



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 17, 2025
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from February 24, 2025

2) Consent Agenda

- a) Wirth Law for Julie Flessas. The applicant is seeking minor request approval for a road right-of-way vacation to remove 150 feet of road right-of-way for the property located at 2601 W. Mequon Road.

3) Public Hearing

- a) Sergio Rodrigues SER RZ3, LLC. The applicant is seeking conditional use grant and building and site plan amendment approval to allow for a restaurant for the property located at 10352 N. Port Washington Road (formally Sobelmans).
- b) Kids Rule Academy. The applicant is seeking conditional use grant and building and site plan amendment approval to all for a childcare facility for the property located at 12308 N. Corporate Parkway.
- c) Dennis Thornton for Vital Care. The applicant is seeking conditional use grant approval to allow for a compounding pharmacy for the property located at 12308 N. Corporate Parkway.
- d) Cardinal Equipment & Event Rentals, LLC. The applicant is seeking conditional use grant and building and site plan amendment approval to allow for commercial use of a historically significant structure including office and warehousing for the property located at 7426 W. Donges Bay Road.
- e) North Shore Dance Studio. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for an addition to the existing building for the property located at 10433 N. Baehr Road.

4) Regular Business

- a) Lemberg Electric for Chase Bank. The applicant is seeking minor request approval for a sign waiver for the property located at 11001 N. Port Washington Road.

5) Policy

- 1) An Amendment to Chapter 58, City of Mequon Zoning Code, Related to Section 58-416 Building and Structure Location, Setbacks and Related to Setback from Lake Michigan Bluff

6) Announcements

The next meeting is Monday, April 21, 2025, at 6:00 p.m.

7) Adjourn

Dated: March 12, 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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**PLANNING COMMISSION
Regular Meeting
Monday, February 24, 2025
6:00 PM
Christine Nuernberg Hall**

Minutes

1) Call to Order, Roll Call

Present:

Chair Andrew Nerbun
Alternate Alderman Brian Parrish
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner Nancy Urbani
Commissioner Bruce Barnes - **Absent**
Commissioner Martin Choren - **Absent**
Commissioner John Stoker - **Absent**

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

a) Approval of Meeting Minutes from January 27, 2025.

Action

Commissioner Hawley made a motion to approve January 27, 2025, meeting minutes.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (5-0)

2) Policy

1) **RESOLUTION 4183** - A Resolution Adopting the 2025 City of Mequon's Comprehensive Park, Recreation and Open Space Plan.

Director of Public Works/City Engineer Kristen Lundeen confirmed that the Park and Open Space Committee unanimously approved the recommendation to approve the Comprehensive Recreation and Open Space Plan.

Ald. Parrish commented that this was a huge undertaking as the plan is quite comprehensive and expressed the gratitude from the Common Council for the work put into this Plan.

Action

Ald. Parrish made a motion to recommend the Park, Recreation and Open Space Plan to the Common Council.

Commissioner Hawley seconded the motion.

A voice vote was taken, vote passed (5-0)

RESULT: Referred to Committee [Unanimous]
MOVED BY: Alderman Parrish
SECONDED BY: Commissioner Hawley

AYES: Nerbun, Parrish, Hawley, Schaefer, Urbani
ABSENT: Barnes, Choren, Stoker

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 1511-1596 Aster Woods Court and 11620-11693 Aster Woods Circle (Aster Woods Condominiums).

City Planner Natalie Redding stated that this condominium plat amendment approval is due to private market interest in larger customized apartment units. The building envelope is slightly larger than previously proposed for the last four units to be built; units 25 & 26, 31 & 32. The condominium development was originally approved in 2000 and amended in 2017; with expansion to the building footprint for 6 units. The packet contains a letter with the neighbors approval of the proposed amendment. The increase in size will still comply with the 25-foot setback requirement. It is noted in the staff report that the lot coverage percentage needs to be confirmed due to the increased unit size, and since the time of publication of the packet the applicant has confirmed that it will be a roughly 1% increase in the lot coverage which does comply with the R-6 and PUD requirements. She noted there is a memo from the City Attorney included in the packet as well. Staff recommends approval.

Action

Commissioner Hawley made a motion to approve the amended condominium plat.

Commissioner Urbani seconded the motion.

A roll call vote was taken, vote passed (5-0)

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

- b) 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.

Public Comment

Pat Marchese - 1625 W. Eastbrook Court - stated he is supportive of the proposed amendment. He complimented the staff, the applicant and Commission for working together to allow for drastic positive changes to the proposed development to be possible.

Planner Redding stated this building and site plan amendment is for building and elevation changes to the 5 two-unit condominiums that were previously approved in March of 2023. She explained that the design and elevation modifications will show gables added that mimic designs in neighboring condominiums. Staff recommend that no one material be used on more than 5 units and she noted that the building materials are included in the packet. There will be a minor elevation change that increases the square footage of the first and second floors. The additional second floor footage will allow for an additional bedroom as well as a bonus room. The first floor footage increase will add about 68 square feet to each unit's footprint. The setback and offset requirements are still being met per the R-6 zoning code and previously approved PUD requirements. Staff support the design changes as they present a more aesthetically appealing architectural design and better matches the neighboring developments. Staff recommend approval subject to the conditions in the staff report.

There was a brief discussion and more staff explanation regarding the requirement regarding the variation of building materials required to be used. Staff also helped define the term "residential plex" as inquired by the Commission.

The applicant confirmed that the units will be ownership condominiums.

Action

Commissioner Schaefer made a motion to approve the building and site plan amendment per the recommendations in the staff report.

Commissioner Hawley seconded the motion.

A roll call vote was taken, vote passed (5-0)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Parrish, Hawley, Schaefer, Urbani
ABSENT:	Barnes, Choren, Stoker

- 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.

Planner Redding stated the text amendment for a new proposed permitted use within the B-4 zoning district. Specifically, it would allow for a showroom sales facility that would have different designer showrooms displaying building products, furnishing, hardware, etc. for selection and purchase. Currently, the permitted use section is limited to 3 uses (offices and services). A design showroom is more aligned with the existing conditional uses allowed within the B-4 district where there is an element of business that brings customers to the site. Within this context, staff support the proposed amendment as a conditional use instead of a permitted use. She commented that there is a map included in the packet that shows the areas where this conditional use would be allowed in the city.

The applicant explained that this proposal is for a collection of design showrooms that will benefit designers, developers and residents/end users by having several vendors in one place for those making building selections. He commented that will help elevate the design business, promote more local business, provide convenience and is a way to bring new brands to the area. He further explained that the showrooms are primarily for product selection and the majority of purchases are wholesale from contractors or designers. While the vendors do not wish to be located in a retail space, as they mainly operate from scheduled appointments, they would like to accommodate walk-ins as well, if staff capacity allows for it. Per this context, the applicant requests the text wording to be modified to eliminate “by appointment only”. He requests the language be modified to specify that the showrooms are for selection purposes only and that customers do not walk out with purchased products. He concluded by stating that this is a small change but has a large impact on the proposed vendors.

There was discussion among the Commission and staff regarding this modification request. Staff explained the balance between limiting the operations and also having the ability to enforce the conditions. As a conditional use, each vendor will be individually reviewed for specific conditions. It was commented that the lack of on-site purchasing helps in eliminating the retail component. Mayor Nerbun stated that he is comfortable eliminating the wording as requested by the applicant as this can be reviewed in a year to assess if requirements are being met.

Action

Commissioner Schaefer made a motion to approve the text amendment with the change to exclude “by appointment only” and that the conditional use will be reviewed individually once submitted.

Commissioner Hawley seconded the motion.

A roll call vote was taken; vote passed (5-0)

RESULT:	APPROVED AS AMENDED [5 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Parrish, Hawley, Schaefer, Urbani
ABSENT:	Barnes, Choren, Stoker

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.

City Attorney, Brian Sajdak, stated that the text amendment relates to the decision making process by the Board of Appeals and the decisions that come from that Board. He commented that a recent case highlighted the difficulty in completing the process in the 10 days allotted based on meeting dates and staff work time. The proposed amendment changes the preliminary allowed time from 10 days to 15 days, which he believes is sufficient time in 90% of the cases. The amendment authorizes flexibility by the Mayor and/or the full Common Council if it is beyond 30 days to allow for an additional extension.

Action

Commissioner Schaefer made a motion to recommend the text amendment change to the Common Council.

Commissioner Urbani seconded the motion.

A voice vote was taken, vote passed (5-0)

RESULT:	APPROVED AS AMENDED [5 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Nerbun, Parrish, Hawley, Schaefer, Urbani
ABSENT:	Barnes, Choren, Stoker

- 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.

City Attorney Sajdak stated the proposed ordinance is to clean up the existing ordinance as there have been some changes in the state law that need to be reflected in the city's ordinances. The most significant changes relates to protest petitions and the ability to file a petition that requires a higher moat by the Council in order to get approved. He further explained that in 2017 the Legislature removed the protest petition provision and assumed municipalities would follow suit, most communities did not. At that time, the City of Mequon proposed to have it removed but instead made modifications that made it more difficult to meet the standard of protest petition. The Legislation decided to officially change the language so that all decisions related to zoning must be made by a standing majority vote by the Council, which effectively removes the ability to use a protest petition. The proposed amended ordinance eliminates the couple references to that.

He commented that additionally there are a few other clean up provisions that deal mostly with judicial review of zoning decisions that are being made. Specifically, an expedited version of certiorari review will be incorporated. He explained that basically the process will remain the same. The changes to the code will keep the city current with state statute.

There was brief discussion regarding the proposed changes.

Action

Commissioner Hawley made a motion to recommend to the Common Council.

Commissioner Urbani seconded the motion.

A voice vote was taken, vote passed (5-0)

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

5) Announcements

The next meeting will be on Monday, March 17th at 6:00 p.m.

6) Adjourn

Action

Commissioner Hawley made a motion to adjourn the meeting.

Commissioner Urbani seconded the motion.

A voice vote was taken, vote passed (5-0)

The meeting was adjourned at 6:50 p.m.

Respectfully Submitted,

Jac Zader



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Department of Community Development

TO: Planning Commission
FROM: COLE MCCRAW, ASSISTANT CITY ENGINEER
DATE: March 17, 2025
SUBJECT: Wirth Law for Julie Flessas. The applicant is seeking minor request approval for a road right-of-way vacation to remove 150 feet of road right-of-way for the property located at 2601 W. Mequon Road.

Applicant:	Wirth Law
Status of Applicant:	Agent
Requested:	Minor Request – Road right-of-way vacation
Existing Zoning:	B-3 (Office and Service District)
Lot size:	1.18 Acres
Location:	2601 W. Mequon Road
Tax Key Number:	#15-030-06-004.00
District:	#6

Background:

The applicant is requesting the City vacate a 150-foot length of road right-of-way adjacent to the parcel located at 2601 West Mequon Road. The parcel is located on a curved section of West Mequon Road (STH 57). Generally, the right-of-way along Mequon Road is at or within 2 feet of the back of the sidewalk. Adjacent to this property, there is approximately 30 to 40 feet of right-of-way behind the back of the sidewalk due to the curve originally constructed in the road.

It appears the original intent of Mequon Road's construction was to continue straight west and construct without a curve near the subject parcel. However, directly to the west is the Range Line Inn building and the Lumen Christi cemetery. The road was likely constructed with its current curve to avoid the building and cemetery which resulted in an excess strip of right-of-way on the south side.

Engineering Report:

The Engineering Division does not typically advocate for the vacation of right-of-way or the elimination of the ability to obtain right-of-way. However, this location contains right-of-way that is not adjacent to a City roadway. Mequon Road is under the jurisdiction of the Wisconsin Department of Transportation and is classified as a state road. Therefore, the right-of-way is dedicated for the operation and maintenance of the state road. The City Attorney indicated that the City is the proper authority to vacate the right-of-way.

Staff supports this request as the right-of-way in its current form. The vacation would also result in a small increase in taxable value for the city. Please note that the vacation for only this parcel will result in inconsistent right-of-way along this corridor.

Right-of-way vacations also require Common Council action for approval. If Planning Commission approves the request, the item would be recommended to Common Council for approval at an upcoming meeting.

Staff Recommendation:

Planning staff recommends the Planning Commission approve the vacation of the referenced right-of-way subject to the following condition(s):

1. Common Council approval of the vacation.
2. City Attorney approval of the form of the vacation document(s) and recording with the Ozaukee County Register of Deeds.

Attachments:

Map (PDF)

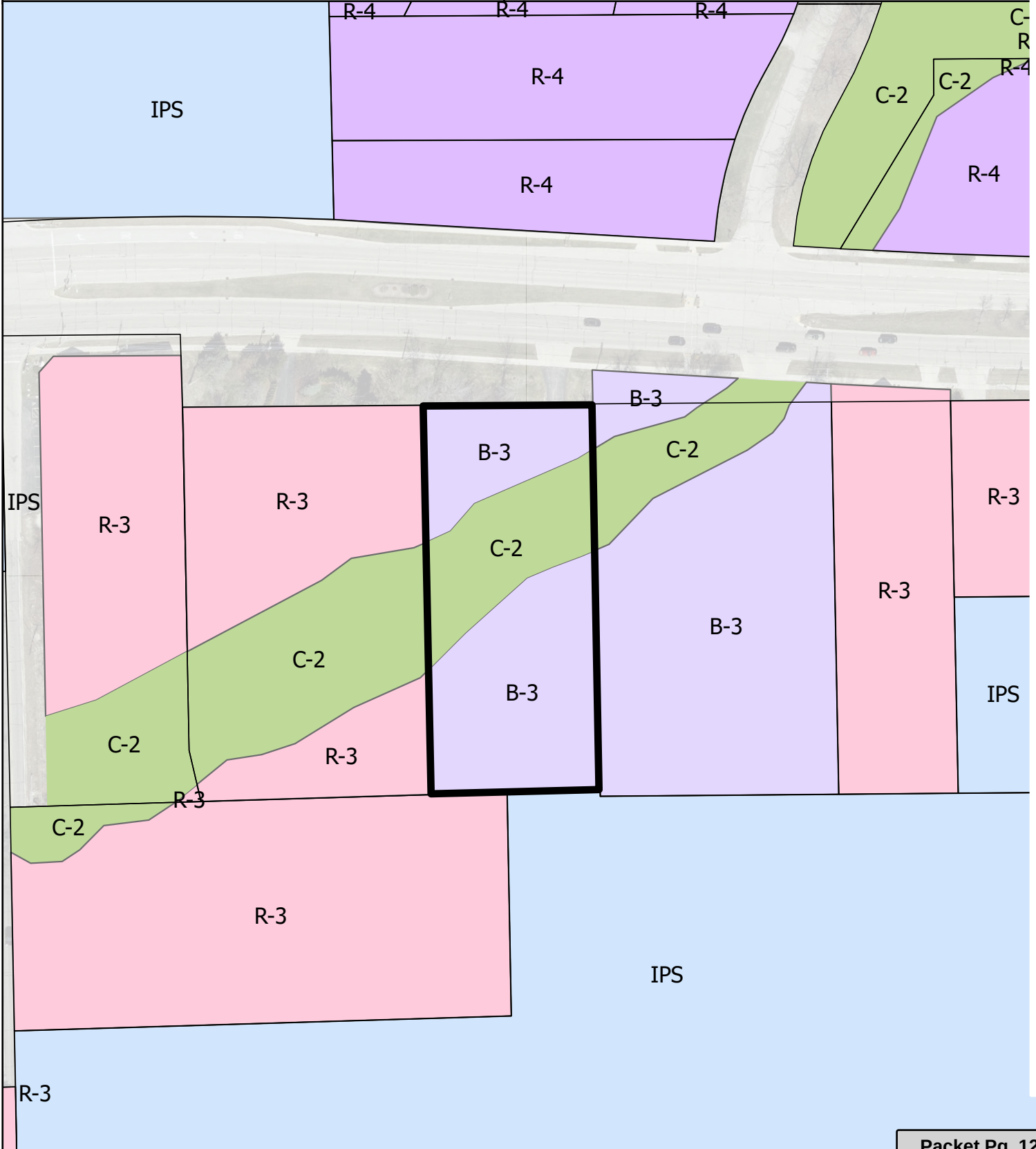
Mequon Letter, 6 (PDF)

Survey - Land to be Vacated, 1 (PDF)

JULIE FLESSAS

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

2.a.a



Attachment: Map (10164 : Wirth Law for Julie Flessas)



8420 West Daventry Road
Mequon, Wisconsin 53097

414-791-2424
john@wirth-law.com

March 1, 2025

VIA EMAIL

The Honorable Andrew J. Nerbun,
Mayor and Planning Commission Chair
City of Mequon Common Council
City of Mequon Planning Commission
City of Mequon Department of Community Development
11333 North Cedarburg Road
Mequon, Wisconsin 53092

Ladies and Gentlemen:

RE: Vacation of Small Strip Adjacent to
2601 West Mequon Road

I submit the attached application on behalf of my client, Julie J. Flessas. Ms. Flessas owns the real property located at 2601 West Mequon Road, two doors east of the Range Line Inn, and has since 2012 operated her law firm out of the building on the property. The property is zoned B-3.

Ms. Flessas asks the City to vacate a small strip of land between her property and Mequon Road.

When Ms. Flessas's property was subdivided many years ago, a strip of land was reserved between her property and Mequon Road to accommodate the eventual widening of Mequon Road. That widening occurred, but much of the land reserved was not needed for widening. In order to accommodate the preservation of the Lumen Christi cemetery and Range Line Inn, the road was angled in front of her property, leaving the strip.

Ms. Flessas has wanted to install a tasteful law firm sign in front of her property since she acquired it. However, ordinances do not allow off-premises signs, so the strip could not be used, and putting the sign back as far as her property would make the sign invisible. The angle of the road and the bushes and trees on both her and the adjoining properties would prevent anyone from seeing it. Also, nobody wants to remove those trees and bushes.

Ms. Flessas has pursued this matter for about 12 years. The control of the strip has been unclear. For many years, the City told her she needed to acquire control of the strip from WisDOT. Of course, Wis DOT is a difficult bureaucracy from which to get answers, so it took years to figure

Attachment: Mequon Letter, 6 (10164 : Wirth Law for Julie Flessas)

The Honorable Andrew J. Nerbun,
 Mayor and Planning Commission Chair
 City of Mequon Common Council
 City of Mequon Planning Commission
 City of Mequon Department of Community Development
 March 1, 2025
 Page 2

this out. Finally, a year or so ago, WisDOT acknowledged that it has no control over the strip. Instead that control belongs to the City.

Therefore, we are before you. On behalf of Ms. Flessas, I request that the City vacate the strip and transfer it to Ms. Flessas to be added to her existing parcel. I have included in the application a survey of both Ms. Flessas's property and the area we seek to have vacated.

This strip has no benefit to anyone other than the owner of Ms. Flessas's property. The DOT has no plans to further widen Mequon Road because it is unneeded and doing so would result in destruction of valuable properties, including the Lumen Christi cemetery and the Range Line Inn. The strip cannot be sold to anyone other than the owner of Ms. Flessas's property – it is too small for any sort of city or private improvement.

The way it currently sits, the strip is not on the City's tax rolls. If it is vacated and joined to Ms. Flessas's property, it would be assessed with the rest of her property. Granted, the tax impact would be minimal, but it would be better for all taxing authorities than the current situation.

Not having a sign is a burden on Ms. Flessas's business. Moreover, it makes the property almost unsalable under its current zoning. Few if any businesses will buy business-zoned property if they cannot have a sign.

Ms. Flessas recognizes that the approval of her sign is not before you. She will need to apply separately for a sign permit, and the City retains its ability to approve or reject her application based on applicable standards when she applies.

On behalf of Ms. Flessas, I respectfully request that you approve her application, vacate the strip and transfer it to Ms. Flessas to be added to her parcel.

Sincerely,



John M. Wirth

cc: Julie J. Flessas, Esq.

Attachment: Mequon Letter, 6 (10164 : Wirth Law for Julie Flessas)

PLAT OF SURVEY

CLIENT

Julie J. Flessas

SITE ADDRESS

2601W Mequon Rd, Mequon, WI

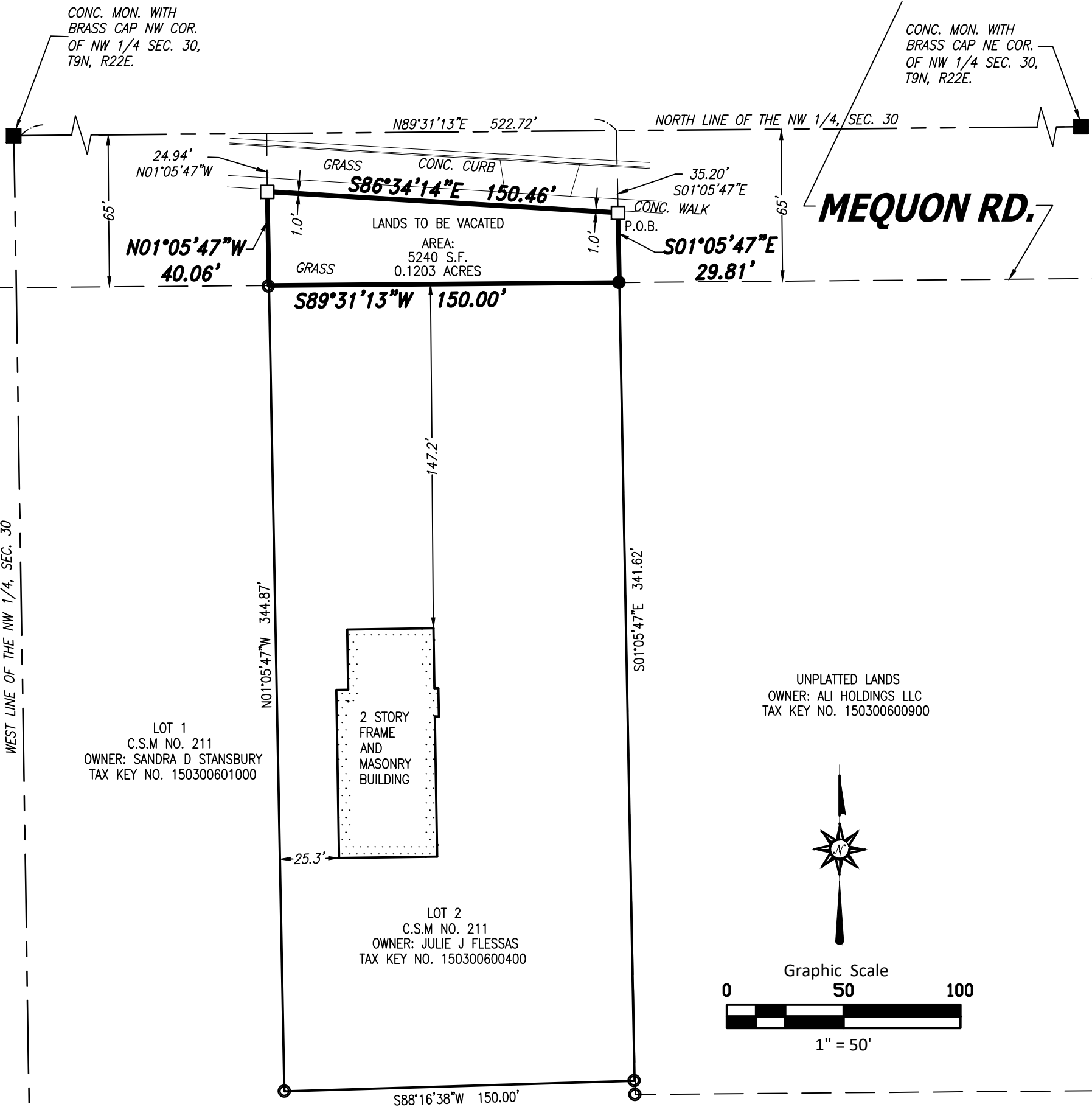
LEGAL DESCRIPTION

That part of the Northwest 1/4 of the Northwest 1/4 of Section 30, Town 9 North, Range 22 East, in the City of Mequon, County of Ozaukee, State of Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Northwest 1/4; thence North 89°31'13" East along the North line of said Northwest 1/4, 522.72 feet to a point; thence South 01°05'47" East 35.20 feet to the Point of Beginning of lands hereinafter described; thence continuing South 01°05'47" East 29.81 feet to a point on the South line of Mequon Road; thence South 89°31'13" West 150.00 feet along said South line to a point; thence North 01°05'47" West 40.06 feet to a point; thence South 86°34'14" East 150.46 feet to the Point of Beginning.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System South Zone (NAD83), in which the North line of the NW 1 /4 bears N89°31'13"E.



LEGEND:

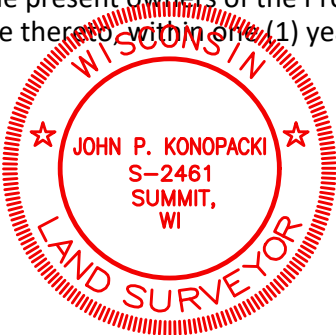
- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date: February 24, 2025



[Signature]
John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

DRAFTED BY: GSS
Drawing No. 6336.00

Attachment: Survey - Land to be Vacated, 1 (10164 : Wirth Law for Julie Flessas)



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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: March 17, 2025
SUBJECT: Sergio Rodrigues SER RZ3, LLC. The applicant is seeking conditional use grant and building and site plan amendment approval to allow for a restaurant for the property located at 10352 N. Port Washington Road (formally Sobelmans).

Applicant:	Sergio Rodrigues for SER RZ3, LLC
Status of Applicant:	Owner
Requested:	Conditional Use Grant Building and Site Plan Amendment
Existing Use:	Restaurant
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	B-2
Lot size:	0.65 Acres
Location:	10352 N. Port Washington Road
Tax Key Number:	#15-032-06-002.00
District:	#7

Background:

The applicant is seeking conditional use and building and site plan approval for the property located at 10352 North Port Washington Road. The subject property is the former Sobelman's restaurant which is intended to open as a Mexican restaurant. Since it has been over a year since the restaurant has been open, all previous approvals have expired. The parcel is currently zoned B-2 (Community Business), of which a restaurant is a conditional use. The applicant appeared in front of the Planning Commission in July of 2024 for building design approval. The item was tabled due to concerns over the use of stucco.

According to the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

- 1. The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

State and city health departments regulate the restaurant. The use should not have a negative impact on the public health, safety and general welfare.

- 2. The proposed use should not injure the value of adjoining or abutting property.**

Staff believes the proposed restaurant will continue to stimulate the economic viability of the

Port Washington Road corridor and the city in general. The proposed hours of operation are 11:00 a.m. to 9:30 p.m. daily, which is consistent with other food related businesses along the corridor. The applicant states that the maximum number of employees at any given shift will not exceed eight. The proposed tenant space will have an interior seating capacity of 90 and an overall parking demand of 45 stalls based on the code. The parking lot has a total capacity of 56 stalls.

3. The proposed use shall be harmonious or compatibility with the area in which it is located.

The subject site is located in the B-2 (Community Business) district. Restaurants are conditional uses in the B-2 district. Adjacent uses are also located in B-2 district and include the new Medi Spa, gas station, hotel, and a restaurant. These B-2 uses, and associated activities are compatible with each other. Planning staff believes that if the conditions of approval listed below and within the attached conditional use grant document are met, the proposal should be harmonious with the surrounding uses.

4. Will be general conformity with the Land Use Plan, Transportation Plan, Environmental Plan, Park and Recreation Plan or other officially adopted plan.

The Land Use Plan map designates the subject site as Community Commercial; the proposal is conforming and is appropriately located on Port Washington Road, the City's major commercial corridor.

Building Design:

The building improvements proposed by the applicant include the replacement of the existing siding with LP smart lap siding and scallop shake. The materials will be more durable and match the existing design of the building. The plan also includes the replacement of all of the existing windows and adding new windows on the west and north façade. The front porch which was slated for removal will be updated with new paint and the replacement of any rotted materials. The new color scheme includes light grey siding with an ivory trim and reddish accents. Planning staff and Planning Commission architect Choren met the architect for the applicant on site in winter. Based on feedback from the meeting, the architect modified the building design. Staff supports the proposed design.

Landscape Plan:

The plan shows new landscaping along the west and north façade. The plan also calls for the removal of dead vegetation and a general cleanup of the site. Staff supports the proposed changes and concurs with the applicant that a cleanup of the site is warranted. Since it is not possible to determine the health of the existing vegetation, staff recommends a final landscaping design shall be submitted for approval once the health of the existing vegetation can be determined.

Site Plan:

The site plan calls for the restriping of the parking lot. The existing lot is in poor condition and at a minimum will require repairs to several sections of the existing asphalt. Staff recommends a condition of approval that all sections of the parking lot that have cracks or pot holes will be repaired before resealing and striping. The only other modification to the site plan is a proposed outdoor seating area on the southwest side of the building. There are no details provided

regarding the patio, except stating that it will be concrete. A final plan of the patio will be required to be submitted to staff for review and approval.

Site Compliance:

There is an active enforcement case for the building and site maintenance conditions that began in spring of 2023. The application received for building and site plan review is, in part, a response to the City's enforcement action. The citations issued require the following actions:

- Cleanup of refuse on property.
- Removal of discarded tires on property.
- Renovation of the siding falling into disrepair.
- Overgrowth of weeds and plantings.

While some of this has been addressed, there are still several issues that are not in compliance which will be addressed when the renovations occur. Staff will defer enforcement on the existing violations provided that the following milestones are achieved by the applicant:

1. The building siding, windows, and trim shall be completed per the approved plan no later than July 31, 2025.
2. The parking lot shall be repaired, resealed and restriped by September 1, 2025.
3. An updated landscaping plan shall be submitted for review and approval by June 1, 2025.
4. Landscaping shall be installed per the approved plan by October 15, 2025.

Engineering Report:

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

The site is located on the southeast corner of Donges Bay Road and North Port Washington Road. The plans do not propose changes to the driveway or parking lot. The two existing driveway access points to Donges Bay Road are 24 feet wide and were installed with the WisDOT project in 2022. No modifications are proposed to the access points with this application. The driveway access points do not conform to the required spacing per City Ordinance, but compliance cannot be achieved due to the elevation difference of the two parking lot areas.

The driveway access points to Donges Bay Road meets spacing requirements from the intersection. Acceleration and deceleration and a bypass lane are not required by the Mequon Standard Specifications for Land Development (SSLD).

The property at the northeast corner of Donges Bay Road and North Port Washington Road (ReFresh Medi-spa) dedicated right-of-way for City streetscaping and sidewalk. The right-of-way at this location is currently sufficient.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The site is located within the City's sewer service area. The building is currently serviced by public sewer and water.

Site improvements show a small new patio, which will add impervious surface. The applicant

shall submit a calculation of net added impervious surface with their building permit application. For construction that adds 5,000 square feet of impervious area, a green infrastructure plan meeting MMSD requirements will be required. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.

Site modifications may require a filling, excavation, and berms permit, and/or an erosion control permit with the Engineering Division. No major site improvements are shown with this application.

Staff Recommendation:

Staff recommends approval of the conditional use and building and site plan approval based on the following conditions:

1. Staff review and approval of final floor plans prior to issuance of 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.
2. Staff review and approval of final floor plans.
3. The hours of operation are 11:00 a.m. to 9:30 p.m. daily
4. The building siding, windows, and trim shall be completed per the approved plan no later than July 31, 2025.
5. The parking lot shall be repaired, resealed and restriped by September 1, 2025.
6. An updated landscaping plan shall be submitted for review and approval by June 1, 2025.
7. Landscaping shall be installed per the approved plan by October 15, 2025.
8. A final plan of the patio will be required to be submitted to staff for review and approval prior to public use.
9. The applicant shall submit a calculation of net added impervious surface with their building permit application. For construction that adds 5,000 square feet of impervious area, a green infrastructure plan meeting MMSD requirements will be required. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.
10. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.

Attachments:

Packet Docs_Mexican Rest (PDF)

MEXICAN RESTAURANT SER RZ₃, 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

3.a.a



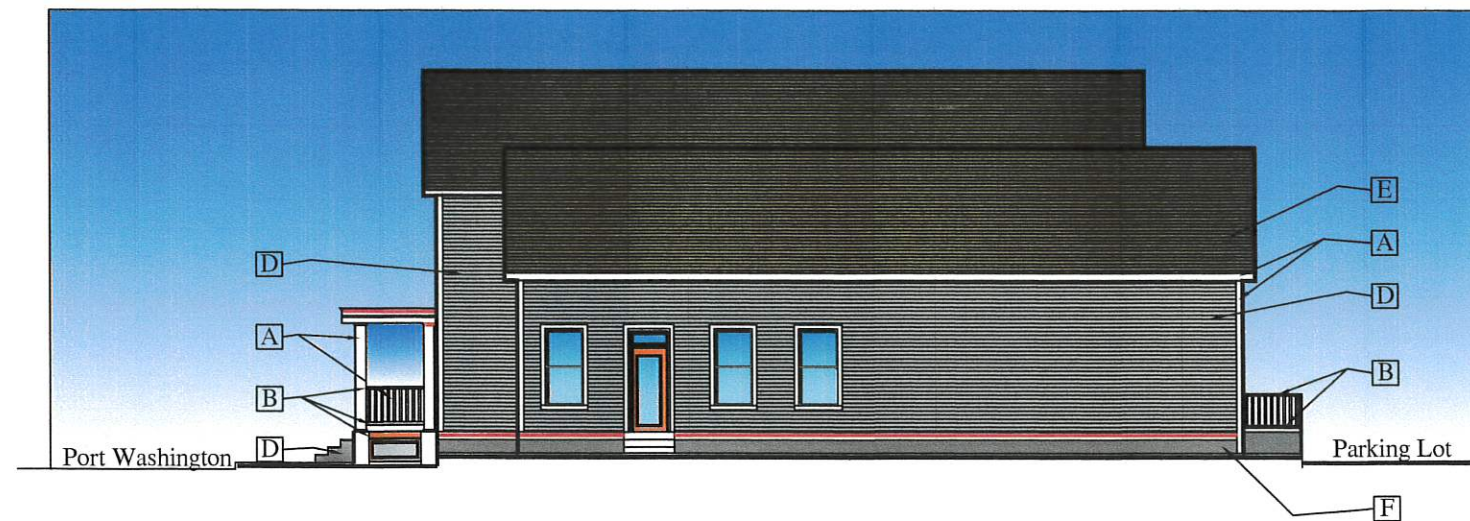
Attachment: Packet Docs_Mexican Rest (10158 : Sergio Rodrigues SER RZ3, LLC)



West Elevation - Port Washington Drive

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

0 4 8 16 Feet



South Elevation

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

0 4 8 16 Feet



North Elevation - Donges Bay Rd

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

0 4 8 16 Feet



East Elevation

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

0 4 8 16 Feet

- | | | |
|-------------------------------------|---------------------------|-------------------------|
| [A] White Trim | [C] -not used- | [E] Existing Roof |
| [B] Jalapeno Accent Siding and Trim | [D] Main Lite Grey Siding | [F] Existing Stone Base |

Grey Base ; Jalapeno Accents

10352 N. Port Washington Road, Mequon, WI

02.12.2025

WISCONSIN
THOMAS W. MEIKLEJOHN, WI
A-6684
FOND DU LAC
WI
ARCHITECT

Site

Donges Bay Rd

N Port Washington Rd

Ranchito Ln

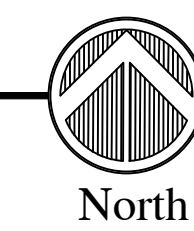
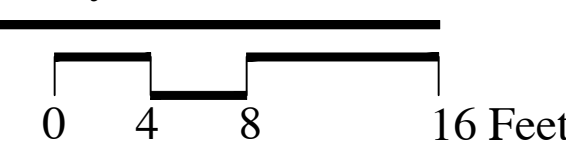
Interstate I-43

Mequon, WI

Site Location Map -

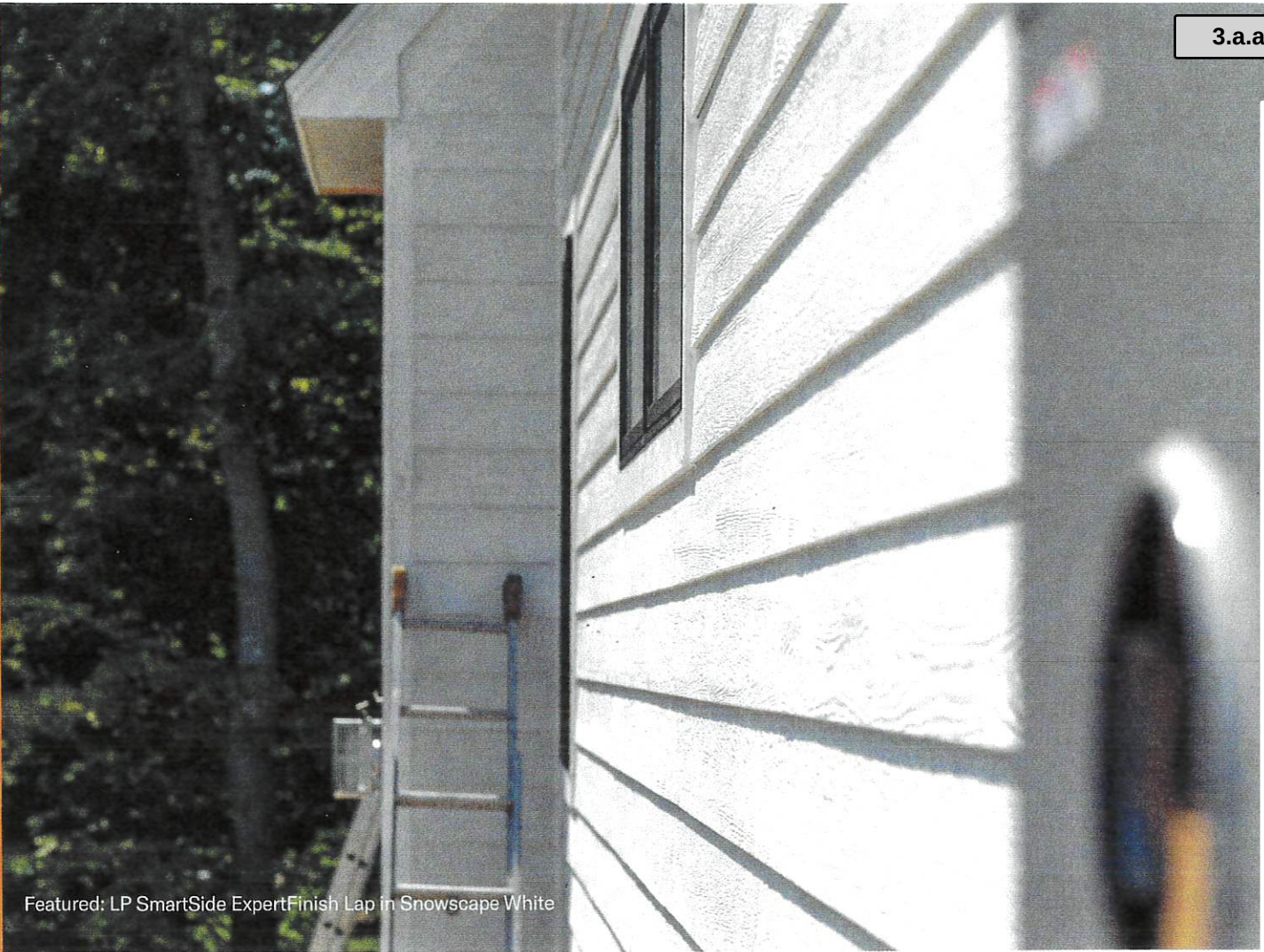
- No Scale-

North



Zoning = B2
Total Site Area = 43,635.9 SF = 1.001 Acre
Actual Area = 34,400 SF = 0.789 Acre
Building & Parking Surfaces = 23,685 SF
Landscape Area = 10,715 SF; $10,715 / 23,685 = 0.45$ ratio

- 1 New Siding
- 2 Existing Roofing - Shingles
- 3 Pre Finish Metal Soffit, Gutters & Downspouts
- 4 Trim/Accent Paint
- 5 Clad White Wood Window Frames w/ Clear Insul. Glass
- 6 Insulated Door and Frame w/ Clear Insul. Glass
- 7 Existing Hand Railing; Restore / Paint
- 8 42" High Guard Railing & 36" High, 1.5" Hand Rail
- 9 PT. Solid Risers (7"max rise) & P.T. Solid Treads (12" deep) on (3) 2x12 P.T. Stringers, typ
- 10 Grade
- 11 Stone or Masonry Base; Restore/Paint (seal)
- 12 Existing Covered Entry; Fabric Replaced



Featured: LP SmartSide ExpertFinish Lap in Snowscape White

HOLDS UP. STANDS OUT.

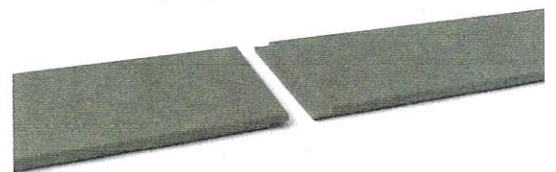
LAP SIDING

Create the look you want with a versatile selection of LP® SmartSide® ExpertFinish® products. Engineered to stand up to extreme weather, LP SmartSide Lap Siding is a natural, durable choice for structures in most regions. Plus, it's a great companion cladding for structures partially finished in stucco, stone or brick.



