



11333 N. Cedarburg Road
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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, April 9, 2018
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes of March 12, 2018

2) Consent

- a) Ralph & Judith Morello. The applicant is seeking certified survey map approval to reconfigure the lots for the properties located at 10050 & 10052 N. Range Line Road.
- b) Carol Krigbaum for Adam Kuhn. The applicant is seeking final condominium plat approval to allow for the conversion of a duplex to a 2-unit condominium for the property located at 10410-10412 N. Magnolia Drive.

3) Public Hearing

- a) Gregory Thompson. The applicant is seeking conditional use grant, building and site plan and certified survey map approval to allow for storage uses within the storage units for a proposed development (StorageShop USA) for the property located at 5717 W. Donges Bay Road (located in the Donges Bay Corporate Park).

4) Regular Business

- a) MSI General for Charter Manufacturing Company. The applicant is seeking building and site plan approval for a 7,565 sq. ft. building for the property located at 1212 W. Glen Oaks Lane.
- b) Shawn Kison for Kapco Park. The applicant is seeking building and site plan amendment approval to allow for extended hours from May 28th through August 20th for the baseball park located on Concordia University campus at 12800 N. Lake Shore. **CANCELLED**
- c) John Franceshi for the PJJ Group. The applicant is seeking building and site plan amendment approval for exterior renovations for the property located at 10620 N. Port Washington Road (Marathon building).

5) Policy

- a) Chapter 58 of the Zoning Code as it relates to Off Street Parking Requirements.

- b) - An Ordinance Amending Chapter 58 of the Mequon Municipal Code as it Relates to Filling, Excavating and Berms. **Recommended by Planning Commission on April 9, 2018; First Reading at Common Council May 8, 2018; Second Reading June 12, 2018.**

6) Announcements

7) Adjourn

Dated: April 5, 2018 _____/s/ Dan Abendroth, Chairman

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

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

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



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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: April 9, 2018
SUBJECT: PLANNING COMMISSION MEETING MINUTES from March 12, 2018

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of March 12, 2018 for your review.

Attachments:
03.12.18_DRAFT (DOC)



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Department of Community Development
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PLANNING COMMISSION
Regular Meeting
Monday, March 12, 2018
4:30 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chairman Dan Abendroth
Commissioner Brian Parrish
Alternate John Stoker
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Alderman John Wirth
Commissioner Rick Lemke
Alternate Stephanie Hawley

- a) Approval of Planning Commission Meeting Minutes from February 12, 2018.

Action

Ald. Wirth made a motion to approve the minutes from February 12, 2018.
Commissioner Stoker seconded the motion.
A voice vote was taken, vote passed (8-0)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	John Stoker, Alternate
AYES:	Abendroth, Parrish, Stoker, B. Schaefer, J. Schaefer, Wirth, Lemke, Hawley
ABSENT:	Choren, Mason
EXCUSED:	Strzelczyk

2) Public Hearing

- a) Fox Tale Brewing Co., Inc. The applicant is seeking conditional use grant, building and site plan, sign waiver and certified survey map approval for a proposed brewery and restaurant located at 6411 W. Mequon Road.

Attachment: 03.12.18_DRAFT (3140 : Planning Commission Minutes from March 12, 2018)

Action

Commissioner Parrish made a motion to go into public hearing.

Commissioner Stoker seconded the motion.

A voice vote was taken, vote passed (8-0)

Action

Commissioner Parrish made a motion to close the public hearing.

Ald. Wirth seconded the motion.

A voice vote was taken, vote passed (8-0)

Asst. Dir. Zader stated that the request is for conditional use grant, building and site plan and certified survey map approval for the Fox Tale brewery and restaurant. The PUD was approved in December and January. The conditional use text amendment was approved in September of 2017 for breweries. Everything is very similar to what was presented on the concept plan but now shows more details. The site plan shows a 6,100 sq. ft. restaurant with a 1,700 sq. ft. brewery. The parking lot and building layout is the same as shown previously.

One of the changes is that there is a draft CSM of where this parcel will be split in two. The restaurant will be where parcel B was shown on the concept plan. They did add some fencing to maintain the street edge.

