City of Mequon

Mequon, WI 53092
Phone: 262-236-2904
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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, March 22, 2021
6:00 PM
Virtual Meeting

AGENDA

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may join the meeting online or by phone. Please go to https://global.gotomeeting.com/join/116424117 to join the meeting online or call into the meeting by dialing 1.877.309.2073 and enter access code 116-424-117.

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Department of Community Development at least 2 hours prior to the meeting by email at DCD1@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS will be accepted only from members of the public who register in advance. Registration shall be made by sending an email to Planner Pa Phouala Vang at DCD1@ci.mequon.wi.us or by leaving a message at 262.236.2904 no later than 2 hours prior to the meeting.

1) Call to Order, Roll Call

a) Approval of Meeting Minutes from February 22, 2021

2) Public Hearing

a) Anderson Ashton. The applicant is seeking conditional use grant, building and site plan and rezoning recommendation to amend the PUD approval to allow for the redevelopment of the site for a class-A self-storage facility for the property located at 10448 N. Port Washington Road.

3) Consent

a) Lawrence Katz. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 10448 N. Port Washington Road.

b) Trustway Homes for John Alden. The applicant is seeking minor request approval for fill in excess of 1,000 C.Y. (4,500 C.Y.) for the property located at 12837 Highgate Court.

c) John Graham for Kathleen & Tim Carr. The applicant is seeking certified survey map approval to allow for a 3-lot land division for the property located at 8501 W. Pioneer Road.

d) Thompson Project Management for Foxtown Brewery. The applicant is seeking text amendment approval to allow for a distillery at Foxtown Brewing for the property located at 6411 W. Mequon Road.

4) Regular Business

a) Graphic House, Inc. for Alliance Bible Church. The applicant is seeking master sign plan approval to allow for five wall signs and a waiver to the setback requirement for the property located at 13939 N. Cedarburg Road.

b) Berengaria Development for BMSL Mequon Invest LLC. The applicant is seeking certified survey map approval to allow for a 4-lot land division which reconfigures the existing four parcels (7.4-acres) and ultimately creates 5 lots out of the four lots located immediately south of 11104 N. Oriole Lane.

c) The Residence at Foxtown. The applicant is seeking development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive. (REMOVE FROM TABLE).

5) Policy

a) **Amendment to Chapter 58 of the Zoning Code, as it relates to Conditional Uses in the B-5 Zoning District**

6) Announcements

The next meeting is Monday, April 26, 2021 at 6:00 p.m.

7) Adjourn

Dated: March 18, 2021 /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

City of Mequon

Virtual Meeting
Mequon, WI 53092
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Department of Community Development
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PLANNING COMMISSION
Regular Meeting
Monday, February 22, 2021
6:00 PM
Virtual Meeting

Minutes

1) Call to Order, Roll Call

Present:
Chair John Wirth
Alderman Andrew Nerbun
Commissioner Martin Choren
Commissioner Dan Gentges
Commissioner Rick Lemke
Commissioner Rebecca Schaefer
Commissioner James Schaefer
Commissioner John Stoker
Alternate Greg Bach
Alternate Stephanie Hawley

Mayor Wirth called the meeting to order at 6:00 p.m.
He stated the four protocols for the process of the virtual meeting.

a) Approval of Minutes from January 25 ,2021

Action
Commissioner Stoker made a motion to approve the January 25, 2021 meeting minutes.
Commissioner Becky Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Wirth, Nerbun, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

Attachment: PC_02.22.2021_DRAFT (6037 : Meeting Minutes from February 22, 2021)

2) Consent Agenda

a) Fick Family Living Trust. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 3300 W. Grace Avenue.
b) Lisa and Zach Newcomer. The applicant is seeking accessory structure approval for an 8,500 sq. ft. private horse barn/riding arena for the property located at 11361 W. Freistadt Road.
c) Tracy & Scott Ernst. The applicant is seeking setback waiver approval to allow for a 672 sq. ft addition to the west of the existing dwelling for the property located at 13101 N. Wauwatosa Road.
d) The Woods at Highland Park. The applicant is seeking subdivision sign and sign waiver approval to allow for a sign to be located partially in the right-of-way for the 28-unit condominium development located at the intersection of Green Bay Road and Woods Court (The Woods at Highland Park).

Action
Commissioner Bach made a motion to approve the four Consent Agenda items.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Gregg Bach, Commissioner
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Nerbun, Choren, Bach, Lemke, J. Schaefer, R. Schaefer, Sotker

3) Regular Business

a) Foxtown Brewery. The applicant is seeking sign waiver approval to allow for a patio expansion for the property located east of 6411 W. Mequon Road. (REMOVE FROM TABLE)

Action
Commissioner Stoker made a motion to remove the item from the table.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (8-0)

Asst. Dir. Zader stated this item was tabled at the last meeting after discussion about the appropriate signage for the patio wall. Staff has worked with the applicant and they have resubmitted new renderings. Staff approves of the format of the sign but believes the M-T logos should be larger and that the word "brewery" should be included to the sign in a smaller font. The applicant is not supportive of the changes recommended by staff and they would like the Planning Commission to approve the sign as submitted.

DRAFT

Attachment: PC_02.22.2021_DRAFT (6037 : Meeting Minutes from February 22, 2021)

The applicant, represented by Stephen Perry Smith, stated that they object to the M-T logos being larger than the Foxtown font. They do not feel that "brewery" needs to be added as it is on the building wall behind this sign. Mr. Gregg Thompson added that they are agreeable to a slightly smaller font for both the Foxtown sign and for the logos.

Commission feedback supports staff recommendation that the M-T logos be slightly larger but not larger than the Foxtown font. Mayor Wirth stated that a slightly different font size and logo size helps to differentiate the two different signage and they do not run together. There was agreement that due to the word "brewery" located on the building wall, it would be redundant and not necessary on the patio wall.

Action

Mayor Wirth made a motion to approve the sign upon staff and the applicant working together to agree on slightly larger M-T logos and the sign does not need to include the word "brewery". Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	John Wirth, John Stoker
AYES:	Wirth, Nerbun, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

b) Stephen Perry Smith Architects, Inc. for Foxtown. The applicant is seeking master sign plan approval for multiple signs for the property located at11090 & 11120 N. Weston Drive.

Asst. Dir. Zader stated that this master sign plan request is for buildings E1 & E2. There are a lot of signs proposed in this submittal. The E1 building has commercial tenants slated for the first floor and the Fromm Family Food offices on the 2nd floor. The E2 building also has commercial tenants on the 1st floor, offices on the 2nd floor and Extended Stay Suites on the 3rd floor. Staff has worked with the applicant on this submittal and there are a few variations of the sign plan included in the packet:

- Exhibit A – Original submittal by applicant
- Exhibit B – Staff Recommendations
- Exhibit C – Revised submittal after staff recommendations.

Exhibit C mostly matches the staff recommendations with a few exceptions:

- E1 Building: North elevation includes a "Foxtown Market" sign on the west and one of the meat tenant signs to the south.
- E1 Building: South elevation includes a Foxtown market sign and another tenant sign.

Staff recommends that on the end caps there should only be one sign at the front of the building along Weston, and not along the back. This is an effort to keep down the amount of signage. He explained that the signs along the interior of the buildings will not be seen from the road and staff believes they are unnecessary.

Attachment: PC_02.22.2021_DRAFT (6037 : Meeting Minutes from February 22, 2021)

- E2 Building: North & South elevations should only have signs located in the front of the building that identify the actual tenants that are adjacent to that space.

The applicant is adding a tenant panel sign to both buildings in the back for the Extended Stay Suites, but the sign is not in the location of the Extended Stay Suites nor at the entrance way.

The major difference of agreement are the signs on the east side of the end caps of those two buildings. Asst. Dir. Zader stated that staff supports everything else that was submitted as the signs do a nice job of balancing the architecture of the building and all the signage is within the 30 sq. ft. requirement of the code.

The applicant, represented by Stephen Perry Smith, stated they feel that the signage on the end caps provide a visual balance and helps with the aesthetics of the building. They feel that the goose-neck lighting is enhanced with the signage added. The signage on the north end along Mequon Road of Building E1 provides an opportunity to promote the meat tenant and they feel it looks odd as a blank wall.

The Commission discussed the signage on the end caps and in the interior of the buildings. Asst. Dir. Zader stated that there are other areas on the building that have goose-neck lighting, used as architectural features, without signage. He also explained that the signs recommended for removal on the north and south ends, do have tenant signage on the east and west elevations as well as on the tenant panel sign. Mayor Wirth stated that he is concerned with what has been approved elsewhere, as these signs are not at entry ways. Some Commissioners believe that it looks more balanced with the additional signs.

Asst. Dir. Zader explained that typically only one tenant sign is allowed. On 4-sided architecture at MTC1, tenant signs were allowed at both ends at the entry ways; one in the front and one in the back. Some end caps at MTC1 were also allowed to have a 3rd sign as they are visible through the entrance ways. Some limited circumstances on Port Washington Road were also allowed to have end cap signs with an additional sign. He reminded the Commission that the restaurant at the River Site property was denied a sign on the end cap because the sign was not located by the tenant space. This is the same reason that the Extended Stay Suites signs are not approved by staff for this submittal; the tenant is not located on the first floor and the signs are not located by their tenant space.

The applicant stated that the tenant sign on the north end of the Building E1 end cap might state “butcher” or “meat” as opposed to a specific tenant. He commented this would be similar to the fish types that are listed on the St. Paul Fish Market building across the street.

Action
Commissioner Stoker made a motion to approve the item per staff recommendations.
Commissioner Choren seconded the motion.
A roll call vote was taken; vote passed (8-0)

Attachment: PC_02.22.2021_DRAFT (6037 : Meeting Minutes from February 22, 2021)

DRAFT

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Nerbun, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

4) Announcements

The next meeting will be on Monday, March 22, 2021 at 6:00 p.m.

5) Adjourn

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

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_02.22.2021_DRAFT (6037 : Meeting Minutes from February 22, 2021)

City of Mequon

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

TO: **Planning Commission**

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

DATE: **March 22, 2021**

SUBJECT: **Anderson Ashton. The applicant is seeking conditional use grant, building and site plan and rezoning recommendation to amend the PUD approval to allow for the redevelopment of the site for a class-A self-storage facility for the property located at 10448 N. Port Washington Road.**

Applicant:	Anderson Ashton
Status of Applicant:	Agent
Requested:	Rezoning Recommendation Conditional Use Grant Building and Site Plan
Existing Zoning:	B-4 (Business Park) PUD (Planned Unit Development)
Land Use Plan:	Business Park
Lot size:	4.92 acres
Location:	10448 N. Port Washington Road
Tax Key:	#15-029-11-008.00
District:	#8

Background:
The applicant is requesting a rezoning recommendation, conditional use grant, and building and site plan approval for a self-storage facility at 10448 N Port Washington Road. The parcel is currently zoned B-4 (Business Park) with a PUD. The PUD (Ord. 2014-1424) was approved in 2014 and dictated the size of any future building built on the vacant piece to the south based on a shared FAR and green space ratio. Self-storage falls under the zoning classification of warehousing which a conditional use in the B-4. The applicant was in front of the Planning Commission on December 14, 2020 for a consultation (see attached minutes). There is also a separate application for a two-lot land division on the agenda that is related to this item.

Rezoning Recommendation:
The applicant is requesting that the base zoning remain as B-4 (Business Park) which allows storage as a conditional use. The rezoning amendment is related to the current PUD (Ord 2014-1424) that is in place. The original PUD allowed for a shared greenspace ratio of 26.5% and a building of no greater than 13,000 square feet on Lot 2 which equated to a 31% FAR. The PUD amendment will allow the parcel with the storage facility to exceed the 30% FAR code requirement. The proposed plan shows the FAR at 73% based on the 7,058 square foot addition and the interior second story mezzanine. A majority of the additional floor area is the second-floor storage area that has no visual impact from the exterior. Since there is less parking needed for the site, the applicant has increased the green space ratio to meet the 30% requirement. The PUD will now require the vacant lot to comply with the 40% open space and the 30% FAR. The proposal results a higher percentage of greenspace and a higher FAR than the previous PUD.

Since the storage facility will exceed the FAR requirement and provide only parking based on the use of storage, staff adds a condition to the PUD that any future change of use will require an amendment to the PUD.

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

1. The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.
The proposed storage facility will include a number of security measures (see attached) that include key card entry and video surveillance. This information has been reviewed and approved by Mequon Police Chief Pryor. Staff believes that with the safety measures in place, the use should not have an impact on health or safety of the surrounding neighborhood.

2. The proposed use should not injure the value of adjoining or abutting property.
The parcels that directly abut the proposed storage facility have a mix of uses that include office, service, and retail. The storage use will generate less traffic to the site than the previous uses and all of the activity at the facility will take place inside the building. The proposed aesthetic changes to the building and the site will be an improvement to the neighborhood.

3. The proposed use shall be harmonious or compatible with the area in which it is located.
This area along Port Washington Road is a mix of commercial and office uses. The majority of the current site was use for manufacturing in the past. While the use of storage is typically not desirable along a commercial corridor like Port Washington Road it is considered more compatible, because of the service component, with the area than the previous industrial use. Base on feedback form the Commission at the time of the consultation, the majority of the Commissions felt it was unlikely that a large-scale redevelopment of the site would occur in the near future and this proposed use was a reasonable alternative for an adaptive reuse of the building.

Site Plan:
The proposed site plan shows an increase in the amount of greenspace on the parcel due to the elimination of a number of parking stalls. The current configuration shows 100 parking spaces, and the proposed plan reduces that number down to six. There are also six interior loading bays available to customers. According to the code, a mini warehouse would require 70 spaces. Staff believes that the number of spaces per the code is excessive. A review of other zoning code standards recommends between 1 space per 50 to 100 units. This would result in 7 to 14 spaces which is consistent with the proposed plan. In addition to the removal of asphalt, the site plan shows the 7,058 square foot addition on the south east corner of the building. The addition will have individual overhead doors designed for the storage of vehicles. As stated above, the FAR exceeds the code maximum of 30% which is primarily due to the size of the existing building.

At the time of the consultation, there was a question regarding the removal of the access drive along the north side of the building. There are access easements that are shown on the ALTA survey that was submitted. One of the easements which allows cross access with the neighboring property to the north has expired. The other easement, which requires access to the cell tower, is shown at 20 feet in width. The plan shows the asphalt being reduced to match the 20-foot width. Since the cross-access easement is expired, staff added a condition the requires removal of the asphalt that connects to the adjacent parking lot.

Building Design:
The proposed building plan has been updated based on comments made at the consultation in December. The overhead door has been relocated to the south elevation and the color of the metal wall panels has been changed from white to light grey. The remainder of the plan is similar to what was presented in December. The plan shows the west elevation with decorative bump outs and each corner that includes fiber cement panels and aluminum storefront windows. The entrance on the south elevation also includes the use of the same fiber cement windows. The proposed 7,000 square foot addition located in the south east corner is shown to use metal wall panels to match the existing building. While the proposed plan is an improvement to the existing building, staff believes additional improvements are warranted for the building. Staff recommends the following changes:

- Windows wrap the northwest corner.
- The office area shall be bumped out the same distance as the front corner elements.
- The northeast corner shall have the same treatment as the northwest corner without windows.
- The proposed addition shall be constructed with brick or fiber cement panels.
- The metal panel paint color shall be beige or more earth tone.

Based on the number of changes, staff recommends the building plan return to the Planning Commission for approval.

Landscaping Plan:
The plan was submitted to the city's landscape architect consultant, Terry Higgins, for review and comment. Based on his review, staff will require the applicant resubmit the plan with the following changes:

- All deciduous trees shall have a 3" caliper.
- All coniferous trees shall be 7 feet measure to the top lateral branch.
- Replace dead/dying street trees along Port Washington Road.
- Compliance with the 30% parking lot shading requirement.
- The west green space shall include additional shade trees.
- Add trees and landscaping along the north property line.
- Additional foundation plantings along the west and north building.

Based on the number of plan recommendations, staff recommends the revised landscaping plan return to the Planning Commission for approval.

Lighting Plan:
The plan shows thirteen wall packs located on the building. The wall packs are classified as full cutoff in accordance with the lighting code. All other existing nonconforming lighting will be removed. The renderings also show indoor lighting that will illuminate the window areas. Since this is a 24-hour operation, staff is concerned with the level of illumination from the window areas. Staff recommends that the indoor illumination of the area adjacent to the windows be no greater than 10 foot-candles. This will provide adequate illumination for the customers in the facility without over illuminating the exterior of the building.

Signage:

The plan shows multiple wall signs as part of the request. The sign code allows one wall sign per building in the B-4 zoning district unless a sign waiver or a Master Sign Plan is approved. The applicant has not submitted a sign waiver request or a Master Sign Plan at this time. The sign code also allows signage along I-43 for this development. All I-43 signage requires Planning Commission approval.

Engineering Review:
Kristen Lundeen, Director of Public Works/City Engineer reviewed the application and has the following comments:

Access is provided through existing driveways on Port Washington Road. Please note that any modifications, including those required for a change in use, are subject to the review and approval of the Ozaukee County Highway Department.

A review of soils mapping indicates that there are no existing wetlands on site, therefore staff is not recommending a requirement for a wetland delineation to be performed.

While the site reduces the amount of impervious surface, it disturbs more than 1.5 acres, therefore is required to submit a stormwater management plan in conformance to City ordinances, MMSD Chapter 13 and NR216. A City Erosion Control Permit and WDNR WRAPP are also required.

The proposed CSM includes a proposed access easement along the southern property line to provide access to Lot 2. The building and site plan proposes installation of stormwater facilities within that easement. If Lot 2 cannot access Donges Bay Road, it will require access through this site and the stormwater facilities may require reconstruction to accommodate the access.

The proposed CSM also includes a proposed water main easement along the southern property line to provide access to Lot 2. The proposed landscaping appears to be within the water main easement. The water main easement declaration document will indicate that any landscaping within the easement that is damaged through the operation and maintenance of the water main will be replaced at the cost of the property owner.

Staff Recommendation: Planning staff recommends **approval** of the rezoning recommendation, subject to the following conditions:

1. Common Council action on the rezoning.

Staff Recommendation: Planning staff recommends **tabling** of building and site plan and conditional use subject to the following conditions:

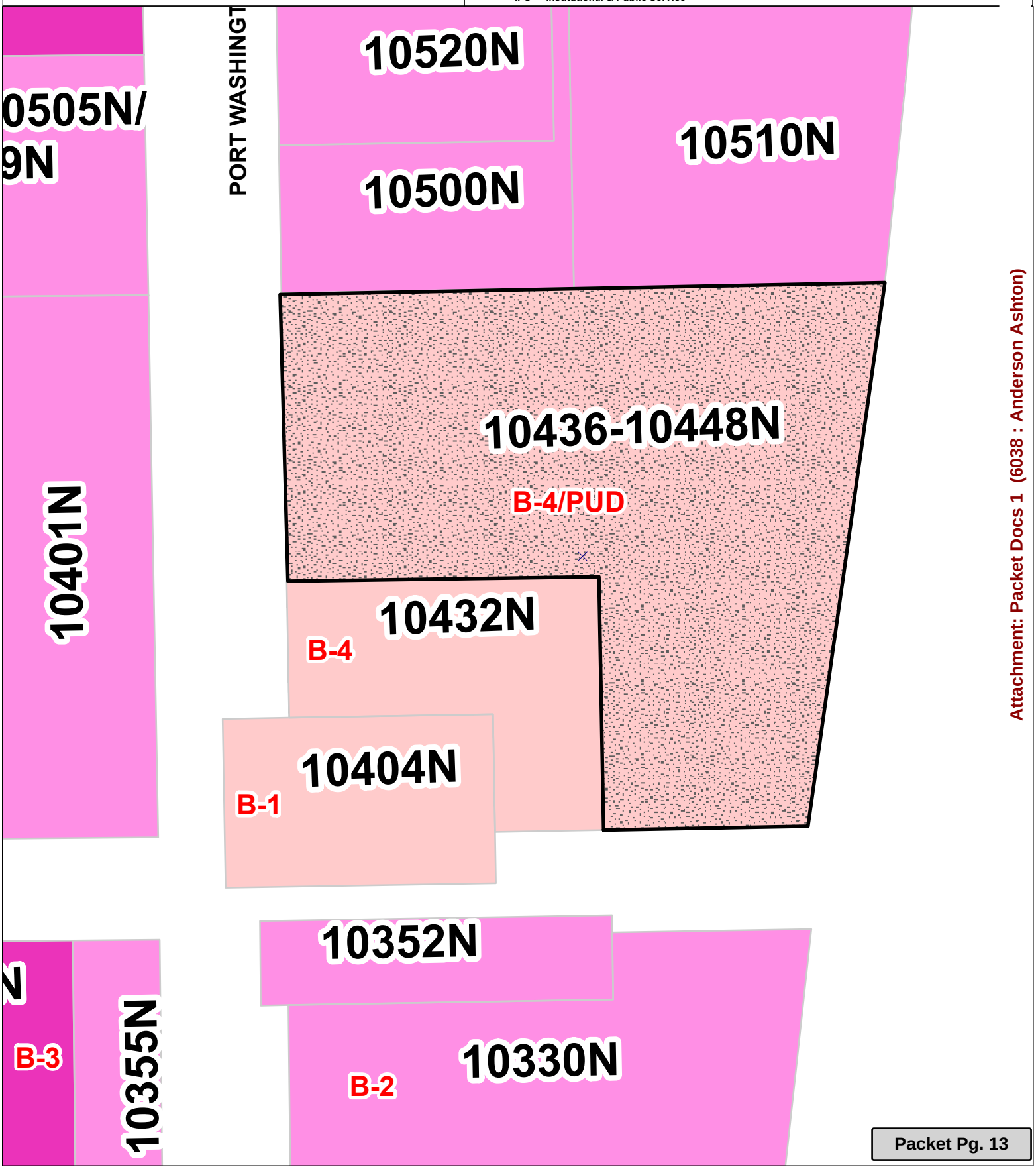
1. The landscaping plan shall be updated to address comments listed in the report. Planning Commission review and approval of these items are required.
2. The building plan shall be updated to address comments listed in the report. Planning Commission approval of these items are required.
3. The asphalt that connects to the parcel to the north shall be removed.
4. Staff review and approval of site, elevation, lighting and landscaping plans.
5. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 30 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.

6. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
7. 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.
8. An updated lighting plan shall be submitted to show that the indoor illumination of the area adjacent to the windows be no greater than 10 foot-candles.
9. All ground-level and roof top mechanical equipment shall be well screened from public view.
10. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
11. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
12. The best management practices and Storm Water Maintenance and Easement Agreement shall not conflict with the proposed water main easement and access easement.
13. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
Packet Docs 1 (PDF)

Anderson Ashton Design

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



Attachment: Packet Docs 1 (6038 : Anderson Ashton)

Mequon Self Storage (Life Storage Mequon)

Mequon, WI

March 3, 2021

PROJECT NARRATIVE & BUSINESS OPERATION PLAN

Planning Commission - PUD Rezoning, Conditional Use Permit, and Building / Site Plan Submittal

ADDRESS OF PREMISES: 10448 N. Port Washington Road
Parcel No. 15-029-11-001.00

NAME OF BUSINESS: Life Storage Mequon (anticipated)

TYPE OF BUSINESS: Class-A Self Storage

ENTITLEMENT REQUEST: B-4 (Business Park District) (*existing*)
with Conditional Use Permit for Warehousing
with PUD Overlay Rezoning

PROJECT OVERVIEW

Blue Ribbon Management LLC ("Developer") requests City of Mequon approval of a PUD Rezoning, Conditional Use Permit and Building/Site Plan for the redevelopment of 10448 N. Port Washington Road.

The premises consist of an "L" shaped parcel approximately 4.92 acres in size at the intersection of Port Washington Rd and Donges Bay Rd. The Developer has agreed to purchase the portion of the site with the existing industrial building (approx. 3.67 acres). The remaining parcel will be retained by the seller and continued to be marketed for a future use. The seller is, simultaneously with this submittal, submitting for minor land subdivision of the premises.

The site is currently zoned B-4, and the existing building is anticipated to be fully vacant by late Spring 2021.

The proposed redevelopment anticipates converting the unsightly industrial building into a Class-A climate controlled self-storage facility. The building footprint will remain largely the same, however substantial improvements will be made to the exterior façade. The interior will be

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

repurposed to provide an office/retail space along with two stories of interior climate-controlled space.

Developer will work with a national operator to manage the new facility – most likely **Life Storage** (www.lifestorage.com). Upon selection, Developer will be submitting a revised signage package with the manager's branding. Final business operating name is also subject to final manager selection.

COMMUNITY BENEFIT

As we described at the conceptual review, state-of-the-art self-storage is the second fastest growing construction investment segment next to student housing in the United States. This interest in self-storage has been spurred-on by the demand for secure, interior climate-controlled facilities that cater to a new client base, 65% to 80% of which are women.

Retro-fit and conversion self-storage projects have been particularly popular as municipalities struggle (pre-Covid) with the vanishing of mid to big box retail businesses. Brick and mortar retail were already in trouble before the pandemic, and certainly industrial facilities in a business and retail environment carry an even heavier burden.

The tax revenue generated by a facility we are proposing is real and immediate as the demand in Mequon is significant.

Our solution in this location greatly enhances the architecture of an old, unsightly, and almost impossible industrial building to redevelop. It creates a higher barrier of entry for any subsequent self-storage facilities based on our proposed building upgrades.

DESIGN CHANGES FOLLOWING CONCEPTUAL REVIEW

Following the conceptual review of the project at the December 2020 Planning Commission hearing, we took an in-depth look at the comments received and made the following key changes to our project scope / building design:

- ***Loading Dock Location*** – one theme we observed multiple times was the current loading dock fronting North Port Washington Rd. We have since relocated our internal loading bay to the South elevation of the building. We believe this will provide better aesthetics along the main thoroughfare while keep the consumer experience we desire.

- ***Paving Reduction*** – After shifting the main loading entrance for customers, we eliminated the majority of the asphalt along North Port Washington Rd from the site plan. Turning this area to green space will further enhance the aesthetics along this main retail corridor and allow our to be subdivided approx. 3.67 acre parcel achieve the 30% green space requirement.

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

- ***Improved Fenestration*** – We created further depth of the main façade along North Port Washington Road, having a balance of natural wood tones outlined by attractive Nichia products. The proposed glazing provides an inviting design that will showcase the class of the redevelopment.

- ***Softened Color Palette*** – Some commissioners requested different color choices that will appear more attractive and inclusive with the neighborhood. We searched many different projects for inspiration and believe the latest color selections would be a great addition to the community.

See **ARCHITECTURAL** drawings for building renderings, floor plan, site plan and additional details.

FLOOR AREA RATIO (F.A.R.)

As discussed at the conceptual review hearing, our redevelopment plan includes adding a mezzanine floor to the existing building footprint. This additional floor space is required to make the project economically feasible. The current massing of the building will not change, and the use is non-occupied unlike office, retail or residential. Therefore, Developer is requesting a waiver as part of the PUD Overlay to the existing zoning code's floor area ratio.

Site:	159,909 sf
Floor Area:	
1st:	60,748 sf
2nd:	56,024 sf
Total:	116,772 sf
F.A.R.:	0.73

HOURS OF OPERATION

Site Staff:	9:30 a.m. to 6:00 p.m. Monday – Friday 8:30 a.m. to 5:00 p.m. Saturday 12:00 p.m. to 4:00 p.m. Sunday
Call Center Staff:	24 hours Monday – Sunday
Customer Controlled Access:	24 hours Monday – Sunday

CUSTOMER VOLUME

Self-storage in general reduces traffic over an active retail or office business as self-storage traffic is negligible. When fully occupied, the store will see on average 5 trips per hour.

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

SECURITY

Self-storage provides a high level of security that allows renters to feel safe, while providing a disincentive to crime both inside and outside of the facility. All entrances will have keycode entry and the building will have extensive video camera coverage.

See **SECURITY MEASURES** for additional details.

PARKING

Developer intends to repurpose some of the existing parking on the south side of the building while eliminating most of the asphalt parking lot since it is no longer needed. In addition, most customers will utilize the interior loading bay.

TID NO. 5

After consulting with Kim Tollefson, it is the Developer's intention to apply for the available assistance from Tax Improvement District No. 5. As of the date of this letter, we plan to submit our application in February 2021 and appear at the March 2021 Economic Development Board meeting.

DEVELOPMENT SCHEDULE

Developer currently has the parcel under contract and is actively in coordination with the current owner as the project progresses through the City of Mequon entitlement process. If timely approved, the applicant anticipates closing on the parcel in the early part of Summer of 2021, groundbreaking occurring middle to late Summer 2021 with opening in early Spring of 2022.

Thank you for your thoughtful consideration of this submittal.

Michael Kelly
Executive Vice President

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

Mequon Self Storage (Life Storage Mequon)

Mequon, WI

March 3, 2021

SECURITY MEASURES

ADDRESS OF PREMISES: 10448 N. Port Washington Road
Parcel No. 15-029-11-001.00

NAME OF BUSINESS: Life Storage Mequon (anticipated)

TYPE OF BUSINESS: Class-A Self Storage

Blue Ribbon Management LLC ("Developer") has submitted to the City of Mequon for approval of a PUD Rezoning, Conditional Use Permit and Building/Site Plan for the redevelopment of 10448 N. Port Washington Road. Additional information was requested on the planned security measures for the facility upon completion of the redevelopment.

Security is a high priority at our sites and remains one of our competitive advantages. To date, we have had no security incidents at our other owned facilities that utilize these measures. I hope you can find this clarification satisfactory in reviewing our project. If you have remaining questions or concerns, please feel free to contact me directly.

CONTROLLED ACCESS

Developer plans to add a PTI access control system at all points of entry. Every customer receives their own unique access code so we can accurately track activity in the facility.

See **ACCESS DEVICE** cut sheet.

CAMERAS

Developer plans to have comprehensive camera coverage of both interior and exterior points of traffic with 20-30 cameras anticipated.

See **CAMERA** cut sheet.

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

BURGLAR ALARM

If requested, the Developer is willing to install a burglar alarm system at the main office entry. At other properties Developer has not installed burglar alarms to no negative consequences.

See **BURGLAR ALARM** cut sheet.

24/7 CALL CENTER

As we stated in our Business Operation Plan, Developer will work with a national operator to manage the new facility – most likely **Life Storage** (www.lifestorage.com). All the national operators Developer would consider, including Life Storage, have a 24/7 call center for customers to contact in the event they need assistance (key code does not work, door does not open, etc.).

LIGHTING

Developer will be installing bright interior LED troffer lighting located every 10 feet down all interior corridors. The perimeter of the building and near all entrances will receive LED wall pack fixtures.

DAILY BANK DEPOSITS

Daily bank deposits will be completed by the store manager, so no funds are left on site. That said, roughly 90% of all transactions at the store are handled online or by credit card – with very little cash on site at any given time.

HIGH SPEED OVERHEAD DOOR

As described in the Architectural drawings, as a significant cost premium, Developer will be installing a Rytec spiral high speed entry door to prevent trespassing behind store customers. The Rytec door opens and closes with speeds up to 100 inches per second.

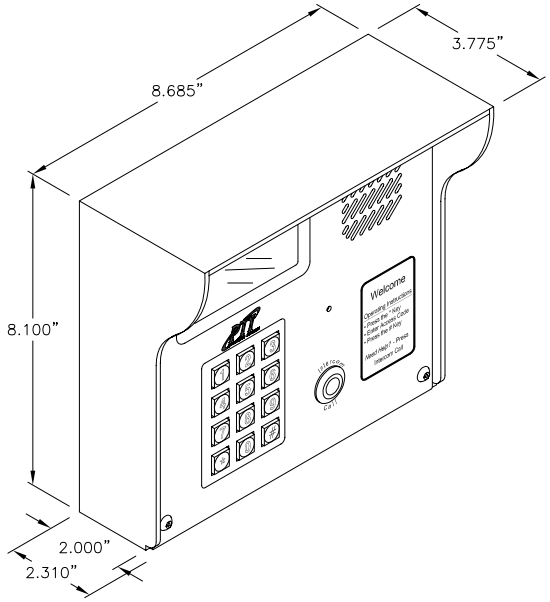
Sincerely,

Michael Kelly
Executive Vice President
michael.kelly@blueribbonmgt.com

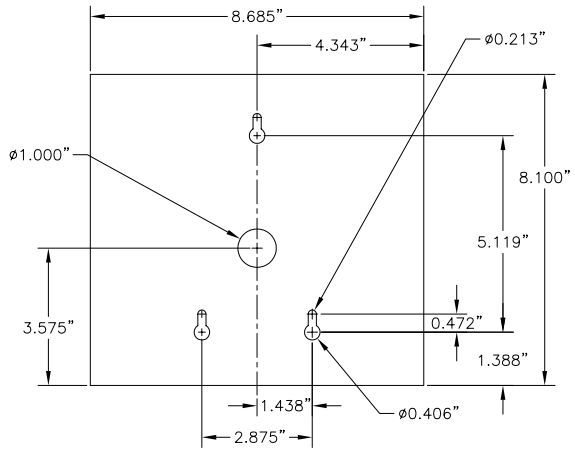
Attachment: Packet Docs 1 (6038 : Anderson Ashton)

APEX ACCESS DEVICE

ACCESS DEVICE



Vandal Resistant



Mounting Hole Detail

Features

- Intercom/LEF
- Music Intercom/NEM
- Camera - B/W NTSC or PAL (Optional)
- Camera - Color NTSC or PAL (Optional)
- Large, Multiline, Backlit Display
- Metal, Vandal Resistant, Backlit Touchpad
- Rugged Aluminum Construction
- Bronze Powder-Coated Finish
- Instruction Messages Display
- Low Power Consumption
- PIN Number
- Integrated Proximity Input (Optional)
- Magnetic Stripe Reader (Optional)
- Tamper Sensor Protected
- Dual Relay Outputs
- Enhanced Functions To Set Gates, Program Door Strikes
- Multiple Mounting Methods: Gooseneck, Wall, & Flush

Specifications

Power Supply:

Voltage:	12 - 24VDC or 12 - 18VAC
Current Consumption:	250mA Maximum

Relay Outputs (resistive load):

Maximum Switching Voltage:	30VAC/DC
Maximum Switching Current:	AC: 10A (NO)/3A (NC)
	DC: 5A (NO)/3A (NC)
Maximum Switching Capacity:	1250VD (NO)
	375VA (NC)
Minimum Permissible load:	10mA @ 5VDC
Contact Resistance:	100 mΩ Maximum
Life Expectancy:	
Mechanical:	10,000,000 Operations
Electrical:	200,000 Operations Minimum (at maximum rated load)

Inputs:

Dry Contact Type ONLY.
DO NOT apply voltage to any of the inputs.

Dry Contact Specifications:	
Contact Resistance:	500 mΩ Maximum
Current Capacity:	100mA @ 5VDC Minimum

Environmental:

Ambient Temperature:	-40°C to +80°C (-40°F to 176°F)
Ambient Humidity:	0% to 100%*

*The humidity in housing for any APEX device cannot exceed 100% & must be non-condensing.

PTI INTEGRATED SYSTEMS

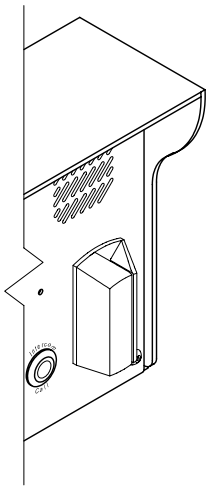
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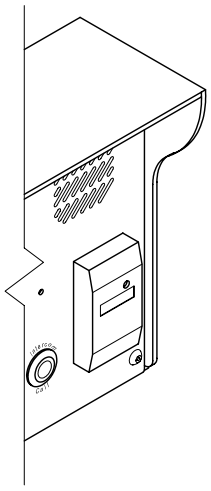
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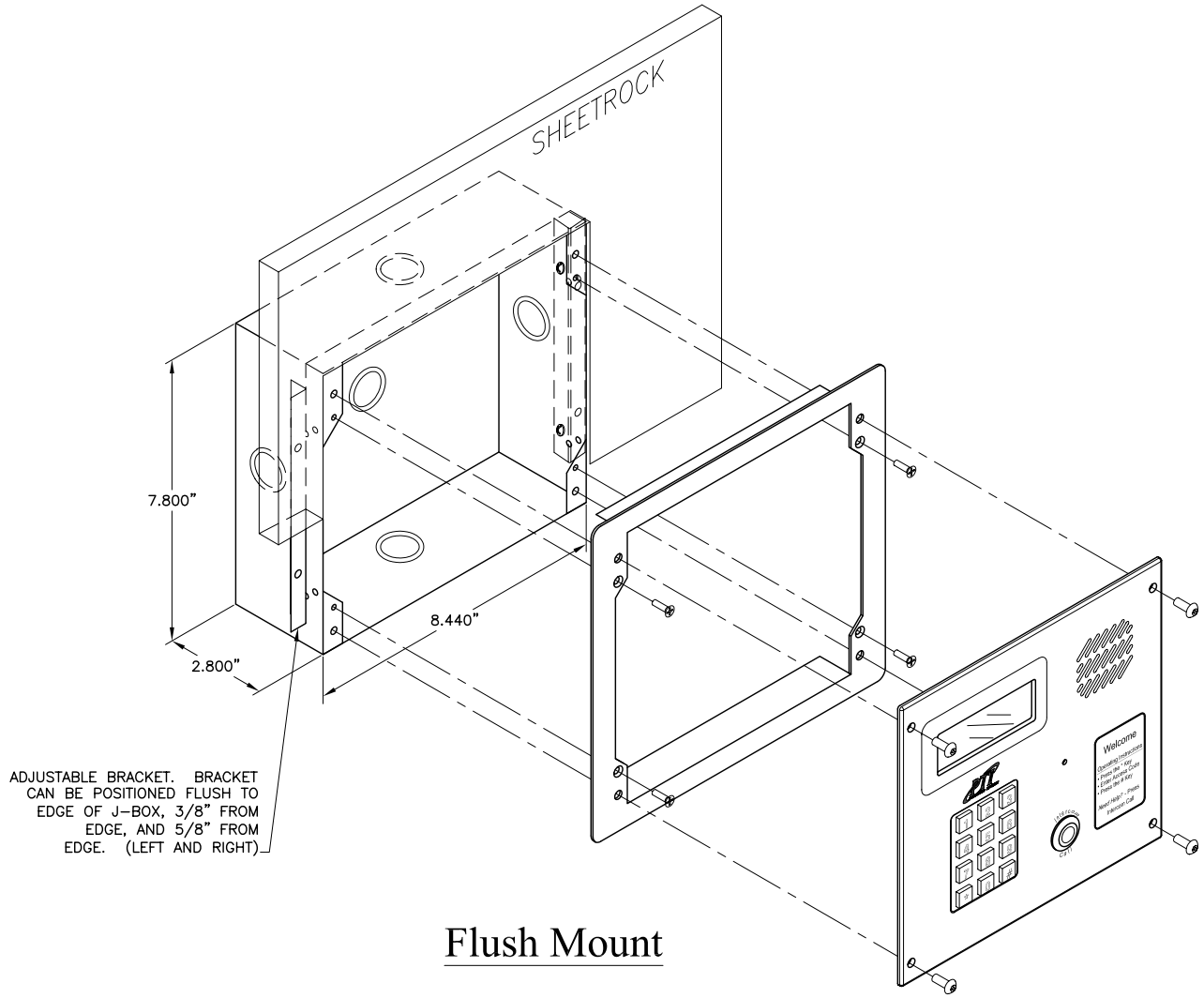
Attachment: Packet Docs 1 (6038 : Anderson Ashton)



With Magnetic Stripe Reader



With Proximity Reader



Flush Mount

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

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Brisbane, Australia
61 7 3216 5524
www.ptiaustralasia.com

CAMERAS

IR MOTORIZED VF DOME CAMERA

DI-350IP5SMVF



5MP | ICR | H.265 | 0 Lux Minimum Illumination | ONVIF | D WDR

BLC | HLC | 3D-DNR | Motion Detection | Analytics | 25M View

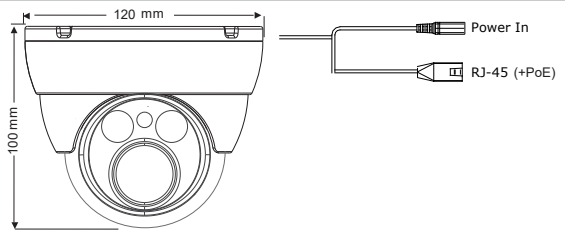
PoE | IP66 Protection Rating | Mobile | Internet Monitoring | DDNS | CMS

- 1/3" CMOS Sensor
- 5 Mega-Pixel
- True Day & Night (IR Cut Removable)
- H.265 (HEVC) Compression
- 0 Lux (IR On) Min. Illumination
- ONVIF
- D-WDR / BLC / HLC
- 3D Noise Reduction
- Motion Detection and Privacy Masking
- Analytics Support
- 3.3-12mm Motorized Lens with Auto-Focus
- 25m IR Illumination
- PoE Support
- IP 66 Protection

Specifications

Camera	Video	Model	DI-350IP5SMVF
		Image Sensor	1/3" CMOS (4:3)
		Effective Pixels	2592x1944
		Electronic Shutter	1/25s ~ 1/100000s
		Frame Rate	5MP - 1-20FPS / 4MP and lower: 1-25/30FPS
		Day & Night	ICR
		Min. Illumination	Day: 0.045lux / Night: 0.01lux (@F1.8, AGC On) 0lux with IR on
	Audio	Audio compression	No
		Communication	No
	Image Processing	Image Settings	AWB, AGC Adjustable Exposure Mode (Auto) Sharpness, Saturation, Brightness & Contrast Adjustable
		Image Enhancement	BLC, HLC, Digital WDR, ROI
		Noise Reduction	3D-DNR
		Image Orientation	Mirror/Flip/Corridor Mode
		Privacy Zone	Yes
		Motion Detection	Yes
		Analytics	Camera Tampering, Line Crossing, Sterile Area
Compression		Video Compression	H.265 / H.264 / MJPEG (Sub-Streams Only)
		Resolutions	5MP (2592x1944) / 4MP (2592x1520) / (2560x1440) / 3MP(2304x1296) / 2MP (1920x1080) / 1MP (1280x720) / D1 (704x576) / CIF (352x288)
		Multi-Stream	Master Stream: 5MP(1~20fps) / 4MP/3MP/2MP/1MP(1~30fps) Sub-Stream: 1MP/D1/CIF(1~30fps),Third-Stream: QVGA/D1/CIF(1~30fps)
		Bit rate	64Kbps ~ 8Mbps@H.265 / 64Kbps ~ 8Mbps@H.264
		Encode Mode	VBR/CBR
		Image Quality	Five levels under VBR; Free adjustment under CBR

Housing	IR Distance	25m (2 High Power IR LED)
	Lens (Field of View)	3.3-12mm Motorized with Auto Focus (81.2°-31.8°)
	Iris	Fixed Iris
	Lens Mount	Φ14 mount
	Protection Rate	Water Proof: IP66
	Bracket	3-Axis Wall Bracket
	Dimensions	Ø120mm×100mm
	Weight(gross)	400g
Connectivity	Network	RJ45 (+PoE)
	Power	DC Socket
	Analog Video Output	No
	Mic Connectivity	No
	SD Card	No
	RS485	No
	Alarm	No
Network	Remote Monitoring	IE Browsing, CMS Software, Provision Cam2 Mobile App
	User Access	Supports simultaneous monitoring for up to 4 users with multi-stream real time transmission
	Network Protocol	TCP/IP, UDP, DHCP, NTP, RTSP, PPPoE, DDNS, SMTP, FTP, SNMP
	ONVIF	Yes
	Ethernet	100Mbps
Others	PoE	Yes
	Power Supply	DC12V/~280mA / PoE/~4W
	Work Environment	-30°C~50°C, 10%~90% Humidity





Attachment: Packet Docs 1 (6038 : Anderson Ashton)

IR FIXED LENS DOME CAMERA

DI-390IP5S28



2MP ICR H.265 0 Lux Minimum Illumination ONVIF D WDR

3D-DNR Motion Detection 15M View PoE IP66 Protection Rating Mobile

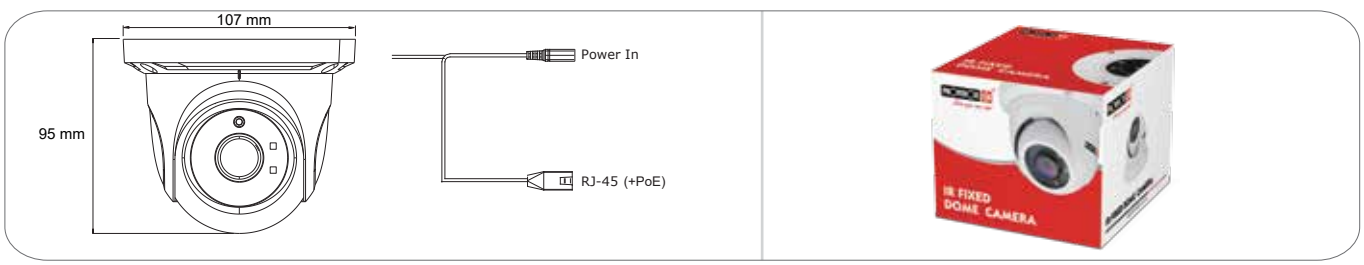
Internet Monitoring DDNS CMS

- 1/2.7" CMOS Sensor
- 2 Mega-Pixel
- True Day & Night (IR Cut Removable)
- H.265 (HEVC) Compression
- 0 Lux (IR On) Min. Illumination
- ONVIF
- Digital WDR
- 3D Noise Reduction
- Motion Detection and Privacy Masking
- 2.8mm Fixed Lens
- 15m IR Illumination
- PoE Support
- IP 66 Protection

Specifications

		Model	DI-390IP5S28
Camera	Video	Image Sensor	1/2.7" CMOS (16:9)
		Effective Pixels	1920x1080
		Electronic Shutter	1/25s ~ 1/100000s
		Frame Rate	1-25/30FPS
		Day & Night	ICR
		Min. Illumination	Day: 0.1lux / Night: 0.03lux (@F2.0, AGC On) 0lux with IR on
	Audio	Audio compression	No
		Communication	No
	Image Processing	Image Settings	AWB, AGC Adjustable Exposure Mode (Auto) Sharpness, Saturation, Brightness & Contrast Adjustable
		Image Enhancement	Digital WDR, ROI
		Noise Reduction	3D-DNR
		Image Orientation	Mirror/Flip
		Privacy Zone	Yes
		Motion Detection	Yes
		Analytics	No
Compression		Video Compression	H.265 / H.264 / MJPEG (Sub-Streams Only)
		Resolution	2MP (1920x1080) / D1 (704x576) / QVGA (480x240) / CIF (352x288)
		Multi-Stream	Master Stream: 2MP (1920x1080) (1~30fps) Sub-Stream + Third-Stream: QVGA/D1/CIF(1~30fps)
		Bit rate	64Kbps ~ 4Mbps@H.265 / 64Kbps ~ 6Mbps@H.264
		Encode Mode	VBR/CBR
		Image Quality	Five levels under VBR; Free adjustment under CBR

Housing	IR Distance	15m (2 High Power IR LED)
	Lens (Field of View)	2.8mm (102°)
	Iris	Fixed Iris
	Lens Mount	Φ14 mount
	Protection Rate	Water Proof: IP66
	Bracket	3-Axis Wall Bracket
	Dimensions	Ø107mm×95mm
	Weight(gross)	400g
Connectivity	Network	RJ45 (+PoE)
	Power	DC Socket
	Analog Video Output	No
	Audio Connectivity	No
	SD Card	No
	RS485	No
	Alarm	No
Network	Remote Monitoring	IE Browsing, CMS Software, Provision Cam2 Mobile App
	User Access	Supports simultaneous monitoring for up to 4 users with multi-stream real time transmission
	Network Protocol	TCP/IP, UDP, DHCP, NTP, RTSP, PPPoE, DDNS, SMTP, SNMP
	ONVIF	Yes
	Ethernet	100Mbps
Others	PoE	Yes
	Power Supply	DC12V/~280mA / PoE/~4W
	Work Environment	-30°C~50°C, 10%~90% Humidity



Attachment: Packet Docs 1 (6038 : Anderson Ashton)

Honeywell Home Control Panels

VISTA-20P

VISTA® Control Panel

The Honeywell Home VISTA family of products is among the most widely recognized and reliable brands in the industry with the largest security system install base in the world.



The versatile VISTA-20P offers options to send alarm signals, upload/download capability, and remote services via IP, 4G or LTE communications, improving the speed at which information can be delivered to and from the control panel. This maximizes system longevity and reduces service calls and future upgrade costs. The VISTA-20P has the broadest array of residential hardwired or wireless sensor zone options that protect life and property, creates awareness and convenience with environmental options like thermostat, water shut-off and lighting control, as well as advanced functions like audio control via Denon. VISTA also offers fixed-English, custom Alpha or touchscreen keypad displays, two-wire smokes detectors, connected home support through Tuxedo Touch® with the ability to customize system actions, and events using scene control.