**LP SMARTSIDE EXPERTFINISH
CEDAR TEXTURE LAP**

Shown in ExpertFinish color Snowscape White



**LP SMARTSIDE EXPERTFINISH
BRUSHED SMOOTH LAP**

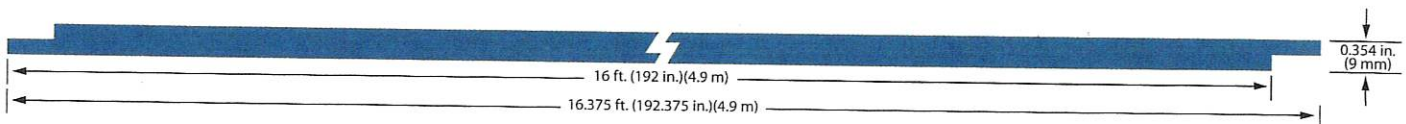
Shown in ExpertFinish color Garden Sage

Specifications: LP® SmartSide® ExpertFinish® Trim & Siding - PRIMED

SNOWSCAPE WHITE CEDAR TEXTURE

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	41715	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	42271	1.5 PSF
Nickel Gap Siding	16 ft. (192 in.)(4.9 m)	8 in. (203 mm)	0.5 in. (12.7 mm)	46558	1.5 PSF
190 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.7 mm)	46468	2 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.675 in. (17.1 mm)	42324	2 PSF
440 Series Trim	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	42328	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	46396	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	46412	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	46428	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	42312	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	42316	3 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	46316	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	46332	3 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	46348	3 PSF
38 Series 12" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (9 mm)	46434	-
38 Series 12" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (9 mm)	43433	-
38 Series 16" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	46436	-
38 Series 16" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	46435	-
38 Series 24" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	23.94 in. (608 mm)	0.354 in. (9 mm)	46536	-
38 Series 24" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	23.94 in. (608 mm)	0.354 in. (9 mm)	46540	-
38 Series Shakes	4 ft. (48.63 in.)(1.2 m)	11.625 in. (295 mm)	0.315 in. (8 mm)	46524	2 PSF
38 Series Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	41730	1.5 PSF
38 Series 4' x 8' No Groove Shiplap Edge Panel	8 ft. (96 in.)(2.4 m)	47.88 in. (1216 mm)	0.354 in. (9 mm)	41741	2 PSF
38 Series 4' x 10' No Groove Shiplap Edge Panel	10 ft. (119.81 in.)(3043 mm)	48.56 in. (1234 mm)	0.354 in. (9 mm)	41714	2 PSF
540 Series Outside Corner	10 ft. (119.81 in.)(3043 mm)	3.625 in. (92.3 mm)	0.970 in. (24.6 mm)	46460	-
	10 ft. (119.81 in.)(3043 mm)	5.625 in. (142.8 mm)	0.970 in. (24.6 mm)	46492	-
7.25" x 7.25" J-Block	7.25 in. (184 mm)	7.25 in. (184 mm)	0.970 in. (24.6 mm)	43399	-
7.25" x 6.75" Mini Split	7.25 in. (184 mm)	6.75 in. (171 mm)	0.970 in. (24.6 mm)	43416	-
Touch-Up Kits	-	-	-	42043	-

38 SERIES EXPERTFINISH LAP



* Same specs for all 16 colors on pages 37-68.

**Lap joint profile is exclusive to LP® SmartSide® ExpertFinish® Lap Siding. Third party prefinished siding will not include this feature.

Specifications: LP® SmartSide® Trim

BRUSHED SMOOTH TRIM - PRIMED

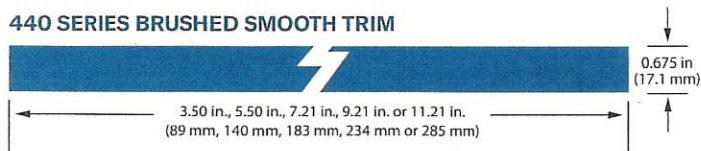
SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Helps protect against moisture intrusion, impacts from hail, and damage from freeze/thaw cycles
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay
- 16' length can result in faster installation and fewer seams
- Primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty



Brushed Smooth Trim

440 SERIES BRUSHED SMOOTH TRIM



540 SERIES BRUSHED SMOOTH TRIM



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
440 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	46000	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	46001	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	46002	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	46003	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	46004	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	46010	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	45992	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	45993	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	45995	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	45997	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	45998	3 PSF

12" SCALLOP SHAKE

Function: Textured Shape Siding
Part Description: Scallop

ACTUAL DIMENSIONS

Exposure: 7.75"
Overlap: 4"
Pieces per square: 39
Length: 48"
Width: 11.77"
Height: N/A
Min. Thickness: 0.315"

COLOR AVAILABILITY

Solid, DuoBlend Premium,
and Custom

CONSTRUCTION

Substrate: Strand
LP® SmartSide®
Finish: Diamond Kote®
Other: N/A

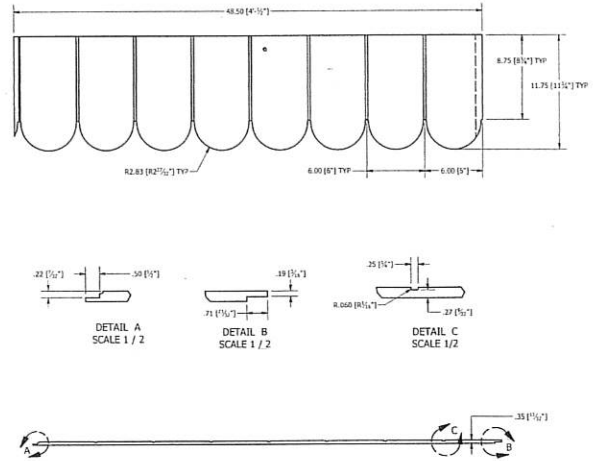
WEIGHT

Per Piece: 4.6 lbs.
Per Pack: 21.8 lbs.
Per Pallet: 662 lbs.

PACKAGING

Per Pack: 4
Per Pallet: 144

DRAWINGS SHOW ACTUAL DIMENSIONS



12" OCTAGON SHAKE

Function: Textured Shape Siding
Part Description: Octagon

ACTUAL DIMENSIONS

Exposure: 9.645"
Overlap: 2.125"
Pieces per square: 31.16
Length: 48"
Width: 11.77"
Height: N/A
Min. Thickness: 0.315"

COLOR AVAILABILITY

Solid, DuoBlend Premium,
and Custom

CONSTRUCTION

Substrate: Strand
LP® SmartSide®
Finish: Diamond Kote®
Other: N/A

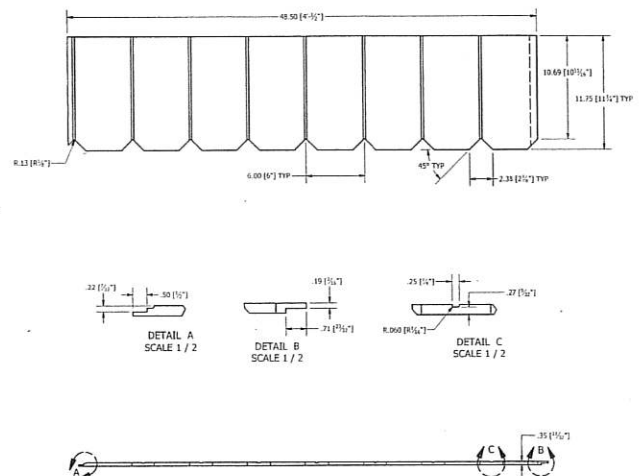
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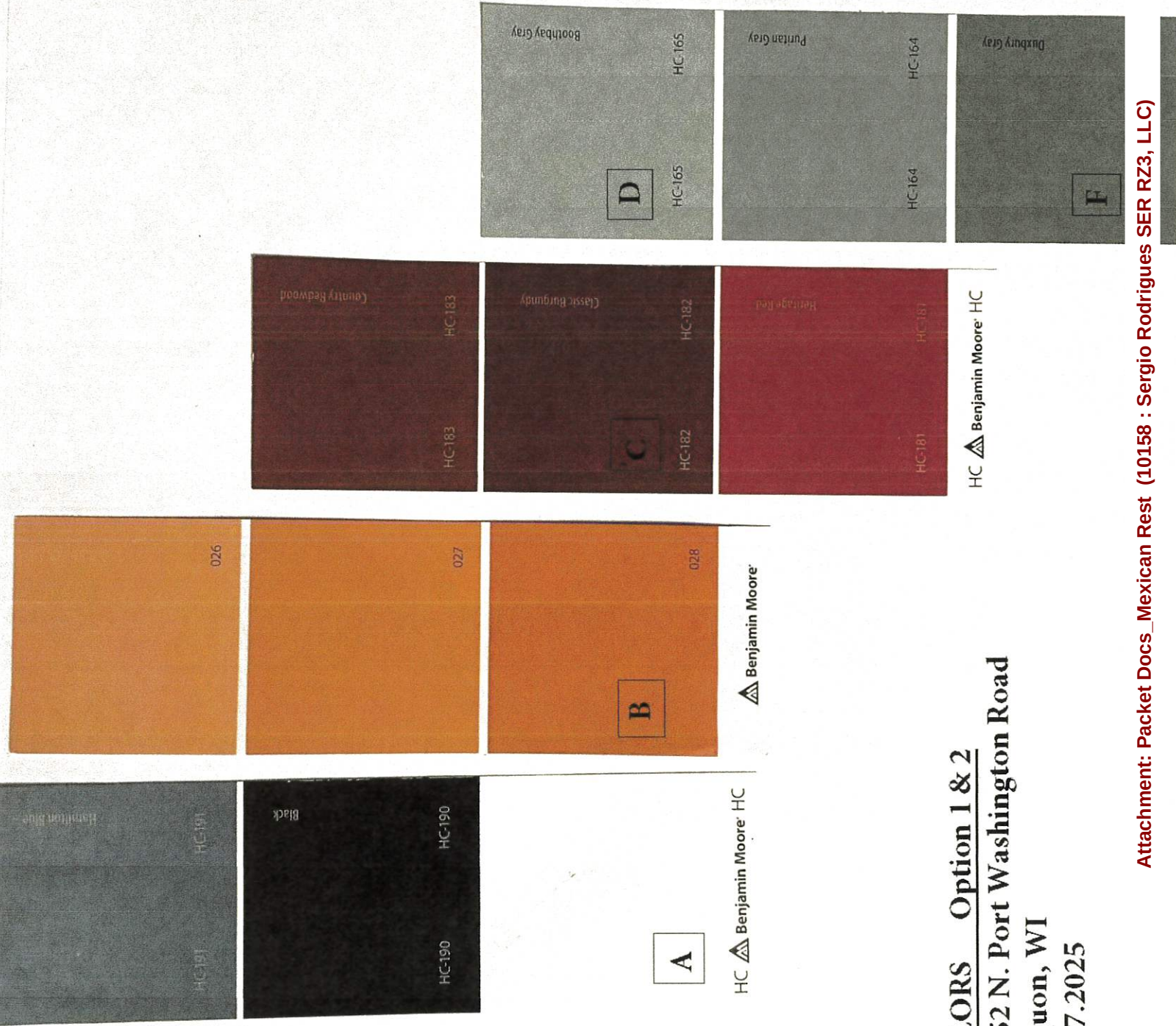
Per Piece: 4.8 lbs.
Per Pack: 22 lbs.
Per Pallet: 691 lbs.

PACKAGING

Per Pack: 4
Per Pallet: 144

DRAWINGS SHOW ACTUAL DIMENSIONS





COLORS Option 1 & 2
10352 N. Port Washington Road
Mequon, WI
01.27.2025

12" SCALLOP SHAKE - PRIMER

Function: Textured Shape Siding

Part Description: Scallop

ACTUAL DIMENSIONS

Exposure: 7.75"

Overlap: 4"

Pieces per square: 39

Length: 48"

Width: 11.77"

Height: N/A

Min. Thickness: 0.315"

COLOR AVAILABILITYSolid, DuoBlend Premium,
and Custom**CONSTRUCTION**

Substrate: Strand

LP® SmartSide®

Finish: Diamond Kote®

Other: N/A

WEIGHT

Per Piece: 4.6 lbs.

Per Pack: 21.8 lbs.

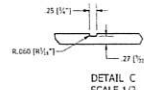
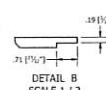
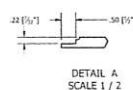
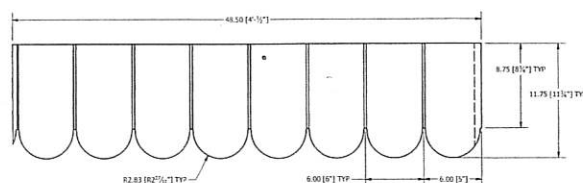
Per Pallet: 662 lbs.

PACKAGING

Per Pack: 4

Per Pallet: 144

DRAWINGS SHOW ACTUAL DIMENSIONS

**12" OCTAGON SHAKE**

Function: Textured Shape Siding

Part Description: Octagon

ACTUAL DIMENSIONS

Exposure: 9.645"

Overlap: 2.125"

Pieces per square: 31.16

Length: 48"

Width: 11.77"

Height: N/A

Min. Thickness: 0.315"

COLOR AVAILABILITYSolid, DuoBlend Premium,
and Custom**CONSTRUCTION**

Substrate: Strand

LP® SmartSide®

Finish: Diamond Kote®

Other: N/A

WEIGHT

Per Piece: 4.8 lbs.

Per Pack: 22 lbs.

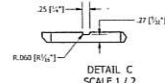
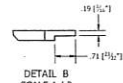
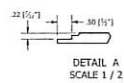
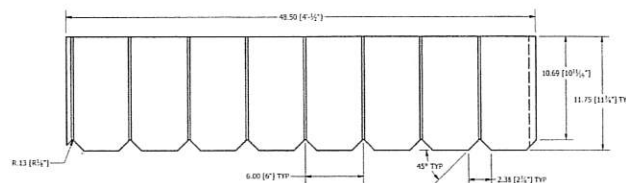
Per Pallet: 691 lbs.

PACKAGING

Per Pack: 4

Per Pallet: 144

DRAWINGS SHOW ACTUAL DIMENSIONS



		3.a.a		
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 17th day of March, 2025 by and between _____ of the property located at 10352 N Port Washington Road and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 32, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A-1 WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of <u>restaurant</u>. GRANTED by action of the Planning Commission of the City of Mequon this 17th day of March 2025. _____ Andrew Nerbun, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2025, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. _____ Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2025, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. _____ Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: 150320600200 Attachment: Packet Docs_Mexican Rest (10158 : Sergio Rodrigues SER RZ3, LLC) <tr><td colspan="2"></td><td>Packet Pg. 29</td></tr>				Packet Pg. 29
		Packet Pg. 29		

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. **Conditions on the Operations:**
 - a. Hours of operation: 11:00 a.m. to 9:30 p.m. daily
 - b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
 - c. Water supply requirements:
Public
 - d. Provisions for sewage disposal:
Public
 - e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
10. **Conditions of the structures:**
 - a. Site Plan: Exhibit A
 - b. Landscaping Plan: Exhibit A
 - c. Elevations: Exhibit B
 - d. Sign: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: Exhibit C
 - f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
 - g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon

h. The building shall comply with the building code.

11. **Conditions on the site:**

- a. Street access (number, location, design): Per original site plan.
- b. Off-Street Parking (location and design including screening thereof): Per original site plan.
- c. Outside storage of materials, products or refuse (location and screening thereof): Per original site plan.
- d. Parking, exterior lighting of the site, location design and power: Per original site plan.
- e. Other:
 - 1. Staff review and approval of final floor plans prior to issuance of 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.
 - 2. Staff review and approval of final floor plans.
 - 3. The hours of operation are 11:00 a.m. to 9:30 p.m. daily
 - 4. The building siding, windows, and trim shall be completed per the approved plan no later than July 31, 2025.
 - 5. The parking lot shall be repaired, resealed and restriped by September 1, 2025.
 - 6. An updated landscaping plan shall be submitted for review and approval by June 1, 2025.
 - 7. Landscaping shall be installed per the approved plan by October 15, 2025.
 - 8. A final plan of the patio will be required to be submitted to staff for review and approval.
 - 9. The applicant shall submit a calculation of net added impervious surface with their building permit application. For construction that adds 5,000 square feet of impervious area, a green infrastructure plan meeting MMSD requirements will be required. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.

Owner

Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of _____, 2025, the above named _____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument
on behalf of the petitioner acknowledged
the _____ day of _____, 2025

Attachment: Packet Docs_Mexican Rest (10158 : Sergio Rodrigues SER RZ3, LLC)

as one elevation.

Alderman Parrish seconded the motion.

A roll call vote was taken; vote passed (6-0)(No vote: Schaefer)

RESULT:	APPROVED [7 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Brian Parrish, Alternate Alderman
AYES:	Nerbun, Parrish, Barnes, Choren, Gentges, Urbani,
NO:	Schaefer
ABSENT:	Stoker, Hawley

- b) **Sergio Rodriguez for Guzman Properties, LLC.** The applicant is seeking building and site plan amendment approval to allow for improvements to the existing restaurant for the property located at 10352 N. Port Washington Road.

Planner Hoier stated that this building and site plan amendment is due to site and building maintenance and code enforcement issues. He discussed the proposed building materials and building colors. He commented that there has been replacement of some of the doors and windows. A landscape plan has not be submitted but there is overgrowth around the building and parking lot that needs to be addressed as part of the code enforcement issues. Upon a site visit it was noted that the parking lot needs to be resealed, repaired and restriped. He commented that the dumpster enclosure has damage to it and the junk around the site needs to be cleaned up. Staff recommends that this be tabled until the site is cleaned up and staff, the Commission architect and the applicant can meet to agree upon architecture that better matches neighboring buildings.

Brian Ruwell represented the applicant. He explained that this will be a Mexican restaurant, and the applicant plans to completely renovate both the interior and exterior. He commented that the restaurant group currently has 8 restaurants throughout Wisconsin and is extremely successful. The hours will include lunch and dinner with 15-18 employees. The living quarters may include an employee to live on site. They plan to remove the existing porch so that the building will be flush from the southwest corner to the northwest corner. He commented that the satellite garage has been removed.

Commissioner Choren stated there is much work that needs to be done on site and supports tabling this item so that issues about the architectural and color schemes can be discussed with the applicant.

Mayor Nerbun stated that there are plans for improvements for that corridor and that there is probably some TIF monies that may be available for some modifications along Port Washington Road.

Overall, the Commission is supportive of the applicant moving forward with this project and supports the item being tabled so that the applicant can continue the clean up efforts on site and work with staff regarding the architecture and building colors.

Action

Commissioner Schaefer made a motion to table the item.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	TABLED [7 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Nerbun, Parrish, Barnes, Choren, Gentges, Schaefer, Urbani
ABSENT:	Hawley, Stoker

c) Dan Beyer Architects for Commerce Street Holdings, Inc. The applicant is seeking building and site plan amendment approval to allow for improvements to the existing restaurant and recreational building for the property located at 5616 W. Donges Bay Road (Libby Montana's).

Commissioner Choren recused himself.

Asst. Dir. Zader stated that this request is to modify the existing restaurant including changing the sand volleyball court to a mini ice hockey rink. He showed the proposed site plans and discussed the proposed changes. Staff requested that some landscape islands be added to the parking lot as the current site does not meet the 10% interior lot landscaping or the green space requirements. The applicant has added some islands and although they do not meet the code requirements, staff does not want them to lose too many parking spaces. He explained that the entrance in the vestibule will be changed and located closer to the center of the building. There will be a connection between the existing two buildings.

He explained that per the zoning code, they would need a PUD if the connection is made, due to the building being over 20,000 square feet. The applicant chose to proceed with the proposed approvals and to come back for PUD approval for the connection. They want Commission feedback regarding the connection before they move forward. Staff does support the building connection.

The parking lot has been modified and a few stalls were lost (139 to 116) due to the added landscape islands. The use requires 120 stalls, so they are a little short, but they have agreed not to host the adult hockey leagues on Friday and Saturday nights. Staff is comfortable with the parking tally.

There is a nice outdoor seating area and bar area proposed to be added on the west elevation. There is also a section on the southwest side near the road that is on WE Energies property that could be a nice facility for seating or bike trail amenities.



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: March 17, 2025
SUBJECT: Kids Rule Academy. The applicant is seeking conditional use grant and building and site plan amendment approval to all for a childcare facility for the property located at 12308 N. Corporate Parkway.

Applicant:	Kids Rule Academy
Status of Applicant:	Prospective Tenant
Requested:	Conditional Use Grant
Existing Zoning:	B-4 (Business Park District)
Land Use Plan:	Business Park
Lot size:	3.05 Acres
Location:	12308 N. Corporate Parkway
Tax Key Number:	#15-017-10-019.00
District:	#5

Background: The applicant is requesting a conditional use grant for a childcare center at 12308 N Corporate Parkway. The Kids Rule Academy is relocating from 2909 W Mequon Road to a 12,000 square foot tenant space in the multi-tenant building. The daycare includes seven classrooms and a large indoor play area. The site is zoned B-4 in which childcare facilities are a conditional use.

According to the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

1. The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.

The Wisconsin Department of Health and Human Services regulates and inspects all childcare facilities. All activities involved with daycare are required to comply with all state regulations and staff believes the facility should not endanger the public health, safety and general welfare of the area.

2. The proposed use should not injure the value of adjoining or abutting property.

The proposed activities associated with the use should not negatively impact adjacent sites. The parcel to the north is a multi-tenant building which includes a daycare and to the south is a research and development facility. Other than the outdoor play area, all activities will take place within the building. With a licensed capacity of 100 children, the traffic impact of the proposed use will be similar to other uses that are permitted in the B-4 zoning district.

3. The proposed use shall be harmonious or compatibility with the area in which it is located.

The subject site is located in the B-4 (Business Park) district. Childcare facilities are conditional uses in the B-4 district. The area surrounding the daycare is also zoned B-4 with uses that include light industrial, office, and a daycare.

The proposed hours of operation are Monday through Friday from 7:00 A.M. to 6:00 P.M. with most activity taking place in the early morning and late afternoon with drop-offs and pickups. Access to the site is from two existing curb cuts on Corporate Parkway with most of the traffic entering from the south access point. The existing parking lot shows 135 spaces for the multi-tenant building. An expansion to the north end of the parking lot occurred sometime between 2010 and 2015 (see photos) when 31 of the 135 stalls were added to the site without city approval and in violation of the parking offset. Based on the timeframe, it appears that the work was completed by the previous owner. This results in 104 spaces that are compliant with city code. The applicant has agreed to remove the striping of the stalls that were installed without approval but leave the asphalt as part of the drive aisle. Staff is amenable to this solution. The proposed outdoor play area for the daycare center would require relocating three parking stalls to the east to a compliant location in order to keep the total number of spaces available at 104. Based on the existing tenants and proposed demand for the one remaining vacant space (see chart), the total demand is shown at 106 spaces. While this is technically short by two spaces, staff believes that there are enough available spaces in the entire lot, based on the peak demand for the daycare, which is primarily early morning and late afternoon as compared to other users in the building.

Staff believes that if all the conditions are complied with, the proposed use will be considered harmonious with the surrounding area.

Site Plan Amendment:

The only change to the site other than the parking lot modification is the addition of 4,400 square foot outdoor play area. The play area is located at the rear of the building and includes play structures on a rubber surface surrounded by a six-foot high black metal fence. The fence is protected from vehicles in the parking lot by concrete bollards spaced approximately every 10 feet.

Site Compliance:

Staff identified a number of ash trees on site that were either dead or cut down without installing a replacement. Staff will require, as a condition of approval, replacement of all trees on the approved landscape plan that were removed.

Engineering Report:

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

No access changes are being proposed. The existing two driveway access points connect to Corporate Parkway.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using

WDNR Surface Water Data Viewer.

The site is served by public water and sewer. No changes to utility connection are contemplated.

The application material shows a reduction in impervious surface with the parking lot modifications, so storm water requirements will not be triggered. Stormwater runoff from the site is currently managed by a regional facility to the south.

Due to the minor amount of filling and excavation required for the proposed work, a filling, excavation, and berms permit is not required.

The proposed improvements will not disturb an area greater than 4,000 square feet, therefore a City of Mequon Erosion Control Permit is not required.

The application material shows work performed on a neighboring property. The applicant must obtain proper permissions from the neighboring property owner prior to performing this work.

Staff Recommendation:

Staff does recommend approval of the conditional use grant and building and site plan amendment based on the following condition(s):

1. Staff review and approval of final floor plans prior to issuance of 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.
2. Staff review and approval of final floor plans.
3. The striping of the parking spaces installed without approval shall be removed.
4. Staff will require, as a condition of approval, replacement of all trees on the approved landscape plan that were removed by no later than September 30, 2025.
5. The hours of operation are Monday through Friday from 7:00 A.M. to 6:00 P.M

Attachments:

Packet Docs_KidsRule (PDF)

KIDS RULE ACADEMY

AC Arrival Corridor
 A-1 Agricultural Preserve
 A-2 General Agricultural
 B-1 Neighborhood Business
 B-2 Community Business
 B-3 Office & Service Business
 B-4 Business Park
 B-5 Light Industrial
 B-6 Rural Industrial
 B-7 Rural Business
 C-1 Shoreland/Wetland Conservancy
 C-2 General Conservancy
 CGO Central Growth Overlay
 FFO Flood Fringe Overlay
 FW Floodway
 IPS Institutional & Public Service

IPS Institutional & Public Service
 NC Neighborhood Commercial
 OA Agricultural Overlay
 PUD Planned Unit Development Overlay
 P-1 Park & Recreation
 R-1 Single-Family Residential (5 Ac. Min.)
 R-1B Single-Family Residential (2.5 Ac. Min.)
 R-2 Single-Family Residential (2 Ac. Min.)
 R-2B Single-Family Residential (1.5 Ac. Min.)
 R-3 Single-Family Residential (1 Ac. Min.)
 R-4 Single-Family Residential (3/4 Ac. Min.)
 R-5 Single-Family Residential (1/2 Ac. Min.)
 R-6 Single-Family Residential (4 DU/Ac.)
 RM Multi-Family Residential
 TC Town Center
 TDR Transfer of Development Rights

IPS/PUD

R-3

R-1B

B-4

B-4

B-4

R-1B

B-4

B-4

R-1B

B-4

B-4

R-1B

B-4

R-1B

B-4

Project Description and Business Operations

Kids Rule Academy (KRA) is located in the Cristian Life Church at 2909 W. Mequon Rd. KRA plans to move our existing operation to a new home at 12308 N. Corporate Parkway, Mequon, WI.

The proposed building for KRA's new home is currently used as office space. KRA plans to convert it into a childcare Center with 8 classrooms, a large indoor playground (about 4600 Sq Ft, which is uniquely significant for Wisconsin due to long winters), and a state-of-the-art outdoor playground (4800 Sq Ft with rubber service and age-appropriate play structures). We also plan to have a sizeable heat-and-serve cafeteria for children over 24 months old. Our proposed new home will be located in an area far away from residential homes and will not be a bother or inconvenience to the neighbors. KRA runs a very clean, structured, and organized operation. We plan to use only high-quality products for our new Center. For example, we plan to invest over \$150K in building a state-of-the-art outdoor playground. We plan to install a 6-foot tall black aluminum fence for our outdoor playground (see example attached). The maximum height for the tallest playground structure will not exceed 18 feet.

Parking: KRA plans to rent about 12,000 SF. KRA employs 17 full-time staff members and is licensed for 100 Children. KRA intends to use 17 parking spaces in the back of the building and 17 spaces in the front of the building for parents to drop off and pick up children (per Mequon ordinance: 1 space per 6 children). KRA operates Monday through Friday between 7:00 am and 6:00 pm.

Bases for Request

On December 31st, 2024, after 12 years of being a great tenant, our landlord denied a lease renewal contract and gave KRA a 12-month notice to vacate. To save our excellent Center from closing its doors and ceasing operations in Mequon, we plan to move our operation to the proposed building located at 12308 N. Corporate Parkway, Mequon, WI.

Kids Rule Academy (KRA) is a local (Mequon) family-owned and operated, state-licensed childcare Center serving the Mequon/Thiensville community for the last 12 years, since 2013. KRA was among a few responsible Centers in the State of WI that stayed open and operated at full capacity during the COVID-19 pandemic, serving essential workers in the Mequon and surrounding communities. KRA enrolls 100 full-time children aged from 6 weeks to 5 years old. KRA provides year-round childcare and preschool with private 3-K, 4-K, and Summer camp programs. KRA is very well-established and popular in the Mequon/Thiensville community. KRA is very popular and is highly desired by local families because we offer many unique and exclusive features: KRA is about the only Center in the State of WI to provide parents with remote access to webcams inside classrooms, so they can have access to subjective information and can appreciate the highest quality of care their children receive. KRA serves 100% USDA organic hot lunches delivered to Mequon daily from a catering company located in Gurnee, IL. KRA offers extracurricular classes for children such as music, kiddokinetics, kids yoga, and much more.

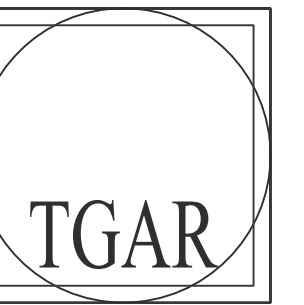
I, Alex V. Mazur, the owner of KRA, have been a Mequon/Thiensville resident for over 33 years. My family and KRA were featured in the Mequon Beacon magazine in April of 2024 (please see the magazine attached). I am proud to offer the fantastic childcare Center to Mequon/Thiensville families. There is a great demand in the Mequon/Thiensville community for lean, structured, and reliable childcare. Our community deserves the best childcare Center in the

State such as KRA. Please grant a conditional use permit to my Center's new home so I can continue to serve my beloved community.

Sincerely,

Alex V. Mazur

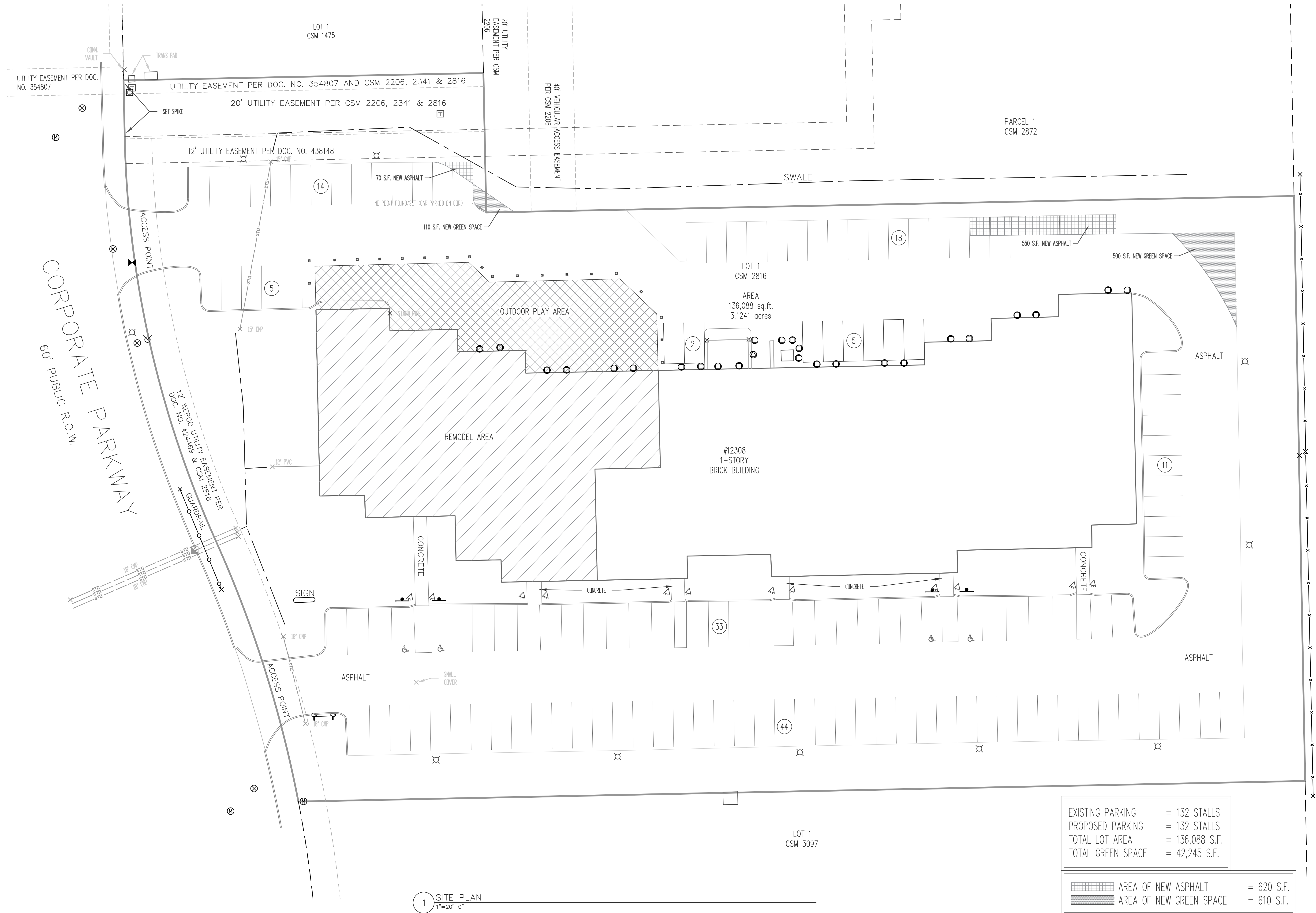
See attached Mequon Beacon Magazine, April 2024 Issue



TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140
Ph: (262) 818-4620
E-mail: tony@gar.biz

[illegible]KIDS RULE
ACADEMY

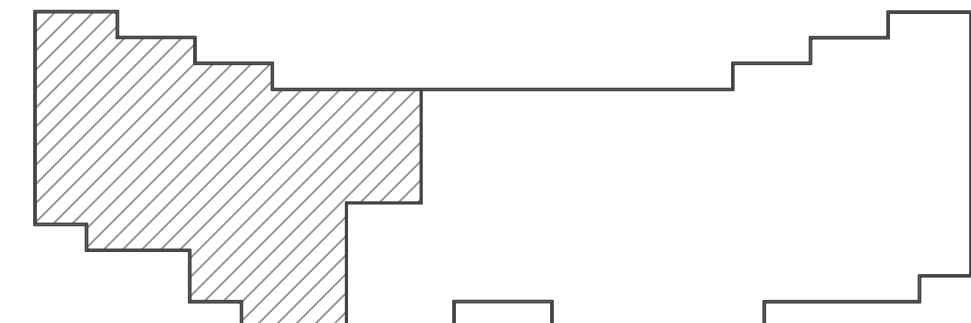
12308 CORP PKWY
MEQUON, WI

PRINCIPAL IN CHARGE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED:	DATE: 02/25/2025
SHEET DESCRIPTION	

SITE PLAN

SCALE: 1"=20'-0"

PROJECT NO.: SHEET NO.:
A0.0



2 AREA OF WORK
NO SCALE



TGAR

TGAR GROUP, Inc.

ARCHITECTURE • ENGINEERING • CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Ph: (262) 818-4630
E-mail: tony@tgar.biz

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PRINCIPAL IN CHARGE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	DATE: 02/25/2025
SHEET DESCRIPTION	
DEMO PLAN	
SCALE: 1/8"=1'-0"	
PROJECT NO.:	SHEET NO.:
A1.0	



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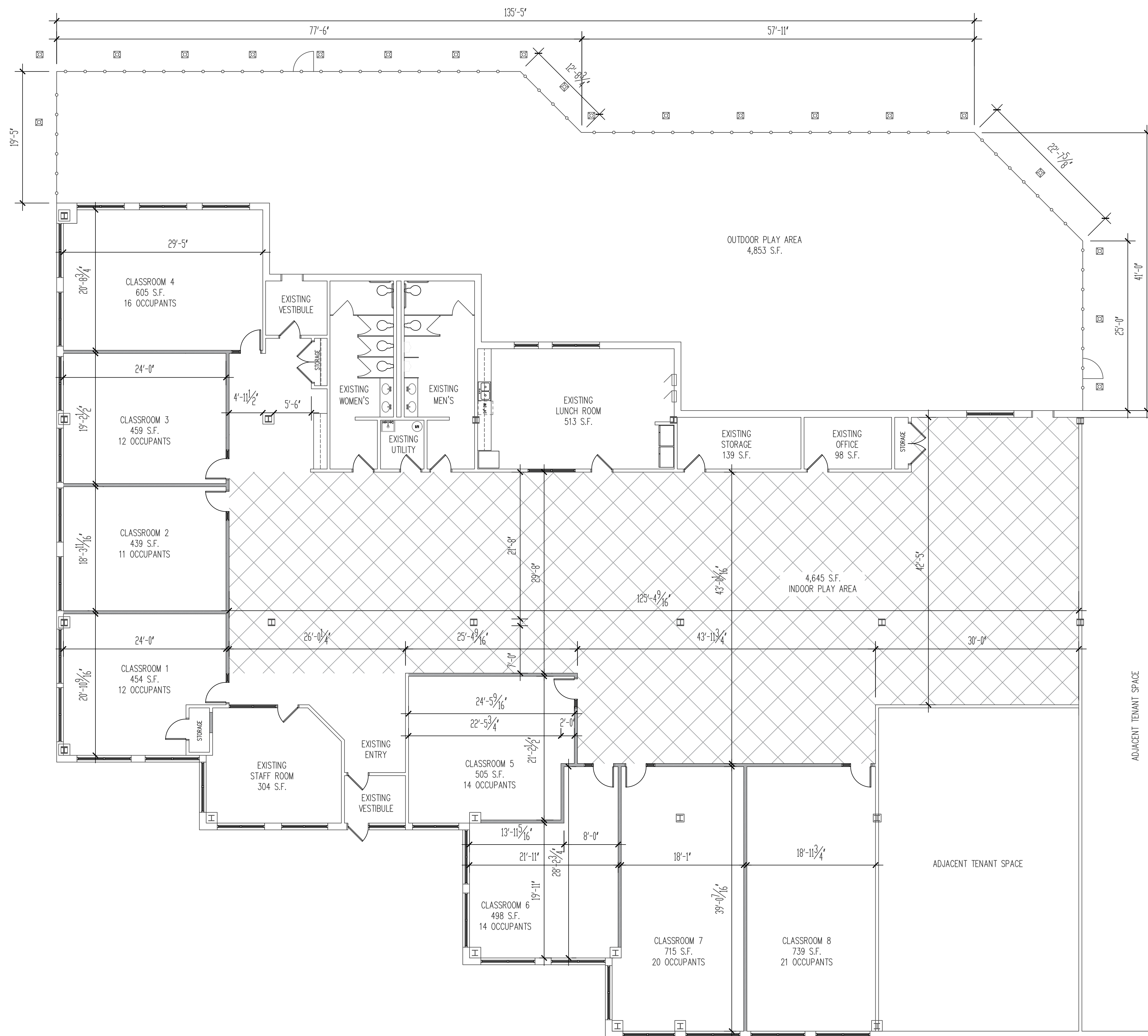
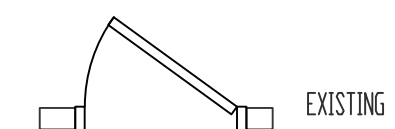
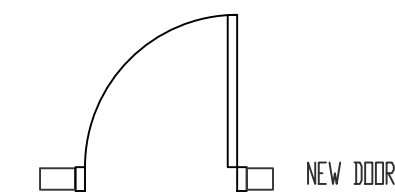
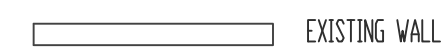
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Wawancara, wawancara 35140 E. Inda. (lanjutan)

Ph.: (262) 818-
E-mail: icount@icount.com

E. HALL, Cambridge



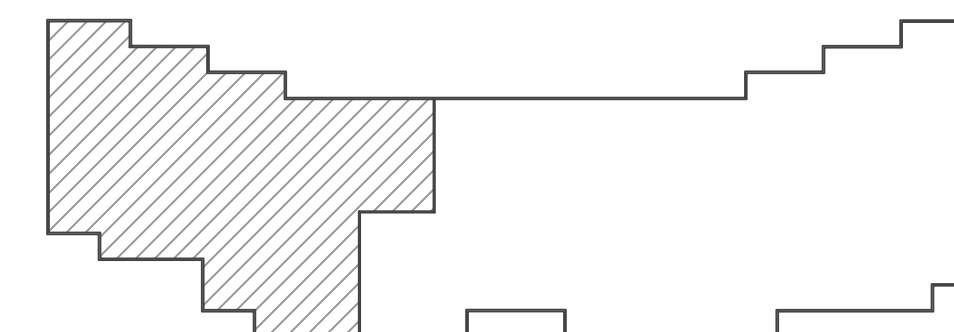
1 FLOOR PLAN
1/8"=1'-0"

$$\overline{1/8'' = 1' - 0''}$$

INTERIOR S.F. = 11,364

EXTERIOR S.F. = 4,853

TOTAL	= 16,217
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2 AREA OF WORK
NO SCALE

NO SCAL

KIDS RULE
ACADEMY

12308 CORP PKWY
MEQUON, WI

MEQUON, WI

PRINCIPAL IN CHARGE:

DESIGNED BY

DRAWN BY:

CHECKED BY _____

APPROVED:

DATE: 02/25/202

SHEET DESCRIPTION

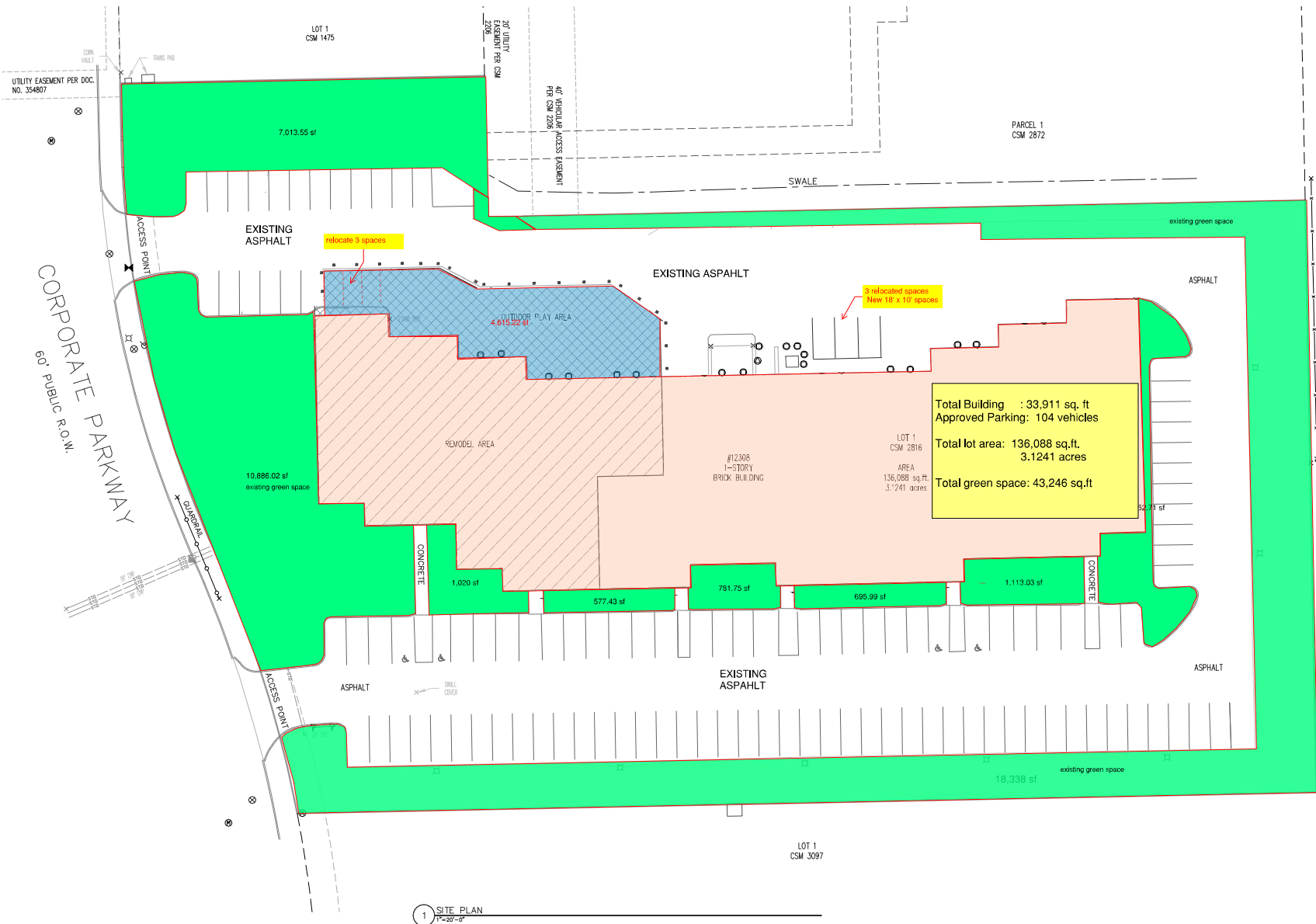
FLOOR PLAN

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

PROJECT NO.

