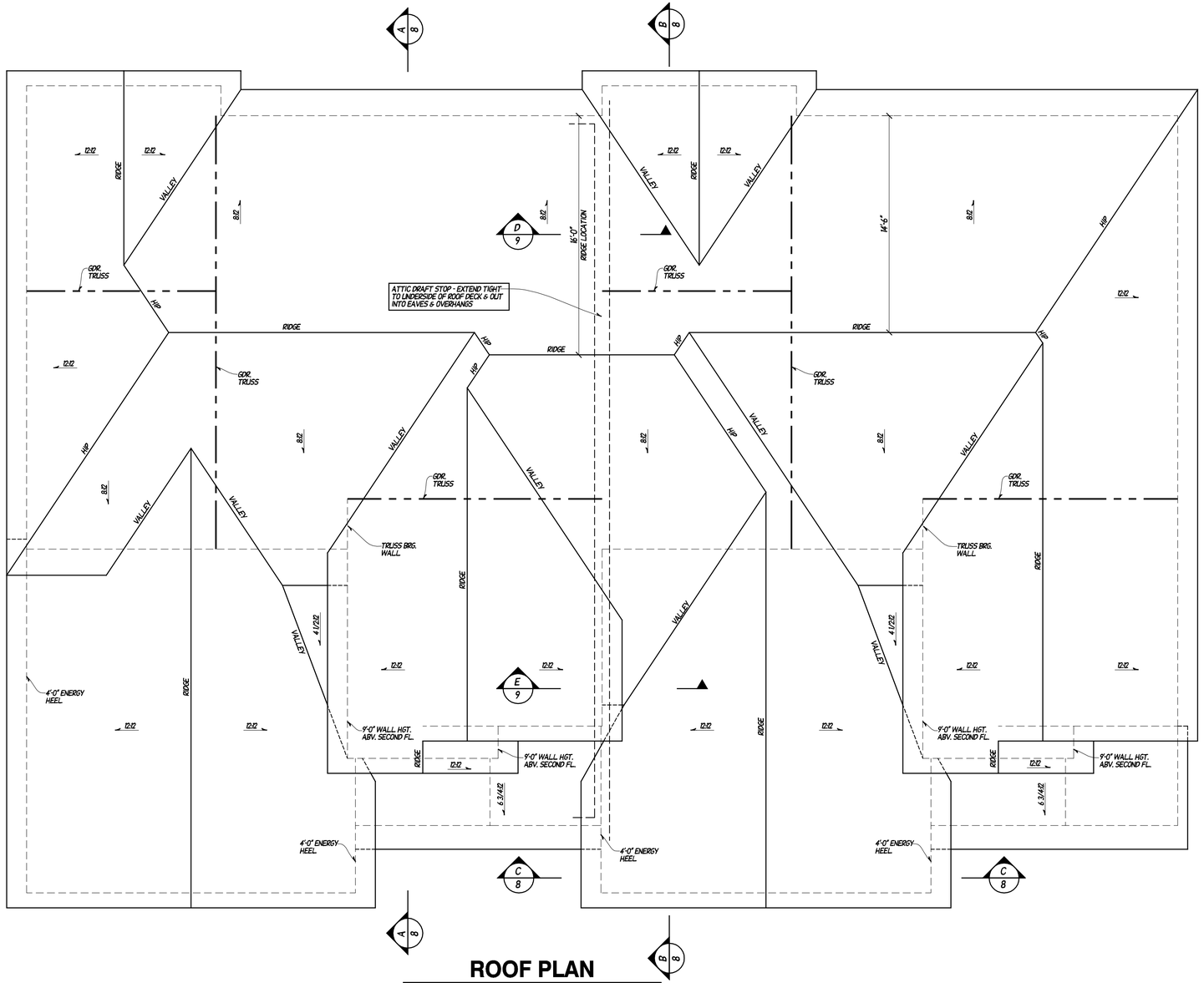
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6 OF 11

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ROOF PLAN

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

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- 8'-0" SECOND FL. WALL HGT., EXCEPT WHERE NOTED.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS, ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 14" ENERGY HEEL ON ALL 8:12 TRUSSES.
- 16" ENERGY HEEL ON ALL 12:12 TRUSSES.
- ALL ROOF PITCHES AS NOTED ON PLAN.
- INSTALL RIDGE VENTS AS REQ'D.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS, DRIP EDGES & TROUBLE AREAS.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.

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PROJECT LOCATION

MEQUON DUPLEX

MEQUON, WI 53092

BUILDING INFORMATION

ALL BUILDINGS

LEFT SIDE - UNIT 1

RIGHT SIDE - UNIT 2

COMPLETION DATE	REVISIONS
NOT COMPLETE ADS X	

DESIGNED BY	DRAWN BY	CHECKED
B. TOM	G.T.H.	B. TOM

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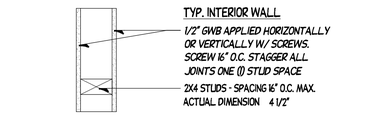
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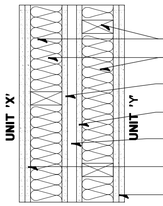
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TYP. INTERIOR WALL
- 1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 2X4 STUDS - SPACING 16" O.C. MAX.

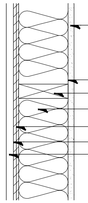
ACTUAL DIMENSION 4 1/2"



PARTY WALL UNIT - TO - UNIT

RATED WALL SYSTEM: (1 HR. RATED)
- STUDS - 2X4 AT 16" O.C. MAX
- INSULATION - 3 1/2" MINERAL WOOL BATTS
- CAVITY OF WALL
- (1) LAYER OF 5/8" DENS-GLAS ON BACKSIDE OF UNIT "X" STUDS
- (1) LAYER OF 5/8" DENS-GLAS ON BACKSIDE OF UNIT "Y" STUDS
- 1" AIRSPACE
- DWELLING SIDES OF WALL
- UNIT "X": (2) LAYER 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
- UNIT "Y": (2) LAYERS 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.

ACTUAL DIMENSION = 11 1/8"
STAGGER ALL JOINTS ONE (1) STUD SPACE

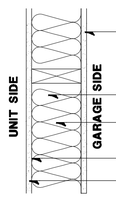


EXTERIOR WALL
- 1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 6 MIL. POLYETHYLENE VAPOR BARRIER
- 2X6 STUDS AT 16" O.C. MAX
- R-21 BATT INSULATION, 6" NOM.
- 1/2" O.S.B. SHEATHING
- HOUSE WRAP GREEN GUARD RAIN DROP 3D SIDING MATERIAL (SEE ELEVATIONS)

ACTUAL DIMENSION - 6 1/2"

EXTERIOR WALL
- 1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 6 MIL. POLYETHYLENE VAPOR BARRIER
- 2X6 STUDS - SPACING 16" O.C. MAX.
- R-21 BATT INSULATION
- 1/2" O.S.B. SHEATHING
- HOUSE WRAP GREEN GUARD RAIN DROP 3D
- THIN STONE, SPLIT-FACE OR CULTURED STONE

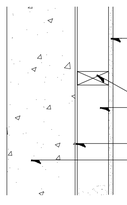
ACTUAL DIMENSION - 8 1/2"



UNIT/GARAGE SEPARATION

RATED WALL SYSTEM: (3/4 HR. RATED)
- 5/8" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 2X6 STUDS - MAX. 16"O.C. SPACING
- R-21 UNFACED FIBERGLASS INSULATION. PROVIDE ACOUSTICAL SEALANT FULL PERIMETER & ALL PENETRATIONS
- 6 MIL. POLYETHYLENE VAPOR BARRIER ON WARM SIDE
- 1/2" GWB. ON HOUSE SIDE

ACTUAL DIMENSION 6 3/4"

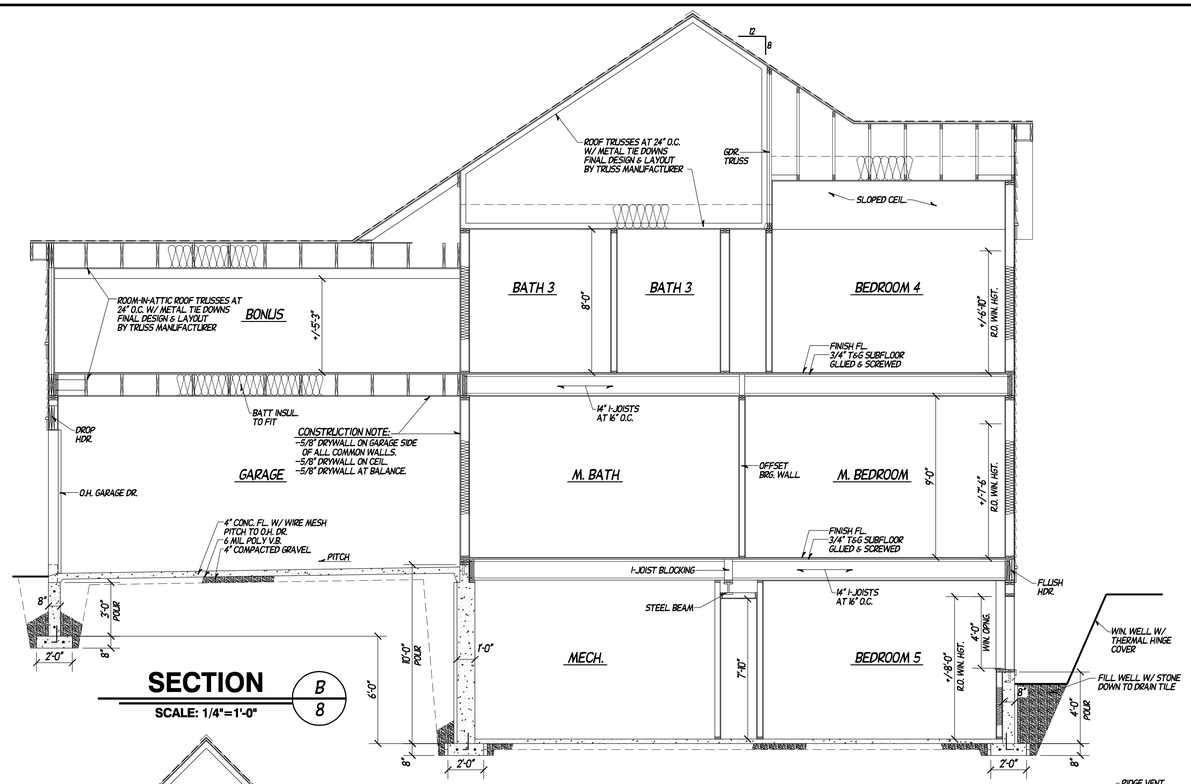


LOWER LEVEL FURRING
- 1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 2X4 STUDS 16"O.C.
- 1/2" AIR SPACE
- POURED CONCRETE FDN. - SEE PLAN FOR THICKNESS