The site shows 100 parking stalls which does comply with the code based on the proposed uses. As a part of the rezoning TADI did a tabletop exercise regarding parking and the analysis shows that the site does meet the parking demand except during the peak summer hours at dinner and on weekends. As a condition of approval staff listed the vehicular access and parking lot shown on the concept plan for building B must be completed by spring of 2019. The restaurant is anticipated to be completed in the late fall or early winter so there are not any peak issues until the summer of 2019.

There have been conversations with the applicant regarding deliveries. The applicant provided templates in the packet with regards to turning movements. The applicant stated that all deliveries will occur prior to business hours and that there will be no need for on-street deliveries on Buntrock Avenue or Mequon Road. The plan also shows a number of improvements in the right of way including sidewalks, landscaping and curb and gutter. There will be a development agreement that will outline all the changes and improvements made to the public improvement area especially along the intersection.

The building design is similar to the concept plan and the elevations shown at the PUD approval. Staff is supportive of all the materials and the look of the building. The only recommendation from staff is that the code requires that the front entranceway off of Mequon Road be enhanced. They did add a planter area as well as some outdoor seating but staff feels that a few more design elements in that area would be beneficial; some signage or lighting that will enhance that entranceway.

The lighting plan complies with most of the lighting requirement. They show the same street light design from Cedarburg Road for their parking lot lights. The plan shows some wall

packs and bollards that comply with the code. They are showing the same festoon string lighting that Café Hollander has on their patio. The same requirements were added of 70 lumens maximum per bulb and that the lights stay static and cannot flash or blink.

Terry Higgins did a review of the landscape plan and staff has gone over it several times with the applicant and has addressed most of the issues. There are still a few items that staff would like to have included which are bulleted in the staff report in the board packet.

The applicant is requesting several sign waivers as part of the approval process. The code currently allows for 2 wall signs due to being located on a corner. The applicant is showing 4 signs (1 on the east elevation, 1 on the west elevation and 2 on the south elevation). The size of the signs warrants a waiver as well. The sign size is limited by 2 percent of the building with a 60 sq. ft. maximum. The third waiver would be for the rooftop signage on the east elevation of the patio area. Staff is not supportive of both of the signs on the south elevation as it seems redundant and staff feels it may be better suited that the sign on the west portion of the building remain and the one on the east be removed. Staff supports the size waiver for the sign to the east roof area as the code would require the sign to be half the proposed size and would be difficult to see from the road. Staff is not supportive of the waiver for the sign on the west side of the building. Staff suggested a monument sign for the corner instead of a wall sign to take advantage of eastbound traffic on Mequon Road.

The restaurant use is permitted per the code but the applicant is requesting extended hours of operations (similar to Café Hollander). They are looking to be open until midnight on weekdays and 1:00 am on weekends. Staff is supportive of the extended hours with the condition that there is no outdoor amplified music on the patio beyond 11:00 pm.

The conditional use grant is specific to the brewery operations. It is a relatively small operation with 2-4 deliveries a week and only 1-2 staff members on the site at any given time. The hours of the brewery will be 6:30 am – 6:00 pm. Staff does not feel that this will have a major impact on the area. Conditions that the brewery must maintain were added; including specifically the consumption of beer on site, tasting rooms and indoor and outdoor event space.

The CSM shows the division of the two pieces for this restaurant and the proposed restaurant to the east. It meets all technical requirements for size and area for Town Center zoning.

Staff recommends approval according to the 29 conditions in the staff report.

The applicant, Gregg Thompson, stated that they are comfortable with all the conditions but they have one request for approval to begin interior demo work and to begin construction work this month.

Asst. Dir. Zader stated that there are triggers that will allow for the permit to be released in a short time frame with the one condition being the storm water management plan approval by engineering.

Asst. Eng. Henk stated that the storm water management plan is scheduled to be delivered this week. They are working with the consultant to push this project to continue to move forward.

Commissioner Jim Schaefer stated that he wants to ensure the windows will have castings around them.

The applicant confirmed that the windows will have castings.

Commissioner Becky Schaefer asked if the parking for both the restaurant and brewery at peak times is sufficient.

Asst. Dir. Zader stated that the 100 spaces meet the zoning code. The zoning code does not address peak times. The TADI report looks at peak times of operations and breaks it down by hours. During the summer time of peak hours (6:00 pm – 8:00 pm) the report indicated that up to 130 parking spaces could be needed and that is where the shared parking agreement will come into play. If that does not work, they would need to find other options. Staff feels comfortable as they do meet the zoning code requirements and this issue is being monitored.