SHEET NO.

A20



EVENTS

KIDS RUL
ACADEMY

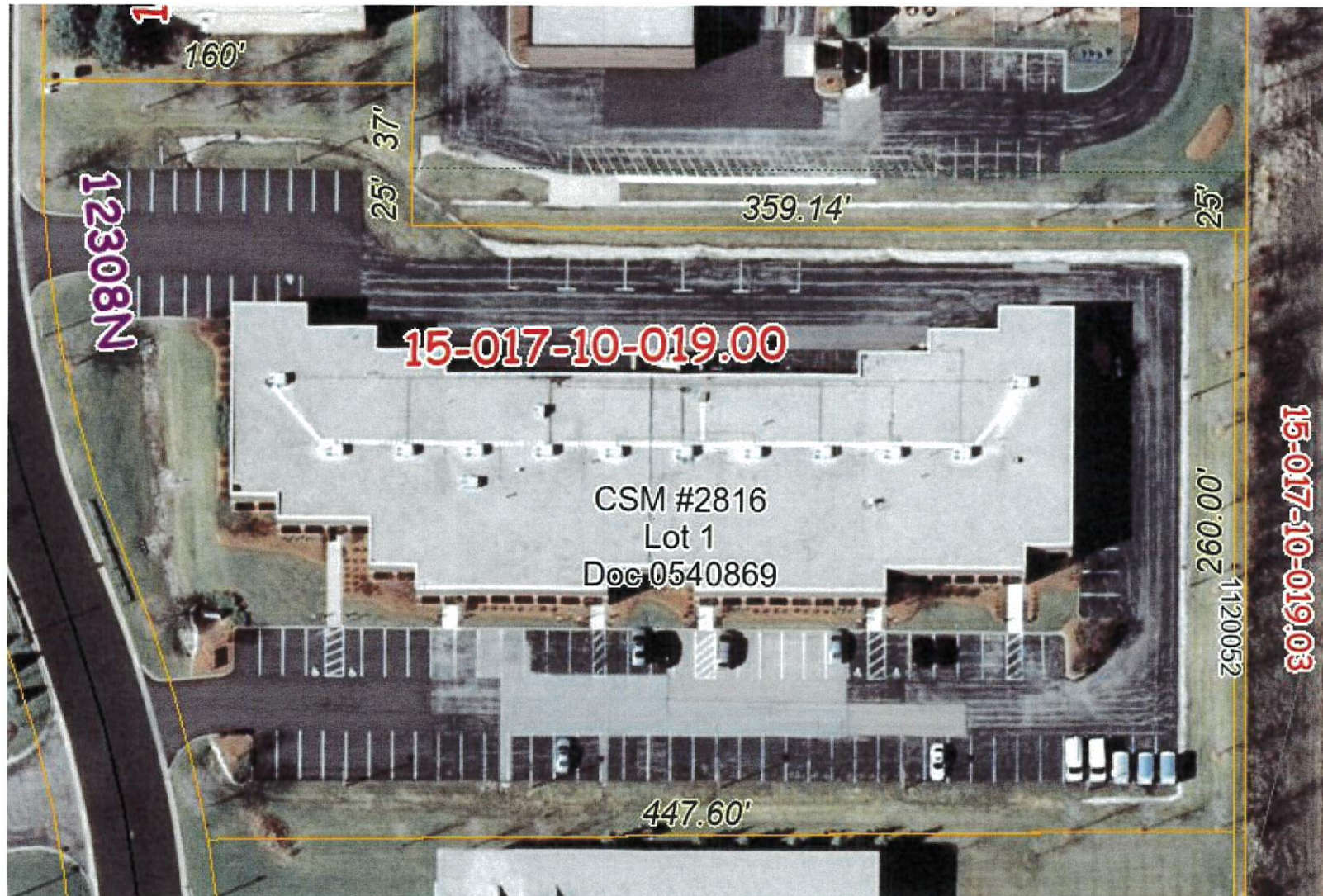
12308 CORP PI
MEQUON, W

PRINCIPAL IN CHARGE: _____
 SIGNED BY: _____
 APPROVED BY: _____
 APPROVED: _____ DATE: _____
 SHEET DESCRIPTION _____

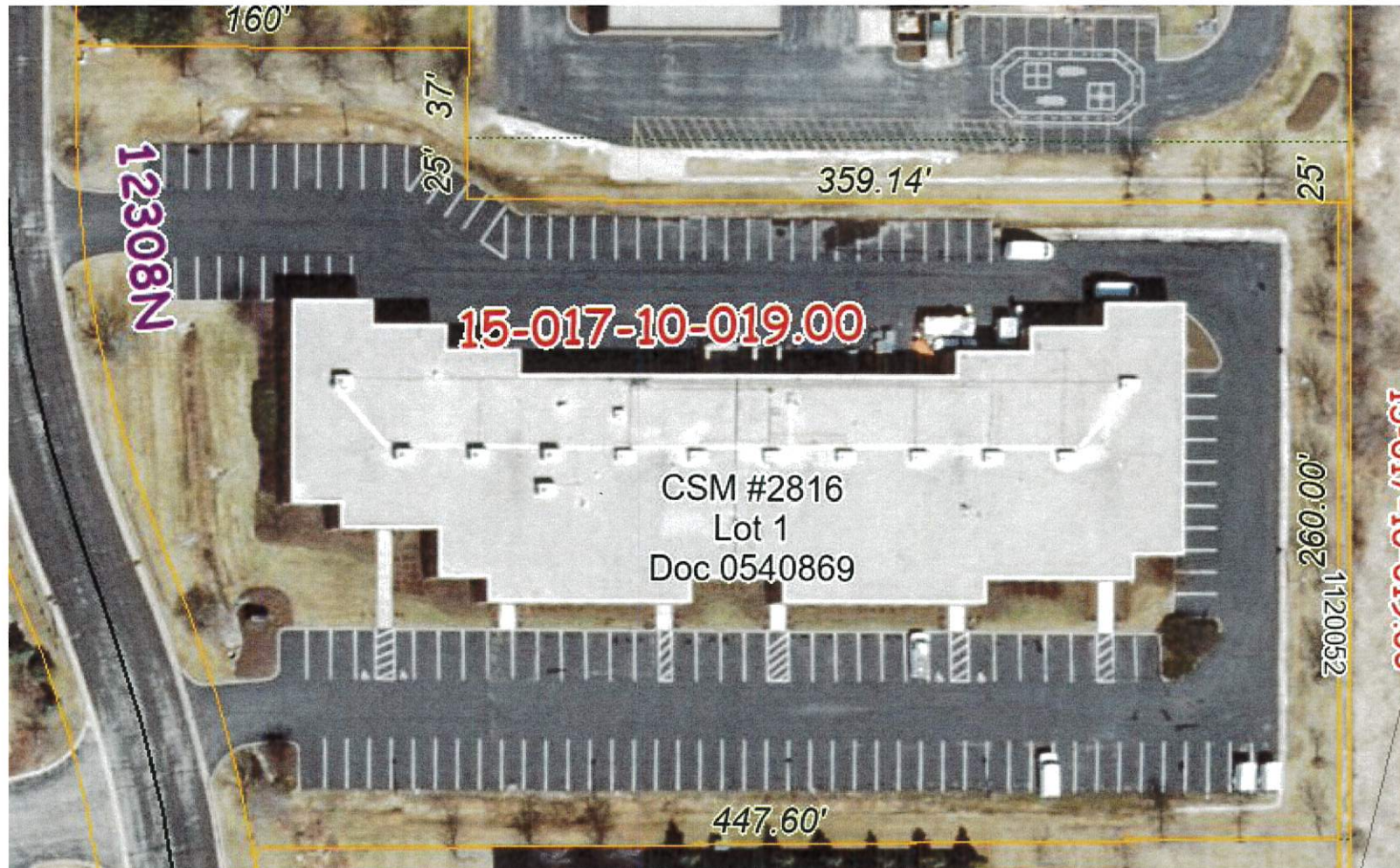
SITE PLAN

SCALE: 1"=20'-0"

2010



2015



Parking Calculation

		Per Tenant				
		Square Feet	Per Jac	Users Per Day	Guests	
Suite 101	Kids Rule Academy Daycare	12,145	34			34
Suite 400	MSA Engineering (office)	6,381	32	15	6	21
Suite 450	Vacant (set-up as office)	3,486				17
Suite 500	Stantec as Subtenant of Robertson Ryan (office)	6,400		24		24
Suite 500	Vita Care (pharmacy)	3,836	10			10
	Storage/Mechanical Room	1,663				
	Building Sq Footage 33911	33,911				106



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53024

W.



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Internet # 202891617 Model # 73002350 Store SO SKU #1001088200

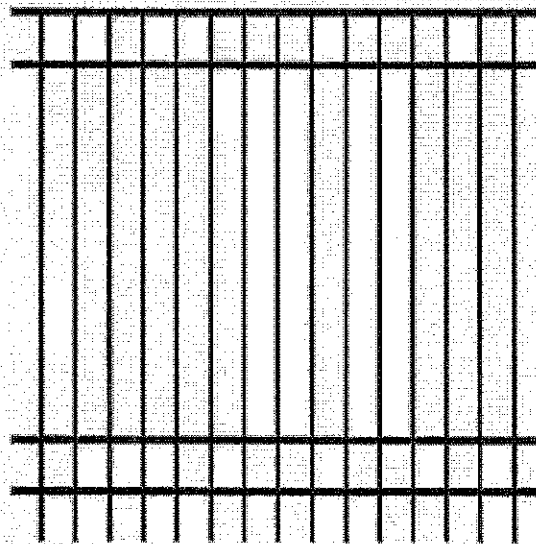
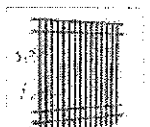
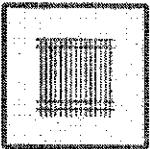
♥ 140

Barrette Outdoor Living

Natural Reflections Standard-Duty 6 ft. H x 6 ft. W Black Aluminum Pre-Assembled Fence Panel

★★★★★ (88) [Questions & Answers \(120\)](#)

Feedback



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Tap and Hold to Zoom

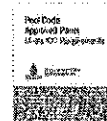
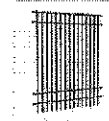
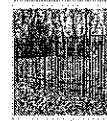
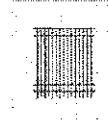
Natural Reflections Standard-Duty
6 ft. H x 6 ft. W Black Aluminum
Pre-Assembled Fence Panel

by Barrette Outdoor Living

Related Videos & 360° View



Product Images



Feedback



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53024

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Internet # 202891617 Model # 73002350 Store SO SKU #1001088200

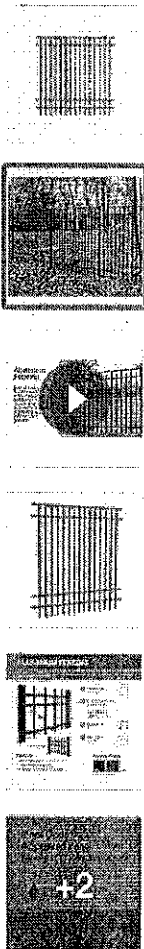
♥ 140

Barrette Outdoor Living

Natural Reflections Standard-Duty 6 ft. H x 6 ft. W Black Aluminum Pre-Assembled Fence Panel

★★★★☆ (88) ∨ Questions & Answers (120)

Feedback



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		3.b.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 17th day of March 2025, by and between _____ owner of the property located at 12308 N Corporate Parkway and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 9, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A-1 WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of a <u>Child Care Facility</u>. GRANTED by action of the Planning Commission of the City of Mequon this 17th day of March 2025. _____ Andrew Nerbun, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2025 the above named, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. _____ Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2025, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. _____ Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: 150171001900		

Attachment: Packet Docs_KidsRule (10159 : Kids Rule Academy)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. **Conditions on the Operations:**
 - a. Hours of operation: Monday thru Friday from 7 A.M. to 6 P.M.
 - b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: Parking lot and driveway shall be reconstructed prior to occupancy.
 - c. Water supply requirements:
Public
 - d. Provisions for sewage disposal:
City Sewer
 - e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - Applicant shall provide a 20 foot drainage easement along the east property line.
 - If the additional impervious surface exceeds 0.5 acres, the applicant shall acquire an approved storm water management plan prior to occupancy
10. **Conditions of the structures:**
 - a. Site Plan: As per attached Exhibit A
 - b. Landscaping Plan: As on file with Community Development Department, City of Mequon
 - c. Elevations: n/a
 - d. Sign: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: Exhibit B
 - f. Exterior lighting of the site and building: n/a
 - g. Fence: Exhibit A
 - h. The building shall comply with the building code.

11. **Conditions on the site:**
- a. Street access (number, location, design): As per attached Exhibit A

b. Off-Street Parking (location and design including screening thereof): As per attached Exhibit A.

c. Outside storage of materials, products or refuse (location and screening thereof): As per attached Exhibit A

d. Parking, exterior lighting of the site, location design and power:
Any changes subject to Planning Commission approval.

e. Other:
1. Staff review and approval of final floor plans prior to issuance of 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.

2. Staff review and approval of final floor plans.

3. The striping of the parking spaces installed without approval shall be removed.

4. Staff will require, as a condition of approval, replacement of all trees on the approved landscape plan that were removed by no later than September 30, 2025.

5. The hours of operation are Monday through Friday from 7:00 A.M. to 6:00 P.M.

Owner

Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of _____, 2025, the above named _____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2025



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: March 17, 2025
SUBJECT: Dennis Thornton for Vital Care. The applicant is seeking conditional use grant approval to allow for a compounding pharmacy for the property located at 12308 N. Corporate Parkway.

Applicant:	Dennis Thornton
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Zoning:	B-4 (Business Park)
Lot size:	Business Park
Location:	12308 N. Corporate Parkway
Tax Key Number:	#15-017-10-019.00
District:	#5

Background: The applicant is requesting conditional use grant (CUG) approval to allow for a compounding pharmacy for the property located at 12308 N Corporate Parkway. The parcel is zoned B-4, which allows for pharmacies as a conditional use. The property is a single-story multi-tenant office building, 33,726 square feet in size, and the proposed use will occupy part of suite 500, roughly 5,000 square feet in total.

Vital Care is a franchisor of home infusion pharmacy services, specializing in the care of patients with both chronic and acute conditions. The company supports pharmacists and pharmacy owners in establishing home infusion therapy access within local communities. Vital Care locations operate as a “closed-door” infusion pharmacy with a pharmacy-based ambulatory infusion center. The services offered include a range of intravenous medications, including anti-infective therapy, nutritional support, hydration therapy, and immunotherapy. Most patients are referred by hospitals or physicians, and the majority of treatments are provided and administered in private homes rather than onsite. The result is minimal foot traffic, as all in-suite infusions are scheduled in advance. The pharmacy will employ five full-time staff members and will be open Monday through Friday, from 9:00AM to 5:00PM.

Site Plan:

No changes will occur to the site plan.

Conditional Use Grant Findings:

According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

- 1. The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

All activities and interactions of the business will take place within the building and will be monitored by the staff onsite. The state regulates that all professional pharmacists and pharmacy technicians meet licensing requirements set by the Wisconsin Pharmacy Examining Board (PEB) under the Department of Safety and Professional Services (DSPS). The use should not have a negative impact on public health, safety and general welfare.

2. The proposed use should not injure the value of adjoining or abutting property.

The land use plan designates the site as Business Park. The surrounding uses are also zoned B-4, and primarily other multi-tenant office buildings. The use is low intensity and will have minimal foot traffic, as it is not a typical walk-in pharmacy, and in-suite infusions are scheduled in advance. The use is compatible with the many medical, financial, and professional services and offices found in the surrounding properties.

3. The proposed use shall be harmonious or compatible with the area in which it is located.

The proposed activities of the use fit the character of the surrounding area. Staff is supportive of the hours set forth, which align with the neighboring uses. Access to the site is from two existing curb cuts on Corporate Parkway with most of the traffic entering from the south access point. The existing parking lot shows 135 spaces for the multi-tenant building. An expansion to the north end of the parking lot occurred sometime between 2010 and 2015, when 31 of the 135 stalls were added to the site without city approval and in violation of the parking offset. This work was completed by the previous owner. This results in 104 spaces that are compliant with city code. Based on the existing tenants and proposed demand for the one remaining vacant space (see chart), the total demand is shown at 106 spaces. While this is technically short by two spaces, staff believes that there are enough available spaces to meet peak demand for the pharmacy (10 stalls to accommodate the 5 employees on-site and a maximum of 5 customers in at one time.)

Site Compliance:

Staff identified a number of ash trees on site that were either dead or cut down without installing a replacement. Staff will require, as a condition of approval, replacement of all trees on the approved landscape plan that were removed.

Staff Recommendation:

Staff recommends approval of the conditional use based on the following conditions:

1. Staff review and approval of final floor plans prior to issuance of permits. 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.
2. The hours of operation are Monday through Friday from 9:00AM to 5:00PM.
3. Staff will require, as a condition of approval, replacement of all trees on the approved landscape plan that were removed by no later than September 30, 2025.
4. Recording of the conditional grant at Ozaukee County Register of Deeds.

Attachments:

Packet Docs_Vital Pharm (PDF)

VITAL CARE

AC Arrival Corridor
 A-1 Agricultural Preserve
 A-2 General Agricultural
 B-1 Neighborhood Business
 B-2 Community Business
 B-3 Office & Service Business
 B-4 Business Park
 B-5 Light Industrial
 B-6 Rural Industrial
 B-7 Rural Business
 C-1 Shoreland/Wetland Conservancy
 C-2 General Conservancy
 CGO Central Growth Overlay
 FFO Flood Fringe Overlay
 FW Floodway
 IPS Institutional & Public Service

IPS Institutional & Public Service
 NC Neighborhood Commercial
 OA Agricultural Overlay
 PUD Planned Unit Development Overlay
 P-1 Park & Recreation
 R-1 Single-Family Residential (5 Ac. Min.)
 R-1B Single-Family Residential (2.5 Ac. Min.)
 R-2 Single-Family Residential (2 Ac. Min.)
 R-2B Single-Family Residential (1.5 Ac. Min.)
 R-3 Single-Family Residential (1 Ac. Min.)
 R-4 Single-Family Residential (3/4 Ac. Min.)
 R-5 Single-Family Residential (1/2 Ac. Min.)
 R-6 Single-Family Residential (4 DU/Ac.)
 RM Multi-Family Residential
 TC Town Center
 TDR Transfer of Development Rights

IPS/PUD

R-3

R-1B

B-4

B-4

B-4

R-1B

B-4

B-4

R-1B

B-4

B-4

R-1B

B-4

R-1B

B-4

Narrative of Business

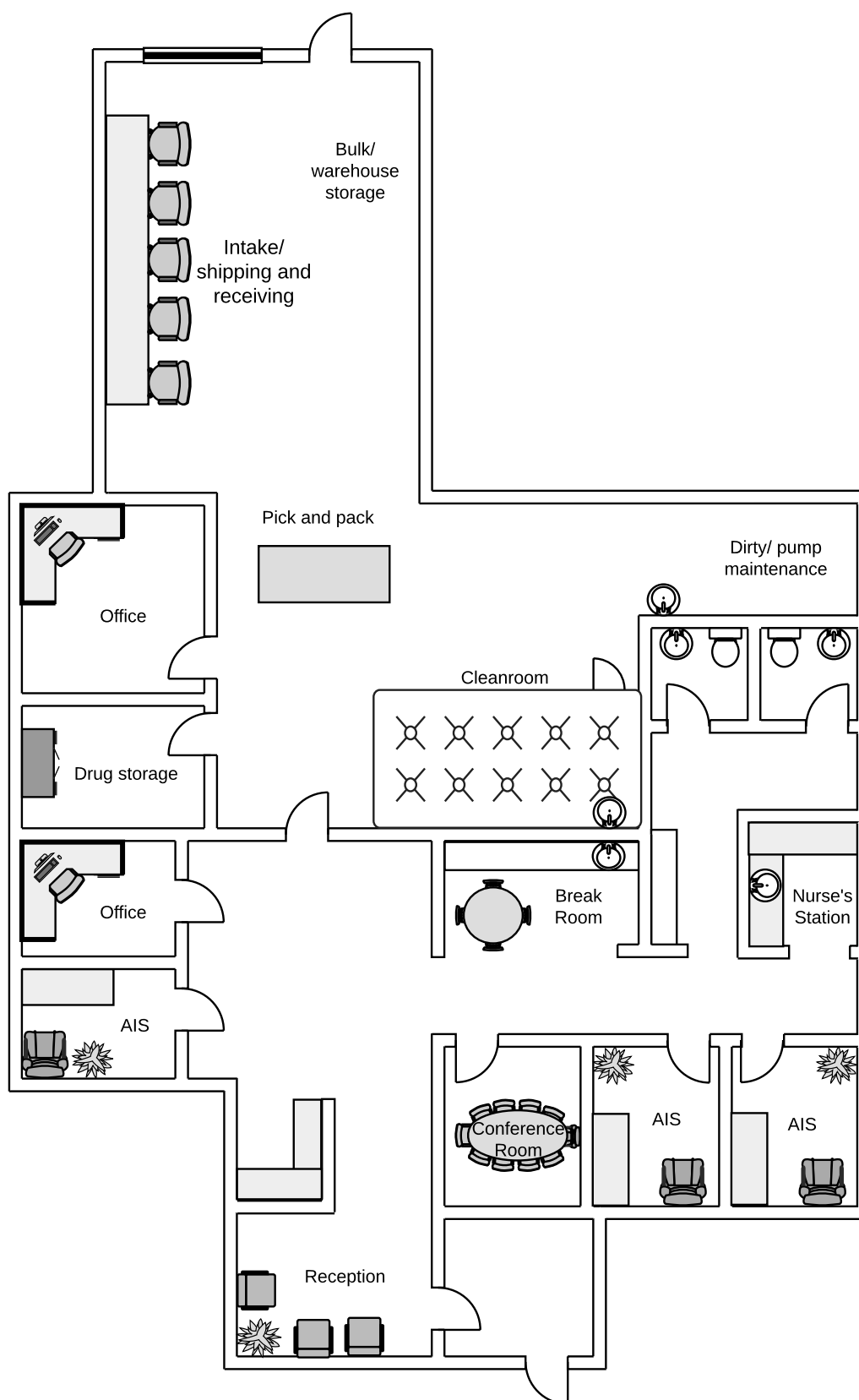
Vital Care is a leading franchisor of home infusion pharmacy services, specializing in the care of patients with both chronic and acute conditions. Through a collaborative approach with experts in pharmacy, nursing, quality management, franchise development, and revenue cycle management, the company supports pharmacists and pharmacy owners in establishing home infusion therapy access within local communities. Vital Care locations operate as a closed-door infusion pharmacy with a pharmacy-based ambulatory infusion center.

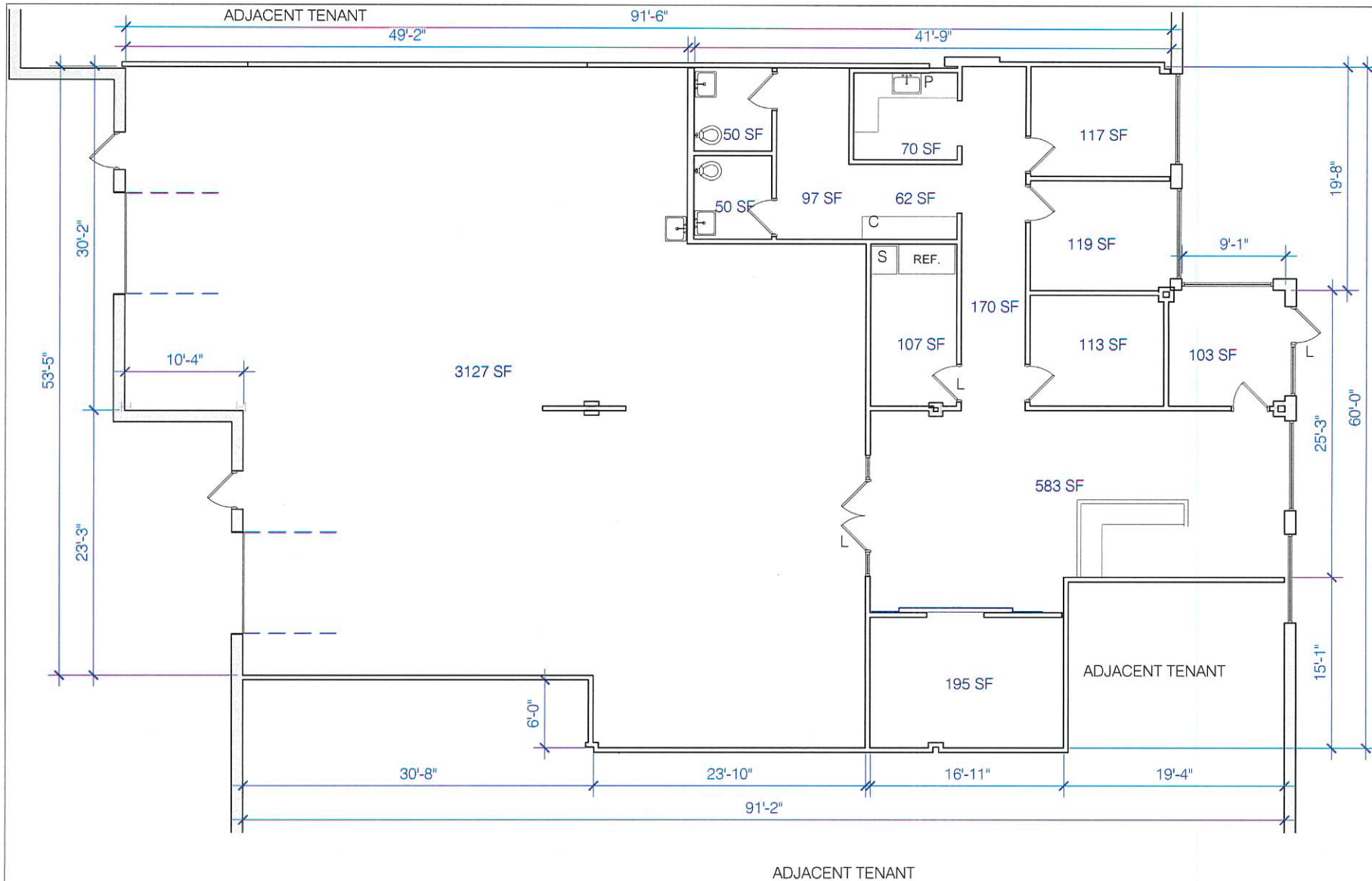
The services offered include a range of intravenous (IV) medications, such as anti-infective therapy, nutritional support, hydration therapy, and immunotherapy. Most patients are referred by hospitals or physicians, with the majority of treatments provided in the comfort of their own homes rather than onsite. This results in minimal foot traffic, as all in-suite infusions are scheduled in advance, which also reduces the need for on-site staff.

Vital Care of Mequon is a locally owned home infusion pharmacy, operated by Robert and Natalia Schwartz, residents of Mequon. The pharmacy is expected to employ five full-time staff members and will be open Monday through Friday from 9:00 AM to 5:00 PM.

Vital Care of Mequon, WI
12308 N Corporate Pkwy
Not to Scale
For Disussion Purposes Only

Workflow Drawing





TOTAL SUITE AREA 5082 SF

1

EXISTING FLOOR PLAN

1/8" = 1'-0"

EXISTING FLOOR PLAN

VITALCARE - MEQUON WI
12308 NORTH CORPORATE PARKWAY
MEQUON, WI



Project number C-70-30
Date 2/19/2025
Author
Checked by
Scale 1/8" = 1'-0"

LP-2

Attachment: Packet Docs_Vital Pharm (10160 : Dennis Thornton for Vital Care)

Depository: 12300 North Corporate Parkway, in the City of Mequon, Ozaukee County, Wisconsin.

Lot 1 of Certified Survey Map No. 2316, recorded on July 14, 1983, in Volume 20 of Certified Survey Maps, page 137, as Decree No. 542383, being a wellhead of a part of Lot 2, Block 3, of Certified Survey Map No. 2361, and being a part of the Southwest 1/4 of Section 17, in Township 2 North, Range 22 East, in the City of Mapleton, Okeechobee County, Wisconsin.

Project No. 100-000000 Survey No. 100-000000

- [illegible]

Tel: Ingers, Northern Capital Investments, LLC, a Wisconsin limited liability company, First Western LLC, a Wisconsin limited liability company, and First American Title Insurance Company.

This is to certify that the map or plan and the survey on which it is based were made in accordance with the 1933 Minnesota Statutes Chapter 360, Minnesota for ALTA/ACSM Land Title Surveys, book established and approved by ALTA and NCEES and executed by me, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, of Table A thereof. The field work was completed on December 30, 2015.

Date of Plot or Map: December 31, 2015

Jana P. Cernus
Jana P. Cernus
Professional Land Surveyor
Registration Number 2005
Jana.P.Cernus@MaineSurveyors.com

R.A. Smith National, Inc.

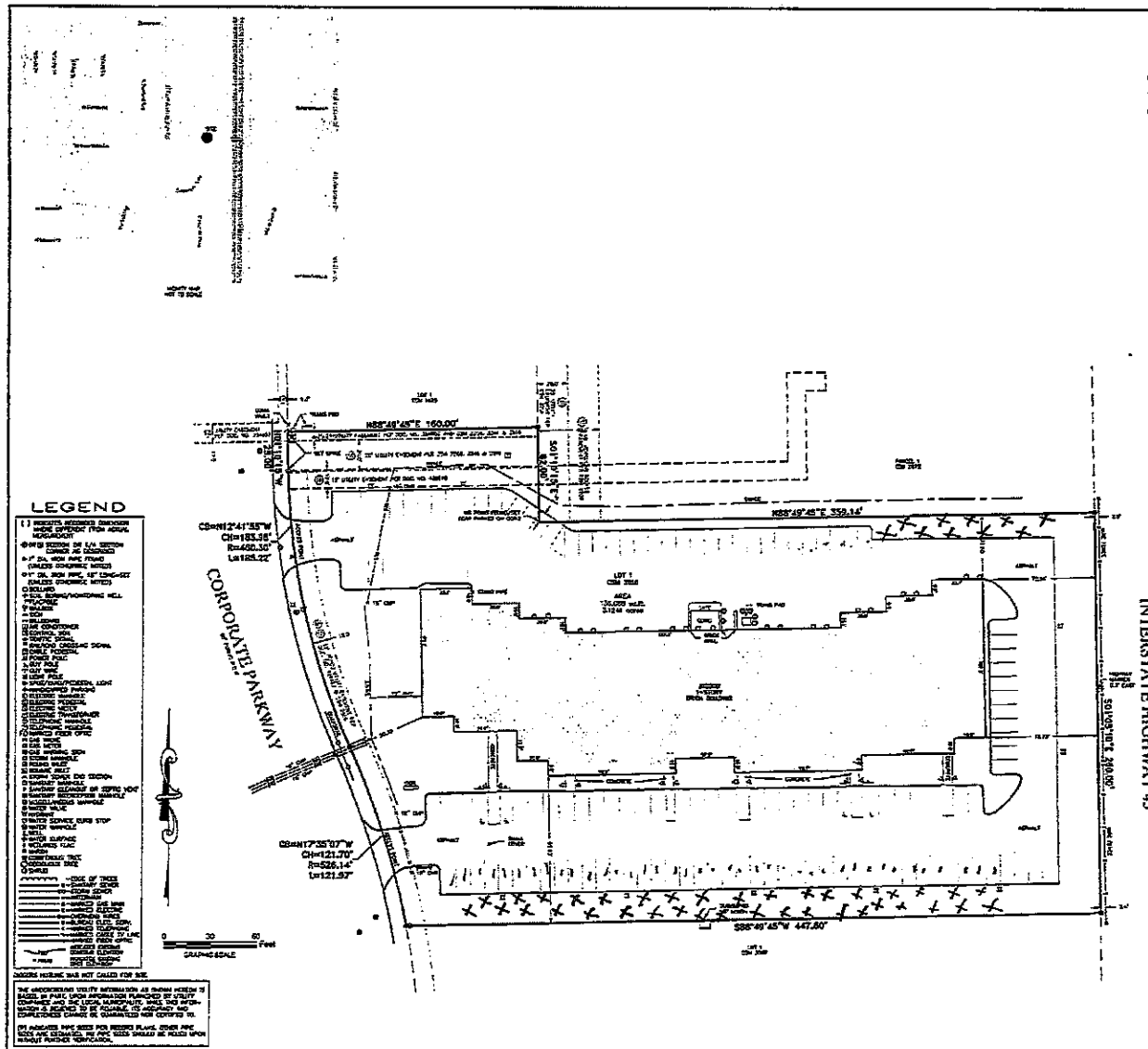
*Beyond Surveying
and Engineering*

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Page 1 of 1

R.A. Smith National, Inc.

Packet Pg. 61



Parking Calculation

				Per Tenant		
		Square Feet	Per Jac	Users Per Day	Guests	
Suite 101	Kids Rule Academy Daycare	12,145	34			34
Suite 400	MSA Engineering (office)	6,381	32	15	6	21
Suite 450	Vacant (set-up as office)	3,486				17
Suite 500	Stantec as Subtenant of Robertson Ryan (office)	6,400		24		24
Suite 500	Vita Care (pharmacy)	3,836	10			10
	Storage/Mechanical Room	1,663				
	Building Sq Footage 33911	33,911				106

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 17th day of March, 2025 by and between _____ owner of the property located at 12308 N Corporate Parkway and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 17, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of a compounding pharmacy.

GRANTED by action of the Planning Commission of the City of Mequon this 17th day of March, 2025.

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUCKEE COUNTY)
Personally came before me, this ____ day of _____, 2025, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUCKEE COUNTY)
Personally came before me, this ____ day of _____, 2025, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

RETURN TO:

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

PARCEL NO.:
15-017-10-019.00

Attachment: Packet Docs_Vital Pharm (10160 : Dennis Thornton for Vital Care)

The **CONDITIONS** of this Grant are:

- 1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
- 2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
- 3. This grant shall be void unless, pursuant to the building and Zoning Codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
- 4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
- 5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
- 6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
- 7. The City of Mequon shall be held harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
- 8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

Conditions on the Operations:

- a. Hours of operation: Monday-Friday 9:00AM-5:00PM
- b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
- c. Water supply requirements:
Public
- d. Provisions for sewage disposal:
Public sewer
- e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
- 9. **Conditions of the structure:**
 - a. Site Plan: As on file with Community Development Department, City of Mequon
 - b. Landscaping Plan: As on file with Community Development Department, City of Mequon
 - c. Elevations: N/A
 - d. Floor Plan: As per attached Exhibit A
 - e. Exterior lighting of the building: N/A
 - f. Fence / Wall / Dumpster plan details: N/A

Attachment: Packet Docs_Vital Pharm (10160 : Dennis Thornton for Vital Care)

Conditional Use Grant

- g. Sign: As on file with Community Development Department, City of Mequon
- h. The building shall comply with the building code.
- i. Other:
 - 1. Staff review and approval of final floor plans prior to issuance of 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.
 - 2. The hours of operation are Monday thru Friday from 9:00AM to 5:00PM.

OWNER(S):

By:_____

Acknowledgment

STATE OF WISCONSIN)
)SS
_____COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission (expires) _____

This document drafted by the City of Mequon.

Attachment: Packet Docs_Vital Pharm (10160 : Dennis Thornton for Vital Care)



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: March 17, 2025
SUBJECT: Cardinal Equipment & Event Rentals, LLC. The applicant is seeking conditional use grant and building and site plan amendment approval to allow for commercial use of a historically significant structure including office and warehousing for the property located at 7426 W. Donges Bay Road.

Applicant:	Cardinal Equipment & Event Rentals, LLC
Status of Applicant:	Owner
Requested:	Conditional Use Grant Building & Site Plan Amendment
Existing Zoning:	B-7 (Rural Business District)
Land Use Plan:	Rural Business
Lot size:	2.52 Acres
Location:	7426 W. Donges Bay Road
Tax Key Number:	#14-027-11-007.00
District:	#4

Background: The applicant is requesting conditional use grant (CUG) and building and site plan amendment approval for a rental resource company supplying equipment and event rental materials, for the property located at 7426 W Donges Bay Road. The property is zoned B-7, which allows the commercial use of a historic structure as a conditional use. The property is the site of the former Sunnyside School, which was designated a local landmark in 1996. The previous residing business - Cherubini Enterprises, a wheelchair sales and rentals business - was approved at Planning Commission as a conditional use in October of 2015.

Cardinal Equipment and Event Rentals, LLC aims to provide a rental resource for the Mequon community and surrounding areas. The business' goal is to help small/starting contractors acquire tools for their projects while getting their feet off the ground and determining if a full investment is worthwhile. The business will also serve the general public, allowing homeowners, schools, community groups, etc. to perform work and host events they otherwise may not have had the means to gather resources and tools for.

Building and Site Plan Amendment:

The applicant is not proposing any changes to the building. The existing asphalt driveways will be utilized, with the west side driveway and lot reserved primarily for employee parking and the east side for customer parking. The B-7 code dictates a 30-foot driveway offset from side lot lines, which the current driveways do not meet, and are therefore non-conforming. With 3-5 full-time employees and an estimated peak of 6 customers on site at a time (including appointments

and potential walk-ins), staff calculated a total parking requirement of one space per employee for the work shift with the largest number of employees, and one space per customer at the peak anticipated customer influx (11 stalls total). The site plan accounts for the current anticipated demands. Required improvements to the current parking area, including sealcoating and striping of the lot, shall be made in accordance with city standards. The applicant will also be utilizing the existing dumpsters and dumpster screening that exist on the site.

The proposed outdoor storage will be stored on an asphalt lot, to be installed to the rear of the building and customer parking area, as shown in the site plan. The proposed lot will adhere to the 30-foot offset requirements dictated in the B-7 zoning district. The equipment stored will include trailers, excavators, other smaller yard and contracting tools. The applicant plans to install a fence in front of the customer parking area, to screen and protect the equipment stored to the rear of the site. The applicant will also utilize the existing landscaping surrounding the site for additional screening from the properties to the west, north, and south of the building. Staff did a site visit and determined that the existing trees and brush will be sufficient. The city forester visited the site to confirm there were no specimen trees to note. The applicant is also proposing to plant mulch beds along the outside of the fence line to soften the view of the fence, including a mix of arborvitae and native plantings (hydrangeas, grasses, small perennials to match those existing on the site). Staff is supportive of the planted beds and recommends additional beds extending along the east side of the building, to enhance vibrancy of the site and connectivity to those along the fence.

Engineering Report:

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

Access is provided through an existing driveway on Donges Bay Road. No access modifications are proposed in association with the project.

The plans show a proposed gravel parking area on the north side of the existing building. Section 58-441(6) of the Mequon Code requires that the parking area shall be surfaced with a bituminous or Portland cement concrete pavement. A gravel parking area is not permitted by code.

The plans show proposed equipment/trailer parking on the north side of the existing building. The plan is unclear how much impervious surface is being added. The applicant shall submit a calculation of the net added impervious surface from the improvements as a condition of approval. For construction that adds 5,000 square feet of impervious area, a green infrastructure plan meeting MMSD requirements will be required. The green infrastructure improvements also require an executed Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.

The site is located within the City's sewer service area. No connection changes are proposed as part of the application. The property is connected to public sewer.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The disturbance limits are also unclear on the submitted plans. The applicant must submit a detailed site plan. Any fill or excavation areas and erosion control measures must be detailed and shown on the plan.

A filling, excavation, and berms permit may be required.

The proposed improvements will disturb an area greater than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to any site work.

Conditional Use Grant Findings:

According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

Section **58-300(4)** of the B-7 zoning code dictates the following:

“All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings. Outside storage is not permitted except as specifically approved by the planning commission.”

Given the industrial nature of some of the adjacent uses as well as Secret Garden landscaping, which similarly allows for outdoor storage, and the well screened and landscaped nature of the site, staff is supportive of allowing for outdoor storage. The site plan dictates the location and screening of the storage and the applicant must adhere to that plan.

1. The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.

The property will be used for retail rentals, office, and warehousing. No hazardous materials or chemicals will be stored at the site. The applicant has set forth that the business will focus on safety and proper use of the equipment available for rental, as well as ensuring renters are informed on proper permitting requirements, diggers hotline resources, safe use of tools and equipment being provided, etc. The use should not have a negative impact on public health, safety and general welfare.

2. The proposed use should not injure the value of adjoining or abutting property.

The parcels that directly abut the proposed use are currently zoned B-1 (neighborhood commercial district), B-3 (office and service business district), R-6 (two-family and three to four unit multiple-family suburban residential). The adjacent uses include Homeplate Asylum Sports Bar, the North Shore Congregation of Jehovah Witnesses, Secret Garden landscaping and the Hidden Creek Condominiums.

The condos to the north are approximately 540 feet from the closest building and are separated by a large, landscaped buffer. The neighboring properties, Homeplate Asylum and North Shore Congregation, while proximally located to the site, are similarly well screened by the site’s surrounding landscaping. The uses have similar and overlapping hours of operation, so staff does not foresee this posing issues. Cardinal rentals anticipates employing 3-5 full-time employees, with the potential to grow in the coming years and take on an additional 5-15 part-time/seasonal employees. While the parking spaces laid out in the site plan will be sufficient to accommodate the current anticipated staff, any expansion of operations will require an updated site plan and city approval. Staff does not believe that the business will have a negative impact on the value of the surrounding properties.