ACTUAL DIMENSION VARIES

TYP. WALL TYPES

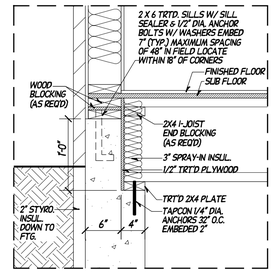
SCALE: 1 1/2"=1'-0"



SECTION

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

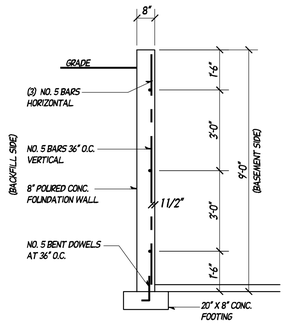
B / 8



SECTION

SCALE: 1"=1'-0"

F / 8

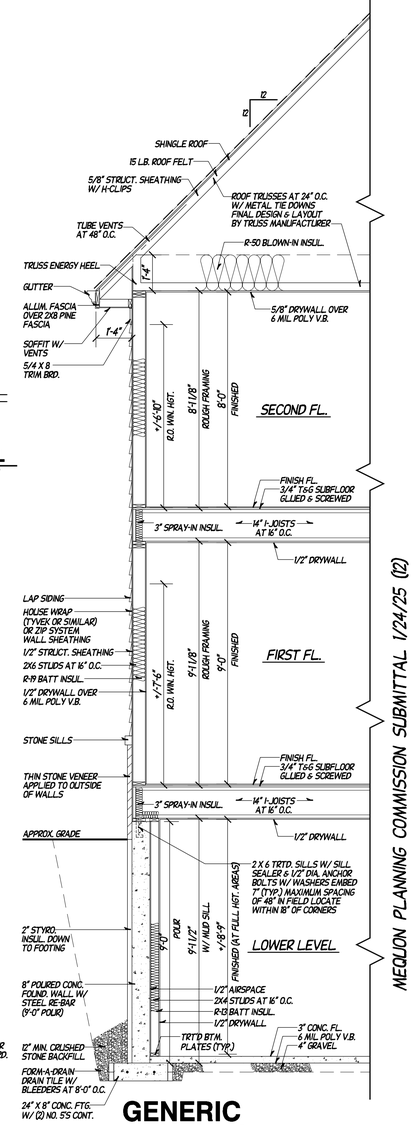


POURED CONC. WALL DETAIL

SCALE: 3/8" = 1'-0"

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALUMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.

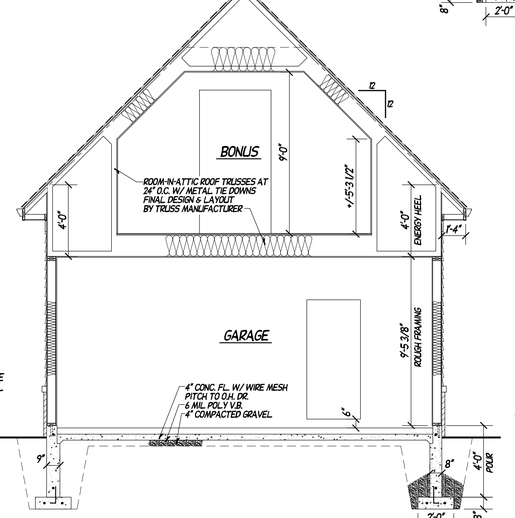


GENERIC TYP. SECTION

SCALE: 3/8"=1'-0"

TYP. SECTION NOTES:

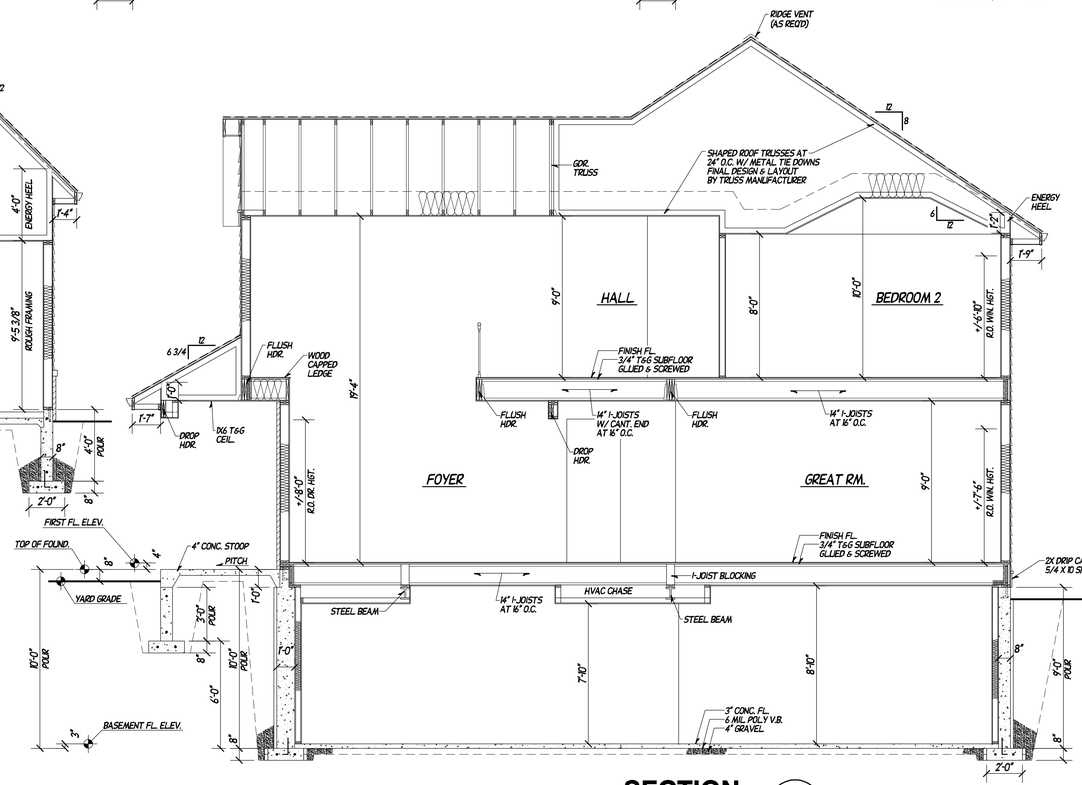
- THIS SECTION IS FOR GENERAL INFO ONLY, IT IS NOT SPECIFIC TO ANY PARTICULAR AREA OF THIS PROJECT.
- REFER TO THIS SECTION FOR ALL NON-LABELED MATERIALS ON OTHER SECTIONS.
- SEE EXTERIOR MATERIAL NOTES FOR MATERIAL SPECIFICATIONS.



SECTION

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

C / 8



SECTION

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

A / 8

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BUILDER

PROJECT LOCATION

MEQUON DUPLEX

MEQUON, WI 53092

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (12)

BUILDING INFORMATION

ALL BUILDINGS

LEFT SIDE - UNIT 1
RIGHT SIDE - UNIT 2

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE ADS X
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

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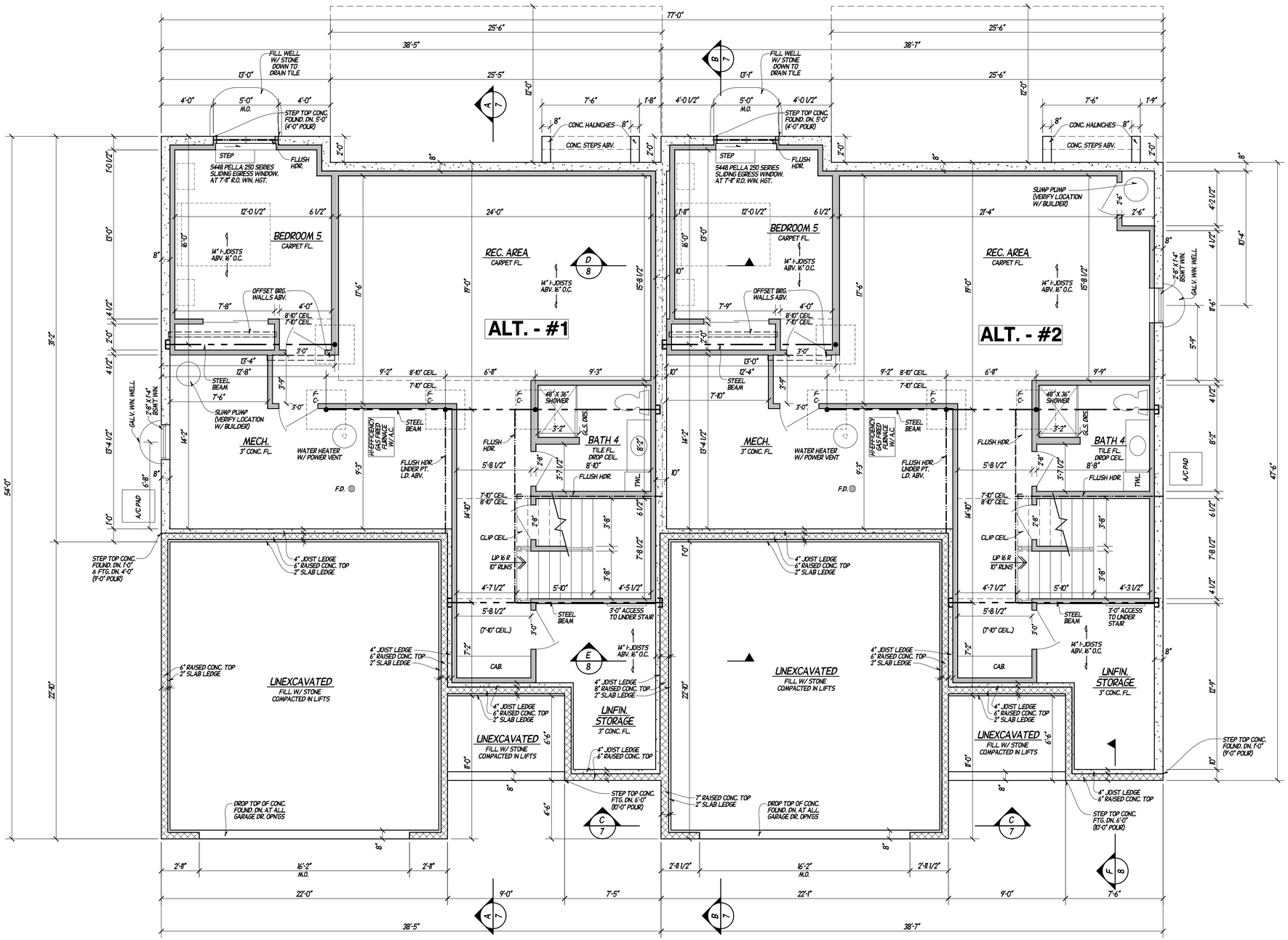
JOB NUMBER

182224-D

SHEET NO.

8 OF 11

Attachment: Packet Docs, Eastbrook (10057 : Eastbrook Drive, LLC)



LEFT UNIT = A

LOWER LEVEL FINISHED LIVING AREA: 839 SQ.FT.

