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, March 13, 2017
7:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Approval of Minutes from February 13, 2017

1) Planning Commission - Regular Meeting - Feb 13, 2017 7:00 PM

2) Consent

a) **Walter Buildings for Brandon and Rachel Goldbeck.** The applicant is seeking approval for an accessory structure greater than 1,000 s.q. ft. For a pole barn located at 14018 N. Davis Road.

b) **Carl Dobberfuhl.** The applicant is seeking approval for an accessory structure greater than 1,000 s.q. ft. for a machine shed located at 11206 W. Highland Road.

c) **Eric Neumann for Vogel Real Estate, LLC.** The applicant is seeking certified survey map approval for the parcel located immediately west of 5650 W. County Line Road and 5650 W. County Line Road.

3) Regular Business

a) **Dermond Property Investment**. The applicant is seeking building plan amendment approval for the revised north building elevation for the property located at 1130 N. Buntrock Avenue.

4) Announcements

The next meeting is April 10, 2017.

5) Adjourn

Dated: March 8, 2017 /s/ Dan Abendroth, Chairman

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

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting. Any questions regarding this agenda may be directed to the Department of Community Development's Office at 262-236-2904, Monday through Friday, 8:00 AM – 4:30 PM

City of Mequon

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PLANNING COMMISSION
Regular Meeting
Monday, February 13, 2017
7:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chairman Dan Abendroth
Alderman Pam Adams
Commissioner John Mason
Commissioner Brian Parrish
Alternate John Stoker
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner Rick Lemke
Commissioner Stephanie Hawley

a) Approval of Minutes

b) Planning Commission - Regular Meeting - Jan 11, 2017 7:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	John Mason, Commissioner
SECONDER:	Becky Schaefer, Commissioner
AYES:	Abendroth, Adams, Mason, Parrish, Stoker, B. Schaefer, J. Schaefer, Lemke
ABSENT:	Choren
EXCUSED:	Strzelczyk, Hawley

2) Consent Agenda

RESULT:

a) St. John Properties for CrossFit Lozen. The applicant is seeking conditional use grant approval for a fitness center for the property located at 10520 N. Baehr Road.

DRAFT

Action
Commissioner Jim Schaefer made a motion to approve the consent agenda (items #2, #3, #4).
Commissioner Parrish seconded the motion.
A voice vote was called; all voted yes (8-0)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Schaefer, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Adams, Mason, Parrish, Stoker, B. Schaefer, J. Schaefer, Lemke
ABSENT:	Choren
EXCUSED:	Strzelczyk Hawley

b) Alexandra Buchanan. The applicant is seeking setback waiver approval to allow for an addition on a single family residential home for the property located at 10662 N. Wauwatosa Road.

RESULT:	**APPROVED [8 TO 0]**
MOVER:	James Schaefer, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Adams, Mason, Parrish, Stoker, B. Schaefer, J. Schaefer, Lemke
ABSENT:	Choren
EXCUSED:	Strzelczyk

c) Chaput Land Surveys, llc for Paul Ellsworth. The applicant is seeking 2 lot certified survey map approval for the properties located at 12543 and 12447 N. Farmdale Road.

RESULT:	**APPROVED [8 TO 0]**
MOVER:	James Schaefer, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Adams, Mason, Parrish, Stoker, B. Schaefer, J. Schaefer, Lemke
ABSENT:	Choren
EXCUSED:	Strzelczyk

3) Public Hearing

1) Michael Best & Friedrich LLP for Outpost Natural Foods Cooperative. The applicant is seeking conditional use grant approval to allow for additional delivery hours for the property located at 7590 W. Mequon Road (Outpost Natural Foods).

Action
Commissioner Parrish made a motion to open a public hearing
Commissioner Stoker seconded the motion.

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A voice vote was called; all voted yes (8-0)

Cathy Czaja - 7539 W. Heron Pond Drive - is opposed and does not wish to speak.

Jo Wagner - 7344 W. Heron Pond Drive - is opposed and does not wish to speak.

Tom Czaja - 7539 W. Heron Pond Drive - is opposed and stated that the violations and existing issues at Outpost need to be addressed before allowing additional delivery hours. The main issue is the noise. He wants something to be done to mitigate the noise. He also feels that the value of the homes in Heron Pond have decreased due to Outpost and the noises from there. He does not feel that the proposed hydraulic lift will have any impact on lessening the noise issues. The fence provided has not done anything to lessen the noise. He would like the request denied due to the noise pollution, decreased property values, quality of life issues and truck deliveries that are already double the approved amount. They included a letter and log of violations in the board packet.

Carol Butzke - 7541 W/ Heron Pond Drive - is opposed due to diminished property levels and quality of life issues. She stated that Outpost has far exceeded the allowed number of deliveries per week. She stated that there are about 64-94 deliveries a week. She stated that added deliveries on weekends takes away from their quality of life. She stated that the fence extension that was promised in 2013 is needed to help mitigate headlights. She feels that more landscaping along the north property line is needed. She submitted a letter that was included in the board packet.

Bill Lind - 7372 W. Heron Pond Drive - is opposed due to the noise issues. He does not feel that Outpost is doing much to mitigate the noise issues. He attended many meetings prior to Outpost opening and that they are not living up to their commitment to be "good neighbors" and he feels that Outpost does not do what they say they will do. He does not want the hours to be extended as Outpost already violates the allotted amount of deliveries. He feels the additional deliveries add more noise and continue to drive property values down in the Heron Pond neighborhood.

Patricia Borger - 7582 W. Heron Pond Drive - is opposed and she is very concerned about the diminished value of the homes in Heron Pond. She says that Outpost has not adhered with original agreements and in doing so has lessened the quality of life issues for her.

Robert Wagner - 7344 W. Heron Pond Drive - is opposed and is upset that his peaceful living has been disturbed since Outpost was built. He stated that Outpost has not kept the promises they made.

Action
Commissioner Stoker made a motion to close the public hearing
Commissioner Parrish seconded the motion.
A voice vote was called; all voted yes (8-0)

Asst. Dir. Zader stated that Outpost is seeking approval for additional delivery hours.

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Grocery stores are permitted uses in the B-1 zoning district. The conditional use grant was originally required because they requested a waiver to the open space requirement as well as the front yard setback. The open space requirement is 40% for new construction and at final site plan approval Outpost was at 35%. The other setback waiver issue related to how far the building had to be from Wauwatosa Road. The building was pushed closer to Wauwatosa Road to provide more distance to the east property line.

The requested expanded delivery hours are:
Saturday until 2:00 pm (currently 12:00 p.m)
Sunday 10:00 am - 2:00pm with a box truck or a van making the deliveries.

He stated that all correspondence from the neighbors is included in the board packet. The neighbors and the staff from Outpost have been working together without city involvement. Prior to the application coming forward and the response from the neighbors, the city was unaware of the level of the violations. Going forward if there are continued violations, the city can document these and actions can be taken by the city.

Asst. Dir. Zader clarified a few issues regarding violations that were discussed:

1. The number of deliveries per week was not incorporated in the Conditional Use Grant when originally approved.
2. There is no limit to the number of deliveries that can take place, only the hours in which deliveries can take place.

The majority of the violations were either expansion of deliveries beyond the alloted hours and there were some parking issues related to the back parking lot. Employees are only allowed to park in the back parking lot during certain times of the day.

With regard to the conditional use grant findings, going forward, the change of hours is being looked at in terms of the impact to the surrounding properties, not revisiting what is currently in the conditional use grant. The zoning change to B-1 and the conditional use grant for the operations have already been approved. The current request is to expand the hours of operations by 2 hours on Saturday and add 1 tuck delivery on Sunday. Staff did work with Outpost to limit the additional delivery on Sunday to only 1 truck. Outpost is willing to spend up to $10,000 on the loading dock to change to a hydraulic lift in hopes that it that will quell some of the noise coming from the loading dock area. Staff does feel that the hours of operation requested are reasonable and are similar to other grocery stores in the City. Staff does recommend the changes of hours of operations based on the conditions and recommendations listed in the staff report.

The applicant's attorney, Nancy Haggerty from Michael Best & Friedrich, was joined by the General Manager, Pam Menhert and Ed Singer, Director of all Outpost store operations.

Ms. Menhert stated that they have always tried to work with the neighbors and she has been in contact with the two abutting neighbors since Outpost has been there. She stated that the issues have not had to come to the City because Outpost has responded to correct the issues

and prevent them from happening again. Regarding the fence, she stated that the fence was recently extended by 30 feet to avoid debris blowing into the neighboring yards. Prior to the fence extension, landscaping and plantings were added on the Outpost property line as a beautification buffer for the neighbors view. She stated that she was surprised that there were so many resident complaints at the meeting, because she had not previously heard from any of these neighbors prior to the meeting. She explained that they are asking for a small extension of hours to allow for their truck to deliver fresh product; 1 additional delivery 2 days a week. She reiterated that Outpost will always work together with the neighbors to mitigate any issues that arise.

Ms. Haggerty stated that due to the nature and size of their store there is a need for more frequent deliveries but they are using smaller trucks.

Mr. Singer explained the findings from 10 weeks of delivery logs:

- 135 deliveries per week
- Break down of trucks:
    - 20.6 semis weekly
    - 52 box trucks (similar to picture in board packet)
    - 56 cargo vans

He stated that the truck needs to arrive later than noon on Saturday in order to deliver fresh food that is cooked and prepared during the morning. They are very conscientious of the noise impact on the neighbors. Their business has grown since they opened which has required more deliveries and more employees. They have worked with their vendors when they have received complaints from the residents. They have dealt with their grease trap vendors to ensure they are complying within the allotted hours. He stated that as of today they installed a non-permanent barrier to prevent any movement from behind the building from 2:00 p.m. to 7:00 a.m. They also gave corrective action to employees parked in the area not allowed for parking. He feels they are being proactive.

Ms. Haggerty summarized that the bulk of the neighbor complaints are about employees parking in 5 parking spaces outside of the permitted hours. The second complaint is about the hours of deliveries, which Outpost is continually monitoring. The request today is for the approval of one delivery from a box truck or van on Sundays between 10:00 a.m. and 2:00 p.m. and to extend the Saturday delivery hours by two hours.

Mayor Abendroth stated the Outpost is a valuable business to the residents and the City wants Outpost to succeed. The issue is the noise from the business is causing problems for the neighbors. He feels that something needs to be done to mitigate the noise issues before extending the hours and amending the conditional use grant.

Commissioner Mason asked about whether the fence is within the original guidelines. He also asked if the landscaping was fully in place as approved to create a visual barrier and help mitigate the lights from coming around the corner. He also asked about the current allowed timing for deliveries.

Asst. Dir. Zader answered that the fence is in and that additional sections were added after the fact. He stated that at the time of receiving occupancy, the landscaping was inspected.

Commissioner Mason stated that he thinks the approval should be stated that only 1 delivery is allowed in their truck. He also asked about the hydraulic lift.

Mr. Singer explained that switching to a hydraulic lift will eliminate the banging normally caused by the current lift system which is a steel plate. This is being done to help reduce the noise.

Commissioner Stoker clarified that the Saturday amendment is not for an additional delivery but to amend the hours to allow for a later delivery that day. He also stated that he feels that a hydraulic loading dock is significantly quieter than a mechanical one. He asked if the truck is diesel with a backup alarm.

Mr. Singer answered that the truck is CNG (compressed natural gas) with diesel refrigeration which is turned off once the truck enters the property. It does have a backup alarm which is DOT required.

Commissioner Stoker stated that this is a difficult conversation. This is a very busy corner in Mequon; with semi-truck traffic. He is supportive of the request for the additional delivery hours.

Mayor Abendroth stated that his concern is not on the number of deliveries or the hours of deliveries but the noise issues and the negative impact on the neighbors. He feels that more needs to be done at the back of the property to block the noise from the trucks.

Ald. Adams stated that she agrees with the Mayor and that this is an opportunity to figure out some of the solutions as these issues have been present.

Mr. Singer explained that they have discussed options for a higher fence and learned that in order to mitigate the noise that a padded freeway wall, which would need to be several feet higher than the tallest truck, would need to be installed. They do not feel that this is a practical solution for the residents or for them.

Commissioner Stoker asked the applicant if they have attended a Heron Pond homeowner's association meeting in order to better understand the complaints from the residents that live there. He recommends that they attend a meeting. He also stated that there is noise there because it is a very busy intersection. He does agree that if something can be done to mitigate the noise that would be great but there are many other factors there that contribute to noise in that area.

Action

Commissioner Mason made a motion:

- To allow for one delivery on Saturday from 12:00 p.m. until 2:00 p.m.
- To allow for one delivery on Sunday between 12:00 p.m. and 2:00 p.m.

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- The deliveries must be in a 37' Outpost box truck or cargo van.
- A hydraulic lift must be installed by July 1, 2017.

Commissioner Stoker seconded the motion

Commissioner Becky Schaefer stated that she is conflicted about approving this issue mostly because there are already other issues there. She would like to find a compromise. She would like the existing issues to be resolved before approving additional hours.

Ald. Adams stated that she likes that there have been some solutions proposed to solve the issues. It is a difficult situation to honor the residents who are unhappy with the situation as well as be supportive to Outpost. She addressed that the alderman from this district wrote a letter to deny the requested approval. He feels so strongly about this that if it gets approved, he will take the item before the Common Council. Ald. Adams stated that she would like to see the Planning Commission work this out.

Action

Ald. Adams made a motion to table this item.
Mayor Abendroth seconded the motion.
A roll call vote was called; motion failed 4-4 (No votes: Parrish, Mason, Lemke, Stoker)

Commissioner Stoker stated that he does not feel that many solutions have been discussed tonight besides the hydraulic lift. He wants the Commissioners to understand that the request is for 1 additional delivery per week. He feels that if the neighbors have noise issues than the City should deal with those complaints in another setting, but that they are not violating their conditional use grant. He feels that Outpost has done a good job of being good neighbors

Commissioner Lemke asked if the Saturday deliveries could be traded out and what the average number of deliveries is on Saturday.

Mr. Singer answered that there is an average of 9 deliveries starting about 8:00 a.m.

Mayor Abendroth reiterated that the current operation is causing a nuisance to the neighbors. There is not a specific definition for noise but in this instance the known entity is the trucks and the lift making noise at the back of the property.

Ms. Haggerty stated that all the noise complaints are normal noises from a grocery store. There is not extra noise than what is normal for these uses. The use is the intended use per the conditional use grant.

Commissioner Stoker stated that issues like the parking during the restricted times are violations that need to be rectified. He does not feel that additional landscaping will have any impact on reducing the noise.

Commissioner Mason stated that the hydraulic lift definitely needs to be part of a motion for approval as he feels that it will help alleviate some of the noise.

Mayor Abendroth stated that he also feels that additional landscaping and fencing needs to be required.

Commissioner Lemke stated that he does not think it is fair to hold up one additional truck delivery and their Sunday business while trying to fix other issues at the property.

Action
Commissioner Lemke made a friendly amendment to Commissioner Mason's motion to change Saturday deliveries from starting at 7:00 a.m. to starting at 8:00 a.m.
Commissioner Mason accepted the friendly amendment.
Commissioner Stoker seconded that friendly amendment.
A roll call vote was called; motion failed 4-4 (No votes: Becky Schaefer, Jim Schaefer, Ald. Adams and Mayor Abendroth).

Mayor Abendroth made the same motion but added a condition that the applicant meet with City staff and the homeowners to discuss further screening (landscaping, fencing) to help mitigate the noise.
Commissioner Stoker seconded that motion.
A roll call vote was called; motion passed 8-0

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Dan Abendroth, Chairman
SECONDER:	John Stoker, Alternate
AYES:	Abendroth, Adams, Mason, Parrish, Stoker, B. Schaefer, J. Schaefer, Lemke
ABSENT:	Choren
EXCUSED:	Strzelczyk

2) MSI General for Riteway Bus LLC. The applicant is seeking conditional use grant, building and site plan amendment and landscape plan approval to operate a transportation terminal (Riteway Bus transportation service) for the property located at 6926 W. Donges Bay Road.

Action
Commissioner Stoker made a motion to go into a public hearing.
Commissioner Becky Schaefer seconded the motion.
A voice vote was called; all voted yes, vote passed 8-0

No discussion

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Becky Schaefer seconded the motion.
A voice vote was called; all voted yes, vote passed 8-0

Asst. Dir. Zader stated that this is a request to operate a transportation terminal for Go Riteway. Their primary client is the Mequon-Thiensville School District. They are currently

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located on Industrial Drive in the Town Center district. This district is zoned B-5 which requires conditional use grant approval for a transportation terminal. The proposed site plan shows a 3,300 sq. ft. building, a parking lot designed to accommodate 54 buses and 37 vehicles and 2 retention ponds. Access to the site is from Donges Bay Road. The access point is a little larger than usual to allow for the turning radius of the buses.