3. The proposed use shall be harmonious or compatible with the area in which it is

located.

The area is a mixture of commercial, residential, and industrial uses. Most of the uses in the area are fairly low impact and do not generate a significant amount of traffic. The hours of operation will be Monday through Friday 8:00 AM to 5:30 PM, and Saturday 8:30AM to 1:00PM. These hours are consistent with the uses in the surrounding area. The applicant also proposes contractor pickup options outside of general business hours, available starting at 7:30 AM on weekdays, by appointment. Staff is concerned by the potential for the early hours to cause noise disturbances for neighboring residential properties and thus suggests limiting pickup options to the designated business hours.

Staff Recommendation:

Staff recommends **approval** of the conditional use based on the following conditions:

1. Staff review and approval of final plans prior to issuance of 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.
2. Final staff review and approval of selected fence.
3. The 15x30 concrete pad shown in the site plan will not be permitted.
4. Parking lot to be seal coated and striped in accordance with city standards.
5. Landscaped beds to be planted along the outside of the fence line and the east side of the building, subject to final staff review and approval.
6. Any expansion of operations will require an updated site plan submitted to the planning department for review and approval.
7. The hours of operation shall be limited to 8:00 AM to 5:30 PM on weekdays, and 8:30AM to 1:00PM on Saturdays. No pick-ups outside of regular business hours.
8. Recording of the conditional grant at Ozaukee County Register of Deeds.
9. Engineering Division review and approval of the civil site plans in conformance to City ordinances and the Standard Specifications for Land Development.
10. The parking area shall be surfaced with a bituminous or Portland cement concrete pavement.
11. The applicant shall submit a calculation of net added impervious surface. For construction that adds 5,000 square feet of impervious area, a green infrastructure plan meeting MMSD requirements will be required. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.
12. Application for and approval of a City Filling and Excavation Permit, if applicable. The permit is required prior to any site work.
13. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to any site work.
14. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.

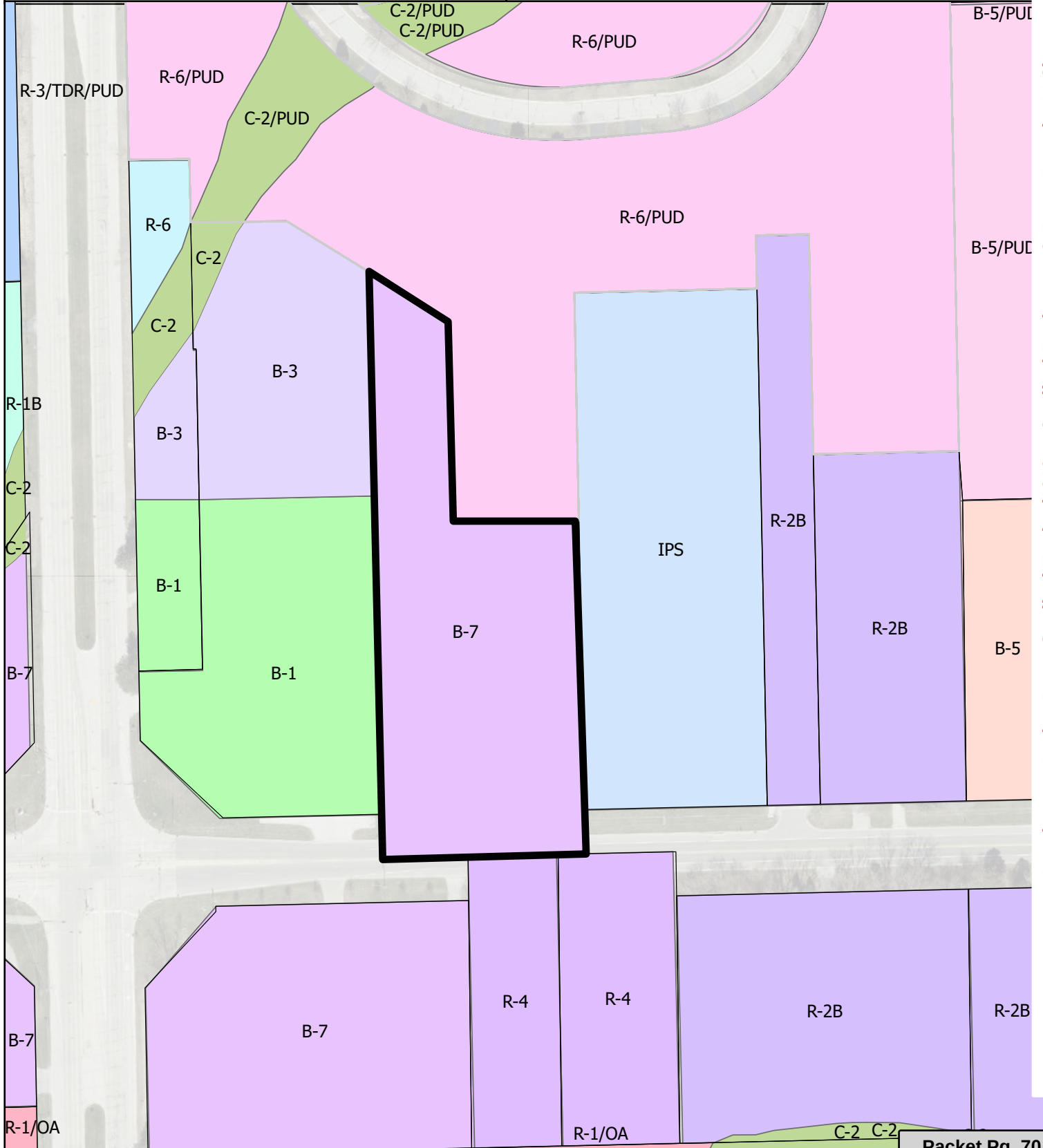
Attachments:

Packet Docs_Cardinal Equip (PDF)

CARDINAL EQUIPMENT & EVENT RENTALS, LLC

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

IPS Institutional & Public Service
NC Neighborhood Commercial
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 DU/Ac.)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights



Cardinal Equipment and Event Rentals LLC Business Plan

To provide a rental resource for the growing Mequon community and surrounding areas. This will help small/starting contractors get tools for their projects while they may not be certain that a full investment is worthwhile, also providing the general public/schools/community groups access to perform work and host events themselves that they cannot gather the resources or tools to complete otherwise.

We will provide a full rental solution that can offer rental products, but also service to support those products. Additional services to maintain and repair customers own fleet or small equipment will be offered. It also provides a local source for event rental needs to support schools, the general public, and event venues with additional tables, chairs, entertainment equipment and potentially outdoor structures.

We aim to be a business of community and employee development. We seek to bring in young individuals and develop them towards a career in the mechanics field, or help them develop leadership skills by leading small crews on party projects and ensuring their product and staff perform admirably.

Locations & Facilities & Staffing

The location is right off a major highway/main street in Mequon. It will have adequate shop space on about two acres of land that we can secure with gating to allow pass through. We need a location to be able to house equipment that is small and cannot be stored outside, shop space to work and service equipment, yard space to store large equipment, and then office and show room space to show goods and equipment to customers for selection.

We will operate Monday through Friday 8am – 5:30pm, and Saturdays 8:30-1pm. Sundays we will be closed. During weekdays we would offer contractor pickup as early as 7:30am, but must be reserved no later than 4pm the night before to allow time to service and test equipment during neighborly hours and help us reduce traffic and noise during that early half hour.

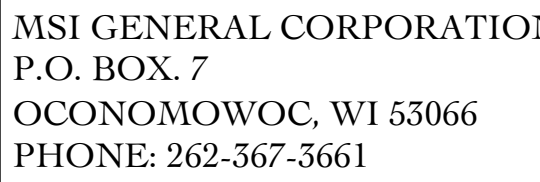
We plan on 3-5 full-time staff this first year and then in season 5-15 part-time/ seasonal openings. Full-time staff will work 40-50 hours a week. Seasonal inclined staff will work May through September/October and anything from 10-20 hours up to 40+ hours per week based on availability and employee request. By year three/four we anticipate 5-8 full-time and 3-4 year-round part-time with another 10-25 seasonal part/full-time employees.

Equipment & Tools

We will be searching for a large amount of equipment. Using past vendors for some new equipment as well as searching auctions and used equipment marketplaces, we will try to

get equipment in the best shape to maximize uptime and minimize equipment faults. There will be a large variety of vendors for each style of equipment, while trying to seek local vendors for some high maintenance items to utilize their support to help our support and service.

We will supply trailer connection accessories, fall protection for lift operations, consumable goods needed for rental equipment (sandpaper, vacuum bags, popcorn packs and cotton candy, etc.) We will be selling off used equipment almost annually and then possibly offer some service work during our slower months to our more regular customers.



ISSUE DATES:	
Plan Commission Set:	02/03/2020
Budget Set:	xx/xx/xx
Proposal Set:	xx/xx/xx
Permit Set:	xx/xx/xx
Construction Set:	xx/xx/xx
Record Drawings:	xx/xx/xx

PROJECT ADDRESS

ALL WORK TO BE COMPLETED AS SHOWN, AND
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MASTER SPECIFICATION

Sheet Title:
**ARCHITECTURAL
SITE PLAN**
Sheet Number:

C-101
Project Number: --
P13756



ALUMINUM FENCE WITH GATE AND LANDSCAPING EXAMPLES

OUTDOOR EQUIPMENT TRAILER PARKING (LANDSCAPING BUSINESS)

- 2- TANDEM AXLE SKID TRAILERS 20' LONG
- 2- SINGLE AXLE TRAILER 6'X12'
- 1- 14' ENCLOSED TRAILER
- 2- TANDEM AXLE HYDRAULIC DUMP TRAILERS
- 1- 55' TOWABLE TRAILER LIFT
- 1- 9" TOWABLE BRUSH CHIPPER
- 1- MINI EXCAVATOR
- 1- TRACK LOADER
- 1- STAND ON A MINI LOADER WITH ATTACHMENTS
- 1- CAR HAULING TRAILER TANDEM AXLE
- 1- TRACKED CONCRETE BUGGY

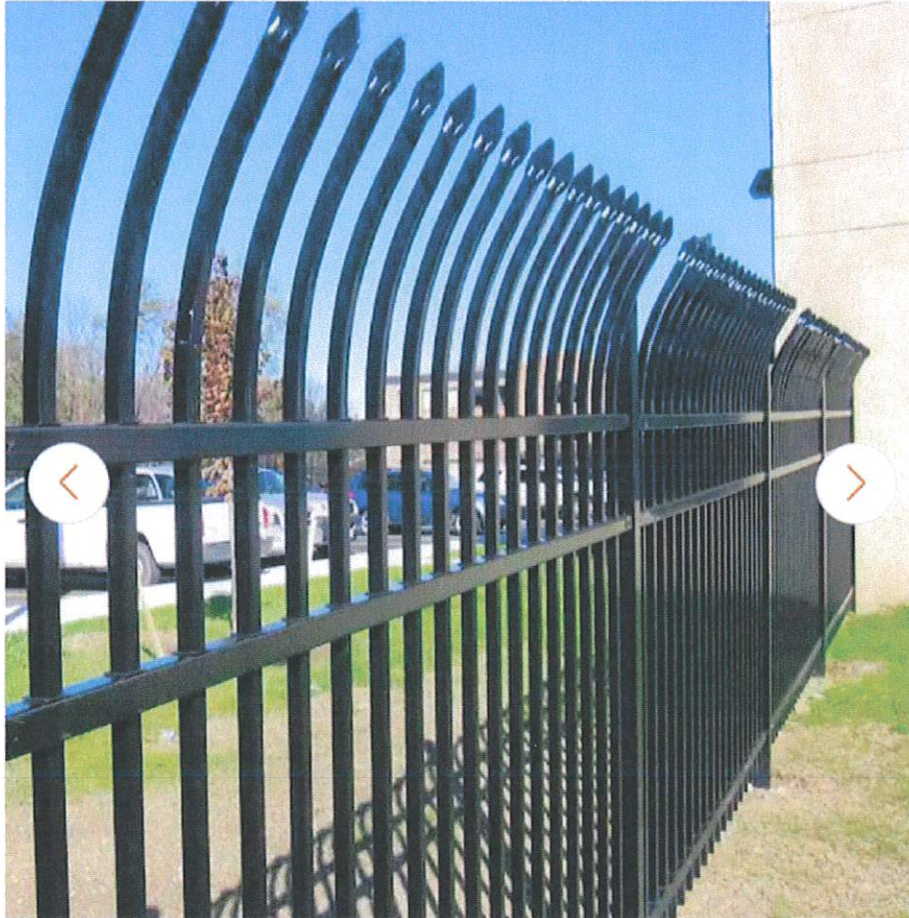
SITE STATISTICS	
ZONING	B-7 RURAL BUSINESS DISTRICT
LOT SIZE	2.52 Acres (109,771SF)
FRONT STREET YARD	100' BUILDING SETBACK FROM CENTER OF ROW; 50' PARKING SETBACK FROM ROW
REAR YARD	30' SETBACK
SIDE YARD	30' SETBACK
BUILDING FOOTPRINT	EXISTING +/- 7,350 SF (15% FAR MAXIMUM)
BUILDING HEIGHT	35' MAXIMUM
PAVING	GRAVEL DRIVE/PARKING MAY BE ALLOWED PER ZONING CODE
TOTAL IMPERVIOUS SURFACES	+/- 26,420 SF IMPERVIOUS TOTAL (BUILDING AND ASPHALT)
TOTAL GREENSPACE	109,771 TOTAL SF - 26,420 SF ASPHALT - 17,743 SF GRAVEL = +/- 665,608 SF GREENSPACE (60%)
PARKING SPACES	PROPOSED 7 EMPLOYEE PARKING STALLS; PROPOSED 6 CUSTOMER PARKING STALLS

**ALL SQUARE FOOTAGES ARE APPROXIMATE PER OZARKIE COUNTY GIS



ARCHITECTURAL SITE PLAN 1" = 30'-0"

8 ft. x 6 ft. Each 8-Panel Steel Fence Kit - Curved Top Style



\$2374⁰⁵



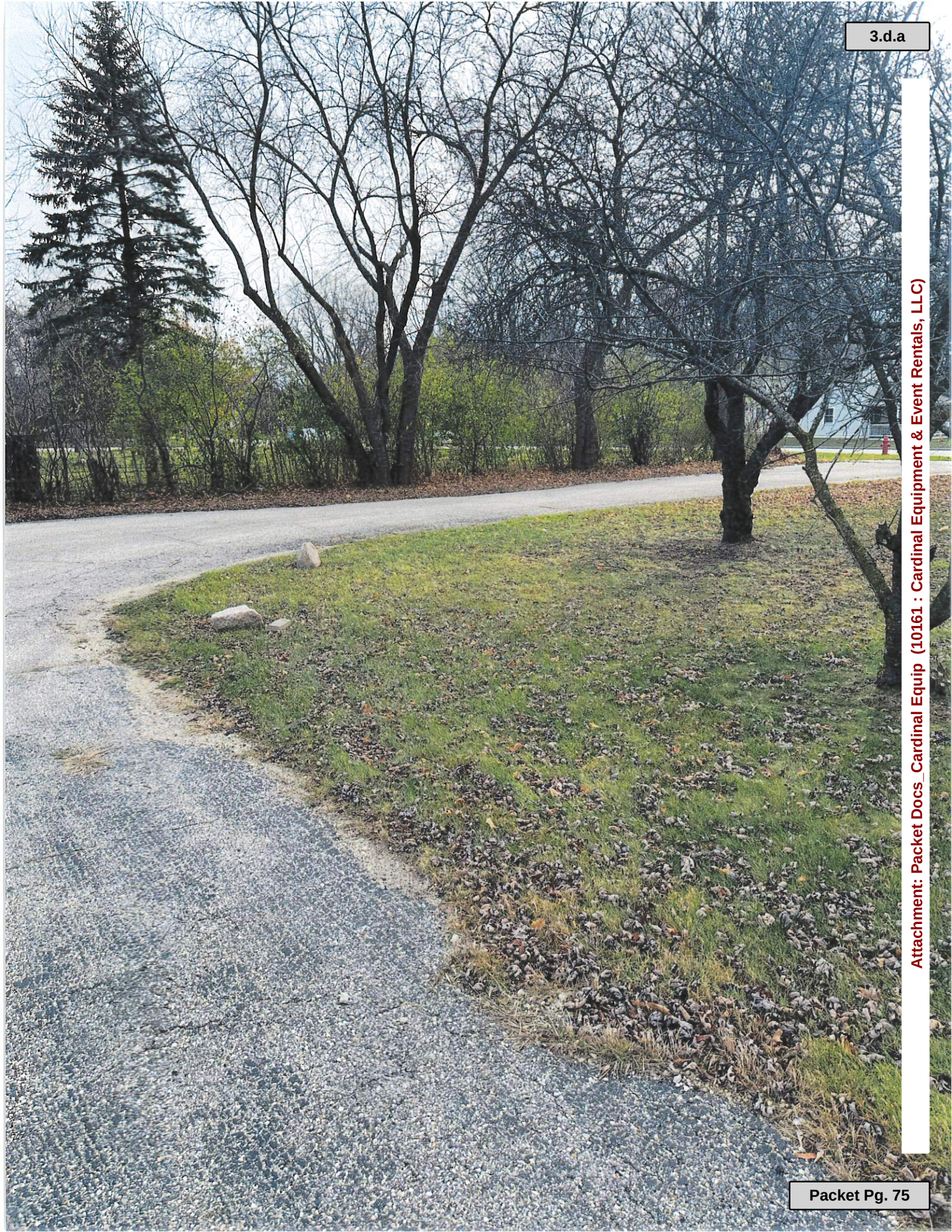
\$198.00/mo** suggested payments with 12 months** financing [Apply Now](#)

-

1

+

**Add to Cart**









CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 17th day of March, 2025 by and between _____, owner of the property located at 7426 W Donges Bay Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 27, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of equipment and event rentals.

GRANTED by action of the Planning Commission of the City of Mequon this 17th day of March, 2025.

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUCKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUCKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

RETURN TO:

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

PARCEL NO.:
14-027-11-007.00

Attachment: Packet Docs_ Cardinal Equip (10161 : Cardinal Equipment & Event Rentals, LLC)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant shall be void unless, pursuant to the building and Zoning Codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The City of Mequon shall be held harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

Conditions on the Operations:

- a. Hours of operation: Monday-Friday: 8:00AM-5:30PM, Saturday 8:30AM-1:00PM
- b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
- c. Water supply requirements:
Private
- d. Provisions for sewage disposal:
Public
- e. Other:

- If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

- If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

9. Conditions of the structures:

- a. Site Plan: As per attached Exhibit A
- b. Landscaping Plan: As per attached Exhibit A
- c. Elevations: N/A
- d. Floor Plan: As on file with Community Development Department, City of Mequon
- e. Exterior lighting of the building: N/A
- f. Fence / Wall / Dumpster plan details: As per attached Exhibit A

Conditional Use Grant

- g. Sign location, size, and design (including lighting and landscaping): As on file with Community Development Department, City of Mequon
- h. The building shall comply with the building code.

10. Conditions on the site:

- a. Street access (number, location, design): As per attached Exhibit A
- b. Off-Street Parking (location and design including screening thereof): As per attached Exhibit A
- c. Outside storage of materials, products of refuse (location and screening thereof): As per attached Exhibit A
- d. Parking, exterior lighting of the site, location design and power:
Any changes subject to Planning Commission approval.
- e. Other:
 - 1. Staff review and approval of final plans prior to issuance of 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.
 - 2. Final staff review and approval of selected fence.
 - 3. The 15x30 concrete pad shown in the site plan will not be permitted.
 - 4. Parking lot to be seal coated and striped in accordance with city standards.
 - 5. Landscaped beds to be planted along the outside of the fence line and the east side of the building, subject to final staff review and approval.
 - 6. any expansion of operations will require an updated site plan submitted to the planning department for review and approval.
 - 7. The parking area shall be surfaced with a bituminous or Portland cement concrete pavement.
 - 8. Engineering Division review and approval of the civil site plans in conformance to City ordinances and the Standard Specifications for Land Development.
 - 9. The applicant shall submit a calculation of net added impervious surface. For construction that adds 5,000 square feet of impervious area, a green infrastructure plan meeting MMSD requirements will be required. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.
 - 10. Application for and approval of a City Filling and Excavation Permit, if applicable. The permit is required prior to any site work.
 - 11. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to any site work.

OWNER(S):

By:_____

Acknowledgment

STATE OF WISCONSIN)
)SS
_____COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission (expires) _____

This document drafted by the City of Mequon.

Attachment: Packet Docs_ Cardinal Equip (10161 : Cardinal Equipment & Event Rentals, 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: March 17, 2025
SUBJECT: North Shore Dance Studio. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for an addition to the existing building for the property located at 10433 N. Baehr Road.

Applicant:	North Shore Dance Studio
Status of Applicant:	Owner
Requested:	Conditional Use Grant Building and Site Plan Amendment
Existing Use:	B-5 (Light Industrial District)
Land Use Plan:	Light Industrial
Lot size:	1.50 Acres
Location:	10433 N. Baehr Road
Tax Key Number:	#14-027-16-012.00
District:	#4

Background: The applicant is requesting conditional use grant and building and site plan amendment approval to allow for an addition to the existing structure located at 10433 N Baehr Road. The site is zoned B-5 (Light Industrial), which categorizes dance studios as a conditional use. North Shore Dance Studio was previously approved for a conditional use grant in June of 2018. The expansion of the business' operations requires an amendment to the conditional use grant, along with building and site plan amendment to account for the proposed building addition. To note, the plans submitted by the applicant mistakenly list the lot size as 3.87 acres, however it is 1.5 acres.

The applicant has indicated that as the North Shore Dance Studio continues to grow, more studio space is required to meet business needs and the growing clientele. Additionally, students are increasingly interested in private lessons and one-on-one sessions with peers and instructors, so the new space will include additional studio space and smaller studios that can accommodate these demands.

Building and Site Plan Amendment:

The addition will be 12 feet in height and built with decorative masonry units matching the existing building. The addition will not have windows, as to prevent light trespass from passing vehicles, and to allow for internal lighting to be utilized and enhanced for dances and performances occurring within the space. Staff conducted a site visit and confirmed that the lack of windows is not out of character in relation to the surrounding area nor the current architecture of the existing building. Given the industrial nature and use of the buildings in the area, it is

common to limit windows in the production areas, which are generally to rear of the buildings, as is the case with this dance studio.

The addition will add 4,340 square feet to the existing 7,529 square foot building. This will include four additional studios, a closet, and a hallway. One of the existing studios in the original building will be transformed into a dressing room/lounge for students coming and going (suggesting a total of eight studios with the addition). There will be a door on both the north and south side of the addition. An existing door to the west of the existing building will serve as the connection between the two structures. The site is compliant with the open space ratio required per the B-5 zoning code, and the addition will continue to meet the 20-foot offset requirement.

When the original building was constructed, the setback along Executive Drive was 50 feet. The current setback requirement is 60 feet. To accommodate the placement of the addition and the connection to the existing building, the applicant will average these two setbacks to determine the position of the new addition, per section **58-416(D)** of the City of Mequon code. Since the zoning code does not have a parking requirement that relates to this specific use, an industry standard of one parking spot per three students and one per staff member during business hours was used to calculate the parking requirements. An additional 12 parking spaces will be added to account for the increased demand associated with the additional studio space. The proposed additional parking spaces meet the industry standard requirement. In addition to the parking changes, the applicant will be retaining an existing and previously approved landscape maintenance structure and dumpster in the northwestern corner of the parking lot. The dumpster and small shed will be well screened from public view by the additional building and proposed retaining wall and landscaping.

Landscaping Plan:

City of Mequon code requires that at least 10% of the interior parking area be landscaped when there are 10 or more stalls. General landscaping standards require at least one tree and two shrubs be planted for each 1,000 square feet of the area to be landscaped. The parking lot landscape area is noted within the landscaping plan as 1,289 square feet in total, which results in 9% of the interior parking lot area landscaped. Staff is okay with allowing the 1% deficiency, as the updated plans reduce the amount of overall paving and eliminate the previous “truck turn-around area.” The applicant shall plant 2 trees and 4 shrubs within the interior parking lot area. The remaining landscaped area, a total of 2,967 square feet, shall be landscaped with a minimum of 3 trees and 6 shrubs. The plan affirms that the trees will be placed no less than 5 feet from the edge of the drive aisle, per City of Mequon code, and the selected trees shall have a minimum caliper of 2 inches and minimum height of 7 inches. Staff recommends that the evergreens proposed in the plan be a minimum of 7 feet in height. The applicant shall also be adding decorative plantings around the existing monument sign to bring it into compliance with the sign code.

Lighting Plan:

Staff has reviewed the lighting plan and concluded that the lights selected are not compliant with City of Mequon code, as they are not full cut-off. Upon conducting a site visit, staff also noted two existing lights that appear to be nonconforming with the full cut-off requirement. The applicant shall remove and replace the two existing lights that do not meet this criteria and submit an updated lighting plan. The selected fixtures shall match the current conforming fixtures on site, and be full cutoff, maintain a two footcandle average, and minimize light trespass.

Engineering Report:

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

No access changes are proposed with the application.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The site is served by public water and sewer. No changes to utility connection are contemplated. The application materials propose 4,935 square feet of added impervious surface. The addition of 5,000 square feet of impervious surface requires a green infrastructure (GI) plan per MMSD rules if the site is not covered by a storm water management plan. The property is currently served by a regional storm water pond to the north.

A filling, excavation, and berms permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. The permit is required prior to the issuance of a building permit.

The proposed improvements will disturb an area greater than 4,000 square feet and are therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

Retaining walls more than three feet in height require retaining wall design and certification by a State of Wisconsin Professional Structural Engineer.

Conditional Use Grant Findings:

According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

- 1. The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

The proposed use should not endanger the surrounding area. All of the activities will take place within the building and will be monitored by staff.

- 2. The proposed use should not injure the value of adjoining or abutting property.**

The business has been operating in this space since 2018. The site is zoned B-5, and adjacent properties are also zoned B-5. The dance studio is compatible with the land use plan designation and the other industrial uses in the area. The accessory structure will allow the dance studio to expand its operations while still operating within the limitations of the B-5 zoning requirements. Staff does not feel that the proposed use will injure the value of the neighboring properties.

- 3. The proposed use shall be harmonious or compatible with the area in which it is located.**

The activities of the dance studio fit the character of the surrounding area. The proposed addition will continue to adhere to the hours approved in the dance studio's original conditional use grant. The dance studio hours and peak office hours are from 3:00PM-10:00PM on Monday-Thursday, with staff office hours starting at 12:00 PM. On Saturdays, the studio hours are 8:30AM-2:00 PM. There are no formal office/studio hours on Friday and Sunday. The proposed use and activities should be harmonious with the

surrounding uses.

Staff Recommendation:

Staff recommends **approval** of the conditional use grant based on the following conditions:

1. Staff review and approval of final plans prior to issuance of 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.
2. Any substantial change to the building and site plan shall require the review and approval of the Planning Commission.
3. Applicant shall select lighting fixtures that match the current conforming full cut-off lights on site. An updated lighting and photometric plan shall be submitted, subject to final planning staff review and approval.
4. Evergreens selected shall be a minimum of 7 feet in height.
5. A landscape area shall extend a minimum of five feet from the base of the existing monument sign.
6. Recording of the conditional grant at Ozaukee County Register of Deeds.
7. Engineering Division review and approval of the civil site plans in conformance to City ordinances and the Standard Specifications for Land Development. Approval is required prior to the issuance of a building permit.
8. Retaining walls more than three feet in height require retaining wall design and certification by a State of Wisconsin Professional Structural Engineer.
9. Application for and approval of a City Filling and Excavation Permit. The permit is required prior to the issuance of a building permit.
10. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to the issuance of a building permit.
11. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.

Attachments:

Packet Docs_NS Dance (PDF)

NORTH SHORE DANCE STUDIO

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

IPS Institutional & Public Service
NC Neighborhood Commercial
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 DU/Ac.)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

B-5

B-5

B-5

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B-5

B-5

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B-5

B-5

Attachment: Packet Docs_NS Dance (10162 : North Shore Dance Studio)



Business Plan Narrative

Updated 2/17/25

OVERVIEW AND MISSION

Over the past four decades, North Shore Dance Studio (“NSDS”) has been a staple and home to many in the North Shore Community and at large, providing dance excellence to thousands of families over the years. It has always been of paramount importance to provide quality instruction to our students in a welcoming, safe, and secure environment.

HISTORY

North Shore Dance Studio was founded in 1986 and was purchased by Katie Holtzen in 2006. From that point until 2011, the studio was located at 6081 West Mequon Road located in the River Centre Shopping Mall. NSDS quickly outgrew the space and in 2012, a move was made just several doors down to 6075 W Mequon Road in order to accommodate the growing number of dancers enrolled.

PRESENT

In 2018 NSDS once again, outgrew the space occupied. In Q1 of 2018, NSDS purchased a standalone, permanent home at 10433 North Baehr Road located in the Mequon Business Park. Significant improvements and construction was done to transform the facility from a poultry processing plant into a beautiful, one of a kind dance facility mentoring roughly 400 athletes primarily ranging from two to eighteen years old.

The roughly 7,600 square foot building has been designed with the intention of providing quality service and convenience to our ever growing clientele and currently has:

- Five dance studios
- Four single stall restrooms
- Several dressing and storage areas
- A waiting room for families
- A dancer only waiting area
- Retail store
- Office and Front Desk area

In the few short years that NSDS has been located here, we once again, we have found ourselves in need of additional space. In the ever evolving and competitive dance world, studio space is highly coveted and is requested but is not typically granted due to space shortage. Our dancers are showing more and more interest in private lessons and one on one attention with their peers and instructors. We have continuously had to reject student requests to work on their craft in small sessions because we currently do not have enough studios to accommodate the extra requests during our peak hours and regular class schedule times.

OPERATING HOURS, EMPLOYEES AND STUDENT BODY

With normal business hours Monday-Thursday and Saturday, the doors are always welcoming clients in. Peak office and dance studio hours are from 3:00pm until 10:00pm (Monday – Thursday), while Saturdays we are open from 8:30 am until 2:00pm.

Our main operating days and hours are as follows:

- Monday 12:00pm – 10:00pm
- Tuesday 12:00pm – 10:00pm
- Wednesday 12:00pm – 10:00pm
- Thursday 12:00pm – 10:00pm
- Saturday 8:00am – 2:00pm

Outside of these main operating days the studio is available by appointment only for private lessons, studio rental, parent / teacher meetings, cleaning and administrative work as needed (and available)

Our busiest days are Monday through Thursday where we typically have one to two office employees working from about 12:00pm to 4:00pm. At 4:30pm, our main class schedule begins with our younger dancers (three to eight years old) that are there until about 6:30pm. During this time we have three to four classes running with one instructor per class. Class size ranges from 10 – 15 students. Parents typically drop-off their child for class though a small number choose to stay in the lobby for the 45 – 60 minute class.

At 6:30 our middle and high school age students start their training. The majority of the families in this age group will drop their child off for classes, with only a small portion of our students driving themselves to and from class. This mid to upper level age group tends to be at the studio for several hours at a time causing most parents to take the opportunity to run errands or be with younger family members off of the premises.

With the exception of the studio owner, our employees are part-time. For many of them, this is a second job. For the 24-25 season, NSDS has 17 employees working anywhere from two to 35 hours per week. While some instructors come in for just one day, others teach up to three days a week. The maximum number of instructors we have working at one time is five.

On most days, there are around 10-50 kids in the building at one time split up throughout the five studios. Our class sizes usually range from five to 15 students at a time.

FUTURE

STUDIO SPACE AND PARKING

With the proposed additional studio space, we would have the opportunity to host as many as 90 individuals, (84 students/guests and six employees) in the building, participating in both group and individual instruction. This would mean that we could accommodate the growing number of requests for private instruction. With our highly needed new expansion plan, we will gain four dance studios and one of our current studios will be transformed to be an additional dressing room/lounge for our students leaving NSDS with a total of eight studios.

With the new rooms, we will now be able to provide areas for our students to utilize the space for private lessons and one on one peer work. These four new spaces will be set off to the back of our current building which we will refer to as “The Sydney Lauren Tabakin West Wing”, named after a former NSDS student who was killed in a motor vehicle accident in 2010.

Our current studios and the large new studio will still be used as our main classrooms for our regularly scheduled group classes. Realistically, NSDS would have a daily total of around 80 students taking one to three classes per day. Student start and end times are staggered throughout the night and so is the use of the drop off zone and parking area. Because of this, and the fact that most of our students are not of driving-age and are dropped off, parking will not be an issue.

While we plan to provide additional parking for our clients, we are also going to encourage families to utilize a specific drop-off / pick-up zone located in the main parking lot for efficiency and will include appropriate signage. With the anticipated occupancy, the zoning code would requires 34 parking stalls; however due to the number of drop-offs that occur, the 34 proposed parking spaces will likely not all be used.

We will be communicating with our families and staff that street parking is not authorized.

ADDITION DETAILS

In addition to the proposed parking changes, we are also retaining a previously approved landscape maintenance building and a trash dumpster in the northwestern corner of our parking lot. We have strategically placed these in the most remote corner of our parking lot so they are effectively screened from the public-way by both the building and heavy landscaping. The new building addition will provide even more screening of these elements. Additional screening will also be provided by the proposed landscaping.

We will be installing a decorative masonry landscape retaining wall on the western edge of the parking lot to transition the grades, and if required, we will be providing a decorative fence along the top of the retaining wall with additional landscaping. These improvements will further beautify and screen the maintenance building and dumpster area.

The addition will be built with decorative masonry units painted to match the existing building so that it looks like the addition was always a part of the facility.

No new business signage is being proposed but we are upgrading the landscaping in order to provide enhanced parking lot screening and we are adding decorative plantings around our existing monument sign to bring it into compliance with the zoning code.

We are providing additional security lighting in two locations around the addition with building-mounted LED wall sconces, which are “dark-sky” compliant cut-off fixtures that look similar to the existing light fixtures.

We will be installing one new roof-top HVAC unit to condition the new addition. We are setting the unit back into the southeast corner of the addition to keep it as far away from the public right-of-way as possible and allowing the building parapet to screen the unit from the street.

SETBACK AREA

When the original building was constructed, we believe the street setback along Executive Drive was 50 feet and the building was built close to that setback. The current building setback along Executive Drive is 60 feet. However, in order to accommodate the placement of the addition and the connection to the existing building, we have planned on averaging those two setbacks for the new addition as permitted by ordinance 58-416 (d).

ADDITION WINDOWS

We have opted not to include any windows in the proposed addition for the following reasons.

1. With the given nature of dance and theatrical performances, often times, we utilize specific lighting for dramatic effect. Spotlights, strobe lights, etc. can be used in many of our dances and rehearsals and natural lighting is undesirable as it effects our ability to achieve the necessary “look” for our dances.
2. With windows visible from the street and passing vehicles, we would be concerned that any strobing lights could be a distraction for drivers during the evening hours which is when a majority of our business takes place.
3. Large, full-wall mirrors are used in all studios to help our dancers learn and sustain proper technique and execution. These specific types of mirrors are usually anywhere from seven to 12 feet tall. There are also ballet barres hung on up to three walls of each studio. The mirrors and barres will conflict with windows.

CLOSING

We are very excited to get started on our project to continue providing an enjoyable training experience here at North Shore Dance Studio for the youth of the North Shore community, our students, parents, and staff alike. We are confident our expansion will be an attractive new focal point to the already impressive business park.

North Shore Dance Studio LLC

10433 Baehr Road Mequon, WI 53092

www.northshore-dancestudio.com

262-242-4077

Katie Holtzen, Owner

northshoredancestudio@hotmail.com

414-699-1953



PERSPECTIVE
DESIGN, INC.

11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

North Shore Dance Studio

10433 N Baehr Rd
Mequon, WI 53092

Building Addition

February 17, 2025

Supporting Documents for Conditional Use Amendment

Attachment: Packet Docs_NS Dance (10162 : North Shore Dance Studio)

Existing Building Photographs



View from South East



View from North East



View from North

Proposed Railing



Proposed railing to be placed on proposed retaining wall along west side of parking lot (if required by code)

Exterior Material Information



Existing CMU

SHADOW STONE™ BLOCK

SHADOW STONE casts a vivid, rich texture on exposed exterior and interior settings.

Non-uniform in shape when laid in simple running bond, SHADOW STONE conveys a rugged, stone-like appearance, reading like **handcrafted masonry**. Every two blocks produce six shapes! Variable depth splitting produces the block's smaller scale to capture the exciting effects of sunlight and shadow.

Stretcher

FE/SS/Split

Bond Beam

All solid

Special Corner (12" Long)

Unit Availability

NOMINAL WIDTHS

CONFIGURATION

4"

8"

12"

14"

16"

Stretcher

✓

✓

Flush End/Sash/Splittable

✓

✓

Bond Beam

✓

✓

Double Flush End

✓

All Solid

✓

Corner Configurations

4" Corner 12" Long

Contact your sales rep for:
stocking and/or special order
status, water repellent, integral
color options, etc.

Contact your sales rep for:
stocking and/or special order
status, water repellent, integral
color options, etc.

Proposed Decorative (to match existing) CMU

Proposed LED Security Sconce Light



Halo Grey LED (similar to existing) Dusk-To-Dawn Basic Area Light



ALS / ALP AREA LIGHTS



ALS / ALP Area Lights with high energy savings

The ALS/ALP series LED area light delivers bright light with high energy savings. It is available in a wide option of lumen packages, ranging from 4,000lm to 10,000lm. The ALS/ALP features daylight detection ability with a NEMA 3-Pin replaceable photocell for dusk-to-dawn operation.

Its durable weatherproof die cast aluminum housing will withstand harsh outdoor weather. Ideal for barns, warehouses, loading bays, side roads, pathways or general security lighting.

This fixture features a long-life span of 70,000 hours (ALS series) and 90,000 hours (ALP series) respectively. It easily mounts to a wall, post or onto a pole mounting arm (sold separately). The ALP 3000K CCT is IDA-Dark Sky Approved.



Interactive Menu

- [Order Information](#)
- [Product Warranty](#)
- [Photometric Data](#)

Typical Applications

Residential , Outdoor Area/Site Lighting.

Top Product Features

- Constructed of rugged die cast aluminum housing
- Available in textured Grey finish
- NEMA 3-Pin replaceable photocell for Dusk to Dawn operation (except for ALS4A40GY)
- 70,000 and 90,000 hours of rated life for ALS and ALP respectively
- Precision Optics – Enhanced optical control to maximize area lit up and provide uniform light distribution (ALP Series)
- Rated for damp and wet locations
- Zero maintenance LED fixture
- Universal power supply for ALP series (120-277V, 50/60Hz)
- 5-year warranty

Product Certification



*ALS only | **ALP only | ***The ALP with 3,000K CCT is IDA certified (3000K and warmer CCTs and without Refractor only)

Product Features



*ALS only
**ALP only



ALS / ALP Area Lights

Order Information

SAMPLE ORDER NUMBER: **ALP7A30GY / ALS4A40GY**

Series	Lumens	CCT	Finish
Series	Max Lumens	CCT	Finish
ALS = Area Light Standard	4A = 4,000 7A = 7,000 10A = 10,000	40 = 4000K	GY = Grey
ALP = Area Light Premium	7A = 7,000 10A = 10,000	30 = 3000K 40 = 4000K	GY = Grey

Additional Accessories (Sold Separately)



Catalog No.	Description	Material No.
ALB/ALS-LENS	Replacement lens	13638266

Product Specifications

Construction

- Durable die-cast aluminum housing suitable for wet locations
- Glare free UV stable acrylic lens
- Available in textured gray finish
- Suitable for wall or pole mount
- Precision Optics – Enhanced optical control to maximize area lit up and provide uniform light distribution (ALP series)

Integrated Controls

- NEMA 3-Pin photocell (except ALS4A40GY)

Mounting

- Easily mounts to a wooden post, pole or wall using 2" lag screws.
- Can be mounted to a 1-1/4" pipe (1-5/8" Outer Diameter)- pipe not included.

Electrical

- Maintenance-free LEDs with L70 70,000 hours of life for ALS series and 90,000 hours for ALP series
- Fixture operating temperature range from -30°C to 40°C
- Electrical operating voltage
 - ALS series- 120V, 60Hz
 - ALP series- 120-277V, 50/60Hz
- cULus listed for wet locations

Compliance

- UL certified for USA and Canada for wet locations
- Contains no mercury or lead - RoHS compliant (RoHS 2.0)
- The ALP with 3,000K CCT is IDA certified (3000K and warmer CCTs and without Refractor only)

Finish

- Textured Grey Finish

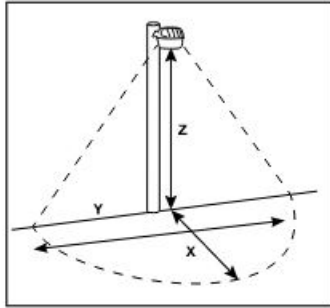
Warranty

- **Five year limited warranty.** consult website for details.
www.cooperlighting.com



ALS / ALP Area Lights

Suggested Mounting Height



X = Forward Throw
Y = Wall Spread
Z = Mounting Heights

Notes:
Forward throw X = 1/2 Y for wall-mount
applications only
See IES files for detailed photometry

Minimum Footcandles (FC)		0.50 FC					
Mounting Height (Z)		10'		15'		20'	
Catalog Number	Lumens	X	Y	X	Y	X	Y
ALS4A40GY	4526	20.8	42	24.1	48.5	24.6	48.9
ALS7A40GY	7597	22.2	47.7	27.5	57.8	31.4	64.3
ALS10A40GY	10653	23.1	51.8	29.1	62.6	33.3	71.1
ALS4A40GY- With DL	4509	20.5	42.3	24.5	50.4	26.4	54.4
ALS7A40GY-With DL	7426	22.4	48	27.6	56.8	30.7	61.8
ALS10A40GY-With DL	10655	24.8	52.6	29.9	62.5	33.7	70
ALP7A40GY	7545	22	44	30	60	36	72
ALP10A40GY	10637	25	50	33	66	39	78
ALP7A40GY -With DL	7419	23	46	30	60	36	72
ALP10A40GY -With DL	10515	27	54	33	66	39	78

Photometric Data

CATALOG NUMBER	POWER	VOLTAGE	DELIVERED LUMENS	EFFICACY	CCT	CRI	PHOTOCONTROL
ALS4A40GY	30.7	120	4526	147	3920	75	Intergrated Photocell
ALS7A40GY	52.1	120	7597	146	3932	75	NEMA Photocell
ALS10A40GY	76.4	120	10653	139	3987	75	NEMA Photocell
ALS4A40GY- With DL	30.9	120	4509	146	3917	75	Intergrated Photocell
ALS7A40GY -With DL	52.1	120	7426	143	3929	75	NEMA Photocell
ALS10A40GY-With DL	77.2	120	10655	138	3978	75	NEMA Photocell
ALP7A40GY	53.2	120-277	7545	142	4000	71	NEMA Photocell
ALP10A40GY	77.7	120-277	10,637	137	4000	71	NEMA Photocell
ALP7A40GY -With DL	53.2	120-277	7419	139	4000	72	NEMA Photocell
ALP10A40GY -With DL	77.8	120-277	10,515	135	4000	72	NEMA Photocell

Proposed Retaining Wall



INTEGRITY

Integrity® Retaining Wall System is a practical solution for even challenging applications, including multi-level terraces and slope protection. The Integrity wall system is manufactured to ensure efficient installation, increased stability, and lasting durability.