OPTIONAL FINISHED LOWER LEVEL PLAN

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

RIGHT UNIT = A

LOWER LEVEL FINISHED LIVING AREA: 830 SQ.FT.

ALTERNATE - #2

WALL HATCH LEGEND:

- LEDGE HGT'S. DOWN 12" FROM RAISED CONC. TOP (9'-0" HGT.)
- RAISED CONC. TOP, UP 1'-0" FROM STAND. (10'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (9'-0" HGT.)

ALTERNATE - #1

NOTES:

- 9'-0" POUR & 10'-0" POUR, EXCEPT WHERE NOTED.
- POURED CONC. FOUND. WALLS W/ STEEL REBAR.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), +/- 8'-0" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-; VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., ADJ. AS REQUIRED.
  - ALL BASEMENT EGRESS WINS. TO BE PELLA 250 SERIES, SLIDING WINDOW.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.

FRAMING NOTES:

- ALL FIRST FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL 2 X 4 WALLS 10'-0" OR GREATER TO BE LSL OR LVL STUDS.
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

- LIVE LOAD DEFLECTION FOR CARPET OR WOOD FINISHES SHOULD BE L/480 OR STIFFER.
- LIVE LOAD DEFLECTION FOR FLOORS WITH STANDARD TILE OR STONE FINISHES SHOULD BE L/720 OR STIFFER.
- FLOORS WITH FOREIGN OR NON-STANDARD TILE OR OTHER BRITTLE TYPE MATERIAL, LIVE LOAD DEFLECTION DESIGN VALUES SHOULD BE VERIFIED WITH THE MANUFACTURER. IN NO INSTANCE SHOULD THE LIVE LOAD DEFLECTION DESIGN VALUE BE LESS THAN L/720.

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BUILDER

PROJECT LOCATION

MEQUON DUPLEX

MEQUON, WI 53092

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (2)

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE ADS X
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

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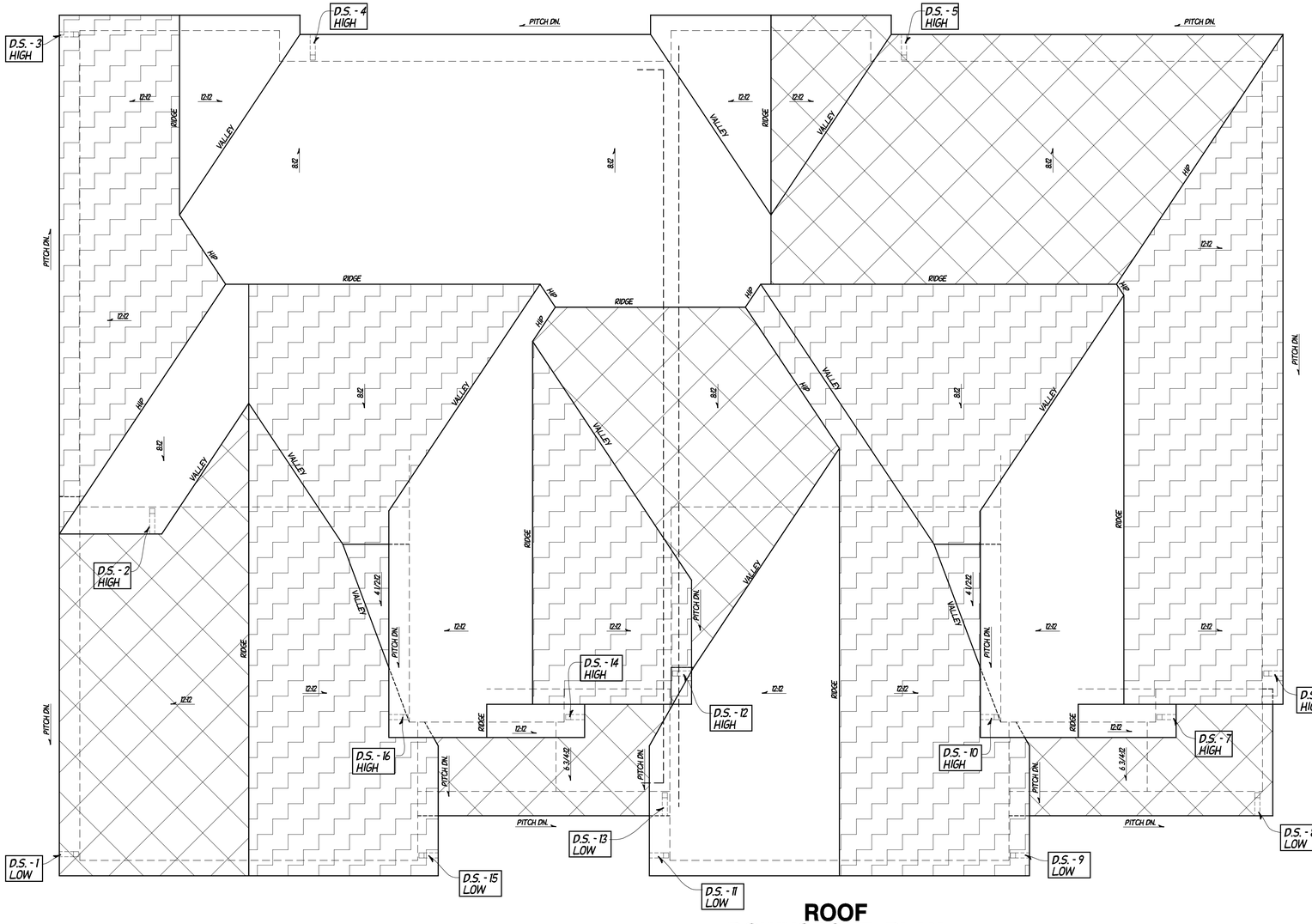
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SHEET NO.

CS - 1

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ROOF DOWNSPOUT PLAN

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

D.S. - 1	= 298 SQ.FT.	= 329 SQ.FT.
D.S. - 2	= 88 SQ.FT.	
D.S. - 3		= 232 SQ.FT.
D.S. - 4		= 659 SQ.FT.
D.S. - 5		= 463 SQ.FT.
D.S. - 6		= 371 SQ.FT.
D.S. - 7	= 13 SQ.FT.	= 107 SQ.FT.
D.S. - 8	= 94 SQ.FT.	
D.S. - 9	= 490 SQ.FT.	= 687 SQ.FT.
D.S. - 10	= 197 SQ.FT.	
D.S. - 11		= 228 SQ.FT.
D.S. - 12	= 167 SQ.FT.	= 495 SQ.FT.
D.S. - 13	= 314 SQ.FT.	
D.S. - 14	= 14 SQ.FT.	
D.S. - 15	= 482 SQ.FT.	= 682 SQ.FT.
D.S. - 16	= 200 SQ.FT.	

HATCHED AND UNHATCHED AREAS DESIGNATE CATCHMENT AREAS

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (2)

BUILDER

PROJECT LOCATION
MEQUON DUPLEX
MEQUON, WI 53092

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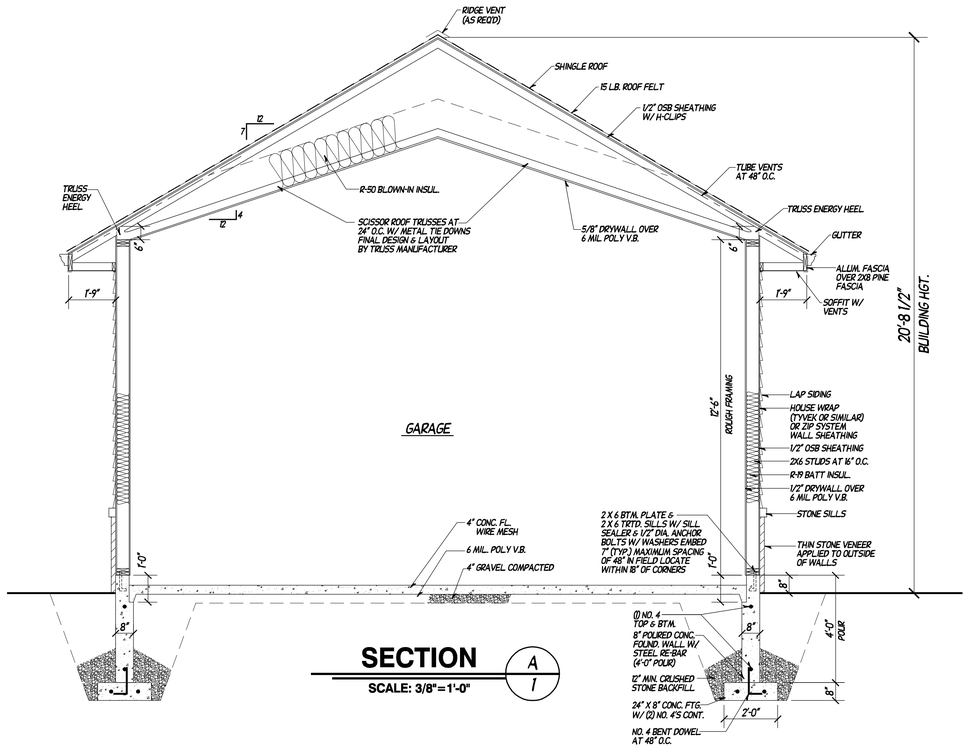
DESIGNED BY	B. TOM
DRAWN BY	G.T.H.
CHECKED	B. TOM
COMPLETION DATE	NOT COMPLETE 405.x
REVISIONS	

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SHEET NO.
CS - 2

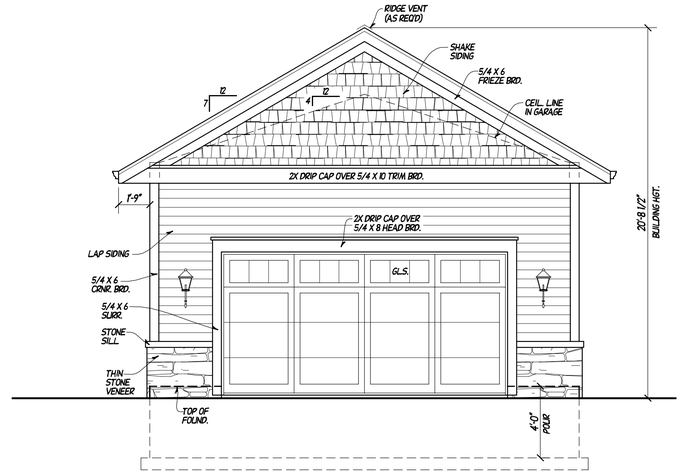
Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)



SECTION

SCALE: 3/8"=1'-0"