Action

Commissioner Stoker made a motion to approve per the 29 conditions in the staff report. Commissioner Jim Schaefer seconded the motion.

A voice vote was taken, vote passed (8-0)

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

3) Regular Business

- a) Sterling Hasey Co., for Robert and Ellen Venable. The applicant is seeking specimen tree removal to remove two specimen trees and fill permit approval to allow for C.Y. for grading and drainage for new construction for the property located at 11220 N. Lakeview Place.

Mayor Abendroth stated that the specimen tree report was not included in the board packet but the report was presented to all the Commissioners.

City Forester Gies stated that this is an unique and older site in Mequon. There were 13 Tilia Americana (Linden) trees and the rest of the site was mainly Ash. He commented that it was shocking to see the all the removal that had happened. Of the 13 American Linden only 2 of them meet condition grade to be considered specimen. The 11 that were removed had severe

decay pockets and insect damage. He stated that the 2 trees recommended to be kept were based on their condition alone but given the scope of grading proposed on the site he recommends that the trees be removed as their structures would not survive all the grading work.

Asst. Eng. Henk stated that the applicant is also requesting fill approval for 9,000 C.Y. The applicant has clarified that all the fill will be generated on site and not hauled in. She stated that the applicant does need to get approval from the DNR to do any alterations to the bluff. Staff supports the minor request to fill as the juxtaposition of the proposed home is in line with the homes on both the north and south side and across the street.

The applicant and homeowner, Bob Venable confirmed that they will not be bringing in any fill. They will be constructing a breakwater at the toe of the bluff. This will entail a 5 month review process by the DNR and that permit has not been applied for yet.

Mike Mitch – 221 E. Mequon Road – asked about the shared culvert as it often backs up. He wanted to know who was responsible for trenching that culvert. He is concerned about the ditch backing up.

Asst. Eng. Henk explained that current drainage on the site has a portion of the drainage going north to that property and a portion goes south to the south property and the remainder goes to the ditch on Lakeview Place. This is still the process for the revised plan however less goes to the north property, less goes to the south property and more goes to the ditch. The concentration of that flow is on the northwest corner so it brings it downstream and the impact to the culvert will be less in the proposed condition than the existing condition. She reiterated that the drainage for the neighboring properties should be improved as part of this project.

Action

Ald. Wirth made a motion to approve the item omitting conditions #1 and #2 (the motion includes approval for removal of the 2 specimen trees)

Commissioner Stoker seconded the motion.

A voice vote was taken, vote passed (8-0)

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	John Stoker, Alternate
AYES:	Abendroth, Parrish, Stoker, B. Schaefer, J. Schaefer, Wirth, Lemke, Hawley
ABSENT:	Choren, Mason
EXCUSED:	Strzelczyk

- b) Zhenghao Wu. The applicant is seeking fill permit approval to allow for 7,000 C.Y. to rough grade for the property located at 12813 Highgate Court.

Asst. Eng. Henk stated that this item had been previously tabled and staff was waiting for a

grading plan to be provided to show where the fill would be placed. In 2016 there was a fill permit approved for this site for 2,500 C.Y. of fill. After a site visit staff wondered where an additional 7,000 C.Y. of fill would be placed. After a recent site visit and site plan review, staff still does not feel that 7,000 C.Y. is appropriate and staff recommends 2,000 C.Y. of fill should be approved.

The applicant, Zhenghao Wu, stated that he originally had a different plan from his landscaper but after working with staff he agrees with the recommendation.

Action

Ald. Wirth made a motion to approve per staff recommendations.

Commissioner Becky Schaefer seconded the motion.

A voice vote was taken, vote passed (8-0)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Abendroth, Parrish, Stoker, B. Schaefer, J. Schaefer, Wirth, Lemke, Hawley
ABSENT:	Choren, Mason
EXCUSED:	Strzelczyk

- c) Pinnacle Engineering Group, LLC for Jim Forester. The applicant is seeking rezoning, certified survey map and concept plan approval for the property located at 11649 N. Port Washington Road.