The building will be constructed with brick masonry units with metal wall panels and the overall height of the building is 20 feet. There is an overhead garage door on the east elevation to help with bus maintenance. There are a few changes to the building plan that are recommended by staff. The two elevations to the west and the north are lacking fenestration details. It was suggested that some transom windows be added to break up the wall expanse as well as mirroring that some pattern on the overhead door.

A lighting plan was submitted which shows 11 LED parking lot lights and 3 building wall packs. Because the building is 20 feet in height, the code requires that the lights be no higher than 15 feet. They also need to comply with the full cutoff classification as well as the wall packs on the building.

The landscape consultant made several recommendations which are listed in the report. The applicant is prepared to work with staff regarding the landscape consultant recommendations.

The proposed area is zoned mostly B-5 and industrial and the nearest residential property is about 700 feet away. The hours of operation are mostly in the morning and afternoon. Staff does not feel that the use will have a negative impact on the surrounding neighborhood. Staff does recommend this approval according to the conditions in the report.

The applicants, Ben Freeland from MSI General, R.J. Bass from Go Riteway and Aaron Koch from Pinnacle Engineering, were present to answer any questions from the Commission.

Mayor Abendroth suggested that weekend hours be added to the conditional use grant.

Commissioner Parrish asked about the acceleration lane and if the entrances are wide enough.

Commissioner Jim Schaefer stated that he feels that the building is good looking but agrees with staff recommendation to add the transom windows to the building and the garage.

Action
Commissioner Stoker made a motion to approve the item per staff recommendations.
Commissioner Becky Schaefer seconded the motion.
A voice vote was called; all voted yes, vote passed 8-0

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Alternate
SECONDER:	Becky Schaefer, Commissioner
AYES:	Abendroth, Adams, Mason, Parrish, Stoker, B. Schaefer, J. Schaefer, Lemke
ABSENT:	Choren
EXCUSED:	Strzelczyk

4) Regular Business

a) NWIH LLC DBA Dairy Queen. The applicant is seeking sign waiver approval for new logo signs for the property located at 10996 N. Port Washington Road (Dairy Queen).

Asst. Dir. Zader stated that this is a request for a 22 sq. ft. wall sign for the Dairy Queen located in the Mequon Pavilions. This sign does comply with the Pavilions Master Sign Plan but in Section 62.4 of the Sign Code, staff is deferring to the Commission in terms of the approval of the sign because staff does not feel that it aesthetically meets the intention of the sign code. The lettering on the wall sign is not in proportion with the façade and staff feels that it will be difficult to see from Port Washington Road; specifically during the day time. Proportionally the size between the sign and the raceway is not in proportion because of the small lettering of the sign. Under the Sign Code they are allowed to go up to 3 ft letter height, but in this case it is 1 foot, 6 inches. According to the applicant, the sign has already been fabricated, but staff recommends the sign be modified according to the conditions in the report.

The applicant, Ihab Habash owner of the Dairy Queen, started that the corporate office changed the logo and that is the reason for the new signs.

Ald. Adams stated that she supports family businesses in the city and she does not feel that the residents care about the size of the sign. She does not support staff recommendation.

Action
Commissioner Jim Schaefer made a motion to approve the sign as shown.
Commissioner Stoker seconded the motion.
A voice vote was called; all voted yes, vote passed 8-0

Action
Commissioner Stoker made a motion to adjourn
Commissioner Parrish seconded the motion.
A voice vote was called; all voted yes, vote passed 8-0

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RESULT:	**APPROVED [TO 0]**
MOVER:	James Schaefer, Commissioner
SECONDER:	John Stoker, Alternate
AYES:	Abendroth, Adams, Mason, Parrish, Stoker, B. Schaefer, J. Schaefer, Lemke
EXCUSED:	Strzelczyk
ABSENT:	Choren

5) Announcements

The next meeting is Monday, March 13th

6) Adjourn

The meeting adjourned at 8:37 p.m.

City of Mequon

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

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

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **March 13, 2017**

SUBJECT: **Walter Buildings for Brandon and Rachel Goldbeck. The applicant is seeking approval for an accessory structure greater than 1,000 s.q. ft. For a pole barn located at 14018 N. Davis Road.**

Applicant:	Walter Buildings
Status of Applicant:	Agent
Requested:	Construction of an accessory structure in excess of 1,000 square feet.
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay)
Land Use Plan:	Rural Residential
Lot size:	10 Acres
Location:	14018 N. Davis Road
Tax Key:	#14-004-07-001.00
District:	#1

Background: The applicant is requesting Planning Commission approval for a 2,016 square foot accessory building at 14018 N Davis Road. Per Section 58-234 (b)(f) of the zoning code, Planning Commission approval is required because the structure exceeds 1,000 square feet.

Accessory Structure:
The proposed structure is designed with metal wall panels and a metal roof with two cupolas (see attached elevations). The structure is proposed to be located 50 feet from the closest property line which does not allow for the housing of livestock. Overall height of the building is shown at 16 feet. The design and materials of the building is consistent with other agricultural buildings approved by the Planning Commission in the past.

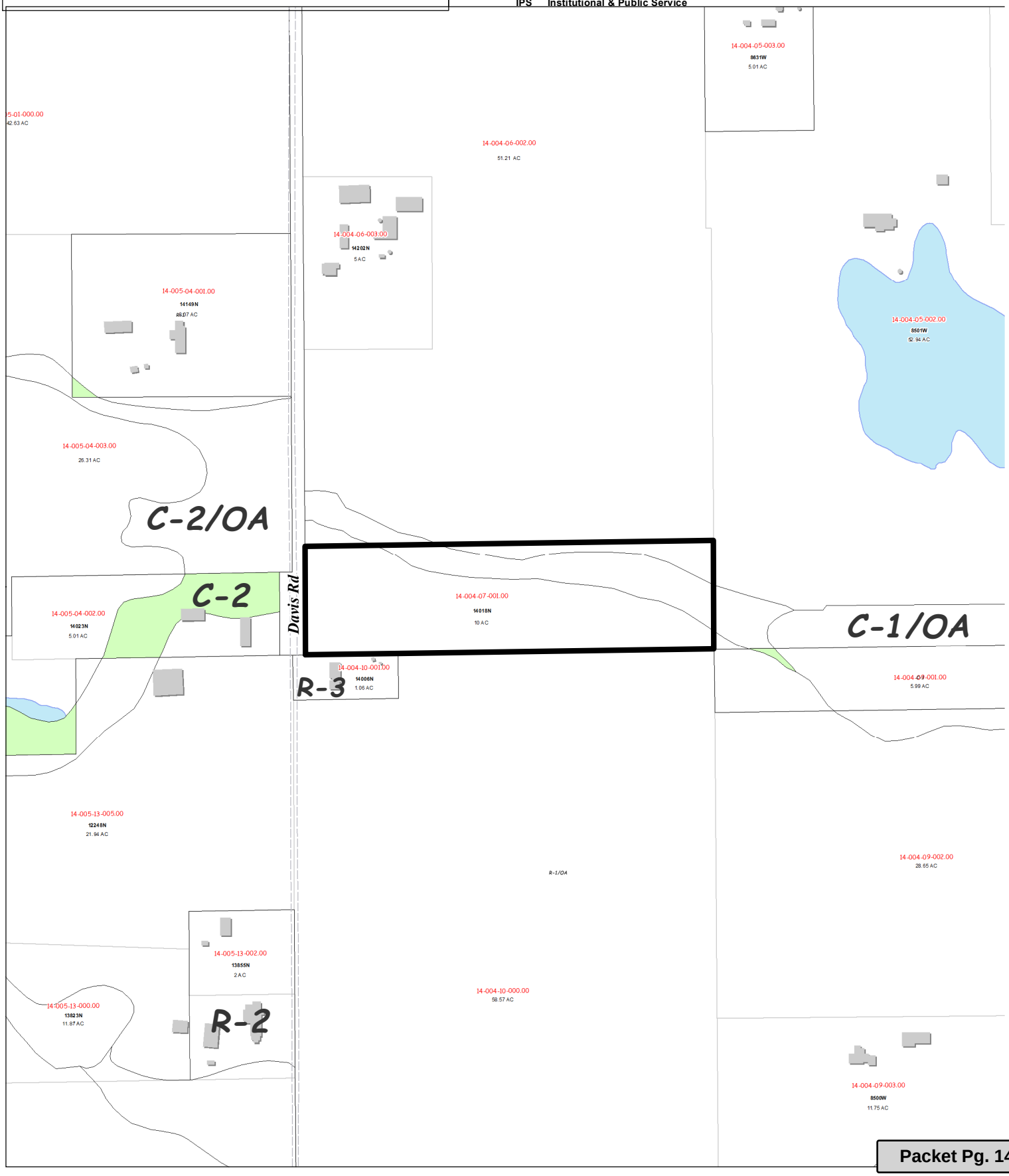
Staff Recommendation:
Since the proposed structure is consistent with prior approvals of agricultural structures and appears to be harmonious with the surrounding area, Planning Staff recommends **approval** based on the following condition(s):

1. The structure shall be used for agricultural related equipment and activities.
2. Any proposed lighting for the building shall be approved by staff.
3. Final staff review and approval of site, floor and elevation plans.

Attachments:
PAcket_Goldbeck_03.13.17 (PDF)

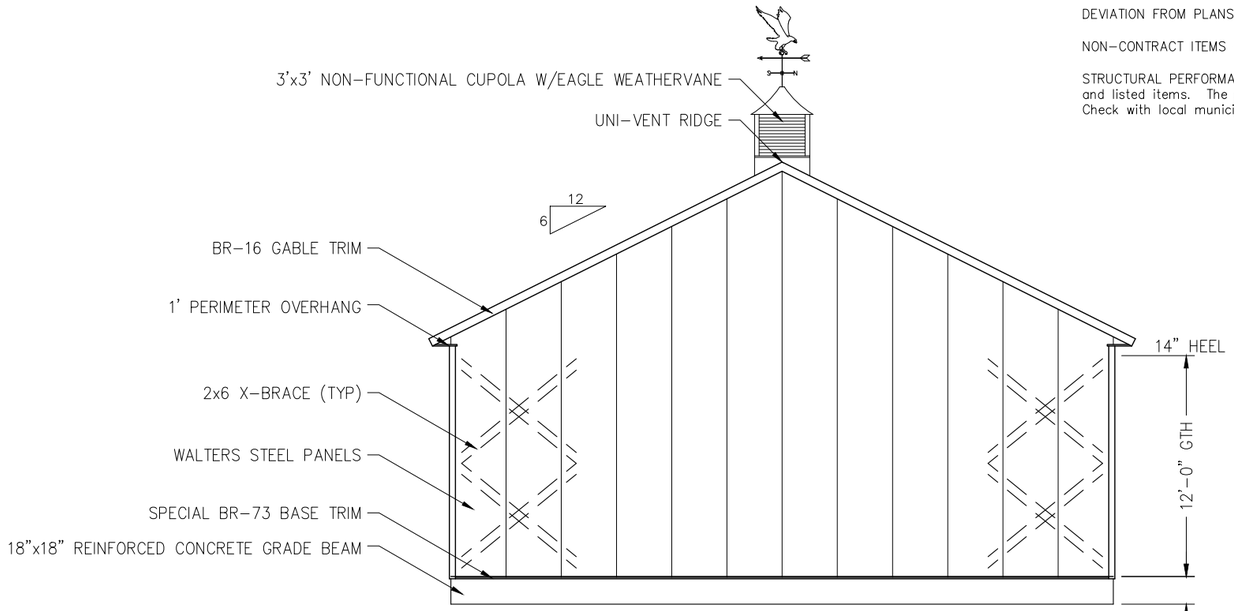
Item 2 - Walter Brothers for Brandon and Rachel Goldbeck

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



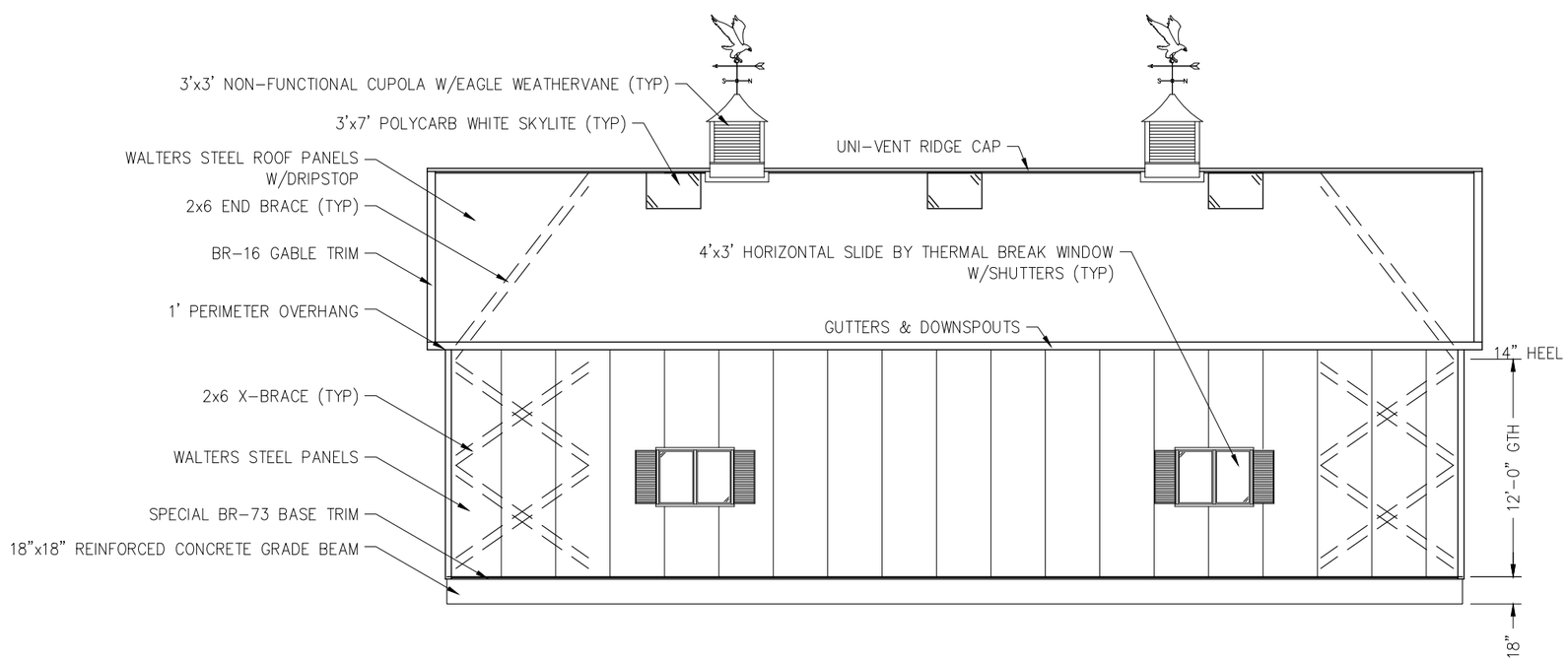
Attachment: PAcket_Goldbeck_03.13.17 (2179 : Walter Buildings for Brandon and Rachel Goldbeck)

Attachment: Packet_Goldbeck_03.13.17 (2179 : Walter Buildings for Brandon and Rachel Goldbeck)



LEFT END ELEVATION

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



FRONT SIDE ELEVATION

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

DEVIATION FROM PLANS – Any deviation from these plans shall have been consulted with and documented by the supervising professional.

NON-CONTRACT ITEMS – Items may appear on these plans that are done by others and are not part of the Walters Buildings' contract..

STRUCTURAL PERFORMANCE – Walters Buildings and the above engineer's responsibility is limited to the structural performance of the post frame shell and listed items. The parties are not acting as the supervising professional of record for onsite supervision of construction, installation, or inspection. Check with local municipality for any special requirements.

GENERAL SPECIFICATIONS

The project consists of a laminated wood column building for BRANDON & RACHEL GOLDBECK
14018 N DAVIS ROAD, MEQUON, WI 53047
per WALTERS BUILDINGS Specifications.
TOTAL PROPOSED BUILDING SQUARE FOOTAGE= 2,016 SQ.FT.