FEATURES AND BENEFITS

- IP and cellular radio alarm reporting and upload/download capability via iGSMV4G, GSMV4G, GSMX4G, LTE-XV and LTE-XA
- Z-Wave® thermostats, lights, locks, water shut-off, garage door, shades and audio control via Tuxedo Touch and VAM
- Supports four graphic touchscreen keypads
- Wireless keys can be programmed without using zones
- Eight on-board hardwired zones standard (15 when Zone Doubling feature is used)
  - 40 hardwire expansion zones
  - 40 wireless expansion zones
- Two low current on-board trigger outputs
- 100 Event Log viewable at system keypads with time/date stamp
- 48 system user codes assignable to either partition
- Expandable to 48 total zones when used with hardwired and/or wireless expansion modules
- Two independent partitions plus a common partition
  - Global Arming from any system keypad
  - Go to function to view or operate one partition from the other
  - Separate partition account numbers
- 16 output devices
  - Relays (Model 4204 Relay Modules, or 4229 Expansion Module)
- Four installer-configurable zone types allows the installer to create custom zone types by assigning all zone attributes
- Supports four-wire and up to 16 two-wire smokes
  - Works with Sentrol CleanMe™ maintenance signal
- Multiple actions on output devices depending on system state
  - Turns lights off when system arms
  - Turns the same light on when system disarms
    - Flashes same lights when system is in alarm
- Built-in phone line cut monitor with programmable delay and annunciation options
  - Display on system keypads
  - Trigger local sounders
  - Trigger system bell

SECURITY DEALER FEATURES

- Automatic System Load Shed
  - During extended AC power fail, the system battery will be disconnected to prevent irreversible battery failure. Reduces service calls to replace batteries.
- Dynamic Signaling
  - Reduces redundant reporting to the central station when multiple reporting methods are used; i.e. digital dialer and AlarmNet® radio

VALUABLE END-USER FEATURES

- Viewable on system keypads:
  - Exit countdown
  - Time and date display*
  - Event log*
- Auto keypad backlighting on entry
- Keyswitch arming
- Programmable macro buttons and single-button arming
- Supports a variety of wireless remote controls for single-button operation
- User Scheduling
  - Latchkey reports to pagers
  - Auto arm/disarm
  - “User access” time windows
- VIP Module allows system control from any touchtone phone
- Chime by zone
- Fully compatible with Resideo Total Connect® Remote Services

*Requires custom alpha keypad

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

VISTA-20P Technical Specifications

ELECTRICAL

- Aux. power 12 VDC, 600mA maximum
- Seven hour standby at 400mA aux. load with four amp hour battery
- 16.5 VAC/25 VA transformer
- Alarm output 12 VDC, 2.0 amps max.
  - For UL installations, combined aux. and alarm output cannot exceed 700mA

OUTPUT CONTROL

- Supports up to four relay boards (up to 16 relays)
- Optional X-10 transformer/interface (part no. 4300) may be used to control up to 16 X-10 receiving devices

ZONES

- Eight hardwired zones (15 with zone doubling)
- Selectable response 10msec, 350msec, 750msec
- Assignable to any partition
- 20 selectable zone types plus four configurable zone types
- Programmable swinger suppression

EXPANSION DEVICES

- 4219 – Eight hardwired zones – 16mA
- 4204 – Up to four relays – 15mA standby (each active relay draws an additional 40mA)
- 4229 – Eight hardwired zones and two relays – 36mA (each active relay draws an additional 40mA)

ACCESSORIES

- iGSMV4G Internet and Digital Cellular Communicator with Remote Service Capability
- 7845i-ENT Enterprise Internet Communicator
- GSMV4G Digital Cellular Communicator with Remote Service Capability
- GSMX4G Digital Cellular Communicator for VISTA Control Panels
- 5881ENL RF Receiver supports up to eight zones – 60mA
- 5881ENM supports up to 16 zones – 60mA
- 5881ENH supports up to 48 zones – 60mA
- 5883 Transceiver supports up to 40 zones – 80mA

KEYPADS

- 6160 Custom Alpha Security Keypad – 40mA/120mA
- 6160V Voice Custom Alpha Security Keypad – 60mA/190mA
- 6160RF Custom Alpha Receiver/Security Keypad – 120mA/210mA
- 6150 Fixed-English Security Keypad – 40mA/70mA
- 6150V Voice Fixed-English Security Keypad – 60mA/190mA
- 6150RF/6150RFFR Fixed-English/ French Receiver/Security Keypad – 80mA/105mA
- 6151ZN/6151ZNFR Fixed-English/ French Security Keypad with Hardwired Zone – 35mA/80mA
- 6148 Fixed English LCD – 30mA/55mA
- 6280 Color Graphic Touchscreen Keypad with Voice
- Tuxedo Touch (TUXWIFIW) Color Graphic Voice Touchscreen Security Keypad with 232 Z-Wave device and 32-camera support

AGENCY LISTINGS

UL listing

- Residential Fire and Burglary:
  – Household Fire Warning System Units – ANSI/UL 985, 2000/05/26 (5th edition) with revisions up to 2004/04/29

Smoke Detectors

- Supports up to 16 two-wire smoke detectors
- Supports four-wire smoke detectors
- Supports the 5800COMBO Smoke and Carbon Monoxide Detector

COMMUNICATIONS

- LTE-XV and LTE-XA Digital Cellular Communicators with Remote Service Capability
- iGSMV4G Internet and Digital Cellular Communicator with Remote Service Capability
- 7847i-E Enterprise Internet Communicator
- 7847i AlarmNet Internet Communicator
- GSMV4G Digital Cellular Communicator with Remote Service Capability
- GSMX4G Digital Cellular Communicator for VISTA Control Panels
- Touchtone or pulse
- Formats supported
  – ADEMCO® Contact ID
  – ADEMCO 4 + 2 Express
  – ADEMCO low speed
  – Sescoa/Radionics
- 3 + 1, 4 + 1 and 4 + 2 reporting
- Reporting capabilities
  – Split
  – Dual
  – Split/Dual – True dial tone detection
- Low battery reports 11.2 – 11.6 VDC
- AC loss and restoral reporting supported

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

For more information
security.honeywellhome.com/hsc

ORDERING

VISTA-20P	Control Panel
VISTA-20PSIA	Control Panel for CP-01 SIA Certifications

resideo

Resideo Technologies, Inc.
2 Corporate Center Drive, Suite 100
P.O. Box 9040
Melville, NY 11747
1-800-645-7492
resideo.com

L/VISTA20PD/D | 04/19
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Honeywell Home

Mequon Self Storage (Life Storage Mequon)

Mequon, WI

March 15, 2021

PARKING

ADDRESS OF PREMISES: 10448 N. Port Washington Road
Parcel No. 15-029-11-001.00

NAME OF BUSINESS: Life Storage Mequon (anticipated)

TYPE OF BUSINESS: Class-A Self Storage

Blue Ribbon Management LLC ("Developer") has submitted to the City of Mequon for approval a PUD Rezoning, Conditional Use Permit and Building/Site Plan for the redevelopment of 10448 N. Port Washington Road. Additional information was requested on the parking supply for the facility upon completion of the redevelopment.

The project has been designed for the following parking/loading stalls to service the property:

Exterior Parking	6 stalls
Exterior Loading Ramp Parking	3 stalls
Interior Loading Bay Parking	5 stalls
Total	**14 stalls**

See **Site Plan (AS01)** and **First Level Floor Plan (A101).**

Based on the following data, the Developer believes the fourteen (14) parking stalls is more than adequate to service the demands of our customers.

Comparable Stores

Developer has surveyed six (6) comparable Class-A self storage facilities in the Milwaukee MSA, the majority of which were designed and constructed by the Developer's partner – Anderson Ashton. See **Table 1** below.

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

On average, the facilities surveyed had 9 parking stalls which translates to 13,816 gross square feet per stall, and 95 units per stall. Across the board, our proposed facility is providing more parking stalls for customers than the average of the comparable set.

Furthermore, the most comparable facility to the design of the subject property is **Extra Space Franklin**, and that facility has the same number of total stalls as our proposed facility (14 in total with 9 on the exterior and 5 on the interior).

Table 1

Comparable Class-A Storage Parking - Milwaukee MSA

		Est.				
Property	**Address**	**Sq. Ft.**	**Units**	**Stalls**	**SF/Stall**	**Units/Stall**
Extra Space Franklin	6805 S 27th St, Franklin	138,620	930	14	9,901	66
Cubesmart Brookfield	21300 Doral Road, Brookfield	81,273	555	9	9,030	62
Extra Space Grafton	2091 County Highway W, Grafton	96,654	738	5	19,331	148
Metro Storage Brown Deer	4059 W Bradley Rd, Brown Deer	150,000	1,000	8	18,750	125
U-Haul Menomonee Falls	5918 Pilgrim Rd, Menomonee Falls	107,959	789	6	17,993	132
Mequon Storage	6911 W Donges Bay Rd, Mequon	102,600	510	13	7,892	39
Average		*112,851*	*754*	*9*	*13,816*	*95*
Subject Property		**116,772**	**702**	**14**	**8,341**	**50**

Life Storage Assessment

Our anticipated property manager, Life Storage, currently operates approximately 925 self storage facilities encompassing over 67 million square feet in 34 states and is the 4th largest owner of self storage units in the United States. They are experts in self storage management and operations – including customer parking demands.

Attached is a letter from Eric Carlson from Life Storage affirming that, based on their experience, our planned number of parking/loading stalls is an appropriate amount given the facility's size and the number of units.

See **Letter from Eric Carlson dated March 15, 2021**.

Sincerely,

Michael Kelly
Executive Vice President

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

March 15th, 2021

RE: Port Washington Road Self-Storage, Parking Requirements
City of Mequon
11333 N. Cedarburg Road
Mequon, Wisconsin

To Whom it May Concern:

My name is Eric Carlson, sales manager for Life Storage Solutions, the third-party management arm for Life Storage, L.P. Life Storage is the 4th largest self-storage REIT in the United States.

I am writing you this letter on behalf of our client, Blue Ribbon Management. As you may know, they are looking to embark on a conversion of an existing building at 10448 N. Port Washington Road in Mequon to a self-storage use. As Life Storage understands it, the City of Mequon is looking for data that proves the current number of parking stalls – 9 exterior stalls and 5 interior stalls – is an appropriate amount to meet customer needs.

In my nearly eight years with Life Storage – in which I've been a part of opening or bringing on nearly 200 facilities – there has never been an instance where a new storage facility has altered traffic patterns or has yielded enough site traffic to mandate more than a handful of customer parking spaces.

Put another way, parking requirements for self-storage simply do not follow traditional requirements for commercial or industrial use. A property, whether it is 60,000 net-rentable square feet or 100,000 net-rentable square feet, doesn't need more than 5-10 customer parking spaces, inclusive of ADA required spots. Customers are much more likely to park in an unloading area to move items into their units than they are to pull into a parking spot by the leasing office. In fact, the Mequon facility will have a drive-in loading bay that will provide more convenient access for customers, which mitigates the need for parking spots on the perimeter.

To further convey our facilities do not need excessive customer parking, let's look at the property we own on 4565 N Green Bay Avenue in Milwaukee with 82,154 net-rentable square feet over 738 storage spaces. This facility has only 4-5 customer parking spots, and we've had no customer complaints or issues on parking since we started operating the store back in 2016.

I hope you find this information satisfactory to allow the current amount of parking spaces without additional requirements.

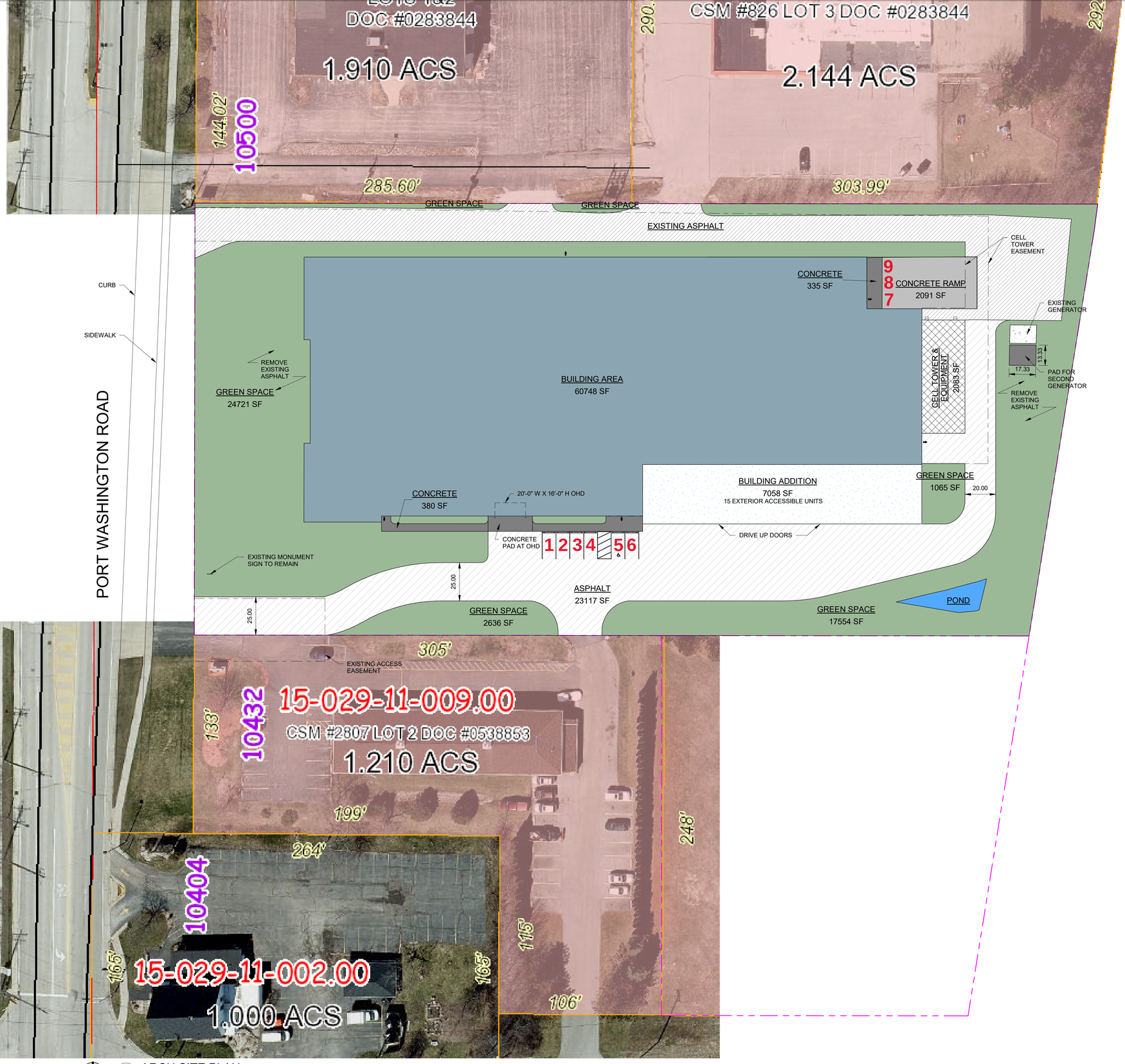
I am available for further comment by phone or e-mail per my contact information below.

Respectfully,

DocuSigned by:
Eric Carlson
FF60C604D77A480...

Eric Carlson, CCIM
Sales Manager – Life Storage Solutions | **Life Storage**
6467 Main Street | Williamsville, NY 14221
Office: (716) 929-9461 | Mobile: (716) 361-6662
ecarlson@lifestorage.com | **LifeStorage.com**

Attachment: Packet Docs 1 (6038 : Anderson Ashton)



1 ARCH SITE PLAN

SITE PLAN AREA		
AREA TYPE	SQUARE FOOTAGE	PERCENTAGE
ASPHALT	23117 SF	14%
BUILDING ADDITION	7058 SF	4%
BUILDING AREA	60748 SF	38%
CELL TOWER & EQUIPMENT	2083 SF	1%
CONCRETE	1718 SF	1%
CONCRETE RAMP	2091 SF	1%
EXISTING ASPHALT	14818 SF	9%
EXISTING CONCRETE	208 SF	0%
GREEN SPACE	47436 SF	30%
POND	632 SF	0%
Grand total	159909 SF	100%

GENERAL SITE NOTES:

1. VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.

2. REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.

3. STRIP AND REMOVE ALL REMAINDER VEGETATION & X"+/- TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. STOCKPILE REUSABLE, UNCONTAMINATED TOPSOIL AND PROVIDE FOR ALL EXCESS MATERIAL TO BE TRUCKED OFF SITE. SPREAD SALVAGED TOPSOIL OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.

4. CUT (OR FILL) THE BUILDING AREA +5.0' BEYOND PERIMETER OF THE BUILDING

5. CUT THE FLOOR AREA TO THE SUB-GRADE ELEVATION. (THE PERIMETER FOUNDATION FOOTINGS TO BE EXCAVATED BY CONC. CONTR. TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN). BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART #1926 IF REQ'D BY THE G.C. FOR THE PROJECT

6. PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.

7. ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY AND APPROVED BY ANDERSON-ASHTON.

8. ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY.
INTERIOR BACKFILL MATERIAL SHALL BE 3/4" CLEAR STONE.

9. ALL BACKFILL & FILL MATERIALS SHALL BE INSPECTED AND APPROVED BY ANDERSON-ASHTON PRIOR TO PLACEMENT. ALL FILL MATERIALS SHALL BE COMPACTED IN 8" MAX. LIFTS @ 95% MODIFIED PROCTOR.

10. PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS to +/- 0.10'

11. PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.

12. RETURN AFTER THE BUILDING IS ENCLOSED & FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND UTILITY TRENCHES.

13. GRADING CONTRACTOR SHALL FIX AND REPAIR PARKING AREA AND DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL AND/OR GRAVEL BASE BEFORE PAVING BEGINS. GRADING CONTRACTOR SHALL SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES BEFORE PAVING BEGINS.

14. GRADING CONTRACTOR SHALL BE PREPARED TO HANDLE ALL SPOILS WHICH MAY INCLUDE ON SITE STORAGE AND TRUCKING OFF SITE. GRADER TO GET PRIOR APPROVAL FROM G.C. FOR PLACEMENT OF STOCKPILE SITES PRIOR TO STARTING STRIPPING OF TOPSOIL.

15. AWARDED GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES

16. 30% OF THE SITE SHALL REMAIN AS OPEN SPACE TO COMPLY WITH LOCAL ORDINANCES

ASPHALT PAVING WORK

1. FURNISH AND INSTALL A 8" CRUSHED AGGREGATE BASE AT THE ASPHALT PAVING PARKING AREAS.

2. FINE GRADE AND COMPACT STONE BASE.

3. FURNISH AND INSTALL A 4" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT TRUCK/DRIVE AREAS

4. FURNISH AND INSTALL ALL PARKING STALL STRIPING, H.C. SYMBOLS, & H.C. SIGNS ON METAL POSTS.

SITE PLAN LEGEND

- ASPHALT
- BUILDING ADDITION
- BUILDING AREA
- CELL TOWER & EQUIPMENT
- CONCRETE
- CONCRETE RAMP
- EXISTING ASPHALT
- EXISTING CONCRETE
- GREEN SPACE
- POND

REVISIONS

THIS IS A SCHEMATIC DRAWING, NOT A WORKING DRAWING. ANDERSON ASHTON IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING DECISIONS, REGULATORY APPROVAL, ETC., NORMALLY ASSOCIATED WITH DESIGN DEVELOPMENT AND/OR CONSTRUCTION DOCUMENTS. IS WHICH SCHEMATIC DRAWING IS A PART OF SHALL NOT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING OUTLINE SPECIFICATIONS. IT IS FURTHER RECOMMENDED THAT GENERAL CONDITIONS SPECIFICALLY BE DEVELOPED IN A CONTRACTUAL AGREEMENT. AREAS OF RESPONSIBILITY

ANDERSON ASHTON
DESIGN / BUILD
7746 South 108th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTO
N.COM

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:

MEQUON SELF STORAGE

10448 NORTH PORT WASHINGTON RD. MEQUON, WI

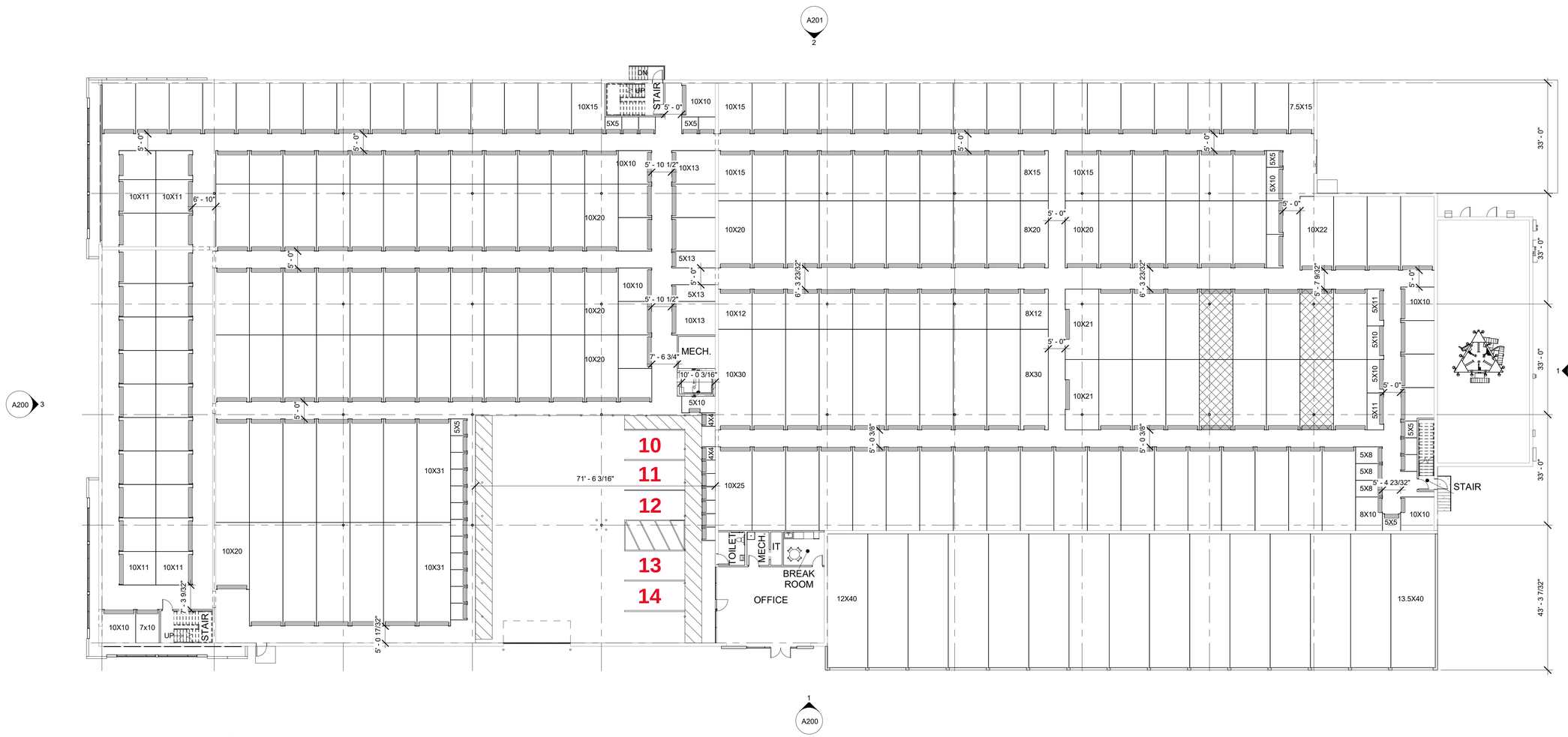
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DESIGNER:	NTL-F
ISSUE:	2/25/2021 9:47:02 AM
SUBMITTAL DATE:	2/15/2021
DESIGN NO.	3911
CONSTRUCTION NO.	####

ARCHITECTURAL SITE PLAN

AS01

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Attachment: Packet Docs 1 (6038 : Anderson Ashton)



1 FIRST LEVEL FLOOR PLAN

1/16" = 1'-0"

REVISIONS

THIS IS A SCHEMATIC DRAWING, NOT A WORKING DRAWING. ANDERSON ASHTON IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING DECISIONS, REGULATORY APPROVAL, ETC., NORMALLY ASSOCIATED WITH DESIGN DEVELOPMENT AND/OR CONSTRUCTION DOCUMENTS. IS WHICH IS RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING OUTLINE SPECIFICATIONS. IT IS FURTHER RECOMMENDED THAT GENERAL CONDITIONS SPECIFICALLY DEVELOPED BY OWNER / CONTRACTOR / ARCHITECT / AREAS OF RESPONSIBILITY BE DEVELOPED IN A CONTRACTUAL AGREEMENT.

ANDERSON ASHTON DESIGN/BUILD
3746 South 169th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:

MEQUON SELF STORAGE

10448 NORTH PORT WASHINGTON RD. MEQUON, WI

DRAFTED BY:	MFP
DESIGNER:	NTL-F
ISSUE:	2/25/2021 9:42:43 AM
SUBMITTAL DATE:	2/15/2021
DESIGN NO.	3911
CONSTRUCTION NO.	####

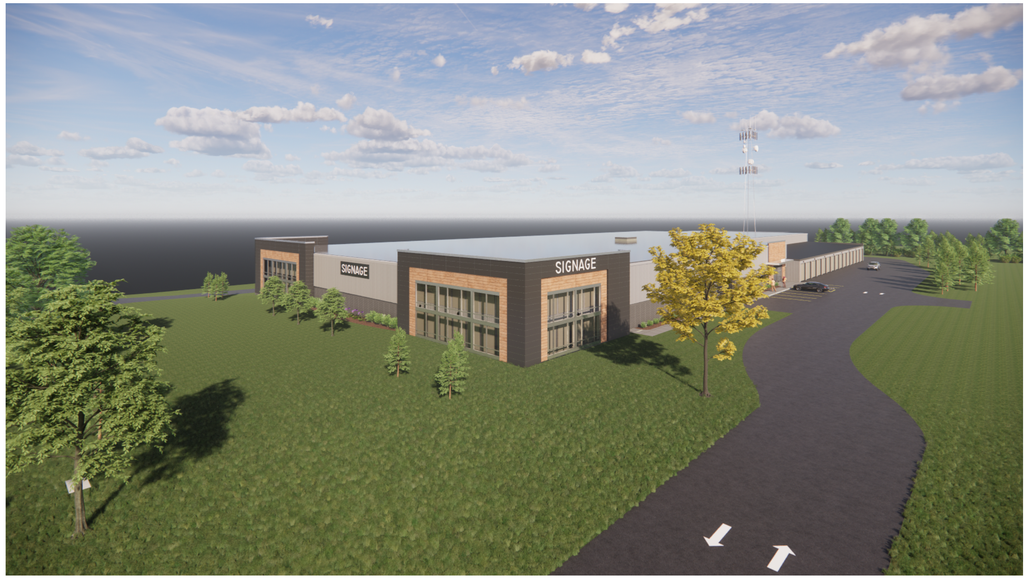
FIRST LEVEL FLOOR PLAN

A101

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MEQUON SELF STORAGE

10448 NORTH PORT WASHINGTON RD. MEQUON, WI



PLAN REVIEW INFORMATION

BUILDING CODES

BUILDING CODE:	2015 IBC - MODIFICATIONS FROM WI ADMIN CODE SPS CHAP. 361 & 382
ENERGY CONSERVATION CODE:	2015 IECC - MODS FROM W.A.C. SPS CHAP. 361 & 363
MECHANICAL CODE:	2015 IMC - MODS FROM W.A.C. SPS CHAP. 361 & 364
FUEL GAS CODE:	2015 IFGC - MODS FROM W.A.C. SPS CHAP. 361 & 365
EXISTING BUILDING CODE:	2015 IEBC - MODS FROM W.A.C. SPS CHAP. 361 & 366
ELECTRICAL CODE:	WI ADMIN CODE SPS CHAP. 316
PLUMBING CODE:	WI ADMIN CODE SPS CHAP. 381 TO 387
ACCESSIBILITY CODE:	2015 IBC CHAP. 11 - ICC / ANSI 117.1-09
FIRE PREVENTION CODE:	2015 IBC CHAP. 9 - IFC, W.A.C. SPS CHAP. 314 & 361 & NFPA (PER IBC REFERENCED STANDARDS)

IS THIS MUNICIPALITY A COMMERCIAL BUILDING DELEGATED AUTHORITY? YES / NO

SITE CRITERIA

GROSS SITE AREA:	XXX S.F. (XXX AC.)
FIRE SEPARATION DISTANCE (IBC 702.1):	
NORTH:	XX'
SOUTH:	XX'
EAST:	XX'
WEST:	- -

OCCUPANCY SEPARATIONS

INCIDENTAL USE AREA S (IBC 509) SEPARATION REQUIRED: (IF NOT SPRINKLERED)

SPECIFIC MECHANICAL ROOMS (509)	1 HR OR SPRINKLER
LAUNDRY ROOMS OVER 100 S.F.	1 HR OR SPRINKLER
PARKING GARAGES	2 HR OR 1 HR & SPRINKLER
ELEVATOR EQUIPMENT ROOMS	1 HR 25' OR LESS, 2HR OVER 25' RUN

WE ARE USING NON-SEPARARTED MIXED OCCUPANCIES (IBC 508.3)
WE ARE USING SEPARATED MIXED OCCUPANCIES (IBC 508.4)
* - 1-HOUR ROOM RATINGS: (PLACE ON PLANS FOR SPECIFIC CONSTRUCTION)

CEILING: UL SYSTEMS L532: 7/8" CHANNELS @ 16" O.C. W/ (2) LAYERS 5/8" TYPE X DRYWALL TAPED & FINISHED

WALLS: UL SYSTEMS U301: 2X WOOD STUDS @ 16" O.C. W/ (2) LAYERS 5/8" TYPE X DRYWALL TAPED & FINISHED

INTERIOR FINISHES

WALL & CEILING FINISH (IBC TABLE 803.11):

VERTICAL EXITS & EXIT PASSAGEWAYS:	CLASS X
EXIT ACCESS CORRIDORS:	CLASS X
ROOMS & ENCLOSED SPACES:	CLASS X

SANITARY FIXTURES

OCCUPANT LOAD (IBC 1004): XXX TOTAL OCCUPANTS (1/2 MAX. OR MAX ALLOWED)
OCCUPANTS OF EACH SEX: XXX OCCUPANTS EACH SEX
USE(S) OF BUILDING: XXX

FIXTURE OCCUPANCY TOTAL: TABLE IBC 2902.1

FIXTURES	MALE REQ'D	MALE PROV.	ADA PROV.	FEMALE REQ'D	FEMALE PROV.	ADA PROV.
WATER CLOSETS	X	-	-	X	-	-
URINALS	X	-	-	X	-	-
LAVATORIES	X	-	-	X	-	-
SHOWERS	X	-	-	X	-	-
OTHER REQ'D FIXTURES	X SERVICE SINKS REQ'D & CUPS AT ADA SINK IN CAFE					

**DRINKING WATER PROVIDED BY CUPS AT SINK OR WATER FOUNTAIN

BUILDING CRITERIA

OCCUPANCY CLASSIFICATION (IBC 302):	S-1
SPECIAL OCCUPANCY (IBC 401):	
CONSTRUCTION CLASSIFICATION (IBC 602):	Type X
SPRINKLER TYPE & COVERAGE (IBC 903):	None or Full
ROOF CLASSIFICATION (IBC 1504 & 1505):	CLASS "X"
EXTERIOR WALL CONSTRUCTION (IBC 1404):	
NORTH:	XXX
SOUTH:	XXX
EAST:	XXX
WEST:	XXX

ALLOWABLE BUILDING AREA CALCULATION (IBC 503, 504, 506):
$A_a = (A_t + (NS \times I_f)) = (X + (X \cdot X))$
A_a = Allowable area (Square Feet)
NS = Tabular area per floor = X S.F.
I_f = Area increase for frontage per IBC 506.3.3 = (F/P - 0.25) · W / 30
P = Building Perimeter = X L.F.
F = Building Frontage = X L.F.
W = Width of public way or open green space = X L.F.

PROPOSED FIRE AREA WITHIN EXTERIOR/FIRE WALLS (fr levels X A)	X S.F.
ALLOWABLE BUILDING FIRE AREA Af (IBC 903):	X S.F.
PROPOSED FLOOR AREA WITHIN EXTERIOR/ FIRE WALLS (IBC 502.1):	X S.F.
ALLOWABLE FLOOR BUILDING AREA Aa (IBC 506):	X S.F.
PROPOSED HEIGHT WITHIN EXTERIOR/ FIRE WALLS (IBC 502.1)	X'
ALLOWABLE BUILDING HEIGHT (IBC 504):	X'

EXITING

OCCUPANT LOAD (TABLE 1004):	126 OCCUPANTS
EXIT WIDTH (IBC 1005):	
STAIRWAY WIDTH REQUIRED:	38"
STAIRWAY WIDTH PROVIDED:	-NO SECOND FLOOR - XX"
OTHER COMPONENT WIDTH REQUIRED:	26"
OTHER COMPONENT WIDTH PROVIDED:	XX"
NUMBER OF EXITS REQUIRED (IBC 1006):	2
NUMBER OF EXITS PROVIDED (IBC 1006):	3
COMMON PATH OF EGRESS (IBC 1006.2.1):	LESS THAN 100'
EXIT ACCESS TRAVEL DISTANCE (IBC 1017.2):	LESS THAN 250'
MAX DEAD END COORIDOR LENGTH (IBC 1020.4):	50'
MEANS OF ILLUMINATION (IBC 1008):	

MEANS OF EGRESS MUST BE ILLUMINATED TO A LEVEL NOT LESS THAN 1 FOOT CANDLE (11 LUX) AT WALKING SURFACE

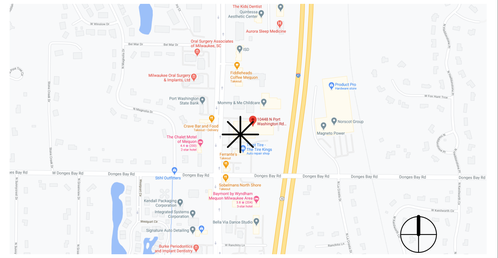
EXIT SIGNAGE (IBC 1013):
ELECTRICAL CONTRACTOR RESPONSIBLE FOR CODE COMPLIANCE EXITING SIGNAGE

FIRE RATINGS

FIRE RESISTIVE RATINGS (IBC TABLE 601 & TABLE 602):

STRUCTURAL FRAME:	XXX HRS.
BEARING WALLS:	
INTERIOR:	XXX HRS.
EXTERIOR:	XXX HRS.
NON-BEARING WALLS:	
INTERIOR:	XXX HRS.
EXTERIOR:	XXX HRS.
FLOOR CONSTRUCTION:	XXX HRS.
ROOF CONSTRUCTION:	XXX HRS.
FIRE WALLS (IBC 706):	
FIRE BARRIERS (IBC 707):	
COORIDORS	XXX HRS.
EXIT PASSAGEWAYS	XXX HRS.
HORIZONTAL EXITS	XXX HRS.
INCIENTAL USE AREAS	XXX HRS.
SHAFT AND VERTICAL ENCLOSURES (IBC 713):	
MECHANICAL SHAFTS (IBC 713.4):	XXX HRS.
REFUSE AND LAUNDRY CHUTES (IBC 713.13):	XXX HRS.
ELEVATOR SHAFTS (IBC 708.14):	XXX HRS.
FIRE PARTITIONS (IBC 708.3 & 402.4.2):	
TENANT SPACES (IBC 708.3 & 403.4.2):	XXX HRS.
EXIT ACCESS (IBC 708.3 &1010.1):	XXX HRS.
SMOKE BARRIERS (IBC 709):	XXX HRS.
FIRE AREAS (IBC 903):	XXX HRS.

VICINITY INDEX



AGENT MAILING ADDRESS

BLUE RIBBON
1125 N 9TH STREET, SUITE A
MILWAUKEE, WI 53233

SUPERVISING PROFESSIONAL

THESE PLANS ARE THE SOLE PROPERTY OF ANDERSON-ASHTON, INC. AND SHALL NOT BE COPIED OR USED BY ANY COMPANY OR INDIVIDUALS UNLESS SPECIFICALLY AUTHORIZED BY THE FOLLOWING SUPERVISING PROFESSIONAL LISTED BELOW:

NADINE LOVE-FILER, #34212-6

2746 S. 166th STREET
NEW BERLIN, WI 53151

PROFESSIONAL STAMP & DATE

PROJECT COMPONENTS

BUILDING:
- FIRE ESCAPE
- CANOPY
- BLEACHERS
- RACKED SUPPORTED STORAGE BUILDING
- ELEVATED PEDESTRIAN ACCESS
- MEMBRANE CONSTRUCTION

STRUCTURAL- NAME AND PROEJCT # FOR EACH
- METAL BUILDING
- ROOF TRUSS OR LIGHT G.A. STEEL-NOT OPEN WEB STEEL JOISTS
- FLOOR TRUSS (WOOD OR LIGHT GA. STEEL - NOT OPEN WEB JOISTS)
- STEEL GIRDER
- LAMINATED WOOD
- PRECAST PLANK
- PRECAST WALL

BUILDING SUPPORT SYSTEMS
- KITCHEN EXHAUST HOOD
- FIRE SUPPRESION
- FIRE DETECTION/ALARM

MECHNICAL DESIGNER/ CONTRACTOR

HVAC: NAME	PLUMBING: NAME
ADDRESS	ADDRESS
CITY, STATE ZIP	CITY, STATE ZIP
PHONE NUMBER	PHONE NUMBER
FIRE SUPPRESION: NAME	ELECTRICAL: NAME
ADDRESS	ADDRESS
CITY, STATE ZIP	CITY, STATE ZIP
PHONE NUMBER	PHONE NUMBER

DRAWING INDEX

T100	COVER SHEET & PLAN REVIEW INFORMATION
	CIVIL
C0.0	ALTA SURVEY
C1.0	SITE GRADING AND EROSION CONTROL
C2.0	SITE DETAILS
C3.0	FIRE ACCESS EXHIBIT
	PHOTOMETRICS
PHOTO	PHOTOMETRICS
	LANDSCAPE PLAN
L100	LANDSCAPING
	ARCHITECTURAL
AS01	ARCHITECTURAL SITE PLAN
A101	FIRST LEVEL FLOOR PLAN
A102	SECOND LEVEL FLOOR PLAN
A200	ELEVATIONS
A201	ELEVATIONS

PLAN REVISIONS

REV	DESCRIPTION	SHEETS	DATE
	PLANNING COMMISSION PLAN SET	ALL SHEETS	2/15/2021

REVISIONS

ANDERSON-ASHTON, INC.
DESIGN / BUILD
2746 S. 166th
New Berlin, WI
PHONE: (262)
FAX: (262)
WWW.ANDERSONASHTO.COM

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:
MEQUON SELF STORAGE
10448 NORTH PORT WASHINGTON RD. MEQUON, WI

DRAFTED BY: MFP
DESIGNER: NTL-F
ISSUE: 2/25/2021 11:33:40 AM
SUBMITTAL DATE: 2/15/2021
DESIGN NO. 3911
CONSTRUCTION NO. ####

T100

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Attachment: Packet Docs 1 (6038 : Anderson Ashton)

ALTA/NSPS LAND TITLE SURVEY
10448 N. PORT WASHINGTON RD.

KNOWN AS: 10448 NORTH PORT WASHINGTON ROAD, MEQUON, WISCONSIN

THAT PART OF THE FOLLOWING DESCRIBED LAND:
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 2807 RECORDED JUNE 09, 1995 IN VOLUME 20 OF CERTIFIED SURVEY MAPS, PAGE 124 AS DOCUMENT NO. 538853, BEING A DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 570, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

PREPARED FOR: BLUE RIBBON MANAGEMENT, LLC SURVEY NO: 162590-KAC

ARC=16.71'
RADIUS=11,334.16'
CB=S07°25'49"W
CHORD=16.71'
DELTA=00°05'04"

A. Basis of Bearings
Bearings are based on the West line of the Southwest 1/4 of Section 29, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, which is assumed to bear Due North.

B. Title Commitment
This survey was prepared based on First American Title Insurance Company, title commitment number NCS-1307740-MKE, commitment date of November 06, 2020, which lists the following easements and/or restrictions from schedule B-II:

1-3 and 27 - VISIBLE EVIDENCE SHOWN, IF ANY.

4-8, 11, 17-26, 28, and 29 - NOT SURVEY RELATED.

9. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 570 recorded December 28, 1972 in Volume 2, Page 426 as Document No. 253044 and Certified Survey Map No. 2807 recorded June 09, 1955 in Volume 20, Page 124 as Document No. 538853 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. - AFFECTS SITE BY LOCATION - SHOWN.

10. Restriction upon access as set forth in Award of Damages recorded September 15, 1965 in Volume 169, Page 39 as Document No. 206829. - AFFECTS SITE BY LOCATION - SHOWN.

12. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Grant of Easement recorded on September 11, 1970 in Volume 270, Pages 558-561, as Document No. 236155.
Modification and/or amendment by instrument: Amended Grant of Easement Recording Information: November 19, 1970 in Volume 273, Pages 472-476 as Document No. 237258. - AFFECTS SITE BY LOCATION - SHOWN.

13. Utility Easement to Wisconsin Electric Power Company, its successors and assigns, dated February 15, 1973, recorded/filed March 27, 1973 in Volume 318, Page 261 as Document No. 254788. - DOES NOT AFFECT SITE BY LOCATION - NOT SHOWN.

14. Easement for clearing, trenching for, laying, construction, maintaining and repairing a fire cistern necessarily or conveniently incident to the city's general plan for fire control, with all of its necessary apparatus and appurtenances granted to The City of Mequon, a municipal corporation, in the County of Ozaukee and State of Wisconsin by Instrument recorded in July 02, 1976 in Volume 385, Page 41 as Document No. 281211. - DOES NOT AFFECT SITE BY LOCATION - NOT SHOWN.

15. Utility Easement to Wisconsin Electric Power Company, its successors and assigns, dated November 04, 1985, recorded/filed January 15, 1986 in Volume 544, Page 312 as Document No. 367551. - AFFECTS SITE BY LOCATION - SHOWN.

16. Cross-Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: July 27, 1995
Parties: C. Irvin Peckarsky and BR of Wisconsin 2, LLC, a Wisconsin Limited Liability Company
Recorded: July 31, 1995 in Volume 941, Page 303
Instrument No.: 541760
- AFFECTS SITE BY LOCATION - SHOWN.

C. Flood Note
According to flood insurance rate map of the City of Meqon, community panel number 550890258F, effective date of 12/04/2007, this site falls in zone X
(areas determined to be outside the 0.2% annual chance floodplain).

D. Parking Spaces
There are 98 regular and 2 handicapped parking spaces marked on this site.

E. Elevations
Elevations refer to NAVD88 Vertical Datum.

To: Blue Ribbon Management, LLC, a Wisconsin limited liability company,
10448 North Port Washington Road, LLC, a Wisconsin limited liability company, and
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, and 15 of Table A thereof. The fieldwork was completed on November 30, 2020.

Date of Plat or Map: December 3, 2020
Date of Revision: February 1, 2021

Eric R. Sturm
Professional Land Surveyor
Registration Number S-2309
eric.sturm@rasmith.com

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- —EDGE OF TREES
- S —SANITARY SEWER
- STO—STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW—OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV—MARKED CABLE TV LINE
- FO—MARKED FIBER OPTIC
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 — INDICATES EXISTING SPOT ELEVATION

BENCHMARK: 704.46 FOUND D.O.T. MONUMENT ON SW CORNER OF BRIDGE

STARTING BENCHMARK: 707.86 FOUND U.S. COAST GUARD MONUMENT ON SE CORNER OF BRIDGE

GRAPHIC SCALE
20 0 20 40 80
(1 IN = 40 FEET)

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

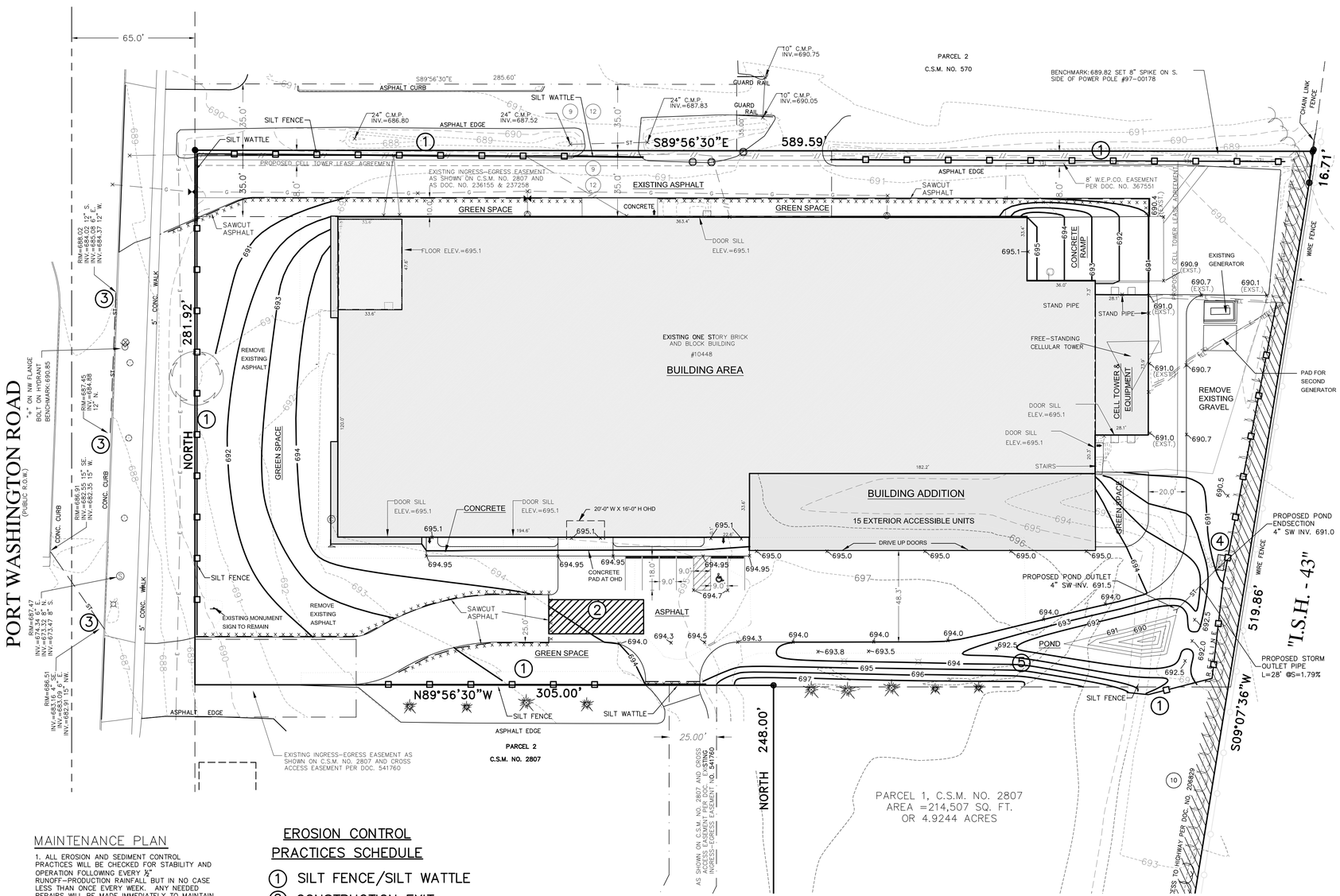
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civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

MEQUON STORAGE

10448 N. PORT WASHINGTON RD. MEQUON, WISCONSIN



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL SILT FENCE/SILT WATTLES AROUND SITE PERIMETERS SHOWN ON THE PLAN.
3. INSTALL INLET PROTECTION IN ALL EXISTING INLETS ADJACENT TO SITE.
4. SAWCUT ASPHALT AND DEMO EXISTING ASPHALT TO BE REMOVED
5. INSTALL CONSTRUCTION EXIT.
6. ROUGH GRADE SITE AREAS.
7. INSTALL STORM WATER POND WITH OUTLET PROTECTION
8. BEGIN BUILDING ADDITION CONSTRUCTION.
9. INSTALL BASE COURSE OF PAVEMENT.
10. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
11. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
12. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
13. ESTIMATED TIME BEFORE FINAL STABILIZATION – 9 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE/SILT WATTLE
2. CONSTRUCTION EXIT
3. INLET PROTECTION
4. OUTLET PROTECTION
5. EROSION MATTING
   FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WISDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

LEGEND

96	EXISTING CONTOUR
96	PROPOSED CONTOUR
x 96.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
ST	EXISTING STORM SEWER
	PROPOSED SAWCUT
	PROPOSED SILT FENCE

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MUIR AREA 259-1181

NOTES:

1. ALL PROPOSED SPOT GRADES SHOWN ARE AT BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
2. DISTURBED AREA: 64,485 S.F. (1.480 ACRES)
3. REDEVELOPMENT WILL RESULT IN A NET DECREASE OF IMPERVIOUS SURFACE BY 16,041 S.F. (0.368 ACRES).
4. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARDS AND WDNR CPS TECHNICAL STANDARDS.
5. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

6. BUILDING ADDITION WILL BE SERVICED BY EXISISTING UTLITIES WITHIN THE EXISTING BUILDING.
7. PROPOSED BUILDING ADDITION DOWNSPOUTS TO SPILL TO GRADE.

SITE AREAS:

EXISTING	PROPOSED
PAVEMENT: 61,244 S.F. (1.406 ACRES)	PAVEMENT: 42,209 S.F. (0.969 ACRES)
GRAVEL: 4,907 S.F. (0.114 ACRES)	GRAVEL: 0 S.F. (0.000 ACRES)
BUILDING: 60,534 S.F. (1.390 ACRES)	BUILDING: 68,498 S.F. (1.572 ACRES)
IMPERVIOUS: 126,748 S.F. (2.910 ACRES) 59%	IMPERVIOUS: 110,707 S.F. (2.541 ACRES) 52%
OPEN: 87,759 S.F. (2.015 ACRES) 41%	OPEN: 103,800 S.F. (2.383 ACRES) 48%
TOTAL 214,507 S.F. (4.924 ACRES)	TOTAL 214,507 S.F. (4.924 ACRES)

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

CJE NO.: 2105RI
FEBRUARY 17, 2021

WISCONSIN
CHRISTOPHER A. JACKSON
E-34614
WAUWATOSA, WI
PROFESSIONAL ENGINEER

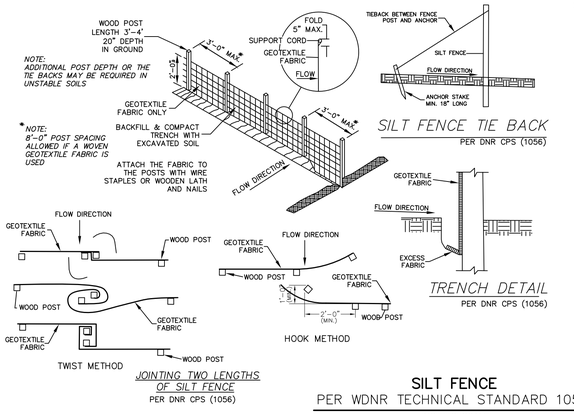
SITE GRADING STORM SEWER & EROSION CONTROL PLAN

C1.0

SHEET 1 OF 2

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

CJ engineering
civil design and consulting
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Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com



SILT FENCE CONSTRUCTION SPECIFICATIONS
PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM

2. LOCATE POSTS PER DNR CPS (1056)

3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)

4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.

5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH

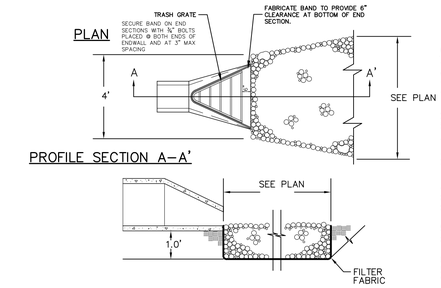
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.

7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.

8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.

9. USE WISDOT APPROVED SILT FENCE

SILT FENCE
PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE
1



CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.

2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.

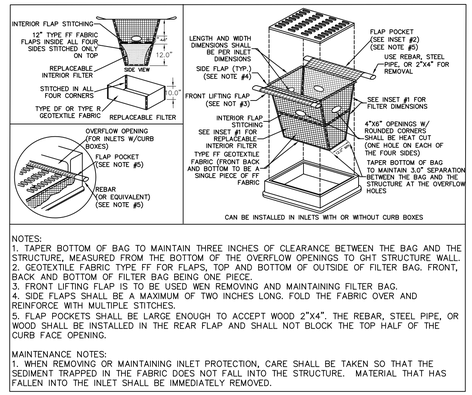
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.