A / 1

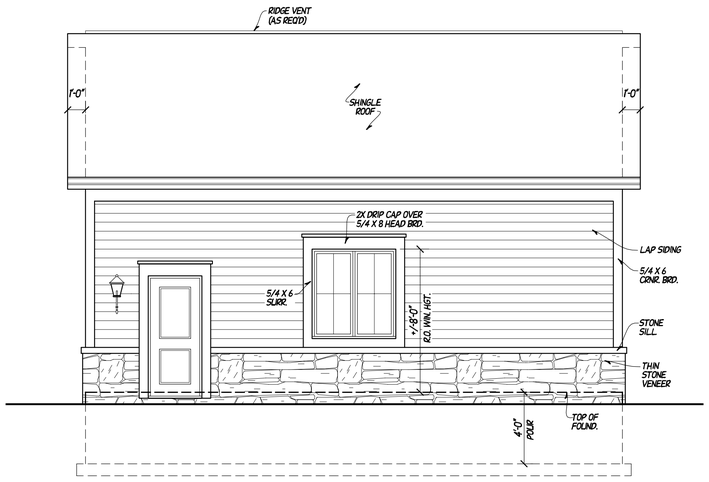


FRONT ELEVATION

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

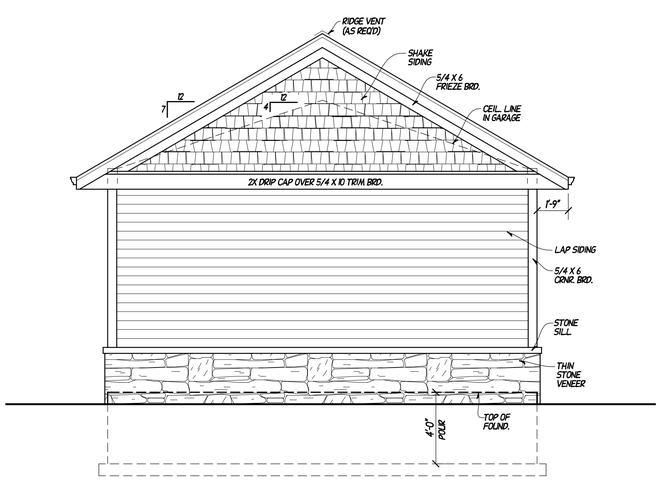
EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALUMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.



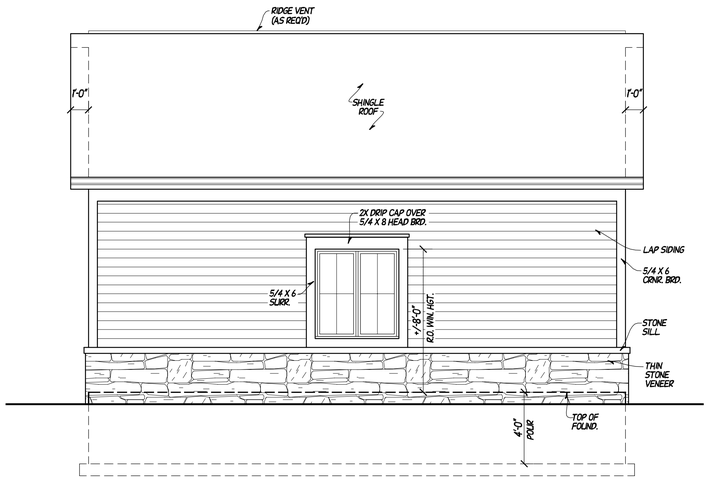
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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BUILDER

PROJECT LOCATION

MEQUON DUPLEX

MEQUON, WI 53092

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (12)

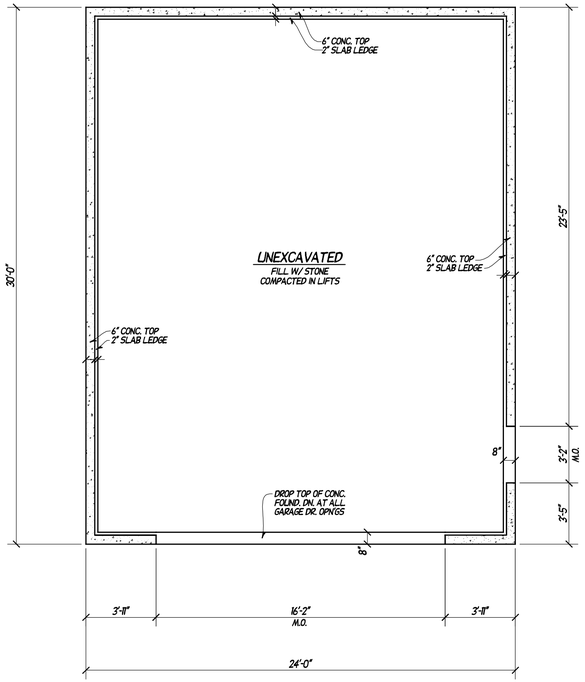
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JOB NUMBER GARAGE
182224-D

SHEET NO.
1 OF 2

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FOUNDATION PLAN

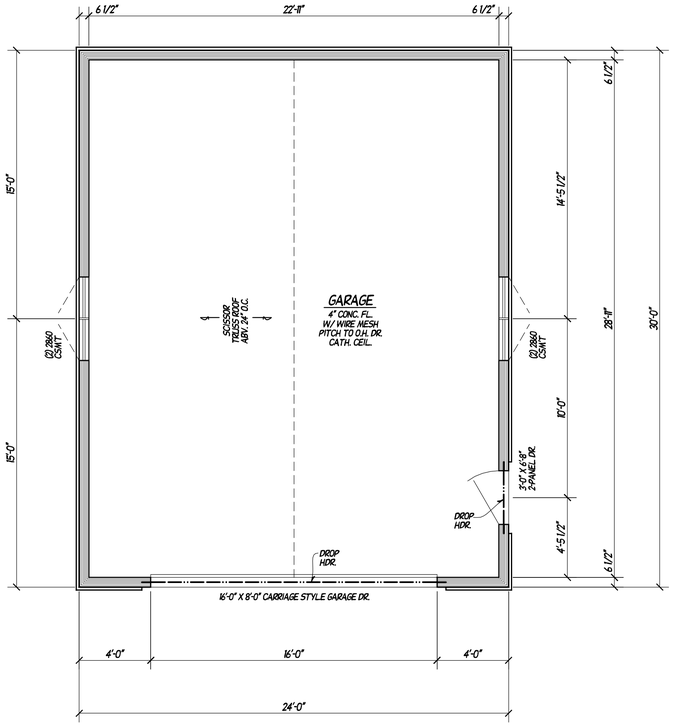
SCALE: 1/4"=1'-0"

NOTES:

- POURED CONC. FOUND. WALLS W/ STEEL REBAR.

CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.



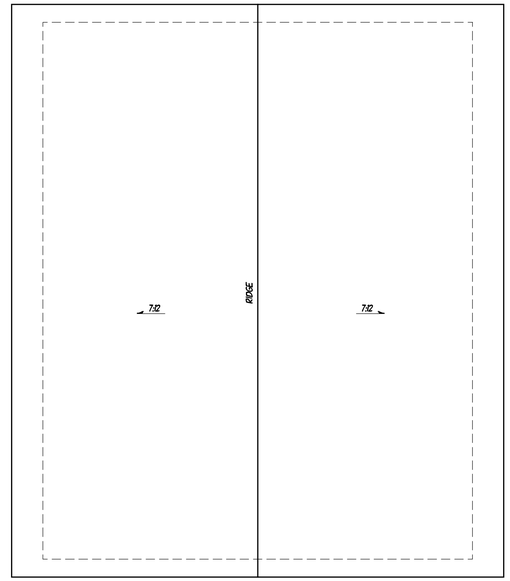
FIRST FLOOR PLAN

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

GARAGE: 720 SQ.FT.

NOTES:

- 12'-6" WALL HGT. FROM TOP OF FOUND.
- WIN. NOTES:
  - –ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 8'-0" R.O. WIN. HGT., FROM TOP OF FOUND.
  - –ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.



ROOF PLAN

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

NOTES:

- 12'-6" WALL HGT., FROM TOP OF FOUND.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS, ENTIRE GARAGE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 6" ENERGY HEEL ON ALL TRUSSES.
- ALL ROOF PITCHES TO BE 7:12.
- INSTALL RIDGE VENTS AS REQ'D.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (02)

BUILDER

PROJECT LOCATION
MEQUON DUPLEX
MEQUON, WI 53092

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JOB NUMBER
GARAGE
182224-D

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2 OF 2

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" MEQUON DUPLEX "

ALL BUILDINGS

(1 -24 - 25)

EXTERIOR COLORS & MATERIALS

	LAP SIDING	SHAKE SIDING	STONE VENEER	TRIM BOARDS	ROOF SHINGLES	GUTTER & DOWN-SPOUTS	WINDOWS
BUILDING - 1	LP SMARTSIDE DESERT STONE	FIBER CEMENT DESERT STONE	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE PEWTER	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE
BUILDING - 2	LP SMARTSIDE PRAIRE CLAY	FIBER CEMENT PRAIRE CLAY	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE PEWTER	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE
BUILDING - 3	LP SMARTSIDE PRAIRE CLAY	FIBER CEMENT PRAIRE CLAY	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE CHARCOAL	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE
BUILDING - 4	LP SMARTSIDE TUNDRA GRAY	FIBER CEMENT TUNDRA GRAY	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE CHARCOAL	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE
BUILDING - 5	LP SMARTSIDE SUMMIT BLUE	FIBER CEMENT SUMMIT BLUE	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE CHARCOAL	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE
DETACHED GARAGE	LP SMARTSIDE SUMMIT BLUE	FIBER CEMENT SUMMIT BLUE	HALQUIST ASHEVILLE	LP SMARTSIDE & MIRATEC SNOWSCAPE WHITE	DIMENSIONAL ASPHALT TIMBERLINE CHARCOAL	ALUMINUM WHITE	VINYL WHITE W/ SIMULATED DIVIDED LITE

Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

EXTERIOR COLORS & MATERIALS

ALL BUILDINGS

(1 -24 - 25)

LAP SIDING
LP SMARTSIDE
DESERT STONE



LAP SIDING
LP SMARTSIDE
PRAIRIE CLAY

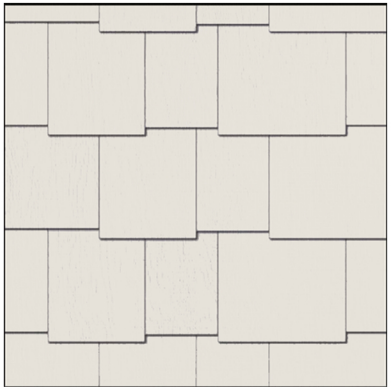


LAP SIDING
LP SMARTSIDE
TUNDRA GRAY

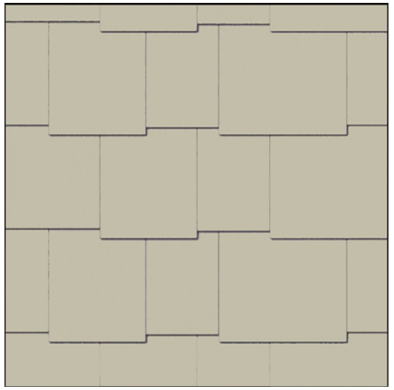


LAP SIDING
LP SMARTSIDE
SUMMIT BLUE





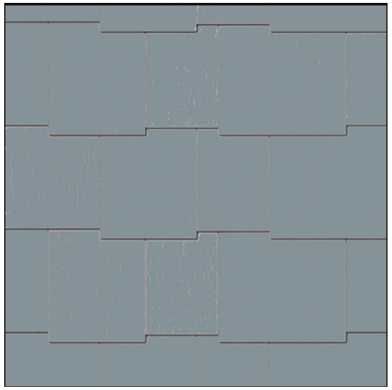
SHAKE SIDING
FIBER CEMENT
DESERT STONE



SHAKE SIDING
FIBER CEMENT
PRAIRIE CLAY



SHAKE SIDING
FIBER CEMENT
TUNDRA GRAY



SHAKE SIDING
FIBER CEMENT
SUMMIT BLUE

Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

EXTERIOR COLORS & MATERIALS

ALL BUILDINGS

(1 -24 - 25)

