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 21, 2022
6:00 PM
Christine Nuernberg Hall

Agenda

1) **Call to Order, Roll Call**

2) **Approval of Meeting Minutes from February 28, 2022**

3) **Public Hearing**

   a) Angelo Vasta for MPP Group. The applicant is seeking conditional use grant approval to allow for expansion of research and development at the existing facility for the property located at 12250 Corporate Parkway.

   b) Christie Ronge for Clean Living Nutrition and Detoxification. The applicant is seeking conditional use grant approval to allow for a wellness center including nutrition and detoxification treatment for the property located at 1025 W. Glen Oaks Lane.

4) **Consent/Regular Business**

   a) Minahan Children LLC. The applicant is seeking minor request for approval to allow for a proposed (60'x 80') agricultural structure for the property located immediately west of 5630 W. Bonniwell Road

   b) Samantha and Jason Caulfield. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 12650 N. Wasaukee Road.

5) **Regular Business**

   a) John Mikkelson for LM Developers LLC. The applicant is seeking certified survey map approval to allow for four single family lots located at 12535 N. Lake Shore Drive including the 5 vacant parcels to the south and west.

   b) Elevated Identity for Super Steel, LLC. The applicant is seeking sign waiver approval to allow for wall signs over the main entrance for the property located at 10910 Industrial Drive.

c) Point Real Estate for Lynda Johnston. The applicant is seeking rezoning recommendation from R-1/OA, C-2 to R-3/CGO, C-2, land use plan and concept plan approval for a proposed 84-lot single-family residential development for the property located on the west side of Swan Road, approx. 1,200 feet north of County Line Road (Swan Ridge Farms).

6) Announcements

The next meeting is Monday, April 25, 2022, at 6:00 p.m.

7) Adjourn

Dated: March 17, 2022 /s/ John Wirth, Chair

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

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Department of Community Development's Office at 262-236-2904, Monday through Friday, 8:00 AM – 4:30 PM

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

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, February 28, 2022
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

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

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

2) Approval of Meeting Minutes from January 24, 2022.

Action
Ald. Strzelczyk made a motion to approve the January 24, 2022, meeting minutes. Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

Attachment: PC_02.28.22_DRAFT (7156 : Meeting Minutes from February 28, 2022)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Strzelczyk, Choren, Gentges, Goldberger, Hawley, Lemke, J. Schaefer
ABSENT:	Stoker, R. Schaefer

3) Public Hearing

a) Kathryn Happ for Hidden View Farm. The applicant is seeking conditional use grant amendment and minor request approval for a proposed (64' x 40') agricultural structure for the property located at 8104 W. Highland Road.

Action
Commissioner Lemke made a motion to open a public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

No public comment.

Action
Ald. Strzelczyk made a motion to close the public hearing.
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

Asst. Dir. Zader stated this request is for an agricultural structure, 64’ x 40’, for an indoor arena. This would allow for an additional 8 horses under the amended Conditional Use Grant. The property has an existing conditional use grant for commercial boarding of up to 22 horses.

Action
Commissioner Lemke made a motion to approve the CUG Amendment.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Rick Lemke, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Wirth, Strzelczyk, Choren, Gentges, Hawley, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

b) Ashley Moore for Divine Lash and Beauty Bar. The applicant is seeking conditional use grant approval to allow for a beauty salon for the property located at 10520 N. Baehr Road.

DRAFT

Attachment: PC_02.28.22_DRAFT (7156 : Meeting Minutes from February 28, 2022)

Action
Ald. Strzelczyk made a motion to open a public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

No Public comment.

Action
Commissioner Lemke made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

Asst. Dir. Zader stated this is a request for a beauty salon which is allowed in the Business Park per the zoning code as a conditional use. The request meets all of the required conditions and staff recommends approval.

Ald. Strzelczyk suggested that handicap parking be available close to the salon entrance.

Action
Commissioner R. Schaefer made a motion to approve the Conditional Use Grant.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Wirth, Strzelczyk, Choren, Gentges, Hawley, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

c) Hertejvir Singh for The Bottle Shop. The applicant is seeking conditional use grant and site plan amendment approval to allow for a nightclub and retail store for the property located at 6400 W. Mequon Road.

Action
Ald. Strzelczyk made a motion to open a public hearing.
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

No Public comment.

Action
Commissioner Lemke made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

DRAFT

Attachment: PC_02.28.22_DRAFT (7156 : Meeting Minutes from February 28, 2022)

Asst. Dir. Zader stated that this new use will be in the Wellness Building at Spur 16 in the former Pilates studio. There will be an outside pavilion for seating and the design will match the existing Public Market. The parking requirement is deemed adequate per a shared parking calculation provided by the applicant. The establishment will be open until midnight and will add vibrancy to the Town Center. The applicant has proposed string lighting which will require a waiver from the lighting code but the same string lighting was approved at the Public Market. The lights will be limited to 70 lumens per bulb and are not allowed to flash. Staff believes this will be a great addition to the Town Center and recommends approval based on the conditions in the report.

The applicant, Tej Hertejur, stated that this will be their second location. The Grafton business is solely a retail store and their customers have requested a bar. It was answered that there will not be food served on the premises.

Action
Ald. Strzelczyk made a motion to approve the conditional use grant per the conditions in the staff report.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (8-0)

d) Jennifer Atkielski for Superior Ambulance Service. The applicant is seeking conditional use grant approval to allow for a transportation terminal for the property located at 6100 W. Executive Drive.

Action
Ald. Strzelczyk made a motion to open a public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

No Public comment.

Action
Commissioner Choren made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

Asst. Dir. Zader stated that this is an unusual request and staff consulted with the City Attorney, who deemed that the use qualifies as a "transportation terminal" and is allowed in the zoning district. The use will occupy 4,500 sq. ft. in an existing multi-tenant building. Ambulatory services will be provided from this facility to Ozaukee and Milwaukee Counties. The operations will be 24/7 and there will not be sirens on as the ambulances leave the site until they are on the main road. No outdoors or overnight storage is allowed. They applicant meets all the requirements of the zoning code and staff believes this will be a good use in the Business Park.

The applicant from Superior Ambulance Services explained that they will provide transport emergency and non-emergency patients mainly to/from hospitals and extended care facilities. The proposed location enables them to provide rapid response time to the surrounding areas.

DRAFT

Attachment: PC_02.28.22_DRAFT (7156 : Meeting Minutes from February 28, 2022)

There will be no more than 4 vehicles at the location at any one time and only 2 people at a time will be stationed there.

It was mentioned that they will need to meet state plan review requirements for the interior of the building in order to properly house the ambulatory vehicles.

Ald. Strzelczyk stated that he is concerned about the sirens negatively impacting the nearby residential neighborhoods and he only supports this use if it supports local residents.

Action
Commissioner Choren made a motion to approve the conditional use grant.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (7-1) (no: Strcelczyk)

RESULT:	**APPROVED [7 TO 1]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Choren, Gentges, Hawley, Lemke, J. Schaefer, R. Schaefer
NAYS:	Strzelczyk
ABSENT:	Stoker

4) Regular Business

a) Robert Bach for P2 Development Company. The applicant is seeking certified survey map and building and site plan approval to combine 2 parcels to create 1-lot for the approval of 42-townhomes for the properties located at 11110-11112 & 11040 N. Buntrock Avenue.

Asst. Dir. Zader stated that the Planning Commission approved the PUD in September of 2021, and it was approved by the Common Council in November of 2021. There are a few minor changes since the November approval. The requested width waiver for the units to be less than 20 feet was not approved by the Council. As a result, the total number of units was reduced from 46-42.

He explained other changes that have been made including:

- Street parking along Buntrock will be the same pattern as the parking at Artesa.
- The street bump outs will also have the same pattern.
- Street trees and streetlights will match the Fowtown Brewery pattern.
- The dumpster has been relocated to a location with less visibility from the public.
- Chimney height and location has been changed.
- Changes to the building colors include a darker trim to create more contrast.
- Light fixtures have been added.
- There are two fixtures along the south property line that exceed the code requirement levels for trespass that will need to be relocated or eliminated.
- Some specimen changes have been required which shall match the Town Center Palette.

DRAFT

Attachment: PC_02.28.22_DRAFT (7156 : Meeting Minutes from February 28, 2022)

- Trees to be added along the north and south property line borders.
- Additional stormwater management is required.

Staff supports the application subject to all the conditions in the report.

The applicant, Jamie Bach, stated that they have worked through many renditions of the proposed plans. He stated that due to the width issue, all of the bedrooms are located on the top floor with the living room and open concept kitchen on the first level. They are accepting of all the conditions in the staff report.

The Commission mentioned that a traffic study is still required and could affect the approvals. There was feedback that the darker trim contrasts are preferred and supported.

Action
Commissioner J. Schaefer made a motion to approve per the conditions in the staff report.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	James Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Wirth, Strzelczyk, Choren, Gentges, Hawley, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

b) Neumann Development. The applicant is seeking concept plan approval for a proposed 27-lot single-family residential development for the property located at 1310 W. Highland Road.

Asst. Dir. Zader stated this is a request for concept plan approval for a 27-lot residential single-family subdivision behind the new Ascension Hospital on Highland Road. The applicant preciously presented a different concept plan consisting of 60-lots on public sewer. The new proposed plan includes a waiver to allow for private onsite waterwaste disposal. This site was rezoned to the newly approved UCRC (Ulao Creek Residential Cluster) zoning district. The plan includes access from Port Washington Road and Highland Road.

One discrepancy is that the plan does not include active amenities which are required per the code. Staff recommends some amenities like a fire pit that would not take up much space. There will be a sidewalk that will connect to a multi-use path along Port Washington Road and Highland Road as well as a trail connection to the north that would connect to Ascension Hospital. Staff recommends a branch to Oriole Lane school property.

The applicant was represented by Brian Lindgren who stated that a lot of time has been spent on the revised concept plan to reduce the number of lots based on private onsite septic systems. He explained that if they do not receive the waiver from the Sewer Utility Commission, this concept plan will not be viable.

Attachment: PC_02.28.22_DRAFT (7156 : Meeting Minutes from February 28, 2022)

There were some questions from the Commission directed to staff clarifying the requirements regarding the sewer service system. There was some feedback that the proposed concept plan with less density is preferred.

Action
Ald. Strzelczyk made a motion to approve the 27-lot concept plan.
Commissioner Gentges seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Dan Gentges, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

c) Pointe Real Estate for Highlands of Mequon. The applicant is seeking a consultation for a 17-lot single family residential development for the property located east of 7980 W. Donges Bay Road.

Asst. Dir. Zader stated this is a consultation for a proposed 17-lot subdivision. This is 5 lots over the current yield which would be attained through the purchase of five TDR credits which would help to defray the cost of sewer and water. The current request would require rezoning the parcel as a TDR receiving site with a PUD. The applicant is attempting to incorporate elements of the Central Growth Overlay (CGO) zoning district in the plan. With the added density of the TDR credits, not all provisions of the CGO will be met.

On the northeast portion of the site there is a large specimen tree that should be preserved and will result in a slight bend in the road as it transitions from The Enclave to the proposed development. Staff recommends combining lots 13 & 14 to provide more open space. The applicant would like to keep 17 lots and is seeking feedback from the Commission.

Staff prefers to have the open space percentage as close to the code requirements as possible and is willing to concede on the lot sizes due to the use of the TDR credits to help achieve this. There was discussion about buffering some of the lots, especially the lots along the north property line.

Mayor Wirth commented that he believes the TDR credits are a great program that is not being used as well as it could be. Some believes that some compromises should be made but the essence of the proposed development should be retained. He believes preserving open space and fewer lots is a worthwhile tradeoff.

Commission feedback was positive regarding the use of the 5 TDR credits, the proposal is an attractive product, there will not be traffic problems, buffering for future developments should be in place and the specimen tree should be preserved.

Attachment: PC_02.28.22_DRAFT (7156 : Meeting Minutes from February 28, 2022)

5) Announcements

The next meeting is Monday, March 21, 2022, at 6:00 p.m.

6) Adjourn

Action
Ald. Strzelczyk made a motion to adjourn the meeting.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (8-0)

The meeting concluded at 7:10 p.m.

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_02.28.22_DRAFT (7156 : Meeting Minutes from February 28, 2022)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **March 21, 2022**

SUBJECT: **Angelo Vasta for MPP Group. The applicant is seeking conditional use grant approval to allow for expansion of research and development at the existing facility for the property located at 12250 Corporate Parkway.**

Applicant:	Angelo Vasta
Status of Applicant:	Director of Technical Operations
Requested:	Conditional Use Grant Amendment
Existing Zoning:	B-4 (Business Park)
Land Use Plan:	Business Park
Lot size:	3.05 acres
Location:	12250 N. Corporate Parkway
Tax Key Number:	#15-017-10-018.00
District:	#5

Background: The applicant is requesting a conditional use grant amendment approval for a Research and Development facility at 12250 N Corporate Pkwy. The original approval was granted on April 11, 2016. The current request is to produce API's (Active Pharmaceutical Ingredients) in the area originally designated as warehouse. Research and Development facilities are conditional uses in the B-4 zone.

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 activities that will take place at the facility are subject to the regulations of the Food and Drug Administration, the Environmental Protection Agency and the Occupational Safety and Hazards Administration. Staff does not believe there would be any public health or safety issues associated with proposed use.

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

The subject site is in the Mequon Corporate Park. Adjacent uses include a variety of office uses including the Aurora Clinic, CORE4 Engineering and Charter Manufacturing. The applicant states that the change in operations at the facility will not generate noise, smoke or odors that will be discernible to adjacent property owners. The building includes a scrubber system that neutralizes odors and other chemical properties before they are released into the atmosphere.

Traffic generated by the use will be consistent with other office uses in the area. Staff does not feel the proposed use will have an impact on the surrounding areas.

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

The proposed facility will employ up to 25 employees at full production with backgrounds that include chemistry and pharmacology. There are 65 parking space on site which is more than adequate to accommodate the increased demand. Work performed on site will require technologically advanced equipment and highly skilled employees. The hours of operation will be 8:00 AM to 5:00 PM weekdays which is consistent with other uses in the area. Staff believes this type of operation is compatible with other technical and professional uses in the Corporate Park.

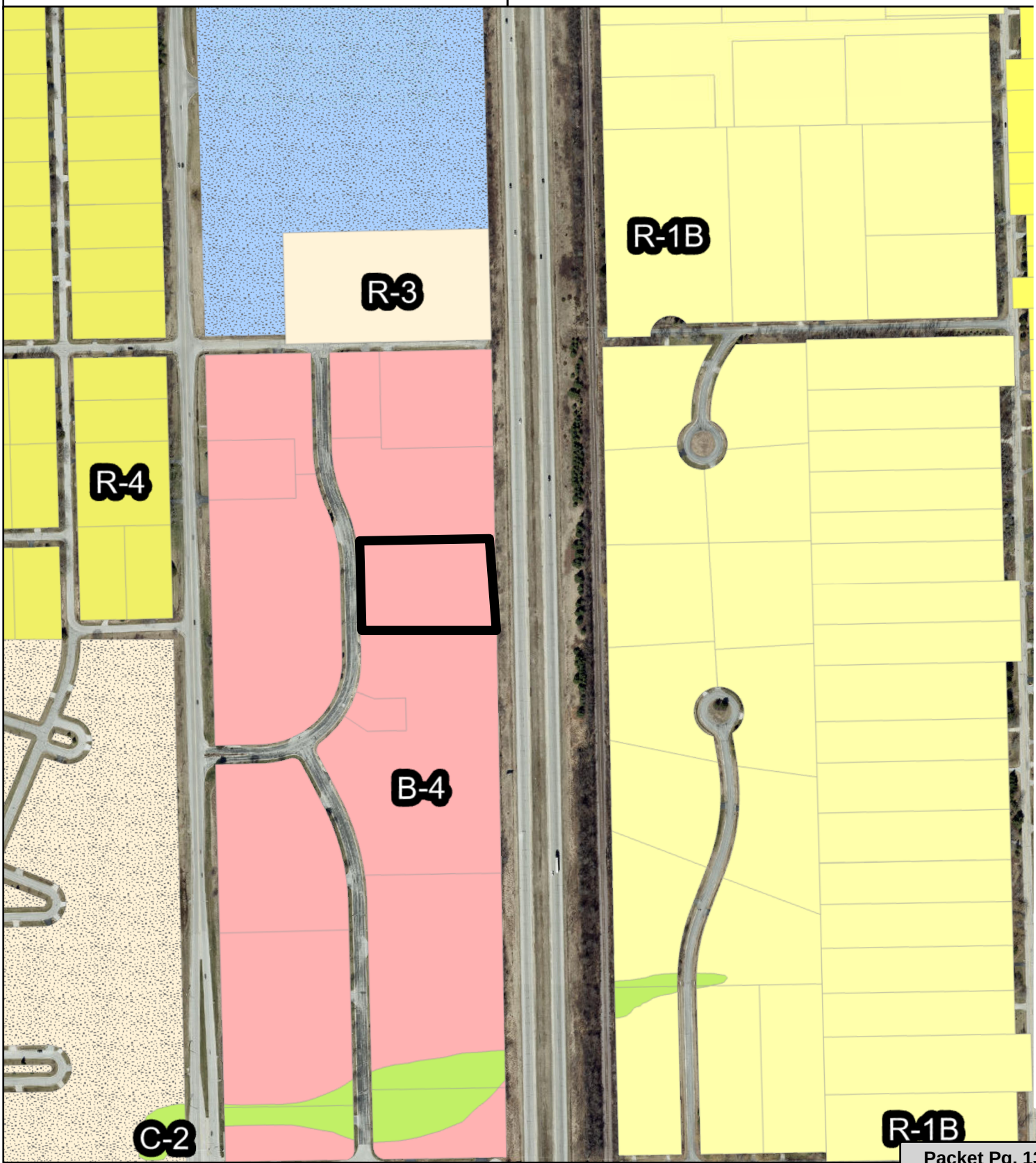
Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant subject to the following condition(s):

1. Staff review and approval of final floor plans.
2. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
3. No chemical or hazardous effluent shall be discharged into the sanitary sewer system.

Attachments:
Packet Docs_MPP (PDF)

MPP GROUP

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



Attachment: Packet Docs_MPP (7149 : Angelo Vasta for MPP Group)

Expansion of MPP Group LLC. (MPP)

Currently MPP has reached its performance capabilities and as a formulation developing and analytical testing organization of injectable drug products. The main reason for it is the high cost of Active Pharmaceutical Ingredients (API), USP standards of API and impurities. In order to eliminate this hurdle, MPP has to produce its own API and standards, which are not only very expensive but often not available at all.

We plan to install chemical labs in the warehouse part of the facility on 12250 N. Corporate Drive to produce, APIs, Intermediates, analytical standards, and other final chemicals.

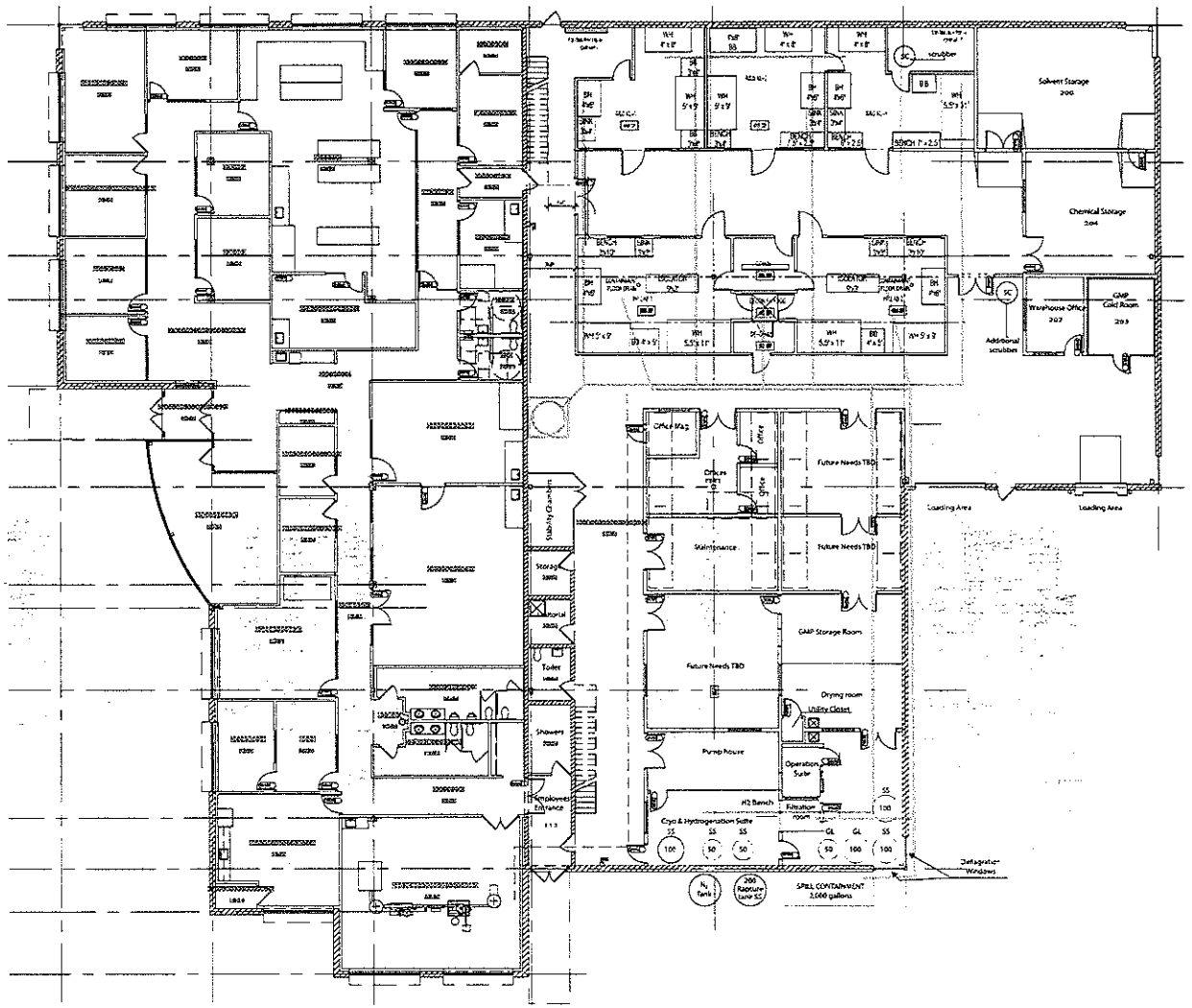
Outline of Facility Design:

1. Three Development/Kilo-labs and 2 High Potency labs to handle/synthesize Potent and DEA Regulated Compounds/(APIs). These two facilities will have independent sewage collection in the outside 500Gal. Spill Containment Tanks
2. Chemical storage, both used for standards and FDA regulated substance will be situated in the current Repair shop adjacent to the Solvent Storage room.
3. The NW storage room will be repurposed to Manager and Chemist office.
4. The South part of the recent construction will be repurposed to Pilot Plant having the following reactors:
    a. 2 X 100gal Stainless Steel, 2 Glass Lined Reactors (50 and 100gal).
    b. Cryo and Hydrogenation Suite will contain 2 X 50gal SS. (Hydrogenation)and 1 X 100gal. SS reactors (Cryo).
5. The further north part of the suites will be remodeled to fit Process pumps, Filtration suite and Drying room.
6. On the south wall there will be installed Nitrogen Tank, Rupture Tank (200 Gal. SS tank) and a spill containment (Underground tank).
7. Any potential noxious gases solvents, etc. will be passed through scrubber system, i.e., completely neutralized (chemical properties, odor, etc.). This will be performed before releasing them to the atmosphere.
8. Only No-Contact water will be released to the city sewage.
9. All contaminated water/sewage will be collected in the outside Spill Containment in underground 500Gal. tank and disposed of by licensed Waste Disposal firm.

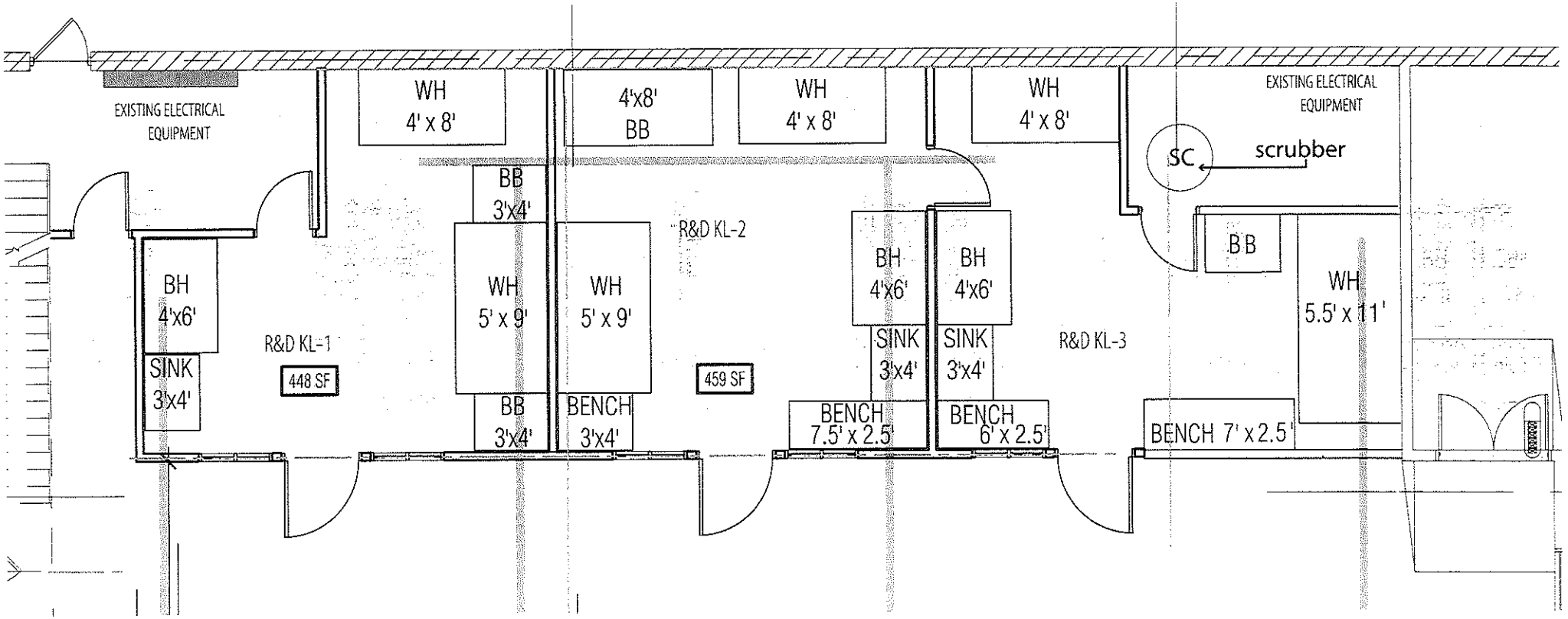
Michael Major foresees that the site will be production ready within half year from the approval of application by the City and State Authorities.

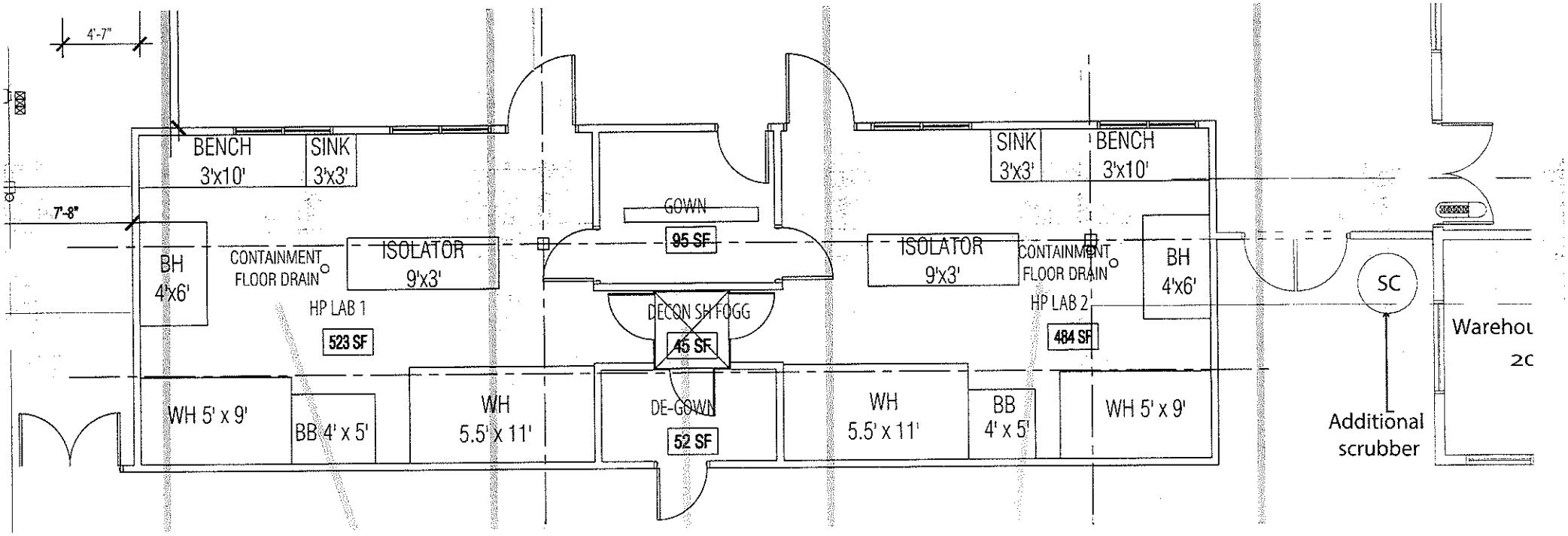
Michael W. Major, PhD, DSc, President and CEO

Attachment: Packet Docs_MPP (7149 : Angelo Vasta for MPP Group)



Attachment: Packet Docs_MPP (7149 : Angelo Vasta for MPP Group)


EXISTING ELECTRICAL EQUIPMENT
WH 4' x 8'
4'x8' BB
WH 4' x 8'
WH 4' x 8'
EXISTING ELECTRICAL EQUIPMENT
SC
scrubber
BB 3'x4'
R&D KL-2
BH 4'x6'
SINK 3'x4'
R&D KL-1
448 SF
WH 5' x 9'
WH 5' x 9'
459 SF
BB 3'x4'
BENCH 3'x4'
BH 4'x6'
BH 4'x6'
SINK 3'x4'
SINK 3'x4'
R&D KL-3
BENCH 7.5' x 2.5'
BENCH 6' x 2.5'
BB
WH 5.5' x 11'
BENCH 7' x 2.5'


4'-7"
7'-8"
BENCH
3'x10'
SINK
3'x3'
BH
4'x6'
CONTAINMENT
FLOOR DRAIN
ISOLATOR
9'x3'
HP LAB 1
523 SF
GOWN
95 SF
DECON SH FOGG
45 SF
DE-GOWN
52 SF
ISOLATOR
9'x3'
CONTAINMENT
FLOOR DRAIN
HP LAB 2
484 SF
SINK
3'x3'
BENCH
3'x10'
BH
4'x6'
SC
Additional
scrubber
Warehou
2c
WH 5' x 9'
BB 4' x 5'
WH
5.5' x 11'
WH
5.5' x 11'
BB
4' x 5'
WH 5' x 9'

DOCUMENT NO.

RETURN TO:

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

PARCEL NO.:
15017100110 0

CONDITIONAL USE GRANT AMENDMENT

12250 N Corporate Pkwy

Legal Description

Exhibit A-1

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 28th day of March 2022, by and between Major Pharmaceuticals 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 research and development facility 12250 N Corporate Pkwy; the original grant approved by the Planning Commission on April 11, 2016, and Recorded as Document No. 1035638 be amended as follows:

1. The original floor plan shall be replaced by Exhibit A

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of March 2022.