Colors

Colors shown may vary from actual hues.

DISCOVER more about this product



GRAY*



BUFF



SILVERTONE*



GRAPHITE



HUSH



CANYON BROWN



TIMELESS

* Pricing may vary regionally.

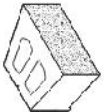
The color photos shown in this catalog were prepared with careful attention to accuracy. However, colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection. Because concrete units are manufactured with high quality, natural mined aggregates and materials, variations in color or shading should be expected in products that are manufactured at different times and in units having different shapes. This color or shading variation is acceptable in the industry.

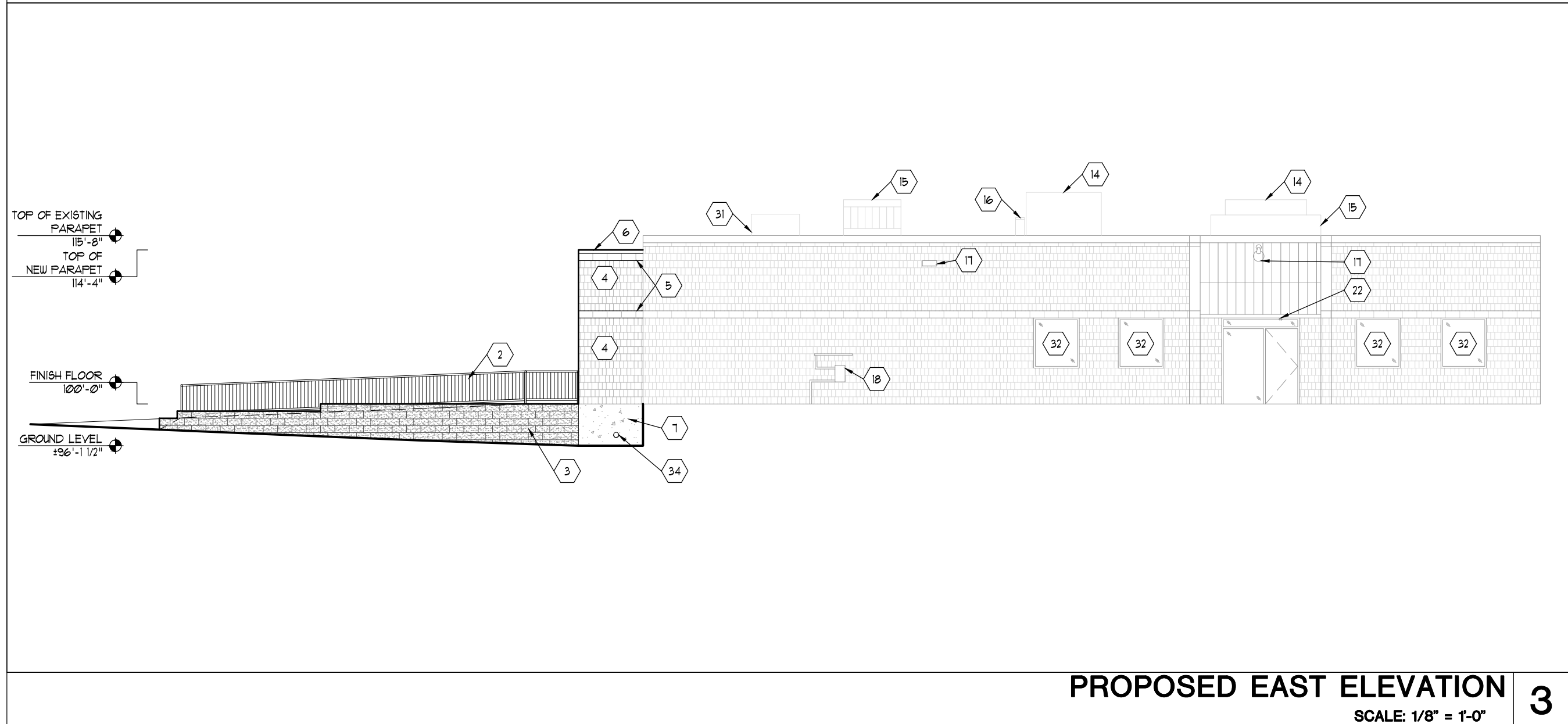


INTEGRITY RETAINING WALL SYSTEM

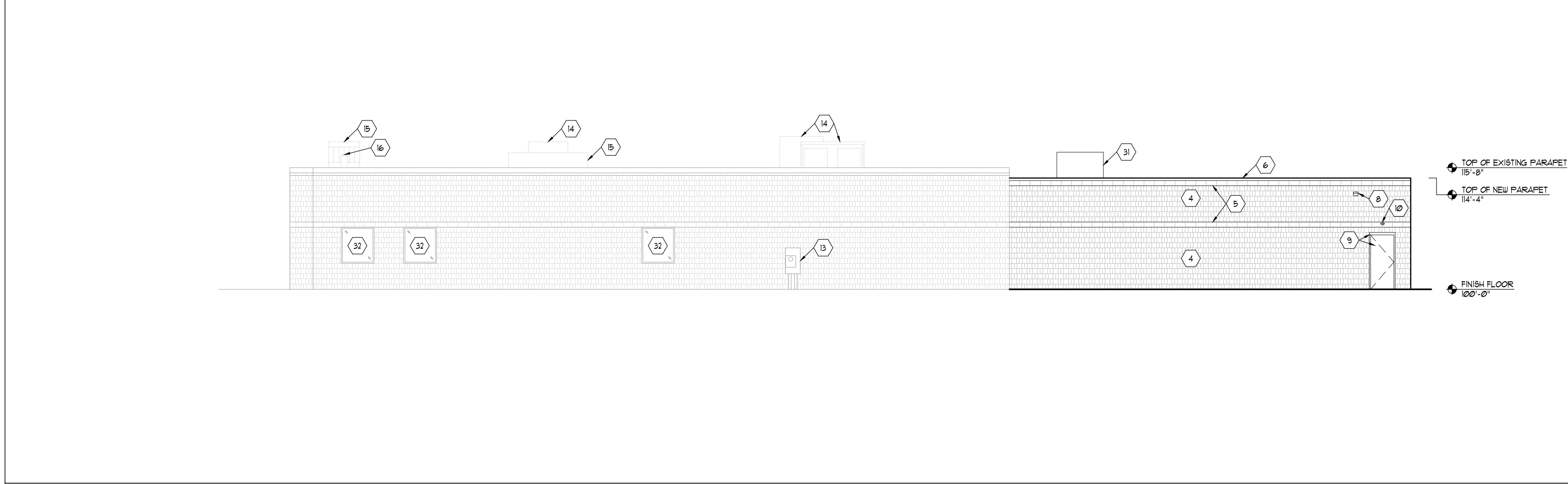
Sizes and Dimensions

Full Unit (Front finish) 12 x 18 IN 8 HEIGHT	Corner (Front and corner finish) 9 x 12 IN 8 HEIGHT	Compatible Caps on page 100
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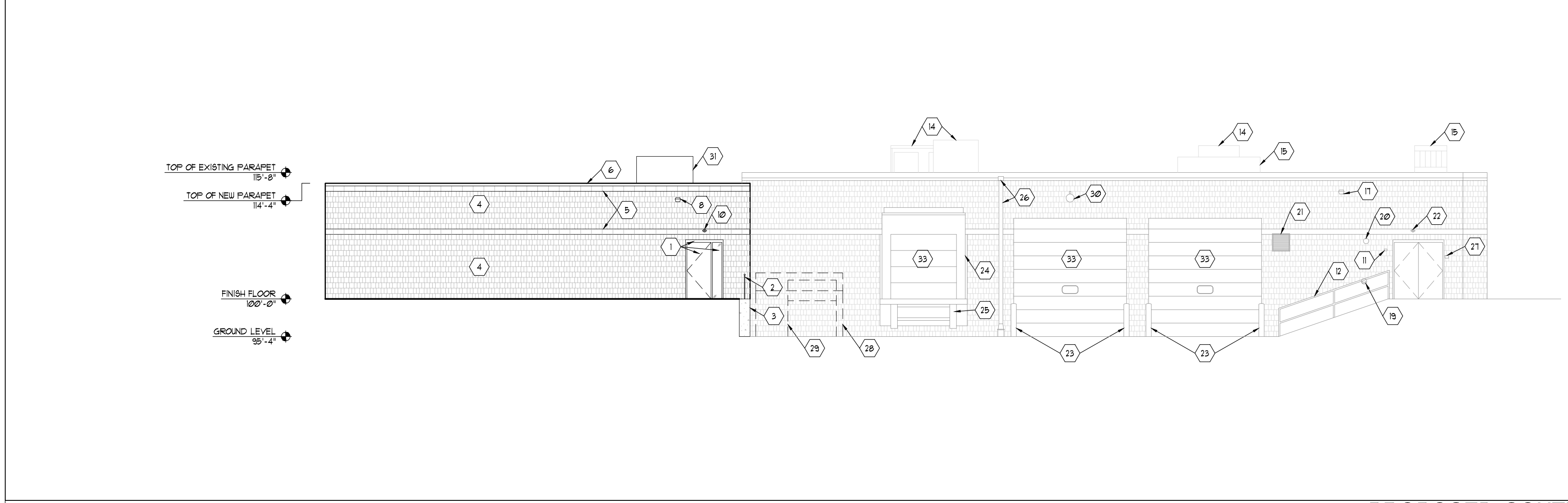




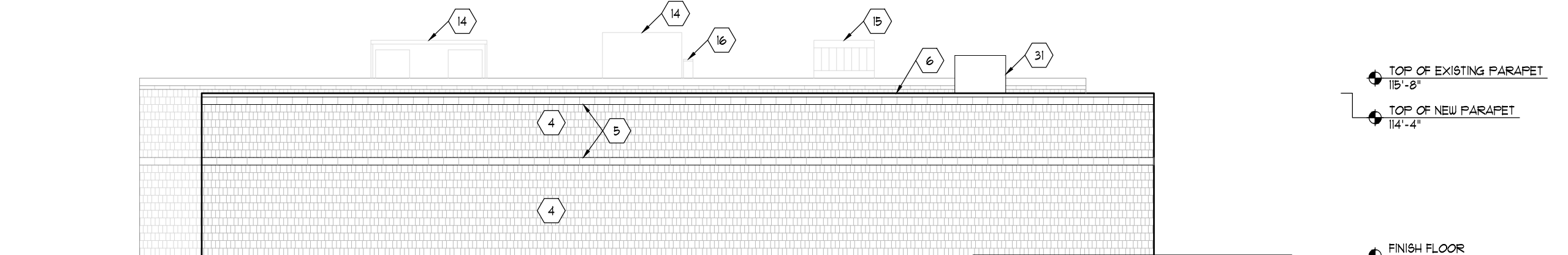
PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0" 3



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0" 4



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 5



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0" 1

- EXTERIOR MATERIALS:
- 1 NEW HOLLOW METAL DOOR & FRAME SYSTEM W/ CLEAR GLASS SIDELIGHT, PAINTED, COLOR TO MATCH WALL
 - 2 NEW METAL FENCE, ONLY IF REQUIRED TO MEET CODE - PAINTED MATTE BLACK
 - 3 NEW SEGMENTED SPLIT FACE RETAINING WALL
 - 4 NEW DECORATIVE STONE SHADOW CMU, SPLIT FACE, COLOR TO MATCH EXISTING
 - 5 NEW SMOOTH FACE CMU BY, SMOOTH FINISH, COLOR TO MATCH EXISTING
 - 6 NEW BRAKE METAL COPING, COLOR TO MATCH EXISTING
 - 7 NEW CONCRETE FOUNDATION WALL, COLOR TO MATCH ADJACENT
 - 8 NEW SECURITY LED WALL SCONCE LIGHT
 - 9 NEW INSULATED HOLLOW METAL DOOR & FRAME, COLOR TO MATCH WALL
 - 10 NEW EMERGENCY EGRESS LIGHT
 - 11 EXIST. KNOX BOX
 - 12 EXIST. HAND RAIL
 - 13 EXIST. ELEC. METER
 - 14 EXIST. ROOFTOP UNIT
 - 15 EXIST. SCREENING
 - 16 EXIST. FLUE PIPE
 - 17 EXIST. SECURITY LED WALL SCONCE LIGHT
 - 18 EXIST. GAS METER
 - 19 EXIST. FIRE DEPARTMENT CONNECTION
 - 20 EXIST. ALARM BELL
 - 21 EXIST. LOUVER
 - 22 EXIST. EMERGENCY EGRESS LIGHT
 - 23 EXIST. BOLLARDS
 - 24 EXIST. LOADING DOCK SEAL
 - 25 EXIST. LOADING DOCK BUMPER
 - 26 EXIST. ROOF SCUPPER & DOWNSPOUT
 - 27 EXIST. DOOR BELL
 - 28 EXISTING LANDSCAPE MAINTENANCE SHED
 - 29 EXISTING DUMPSTER LOCATION
 - 30 REPAIR EXISTING SECURITY LED WALL SCONCE LIGHT
 - 31 NEW ROOFTOP HVAC UNIT, ROOFTOP EQUIPMENT HELD BACK AS FAR AS POSSIBLE FROM ROOF EDGE SO THAT THE PARAPET SCREENS THE UNIT.
 - 32 EXISTING WINDOWS
 - 33 EXISTING OVERHEAD DOOR
 - 34 NEW LAMBS-TONGUE ROOF DRAIN OUTLET

NOTES 2

FULL SIZE PRINT = 24" x 36" SHEET

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Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

North Shore Dance Studio
10433 N Baghr Rd
Mequon, WI 53092

Drawing Title:
PROPOSED EXTERIOR ELEVATIONS

Date: 01.23.25
Scale: NOTED
Drawn: AM
Job: 25-005
Sheet: A2.1

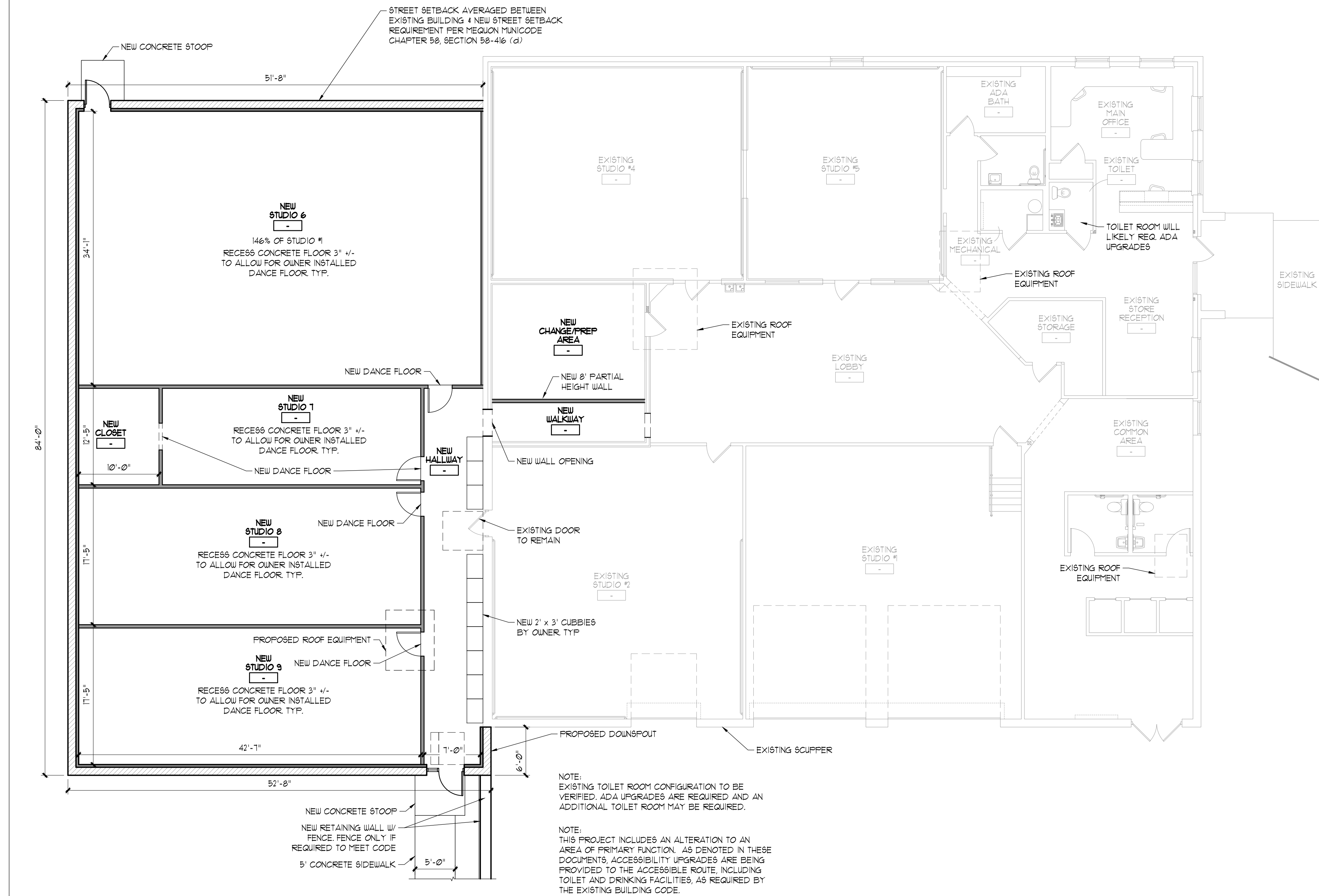
Rev. # **Rev. Date** **Description** **City Pre-Application Date** **Planning Commission Submittal**

1	01/23/25			
2	02/17/25			

THIS BOX IS 1/2" x 1/2"

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



DATE: 02/11/2015

PROJECT ADDRESS: 10433 N BAEHR ROAD

LEGAL DESCRIPTION: 1066543 PART SE SE 150 ACS COMM 485 FT N x 80 FT W OF SE COR BEING
#215 C&N LOT 1 VOL 16/241 SEC 27 T 9 R 21

PROJECT DESCRIPTION: APPROX. 4,340 SF BUILDING ADDITION WITH FOUR DANCE STUDIOS.

ADDITIONAL PARKING STALLS.

OWNER & APPLICANT INFORMATION:
NAME: HOME OF THE NOVAS LLC (KATHERINE HOLTZEN)
ADDRESS: 10433 N BAEHR ROAD MEQUON, WI 53092
CONTACT: northshoredancesstudio@hotmail.com

ENGINEERING CONTACT INFORMATION:
NAME: JSD
ADDRESS: W238 N1610, BUSSE RD STE100, WAUKESHA, WI 53188
CONTACT: Christopher.Jackson@JSDInc.com (CHRIS JACKSON)

REFER TO C10 FOR PARKING AND ZONING INFORMATION

REFER TO A21 FOR HEIGHT MEASUREMENT

FAR: EXIST. = 9%, PROPOSED = 13.5%

PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES	1
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**PERSPECTIVE
DESIGN, INC.**
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
**PROPOSED
FIRST FLOOR
PLAN**

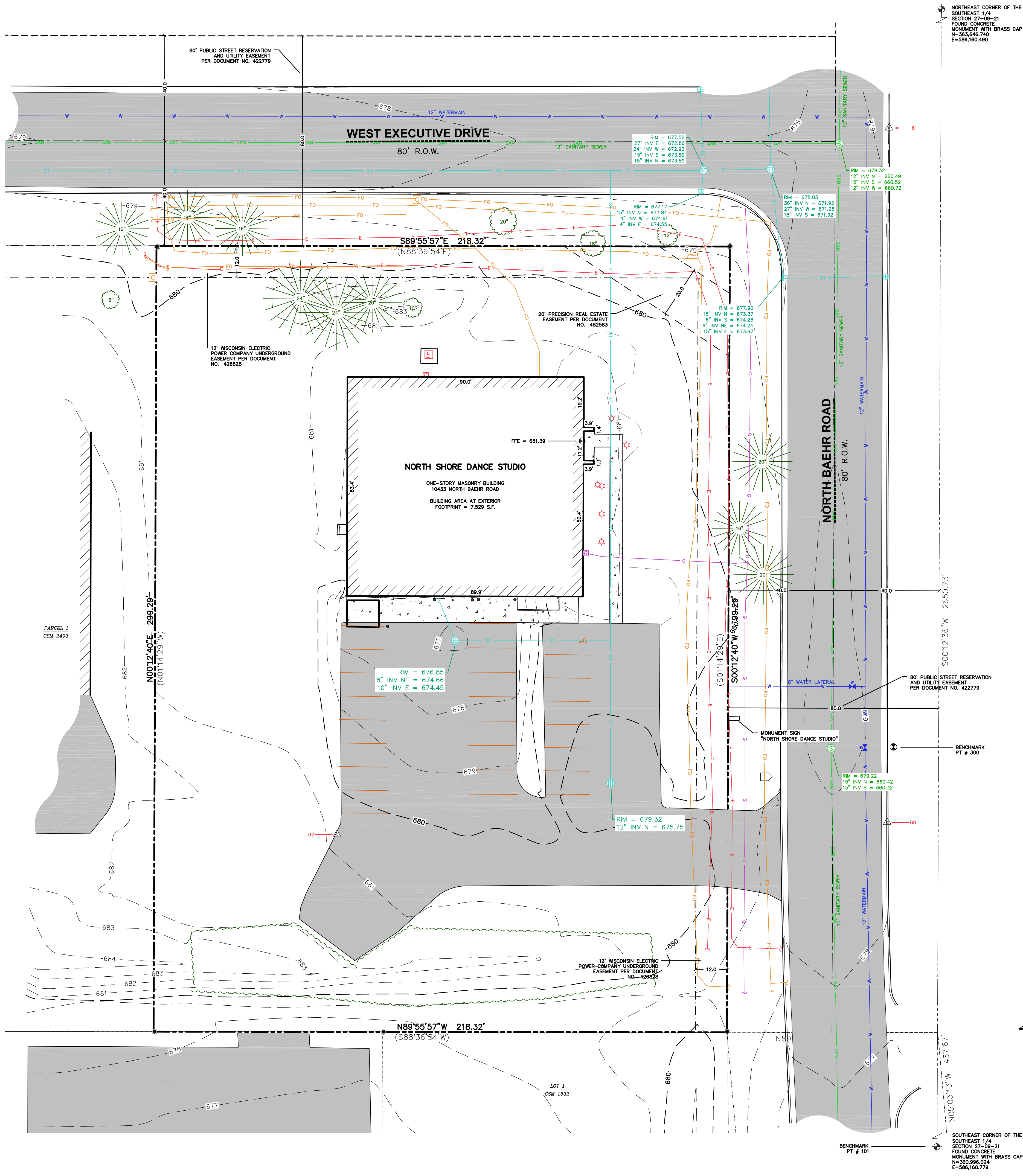
New Addition For:
North Shore Dance Studio
10433 N Baehr Rd
Mequon, WI 53092

REV. #	REV. DATE	DESCRIPTION	REV. BY:
	01/23/25	CITY PRE-APPLICATION DATE	
	02/17/25	PLANNING COMMISSION SUBMITTAL	

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

File: USDINC\new projects\2025\15013\DWG\SURVEY SHEETS\15013 E\CONDWG Layout: 24x36 User: Austin Podella Plotted: Feb 14, 2025 - 8:17am Xref(s):



EXISTING CONDITIONS SURVEY

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 09 NORTH, RANGE 21 EAST, MEQUON, OZAUKEE COUNTY, WISCONSIN.

VICINITY MAP



SCALE: 1" = 500'

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- MAIL BOX
- SIGN
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- GAS VALVE
- ELECTRIC TRANSFORMER
- LIGHT POLE
- YARD LIGHT
- POWER POLE
- VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP PARKING
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- CONCRETE CURB & GUTTER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SAN - SANITARY SEWER
- W - WATER LINE
- ST - STORM SEWER
- G - NATURAL GAS
- OH - OVERHEAD LINE
- E - UNDERGROUND ELECTRIC
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GRUND AS RECORDED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON JANUARY 14, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OZAUKEE ZONE THE EAST LINE OF SECTION 27-09-21, RECORDED AS S001236"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A CONCRETE MONUMENT WITH A BRASS CAP MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SEC. 27-09-21, ELEVATION = 667.24'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20250202562, WITH A CLEAR DATE OF JANUARY 10, 2025.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - MIDWEST FIBER NETWORKS
 - AT&T DISTRIBUTION
 - LEVEL 3 (NOW LUMEN)
 - TIME WARNER CABLE
 - CITY OF MEQUON
 - WE ENERGIES (ELECTRIC AND GAS)
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- STORM SEWER LAYOUT ON SITE UNDETERMINED. NO PLANS SUPPLIED.

Control Point Table				
Point #	Northing	Easting	Elevation	Description
60	361561.57	586143.45	678.98	CP CHX
61	361826.05	586144.22	678.19	CP CHX
62	361556.96	585933.94	680.82	CP MAG

Benchmark Table				
Point #	Northing	Easting	Elevation	Description
300	361590	586146	681.48	BM HYD / OPEN ARROW BOLT SW
101	360996	586161	667.24	MON

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. 2215, BEING A REDIVISION OF A PART OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 2116, RECORDED IN VOLUME 16 OF OZAUKEE COUNTY CERTIFIED SURVEY MAPS ON PAGES 247-250 AS DOCUMENT NUMBER 436550, CITY OF MEQUON, OZAUKEE COUNTY WISCONSIN.

TAX KEY NO: 140271601200

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3121, HEREBY CERTIFY THAT UNDER THE DIRECTION OF PERSPECTIVE DESIGN, INC THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR
Email: andy.wilkowski@jdsinc.com
Website: www.jdsinc.com

DATE



north



CREATE THE VISION TELL THE STORY

jdsinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

PERSPECTIVE DESIGN,
INC.

CLIENT ADDRESS:

11525 WEST NORTH AVENUE
WAUWATOSA, WI 53226

PROJECT:

NORTH SHORE
DANCE STUDIO

PROJECT LOCATION:

10433 NORTH BAEHR ROAD
MEQUON, OZAUKEE CO.
WISCONSIN 53092

MODIFICATIONS:

#	Date:	Description:
1	02.17.2025	PLANNING COMMISSION SUBMITTAL
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Prepared By:

CPL 02/07/25

SHEET TITLE:

NORTH SHORE DANCE
EXISTING CONDITIONS
SURVEY MAP

SHEET NUMBER:

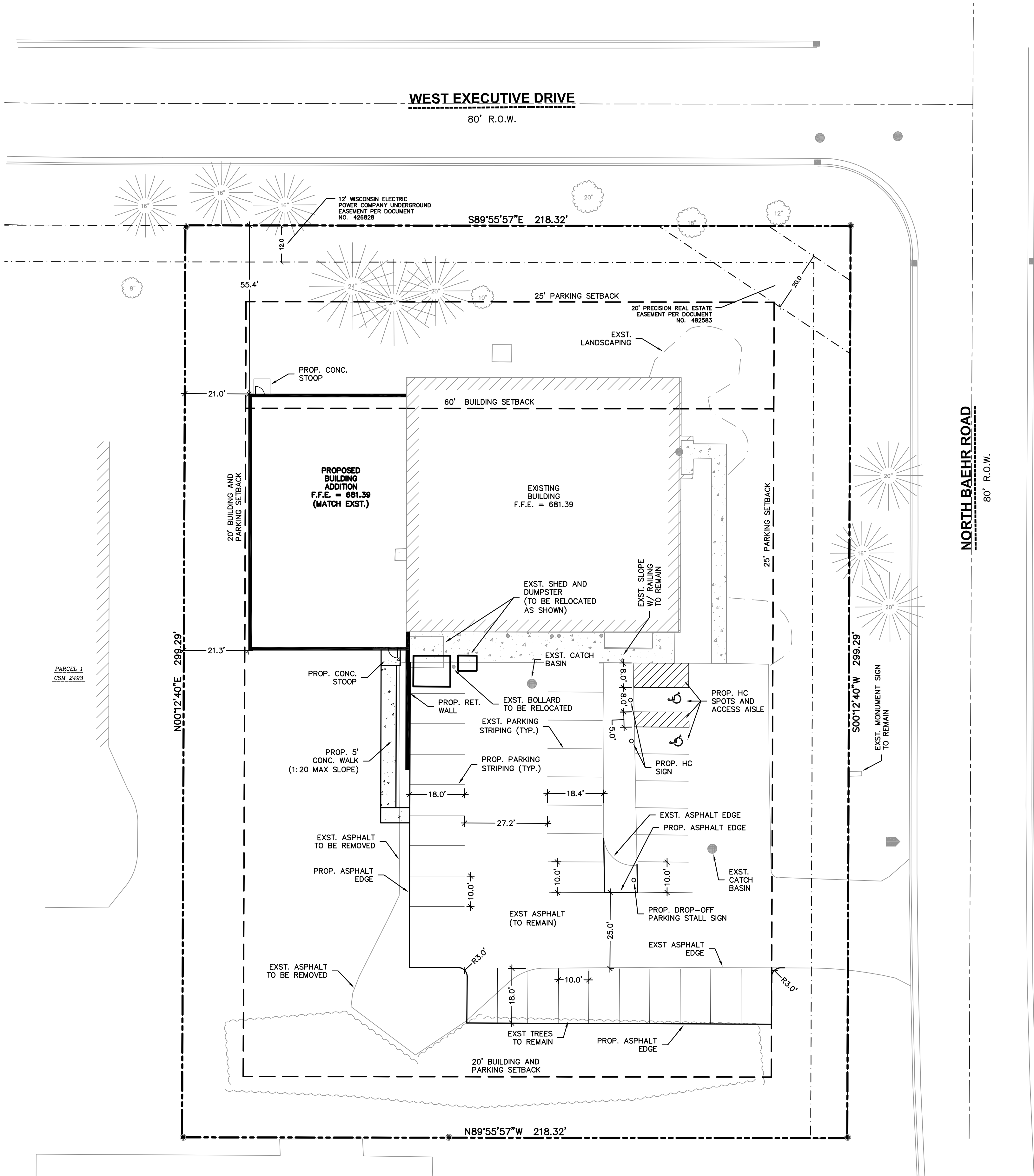
1 OF 1

PROJECT NO:

25-15013

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Attachment: Packet Docs NS Dance (10162 : North Shore Dance Studio)

File: \\USDIN\Cnew projects\2025\2515913D\WG\Civil Sheets\2515913-ConfDocs.dwg Layout: C1.d-SITE User: Austin Podella Plotted: Feb 17, 2025 - 8:02am Xref's:



GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
 - "JURISDICTION" - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
 - "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
 - "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
 - WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
 - DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

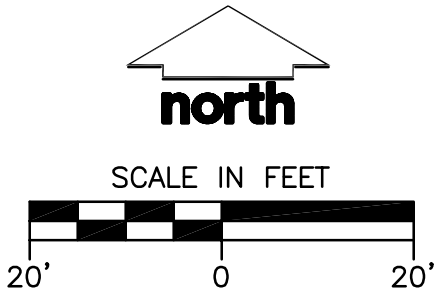
PAVING NOTES

- GENERAL
 - PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS AND APPLICABLE JURISDICTIONAL SPECIFICATIONS.
 - ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
 - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
 - RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
 - DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
 - DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
- HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
 - THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS:
 - DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
 - DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3' ABOVE GRADE. IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
 - PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
 - APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
 - ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
 - CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - BINDER COURSE AGGREGATE:
 - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE
 - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS
 - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS:
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
- PAVEMENT MARKING SPECIFICATIONS:
 - ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
 - ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

SITE INFORMATION BLOCK	
SITE ADDRESS	10433 N. BAEHR ROAD MEQUON, WI 53092
PROPERTY ACREAGE	65,341 SF (3.878 ACRES)
DISTURBED AREA:	14,805 SF (0.340 ACRES)
NET IMPERVIOUS AREA:	4,935 SF (0.113 ACRES)
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING BUILDING AREA	7,474 SF (0.172 ACRES)
EXISTING PAVEMENT AREA	15,248 SF (0.350 ACRES)
EXISTING IMPERVIOUS SURFACE AREA	22,722 SF (0.522 ACRES)
EXISTING PERVIOUS SURFACE AREA	42,619 SF (0.978 ACRES)
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.35
PROPOSED BUILDING AREA	11,820 SF (0.271 ACRES)
PROPOSED PAVEMENT AREA	15,837 SF (0.364 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	27,657 SF (0.635 ACRES)
PROPOSED PERVIOUS SURFACE AREA	37,684 SF (0.865 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.42
NUMBER OF PARKING STALLS	
EXISTING REGULAR	21
EXISTING ACCESSIBLE	1
EXISTING TOTAL	22
OCCUPANT LOAD	84 PEOPLE PLUS 6 EMPLOYEES
REQUIRED PARKING	34
PROPOSED REGULAR	32
PROPOSED ACCESSIBLE	2
PROPOSED TOTAL	34

SHEET INDEX

- C1.0 SITE PLAN
- C2.0 SITE GRADING AND EROSION CONTROL PLAN
- C3.0 SITE DETAILS PLAN



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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

PERSPECTIVE DESIGN,
INC.

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WAUWATOSA, WI 53226

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Designed By: ARP

Reviewed By: CAJ

Approved By:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.0

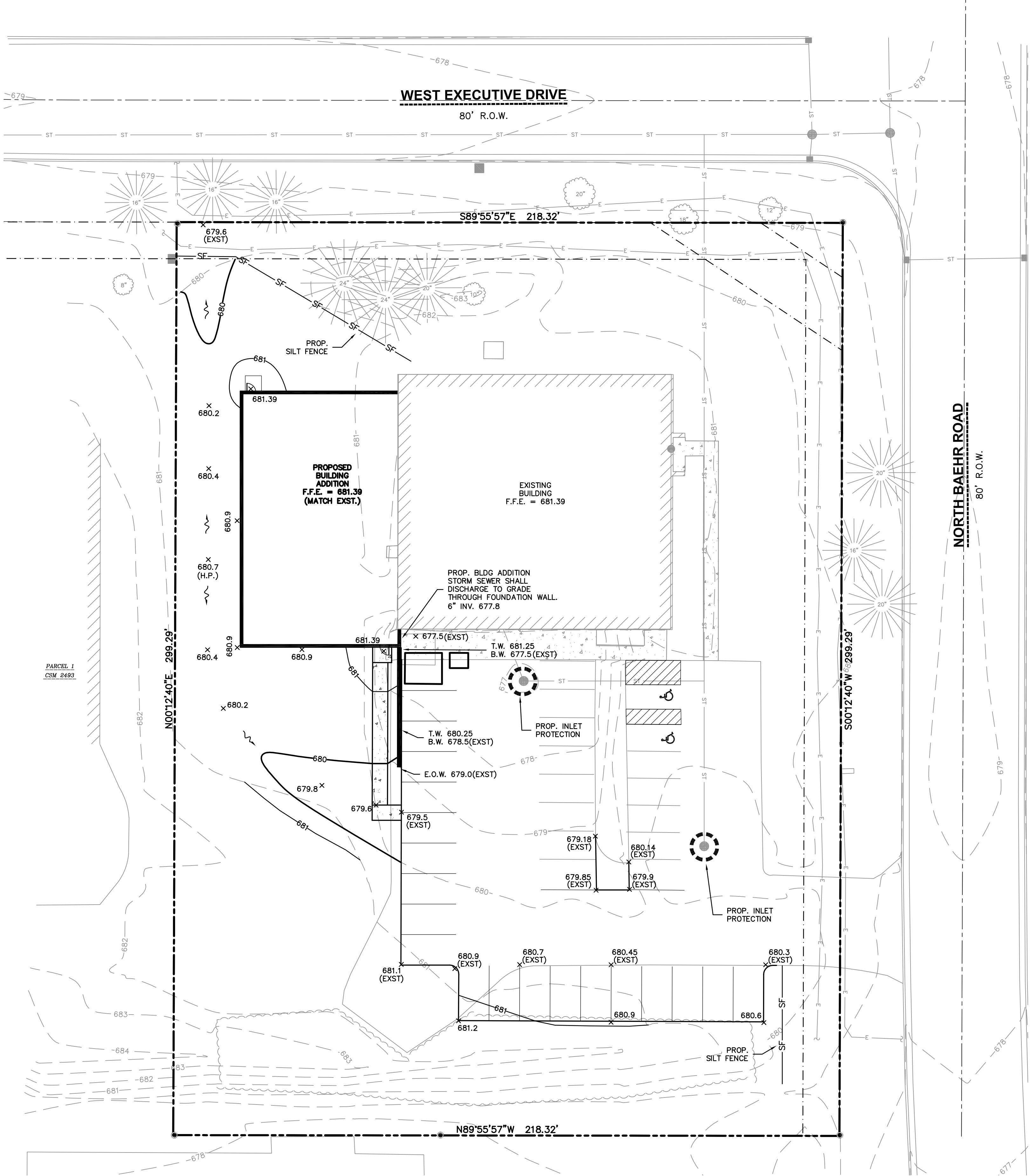
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EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS, REFER TO WDNR TECHNICAL STANDARD 1068.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER, IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS/ACRE) IN FALL
 - HYDRO-MULCHING WITH A TACKIFIER
 - WOVEN AND NON-WOVEN GEOTEXTILES
 - EROSION MATTING
 - SODDING
 - OTHER MEASURES AS APPROVED BY THE ENGINEER
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE AND INLET PROTECTION.
- STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE. LOCATION OF STOCKPILE TO BE DETERMINED BY CONTRACTOR.
- CONDUCT ROUGH GRADING EFFORTS.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PAVEMENTS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

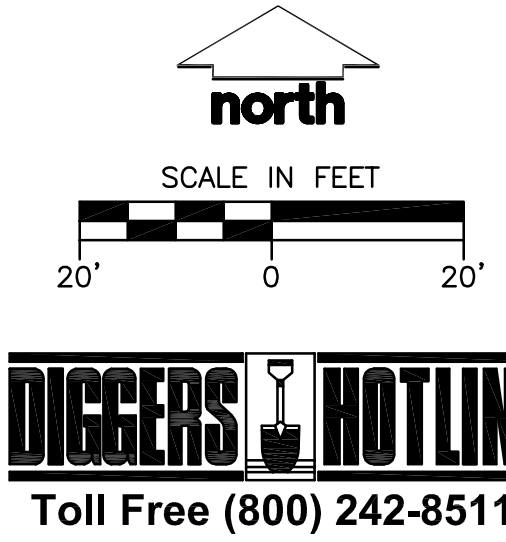
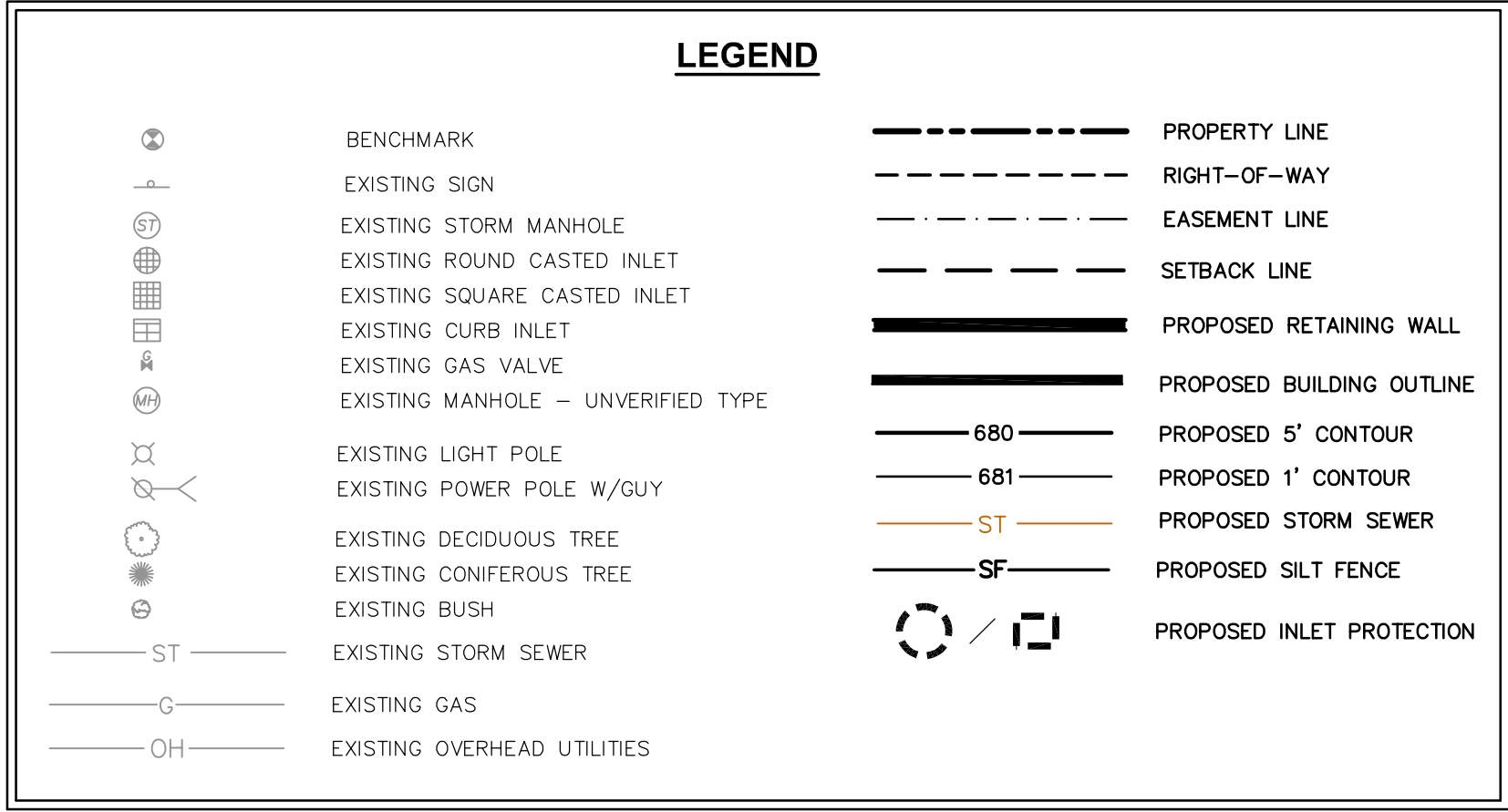
CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION. EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

GRADING AND EARTHWORK NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
- PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
- CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
- SOIL MATERIAL SPECIFICATIONS:**
 - FILL AND BACKFILL MATERIALS**
 - MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE, OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
 - IMPORTED FILL MATERIAL**
 - MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
 - GRANULAR FILL**
 - MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
- BUILDING STRUCTURAL FILL**
 - CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN SECTIONS 210.2.1 AND 210.2.2 OF THE STATE HIGHWAY SPECIFICATIONS.**

SEEDING AND RESTORATION NOTES

- CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- SEEDING SPECIFICATIONS:**
 - TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
 - LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
 - NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.
- SEED PREPARATION SPECIFICATIONS:**
 - SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
 - PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
 - APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
 - SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
- SEED MULCHING/EROSION MATTING SPECIFICATIONS:**
 - ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
 - ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.