4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.

5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.

6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

OUTLET PROTECTION FOR ENDSECTION
NOT TO SCALE
4

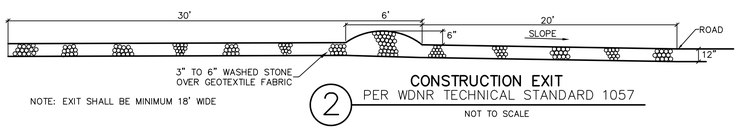


NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GHT STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

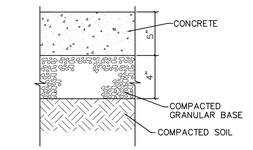
INLET PROTECTION, TYPE D–M
PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE
3

NOTE:
INSTALL IN ALL STORM INLETS AND CATCH BASINS LOCATED WITHIN AND ADJACENT TO THE CONSTRUCTION AREA

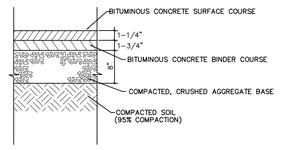


NOTE: EXIT SHALL BE MINIMUM 18' WIDE

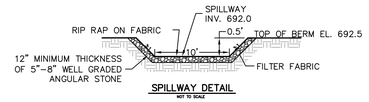
CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE
2



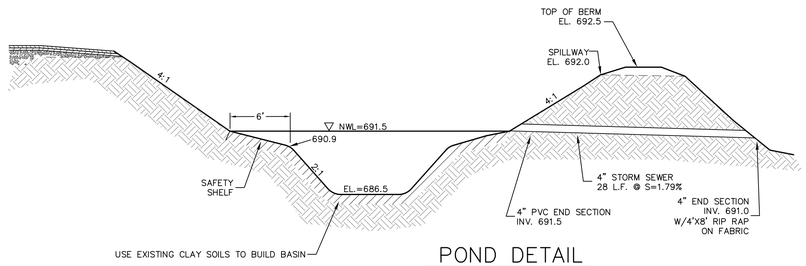
CONCRETE SIDEWALK
NOT TO SCALE



ASPHALT PAVEMENT
NOT TO SCALE



SPILLWAY DETAIL
NOT TO SCALE



POND DETAIL
NOT TO SCALE

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

MEQUON STORAGE

10448 N. PORT WASHINGTON RD. MEQUON, WISCONSIN

CJE NO.: 2105RI
FEBRUARY 17, 2021

WISCONSIN
CHRISTOPHER A. JACKSON
E-34814
WAUWATOSA, WI
PROFESSIONAL ENGINEER

SITE DETAILS

C2.0

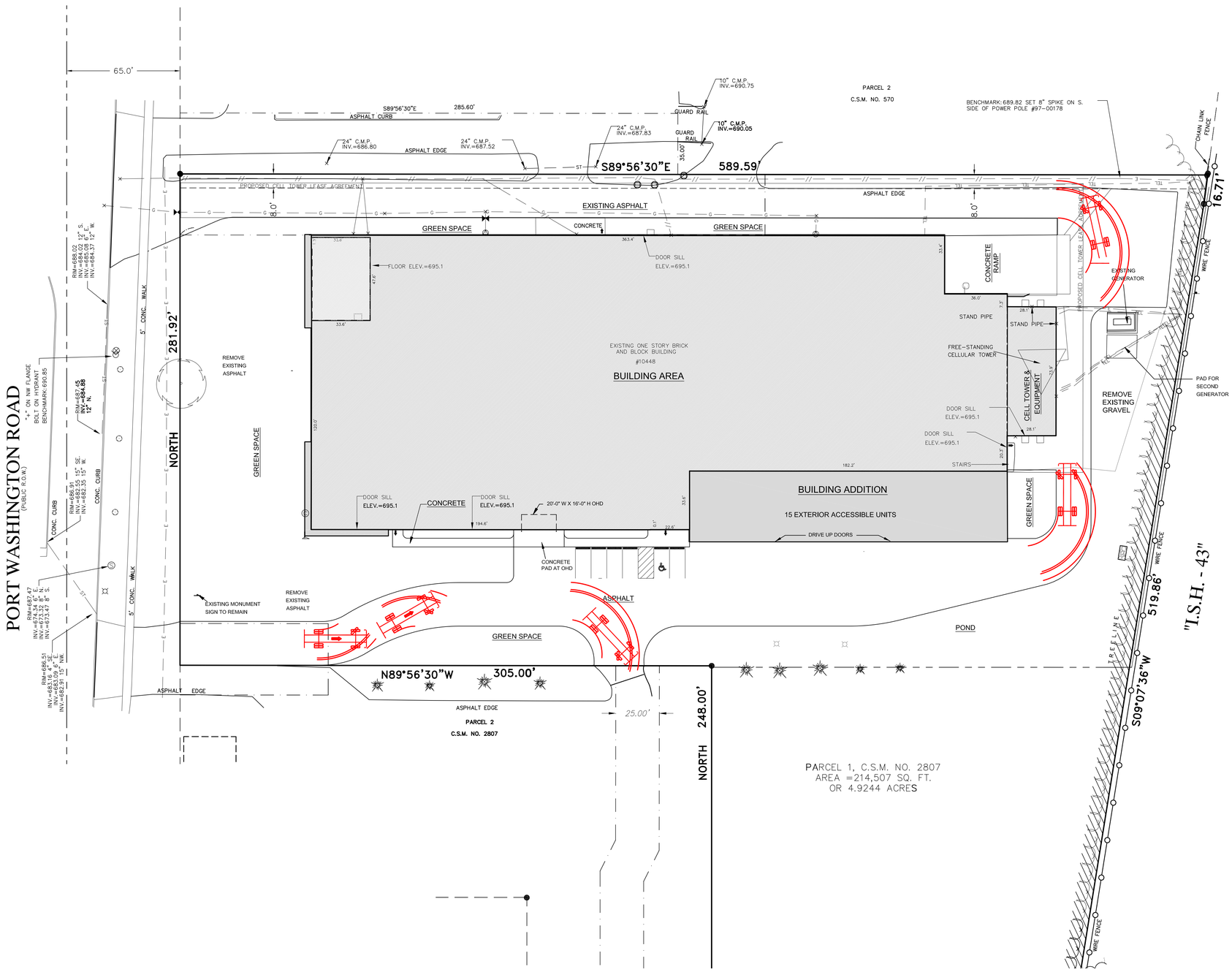
SHEET 2 OF 2

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

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9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

MEQUON STORAGE

10448 N. PORT WASHINGTON RD. MEQUON, WISCONSIN



CJE NO.: 2105R0
FEBRUARY 12, 2021

WISCONSIN
CHRISTOPHER A. JACKSON
E-34814
WAUWATOSA, WI
PROFESSIONAL ENGINEER

LEGEND

96	EXISTING CONTOUR
96	PROPOSED CONTOUR
x 96.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
ST	EXISTING STORM SEWER
x x x x x x x x x x x x x	PROPOSED SAWCUT

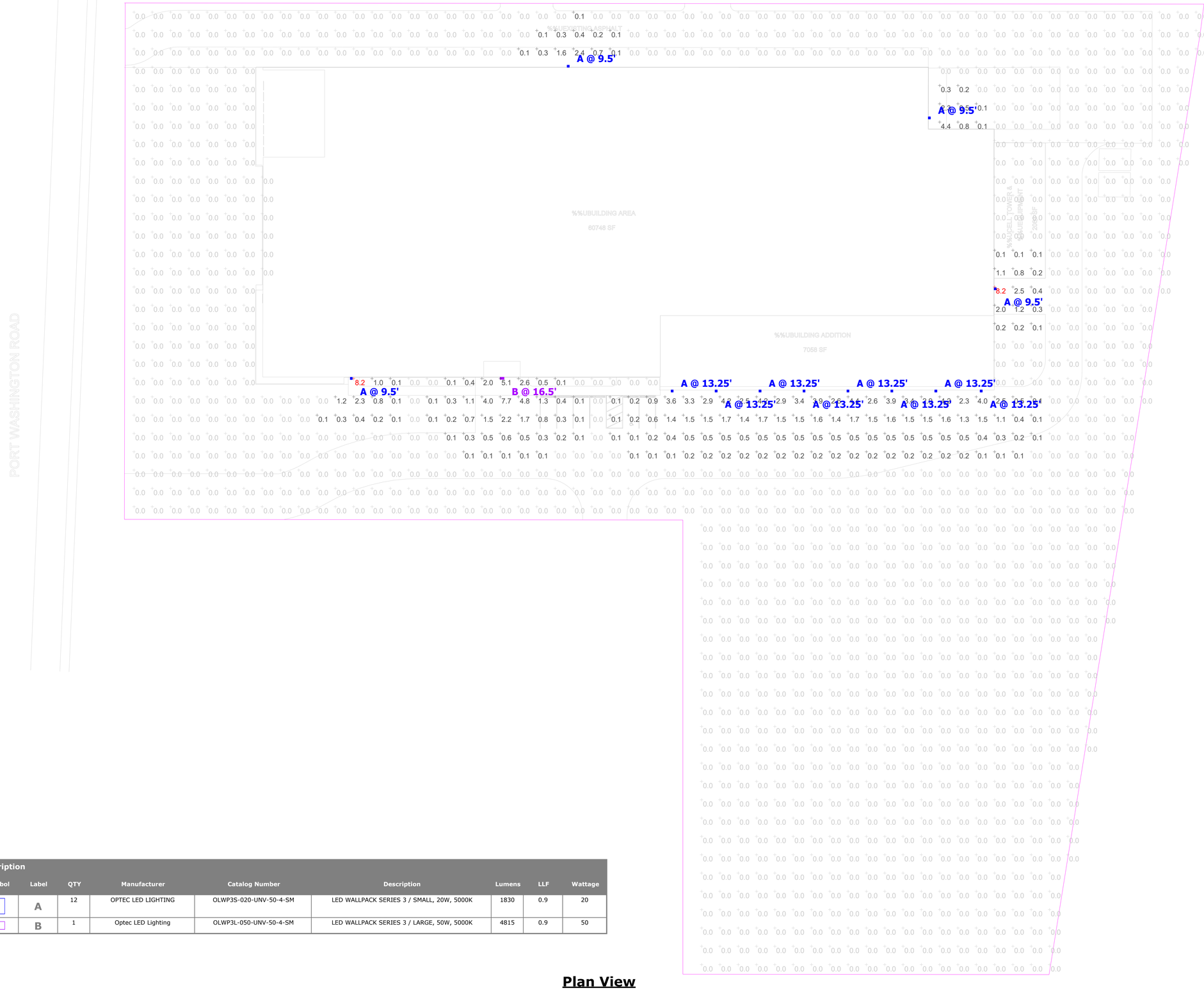
TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

FIRE ACCESS EXHIBIT

Attachment: Packet Docs 1 (6038 : Anderson Ashton)



Description

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens	LLF	Wattage
	A	12	OPTEC LED LIGHTING	OLWP3S-020-UNV-50-4-SM	LED WALLPACK SERIES 3 / SMALL, 20W, 5000K	1830	0.9	20
	B	1	Optec LED Lighting	OLWP3L-050-UNV-50-4-SM	LED WALLPACK SERIES 3 / LARGE, 50W, 5000K	4815	0.9	50

Plan View
Scale - 1" = 25ft

optec LED LIGHTING

MEQUON SELF STORAGE

Designer
JAW
Date
02/09/2021
Scale
SEE PLAN
Drawing No.

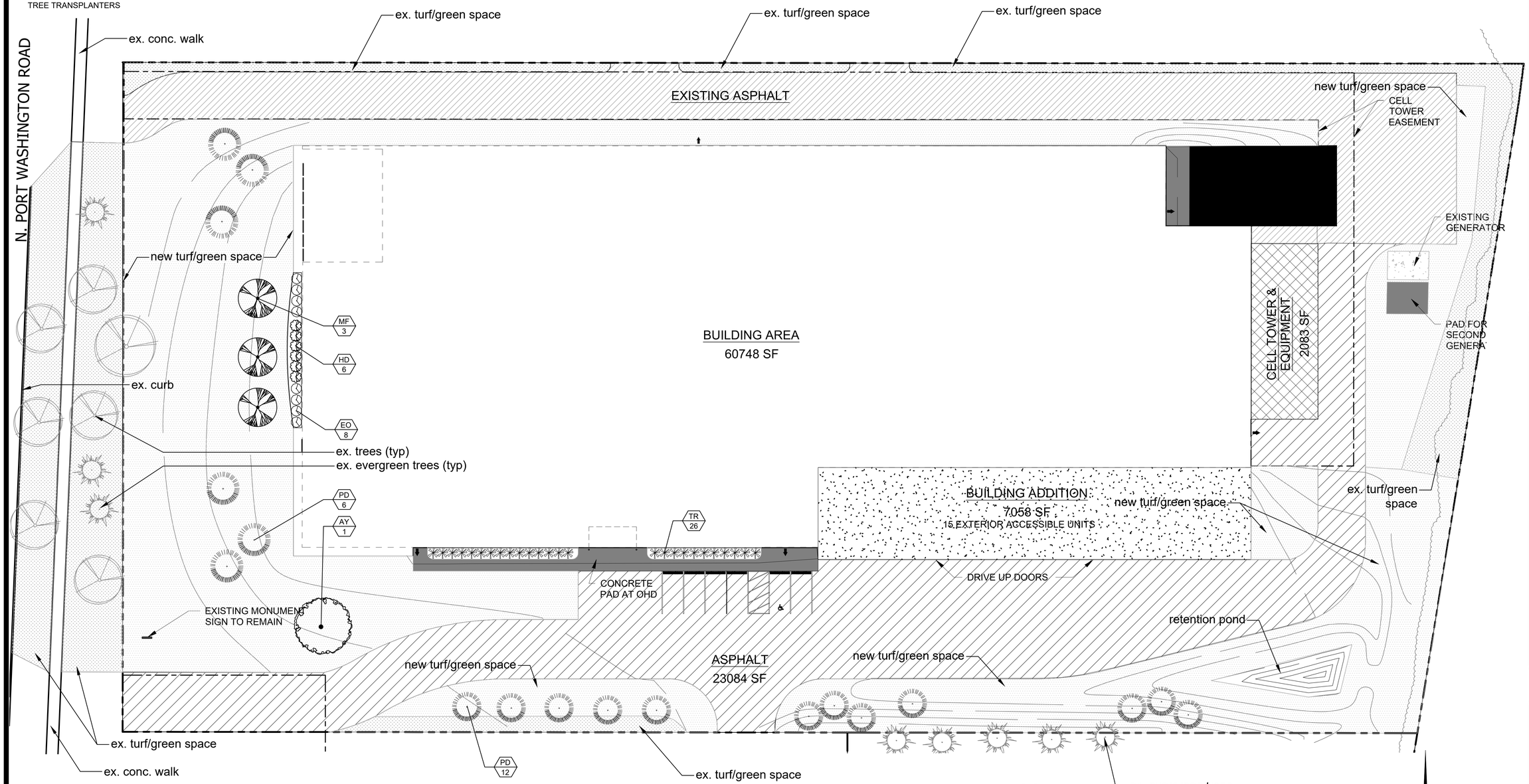
Summary

1 of 1

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

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WISCONSIN'S LARGEST
TREE TRANSPLANTERS



Plant Schedule Sheet

Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
SHADE TREES						
AY	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	1	2.5" Cal.	B&B	as shown
ORNAMENTAL TREES						
MF	Malus sargentii 'Firebird'	Firebird Sargent Crab, clump	3	5' High	B&B	as shown
EVERGREEN TREES						
PD	Picea glauca 'Densata'	Black Hills Spruce	18	7' High	B&B	as shown
DECIDUOUS SHRUBS						
EO	Euonymus alatus Odom 'Little Moses'	Little Moses Dwarf Burning Bush	8	18" High	Container	50" O.C.
HD	Hydrangea arborescens 'Dardom'	White Dome Hydrangea	6	24" High	Container	53" O.C.
EVERGREEN SHRUBS						
TR	Taxus x media 'Runyan'	Runyan Yew	26	18" spread	B&B	48" O.C.

WISCONSIN
GERARD A. REWOLINSKI
29
GLENDALE, WI
LANDSCAPE ARCHITECT

Gerard A. Rewolinski

LANDSCAPE PLAN

PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.

Premier Landscapes

LANDSCAPE DEVELOPMENT FOR
MEQUON STORAGE
10448 N. PORT WASHINGTON ROAD
MEQUON, WISCONSIN

LANDSCAPE ARCHITECTURE

DESIGN BY:	GAR
DRAWN BY:	GAR
DATE:	3/2/2021
REVISED:	
SCALE:	1"=20'-0"
SHEET:	L100

TREES ON THE MOVE
5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com

Attachment: Packet Docs 1 (6038 : Anderson Ashton)



1 ARCH SITE PLAN

SITE PLAN AREA		
AREA TYPE	SQUARE FOOTAGE	PERCENTAGE
ASPHALT	23117 SF	14%
BUILDING ADDITION	7058 SF	4%
BUILDING AREA	60748 SF	38%
CELL TOWER & EQUIPMENT	2083 SF	1%
CONCRETE	1718 SF	1%
CONCRETE RAMP	2091 SF	1%
EXISTING ASPHALT	14818 SF	9%
EXISTING CONCRETE	208 SF	0%
GREEN SPACE	47436 SF	30%
POND	632 SF	0%
Grand total	159909 SF	100%

GENERAL SITE NOTES:

1. VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.

2. REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.

3. STRIP AND REMOVE ALL REMAINDER VEGETATION & X"+/- TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. STOCKPILE REUSABLE, UNCONTAMINATED TOPSOIL AND PROVIDE FOR ALL EXCESS MATERIAL TO BE TRUCKED OFF SITE. SPREAD SALVAGED TOPSOIL OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.

4. CUT (OR FILL) THE BUILDING AREA +5.0' BEYOND PERIMETER OF THE BUILDING

5. CUT THE FLOOR AREA TO THE SUB-GRADE ELEVATION. (THE PERIMETER FOUNDATION FOOTINGS TO BE EXCAVATED BY CONC. CONTR. TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN). BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART #1926 IF REQ'D BY THE G.C. FOR THE PROJECT

6. PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.

7. ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY AND APPROVED BY ANDERSON-ASHTON.

8. ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY.
INTERIOR BACKFILL MATERIAL SHALL BE 3/4" CLEAR STONE.

9. ALL BACKFILL & FILL MATERIALS SHALL BE INSPECTED AND APPROVED BY ANDERSON-ASHTON PRIOR TO PLACEMENT. ALL FILL MATERIALS SHALL BE COMPACTED IN 8" MAX. LIFTS @ 95% MODIFIED PROCTOR.

10. PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS to +/- 0.10'

11. PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.

12. RETURN AFTER THE BUILDING IS ENCLOSED & FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND UTILITY TRENCHES.

13. GRADING CONTRACTOR SHALL FIX AND REPAIR PARKING AREA AND DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL AND/OR GRAVEL BASE BEFORE PAVING BEGINS. GRADING CONTRACTOR SHALL SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES BEFORE PAVING BEGINS.

14. GRADING CONTRACTOR SHALL BE PREPARED TO HANDLE ALL SPOILS WHICH MAY INCLUDE ON SITE STORAGE AND TRUCKING OFF SITE. GRADER TO GET PRIOR APPROVAL FROM G.C. FOR PLACEMENT OF STOCKPILE SITES PRIOR TO STARTING STRIPPING OF TOPSOIL.

15. AWARDED GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES

16. 30% OF THE SITE SHALL REMAIN AS OPEN SPACE TO COMPLY WITH LOCAL ORDINANCES

ASPHALT PAVING WORK

1. FURNISH AND INSTALL A 8" CRUSHED AGGREGATE BASE AT THE ASPHALT PAVING PARKING AREAS.

2. FINE GRADE AND COMPACT STONE BASE.

3. FURNISH AND INSTALL A 4" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT TRUCK/DRIVE AREAS

4. FURNISH AND INSTALL ALL PARKING STALL STRIPING, H.C. SYMBOLS, & H.C. SIGNS ON METAL POSTS.

SITE PLAN LEGEND

- ASPHALT
- BUILDING ADDITION
- BUILDING AREA
- CELL TOWER & EQUIPMENT
- CONCRETE
- CONCRETE RAMP
- EXISTING ASPHALT
- EXISTING CONCRETE
- GREEN SPACE
- POND

REVISIONS

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PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:

MEQUON SELF STORAGE

10448 NORTH PORT WASHINGTON RD. MEQUON, WI

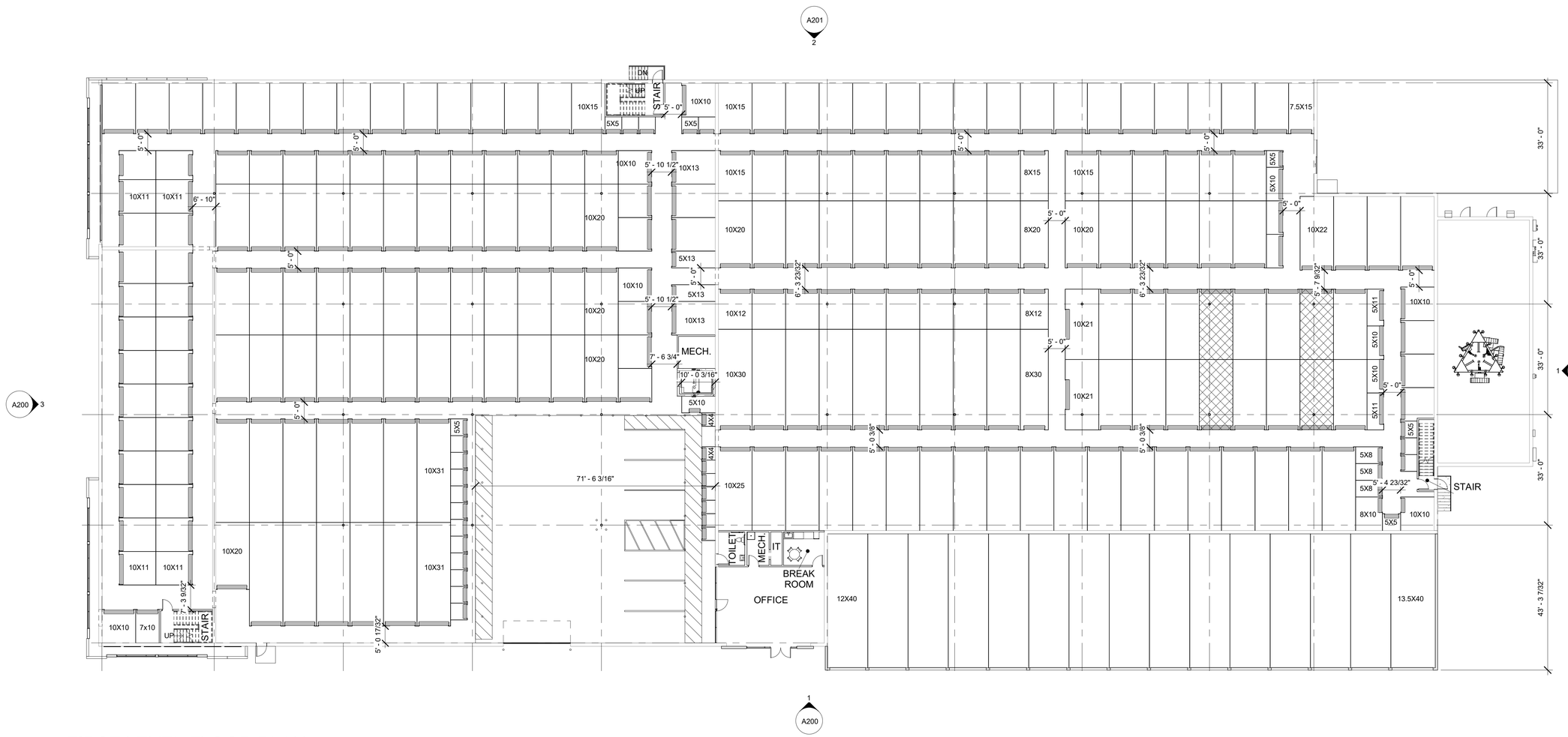
DRAFTED BY:	MFP
DESIGNER:	NTL-F
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DESIGN NO.	3911
CONSTRUCTION NO.	####

ARCHITECTURAL SITE PLAN

AS01

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1 FIRST LEVEL FLOOR PLAN

1/16" = 1'-0"

REVISIONS

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MEQUON SELF STORAGE

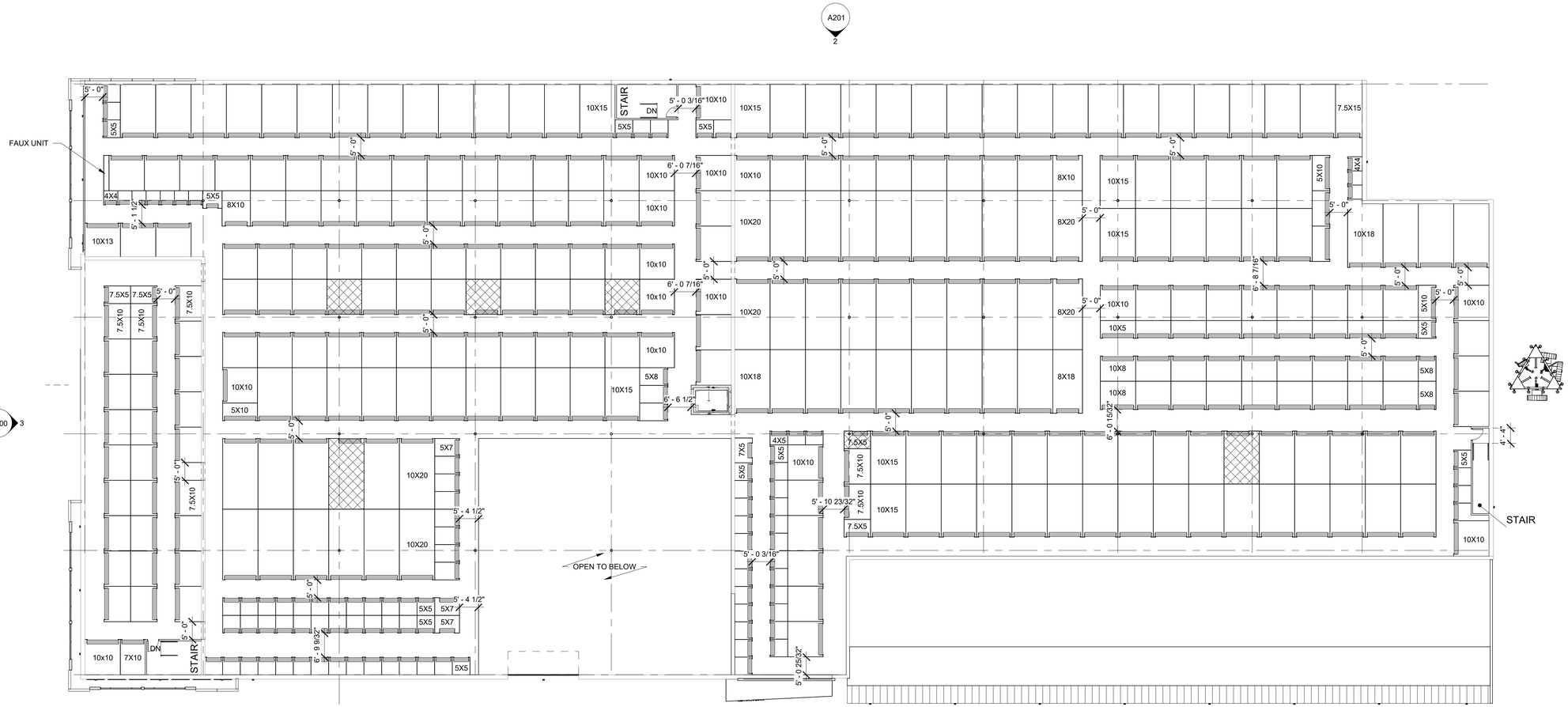
10448 NORTH PORT WASHINGTON RD. MEQUON, WI

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ISSUE:	2/25/2021 9:42:43 AM
SUBMITTAL DATE:	2/15/2021
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FIRST LEVEL FLOOR PLAN

A101

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1 MEZZ LEVEL FLOOR PLAN

1/16" = 1'-0"

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SECOND LEVEL FLOOR PLAN

A102

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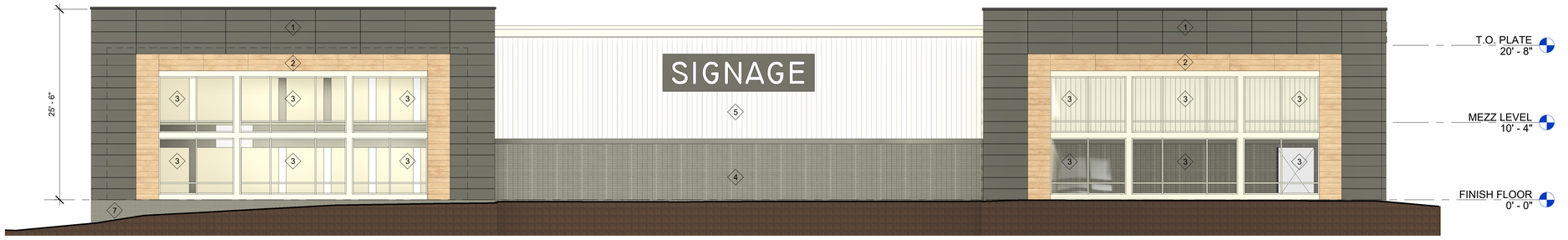
ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD BARK	VERY DARK GRAY
2 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD CEDAR	RED-ISH TINT
3 GLAZING	STOREFRONT	ANODIZED ALUMINUM
4 BRICK	EXISTING TO BE PAINTED	DARK GRAY
5 METAL PANEL	EXISTING TO BE PAINTED	LIGHT GRAY
6 CMU, RUNNING BOND	EXISTING TO BE PAINTED	DARK GRAY
7 CMU, SCORED, HORIZONTAL STACK BOND	EXISTING TO BE PAINTED	DARK GRAY
8 ROOF MEMBRANE	RUBBER	BLACK







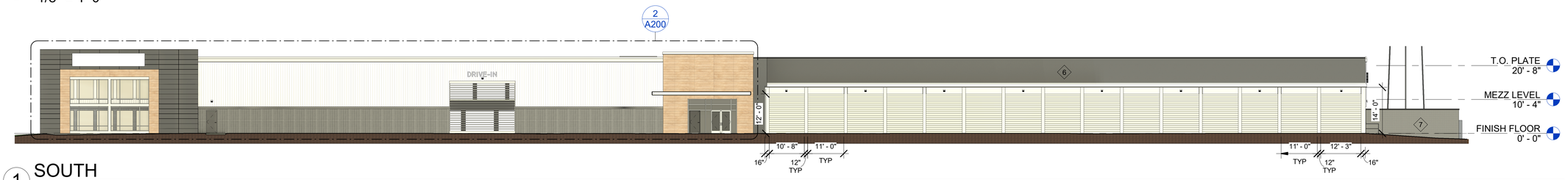
4 EXISTING BUILDING



3 WEST
1/8" = 1'-0"



2 SOUTH ELEVATION - CALLOUT
1/8" = 1'-0"



1 SOUTH
1/16" = 1'-0"

REVISIONS

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PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:

MEQUON SELF STORAGE

10448 NORTH PORT WASHINGTON RD. MEQUON, WI

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ELEVATIONS

A200

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ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD BARK	VERY DARK GRAY
2 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD CEDAR	RED-ISH TINT
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8 ROOF MEMBRANE	RUBBER	BLACK

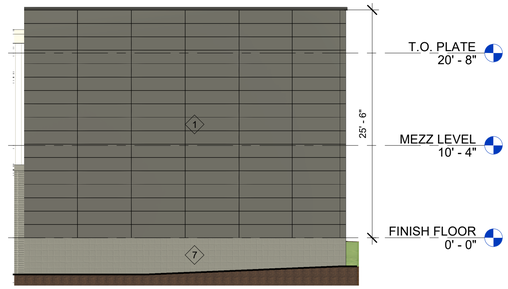




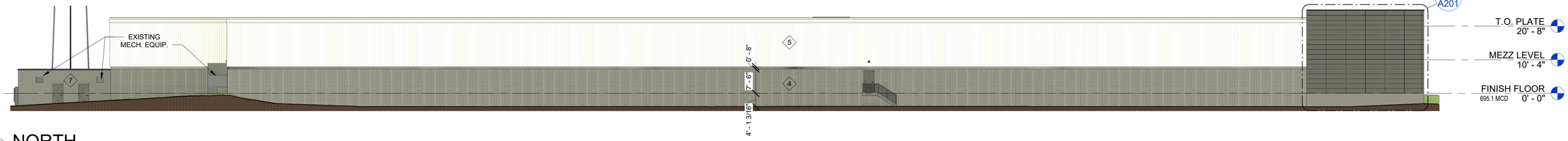




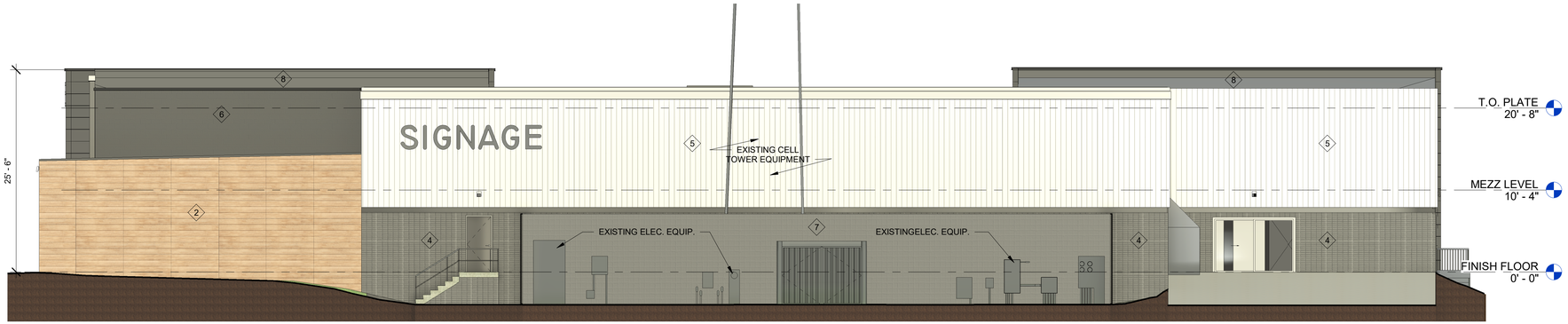
4 EXISTING BUILDING



3 NORTH ELEVATION - CALLOUT



2 NORTH
1/16" = 1'-0"



1 EAST
1/8" = 1'-0"

REVISIONS

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PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:

MEQUON SELF STORAGE

10448 NORTH PORT WASHINGTON RD. MEQUON, WI

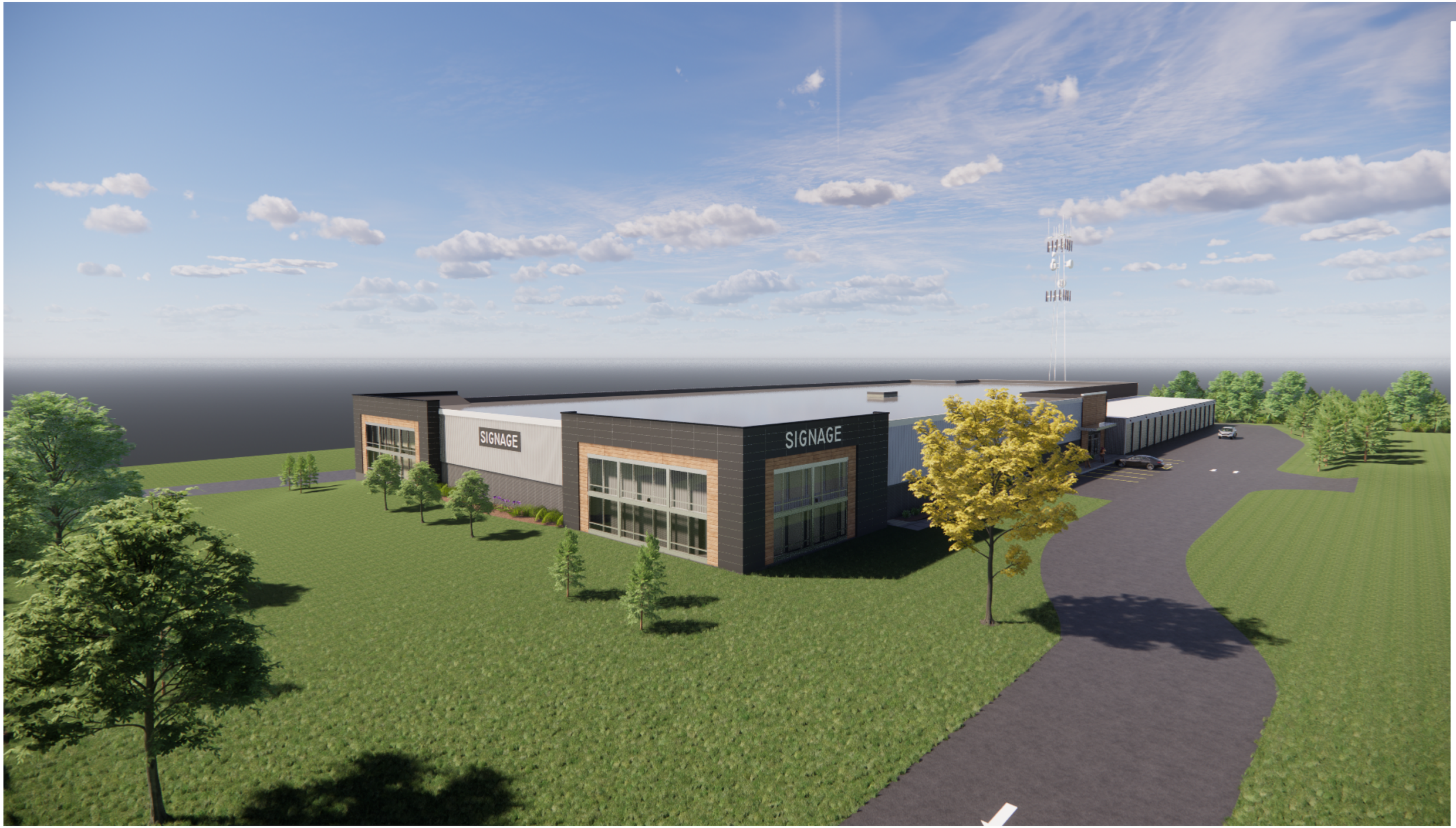
DRAFTED BY:	Author
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DESIGN NO.	3911
CONSTRUCTION NO.	####

ELEVATIONS

A201

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SITE AERIAL

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SOUTHWEST CORNER

ANDERSON ASHTON
DESIGN / BUILD

Attachment: Packet Docs 1 (6038 : Anderson Ashton)



OFFICE

ANDERSON ASHTON
DESIGN / BUILD

Attachment: Packet Docs 1 (6038 : Anderson Ashton)



WEST FACE

ANDERSON ASHTON
DESIGN / BUILD

Attachment: Packet Docs 1 (6038 : Anderson Ashton)



SITE AERIAL AT DAWN

ANDERSON ASHTON
DESIGN / BUILD

Attachment: Packet Docs 1 (6038 : Anderson Ashton)



SOUTHWEST CORNER AT DAWN

ANDERSON ASHTON DESIGN / BUILD

Attachment: Packet Docs 1 (6038 : Anderson Ashton)



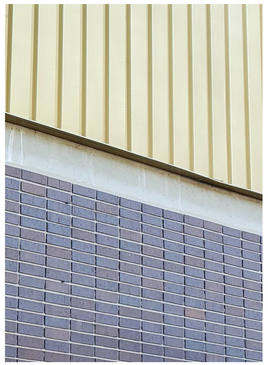
Attachment: Packet Docs 1 (6038 : Anderson Ashton)

OFFICE AT DAWN

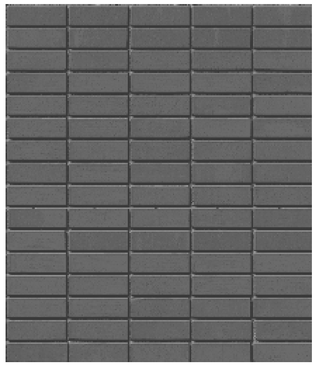
ANDERSON ASHTON
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SOUTHWEST CORNER PERSPECTIVE RENDERING



EXISTING WALL FINISHES



DARK GRAY BRICK



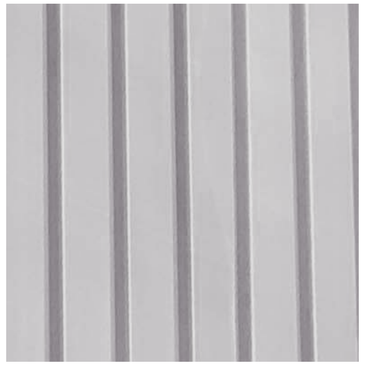
VINTAGEWOOD BARK



VINTAGEWOOD CEDAR



GLASS OVERHEAD DOOR



LIGHT GRAY PAINTED METAL PANEL

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PRELIMINARY NOT FOR CONSTRUCTION

MEQUON SELF STORAGE

10448 NORTH PORT WASHINGTON RD. MEQUON, WI

DRAFTED BY:	Author
DESIGNER:	NTL-F
ISSUE:	3/1/2021 10:14:10 AM
SUBMITTAL DATE:	2/15/2021
DESIGN NO.	3911
CONSTRUCTION NO.	

3D DRAWINGS

A901

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COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE NO. 2021-

To amend the map portion of the "Development Ordinance of the City of Mequon" (i.e., Chapter 58) with respect to approximately 4.92 acres of land located at 10448 N Port Washington Road

THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, DOES ORDAIN AS FOLLOWS:

SECTION I:

The 2014-1424 PUD Ordinance is hereby amended, subject to the conditions of approval by the Planning Commission's action of March 22, 2021.

1. Condition 1 in Ord 2014-1424 shall be amended to 1. Any future development on Lot 2 shall meet the 40% open space and 30% FAR requirements of the B-4 zoning code.
2. Conditions 2 in Ord 2014-1424 shall be amended to 2. The green space ratio for Lot 1 shall be 30% and the FAR shall not exceed 73%
3. The use of Lot 1 is for self-storage. Any change of use will require an amendment to the PUD.

SECTION II

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

SECTION III:

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

SECTION IV:

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

Approved By:

Date Approved:

This is to certify that the foregoing ordinance was adopted by the Common Council of the City of Mequon, Wisconsin at a meeting held on the 11th day of May, 2021.

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

, City Clerk

Published: _____

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

March 13th, 2021

Ms. Kim Tollefson, Dir. of Community Development
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for Mequon Storage @ 10448 PWR. This proposal for an existing commercial development within Mequon's Port Washington Road corridor. This is the first review of the plans provided by Premier Landscapes, dated 02/11/21.

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of both, aesthetic design and buffering for a commercial application adjacent to one of Mequon's Gateway corridors and for the adjacencies of the site/location. Per the standard review, the plan will be assessed on how the proposed plant palette and proposed plant density addresses the Planning Commission's request for greater buffering/treatments at the following site zones/adjacencies: 1. Street Frontage Zone; 2. Property Line Buffer Zone; 3. Out-Lot Zones; 4. Open Space Zone; 5. Detention/Retention Basins; 6. Loading Dock Buffer; 7. Refuse/Recycle station buffer.

General Proposal Overview: the plans provided include sheets: L100 & ASO1. Both of the plan sheets are provided at a 1"=20' scale.

- The plan set is sealed by a WI RLA, as required by code.
- The overall proposed Landscape sheet is at 20 scale. The plan sheet is clean and the information is easily discernable.
  - This a minimalist landscape plan. The design is not commensurate with the level of landscape treatments provided by other, recent developments that are within the Port Washington Rd corridor.
  - As required, the plan provides a plant schedule, with: common name, scientific name, size specified and the total quantities. See specific notes below regarding the proposed plant sizes and stated quantities, below.
  - The plan provides the location of the PWR ROW Street trees, as required.
  - The plan provides a minimal listing of: adjacent property plant locations, that occur within 20' of the proposal's PL; nor does it provide the size information of the Trees/buffering of the adjacent sites.
- Turf /Lawn. The plan notes partially address both, although the plan shall be amended to include the following:
  - Amend plans to include the total SY area seeded TURF.
  - and, or the total SY of Sod TURF.

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

❖ ***Proposal's Plant Diversification Rating: Poor***

➢ **Outline of the <u>proposed plant types</u> and quantities:**

- Two Deciduous Tree Species, (Total proposed deciduous trees – 4)
- One Coniferous Tree Species, (Total proposed conifer trees –6)
- Two Deciduous Shrub Species, (Total proposed decid. shrubs –14
- One Coniferous/Evergreen Shrub Species, (Total proposed conifer shrubs --26)
- Zero Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –*0*)
- Zero Decorative Grass species, (Total proposed grasses –0)

Plant Schedule Comments:

❖ PLANTING SIZE:

- **<u>Deciduous Trees:</u>**

1. The size of every proposed Deciduous Tree is under sized. City of Mequon has required a minimum of a 3.5" caliper tree since 2010. Revise the plan schedule to reflect a 3.5" caliper requirement. Please use ANSI Z160 guidelines to size a Clump form deciduous tree to meet the 3.5" caliper Req.
2. City of Mequon does not differentiate Ornamental Tree from Deciduous Tree sizing. An Ornamental Tree with a 5' height does not ensure the 3,5" caliper requirement is met.

<u>Evergreens/Conifer Trees:</u>

1. The size of the proposed Coniferous Trees are specified as 7', but the City of Mequon has required a minimum of a 7' height, measured to the top lateral branch <not to the tip of the central leader>. Please add the note to the schedule: Conifers have a 7' height requirement, to the top lateral branch< not to the top of Central Leader>.

❖ **<u>Plant Schedule - audit results:</u>**

1. **None.** Quantities graphically align with the specified quantities shown in the plant schedule.

- The City of Mequon will maintain the right to reject any Landscape material "For Cause."
- The limited species proposed have the ability to perform in the local soils.
- The proposed plant palettes are commonly used throughout Ozaukee Co. None of the proposed plants are listed by the 2019 Wisconsin NCRS Invasive species. I do not see any issues with local prohibited or regulated lists.
- As a Note: "The City of Mequon has a performance-based TURF acceptance. Seeded turf will require long term watering, multiple fertilizer applications and often, multiple over seeding to achieve an acceptable turf."

1. City of Mequon retains the right to execute the performance bond, to have the Turf brought to an acceptable performance standard, if the performance of the turf is underperforming, at the time of application for Certification of Occupancy.

➢ **Recommended Revisions to the Planting Schedule, includes:**

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

1) Please add the note (All plantings shall conform to caliper/height requirements established by Ansi Z160) to the plant schedule.

2) As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:

- The plant schedule shall be amended to specify all deciduous tree sizes to have a 3.5 inch caliper @ 16" above the root ball; also, all conifer trees to have a minimum 7ft height from the top of rootball, to the top lateral branch; the tree shall have a full form, per the proposed code.
- Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper. Planting instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, or root ball size requirements will be rejected by the city for cause.

❖ ***Buffer Zone Comments:***

- This review is organized by buffer zones and provides the following analysis: 1. Street Frontage Zone; 2.Parking Lot Zone; 3. Property Line Buffer Zone; 4. Open Space Zone; 5. Detention Basin; 6. Loading Dock Buffer; 7. Refuse Bin Buffer

- **Street Frontage Zone**:
  The PW Rd. ROW – the Proposed ROW Code requires 1 tree per each side of/30 feet of CL length.
  1. Port Washington Rd. ROW plantings are pre-existing and they meet the required ROW Street Tree requirements.
     - Meets the Revised Landscape code, for ROW plantings. No action required by planning staff/Planning Board recommendations.
  2. Internal Driveway /Street Trees:
     - Fails to Meet the Revised Landscape code, for interior Road/Drives plantings. The internal drives has a minimal/ No treatment. The proposed codes require 1 street tree per 30lf. of interior Road/Drives.

- **Parking Lot Zone:**
  1. **Proposed Parking Lot - Interior Zone**.
     A) The plan provides a +25' parking setback from the ROW.
     B) There is No interior parking lot islands & landscaping within the impervious/paved area.
     C) The tree placement appears to Fails to address the required 30% shade over the parking lot/drives throughout the day.
     - Fails to Meet the current & Proposed Interior P-Lot Codes. Action per planning staff/Planning Board recommendations.

  2. **Parking Periphery Buffer**: Because the site layout, the ROW Buffering is adequate. The design meets the proposed ROW Buffering Code.

- **Property Line Buffer:** (The plan only addresses the site's western PL.)
  1. Because the surrounding use/adjacencies are/will be commercial and of a like nature, a minimum level of buffering treatments would be supported, but the proposal needs to fully address the "PL Buffering". The as already cited, the north PL & the internal Drive has no buffering or Street Tree provided. The plan should be amended to include Street Trees every 30 lf., of the # of trees proposed should match the calculated length of drive/30lf.

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

2. The current proposal should be required to fully address the north & south PL's.
- ➢ The proposed plan fails to meet new code requirements. The reviewer recommends the North & Southern PL receive equal treatment to achieve the intent of the proposed code; Enforcement is per City staff & P&Z Board decision.

- **Interior Lot Zones:** Required- 1 Large/Medium tree & 2 large shrubs per every 1000 SF of open space. The only "Open Space is the Detention Basins", which limits the viability of this proposed code application.
  - ➢ Meets the Proposed Code intent.

  Building Foundation Plantings – The proposal provides a considerate design. The proposal meets the Proposed City of Mequon Landscape codes for footing treatments. The palette should provide seasonal color, texture and variety through all four seasons.
  - ➢ The building foundation plantings, facing the PWR corridor, is lacking. The plan fails to meet the entire front of the building. Per the new code requirements, I would appeal to the applicant to add additional depth, seasonal variation through the application of perennial plantings, incorporation of low & mid-height conifer & deciduous shrubs and ornamental grasses; Enforcement is per City staff & P&Z Board decision.
- **Storm Detention/Retention Basin(s)** Not Applicable.