Type of Construction – VB, Unprotected Combustible
Use Group Classification – U, UTILITY (GARAGE)

VERIFY WINDOW & DOOR ROUGH OPENING LOCATION BEFORE FRAMING

VERIFY FINISHED FLOOR HEIGHT BEFORE FRAMING FOR DOORS

Snow Load Used= 26 PSF
Total Load Used= 30 PSF

Design Wind Load (P=Velocity Pressure): 10 PSF
Presumed Soil Bearing Capacity : 4000 PSF
Presumed Lateral Soil Pressure : 200 PSF

SHEET INDEX

1 of 4 Elevations
2 of 4 Elevations
3 of 4 Framing Plan
4 of 4 Section

T1 of T1 35'-9" S.C. Truss Detail

ABBREVIATIONS

A.B.('s)	Anchor Bolt (s)
ABV	Above
AFF	Above Finish Floor
ASPH	Asphalt
B. BD	Base Board
BBP	Blocking Between Purlins
BEL	Below
BIT	Bituminous
BLK(G)	Block(ing)
BOT	Bottom
BRG	Bearing
B.S.	Both Sides
℄	Centerline
CFT	Cubic Foot
C.H.	Ceiling Height
CLG	Ceiling
CLOS	Closet
CMU	Concrete Mas. Unit
d	Penny
DBL	Double
DN	Down
E.E.	Each End
E.F.	Each Face
E.W.	Each Way
F.D.	Floor Drain
F.E.	Fire Extinguisher
FFE	Finished Floor Elevation
F.O.	Framed Opening
GA	Gage, Gauge
GTE	Grade To Eave
GTH	Grade To Heel
GV	Galvanized
LAM.	Laminated
LAV.	Lavatory
LVR	Louver
MAS	Masonry
M.O.	Masonry Opening
NBW	Not By Walters Buildings
N.I.C.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Center(s)
OHD	Overhead Door
O/O	Out to Out
PERI	Perimeter
PL	Property Line
P	Plate
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
P.T.	Pressure Treated
R.O.	Rough Opening
R.O.W.	Right of Way
S.O.G.	Slab on Grade
SQ.	Square
STP	Steel Transfer Plate
T & G	Tongue & Groove
T.O.L.	Top of Ledger
T.O.W.	Top of Wall
TYP.	Typical(ly)
U.N.O.	Unless Otherwise Noted
WH	Water Heater
WWF	Welded Wire Fabric

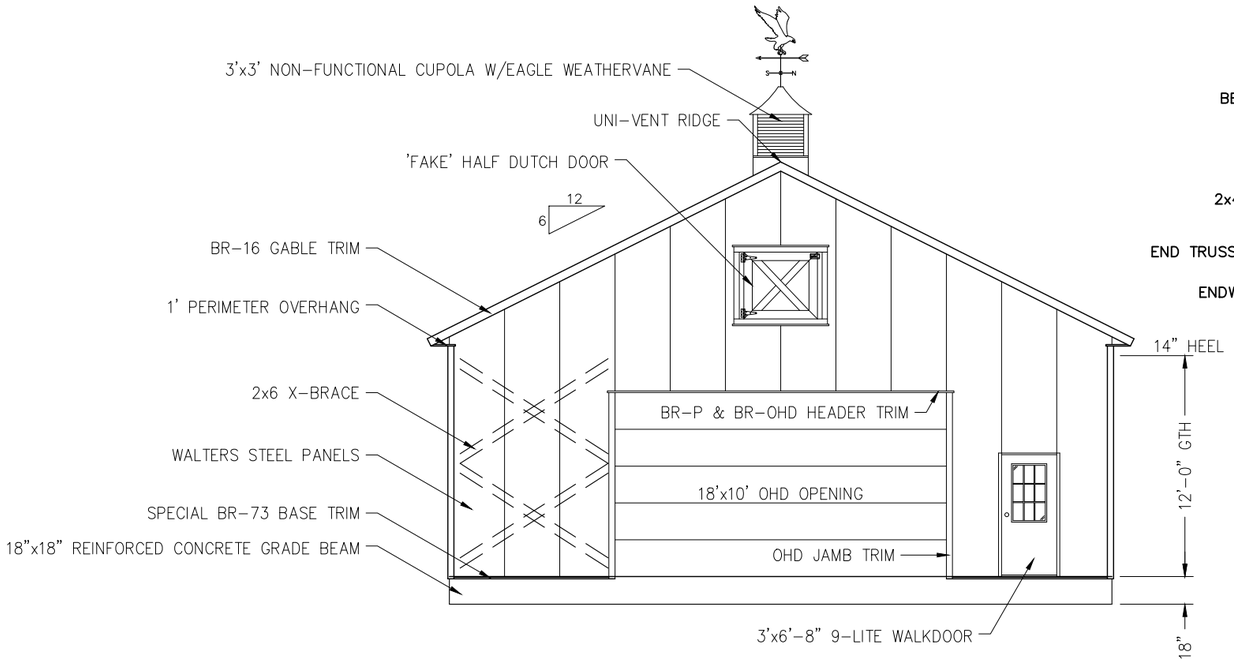
Owner: BRANDON & RACHEL GOLDBECK
Project:
Location: CEARBURG, WI
Dealer/Salesman: RUSS BREIT

Drawn By: TZ
Date: 10/12/16
Revised By: GD
Revised Date: 12/27/16

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

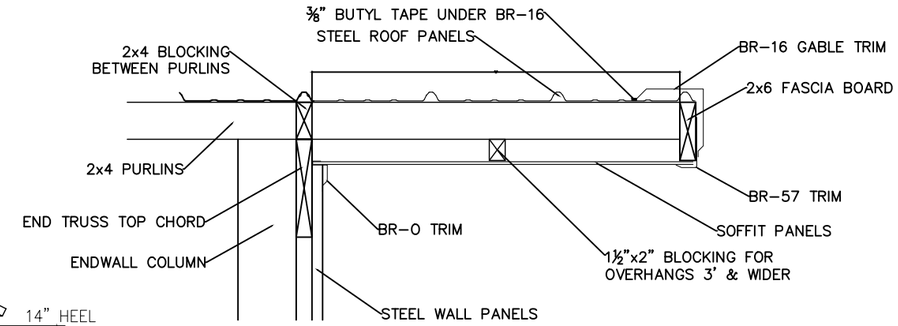
Job No: 95-1063
Checked By:
Approved By:
Sheet No: 1 of 4

Attachment: Packet_Goldbeck_03.13.17 (2179 : Walter Buildings for Brandon and Rachel Goldbeck)



RIGHT END ELEVATION

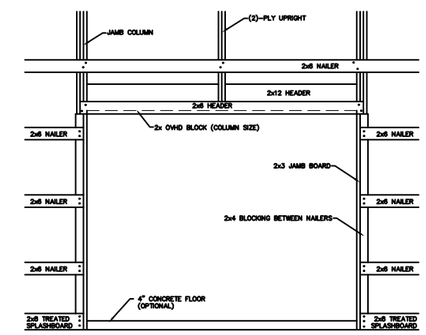
SCALE: 1/8" = 1'-0"

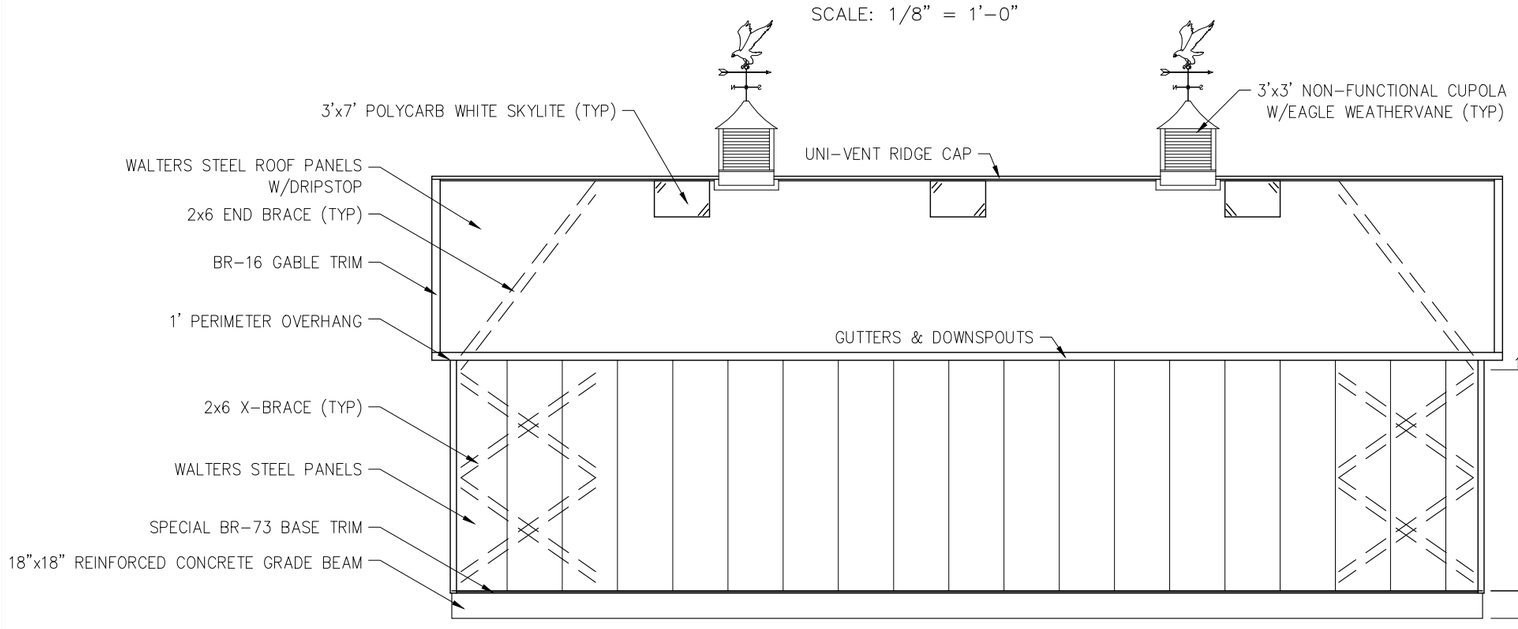


TYPICAL END OVERHANG

OVERHEAD DOOR DETAILS

TYPICAL ENDWALL OVERHEAD DOOR OPENING

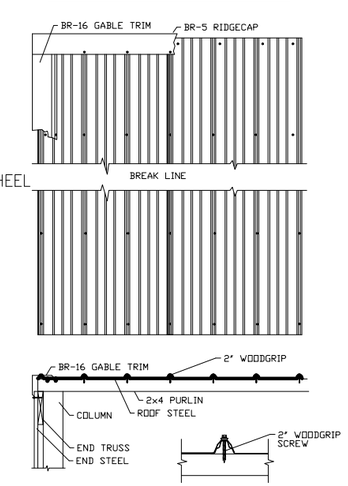




BACK SIDE ELEVATION

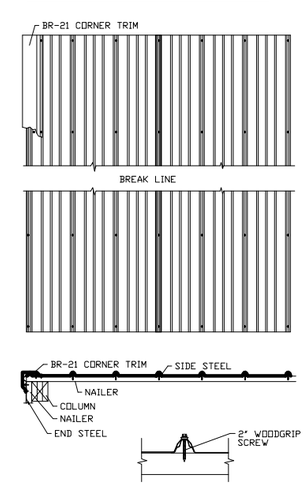
SCALE: 1/8" = 1'-0"

STANDARD SCREWING PATTERN FOR STEEL ROOF PANELS



SECTION THRU LAP RIB

STANDARD SCREWING PATTERN FOR STEEL SIDE PANELS



SECTION THRU LAP RIB

Owner: BRANDON & RACHEL GOLDBECK
Project:
Location: CEARBURG, WI
Dealer/Salesman: RUSS BREIT

Drawn By: TZ
Date: 10/12/16
Revised By: GD
Revised Date: 12/27/16

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Job No: 95-1063
Checked By:
Approved By:
Sheet No: 2 of 4

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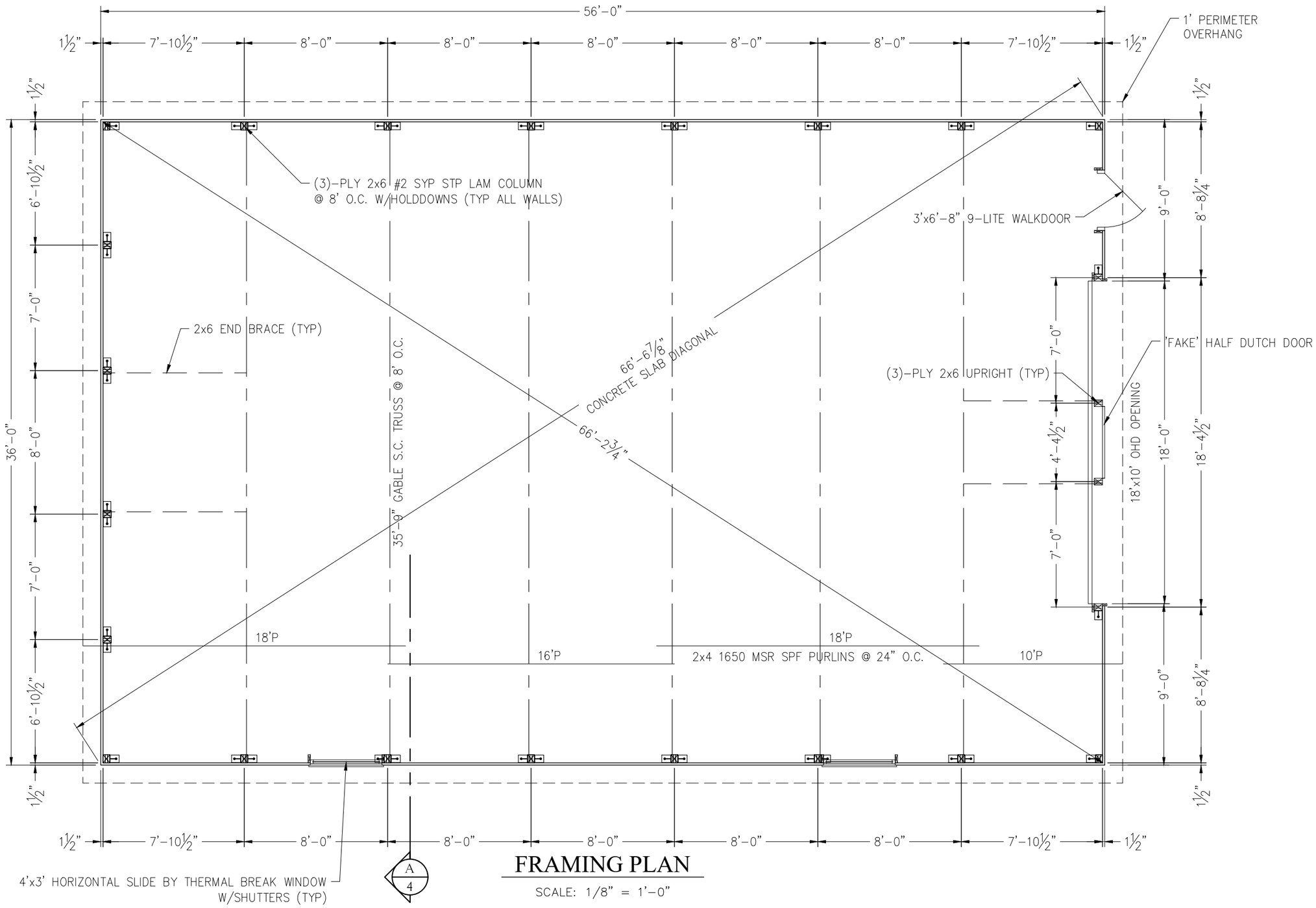

FRAMING PLAN

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

Owner: BRANDON & RACHEL GOLDBECK
Project:
Location: CEARBURG, WI
Dealer/Salesman: RUSS BREIT

Drawn By: TZ
Date: 10/12/16
Revised By: GD
Revised Date: 12/27/16

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Job No: 95-1063
Checked By:
Approved By:
Sheet No: 3 of 4