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P. 262.513.0666

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Designed By: ARP

Reviewed By: CAJ

Approved By:

SHEET TITLE:

GRADING AND
EROSION CONTROL PLAN

SHEET NUMBER:

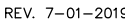
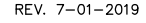
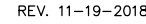
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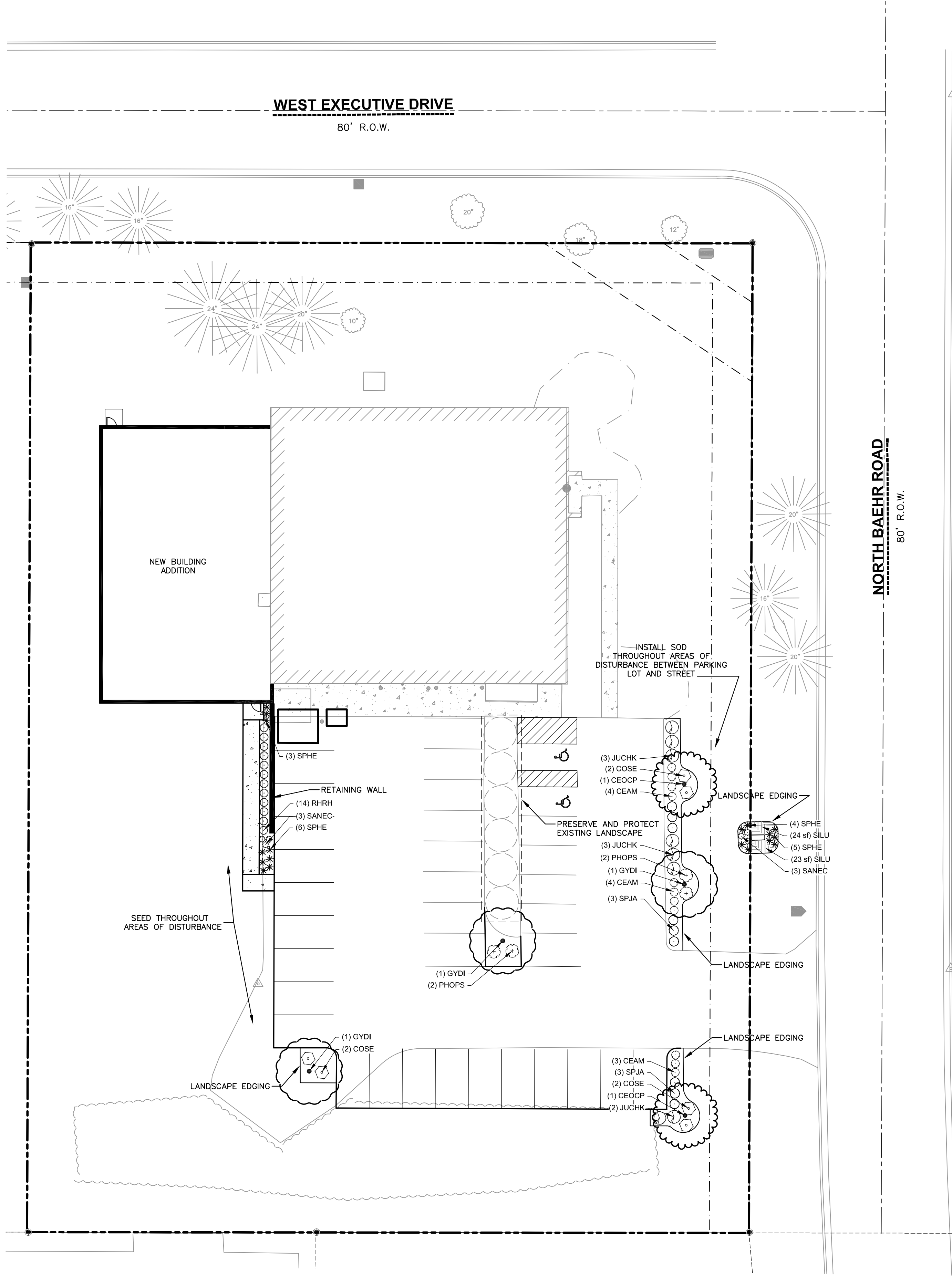
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Attachment: Packet Docs NS Dance (01162 : North Shore Dance Studio)

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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

CONTRACTOR NOTES

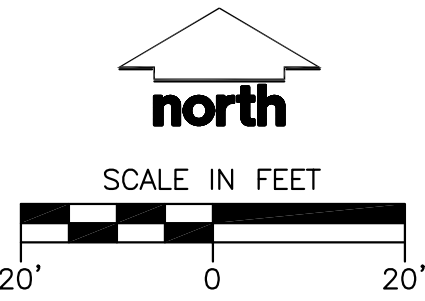
1. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
OVERSTORY DECIDUOUS TREES		
	GYDI	Kentucky Coffeetree Gymnocladus dioicus
	CEOCP	Prairie Pride Hackberry Celtis occidentalis 'Prairie Pride'
DECIDUOUS SHRUBS		
	COSE	Arctic Fire® Red Twig Dogwood Cornus sericea 'Farrow'
	RHRH	Fine Line Buckthorn Rhamnus frangula 'Ron Williams'
	SPJA	Goldmound Spirea Spiraea japonica 'Goldmound'
	CEAM	New Jersey Tea Ceanothus americanus
	PHOPS	Summer Wine® Ninebark Physocarpus opulifolius 'Seward'
EVERGREEN SHRUBS		
	JUCHK	Kallay's Compact Pfitzer Juniper Juniperus chinensis 'Kallays Compacta'
PERENNIALS & GRASSES		
	SANEC	Cardonna Meadow Sage Salvia nemorosa 'Cardonna'
	SPHE	Prairie Dropseed Sporobolus heterolepis
GROUND COVERS		
	SILU	Lucerne Blue-eyed Grass Sisyrinchium angustifolium 'Lucerne'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- NEW BUILDING ADDITION
- RETAINING WALL
- EDGE OF PAVEMENT
- LANDSCAPE EDGING



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

PERSPECTIVE DESIGN,
INC.

CLIENT ADDRESS:

11525 WEST NORTH AVENUE
WAUWATOSA, WI 53226

PROJECT:

NORTH SHORE
DANCE STUDIO

PROJECT LOCATION:

10433 NORTH BAEHR ROAD
MEQUON, OZAUKEE CO.
WISCONSIN 53092

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.17.2025	PLANNING COMMISSION SUBMITTAL
2		
3		
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15		

Designed By: JLD

Reviewed By: MWS

Approved By:

SHEET TITLE:

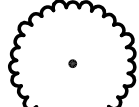
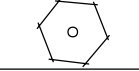
LANDSCAPE PLAN

SHEET NUMBER:

L1.0

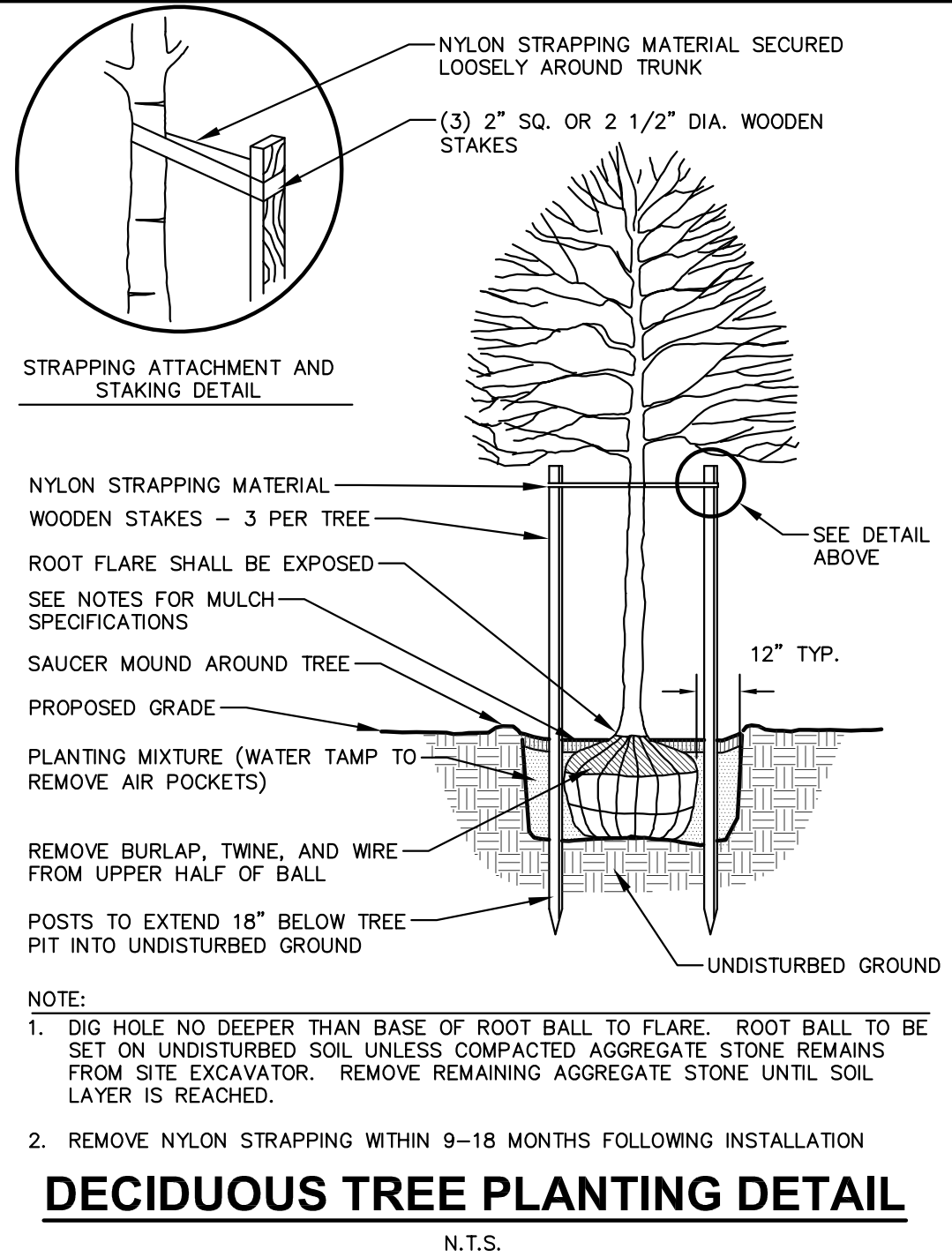
JSD PROJECT NO:

25-15013

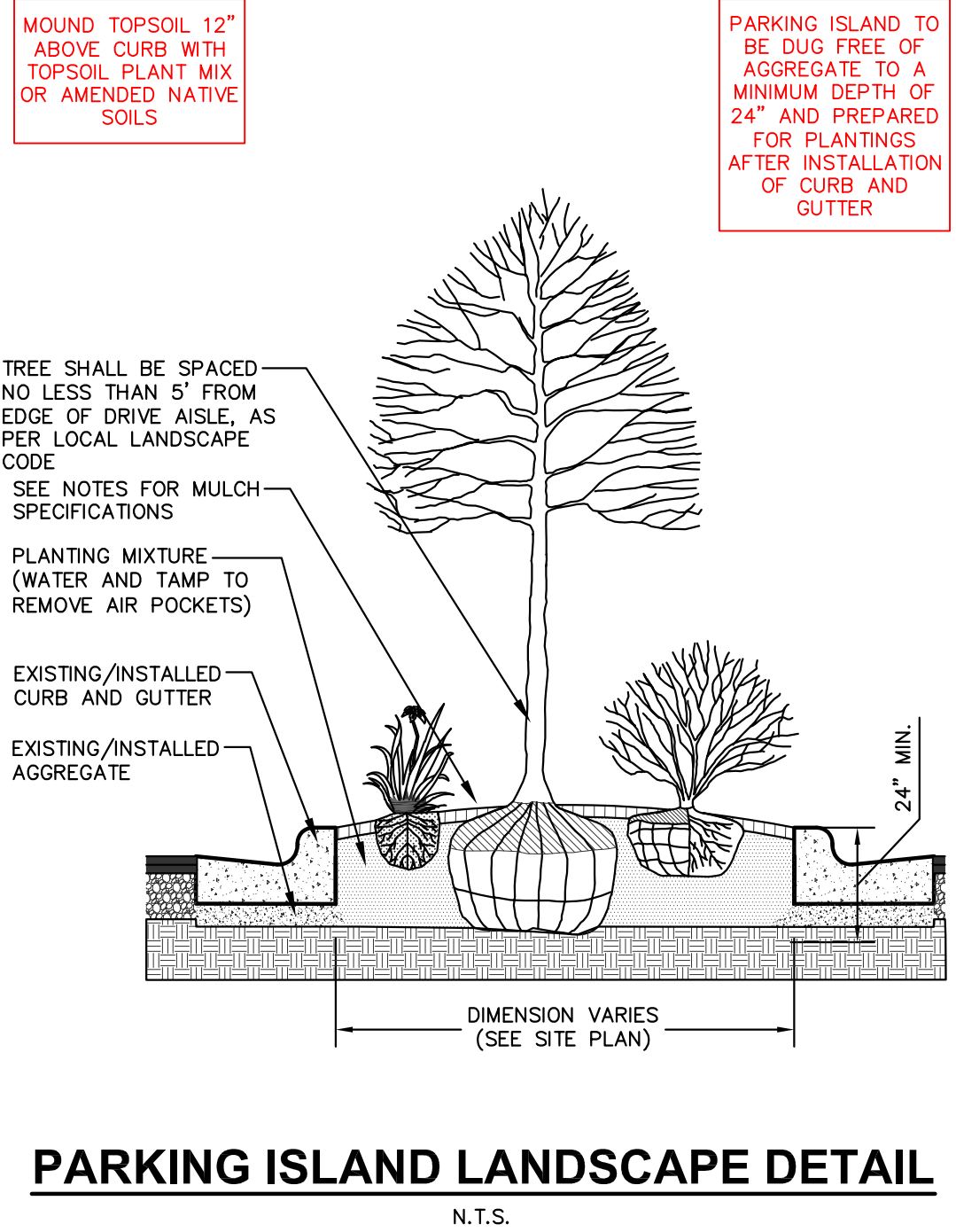
PLANT SCHEDULE					
SYMBOL	CODE	COMMON / BOTANICAL NAME	CONT	SIZE	QTY
OVERSTORY DECIDUOUS TREES					
	GYDI	Kentucky Coffeetree <i>Gymnocladus dioica</i>	B & B	2" Cal, 7' Ht	3
	CEQCP	Prairie Pride Hackberry <i>Celtis occidentalis 'Prairie Pride'</i>	B & B	2" Cal, 7' Ht	2
DECIDUOUS SHRUBS					
	COSE	Arctic Fire® Red Twig Dogwood <i>Cornus sericea 'Farrow'</i>	#3	24" Ht. (min)	6
	RHRH	Fine Line Buckthorn <i>Rhamnus frangula 'Ron Williams'</i>	#3	18" Ht. (min)	12
	SPJA	Goldmound Spirea <i>Spiraea japonica 'Goldmound'</i>	#3	24" Ht. (min)	9
	CEAM	New Jersey Tea <i>Ceanothus americanus</i>	#3	24" Ht. (min)	11
	PHOPS	Summer Wine® Ninebark <i>Physocarpus opulifolius 'Seward'</i>	#5	24" Ht. (min)	4
EVERGREEN SHRUBS					
	JUCHK	Kalloy's Compact Pfitzer Juniper <i>Juniperus chinensis 'Kallays Compacta'</i>	#5	24" Ht. (min)	8
PERENNIALS & GRASSES					
	SANEC	Cardonna Meadow Sage <i>Salvia nemorosa 'Caradonna'</i>	#1	Min. 8"–18"	6
	SPHE	Prairie Dropseed <i>Sporobolus heterolepis</i>	#1	Min. 8"–18"	18
SYMBOL	CODE	COMMON / BOTANICAL NAME	CONT	SPACING	QTY
GROUND COVERS					
	SILU	Lucerne Blue-eyed Grass <i>Sisyrinchium angustifolium 'Lucerne'</i>	4" plug	18" O.C.	47 sf

City of Mequon, WI Code of Ordinances
Section 38.564 Landscaping, Screening, Berming and Ponds

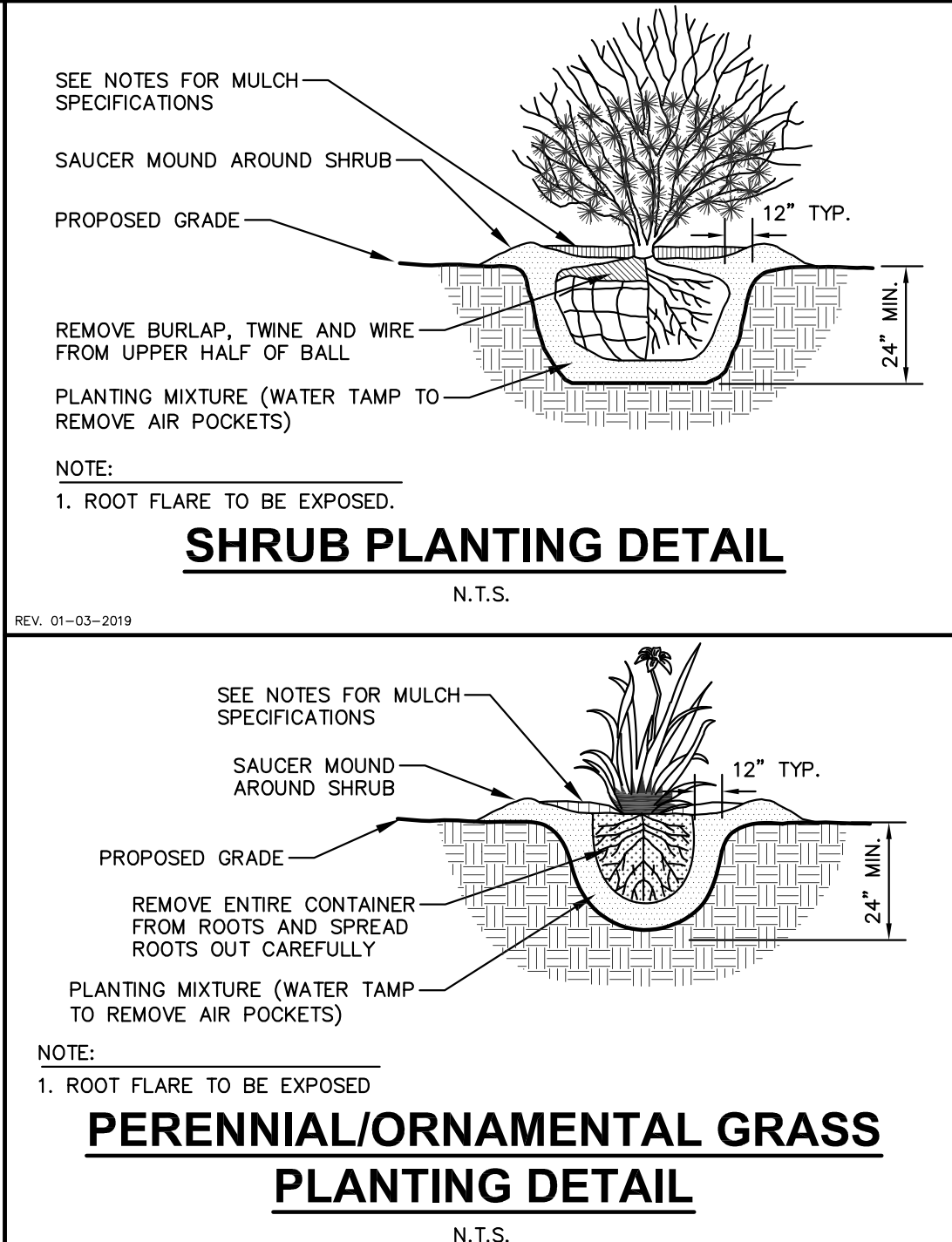
Item E Screening	
Parking Lot Screening Provided	
Item F Landscape Areas	
Parking Lot Landscape Area	1,289 sq ft
Required Planting Area:	
Trees: 1 per 1,000 sq. ft. =	1.3 Trees
Shrubs: 2 per 1,000 sq. ft. =	2.6 Shrubs
Provided Plantings:	
Trees: 2	
Shrubs: 4	
Landscape Area, R.O.W and Parking (25 Depth)	2,967 sq. ft.
Required Planting	
Trees: 1 per 1,000 sq. ft.	3 Trees
Shrubs: 2 per 1,000 sq. ft.	6 Shrubs
Provided Planting	
Trees: 3	
Shrubs: 6	



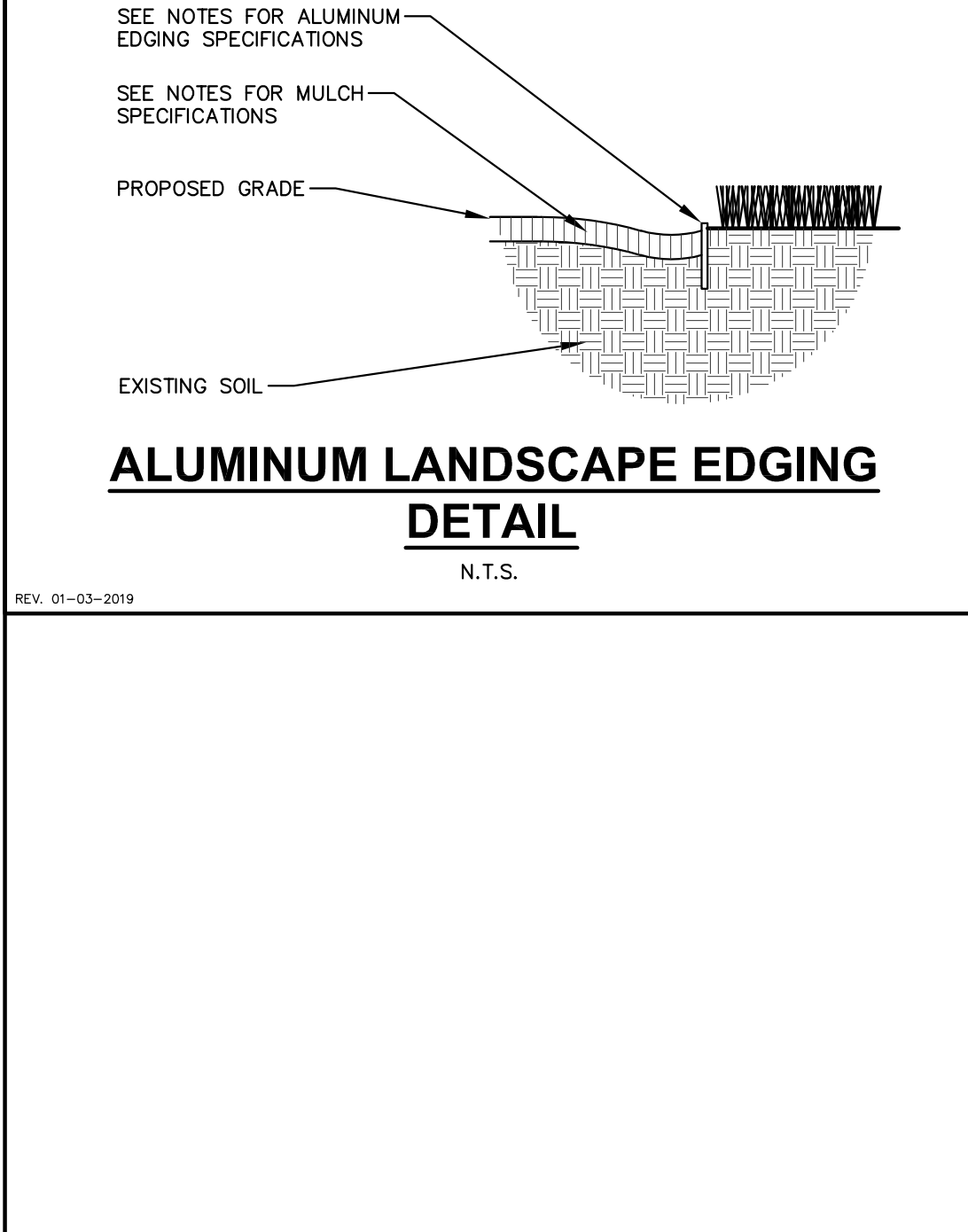
DECIDUOUS TREE PLANTING DETAIL



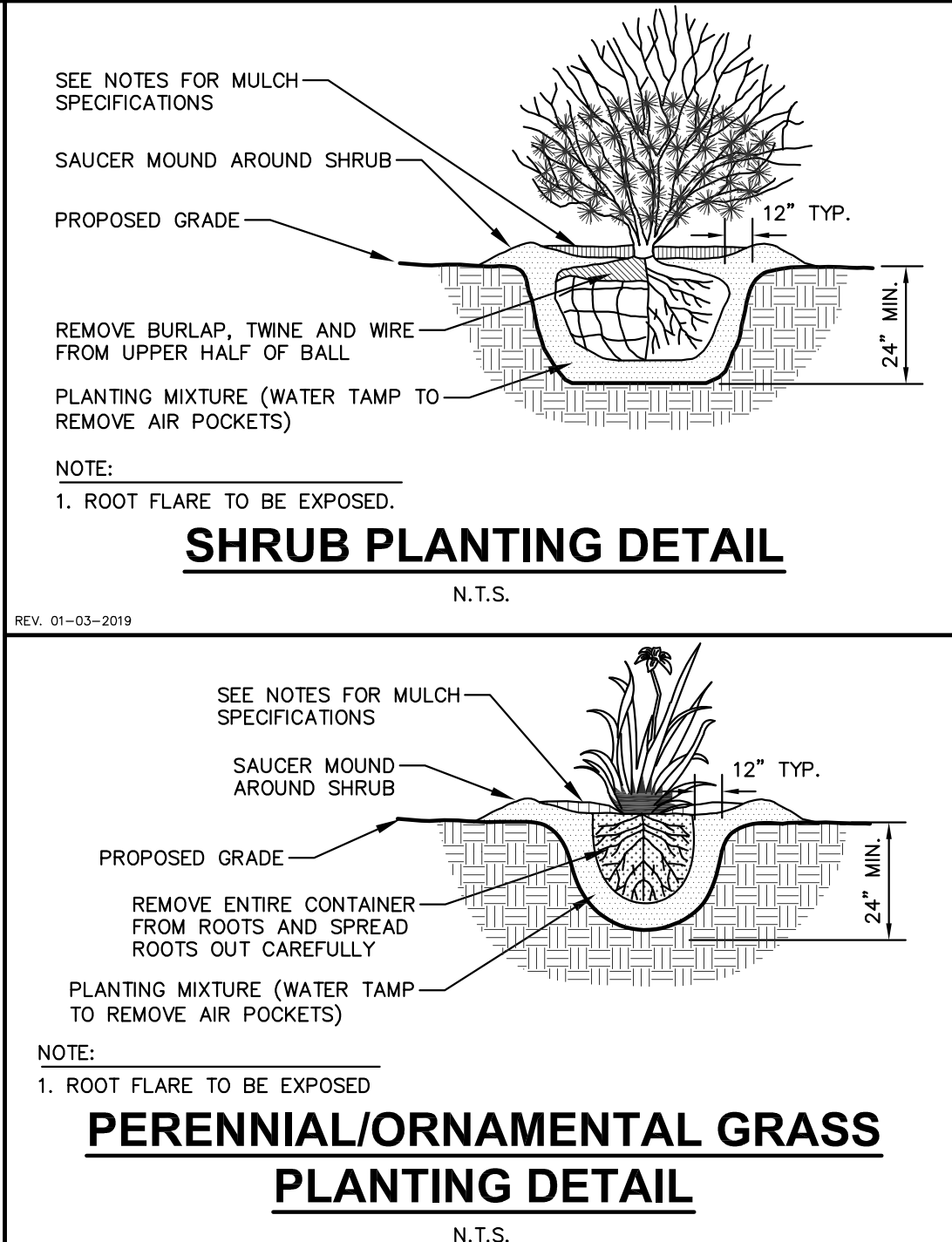
PARKING ISLAND LANDSCAPE DETAIL



SHRUB PLANTING DETAIL



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL



ALUMINUM LANDSCAPE EDGING DETAIL

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESSING TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SOARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT. IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS – LANDSCAPE EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING & SODDING

- MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS NOT LABELED AS SOD, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPETS "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.



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jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
PERSPECTIVE DESIGN,
INC.

CLIENT ADDRESS:
11525 WEST NORTH AVENUE
WAUWATOSA, WI 53226

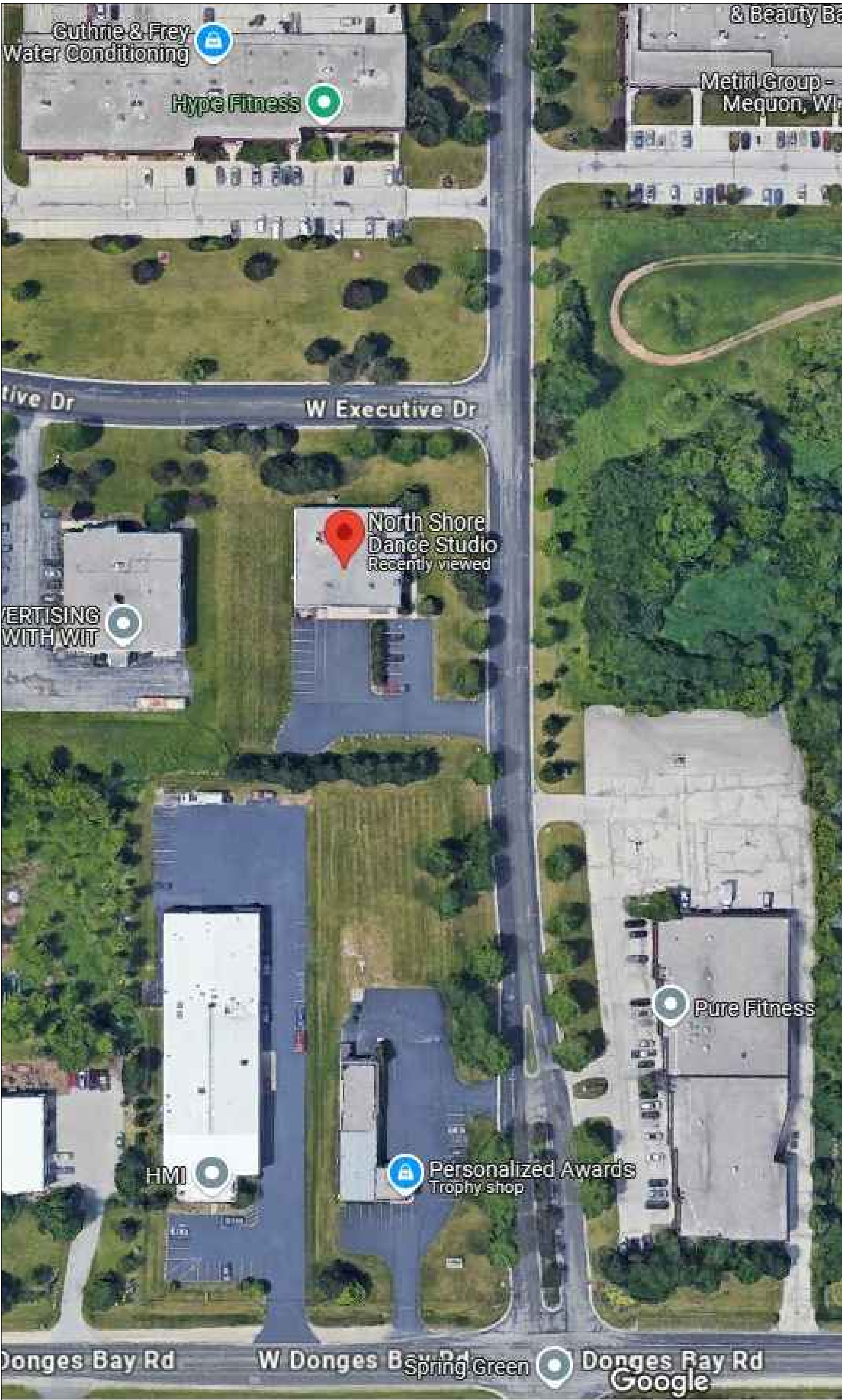
PROJECT:
NORTH SHORE
DANCE STUDIO

PROJECT LOCATION:
10433 NORTH BAEHR ROAD
MEQUON, OZAUKEE CO.
WISCONSIN 53092

PLAN MODIFICATIONS:		
#	Date:	Description:
1	02.17.2025	PLANNING COMMISSION SUBMITTAL
2		
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Designed By: JLD
Reviewed By: MWS
Approved By:
SHEET TITLE:
LANDSCAPE DETAILS &
NOTES

SHEET NUMBER:
L2.0
JSD PROJECT NO: 25-15013



Attachment: Packet Docs_NS Dance (10162 : North Shore Dance Studio)



**PERSPECTIVE
DESIGN, INC.**
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Adjacent Properties to North Shore Dance Studio
10433 N Baehr Rd Mequon, WI 53092
Planning Commission Submittal 2/17/25

DOCUMENT NO.

RETURN TO:

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

PARCEL NO.:
140271601200

PARCEL NO.:
140271601200

Legal Description: See attached Exhibit G

10433 N Baehr Road

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 17th day of March 2025, by and between _____ and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the use of property as a dance studio; the original Grant recorded as Document 1069919 on October 9, 2018 be amended as follows:

1. Exhibit A shall be null and void and replaced with Exhibit A-1 to represent the site plan.
2. Exhibit B shall be null and void and replaced with Exhibit B-1 to represent the floor plan
3. Exhibit C shall represent the landscaping plan
4. Exhibit D shall represent the elevations
5. Exhibit F shall represent the exterior lighting plan

GRANTED by action of the Planning Commission of the City of Mequon this 17th day of March 2025.

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin _____ My Commission (expires) _____

Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)

)SS

OZAUCKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named _____, Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin _____ My Commission (expires) _____

OWNER(S):

By:_____

Acknowledgment

STATE OF _____)
_____)SS
_____COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission (expires) _____



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: March 17, 2025
SUBJECT: Lemberg Electric for Chase Bank. The applicant is seeking minor request approval for a sign waiver for the property located at 11001 N. Port Washington Road.

Applicant:	Lember Electric
Status of Applicant:	Agent
Requested:	Minor Request – Sign Waiver
Existing Zoning:	B-2 (Community Business District)
Land Use Plan:	Community Commercial
Lot size:	12.24 Acres
Location:	11001 N. Port Washington Road
Tax Key Number:	#15-129-00-170.00
District:	#6

Background: The applicant is requesting two (2) sign waivers to allow for an additional wall sign on the north elevation of the building, and a larger wall sign on the east elevation of the building, for the property located at 11001 N Port Washington Road. Chase Bank was approved for building and site plan amendment at this property in October of 2024.

Sign Waiver: Number of Wall Signs

The sign code allows for one wall sign per building, unless the building faces two public streets, in which the code then allows one wall sign facing each public street. The Chase Bank at 11001 N Port Washington Road does face two streets - Port Washington Road and Town Square Road - however Town Square Road is a private street, and thus the additional wall sign proposed on the north elevation requires a sign waiver. The sign will read the “Chase” name followed by the Chase logo.

Sign Waiver: Size of Wall Sign

The east elevation wall sign (N Port Washington Road) would be permitted at 26.25 square feet (2.5% of the building face area it is affixed upon), however the applicant is requesting a sign waiver to allow for a larger sign here, to match the size of the proposed north elevation sign. The proposed sign and requested waiver is to allow 29.7 square feet (measured via the smallest polygon). The sign will read the “Chase” name followed by the Chase logo.

Staff Recommendation:

Staff is supportive of the sign waiver allowing for an additional wall sign on the north elevation due to its location of fronting on a street. Staff is not supportive of a sign waiver for a larger sign on the east elevation, as there does not seem to be appropriate visual justification for diverting

from the code. Staff requested a rendering from the applicant that would display a compliant sized sign on the east elevation, for comparison purposes, however Chase denied the request.

Staff Recommendation:

Staff recommends approval of the sign waiver based on the following conditions:

1. The additional wall sign on the north elevation of the building will be permitted and shall follow City of Mequon sign code guidelines.
2. The larger wall sign on the east elevation of the building will not be permitted. The east elevation wall sign shall follow City of Mequon sign code guidelines.
3. Final staff review and approval of sign permits.

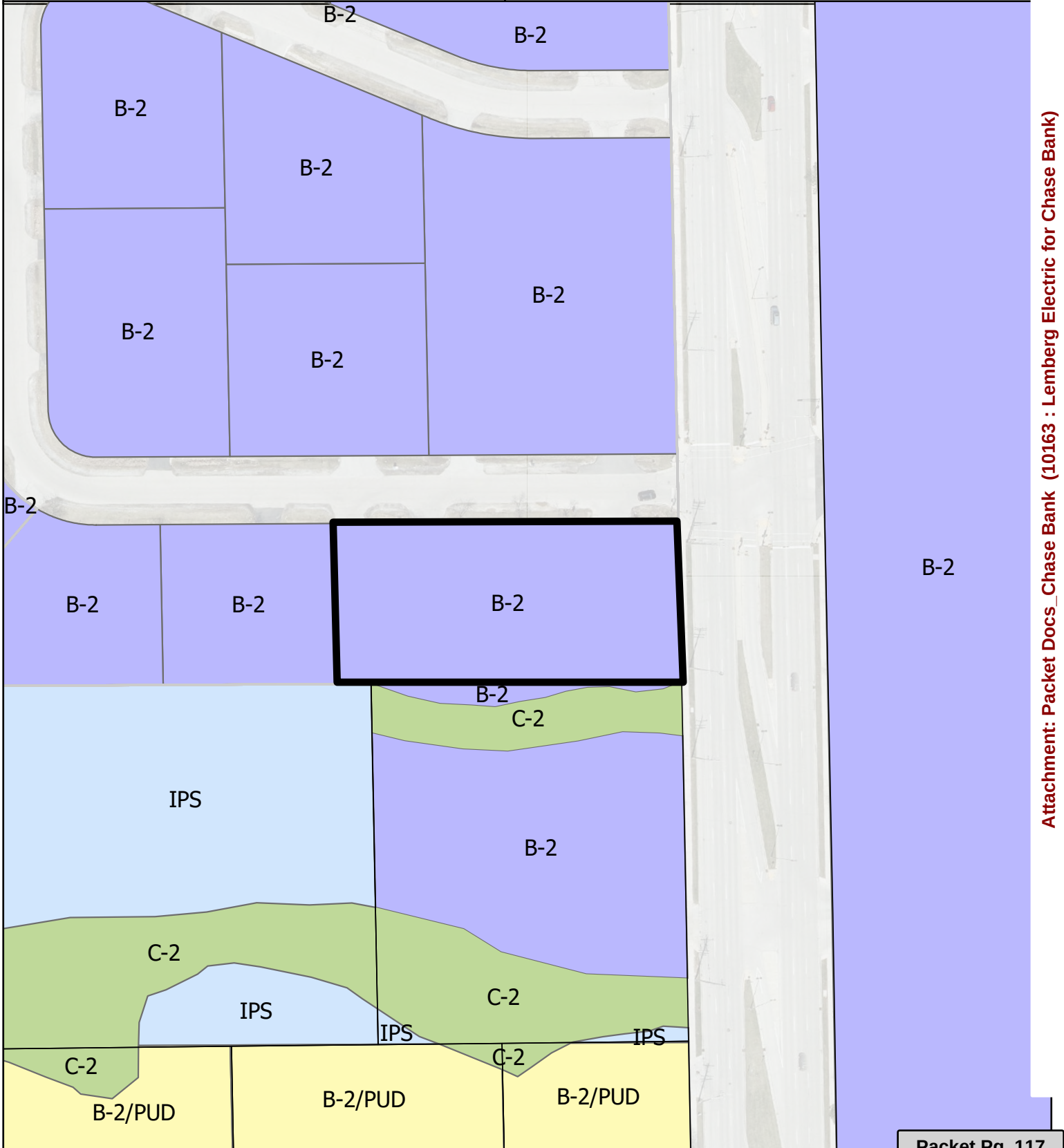
Attachments:

Packet Docs_Chase Bank (PDF)

CHASE BANK

AC Arrival Corridor
 A-1 Agricultural Preserve
 A-2 General Agricultural
 B-1 Neighborhood Business
 B-2 Community Business
 B-3 Office & Service Business
 B-4 Business Park
 B-5 Light Industrial
 B-6 Rural Industrial
 B-7 Rural Business
 C-1 Shoreland/Wetland Conservancy
 C-2 General Conservancy
 CGO Central Growth Overlay
 FFO Flood Fringe Overlay
 FW Floodway
 IPS Institutional & Public Service

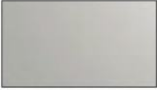
IPS Institutional & Public Service
 NC Neighborhood Commercial
 OA Agricultural Overlay
 PUD Planned Unit Development Overlay
 P-1 Park & Recreation
 R-1 Single-Family Residential (5 Ac. Min.)
 R-1B Single-Family Residential (2.5 Ac. Min.)
 R-2 Single-Family Residential (2 Ac. Min.)
 R-2B Single-Family Residential (1.5 Ac. Min.)
 R-3 Single-Family Residential (1 Ac. Min.)
 R-4 Single-Family Residential (3/4 Ac. Min.)
 R-5 Single-Family Residential (1/2 Ac. Min.)
 R-6 Single-Family Residential (4 DU/Ac.)
 RM Multi-Family Residential
 TC Town Center
 TDR Transfer of Development Rights



ELEVATION/MATERIALS - ALLOWABLE
SCALE: 3/32"=1'-0"



STORE FRONT
COLOR: BLACK ANODIZED ALUM.