- **Loading Dock:** The While the plan does not depict a Loading Dock, it does show two (2) Generators. If these are generators the include internal combustion to generate electrical power, they should have a Buffer provided to attenuate the noise. Buffer is not provided, because the eastern section of the South-PL Buffer and the southern section of the West-PL fails to have any buffering.
  - ➢ The proposed plan fails to meet the proposed Loading Dock Buffer code requirements. This review recommends re-addressing the southern & Western PL < Adjacent to the Loading Dock> with a buffer. As cited in the PL Buffer comments, this reviewer recommends all four of the PL's receive equal treatment to achieve the intent of the proposed code; Enforcement is per City staff & P&Z Board decision. Enforcement is per City staff & P&Z Board decision.
- **Refuse & Recycle Enclosure:** Not Applicable? City Staff is to confirm the site will provide no external Refuse/Recycle center.
  1. In case the lack of a R&R center within the proposal is an oversight: The proposed code requires:
     - **A.** A fully opaque plant buffer of trees and shrub groupings < min10 wide>; or,
     - **B.** A 6' height, opaque screen structure < fence-using like proposed building materials>.
       - ➢ City Staff is to confirm this proposal will require no external Refuse/Recycle centers; Additional Landscape Buffering enforcement is per City staff & P&Z Board decision.

❖ *Summary of Review Observations:*

It is this reviewer's opinion, the Planning Commission/City Staff should enforce the following review notes: 1) Revise minimum deciduous tree sizes in the Plant Schedule; 2)Re -address the Southern & Northern PL Buffers plantings; 3) City Staff shall confirm if the proposal inadvertently failed to place a Refuse & Recycle center on site. If a R&R center is proposed, require landscape plans to be amended to provide buffering the exterior Refuse & Recycle center; 4) lastly, I would suggest City Staff to require the entire the plan to be amended to include a wider footing planter and the planter shall address the entire length of the western building footing. The Re-design should be required to utilize a full palette of plantings, including: perennials, ornamental grasses, deciduous & conifer shrubs. As required, in every application adjacent to the PWR corridor application since 2010.

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

This concludes the landscape review of the Mequon Storage Landscape submission.

I hope City of Mequon planning staff and the commission finds the information presented and recommendations useful.

Sincerely,

M. Terry Higgins, RLA, AICP, PMP, MBA

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

LED Wallpack Series 3 / Small



The OLWP3S series is a stylish wallpack that fits within todays accepted design form factors. Excellent optical performance is achieved with Luminus Brand COB LED arrays and PC metalized specular reflectors. Luminus arrays are ideal light sources due to low thermal resistance, excellent heat transfer and uniform spreading. Use of 95% efficient tempered glass lenses minimizes light loss. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. Luminaries are available with a number of options including alternate CCT choices, color finishes, photocells and mounting options.

FEATURES

- Luminus Brand COB Arrays
- Color Temperature: 4000K & 5000K (other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours (at 25° C)
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (custom/other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting: Wall Surface (Other mounting options are available)

ELECTRICAL SPECIFICATIONS

- Power Input 90-305V
- Drive Currents: 20W = 500 mA
  30W = 700 mA
- Efficacy: 20W = 91.45 lm/W
  30W = 100.16 lm/W
- Power Factor: > 95%
- THD: < 15%
- Control Options: Button Photocell

TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Standard)

WARRANTY

- 5 - Year warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

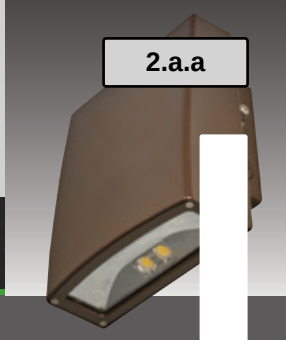
Lens Type	Model / Wattage	Lumens	
		4000K	5000K
Type 4	OLWP3S - 020	1,803	1,830
	OLWP3S - 030	3,104	3,151

Drive Current	Wattage	Drive Current	Wattage
500 mA	20	700 mA	30
Current (A) @ 120V	0.17	Current (A) @ 120V	0.25
Current (A) @ 208V	0.10	Current (A) @ 208V	0.14
Current (A) @ 240V	0.08	Current (A) @ 240V	0.13
Current (A) @ 277V	0.07	Current (A) @ 277V	0.11

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

Optec LED LIGHTING

LED Wallpack Series 3 / Small



ORDERING INFORMATION

EXAMPLE: OLWP3S-030-UNV-50-4-SM-BZ-BP

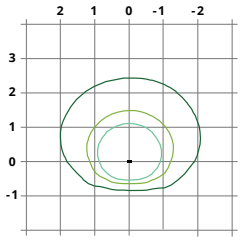
OLWP3S

SERIES	WATTAGE	VOLTAGE	COLOR TEMPERATURE	DISTRIBUTION	MOUNTING	FINISH	CONTROL / OPTIONS
Optec LED Wallpack (3 Generation small)	020 = 20W (500 mA) 030 = 30W (700 mA)	UNV = 90-305V	40 = 4000K 50 = 5000K	4 = Type 4	SM = Surface Mount AK = Adjustable Knuckle / Threaded	WH = White BZ = DK Bronze BL = Black SL = Silver CC = Custom Color	BP = Button Photocell 120-27

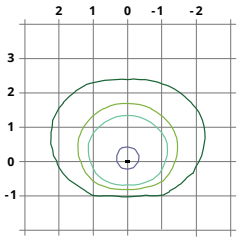
PHOTOMETRIC PERFORMANCE

Isofootcandle plots = OLWP3S 20W and 30W models in 5000K CCT @ 15' mounting height. Distances are in units of mounting height.

LEGEND
- 0.1 fc
- 0.5 fc
- 1.0 fc
- 5.0 fc



20W (Type 4)

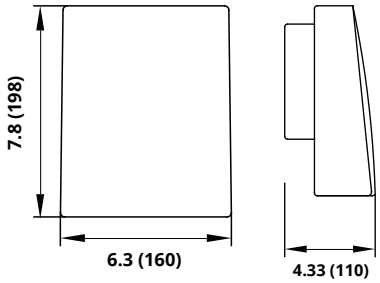


30W (Type 4)

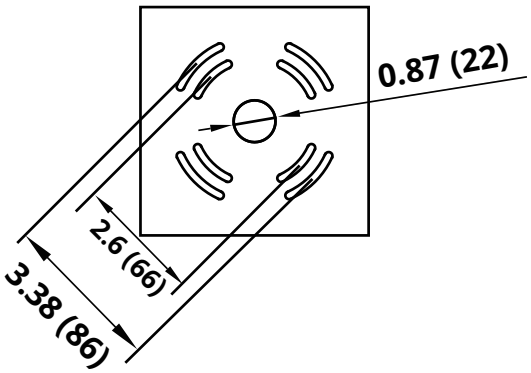
Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & MOUNTING

Wattage	20W	30W
Length (in" / mm)	6.3" / 160	6.3" / 160
Height (in" / mm)	7.8" / 198	7.8" / 198
Depth (in" / mm)	4.33" / 110	4.33" / 110
Weight (lbs / kg)	3.84 / 1.6	3.15 / 1.8



measurements: Inch (mm)



Wall Installation Plate
measurements: Inch (mm)

MOUNTING OPTIONS



Adjustable Knuckle
(1/2" x 14 NPT 1" Long)

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

LED Wallpack Series 3 / Large



The OLWP3L series is a stylish wallpack that fits within todays accepted design form factors. Excellent optical performance is achieved with Luminus Brand COB LED arrays and PC metalized specular reflectors. Luminus arrays are ideal light sources due to low thermal resistance, excellent heat transfer and uniform spreading. Use of 95% efficient tempered glass lenses minimizes light loss. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. Luminaries are available with a number of options including alternate CCT choices, color finishes, photocells and brackets.

FEATURES

- Luminus Brand COB Arrays
- Color Temperature: 4000K & 5000K (other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours (at 25° C)
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (custom/other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting: Wall Surface (Other mounting options are available.)

ELECTRICAL SPECIFICATIONS

- Power Input 90-305V (347V & 480V optional)
- Drive Currents: 50W = 1200 mA
  80W = 1875 mA
- Efficacy: 50W = 108.36 lm/W
  80W = 108.82 lm/W
- Power Factor: > 95%
- THD: < 15%
- Surge Protection: 10 kV (optional)
- Control Options: 0-10V Dimming, Button Photocell

TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Standard)

WARRANTY

- 5 - Year warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

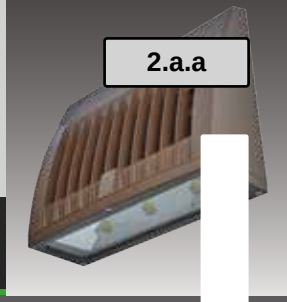
Lens Type	Model / Wattage	Lumens	
		4000K	5000K
Type 4	OLWP3L - 050	5,149	5,149
	OLWP3L - 080	8,568	8,568

Drive Current	Wattage	Drive Current	Wattage
1200 mA	50	1875mA	80
Current (A) @ 120V	0.42	Current (A) @ 120V	0.67
Current (A) @ 208V	0.24	Current (A) @ 208V	0.38
Current (A) @ 240V	0.21	Current (A) @ 240V	0.33
Current (A) @ 277V	0.18	Current (A) @ 277V	0.29
Current (A) @ 347V	0.14	Current (A) @ 347V	0.23
Current (A) @ 480V	0.10	Current (A) @ 480V	0.17

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

Optec LED LIGHTING

LED Wallpack Series 3 / Large



ORDERING INFORMATION

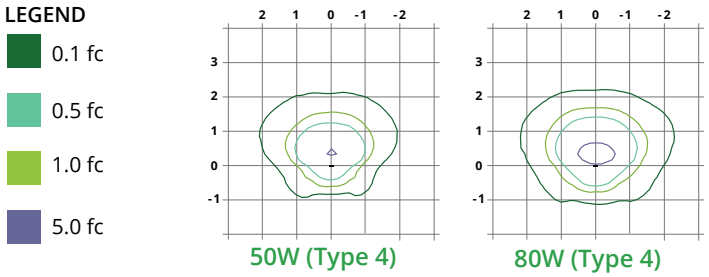
EXAMPLE: OLWP3L-050-UNV-50-4-SM-BZ-BP-SP

OLWP3L

SERIES	WATTAGE	VOLTAGE	COLOR TEMPERATURE	DISTRIBUTION	MOUNTING	FINISH	CONTROL / OPTIONS
Optec LED Wallpack (3 Generation Large)	050 = 50W (1200 mA) 080 = 80W (1875 mA)	UNV = 90-305V 347 = 347V 480 = 480V	40 = 4000K 50 = 5000K	4 = Type 4	SM = Surface Mount SF = Slip Fitter / Adjustable RA = Rigid Arm / Pole Mount	WH = White BZ = DK Bronze BL = Black SL = Silver CC = Custom Color	DM = 0-10V Dim BP = Button Photocell 120-277 SP = 10 kV Surge Protector

PHOTOMETRIC PERFORMANCE

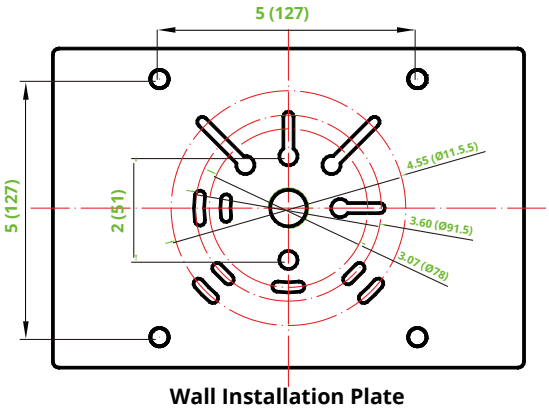
Isofootcandle plots = OLWP3L 50W and 80W models in 5000K CCT @ 25' mounting height. Distances are in units of mounting height.



Published luminaire photometric testing performed to IESNA-79-08 standards

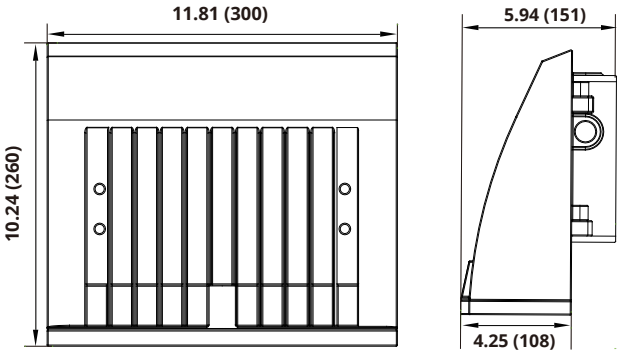
DIMENSIONS, WEIGHTS & MOUNTING

Wattage	50W	80W
Length (in" / mm)	11.81" / 300	11.81" / 300
Height (in" / mm)	12.04" / 260	12.04" / 260
Depth (in" / mm)	5.94" / 151	5.94" / 151
Weight (lbs / kg)	10.2 / 4.6	11.0 / 5



Wall Installation Plate

measurements: Inch (mm)



measurements: Inch (mm)

MOUNTING OPTIONS



Slip Fitter

Rigid Arm

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE NO. 2014-1424

To amend the map portion of the "Development Ordinance of the City of Mequon" (i.e., Chapter 58) with respect to approximately 4.92 acres of land located at 10448 N Port Washington Road

THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, DOES ORDAIN AS FOLLOWS:

SECTION I:

Pursuant to section 62.23(3) of the Wisconsin Statues, the City of Mequon, is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in section 66.1001(1)(a) and 66.1001(2).

1. Any future building on Lot 2 shall not exceed 13,000 square feet unless all the requirements of the B-4 zoning district are complied with for both lots.
2. The green space ratio for the entire site may be reduced from the required 30% to no less than 26.5% if it is determined by the Planning Commission that additional parking is needed to meet on site demand. Action by the Planning Commission is required through a Building and Site Plan application.
3. The setback along Donges Bay shall be reduced to 40 feet.
4. The setback along the freeway shall be reduced to 30 feet provide that there is no conflict with the requirements of Trans 233.
5. The CSM shall provide a cross access easement to the new parcel to maintain access to Port Washington Road.
6. Any future building must connect to public utilities and provide erosion control devices and storm water facilities in compliance with City ordinances, MMSD Chapter 13 and NR151/216.
7. Additional connections to Donges Bay Road must conform to all City ordinances regarding width and spacing requirements.

SECTION II:

Following recommendation of the Planning Commission on the 9th day of June, 2014, and after due notice and hearing by the Common Council of the City of Mequon on the 8th day of July, 2014, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of certain properties, as described and illustrated in Exhibit A, to B-4, PUD.

SECTION III:

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

SECTION IV:

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

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

Approved By: Dan Abendroth, Mayor

Date Approved: 07/14/14

This is to certify that the foregoing ordinance was adopted by the Common Council of the City of Mequon, Wisconsin at a meeting held on the 8th day of July, 2014.

Lee Szymborski, City Clerk

Published: _____

Attachment: Packet Docs 1 (6038 : Anderson Ashton)

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 22, 2021**

SUBJECT: **Lawrence Katz. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 10448 N. Port Washington Road.**

Applicant:	Lawrence Katz
Status of Applicant:	Owner
Requested:	Final Land Division
Existing Zoning:	B-4 (Business Park) PUD (Planned Unit Development)
Land Use Plan:	Business Park
Lot size:	4.92 acres
Location:	10448 N. Port Washington Road
Tax Key:	15-029-11-008.00
District:	#8

Background:
The applicant requests 2-lot certified survey map approval for the property located at 10448 N Port Washington Road. The property is currently zoned B-4 (Business Park).

Zoning District Standards and Site Conditions:
The Land Use Plan map designates the property as Business Park. The proposed certified survey map is consistent with the current zoning designation of B-4, requiring one (1) acre minimum lot size and 150 minimum average lot width and depth.

Site Conditions:
Lot 1 is shown at 3.67 acres and Lot 2 is 1.25 acres. Both have access from Port Washington Road and Lot 2 has access to Donges Bay Road via an existing easement. The lot is currently vacant and does not contain any wetlands or specimen trees.

Engineering Review:
Kristen Lundeen, Director of Public Works/City Engineer reviewed the application and has the following comments:

A review of soils mapping indicates that there are no existing wetlands on site, therefore staff is not recommending a requirement for a wetland delineation to be performed.

With the proposed land division, the property to the southeast will be divided from the existing parcel, and no longer have direct access to Port Washington Road. Donges Bay Road has a posted speed limit of 35mph and is classified as an arterial. According to Section 58-442(a), the minimum spacing between driveways on Donges Bay Road is 150 feet. There is an existing

driveway for the Goodyear property on Donges Bay Road, approximately 20 feet from the shared property line with Lot 2. The existing guard rail for the bridge over I-43 is currently 55 feet from the east property line of Lot 2 but may change with the bridge replacement as a part of the North/South Corridor project. Due to these constraints, access to Lot 2 on Donges Bay Road is constricted and may not be feasible. If the future building requests an additional connection to Donges Bay Road, the connection must conform to all City ordinances regarding width and spacing requirements. Therefore, the proposed access easement on Lot 1 to the benefit of Lot 2 will be critical if Lot 2 develops and is required to access from Port Washington Road. The applicant should note that any change in use and/or the construction of a future building requires modification of the existing access permit through the Ozaukee County Highway Department.

The minimum water main easement is 20' but proposed as 15' on the CSM. The easement shall be widened to provide the minimum width and requires a water main easement declaration document.

Utility connection will be required at the time of Building and Site Plan approval. Erosion control and storm water management requirements will be reviewed at that time as well. The development must conform to City ordinances, MMSD Chapter 13 and NR151/216.

Other Technical Corrections:
The Engineering Division will provide a full technical review of the CSM.

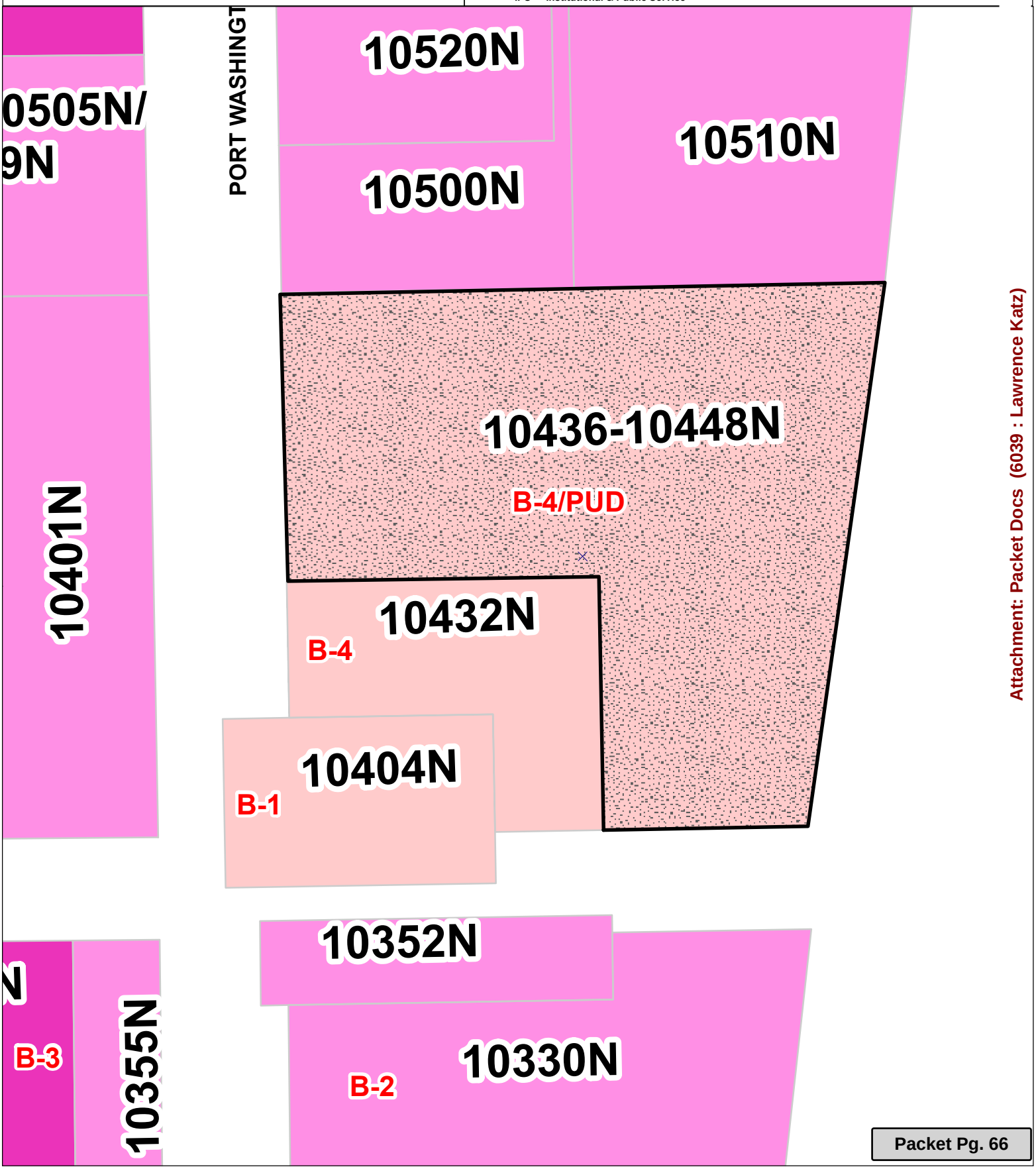
Staff Recommendation:
Planning staff recommends **approval** of the land division subject to the following conditions:

1. Final staff review and approval of CSM.
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. Access for Lot 2 shall conform to Section 58-442(a).
6. 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).
7. Modification of the proposed water main easement to 20' wide and recording of a water main easement, subject to City Attorney review and approval. The provisions of the water main easement should not conflict with the proposed access easement.
8. Any future building must connect to public utilities and provide erosion control devices and storm water facilities in compliance with City ordinances, MMSD Chapter 13 and NR151/216.
9. Additional connections to Donges Bay Road must conform to all City ordinances regarding width and spacing requirements.

Attachments:
Packet Docs (PDF)

Lawrence Katz CSM

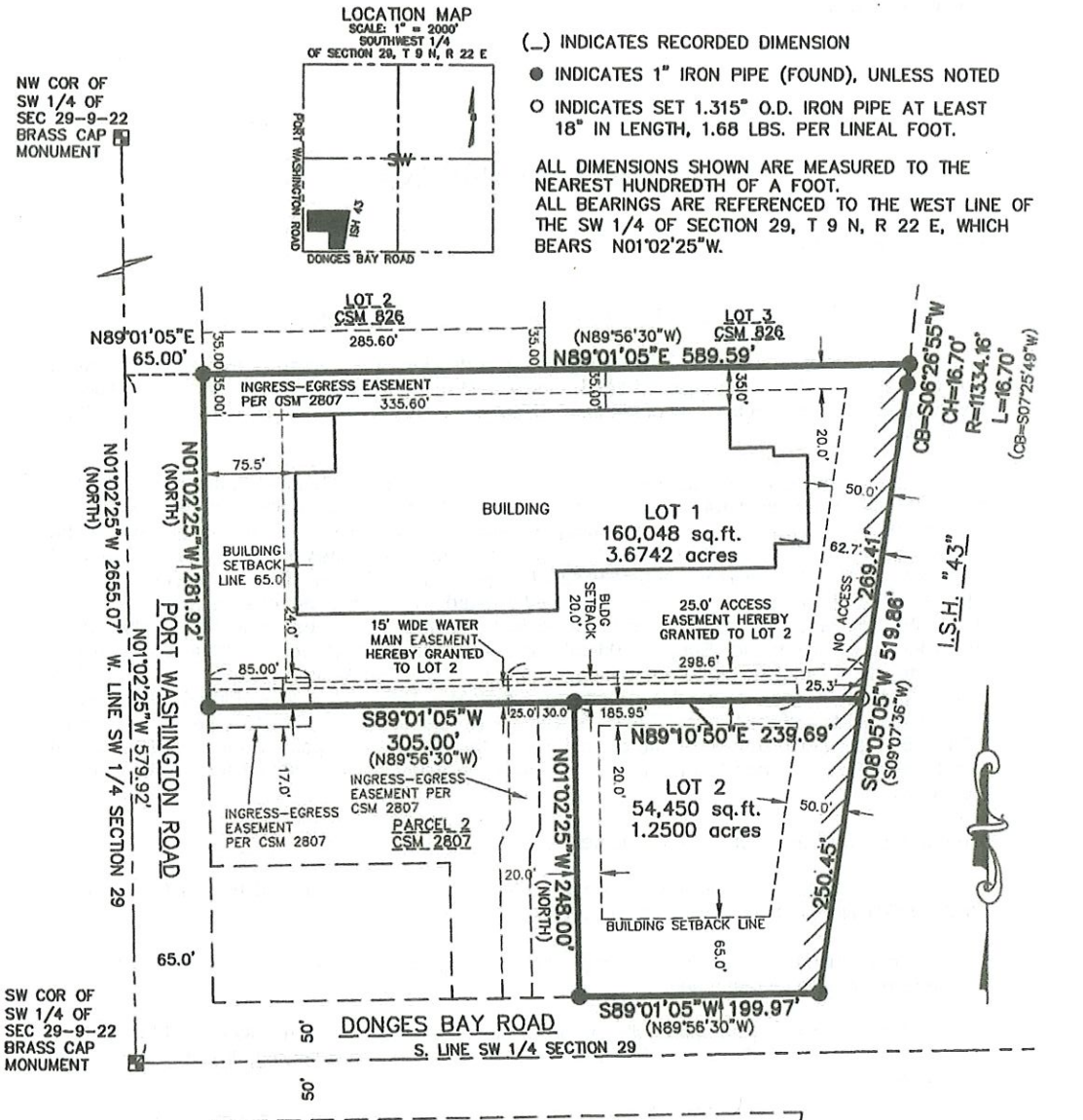
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family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



Attachment: Packet Docs (6039 : Lawrence Katz)

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 of Certified Survey Map No. 2807, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 29, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.



OWNER/SUBDIVIDER:
10448 N. PORT WASHINGTON ROAD, LLC
10936 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

0 120 240 Feet
GRAPHIC SCALE

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

Jan. 11, 2021

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Rev. Jan. 21, 2021

SHEET 1 OF 3 SHEETS

Attachment: Packet Docs (6039 : Lawrence Katz)

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 of Certified Survey Map No. 2807, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 29, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a division of a division of Parcel 1 of Certified Survey Map No. 2807, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 29, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said 1/4 section; thence North 01°02'25" West along the West line of said 1/4 Section 579.92 feet to a point; thence North 89°01'05" East 65.00 feet to a point in the East line of Port Washington Road and the point of beginning of lands to be described; thence continuing North 89°01'05" East along the South lines of Lots 2 and 3 of Certified Survey Map No. 826 a distance of 589.59 feet to a point in the Westerly line of Interstate Highway "43"; thence Southwesterly 16.71 feet along said Westerly line and an arc of a curve whose center lies to the Northwest, whose radius is 11334.16 feet and whose chord bears South 06°26'55" West 16.71 feet to a point; thence South 08°05'05" West along said Westerly line 519.86 feet to a point in the North line of Donges Bay Road; thence South 89°01'05" West along said North line 199.97 feet to the Southeast corner of Parcel 2 of Certified Survey Map No. 2807; thence North 01°02'25" West along the East line of said parcel 248.00 feet to the Northeast corner of said Parcel; thence South 89°01'05" West along the North line of said Parcel 305.00 feet to a point in the East line of Port Washington Road; thence North 01°02'25" West along said East line 281.92 feet to the point of beginning.

Containing 4.9242 acres or 214,498 square feet.

THAT I have made this survey, land division and map by the direction of 10448 NORTH PORT WASHINGTON ROAD LLC, 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 fully complied with the provisions of Chapter 236 of the Statutes of the State of Wisconsin and the Land Division Ordinances of the City of Mequon in surveying, dividing and mapping the same.

January 11, 2021
DATE
Revised
January 21, 2021

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

_____(SEAL)
ERIC R. STURM
PROFESSIONAL LAND SURVEYOR S-2309

Attachment: Packet Docs (6039 : Lawrence Katz)

CERTIFIED SURVEY MAP NO._____

A division of Parcel 1 of Certified Survey Map No. 2807, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 29, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

10448 NORTH PORT WASHINGTON ROAD LLC,, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the subdivision regulations of the City of Mequon.

10448 NORTH PORT WASHINGTON ROAD LLC, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: City of Mequon.

IN Witness Whereof, 10448 NORTH PORT WASHINGTON ROAD LLC, has caused these presents to be signed by _____it's _____

on this _____ day of _____, 2021.

10448 NORTH PORT WASHINGTON ROAD LLC

_____

STATE OF WISCONSIN }
:SS
OZAUKEE COUNTY }

PERSONALLY came before me this _____ day of _____, 2021, _____ of the above named_____, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of said 10448 NORTH PORT WASHINGTON ROAD LLC, and acknowledged that he executed the foregoing instrument as such officer as the deed of the company, by its authority.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____

CITY OF MEQUON PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Mequon on this _____ day of_____, 2021.

_____
CHAIRPERSON

_____
SECRETARY

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

Jan. 11, 2021

THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM, PROFESSIONAL LAND SURVEYOR S-2309

Attachment: Packet Docs (6039 : Lawrence Katz)

Attachment: Packet Docs (6039 : Lawrence Katz)

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: **KRISTEN LUNDEEN, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER**

DATE: **March 22, 2021**

SUBJECT: **Trustway Homes for John Alden. The applicant is seeking minor request approval for fill in excess of 1,000 C.Y. (4,500 C.Y.) for the property located at 12837 Highgate Court.**

Applicant:	Trustway Homes, Inc.
Status of Applicant:	Agent
Requested:	Minor Request for Fill in Excess of 1,000 C.Y
Existing Use:	Vacant
Existing Zoning:	R-1 (Residential 5-Acre)
Land Use Plan:	R-1 (Residential 5-Acre)
Lot size:	6.22 acres
Location:	12837 Highgate Court
Tax Key:	#14-167-00-020.00
District:	#1

Background:
The applicant requests Plan Commission approval of a Fill Permit to haul in and deposit fill material around a proposed elevated foundation for a walkout basement. The submitted grading plan indicates as much as nine feet of fill will be added to the existing grade through the middle of the lot. The applicant notes high groundwater as the reason for required fill.

The master grading plan for the subdivision directs the runoff to the rear of the lot. The lot grading plan will need to be modified so that runoff is not directed onto adjacent lots.

The Fill permit application noted 4,500 cubic yards of fill will be hauled in for this project. Planning Commission approval is required when the total fill exceeds 1,000 cubic yards.

Engineering Report:
With each building permit, the Engineering Division reviews the individual grading plan for its conformance to the master grading plan. For most subdivisions, the top of foundation elevation is established as a part of the master grading plan. For this subject lot in Highgate Court no top of foundation elevation was provided; therefore the individual grading plan is reviewed for its conformance to the master grading plan.

It is clear from the master grading plan that the lot was not designed for a lookout or walkout. Lots designed for lookouts or walkouts are generally designated as such, and always present a condition where the rear yard elevations are significantly lower than the front yard elevations. For a lookout, rear yards would typically be four feet or more lower than the front yard and for a

walkout, rear yards would typically be eight feet or more lower than the front yard. In the master grading plan, rear yard elevation is near the 808 contour, while the front yard is near the 810 contour, which does not lend itself to an exposure of any type.

The master grading plan shows contours running through the proposed lot at an average of elevation of 809. The proposed elevations for the home is listed as 819.

Lots 1, 3 and 4 in the subdivision have previously been approved for lot fill similar to the fill proposed with this permit. Allowing the fill to be placed would result in a home in similar context to the neighboring homes.

The proposed change in elevation also results in a home that is in context with the surrounding home sites. Staff recommends that the Planning Commission also require approval of the adjacent lot owner and the Home Owner's Association, should approval of the fill permit be provided. In this proposed condition, the adjacent Lot 1 has a finished floor elevation of 818, whereas the proposed home on Lot 3 would have a 817.5 elevation. In accordance with the master grading plan, the home on Lot 2 should be at a similar elevation as the adjacent lots. Adjacent owner and HOA approval is consistent with previous approvals.

A review of our files noted a drawing of the approved soil boring location for the private onsite wastewater treatment system (POWTS) field as being in front of the fill and grading limits. While release of the building permit requires a copy of the County sanitary permit, a copy of the approved private onsite wastewater treatment system plan will be required prior to release of the Fill permit to verify another approved site is obtainable on the property.

Minor Request:
Staff is recommending approval of the fill permit due to the juxtaposition in the yard grades in relationship to the master grading plan. In addition, the fill is justified based upon the following:

- Raising the grades on the lot seven or more feet puts the house in context with the existing homes in the development.
- The proposed finished floor elevation is similar to the adjacent lots, where the master grading plan indicates the home on the proposed property (Lot 2) would be similar to the fill permit approval for the adjacent lot (Lot 3) and the lot to the south (Lot 1).

Staff Recommendation:
Staff recommends Planning Commission approval of the issuance of a Fill Permit with conditions based upon the following:

1. Submittal of approval from the adjacent lot owners (Lots 1 and 3) and the Home Owner's Association for the proposed grading plan and top of wall elevation.
2. Submittal of a revised location for the POWTS and sanitary permit from Ozaukee County. Both required prior to the issuance of a fill permit.
3. Submittal of a lot grading plan that is undulating and serpentine and more uniformly distributes the fill on the site.
4. Submittal of a lot grading plan which directs the drainage to the rear of the lot and not on to adjacent lots.
5. Submittal of a $5,000.00 road bond. Staff will inspect the haul route prior to and after the filling project and any road repairs staff suspects resulted from the fill transport trucks will be repaired as a condition of the fill permit. Release of the road bond is subject to City's standard Surface Condition Ratings (SCR) evaluation.
6. Issuance of fill and erosion control permits by the Engineering Department with the above noted conditions included.
7. Permittee must notify the Engineering Division before starting any land disturbing

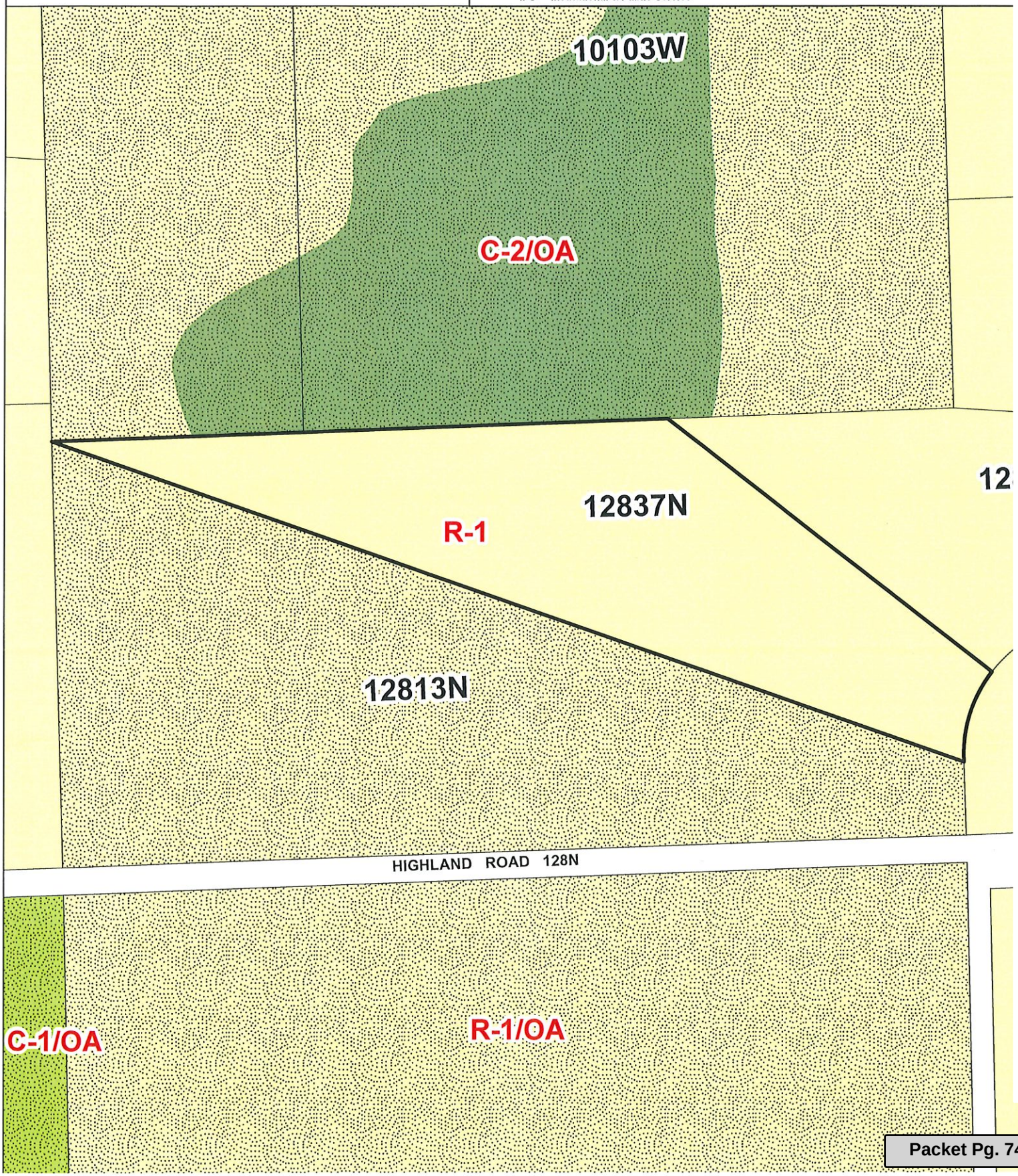
activity and again not more than five days after project completion.

8. Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
9. Permittee shall keep a copy of the permit on site at all times.
10. The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
11. The City Engineer reserves the right to stop work, amend or alter construction measures.

Attachments:
Alden_Supporting Docs (PDF)

Trustway Homes for John Alden

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



Attachment: Alden_Supporting Docs (6040 : Trustway Homes for John Alden)

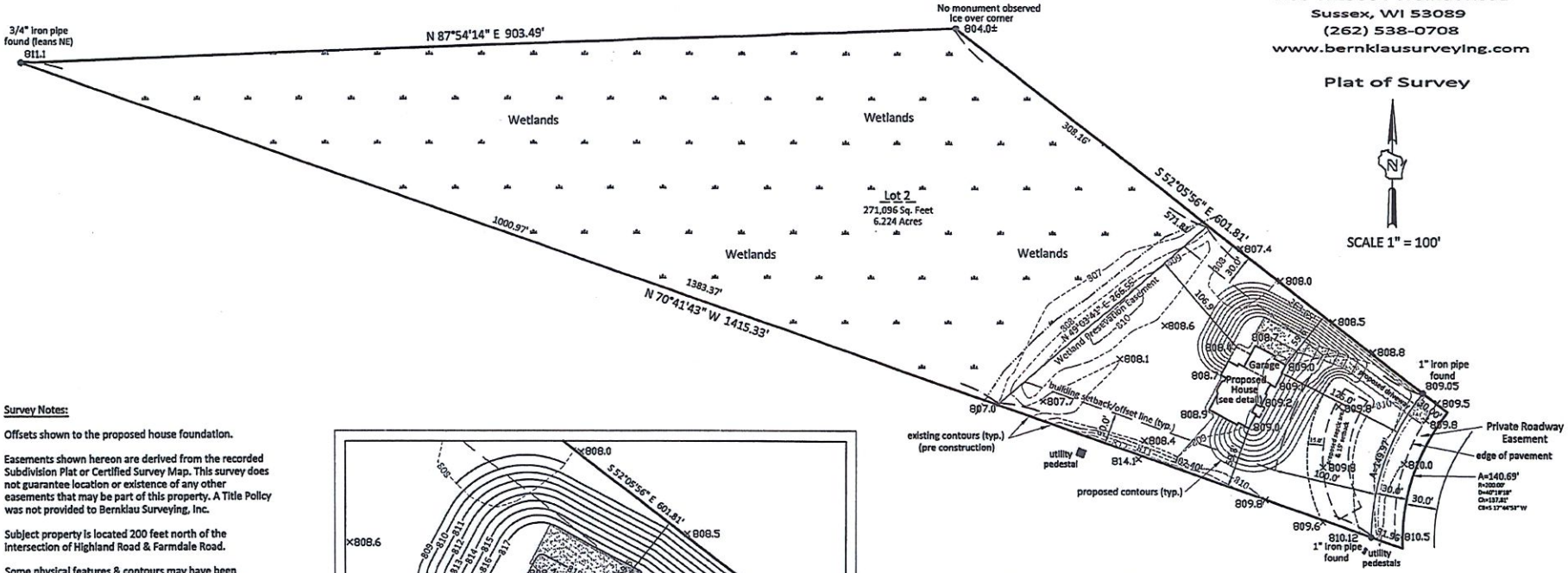
Haul route



Attachment: Alden_Supporting Docs (6040 : Trustway Homes for John Alden)

Bernklau
Surveying, Inc.
N60 W25864 Walnut Road
Sussex, WI 53089
(262) 538-0708
www.bernklausurveying.com

Plat of Survey



Survey Notes:

Offsets shown to the proposed house foundation.

Easements shown hereon are derived from the recorded Subdivision Plat or Certified Survey Map. This survey does not guarantee location or existence of any other easements that may be part of this property. A Title Policy was not provided to Bernklau Surveying, Inc.

Subject property is located 200 feet north of the intersection of Highland Road & Farmdale Road.

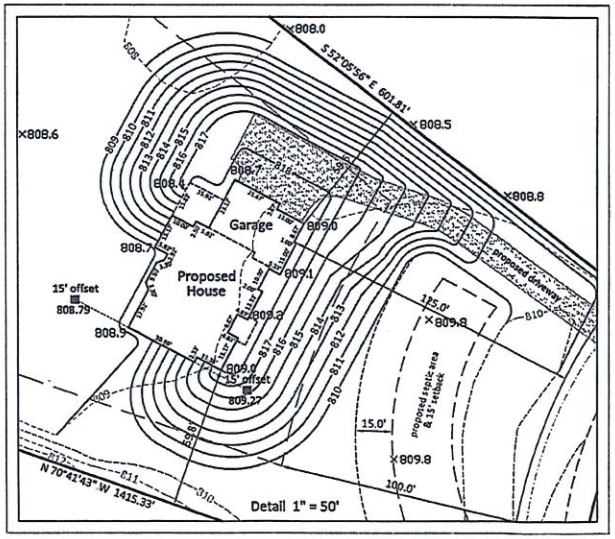
Some physical features & contours may have been omitted on this survey due to significant snow depth.

Suggested yard grade = 818.33/809.33

Suggested top of foundation elevation = 819.00

Suggested garage floor elevation = 818.67

Suggested top of footing elevation = 810.00 (9' wall)



Lot 2, Highgate, being a all of the South ½ of the Southeast ¼ of the Southwest ¼ and part of the Northwest ¼ and Southwest ¼ of the Southeast ¼ of Section 8, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

I, Thomas M. Bernklau, Professional Land Surveyor, certify that I have surveyed the above described property to the official records, to the best of my knowledge and belief, and that the map shown hereon 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, and all visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee title thereto, within one year hereof.

Date February 9, 2021
Revised February 16, 2021

WISCONSIN THOMAS M. BERNKLAU S-2147 LAND SURVEYOR

Thomas M. Bernklau, PLS - 2147

Prepared for:
Trustway Homes, Inc.
P.O. Box 541
Hartland, WI 53029

Owner: Alden

PN 4240-21

Attachment: Alden_Supporting Docs (6040 : Trustway Homes for John Alden)

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: **PA PHOUALA VANG, PLANNER**

DATE: **March 22, 2021**

SUBJECT: **John Graham for Kathleen & Tim Carr. The applicant is seeking certified survey map approval to allow for a 3-lot land division for the property located at 8501 W. Pioneer Road.**

Applicant:	Kathleen and Timothy Carr
Status of Applicant:	Owner
Requested:	Final Land Division Approval
Existing Use:	Residential
Existing Zoning:	R-1 Rural Residential (5 Acres) OA (Agricultural Overlay) C-1 Shore-wetland Conservancy C-2 (General Conservancy)
Lot size:	52.94 acres
Location:	8501 W. Pioneer Road
Tax Key:	#14-004-05-002.00
District:	#1

Background:
The applicant is requesting approval for a three-lot land division of property located at 8501 W Pioneer Road. The land division would create three lots; Lot 1 is 6.48 acres; Lot 2 is 7.14 acres and Lot 3 is 7.14 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. The existing dwelling on Lot 2 meets the setback and offset requirements of the district.

Site Conditions:
Proposed Lot 1 and Lot 3 are vacant. There is an existing single-family residential structure on Lot 2. The owner will maintain ownership of all three parcels at this time but intends to build a new residence on proposed Lot 3 and will look to sell Lot 1 and Lot 2 at a future date. A 50-foot access easement is shown on proposed Lot 1 to allow access to Lot 2 and two 50-foot easements are shown on Lot 2 to allow access for Lot 3 and the remnant parcel from Pioneer Road. As a condition of approval, a shared access agreement shall be approved by the City Attorney prior to recording of the CSM. The City Forester, Mike Gies, inspected the site for specimen trees and has no issues with the proposed land division.

Engineering Report:
Kristen Lundeen, City Engineer, has reviewed the application and has the following comments:

The proposed certified survey map includes the dedication of right-of-way along Pioneer Road to Ozaukee County. Dedication is a condition of approval.

Access is provided through an existing driveway on Pioneer Road. Pioneer Road is under the jurisdiction of Ozaukee County and any use or modifications are subject to their approval. Access to the new and adjacent lots are proposed through an access easement. While the legal description is included, copies of the easement declaration documents shall be submitted prior to recording.

Wetlands appear to be present on site and are generally shown on site, but not confirmed with a wetland delineation nor concurred by the WDNR. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required. 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 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 will likely 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 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.

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

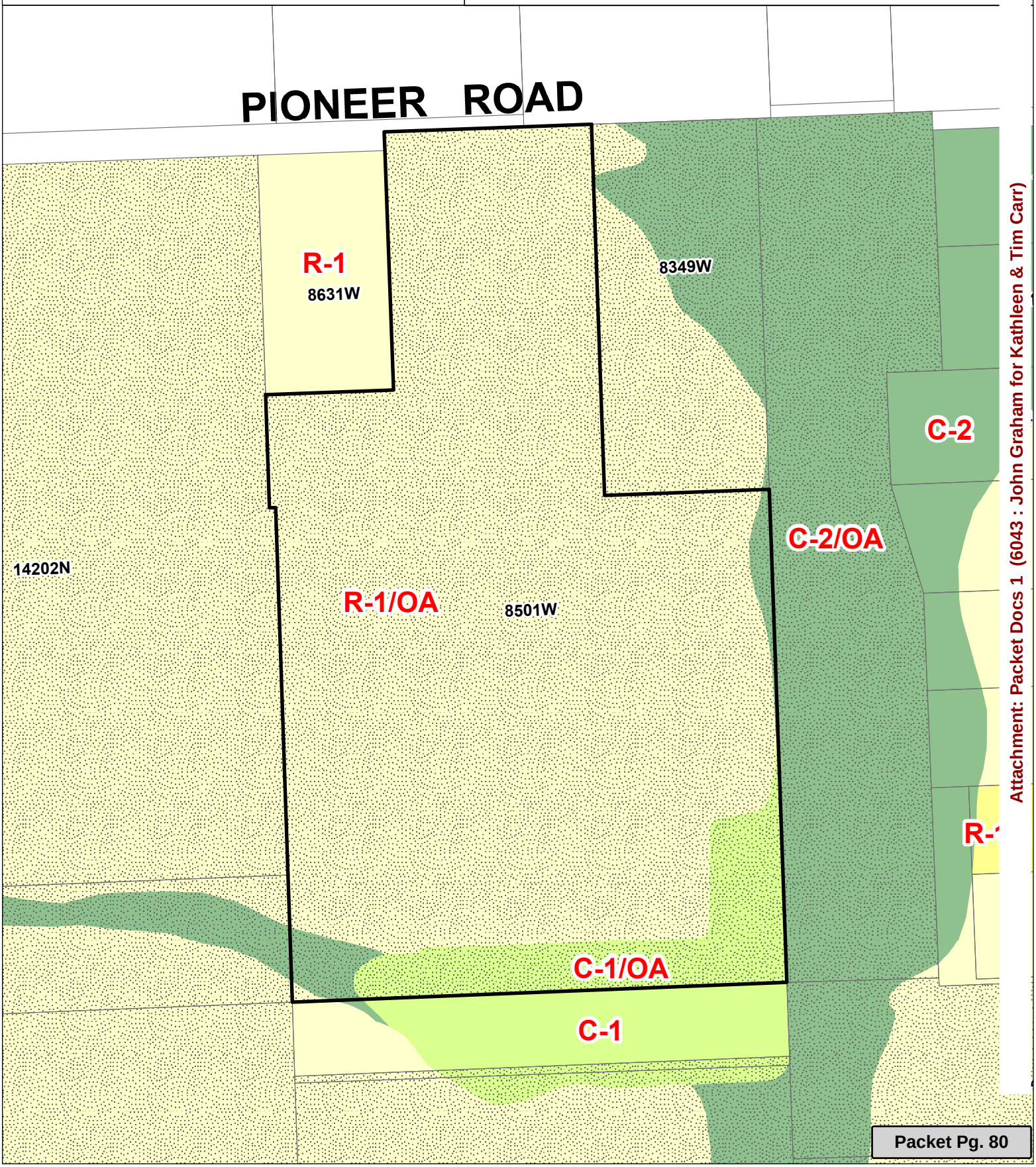
1. The applicant shall make any technical corrections to the final CSM.
2. Compliance with the Tree Preservation Ordinance.
3. A shared access agreement shall be approved by the City Attorney prior to recording of the CSM. The shared access shall be described on the face of the CSM.
4. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
5. Final staff review and approval of CSM.
6. Dedication of right-of-way on Pioneer Road to Ozaukee County.
7. Provide the City with a copy of the access easement declaration document, subject to City Attorney approval.
8. Applicant shall provide the wetland delineation report with concurrence by the WDNR and show 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 on the certified survey map. Per City ordinance, the certified survey map shall further restrict the protective areas setbacks to natural, vegetated areas of land. If the combination of wetland area and protective setback renders a lot unbuildable, the certified survey map shall be adjusted to conform with City ordinances.
9. Applicant or individual home builders shall provide wetland fill approval from the WDNR, if filling of the wetlands is proposed.

10. For home/driveway construction that exceeds 5,000 square feet, 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 30.
11. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a stormwater maintenance and easement agreement for the green infrastructure.
12. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a drainage financial guarantee. City ordinance 58-677(b) requires that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
13. 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 1 (PDF)

Kathleen & Tim Carr

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
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CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

February 15, 2021

City of Mequon Plan Commission

11333 North Cedarburg Road

Mequon, Wisconsin 53097

Attention City Planning Staff:

I have attached an application requesting approval of Mr. and Mrs. Timothy Carr's request to file a Certified Survey Map on the property at 8501 West Pioneer Rd. Mequon. Wisconsin as shown on the application. The purpose of this request is to establish 3 Lots with the balance of the Land to remain in its current use.