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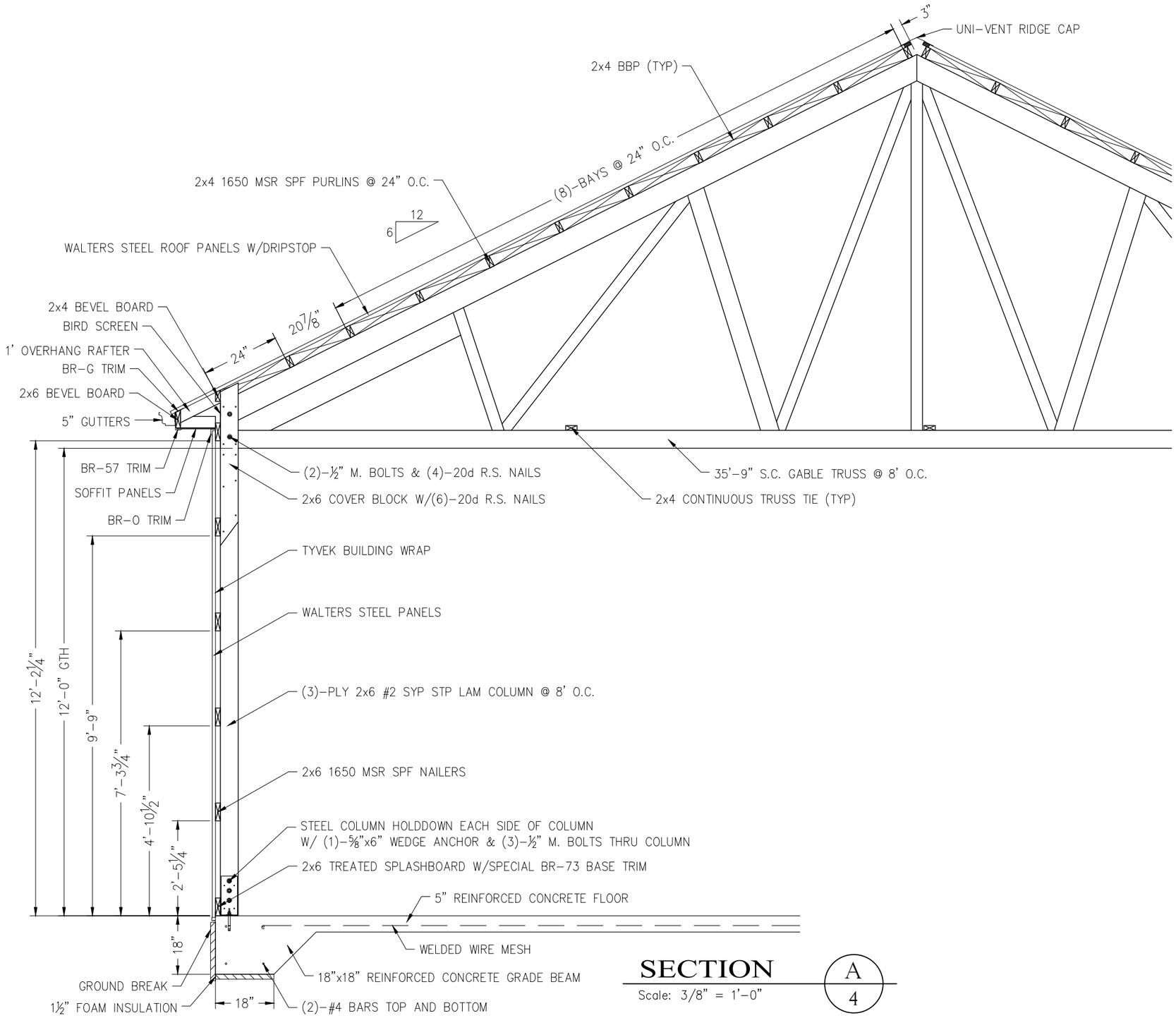

SECTION A/4

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

Owner: BRANDON & RACHEL GOLDBECK
Project:
Location: CEARBURG, WI
Dealer/Salesman: RUSS BREIT

Drawn By: TZ
Date: 10/12/16
Revised By: GD
Revised Date: 12/27/16

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Job No: 95-1063
Checked By:
Approved By:
Sheet No: 4 of 4

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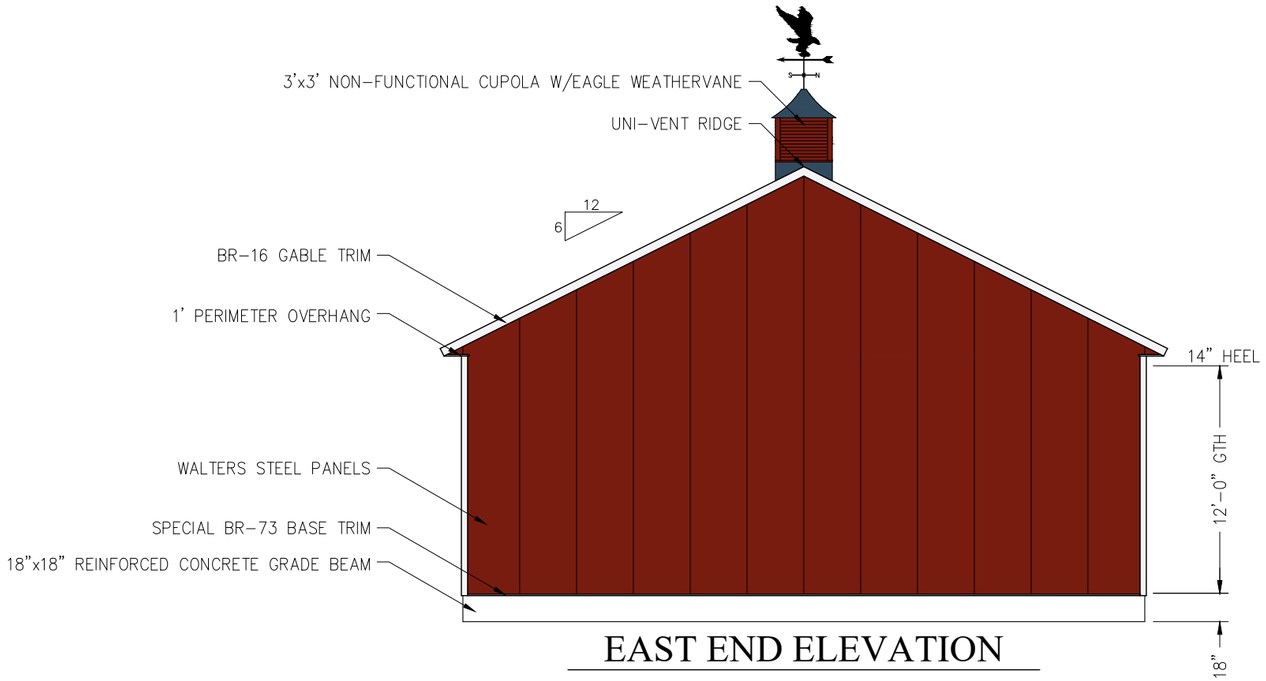
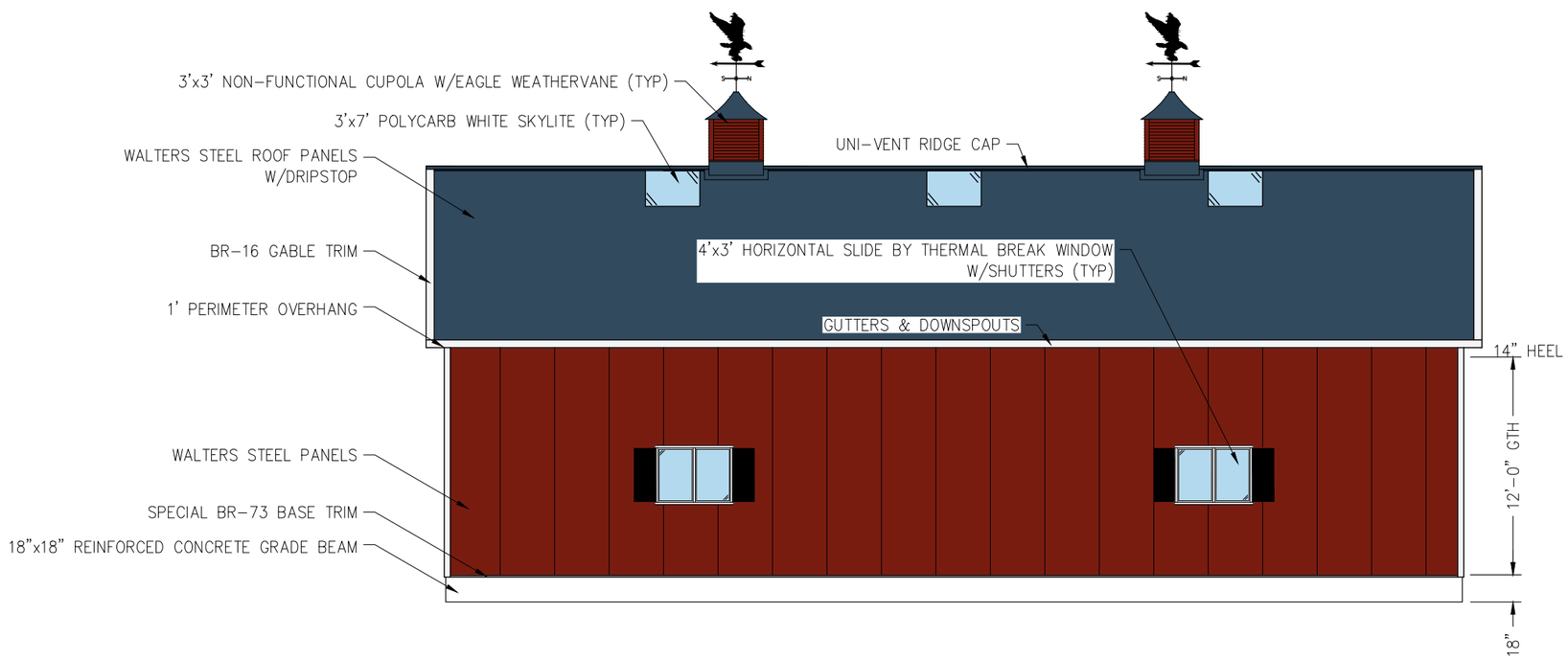


EAST END ELEVATION

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



SOUTH SIDE ELEVATION

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

Owner: BRANDON GOLDBECK
Project:
Location: CEARBURG, WI
Dealer/Salesman: RUSS BREIT

Drawn By: TZ
Date: 3/6/2017
Revised By:
Revised Date:

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Job No: 95-1063
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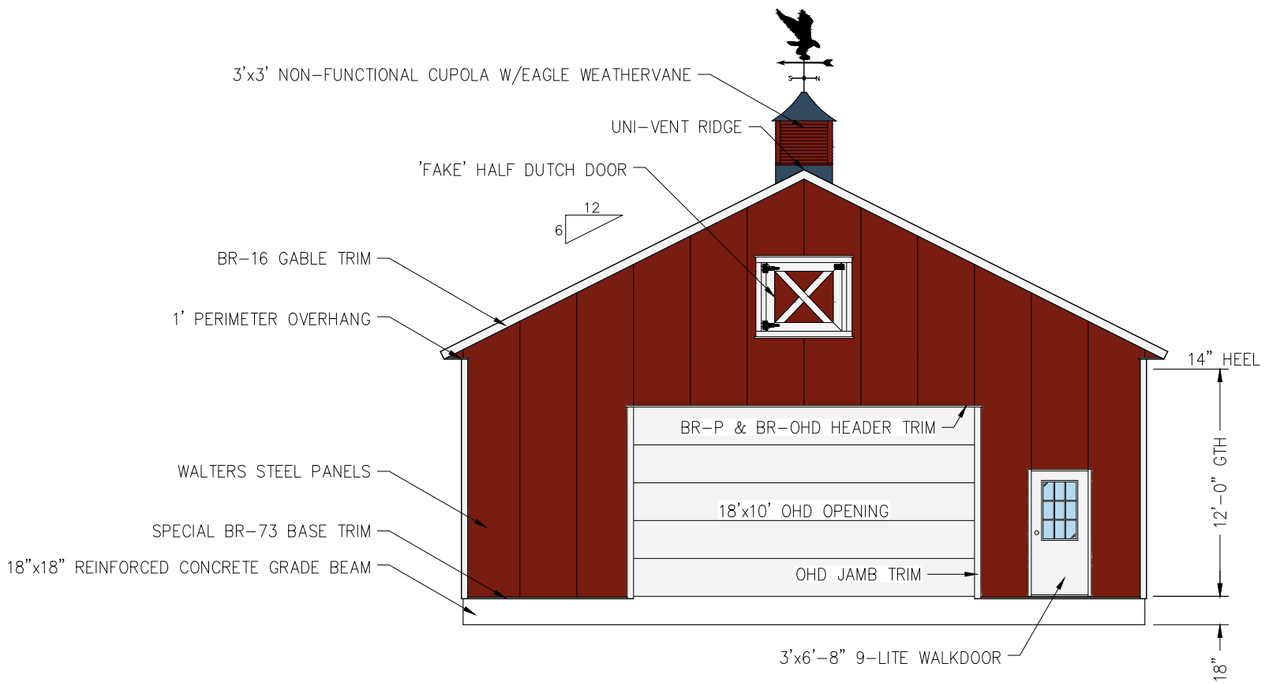
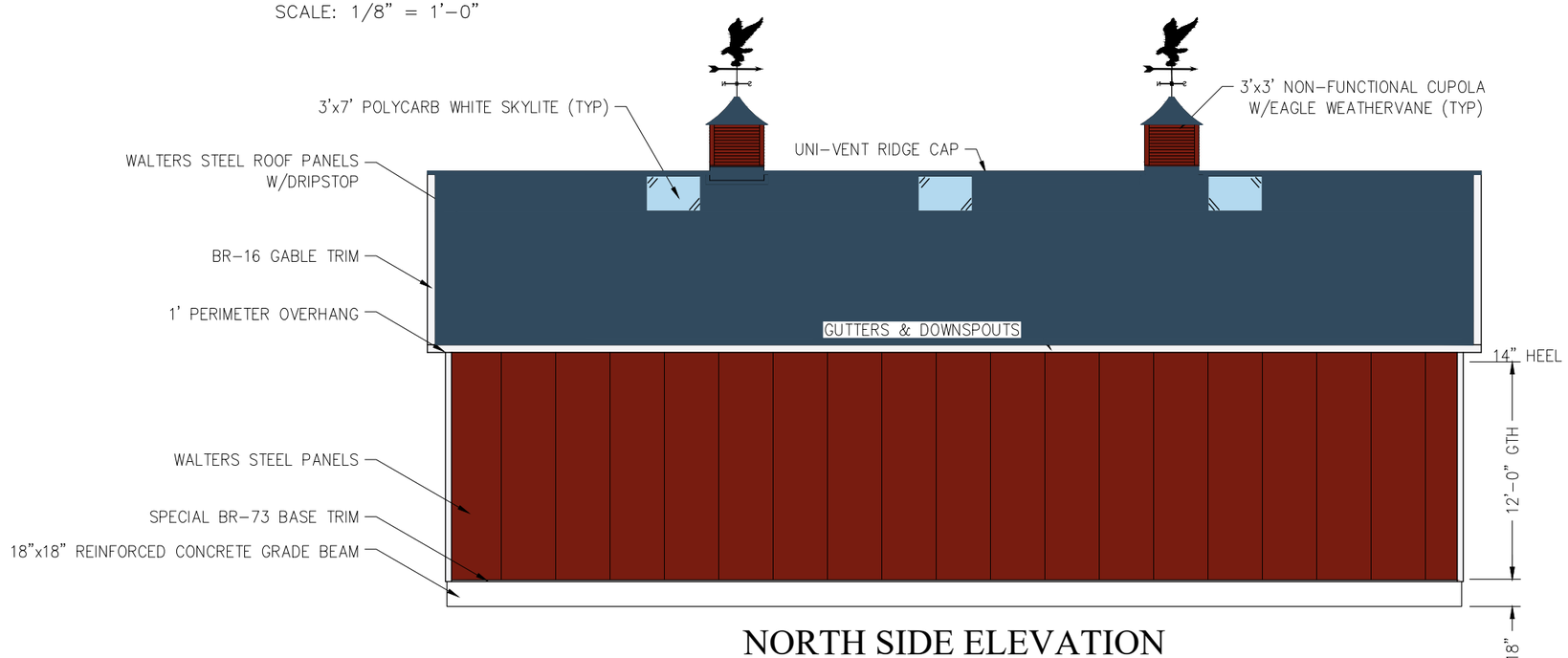


WEST END ELEVATION

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



NORTH SIDE ELEVATION

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

Owner: BRANDON GOLDBECK
Project:
Location: CEARBURG, WI
Dealer/Salesman: RUSS BREIT

Drawn By: TZ
Date: 3/6/2017
Revised By:
Revised Date:

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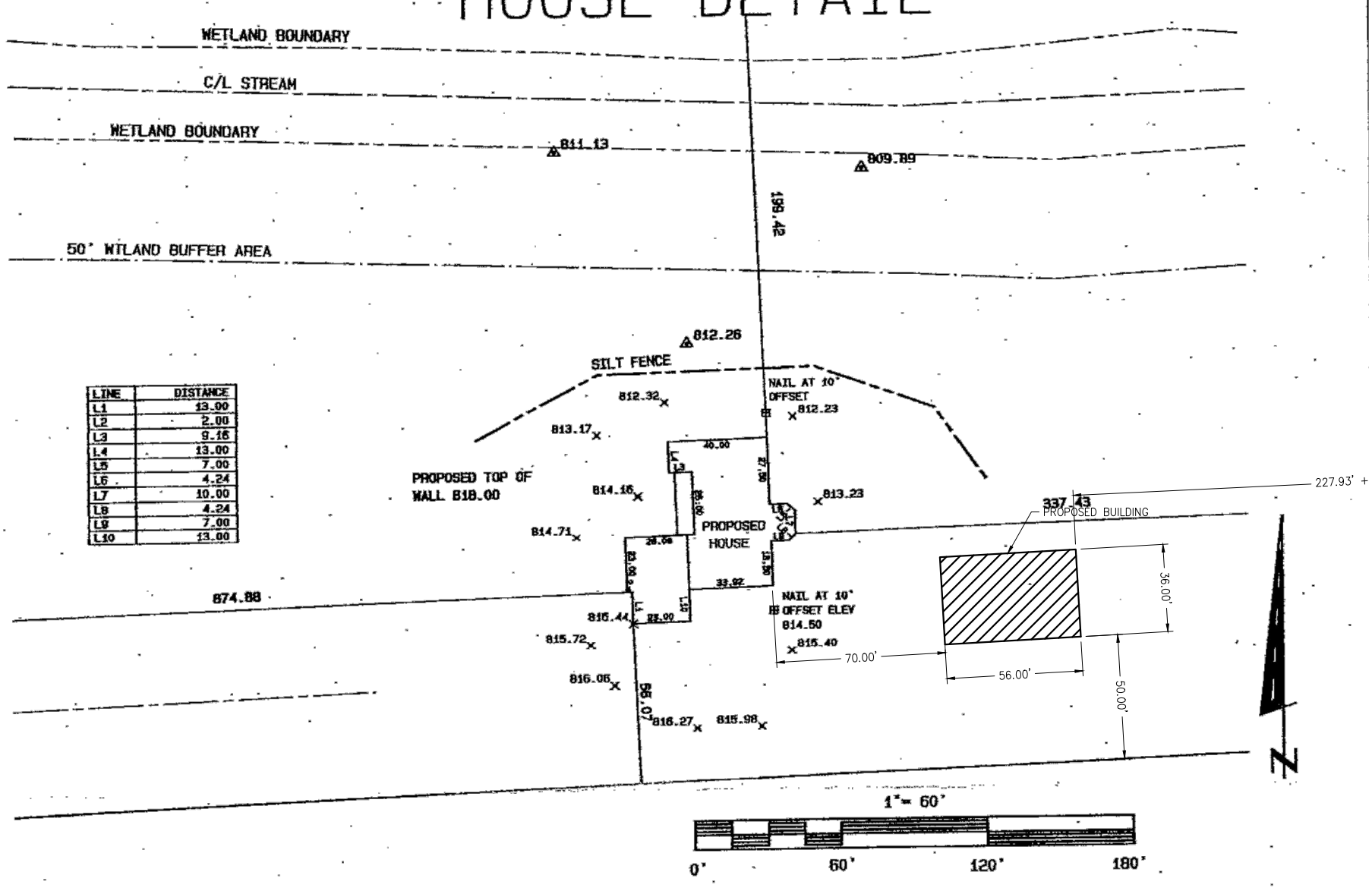
Job No: 95-1063
Checked By:
Approved By:
Sheet No: 2 of 2

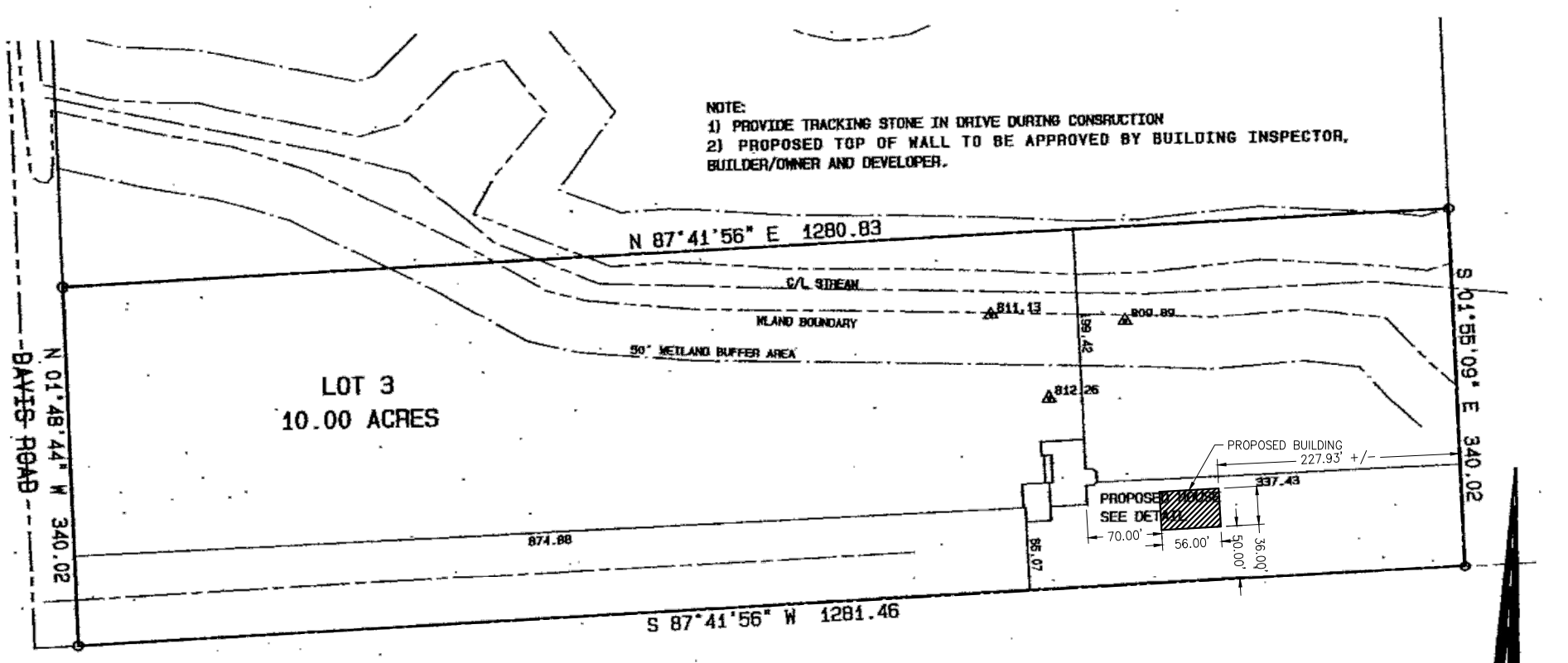
D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

BEING LOT 3 OF CERTIFIED SURVEY MAP NUMBER 3946 LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 4, T.9 N., R.21 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

HOUSE DETAIL



LINE	DISTANCE
L1	13.00
L2	2.00
L3	9.16
L4	13.00
L5	7.00
L6	4.24
L7	10.00
L8	4.24
L9	7.00
L10	13.00



WISCONSIN
DENNIS J. VAN SLUYS
S-1238
SHEBOYGAN, WI
LAND SURVEYOR

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF:

Dennis J. Van Sluys S-1238

Dated this 3rd day of Nov 2015.

× = EXISTING GRADE
○ = 1" IRON PIPE
▲ = SOIL BORING

DATA/MEQUON/KASTENR/L3KAST.MAP D-3105

Attachment: PAcket_Goldbeck_03.13.17 (2179 : Walter Buildings for Brandon and Rachel Goldbeck)

City of Mequon

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

www.ci.mequon.wi.us

Office of Community Development

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **March 13, 2017**

SUBJECT: **Carl Dobberfuhl. The applicant is seeking approval for an accessory structure greater than 1,000 s.q. ft. for a machine shed located at 11206 W. Highland Road.**

Applicant:	Carl Dobberfuhl
Status of Applicant:	Property Owner
Requested:	Construction of an accessory structure in excess of 1,000 square feet.
Existing Zoning:	R -1 (Rural Residential) OA (Agricultural Overlay)
Land Use Plan:	Rural Residential
Lot size:	15 Acres
Location:	11206 W. Highland Road
Tax Key:	#14-172-001-40.00
District:	#1

Background: The applicant is requesting Planning Commission approval for a 4,000 square foot machine shed at 11206 W Highland Road. Per Section 58-234 (b)(f) of the zoning code, Planning Commission approval is required because the structure exceeds 1,000 square feet. The applicant recently combined two 7.5 acre lots into one parcel. By eliminating the property line and the applicable offset, the proposed building can be located in the same general area as the previous building.

Accessory Structure: The building will be used as a machine shed and to store agricultural equipment. The proposed structure is designed with metal wall panels and a metal roof (see attached elevations). Overall height of the building is shown at 16 feet. The design and materials of the building is consistent with other building on site. Staff does not recommend any changes to the plan.

Staff Summary: The proposed structure is consistent with prior approvals of agricultural structures and appears to be harmonious with the surrounding area.

Staff Recommendation:
Planning staff recommends **approval** based on the following condition(s):

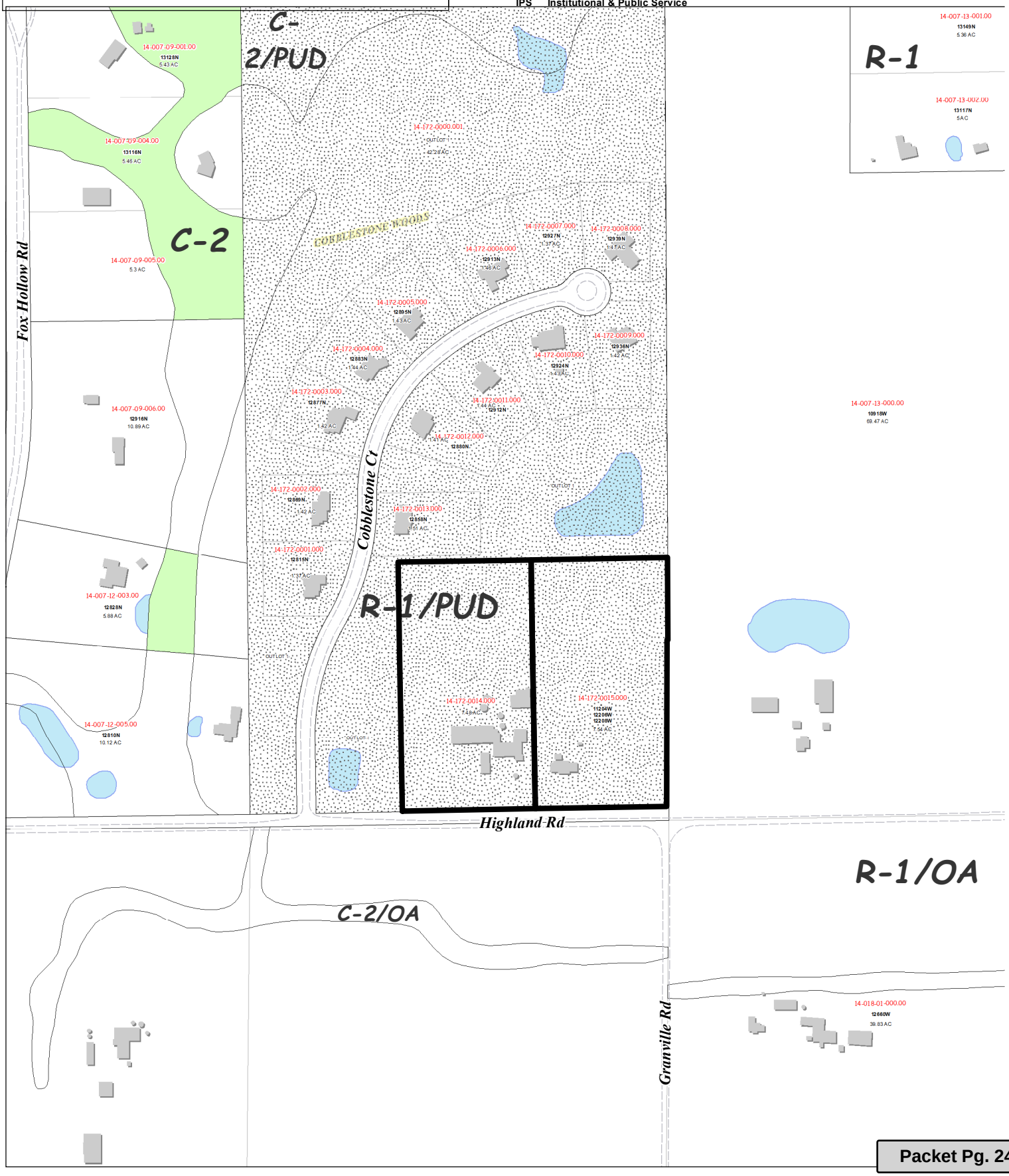
1. The structure shall be used for agricultural related equipment and activities.
2. Any proposed lighting for the building shall be approved by staff.
3. Final staff review and approval of site, floor and elevation plans.

Attachments:

Packet_Dobberfuhl_03.13.17 (PDF)

Item 3 - Carl Dobberfuhl

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



Attachment: Packet_Dobberfuhl_03.13.17 (2182 : Carl Dobberfuhl)

Purpose:

The purpose of this building replacement project is to replace an existing machine shed (built in the 1960s) with a new all metal machine shed. The replacement is being proposed for the following reasons:

1) The existing building has a sagging roof, rusted and leaking roof sheets. There is a concern that the existing roof could fail due to snow loading

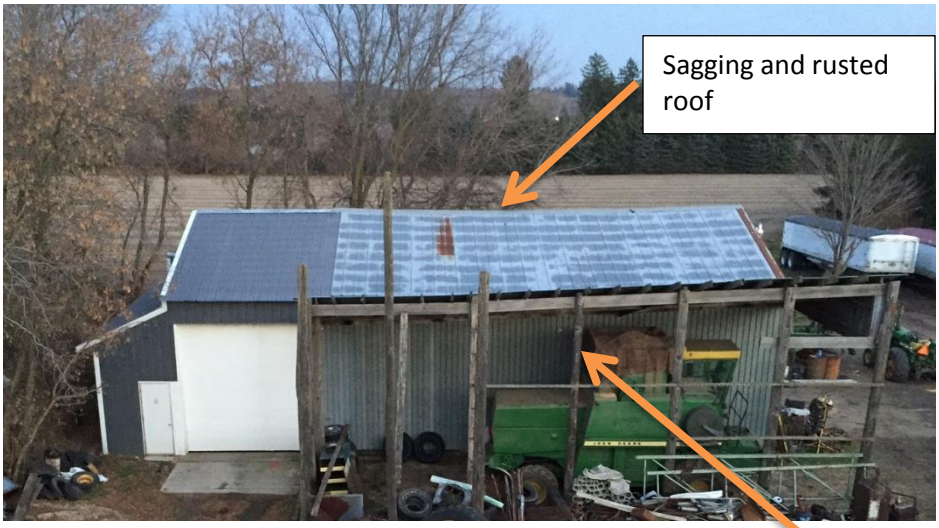
2) The lean-to on the west is open on three sides providing very limited protection for the storage of a combine (harvester machine). The new building would completely enclose this area. Moving farm equipment inside the proposed machine shed will reduce deterioration of equipment that is currently stored outside.

3) The existing building is not long enough to park recently acquired semi tractor-trailer inside. The other larger machine shed building on the property does not have doors on the end and cannot fit the semi tractor-trailer.