ACM PANELS
COLOR: CLEAR ANODIZED



CAST STONE
COLOR: LIMESTONE HARVEY CEMENT



METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED ALUM.



FIBER CEMENT
COLOR: ASH NICHIIHA



BRICK
COLOR: ROSE BLEND ENDICOTT



COLUMN
COLOR: CLOUD WHITE



CLEAR GLASS

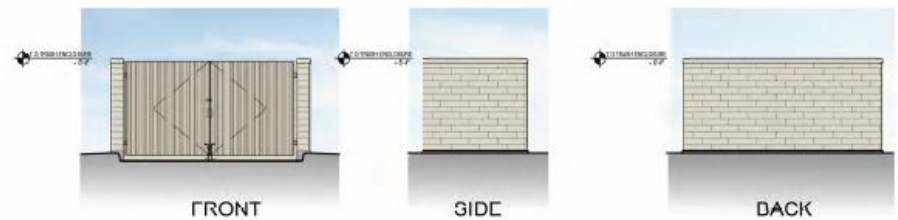
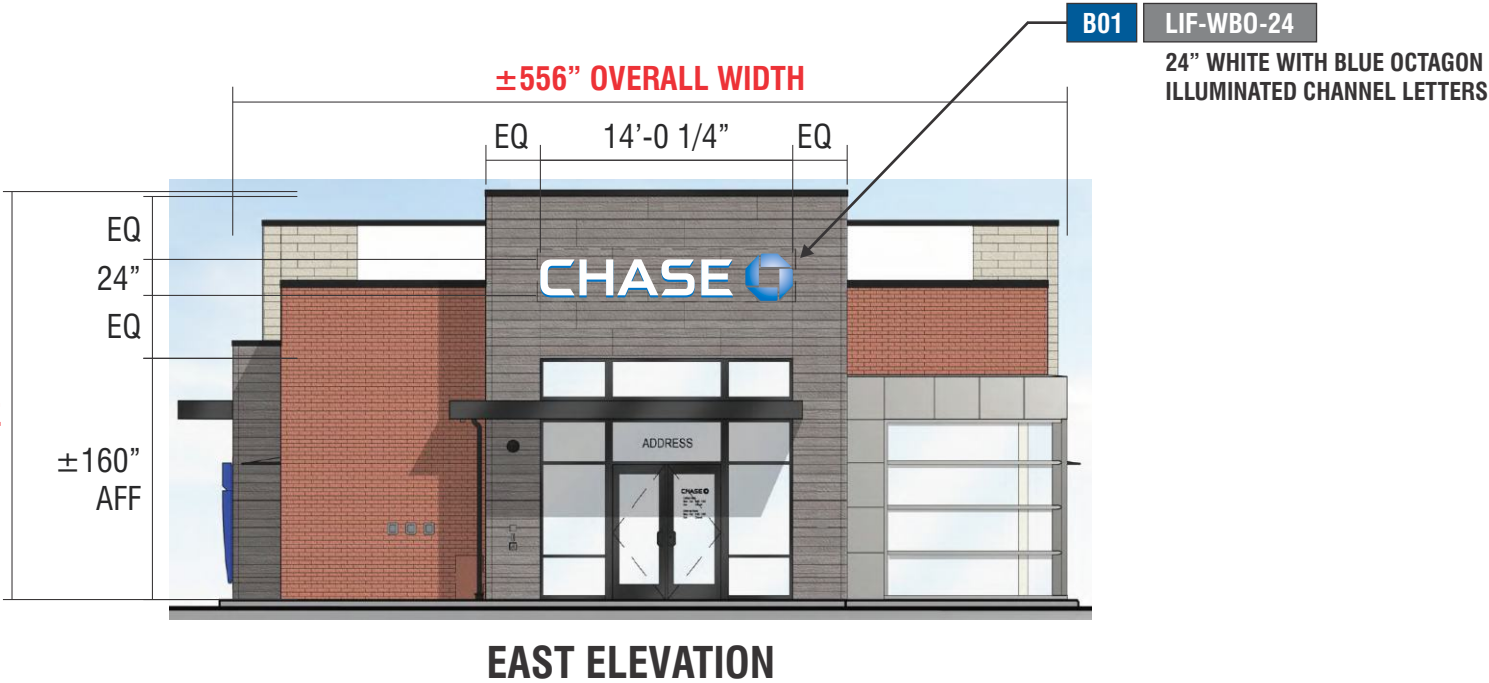


COPPING CAP
COLOR: MATTE BLACK STEEL PETERSEN ALUMINUM

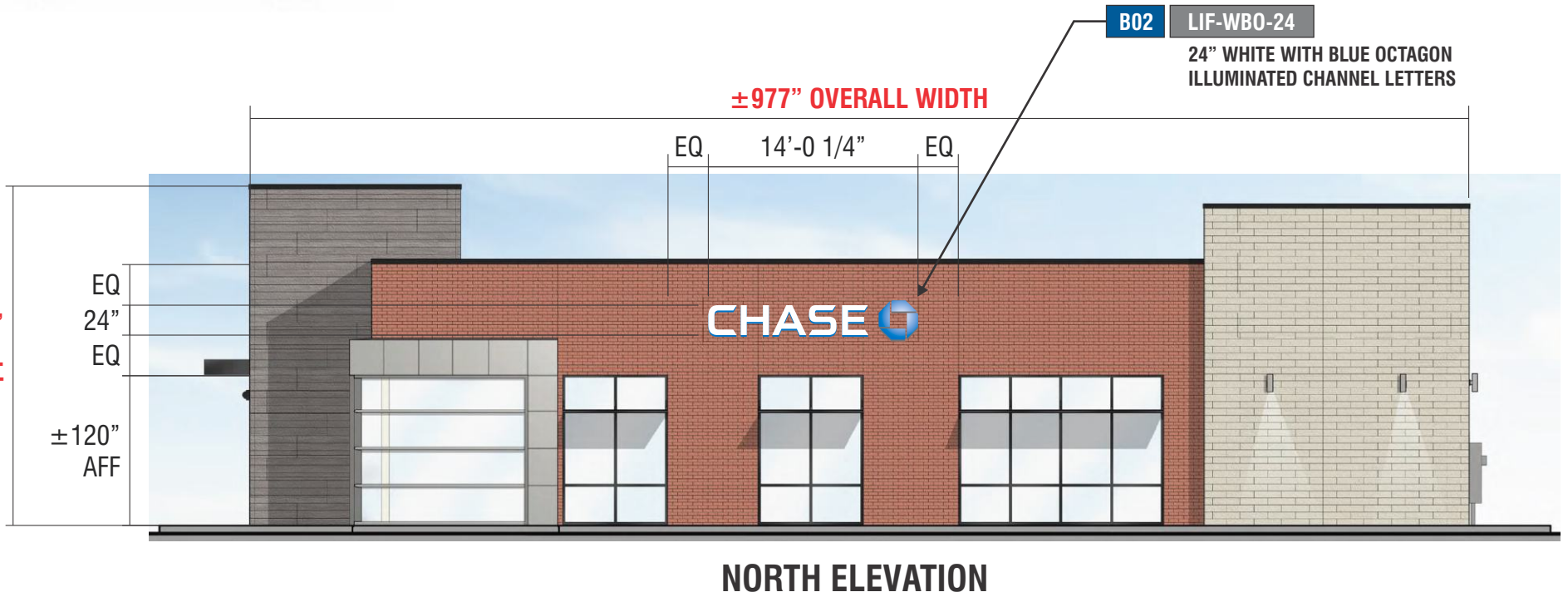
NON-STD FINISHED

PER THE DESIGN STANDARDS OF THE CITY OF MEQUON, THE MATERIALS PERMITTED FOR FACADES ARE MASONRY, TERRACOTTA AND STUCCO. DUE TO THIS REASON, THE EXTERIOR DESIGN OFF THE BUILDING WILL AHVE TO DEVIATE FROM THE DSD 20.7 STANDARDS.

±272"
OVERALL
HEIGHT



±272"
OVERALL
HEIGHT



4.a.a



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JP Morgan Chase Bank
#48100R016526

Mequon Pavilions
11001 N Port Washington Rd
Mequon, WI 53092

Initial Date: 8/21/24
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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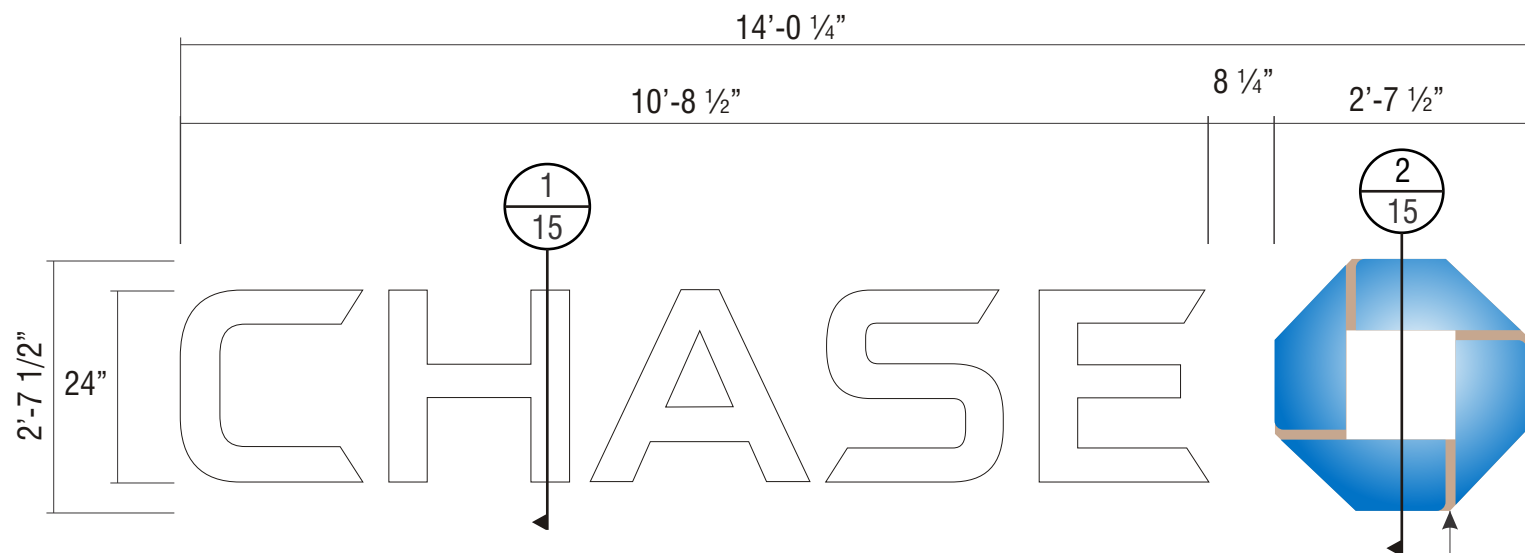
Drawing Number: 24-0155

Project ID: CHASE_48100R016526

Revision: R8: AS - 02/18/24

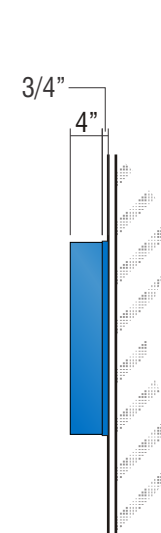
Exterior Elevations

Attachment: Packet Docs_Chase Bank (10163 : Lemberg Electric for Chase Bank)

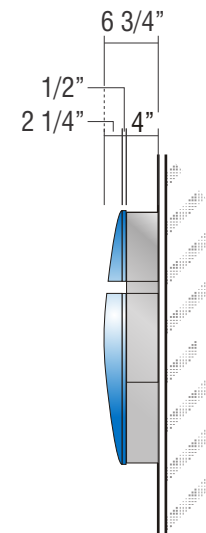


FRONT VIEW SCALE : 1/2" = 1'-0"

PAINT OCTAGON BRIDGE
TO MATCH WALL COLOR
B01: SW 7045 INTELLECTUAL GRAY
B02: TBD



END VIEW
OF LETTER
1/2" = 1'-0"



END VIEW
OF LOGO
1/2" = 1'-0"

B01 B02

SIGN TYPE LIF-WBO-24

MANUFACTURE AND INSTALL TWO (2) SETS OF ILLUMINATED LETTERS & LOGO w/PLEX FACES & RETURNS

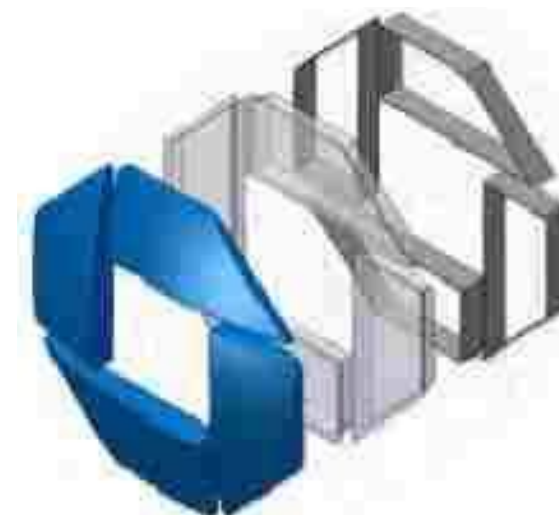
LETTERS:

FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
RETURNS: 0.118" x 4" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.
BACKS: .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS
ON INTERIOR OF LETTER FOR FACE ATTACHMENT
PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR
PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM 7100K #701269-7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY
REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:

BACKS: .080" ALUM BACK WITH STACK WELDED 4" x .080" ALUM RETURNS.
LOGO CAN FACE: .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS
PLEX FACE: .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO
3/4" CLEAR PLEX 2ND SURFACE FACES.
PAINT: EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED
SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM #701269-BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS
REQUIRED FOR PROPER EVEN ILLUMINATION

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
As required by standard #2161 , Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
Each Sign MUST have: - A dedicated branch circuit
- Three wires : Line, Ground, and Neutral.
- Wire Size : Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.



3D VIEW OF OCTAGON

ALL EXPOSED FASTENER HEADS
SHALL BE PAINTED TO MATCH
THE EXTERIOR SURFACE FINISH



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Initial Date: 8/21/24
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date
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Customer Signature _____ Date _____
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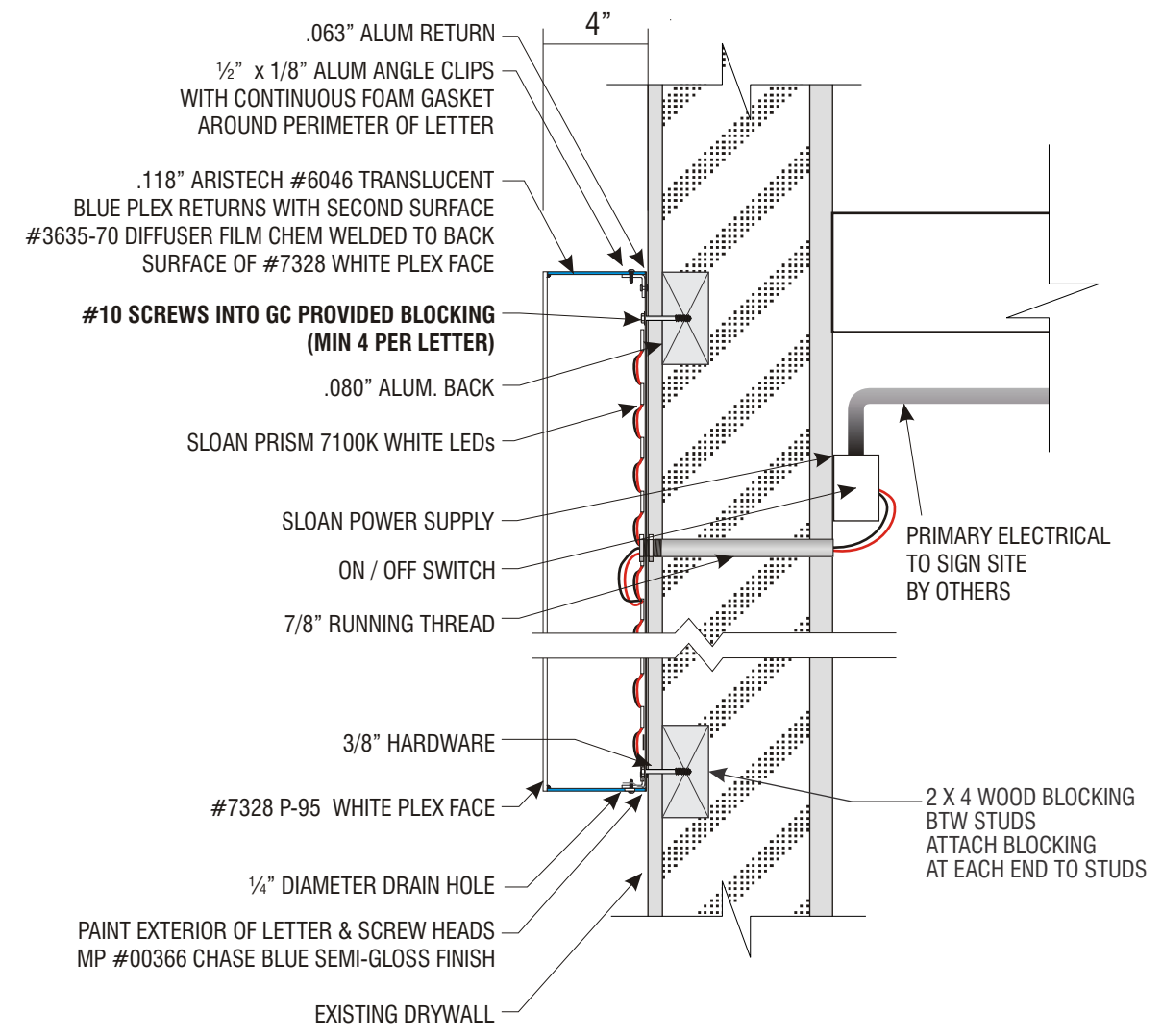
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Drawing Number: 24-0155

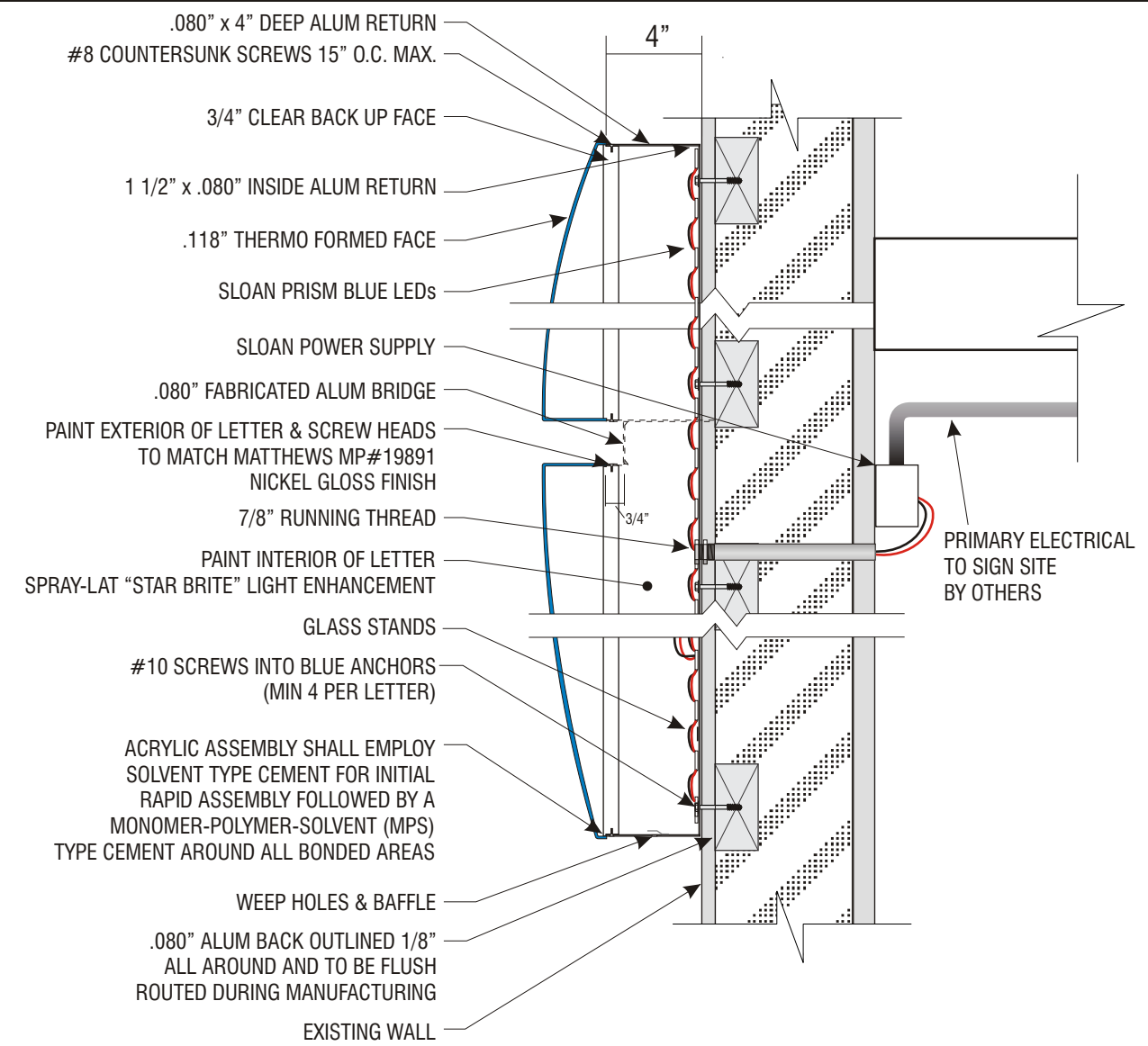
Project ID: CHASE_48100R016526_

Revision: R8: AS - 02/18/21

**ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER
AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.**



1
15 **PLEX LETTER SECTION DETAIL** **SCALE: 1 1/2"=1'-0"**



2
15 **LOGO SECTION DETAIL** **SCALE: 1 1/2"=1'-0"**

Attachment: Packet Docs_Chase Bank (10163 : Lemberg Electric for Chase Bank)



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

www.ci.mequon.wi.us

Office of Inspections

TO: Planning Commission
FROM: Kim Tollefson, Director of Community Development
DATE: March 17, 2025
SUBJECT: An Amendment to Chapter 58, City of Mequon Zoning Code, Related to Section 58-416 Building and Structure Location, Setbacks and Related to Setback from Lake Michigan Bluff

Background

In August 2024, the Common Council Committee of the Whole (COTW) directed staff to author code language that would allow property owners along the Lake Michigan Bluff the ability to access the lake. To provide context of the issues associated with the policy objectives, the following outlines several considerations.

Local Regulations: Historic and Current

The current regulations for the setback from the Lake Michigan bluff are as follows:

"All permanent structures, including in-ground swimming pools erected or constructed after January 1, 1988, on property that is contiguous to Lake Michigan shall be set back from the top of the bluff a distance based on a slope ratio of two feet horizontal distance to every one-foot vertical distance measured from the toe of the bluff. In no case, however, shall a building be set back less than 75 feet from the top edge of bluff at the time of construction."

Based on an interpretation of the ordinance and the configuration of the bluff, the City Attorney in 2006 determined that the 75-foot distance will prevail in a majority of the sites in Mequon. The opinion also clarified that all structures, as defined by Section 58-8 and 58-419 (b), are regulated by this ordinance and includes the area from the top of the bluff to the bottom of the bluff up to the ordinary high water mark (OHWM). Natural paths and structures less than six inches in height are exempt from this requirement.

Staff has researched past ordinances as it relates to the bluff setback. It appears that the bluff setback requirements were initially approved on May 8, 1974 (Ord# 74-312). The setback for all permanent structures from the Lake Michigan bluff was established at 160 feet. This ordinance remained in effect until it was amended on February 2, 1988 (Ord# 88-647) to its current form. It was stated in the staff report that the change was made to be consistent with the Ozaukee County ordinance.

Analysis

Issue: Bluff Stability

One important issue to understand when contemplating the idea of allowing structures on Lake Michigan Bluff (LMB) is the known conditions of the LMB. The Wisconsin Shoreline Inventory & Oblique Photo Viewer¹ provides relevant information regarding this. As illustrated in Attachment 1, the majority of the LMB in the City of Mequon is classified as “Moderately Unstable” (yellow) or “Unstable/Failing” (red). The Wisconsin Coastal Management program along with the National Oceanic and Atmospheric Administration funded a comprehensive study of the Southeastern Wisconsin Coastal Recession Between 1956 to 2015 (Attachment 2). This study produced the mapping referenced above in attachment 1 and led to these classifications of the bluff documented through photographic evidence from 1956-2015. An interactive web-based tool for viewing the transformation of the bluff is available at:

<https://floodscience.maps.arcgis.com/apps/instant/minimalist/index.html?appid=c47ab45bb8c046e099a46df28837ca88>

One section classified “Moderately Stable” (green) near Highland Road is the portion of the LMB at Concordia University which had a stone revetment installed in 2007 to prevent further erosion of the LMB. That project was the subject of a 2011 lawsuit claiming it was causing the LMB on neighboring properties to collapse. An Ozaukee County jury “unanimously agreed that the stone revetment is a nuisance that has caused significant harm to neighboring properties”²

Issue: Building Code Limitations

A second issue to take into consideration is how the building code relates to structures constructed on the LMB. Per the city ordinances and building code, structures are defined as follows:

- Section 58-8 – Definitions: Structure means a combination of materials other than natural terrain or plant growth erected or constructed to form among other things, a building, shelter, sign enclosure, retainer, container, support, base, or decoration.
- 2015 International Building Code – Definitions: Structure – That which is built or constructed.

Mequon currently adopts SPS 321, construction standards for all one- and two-family dwellings along with the 2015 International Building Code (IBC). A free-standing deck is the only structure, other than a one- or two-family dwelling, in which SPS 321 can be applied and the IBC is silent on any structures not associated with a building. Walking paths and steps embedded in the ground are considered landscaping and not regulated by either code.

Staff evaluated neighboring communities which have properties along the LMB. Both Whitefish Bay (Attachment 3) and Fox Point (Attachment 4) have ordinances similar to one another regarding structures on the LMB. Those regulations rely heavily on the use of a registered professional engineer throughout the process. The LMB in these communities, according to the comprehensive study of the Southeastern Wisconsin Coastal Recession, has been classified as “Moderately Stable” (Attachment 5). Ozaukee County adopts ordinance 19.0300 (Attachment 6), very similar to the current Mequon Code of Ordinance 58-416 (Attachment 7). Whitefish Bay allows structures while Fox Point does not.

¹ Association of State Floodplain Managers. 2021. Wisconsin Shoreline Inventory and Oblique Photo Viewer. Madison, WI. no.floods.org/wcmp.

² Bryan Polcyn, Fox 6 Now Milwaukee, February 25, 2014

Legal Summary

Recreational immunity statutes under WI state law apply to the property owner, whether private or public land, and exempt the owner from liability, protecting the owner from a lawsuit. The city has no recreational immunity applicable to the Lake Michigan bluff because there is no city-owned land. The City's legal authority and liability relates to the approval structures, if allowed by zoning, and to issue permits for construction, to inspect structures and approve if "at the time of inspection it is in compliance". The City does not provide on-going inspection of structures, and does not evaluate the condition of, or its compliance with regulations, after the final inspection, unless enforcement ensues, or modifications are proposed to the structure through subsequent permit applications. The City must also enforce the provision of the code and as such shall require removal of structures that are constructed but never permitted, if the City is aware of a known violation. According to City Attorney Sajdak, there is no record of case law related to the construction of structures on the bluff in the state.

Text Amendment

Based on Committee of the Whole direction and the issues identified above, staff drafted the following text amendment (Attachment 8). The building of any structure on the Lake Michigan bluff comes with inherent risks. The proposed text amendment places the responsibility of design, construction and safety on a professional engineer and the property owner. The regulations limit the size, height and location of these structures and addresses maintenance of these structures should they fall in disrepair and become a visual nuisance or potential debris for the Great Lakes.

Community Development routed the draft text amendment to potentially impacted departments including Southern Ozaukee Fire Department, Mequon Police Department and Mequon Engineering Department for review and commentary. Attachment 9 contains their responses.

In addition, staff reached out to the Department of Natural Resources (DNR), but did not receive a response. According to State Statutes, the department has authority of these structures and requires permitting and general standards to be met including erosion control, limitations on construction time and protected species.

Staff Recommendation

Planning staff recommend the text amendment. The Planning Commission's recommendation will be forwarded to the Common Council for a first reading April 8, 2025, with potential final action May 13, 2025.

Attachments:

LMB Attachment 1 (PDF)
 LMB Attachment 2 (PDF)
 LMB Attachment 3 (PDF)
 LMB Attachment 4 (PDF)
 LMB Attachment 5 (PDF)
 LMB Attachment 6 (PDF)
 LMB Attachment 7 (PDF)
 Attachment 8 (DOCX)
 LMB Attachment 9 (PDF)

Attachment 1



Attachment: LMB Attachment 1 (10174 : LM Bluff Structures)

Southeastern Wisconsin Coastal Recession Between 1956 to 2015

Nick Jordan, FreshWater Engineering (formerly), Inver-Fluve (current affiliation)

Adam Bechle, Wisconsin Sea Grant, Wisconsin Coastal Management Program

Boyuan Lu, University of Wisconsin–Madison Department of Civil and Environmental Engineering

Isak Fruchtman, University of Wisconsin–Madison Department of Civil and Environmental Engineering

Prakriti Khanal, University of Wisconsin–Madison Department of Civil and Environmental Engineering

Chin H. Wu, University of Wisconsin–Madison Department of Civil and Environmental Engineering

May 6, 2019

Executive Summary

Lake Michigan coastal bluff and shoreline recession data are provided for Kenosha, Racine, Milwaukee, and Ozaukee Counties (collectively called “southeastern Wisconsin”) for a time period between 1956 to 2015 and is publicly available on the Wisconsin Shoreline Inventory and Oblique Viewer (http://floodatlas.org/asfpm/oblique_viewer/). Coastal recession is the distance that coastal bluff or shoreline features have receded, or moved landward. For areas with coastal bluffs, recession information is provided for the bluff crest, where the relatively flatter upland meets the steeper bluff face, and the bluff toe, where the bluff face meets the beach. In areas that lack a bluff, recession information is provided for the shoreline, where the beach meets the water. Recession was measured from the position of these features in historic aerial orthophotography over two analysis periods: a long-term period from 1956 to 2015 and a short-term period from 1995 to 2015. Recession is represented as both the distance coastal feature changed in position over the analysis period (“recession distance”) as well as the average annual of change of the coastal feature’s position (“recession rate”) Each recession data point represents an average of recession measurements along a 300-foot section of coast and does not represent any specific property or municipal boundary. Approximate uncertainty in the long-term recession distances is ± 4 feet (± 0.07 ft/year for recession rate) and in the short-term recession distances ± 2 feet (± 0.1 ft/yr for recession rate). This data should be considered preliminary and are intended for informational purposes. Care should be exercised in interpreting these data based on knowledge of coastal geology, engineering and mapping.

This data was produced as a part of ongoing studies at the University of Wisconsin-Madison Coastal Sustainability Laboratory with assistance from Freshwater Engineering. This data has been made public through collaborations of the University of Wisconsin-Madison, the Wisconsin Coastal Management Program, University of Wisconsin Sea Grant, and the Association of State Floodplain Managers.

Funding

Funded by the Wisconsin Coastal Management Program and the National Oceanic and Atmospheric Administration, Office for Coastal Management under Grant # NA17NOS4730144.



Southeastern Wisconsin's Coast

The Lake Michigan coast of Southeastern Wisconsin (defined here as Kenosha, Racine, Milwaukee, and Ozaukee Counties) is composed of low sandy shores of less than 10 feet in elevation, low bluffs 10 feet to 50 feet high, and high bluffs up to 130 feet high (Figure 1). Bluffs in this region are principally composed of clayey soil deposited by glaciers during the last Ice Age. The coast is also composed of breakwaters and harbor infrastructure near the port and harbor cities of Port Washington, Milwaukee, Racine, and Kenosha.

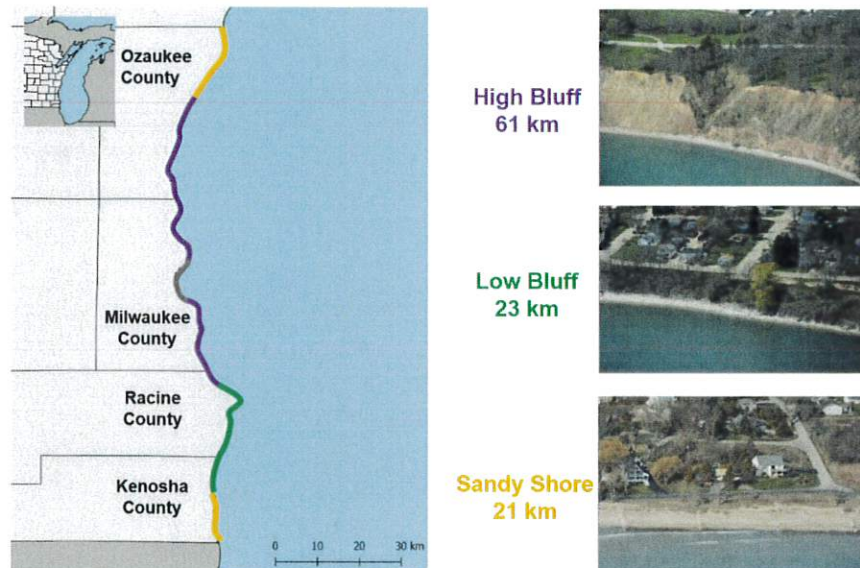


Figure 1: Southeastern Wisconsin's coast is composed of high bluffs (purple), low bluffs (green), sandy shores (tan), and harbor infrastructure (gray).

This coastline is subject to erosion and bluff slope failures which can cause the coast to recede, or move landward, and threaten upland coastal properties. Coastal recession is often referenced to key recognizable coastal features which are depicted in Figure 2 and defined as follows:

Bluff Crest: the location where the relatively flatter upland meets the steeper bluff face

Bluff Toe: the location where the bluff face meets the beach

Shoreline: the location where the beach meets the water

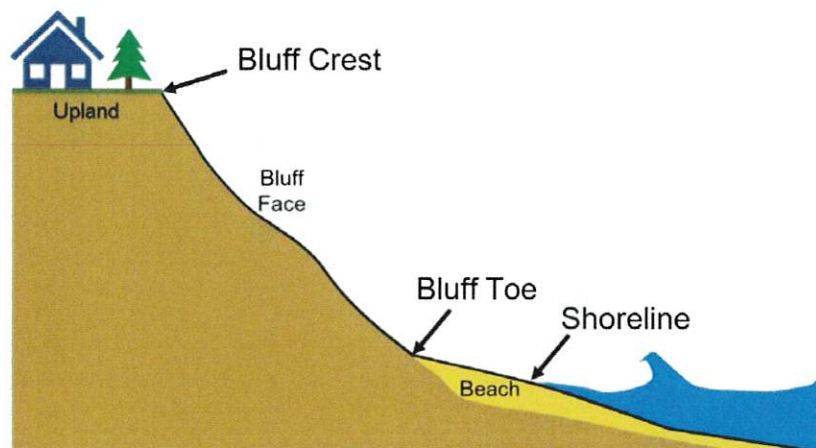


Figure 2: The bluff crest, bluff toe, and shoreline

Coastal Recession Measurements

Coastal recession is the distance the bluff or shoreline has receded, or moved landward over a given period of time. Recession was measured along bluffed coasts for the bluff crest and the bluff toe or, in areas that lack a bluff, for the shoreline (Figure 3). Coastal feature recession distances were measured from historical aerial photos in Geographic Information System (GIS) software for two analysis periods: 1956-2015 and 1995-2015.

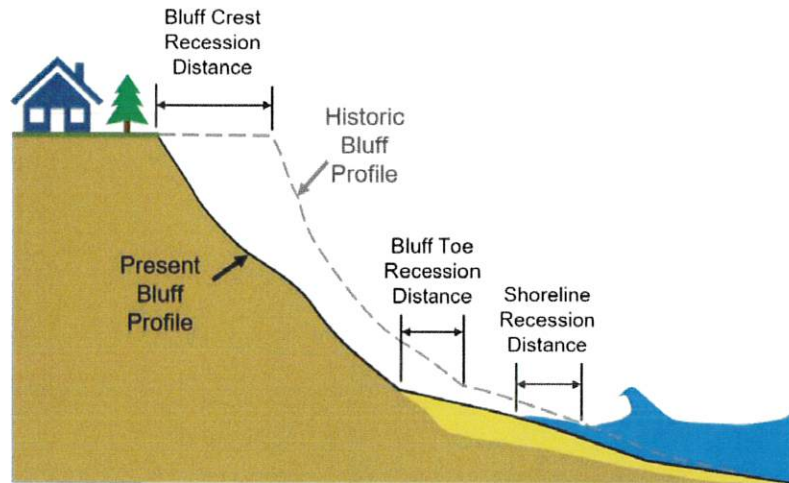


Figure 3: Coastal recession measurements which compare the positions of coastal features over time

The procedure for making coastal recession measurements explained below and summarized in Figure 4 (following page).

- 1) Photos from each analysis year (1956, 1995, and 2015) were orthorectified to remove vertical distortions caused by the camera lens and georeferenced to position them accurately in space. The photos used for this analysis are summarized in Table 1.

Table 1: Summary of aerial photos used in recession analysis

<i>Year</i>	<i>Month</i>	<i>Photo Source</i>	<i>Photo Description</i>	<i>Photo Scale</i>	<i>Resolution (m)</i>
1956	May/June	USDA	Scanned B&W Aerial Photo	1:20,000	N/A
1995	April	SEWRPC	B&W Aerial Orthophoto	1:20,000	N/A
2015	April	SEWRPC	Color Aerial Orthophoto	N/A	0.152

- 2) Coastal features were traced in each photo using differences in soil color, vegetation or other indicators to distinguish the features on each photo.
- 3) Once each feature is digitized, the United States Geological Survey (USGS) Digital Shoreline Analysis System (DSAS) software was used to measure the location of each digitized feature along transect lines spaced at 10-meter intervals (~33 feet) along the shoreline.
- 4) Recession distances are averaged at 100 meter intervals (~328 foot) along the coast using a spatial averaging technique. This spatial averaging serves two purposes: i) to represent recession over a distance wider than the typical scale of a single lot, and not at a specific parcel and ii) in order to removes spikes in the data which may result from localized erosion events.

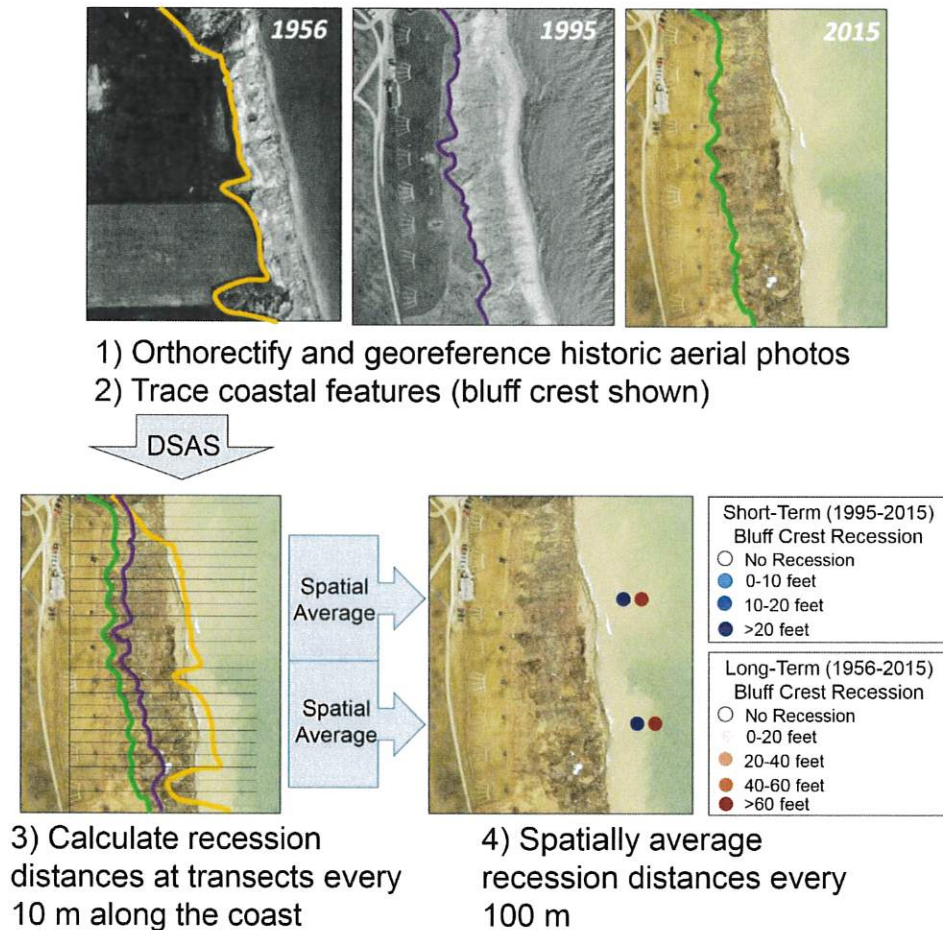


Figure 4: Coastal recession measurement procedure

The following recession measurements are available.

Layer	Description
Bluff Toe Recession – Long-term (1956 – 2015)	The distance the bluff toe has moved landward between 1956 and 2015.
Bluff Crest Recession - Long-term (1956 - 2015)	The distance the bluff crest has moved landward between 1956 and 2015.
Shoreline Recession – Long-term (1956 - 2015)	The distance the shoreline has moved landward between 1956 and 2015.
Bluff Toe Recession – Short-term (1995 – 2015)	The distance the bluff toe has moved landward between 1995 and 2015.
Bluff Crest Recession – Short-term (1995 - 2015)	The distance the bluff crest has moved landward between 1995 and 2015.
Shoreline Recession – Short-term (1995 - 2015)	The distance the shoreline has moved landward between 1995 and 2015.
Shoreline Position (2015)	The location where the beach met the water, as measured in 2015 aerial photographs

Each data point represents an average of recession measurements along a 300-foot section of coast and does not represent any specific property or municipal boundaries. By clicking on a point, the actual average measured recession distance and an average annual rate of recession can be viewed. Note that a positive recession value represents a landward movement of the feature and a negative recession value represents a lakeward movement of the feature, also known as accretion.