The intent is to build a new personal residence on lot 3 more suitable for their future. The decision relative to selling the current residence or retaining for family use will be made at some future date.

Please advise if there are question regarding the attached request

Mr. and Mrs. Timothy Carr

By: John O. Graham on behalf of the Applicant

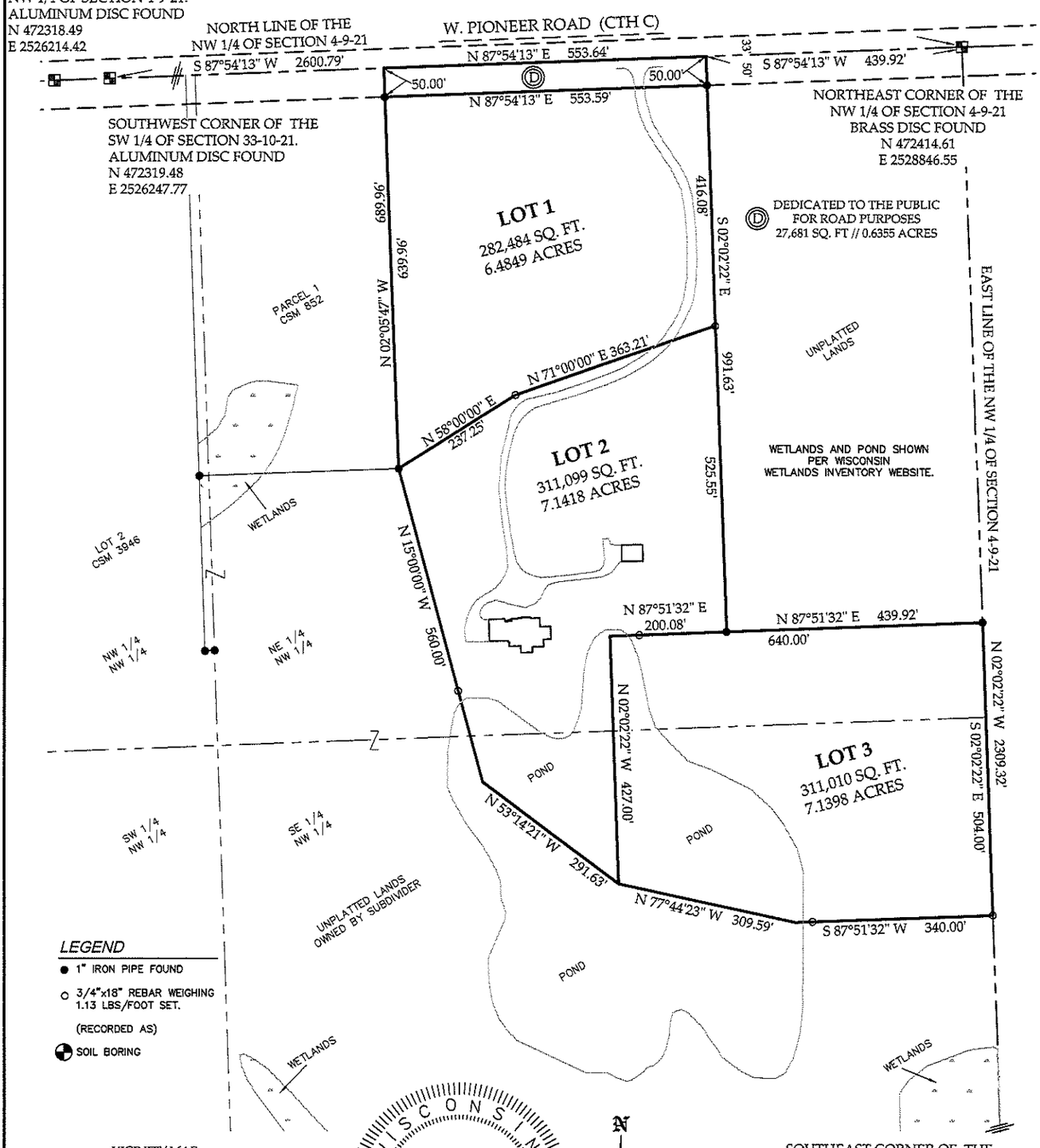
Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

CERTIFIED SURVEY MAP #_____

PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

PRELIMINARY

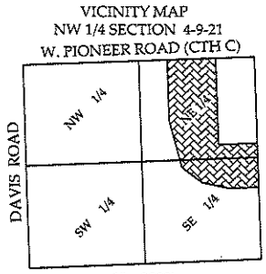
OWNERS:
TIMOTHY A. CARR
KATHLEEN CARR
8501 W. PIONEER ROAD
MEQUON, WI 53097



LEGEND

- ● 1" IRON PIPE FOUND
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET. (RECORDED AS)
- SOIL BORING

VICINITY MAP
NW 1/4 SECTION 4-9-21
W. PIONEER ROAD (CTH C)



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

SCALE
0 120 240 480

SOUTHEAST CORNER OF THE NW 1/4 OF SECTION 4-9-21. BRASS DISC FOUND N 470106.99 E 2528928.73

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF NW 1/4 OF SECTION 4-9-21 BEARS NORTH 87°54'13" EAST, AS PUBLISHED BY SEWRPC.

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com

PROJECT # JG-17-21 Date: 02/10/21

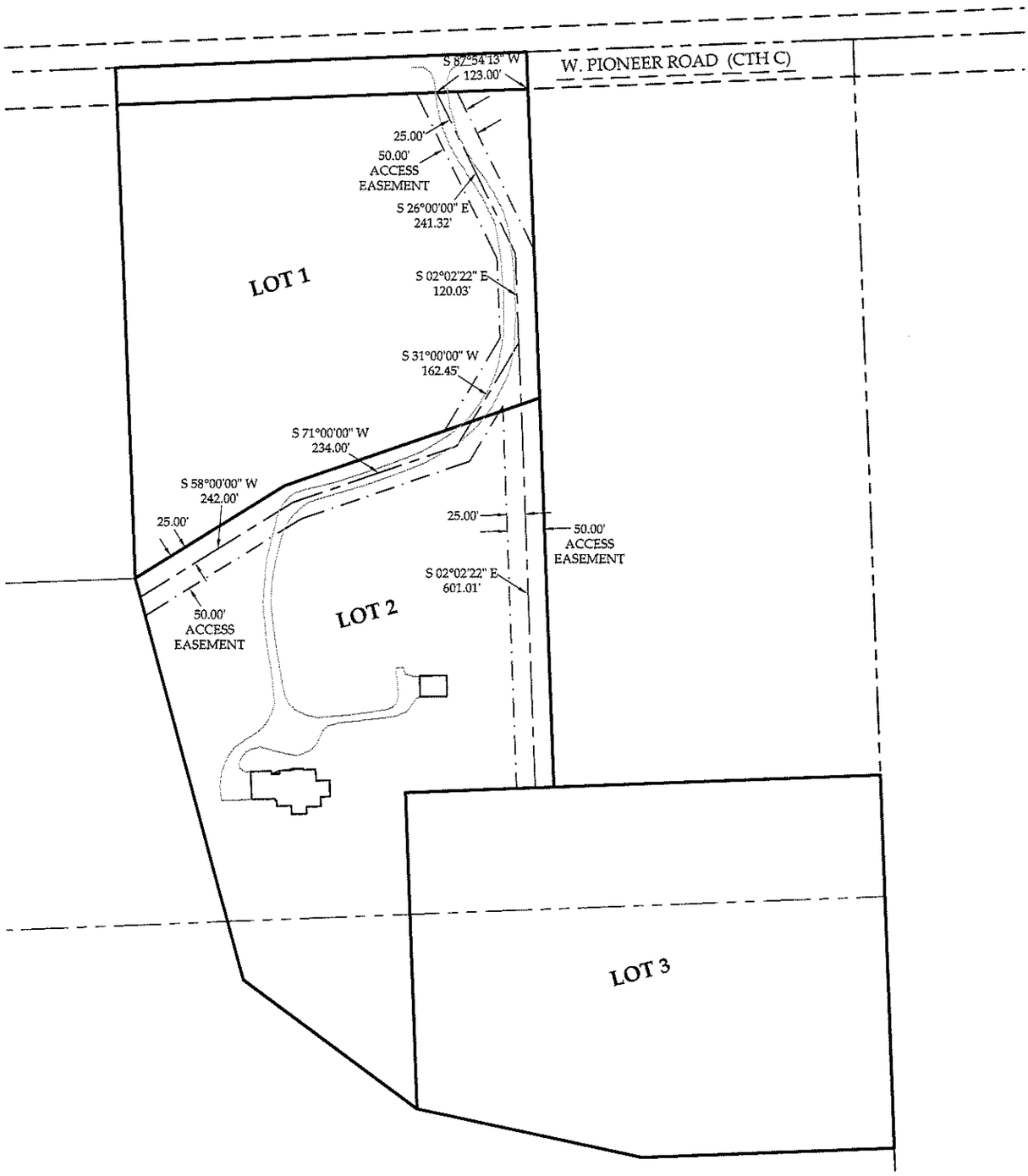
SHEET 1 OF 4

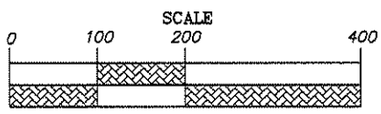
SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

CERTIFIED SURVEY MAP #_____

PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.







QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT #JG-17-21 Date: 02/10/21

SHEET 2 OF 4

Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

CERTIFIED SURVEY MAP #_____

PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, TIMOTHY A. CARR AND KATHLEEN CARR:

PART OF THE NORTHEAST 1/4, PART OF THE SOUTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4;

THENCE SOUTH 87°54'13" WEST, 439.92 FEET, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 02°02'22" EAST, 991.63 FEET;
THENCE NORTH 87°51'32" EAST, 439.92 FEET, TO THE EAST LINE OF SAID NORTHWEST 1/4;
THENCE SOUTH 02°02'22" EAST, 504.00 FEET, ALONG SAID EAST LINE;
THENCE SOUTH 87°51'32" WEST, 340.00 FEET;
THENCE NORTH 77°44'23" WEST, 309.59 FEET;
THENCE NORTH 53°14'21" WEST, 291.63 FEET;
THENCE NORTH 15°00'00" WEST, 560.00 FEET, TO THE SOUTHEAST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP 852;
THENCE NORTH 02°05'47" WEST, 689.96 FEET, ALONG THE EAST LINE OF SAID PARCEL 1 TO SAID NORTH LINE;
THENCE NORTH 87°54'13" EAST, 553.64 FEET, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 932,273 SQUARE FEET / 21.4020 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF MEQUON LAND DIVISION ORDINANCE.

_____
J. SCOTT HENKEL, PLS 2495

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT #JG-17-21 Date: 02/10/21

Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

CERTIFIED SURVEY MAP #_____

PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNERS, TIMOTHY A. CARR AND KATHLEEN CARR, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED, AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236 AND THE CITY OF MEQUON LAND DIVISION ORDINANCE.

_____ _____

TIMOTHY A. CARR KATHLEEN CARR

STATE OF WISCONSIN

:SS

_____ COUNTY

PERSONALY CAME BEFORE ME THIS _____ DAY OF _____, 2021, _____,

_____, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

CITY OF MEQUON APROVAL

THE LAND DECRIBED HEREIN HAS BEEN SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS SUBMITTED, AND APPROVED BY THE CITY OF MEQUON ON THIS _____ DAY OF _____, 2021.

_____

CAROLINE FOCHS, CITY CLERK

MEQUON CITY COUNCIL RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF MEQUON IS HEREBY APPROVED BY THE MEQUON CITY COUNCIL ON THIS _____ DAY OF _____, 2021.

_____

JOHN WIRTH MAYOR, CITY OF MEQUON

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT #JG-17-21 Date: 02/10/21

SHEET 4 OF 4

Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)



0 100 200

ZONING INFORMATION

Site Address 5801 W PIONEER ROAD
Site acreage (total) 60.99 acres
Current Zoning R-1/OA
Lot Acreage 60.99 acres
Lots allowed 1 unit/5 acres = 60.99 acres/5 acres = 12 lots

Minimum Lot Size 5 acres
Lot width and Length 300' average

Building Setbacks
Street 100'
Side and Rear 30'

CARR LAND DIVISION
CONCEPT PLAN
DATED: JANUARY 29, 2021

C–100

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisconsin
Phone (262) 346–7800; www.quamengineering.com

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346–7800 \JG-17-20\JG17BASE.DWG

Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

Wisconsin
Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT
in accordance with Comm 85, Wis. Adm. Code

#4735

Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ 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.	14-004-05-002.00
Reviewed By	Date

Property Owner	Property Location
Timothy & Kathleen Carr	Govt. Lot: NE1/4, NW1/4, S4, T9N, R21E
Property Owner's Mailing Address: 8501 W. Pioneer Road	Lot #: 1 / Block #: / Subd. Name or CSM#: Proposed Certified Survey Map
City: Mequon / State: WI / Zip Code: 53097 / Phone Number:	☒ City ☐ Village ☐ Town / Nearest Road: Mequon / See Drawing

☒ New Construction ☐ Replacement
Use: ☒ Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
☐ Public or commercial - Describe:

Parent material: Fill over loess of sicl till
Flood plain elevation, if applicable: NA ft.

General comments and recommendations: Site is suitable for a holding tank. An individual site design could be an option to get a modified mound for this lot.

1 Boring # ☐ Boring ☒ Pit
Ground surface elev. 99.2 ft. Depth to limiting factor 8 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
Ap	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
Bt	8-20	7.5YR4/4	c-2-d 7.5YR5/8	cl	2fabk	mfr	gw	1vf	0.4	0.6
			- 10YR6/2							
C	20-48	5YR5/4	c-2-d 5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3
			- 10YR6/2							

2 Boring # ☐ Boring ☒ Pit
Ground surface elev. 101.9 ft. Depth to limiting factor 0 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
A-1	0-8	10YR3/2	fill material	sil	2fgr	mvfr	as	1vf	0.6	0.8
A-2	8-28	10YR5/4	fill material	vfsl	0 m	mfr	gw	-	0.2	0.5
			c-2-d 7.5YR5/8							
Bt	20-40	7.5YR4/4	c-1-d 5YR5/8	cl	1fabk	mfr	-	-	0.2	0.3
			compacted							

* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L * Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print)	Signature	CST Number
Eric M. Schmitz	Eric M. Schmitz	222021
Address: Eric Schmitz Corporation, 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted: 2/24/2021	Telephone Number: 262-338-6994

SBD-8330 (R.07/00)

Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

Property Owner Timothy & Kathleen Carr Parcel ID # 14-004-05-002.00

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 101.0 ft. Depth to limiting factor 8 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
Bt	8-20	7.5YR4/4	c-2-d 7.5YR5/8	cl	2fabk	mfr	gw	1vf	0.4	0.6
			- 10YR6/2							
C	20-32	5YR5/4	c-2-d 5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3
			- 10YR6/2							

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2

Note : Page 3 of 3 is attached drawing.

* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

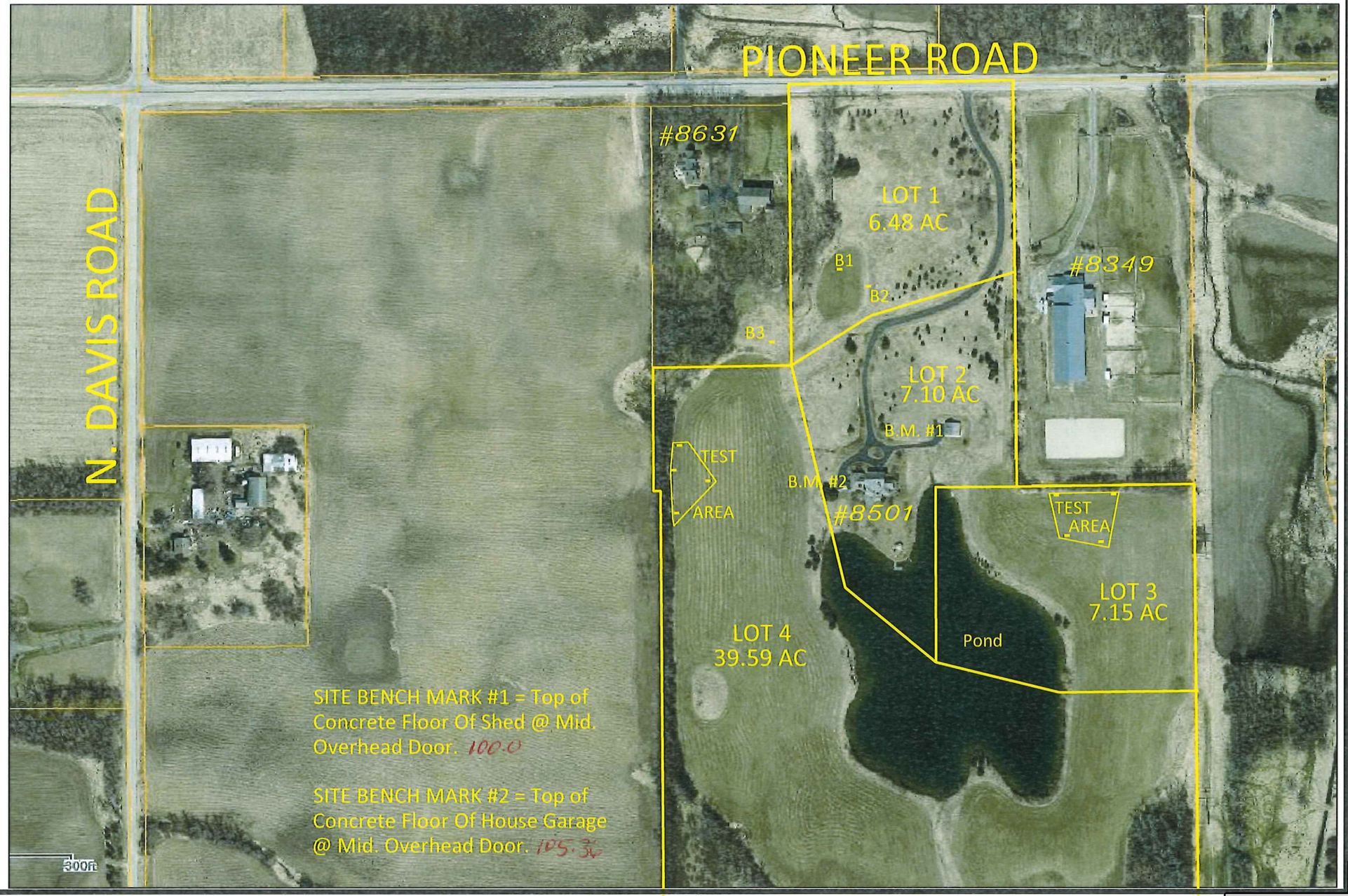
Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

Soil Test Location Map For: Timothy Carr

A Proposed 4 Lot Land Division.

Part of the NE ¼ of the NW ¼ of Section 4, T9N, R21E, City Of Mequon, Ozaukee County, Wisconsin.

See Tested Area Details Of Lots 3 & 4 On Page 2.



N

0 60 120 180 240 300

Scale 1" = 300'

Eric Schmitz Corporation
2334 Stonebridge Circle Unit A
West Bend, WI. 53095
Phone: (262) 338-6994
www.ericschmitzcorp.com

Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

Wisconsin
Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT
in accordance with Comm 85, Wis. Adm. Code

#4736

Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ 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.	14-004-05-002.00
Reviewed By / Date	

Property Owner: Timothy & Kathleen Carr		Property Location: Govt. Lot NE1/4, NW1/4, S4, T9N, R21E	
Property Owner's Mailing Address: 8501 W. Pioneer Road		Lot # 3 / Block #	Subd. Name or CSM#: Proposed Certified Survey Map
City: Mequon	State: WI / Zip Code: 53097 / Phone Number	☒ City ☐ Village ☐ Town: Mequon	Nearest Road: See Drawing

☒ New Construction ☐ Replacement
Use: ☒ Residential / Number of bedrooms 4 ☐ Public or commercial - Describe:
Code derived design flow rate 600 GPD

Parent material: Loess over Sicl Glacial Till
Flood plain elevation, if applicable: NA ft.

General comments and recommendations: Site is suitable for a mound system (A+4). See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater Systems.

If imprint is in red
it is an original copy

8 Boring # ☐ Boring ☒ Pit — Ground surface elev. 97.2 ft. — Depth to limiting factor 22 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
Ap	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
Bt	8-14	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6
BC	14-22	10YR5/4	f-1-d 7.5YR5/8	sicl	2mabk	mfr	gw	-	0.4	0.6
C	22-36	10YR5/4	c-1-d 7.5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3

9 Boring # ☐ Boring ☒ Pit — Ground surface elev. 96.4 ft. — Depth to limiting factor 14 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
Ap	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
Bt	8-14	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6
BC	14-20	10YR5/4	c-1-d 7.5YR5/8	sicl	2mabk	mfr	gw	-	0.4	0.6
C	20-36	10YR5/4	c-2-d 7.5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3

* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print): Eric M. Schmitz	Signature: Eric M. Schmitz	CST Number: 222021
Address: Eric Schmitz Corporation, 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted: 2/24/2021	Telephone Number: 262-338-6994

SBD-8330 (R.07/00)

Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

Property Owner Timothy & Kathleen Carr Parcel ID # 14-004-05-002.00 Page 2 of 4

10 Boring # ☐ Boring ☒ Pit Ground surface elev. 93.6 ft. Depth to limiting factor 20 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
A p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
B t	12-20	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6
BC	20-30	10YR5/4	f-1-d 7.5YR5/8	sicl	2mabk	mfr	gw	-	0.4	0.6
C	30-40	10YR5/4	c-1-d 7.5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3

11 Boring # ☐ Boring ☒ Pit Ground surface elev. 98.3 ft. Depth to limiting factor 0 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
A-1	0-8	10YR3/2	fill material	sil	2fgr	mvfr	as	1vf	0.6	0.8
A-2	8-32	10YR5/4	fill material	vfsl	0 m	mfr	gw	-	0.2	0.5
			c-2-d 7.5YR5/8							
B t	32-40	7.5YR4/4	c-1-d 5YR5/8	cl	1fabk	mfr	-	-	0.2	0.3
			compacted							

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2

Note : Page 3 of 4 and Page 4 of 4 is attached location and detailed drawings.

* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

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Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

Soil Test Location Map For: Timothy Carr

A Proposed 4 Lot Land Division.

Part of the NE ¼ of the NW ¼ of Section 4, T9N, R21E, City Of Mequon, Ozaukee County, Wisconsin.

See Tested Area Details Of Lots 3 & 4 On Page 2.



N

0 60 120 180 240 300

Scale 1" = 300'

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Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

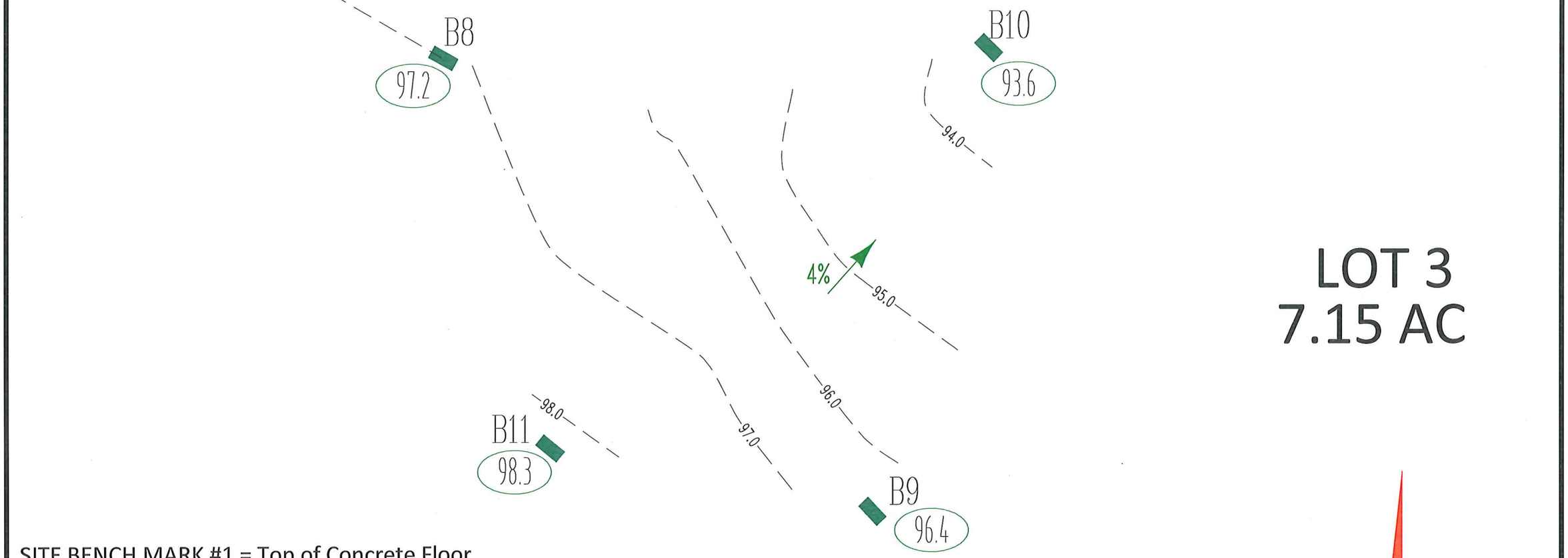
Soil Test Site Plan

For: Timothy Carr

Proposed LOT 3.

Part of the NE ¼ of the NW ¼ of Section 4, T9N, R21E, City Of Mequon, Ozaukee County, Wisconsin.

Lot Lines Only Estimated



SITE BENCH MARK #1 = Top of Concrete Floor
Of Shed @ Mid. Overhead Door.

SITE BENCH MARK #2 = Top of Concrete Floor
Of House Garage @ Mid. Overhead Door.

Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI. 53095 Phone:(262) 338-6994 www.ericschmitzcorp.com

Wisconsin
Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ 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.	14-004-05-002.00
Reviewed By	Date

Property Owner: Timothy & Kathleen Carr		Property Location: Govt. Lot NE1/4, NW1/4, S4, T9N, R21E	
Property Owner's Mailing Address: 8501 W. Pioneer Road		Lot # 4	Block #	Subd. Name or CSM#: Proposed Certified Survey Map
City: Mequon	State: WI	Zip Code: 53097	Phone Number	☒ City ☐ Village ☐ Town — Nearest Road: See Drawing

☒ New Construction ☐ Replacement — Use: ☒ Residential / Number of bedrooms 4 — Code derived design flow rate 600 GPD

☐ Public or commercial - Describe:

Parent material: Loess over Sicl Glacial Till — Flood plain elevation, if applicable: NA ft.

General comments and recommendations: Site is suitable for a mound system (A+4). See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater Systems.

If imprint is in red
it is an original copy

4 Boring # ☐ Boring ☒ Pit — Ground surface elev. 107.1 ft. — Depth to limiting factor 16 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
Ap	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
Bt	8-16	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6
C	16-36	10YR5/4	c-1-d 5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3

5 Boring # ☐ Boring ☒ Pit — Ground surface elev. 105.0 ft. — Depth to limiting factor 14 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
Ap	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
Bt	8-14	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6
C	14-36	10YR5/4	c-1-d 5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3

* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L — * Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print): Eric M. Schmitz	Signature: Eric M. Schmitz	CST Number: 222021
Address: Eric Schmitz Corporation, 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted: 2/24/2021	Telephone Number: 262-338-6994

SBD-8330 (R.07/00)

Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

Property Owner Timothy & Kathleen Carr Parcel ID # 14-004-05-002.00 Page 2 of 4

6 Boring # ☐ Boring ☒ Pit Ground surface elev. 106.4 ft. Depth to limiting factor 22 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
A p	0-10	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
Bt	10-22	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6
C	22-36	10YR5/4	c-1-d 5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3

7 Boring # ☐ Boring ☒ Pit Ground surface elev. 105.4 ft. Depth to limiting factor 20 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
Bt	8-20	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6
C	20-36	10YR5/4	c-1-d 5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2

Note : Page 4 of 4 is attached location and detailed drawings.

* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

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Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

Soil Test Location Map For: Timothy Carr

A Proposed 4 Lot Land Division.

Part of the NE ¼ of the NW ¼ of Section 4, T9N, R21E, City Of Mequon, Ozaukee County, Wisconsin.

See Tested Area Details Of Lots 3 & 4 On Page 2.



N

0 60 120 180 240 300

Scale 1" = 300'

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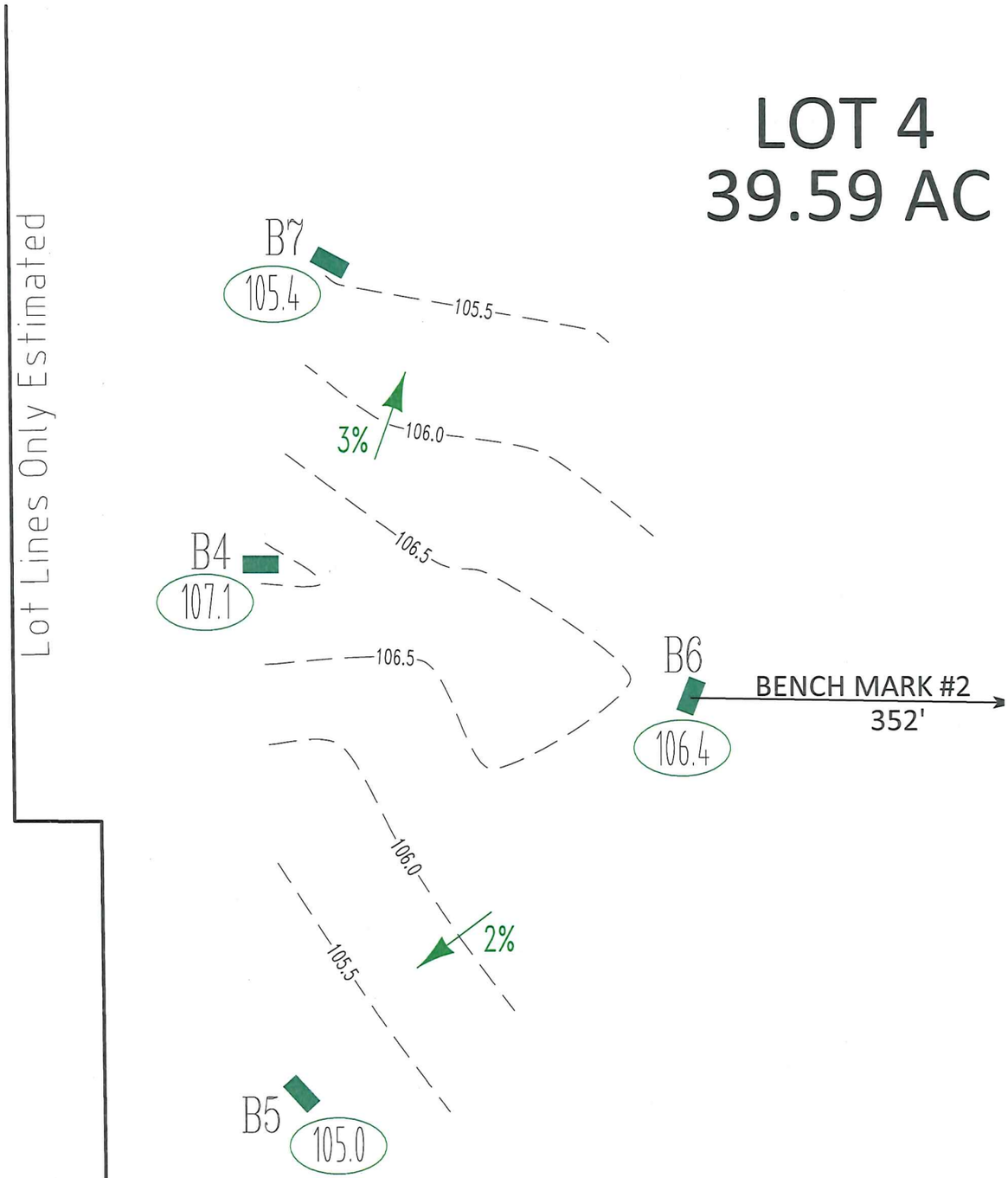
Attachment: Packet Docs 1 (6043 : John Graham for Kathleen & Tim Carr)

Soil Test Site Plan

For: Timothy Carr

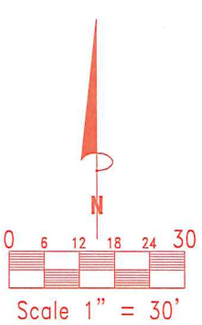
Proposed LOT 4.

Part of the NE ¼ of the NW ¼ of Section 4, T9N, R21E, City Of Mequon, Ozaukee County, Wisconsin.



SITE BENCH MARK #1 = Top of Concrete Floor Of Shed @ Mid. Overhead Door.

SITE BENCH MARK #2 = Top of Concrete Floor Of House Garage @ Mid. Overhead Door.



Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI. 53095 Phone:(262) 338-6994 www.ericschmitzcorp.com

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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 22, 2021**

SUBJECT: **Thompson Project Management for Foxtown Brewery. The applicant is seeking text amendment approval to allow for a distillery at Foxtown Brewing for the property located at 6411 W. Mequon Road.**

Applicant:	Thompson Project Management LLC
Status of Applicant:	Agent
Requested:	Text Amendment
Existing Zoning:	Town Center
Existing Land Use Plan:	Town Center
Lot size:	2.48 acres
Location:	6411 W. Mequon Road
Tax Key:	#14-027-01-023.00
District:	#4

Background

Foxtown Venture is requesting a text amendment related to the Town Center zoning district standards to allow for the use of distilleries. The test amendment would allow the applicant to add a distillery to the existing Foxtown Brewery site on Mequon Road.

Analysis

This request is similar to the text amendment that was completed in 2017 that allowed breweries in the Town Center as a conditional use. During that process, staff added a number of specific conditions related to the use of a brewery. Staff believes these conditions are applicable to use of a distillery as well. In addition, staff has taken the opportunity to include wineries along with distilleries as part of the text amendment. The specific design standards are as follows:

Micro-distillery. A *micro-distillery* is an establishment that produces less than 10,000 gallons of spirits on site per year. Micro-distilleries shall provide the following operations and features:

a. Manufacture, bottle, pack and store spirits on premise and ship spirits from premises.
b. Retail sale of spirits on premises.
c. Consumption of spirits on premises.
d. Tasting room for samples on premises.
e. Indoor and outdoor event space on premises.

The operations and features associated with a. listed above, shall not exceed 60 percent of the total distillery operations on premise.

Micro-distilleries may provide the following operations:

a. Sit-down restaurant on premises.

b. Delicatessen on premises.
c. Similar ancillary uses on premises as approved by the Planning Commission.

Micro-distilleries shall not conduct the following operations:
a. Fast food restaurant on premises.
b. Drive thru services.

Micro-winery. A *micro-winery* is an establishment that produces less than 10,000 gallons of wine on site per year. Wineries shall provide the following operations and features:

a. Manufacture, bottle, pack and store wine on premise and ship wine from premises.
b. Retail sale of wine on premises.
c. Consumption of wine on premises.
d. Tasting room for samples on premises.
e. Indoor and outdoor event space on premises.

The operations and features associated with a. listed above, shall not exceed 60 percent of the total winery operations on premise.

Micro-wineries may provide the following operations:
a. Sit-down restaurant on premises.
b. Delicatessen on premises.
c. Similar ancillary uses on premises as approved by the Planning Commission.

Micro-wineries shall not conduct the following operations:
a. Fast food restaurant on premises.
b. Drive thru services.

Fiscal Impact
The proposal is fiscal neutral.

Recommendation
Staff recommends approval of the text amendment.

Attachments:
Plan of Operation Narrative Foxtown Brewing (DOCX)
Specific_development_and_design_standards. Track changes (DOCX)
track changes TC (DOCX)

Business Narrative and Plan of Operation

The Foxtown Brewery is located in the historic property at 6411 Mequon Road, the site of previous breweries including Jung Brewing, Mequon Brewing and Opitz & Zimmermann Brewing.

Both Opitz and Zimmermann were among the earliest pioneers of Ozaukee County. William F. Opitz was active in the political formation of Ozaukee County, specifically of Mequon and Grafton, the latter of which he served as Town Chairman for three years. Adolphus Zimmermann held various elected offices in Ozaukee County that later culminated with him serving on the first Wisconsin Legislature in 1848.

The building, which dates back to 1857 was originally erected by William F. Opitz and Adolphus Zimmermann and includes two levels of lagering caves that were used before the invention of refrigeration to age and cellar beers in accordance with old world methods. The building also has history in the prohibition era, when it was raided on July 23, 1926 for having 3000 gallons of beer in various stages of production removed by federal agents.

Continuing this storied history, Foxtown Brewery will operate a small single shift 7.5 barrel micro-brewery with a staff of 2 people, offering tours of both the new brewery as well as tours of the historic Opitz and Zimmermann lager caves, providing visitors a unique look into 1850's brewing methods and historic Ozaukee County.

In addition to the micro-brewery there will be a small craft distillery. The craft distillery will share space with the brewery and have a small 53 gallon boiler producing about 30 proof gallons of spirits per week. Gin and liqueurs will be main products produced on site for retail sales. Additional spirits retailed on premises will be brought in from an offsite distillery for on-site blending and packaging. The same 2 people who staff the brewery will also operate the distillery. During Brewery tours, guests will also have the opportunity to observe the distillery. The hours of operation for the brewery and distillery will be Monday thru Friday 6:00 AM – 6:00 PM.

Attachment: Plan of Operation Narrative Foxtown Brewing (6044 : Thompson Project Management for Foxtown Brewery)

Sec. 58-303. - Specific development and design standards.

(a) *Purpose.* Specific development and design standards are established to provide supplemental regulations to address unique characteristics of certain land uses.

(b) *Standards.* The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Animal hospitals and veterinary clinics. The specific requirements are set forth in division 11.

Antiques, collectibles and florists. An antique and/or collectibles store shall be an establishment where all or a substantial part of the value of the objects is derived from its age, uniqueness or historical association.

Artist live/work units. An artist live/work unit may include the design and fabrication of jewelry, pottery and visual arts. Metalworking shall be prohibited. Artist live/work units shall be located above the ground floor.

Bed and breakfast establishments. A bed and breakfast establishment means any place of lodging that provides four or fewer rooms for rent, is the owner's personal residence and is occupied by the owner at the time of rental.

Car wash facility. Car wash facilities shall only be allowed as an accessory use to an existing gas station and shall be limited to one drive bay.

Cement tile roof. Cement roof tiles shall be in natural colors.

Child daycare facilities. A child daycare facility shall provide a designated area for the short term parking of vehicles loading and unloading children. The designated area shall be located where it provides the greatest safety. Playground equipment shall be prohibited in the front yard.

Coffee shop. A coffee shop is an establishment engaged in the sale of coffee and other non-alcoholic beverages for consumption on the premise or for carry-out, which also may include the sale of a limited number of food items. Drive-thru services shall be prohibited in the Town Center And Arrival Corridor districts. Any drive-through services approved in the Neighborhood Commercial district shall comply with the following:

a. Incorporate masonry or compatible building materials into a drive-through canopy or facility.

b. The coffee shop shall be considered the principal structure and located at the street edge and the drive-through service area and associated canopy shall be considered accessory and located to the rear.

c. The building, including the drive-through service canopy, shall incorporate the use of awnings, varied roof forms, roof lines and other elements to provide scale.

d. The accessory structures, such as service or menu boards, signs, speakers shall be designed to complement the principal structure through the building materials and colors and other features.

e. All speaker systems shall be operated at a low volume (maximum of 65 decibels) to not cause a nuisance for adjacent residential uses.

Confectionary. A confectionary is an establishment in which retail goods including chocolate, ice cream and frozen beverages and candy is sold, not produced.

Decorative concrete block. Decorative concrete block shall be allowed only when used in non-visible areas or as a secondary building material or accent. The use of standard, plain, gray block or glazed block is prohibited.

Delicatessen. A delicatessen is an establishment which sells ready-to-eat foods, in bulk or individual servings, primary for the consumption off the premise and is not a fast food restaurant. Drive-thru services shall be prohibited in the Town Center and Arrival Corridor districts.

Attachment: Specific_development_and_design_standards. Track changes (6044 : Thompson Project Management for Foxtown Brewery)

Drug store/pharmacy. Drive-thru services shall be prohibited in the Town Center and Arrival Corridor districts. Any drive-through services approved in the Neighborhood Commercial district shall comply with the same design and development standards for coffee shops.

Farmer's market. A farmer's market is an establishment in which more than 50 percent of its product sold is agricultural produce. A farmer's market may be either a seasonal or year round operation and indoor or outdoor. If a farmer's market is a seasonal operation then an alternative, principal use (either permitted or conditional) shall be provided for the remainder of the year.

Fast food restaurant. A fast food restaurant is an establishment that includes five of the following:

a. A permanent menu board.

b. Customers pay for food before consuming it.

c. A self-service condiment bar is provided.

d. Customers must conduct self-service bussing.

e. Furnishings are hard, finished, stationary seating.

f. Most food items area prepared or cooked on premise and packaged in individual, non-reusable containers.

g. Fast-food restaurants are only permitted within a multi-tenant building. Drive-through services shall be prohibited.

Financial institutions. Drive-through services, including an automated teller machine (ATM) in the drive-through, shall be prohibited in the Town Center district. Any drive-through service approved in the Arrival Corridor or Neighborhood Commercial districts shall comply with the following:

a. Incorporate masonry or compatible building materials into the drive-through facility.

b. The financial institution shall be considered the principal structure and located at the street edge and the drive-through service, canopy or ATM shall be considered accessory and located to the rear.

c. The building shall incorporate the use of awnings, varied roof forms, roof lines and other elements to provide scale.

d. The ATM shall be designed as part of the principal structure or located under the drive-through canopy and shall compliment the building materials and colors.

e. All speaker systems shall be operated at a low volume (65 db) to not cause a nuisance for adjacent residential uses.

Flat and combined roofs. Flat roofs shall combine gabled roofs, hip roof dormers or articulated parapet walls and may include extended and shaped parapets. Any parapet wall shall be designed in a manner to appear solid, three-dimensional form, rather than a veneer.

Gabled roof. Gabled roofs shall have a minimum eight inches rise for 12 inches of run. The gable end shall face the primary street.

Gas stations. Gas stations with or without car washes shall comply with the following:

a. Incorporate masonry or compatible building materials into the pump stations.

b. The C-store shall be considered the principal structure and located at the street edge and the pump stations, canopy or car wash shall be considered accessory and located to the rear or interior side.

c. The building shall incorporate the use of awnings, varied roof forms, roof lines and other elements to provide scale.

d. All vacuuming equipment and service shall be conducted within an enclosed building.

Attachment: Specific_development_and_design_standards. Track changes (6044 : Thompson Project Management for Foxtown Brewery)

Hip roof. Hip roofs shall be done in conjunction with dormers that face the primary street.

Indoor sport shooting ranges. Indoor sport shooting ranges are subject to the following specific development standards:

a. The building design shall conform to all state and federal standards for environmental protection and occupational health and safety. The operator shall identify all standards and demonstrate how the operations will comply including reporting, inspections and permitting.

b. The building design shall provide sufficient evidence of compliance with the most current versions of the U.S. Department of Energy Office of Health, Safety and Security's Range Design Criteria or the National Rifle Association's (NRA) Range Source Book as determined by the Chief of Police and Department of Community Development.

c. The design and construction shall completely confine all ammunition rounds within the building and demonstrate that nuisances such as air quality and noise will not become a nuisance to neighboring properties. The design and construction shall address the enclosure where the firing of firearms is to take place including but not limited to air quality, bullet protection, door and window openings, bullet stops, type of targets, the firing line and sound proofing treatment.

d. Compliance with conditions a.—c. above, shall be demonstrated by plans, certified by a State of Wisconsin licensed architect or certified engineer with demonstrated experience in indoor sport shooting range design and construction.

e. The method of operations shall conform to all state and federal standards for environmental protection and occupational health and safety. The operator shall identify all standards and demonstrate how the operations will comply including reporting, inspections and permitting.

f. The method of operations shall provide sufficient evidence of compliance with the most current versions of the U.S. Department of Energy Office of Health, Safety and Security's Range Design Criteria or the National Rifle Association's Range Source Book as determined by the Chief of Police and Department of Community Development.

g. The method of operations shall address a building security plan for storage of firearms and ammunition as well as carrying procedures, security for entrance to the facility and rules and procedures for safe operations which shall be posted, in public view, at the range.

h. The method of operations shall specify the type and caliber of ammunition the range is designed to confine. No ammunition shall be used, stored, sold or possessed within the range that exceeds the certified design and construction for the range.

i. On-site supervision of the range shall be provided at all times by an adult that is certified as a NRA Range Safety Officer.

j. The on-site supervisor(s) and all employees of the range shall be licensed by the City of Mequon. The license will expire on the 31 st of December each year. At the time of filing for a license, each applicant shall be a full citizen of the United States for at least two years and shall be deemed to have satisfactory qualifications as determined by the finance and personnel committee.

k. The servicing of firearms is permitted.

l. Sales of firearms is prohibited.

m. Outdoor display, training or operational activity is prohibited.

n. No person under the age of 18 shall be permitted within the range unless accompanied by an adult at all times. This does not prohibit minors from participating in safety or training classes.

o. Hours of operation are limited to 7:00 a.m. to 10:00 p.m.

p. The parking requirement for an indoor sport range is two spaces/one shooting range firing lane plus one space/employee for the largest work shift.

Attachment: Specific_development_and_design_standards. Track changes (6044 : Thompson Project Management for Foxtown Brewery)

Micro-distillery. A *micro-distillery* is an establishment that produces less than 10,000 gallons of spirits on site per year. Distilleries shall provide the following operations and features:

a. Manufacture, bottle, pack and store spirits on premise and ship spirits from premises.
b. Retail sale of spirits on premises.
c. Consumption of spirits on premises.
d. Tasting room for samples on premises.
e. Indoor and outdoor event space on premises.

The operations and features associated with section a list above, shall not exceed 60 percent of the total distillery operations on premise.

Micro-distilleries may provide the following operations:

a. Sit-down restaurant on premises.
b. Delicatessen on premises.
c. Similar ancillary uses on premises as approved by the Planning Commission.

Micro-distilleries shall not conduct the following operations:

a. Fast food restaurant on premises.
b. Drive thru services.

Micro-winery. A *micro-winery* is an establishment that produces less than 10,000 gallons of wine on site per year. Wineries shall provide the following operations and features:

a. Manufacture, bottle, pack and store wine on premise and ship wine from premises.
b. Retail sale of wine on premises.
c. Consumption of wine on premises.
d. Tasting room for samples on premises.
e. Indoor and outdoor event space on premises.

The operations and features associated with section a listed above, shall not exceed 60 percent of the total winery operations on premise.

Micro-wineries may provide the following operations:

d. Sit-down restaurant on premises.
e. Delicatessen on premises.
f. Similar ancillary uses on premises as approved by the Planning Commission.

Micro-distilleries shall not conduct the following operations:

c. Fast food restaurant on premises.
d. Drive thru services.

Attachment: Specific_development_and_design_standards. Track changes (6044 : Thompson Project Management for Foxtown Brewery)

Mixed-use development. A mixed-use development contains residential and non-residential uses authorized in Table 58-301-1 and Table 58-302-1 within a building, or set of buildings on a development site. A mixed-use development shall contain a minimum 30 percent of the development's total square footage as non-residential use(s) and shall contain landscaped and outdoor public spaces for the use of consumers and residents.

Multiple family dwellings. A development that includes multiple-family dwellings containing more than two units, and up to 16 units, with or without non-residential uses, located in the Town Center or Arrival Corridor district shall comply with the following:

a. The height shall not exceed two and one-half stories.

b. Distinct second story dwelling units shall be prohibited.

c. The placement of dwellings shall not be located on a lot that abuts Mequon Road.

d. The placement of dwellings shall reinforce the street, maximize natural surveillance and visibility and facilitate pedestrian access and circulation.

e. The front façade of the structure shall include one principal entrance and a porch, with a minimum depth of six feet, for each dwelling and shall be placed directly towards the adjacent primary public or private street or front yard as determined by the Department of Community Development.

f. A pedestrian access from the adjacent primary public or private street or front yard to the principal entrance of each dwelling shall be provided and maintained.

g. A landscaped front yard for each unit adjacent to the primary adjacent public or private street or front yard shall provide and maintain a minimum of one tree.

h. Parking between the dwelling and the street shall be prohibited.

i. Vehicular access shall only be from the rear or interior side and shall include below-grade parking and, or an attached garage with a private driveway that can accommodate a minimum of one vehicle.

j. All facades shall create orderly variation, including projections such as balconies, covered patios and bay windows.

Nightclubs. A nightclub is an establishment engaged in the sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges and similar uses or a sit-down restaurant which provides more than 50 percent of its service to the sale of alcoholic beverages.

Ornamental metals. Ornamental metals shall be allowed only as accent materials such as grills, railing, panels and gutters.

Painted metal roof. Metal roof shall include copper coated, terne metal or painted metal to resemble weathered copper.

Parking facilities. The design of a parking facility shall not dominate the street frontage or building facade which faces a public street or significant public space. All vehicles shall be screened from view and at least 60 percent of the first floor facade shall by occupied with active uses and shall be designed with architectural detail and windows to create visual interest.

Pet supply stores, pet grooming facilities and pet daycares. The specific requirements are set forth in division 11.

Planned residential development. A development containing any of the following residential uses, with or without non-residential uses, may be allowed through application of section 58-331, Planned Unit Development Overlay:

a. *One-family dwellings.* One-family dwellings, of any number, located in the Town Center or Arrival Corridor districts shall comply with the following:

    1. The minimum lot area shall be established by the Council through an approved PUD.

Attachment: Specific_development_and_design_standards. Track changes (6044 : Thompson Project Management for Foxtown Brewery)

2. The required street frontage shall be a minimum of 36 feet and a maximum of 80 feet.
3. The front yard setback shall be a minimum of ten feet and a maximum of 25 feet from the abutting street.
4. The side and rear yards shall be a minimum of five feet and shall be increased by two for every additional story above the ground floor and increased by one foot for a half-story.
5. The height shall not exceed two and one-half stories and shall be architecturally designed with a gable or hip roof form.
6. The placement of dwellings shall not be located on a lot that abuts Mequon Road.
7. The placement of dwellings shall reinforce the street, maximize natural surveillance and visibility and facilitate pedestrian access and circulation.
8. The front façade of dwellings shall include one principal entrance and a porch, with a minimum depth of six feet, and shall be placed directly towards the adjacent primary public or private street.
9. A pedestrian access from the adjacent primary public or private street to the principal entrance of the dwelling shall be provided and maintained.
10. A landscaped front yard for each unit adjacent to the primary adjacent public or private street shall provide and maintain a minimum of one tree.
11. Parking between the dwelling and the street shall be prohibited.
12. Vehicular access shall only be from the rear and shall include an attached garage and a private driveway that can accommodate a minimum of one vehicle.

b. *Two-family dwellings.* Two-family dwelling, of any number, located in the Town Center or Arrival Corridor districts shall comply with the specific development and design standards listed above for one-family dwellings.

c. *Elderly housing.* Elderly housing, of any number of dwellings, located in the Town Center or Arrival Corridor districts shall comply with the same specific development and design standards as defined in 58-303, Multiple family dwellings.

d. *Multiple-family dwellings greater than 16 units.* Multiple-family dwellings greater than 16 units, with or without non-residential uses, are prohibited in the Arrival Corridor district. Multiple-family dwellings greater than 16 units, may be located in the Town Center district if part of a mixed-use development as defined in section 58-303 Specific development and design standards; however, if located on a lot that abuts Mequon Road, or Cedarburg Road south of Mequon Road, such dwelling shall be within a mixed-use building as defined in section 58-301(j)(3), general district regulation.