_____
John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named _____, Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_MPP (7149 : Angelo Vasta for MPP Group)

OWNER(S):

By:_____

Acknowledgment

STATE OF _____)
)SS
_____COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

DRAFTED BY:

City of Mequon
11333N Cedarburg Road
Mequon, WI 53092
Phone: (262) 236-2904

Attachment: Packet Docs_MPP (7149 : Angelo Vasta for MPP Group)

City of Mequon

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

www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

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

DATE: **March 21, 2022**

SUBJECT: **Christie Ronge for Clean Living Nutirtion and Detoxification. The applicant is seeking conditional use grant approval to allow for a wellness center including nutrition and detoxification treatment for the property located at 1025 W. Glen Oaks Lane.**

Applicant:	Christie Ronge
Status of Applicant:	Lessee
Requested:	Conditional Use Grant
Proposed Use:	Wellness Center
Existing Zoning:	B-4 (Business Park)
Land Use Plan:	Business Park
Location:	1025 W. Glen Oaks Lane #204
Tax Key Number:	#15-020-06-001.00
District:	#5

Background:
The applicant requests conditional use grant approval for a wellness center located at 1025 W Glen Oaks Lane #204. Clean Living Nutrition and Detoxification will occupy 733 square feet in an existing multi-tenant building. The business focuses on providing clients with nutritional counseling and colon hydrotherapy. The property is zoned B-4 (Business Park), which does not specifically allow wellness centers as a conditional use. However, the code does provide flexibility to interpret uses that are similar to listed conditional uses. In this case, staff interprets the proposed use as similar to a fitness center based on the nutritional focus of the use.

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 at all times by staff. The colon hydrotherapy device is regulated by the State of Wisconsin and a prescription by a physician is required to purchase the equipment.

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

The Land Use Plan designates the site as Business Park. Surrounding properties are zoned B-4 as well. A wellness center can be considered compatible with the Land Use Plan designation and

expected uses in the area. All of the activities will take place within the office are and is similar to operations of other professional uses in the area.

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

The proposed activities of the use will fit the character of the surrounding area. The proposed hours of operation are from 9:00 AM to 9:00 PM, daily based on demand. The space is within a multi-tenant property with ample parking spaces to accommodate all customers and employees of the site. Based on the parking code, staff calculated a total parking requirement of 2 stalls for the use. Staff believes the parking on site is adequate based on the total number of employees and total square footage.

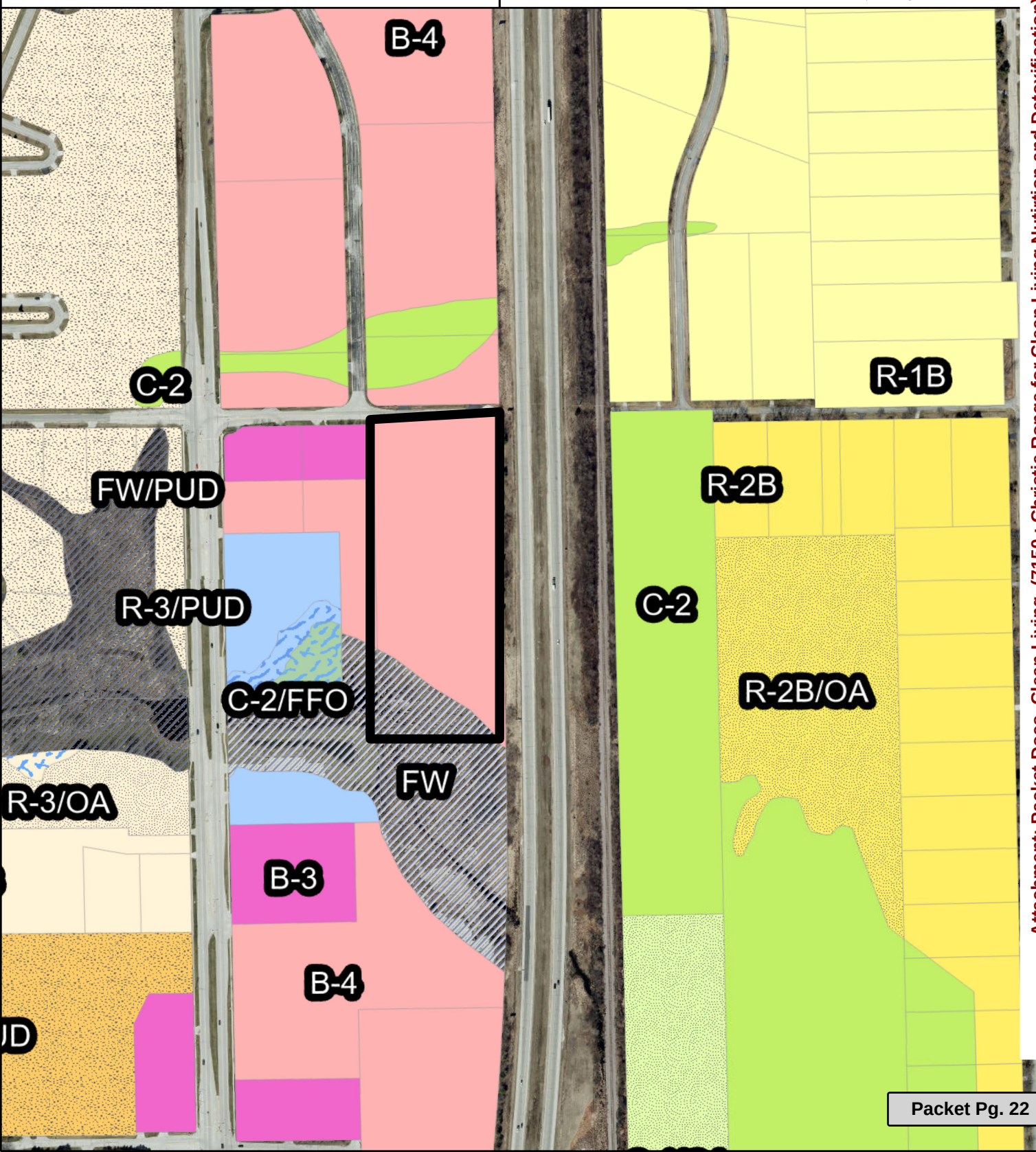
Staff Recommendation:
Planning staff recommends **approval** the conditional use grant based on the following criteria:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Hours of operation are from 9:00 AM to 9:00 PM.

Attachments:
Packet Docs_Clean Living (PDF)

CLEAN LIVING NUTRITION

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



Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

Business Plan Narrative

Clean Living Nutrition and Detoxification, LLC, solely owned and operated by Christie L. Ronge, is a health and wellness business model that will focus on functional nutrition and detoxification methods. The functional nutrition aspect will be carried out by means of counseling sessions in an office setting and will help clients to discover the power of functional nutrition. Functional nutrition is a type of dietetics that is concerned with optimal physiological functioning of your cells. When the cells are nourished with the right foods, the root cause of your symptoms are addressed. The second "brain" of our bodies is our gut or digestive system, specifically the large colon. Without a healthy gut, no other bodily system can perform optimally. The first step to regaining health and feeling good is to "clean-up" the gut. The initial vision of this business is to use colon hydrotherapy, via the Angel of Water open system colonic device, to accomplish this cleansing in conjunction with functional nutrition counseling. To start, colon hydrotherapy will be the only detoxification method offered by Clean Living, which is briefly explained below. With that being said, our skin, the body's largest organ, is also vital to the detoxification process and can be complimentary to facilitate ideal physical, mental, emotional, and spiritual well-being. As the business grows and other detoxification techniques are demanded by the clientele, it is envisioned that services like infrared sauna and/or ozone sauna may be added. To conclude, "clean living" relies on discovering the root causes of symptoms, maintaining a detoxified body, and developing positive lifestyle changes through nutrition that can be sustained for optimal health.

Employees and Hours of Operation

Clean Living Nutrition and Detoxification is a sole member LLC with ZERO employees. Hours of operation will vary in the beginning as I transition from my current full-time job at Aurora Healthcare to operating Clean Living on a full-time basis. I will likely start out working 7 days per week on weekday evenings and weekends. Monday through Friday hours will tentatively start out as 6PM to 9PM and Saturday/Sunday hours will tentatively start out as 9AM to 6PM. Once the business is operating on a full-time basis, I will likely still offer services 7 days per week, tentatively, from 9AM to 9PM, with the anticipation of some days being much shorter, depending on demand.

Lease Agreement

My lease with Glen Oaks Office Park, LLC, commences on March 1, 2022, for an initial period of one year.

About Me

By education, I am a chemist. Over the last 30 years, I have a gained wide array of experience and knowledge in healthcare, mainly in pharmacy and immunology. In the last 3 years, I have become interested in non-traditional ways of gaining health and wellness. Through my education and experience in traditional healthcare, I am now

Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

passionate about helping people to achieve optimal health through natural methods, which I believe to be the future of healthcare. To accomplish this, I enrolled in two certification programs.

First, I am currently enrolled in Full Body Systems through the Functional Nutrition Alliance, which is a 10 month comprehensive online Functional Nutrition immersion, designed by Functional Medicine Nutritionist Andrea Nakayama. In this course, I have learned to address the roots of my clients' ailments with client education, diet, and lifestyle modifications where the science and art of using "food as medicine" are practiced. Upon completion of this program, I will be certified as a Functional Nutrition Counselor and I will also be board certified with the American Association of Drugless Practitioners (AADP).

Second, I have completed 200 hours of online learning through the International Association of Colon Hydrotherapy (I-ACT). The course material I have been instructed on includes Colon Hydrotherapy History/Theory/Practice, Anatomy & Physiology, Microbiology, Intestinal Health – Function vs Dysfunction, Nutrition, Drug Interactions, and Business Ethics. In addition, I have completed 65 hours of in-person training through an I-ACT recognized school and instructor. I have been trained in Office Procedures, Health & Sanitation, Anatomy & Physiology of the Alimentary Tract, and a 50-hour Practicum where I performed colonic sessions on 30 clients. I am awaiting my test date at a professional testing center to take my final certification exam. When I pass my exam, I will be professionally certified in colon hydrotherapy.

I am an active member of I-ACT and also trained in CPR.

Colon Hydrotherapy

The practice of using water to cleanse the colon dates back to the ancient Greeks and Egyptians. The world over, people discovered and adapted the enema. The first modern colonic machine was invented about 100 years ago. Coffee enemas were recognized as a valid medical therapy as early as 1917 and the practice was published in the Merck Manual until 1972; enemas were standard practice during that time frame among most physicians and a common treatment in hospitals.

The best use of a colonic is not to replace the body's function to empty the bowel, but to detoxify.

Let's say that last night you ate a dinner of steak, beans, and salad. Here's the really short explanation of what happens to that: Enzymes in your saliva will start to break down the carbohydrates in the beans and salad. Stomach acid will break down the proteins. And the release of bile from your gall bladder will start to break down the fats. Your intestines will extract the nutrients from the food and send them through the blood stream to where the body can use them. What your body can't use moves down to the trashcan.

Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

What's leftover? Mostly:

- Indigestible fiber
- Bile that is not reabsorbed
- Water
- Sloughed off cells and bacteria

Our digestive system is built to expel the leftovers through the bladder as urine and the rectum as feces. Yet many people struggle for years to have regular, complete bowel movements. We can thank what and how we eat, and our stressful lives in great part for that. The standard American diet is full of inflammatory foods (think sugar, starches, gluten, pesticides). A constant onslaught of inflammatory food is often responsible for an impaired digestive system which commonly looks like acid reflux, leaky gut, allergies, constipation, diarrhea, diverticulitis, and Crohn's disease.

Impaired digestion affects "transit time," meaning the time it takes for that bite of steak to enter our mouth, get processed in the digestive system, and leave, well, you know, with the poop. In a perfect world, last night's dinner would be eliminated with the next morning's poop. But that often doesn't happen in our society.

The natural mucus layer that lines the colon's walls can envelop stagnant particles, creating a highly toxic fold in the colon.

Colonic Versus Enema

"Colon" is just another word for the large intestine. (Medical books named it the large intestine because it is bigger in circumference than the "small" intestine.) The colon is about 5 feet long, and the last section of it is the rectum/anus.

A *colonic* is intended to reach almost all 5 feet of the colon. An *enema* reaches only into the rectum and a small distance into the colon.

Colonic irrigations involve much more water. While you lie on a table, a low-pressure pump or a gravity-based reservoir flushes almost a gallon of water through a small tube inserted into your rectum. The water makes its way up the colon and when you are ready to release it, the pressure is released, and the water flows back out. During a one-hour session with a "closed system," you might fill and rinse 4 to 8 times.

Colonics/enemas are like a helping hand for people with weak immune systems because they keep the colon's pathogenic burden at a minimum while their bodies are trying to heal. For example, if you have an overgrowth of candida, you may see it depart looking like beer foam. Parasites can also make their departure, as well as impacted material that loosens up as the water hydrates the colon walls.

What can colonics do?

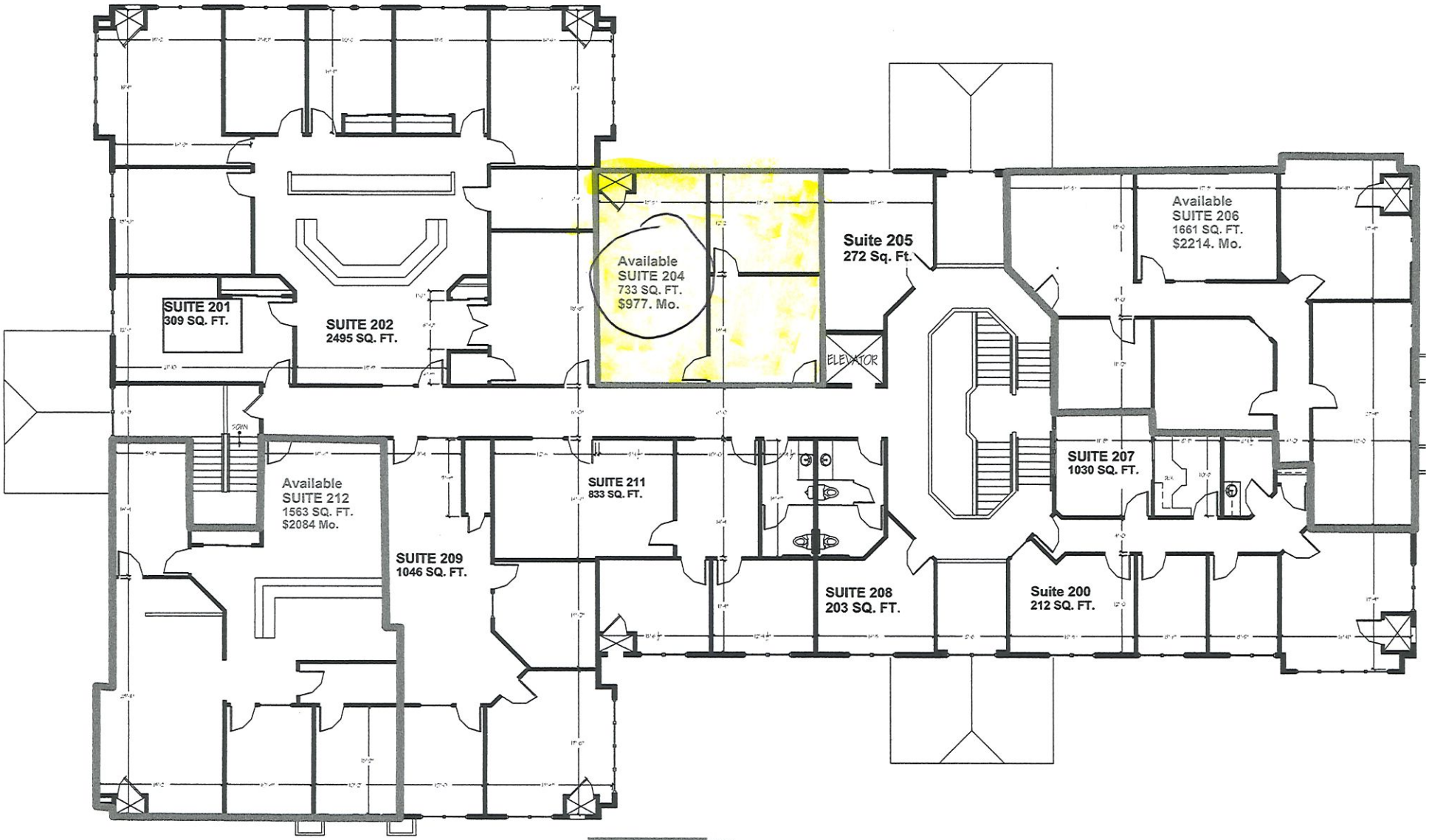
Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

- Colon hydrotherapy has long been used in conjunction with other therapies to cleanse and detoxify colon, liver, kidney and lymphatic systems. As patients repair and rebuild, large amounts of metabolic wastes and stored toxins are released and rinsing the colon is helpful to deal with the extra load.
- Peristaltic action – muscle contractions – move food down the esophagus to the stomach. Peristaltic action is also what moves feces through the colon. Sometimes people lose muscle tone in the colon; colonics strengthen the natural muscle reflex.
- Seriously ill patients tend to be chronically constipated which results in generalized toxemia. Colon hydrotherapy is the gentlest and most effective treatment to address a constipation problem.
- The rinsing stimulates congested bile ducts to support that all-important organ of detoxification, the liver.

Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

Glen Oaks 1025

Second Floor Plan

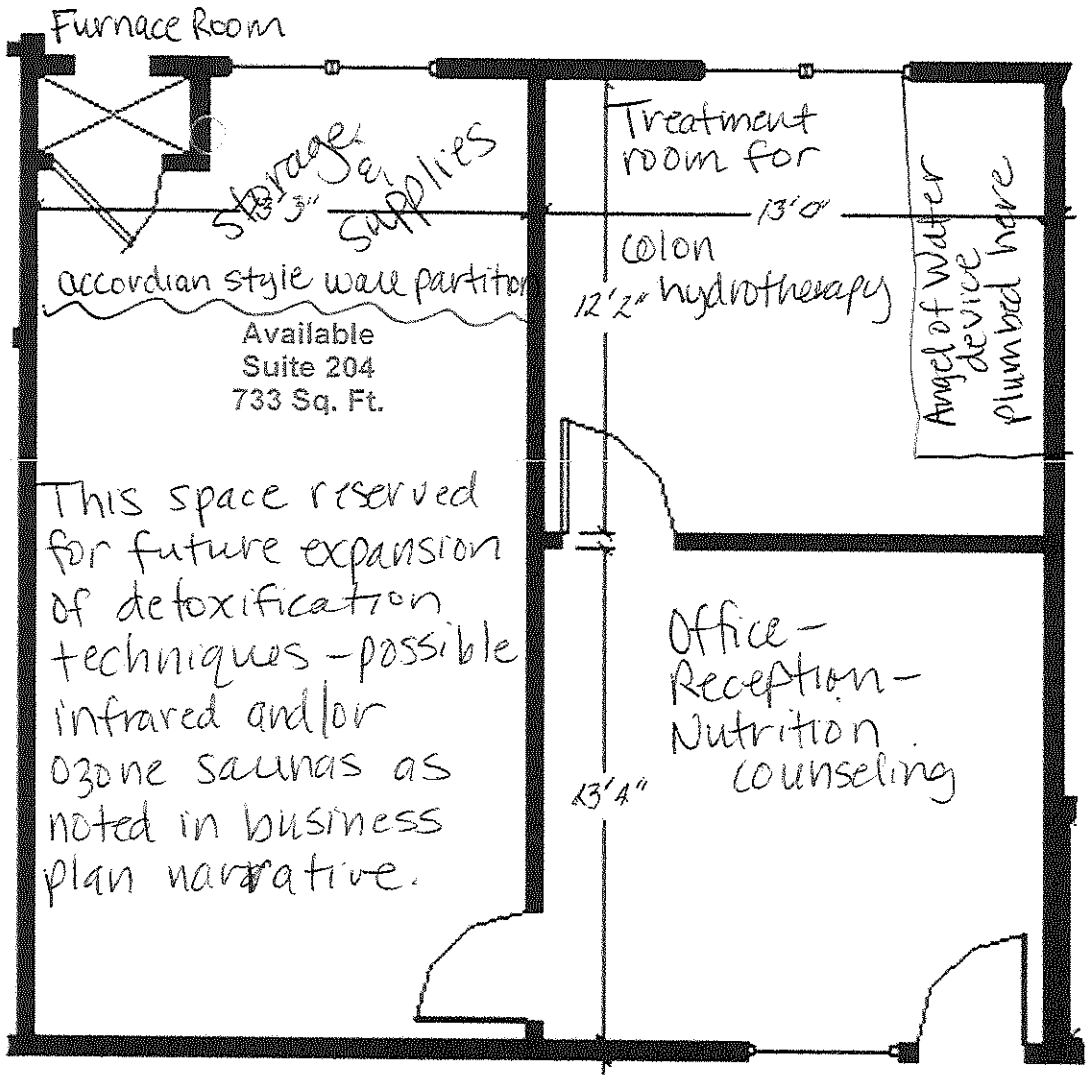


SINCE 1908
Mikkelson
BUILDERS
HOME OFFICE COMMERCIAL

Building Innovation on Tradition

1025 W. Glen Oaks Lane, Suite 202 Mequon, WI 53092 262.241.8740 www.mikkelsonbuilders.com

Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and

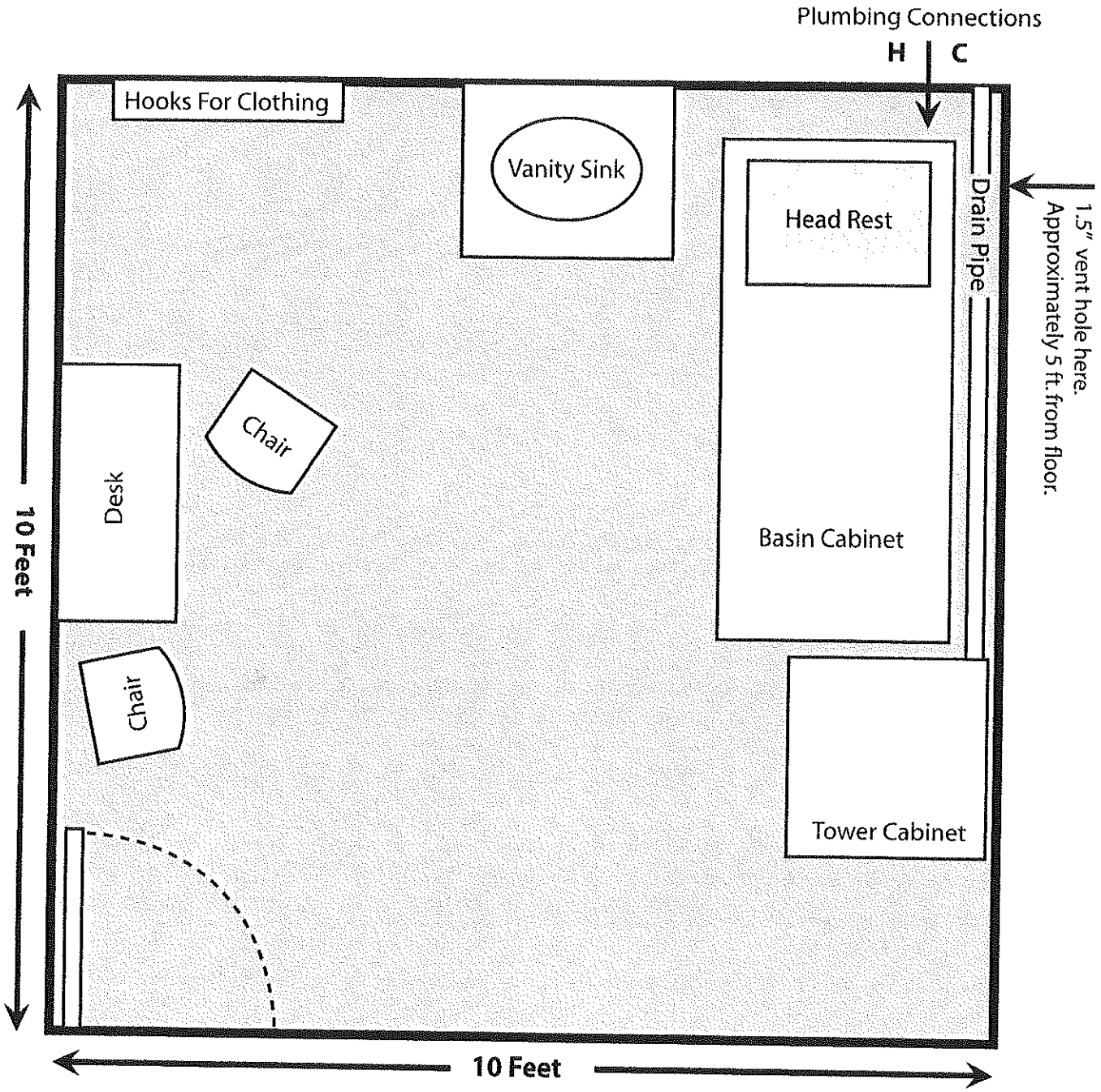


Mikkelson BUILDERS
HOME OFFICE COMMERCIAL

Building Innovation on Tradition

Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and

Sample Floor Plan for Colon Hydrotherapy Room.



NOTE: Do not carpet your room. Use tile or linoleum only.
NOTE: The CM-1 has one (right-handed) orientation only.

Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

ANGEL OF WATER®

TECHNICAL DATA SHEET – ANGEL OF WATER CM-1 – COLON IRRIGATION DEVICE

The Angel of Water CM-1 Surround, a Class II Medical Device, is for colon irrigation when medically indicated, such as before radiological or endoscopic examination. It is a Type B Applied Part and is ME equipment compliant with IEC 60601-1 requirements.

IEC 60601-1:1988 + A1:1991 + A2:1995
EN 60601-1 (2006/A11: 2011) Medical electrical equipment – Part 1: General requirements for basic safety and essential performance and IEC 60601-1, ed. 3, 2005 Medical electrical equipment – Part 1: General requirements for basic safety and essential performance

ELECTRICAL RATINGS

110-120 Vac 60 Hz unit is rated for 2A (U.S., Canada)
220-240 Vac 50/60 Hz unit is rated for 1A (EU, Asia)

UV LIGHT

The Angel of Water CM-1 comes with a UV Light/Sediment Filter;
germicidal 254 nm; rated for 7,500 hours of continuous use or 24 months of intermittent use

FILTERS

Pre-Filter: Per Manufacturer's Instructions
Sediment: Rated at 16,000 gallons or 4 months

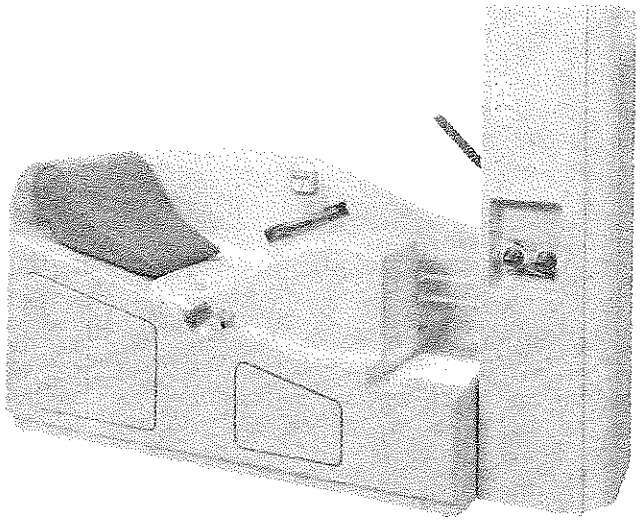
FLOW RATE

Gravity only; averages 1 p.s.i.; averages 1 liter per minute of flow

LIGHT BULBS (Compact Fluorescent ONLY)

View tube: Rated at 10,000 hours
Tower: Rated at 8,000 hours

Patient Weight Limit:	400 lbs.	
Environmental		
Temperature:		
Operating	+15°C/59°F	+30°C/86°F
Storage	+1°C/+33°F	+50°C/+120°F
Transport	-20°C/+0°F	+50°C/+120°F
Relative Humidity:		
Operating	0-75% (non-condensing)	
Storage	0-75% (non-condensing)	
Transport	0-95% (non-condensing)	
Atmospheric Pressure:		
Operating	700 hPa to 1060 hPa	
Storage	700 hPa to 1060 hPa	
Altitude:		
Operating	a ≤ 3000 m	
Dimensions		
Length	101"/256.5cm	
Width	32.5"/82.6cm	
Height	43"/109.2cm (top of basin cabinet); 67"/170.2cm (top of tower cabinet)	
Weight	450 lbs. (approximate)	

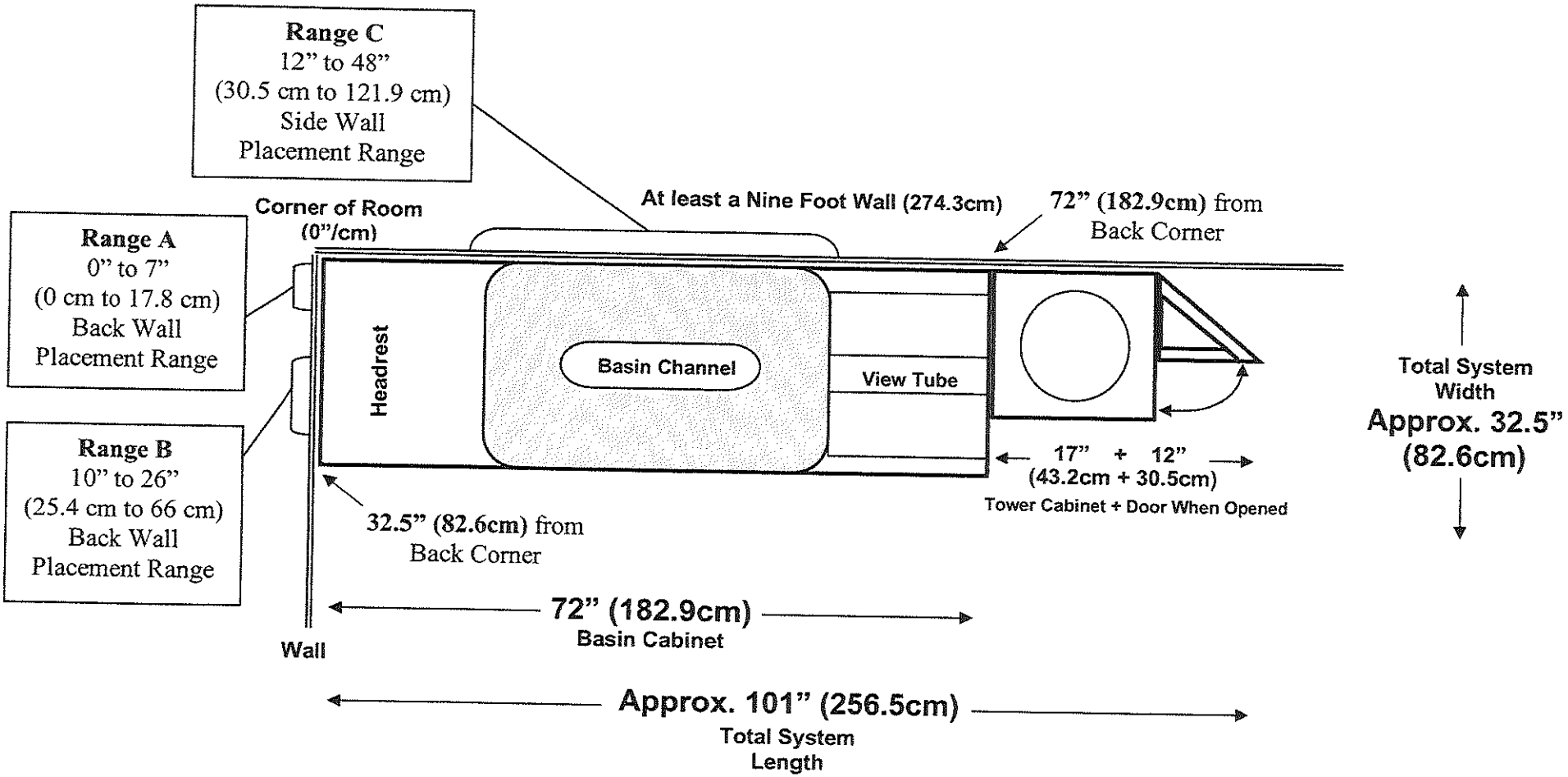


Lifestream Purification Systems, LLC – www.angelofwater.com – US Toll Free 1.877.564.3185
sales@angelofwater.com – support@angelofwater.com

Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

Surround Aerial View

Placement Ranges A, B, and C are for the
Electrical Outlet and Rough Plumbing Connections (Hot, Cold, Drain)



Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 28th day of March 2022 by and between _____-, owner of the property located at 1025 W Glen Oaks Lane 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 20, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A

RETURN TO:

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

PARCEL NO.:
150200600100

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 wellness center.