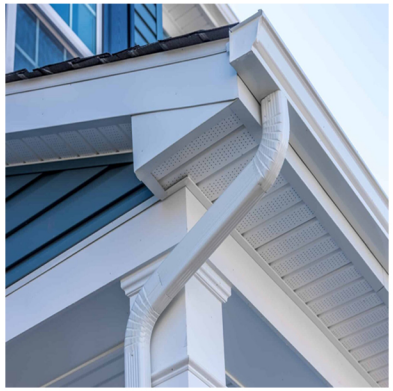
ROOF SHINGLES
DIMENSIONAL ASPHALT
TIMBERLINE PEWTER



ROOF SHINGLES
DIMENSIONAL ASPHALT
TIMBERLINE CHARCOAL



GUTTERS & DOWN-SPOUTS
ALUMINUM WHITE





STONE
HALQUIST
ASHEVILLE



TRIM BOARDS
LP SMARTSIDE & MIRATEC
SNOWSCAPE WHITE



WINDOWS
VINYL WHITE
WITH SIMULATED
DIVIDED LITE

Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

Asheville | LEDGE OPTION #1

This would be our first choice of stone to be installed on all of the buildings.





Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

OPTION #2

Silverledge | LEDGE COLLECTION



Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

OPTION #3

Fond du Lac Ledge |



Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

Buildings 1 & 2 Front



Building 3 & 4 Front



Buildings 3 & 4 Rear



Building 5 Front



Attachment: Packet Doc: Resolution (2007 : Oakmont Park, LLC)

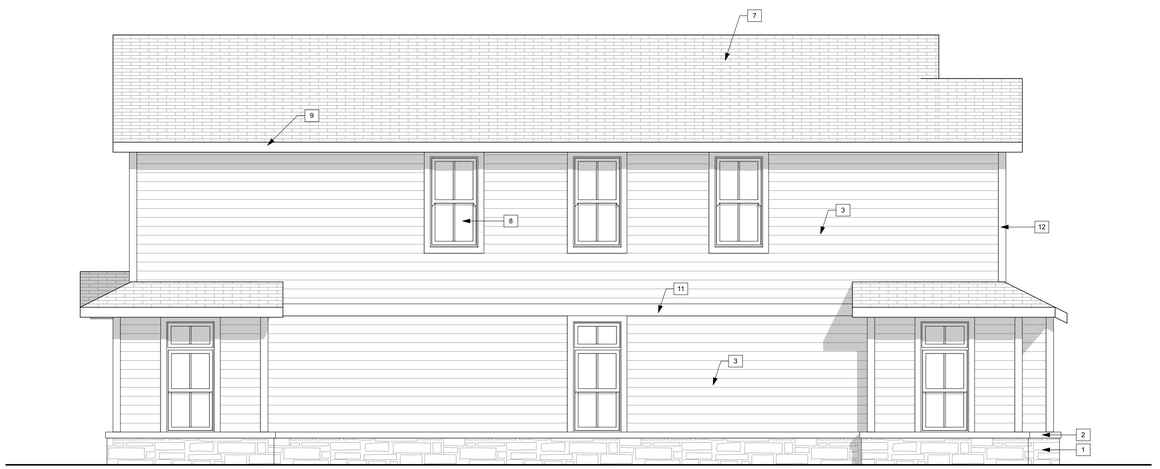
Previously Approved 03.20.23



1 A200 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1	STONE VENEEER
2	CUT STONE SILL
3	COMPOSITE 6" LAP SIDING
4	COMPOSITE 4" LAP SIDING
5	INSULATED COMPOSITE OVERHEAD DOOR
6	COMPOSITE WRAPPED POST
7	DIMENSIONAL SHINGLES
8	INSULATED VINYL WINDOW SYSTEM WITH 5/4 X 4 COMPOSITE TRIM
9	PRE-FINISHED ALUMINUM FASCIA AND SOFFIT VENT
10	COMPOSITE LOUVER
11	5/4 X 8 COMPOSITE TRIM BOARD
12	5/4 X 4 COMPOSITE TRIM BOARD



2 A200 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GALBRAITH CARNAHAN ARCHITECTS
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

DRAWING ISSUE	DATE
PRELIMINARY	2-28-23

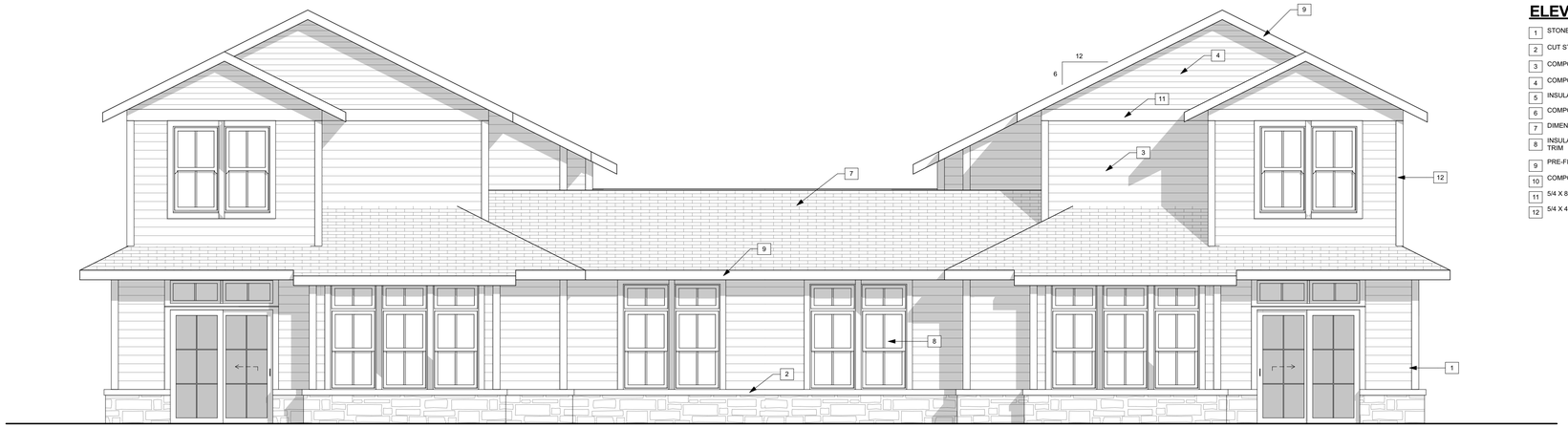
PROJECT # 22.12

ELEVATIONS

A200

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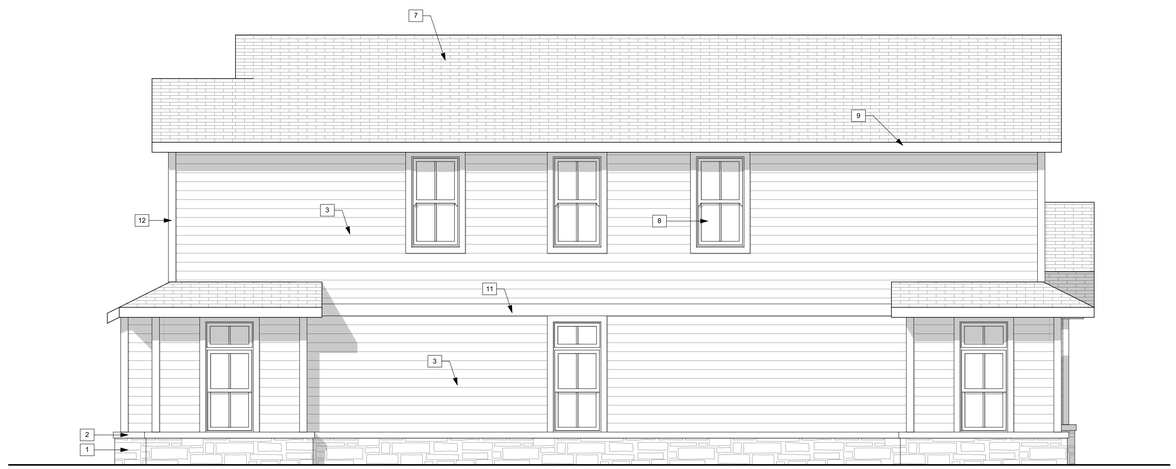
Previously Approved 03.20.23



1 / A201 REAR ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1	STONE VENEEER
2	CUT STONE SILL
3	COMPOSITE 6" LAP SIDING
4	COMPOSITE 4" LAP SIDING
5	INSULATED COMPOSITE OVERHEAD DOOR
6	COMPOSITE WRAPPED POST
7	DIMENSIONAL SHINGLES
8	INSULATED VINYL WINDOW SYSTEM WITH 5/4 X 4 COMPOSITE TRIM
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10	COMPOSITE LOUVER
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12	5/4 X 4 COMPOSITE TRIM BOARD



2 / A201 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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11649 NORTH PORT WASHINGTON ROAD MEQUON WI

Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

DRAWING ISSUE	DATE
PRELIMINARY	2-28-23

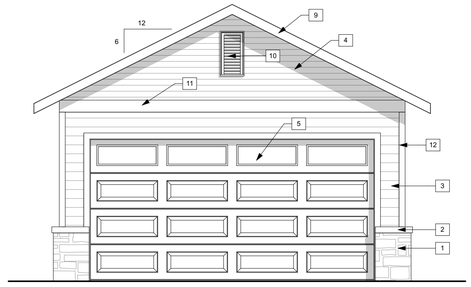
PROJECT # 22.12

ELEVATIONS

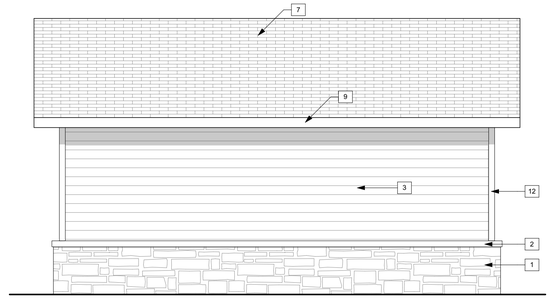
A201

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Previously Approved 03.20.23