Pre-cast stone. Pre-cast stone shall be allowed in a finish approved by the planning commission.

Projecting signs. A projecting sign is a sign which projects from the wall of a building in such a manner that the sign face is perpendicular to the wall, or a sign which is suspended from a soffit or other permanent overhang. The sign shall not be located above the base level of the building or above the second floor line. Hanging signs shall not project more than 40" total from the face of the building.

Rubber as a roof material. Rubber is permitted where not visible from ground level.

Sit-down restaurants. A sit-down restaurant is engaged in the preparation and retail sale of food and beverages, which is characterized by table service to the customer and is not a delicatessen, fast food or coffee shop. Drive-thru services shall be prohibited.

Special size brick. Special sizes and shapes of brick shall be acceptable only as accents and decorations.

Attachment: Specific_development_and_design_standards. Track changes (6044 : Thompson Project Management for Foxtown Brewery)

Stucco. Stucco shall be allowed only as a wall finish material on upper floors and gables.

Terra cotta. Terra cotta shall be allowed only as cladding or accent.

Town center brewery. A town center brewery is an establishment that produces less than 10,000 barrels of beer on site per year. Town center breweries shall provide the following operations and features:

a. Manufacture, bottle, pack and store beer on premise and ship beer from premises.

b. Retail sale of beer on premises.

c. Consumption of beer on premises.

d. Tasting room for samples on premises.

e. Indoor and outdoor event space on premises.

The operations and features associated with a) manufacture, bottle, pack and store beer on premise list above, shall not exceed 60 percent of the total town center brewery operations on premise.

Town center breweries may provide the following operations:

a. Sit-down restaurant on premises.

b. Delicatessen on premises.

c. Similar ancillary uses on premises as approved by the planning commission.

Town center breweries shall not conduct the following operations:

a. Fast food restaurant on premises.

b. Drive thru services.

Window signs. The size of the sign shall not account for more than 20 percent of the window size.

Wood siding. Wood siding shall be allowed only on upper floors and gable ends or as roofing materials.

(Ord. No. 2007-1204, § III, 5-8-2007; Ord. No. 2011-1370, § I, 12-13-2011; Ord. No. 2015-1461, § I(Att.), 11-10-2015; Ord. No. 2017-1496, § I, 9-12-2017; Ord. No. 2017-1503, § I(Exh. A), 1-9-2018; Ord. No. 2019-1535, § III(Exh. C), 1-8-2019; Ord. No. 2019-1543, Exh. B, 4-9-2019)

Attachment: Specific_development_and_design_standards. Track changes (6044 : Thompson Project Management for Foxtown Brewery)

Sec. 58-301. - TC town center district.

(f) *Permitted and conditional uses.* Table 58-301-1, Uses in the Town Center District, lists all the permitted and conditional uses.

Table 58-301-1 Uses in the Town Center District		
Use	Town Center	Specific Development Standards
Office & Clinic:		
Office	P	
Medical clinics	P	
Financial institutions	P	✓
Institutional & Public Uses:		
Public libraries	P	
Public parks	P	
Public administrative offices and service buildings	P	
Performing arts school and studios of 2,000 sq. ft. or less	P	
Public and private schools of 2,000 sq. ft. or less	P	
Private lodges and clubs	C	
Community center	C	
Public parking facilities, non-accessory	C	✓
Residential Uses:		
Home occupations	P	

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Artist's live/work units	P	✓
Multiple-family dwellings, eight units or less, if part of a mixed-use development	P	✓
Multiple-family dwellings, nine units to 16, if part of a mixed-use development* [1]	C	✓
Bed and breakfast	C	✓
Planned residential development	PUD	✓
Retail & Services:		
Stationary stores	P	
Antiques, collectibles, gift or florist stores	P	✓
Toy, hobby or game store	P	
Graphic design	P	
Interior design services	P	
Paint/wallpaper store	P	
Luggage and leather goods store	P	
Art supply, artistic studios or galleries	P	
Camera and photography supply store	P	
Music and musical instrument store	P	
Optical/vision center	P	
Dry cleaning and tailors	P	
Apparel and accessories/repair	P	

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Photocopying, film development, printing and publishing, packaging store of 4,000 sq. ft. gross floor area or less	P	
Video stores of 4,000 sq. ft. gross floor area or less	P	
Bookstores and newsstands of 2,000 sq. ft. gross floor area or less	P	
Home furnishings/accessories 4,000 sq. ft. or less	P	
Bicycle repair and sales	P	
Computer and software store	P	
Electronic goods store	P	
Child daycare facilities and preschools	C	✓
Planned commercial development	PUD	✓
Salon and spas	P	
Sports and fitness centers of 3,000 sq. ft. or less	P	
Farmers market	P	✓
Confectionary (chocolate, ice cream, candy) 2,000 sq. ft. or less	P	
Specialty food stores	P	
Tobacco, cigar or nicotine product/e-cigarette shop 2,000 sq. ft. or less	P	
Beer, wine or liquor store	P	
Convenience store w/o gas	C	
Grocery store	C	
Car wash facility	C	✓

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Food & Beverage:		
Catering services	P	
Bakeries, retail	P	
Coffeeshop of 2,000 sq. ft. gross floor area or less	P	✓
Delicatessen of 2,000 sq. ft. gross floor area or less	P	✓
Fast-food restaurant	P	✓
Sit-down restaurants, if part of a mixed-use development	P	✓
Nightclubs	C	
Town center breweries , micro-distilleries, micro-wineries	C	✓

P = Permitted uses.
C = Conditional uses.
PUD = Planned Unit Development.
* [1] = excluding density bonuses per section 58-301(i)(2).

Attachment: track changes TC (6044 : Thompson Project Management for Foxtown Brewery)

City of Mequon

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

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **March 22, 2021**

SUBJECT: **Graphic House, Inc. for Alliance Bible Church. The applicant is seeking master sign plan approval to allow for five wall signs and a waiver to the setback requirement for the property located at 13939 N. Cedarburg Road.**

Applicant:	Graphic House
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Zoning:	IPS (Institutional and Public Service District)
Land Use Plan:	Institutional
Lot size:	8.18 acres
Location:	13939 N. Cedarburg Road
Tax Key:	#14-003-14-047.00
District:	#1

Background:
The applicant is seeking approval for a Master Sign Plan for Alliance Bible Church to allow for five wall signs and a waiver to the setback requirement for a monument sign at 13939 N Cedarburg Road. The property is currently zoned IPS (Institutional and Public Service District).

Master Sign Plan:
The code allows one wall sign for each principal building. The wall sign shall not exceed 2.5% of the area of the building wall to which the sign is affixed or 60 square feet, whichever is smaller. The proposed Master Sign Plan includes the following:

Proposed Sign Type	**Size**
Monument Sign	28 SF
Wall Sign – South Elevation – Alliance Bible Church	87 SF
Wall Sign – South Elevation – Kingdom Kidz	19 SF
Wall Sign – South Elevation – Student Ministries	45 SF
Wall Sign – East Elevation – Welcome	7 SF
Wall Sign – East Elevation - Office	18 SF
South/East Elevation – Cross Logo	57 SF

The applicant is proposing a total of five wall signs which equal 176 square feet. They are also proposing a cross logo at 57 square feet. They indicate that there are different entrances into the facility for unique uses. The signs include a sign on the south elevation for Alliance Bible Church, a sign for Kingdom Kids, one ‘Welcome’ sign at the main entrance, a sign for Student Ministries and one for the church office.

Staff supports the overall design of the signs; however, staff does not believe there is a site-specific hardship that warrants the request for multiple wall signs and that there are other ways to provide wayfinding for visitors. The Sign Code permits up to four directional signs for any business or organization not to exceed 3 square feet or four feet in height. Other institutional uses (Christ Church, St. Mary Hospital) with multiple entrances utilize directional signs such as these to assist with wayfinding.

The Alliance Bible Church site currently has directional signs, but the applicant indicates that they still struggle with directing patrons to the correct building entrance. Based on a recent site inspection, staff recognized that due to the amount and size of copy on the directional signs, staff agrees that the signs are difficult to read and do not provide clear identification of the entrances. Staff believes the applicant could make better use of the directional signs by reducing the amount of copy on the signs and increasing the size of the lettering. Staff does not see a site-specific hardship that justifies additional wall signage for the office and Student Ministries. Instead, staff recommends using directional signs to identify these entrances. The proposed wall signs for these uses are not near the entrances, rather, the signs are proposed on the sections of the façade closest to the parking lot. Staff recommends placing directional signs in the green space adjacent to the parking lot and main drive aisle to direct patrons to these entrances. See Exhibit A for staff recommendation.

Staff supports the Alliance Bible Church and Kingdom Kidz wall signs. The Alliance Bible Church sign identifies the church and would be allowed under the current sign code; however, the sign shall be reduced in size to meet the code requirement of no more than 60 square feet. Staff supports the Kingdom Kidz sign since the entrance is set further back and tucked away in a corner away from the main drive aisle. In addition, there is no green space for a directional sign to be placed to identify the entrance and remain visible to vehicles as they enter the site. The wall sign is proposed immediately adjacent to the entrance unlike the wall signs for the office and student ministries. For these reasons, staff supports the request for this second wall sign.

Staff also supports the request for a small, 7 square feet ‘welcome’ sign over the main entrance since this entrance is in the rear of the site. There are other elements, such as the overhang and drop off area, that compete with the visibility of this main entrance. The sign would be helpful wayfinding as it would face Cedarburg Road and visitors as they enter the site. Staff does not believe a directional sign would be feasible for identifying this entrance and supports the sign as proposed.

Monument Sign:
Staff supports the monument sign design with the condition that the sign be reduced in size to meet the 10-foot height maximum requirement. The applicant is requesting to place the sign closer to the property line which does not comply with the 10-foot setback requirement. There is approximately 50 feet of right-of-way between the property line of the church and the travelling lane of Cedarburg Road. The applicant indicated that visitors have a difficult time finding the church due to the setback back from the road. They also indicate that the sign to north for White Rabbit Bar & Grill impedes the view of the church’s sign. Based upon a site inspection, staff does not believe there is a hardship that justifies the setback waiver. Staff believes the sign is visible at its current location. The existing sign is low to the ground, but the proposed sign is taller in height which will help the visibility. Staff also does not believe the White Rabbit sign impedes the view of the church sign since the two signs are approximately 160 feet away from one another. The White Rabbit sign was granted a waiver because there was no other green space on the site where the sign could be placed; this is not the case on the church’s property.

Building Plan Amendment:

As part of the Master Sign Plan submittal, the drawings show changes to the building exterior, including the cross logo. Staff believes the proposed cross is more of a decorative architectural element and should be approved as part of a Building Plan Amendment. Other changes shown include painting the siding and adding trim for areas of the façade on the south and east elevation where new signs are proposed. In general, staff is not opposed to the proposed building changes, however, staff requested more information and a formal application for the building changes which was not submitted in time for this Planning Commission meeting. The changes are minor in nature and if the Planning Commission agrees, staff will review and approve the exterior changes at staff level once a full submittal is received.

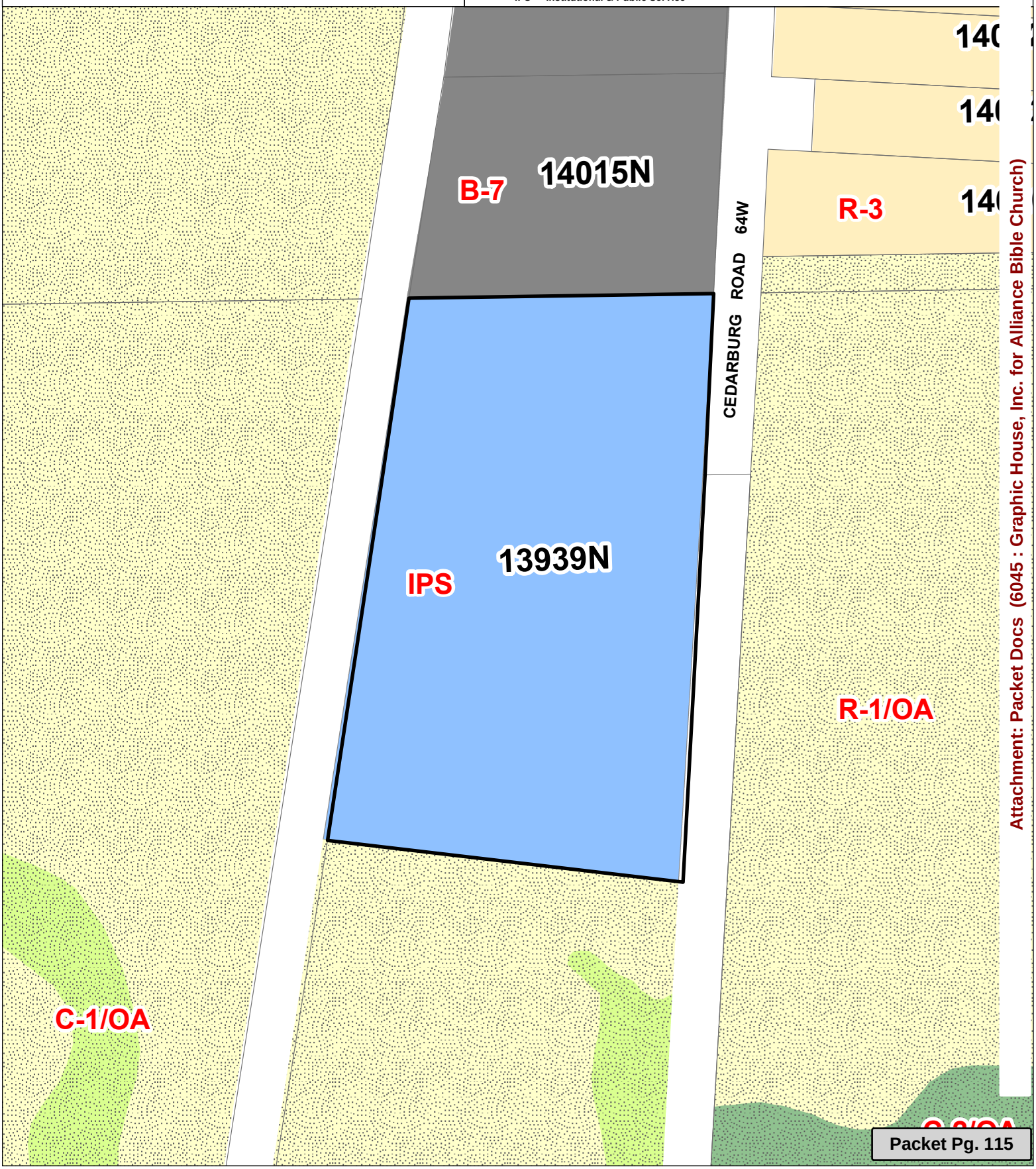
Staff Recommendation: Planning staff recommends approval of the Master Sign Plan subject to the following conditions:

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. Sign permit approval for all signs.
3. The sign shall comply with all other requirements of the Sign Code unless otherwise waived by Planning Commission.
4. Three wall signs permitted: one south elevation sign at 60 square feet, one main entrance sign at 7 square feet, and one accessory wall sign on the south elevation at 19 square feet.
5. Wall signs shall not exceed 20 feet in height as measured from grade.
6. Submittal of final Master Sign Plan.
7. Staff review and approval of the proposed changes to the building exterior.
8. The monument sign shall meet all requirements of the sign code, including maximum height of 10 feet and shall be placed no closer than 10 feet to any property line, driveway, or right-of-way.

Attachments:
Packet Docs (PDF)

Alliance Bible Church

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



Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

SIGN SPECIFICATIONS for ALLIANCE BIBLE CHURCH | 13939 N CEDARBURG RD.

Wall Signage Specifications on the South Elevation (Facing Parking Lot):
Proposed locations attached as **Exhibit A**.

We are submitting a sign master plan due to|
There being 5 different entrances into the facility for unique uses (Worship, office, kids, Student Ministries, etc) The additional signage is a wayfinding tool to direct people accordingly.

4 Wall Signs: 3 signs identifying different entrances and one logo.
(Quotes: 20982, 20993, 20984, 20983-B)
Letters: See individual design prints attached. (quote numbers circled in red)
Mounting: Signage letters are all on backerboards, stud mounted into wall. Logo mounted through faces flush to building.
Color: 2 of the signs and logo are white lettering. The remaining sign matches the logo of Kingdom Kidz with a white backerboard.
Illumination: Sign 20982 has external gooseneck lights pointing down on it. All other signage is not illuminated.

Wall Signage Specifications on the East Elevation (N Cedarburg Rd.):
Proposed locations as **Exhibit A**.

2 Wall Signs: 2 signs identifying different entrances. (Quotes: 20976, 20985-B)
Letters: See individual design prints attached.
Mounting: Stud mounted ½" off backer panel.
Color: Both signs consist of white and dark grey coloring.
Illumination: Non-lit Signage.

FREESTANDING ENTRY MONUMENT SIGNS
20981 - One freestanding monument sign will be replacing the current monument signage on the property.
The monument sign will have small external illumination spotlights facing up. Additionally, applying for sign waiver on location of this sign.

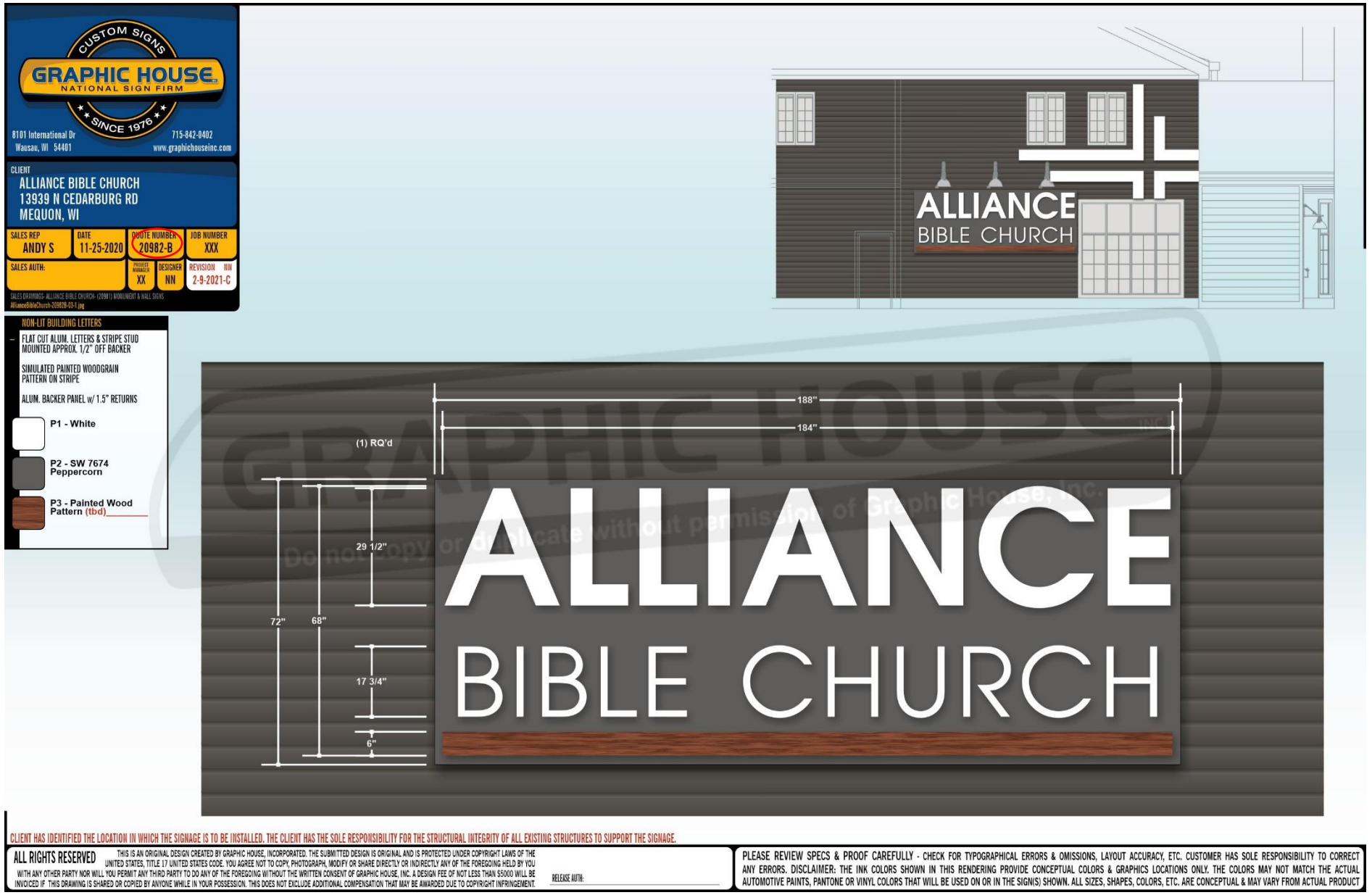
SIGN PERMITS
Sign permit approval is required for all signage, may be required for the logo.

Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)



Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

South Elevation (Facing Parking Lot)



20982: 87 sq ft.

Horizontal trim to be removed.

Vertical trim added left of the sign near single door.

Corner trim will stay and stay white.

Siding to be painted as shown in Architect rendering.

(3) Gooseneck down lights will be placed above the 'Alliance Bible Church' sign.

Move the exterior fire alarm.

Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

20993: 57 sq ft.

White Cross logo wrap South to East elevation as shown on rendering.

Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

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Wausau, WI 54401

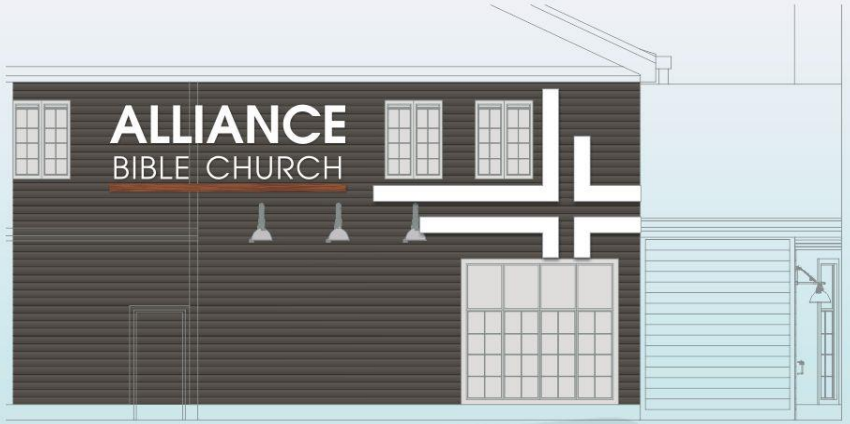
715-842-0402
www.graphichouseinc.com

CLIENT
ALLIANCE BIBLE CHURCH
13939 N CEDARBURG RD
MEQUON, WI

SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	20993	XXX

SALES AUTH:	PROJECT MANAGER	DESIGNER	REVISION XX
	XX	NN	0-0-0000

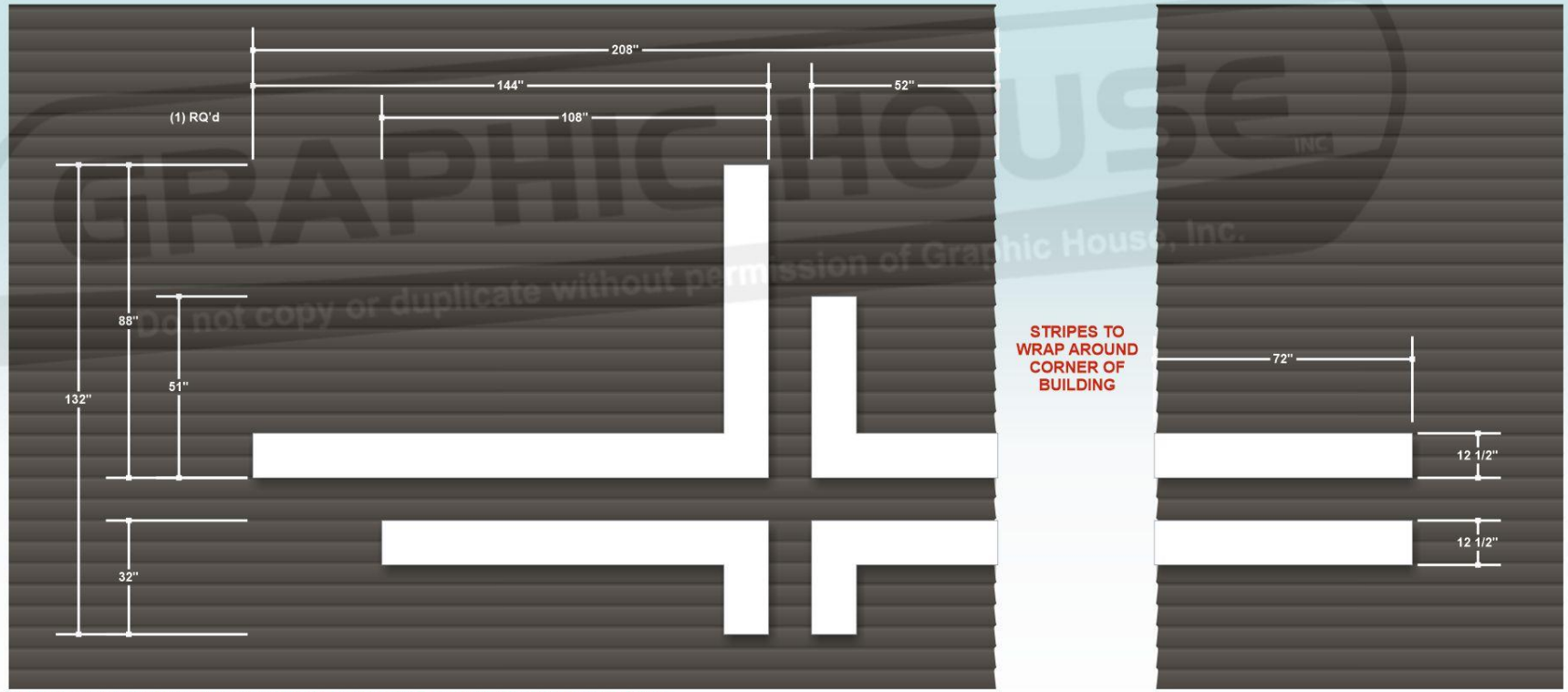
SALES DRAWINGS- ALLIANCE BIBLE CHURCH- (20993) MONUMENT & WALL SIGNS
AllianceBibleChurch-20993-01-1.jpg



NON-LIT BUILDING LETTERS

FLAT CUT WHITE ACM STRIPES MOUNTED THROUGH FACES FLUSH TO BUILDING

White ACM

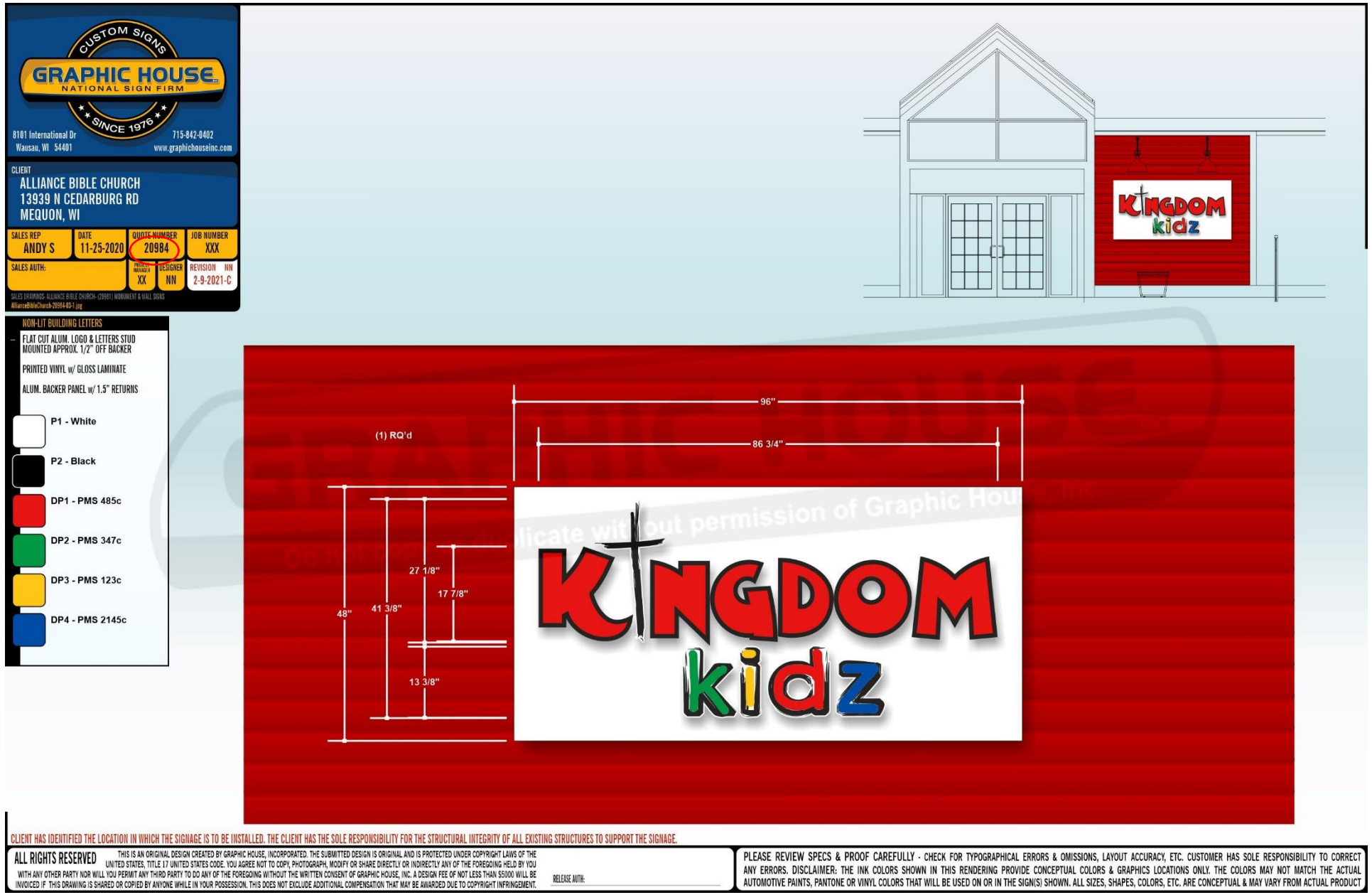


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White backer 20984: 19 sq ft.

Siding behind 'Kingdom kidz' sign to be painted

(2) Gooseneck down lights will be placed above the 'Kingdom kidz' sign.

This area is used Sundays, Tuesdays, Wednesdays, and Thursdays both daytime and evening.

Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

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Wausau, WI 54401
715-842-0402
www.graphichouseinc.com

CLIENT
ALLIANCE BIBLE CHURCH
13939 N CEDARBURG RD
MEQUON, WI

SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	20983-B	XXX

SALES AUTH:	PROJECT MANAGER	DESIGNER	REVISION
	XX	NN	2-9-2021-C

SALES DRAWINGS-ALLIANCE BIBLE CHURCH- (20981) MONUMENT & WALL SIGNS
AllianceBibleChurch-20983B-02-1.jpg

NON-LIT BUILDING LETTERS

FLAT CUT ALUM. LETTERS & STRIPE STUD MOUNTED APPROX. 1/2" OFF BACKER

ALUM. BACKER PANEL w/ 1.5" RETURNS

P1 - White

P2 - SW 7674 Peppercorn





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20983-B: 45 sq ft.

Siding behind 'Student Ministries' sign to be painted

(2) Gooseneck down lights will be placed above the 'Student Ministries' sign.

Student Ministries is the most used entrance of visitors outside of Sunday worship.

Add Pergola over walkway to Student Ministries entrance (most used entrance for visitors throughout week and weekend.

See 20201028 Alliance Design drawings for pergola rendering page 6 or 2.2

Add down lights over pergola along walkway.

Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

East Elevation (Facing N. Cedarburg Rd.)

20976: 7 sq ft.

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CLIENT
ALLIANCE BIBLE CHURCH
13939 N CEDARBURG RD
MEQUON, WI

SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	20976	XXX

SALES AUTH:	PROJECT MANAGER	DESIGNER	REVISION XX
	XX	NN	0-0-0000

SALES DRAWINGS- ALLIANCE BIBLE CHURCH- (20981) MONUMENT & WALL SIGNS
AllianceBibleChurch-20976-01-1.jpg



NON-LIT BUILDING LETTERS

FLAT CUT ALUM. LETTERS & STRIPE STUD MOUNTED APPROX. 1/2" OFF BACKER

ALUM. BACKER PANEL w/ 1.5" RETURNS

P1 - Dark Grey
(tbd)_____

P2 - White



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CLIENT
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13939 N CEDARBURG RD
MEQUON, WI

SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	20985-B	XXX

SALES AUTH:	PROJECT MANAGER	DESIGNER	REVISION NN
	XX	NN	2-9-2021-C

SALES DRAWINGS- ALLIANCE BIBLE CHURCH- (20981) MONUMENT & WALL SIGNS
AllianceBibleChurch-20985B-02-1.jpg

NON-LIT BUILDING LETTERS

FLAT CUT ALUM. LETTERS & STRIPE STUD MOUNTED APPROX. 1/2" OFF BACKER

ALUM. BACKER PANEL w/ 1.5" RETURNS

P1 - White

P2 - SW 7674 Peppercorn





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20985-B: 18 sq ft.

Trim added around office sign on corner, paint existing siding within area, document 20201028 Alliance Design drawing

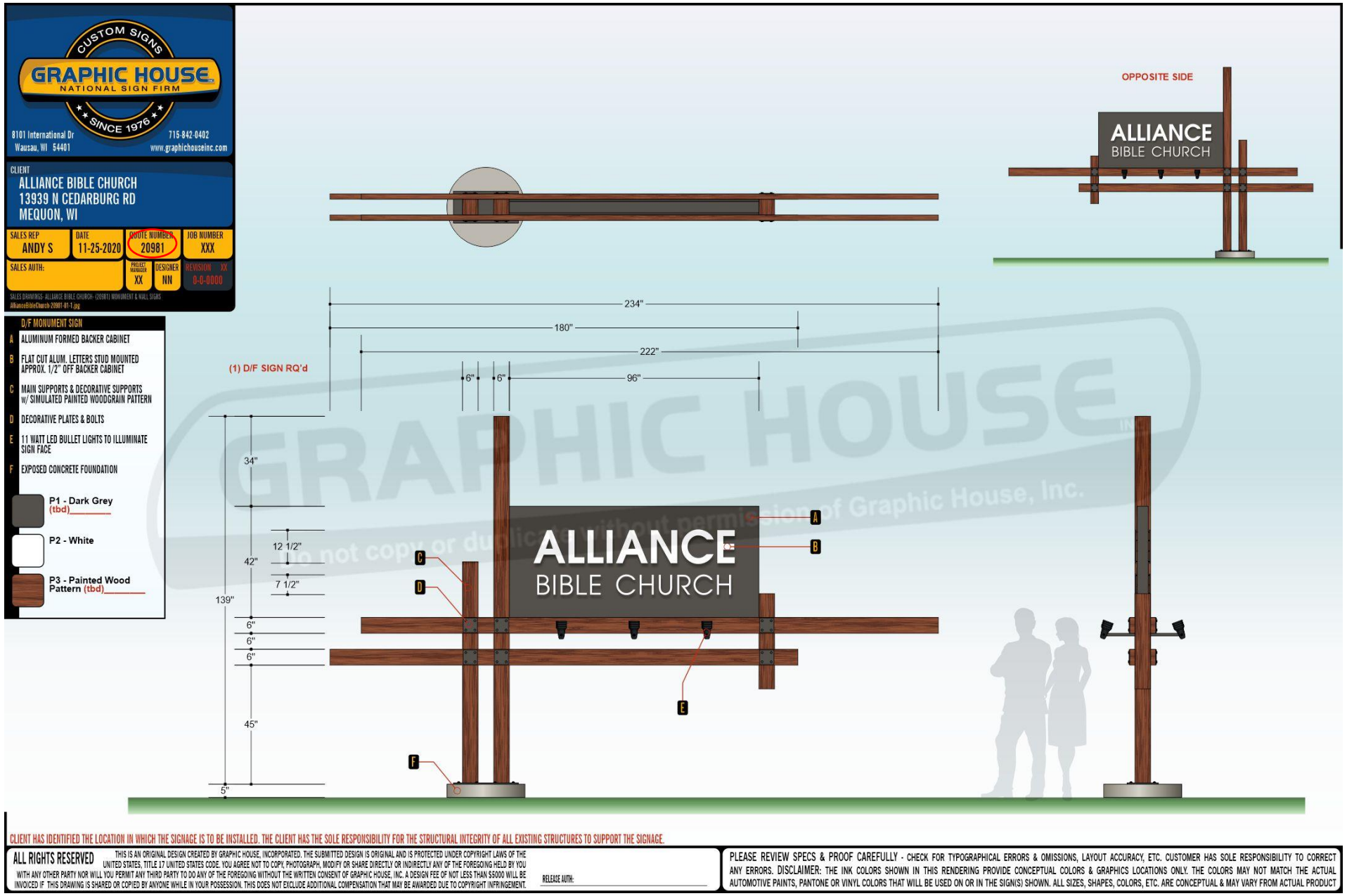
Siding behind 'Alliance Office' sign to be painted

(2) Gooseneck down lights will be placed above the 'Kingdom kidz' sign.

Office entrance is a distance from the parking lot and the main entrance for vendors throughout the week and should be used for package delivery drop-offs.

Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

Monument Sign



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20981: 28 sq ft.

Monument sign location closer to road to property line due to speed of traffic and location of driveway, gives drivers a safer period of time to see destination, slow and turn. The purpose of the 10' set back is unnecessary given the distance of the property line to the road.

Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)



Sign Waiver on Locatio of Monument Sign| Would like sign base to be at least on property line (yellow line) Currer sign is 10 feet from property line (blue line)

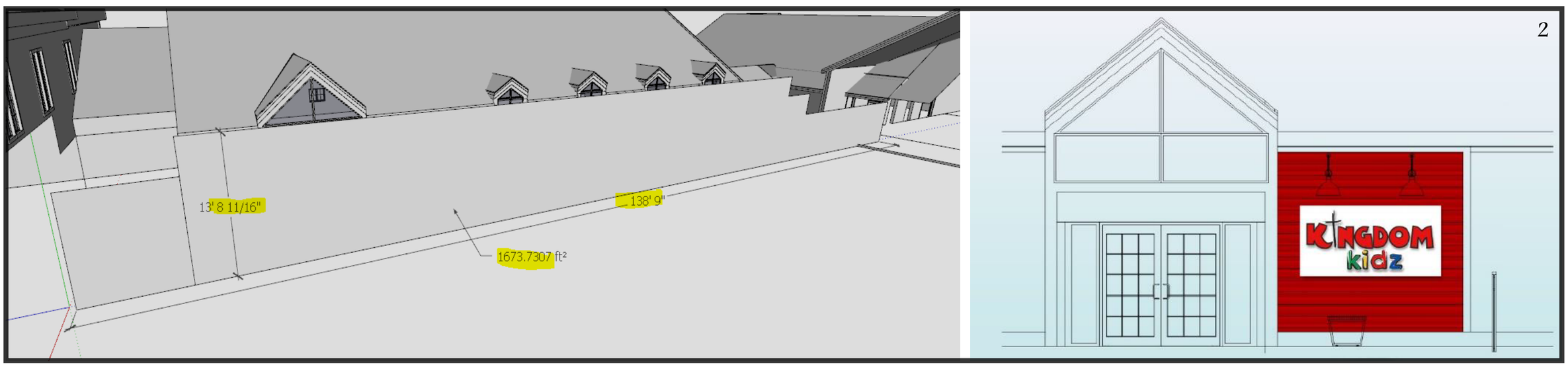
Hardship| People are having a hard time finding the church due to the signage being so far back from the road that it's not effective – leading edge of sign is currently 66 feet from road's edge. They want people to be able to locate the sign and safe make the turn into the parking lot.

Their neighbor's sign, White Rabbit, also impedes the view of the church's signage.

Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

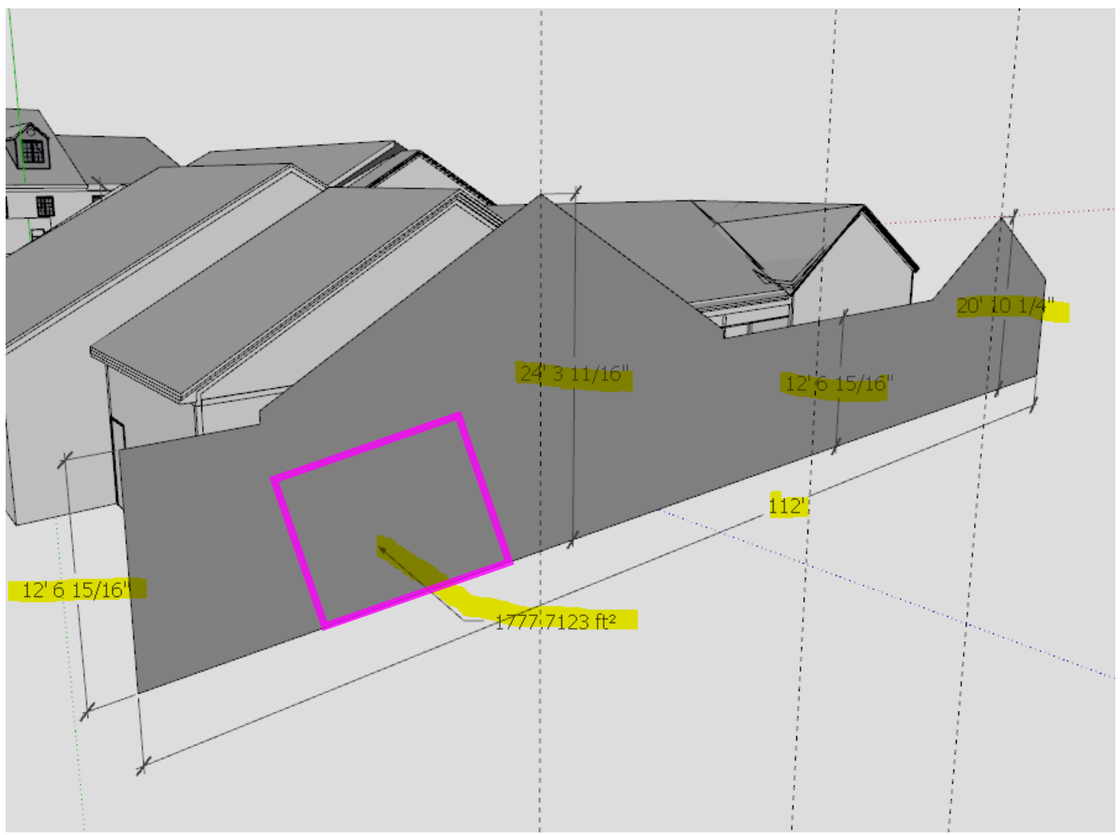






Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

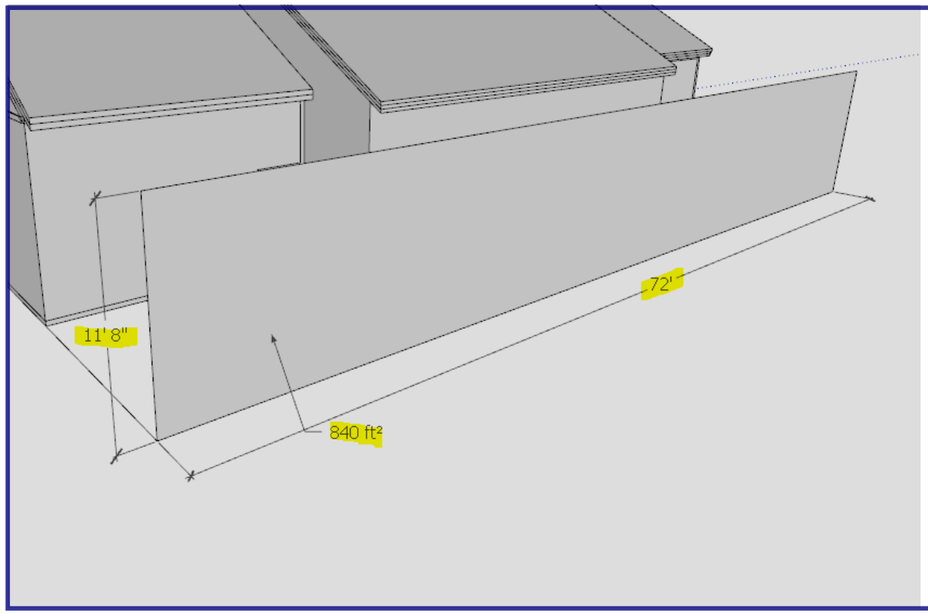






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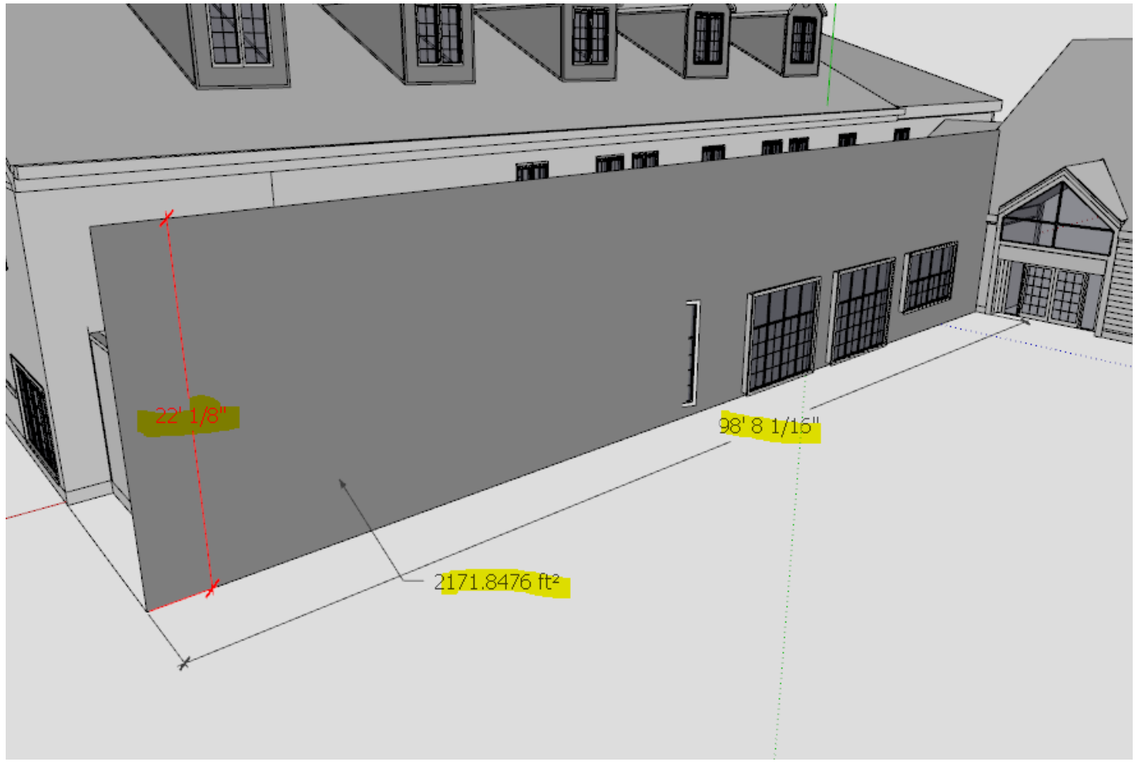






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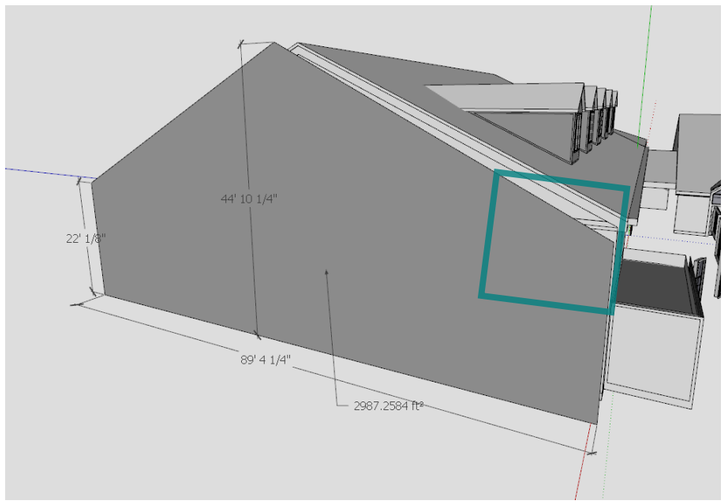


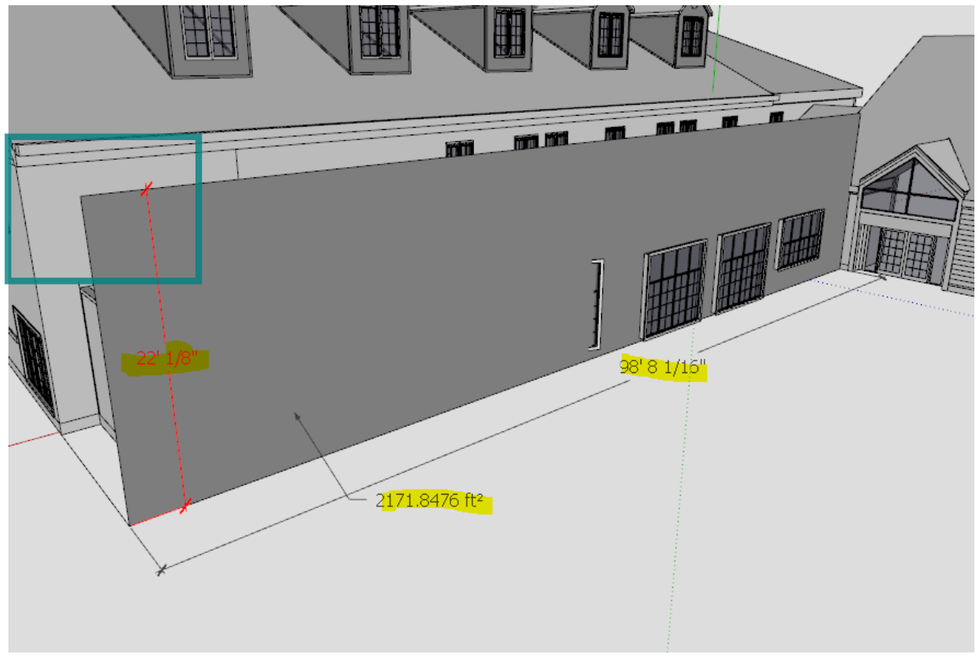




Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)





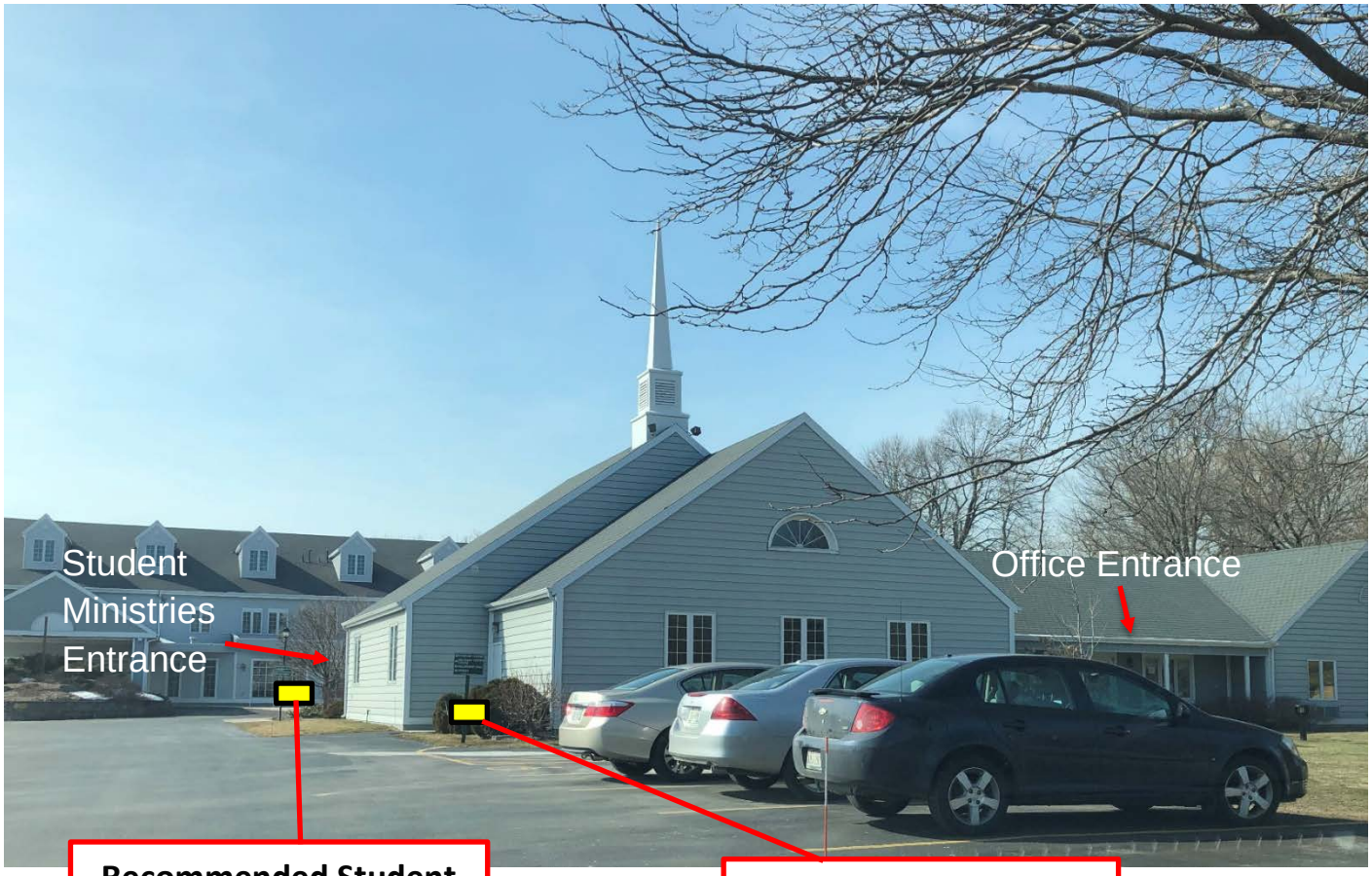




On two sides of the building - wraps around the corner.

Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

EXHIBIT A – Staff Recommendation



Recommended Student Ministries directional sign location

Recommended Office directional sign location



Attachment: Packet Docs (6045 : Graphic House, Inc. for Alliance Bible Church)

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: **PA PHOUALA VANG, PLANNER**

DATE: **March 22, 2021**

SUBJECT: **Berengaria Development for BMSL Mequon Invest LLC. The applicant is seeking certified survey map approval to allow for a 4-lot land division which reconfigures the existing four parcels (7.4-acres) and ultimately creates 5 lots out of the four lots located immediately south of 11104 N. Oriole Lane.**

Applicant:	Berengaria Development
Status of Applicant:	Owner
Requested:	Final Land Division Approval
Existing Zoning:	R-3 (1-acre single-family) C-2 (General Conservancy)
Land Use Plan:	Residential 1-1.5 Acres
Lot size:	7.4 acres
Location:	Properties immediately south of 11104 N. Oriole Lane
Tax Keyes:	#15-030-02-020.00, #15-030-02-021.00, #15-030-02.022.00, #15-030-03-024.00
District:	#6

Background:
The applicant requests approval for a four-lot land division for the properties located immediately south of 11104 N Oriole Lane. In 2020, BMSL Mequon Invest LLC purchased the existing four lots of CSM 3406 consisting of a total of 7.4 acres (see attached CSM 3406). The parcels are zoned R-3 (1-acre single-family residential).

The owner intends to keep the lots as single-family residential. The current four lots meet and exceed the 1-acre minimum lot size and 150 average lot width and depth requirement of the R-3 zoning district. The proposed land division reconfigures the existing parcels and ultimately results in a total of five lots out of the 7.4 acres.

The owner adjusted the property line of existing Parcel 4 of CSM 3406 (southern-most lot) by deeding land to the property immediately north. The southernmost lot which was 2.14 acres was reduced in size through a Quick Claim Deed. A total of .45 acre was deeded to the property immediately north so that it could be included in the proposed CSM in order for all four new lots to meet minimum lot size and average lot width requirements, as laid out in Exhibit A.

The applicant indicated that the desire to create five parcels is so the total cost of the Oriole Lane water main extension can be spread across five parcels as opposed to the four parcels that exist today.

Zoning District Standards and Site Conditions:

The proposed certified survey map is consistent with the current zoning designation of R-3, requiring a one (1) acre minimum lot size and 150 minimum average lot width and depth.

Site Conditions:
Proposed Lot 1 is 2.58 acres; Lot 2 is 1.06 acres; Lot 3 is 1.06 acres; and Lot 4 is 1.06 acres. Existing Lot 4 of CSM 3406 is 1.69 acres after the boundary line adjustment. All lots are vacant and will have access from Oriole Lane. The parcels have several wetlands and specimen trees on site. The applicant submitted a tree survey and wetland delineation report by Heartland Ecological Group Inc as part of the application. See Engineering section for more information on wetlands on site. The City Forester reviewed the tree survey and inspected the site and confirms that the tree survey accurately represents the conditions on site. The City Forester also supports house placements as indicated on plans which will not affect any of the specimen trees.

Engineering Report:
Kristen Lundeen City Engineer, has reviewed the application and has the following comments:

Access for each of the lots will be directly off of Oriole Lane. The additional lot will add 9.57 trips per day, according to the Institute of Transportation Engineers. Oriole Lane has the capacity to absorb the increase in traffic for one lot.

Wetlands are present on site and the wetland delineation report provided to the City. An assured delineator completed the report, therefore WDNR concurrence is not required. The wetland survey and setbacks are shown on the certified survey map, as required. There is no wetland fill proposed as a part of the land division. If individual home construction contemplates wetland fill, a permit from the WDNR is required.

The lots are located within the City's sewer service area, and connection to the public sanitary sewer utility and water utility are required. Where available, new homes shall connect to the existing sanitary laterals. Construction of new laterals shall adhere to the Standard Specifications for Land Development. The land division only proposes the addition of one home, therefore sanitary capacity should be sufficient. The public water main shall be extended along the entire frontage of the lots. As a condition of approval, staff recommends that the easement obligation for a bike path as recorded on CSM No. 3406 be abandoned in exchange for a 20 foot wide water main easement along the northern property line of Lot 1, for potential future looping of the water infrastructure.

The land division itself does not propose an increase in impervious surface. However, the combination of home and driveway construction will likely 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 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:
The Engineering Division will perform a technical review of the CSM.

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

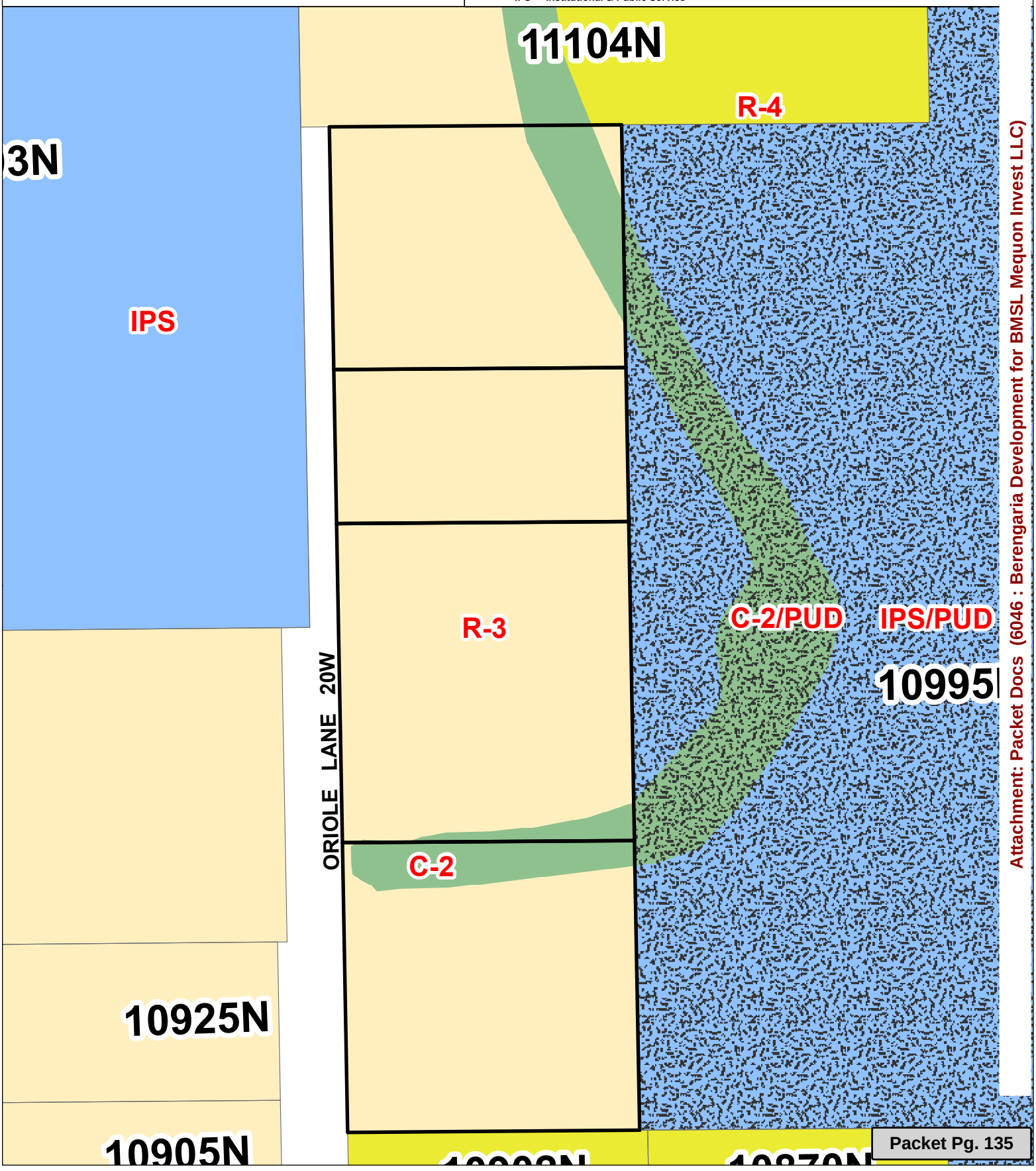
1. Final staff review and approval of CSM.
2. Compliance with the Tree Preservation Ordinance.

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. Applicant or individual home builders shall provide wetland fill approval from the WDNR, if filling of the wetlands is proposed.
5. Connection to the public sanitary sewer utility and water utility are required.
6. Where available, new homes shall connect to the existing sanitary laterals. Construction of new laterals shall adhere to the Standard Specifications for Land Development.
7. Execution of a Water Service Agreement between the applicant and the Water Utility. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm.
8. The applicant shall obtain the necessary approval and permits for the installation of the water main from regulatory agencies.
9. The public water main shall be extended to the northern property line of Lot 1.
10. In exchange for abandonment of the existing bike path easement requirement, as recorded on CSM No. 3406, the applicant shall provide a 20 foot wide water main easement along the northern property line of Lot 1, for potential future looping of the water infrastructure.
11. For home/driveway construction that exceeds 5,000 square feet, 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 30.
12. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a stormwater maintenance and easement agreement for the green infrastructure.
13. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a drainage financial guarantee. City ordinance 58-677(b) requires that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
14. 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 (PDF)

BMSL Mequon Invest LLC

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



Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

February 12, 2021

City of Mequon
Community Development Department Planning Division
11333 N. Cedarburg Road
Mequon, WI 53092
Attn: Kim Tollefson

RE: Request for Oriole Lane CSM approval.

Dear Ms Tollefson:

In late 2020 the four vacant land parcels, totaling ~7.4 acres, as part of Certified Survey Map (CSM) 3406 were purchased by BMSL Mequon Invest LLC (BMSL). During the exploration of potential development of the ~7.4 acres of land BMSL had a series of discussions with representatives of the planning department and confirmed that the City's long term plan is for this land to remain zoned single family residential. BMSL had an updated wetlands delineation completed with high vs low quality wetlands defined helping determine appropriate wetlands setbacks and buildable areas across the ~7.4 acres. BMSL also had a tree survey completed locating specimen trees within the ~7.4 acres. Finally, BMSL had a series of discussions with representatives from the Mequon Water Utility because the domestic water service in Oriole Lane stops at the southern edge of the ~1050 lineal feet of Oriole Lane frontage. Mequon Water Utility confirmed that if any single family homes were to be developed on the ~7.4 acres that their preference would be for the developer to extend the domestic water service in Oriole Lane. Cost estimates for extending the water main were obtained and totaled ~$324k.

BMSL is seeking approval of a new CSM, draft herein provided. The new CSM includes creating four R3 zoned parcels that are currently a part of CSM 3406, while the existing "Parcel 4" of CSM 3406 will have its property line adjusted per a Quit Claim Deed, draft herein provided. Approval of this new CSM would result in the ~7.4 acres having five parcels in total, with the total cost of the water main extension then spread across five parcels in lieu of the four parcels that exist today.

To illustrate the viability of the new CSM and Parcel 4 adjustments, we have included Exhibits A1.1 & A1.2. These exhibits show each of the proposed five parcels with buildable areas defined by the right of way, side yard, rear yard, wetland and specimen tree canopy setbacks. We have also included in these drawings, **for discussion purposes only,** potential future layouts of single family homes on each parcel that include the zoning minimum of an 1,800 SF house footprint, an attached 24'x24' garage, driveways and minor grade adjustments that would be necessary for these single family homes to be built. For reference we have also included the aforementioned Wetlands Delineation Report and Tree Survey. Exhibit A1.3 has been provided to show the five parcels within the context of neighboring properties. Once again, please note the single family homes, garages and driveway improvements being shown on these documents are for discussions purposes only.

Sincerely,

Dan Sisel
BMSL Mequon Invest LLC

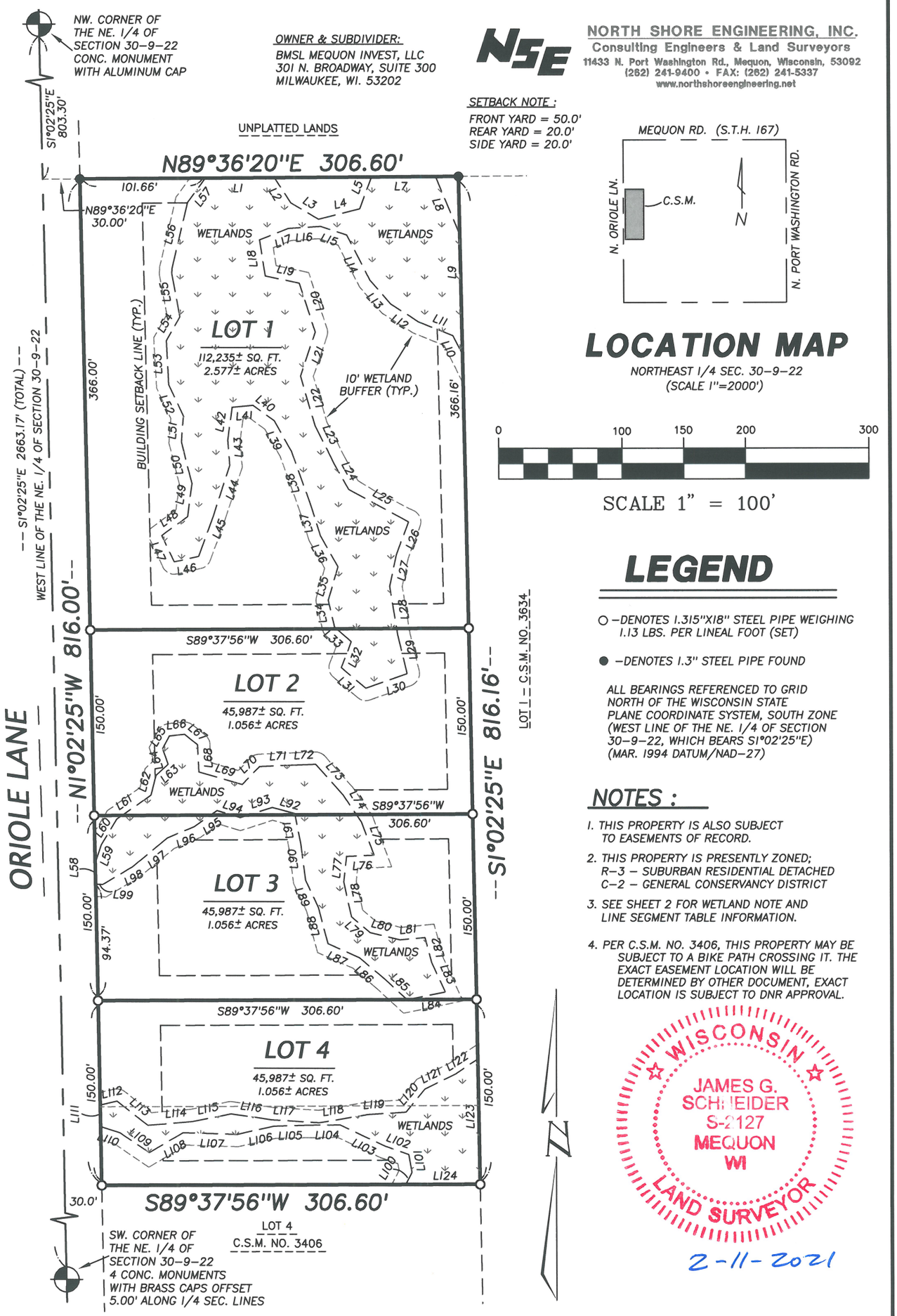
Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

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(262) 542-8200

FORM ARC-1

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF PART OF LOT 4 AND ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP NO. 3406; BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 5 SHEETS

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

ARC™
(262) 542-8200

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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

WETLAND LINE SEGMENT TABLE

Line Table		
Line #	Direction	Length
L1	N89°36'20"E	55.92'
L2	S32°26'18"E	24.33'
L3	S59°16'52"E	25.94'
L4	N75°52'39"E	34.54'
L5	N20°28'07"E	27.64'
L7	N89°36'20"E	51.80'
L8	S22°22'41"E	51.40'
L9	S1°02'25"E	96.77'
L10	N26°31'48"W	17.21'
L11	N68°09'06"W	30.51'
L12	N57°27'39"W	26.24'
L13	N40°50'42"W	25.44'
L14	N26°59'33"W	41.08'
L15	N71°41'30"W	22.31'
L16	S86°22'22"W	26.17'
L17	S67°59'29"W	25.13'
L18	S8°42'42"E	29.42'
L19	S77°49'58"E	28.04'
L20	S18°04'21"E	41.55'
L21	S18°59'36"W	37.56'
L22	S16°22'06"E	41.82'
L23	S26°32'32"E	33.63'
L24	S29°07'56"E	24.51'
L25	S61°27'16"E	55.04'
L26	S20°29'01"W	28.77'
L27	S11°55'29"W	26.31'
L28	S9°02'21"E	39.73'
L29	S13°42'10"E	32.13'
L30	S70°51'21"W	35.55'
L31	N50°11'32"W	25.67'
L32	N21°17'24"E	22.53'
L33	N48°58'18"W	17.96'
L34	N12°58'34"W	22.10'
L35	N16°06'56"E	28.52'
L36	N29°05'06"W	29.29'
L37	N17°08'48"W	25.99'
L38	N19°30'29"W	46.62'
L39	N29°07'32"W	27.82'
L40	N54°00'35"W	21.31'
L41	S84°52'52"W	16.97'
L42	S7°43'59"W	26.87'
L43	S4°00'11"E	20.78'

Line Table		
Line #	Direction	Length
L44	S18°10'06"W	42.85'
L45	S20°03'59"W	35.43'
L46	S76°59'46"W	20.34'
L47	N25°02'06"W	23.70'
L48	N53°39'55"E	26.07'
L49	N7°55'40"E	27.17'
L50	N14°02'03"W	34.69'
L51	N4°42'07"E	21.29'
L52	N25°04'51"W	27.76'
L53	N2°54'52"W	35.45'
L54	N30°02'17"E	22.16'
L55	N10°24'18"W	35.28'
L56	N13°22'58"E	55.30'
L57	N36°14'25"E	24.77'
L58	N1°02'25"W	16.85'
L59	N18°17'10"E	15.76'
L60	N31°05'23"E	24.33'
L61	N54°48'17"E	33.89'
L62	N14°55'36"E	16.80'
L63	N47°24'07"E	13.22'
L64	N19°30'04"W	13.41'
L65	N28°39'07"E	11.95'
L66	N83°49'39"E	12.20'
L67	S51°38'04"E	13.34'
L68	S2°23'55"E	22.16'
L69	S73°50'40"E	36.77'
L70	N43°34'17"E	20.35'
L71	N87°43'33"E	28.32'
L72	N87°40'10"E	17.06'
L73	S41°43'28"E	33.24'
L74	S34°06'31"E	26.21'
L75	S20°46'06"E	29.11'
L76	S87°33'25"W	22.34'
L77	S6°20'40"W	21.06'
L78	S12°20'58"E	28.75'
L79	S49°57'59"E	19.60'
L80	S76°17'16"E	25.06'
L81	N84°28'55"E	20.20'
L82	S15°05'51"E	20.88'
L83	S24°39'48"E	26.09'
L84	S78°16'46"W	31.41'
L85	N47°32'31"W	24.30'
L86	N49°48'40"W	27.43'

Line Table		
Line #	Direction	Length
L87	N66°19'57"W	27.68'
L88	N14°39'12"W	30.15'
L89	N25°02'01"W	24.20'
L90	N7°28'18"W	30.27'
L91	N10°59'56"W	24.87'
L92	N75°07'26"W	18.70'
L93	S72°01'05"W	27.21'
L94	N72°59'40"W	19.63'
L95	S54°40'03"W	22.21'
L96	S66°52'35"W	23.84'
L97	S50°20'20"W	37.40'
L98	S58°59'47"W	27.81'
L99	N86°40'13"W	5.93'
L100	N27°38'37"E	11.05'
L101	N10°38'02"W	15.08'
L102	N70°32'42"W	20.03'
L103	N64°50'30"W	40.41'
L104	S89°12'40"W	26.44'
L105	S88°26'39"W	26.99'
L106	S77°07'39"W	30.86'
L107	N88°25'51"W	43.64'
L108	S59°06'24"W	31.99'
L109	N55°49'43"W	28.78'
L110	N72°17'55"W	16.38'
L111	N1°02'25"W	17.51'
L112	N76°46'48"E	13.90'
L113	S51°59'03"E	31.70'
L114	N84°58'27"E	36.00'
L115	N78°32'48"E	32.17'
L116	S82°06'52"E	33.30'
L117	S86°34'33"E	38.85'
L118	N80°18'34"E	39.64'
L119	N86°04'28"E	31.19'
L120	N39°20'18"E	24.23'
L121	N63°24'54"E	28.45'
L122	N56°08'33"E	20.82'
L123	S1°02'25"E	101.73'
L124	S89°37'56"W	60.35'

WETLAND NOTE:

WETLANDS AS SHOWN ON THIS CERTIFIED SURVEY MAP WERE DELINEATED AND GPS LOCATED BY HEARTLAND ECOLOGICAL GROUP.

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

2-11-2021

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

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(262) 542-8200

FORM ARC-1

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PART OF LOT 4 AND ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 3406, BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, 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 lot 4 and all of lots 1, 2 and 3 of Certified Survey Map No. 3406, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 30; thence S1°02'25"E along the West line of said 1/4 Section, 803.30 feet to a point, thence N89°36'20E, 30.00 feet to a point in the East right of way line of Oriole Lane, said point also being the Northwest corner of Lot 1 of Certified Survey Map No. 3406 and the point of beginning of lands to be described; thence continuing N89°36'20"E along the North line of said Certified Survey Map, 306.60 feet to the Northeast corner of said Certified Survey Map; thence S1°02'25"E along the East line of said Certified Survey Map, 816.16 feet to a point; thence S89°37'56"W and parallel with the South line of said Certified Survey Map, 306.60 feet to a point in the East right of way line of Oriole Lane; thence N1°02'25"W along said right of way line, 816.00 feet to the point of beginning.

Said lands containing 5.744 acres of land, more or less.

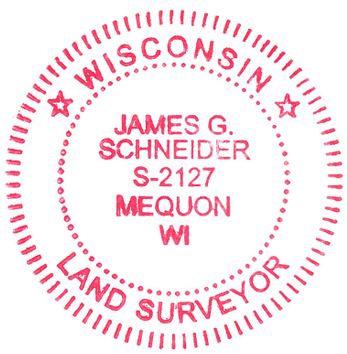
That I have made such survey, land division, and plat at the direction of BMSL MEQUON INVEST, LLC, OWNER of said lands.

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.

2-11-2021

James G. Schneider S-2127



This instrument was drafted by James G. Schneider

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

ARC™
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CORPORATE OWNER'S CERTIFICATE

I, Jay Peirick (President) of BMSL MEQUON INVEST, 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 and mapped.

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

_____ _____
Witness Jay Peirick (President)

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

_____ My Commission expires _____
Notary Public

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

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

2-11-2021

This instrument was drafted by James G. Schneider

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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
Be it resolved by the Common Council of the City of Mequon, Wisconsin, that this Certified Survey Map of a parcel of land in the Northeast 1/4 of Section 30, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin and the same is hereby adopted and approved.

Approved:_____ John Wirth, Mayor

Adopted:_____ City Clerk

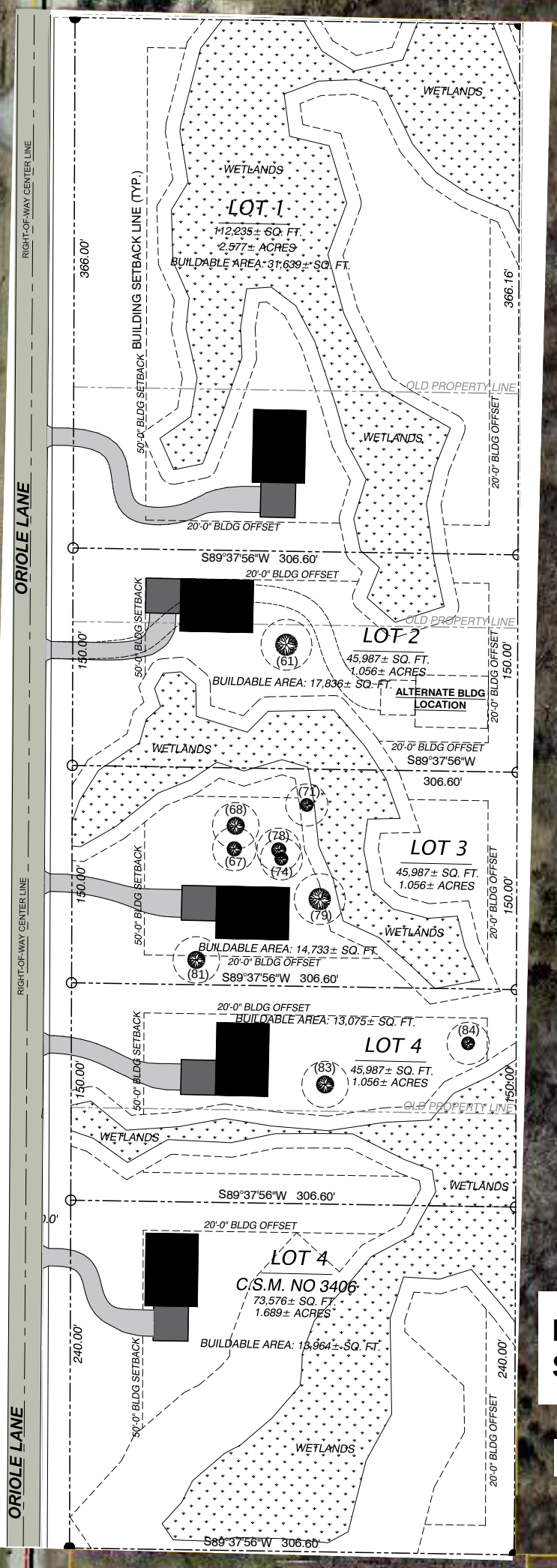
This instrument was drafted by James G. Schneider

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

2-11-2021

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

EXHIBIT A



PROPOSED ORIOLE LAN
SINGLE FAMILY PARCEL
MEQUON, WI 53092

02/12/2021

SCALE: 0 10' 30' 50' / 20' 40'

marcus investme

BERENGAR DEVELOPMEN
A Marcus Family Company

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

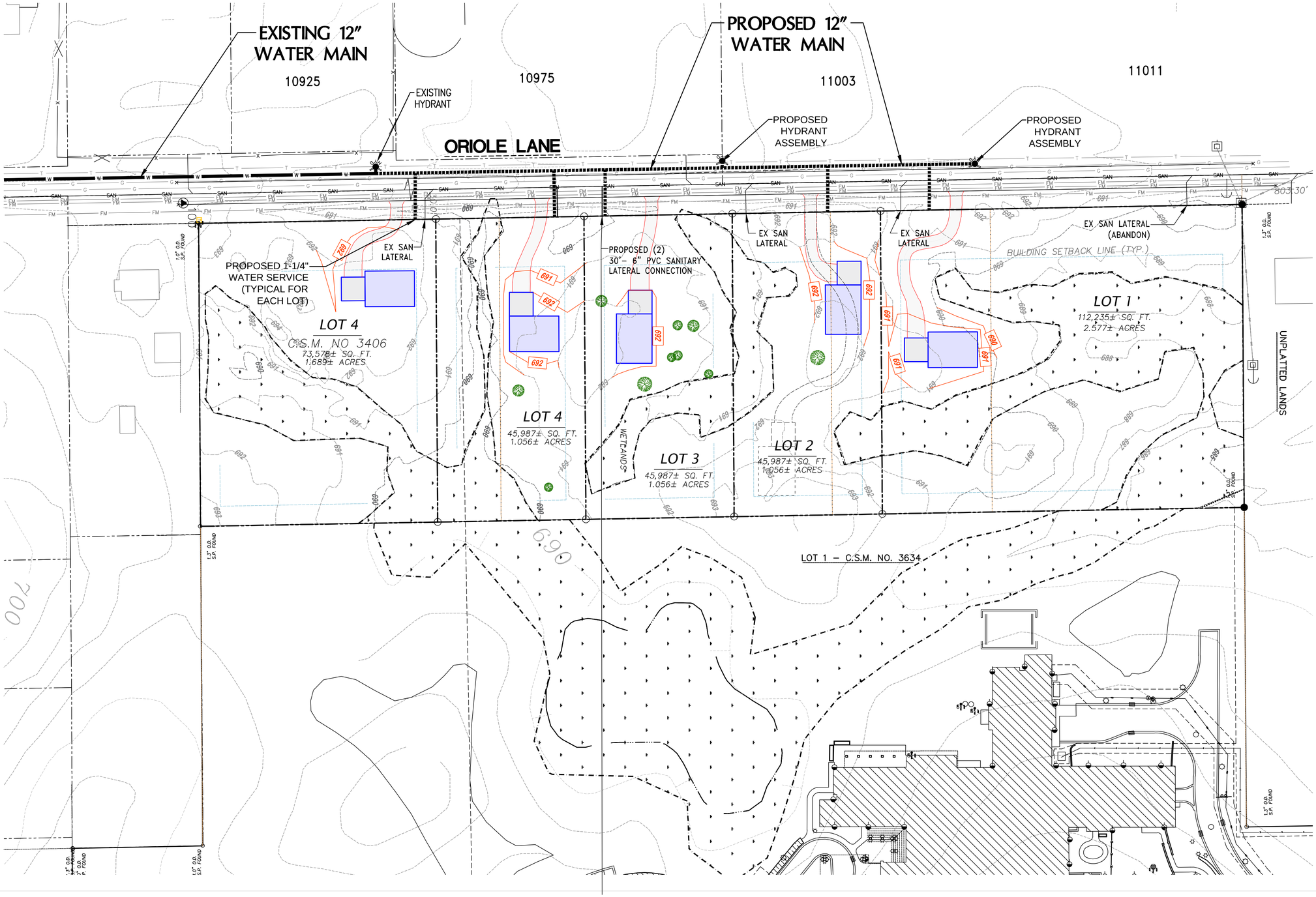
NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

QUANTITIES

12" PVC WATER MAIN (ORIOLE LN)	607'
FIRE HYDRANT	2
GATE VALVE	2
1-1/4" WATER SERVICE (48 FT/LOT)	5

[2 NEW SANITARY SEWER LATERAL CONNECTIONS]



0 25 50 100

Scale: 1" = 50' (22"X34")
Scale: 1" = 100' (11"X17")

December 14, 2020

JOSHUA D. PUDELKO E-39201 WAUWATOSA WI
WISCONSIN PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
4100 N CALHOUN ROAD
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
OVATION & ORIOLE LANE
MEQUON, WISCONSIN
BY: BERENGARIA DEVELOPMENT
301 N. BROADWAY #3
MILWAUKEE, WI, 53202

REVISION HISTORY

DATE	DESCRIPTION
12/14/2020	WATER MAIN PLAN
02/12/2021	WATER MAIN PLAN

DATE:
FEBRUARY 12, 2021

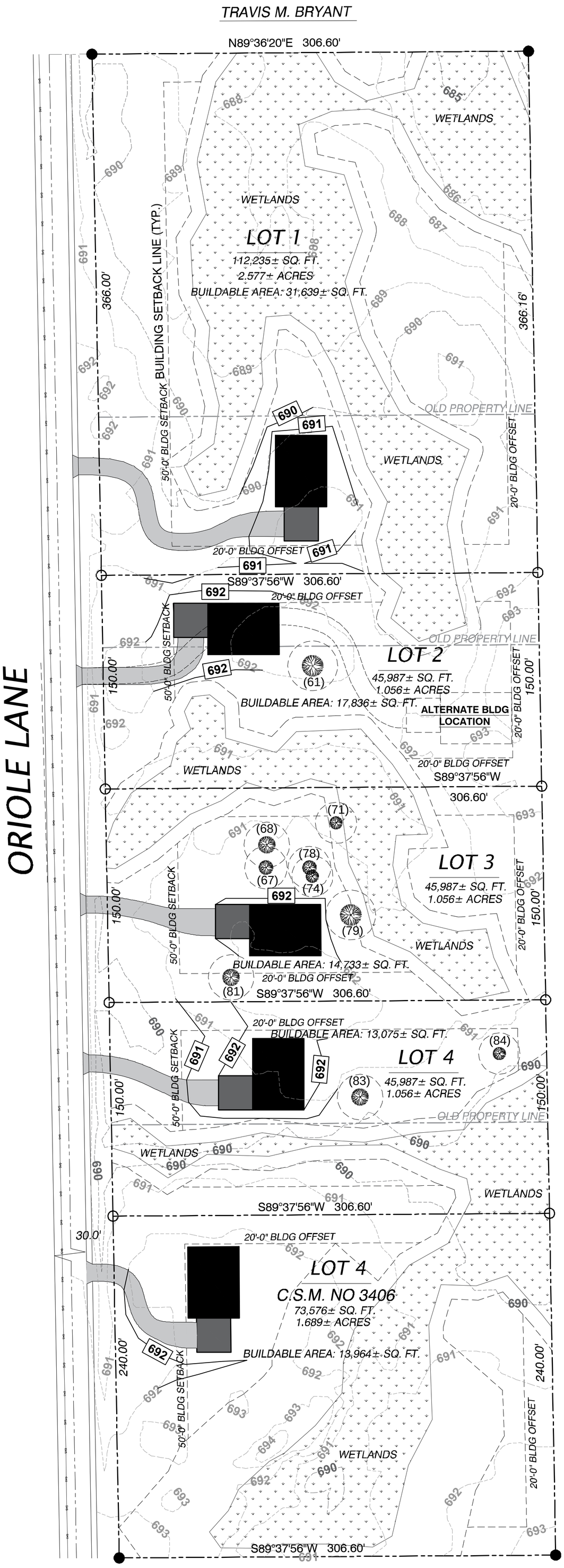
JOB NUMBER:
20-032-1104

DESCRIPTION:
WATER MAIN PLAN

SHEET
C1.0

X:\2020\20-032-1104 ORIOLE LN\DRAWINGS\EXHIBITS\WATER MAIN-22X34.DWG

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)



ORIOLE LANE: SINGLE FAMILY RESIDENTIAL PARCELS WITH TOPOGRAPHY

MEQUON, WI 53092

DATE: 02/12/2021 SCALE: 1" = 40'-0" (24x36)

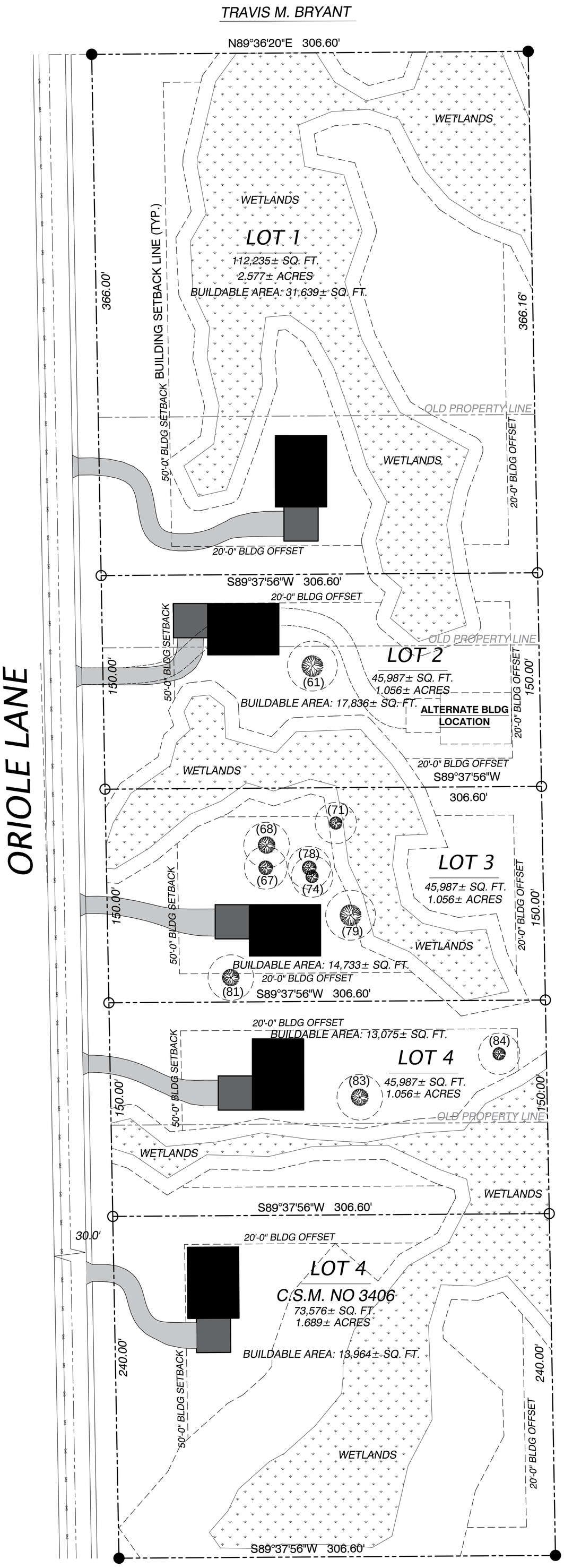
EXHIBIT A1.1

marcus investments

BERENGARIA DEVELOPMENT
A Marcus Family Company

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Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)



PROPOSED BUILDING FOOTPRINTS & DRIVEWAYS SHOWN **FOR DISCUSSION PURPOSES ONLY**. THESES ARE **NOT** FINAL DESIGN CONDITIONS.

KEY:

DELINEATED WETLAND

SPECIMEN TREE WITH 10'-0" BUFFER

1,800 SF BUILDING FOOTPRINT (DARK) W/ ATTACHED 24'x24' GARAGE (GRAY)

0' 20' 40' N 10' 30'

marcus investments

BERENGARIA DEVELOPMENT
A Marcus Family Company

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ORIOLE LANE: SINGLE FAMILY RESIDENTIAL PARCELS W/OUT TOPOGRAPHY

MEQUON, WI 53092 DATE: 02/12/2021 SCALE: 1" = 40'-0" (24x36)

EXHIBIT A1.2

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

Heartland

Solutions for people, projects, and ecological resources.

February 11, 2021

Berengeria Development, Inc.
301 North Broadway
Suite 300
Milwaukee, WI 532022

RE: Oriole Lane Property Tree Survey (Heartland Project #20200388)

Heartland Ecological Group, Inc. ("Heartland") performed a survey of trees present on the Oriole Lane property on February 8, 2021 at the request of Berengeria Development, Inc. (Berengeria). The survey was to comply with the "City of Mequon Policy Manual for Tree Protection and Preservation" (Tree Manual). The Oriole Lane property is comprised of approximately 7.43 acres with five (5) proposed lots on the east side of Oriole Lane, approximately ¼ mile south of Mequon Road, in the northeast ¼ of section 30, T9N, R22E, City of Mequon, Ozaukee County, Wisconsin (Figure 1, attached). This survey is for inclusion on plans to the City for proposed residential lots by Berengeria.

The tree survey was conducted by Eric C. Parker, SPWS, of Heartland. There were four (4) "Building Activity Areas" within which trees are expected to be removed totaling approximately 3.01 acres of the property (Figure 8, Tree Survey map, attached). Each tree encountered with a diameter at breast height ("DBH") of at least 6 inches was identified to the species level, its DBH measured, health noted, and its location recorded with a handheld Trimble GPS unit with sub-meter accuracy (see Tree Survey Map). Health condition was defined as either fair, good, or healthy based on the Tree Manual.

A total of 101 tree stems (11 trees had multiple stems) with an average DBH of 9.8 inches were recorded (Tree Summary Table, attached). The locations of the recorded trees were then superimposed on aerial imagery (see Tree Survey Map).

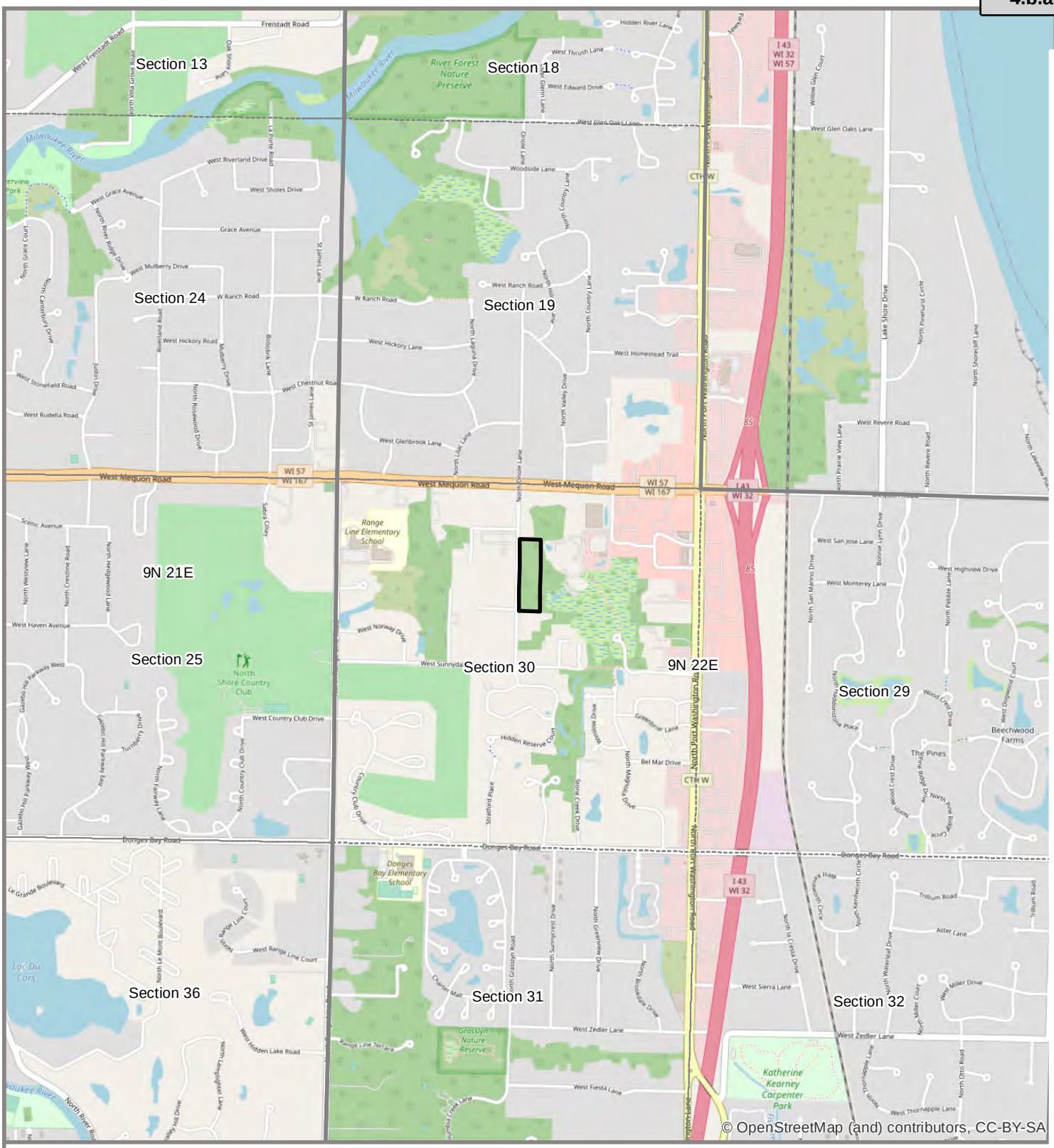
A total of ten (10) "specimen trees", as defined in the Tree Manual, were identified in the Building Activity Areas and plotted on the Tree Survey Map. Specimen trees include a protected zone based on their canopy diameter with an additional ten (10) foot setback.

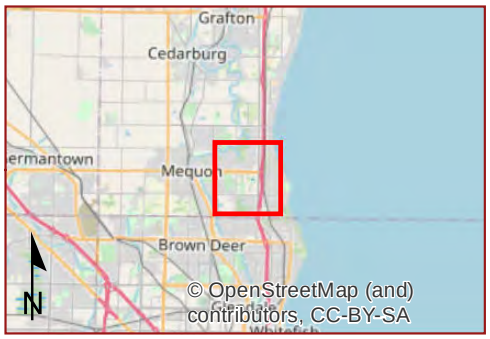
Ash (*Fraxinus* spp.) trees encountered during the tree survey field work were visibly affected by emerald ash borer and were either dead or dying. As such, ash trees were not recorded during the survey. Numerous trees appeared to have been planted (e.g. all pines and spruces).