The recession information can provide useful insights into the historic migration of the southeastern Wisconsin coast. It should be noted that the recession distances provided here represent how the bluffs and shorelines have responded to historic environmental conditions and human actions over a specific time period in the past (1956-2015 and 1995-2015). There is always uncertainty in how bluff and shoreline recession will respond to future conditions. Bluff recession can also be sporadic. For example, a bluff crest that had remained unchanged for decades can recede many feet almost instantly due to a bluff collapse. Human actions may also change the evolution of the coast. For example, a bluff that may have been heavily eroded historically may have been recently stabilized or had shore protection added such that recession could be expected to decrease compared to historic rates.

Disclaimer

Please note that the data presented here should be considered preliminary and may not reflect current conditions along the coast. Care should be exercised in interpreting these data based on knowledge of coastal geology, engineering and mapping. Site assessments may be necessary to properly interpret this data. As the Lake Michigan coast is a dynamic and constantly changing environment, one should consider consulting with local authorities and qualified professionals before building or making other land use decisions along the coast.

Methods

Bluff recession distances were measured from historical aerial photos in Geographic Information System (GIS) software for two analysis periods: 1956-2015 and 1995-2015. Using GIS software, photos from each year are georeferenced to position them accurately in space and orthorectified to remove vertical distortions caused by the camera lens. The bluff crest, bluff toe, and shoreline are carefully traced on each photo. The bluff crest is identified as the break in slope between the upland and the bluff slope, the bluff toe is identified as the break in slope between the bluff slope and beach, and the shoreline is defined as the location that appears as the interface between the water and the land at the time the photo was acquired. Differences in soil color, vegetation or other indicators are used to distinguish the features on each photo. Once each feature is digitized, the Digital Shoreline Analysis System (DSAS) software is used to measure the location of each digitized feature along transect lines spaced at 10-meter intervals along the shoreline. The data presented here shows recession data which have been spatially averaged along 300-foot sections of coast. The data shown on this data viewer therefore represents average recession over a distance wider than a typical single lot, parcel, or shoreline frontage, and not at a specific parcel or location on the coast.

Measurement Uncertainty

Uncertainty is inherent in any measurement. Errors during the digitization process of coastal features are the primary source of uncertainty for these bluff recession measurements. The most important sources of uncertainty during the digitization process are georeferencing errors of older photographs, photo resolution and/or quality, and visual obstruction of features in photos (i.e., dense forests concealing the bluff crest). Approximate uncertainty in the long-term recession distances is ± 4 feet (± 0.07 ft/year for recession rate) and in the short-term recession distances ± 2 feet (± 0.1 ft/yr for recession rate). Uncertainty values may be higher in some areas that suffer from image quality issues.

Funding

Funded by the Wisconsin Coastal Management Program and the National Oceanic and Atmospheric Administration, Office for Coastal Management under Grant # NA17NOS4730144.



Appendix: Metadata

Dataset Title	Southeastern Wisconsin 2015 Shoreline Position
Dataset Reference Date	1/4/2019
Dataset Responsible Party	UW-Madison Coastal Sustainability Lab
Geographic location of the dataset	Northernmost Latitude: 43 32' 44" Southernmost Latitude: 42 29' 36" Easternmost Longitude: 87 45' 26" Westernmost Longitude: 87 51' 44"
Dataset language	English
Dataset topic category	Shoreline Lake Michigan Great Lakes Coastal Erosion Environmental Hazard Landform Land Status
Abstract defining the dataset	This dataset contains a digitized shoreline position in 2015 in Kenosha, Racine, Milwaukee, and Ozaukee Counties on Southeastern Wisconsin's Lake Michigan coast. The shoreline is traced in GIS software from vertical aerial photos taken in Spring 2015 by the Southeastern Wisconsin Regional Planning Commission. The position of the shoreline is defined as the wet/dry line visible in photos. Shoreline position in the Great Lakes is highly sensitive to lake level fluctuation, wave conditions, beach material, and beach slope. The shoreline position in this dataset represents one moment in time and may not reflect current shoreline positions.
Update Frequency	Not planned
Spatial representation type	ESRI Shapefile
Reference system	EPSG 3069
Metadata language	English
Metadata point of contact	Chin Wu - chinwu@engr.wisc.edu
Metadata date stamp	

Dataset Title	Southeastern Wisconsin Bluff Recession Rates
Dataset Reference Date	1/4/2019
Dataset Responsible Party	UW-Madison Coastal Sustainability Lab
Geographic location of the dataset	Northernmost Latitude: 43 32' 44" Southernmost Latitude: 42 29' 36" Easternmost Longitude: 87 45' 26" Westernmost Longitude: 87 51' 44"
Dataset language	English
Dataset topic category	Bluff Shoreline Lake Michigan Great Lakes Coastal Erosion Environmental Hazard Landform Land Status
Abstract defining the dataset	This dataset contains bluff crest, bluff toe, and shoreline change data in Kenosha, Racine, Milwaukee, and Ozaukee Counties on Wisconsin's Lake Michigan coast. Rates of change are presented for two time periods: 1956-2015 and 1995-2015. Rates are calculated at 10 m intervals from features digitized from leaf-off vertical aerial photos in GIS software and measured using the Digital Shoreline Analysis System. A spatial averaging technique is applied to the dataset to provide data at 100 m intervals along the coast.
Update Frequency	Not planned
Spatial representation type	ESRI Shapefile
Reference system	EPSG 3069
Metadata language	English
Metadata point of contact	Chin Wu - chinwu@engr.wisc.edu
Metadata date stamp	

Chapter 16. Zoning

Article III. Zoning Districts

§ 16-8. District 1 - Lake Shore Residence District.

[Amended by Ord. No. 1227; Ord. No. 1343; Ord. No. 1365; Ord. No. 1467; Ord. No. 1685; Ord. No. 1722; Ord. No. 1723; Ord. No. 1724]

A. In District 1, except as in this chapter otherwise provided, no building or premises shall be used and no building or structure shall be erected, altered, or maintained which is arranged, intended or designed to be used except for one or more of the following uses:

- (1) Single-family dwellings. Not more than one dwelling shall be located on any lot.
- (2) Noncommercial greenhouses, nurseries and gardens.
- (3) Accessory.
 - (a) Uses and buildings accessory to those enumerated above in this subsection, including private garages designed for not more than one motor vehicle for each 2,400 square feet of top land area, but not including any store, trade, professional office, business or industry. However, not exceeding one person may, in a dwelling used as his residence:
 - [1] Furnish room or table board to no more than two persons.
 - [2] Carry on a customary home occupation, provided no persons other than members of his own household are employed therein. (Cannot stock materials and cannot create parking problems.)
 - (b) Improved space is not allowed in accessory buildings or structures, except that one area of up to 220 square feet of improved space on the ground floor of any garage is allowed, provided at least 440 square feet of garage space in the garage is maintained for vehicle parking. In no event may accessory buildings or structures be used for sleeping.
- (4) Garage.
[Amended 3-2-2020 by Ord. No. 1862]
- (5) Access from the public street or alley or from a private road to each garage required in Subsection A(4) above shall be by means of an approved driveway.
- (6) Newly constructed driveways shall have a concrete, an asphaltic concrete or an asphaltic penetration surface, free of dust, loose stones or gravel, constructed on an adequate base.
- (7) Parking spaces shall have an adequate concrete, asphaltic concrete, asphaltic penetration, or a geogrid with organic ground cover surface, free of dust, loose stones or gravel, constructed on an adequate base.
[Amended 8-5-2019 by Ord. No. 1853; 8-1-2022 by Ord. No. 1892]
 - (a) The minimum setbacks for an approved parking space shall be as follows:
 - [1] In Districts 1, 1A, 2 and 3, three feet from side and rear property lines where no alley exists.
 - [2] In Districts 1, 1A, 2 and 3, five feet from the adjacent alley line.

[3] In Districts 1, 1A, 2 and 3, the established setback from the adjacent street property line.

5.1.c

[4] In Districts 4, 4A, 5, 6 and 7, as required under § 16-17.

- (b) The maximum number of vehicles permitted to be parked on an approved parking space in Districts 1, 1A, 2 and 3 shall be two.
- (c) A plot plan to a minimum scale of one inch equals 20 feet, showing the location and size of the proposed parking space, the location and dimensions of all buildings and physical features on the premises and the location of buildings immediately adjacent to the parking space shall be submitted to the Building Inspector.
- (d) The Building Inspector may refer said plot plan to the Architectural Review Commission for approval or denial if he believes the proposal will have a depreciating effect on the property values of the neighborhood.
- (e) The permit fee for construction of the parking space, if approved, shall be as set from time to time by the Village Board.

(8) Parking of vehicles, except on public streets, where not otherwise prohibited or restricted; on approved off-street parking facilities; in garages; on approved driveways or approved parking spaces, is prohibited.

(9) Parking in the public way, except upon the public street where permitted, is prohibited.

(10) Notwithstanding Subsection A(8) above, no vehicle except an automobile may be parked in the front setback area of an interior lot, nor between adjacent residences which front on the same street, nor in the side setback area which fronts on a street or a corner lot.

B. In District 1, each lot shall abut either upon a public street or upon the westerly line of said district; shall extend from such public street or the westerly line of District 1 to the shore of Lake Michigan; shall contain at least 9,600 square feet of top land lot area and have an average width from north to south of at least 80 feet for each single-family dwelling erected, altered or maintained thereon. No dwelling shall be erected, altered or maintained on any lot in District 1 which occupies more than 30% of the top land area of the lot. No building accessory to a dwelling, including garages, shall occupy more than 10% of the top area of the lot. The combined area of the dwelling and all accessory buildings including garages and any satellite earth station shall not exceed 40% of the top land lot area of the lot.

C. Yard minimums; structure maximums.

(1) Each dwelling shall have two side yards each at least three feet in width; in case the height of any building exceeds 25 feet, the required width of the side yards shall be increased 10% for each foot that such dwelling exceeds such height. Dwellings shall have a rear yard of at least 10 feet in depth. No building, when accessory to a dwelling, shall be over 18 feet in height. Subject to the provisions of § 16-35A, each garage attached or detached, and each accessory building, shall have a minimum side yard of three feet; a detached garage or an accessory building, except where adjacent to alley (see § 16-36), shall have a minimum rear setback of three feet; an attached garage shall have a minimum rear yard of five feet except when dwelling space or quarters are provided over said garage, in which event a minimum rear yard of 10 feet shall be provided.

(2) The maximum height of single- and two-family residential structures shall be as designated in Article XVI, Single-Family and Two-Family Residential Design Guidelines.^[1]

[1] Editor's Note: Original Subsection (3)(c), which immediately followed this subsection, was repealed by Ord. No. 1724.

D. In the event that the property is on the bluff of Lake Michigan, the following requirements shall also apply:

(1) A registered professional engineer, having a minimum of 10 years of geotechnical experience involving foundation investigation/engineering and shoreline slope stability evaluation, and who is hired by the owner of the lot, shall certify to the Village that the construction of any building and structure(s) proposed to be located within 100 feet of the top edge of the bluff will be safe. Specifically, he shall certify that:

- (a) The design of any building or structure(s), the method of constructing such building or structure(s), and the materials used therefor are structurally adequate and will protect the public health and safety;
 - (b) The proposed building and structure(s) will not in any way adversely affect the structural integrity or safety of any building, or structure(s) located on adjoining or adjacent sites;
 - (c) The proposed building and structure(s) will not adversely disturb ravine and bluff slopes, interfere with surface or subsurface drainage, or create new or exacerbate existing problems of erosion and recession;
 - (d) The drainage system will not adversely affect the adjacent and adjoining properties;
 - (e) There is no danger to the proposed or existing buildings or structures and its occupants from slippage of the slope above and/or below the proposed structure.
- (2) The engineer shall make a technical report accompanying the certificate, which shall include, at a minimum:
- (a) Recommendations regarding site preparation, foundation design, lateral earth pressure and support of slabs on grade;
 - (b) The stability of the slope before, during and after construction;
 - (c) The effect of the construction on the natural drainage in the areas, including any measures, such as "weepers," which are designed to improve natural drainage in the area.
- (3) The owner of the property shall certify to the Village that he/she is aware of potential problems of lake shore erosion, including but not limited to the possibility of adding fill of various types to stabilize the bluff area, is aware of the requirement for securing of a fill permit from the Village for any such filling, is aware of the provisions of said fill permit ordinance, and is further aware of the potential cost involved.
- (4) A memorandum of said certifications, including the legal description of the property, shall be recorded with the Register of Deeds of Milwaukee County.

Village of Fox Point, WI
Wednesday, July 31, 2024

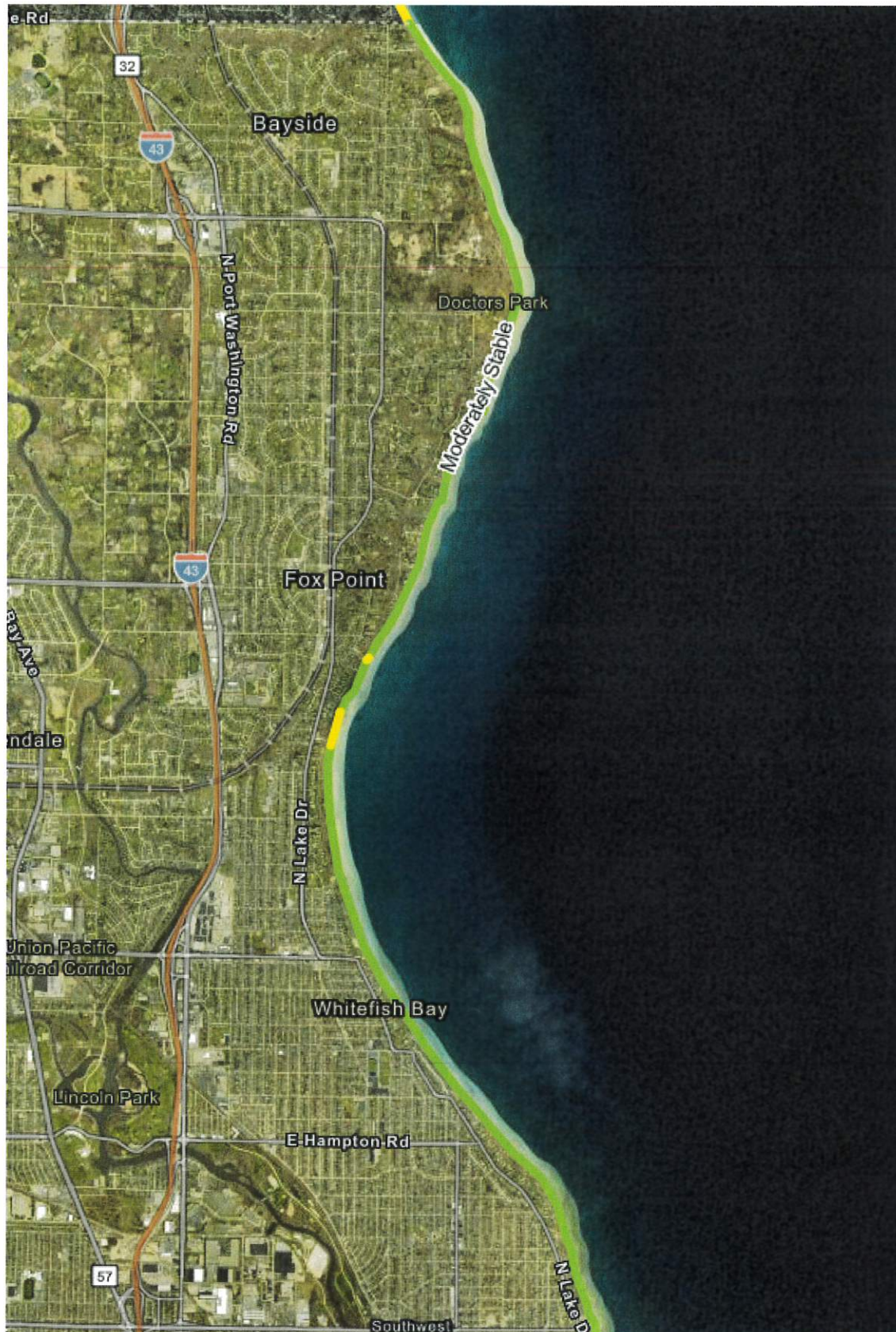
Chapter 285. Stormwater Management, Erosion Control and Bluff Regulation

Article I. Construction and Cutting on Banks of Ravines and Lake Bluff

§ 285-6. Structure or building at foot of lake bluff or ravine bank.

- A. A structure or building may be built at the foot of the lake bluff where the bluff abuts on North Beach Drive or on flat land that abuts on North Beach Drive or a ravine bank.
- B. A registered professional engineer retained by the owner of the lot shall certify to the Village that the construction of the proposed building and structure(s) will be safe. The engineer shall have recognized experience and expertise in geotechnical investigations, soil mechanics, and structural and coastal engineering. Specifically, he shall certify that:
 - (1) The design of any building or structure(s), the method of constructing such building or structure(s), and the materials used therefor are structurally adequate and will protect the public health and safety.
 - (2) The proposed building and structure(s) will not in any way adversely affect the structural integrity or safety of any building or structure(s) located on adjoining or adjacent sites.
 - (3) The proposed building and structure(s) will not adversely disturb ravine or bluff slopes, interfere with surface or subsurface drainage, or create new or exacerbate existing problems of erosion and recession, assuring the continued integrity of the ravine or bluff slopes involved.
 - (4) The drainage system will protect the downhill properties or downstream properties.
 - (5) There is no danger to the proposed structure or building and its occupants from slippage of the slope above and/or below the proposed structure or building.
- C. The engineer shall make a technical report accompanying the certificate which shall include, at a minimum:
 - (1) Recommendations regarding site preparation, foundation, design, lateral earth pressure, and support of slabs on grade.
 - (2) The stability of the slope before, during, and after construction.
 - (3) The effect of the construction on the natural drainage in the area, including any measures such as "weepers" which are designed to improve natural drainage in the area.
 - (4) The effect of the construction on flora and fauna.
- D. In addition to the standards contained in Chapter 19, Article II, Building Board, of this Code, no building permit for any structure on the foot of the lake bluff or ravine shall be issued unless it has been found as a fact by the Building Board by at least a majority vote, after a view of the site of the propose structure and an examination of the application papers for a building permit, that the location of the proposed structure will, when erected, not be so at variance with the structures already constructed on the neighboring properties or in the character of the immediate neighborhood as to cause a substantial depreciation in the property values of a neighboring property or of the immediate neighborhood. The Building Board shall give notice of the meeting at which it will consider an application for approval of a building or structure. Such notice shall be given to the applicant and to the owners of properties within 500 feet of the property in question; it shall be in writing and mailed not less than seven days before the day of the meeting. Persons to whom the notice is required to be given may attend the Building Board meeting and be heard.

Attachment: LMB Attachment 4 (10174 : LM Bluff Structures)



19.03000 SHORELAND-WETLAND DISTRICT

19.03100 DESIGNATION

This district shall include all shorelands within the jurisdiction of this ordinance which are designated as wetlands on the most recent version of the Wisconsin Wetland Inventory as depicted on the Department of Natural Resources Surface Water Data Viewer.

<https://dnrm.wisconsin.gov/H5/?viewer=SWDV>

01 LOCATING SHORELAND-WETLAND BOUNDARIES

Where an apparent discrepancy exists between the shoreland-wetland district boundary shown on the Wisconsin Wetland Inventory and actual field conditions, the county shall contact the Department of Natural Resources (DNR) to determine if the map is in error. If the Department determines that a particular area was incorrectly mapped as wetland or meets the wetland definition but was not shown as wetland on the map, the county shall have the authority to immediately grant or deny a shoreland permit in accordance with the applicable regulations based on the Department determination as to whether the area is wetland. In order to correct wetland mapping errors on the official zoning map, an official zoning map amendment must be initiated within a reasonable period of time.

19.03200 PURPOSE

This district is created to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty and to control building and development in wetlands whenever possible. When development is permitted in a wetland, the development should occur in a manner that minimizes adverse impacts upon the wetland.

19.03300 PERMITTED USES

The following uses shall be allowed, subject to general shoreland zoning regulations contained in this ordinance, the provisions of chs. 30, 31, and 281.36, Wis. Stats., and the provisions of other applicable local, state and federal laws:

01 Activities and uses which do not require the issuance of a shoreland permit, but which must be carried out without any filling, flooding, draining, dredging, ditching, tiling or excavating:

- (A) Hiking, fishing, trapping, hunting, swimming, and boating.
- (B) The harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits, and tree seeds, in a manner that is not injurious to the natural reproduction of such crops.
- (C) The pasturing of livestock.
- (D) The cultivation of agricultural crops.
- (E) The practice of silviculture, including the planting, thinning, and harvesting of timber.
- (F) The construction or maintenance of duck blinds.

02 Uses which do not require the issuance of a shoreland permit and which may include limited filling, flooding, draining, dredging, ditching, tiling, or excavating but only to the extent specifically provided below:

- (A) Temporary water level stabilization measures necessary to alleviate abnormally wet or dry conditions that would have an adverse impact on silvicultural activities if not corrected.
- (B) The cultivation of cranberries including flooding, dike and dam construction or ditching necessary for the growing and harvesting of cranberries.
- (C) The maintenance and repair of existing agricultural drainage systems including ditching, tiling, dredging, excavating and filling necessary to maintain the level of drainage required to continue the existing agricultural use. This includes the minimum filling necessary for disposal of dredged spoil adjacent to the drainage system

provided that dredged spoil is placed on existing spoil banks where possible.

(D) The construction or maintenance of fences for the pasturing of livestock, including limited excavating and filling necessary for such construction or maintenance.

(E) The construction or maintenance of piers, docks or walkways built on pilings, including limited excavating and filling necessary for such construction and maintenance.

(F) The maintenance, repair, replacement or reconstruction of existing town and county highways and bridges, including limited excavating and filling necessary for such maintenance, repair, replacement, or reconstruction.

03 Uses which require the issuance of a shoreland permit and which may include limited filling, flooding, draining, dredging, ditching, tiling or excavating, but only to the extent specifically provided below:

(A) The construction and maintenance of roads which are necessary to conduct silvicultural activities or agricultural cultivation, provided that:

(01) The road cannot as a practical matter be located outside the wetland.

(02) The road is designed and constructed to minimize adverse impact upon the natural functions of the wetland enumerated in s. 19.03502.

(03) The road is designed and constructed with the minimum cross-sectional area practical to serve the intended use.

(04) Road construction activities are carried out in the immediate area of the roadbed only.

(B) The construction or maintenance of nonresidential buildings, provided that:

(01) The building is essential for and used solely in conjunction with the raising of waterfowl, minnows or other wetland or aquatic animals; or some other use permitted in the shoreland-wetland district.

(02) The building cannot, as a practical matter, be located outside the wetland.

(03) Such building is not designed for human habitation and does not exceed five hundred (500) sq. ft. in floor area.

(04) Only limited filling or excavating necessary to provide structural support for the building is authorized.

(C) The establishment of public and private parks and recreation areas, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game bird and animal farms, fur animal farms, fish hatcheries, and public boat launching ramps and attendant access roads, provided that:

(01) Any private development is used exclusively for the permitted use and the applicant has received a permit or license under ch. 29, Wis. Stats., where applicable.

(02) Filling or excavating necessary for the construction or maintenance of public boat launching ramps or attendant access roads is allowed only where such construction or maintenance meets the criteria in s. 19.03303(A).

(03) Ditching, excavating, dredging, or dike and dam construction in public and private parks and recreation areas, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game bird and animal farms, fur animal farms, and fish hatcheries is allowed only for the purpose of improving wildlife habitat and to otherwise enhance wetland values.

(D) The construction or maintenance of electric, gas, telephone, water and sewer transmission and distribution facilities, by public utilities and cooperative associations organized for the purpose of producing or furnishing

heat, light, power or water to their members and the construction or maintenance of railroad lines provided that:

- (01) The transmission and distribution facilities and railroad lines cannot, as a practical matter, be located outside the wetland.
- (02) Such construction or maintenance is done in a manner designed to minimize adverse impact upon the natural functions of the wetland enumerated in s. 19.03502.

19.03400 PROHIBITED USES

Any use not listed in ss. 19.03301, 19.03302, or 19.03303 is prohibited, unless the wetland or portion of the wetland has been rezoned by amendment of this ordinance in accordance with s. 19.03500 of this ordinance and ch. 59.69(5)(e), Wis. Stats.

19.03500 REZONING OF LANDS IN THE SHORELAND-WETLAND DISTRICT

01 For all proposed text and map amendments to the shoreland-wetland provisions of this ordinance, the appropriate office with the Department of Natural Resources (DNR) shall be provided with the following:

- (A) A copy of every petition for a text or map amendment to the shoreland-wetland provisions of this ordinance, within five (5) days of the filing of such petition with the zoning administrator. Such petition shall include a copy of the Wisconsin Wetland Inventory map describing any proposed rezoning of a shoreland-wetland.
- (B) Written notice of the public hearing to be held on a proposed amendment at least ten (10) days prior to such hearing.
- (C) A copy of the Natural Resource Committee findings and recommendations on each proposed amendment within ten (10) days after the submission of those findings and recommendations to the county board.
- (D) Written notice of the county board decision on the proposed amendment within ten (10) days after it is issued.

02 A wetland, or a portion thereof, in the shoreland-wetland district shall not be rezoned if the proposed rezoning may result in a significant adverse impact upon any of the following:

- (A) Storm and flood water storage capacity.
- (B) Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland.
- (C) Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters.
- (D) Shoreline protection against soil erosion.
- (E) Fish spawning, breeding, nursery or feeding grounds.
- (F) Wildlife habitat.
- (G) Wetlands both within the boundary of designated areas of special natural resource interest and those wetlands which are in proximity to or have a direct hydrologic connection to such designated areas as defined in ch. NR 103.04, Wis. Adm. Code, which can be accessed at the following web site: <http://www.legis.state.wi.us/rsb/code/nr/nr103.pdf>.

03 If the Department of Natural Resources (DNR) notifies the county zoning administrator that a proposed text or map amendment to the shoreland-wetland provisions of this ordinance may have a significant adverse impact upon any of the criteria listed in s. 19.03502 of this ordinance, that amendment, if approved by the county board, shall contain the following provision:

"This amendment shall not take effect until more than thirty (30) days have elapsed after written notice of the county board approval of this amendment is mailed to the Department of Natural Resources (DNR). During that thirty (30) day period, the Department may notify the county board that it will adopt a superseding shoreland ordinance for the county under s. 59.692(6), Wis. Stats. If the Department does so notify the county board, the effect of this amendment shall be stayed until the s. 59.692(6), Wis. Stats., adoption procedure is completed or otherwise terminated."

Sec. 58-416. - Building and structure location.

- (a) *Purpose and intent.* The purpose and intent of regulating building and structure location is as follows:
- (1) To require the provision of a buffer zone between noise-intolerant land uses (e.g. residences, nursing homes, day care centers, schools, churches) and adjacent streets or highways to effectively attenuate noise and buffer such developments from the pollution and hazards attendant to vehicular traffic.
 - (2) To require the provision of adequate physical separation between uses to minimize conflict.
 - (3) To allow exposure to optimum amounts of light, air, and ventilation.
 - (4) To attenuate noise, odors, fumes, and dust generated by land use before they infringe upon adjacent land use.
 - (5) To provide aesthetic open space of sufficient size to accommodate landscaping and to soften, compliment, and enhance architectural design of buildings, parking areas, loading facilities, and utilities.
 - (6) To provide adequate area for snow piling.
 - (7) To insure adequate separation between pedestrian and vehicular circulation.
 - (8) To promote cluster development and other internally oriented living, shopping and working environments, and to discourage strip development.
 - (9) To provide adequate area to detain, retain, and facilitate surface drainage.
 - (10) To protect and preserve the quality and quantity of ground water resources.
 - (11) To prevent development which may result in unacceptable non-point source pollution.
 - (12) To provide diversified and balanced growth.
- (b) *Base setback line.* The following base setback lines are hereby established parallel to the centerline of all public streets and highways:
- (1) For all streets designated as "local streets", the base setback line shall be located 30 feet from the centerline of such street or 75 feet from the center point of a cul-de-sac unless otherwise specifically established by action of the common council.
 - (2) For all streets and highways, other than those designated as "local" streets, a base setback line shall be located at a distance from the centerline of such street or highway equal to one-half the width of its ultimate right-of-way as established by the common council.
 - (3) The width of frontage roads shall not be included in the above designated rights-of-way.
- (c) *Setbacks.* Unless otherwise specified within an individual zoning district or in accordance with section 58-41, no building or structure shall be erected, constructed, structurally altered, or relocated on a lot closer to the base setback line than the minimum setback distance specified in

the established zoning district.

- (1) *Frontage roads, service drives and parking areas setback.* Frontage roads, service drives, parking areas, etc., shall be set back a minimum of 25 feet from the adjacent base setback line.
- (2) *Setback from Lake Michigan Bluff.* All permanent structures, including in-ground swimming pools erected or constructed after January 1, 1988, on property that is contiguous to Lake Michigan shall be set back from the top of the bluff a distance based on a slope ratio of two feet horizontal distance to every one foot vertical distance measured from the toe of the bluff. In no case, however, shall a building be set back less than 75 feet from the top edge of bluff at the time of construction. Additions or alterations to structures that were erected or constructed prior to January 1, 1988, on property that is contiguous to Lake Michigan shall in no case reduce the existing setback from the edge of the top of the bluff to the existing structure.

All underground utilities including but not limited to sewer, water, gas, electric, or telephone shall be installed no closer than 75 feet from the top edge of the Lake Michigan bluff.

Underground extensions of existing utilities shall not reduce the existing setback from the edge of the bluff if said utilities are closer than 75 feet to the top of the bluff. However, utilities located more than 75 feet from the top of the bluff may be extended underground to structures lacking the 75-foot setback from the top of the bluff. The city does not guarantee, warrant or represent that only those areas which lie within the required setback area from the top of the bluff will be subject to damage resulting from bluff erosion or instability and hereby asserts that there is no liability on the part of the common council, its agencies or employees for any damages that may occur as a result of reliance upon and conformance with this section.

(d) *Setback exceptions.*

- (1) Additions to existing buildings which lack the required setback may be allowed if either:
 - a. The addition is set back at a distance greater than or equal to the average of the existing building setback and the required setback; or
 - b. The addition is set back at a distance at least equal to the building setback and the planning commission determines that the addition will neither impede any likely public improvements nor cause any hardship, inconvenience, or diminution in value to any adjacent properties and further determines that the addition will be harmonious with neighboring properties.
- (2) On corner lots, on record as of the effective date of the ordinance from which this section is derived, the effect of the setback regulations shall not reduce the buildable width of such corner lot to less than 30 feet.

- (e) *Offsets.* The proximity of any portion of a structure to the side or rear lot lines shall be regulated as follows:
- (1) Except as specifically otherwise provided by ordinance, no structure shall hereinafter be erected, structurally altered, or relocated so that it is closer to any lot line than the offset distance specified by the regulations for the district in which it is located:
 - (2) No non-residential structure shall be erected, structurally altered, or relocated on any property so that it is closer to the lot line of a residentially zoned property than the greater of (i) the distance set forth in paragraph (1) or (ii) one times the height of the non-residential structure as deemed pursuant to section 58-418.
 - (3) Offset exceptions.
 - a. In the case of any lot of record which has a minimum average width less than that required by the district in which it is located, the offset from a side lot line may be reduced proportionally to the ratio of the actual minimum average width and the required minimum average width (i.e. actual width/required width) provided, however, that no offset shall in any case be less than 75 percent of the required offset.
 - b. Where a lot abuts a district boundary line, the offset from such line in the district of less restrictive use shall not be less than that required for the district of more restrictive use.
 - c. The required offset area on one property may be reduced if the offset area on the adjoining property is increased by deed restriction to include the required offset area plus the equivalent amount of offset area resulting from the adjacent reduction.
 - d. In the case of attached single-family, row, multiple-family, commercial, or industrial use structures, two or more buildings on adjoining lots may be erected with common or directly adjoining walls provided the requirements of the state industrial code relative to such construction are complied with and provided that at both ends of such row type buildings the applicable offset requirements shall be complied with.
 - e. Structures that are specifically Structures that are specifically excluded from offset regulations by ordinance including those structures excluded by section 58-419 are not subject to subsection (e).
 - f. Garages allowed as accessory uses to residences are subject to subsection (e)(1) but not subsection (e)(2) or (e)(3).
 - (4) Any required offset area shall be landscaped and kept clean and free from the accumulation of debris or refuse, and shall not be used for the storage or display of equipment, products, vehicles, or any other material.
- (f) *Driveway offsets.* Residential driveways shall be located no closer than three feet to a side or rear property line unless written approval is granted by the adjacent property owner.

(Code 1957, § 3.03(5); Ord. No. 96-878, 5-14-1996; Ord. No. 96-890, 6-25-1996; Ord. No. 2003-1065, § I, 4-8-2003; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 2016-1488, § I(Att.), 1-10-2017)

58-416 (c)

Setbacks. Unless otherwise specified within an individual zoning district or in accordance with [section 58-41](#), no building or structure shall be erected, constructed, structurally altered, or relocated on a lot closer to the base setback line than the minimum setback distance specified in the established zoning district.

(1)

Frontage roads, service drives and parking areas setback. Frontage roads, service drives, parking areas, etc., shall be set back a minimum of 25 feet from the adjacent base setback line.

(2)

Setback from Lake Michigan Bluff. Except for structures utilized to gain access to Lake Michigan, all permanent structures, including in-ground swimming pools erected or constructed after January 1, 1988, on property that is contiguous to Lake Michigan shall be set back from the top of the bluff a distance of 75 feet from the top edge of bluff at the time of [construction](#). Additions or alterations to structures that were erected or constructed prior to January 1, 1988, on property that is contiguous to Lake Michigan shall in no case reduce the existing setback from the edge of the top of the bluff to the existing structure.

Commented [KT1]: Jac| Greg: do we just want to this a set 75 setback vs the slope ratio calc? Just tak opportunity to clean that part up?

Structures to gain access to Lake Michigan shall be permitted with the following conditions:

1. Structures shall be limited to 4.5 feet in height and 5 feet in width. Height in this circumstance means the total vertical measurement of the structure itself at any given point of the structure's total elevation or altitude along the height of the bluff face.
2. A building permit from the department of community development shall be obtained.
3. A survey shall be provided with the building permit and shall include the ordinary high-water mark (OHWM).
4. Structures shall comply with required side yard offsets of the city base zoning district. Structures are not eligible for the offset exemptions of Sec. 58-416.
5. Regulations of Chapter 84 shall be met.
6. Structure shall comply with all other applicable municipal codes and state or federal regulations.
7. Property owners shall certify to the city their awareness of potential problems of lake shore erosion, including but not limited to, the possibility of adding fill of various types to stabilize the bluff area, the requirement for securing of a fill permit from the city engineering department for any such filling, the provisions of said fill permit ordinance, and the potential cost incurred. A memorandum of said certification, including the legal description of the property, shall be recorded in the office of the register of deeds for Ozaukee County.
8. A registered professional engineer, having a minimum of 10 years of geotechnical experience involving foundation investigation/engineering and shoreline slope stability evaluation, and who is hired by the property owner, shall certify to the city that the construction of any proposed structure located within 75 feet of the top edge of the bluff will be safe. Specifically, the professional engineer shall certify that:

Commented [KT2]: Im not sure what provisions t are...are they regulatory, quantitative standards?

- a. The design of any structure, the method of constructing such structure, and the materials used therefore are structurally adequate and will protect public health and safety.
- b. The proposed structure will not in any way adversely affect the structural integrity or safety of any building, or structure(s) located on adjoining or adjacent sites.
- c. The proposed structure will not adversely disturb ravine and bluff slopes, interfere with surface or subsurface drainage, or create new or exacerbate existing problems of erosion and recession.
- d. The drainage system will not adversely affect the adjacent and adjoining properties.
- e. There is no danger to the proposed structure or existing buildings or structures and its occupants from slippage of the slope above and/or below the proposed structure.
- f. A memorandum of said certification, including the legal description of the property, shall be recorded in the office of the register of deeds for Ozaukee County.
- g. The engineer shall make a technical report accompanying the certificate, which shall include, at a minimum:
 - i. Recommendations regarding site preparation, foundation design, lateral earth pressure and support of the structure.
 - ii. The stability of the slope before, during and after construction.
 - iii. The effect of the construction on natural drainage in the areas, including any measures, such as "weepers," which are designed to improve natural drainage in the area.
9. Property owner shall maintain the structure to avoid becoming dilapidated or in disrepair or debris, or to be unsightly, dangerous, unsafe, unsanitary, or otherwise unfit for human use.

All underground utilities including but not limited to sewer, water, gas, electric, or telephone shall be installed no closer than 75 feet from the top edge of the Lake Michigan bluff. Underground extensions of existing utilities shall not reduce the existing setback from the edge of the bluff if said utilities are closer than 75 feet to the top of the bluff. However, utilities located more than 75 feet from the top of the bluff may be extended underground to structures lacking the 75-foot setback from the top of the bluff. The city does not guarantee, warrant or represent that only those areas which lie within the required setback area from the top of the bluff will be subject to damage resulting from bluff erosion or instability and hereby asserts that there is no liability on the part of the common council, its agencies or employees for any damages that may occur as a result of reliance upon and conformance with this section.

Commented [KT3]: Or unsightly or refuse (BS??) want this debris adjacent to the Great Lakes regarding safety or human use....

Greg Golden

From: David Bialk
Sent: Wednesday, February 19, 2025 11:15 AM
To: Greg Golden
Subject: RE: Lake Michigan Bluff Text Amendment

I don't have any concerns, but if someone is injured at the bottom of the bluff, and needs to be carried up, it will take time.

Fire Chief David L Bialk

Southern Ozaukee Fire and EMS
 11300 N Buntrock Ave.
 Mequon, WI 53092
dbialk@sofdwi.gov
 262-242-2530



Integrity • Trust • Empathy • Grit • Excellence • Stewardship

From: Greg Golden <GGolden@cityofmequonwi.gov>
Sent: Wednesday, February 19, 2025 10:58 AM
To: David Bialk <dbialk@sofdwi.gov>
Cc: Brian Sajdak <brian@wrslegal.net>; Kimberly Tollefson <KTollefson@cityofmequonwi.gov>; Cole McCraw <CMcCraw@cityofmequonwi.gov>; Chris Butschke <cbutschke@cityofmequonwi.gov>; Jac Zader <JZader@cityofmequonwi.gov>
Subject: RE: Lake Michigan Bluff Text Amendment

Morning Chief,

The Committee Of The Whole (COTW) asked staff to investigate permitting a way for homeowners who own property along Lake Michigan to have access to the lake. The text amendment is a proposal to change the language (or amend the text) of the Mequon Code of Ordinances to allow this. One of the directives of the COTW was to get input from SOFD with any concerns they might have with allowing structures to be built on the bluff to access the lake from an EMS point of view. Please let me know if you have any concerns regarding the permitting of structures on the bluff to access Lake Michigan from an EMS point of view so that I may put them in my staff report. Thanks so much.

Respectfully,

**Greg Golden**

Building Inspections Supervisor

City of Mequon

Master Electrician

11333 N. Cedarburg Rd. | Mequon, WI 53092

262-236-2921 | ggolden@cityofmequonwi.gov

Central Scheduling: (262)236-2930

Attachment: LMB Attachment 9 (10174 : LM Bluff Structures)

Greg Golden

From: Mark Riley
Sent: Wednesday, February 19, 2025 2:03 PM
To: Greg Golden
Subject: RE: Lake Michigan Bluff Text Amendment

Thanks Greg,

I do not see an issue with the regulations. Thanks for including us.



Mark Riley
 Police Chief
 Mequon Police Department
 11300 N. Buntrock Ave. | Mequon, WI 53092
 262-242-3500 | mriley@ci.mequon.wi.us
[City Website](#) | [Staff Directory](#)

From: Greg Golden <GGolden@cityofmequonwi.gov>
Sent: Wednesday, February 19, 2025 1:24 PM
To: Mark Riley <MRiley@cityofmequonwi.gov>
Subject: FW: Lake Michigan Bluff Text Amendment

Good Afternoon, Chief,

I had sent the below email out to several groups among the City and when corresponding with the Fire Chief, I realized I probably should have included you in the email chain. I apologize for that. Please take a few moments to read and let me know if you have any concerns from a policing standpoint that I should include in my staff report.

Thanks!



Greg Golden
 Building Inspections Supervisor
 City of Mequon
 Master Electrician
 11333 N. Cedarburg Rd. | Mequon, WI 53092
 262-236-2921 | ggolden@cityofmequonwi.gov
 Central Scheduling: (262)236-2930

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From: Greg Golden
Sent: Tuesday, February 18, 2025 2:30 PM
To: Brian Sajdak <brian@wrslegal.net>; David Bialk <dbialk@sofdwi.gov>; Cole McCraw

Attachment: LMB Attachment 9 (10174 : LM Bluff Structures)

Greg Golden

From: Cole McCraw
Sent: Thursday, March 6, 2025 2:23 PM
To: Greg Golden
Subject: RE: Lake Michigan Bluff Text Amendment

Greg,

I don't have any comments on the proposed changes.

Thanks,
 Cole



Cole McCraw, PE
 Assistant City Engineer
 City of Mequon
 11333 N. Cedarburg Rd. | Mequon, WI 53092
 262-236-2957 | cmccraw@cityofmequonwi.gov
[City Website](#) | [Facebook](#)

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From: Greg Golden <GGolden@cityofmequonwi.gov>
Sent: Wednesday, March 5, 2025 8:07 AM
To: Cole McCraw <CMcCraw@cityofmequonwi.gov>
Subject: Lake Michigan Bluff Text Amendment

Cole, welcome back. Please have a look at this and let me know if engineering has any issues. Your response will be added as an attachment to the memo going to PC on the 17th. Please have a response to me by tomorrow, 3-6-25 (my memo is due next Tuesday). This is a little different than the draft I sent you before you left.

Thanks ☺



Greg Golden
 Building Inspections Supervisor
 City of Mequon
 Master Electrician
 11333 N. Cedarburg Rd. | Mequon, WI 53092
 262-236-2921 | ggolden@cityofmequonwi.gov
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