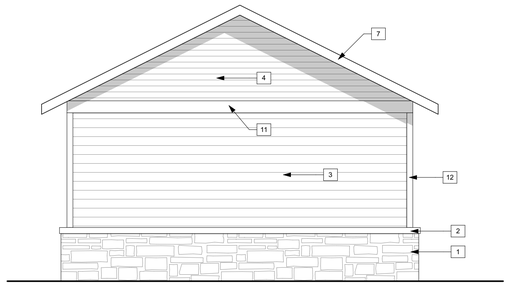
1 A202 GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



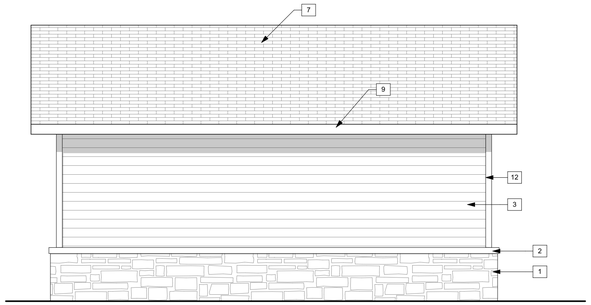
2 A202 GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1	STONE VENEEER
2	CUT STONE SILL
3	COMPOSITE 6" LAP SIDING
4	COMPOSITE 4" LAP SIDING
5	INSULATED COMPOSITE OVERHEAD DOOR
6	COMPOSITE WRAPPED POST
7	DIMENSIONAL SHINGLES
8	INSULATED VINYL WINDOW SYSTEM WITH 5/4 X 4 COMPOSITE TRIM
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10	COMPOSITE LOUVER
11	5/4 X 8 COMPOSITE TRIM BOARD
12	5/4 X 4 COMPOSITE TRIM BOARD



3 A202 GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 A202 GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

DRAWING ISSUE | DATE
PRELIMINARY | 2-28-23

PROJECT # 22.12

GARAGE ELEVATIONS

A202

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In conclusion, staff recommends approval per the conditions in the staff report.

Action
Commissioner Choren made a motion to approve the item.
Commission Gentges seconded the motion.
A voice vote was taken, vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Strzelczyk, Barnes, Choren, Gentges, Hawley, Lemke, Parrish, Stoker
ABSENT:	J. Schaefer, R. Schaefer
EXCUSED:	Nerbun

b) Eastbrook Drive, LLC. The applicant is seeking development agreement and building and site plan approval to allow for 10 side-by-side condominiums for the property located immediately west 11649 N. Port Washington Road.

Assistant Director Jac Zader stated that last November a PUD Amendment was approved for Phase 3 of the Lexington Square development. The site plan mostly mirrors the concept plan and meets all the requirements and conditions of the R-6, the PUD and the PUD amendment.

After feedback from the Commission, the Common Council and the Commission architect, there has been several iterations of the architecture and building plan.

He explained the varying designs provided in the board packet:

- Original plan – the front shows a shed roof, stucco-type material and earth-tone colors. Staff were concerned about the shed rooflines and the proposed materials.
- Option 2 – shows a different front design, different materials and colors. There was discussion about the garages being separated.
- Option 3 – the applicant tried to emulate adjacent neighborhoods but the buildings are much thinner.

Staff recommends street trees be added to match the existing pattern along the drive.

Staff believe that Option 2 is the most desirable building plan. Asst. Dir. Zader discussed some of the qualities of the neighboring Eastbrook and Aster Woods communities. Commission feedback is requested, and the final architecture plan will be reviewed and approved by the Architectural Review Board. Staff recommends approval per the conditions in the staff report.

Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

The applicant stated that they prefer that the garages are split. The issue of the south access point was raised, and staff agreed to modify staff report condition #13.

The Planning Commission provided feedback in support of the plan with separated garages and several of the Commissioners prefer Option 3. They will defer to the Architectural Review Board to whether the front two buildings should have more natural materials on them.

Action

Ald. Strzelczyk made a motion to approve with design Option 3 (separated garages) with more stone to be added to the front entrance area façade, based on the Architectural Review Board recommendation and condition #13 of the staff report to be reviewed between the applicant and staff for final decision from staff on the location of the access drive.
Commission Choren seconded the motion.
A voice vote was taken, vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Choren, Commissioner
AYES:	Strzelczyk, Barnes, Choren, Gentges, Hawley, Lemke, Parrish, Stoker
ABSENT:	J. Schaefer, R. Schaefer
EXCUSED:	Nerbun

c) The Green at Mequon. The applicant is seeking final plat, street tree plan and landscape plan approval to allow for a 7-lot conservation subdivision for the property located at the southwest corner of Villa Grove and Freistadt.

Planner Miller stated this request is for final plat, street tree plan and landscape plan approval for a 7-lot subdivision. Staff supports approval except for one condition that the final plat should show a 30' front setback from the pavement edge of the private road instead of the 11' setback shown. The street tree plan was previously approved by the Tree Board with the suggestion to replace the Northern Catalpa with a Common Hackberry and shall be installed by December 31, 2023.

The landscape plan meets code and PUD requirements except for the height of the evergreen trees which cannot be less than 7' tall at the time of installation. As a condition of approval, staff requires a letter of credit or escrow for 125% of the cost of the landscaping. The plantings shall be completed by December 31, 2023.

Two specimen trees were removed without Planning Commission approval and an outstanding fine of $4,100 must be paid before recording of the final plat.

City Assistant Engineer Cole McCraw stated that there are a few outstanding easements that need to be reviewed by the City Attorney and will need to be recorded.

Attachment: Packet Docs_Eastbrook (10057 : Eastbrook Drive, LLC)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Community Development**

TO: **Planning Commission**
FROM: **Natalie Redding, City Planner**
DATE: **February 24, 2025**
SUBJECT: **Birch Point Real Estate, LLC. The applicant is seeking text amendment approval to allow for a showroom sales facility for the B-4 zoning district.**

Background: The applicant is requesting a text amendment to allow for a new Permitted Use within the B-4 zoning district. The proposed amendment would allow for a showroom sales facility, which would house a collection of designer showrooms displaying building products, furnishing, hardware, etc. for selection and purchase. Currently, the permitted use section of the B-4 district is limited to the following three uses:

(c) *Permitted uses.*

> *(1) Professional offices and services including, but not limited to, accounting, architectural, chiropractic, dental, medical, engineering and legal services.*
>
> *(2) Business offices and services including, but not necessarily limited to, advertising agency, management consulting, manufacturing representatives, public relations, stenographic, travel agency and duplicating services.*
>
> *(3) Financial, insurance and real estate offices and services including, but not necessarily limited to, financial institutions, security brokers, holding and investments, insurance agency, insurance carriers, governmental and public services.*

Analysis:
The permitted uses in B-4 are primarily designated for professional offices and services. The proposed use of a design center/showroom is more closely aligned to uses allowed as conditional, such as photography and dance studios, where there is an element of the business that brings customers to the site, typically by appointment (please see current conditional uses attached as Exhibit A).

Based on this context, staff is supportive of the proposed amendment as a conditional use (please see Exhibit B for map of where this use would be allowed as conditional). In order to eliminate the retail component of the use, which is typically found in other zoning districts like the B-2 (Community Commercial), staff proposes the following changes to the text:

A showroom sales facility where items on display are purchased by order or in bulk and not through onsite inventory. This includes, but is not limited to, building products, interior fixtures, and furnishings. The sales facility is primarily open to contractors and industry professionals but is also open to the general public by appointment only. Outdoor storage is prohibited.

Staff Recommendation:
Staff recommend **approval** of the text amendment subject to the following conditions:

1. The text amendment shall be listed as a conditional use in the B-4 district.
2. Common Council approval of the text amendment.

Attachments:
Exhibit A (Supporting Doc) (DOCX)
Exhibit B (B-4 zoning areas) (PDF)
Planning Commission Application Letter (PDF)

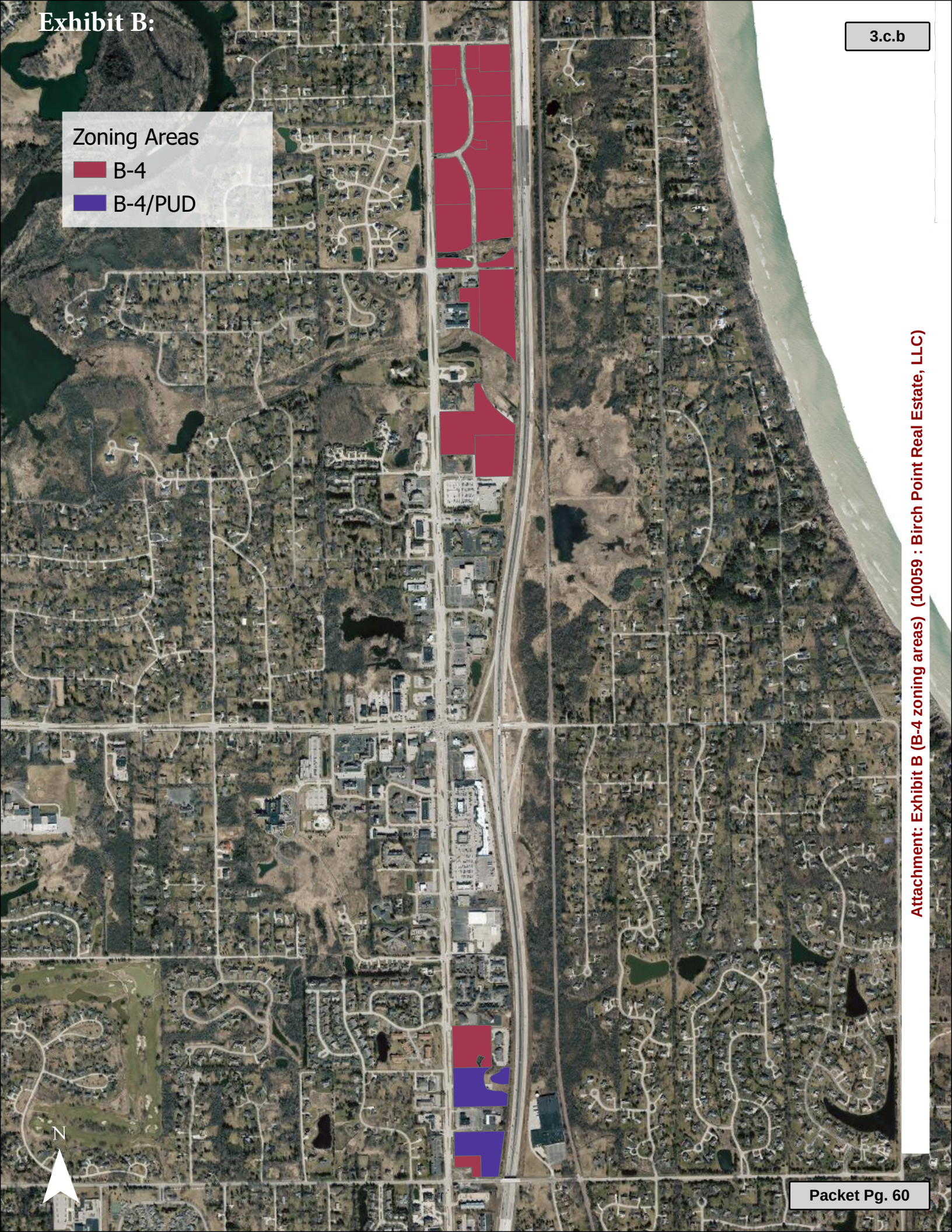
Exhibit A: Conditional Uses in the B-4 District

