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Department of Community Development
Taped and Televised

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

Minutes

1) Call to Order, Roll Call

Present:

Chairman Dan Abendroth
Alderman Robert Strzelczyk
Commissioner Martin Choren
Commissioner John Mason
Commissioner Brian Parrish
Commissioner Rebecca Schaefer
Commissioner Rick Lemke

a) Approval of Minutes from February 13, 2017

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

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

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.

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

- 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.

Action

Ald. Strzelczyk made a motion to approve the consent agenda (items #2a,2b,2c,)
Commissioner Mason seconded the motion.

Commissioner Mason asked for confirmation that the accessory buildings are to be used for agricultural items only.

Asst. Dir. Zader confirmed this as accurate.

Action

A voice vote was called; all voted aye (7-0)

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.

Asst. Dir. Zader stated that the applicant was in front of the Planning Commission in January for the approval to remove 13 specimen trees along the north elevation which was approved. There was a concern about the architecture on the north elevation when it was originally approved. When the north elevation was approved it did not have the amount of brick desired but it was approved since it was to be less visible from public view. The Planning Commission approved the specimen tree removal with a condition that the landscaping plan and the north elevation plan be reviewed again for approval by the Planning Commission.

Asst. Dir. Zader showed renderings of the north elevation. There is fiber cement siding along the entire length of the facade which steps down with cast stone at the bottom. Staff has worked with the applicant and there have been a few different iterations. Staff prefers the version with more cast stone and brick and less fiber cement siding. The cast stone along the bottom runs linear to the fiber cement; there is no stepping of it and it runs the entire length of the north elevation. The only modification that staff would like to have implemented is the double white band at the base of the building be extended across the entire north and east elevation. There is not a landscape plan yet as staff has been working with the owner of the parcel to the north on a preliminary site plan which may provide for additional greenspace and should be before the Planning Commission soon. There may be some opportunities to

have some larger trees right on the property line. This is still being worked out. Staff does recommend approval of the building changes and the landscaping plan will be brought back at a later date.

The applicant, Ms. Nora Precor stated that her architect was not present. She had reasons that she liked the white band how it was shown on the rendering (not all the way across).

Commissioner Choren stated he agrees with the double line being added. He does not feel that the line needs to continue all the way across, he feels it breaks up the façade.

Action

Commissioner Parrish made a motion to approve per staff recommendations.
Commissioner Becky Schaefer seconded the motion.

Ald. Strzelczyk recommended that the Commission discuss the design issue further. He stated that he is flexible but he does feel that it divides the façade nicely. He asked staff to comment on why they feel strongly about the line continuing all the way across the facade.

Asst. Dir Zader stated that staff feels the break between that vertical element and the cast stone runs nicely across except for that one space. Staff feels that it should be continual across the entire elevation. He stated that a single line would look fine there as well.

Commissioner Choren clarified that he likes the double line but only where it is shown, he does not feel it needs to be continual.

He made a motion that a second white line above the cast stone only above the dark siding be added and not continuous around the elevation; as submitted by the applicant.

Commissioner Parrish withdrew his motion.
Commissioner Becky Schaefer accepted and seconded the withdrawal.

Ald. Strzelczyk seconded the motion made by Commissioner Choren to approval as submitted by the applicant.

Ald. Strzelczyk stated that he would like to see some specimen trees along the north lot line on the revised landscape plan; specifically something that could be preserved going into the future.

Asst. Dir. Zader commented that it will depend on how much room there actually is there. The City Forester will work with the applicant to suggest appropriate species. He stated that there is a significant drop off there and the grade change is being worked out. The other property owners of neighboring parcels are also working on landscape plans for that entire area. The timing is good that both are going on at the same time.

Action

A voice vote was called; all voted aye (7-0)

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

4) Announcements

5) Adjourn

Action

Commissioner Mason made a motion to adjourn

Commissioner Lemke seconded the motion.

A voice vote was called; all voted aye (7-0)

Meeting concluded at 7:15 p.m.