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of March 2022.

_____

John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named John Wirth, 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 _____, 2022, 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) _____

Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

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-Saturday: 9:00 AM – 9:00 PM

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.

a. **Conditions of the structures:**

a. Site Plan: As on file with Community Development Department, City of Mequon
b. Landscaping Plan: N/A
c. Elevations: As on file with Community Development Department, City of Mequon
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: 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.

Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

11. **Conditions on the site:**

a. Street access (number, location, design: As on file with Community Development Department, City of Mequon

b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon

c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon

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

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, 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 _____, 2022

Document drafted by: City of Mequon

Attachment: Packet Docs_Clean Living (7150 : Christie Ronge for Clean Living Nutirtion and Detoxification)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **March 21, 2022**

SUBJECT: **Minahan Children LLC. The applicant is seeking minor request for approval to allow for a proposed (60'x 80') agricultural structure for the property located immediately west of 5630 W. Bonniwell Road**

Applicant:	Wisconsin Craftsman LLC for Minahan Children LLC
Status of Applicant:	Agent
Requested:	Construction of an accessory structure in excess of 1,000 sq. ft.
Existing Zoning:	R-1 (Rural Residential)
Land Use Plan:	Residential 5 acre
Lot size:	39.66
Location:	Immediately west of 5630 W. Bonniwell Road
Tax Key Number:	#14-002-11-000.00
District:	#1

Background:
The applicant is requesting Planning Commission approval for a 4,800 square foot accessory building at the parcel immediately west of 5630 W Bonniwell Road. Per Section 58-265 (b) of the zoning code, Planning Commission approval is required because the structure exceeds 1,000 square feet.

Accessory Structure:
The proposed structure is shown to be located 100 feet from Bonniwell Road and 185 feet to the east property line. The building is designed with board and batten siding with a stone veneer wainscotting and a standing seam metal roof (see attached elevations). The design of the building includes a number of decorative elements including window shutters, stone columns, and wood brackets. The floor plan shows an office in the building which is not permitted unless it specifically pertains to the agricultural use of the parcel.

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

The structure is proposed for a total footprint of 4,800 square feet, which is below the threshold which triggers the requirement for best management practices. In the absence of inclusion of a Storm Water Management Plan, a Green Infrastructure Plan is required for projects adding 5,000 square feet of impervious surface per MMSD Rules.

Wetlands may be on the property based on the DNR Surface Water Data Viewer. However, the building is proposed approximately 200' south of the area in a manicured area. A wetland delineation is not required for the issuance of a building permit.

The property is not located within the City's sewer service area, therefore the building is not required to connect to public sewer or water.

Access is proposed through an existing, gravel driveway. No new access is proposed.

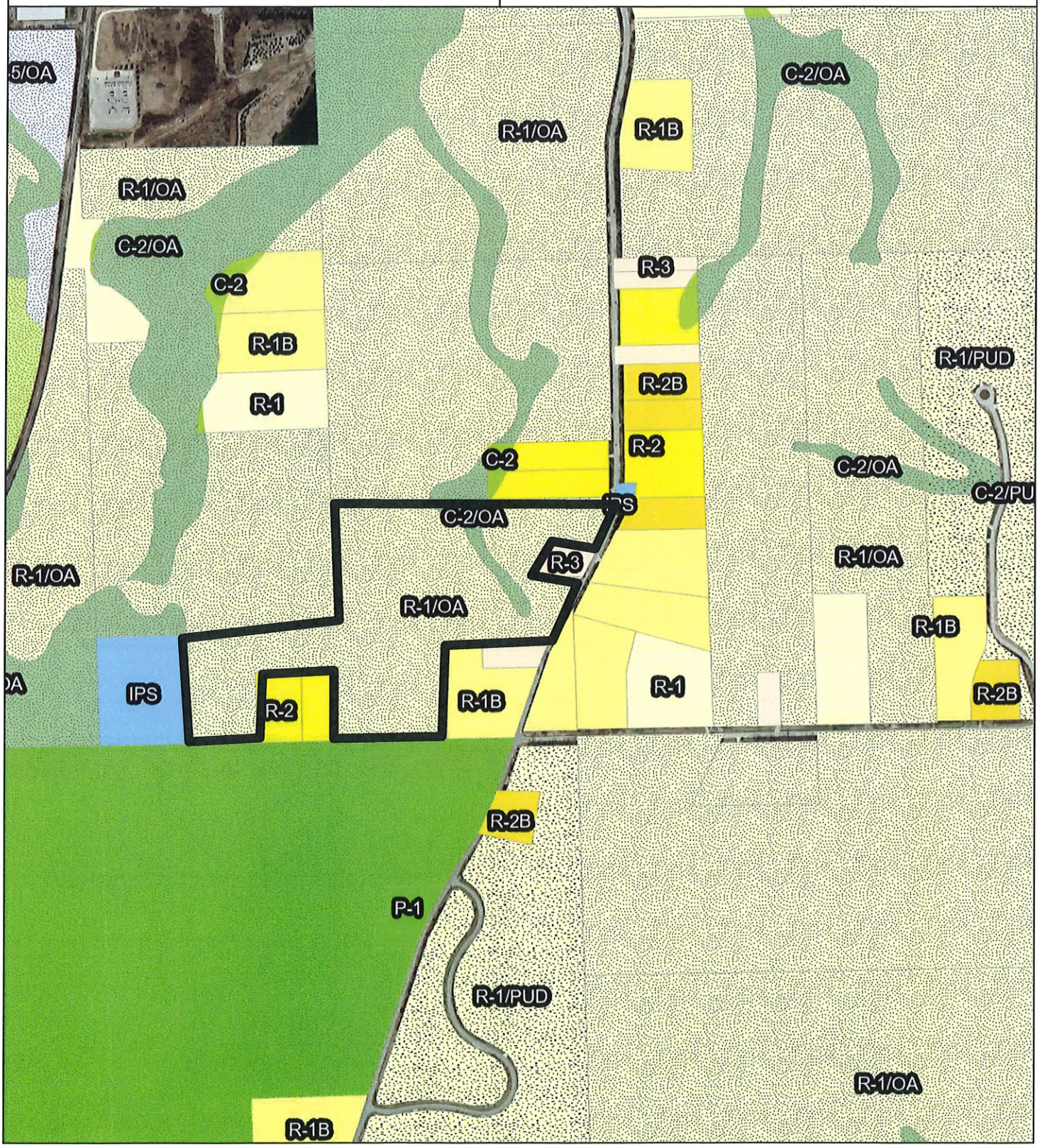
Staff Recommendation:
Since the proposed structure is consistent with prior approvals of agricultural structures and appears to be harmonious with the surrounding area, Planning Staff recommends **approval** based on the following condition(s):

1. The structure shall be used for agricultural related equipment and activities.
2. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
3. Any proposed lighting for the building shall be approved by staff.
4. Final staff review and approval of site, floor and elevation plans.
5. Engineering Division approval of a lot grading plan, to be included with the building permit application.
6. The added impervious surface must be less than 5,000 square feet or the structure is subject to MMSD Chapter 13 Rules and Mequon storm water ordinances

Attachments:
Scanned Packet Docs (PDF)

MINAHAN CHILDREN LLC

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



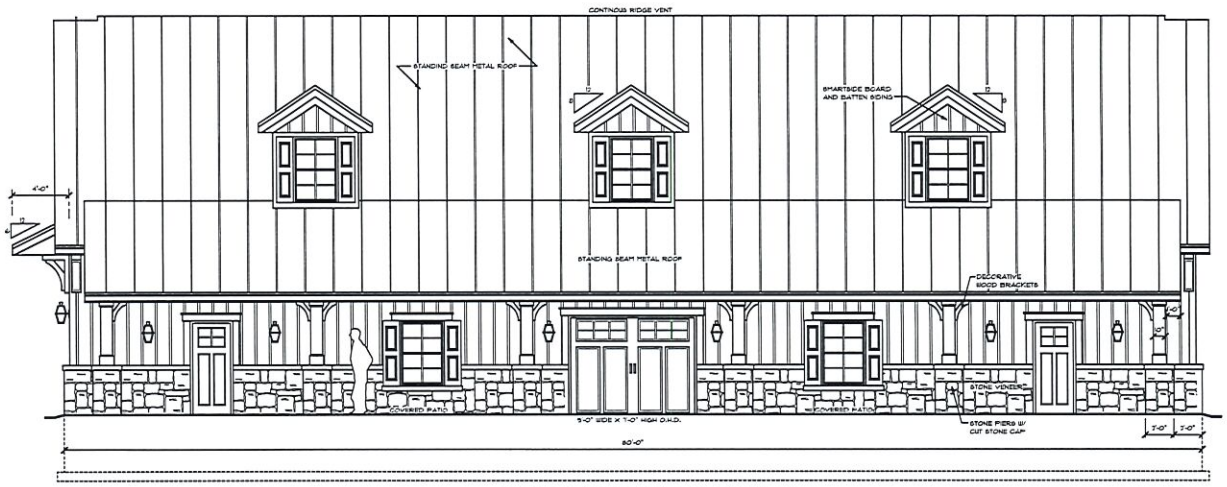
Attachment: Scanned Packet Docs (7151 : Wisconsin Craftsman LLC for Minahan Children LLC)

APPLICATION FOR BUILDING PERMIT
TO CONSTRUCT A BARN
TO BE LOCATED AT 5620 WEST BONNIWELL ROAD

STATEMENT OF INTENT

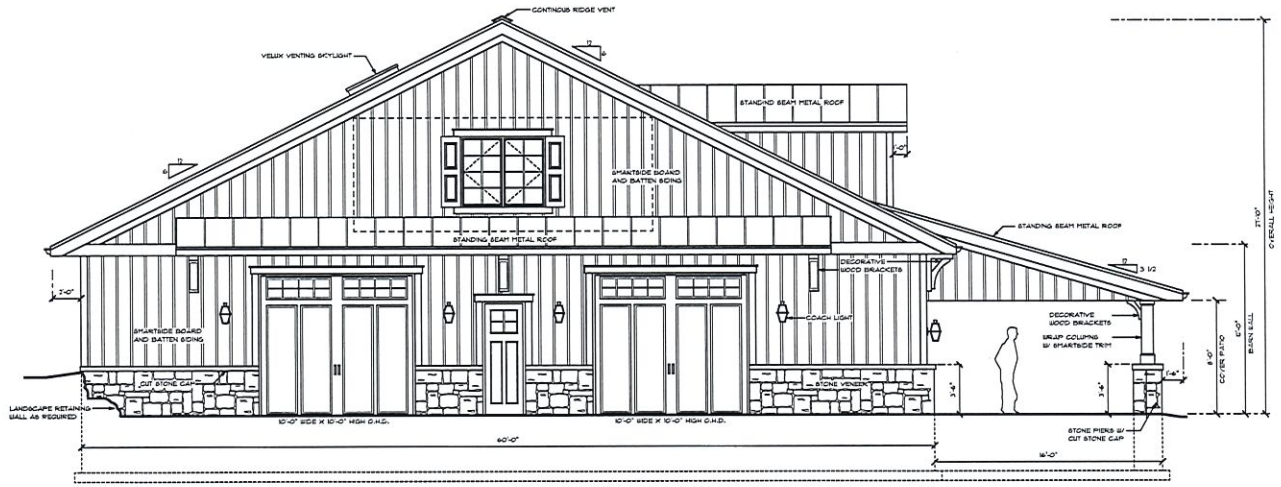
Petitioner intends to construct a 60' x 80' agricultural storage barn on a site located at the southwest corner of an approximately 39-acre parcel of land north and west of West Bonniwell and North Green Bay Roads. The purpose of the barn is to provide space for the maintenance and storage of a variety of agricultural and horticultural vehicles and equipment, including trucks, tractors, utility vehicles, mowers, saws and other tools. The site is located across from Mee-Kwon Golf Course and immediately adjacent to the City's Brush Disposal facility and is easily accessible to West Bonniwell Road from an existing driveway. The main design rationale for the project is to shield the barn from West Bonniwell Road by keeping its overall height low at 27 feet and building the barn into a gradual sloping grade; and concealing the barn by an existing, heavily landscaped, berm.

Attachment: Scanned Packet Docs (7151 : Wisconsin Craftsman LLC for Minahan Children LLC)



FRONT (NORTH) ELEVATION

SCALE 1/4 = 1'-0"



LEFT (EAST) ELEVATION

SCALE 1/4 = 1'-0"

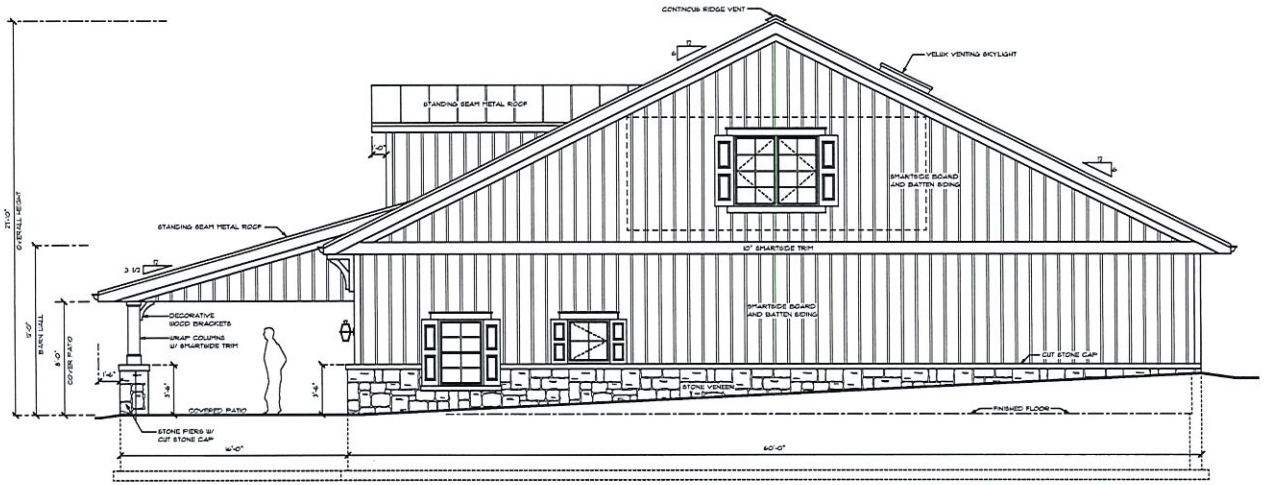
- NOTE -

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

The Bonniwell Farm Barn
5620 West Bonniwell Rd
Mequon, Wi 53097

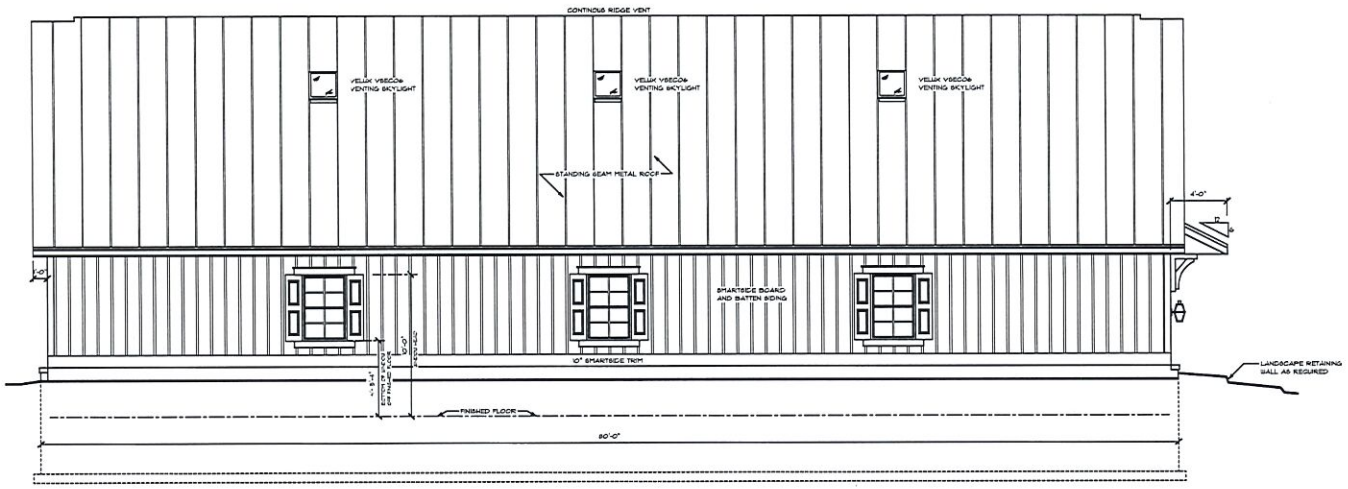
DATE: 02/10/2022 PAGE 1 OF 6

Attachment: Scanned Packet Docs (7151 : Wisconsin Craftsman LLC for Minahan Children LLC)



RIGHT (WEST) ELEVATION

SCALE 1/4 = 1'-0"



REAR (SOUTH) ELEVATION

SCALE 1/4 = 1'-0"

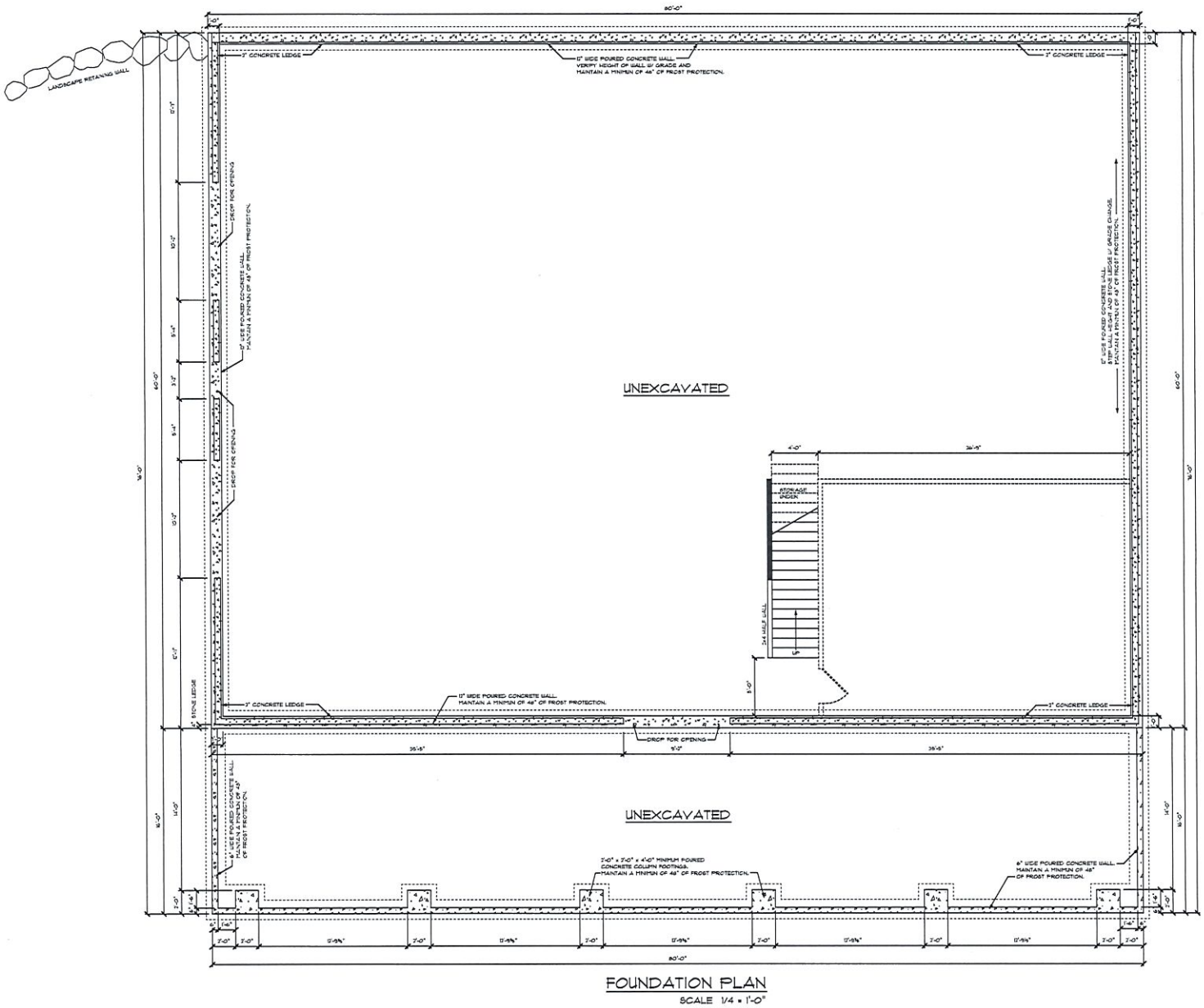
- NOTE -

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

The Bonniwell Farm Barn
5620 West Bonniwell Rd
Mequon, Wi 53097

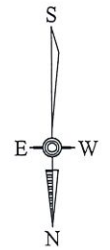
DATE: 02/10/2022 PAGE 2 OF 6

Attachment: Scanned Packet Docs (7151 : Wisconsin Craftsman LLC for Minahan Children LLC)



FOUNDATION PLAN

SCALE 1/4 = 1'-0"



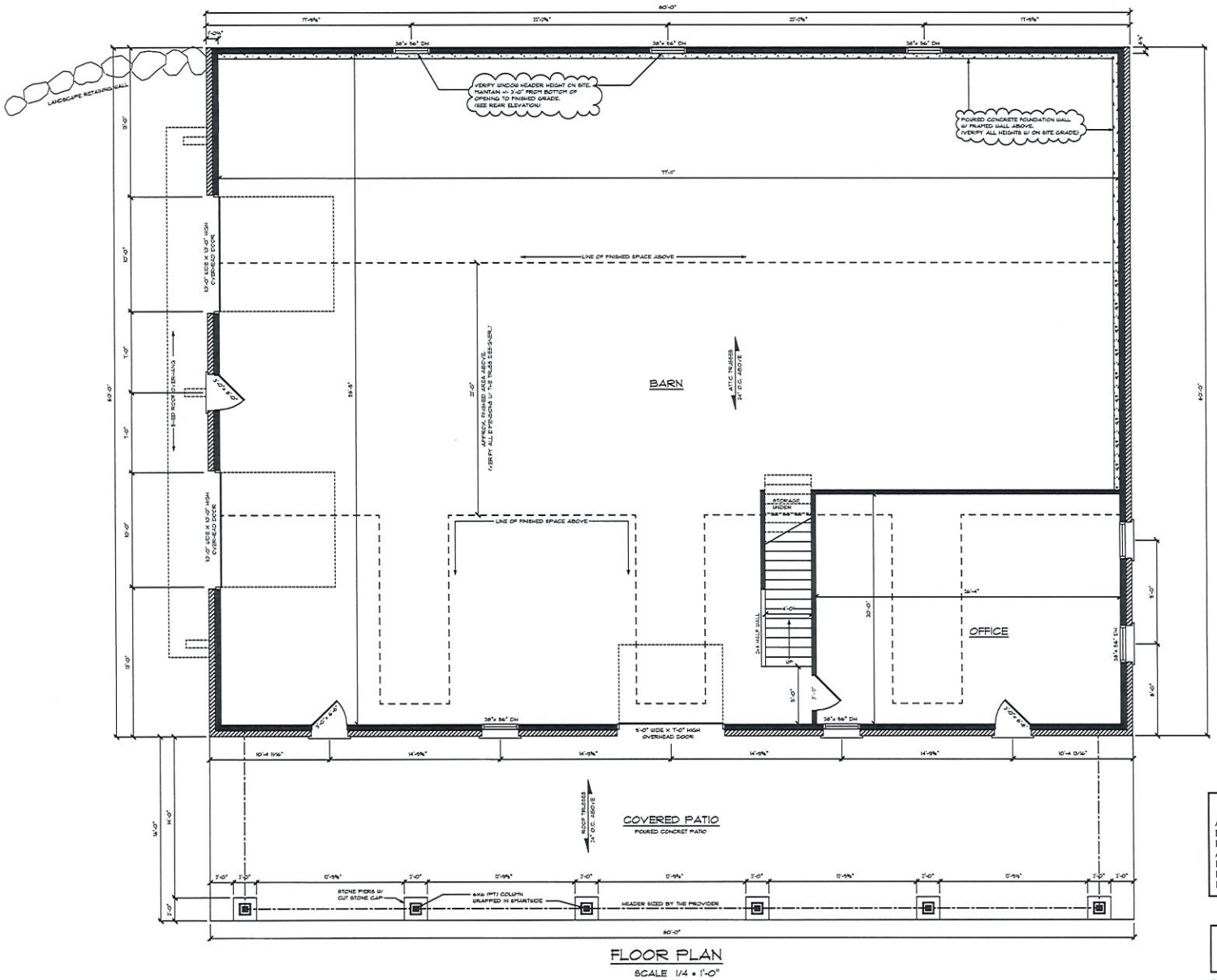
- NOTE -

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

The Bonniwell Farm Barn
5620 West Bonniwell Rd
Mequon, Wi 53097

DATE: 02/10/2022 PAGE 3 OF 6

Attachment: Scanned Packet Docs (7151 : Wisconsin Craftsman LLC for Minahan Children LLC)



FLOOR PLAN

SCALE 1/4 = 1'-0"

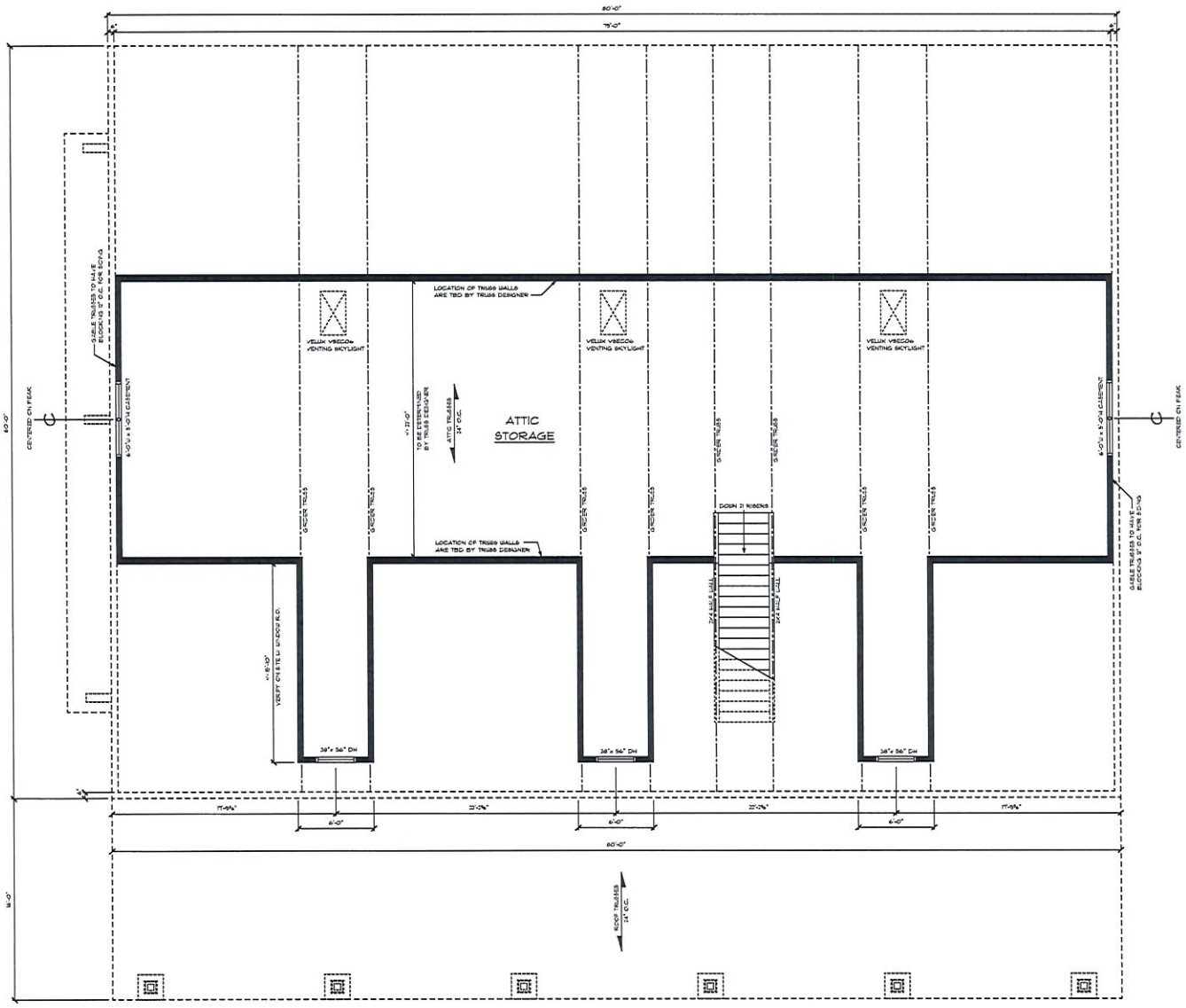
- NOTE -

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

The Bonniwell Farm Barn
5620 West Bonniwell Rd
Mequon, Wi 53097

DATE: 02/10/2022 PAGE 4 OF 6

Attachment: Scanned Packet Docs (7151 : Wisconsin Craftsman LLC for Minahan Children LLC)



ATTIC STORAGE PLAN

SCALE 1/4 = 1'-0"