(e) Conditional uses. Conditional uses shall include, but not necessarily be limited to, the following:

(1) Light manufacturing.
(2) Processing.
(3) Wholesaling.
(4) Distribution.
(5) Research and development.
(6) Printing and publication.
(7) Warehousing.
(8) Barbershops and beauty salons.
(9) Bookstores.
(10) Commercial child day care facilities.
(11) Restaurants (not including fast food facilities).
(12) Florists (not including greenhouses).
(13) Gift shops.
(14) Pharmacies.
(15) Studios for photography, painting, music, sculpture, dance or other recognized fine art.
(16) Automobile service facilities.
(17) Satellite dishes.
(18) Public and/or private utilities, telecommunication installations, transmission and distribution lines, poles, and other accessories. Specific regulations related to wireless telecommunication installations shall be subject to this chapter. When a utility proposes a main inter-city transmission facility, the utility shall give notice to the city of such intention and of the date of hearing before the public service commission. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff-imposed conditions regarding, among other things, effective screening from public view with all season vegetation.
(19) Theatres.
(20) Structures greater than 40,000 square feet in size and/or greater than two stories in height.
(21) Development that includes a proposed modification to one or more standard district regulation applicable to the base zoning district and located on a vacant parcel which is non-conforming to the required base zoning district standards for minimum lot size or minimum lot width.
(22) Pet day-cares and kennels pursuant to the specific requirements set forth in division 11.
(23) Fitness centers.
(24) Development that includes a proposed modification to one or more standard district regulation applicable to the base zoning district and located on an improved parcel with an existing structure in which parcel, or improvement, or both, are non-conforming to any of the required base zoning district standards.
(25) Convention or conference center.

Attachment: Exhibit A (Supporting Doc) (10059 : Birch Point Real Estate, LLC)

Exhibit B:



Attachment: Exhibit B (B-4 zoning areas) (10059 : Birch Point Real Estate, LLC)

Birch Point
REAL ESTATE

January 24th, 2025

Ms. Kim Tollefson & Mr. Jac Zadar
Community Development Department
City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

Re: PLANNING COMMISSION APPLICATION, Adding a Permitted Use to B-4 Zoning

Ms. Kim Tollefson & Mr. Jac Zadar,

The intention of this letter is to propose a new Permitted Use under the B-4 zoning classification (Sec. 58-297 (c)). I would appreciate the opportunity for this to be included on the agenda for the upcoming Planning Commission meeting on February 24th, 2025. I welcome your feedback and discussion in the meantime.

Below please find the proposed addition language, which would be the fourth permitted use category. Full existing text of B-4 Permitted Uses is included in Appendix A for your reference. Please note this language is similar to that utilized by the City of Milwaukee, but incorporating feedback from our two prior discussions.

> *A showroom sales facility where the majority of items on display are purchased by order or in bulk (vs. onsite inventory). This includes, but is not limited to, building products, interior fixtures, and furnishings. The sales facility is primarily open to contractors and industry professionals, but is also open to the general public. No outdoor storage allowed.*

Please note that I have also included the Planning Commission Application, but most of the items required to be included are not applicable to this request. At this point, there are no plans for a new ground-up commercial development (and associated plans), land division, or anything for the engineering department to review. If my project moves forward I will go through the normal permitting process and come back to the Planning Commission if necessary. Additionally, since this is Permitted Use would apply to all B-4 parcels, I did not include the specific address for my project. I'd be happy to provide any other information you request.

Thank you for your consideration and I greatly appreciate your feedback.

Best Regards,

Kyle Bentzien
Birch Point Real Estate

CONFIDENTIAL

Attachment: Planning Commission Application Letter (10059 : Birch Point Real Estate, LLC)

Birch Point
REAL ESTATE

Appendix A
Existing B-4 Permitted Use Language

(c) Permitted uses.

(1) Professional offices and services including, but not limited to, accounting, architectural, chiropractic, dental, medical, engineering and legal services.

(2) Business offices and services including, but not necessarily limited to, advertising agency, management consulting, manufacturing representatives, public relations, stenographic, travel agency and duplicating services.

(3) Financial, insurance and real estate offices and services including, but not necessarily limited to, financial institutions, security brokers, holding and investments, insurance agency, insurance carriers, governmental and public services.

Attachment: Planning Commission Application Letter (10059 : Birch Point Real Estate, LLC)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Community Development**

TO: **Planning Commission**
FROM: **Brian Sajdak, City Attorney**
DATE: **February 24, 2025**
SUBJECT: **An Ordinance to Amend Section 58-41(g) of the Mequon Municipal Code related to the Issuing of Decisions by the Board of Appeals.**

Background

The purpose of this item is to obtain the Planning Commission's input on a proposed change to the provisions of the Municipal Code relating to the finalization of decisions of the Board of Appeals. Because this provision is within the zoning code, the Planning Commission must weigh in. By way of background, the Code presently provides that the Board's written decision be completed within 10 days of the hearing, which is the circulated for 5 days and finalized. In other words, the decision is issued 15 days after the hearing.

There are a couple of challenges to this approach. First, based upon the current meeting schedule wherein the Board meets on the first Thursday of the month, other business required at that time of the month often creates additional demands on this office's time. Within the City of Mequon, I am responsible for reviewing all resolutions and ordinances that are placed on the Common Council agenda of its meeting on the second Tuesday of the month. That agenda usually goes out on the Thursday before the meeting. As such, much of the time between a hearing before this Board and the Common Council meeting is spent getting items ready for Council consideration. In addition, each of the other municipal entities the City Attorney's firm represents likewise have meetings of their governing bodies during this same time period. In short, the first part of the month is an extremely busy time which requires balancing of competing needs.

The second challenge to the current Code language is that it ignores the potential complexity of a case. In a complex case, there may be additional legal research necessary to add legal standards to a proposed decision. Similarly, some cases might require obtaining a transcript to appropriately complete the decision. The Walanta decision (related to a variance for a staircase on the Lake Michigan bluff) earlier this year is an example of this. In these circumstances, obtaining a transcript and completing the decision within 10 days would be extremely difficult, if not impossible.

Based upon these issues, I am proposing a change to the code. The proposed change provides an additional few days to complete the decision. It also provides for a process to deviate from the typical process where appropriate. These changes are shown in the proposed ordinance in the packet. All told, the proposed change adds five days to the process.

There may be some members who are concerned about extending the time for completing a decision. However, the proposed code does not run afoul of the any legal requirement or standard. Under the controlling statute, Wis. Stat. § 62.23(7)(e)6, the only requirement is that the Board decide the appeal "within a reasonable time." A survey of other Wisconsin municipalities reveals that most communities fall one of two categories: those that either expressly or impliedly adopt the statutory language of "within a reasonable time" and those that utilize 30 days. Out of 30 other municipalities surveyed, 12 use reasonable time, 13 use 30 days, 2 use 15 days, and 3 use 60 days. These are listed in the attached chart. The proposed keeps the City's typical process below the 30 days used by many. At the same time, it provides flexibility where it is needed.

Following consideration by the Board of Appeals, the proposed ordinance was amended beyond the original proposal in a couple ways. First, it clarified the language to make it clear that the intent is that the decision should be finalized within 15 days, but that it may extend to 60 days (there was initial some concern that the ordinance would allow for up to 80 days). The second change is the elimination of "the chair" from the discussion related to finalizing the decision. The Board of Appeals believed that the chair should not be drafting the decision.

Finally, the Board had concerns related to the appropriate persons to approve extensions beyond the typical 15 days. Originally, the ordinance had the initial extension being granted by the chair of the Board of Appeals, and the more than 60 days extension to be made by the full Board. The Board was concerned that they do not have sufficient knowledge as to overall workload of the City Attorney to be in a position to appropriately judge whether an extension is warranted. As such, they recommended the current version where the Mayor grants the initial extension and the subsequent extension is by the full Council.

Recommendation
A motion to recommend approval of the proposed change to the Common Council.

Attachments:
An Ordinance to Amend Section 58 - Post BOA (DOCX)
Chart of Comparable Communities (PDF)

Attachment: An Ordinance to Amend Section 58 - Post BOA (10064 : An Ordinance to Amend Section 58-41(g) of the Mequon Municipal Code

An Ordinance to Amend Section 58-41(g) of the Mequon Municipal Code Related to the Issuing of Decisions by the Board of Appeals

RECITALS

A. Under Wis. Stat. § 62.23(7)(e) the City is authorized to establish various rules and procedures related to the operation of the Board of Appeals, provided ultimately that any decision issued by the Board is issued within a reasonable time.

B. The Common Council previously adopted section 58-41(g) of the Mequon Municipal Code which provides for a timeline for the Board of Appeals to issue decisions on matters it hears.

C. Based upon various considerations raised by the City Attorney, the Common Council desires to amend this timeline to provide additional flexibility while still meeting the statutory requirement of reasonableness.

D. The Board of Appeals recommended approval of these changes at its meeting on January 2, 2025.

E. The Planning Commission recommended approval of these changes at its meeting on _____, 2025.

F. The Public Welfare Committee recommended approval of these changes at its meeting on _____, 2025.

F. A Public Hearing on the proposed changes was held on _____, 2025.

G. Based upon the information provided by the City Attorney, the recommendations of the Board of Appeals, Planning Commission and the Public Welfare Committee, and the testimony provided at the Public Hearing, the Common Council finds that the proposed changes are appropriate and in the best interests of the health, safety and welfare of the community.

BASED UPON THE FOREGOING RECITALS, the Common Council of the City of Mequon, Wisconsin, do ordain as follows:

Section I

Section 58-41(g) of the Mequon Municipal Code is amended to read as follows (NOTE: Added text is bold underlined; Deleted text is ~~struck-through~~):

58-41(g) *Decision.* **The board shall issue its decision within a reasonable time upon the final conclusion of the hearing. In general, the** ~~The~~ attorney

representing the board ~~or the chair~~ should ~~shall~~ render a written decision within ~~ten~~fifteen days after completion of the hearing. The time for rendering the decision may be extended with the concurrence of the mayor based upon the complexity of the matter, the need to obtain and utilize a transcript of the hearing, workload or time conflicts, or similar considerations except that any delay in rendering the decision beyond 60 days after the date of the hearing shall require approval of the common council. Upon rendering the decision, the~~The~~ city clerk shall promptly circulate the decision to all members of the board who were present for the hearing for their review. The decision shall be deemed final unless, prior to the close of business on the fifth day following such circulation, a member who voted in the majority files a written objection with the city clerk. Upon receipt of an objection, the city clerk shall schedule another meeting of the board for the purposes of considering the objection and finalizing the decision. Within two business days following such additional meeting, the board shall file the final decision with the city clerk.