Enclosures:
Project Location Map
Tree Survey Map
Tree Summary Table
Tree Inventory Table

Heartland Ecological Group, Inc.
506 Springdale Street
Mount Horeb, WI 53572
608-490-2450
www.heartlandecological.com

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)





Study Area (7.43 ac)
Township
Section

0 1,000 2,000 Ft

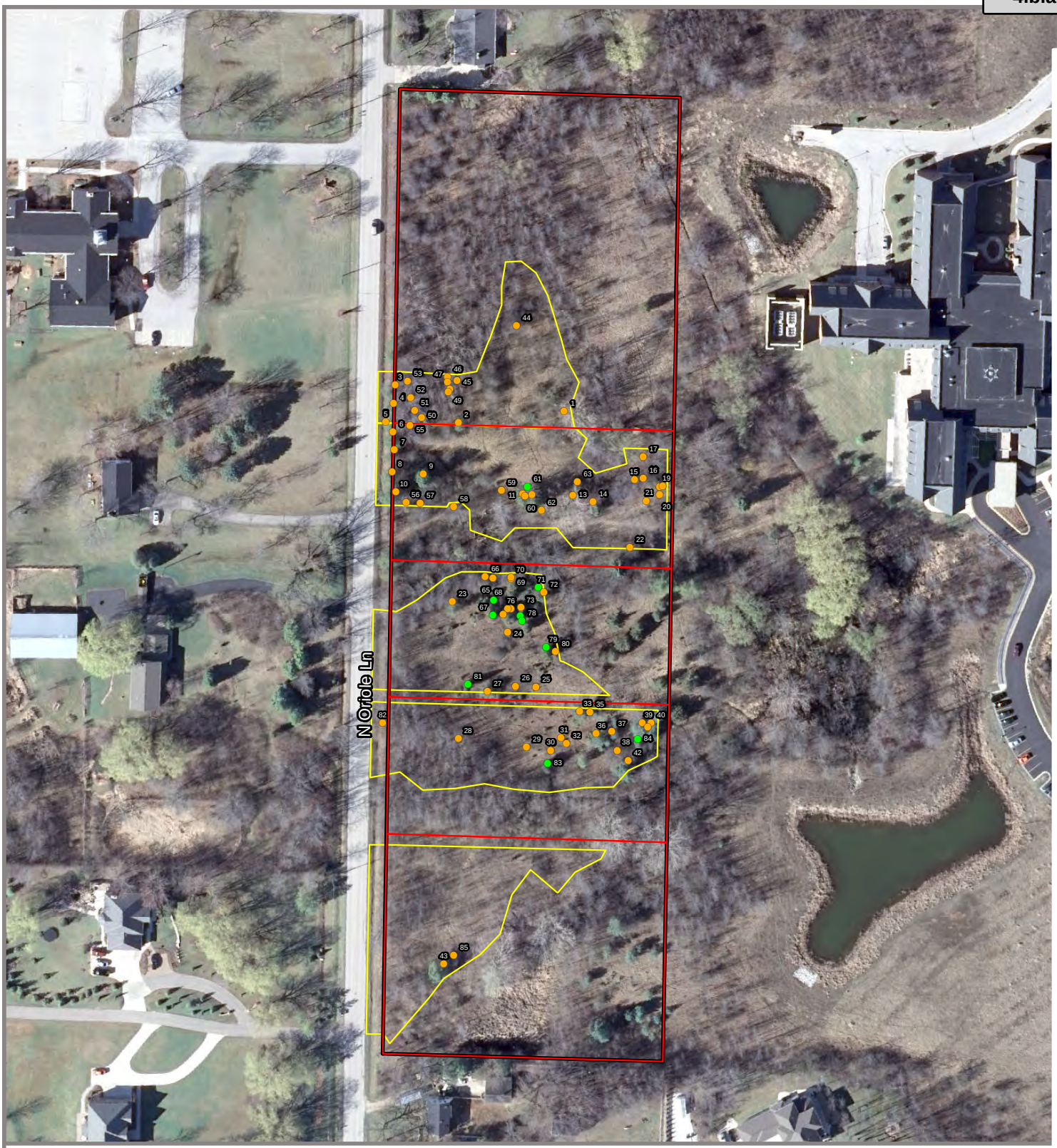
Heartland ECOLOGICAL GROUP INC

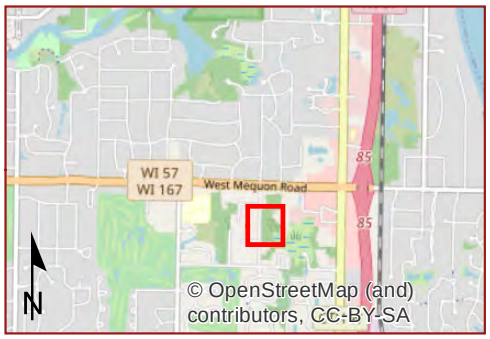
Figure 1. Project Location

Oriole Lane
Project #20200388
T9N, R22E, S30
C Mequon, Ozaukee Co, WI

OpenStreetMap
Data: ESRI *10/7/2020*

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)





Project Area (7.43 ac)

Building Activity Areas (3.01 ac)

Proposed Property Lines

Tree Survey Points

Specimen Tree?

- Yes
- No

0 75 150 Ft

Heartland ECOLOGICAL GROUP INC

Figure 8. Tree Survey Map

Oriole Lane
Project #20200388
T9N, R22E, S30
C Mequon, Ozaukee Co, WI

2012 Orthophoto
Data: Ozaukee Co, HEG 2/11/2021

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

Oriole Lane Development Tree Summary - February 2021 - City of Mequon, WI

Heartland ECOLOGICAL GROUP INC

Tree Species	Common Name	Native to Mequon? (not by L. Michigan)	Total # of Stems	Average DBH (in.)	DBH Range (in.)
Acer saccharinum	silver maple	Yes	20	10.4	6-18
Acer saccharum	sugar maple	Yes	1	14.0	14
Juniperus virginiana	eastern red cedar	Yes	21	7.6	6-12
Malus pumila	apple	No	2	7.0	6-8
Picea glauca	white spruce	?	3	14.3	13-15
Pinus banksiana	jack pine	?	13	10.1	8-16
Pinus strobus	white pine	?	1	9.0	9
Pinus sylvestris	Scotch pine	No	15	9.1	8-16
Populus deltoides	eastern cottonwood	Yes	2	34.0	33-35
Populus tremuloides	quaking aspen	Yes	6	7.0	6-8
Robinia pseudoacacia	black locust	No	10	7.8	6-11
Salix amygdaloides	peach-leaved willow	Yes	1	13.0	13
Thuja occidentalis	white cedar	Yes	3	7.7	6-10
Ulmus americana	American elm	Yes	3	10.7	7-21
		Total	**101**		
		Average		**9.8**	

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

Oriole Lane Development Tree Inventory - February 2021 - City of Mequon, WI

Heartland ECOLOGICAL GROUP INC

Tree ID	Species (acronym)	Species (scientific name)	Species (common name)	DBH (inches)	Stems	Health	Specimen Tree	Specimen Tree Canopy (diameter-feet)	WGS X Coordinates	WGS Y Coordinates
1	Pop del	Populus deltoides	eastern cottonwood	33	1	Good			-87.93325885	43.21823355
2	Pin ban	Pinus banksiana	jack pine	9	1	Healthy			-87.93369472	43.21819713
3	Pin ban	Pinus banksiana	jack pine	10	1	Good			-87.93395474	43.21830725
4	Pin ban	Pinus banksiana	jack pine	10	1	Good			-87.93396025	43.21825164
5	Pin ban	Pinus banksiana	jack pine	11	1	Good			-87.93399236	43.21819777
6	Pin ban	Pinus banksiana	jack pine	12	1	Good			-87.9339621	43.21816754
7	Pin ban	Pinus banksiana	jack pine	9	1	Good			-87.93395484	43.21811221
8	Pin ban	Pinus banksiana	jack pine	20 (10,10)	2	Good			-87.93396563	43.21804788
9	Pic gla	Picea glauca	white spruce	15	1	Healthy			-87.93383554	43.21804097
10	Pin ban	Pinus banksiana	jack pine	32 (16,8,8)	3	Fair			-87.93394819	43.21798622
11	Pic gla	Picea glauca	white spruce	13	1	Healthy			-87.93342802	43.21798613
12	Pic gla	Picea glauca	white spruce	15	1	Healthy			-87.93338676	43.21798446
13	Pop del	Populus deltoides	eastern cottonwood	35	1	Good			-87.93322192	43.2179823
14	Thu occ	Thuja occidentalis	white cedar	23 (10,6,7)	3	Fair			-87.93313688	43.21796411
15	Rob pse	Robinia pseudoacacia	black locust	6	1	Fair			-87.93296925	43.21803231
16	Rob pse	Robinia pseudoacacia	black locust	13 (6,7)	2	Fair			-87.93293109	43.21803757
17	Mal pum	Malus pumila	apple	6	1	Good			-87.93293275	43.21810087
18	Rob pse	Robinia pseudoacacia	black locust	16 (8,8)	2	Fair			-87.93286593	43.21801125
19	Rob pse	Robinia pseudoacacia	black locust	11	1	Good			-87.93285064	43.21801294
20	Rob pse	Robinia pseudoacacia	black locust	8	1	Good			-87.93286477	43.21798763
21	Rob pse	Robinia pseudoacacia	black locust	10	1	Good			-87.93291848	43.2179696
22	Rob pse	Robinia pseudoacacia	black locust	14 (8,6)	2	Fair			-87.93298261	43.21782656
23	Pin ban	Pinus banksiana	jack pine	9	1	Good			-87.93371106	43.21765899
24	Pin syl	Pinus sylvestris	scotch pine	6	1	Fair			-87.9334812	43.21756947
25	Pin str	Pinus strobus	white pine	9	1	Healthy			-87.93336338	43.21740504
26	Pin syl	Pinus sylvestris	scotch pine	7	1	Good			-87.9334469	43.21740601
27	Pin ban	Pinus banksiana	jack pine	9	1	Good			-87.93356259	43.21738951
28	Sal amy	Salix amygdaloides	peach-leaf willow	13	1	Fair			-87.93368073	43.21724671
29	Pin syl	Pinus sylvestris	scotch pine	8	1	Healthy			-87.93339796	43.21722324
30	Pin syl	Pinus sylvestris	scotch pine	7	1	Fair			-87.93329781	43.21721433
31	Pin syl	Pinus sylvestris	scotch pine	6	1	Fair			-87.9332594	43.21725292
32	Pin syl	Pinus sylvestris	scotch pine	7	1	Good			-87.93323652	43.21723772
33	Pin syl	Pinus sylvestris	scotch pine	8	1	Fair			-87.93318098	43.21733472
35	Pin syl	Pinus sylvestris	scotch pine	6	1	Fair			-87.93313994	43.21733204
36	Pin syl	Pinus sylvestris	scotch pine	12	1	Healthy			-87.93311252	43.21726665
37	Pin syl	Pinus sylvestris	scotch pine	10	1	Good			-87.93304985	43.21727349
38	Mal pum	Malus pumila	apple	8	1	Good			-87.93302453	43.2172171
39	Pin syl	Pinus sylvestris	scotch pine	11	1	Fair			-87.93292433	43.21730107
40	Pin syl	Pinus sylvestris	scotch pine	9	1	Healthy			-87.93289002	43.21730003
41	Pin syl	Pinus sylvestris	scotch pine	12	1	Good			-87.93290089	43.21728961
42	Pin syl	Pinus sylvestris	scotch pine	15	1	Good			-87.93298186	43.2171873
43	Pin syl	Pinus sylvestris	scotch pine	13	1	Good			-87.93373044	43.21656937
44	Ulm ame	Ulmus americana	American elm	7	1	Good			-87.93345952	43.21849126
45	Pop tre	Populus tremuloides	quaking aspen	8	1	Healthy			-87.93370088	43.21832528
46	Pop tre	Populus tremuloides	quaking aspen	8	1	Healthy			-87.93373968	43.21833377
47	Pop tre	Populus tremuloides	quaking aspen	7	1	Healthy			-87.93374215	43.21832048
48	Pop tre	Populus tremuloides	quaking aspen	6	1	Healthy			-87.93373105	43.21829918
49	Pop tre	Populus tremuloides	quaking aspen	6	1	Healthy			-87.93373862	43.2182886
50	Pop tre	Populus tremuloides	quaking aspen	7	1	Healthy			-87.93384494	43.21821099

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

Tree ID	Species (acronym)	Species (scientific name)	Species (common name)	DBH (inches)	Stems	Health	Specimen Tree	Specimen Tree Canopy (diameter-feet)	WGS X Coordinates	WGS Y Coordinates
51	Ace sai	Acer saccharinum	silver maple	22 (12,10)	2	Fair			-87.93387442	43.21823101
52	Ace sai	Acer saccharinum	silver maple	26 (12,7,7)	3	Good			-87.93389073	43.21827184
55	Ace sai	Acer saccharinum	silver maple	11	1	Good			-87.93389322	43.21818612
56	Jun vir	Juniperus virginiana	red cedar	6	1	Good			-87.9339067	43.21795564
57	Ace sai	Acer saccharinum	silver maple	13	1	Good			-87.93384802	43.21795286
58	Ace sai	Acer saccharinum	silver maple	46 (16,8,8,7,7)	5	Good			-87.93371001	43.2179434
59	Ace sai	Acer saccharinum	silver maple	50 (18,12,10,10)	4	Good			-87.933513	43.21799343
60	Ace sai	Acer saccharinum	silver maple	16	1	Good			-87.93341685	43.21797792
61	Ace sau	Acer saccharum	sugar maple	14	1	Healthy	X	15	-87.9334086	43.21800688
62	Ulm ame	Ulmus americana	American elm	16	1	Good			-87.9333491	43.2179372
63	Jun vir	Juniperus virginiana	red cedar	6	1	Healthy			-87.93320117	43.21802313
65	Jun vir	Juniperus virginiana	red cedar	6	1	Good			-87.93354633	43.21773156
66	Jun vir	Juniperus virginiana	red cedar	7	1	Good			-87.93357716	43.21773587
67	Jun vir	Juniperus virginiana	red cedar	9	1	Healthy	X	10	-87.93354467	43.2176207
68	Jun vir	Juniperus virginiana	red cedar	10	1	Healthy	X	12	-87.93354092	43.21766439
69	Jun vir	Juniperus virginiana	red cedar	6	1	Healthy			-87.93347112	43.21772915
70	Jun vir	Juniperus virginiana	red cedar	6	1	Healthy			-87.93347245	43.2177332
71	Jun vir	Juniperus virginiana	red cedar	8	1	Good	X	9	-87.93335718	43.2177035
72	Jun vir	Juniperus virginiana	red cedar	6	1	Good			-87.93333519	43.21769099
73	Jun vir	Juniperus virginiana	red cedar	6	1	Healthy			-87.9334297	43.21764497
74	Jun vir	Juniperus virginiana	red cedar	8	1	Healthy	X	9	-87.93343	43.21761855
75	Jun vir	Juniperus virginiana	red cedar	7	1	Healthy			-87.93346885	43.21763977
76	Jun vir	Juniperus virginiana	red cedar	7	1	Healthy			-87.93348181	43.21764043
77	Jun vir	Juniperus virginiana	red cedar	7	1	Healthy			-87.93350104	43.217622
78	Jun vir	Juniperus virginiana	red cedar	9	1	Healthy	X	10	-87.9334232	43.21760161
79	Jun vir	Juniperus virginiana	red cedar	12	1	Good	X	15	-87.93332436	43.21752529
80	Jun vir	Juniperus virginiana	red cedar	6	1	Good			-87.93328547	43.21751203
81	Jun vir	Juniperus virginiana	red cedar	10	1	Good	X	12	-87.93364386	43.21741087
82	Ace sai	Acer saccharinum	silver maple	24 (10,8,6)	3	Healthy			-87.93399078	43.21729303
83	Jun vir	Juniperus virginiana	red cedar	10	1	Healthy	X	12	-87.93331194	43.21717432
84	Jun vir	Juniperus virginiana	red cedar	8	1	Healthy	X	9	-87.93294206	43.21725135
85	Ulm ame	Ulmus americana	American elm	9	1	Healthy			-87.93368956	43.21659618

Green highlighted trees are "Specimen Trees" as defined in the *City of Mequon Policy Manual for Tree Protection and Preservation* .
Specimen Trees include any tree in fair or better condition which equals or exceeds the following diameter sizes at breast height (DBH):

*Acer rubrum – Red Maple 10”
*Acer saccharum – Sugar Maple 12”
*Alnus species Alders 10”
*Amelanchier species – Amelanchiers 6”
*Carpinas caroliniana – Musclewood 6”
*Carya species – All Hickories 12”
*Juglans nigra – Black Walnut 12”
*Juniperus virginiana – E. Red Cedar 8”
*Larix Laricina – Tamarack 12”
*Gymnocladus dioicus – Kentucky Coffeetree 12”
*Celtis occidentalis – Common Hackberry 16”
*Fagus grandifolia – American Beech 12”
*Quercus species – All Oaks 12”
*Pinus strobus – White Pine 12”
*Juglans cinerea – Butternut 12”
*Prunus serotina – Black Cherry 12”
*Ostrya virginiana – Ironwood 6”
*Thuja occidentalis – White Cedar – 12”
*Tilia americana – Basswood/American Linden 20”

* = native tree

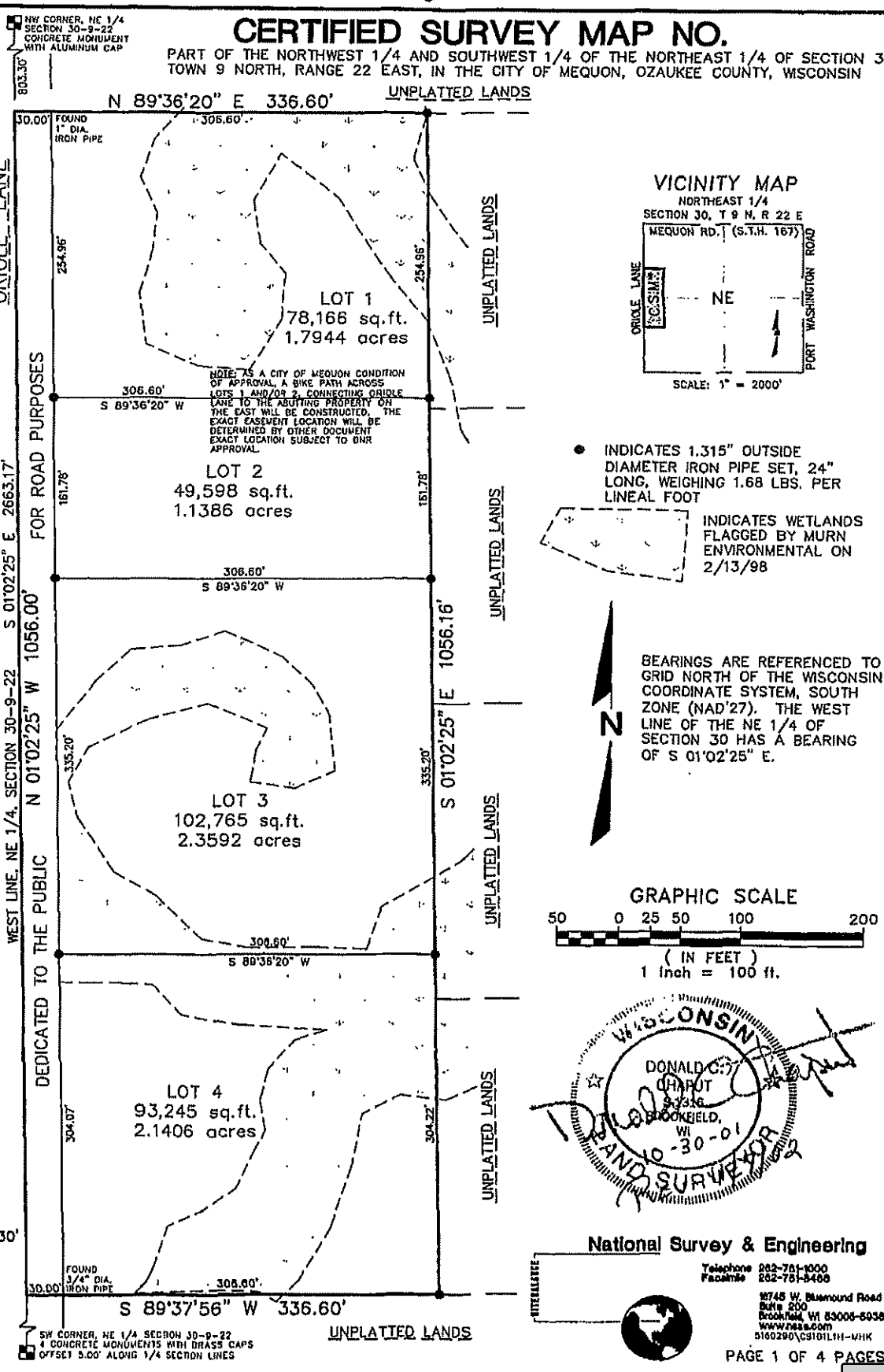
Note: A lesser-sized tree can be considered a specimen if it is a rare or unusual species, of exceptional quality, or is of historical significance.

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

737013 3406 V-1611P946

CERTIFIED SURVEY MAP NO.

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN



VICINITY MAP

● INDICATES 1.315" OUTSIDE DIAMETER IRON PIPE SET, 24" LONG, WEIGHING 1.68 LBS. PER LINEAL FOOT

INDICATES WETLANDS FLAGGED BY MURN ENVIRONMENTAL ON 2/13/98

N

BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD'27). THE WEST LINE OF THE NE 1/4 OF SECTION 30 HAS A BEARING OF S 01°02'25" E.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 100 ft.

National Survey & Engineering
Telephone 262-781-1000
Facsimile 262-781-5488
W745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

5160290\CS101LH-MHK

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

3406 V1611P947

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 30, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
:SS
WAUKESHA COUNTY)

I, DONALD C. CHAPUT, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a Part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 30, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Northwest corner of said Northeast 1/4 Section; thence South 01°02'25" East along the West line of said Northeast 1/4 Section 803.30 feet to the point of beginning; thence North 89°36'20" East 336.60 feet to a point; thence South 01°02'25" East 1056.16 feet to a point; thence South 89°37'56" West 336.60 feet to the West line of said Northeast 1/4 Section; thence North 01°02'25" West along said West line 1056.00 feet to the point of beginning.

THAT I have made the survey, land division and map by the direction of MEQUON PARK CORPORATION, owner.

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

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Ordinances of the City of Mequon.

October 30, 2003
DATE

DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR S-1316

WISCONSIN
DONALD C. CHAPUT
(SEAL)
BROOKFIELD, WI
S-1316
LAND SURVEYOR

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

3406 V1611P948

CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 30, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

MEQUON PARK CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

MEQUON PARK CORPORATION as owner, do further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Mequon

IN Witness Whereof MEQUON PARK CORPORATION has caused these presents to be signed by Jay R. Roth, Executive V. P. at Milwaukee, Wisconsin, this 31st day of October, 2001.

In the presence of:

MEQUON PARK CORPORATION

Jay R. Roth, Executive Vice President

STATE OF WISCONSIN }
:SS
Milwaukee COUNTY }

PERSONALLY came before me this 31st day of October, 2001, Jay R. Roth, of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the Executive V. P. of the corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin
~~My commission expires~~_____
My commission is permanent.

WISCONSIN DONALD C. CHIPPUT S-1316 BROOKFIELD, WI 10-31-01 LAND SURVEYOR

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

3406 V 1611 P 949

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 30, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

CITY OF MEQUON PLANNING COMMISSION APPROVAL

APPROVED by the City of Mequon Planning Commission this 8th day of November, 2001, and the Common Council on December 18, 2002.

CHAIRPERSON

SECRETARY

RECORDED

2003 JAN 15 PM 2:00

REGISTER OF DEEDS
OZAUKEE COUNTY, WI

WISCONSIN
DONALD C. CHAPUT
S-1316
BROOKFIELD, WI
10-30-01
LAND SURVEYOR

THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT, REGISTERED LAND SURVEYOR S-1316

168145.CSM (2)

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest LLC)

Public Feedback

Dated: March 15, 2021

To whom it may concern,

We have several concerns regarding the survey map approval for the area immediately south of 11104 N. Oriole Lane. This is the same property for which Lakeside Development proposed a similar development several years ago. At that time several serious concerns were presented by concerned residents. These primarily addressed the effects on the water drainage that would occur with the loss of these wetlands and major concerns for the impact on infrastructure. Issues such as adequacy of current sewage systems and ability to handle the additional load imposed by this development, storm water drainage, the ability of Oriole Lane south of Mequon Road to handle the increased traffic load, the impact on cable service, the ability of the water supply utility to supply the household water needs of the proposed new homes without negatively impacting the water supply to existing homes, and the impact upon power (electricity) supply were raised at those meetings and adequate plans were not submitted by the proposed developers. These concerns still persist and we wonder what the new developers are proposing to address these and whether the Planning Commission is satisfied with the proposed solutions to address the concerns. Have there been improvements to the infrastructure that have taken place since the previously proposed (and abandoned) development and will these improvements prevent the problems previously mentioned?

Thank you,

Charles Bomzer, MD
Lynne Bomzer
1963 W Hidden Reserve Court
Mequon, WI 53092-5565

Attachment: Packet Docs (6046 : Berengaria Development for BMSL Mequon Invest 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: **KRISTEN LUNDEEN, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER**

DATE: **March 22, 2021**

SUBJECT: **The Residence at Foxtown. The applicant is seeking development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive. (REMOVE FROM TABLE).**

Applicant:	Lakeside Development
Status of Applicant:	Owner
Requested:	Development Agreement Amendment
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Lot size:	3.55 acres
Location:	Immediately east of 11050 N. Weston Drive
Tax Key:	#14-027-01-027.00
District:	#4

Background:
The developer for the Residence at Foxtown is requesting a third amendment to the development agreement. This amendment was tabled at the January 25, 2021 Planning Commission meeting at the applicant's request. Staff subsequently worked with the applicant to define the current request. That request was revised for consideration.

Several of the amendments were previously requested and ultimately denied by the Planning Commission and Common Council. In accordance with Article IV of the Mequon Code of Ordinances, no measure that has been introduced and lost may be introduced again until the lapse of at least three months from the date of its consideration unless there has been a material change in the application or an intervening event that changes the circumstances originally considered. It has been over three months since the last request was in front of Planning Commission.

Development Agreement:
Amendment 1 (January 13, 2020)
The development agreement approved on June 11, 2019, included all the conditions that are typically found within single-family subdivision development. In early 2020, the applicant requested a number of deviations to the original agreement based on the size of the lots and the proximity of the dwellings to one another. The following amendments were approved:

1. Construction of six single-family dwellings prior to the asphalt road base being installed.
2. Final plat approval prior to the installation of the surface course and sidewalks in certain areas and install the final surface course on Foxtown Drive only with specific parameters

on sequencing for the construction of the houses, a letter of credit posted for 125% of the value of the improvements not installed, and that a timeline for installation of the final surface course.

3. The applicant is allowed to receive approval from the Architectural Review Board for three different house designs at one time without having to return to the Board for each individual home permit, with certain conditions.

Planning Commission subsequently requested a standardization of the Development Agreement to avoid further deviations from standard practice. That template Development Agreement was approved by the Planning Commission in July 2020 and by the Common Council in August 2020.

Amendment 2 (October 2020)

The developer requested a further amendment to the previous editions to provide the flexibility that the developer felt is necessary to complete the project while protecting the interests of the City. The previously amended development agreement allowed for the developer to install the final surface course on Foxtown Drive only, unlike the standard requirement for the final surface course to be installed throughout the development prior to Final Plat. With this amendment, the applicant requested a further amendment which would allow for Final Plat approval without any of the final surface course installed. With that application, the applicant requested that the binder course be allowed to remain until 78% (18) of the homes were constructed, or 24 months after the approval of the Final Plat, whichever comes first. Staff and subsequently the Planning Commission and Common Council did not grant that request. The following amendments were approved:

1. Final plat approval without the final surface course of asphalt, on the condition that the asphalt be installed when 50% of the homes are constructed or two years after the approval of the Final Plat, whichever is sooner. The amendment added the requirement for the letter of credit for asphalt include both the binder and the final surface course.
2. Modification of the timeline for street tree installation to prior to occupancy of the home where the tree is located.

Current Request

The applicant is requesting a further amendment to the development agreement. A number of the requests were previously requested of staff and this body and ultimately modified or denied. A redlined version of the applicant's request and staff's recommendation is attached to this memo. In summary:

1. Staff does not support a further modification to the parameters for asphalt installation. Originally, the developer's request for a modification was supported due to the approaching fall and closing of asphalt plants and the impact on final plat. Asphalt plants should open within the month and not prohibit completion of the asphalt surface. Sufficient allowances have previously been supported to permit a delay in the final asphalt surface course. The previous requests for completion at 75% of occupancy were not supported nor approved, and for the same reasons staff does not support an amendment for completion at 100% occupancy.

2. The applicant requested further modification to the parameters for sidewalk installation. Staff generated a document showing the current approvals for sidewalk (see attached), which depicts the sidewalk already installed, the sidewalk required to be installed prior to final plat, and the sidewalks allowed to be installed at the time of occupancy.

In the developer's proposed amendment, all remaining sidewalk would be installed at the time of occupancy. Staff is concerned with the disjointed construction and long-term impact on appearance and maintenance. From a construction standpoint, sidewalk should be installed by the block to limit the number of disconnected pieces. Concrete sidewalk is subject to the effects of freeze thaw cycles and shift that occurs between sections of sidewalk that are not connected. Having a block of sidewalk consisting of many individual pieces (upwards of nine separate pieces if permitted with each individual home), will eventually result in an uneven and potentially unsafe surface.

While staff originally recommended that the existing approvals remain in place, acknowledging the developer's concerns regarding construction, staff proposed alternate language incorporating construction as a block, but allowing for delayed construction. The language allows for the sidewalks on the south side of lots 1-9, north side of lots 10-18, south side of lots 16-18 and south of lots 19-23 shall be installed by the block prior to the occupancy of the last unit within the lot range or within 24 months of Final Plat approval, whichever comes first. The letter of credit requirements were also amended to include the unfinished portions of sidewalk.

3. The developer's request for landscaping (tree installation) mirrored the request for sidewalk installation. In the same attachment as the sidewalk, staff outlined the current status of the sidewalk, and the requirements under the current development agreement. Similar to the request for the sidewalk, staff provided language that allows for the landscaping on the south side of lots 1-9, north side of lots 10-18, south side of lots 16-18 and south of lots 19-23 shall be installed by the block prior to the occupancy of the last unit within the lot range or within 24 months of Final Plat approval, whichever comes first. The letter of credit requirements were also amended to include the unfinished portions of landscaping.

4. Staff is supportive of the request for a modification to address interim grading. The approval of an interim grading plan has been incorporated into other developments. Interim grading plans acknowledge that residential developments generate fill through the basement excavation process. Requiring the development to conform to the master grading plan at the time of final plat would result in redundant efforts and excessive fill. The language staff proposes addresses the applicable sections of the development agreement that would need to be modified to accommodate the request.

Staff Recommendation:
Staff recommends that an **approval** of the development agreement amendment, as proposed by staff in the attached document. The language addresses the following requests by the developer:

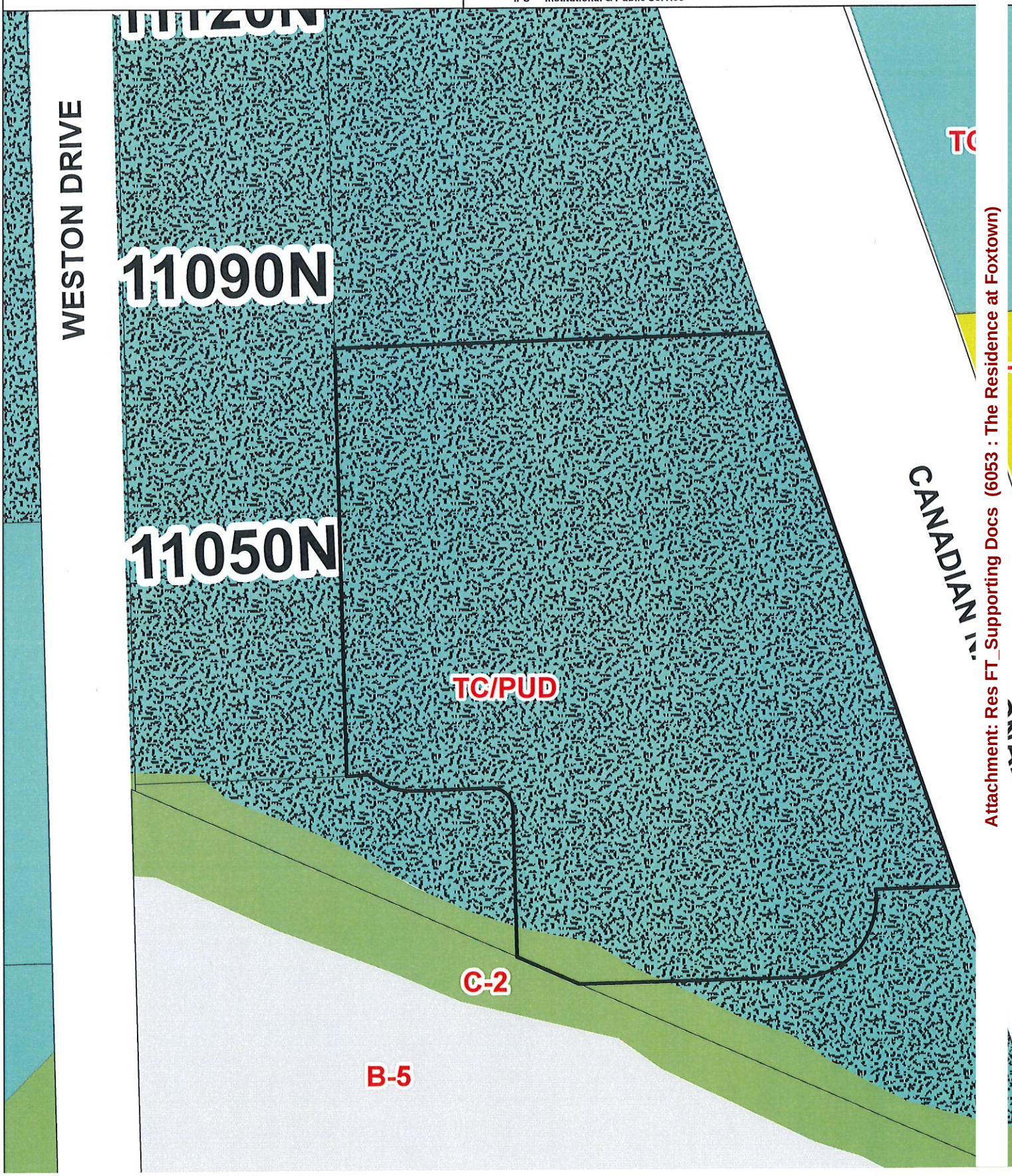
- Modification to required timeline for installation of sidewalk
- Modification to required timeline for installation of landscaping
- Modification of language to allow for an interim grading plan at the time of final plat

Staff recommends that the Planning Commission deny the developer's request for modifications to the language as it relates to asphalt installation.

Attachments:
Res FT_Supporting Docs (PDF)

The Residence at Foxtown

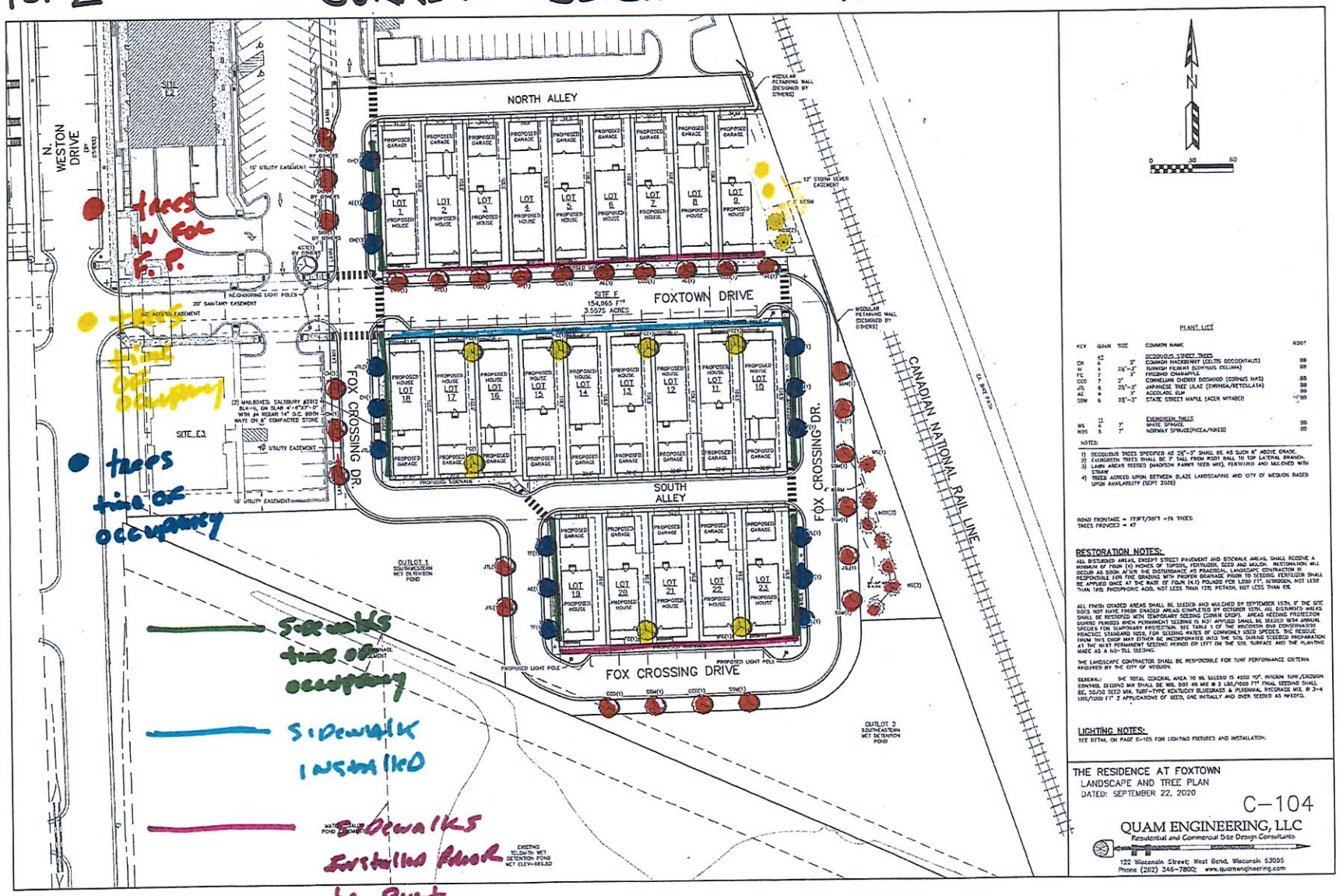
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family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



Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

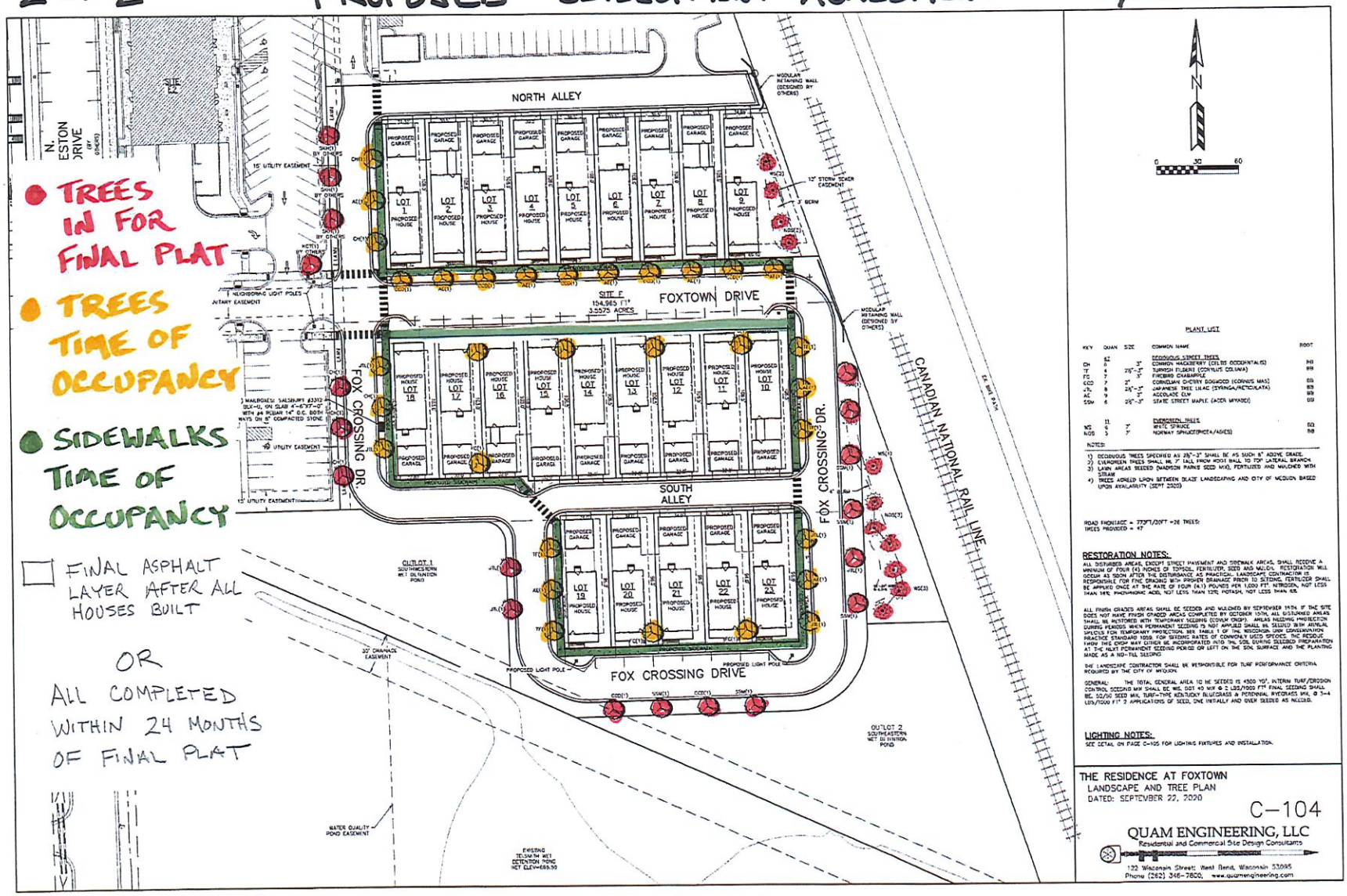
1 OF 2

CURRENT DEVELOPMENT AGREEMENT



Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

2 OF 2 PROPOSED DEVELOPMENT AGREEMENT 2/2021



Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

The Residence at Foxtown January 3, 2020

Amendment to the Development Agreement dated and signed on October 3, 2019

8.A.i. **Previously Approved**

All of the Improvements have been satisfactorily constructed or installed, completed and approved.

Proposed Amendment

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks, landscaping and final grade. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 100% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks, they will be installed adjacent to each house before an occupancy permit is granted or all sidewalks will be installed within 24 months of Final Plat approval, whichever comes first. Regarding landscaping and grading, it will be installed, completed and approved in its entirety along the perimeter of the site prior to requesting final plat approval. However, the landscaping and grading within the interior 3 blocks of the site will be installed adjacent to each house before an occupancy permit is granted or all landscaping and grading will be within 24 months of Final Plat approval, whichever comes first. An Interim Grading Plan was submitted for approval by the City Engineer. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the unfinished portions of the binder asphalt surface, sidewalk construction, landscaping and grading costs to ensure all installations are completed within 24 months of Final Plat approval.

8.A.ii **Previously Approved**

14 months

Proposed Amendment

24 months

9.C. **Previously Approved**

A building permit may be issued for 2 principal structures prior to the Final Plat being approved and recorded. The building permit for the model home shall not be issued until the binder course is installed. The Developer agrees and understands that the transfer of title to any lot/residence in this development may not occur until after final certification by the City Engineer, that the terms of this agreement have been complied with and the final subdivision plat is approved and recorded.

Proposed Amendment

A building permit may be issued for 6 principal structures prior to the Final Plat being approved and recorded. The 6 structures will be located on lots 1 through 6, starting with lot 1 and being built in succession through lot 6. The building permits for the 6 structures shall not be issued until stone base is installed. The stone base shall allow, in the City's sole discretion, access to those structures for inspections and emergency personnel. The developer agrees and understands that the transfer of title to any lot/residence in this development may not occur until after final certification by the City Engineer, that the terms of this agreement have been complied with and the final subdivision plat is approved and recorded. Upon commencement of construction of the first of six principal structures the Developer will provide a Letter of Credit

Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

The Residence at Foxtown

March 22, 2021

Third Amendment to the Development Agreement approved June 11, 2019 dated and signed on October 3, 2019

8.A.i. Previously Approved

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 50% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval with the exception of the sidewalks and landscaping on the west side of lots 1, 18 and 19 and on the east side of lot 10 and 23. Those portions of sidewalks and landscaping will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first. Also, the trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the binder and final asphalt surface, sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Proposed Amendment

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 50% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval with the exception of:

- The sidewalks and landscaping on the west side of lots 1, 18 and 19 and on the east side of lot 10 and 23 will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first.
- The sidewalks and landscaping on the south side of lots 1-9, north side of lots 10-18, south side of lots 16-18 and south of lots 19-23 shall be installed by the block prior to the occupancy of the last unit within the lot range or within 24 months of Final Plat approval, whichever comes first.
- The trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located.

The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the binder and final asphalt surface and unfinished portions of the sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

Exhibit B 4.a, 4.b and 4.f. Previously Approved

4. Grading and Drainage Plan

a. The Developer shall submit a master site grading plan. The Developer shall grade the site in conformance with the approved grading and drainage plan. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.

b. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition.

f. Rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion.

Exhibit B 4.a, 4.b and 4.f. Proposed Amendment

4. Grading and Drainage Plan

a. The Developer shall submit an interim grading and drainage plan and a master site grading plan. The Developer shall grade the site in conformance with the approved interim grading and drainage plan prior to Final Plat approval. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.

b. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition. The interim grading plan shall provide for proper drainage until the master grading plan is implemented.

f. Rough grade as necessary to establish lot grades in accordance with the interim grading plan and stabilization as required by City of Mequon Code of Ordinances 58-675(a)(3), to all exposed ground surfaces to prevent erosion.

CITY OF MEQUON

By_____
John Wirth, Mayor

By_____
Caroline Fochs, City Clerk

OWNER

The Residence at Foxtown

By: _____

By: _____

Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

The Residence at Foxtown March 22, 2021

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2021, the above named Mayor and City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

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

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2021, the above named_____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

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

Approved by: _____
City Attorney

Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

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Developer Proposed Amendment (Redline version)

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of ~~50%~~100% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks ~~and landscaping~~, they will be installed adjacent to each house before an occupancy permit is granted or all sidewalks will be installed within 24 months of Final Plat approval, whichever comes first. Regarding landscaping, it will be installed, completed and approved in its entirety along the perimeter of the site prior to requesting Final Plat approval. However, the landscaping within the interior 3 blocks of the site will be installed adjacent to each house before an occupancy permit is granted or all landscaping will be installed within 24 months of Final Plat approval, whichever comes first. ~~before final plat approval with the exception of the sidewalks and landscaping on the west side of lots 1, 18 and 19 and on the east side of lot 10 and 23. Those portions of sidewalks and landscaping will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first. Also, the trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located.~~ The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the unfinished portion of the ~~binder and final~~ asphalt surface, sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Staff Proposed Amendment

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 50% of the houses or 24 months of the date of Final Plat

Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval with the exception of:

- ~~t~~The sidewalks and landscaping on the west side of lots 1, 18 and 19 and on the east side of lot 10 and 23~~. Those portions of sidewalks and landscaping~~ will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first.
- The sidewalks and landscaping on the south side of lots 1-9, north side of lots 10-18, south side of lots 16-18 and south of lots 19-23 shall be installed by the block prior to the occupancy of the last unit within the lot range or within 24 months of Final Plat approval, whichever comes first.
- ~~Also, t~~The trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located.

The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the binder and final asphalt surface and unfinished portions of the~~,~~ sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Mutually Agreeable Amendment

Exhibit B 4.a, 4.b and 4.f. Previously Approved

4. Grading and Drainage Plan

a. The Developer shall submit a master site grading plan. The Developer shall grade the site in conformance with the approved grading and drainage plan. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.

b. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition.

f. Rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion.

Exhibit B 4.a, 4.b and 4.f. Proposed Amendment

4. Grading and Drainage Plan

c. The Developer shall submit an interim grading and drainage plan and a master site grading plan. The Developer shall grade the site in conformance with the approved interim grading and drainage plan prior to Final Plat approval. The future owners/builders who

Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.

d. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition. The interim grading plan shall provide for proper drainage until the master grading plan is implemented.

f. Rough grade as necessary to establish lot grades in accordance with ~~future building grades~~the interim grading plan and~~, top soiling, seeding and mulching~~stabilization as required by City of Mequon Code of Ordinances 58-675(a)(3), to all exposed ground surfaces to prevent erosion.

Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

The Residence at Foxtown March 22, 2021

Third Amendment to the Development Agreement approved June 11, 2019 dated and signed on October 3, 2019

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Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

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Exhibit B 4.a, 4.b and 4.f. Proposed Amendment

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f. Rough grade as necessary to establish lot grades in accordance with the interim grading plan and stabilization as required by City of Mequon Code of Ordinances 58-675(a)(3), to all exposed ground surfaces to prevent erosion.

CITY OF MEQUON

By_____
John Wirth, Mayor

By_____
Caroline Fochs, City Clerk

OWNER

The Residence at Foxtown

By: _____

By: _____

Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2021, the above named Mayor and City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

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

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2021, the above named_____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

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

Approved by: _____
City Attorney

Attachment: Res FT_Supporting Docs (6053 : The Residence at Foxtown)

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 22, 2021**

SUBJECT: **Amendment to Chapter 58 of the Zoning Code as it relates to Conditional Uses in the B-5 Zoning District.**

Background:
Mayor Wirth is sponsoring a text amendment that would allow Outdoor Power Equipment Stores in the B-5 (Industrial) zoning district as a conditional use. The amendment is precipitated by a recent request by Mequon Land and Garden to relocate to 6809 W Donges Bay Road. As many of the Commissioners may recall, the current location of Mequon Lawn and Garden was sold to North Shore Bank which was approved in October of 2020 for a new financial institution. The proposed location is zoned B-5 which does not allow this type of use as either permitted or conditional. The proposed language is as follows:

Section 58-298(e)(23) of the Mequon Code of Ordinances is created to read as follows:

(23) Outdoor power equipment stores, including the servicing, repair and sales of new and used outdoor power equipment (equipment containing small engines or motors) and related parts, supplies, attachments and accessories.

Attachments:
Outdoor Power Equipment Ordinance (01119872xC3B04) (DOCX)

COMMON COUNCIL
OF THE
CITY OF MEQUON
ORDINANCE 2021-_____

An Ordinance Adding Outdoor Power Equipment Stores
to the List of Conditional Uses in the B-5 Zoning Ordinance

RECITALS

A. The Common Council has determined that outdoor power equipment store is an appropriate business use in the City of Mequon.

B. The Common Council has further determined that outdoor power equipment stores would be appropriate in the B-5 zoning district as conditional uses.

BASED UPON THE FOREGOING RECITALS, THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, ORDAIN AS FOLLOWS:

SECTION 1

Section 58-298(e)(23) of the Mequon Code of Ordinances is created to read as follows:

(23) Outdoor power equipment stores, including the servicing, repair and sales of new and used outdoor power equipment (equipment containing small engines or motors) and related parts, supplies, attachments and accessories.

SECTION II

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

SECTION III

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

Attachment: Outdoor Power Equipment Ordinance (01119872xC3B04) (6067 : Amendment to Chapter 58 of the Zoning Code as it relates to

SECTION IV

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

Approved by: John Wirth, Mayor

Date Approved: May 11, 2021

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on May 11, 2021.

Caroline Fochs, City Clerk

Published: _____

Attachment: Outdoor Power Equipment Ordinance (01119872xC3B04) (6067 : Amendment to Chapter 58 of the Zoning Code as it relates to