S

E W

N

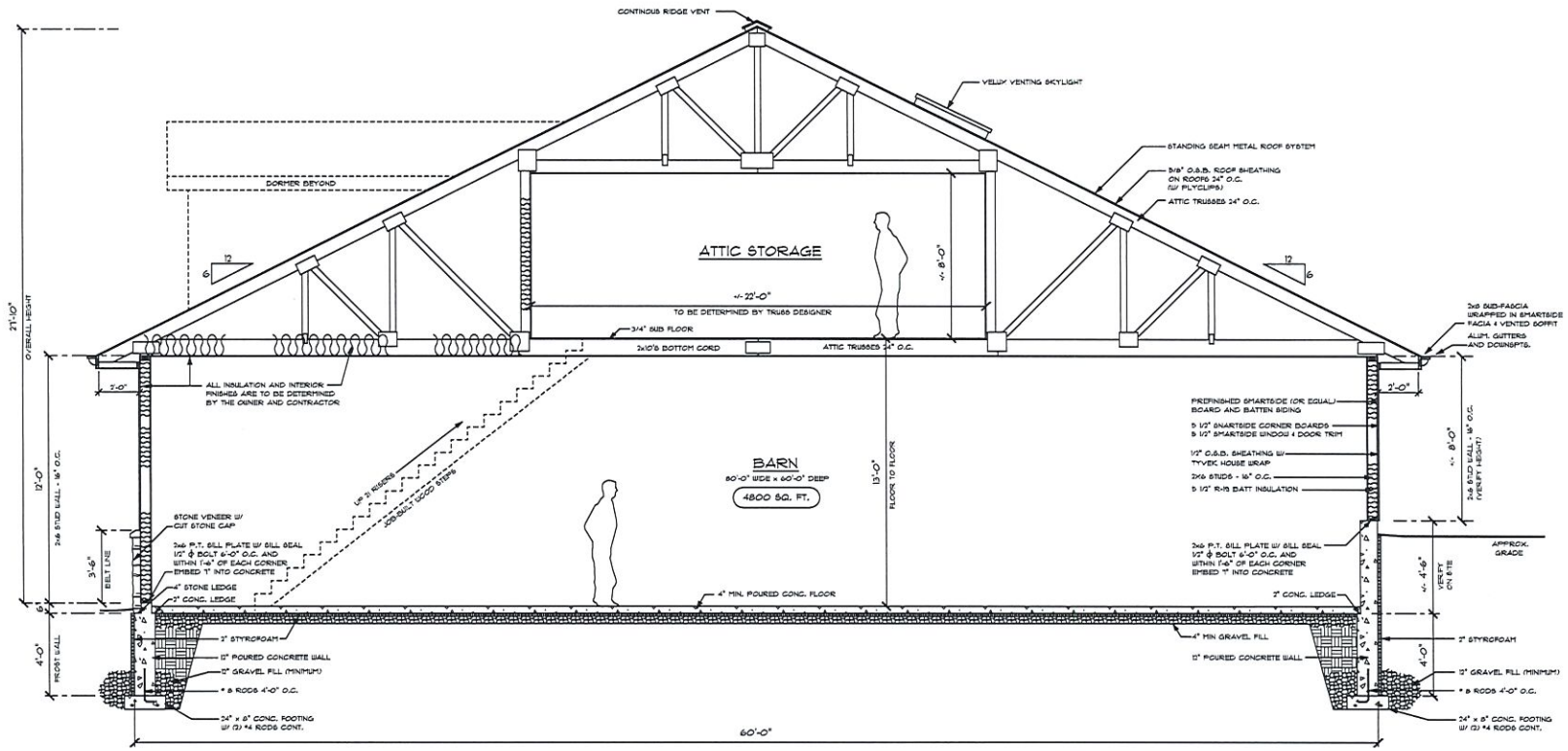
- NOTE -

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

The Bonniwell Farm Barn
5620 West Bonniwell Rd
Mequon, Wi 53097

DATE: 02/10/2022 PAGE 5 OF 6

Attachment: Scanned Packet Docs (7151 : Wisconsin Craftsman LLC for Minahan Children LLC)



BARN CROSS SECTION

SCALE 3/8" = 1'-0"

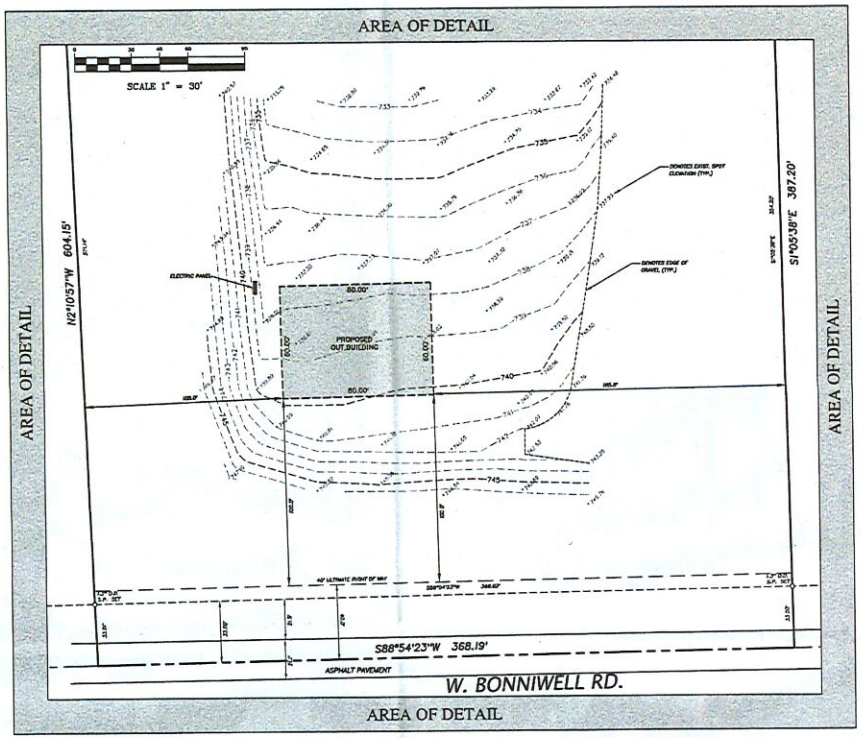
- NOTE -

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

The Bonniwell Farm Barn
5620 West Bonniwell Rd
Mequon, Wi 53097

DATE: 02/10/2022 PAGE 6 OF 6

Attachment: Scanned Packet Docs (7151 : Wisconsin Craftsman LLC for Minahan Children LLC)

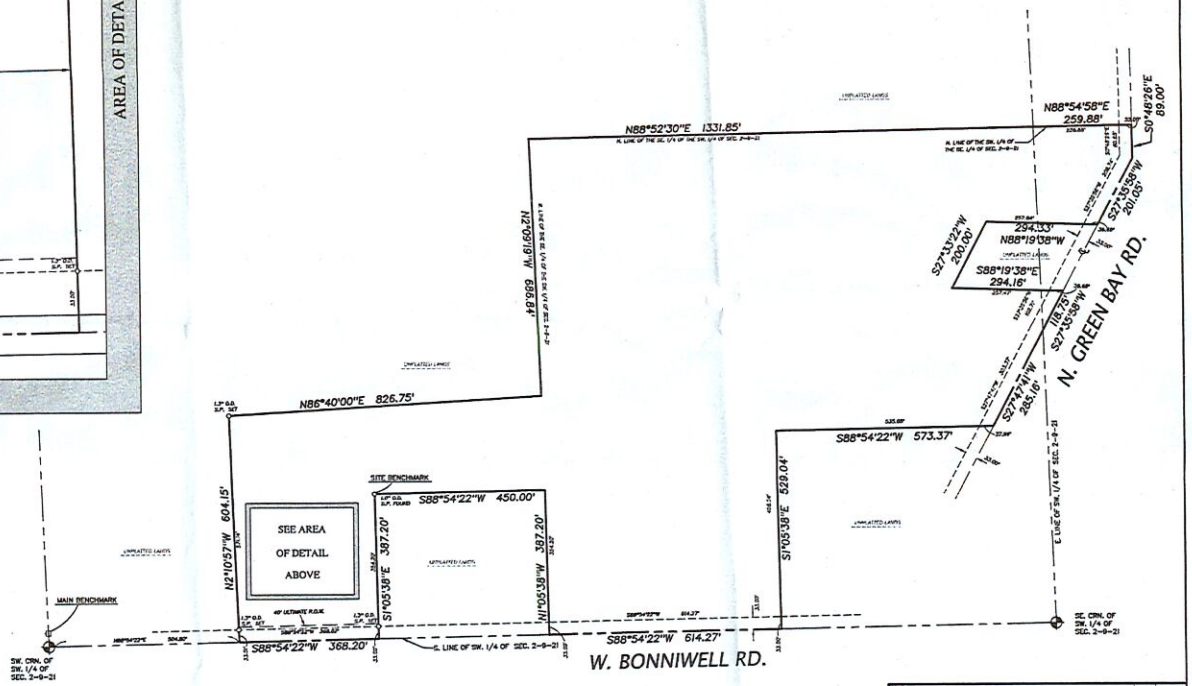


LEGAL DESCRIPTION :

Part of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4, all in Section 2, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest Corner of said Southwest 1/4 of Section 2; thence N88°54'22"E along the South line of said Southwest 1/4 Section, 504.80 feet to the point of beginning of lands to be described; thence N2°10'57"W, 604.15 feet to a point; thence N86°40'00"E, 826.75 feet to a point in the West line of the Southeast 1/4 of the Southwest 1/4 of Section 2; thence N2°00'19"W along said West line, 686.84 feet to a point in the North line of the Southeast 1/4 of the Southwest 1/4 of Section 2; thence N88°52'30"E along said line 1331.85 feet to a point in the East line of the Southwest 1/4 of Section 2; thence N88°54'48"E along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 2, a distance of 259.88 feet to a point in the Centerline of Green Bay Road; thence S0°48'26"E along said Centerline, 89.00 feet to a point; thence S27°35'58"W along said Centerline, 201.05 feet to a point; thence N88°19'38"W, 294.33 feet to a point; thence S27°33'22"W, 200.00 feet to a point; thence S88°19'38"E, 294.16 feet to a point in the centerline of Green Bay Road; thence S27°35'58"W along said Centerline, 118.75 feet to a point; thence S27°47'41"W along said line, 285.16 feet to a point; thence S88°54'22"W, 573.37 feet to a point; thence S1°05'38"E, 529.04 feet to a point in the South line of the Southwest 1/4 of said Section 2; thence S88°54'22"W along said South line, 614.27 feet to a point; thence N1°05'38"W, 387.20 feet to a point; thence S88°54'22"W, 450.00 feet to a point; thence S1°05'38"E, 387.20 feet to a point in the South line of the Southwest 1/4 of said Section 2; thence S88°54'22"W along said South line, 368.20 feet to the point of beginning. Excepting those lands dedicated for road purposes.

Said Parcel containing 1,675,248 sq. ft/38.458 acres of land exclusive of lands dedicated for road pupeses, more or less.



SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof 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, roadway, 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 form date hereof.

Dated at City of Mequon, State of Wisconsin this 5th day of November, 2021

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTES :

1. COMPLETE MONUMENTATION, BY WRITTEN AGREEMENT WITH THE OWNER, HAS BEEN WAIVED IN ACCORDANCE WITH A-E 7.01 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. MAIN BENCHMARK IS REFERENCE BENCHMARK FOR SECTION CORNER MONUMENT IN W. BONNIWELL RD., 505 WEST OF SUBJECT PROPERTY: RR SPIKE PP# 68-10077 ELEVATION = 726.02 (NGVD29)
3. SITE BENCHMARK ON TOP OF 1.0" O.D. STEEL PIPE AS SHOWN ON SURVEY. ELEVATION = 738.13 (NGVD29)
4. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW. 1/4 OF SECTION 2-9-21 WHICH BEARS N88°54'22"E PER DEED.

SCALE 1" = 150'

NSE

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

MARK	DATE	REVISION	BY	APVD
1	2/10/22	REVISE PROPOSED OUT BUILDING LOCATION	JGS	JWH

"PROPERTY SURVEY"

for
Daniel Minahan

5600 W. Bonniwell Road
Mequon, WI

FIELD CREW:	E.A.J. & S.P.Z.	APPROVED:	
DWN. BY:	J.M.B.	DATE:	NOVEMBER 5, 2021
CHKD. BY:	J.G.S.	Plat No.	LS-3121-21

Attachment: Scanned Packet Docs (7151 : Wisconsin Craftsman LLC for Minahan Children LLC)

Project 217680
42' x 90' x 14'
Snow White, Pewter Gray

Attachment: Scanned Packet Docs (7151 : Wisconsin Craftsman LLC for Minahan Children LLC)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **March 21, 2022**

SUBJECT: **Samantha and Jason Caulfield. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 12650 N. Wasaukee Road.**

Applicant:	Samantha and Jason Caulfield
Status of Applicant:	Agent
Requested:	Final Land Division Approval
Existing Use:	Dwelling with Agricultural
Existing Zoning:	R-1 Rural Residential (5 Acres) OA (Agricultural Overlay)
Lot size:	35.78 acres
Location:	12650 N. Wausaukee Road
Tax Key Number:	#14-018-06-003.00
District:	#5

Background:
The applicant is requesting approval for a two-lot land division of property located at 12608 N Wasaukee Road. The land division would create two lots; Lot 1 is 29.6 acres and contains a single-family home and barn and Lot 2 is 5.00 acres.

Zoning District Standards and Site Conditions:
The proposed certified survey map is consistent with the current zoning designation of R-1, requiring a five (5) acre minimum lot size and 300 minimum average lot width and depth.

Site Conditions:
Lot 1 contains and existing dwelling and farmstead. There is an existing stand of trees located between Lot 1 and Lot 2. Access to Lot 2 is shown via a proposed share access easement. City Attorney approval of the access is easement is required. The City Forester has walked the site and has determined that no specimen trees will be impacted by the land division.

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

Right-of-way dedications to the City of Mequon are shown on the CSM on Highland Road and Wasaukee Road. The widths of dedication shown correspond with the ultimate road right-of-way. The dedications are required and are subject to Common Council approval. The Common Council Certificate of Approval block is included in the CSM document.

Access to the new lot is proposed through an access easement. The currently shown access could have impacts on the existing treeline, which could be avoided. Additionally, access through the existing driveway at 12650 North Wasaukee Road would provide a safer access point by accessing farther from the existing driveways. Shared driveways are encouraged to reduce the number of street access points. The City will condition approval on the shown access easement being modified to access through the existing driveway. Copies of the easement declaration documents shall be submitted to the City prior to recording. The access easements may not be proposed within the wetland or wetland protective areas.

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources (WDNR) is required. The WDNR surface water data viewer and aerial photos were used to confirm that wetlands may be present. The survey from the wetland delineation, the name of the delineator, the date of delineation, the date of WDNR concurrence and the protective area setback shall be shown on the certified survey map. The applicant understands that the delineation is required and must be performed, concurred with by WDNR, and integrated into the CSM prior to recording within 180 days from Planning Commission approval. If the delineation affects the layout of the proposed lot lines, the applicant must be reapproved at Planning Commission.

The site is not located within the City's sewer service area, and therefore is not required to connect to public sewer or water. Soil evaluation reports were provided with the application indicating that all of the lots can support private onsite wastewater treatment systems. Private wells will be required and are regulated by the WDNR.

The land division itself does not propose an increase in impervious surface. However, the combination of home and driveway construction may trigger the MMSD requirement for green infrastructure. The individual lot owners will be required to provide the green infrastructure with individual home construction prior to the issuance of a building permit if adding 5,000 sq. ft. or more of impervious area. If green infrastructure is required, the buildings permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

Other Technical Corrections:
Engineering will provide a full technical review of the CSM upon Planning Commission approval.

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

1. The applicant shall make any technical corrections to the final CSM.
2. Compliance with the Tree Preservation Ordinance.
3. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
4. Final staff technical review and approval of CSM.
5. Ingress-egress shall be provided using the existing driveway access point.
6. The ingress-egress easement shall be exclusive of any wetland or wetland protective area.
7. Provide all used ingress and egress easements benefitting lots created by the CSM. Easement documents are subject to review by the City Attorney.
8. Dedication of right-of-way on Highland Road and Wasaukee Road to the City of Mequon subject to Common Council approval.
9. The applicant shall submit a wetland delineation report with concurrence by the DNR. The survey from the wetland delineation, the name of the delineator, the date of

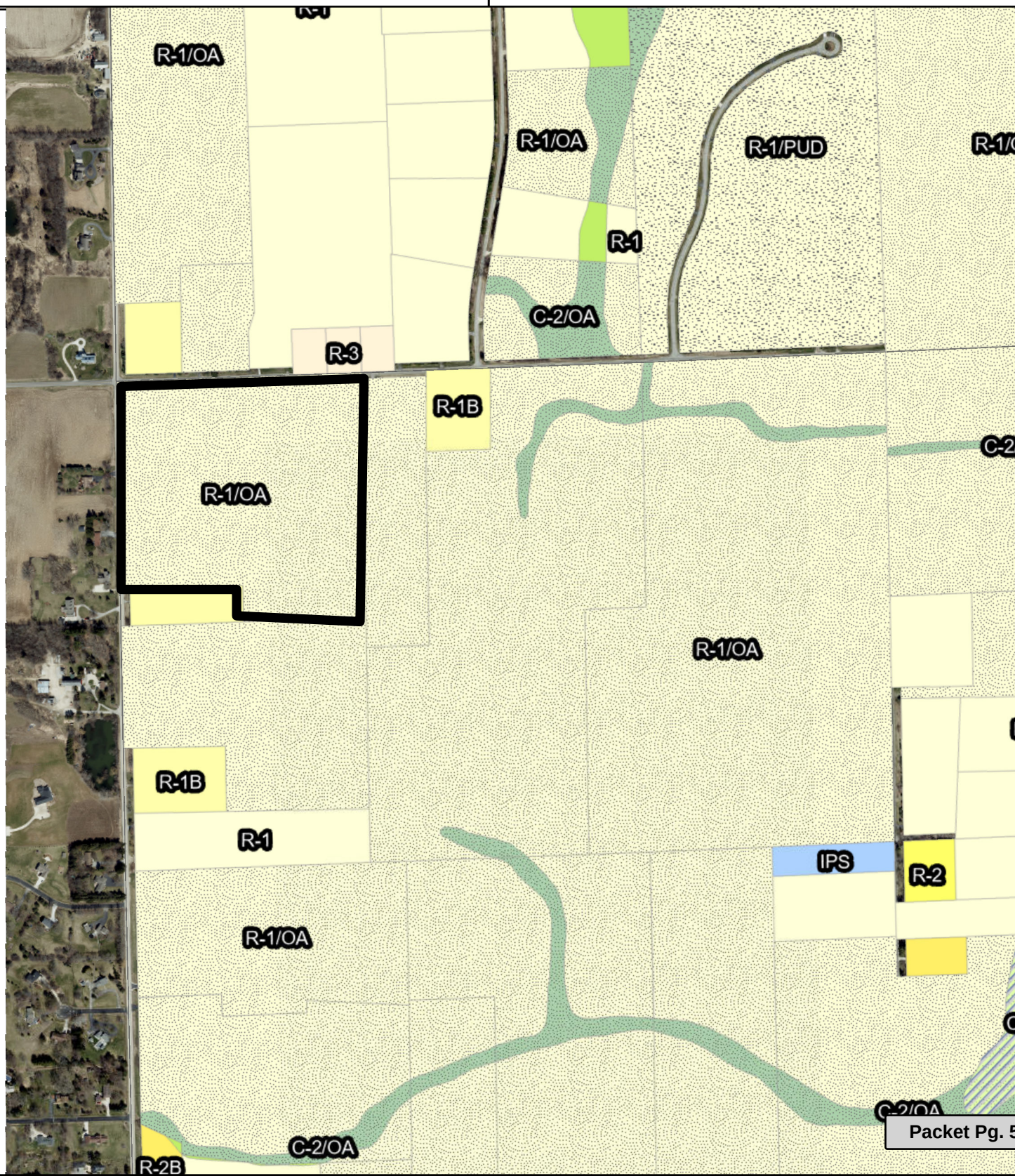
delineation, the date of WDNR concurrence and the protective area setback shall be shown on the certified survey map.

10. For home/driveway construction that exceeds 5,000 square feet of impervious area, each individual lot will be required to provide green infrastructure meeting MMSD requirements.
11. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:
Packet Docs_Caulfield (PDF)

SAMANTHA AND JASON CAULFIELD

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



Attachment: Packet Docs_Caulfield (7154 : Samantha and Jason Caulfield)

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, IN TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

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

NW. CORNER OF THE NW. 1/4 OF SECTION 18-9-21 BERNTSEN ALUMINUM MONUMENT

NORTH LINE OF THE NW. 1/4 OF SECTION 18-9-21

HIGHLAND ROAD
N87°55'16"E 1323.19'

N87°55'16"E 1273.09'

40.0'

DEDICATED TO THE CITY OF MEQUON FOR PUBLIC ROAD PURPOSES (107,050 sq. ft.)

WEST LINE OF THE NW. 1/4 OF SECTION 18-9-21

50.0'

WASAUKEE ROAD
N1°04'32"W 1122.48'

1082.50'

N1°04'32"W

2645.05' TOTAL

N1°04'32"W

50'

HATCHED AREA DENOTES 20' WIDE ACCESS EASEMENT, TO BE CREATED UNDER A SEPARATE DOCUMENT, BY OTHERS

50.01'

609.99'

10.0'

20.0'

S87°56'48"W 660.00'
(S89°01'20"W)

C.S.M. NO. 843

N87°56

S1°04'32"E 130.05'

LOT 2
217,939± SQ. FT.
5.003 acres

N1°04'32"W 200.00'
(NORTH)

S87°56'4

UNPLATTED LANDS

LOT 1
1,290,961± SQ. FT.
29.636± ACRES

SHED
HOUSE #12650
BARN
SHED
SHED

OWNERS :
JOHNETTE CAULFIELD
12608 WASAUKEE ROAD
MEQUON, WI. 53097

HIGHLAND ROAD
WASAUKEE ROAD
N

LOCATION MAP
NORTHWEST 1/4 SEC. 18-9-21
(SCALE 1"=2000')

NOTES :
1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED; R-1/OA

SETBACK NOTE :
FRONT YARD = 100.0'
REAR YARD = 30.0'
SIDE YARD = 30.0'

N

LEGEND

SW. CORNER OF THE NW. 1/4 OF SECTION 18-9-21 BERNTSEN ALUMINUM MONUMENT

O -DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

● -DENOTES 1.3" STEEL PIPE (FOUND)

-SOIL TEST LOCATION

( ) -DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NW. 1/4 OF SECTION 18-9-21 WHICH BEARS N1°04'32"W)

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

5/17/2021

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

Attachment: Packet Docs_Caulfield (7154 : Samantha and Jason Caulfield)

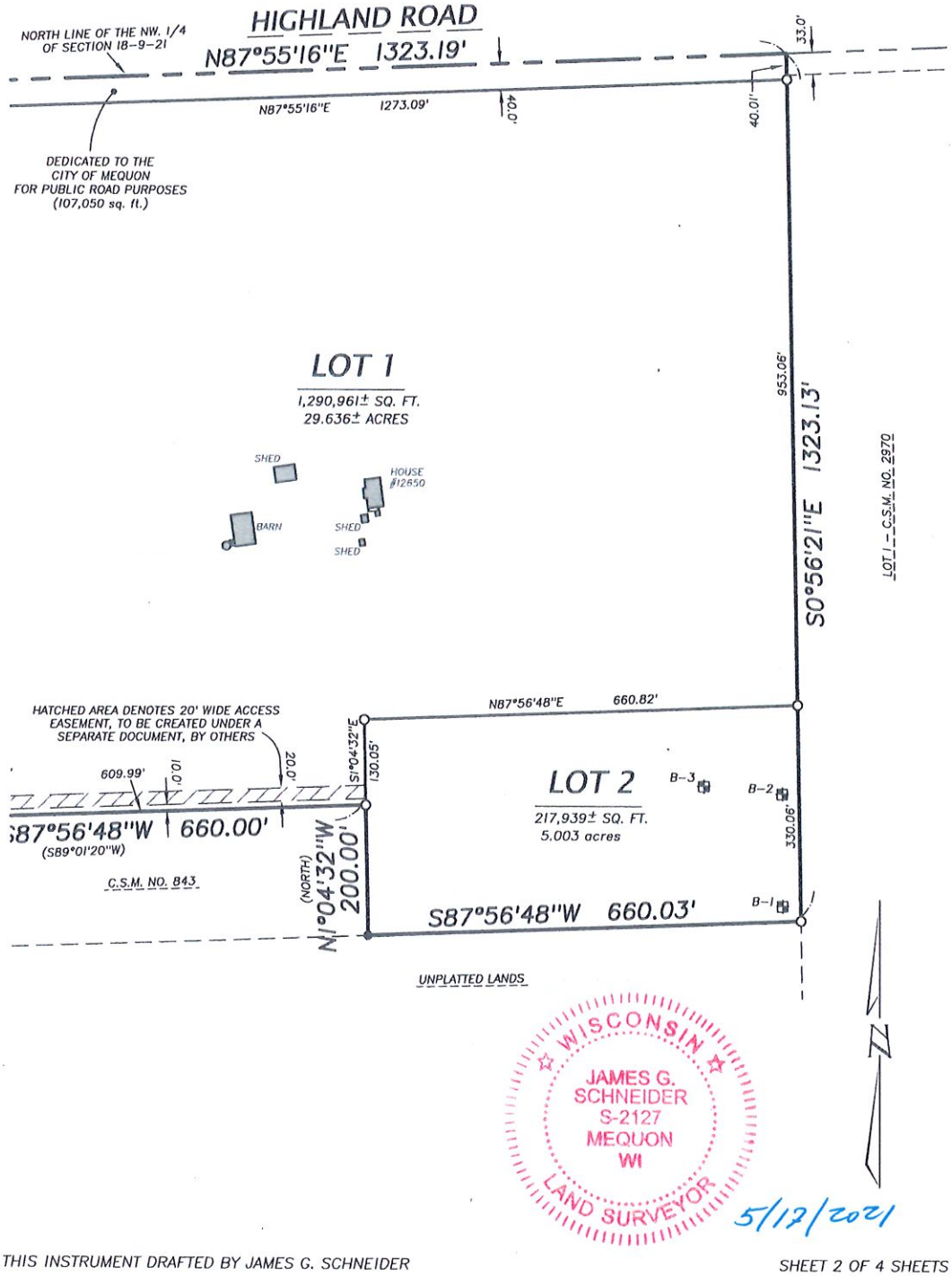
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, IN TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

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



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 2 OF 4 SHEETS

Attachment: Packet Docs_Caulfield (7154 : Samantha and Jason Caulfield)

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, IN TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

Part of the Northwest 1/4 of the Northwest 1/4 of Section 18, in Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 18; thence N87°55'16"E along the North line of said 1/4 Section, 1323.19 feet to a point in the Northerly extension of the West line of Lot 1 of Certified Survey Map No. 2970; thence S0°56'21"E along the West line said Lot 1, 1323.13 feet; thence S87°56'48"W, 660.03 feet to the Southeast corner of Certified Survey Map No. 843; thence N1°04'32"W along the East line of Certified Survey Map No. 843, 200.00 feet to the Northeast corner of Certified Survey Map No. 843; thence S87°56'48"W along the North line of Certified Survey Map No. 843, 660.00 feet to a point in the West line of the Northwest 1/4 of said Section 18; thence N1°04'32"W along the West line of said 1/4 Section, 1122.48 feet to the point of commencement.

Said lands containing 37.097 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Johnette L. Caulfield, OWNER of said lands.

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

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

5/19/2021

_____
James G. Schneider S-2127

This instrument was drafted by James G. Schneider

Attachment: Packet Docs_Caulfield (7154 : Samantha and Jason Caulfield)

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, IN TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Johnette L. Caulfield, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided, mapped and dedicated.

_____ _____
Witness Johnette L. Caulfield

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

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss
PERSONALLY came before me on this _____ day of _____,20____ Johnette L. Caulfield, to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____
Notary Public

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

_____ _____
Chairman Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. _____, adopted by the Common Council of Mequon on _____, and does hereby accept the dedication of road right of way for Wasaukee Road and Highland Road as depicted on face of this map.

_____ _____
City Clerk John Wirth, Mayor

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

5/19/2021

This instrument was drafted by James G. Schneider

Attachment: Packet Docs_Caulfield (7154 : Samantha and Jason Caulfield)

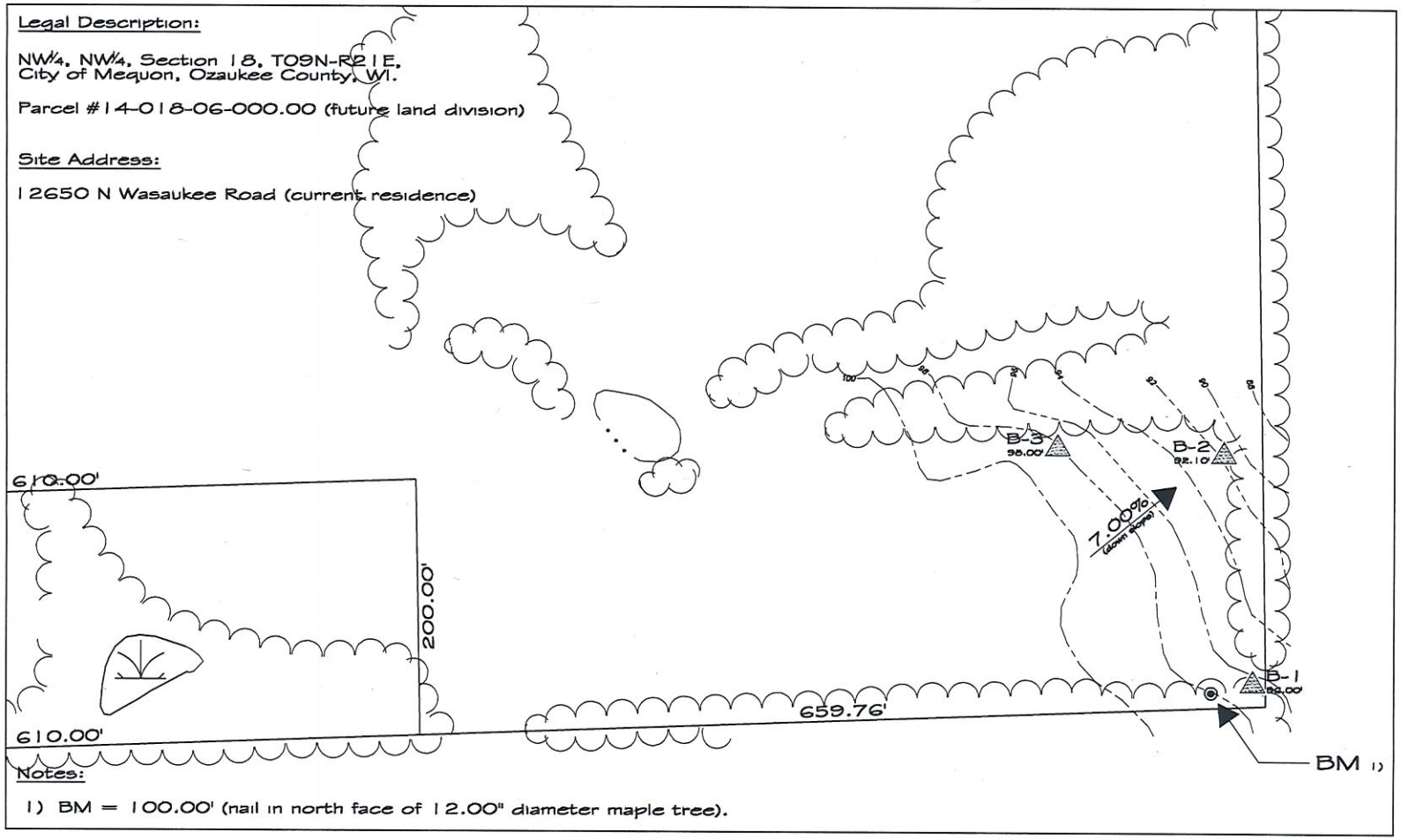
Legal Description:

NW¼, NW¼, Section 18, T09N-R21E,
City of Mequon, Ozaukee County, WI.

Parcel #14-018-06-000.00 (future land division)

Site Address:

12650 N Wasaukee Road (current residence)



Notes:

1) BM = 100.00' (nail in north face of 12.00" diameter maple tree).