Below is an aerial view showing the existing machine shed building and multiple attached lean-to's. The proposed plan is to replace the main structure and the open sided lean to with a new all-metal single roofline

Arial view of buildings and property lines

Attachment: Packet_Dobberfuhl_03.13.17 (2182 : Carl Dobberfuhl)



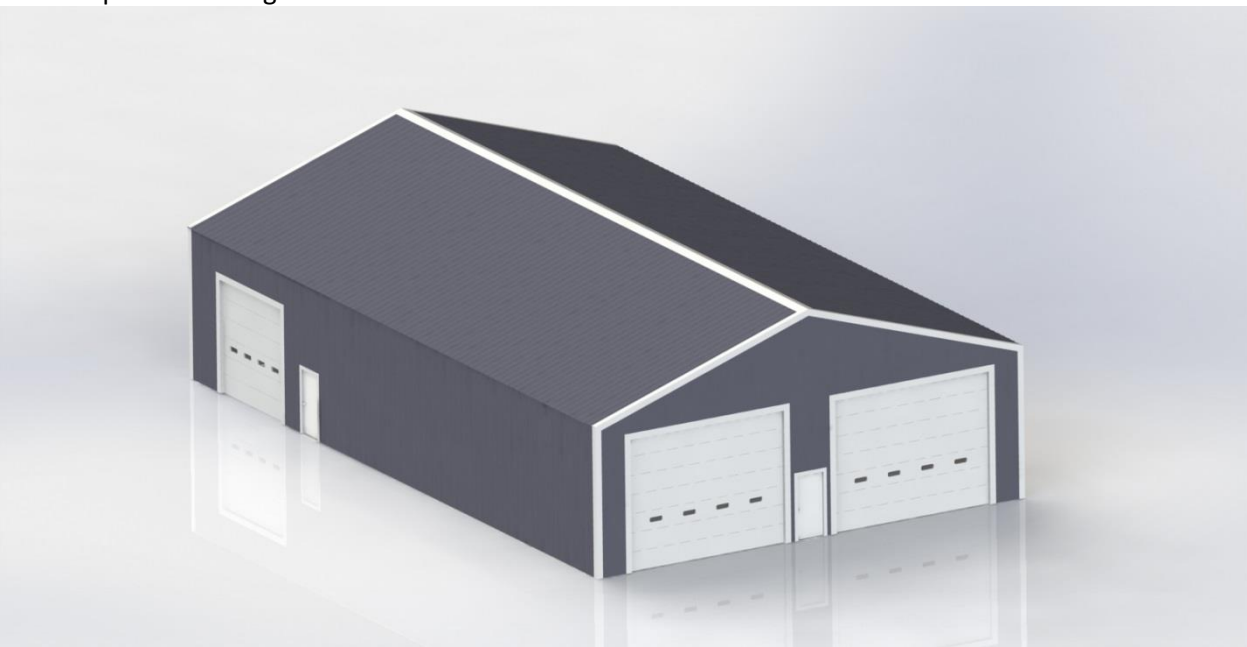
Existing building irregular shaped 50ft x 60ft x 15ft

Open lean to with non-ideal reverse sloping roof

New proposed replacement building 50ft x 80ft x 16ft (similar view perspective)

Attachment: Packet_Dobberfuhl_03.13.17 (2182 : Carl Dobberfuhl)

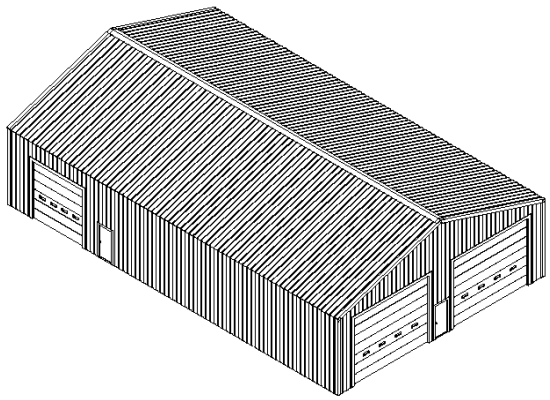
New Proposed Building Views:

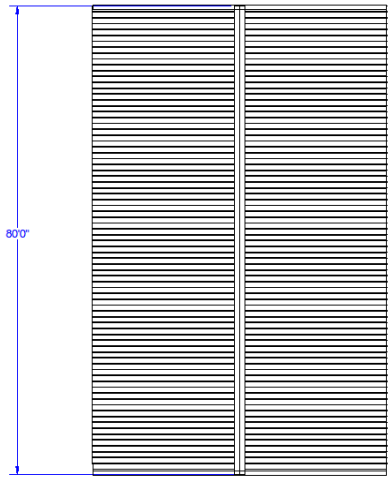


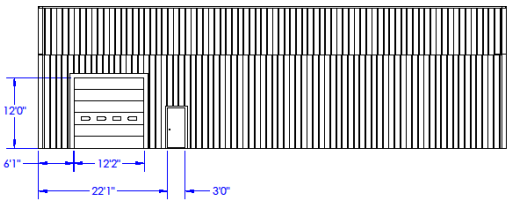
Perspective when viewed from the southwest

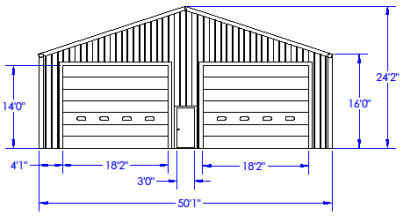
Perspective when viewed from the southeast

Attachment: Packet_Dobberfuhl_03.13.17 (2182 : Carl Dobberfuhl)









DO NOT SCALE DRAWING

PROPRIETARY AND CONFIDENTIAL

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NO.	REVISION DESCRIPTION	BY	DATE
X	XXXXXX	XXX	XX-XX-XXXX

NOTES: XXXXX

TOLERANCES UNLESS OTHERWISE SPECIFIED:

DECIMALS	
.X	± .030
.XX	± .010
.XXX	± .005
.XXXX	± .0005
ANGLES	± 1/2°
FRACTIONS	± .060

DRAWN BY: XXXX
DATE: 1/16/2017
APPROVAL: —
SCALE: 1:130
MATERIAL:

TITLE: 50 X 80 Building
DESCRIPTION:

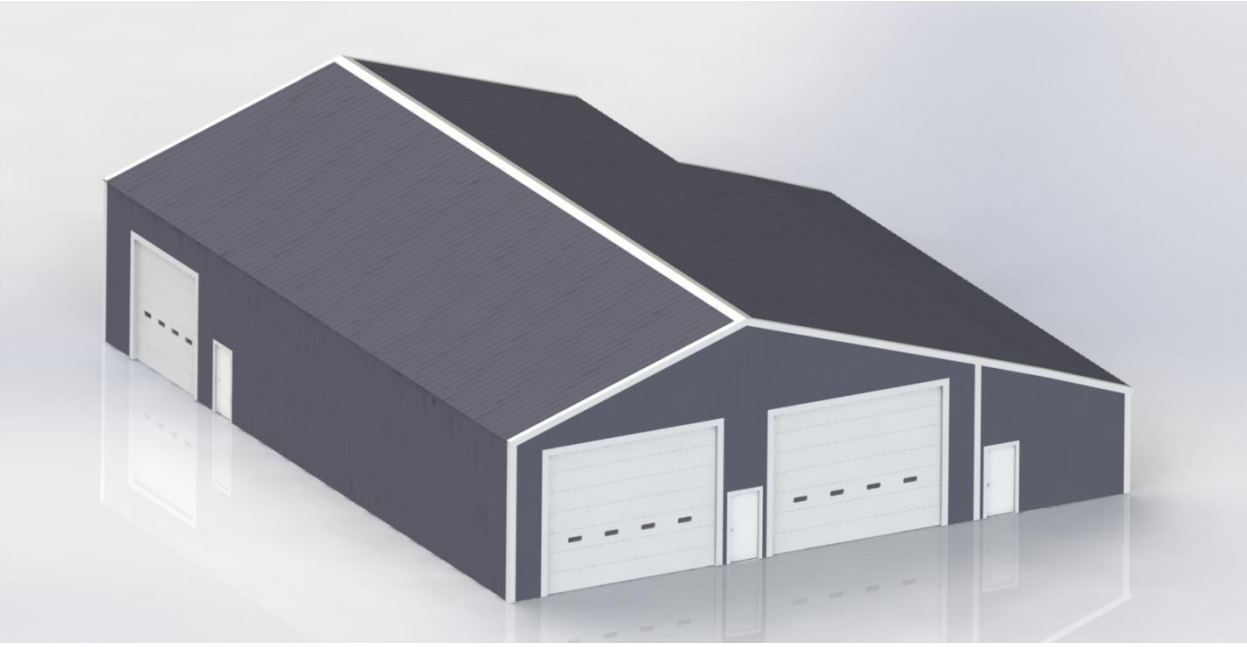
RELEASE DATE: XX-XX-XXXX
SIZE: C
SHEET 1 of 1
DWG. NO. Assembly 50 x 80
REV X

Attachment: Packet_Dobberfuhl_03.13.17 (2182 : Carl Dobberfuhl)

Final Stage of Construction

Reattaching the existing east building (free standing lean-to):

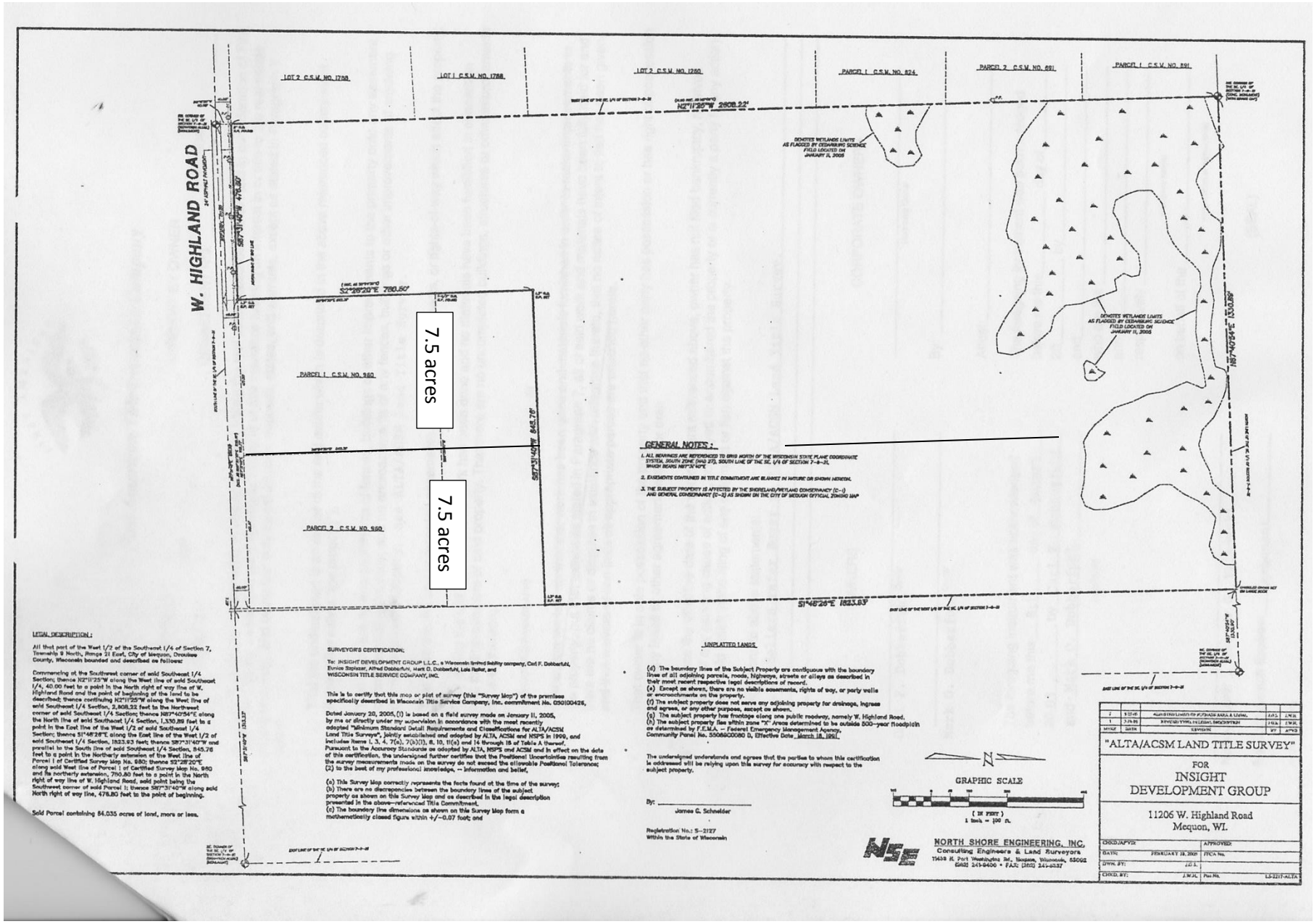
The lean-to on the East side of the existing building (16 ft wide X 60ft long) is a free standing independent pole building that is not dependent on the main building. This building was constructed as a small workshop area in the 1980s. This section of the building is structurally sound and in good overall condition. The new all metal building would be constructed parallel to the existing free standing lean to and be cosmetically connected after construction of the new 50ft x 80ft all metal building is completed.



Perspective when viewed from the southwest

Perspective when viewed from the southeast

Attachment: Packet_Dobberfuhl_03.13.17 (2182 : Carl Dobberfuhl)


W. HIGHLAND ROAD
LOT 2 C.S.M. NO. 1788
LOT 1 C.S.M. NO. 1788
LOT 2 C.S.M. NO. 1260
PARCEL 1 C.S.M. NO. 824
PARCEL 2 C.S.M. NO. 691
PARCEL 1 C.S.M. NO. 691
PARCEL 1 C.S.M. NO. 960
PARCEL 2 C.S.M. NO. 960
7.5 acres
7.5 acres
N2°11'25"W 2808.22'
S2°28'20"E 780.50'
S87°31'40"W 476.80'
S87°31'40"W 845.78'
N87°40'54"E 1330.89'
S1°48'28"E 1823.83'
DENOTES WETLANDS LIMITS AS FLAGGED BY CEDARBURG SCIENCE FIELD LOCATED ON JANUARY 11, 2005
GENERAL NOTES:
1. ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27), SOUTH LINE OF THE SE. 1/4 OF SECTION 7-8-21, WHICH BEARS N87°31'40"E.
2. EASEMENTS CONTAINED IN TITLE COMMITMENT ARE BLANKET IN NATURE OR SHOWN HEREON.
3. THE SUBJECT PROPERTY IS AFFECTED BY THE SHORELAND/WETLAND CONSERVANCY (C-1) AND GENERAL CONSERVANCY (C-2) AS SHOWN ON THE CITY OF MEQUON OFFICIAL ZONING MAP
LEGAL DESCRIPTION:
All that part of the West 1/2 of the Southeast 1/4 of Section 7, Township 8 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin bounded and described as follows:
Commencing at the Southwest corner of said Southeast 1/4 Section; thence N2°11'25"W along the West line of said Southeast 1/4, 40.00 feet to a point in the North right of way line of W. Highland Road and the point of beginning of the land to be described; thence continuing N2°11'25"W along the West line of said Southeast 1/4 Section, 2,808.22 feet to the Northwest corner of said Southeast 1/4 Section; thence N87°40'54"E along the North line of said Southeast 1/4 Section, 1,330.89 feet to a point in the East line of the West 1/2 of said Southeast 1/4 Section; thence S1°48'28"E along the East line of the West 1/2 of said Southeast 1/4 Section, 1823.83 feet; thence S87°31'40"W and parallel to the South line of said Southeast 1/4 Section, 845.78 feet to a point in the Northerly extension of the West line of Parcel 1 of Certified Survey Map No. 960; thence S2°28'20"E along said West line of Parcel 1 of Certified Survey Map No. 960 and its northerly extension, 780.50 feet to a point in the North right of way line of W. Highland Road, said point being the Southwest corner of said Parcel 1; thence S87°31'40"W along said North right of way line, 476.80 feet to the point of beginning.
Said Parcel containing 84.035 acres of land, more or less.
SURVEYOR'S CERTIFICATION:
To: INSIGHT DEVELOPMENT GROUP L.L.C., a Wisconsin limited liability company, Carl F. Dobberfuhl, Eunice Szplezer, Alfred Dobberfuhl, Mark D. Dobberfuhl, Lois Reiter, and WISCONSIN TITLE SERVICE COMPANY, INC.
This is to certify that this map or plat of survey (this "Survey Map") of the premises specifically described in Wisconsin Title Service Company, Inc. commitment No. 050100426,
Dated January 20, 2005, (1) is based on a field survey made on January 11, 2005, by me or directly under my supervision in accordance with the most recently adopted "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 3, 4, 7(a), 7(b)(1), 8, 10, 11(a) and 14 through 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance; (2) to the best of my professional knowledge, -- information and belief,
(a) This Survey Map correctly represents the facts found at the time of the survey;
(b) There are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment.
(c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.07 feet; and
UNPLATTED LANDS
(d) The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record.
(e) Except as shown, there are no visible easements, rights of way, or party walls or encroachments on the property.
(f) The subject property does not serve any adjoining property for drainage, ingress and egress, or any other purpose, except as shown.
(g) The subject property has frontage along one public roadway, namely W. Highland Road.
(h) The subject property lies within zone "X" Areas determined to be outside 500-year floodplain as determined by F.E.M.A. -- Federal Emergency Management Agency, Community Panel No. 550680C0080 D, Effective Date March 18, 1981
The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey for accuracy with respect to the subject property.
By: _____
James G. Schneider
Registration No.: S-2127
Within the State of Wisconsin
N
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
"ALTA/ACSM LAND TITLE SURVEY"
FOR
INSIGHT
DEVELOPMENT GROUP
11206 W. Highland Road
Mequon, WI.
FEBRUARY 18, 2005
LS-2217-ALTA