SECTION II

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

SECTION III

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

SECTION IV

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

Attachment: An Ordinance to Amend Section 58 - Post BOA (10064 : An Ordinance to Amend Section 58-41(g) of the Mequon Municipal Code

Chart of Comparable Communities

15 Days:	Lannon	New Berlin		
30 Days:	Germantown	Franklin	Greenfield	Cedarburg
	Elkhorn	Glendale	Hartland	Pewaukee
	Sun Prairie	Thiensville	Verona	Waunakee
	Oconomowoc[1]			
60 Days:	Grafton	Oshkosh	Wausau	
"Reasonable Time"	Madison	Delafield	Middleton	Middleton
	Waukesha			
"Per Statute"	Brown Deer	Fitchburg		
None:[2]	Beloit	Green Bay	Menomonee Falls	Random Lake
	West Allis	Wauwatosa		

[1] Authorizes additional time if approved by Board and Applicant

[2] With none, the statutory timeline ultimately applies

Attachment: Chart of Comparable Communities (10064 : An Ordinance to Amend Section 58-41(g) of the Mequon Municipal Code related to the

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www.ci.mequon.wi.us **Office of Community Development**

TO: **Planning Commission**
FROM: **Brian Sajdak, City Attorney**
DATE: **February 24, 2025**
SUBJECT: **An Ordinance to Amend Chapter 58 of the Mequon Municipal Code to implement the provisions of 2023 WIS. ACT 16 related to the process and procedures of certain zoning-related applications.**

Background
The proposed ordinance makes a number of changes to the zoning code to reflect changes in the statutes based upon recent legislation.

The most significant change is that the statute now prohibits protest petitions and reflects the continuation of recent legislation which removes local control over many matters, including zoning decisions. The current outright prohibition follows the Legislature's removal of protest petition language from the statute in 2017. The provision related to protest petitions was added to the legislation by a lobbyist for the Realtors Association, and it is speculated that this was done because very few communities removed their protest petition language when the law was changed in 2017. Because of this change, the proposed ordinance removes the three locations where the municipal code allows for protest petitions. These changes are reflected in Sections I, III, and V.

Similarly, the statute also provides that any rezoning must be approved by a simple majority of the members present and voting. This is inconsistent with section 2-43(4) of the code which requires five affirmative votes for council action, except where otherwise provided for in the Code. Accordingly, the proposed ordinance adds a paragraph that matches the statute's lower vote requirement in Section I (which replaces existing protest petition language).

Finally, the remaining changes address statutory changes related to judicial review of zoning decisions. Specifically, the statute provides for broader use of certiorari review together with an "expedited" version of certiorari review for certain residential zoning applications. The proposed ordinance incorporates these changes as well in Sections II and IV.

Recommendation
A motion to recommend approval of the proposed change to the Common Council.

Attachments:
Removal of Protest Petitions Act 16 (DOCX)

AN ORDINANCE TO AMEND CHAPTER 58 OF THE MEQUON MUNICIPAL CODE TO IMPLEMENT THE PROVISIONS OF 2023 WIS. ACT 16 RELATED TO THE PROCESS AND PROCEDURES OF CERTAIN ZONING-RELATED APPLICATIONS

RECITALS

A. The Common Council previously adopted Chapter 58 of the Mequon Municipal Code pursuant to the authority granted in Wis. Stat. § 62.23 to broadly regulate the zoning of property within the City.

B. The Wisconsin legislature enacted 2023 Wis. Act 16 which largely became effective on January 1, 2025.

C. 2023 Wis. Act 16 places certain restrictions on the City's zoning authority.

D. The Common Council desires to adopt these restrictions so as to avoid inconsistencies between the statutes and the municipal code.

E. The regulation of properties in the City through zoning promotes the health, safety and welfare of the community.

BASED UPON THE FOREGOING RECITALS, the Common Council of the City of Mequon, Wisconsin, do ordain as follows:

SECTION I

Section 58-42(k) of the Mequon Municipal Code is repealed and recreated to read as follows:

(k) *Vote Required*. Except as provided below, and except as provided in Wis. Stat. § 62.23(7)(d)2m, the enactment of the proposed change or amendment shall be approved by a simple majority of the members present and voting. In the event that the proposed change or amendment constitutes a down zoning ordinance as defined in Wis. Stat. § 66.10015(1)(as), enactment shall require approval by at least two-thirds of the members-elect, except that if the change or amendment is requested, or agreed to, by the owner of the land affected by the proposed change or amendment, such change or amendment may be enacted by approval of a simple majority of the members present and voting.

SECTION II

Section 58-45 of the Mequon Municipal Code is created to read as follows:

Sec. 58-45. - Certiorari review.

Attachment: Removal of Protest Petitions Act 16 (10063 : An Ordinance to Amend Chapter 58 of the Mequon Municipal Code to implement the

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(a) Any person or persons, jointly or severally aggrieved by any decision of the board of appeals, or any taxpayer, or any officer, department, board or bureau of the city, may, within 30 days after the filing of the decision in the office of the board of appeals, commence an action seeking the remedy available by certiorari as provided by Wis. Stat. § 62.23(7)(e)10.a.

(b) If the planning commission or common council deny a person's application for a conditional use permit, such person may appeal such denial to circuit court by commencing an action seeking the remedy available by certiorari as provided by Wis. Stat. § 62.23(7)(e)10.a.

(c) Notwithstanding the above, a decision of the common council, planning commission, or board or appeals, on an application for an approval, as defined in Wis. Stat. § 781.10(1)(a), is subject to review under the procedures contained in Wis. Stat. § 781.10.

SECTION III

Section 58-64 of the Mequon Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is bold underlined):

Sec. 58-64. - Exempted uses.

The enlargement, expansion, or intensification of a nonconforming use may be allowed by the planning commission following a public hearing duly noticed and held by the planning commission, provided that the planning commission shall review, determine and set forth the following in writing with its approval:

(1) Such enlargement, expansion, or intensification is consistent with the public interest; and

(2) Such enlargement or extension will not have a deleterious effect on property in the surrounding neighborhood due to visual appearance, increased pedestrian or vehicular traffic, noise, smoke, odor, or other similar factors. Furthermore, no such enlargement, expansion, or intensification of a nonconforming use shall be permitted unless all building height, yard, coverage, and off-street parking and other requirements of this chapter for the district in which such use is located are adhered to.

~~In the event that a written protest against any enlargement, expansion or intensification of a nonconforming use, duly signed and acknowledged by the owners of 51 percent or more of the parcels of land located in whole or in part within 1,320 feet of the property line of the land upon which the enlargement, expansion or intensification is to occur, such enlargement, expansion or intensification shall not be allowed, except by board of appeals approval. Each~~

~~page of the protest shall describe the land that is the subject of the proposed enlargement, expansion or intensification, a statement that the people signing the petition oppose the proposed enlargement, expansion or intensification and a statement describing the reasons for the opposition to the proposed enlargement, expansion or intensification. Any person signing a petition on behalf of an entity owner shall specify in the petition the name of the entity and the legal capacity on behalf of the entity in which he or she is signing the petition. The city shall conclusively determine which parcels are in whole or in part within 1,320 feet of the land upon which the enlargement, expansion or intensification is to occur by utilizing the buffer or notification feature of the current version of the city's GIS software. Any such protest must be filed with the clerk not later than 12:00 noon on the Thursday preceding the planning commission meeting at which the proposed enlargement, expansion or intensification is on the agenda. In the case of a petition circulated by any individual(s) among multiple owners (as opposed to an individual acknowledgment by any singular owner), each circulator shall include an acknowledgment made under penalty of perjury on the petition certifying that the circulator is an owner qualified to protest under this section; that the circulator personally circulated the petition and personally obtained each of the signatures; that the circulator knows that the signers are also owners qualified to protest under this section and that the address of each owner is correctly included on the petition; that the circulator knows the owners signed the petition with full knowledge of its content; and, that the circulator knows each signer signed on the date stated opposite his or her name.~~

SECTION IV

Section 58-88(h) of the Mequon Municipal Code is created to read as follows:

(h) *Denials of conditional use permits.* If a conditional use permit application is denied, the denial may be appealed to the circuit court through the certiorari procedures contained in section 58-45.

SECTION V

Section 58-234(e)(2) of the Mequon municipal code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is bold underlined):

(2) Council review.

a. The common council shall review an approved concept development layout plan for a conservation subdivision, as described in section 58-234(e)(1)), upon ~~the occurrence of and as follows:~~

~~1. In the event of~~ a written request from two aldermen or one alderman and the mayor, at which time the concept development layout plan shall be referred to the common council and shall not be effective unless confirmed by the common council.

Attachment: Removal of Protest Petitions Act 16 (10063 : An Ordinance to Amend Chapter 58 of the Mequon Municipal Code to implement the

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~~2. In the event of a written protest against the concept development layout plan, duly signed and acknowledged by the owners of 51 percent or more of the parcels of land located in or whole or in part within 1,320 feet of the property line of the land included in such conservation subdivision, the development layout plan shall be referred to the common council and shall not become effective except by the favorable vote of six members of the common council. Each page of the protest shall describe the land that is the subject of the proposed conservation subdivision, a statement that the people signing the petition oppose the concept development layout plan and a statement describing the reasons for the opposition to the concept development layout plan. Any person signing a petition on behalf of an entity owner shall specify in the petition the name of the entity and the legal capacity on behalf of the entity in which he or she is signing the petition. The city shall conclusively determine which parcels are in or whole or in part within 1,320 feet of the land included in the conservation subdivision by utilizing the buffer or notification feature of the current version of the city's GIS software. In the case of a petition circulated by one or more individuals among multiple owners (as opposed to an individual acknowledgment by any singular owner), each circulator shall include an acknowledgment under penalty of perjury on the petition certifying that the circulator is an owner qualified to protest under this section; that the circulator personally circulated the petition and personally obtained each of the signatures; that the circulator knows that the signers are also owners qualified to protest under this section and that the address of each owner is correctly included on the petition; that the circulator knows the owners signed the petition with full knowledge of its content; and, that the circulator knows each signer signed on the date stated opposite his or her name.~~

b. Any request for confirmation under subsection a. ~~or any protest under subsection b.~~ must be filed with the clerk not later than 12:00 noon on the third Friday following the planning commission's approval of the concept development layout plan or any material change to the concept development layout plan. The common council shall take action on the request for confirmation ~~or protest petition~~ no later than the second common council meeting following the approval of the planning commission.

~~c. If both a request for confirmation and a proper protest are timely filed, the common council shall proceed under the rules of the protest.~~

~~d.~~c. In considering a request for confirmation ~~or a protest~~, the common council may and should attempt to modify the development layout plan to

mitigate legitimate concerns presented by the members of the common council requesting confirmation ~~or the protesters~~ rather than denying.

SECTION VI

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

SECTION VII

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION VIII

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

Attachment: Removal of Protest Petitions Act 16 (10063 : An Ordinance to Amend Chapter 58 of the Mequon Municipal Code to implement the