NORTH

PLOT PLAN - SOIL TEST

SITE PLAN

SCALE 1" = 100'-0"

HILGART
Wm. & Sons, Inc
excavating & septic system contractor
1004 WASHINGTON STREET
GRAFTON, WISCONSIN 53012
(262) 375-3892
fax : (262) 375-4521

SOIL TEST PLOT
JOHNETTE CAULFIELD PROPERTY
MEQUON, WISCONSIN

03.05.2021
date

Caulfield
project name

3 of 4
page number

Attachment: Packet Docs_Caulfield (7154 : Samantha and Jason Caulfield)

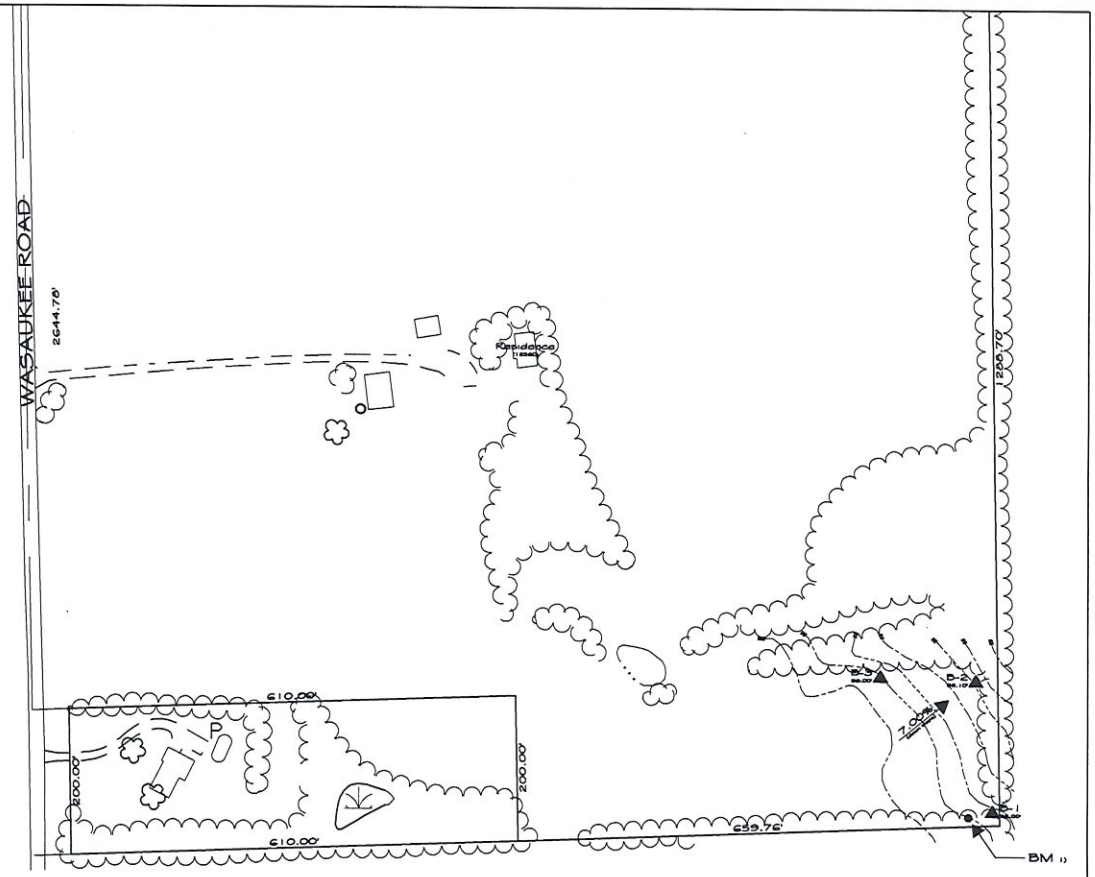
Legal Description:

NW¼, NW¼, Section 18, T09N-R21E,
City of Mequon, Ozaukee County, WI.

Parcel #14-018-06-000.00
(future land division)

Site Address:

12650 N Wasaukee Road
(current residence)



Notes:

1) BM = 100.00' (nail in north face of 12.00" diameter maple tree).

NORTH

PLOT PLAN - SOIL TEST

SITE PLAN

SCALE 1" = 200'-0"

HILGART
Wm. & Sons, Inc
excavating & septic system contractor
1004 WASHINGTON STREET
GRAFTON, WISCONSIN 53012
(262) 375-3892
fax : (262) 375-4521

SOIL TEST PLOT
JOHNETTE CAULFIELD PROPERTY
MEQUON, WISCONSIN

03.05.2021
date

Caulfield
project name

4 of 4
page number

Attachment: Packet Docs_Caulfield (7154 : Samantha and Jason Caulfield)

Wisconsin Department of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Ozaukee	
Parcel I.D. 14-018-06-000.00	
Reviewed by	Date

Property Owner Johnette Caulfield				Property Location ☒ ☐ Govt. Lot NW ¼ NW ¼ S 18 T 09 N R 21 E (or) W			
Property Owner's Mailing Address 12608 N Wausaukee Rd				Lot #	Block #	Subd. Name or CSM#	
City Mequon	State WI	Zip Code 53097	Phone Number ( )	☒ City Mequon	☐ Village	☐ Town	Nearest Road Wausaukee

☒ New Construction Use: ☐ Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
☐ Replacement ☐ Public or commercial – Describe: _____
Parent material _____ Flood Plan elevation if applicable na ft.
General comments and recommendations: Recommend longest mound possible for the site

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 96.00 ft. Depth to limiting factor 16 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-10	1010yr3/3	-	SiCL	2fsbk	Mfr	aw	2l-vf	0.4	0.6
2	10-16	10yr4/4	-	SiCL	2fabk	Mfr	cw	1f-vf	0.4	0.6
3	16-38	10yr5/4	c2d 7.5yr5/8	SiCL	1fabk/0m	Mfr	-	-	0	0.2

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 92.10 ft. Depth to limiting factor 24 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-17	10Yr3/3	-	SiL	2fsbk	Mvfr	Aw	2m-vf	0.6	0.8
2	17-24	10yr4/4	-	SiCL	2fsbk	Mfr	Cw	1f-vf	0.4	0.6
3	24-41	10yr5/4	c2d 7.5yr5/8	SiL	1fsbk/0m	Mfr	-	-	0	0.2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Robert Hilgart	Signature Robert Hilgart	CST Number 226165
Address 1004 Washington St Grafton WI 53024	Date Evaluation Conducted 3-5-2021	Telephone Number 262-853-4220

SBD-8330 (R04/15)

Attachment: Packet Docs_Caulfield (7154 : Samantha and Jason Caulfield)

3 Boring #

☐ Boring
☒ Pit

Ground surface elev. 98.00 ft.

Depth to limiting factor 18 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-9	10yr3/3	-	SiCL	2fsbk	Mfr	Aw	2l-vf	0.4	0.6
2	9-18	10yr4/4	-	SiCL	2fsbk	Mfr	Cw	1f-vf	0.4	0.6
.3	18-40	10yr5/4	c2d7.5yr5/8	SiCL	1fsbk/0m	Mfr	-	-	0	0.2

Boring #

☐ Boring
☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2

Boring #

☐ Boring
☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

Attachment: Packet Docs_Caulfield (7154 : Samantha and Jason Caulfield)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **March 21, 2022**

SUBJECT: **John Mikkelson for LM Developers LLC. The applicant is seeking certified survey map approval to allow for four single family lots located at 12535 N. Lake Shore Drive including the 5 vacant parcels to the south and west.**

Applicant:	John Mikkelson
Status of Applicant:	Agent
Requested:	Final Land Division Approval
Existing Use:	Vacant
Existing Zoning:	R-1B Rural Residential (2.5 Acres)
Lot size:	10 acres
Location:	12535 Lakeshore Drive and the 5 parcels to the south and west
Tax Key Number:	#15-017-08-017.00
District:	#5

Background:
The applicant is requesting approval for a four-lot certified survey map for the six existing parcels located at 12535 Lakeshore Drive and lands to the south and west. The land division would create four lots ranging in size from 1.5 to 3.4 acres. There are currently six existing parcels that are part of the land division for a net loss of two parcels. The applicant appeared in front of the Planning Commission on December 14, 2020, for a waiver to the Standard Specifications for Land Development (SSLD) related to the length of a driveway (see attached minutes). The request was based on a four-lot layout similar to the proposed CSM.

Zoning District Standards and Site Conditions:
Lots 1 and 2 of the proposed certified survey map are consistent with the current zoning designation of R-1B, requiring a 2.5 acre minimum lot size and 200 minimum average lot width and depth. Lots 3 and 4 do not meet the acreage required to comply with the R-1B zoning district. Section 58-63 (2) (b) authorizes the Department of Community Development to consider the reconfiguration or combination of existing nonconforming lots when requested by the owner/applicant. Staff recommends that west property line for Lot 4 be shifted approximately 30 feet to the west to allow for a larger building pad. The wetland buffer will restrict the size of the buildable area on Lot 4. Sifting the property line allows for a larger building pad.

Access to each of the parcels is gained via a shared driveway from N Lakeshore Drive. The private drive crosses the wetlands in four separate locations which will require approval of the DNR (see engineering report).

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

Right-of-way dedication is shown on North Lake Shore Drive at the appropriate width. The CSM includes the Common Council Certificate of Approval block.

Access is provided through a proposed shared private driveway. As mentioned earlier, the length of the driveway was approved by Planning Commission by waiver to the SSLD. A 20-foot access easement over the driveway is included in the CSM.

The access point will not be subject to a bypass lane installation due to the low traffic volume of N. Lake Shore Drive. Figure 5 of the SSLD requires a bypass lane for connection to streets with greater than 1,500 average daily traffic (ADT). Two traffic counts were performed on the street to confirm traffic volumes fall below the threshold for requirement. Figure 5 also requires acceleration-deceleration lanes for connection to streets classified as a minor arterial or higher. N. Lake Shore Drive is classified as a collector and, therefore, the access point is not subject to acceleration or deceleration lanes.

A wetland fill permit will be required by the DNR for the driveway. Approval and recording will be conditioned on DNR permitting of the wetland impacts.

The wetland protective area, or setback/buffer, is shown on the CSM. Sec. 58-675 does not allow pavement within the wetland setback. Accessing the properties will not be possible without the private shared driveway and individual driveway connections to the buildable lot area. The applicant will need a waiver to the ordinance in order to propose the shared private driveway within the wetland setback.

Future lot owners will need to connect to the private shared driveway through wetland and wetland setback areas. All lots will need a waiver to the wetland setback requirements to allow this connection with an individual driveway. One connection shall be allowed per lot. The wetland disturbances for the individual driveways are subject to DNR review and approval. The developer shall obtain approval for this disturbance prior to recording since denial of wetland disturbance would produce an inaccessible lot. Proposed future buildings will still be subject to the wetland setback requirements.

The driveway will exceed 5,000 sq. ft. of impervious surface which requires a Green Infrastructure (GI) Plan per MMSD Rules. The developer is proposing a series of rain gardens along the length of the driveway. A GI Plan was submitted with the Planning Commission application. The CSM approval will be conditioned on an approved GI Plan. Approval will also be conditioned on receipt and acceptance of a stormwater maintenance and easement agreement and a drainage financial guarantee. Ownership and maintenance responsibilities of the installed GI should be noted in the maintenance agreement.

A regional storm water management plan is not proposed for development of the lots. The combination of home and driveway construction may trigger the MMSD requirement for GI. The individual lot owners will be required to provide GI with individual home construction prior to the issuance of a building permit if adding 5,000 sq. ft. or more of impervious area. If GI is required, the building permits are also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee. This requirement should be noted on the face of the CSM.

According to the GI Plan, the driveway construction will not disturb more than an acre, therefore a DNR WRAPP permit is not needed. A Mequon Erosion Control Permit will be required because more than 4,000 square feet will be disturbed.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. As plans are developed, if the total of filling and excavation exceeds 1,000 cubic yards a haul route shall be provided for staff approval and haul route bond are required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material.

The site is not located within the City's sewer service area, and therefore homes on the proposed lots are not required to connect to public sewer or water. Soil evaluation reports were provided with a previous Planning Commission application indicating that all the lots can support private onsite wastewater treatment systems. Soil boring locations shall be shown on the CSM. Private wells will be required and are regulated by the WDNR.

Other Technical Corrections:
Engineering will provide a full technical review of the CSM upon Planning Commission approval.

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

1. The west property line of Lot 4 shall be shifted approximately 30 to the west.
2. The applicant shall make any technical corrections to the final CSM.
3. Compliance with the Tree Preservation Ordinance.
4. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
5. Common Council approval of the dedication of right-of-way along North Lake Shore Drive.
6. Submittal of a shared driveway easement for review and approval to the City Attorney.
7. Waiver of the wetland protective area requirements for:
    a. The length of the shared private driveway within the wetland protective area.
    b. Lots 1 through 4 for driveway connection to the shared private driveway. Each lot shall be allowed one connection to the shared private driveway.
8. DNR permit for wetland fill or disturbance for the shared private driveway and all individual lot driveway connections. The permit documents shall be submitted to the City prior to recording.
9. MMSD approval of a GI plan for the impervious area added by the shared private driveway.
10. Receipt and acceptance of a storm water facilities maintenance and easement agreement and a drainage financial guarantee for the devices installed as part of the GI plan.
11. For home/driveway construction that exceeds 5,000 square feet of impervious area, each individual lot will be required to provide green infrastructure meeting MMSD requirements. Alternatively, the developer could plan for a regional stormwater facility that meets City ordinances and MMSD Chapter 13. This requirement shall be noted on the face of the CSM.
12. Application for and approval of a City erosion control permit.
13. Application for and approval of a City Filling and Excavation Permit, if applicable.
14. Soil boring locations shall be shown on the CSM.
15. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

MIKKELSON

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

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-5337
www.northshoreengineering.net

OWNER :
LM DEVELOPERS, LLC
c/o JOHN MIKKELSON
1025 W. GLEN OAKS LN.
MEQUON WI 53092

SETBACK NOTE :
FRONT YARD = 50.0'
REAR YARD = 25.0'
SIDE YARD = 25.0'

N

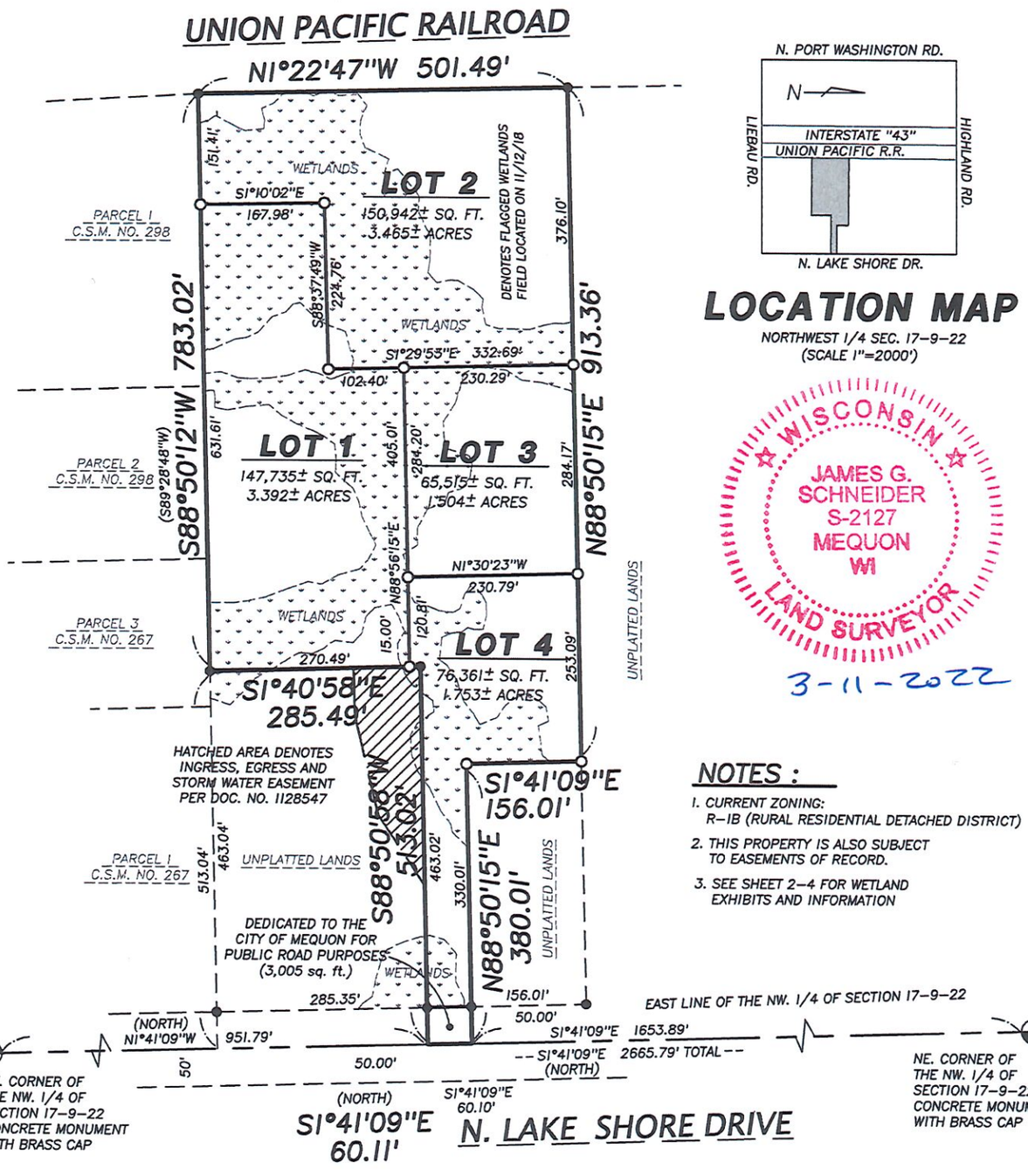
LEGEND :

○ –DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

● –DENOTES STEEL PIPE (FOUND)

( )–DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (EAST LINE OF THE NW. 1/4 OF SECTION 17–9–22 WHICH BEARS S1°41'09"E)



LOCATION MAP

NORTHWEST 1/4 SEC. 17–9–22
(SCALE 1"=2000')

3-11-2022

NOTES :

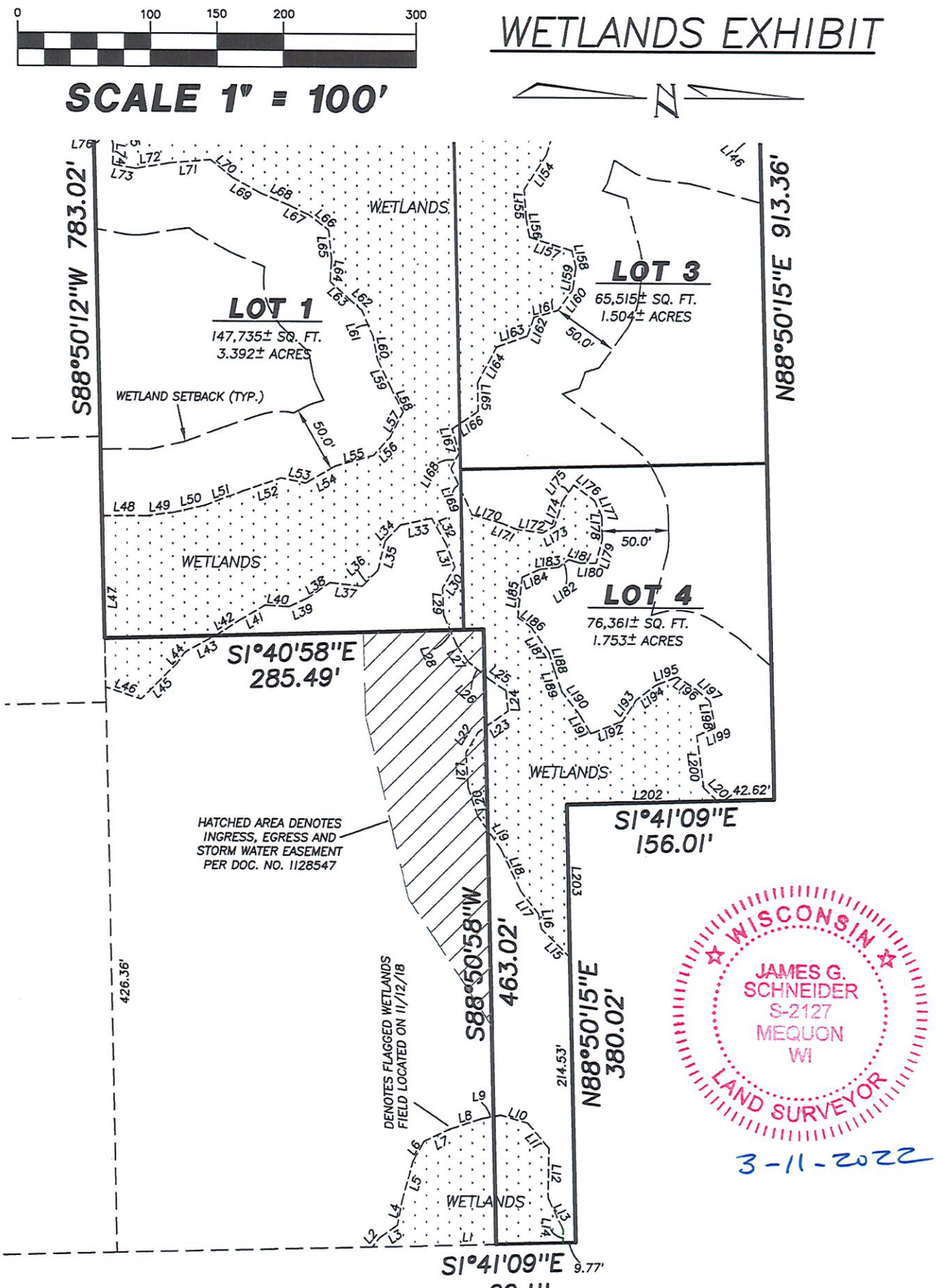
1. CURRENT ZONING: R–1B (RURAL RESIDENTIAL DETACHED DISTRICT)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
3. SEE SHEET 2–4 FOR WETLAND EXHIBITS AND INFORMATION

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 2 OF 7 SHEETS

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

CERTIFIED SURVEY MAP NO. _____

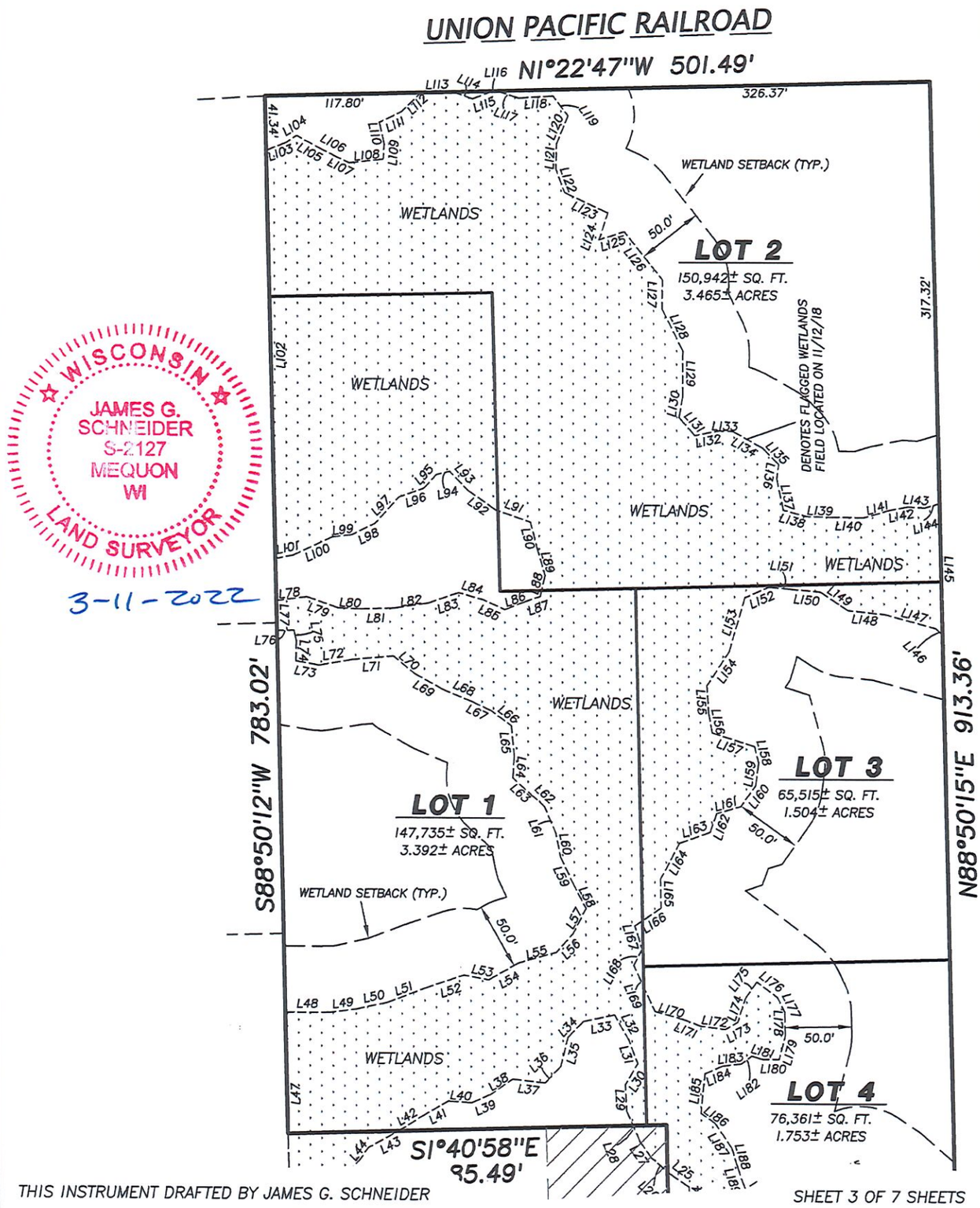
PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 100 150 200 300

SCALE 1" = 100'

WETLANDS EXHIBIT

N



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

3-11-2022

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 3 OF 7 SHEETS

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

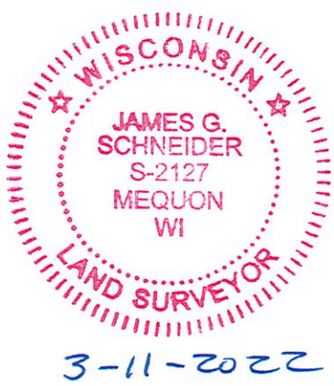
CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	143.90'	S01°41'09"E
L2	9.00'	N50°40'32"W
L3	16.34'	N35°25'28"W
L4	20.37'	N79°19'12"W
L5	29.68'	N74°34'47"W
L6	17.37'	N61°06'09"W
L7	21.95'	N25°36'22"W
L8	25.11'	N18°17'07"W
L9	14.36'	N10°27'30"W
L10	20.97'	N15°24'48"E
L11	24.87'	N49°38'28"E
L12	37.71'	S88°54'48"E
L13	26.60'	N64°14'53"E
L14	9.84'	S89°05'31"E
L15	30.61'	S45°02'22"W
L16	11.68'	S78°28'42"W
L17	21.57'	S52°05'07"W
L18	35.45'	S64°24'23"W
L19	30.06'	S54°47'44"W
L20	21.91'	S71°05'20"W
L21	26.54'	S86°30'02"W
L22	18.40'	N59°29'30"W
L23	27.53'	N35°28'39"W
L24	15.13'	S84°09'51"W
L25	16.64'	S34°10'03"W
L26	18.63'	S39°47'22"W
L27	15.04'	S54°08'57"W
L28	25.07'	S66°15'18"W
L29	19.90'	S87°54'45"W
L30	18.66'	N60°04'15"W
L31	19.79'	S69°25'35"W
L32	21.24'	S60°33'02"W
L33	23.82'	S12°17'56"E
L34	17.14'	S46°10'12"E
L35	22.89'	S76°09'59"E
L36	16.91'	S46°24'57"E
L37	24.65'	S06°10'42"W
L38	20.17'	S35°20'22"E
L39	15.81'	S24°21'14"E
L40	17.65'	S03°36'57"W
L41	22.39'	S30°30'09"E
L42	19.66'	S32°48'00"E
L43	28.31'	S28°46'02"E
L44	11.24'	S54°50'17"E
L45	37.28'	S44°45'47"E
L46	28.13'	S18°11'09"W
L47	129.13'	S88°50'06"W
L48	34.09'	N00°15'56"W
L49	19.78'	N07°55'07"W
L50	23.85'	N12°36'53"W
L51	32.83'	N20°54'28"W
L52	28.67'	N18°49'43"W
L53	18.99'	N10°43'40"E
L54	25.99'	N29°45'38"W
L55	29.65'	N16°03'13"W
L56	18.39'	N47°38'34"W
L57	21.59'	N62°36'37"W
L58	19.44'	S62°37'56"W
L59	24.12'	S64°33'28"W
L60	18.04'	S78°57'15"W
L61	21.69'	S66°39'31"W
L62	11.52'	S41°02'56"W
L63	20.39'	S42°07'02"W
L64	16.49'	N85°48'49"W
L65	22.76'	S84°25'47"W
L66	18.53'	S37°06'37"W
L67	16.48'	S25°40'22"W
L68	24.14'	S22°50'50"W
L69	23.25'	S29°05'37"W
L70	21.43'	S39°14'55"W
L71	30.38'	S04°59'49"E
L72	26.23'	S09°41'43"E
L73	17.59'	S09°55'52"W
L74	15.15'	N88°55'20"W
L75	8.13'	S77°46'01"W
L76	12.79'	S00°51'31"E
L77	22.42'	S88°50'12"W
L78	23.22'	N07°16'39"W

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L79	25.11'	N19°08'08"E
L80	16.43'	N02°40'56"E
L81	25.81'	N01°48'58"W
L82	25.75'	N08°33'25"W
L83	24.23'	N19°06'47"W
L84	18.98'	N15°30'54"E
L85	18.32'	N23°56'44"E
L86	17.39'	N21°19'45"W
L87	11.04'	N19°24'07"W
L88	15.84'	N76°37'43"W
L89	20.18'	S73°42'17"W
L90	21.44'	S75°49'14"W
L91	27.93'	S19°26'58"W
L92	25.90'	S35°20'57"W
L93	19.33'	S45°57'13"W
L94	10.05'	S13°21'01"E
L95	13.87'	S47°23'25"E
L96	20.13'	S19°37'27"E
L97	27.43'	S47°51'28"E
L98	19.10'	S26°05'10"E
L99	15.19'	S07°16'22"E
L100	31.97'	S25°11'08"E
L101	14.05'	S11°30'23"E
L102	307.50'	S88°50'12"W
L103	16.77'	N21°47'36"W
L104	9.10'	N33°11'58"W
L105	20.28'	N28°33'30"E
L106	13.00'	N26°49'59"E
L107	10.96'	N25°33'11"E
L108	25.83'	N06°04'56"W
L109	11.57'	N85°22'12"W
L110	16.77'	S77°10'13"W
L111	18.36'	N25°19'27"W
L112	21.02'	N44°40'25"W
L113	24.78'	N01°22'47"W
L114	14.98'	N20°10'09"E
L115	16.17'	N21°16'31"W
L116	3.41'	N01°22'47"W
L117	17.30'	N17°40'13"E
L118	25.81'	N03°33'47"W
L119	18.76'	N53°09'14"E
L120	23.03'	S67°54'49"E
L121	19.02'	S88°17'41"E
L122	18.66'	N69°09'57"E
L123	36.00'	N25°08'03"E
L124	21.21'	S71°48'09"E
L125	19.90'	N18°11'21"W
L126	45.98'	N51°39'55"E
L127	22.07'	S89°07'58"E
L128	34.96'	N63°29'45"E
L129	33.86'	S89°49'08"E
L130	16.58'	S80°26'50"E
L131	17.90'	N48°35'59"E
L132	18.31'	N11°29'54"W
L133	10.53'	N01°45'26"E
L134	25.88'	N29°22'33"E
L135	17.18'	N45°55'02"E
L136	10.74'	S81°46'02"E
L137	24.10'	N78°31'55"E
L138	18.00'	N15°15'53"E
L139	18.15'	N01°49'30"E
L140	25.38'	N00°32'55"E
L141	18.07'	N16°23'18"W
L142	15.90'	N11°53'07"W
L143	13.04'	N03°21'30"E
L144	11.61'	N16°14'12"W
L145	98.62'	N88°50'15"E
L146	6.83'	S44°20'31"W
L147	39.90'	S15°06'05"W
L148	27.69'	S05°49'42"W
L149	25.39'	S33°04'13"W
L150	21.56'	S05°04'16"W
L151	17.08'	S05°04'26"W
L152	19.76'	S23°24'46"E
L153	42.47'	S73°39'08"E
L154	30.79'	S57°00'58"E
L155	20.85'	N86°38'43"E
L156	15.23'	N79°21'04"E