Sheet 1 of 2

CERTIFIED SURVEY MAP NO. 4CSM 332

OF PART OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

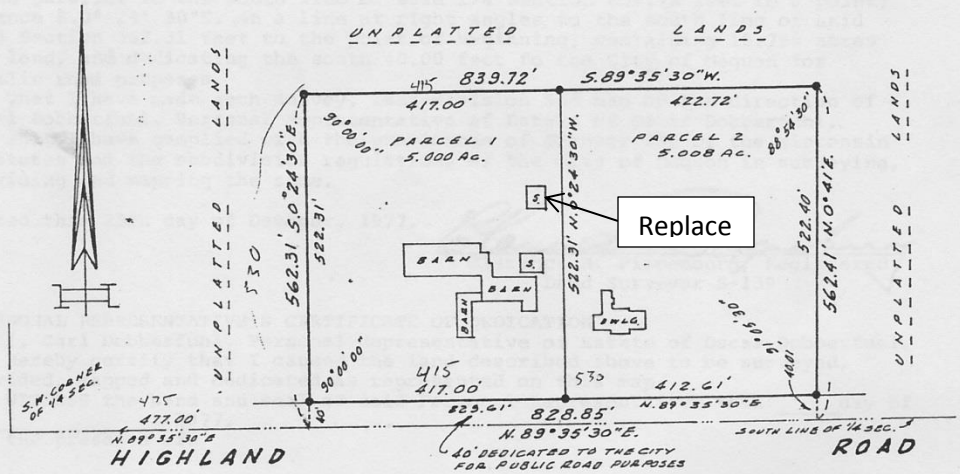
Recorded Nov 4, 1977

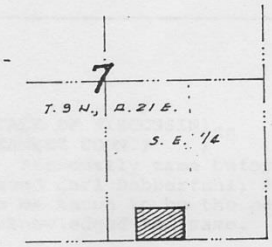
1" = 200'

0 50 100 200 300 400 500 600

BADGER SURVEYING CO. INC.

NOTE: ● DENOTES 1"x 24" IRON PIPE, WEIGHT 1.13 LBS PER LINEAL FOOT





VICINITY MAP
1" = 2000'

WISCONSIN CLARENCE H. PIEPENBURG S 159 MILWAUKEE, WIS. LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED

C.S.M. 77-1168

Attachment: Packet_Dobberfuhl_03.13.17 (2182 : Carl Dobberfuhl)

City of Mequon

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

www.ci.mequon.wi.us

Office of Community Development

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **March 13, 2017**

SUBJECT: **Eric Neumann for Vogel Real Estate, LLC. The applicant is seeking certified survey map approval for the parcel located immediately west of 5650 W. County Line Road and 5650 W. County Line Road.**

Applicant:	MSI General Eric Neumann
Status of Applicant:	Agent
Requested:	Certified Survey Map
Existing Use:	Industrial
Existing Zoning:	B-5 (Light Industrial) FFO (Flood Fringe Overlay)
Land Use Plan:	Industrial
Lot Area:	36 Acres
Location:	Parcel immediately west of 5650 W. County Line Road and 5650 W. County Line
Tax Key:	#14-035-11-005.00 & #14-035-11-006.00
District:	#4

Background: The applicant is requesting certified survey map approval for Gateway Plastics located at the parcel immediately west of 5650 W County Line Road. The proposed CSM will allow for Gateway plastics to complete an expansion of their building by providing additional site area to comply with setbacks and greenspace ratios. Staff anticipates that the proposed project will be submitted for the April Planning Commission meeting.

Certified Survey Map:
The CSM shows two separate lots. Lot 1, which is 25 acres in size and includes the Gateway Plastics facility. Lot 2, which is 10 acres in size, is currently vacant and is actively farmed. The CSM dedicates 17 feet of right of way along Baehr Road which requires Common Council approval.

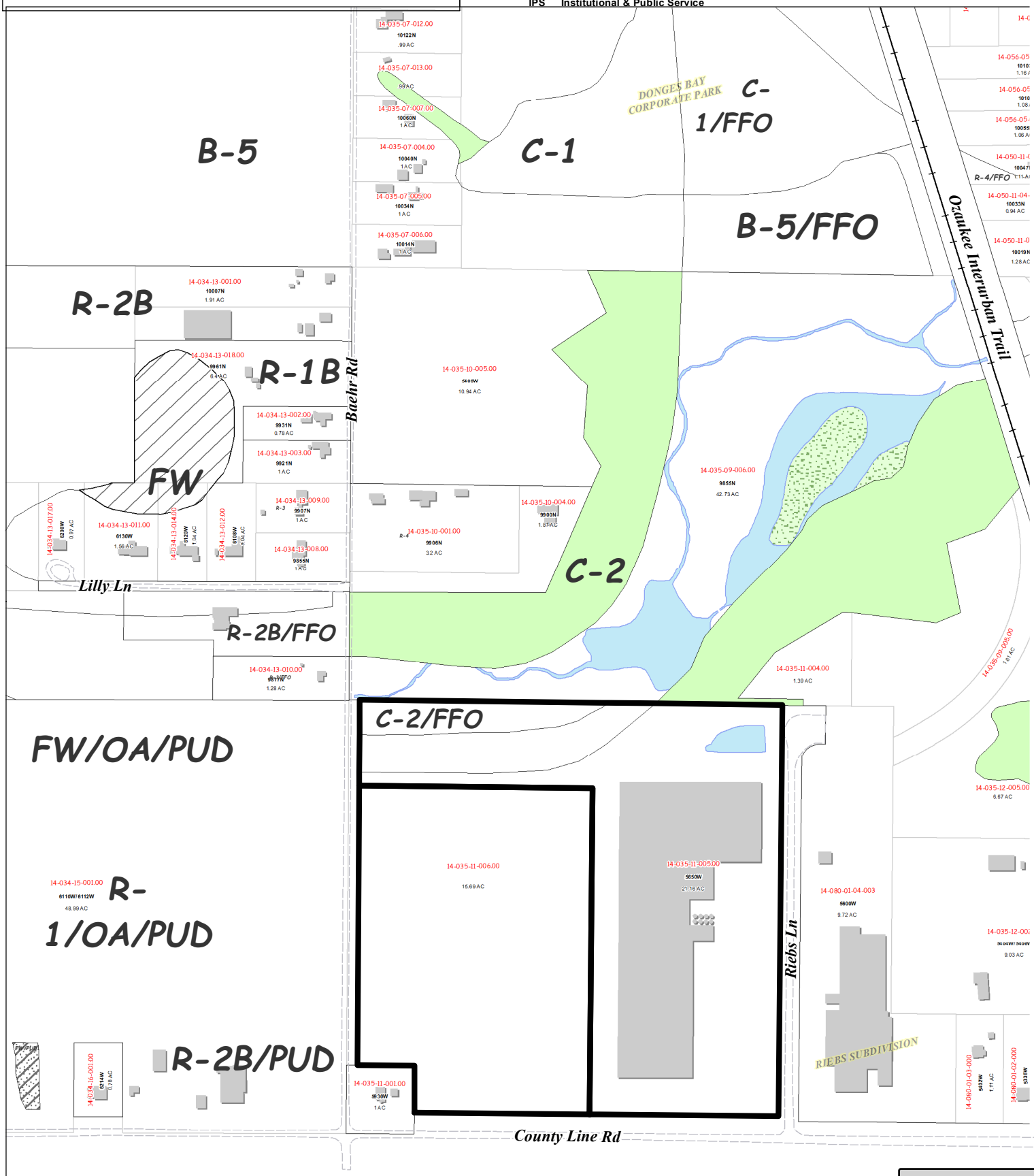
Staff recommends **approval** of the certified survey map based on the following conditions:

1. The applicant shall make any technical corrections to the final CSM.
2. The CSM shall identify any wetlands/floodplain on the site.
3. Common Council acceptance of the right of way.

Attachments:
Packet_Gateway_03.13.17 (PDF)

Item 4 - Eric Neumann for Vogel Real Estate

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



Attachment: Packet_Gateway_03.13.17 (2183 : Eric Neumann for Vogel Real Estate, LLC)

CERTIFIED SURVEY MAP NO. _____

LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS
9110 W. STICKNEY AVENUE
WAUWATOSA, WI 53226
T 414-527-9000
WEB: WWW.LISINC.NET

BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 3254, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

O INDICATES IRON PIPE FOUND

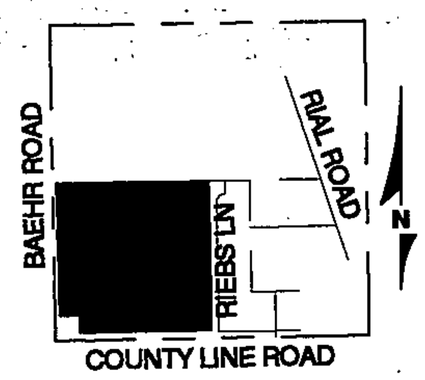
● INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

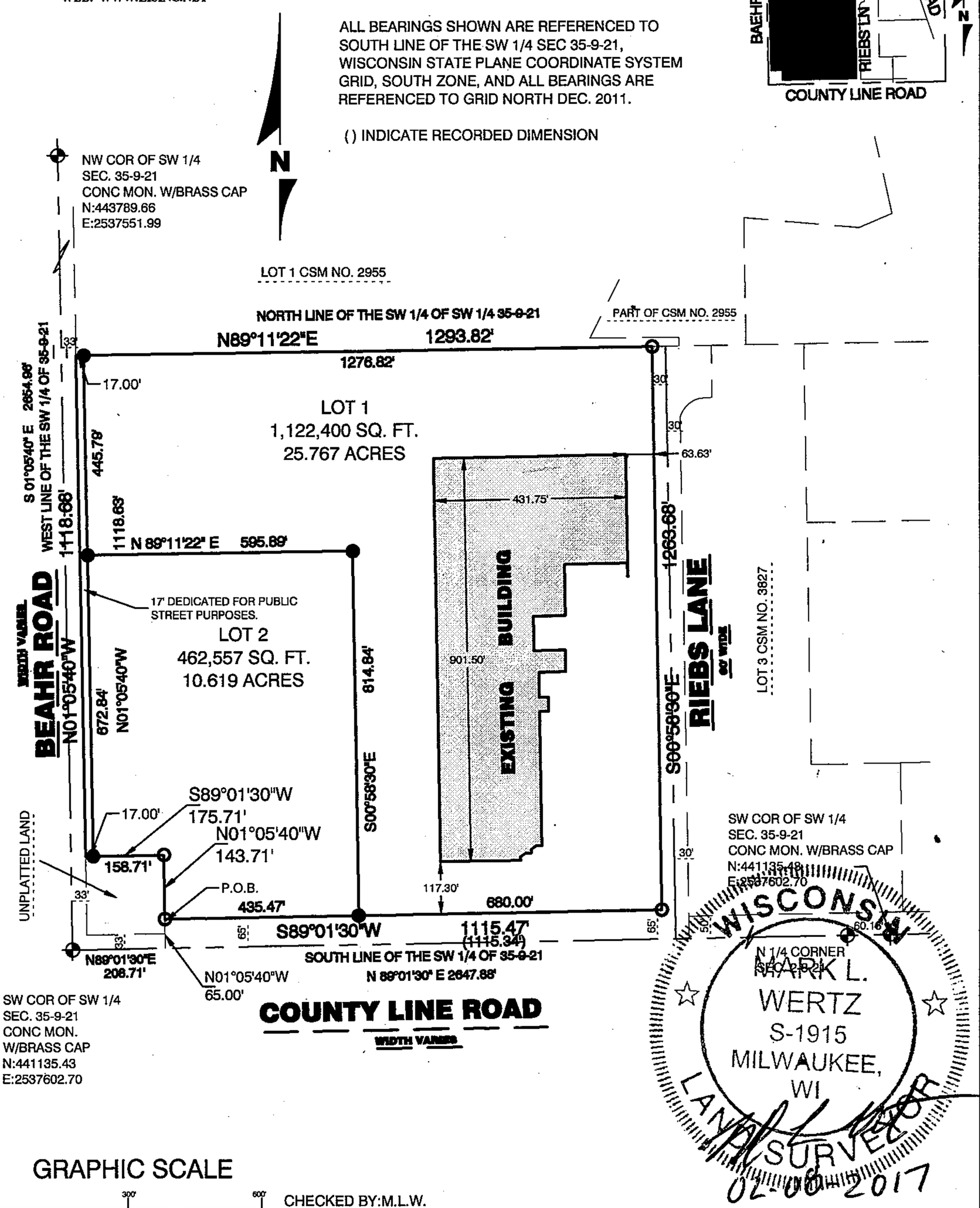
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO SOUTH LINE OF THE SW 1/4 SEC 35-9-21, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH DEC. 2011.

( ) INDICATE RECORDED DIMENSION

VICINITY MAP
SOUTHWEST 1/4
SECTION 35, T9N, R21E
SCALE 1" = 2000'





GRAPHIC SCALE

0 300' 600'

1 inch = 300ft.

CHECKED BY:M.L.W.
DATE:2.8.17
LIS JOB NO.:

WISCONSIN PROFESSIONAL LAND SURVEYOR
MARK L. WERTZ S-1915

THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

2.c.a
Attachment: Packet Gateway, 03.13.17 (2183 : Eric Neumann for Vogel Real Estate, LLC)
Packet Pg. 34

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 3254, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
{NAME} COUNTY } SS

I, MARK L. WERTZ, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED BEING REDIVISION OF CERTIFIED SURVEY MAP NO. 3254, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN., BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 21 EAST; THENCE NORTH 89°01'30" EAST ALONG THE SOUTH LINE OF SAID ¼ SECTION 208.71 FEET; THENCE N01°05'40"W 65.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°05'40"W 143.71 FEET; THENCE S89°01'30"W 175.71 FEET TO A POINT ON THE EAST LINE OF BAEHR ROAD; THENCE N01°05'40"W ALONG THE EAST LINE OF SAID ROAD 1118.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE N89°11'22"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1326.82 FEET TO A POINT ON THE WEST LINE OF RIEBS LANE; THENCE S00°58'30"E ALONG THE WEST LINE OF SAID LANE 1258.68 FEET TO A POINT ON THE NORTH LINE OF COUNTY LINE ROAD; THENCE S89°01'30"W ALONG THE NORTH LINE OF SAID ROAD 1115.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,603,971 SQUARE FEET / 36.822 ACRES

THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF VOGAL REAL ESTATE LLC. AND CV REAL ESTATE LLC OWNER(S) OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND CITY OF MEQUON CODE THE SAME.

DATED THIS 8 DAY OF February 2017.

MARK L. WERTZ
REGISTERED LAND SURVEYOR, S-1915
STATE OF WISCONSIN

WISCONSIN
MARK L. WERTZ
S-1915
MILWAUKEE, WI
LAND SURVEYOR

THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

Attachment: Packet_Gateway_03.13.17 (2183 : Eric Neumann for Vogel Real Estate, LLC)

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 3254, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

VOGEL REAL ESTATE LLC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH CHAPTER 236 OF THE WISCONSIN STATE STATUES.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.
IN WITNESS WHERE OF, VOGEL REAL ESTATE LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____; THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, THIS__DAY OF _____,2017.