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L157	33.12'	N17°31'58"E
L158	12.84'	N75°16'07"E
L159	17.46'	S81°55'32"E
L160	18.90'	S54°27'15"E
L161	19.02'	S16°25'51"E
L162	14.86'	S70°25'48"E
L163	24.56'	S19°38'34"E
L164	30.83'	S62°15'14"E
L165	21.76'	N89°16'05"E
L166	23.80'	S34°05'41"E
L167	18.35'	N72°38'18"E
L168	13.63'	S62°48'52"E
L169	37.99'	N65°20'02"E
L170	22.85'	N15°35'33"E
L171	12.82'	N21°58'15"E
L172	19.56'	N07°21'13"E
L173	10.44'	N30°23'08"W
L174	19.05'	N72°27'29"W
L175	15.31'	N55°41'29"W
L176	19.23'	N36°32'00"E
L177	12.90'	N63°52'05"E
L178	17.73'	N89°04'21"E
L179	18.58'	S75°29'14"E
L180	12.49'	S00°39'38"W
L181	8.27'	S15°59'25"W
L182	9.69'	S36°49'17"E
L183	14.24'	S06°43'04"E
L184	14.84'	S24°10'25"E
L185	30.35'	S83°58'43"E
L186	12.62'	N35°17'48"E
L187	22.56'	N55°05'28"E
L188	14.17'	N72°58'08"E
L189	16.98'	N70°33'04"E
L190	21.73'	N51°43'01"E
L191	16.41'	N59°16'33"E
L192	25.78'	N21°48'44"W
L193	18.90'	N56°26'43"W
L194	18.74'	N37°01'20"W
L195	17.09'	N20°30'42"W
L196	18.54'	N33°54'43"E
L197	11.69'	N40°24'11"E
L198	20.14'	N78°49'28"E
L199	14.98'	S23°04'28"E
L200	39.96'	N82°30'54"E
L201	14.38'	N43°21'14"E
L202	113.31'	S01°41'09"E
L203	115.49'	N88°50'15"E



3-11-2022

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 4 OF 7 SHEETS

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

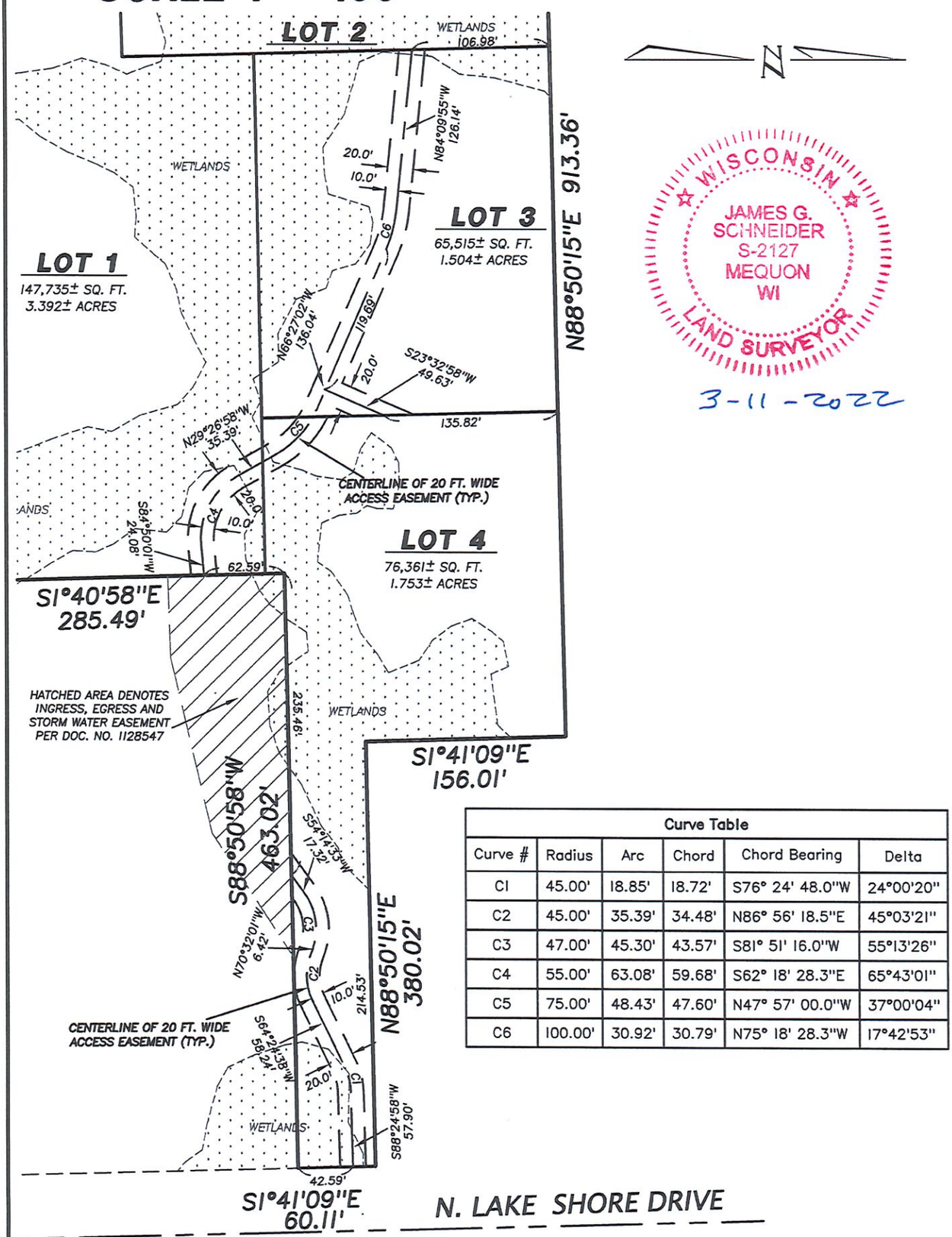
CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

20 FT. WIDE ACCESS EASEMENT EXHIBIT

0 100 150 200 300

SCALE 1" = 100'



N

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

3-11-2022

Curve Table					
Curve #	Radius	Arc	Chord	Chord Bearing	Delta
C1	45.00'	18.85'	18.72'	S76° 24' 48.0"W	24°00'20"
C2	45.00'	35.39'	34.48'	N86° 56' 18.5"E	45°03'21"
C3	47.00'	45.30'	43.57'	S81° 51' 16.0"W	55°13'26"
C4	55.00'	63.08'	59.68'	S62° 18' 28.3"E	65°43'01"
C5	75.00'	48.43'	47.60'	N47° 57' 00.0"W	37°00'04"
C6	100.00'	30.92'	30.79'	N75° 18' 28.3"W	17°42'53"

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 5 OF 7 SHEETS

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

Part of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 17; thence S1°41'09"E along the East line of said 1/4 Section, said line also being the centerline of Lake Shore Drive, 1653.89 feet to the point of beginning of lands to be described; thence continuing S1°41'09"E along the East line of said 1/4 Section, 60.11 feet; thence S88°50'58"W, 513.02 feet; thence S1°40'58"E, 285.49 feet to a point in the North line of Certified Survey Map No. 267; thence S88°50'12"W along the North line of Certified Survey Map No. 267 and Certified Survey Map No. 298, 783.02 feet to a point in the East right of way line of the Union Pacific Railroad, said point also being the Northwest corner of Parcel 1 of Certified Survey Map No. 298; thence N1°22'47"W along said East right of way line, 501.49 feet; thence N88°50'15"E, 913.36 feet; thence S1°41'09"E, 156.01 feet; thence N88°50'15"E, 380.01 feet to the point of beginning.

Said lands containing, 10.183 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of the LM Developers, LLC, OWNERS of said lands.

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

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

3-11-2022

James G. Schneider S-2127

This instrument was drafted by James G. Schneider

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

I, John Mikkelson (Managing Member) of LM Developers, LLC, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided, mapped, and dedicated.

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

_____ _____
Witness John Mikkelson (Managing Member)

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss
PERSONALLY came before me on this _____ day of _____, 20__ the above named John Mikkelson (Managing Member) to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____
Notary Public

CITY OF MEQUON PLAN COMMISSION APPROVAL
APPROVED by the City of Mequon Plan Commission on this _____ day of _____ 20____.

_____ _____
Chairman Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL
I certify that this Certified Survey Map was approved under Resolution File No. _____, adopted by the Common Council of Mequon on _____, and does hereby accept the dedication of road right of way for N. Lake Shore Drive as depicted on face of this map.

_____ _____
City Clerk Mayor

3-11-2022

This instrument was drafted by James G. Schneider

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

Stormwater Facilities Easement – Exhibit B

for

Mikkelson Builders – Shared Driveway

N. Lake Shore Dr., City of Mequon, Ozaukee County, WI

Varying width Easement located in the

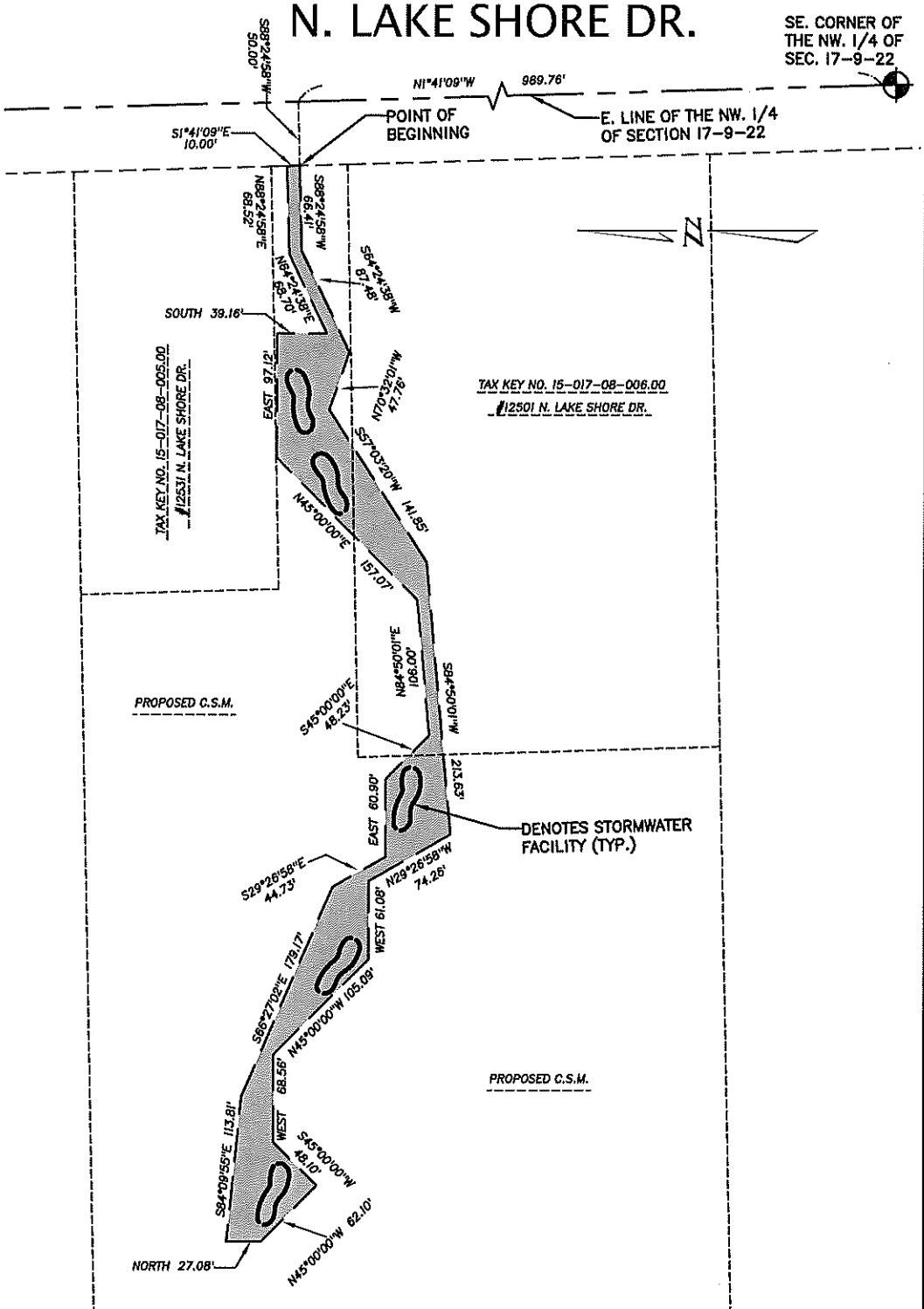
Northwest 1/4 of Section 17, Township 9 North, Range 22 East.

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11453 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-8337
www.northshoreengineering.net

Dated: January 11, 2022

0 100 150 200 300

SCALE 1" = 100'



SHEET 1 OF 2 SHEETS

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

Stormwater Facilities Easement – Exhibit B

Mikkelson Builders – Shared Driveway

N. Lake Shore Dr., City of Mequon, Ozaukee County, WI

Varying width Easement located in the

Northwest 1/4 of Section 17, Township 9 North, Range 22 East.

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-8397
www.northshoreengineering.net

Dated: January 11, 2022

LEGAL DESCRIPTION :

That part of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Northwest 1/4 of said Section 17; thence N1°41'09"W along the East line of said 1/4 Section, 989.76 feet; thence S88°24'58"W, 50.00 feet to a point in the West right of way of N. Lake Shore Drive, said point being the point of beginning of the lands to be described; thence continuing S88°24'58"W, 66.41 feet; thence S64°24'38"W, 87.48 feet; thence N70°32'01W, 47.76 feet; thence S57°03'20"W, 141.85 feet; thence S84°50'01"W, 213.63 feet; thence N29°26'58"W, 74.26 feet; thence due West, 61.08 feet; thence N45°00'00"W, 105.09 feet; thence due West, 68.56 feet; thence S45°00'00"W, 48.10 feet; thence N45°00'00"W, 62.10 feet; thence due North, 27.08 feet; thence S84°09'55E, 113.81 feet; thence S66°27'02"E, 179.17 feet; thence S29°26'58"E, 44.73 feet; thence due East, 60.90 feet; thence S45°00'00"E, 48.23 feet; thence N84°50'01"E, 106.00 feet; thence N45°00'00"E, 157.07 feet; thence due East, 97.12 feet; thence due South, 39.16' feet; thence N64°24'38"E, 68.70; thence N88°24'58"E, 68.52 feet to a point in the West right of way of N. Lake Shore Drive; thence S1°41'09"E along said right of way line, 10.00 feet to the point of beginning.

Said Parcel containing 26,456 sq. ft/0.607 acres of land, more or less.

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors

GREEN INFRASTRUCTURE PLAN

Prepared for:

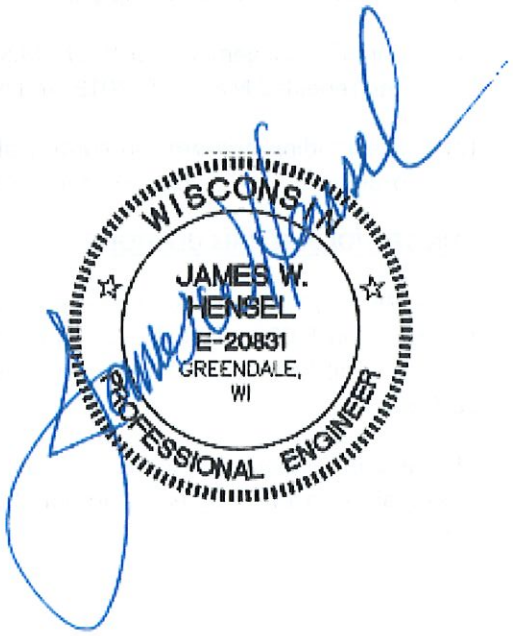
Mikkelson Builders

Project location: 12535 N. Lake Shore Dr.
Mequon, WI

Prepared by:

James W. Hensel, P.E.
North Shore Engineering, Inc.
11433 N. Port Washington Rd.
Mequon, Wisconsin 53092

January 11, 2022



Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors

INTRODUCTION

North Shore Engineering, Inc. (NSE) has been retained by Mikkelson Builders (Client) to design a grading plan and Green Infrastructure Plan (GIP) for a proposed private driveway to serve four (4) proposed single family lots located on N. Lake Shore Dr. north of W. Dandelion Ln.

The proposed project is in part of the NW¼ of Section 17, T.9N, R.22E, in the City of Mequon, Ozaukee Co., Wisconsin.

The project comprises the construction of an approximately 806 ft. long, 14 ft. wide asphalt private driveway with 2 ft. stone shoulders to serve the development. The driveway will have four small wetland crossings as part of the project.

The driveway will add approximately 14,666 s.f. of new impervious surface, therefore, a Green Infrastructure Plan is required per MMSD guidelines.

The project will have less than 1 acre of disturbance, therefore a WRAPP document will be not be required for submittal to the Wisconsin Department of Natural Resources (WDNR).

DESIGN CRITERIA

The current City Ordinance requires that the property development shall have adequate erosion, sedimentation, on-site detention and runoff control. Site erosion and sedimentation controls shall, at a minimum, conform to the City of Mequon Standard Specification for Land Development, Wisconsin Department of Natural Resources (WDNR) Technical Standards for Construction, and Milwaukee Metropolitan Sewerage District (M.M.S.D.) Chapter 13 - Stormwater Runoff Management Requirements.

Onsite runoff control shall comply with the following criteria:

(1) Runoff management per the M.M.S.D. Green Infrastructure requirements of Chapter 13 (adopted and repealed March 25, 2019, and effective April 1, 2019 per city ordinance.)

(2) Site grading and erosion control plans have been developed that comply with the current City ordinance and includes the above required criteria.

RUNOFF VOLUME CALCULATIONS:

Per M.M.S.D., Chapter 13, whenever development or redevelopment will increase net impervious by greater than 5,000 s.f., but less than one half acre, green infrastructure is required. The detention volume shall be equal to the volume generated by one half inch of rainfall on the net impervious surface.

The new impervious surface for this project is 14,666 s.f., therefore the runoff volume generated by 0.5in. rainfall over that area is computed as follows:

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

(14,666 s.f. x 0.0417 ft. x 7.48 gal./c.f.) = 4,575 gallons. This is the amount of runoff volume which is required to be detained by the green infrastructure treatment chosen for this project.

PROPOSED GREEN INFRASTRUCTURE IMPLEMENTATION

The proposed Green Infrastructure (GI) for this project was designed using the WDNR Technical Standard No. 1009 for Rain Gardens.

Per the above referenced Technical Standard, the maximum drainage areas a rain garden can accept are as follows:

- The maximum drainage area for impervious surfaces is 3,000 s.f.
- The maximum drainage area for all types of surfaces is 5,000 s.f.

The approximate drainage areas for each of this projects' rain garden are as follows:

- Rain Garden #1
  - 2,240 s.f. impervious area
  - 2,700 s.f. pervious area
  - 4,940 s.f. approximate total drainage area

- Rain Garden #2
  - 1,780 s.f. impervious area
  - 2,540 s.f. pervious area
  - 4,320 s.f. approximate total drainage area

- Rain Garden #3
  - 3,000 s.f. impervious area
  - 2,000 s.f. pervious area
  - 5,000 s.f. approximate total drainage area

- Rain Garden #4
  - 2,810 s.f. impervious area
  - 2,100 s.f. pervious area
  - 4,910 s.f. approximate total drainage area

- Rain Garden #5
  - 1,990 s.f. impervious area
  - 3,000 s.f. pervious area
  - 4,990 s.f. approximate total drainage area

Table 2 of Technical Standard 1009 defines the sizing of rain gardens based on the following qualifying factors:

- Runoff Volume Control Goal. For this application, a goal of 75 percent is being utilized.
- In-situ soils. Based on the attached Natural Resources Conservation Services (NRCS) soils map, the predominant soils in the area are KnA and KnB, which are both Kewaunee silt loams.
- Ponding depth. The depth of these rain gardens will be 8 inches.

Based on these factors, the sizing factor to use for this application is 0.08.
For our design ponding area, we will use a conservative area of 5,000 s.f. for each rain garden.

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

Per Technical Standard No.1009 the formula for determining the rain garden area is as follows:

Rain Garden Design Ponding Area (s.f.) = Drainage Area (s.f.) x Sizing Factor (from Table 2)

Therefore, each rain garden area for this development is 5,000 s.f. x 0.08 which equals 400 s.f. per rain garden.

As shown runoff volume calculations, located earlier in this report, 3,520 gallons are required to be detained by the projects' Green Infrastructure. This development will have five rain gardens. Each will have a 400 s.f. bottom planting area with an 8 inch ponding depth. Therefore, there will be a 2,000 s.f. area 8 inches in depth. This volume will contain 10,023 gallons which greatly exceeds the Green Infrastructure quantity required by the MMSD for this project.

OPERATION AND MAINTENANCE PLAN

The maintenance activities listed below are aimed to ensure the stormwater practices continue serving their intended functions into perpetuity. The list of activities is not all-inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site.

(1) Inspection. A plan to inspect the rain garden a minimum of three times per growing season to remove nuisance or invasive plants and identify problems with excess moisture, soil erosion, berm settling or failure of any other component.

(2) Plants and weeds. Cut and remove nuisance or invasive species, remove excessive dead plant material annually, and replace desired species that may have died in significant numbers.

(3) Erosion control and berm settling. Stabilize eroding soil and repair damage or settling that may occur on the berm if it affects the ponding area or discharge flow path.

Typical Maintenance Activities for Rain Garden areas	**FREQUENCY**
Inspect rain garden to remove nuisance or invasive plants and identify problems with excess moisture, soil erosion, berm settling or failure of any other component.	At least three times per growing season.
Water plants	As needed for several weeks after planting, and during drought conditions thereafter.
Monitor water level after a large rainfall to ensure drainage	As needed, especially after the first year.
Remove nuisance or invasive plants	As needed per inspections
Re-plant void areas	Once per year, preferably in spring
Treat diseased trees and shrubs	As needed per inspections
Repair eroded areas and any berm damage or settling	As needed per inspections
Remove trash and debris	As needed per inspections
Remove excessive dead plant material	Annually (spring recommended)

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

RAIN GARDEN DATA TABLE

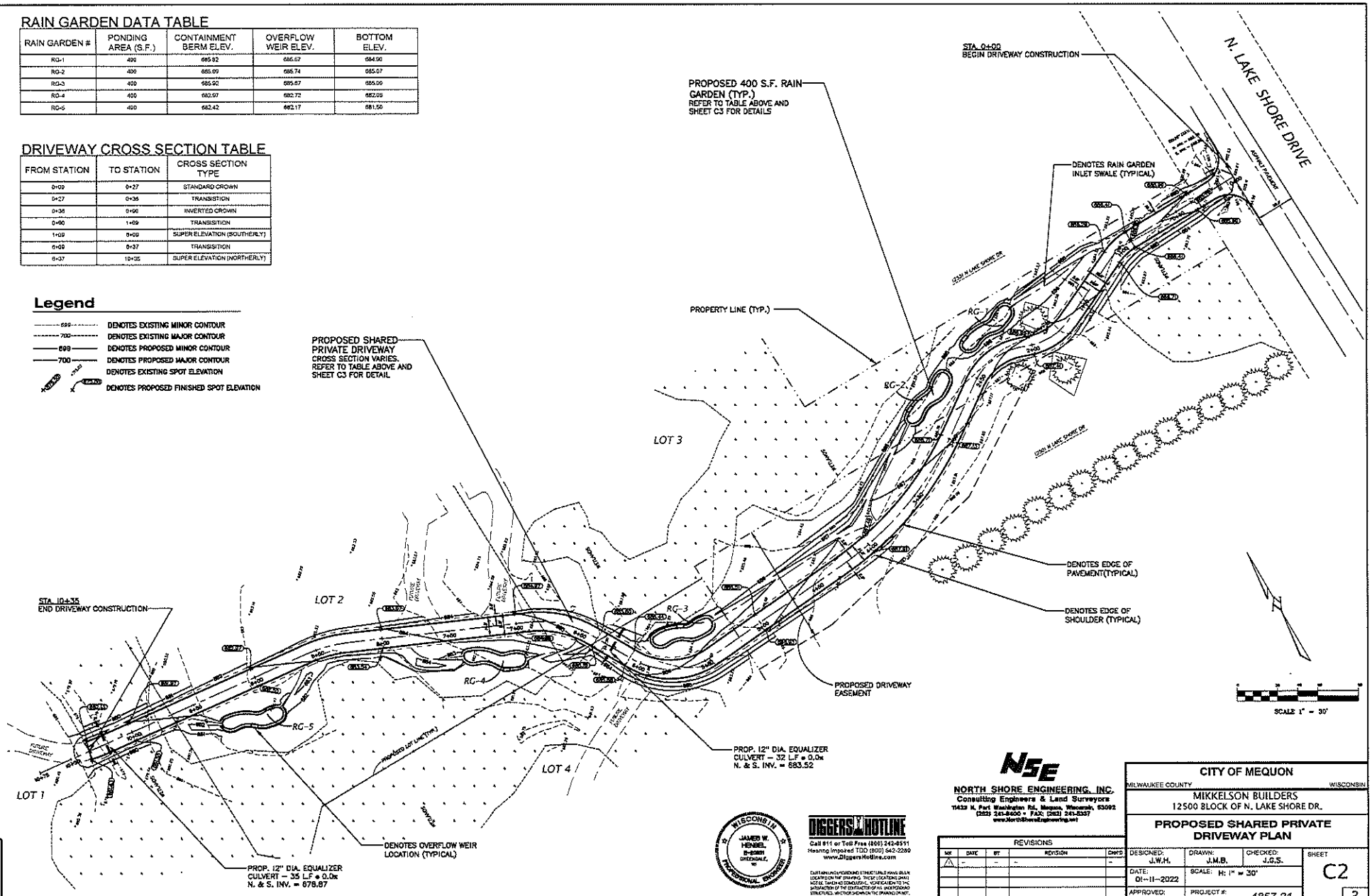
RAIN GARDEN #	PONDING AREA (S.F.)	CONTAINMENT BERM ELEV.	OVERFLOW WEIR ELEV.	BOTTOM ELEV.
RG-1	400	685.92	685.67	684.90
RG-2	400	685.09	685.74	685.07
RG-3	400	685.92	685.67	685.09
RG-4	400	682.97	682.72	682.09
RG-5	400	682.42	682.17	681.56

DRIVEWAY CROSS SECTION TABLE

FROM STATION	TO STATION	CROSS SECTION TYPE
0+00	0+27	STANDARD CROWN
0+27	0+35	TRANSISITION
0+35	0+90	INVERTED CROWN
0+90	1+09	TRANSISITION
1+09	6+09	SUPER ELEVATION (SOUTHERLY)
6+09	6+37	TRANSISITION
6+37	10+35	SUPER ELEVATION (NORTHERLY)

Legend

- DENOTES EXISTING MINOR CONTOUR
- DENOTES EXISTING MAJOR CONTOUR
- DENOTES PROPOSED MINOR CONTOUR
- DENOTES PROPOSED MAJOR CONTOUR
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED FINISHED SPOT ELEVATION



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-8337
www.NorthShoreEngineering.com

JAMES W. HEINEL, E-39881, OZAUKEE, WI — PROFESSIONAL ENGINEER

DIGGERS HOTLINE
Call 811 or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Call Diggers Hotline (Statutory) Hours Prior to Excavation. Locations on the drawing. These locations shall not be taken as conclusive. Verification to the satisfaction of the contractor of all underground structures, whether shown on the drawing or not.

REVISIONS				
MK	DATE	BY	REVISION	CHK'D
1	--	--	-	-

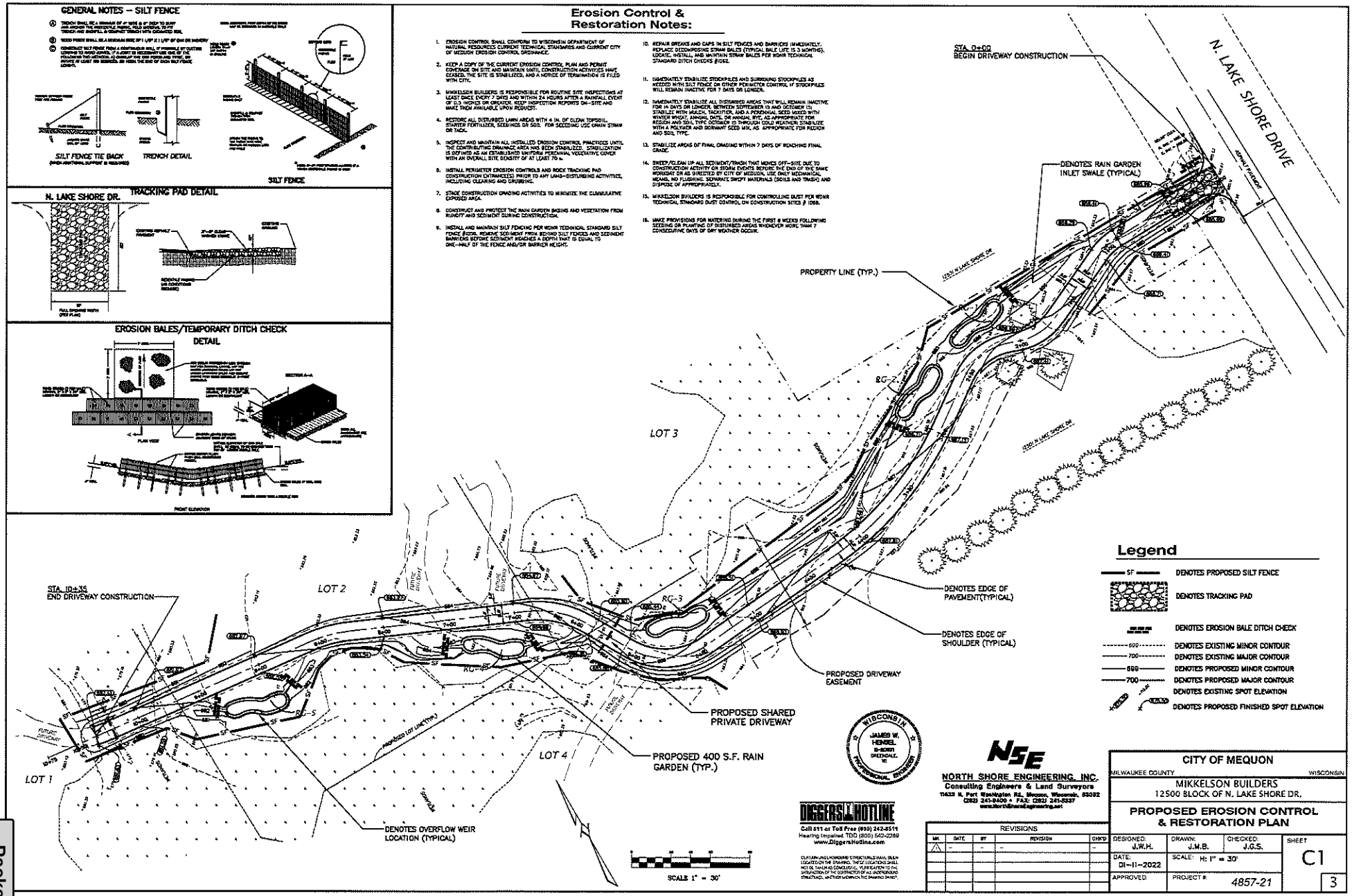
CITY OF MEQUON
MILWAUKEE COUNTY — WISCONSIN

MIKKELSON BUILDERS
12500 BLOCK OF N. LAKE SHORE DR.

PROPOSED SHARED PRIVATE DRIVEWAY PLAN

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.W.H.	J.M.B.	J.G.S.	C2
DATE: 01-11-2022	SCALE: H: 1" = 30'		3
APPROVED:	PROJECT #: 4857-21		

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

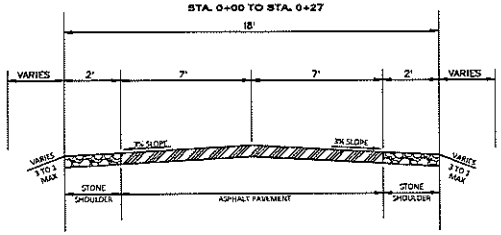


Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

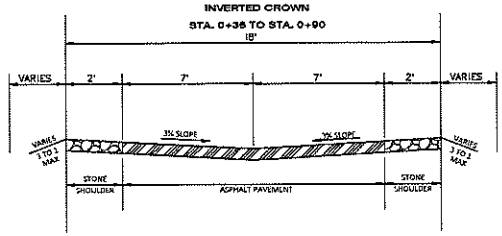
DRIVEWAY CROSS SECTION

LOOKING WESTERLY
(NOT TO SCALE)

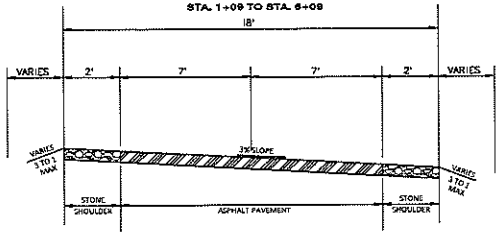
STANDARD CROWN
STA. 0+00 TO STA. 0+27



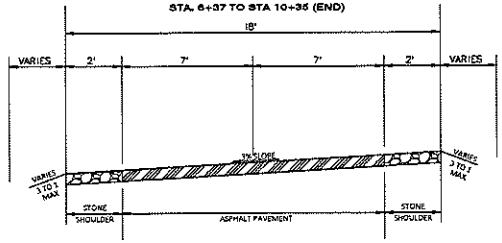
INVERTED CROWN
STA. 0+36 TO STA. 0+90



SUPER ELEVATION - SOUTHERLY
STA. 1+09 TO STA. 6+09



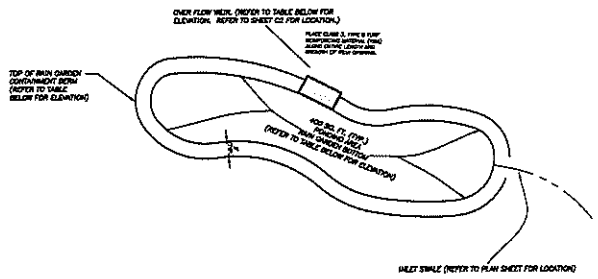
SUPER ELEVATION - NORTHERLY
STA. 6+37 TO STA 10+35 (END)



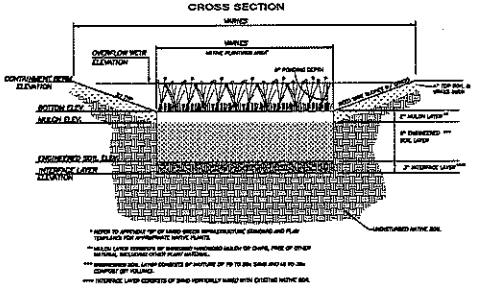
RAIN GARDEN DETAILS

(NOT TO SCALE)

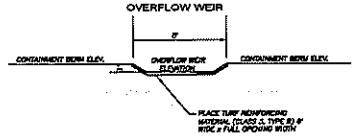
PLAN VIEW



CROSS SECTION



OVERFLOW WEIR



RAIN GARDEN DATA TABLE

RAIN GARDEN #	PONDING AREA (S.F.)	CONTAINMENT BERM ELEV.	OVERFLOW WEIR ELEV.	BOTTOM ELEV.	MULCH ELEV.	ENGINEERED SOIL ELEV.	INTERFACE LAYER ELEV.
RG-1	400	685.82	685.57	684.90	684.73	684.23	683.98
RG-2	400	685.99	685.74	685.07	684.90	684.40	684.15
RG-3	400	685.92	685.67	685.00	684.83	684.33	684.08
RG-4	400	682.97	682.72	682.05	681.88	681.38	681.13
RG-5	400	682.42	682.17	681.50	681.33	680.83	680.58

WISCONSIN
JAMES W. HENSEL
S-2067
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

811
Know what's below.
Call before you dig.

DIGGERS HOTLINE
Call 811 or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

CONTRACTOR MUST VERIFY AND FIELD LOCATE ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITIES AND OWNERS OF UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION.

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-8337
www.NorthShoreEngineering.net

REVISIONS				
MK	DATE	BY	REVISION	CHK'D
1	--	--	--	--

CITY OF MEQUON
MILWAUKEE COUNTY WISCONSIN

MIKKELSON BUILDERS
12500 BLOCK OF N. LAKE SHORE DR.

GREEN INFRASTRUCTURE & CONSTRUCTION DETAILS

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.W.H.	J.M.B.	J.C.S.	C3
DATE: 01-11-2022	SCALE: H: N.T.S. V: N.T.S.		3
APPROVED:	PROJECT #: 4857-21		

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

Document Number	**STORM WATER FACILITIES MAINTENANCE & EASEMENT DECLARATION AND AGREEMENT**	Recording Data

Name and Return Address

Kristen B. Lundeen
City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

Parcel Identification Number (PIN) -15-017-08-013.00
15-017-08-007.00 15-017-08-008.00 15-017-08-009.00
15-017-08-012.00 15-017-08-017.00 15-017-08-010.00

THIS STORM WATER FACILITIES MAINTENANCE AND EASEMENT AGREEMENT (hereinafter "**Agreement**"), is made and entered into as of _____, 2020 by and between LM Developers, LLC, ("**Owner**"), and the City of Mequon ("**City**").

WHEREAS Owner owns certain real property situated in City of Mequon, Ozaukee County, Wisconsin, described on Exhibit A attached hereto and incorporated herein by reference ("**Property**"); and

WHEREAS, Owner desires to declare and establish certain nonexclusive easements over and across a portion of Property with regard to rain garden areas, and related facilities, which areas are described and illustrated on Exhibit B ("**Easement Area**") and a covenant and non-exclusive, perpetual easement for the maintenance of rain garden areas, and related facilities to be constructed in accordance with the plans and specifications for Storm Water Facilities approved by the City of Mequon on _____, 2020; and Milwaukee Metropolitan Sewerage District on _____, 2020.

WHEREAS, the City has, pursuant to its ordinances and engineering standards regulating land development and design and performance standards associated therewith, imposed certain conditions to ensure, in part, compliance with such requirements; and

WHEREAS, Owner desires to make certain other covenants and agreements as hereinafter are more specifically set forth with regard to such requirements.

NOW, THEREFORE, in consideration of the foregoing, including the plan approvals by the City of Mequon, and the covenants and declarations as hereinafter set forth, and in obedience to the ordinances and engineering standards of the City of Mequon, IT IS DECLARED as follows:

1. DECLARATION OF A PERPETUAL EASEMENT. Owner hereby declares and reserves for itself, its successors, and assigns, forever, the covenants contained herein, and a non-exclusive easement, for the benefit of Property, in the Easement Area, including the right and authority to construct, use, operate, maintain and repair (including reconstruction) the approved storm water facilities, including but not limited to the rain garden areas, and related facilities, and tributary connections ("**Storm Water Facilities**") in the Easement Area.

2. REPAIR & MAINTENANCE Owner, its successors, and assigns, shall be responsible for repair, maintenance and recertification of the rain garden areas, and related facilities constructed within the Easement Area. Such maintenance may include, but not be limited to, providing normal, usual and customary cleaning and maintenance, which may include litter control, grass swale stabilization, outlet structure inspection and maintenance, and maintenance of all surrounding grass areas and landscaping so that the rain garden areas, and related facilities continue to meet the same performance standards in accordance with which they were originally constructed as provided in Section 58-678 of the Mequon Code or any successor provision(s) of the Code. If, in the opinion of the City engineer of the City of Mequon, owner or its successors or assigns, fails to repair or maintain, or recertify such Storm Water Facilities in accordance with Section 58-678 of the Mequon Code, the City may give owner, its successors or assigns written notice requiring that the failure be cured within thirty (30) days (or such other reasonable period of time) thereafter. If owner or its successors or assigns fails to comply with the demands of the notice, it shall be subject to the remedies and penalties provided in Section 58-678 of the Mequon

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

Code, or any successor provision(s) of the Code, and the City shall have the right but not the obligation to enter upon the property to provide the required repair, maintenance or recertification, and to charge the cost thereof, including administrative charges, to Property pursuant to Section 66.0627, Wisconsin Statutes. In exercising its obligations hereunder for future maintenance, repair, replacement and recertification, to the extent such work causes or results in removal of or damage or destruction to landscaping plantings, features, elements or amenities of a landscaping plan approved by the City of Mequon, owner, or its successors or assigns shall cause the replacement of said landscaping plantings, features, elements or amenities, unless the reestablishment of the same, or a particular part thereof, would be deleterious to the rain garden areas, and related facilities, and the City of Mequon agrees to such omission.

3. RIGHT TO DELEGATE. The benefits, burdens and covenants declared and established herein shall run with the land, and to the extent that they require affirmative exercise shall be obligations of the owner of the Property. Owner, its successors in interest and assigns, hereby reserves the right to delegate its responsibilities under this Declaration and Agreement to its agents and contractors, including but not limited to the perpetual right to enter upon the Property, at any time that it may see fit, and construct, maintain, use and repair and recertify all Storm Water Facilities, however, such delegations shall not relieve the owner of the Property of the ultimate responsibility to carry out its obligations hereunder.

4. RESERVATIONS. Owner, its successors in interest and assigns, hereby reserves for itself the right to the use of the storm water system and Storm Water Facilities as may be installed in the Easement Area, subject to all applicable governmental rules, regulations and approvals. Owner and its successors and assigns hereby reserves to itself the right to make such use of the land included within the Easement Area subject to all governmental rules, regulations and approvals, as will not unreasonably disturb or interfere with such Storm Water Facilities or prevent ingress and egress thereto for the purposes of construction, operation, use, maintenance, and repair (including reconstruction) thereof. Subject to all governmental rules and regulations, owner reserves the right to cross and recross the Easement Area with other utility lines, pipes, wires and easements, parking and access easements, and may install paving, curb and gutter, landscaping, signs and other improvements within the Easement Area which are not inconsistent with the grant of the easement herein contained or applicable municipal approvals for Property. Owner and its successors and assigns hereby reserves for itself the right, at its sole cost and expense, to relocate the Easement Area and any Storm Water Facilities located therein, upon consent from the City, which consent shall not be unreasonably withheld or delayed.

5. LIENS. Subject to Section 2 above, and except in so far as owner or its successor or assign owes sums for charges for special services to the City of Mequon or a contractor retained by the City of Mequon to cure failure to maintain, repair, replace or recertify the rain garden areas, and related facilities, and landscaping removed, damaged or destroyed as a result of said work, in the event any liens are filed against Easement Area, or any part thereof, in connection with any work performed by or on behalf of City in connection with any act or omission of City pursuant to this Agreement, City shall cooperate with owner to have the liens discharged of record.

6. NOTICES. Notices in demand required or permitted to be given hereunder shall be given by certified mail, return receipt requested, or by a national express service such as FedEx, in the case of LM Developers, LLC, addressed to it at 1025 Glen Oaks Ln., Mequon, WI 53092 or at such other address as specified in writing by owner, its successors, or assigns.

7. EXHIBITS. All exhibits referred to herein and attached hereto shall be deemed part of the Agreement.

8. RECORDING. The Agreement shall be recorded in the records of Ozaukee County, Wisconsin.

9. GOVERNING LAWS. The laws of the State of Wisconsin shall apply to the Agreement.

10.SEVERABILITY. If any term, provision or condition contained in the Agreement shall, to any extent, be invalid or unenforceable, the remainder of the Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision or condition of the Agreement shall be valid and enforceable to the fullest extent permitted by law.

11.BINDING ON FUTURE PARTIES. The perpetual easement and all covenants and easements herein shall run with the land and shall inure to the benefit of and be binding upon the parties, their successors and assigns.

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

IN WITNESS WHEREOF, the parties have executed this easement and agreement as of the day and year first above written.

LM Developers, LLC,
OWNERS

By: _____ By: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF OZAUKEE)

Personally came before me this __ day of_____, 2020, the above named _____ to me known to be such person and acknowledge that he executed the foregoing instrument.

_____
Notary Public, State of Wisconsin
My Commission _____.

CITY OF MEQUON

By: _____
John Wirth, Mayor

By: _____
Caroline Fochs, City Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF OZAUKEE)

Personally came before me this __ day of _____, 2020, the above named John Wirth and Caroline Fochs, Mayor and Clerk of the City of Mequon, respectively, to me known to be such officers and acknowledge that they executed the foregoing instrument in such capacity.

_____
Notary Public, State of Wisconsin
My Commission_____.

Document Drafted By:

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

EXHIBIT A

Legal Description of Property

Located at 12535 N. Lake Shore Dr., City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

File No.: 202413-1
Amendment No. 1

EXHIBIT "A"

Parcel 1:

Lot No. 1; The East 380 feet of the South 10 feet of the South 166 feet of the North 331 feet of that part of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 9 North, Range 22 East, lying East of the Chicago, Northwestern Railroad right of way in the City of Mequon, Ozaukee County, Wisconsin, reserving the East 50 feet thereof for highway purposes.

For Informational Purposes Only:
Tax Key No.: 150170801300

Parcel 2:

Lot No. 2: The West 254 feet of the East 634 feet of the South 166 feet of the North 331 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 9 North, Range 22 East, lying East of the Chicago and Northwestern Railroad right of way, City of Mequon, Ozaukee County, Wisconsin.

For Informational Purposes Only:
Tax Key No.: 150170800700

Parcel 3:

Lot No. 3: All of the South 166 feet of the North 331 feet of that part of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 9 North, Range 22 East, lying East of the Chicago and Northwestern Railroad right of way, in the City of Mequon, Ozaukee County, Wisconsin, except the East 634 feet measured at right angles to the East line of said 1/4 Section and except the West 390 feet measured at right angles to the East line of the Chicago and Northwestern Railroad right of way.

For Informational Purposes Only:
Tax Key No.: 150170800800

Parcel 4:

Lot No. 4: The West 390 feet measured at right angles to the East line of the Chicago and Northwestern Railroad right of way, of the South 166 feet of the North 331 feet of that part of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 9 North, Range 22 East, lying East of the Chicago and Northwestern Railroad right of way in the City of Mequon, Ozaukee County, Wisconsin.

For Informational Purposes Only:
Tax Key No.: 150170800900

Parcel 5:

All except the North 331 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin. Further excepting therefrom that part conveyed by deed recorded on February 3, 2020, as Document No. 1089105.

For Informational Purposes Only:
Tax Key Nos.: 150170801200; 150170801700 and 150170801000

Attachment: Packet Docs_Mikkelson (7153 : John Mikkelson for LM Developers LLC)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **March 21, 2022**

SUBJECT: **Elevated Identity for Super Steel, LLC. The applicant is seeking sign waiver approval to allow for wall signs over the main entrance for the property located at 10910 Industrial Drive.**

Applicant:	Elevated Identity for Super Steel, LLC
Status of Applicant:	Agent
Requested:	Sign Waiver
Existing Zoning:	B-5 (Industrial)
Land Use Plan:	Industrial
Lot size:	30 acres
Location:	10910 N. Industrial Drive
Tax Key Number:	#14-027-01-012.00
District:	#4

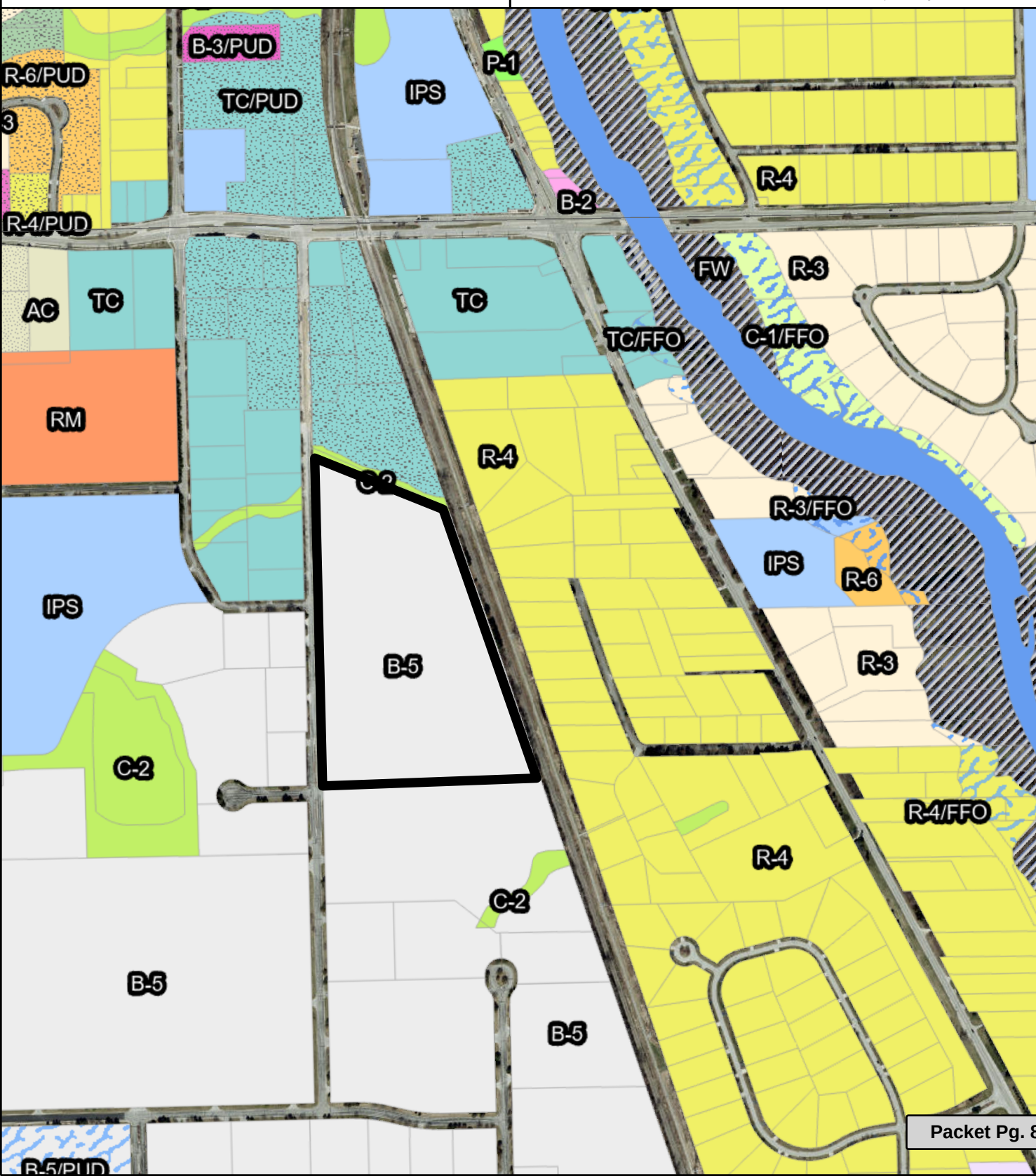
Background:
The applicant requests a sign waiver to install a second wall sign on the building located at 10910 N Industrial Drive. The building is currently owned and operated by Super Steel and is the former location of Telesmith. For single tenant buildings, the sign code allows one wall sign at 2.5% of the wall area with a maximum of 60 square feet. Based on the wall area, the applicant is permitted one wall sign with a maximum area of 15 square feet.

Sign Waiver:
According to the applicant, the request for the sign waiver is due to the fact that the company has two distinct brands that are manufactured at this location and that both signs are needed at the entranceway to avoid confusion. The waiver to increase the size to 70 square feet is being requested to accommodate the size of the two separate signs. Staff is not supportive of the waiver for several reasons. There is only one customer entranceway into the building. Identifying the different brands at this location can be done in other ways such as door decals or signage inside the building. The single entrance to the building is not visible from the street, but clearly visible from the parking area and the freestanding sign located at the road has both brand names on the sign. The freestanding sign provides adequate wayfinding to the site and with one entrance there should be no confusion where to enter the building. Since the code does not allow the city to regulate content, the applicant has the ability to create one sign with both names that is architecturally compatible. As the Commissioners may recall, this was the case for the new Froedtert neighborhood hospital on Port Washington Road.

Recommendations:
Staff does recommend **denial** of the sign waiver for the freestanding wall sign due to the fact that there is no site-specific hardship, such as a topographic aberration or visual encumbrance that exists to justify the waiver.

SUPER STEEL

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



Attachment: Packet Docs_Super Steel (7152 : Elevated Identity for Super Steel, LLC)

March 2022

Dear City of Mequon Planning Commission,

Due to the unique nature of our business and growing competitive landscape – we have merged our 2-product lines, Super Steel & Sabre Manufacturing under a 1-single ownership entity. These are 2-distinct brands, but one company. Because we are one company the most efficient logistical layout for our manufacturing facility was to place them under one roof in one building.

It allows our brands to share services and the numerous efficiencies gained of operating under one roof. Additionally, to attract and retain the skilled workforce needed to grow these brands we've moved our facilities and subsequent jobs to the Mequon location from Indiana and Tower Avenue location in Milwaukee, which is aligned with living our Vision of having an uncompromising commitment to our employees, customers, and community.

Both Super Steel & Sabre Manufacturing share the main customer entrance and share a common reception/visitor lobby inside the building at that entrance. We've experienced customer and material supplier confusion on which entrance to use for the specific brand our clients are seeking to do business with, or shipments need to go to.

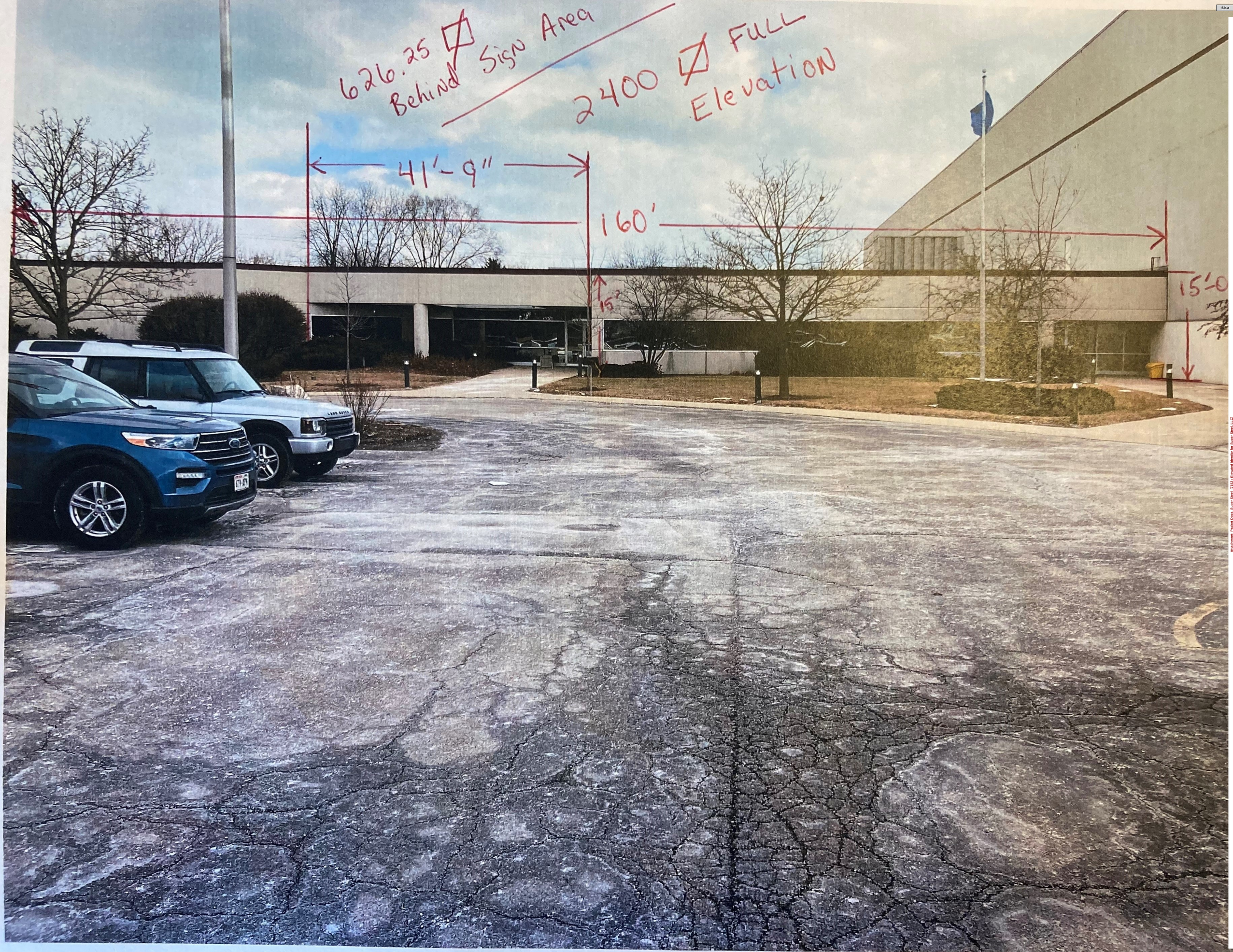
We would ask that these 2-brands be treated as one company and be allowed to display both brands of products over our common, main customer entrance.

Thank you,

Stephan Achs
Chief Executive Officer

Attachment: Packet Docs_Super Steel (7152 : Elevated Identity for Super Steel, LLC)

10910 Industrial Drive | Mequon, WI 53092
414.355.4800 | www.supersteel.com



Attachment: Packet Docs, Super Steel (7152: Elevated Identity for Super Steel, LLC)

1

DESCRIPTION: Routed-thru Face Logo with Push-thru Clear Acrylic (1/4" beyond Face)
COLOR: 3M 3630-33 Red and Black Vinyl Graphics applied to 1st Surface
White Acrylic Backer Panel

2

DESCRIPTION: Routed-thru Face with Push-thru Clear Acrylic (1/4" beyond Face)
COLOR: Black Vinyl applied to 1st Surface for Night View Halo Effect
White Acrylic Backer Panel

3

DESCRIPTION: Routed-thru Face Logo with Push-thru Clear Acrylic (1/4" beyond Face)
COLOR: White Acrylic Face with 3M 3630-36 Blue & 3M 3630-51 Silver Grey Vinyl applied to the 1st Surface
White Acrylic Backer Panel

4

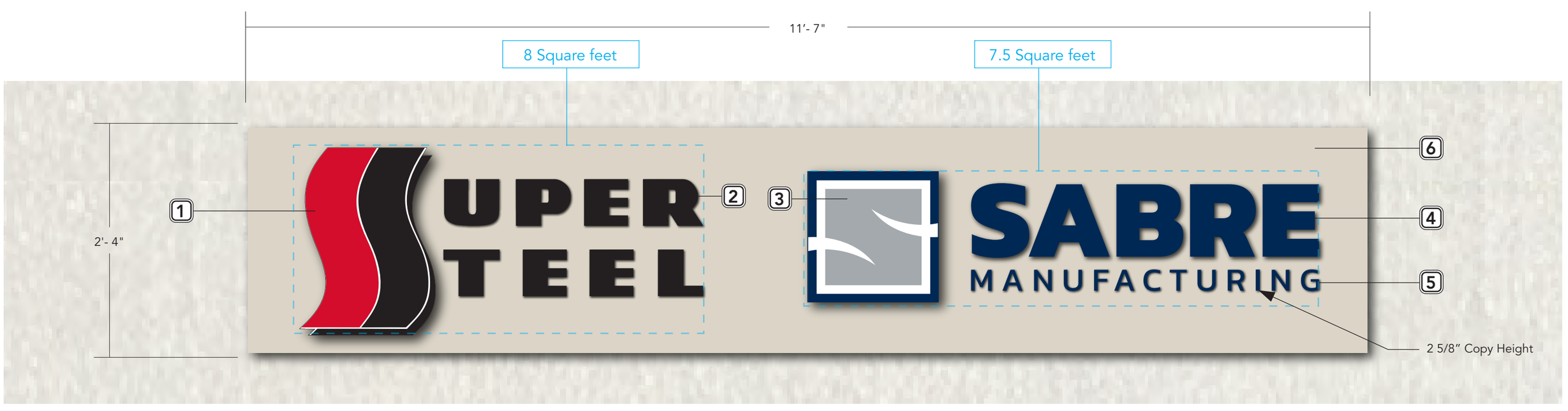
DESCRIPTION: Routed-thru Face with Push-thru Clear Acrylic (1/4" beyond Face)
COLOR: 3M 3630-36 Blue Vinyl applied to the 1st Surface
White Acrylic Backer

5

DESCRIPTION: Routed-thru Face with Push-thru Clear Acrylic (1/4" beyond Face)
COLOR: 3M 3630-36 Blue Vinyl applied to the 1st Surface
White Acrylic Backer

6

DESCRIPTION: 3" Deep illuminated Aluminum Cabinet
COLOR: Paint to match Concrete Fascia [TBD]
LIGHTING: Internal White LEDs
INSTALLATION: Mount Flush to Fascia



Attachment: Packet Docs_Super Steel (7152 : Elevated Identity for Super Steel, LLC)

elevated identity

This is an unpublished drawing created by Elevated Identity. It is submitted for your use in conjunction with a project uniquely planned for your organization by Elevated Identity. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied, or exhibited in any fashion without written permission from Elevated Identity. This document represents an approximation of material & colors; actual product colors may vary from this print or digital image.

CLIENT: Super Steel
LOCATION: 10910 North Weston Drive

REP: Mike Kinsella
CONTACT: 262.422.9339

PROJECT NUMBER: 1911
DRAWING DATE: 12/27/21

DRAWING SCALE: 1"=1'
Designer: LE

B.1
revision 03

3

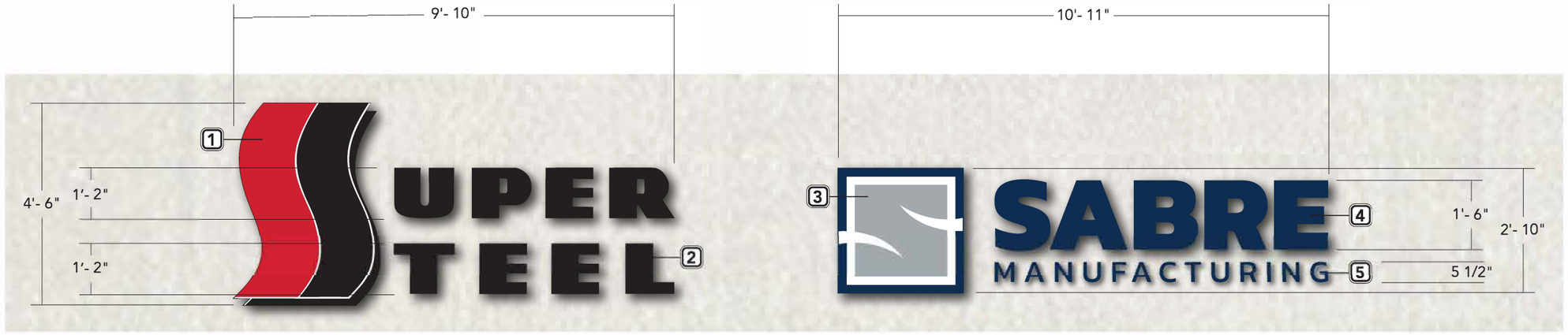
DESCRIPTION:	Face-lit Fabricated Aluminum Logo
COLOR:	White Acrylic Face with 1st Surface Blue & Grey Vinyl Graphics
LIGHTING:	Internal White LEDs
INSTALLATION:	Mount Flush to existing Brick Monument

4

DESCRIPTION:	Back-lit Fabricated Aluminum Letters
COLOR:	Paint Dark Blue [satin finish]
LIGHTING:	Internal White LEDs
INSTALLATION:	Stool off existing Brick Monument for Maximum Lighting Effect

5

DESCRIPTION:	1/4" Thick Flat Cut Out Aluminum Letters
COLOR:	Paint Dark Blue [satin finish]
INSTALLATION:	Mount Flush to existing Brick Monument



Attachment: Packet Docs_Super Steel (7152 : Elevated Identity for Super Steel, LLC)

elevated identity

This is an unpublished drawing created by Elevated Identity. It is submitted for your use in conjunction with a project uniquely planned for your organization by Elevated Identity. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied, or exhibited in any fashion without written permission from Elevated Identity. This document represents an approximation of material & colors; actual product colors may vary from this print or digital image.