IN THE PRESENCE OF:

VOGEL REAL ESTATE LLC

_____
(WITNESS)

_____

_____
(WITNESS)

STATE OF WISCONSIN)
SS
OZAUKEE COUNTY)

PERSONALY CAME BEFORE ME THIS_____DAY OF _____, 2017, _____, _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE _____ OF THE CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

_____, NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES_____
MY COMMISSION IS PERMANENT.

WISCONSIN
MARK L. WERTZ
S-1915
MILWAUKEE, WI
LAND SURVEYOR
02-08-2017

THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

Attachment: Packet_Gateway_03.13.17 (2183 : Eric Neumann for Vogel Real Estate, LLC)

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 3254, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

CV REAL ESTATE LLC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH CHAPTER 236 OF THE WISCONSIN STATE STATUES.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.
IN WITNESS WHERE OF, CV REAL ESTATE LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, _____; THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, THIS___DAY OF _____,2017.

IN THE PRESENCE OF:

CV REALESTATE LLC

_____

_____

_____

STATE OF WISCONSIN)
SS
OZAUKEE COUNTY)

PERSONALY CAME BEFORE ME THIS_____DAY OF _____, 2017, _____, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE _____ OF THE CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

_____, NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES_____
MY COMMISSION IS PERMANENT.

WISCONSIN
MARK L.
WERTZ
S-1915
MILWAUKEE,
WI
LAND SURVEYOR

02-08-2017

THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

Attachment: Packet_Gateway_03.13.17 (2183 : Eric Neumann for Vogel Real Estate, LLC)

CERTIFIED SURVEY MAP NO. _____

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CITY OF MEQUON PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF MEQUON PLANNING COMMISSION THIS _____ DAY OF _____, 2017.

_____
CHAIR PERSON

_____
SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. , ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MEQUON ON THIS DAY OF , 2017.

_____
CAROLINE FOCHS, CITY CLERK

_____
DAN ABENDROTH, MAYOR

WISCONSIN
MARK L. WERTZ
S-1915
MILWAUKEE, WI
SURVEYOR

02-08-2017

THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

Attachment: Packet_Gateway_03.13.17 (2183 : Eric Neumann for Vogel Real Estate, LLC)

City of Mequon

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

www.ci.mequon.wi.us

Office of Community Development

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **March 13, 2017**

SUBJECT: **Dermond Property Investment. The applicant is seeking building plan amendment approval for the revised north building elevation for the property located at 1130 N. Buntrock Avenue.**

Applicant:	Dermond Property Investment
Status of Applicant:	Property Owner
Requested:	Building Plan Amendment
Existing Use:	Vacant Land
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Land Use Plan:	Town Center
Lot size:	1 Acre
Location:	11130 N. Buntrock Avenue
Tax Key:	#14-027-02-010.00
District:	#3

Background: The applicant requests Building Plan Amendment for a three story, 33 unit apartment building at 11130 N Buntrock Road. The applicant received approval on January 13, 2017, for the removal of 13 specimen trees along the north property line. As a condition of approval, the Planning Commission required modifications to the north elevation of the building and that a new landscaping plan be submitted for review and approval.

Building Plan: The updated design of the north elevation shows more brick and stone than originally shown with less fiber cement siding. The additional cast stone is also carried around to the lower part of the east elevation. Overall, staff is supportive of the changes proposed by the applicant but does recommend that the double white band at the base of the siding extend across the entire north and east elevation. The lighter colored siding and the cast stone are similar in color and the banding would provide an appropriate transition between the two materials.

With regard to the landscaping, staff has been working with the owner of the parcel to the north on a preliminary site plan that may provide for additional greenspace adjacent to the building. We will continue to work with both parties on how to treat the area between the two developments to ensure that appropriate landscaping and screening can be accomplished. Once we get further along in the process and have a more refined plan for the parcel to the north, a final landscape plan for the Dermond Properties site will be submitted to the Planning Commission for review and approval.

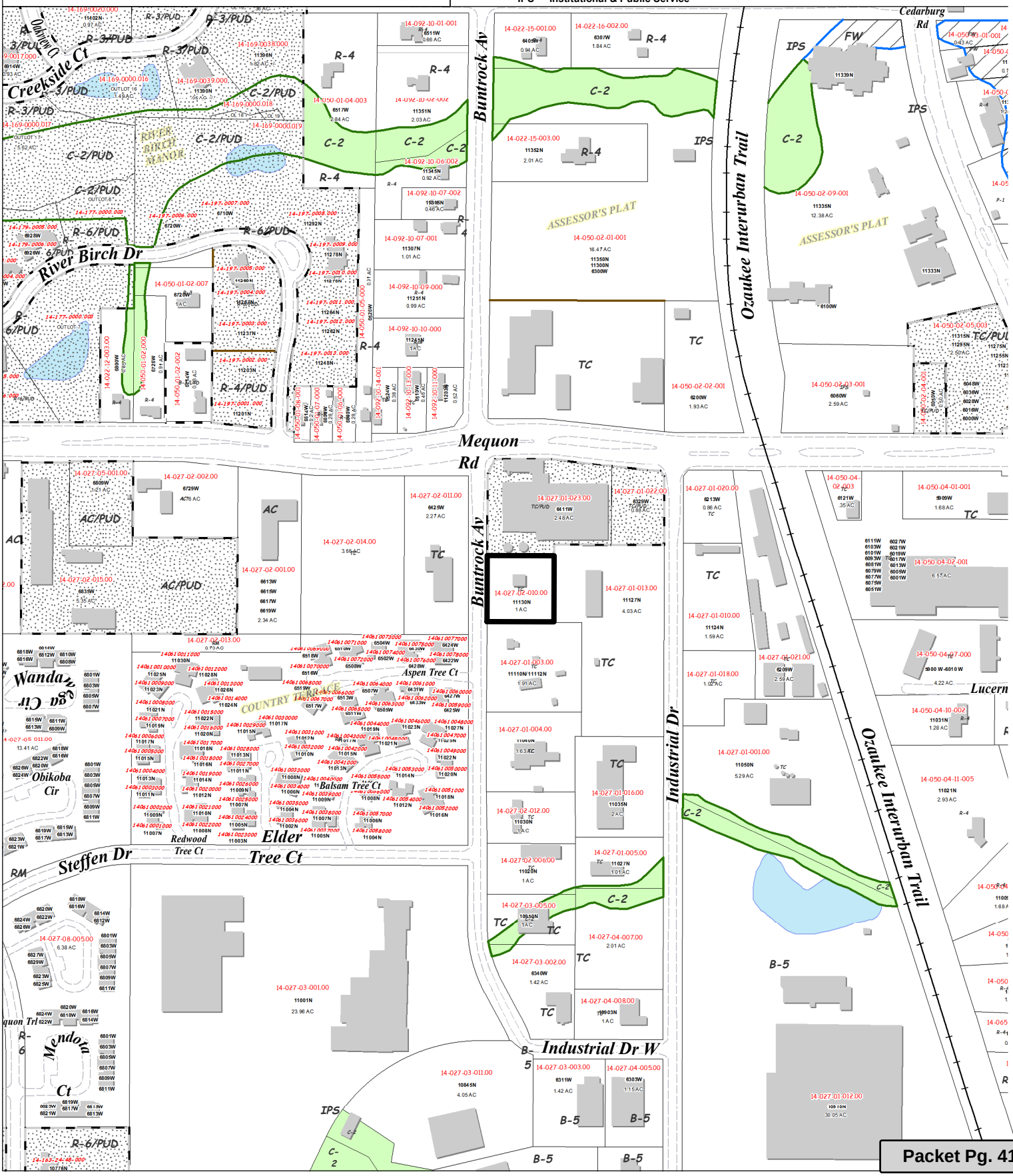
Staff Recommendation: Planning staff recommends **approval** of the, building plan amendment subject to the following conditions:

1. The white banding shall extend below the siding for the entire length of the siding on the north and east elevation.

Attachments:
Packet_Dermond_03.13.17 (PDF)

Dermond Property Investments

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



Attachment: Packet_Dermond_03.13.17 (2194 : Dermond Property Investment)

Dermond Property Investments

Attachment: Packet_Dermond_03.13.17 (2194 : Dermond Property Investment)

NORTH ELEVATION

ELEVATION FROM JANUARY 2017
PLAN COMMISSION

NORTH - EAST CORNER

DERMOND
PROPERTY INVESTMENTS

eu:a

eppstein uhen : architects

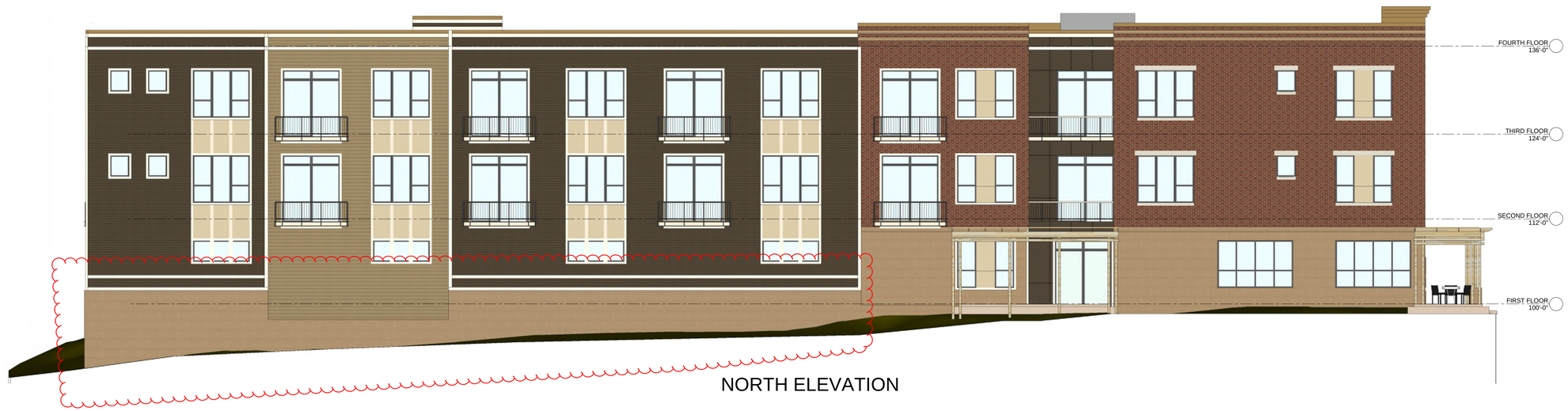
MEQUON APARTMENTS

10/20/16 116319-01

OPTION 3

© Eppstein Uhen Architects, Inc.

Attachment: Packet_Dermond_03.13.17 (2194 : Dermond Property Investment)

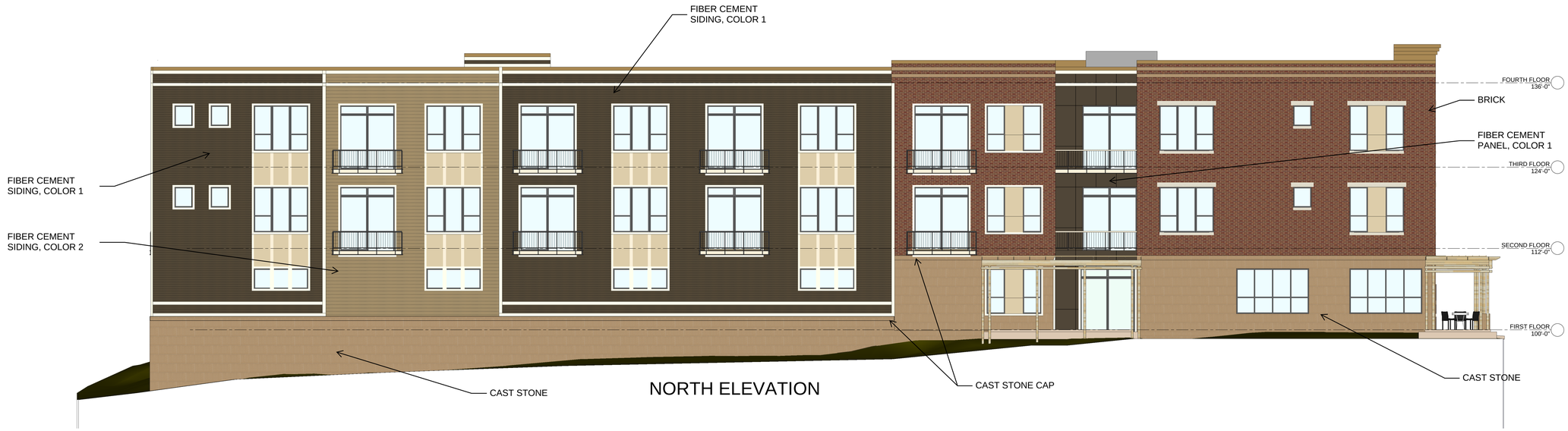


NORTH ELEVATION

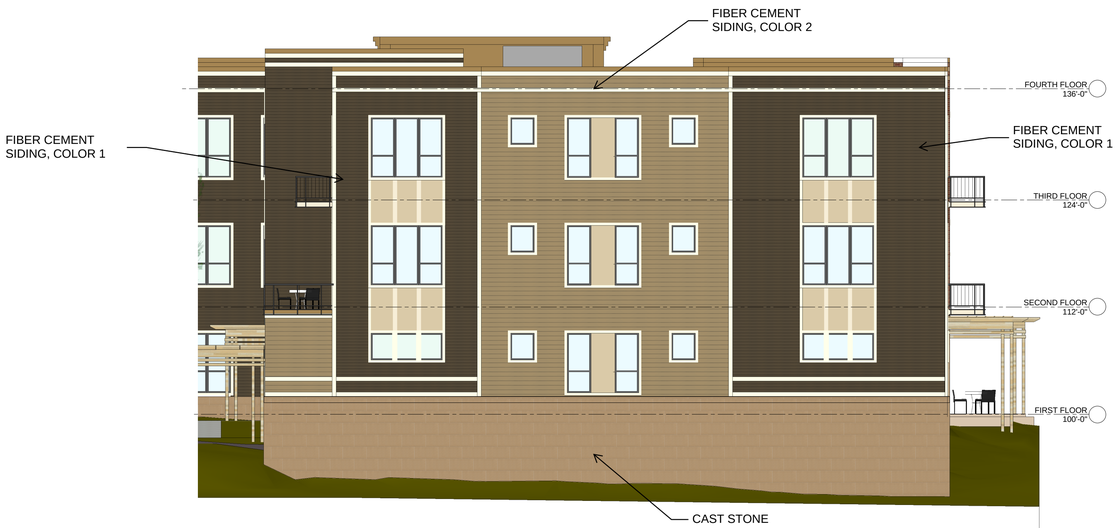
RAISED MASONRY WATER LINE TO MEET DARKER FIBER CEMENT SIDING; DETAIL RETURNS ON EAST ELEVATION

NORTH ELEVATION

Attachment: Packet_Dermond_03.13.17 (2194 : Dermond Property Investment)



NORTH ELEVATION



PARTIAL EAST ELEVATION

VIEW OF NORTHEAST CORNER

MEQUON APARTMENTS

DERMOND
PROPERTY INVESTMENTS

eu:a

eppstein uhen : architects

03/01/2017

116319-01

© Eppstein Uhen Architects, Inc.

Attachment: Packet_Dermond_03.13.17 (2194 : Dermond Property Investment)

NORTH ELEVATION

1/8"=1'-0"

EAST ELEVATION

1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	SIZE	COLOR
BRICK	GLEN GERY BRICK	MODULAR	CRIMSON POINTE
STONE	HERITAGE	32"X16" SMOOTH	BUCKSKIN
STONE SILL	HERITAGE	96" X 6"	BUFF
STONE LINTEL	HERITAGE	104" X 5"	BUFF
STONE FLAT BAND	HERITAGE	5" HIGH	BUCKSKIN
STONE CHAMFERED BAND	HERITAGE	8" HIGH	BUCKSKIN
FIBER CEMENT SIDING 1	JAMES HARDIE	4" EXPOSED SMOOTH LAP SIDING	TIMBER BARK
FIBER CEMENT SIDING 2	JAMES HARDIE	6" EXPOSED SMOOTH LAP SIDING	KHAKI BROWN
FIBER CEMENT PANEL 1	JAMES HARDIE	SMOOTH VERTICAL SIDING	TIMBER BARK
FIBER CEMENT PANEL 2	JAMES HARDIE	SMOOTH VERTICAL SIDING	AUTUMN TAN
FIBER CEMENT TRIM BOARD	JAMES HARDIE	HARDIETRIM SMOOTH BOARDS 3.5", 5.5", AND 11.25"	NAVAJO BEIGE

ELEVATIONS

1/8"=1'-0"

A07

11130 BUNTROCK AVE

DATE: 11/09/2015
PROJECT #: 15-136

KINDNESS architecture+

DERMOND PROPERTY MANAGEMENT

Attachment: Packet_Dermond_03.13.17 (2194 : Dermond Property Investment)