CLIENT: Super Steel / Sabre Mfg
LOCATION: 10910 North Industrial Dr.

REP: Paul Kaminski
CONTACT: 262.389.0012

PROJECT NUMBER: 1911
DRAWING DATE: 1/06/22

DRAWING SCALE: 3/8"=1'
Designer: LE

B.1
revision 00

Attachment: Packet Docs_Super Steel (7152 : Elevated Identity for Super Steel, LLC)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **March 28, 2022**

SUBJECT: **Point Real Estate for Lynda Johnston. The applicant is seeking rezoning recommendation from R-1/OA, C-2 to R-3/CGO, C-2, land use plan and concept plan approval for a proposed 84-lot single-family residential development for the property located on the west side of Swan Road, approx. 1,200 feet north of County Line Road (Swan Ridge Farms).**

Applicant:	Point Real Estate
Status of Applicant:	Offer to Purchase
Requested:	Rezoning Recommendation
	Land Use Plan Amendment
	Concept Plan Approval
Existing Zoning:	R-1 (Single Family 5 Acre)
	C-2 (General Conservancy)
	OA (General Conservancy)
Proposed Zoning:	R-3 (Single Family 1Acre)
	CGO (General Growth Overlay)
	C-2 (General Conservancy)
Existing Land Use:	Residential 5 Acre
	Critical Environmental
Proposed Land Use:	Residential 1 Acre
	Critical Environmental
Lot size:	86 acres
Location:	Lands immediately south of and west of 10129 N. Swan Road
Tax Key Number:	#14-032-04-000.00
District:	#4

Background:
The applicant is requesting rezoning recommendation, land use plan amendment, and concept plan approval for an 84-lot conservation subdivision development on 86 acres of land on the property immediately south of and west of 10129 N Swan Road. The applicant is requesting to rezone the parcel from R-1 (Single Family 5 Acre) to R-3 (Single Family 1 Acre) with a Central Growth Overlay. The developer's concept plan results in a density of one (1) dwelling unit per 1.02 acres. The cluster design plan proposes lots ranging from .50 - .71 acres in lot size (average is .53 acres) and is served by a public road. The zoning change will require an amendment to the Sewer Service Area. The developer states that home/lot packages will range from $575,000 to $900,000.

Proposed Yield Plan:
The attached yield plan shows 84 lots. All of the lots except Lot 56 conform to the R-3 district standards with access from Swan Road. As shown Lot 56 does not contain a buildable area. Due

to this, the overall yield shall be reduced to 83. The plan takes into consideration the existence of wetlands on the site. The wetlands have been delineated Wetland and Waterway Consulting, LLC on October 30, 2021. Since the yield plan lacks interest and common amenities that would be shared by residents, in staff's opinion it is a less desirable layout than the proposed concept plan.

Proposed Concept Plan:
The site seems appropriate for a cluster development in that it contains wetlands and varying topography. The concept plan complies with all the requirements of the CGO (Central Growth Overlay) zoning district with lots ranging from ½ to ¾ acre. There is one large lot to the at the far northeast corner of the parcel separated from the other lots in the development that is 1.68 acres in size. This lot will not be served with public sewer. The proposed road network shows two connections to Huntington Park to the west. The plan shows the path connecting to the roadway at the east end of the subdivision in two locations.

The proposed concept plan shows that all of the existing wetlands are within the subdivision common space. Staff is supportive of the efforts made by the developer to keep the wetland areas in the common open space. The plan does not show the required wetland setback. Based on the proximity of the wetlands to the proposed lots, it appears the wetland setback will be located in the common open space. Staff adds as a condition of approval that the setback be shown one the preliminary plat and that it is located in the common open space. There are two small wetlands that are proposed to be filled as part of the project (see Engineering Report for details).

OPEN SPACES:
Based on calculations provided by the developer, the subdivision contains 35.6% open space which exceeds the 30% requirement of the Central Growth Overlay zone. The developer has enhanced the open space areas by adding pockets of green space adjacent to the lots and by adding bike and pedestrian paths that link together at to the proposed tot lot. The Central Growth Overlay dictates that the common open space meet the following criteria:

- Create large and contiguous areas that represent an integrated system with no one dedicated common space being less than 5,000 square feet
- Distribute common, open space throughout the development to serve and enhance all lots. Fragmented open space shall be minimized.
- Protect site features
- Connect to environmental features on adjacent sites. Long, thin strips shall be prohibited unless a conservation feature is linear and necessary to provide a green belt between lots or to provide connection with other natural features, amenities and adjacent developments.
- Maintain a perimeter, low-maintenance open space buffer with a minimum width of 30 feet. The required perimeter open space buffer does not exempt compliance with an increased rear yard setback required in the "Lot Dimension & Yard Requirements" chart.
- Include passive recreational amenities and designated areas for active recreational amenities. Amenities include, but are not limited to, features such as gardens, trail systems leading to destinations, sport courts, gathering and seating areas, children's play equipment.

LOT LAYOUT AND SIZES:
Staff believes the proposed lot sizes are of reasonable size for a cluster design and meet the minimum requirements of the Central Growth Overlay. The district requires that 50% of the lots exceed .5 acres and all lots less than .5 acres have direct access to common open space. Of the 84 lots, only 3 lots are not adjacent to common open space. All of these lots are over .5-acre minimum requirement. There are four cul de sacs evenly distributed throughout the site which will result in more desirable lots and add to the green space within the road system.

ACCESS and INTERCONNECTIVITY:
The proposed road system is shown to have two connections to Swan Road on the east and two connections to Huntington Park. While staff anticipates there may some objection to the by existing Huntington Park residents, the existing road design contemplated expansion of the road network to this parcel. In addition, staff believes the two road connections will lessen the amount of traffic in Huntington Park overall.

The plan shows a public sidewalk along one side of main north/south road in the development (Migratory Way) in the development, but it does not extend fully along the two east/west roads. The developer states that the road profile changes from an urban cross section to a rural cross section in order to transition into the Huntington Park subdivision which has a rural cross section. Staff recommends that the transition between cross sections and the installation of sidewalk occur further to the west (see Engineering report regard road cross section). The sidewalk along Huntington Drive shall extend to the open space adjacent to the subdivision and shall connect to the proposed path. The sidewalk along Tundra Drive shall be extended to the proposed community mailbox between lots 76 and 77.

There are several concerns related to the names of the proposed streets in the subdivision, staff will work with the developer regrading this issue prior to approval of the preliminary plat.

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

Engineering staff reviewed the application for concept plan. The conditions for concept plan approval will be more general than that at the time of preliminary plat. The developer will subsequently appear at Planning Commission for preliminary plat and development agreement approval. At that time, more detailed conditions will be added. Please note that as public utility connection is requested, additional steps are required prior to the application for preliminary plat approval. Additional material will be provided to the developer after this application with respect to the detailed technical requirements for utility connection and engineering design approval.

The applicant is proposing access at two points on Swan Road with the standard entrance islands. The streets run through the proposed subdivision and connect to the Huntington Park subdivision at Huntington Drive and Foxkirk Drive. Interconnectivity is required to provide through access for emergency services and aid snow removal efficiency. The connection is consistent with requirements in the Central Growth Area and Ulao Creek residential developments.

The southern connection point should be shifted to allow a crosswalk to be installed to the driveway of the Mequon Nature Preserve.

Wetlands are found on the property and are shown on the concept plan. Wetland protective areas/setbacks are not shown on the concept plan, but will be required on the preliminary plat. No impervious surface may be proposed within the wetland protective area. The applicant shall submit a wetland delineation report with concurrence by the Wisconsin Department of Natural Resources. The survey from the wetland delineation, the name of the delineator, the date of delineation, the date of WDNR concurrence and the protective area setback shall be shown on the preliminary plat.

A 50-foot right-of-way dedication along Swan Road will be required as a condition of preliminary plat, consistent with the ultimate road right-of-way. This is indicated on the submitted concept plan.

The applicant's narrative states that the roads in the easterly half of the neighborhood will have curb and gutter and an urban cross section, while the westerly half will have a rural cross section. Staff recommends that the urban cross section extend along Huntington Drive to the west limit of the subdivision with the sidewalk as noted in the Community Development report. Staff also recommends that the urban cross section be extended through Tundra Drive and Bevy Lane to transition at Cob Court.

The applicant's narrative states that the property will be served by municipal sanitary sewer and water, except Lot 84, which will be served by a private onsite septic or mound system and municipal water. The property is not currently located in the sanitary sewer service area. A sanitary sewer service area amendment is required to serve the property with sanitary sewer and public water. Generally, a 6 to 9 month timeframe is required for a Sewer Service Area Amendment, and staff will provide technical details in a follow up letter, which shall be completed prior to the application for development agreement and preliminary plat.

The sanitary sewer service area must follow property lines. Since Lot 84 is not proposed to be served by public utilities, a land division is required to separate this lot from the parent parcel.

The developer notes that water main will be extended from County Line Road to the north along Swan Road. Currently, Mequon Water Utility (MWU) does not have facilities at County Line Road and Swan Road, but are pursuing a second connection with Milwaukee Water Works (MWW)

The developer notes that water main will be extended from County Line Road to the north along Swan Road. Currently, Mequon Water Utility (MWU) does not have facilities at County Line Road and Swan Road, but are pursuing a second connection with Milwaukee Water Works (MWW). Terms and conditions of the connection will be established through a Water Services Agreement, and will be provided to the applicant with the follow-up letter.

The locations of the proposed storm water facilities are shown on the concept plan. The development would be subject to DNR regulations, City ordinances, and MMSD rules for storm water runoff.

A Filling and Excavation permit will be required. As plans are developed, if the total of filling and excavation exceeds 1,000 cubic yards, Planning Commission approval is needed. Permit approval will be a condition of the plat approval.

An erosion control permit will be required. Permit approval will be a condition of the plat approval.

Planning Staff Recommendation:
Planning Staff recommends **approval** of the concept plan subject to the following conditions:

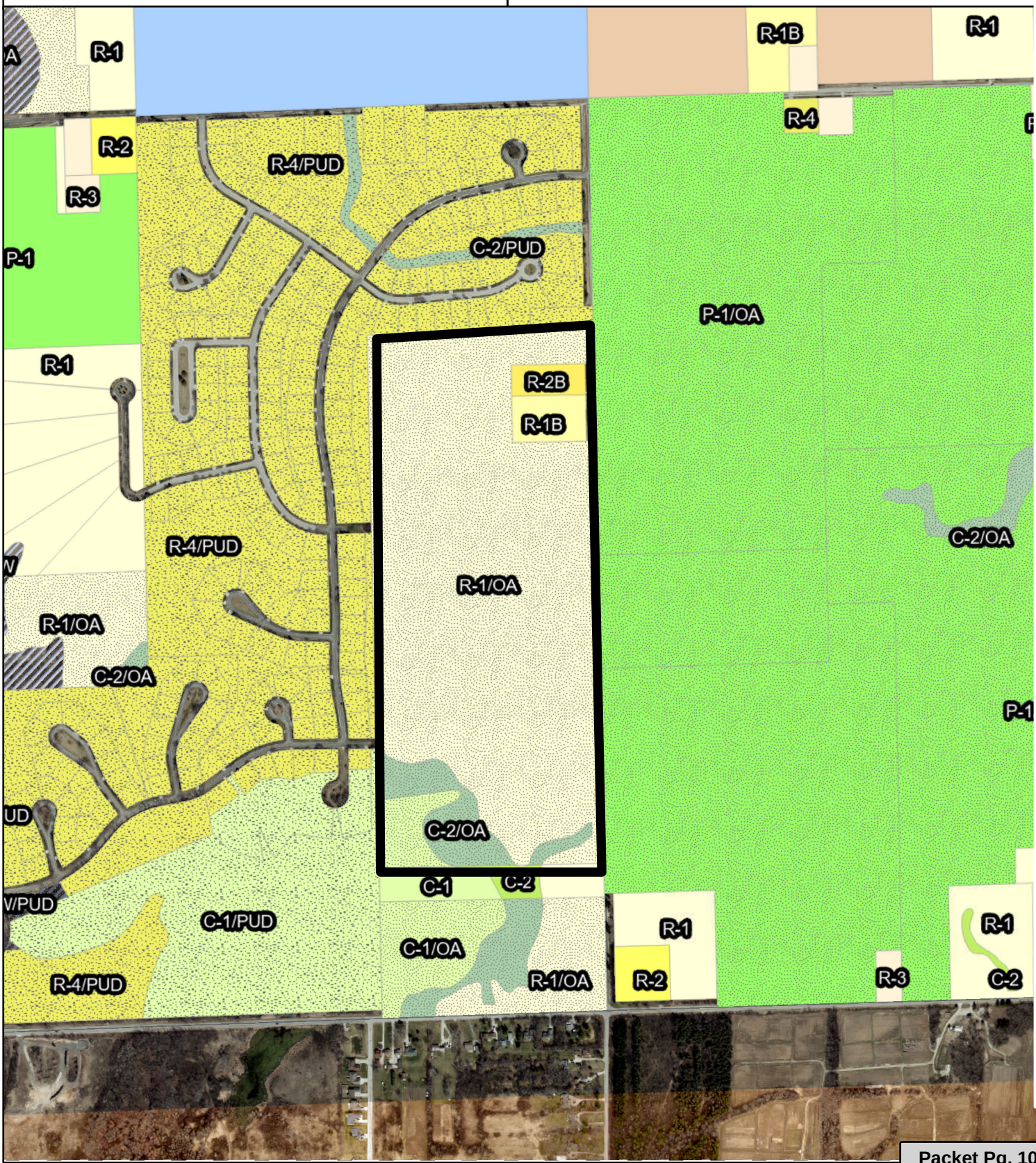
1. Common Council approval of the rezoning.
2. The concept plan shall only include 83 lots.
3. All buildings shall maintain a minimum building setback of 30' from the interior public road right-of-way, a minimum 15' offset from an interior side yard, 30' offset from the corner side and 20' rear property lines. Lots that are adjacent to the existing subdivision shall have a 30' rear offset.
4. The sidewalk along Huntington Drive shall extend to the open space adjacent to the subdivision and shall connect to the proposed path. The sidewalk along Tundra Drive shall be extended to the proposed community mailbox between lots 76 and 77.
5. An open space plan is required prior to Preliminary Plat and shall address the following:
    - all common, open space land
    - a required 6' asphalt bike and pedestrian path within the open space
    - identification of all active and passive recreational features
    - required entryway signage and landscaping
6. Pedestrian and bike paths and the necessary easements shall be required in accordance with the approved concept plan.
7. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
9. All roads and bike paths connecting to adjacent sites shall be installed at time of each associated phase of development.
10. The development shall comply with preliminary plat, development agreement, and final plat requirements.
11. There shall be a permanent open space buffer along the perimeter of this development as illustrated in the attached development concept plan and per Planning Commission action.
12. All residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
13. Street trees are subject to the approval of the Tree Board and Planning Commission.
14. Street lighting, if proposed, is subject to the approval of the Planning staff.
15. Legal documents requiring the Homeowners Association maintenance of public sidewalk, bike trails within the common open space, wetland buffers and stormwater facilities.
16. Right-of-way dedication along Swan Road at the width of the ultimate right-of-way, subject to Common Council acceptance, as part of the preliminary plat.
17. Realignment of East Huntington Drive connection with Swan Road south to allow for a crosswalk from the subdivision sidewalk to the Mequon Nature Preserve parking lot.
18. The wetland delineation report with WDNR concurrence should be submitted with the preliminary plat application. The wetland boundaries and protective areas should be shown on the preliminary plat. If wetland fill is proposed, WDNR permitting shall be submitted at the time of preliminary plat.
19. The final civil plans shall provide a transition from curb and gutter to match the existing cross section in Huntington Park west of Cygnet Court on Huntington Drive and west of Cob Court on Tundra Drive.

20. Amendment to the City of Mequon Sewer Service Area to include the property. The conditions for connection require the sewer service area amendment be approved by the following:
    a. the City of Mequon Sewer Utility District Commission,
    b. the Milwaukee Metropolitan Sewerage District,
    c. the Southeastern Regional Planning Commission, and
    d. the Wisconsin Department of Natural Resources.
21. Connection to public water infrastructure.

Attachments:
Packet Docs_Point Real Estate (PDF)

POINT REAL ESTATE

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



Attachment: Packet Docs_Point Real Estate (7155 : Point Real Estate for Lynda Johnston)

Point
REAL ESTATE
HOMES • LAND • INVESTMENTS

Swan Ridge Farms
Conceptual Plan Project Summary

General Summary

The proposed Swan Ridge Farms neighborhood is located on the west side of Swan Road approximately 1,200 feet north of County Line Road, tax key no. 14-032-04-000-00, and the property is approximately 88.9 acres of vacant land that is currently being farmed. The property is bordered by the Huntington Park neighborhood to the north and west, two single family homes, Swan Road and the Mequon Nature Preserve to the east and vacant land to the South.

Conceptual Plan

The conceptual plan for Swan Ridge Farms includes the following highlights:

- 84 proposed half acre lots, located on 85.9 net acres (excluding Swan Road right of way).
- The neighborhood is designed as a cluster development, conforming to the Central Growth Area Overlay District requirements, with 35.6% open space and a minimum of 30' open space behind each lot.
- Two road extensions connect Huntington Park to Swan Road through the neighborhood.
- The roads in the easterly half of the neighborhood will have curb and sidewalk, which will connect to the internal active open space and Mequon Nature Preserve.
- The westerly half of the neighborhood is proposed to have a rural road cross section to transition into Huntington Park.
- An internal trail system, located in the open space, will interconnect the cul-de-sacs to the sidewalk, active open space area and Mequon Nature Preserve.
- Two boulevard entrances off Swan Road and four cul-de-sacs with curbed islands will be landscaped.
- The wetlands and woods on the south end of the property will be protected and preserved.

Lot Size and Open Space

The proposed lots are all larger than one half acre and have been designed to accommodate a minimum 65' by 65' building pad area. The neighborhood is designed as a cluster type layout, with all lots bordered by open space, creating desirable lots with green space and unique character. The open space consists of 30.6 acres, or 35.6% of the property, which will be used for passive and active uses including a trail network connecting the lots to the sidewalk, the proposed, centrally located tot lot and the Mequon Nature Preserve.

Attachment: Packet Docs_Point Real Estate (7155 : Point Real Estate for Lynda Johnston)

19000 W Bluemound Rd | Brookfield | WI | 53045 | Phone: (262) 424-5997 | Fax: (414) 908-9157
PointRE.com

Land Use and Zoning

In order to develop the property as proposed, a comprehensive plan amendment is necessary to change the land use from 5 acre minimum lot size to 1-1.5 acre lot size and the zoning needs to be changed from R-1 single family residential with OA agriculture overlay district and C-1 and C-2 conservancy districts, to R-3 single family suburban residential district with CGO central growth area overlay district and C-2 general conservancy district. The two wetland areas and environmental corridor on the south side of the property will be zoned C-2 general conservancy district, the remainder of the property will be zoned R-3 with CGO.

Municipal Services

The property is proposed to be served by municipal sanitary sewer and water, except Lot 84 located on the northeast side of the property which will be served by a private onsite septic or mound system and municipal water. The sanitary sewer will be extended from the existing gravity sewer located in W. Huntington Drive to serve the Lots 1 through 83 and an MMSD sewer service area amendment is necessary for the sewer extension to the proposed neighborhood. Watermain will generally be extended from the existing main in County Line Road to the north along Swan Road, through the neighborhood to the northeast corner of the property. The roads will be designed with a mixture of urban and rural cross sections. All the roads east of and including Migration Way and that portion of East Huntington Drive west of Migratory Way to the open space will be designed with storm sewer, curb and sidewalk on one side of the road. All the remaining roads will be designed with shoulder and ditches to transition into the Huntington Park neighborhood to the west.

Wetlands

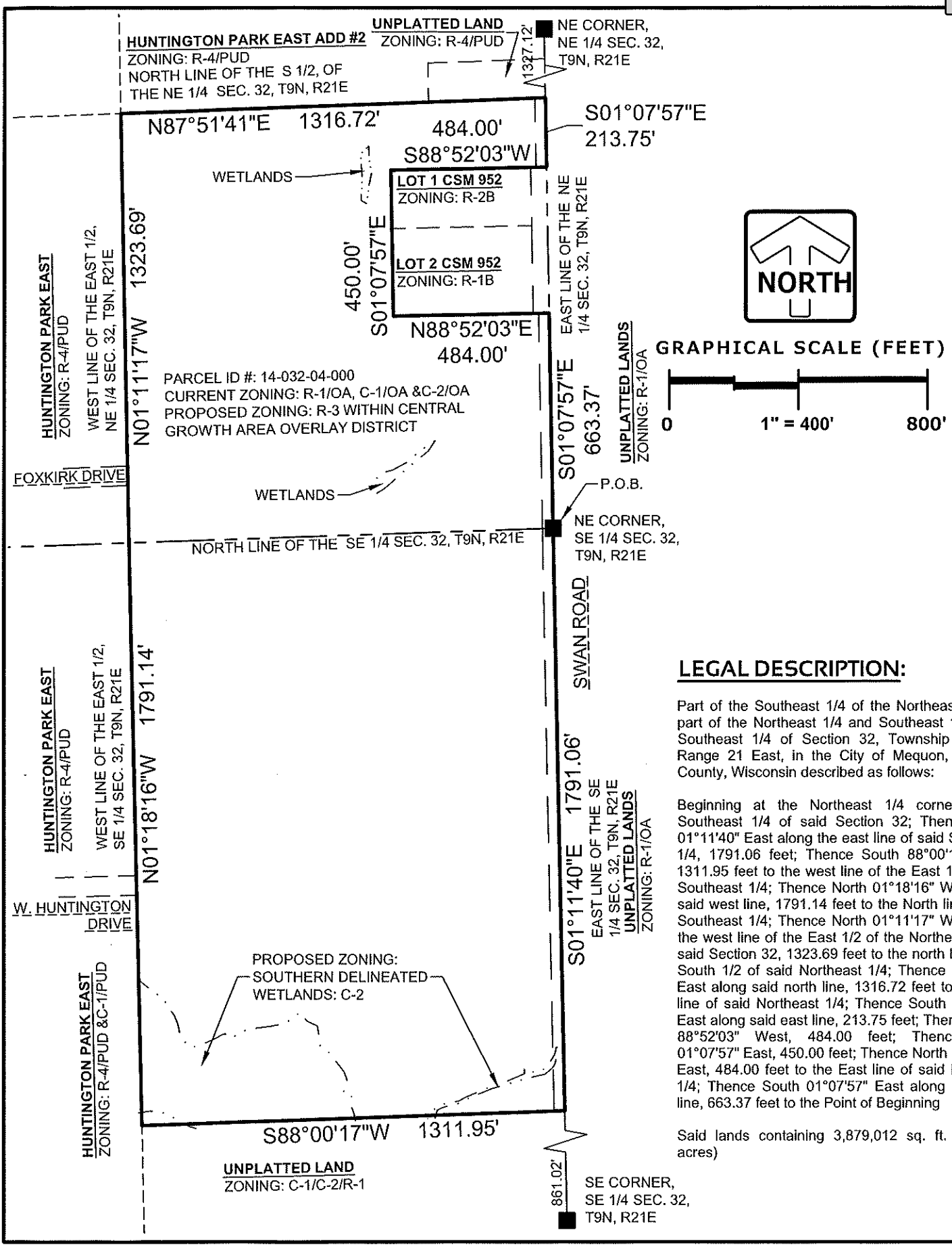
Four wetlands are identified on the property that were delineated by Dave Meyer with Wetland & Waterway Consulting, LLC on October 30, 2021. The two smaller wetland areas on the north side of the property are farmed wetlands that will be integrated into the development. The larger wetland on the southwest side of the property is a farmed and forested wetland which is considered moderately susceptible and will be protected with a 50' buffer area and zoning. The medium size wetland on the southeast side of the property is dominated by reed canary grass and is considered a less susceptible wetland and will be protected with a buffer area of 10% of the average wetland width ranging between not less than 10 feet and not more than 30 feet.

The Wisconsin Wetland Inventory map shows an intermittent stream in the southern portion of the property. Mr. Meyer inspected the area and determined that the stream is actually an upland drainageway that serves to remove surficial water flow from cropped fields, not an intermittent stream subject to DNR and municipal regulations.

19000 W Bluemound Rd | Brookfield | WI | 53045 | Phone: (262) 424-5997 | Fax: (414) 908-9157
PointRE.com

Attachment: Packet Docs_Point Real Estate (7155 : Point Real Estate for Lynda Johnston)

Attachment: Packet Docs_Point Real Estate (7155 : Point Real Estate for Lynda Johnston)



LEGAL DESCRIPTION:

Part of the Southeast 1/4 of the Northeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Township 9 North Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin described as follows:

Beginning at the Northeast 1/4 corner of the Southeast 1/4 of said Section 32; Thence South 01°11'40" East along the east line of said Southeast 1/4, 1791.06 feet; Thence South 88°00'17" West 1311.95 feet to the west line of the East 1/2 of said Southeast 1/4; Thence North 01°18'16" West along said west line, 1791.14 feet to the North line of said Southeast 1/4; Thence North 01°11'17" West along the west line of the East 1/2 of the Northeast 1/4 of said Section 32, 1323.69 feet to the north line of the South 1/2 of said Northeast 1/4; Thence 87°51'41" East along said north line, 1316.72 feet to the East line of said Northeast 1/4; Thence South 01°07'57" East along said east line, 213.75 feet; Thence South 88°52'03" West, 484.00 feet; Thence South 01°07'57" East, 450.00 feet; Thence North 88°52'03" East, 484.00 feet to the East line of said Northeast 1/4; Thence South 01°07'57" East along said east line, 663.37 feet to the Point of Beginning

Said lands containing 3,879,012 sq. ft. (89.0498 acres)

Attachment: Packet Docs_Point Real Estate (7155 : Point Real Estate for Lynda Johnston)

REZONING EXHIBIT

02/21/20

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

PLAN | DESIGN | DELIVER

PEG JOB # 2165.00

LEGAL DESCRIPTION:

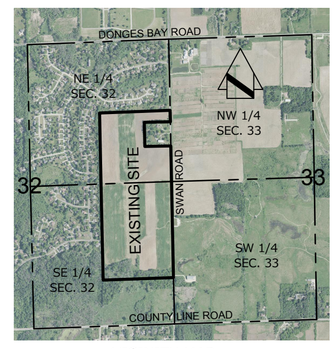
Part of the Southeast 1/4 of the Northeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin described as follows:

Beginning at the Northeast 1/4 corner of the Southeast 1/4 of said Section 32; Thence South 01°11'40" East along the east line of said Southeast 1/4, 1791.06 feet; Thence South 88°00'17" West, 1311.95 feet to the west line of the East 1/2 of said Southeast 1/4; Thence North 01°18'16" West along said west line, 1791.14 feet to the North line of said Southeast 1/4; Thence North 01°11'17" West along the west line of the East 1/2 of the Northeast 1/4 of said Section 32, 1323.69 feet to the north line of the South 1/2 of said Northeast 1/4; Thence 87°51'41" East along said north line, 1316.72 feet to the East line of said Northeast 1/4; Thence South 01°07'57" East along said east line, 213.75 feet; Thence South 88°52'03" West, 484.00 feet; Thence South 01°07'57" East, 450.00 feet; Thence North 88°52'03" East, 484.00 feet to the East line of said Northeast 1/4; Thence South 01°07'57" East along said east line, 663.37 feet to the Point of Beginning

Said lands containing 3,879,012 sq. ft. (89.0498 acres)

Attachment: Packet Docs_Point Real Estate (7155 : Point Real Estate for Lynda Johnston)

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



VICINITY MAP
SEC. 32 & 33, T9N, R21E
SCALE: 1" = 2000'

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

www.pinnacle-engr.com

NOTES:

1. Wetlands shown were delineated by Wetland & Waterway Consulting, LLC (assured delineator) on November 13, 2001.
2. Flood Zone Classification: The property lies within Zone "X" per FEMA Flood Insurance Rate Map Community Panel No. 55089C0234F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain (500yr).

APPLICANT/DEVELOPER:
MK/S-EP, LLC
ATTN: MIKE KAEREK
11600 W. LINCOLN AVE
WEST ALLIS, WI. 53227
(414) 321-5300

PROJECT ENGINEER/SURVEYOR:
PINNACLE ENGINEERING GROUP
ATTN: ANTHONY S. ZANON, P.E.
JOHN P. KONOPACKI, P.L.S.
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

SITE DATA:

EXIST. LAND USE: RES 5 ACRE MINIMUM
PROP. LAND USE: RES 1-1.5 ACRES

EXIST. ZONING: R-1/OA, C-1/OA & C-2/OA
PROP. ZONING: R-3 WITH CENTRAL GROWTH AREA OVERLAY DISTRICT. SOUTHERN WETLAND TO BE C-2

PROPERTY = 85.9± AC (WITHOUT 50' ROW FOR SWAN ROAD)
PROP. 84 LOTS
PROP. 5,851 FEET OF ROAD
PROP. OUTLOTS 1-4 = 30.6 ACRES (35.6% OPEN SPACE)

LOT REQUIREMENTS:
MIN LOT AREA: 0.5 ACRES
MIN. 95' WIDE AT FRONT SETBACK
MIN. 110' WIDE AT FRONT SETBACK ON CORNER LOTS
MIN. FRONT/ALL STREET SETBACK: 30'
MIN. SIDE SETBACK: 15'
MIN. REAR SETBACK: 20'
OUTLOT BUFFER TO ALL EXTERIOR PROPERTY BOUNDARY: 30'
MIN. 30% COMMON OPEN SPACE.
NO OPEN SPACE OUTLOT LESS THAN 5,000 SF

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

SWAN RIDGE FARMS

PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 & SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO I MILWAUKEE : NATIONWIDE

CONCEPT PLAN

REVISIONS

PEG JOB No. 2165.00
PEG PM ASZ
DATE 02/21/2022
SCALE 1" = 100'

SHEET 1 OF 1

© COPYRIGHT 2021

CONCEPT PLAN

Attachment: Packet Docs_Point Real Estate (7155 : Point Real Estate for Lynda Johnston)

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

www.pinnacle-engr.com

Attachment: Packet Docs_Point Real Estate (7155 : Point Real Estate for Lynda Johnston)

PROPOSED YIELD PLAN:

1 UNIT/1 ACRE (ONE ACRE LOT LAYOUT WITH PRIVATE ROAD EASEMENT)
84 LOTS (MINIMUM ONE ACRE LOT SIZE)

EXIST. LAND USE: RES 5 ACRE MINIMUM
PROP. LAND USE: RES 1-1.5 ACRES

EXIST. ZONING: R-1/OA, C-1/OA & C-2/OA
PROP. ZONING: R-3 PUD DESIGNED TO CGO STANDARDS

NOTE:

WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING, INC. IN NOVEMBER 2021.

SWAN FARM

PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 & SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO I MILWAUKEE : NATIONWIDE

YIELD PLAN

REVISIONS

PEG JOB No. 2165.00
PEG PM ASZ
DATE 01/07/2022
SCALE 1"=100'

SHEET 1 OF 1

© COPYRIGHT 2021

YIELD PLAN

LOCATION: NORTH SWAN ROAD
MEQUON, WISCONSIN
TAX KEY NO: 14-032-04-000.00

Wetlands delineated by Wetland & Waterway Consulting, Inc.

LEGEND

(1) DATA POINT

GRAPHICAL SCALE (FEET)

0 — 1" = 250' — 500'

NORTH

EXHIBIT

11/15/2021

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

PLAN | DESIGN | DELIVER
PEG JC

Attachment: Packet Docs_Point Real Estate (7155 : Point Real Estate for Lynda Johnston)