Asst. Dir. Zader stated that this is the Lexington Square development. He showed a proposed zoning map of the site. The entire site is currently zoned B-3/PUD/LTD. The applicant is requesting to change the back portion to R-6/PUD. He stated that a number of years ago when Lexington Square was approved, the PUD did include a 3rd phase which showed three office buildings. The applicant feels that because this land is located off of Port Washington Road it is better suited for residential development and is proposing to do a plex development similar to what is surrounding the area; Aster Woods and Eastbrook.

The proposed concept plan shows three unit building on the north end and two buildings located on the south end. There would be two new entranceways on Eastbrook Drive. The applicant will split the property in two with a CSM but it will still be governed by the one PUD and one agreement. When the original development was approved the original landscaping and open space requirement was 30%, which the front on its own does not currently meet. In order to meet the current code, 30% is applied to the front and 40% to the rear. The ratio came out to 36.4% and the applicant currently meets the whole site at 42%.

Regarding the rezoning, typically R-6 and B-3 are used interchangeably as a buffer between commercial and residential areas, so this will just move the buffer between residential and commercial to the east. They are requesting one waiver regarding the setback. The code requires a 50 ft. setback and they are requesting a 35 ft. setback on both the north and south

streets. This is consistent with the buildings located adjacent in the Eastbrook condominium. Staff feels that this meets the street pattern consistency for that area.

The applicant will need to return with a condominium plat and preliminary concept elevations in terms of design and it will eventually go in front of Architectural Board for final approval. The CSM shows the splitting of the parcel into two; one for the condominium that will be part of the R-6 zoning and one for the office development to the east. Staff does recommend approval according to the conditions in the staff report.

Bernie Berson – 1521 W. Eastbrook – representing the Eastbrook Homeowners Association. He stated he is supportive of this project as opposed to a commercial development. They have some questions about the actual plans particularly the berm on the south side and they want to ensure the berm and tree line will remain. They want to ensure the water discharge continues to go east toward Pt. Washington Road. They want the look of the buildings to blend in with the Eastbrook and Astor Woods communities and they feel that the price range should be similar. He stated that Mr. Forester has contacted him several times and he is confident they will work well together.

Tony Zanon, from Pinnacle Engineering Group representing Jim Forester, stated that Mr. Forester has reached out to both developments. Their intent is to keep the berms on the west and south side and keep as much of the tree lines as possible. There are existing water main and sanitary on the west side of the property so the buildings are set a little offset easterly in an effort to maintain all the vegetation there. Their intent is to keep the drainage path as it currently flows. He stated that Mr. Forester does want to blend in with the neighboring properties and the price will be relative to the neighbors if not slightly higher.

There are two conditions in the staff report regarding access that they would like to discuss. The first one is the access from Eastbrook where the plan shows three separate driveways to the three units. Staff has concerns about too many accesses there conflicting with traffic from the development across the street. He asked for feedback from the Commission to allow the three driveways as it is off a circular drive and not a main thorough way. They feel that it is too tight to only have one access point for all three garages.

The second issue is the access on the south side. There is an island in the road just south of the proposed access area and staff is concerned about cars leaving the development and staying to the right of the island. Staff had recommended an island be placed in the access area inside the development but the applicant feels that would possibly be confusing for drivers going north as they may feel that the access is actually a continuation of the road. The applicant would prefer a single driveway without an island that remains separate from the roadway. They are willing to go down to an 18 ft. driveway so that it would look more obvious that it is a driveway and not a road. These are two issues they would like feedback on and they are comfortable with all the other conditions in the staff report.

Commissioner Parrish stated he feels that this is a better use for the land and that it is a great approach that the applicant is working with the neighbors. He offered that the south access may just need some signage to signify the driveway access. He stated the he feels that the

north access is an already congested area with lots of traffic converging and that three driveways would be challenging.

Asst. Dir. Zader stated that a compromise may be to have two driveways; the easterly one would be an individual drive and the other drive would be shared by the other two units. This may help the cars be able to turn around and be able to enter the road facing forward. The concern having one driveway is having so much asphalt off the front of the development. Regarding the south access, currently there is no connection and trees will need to be removed. Staff does have a concern about drivers leaving the site and driving on the wrong side of the island.

Mayor Abendroth suggested curving the driveway a bit to the right so that it would be more obvious that the road does not continue straight into it.

Asst. Eng. Henk stated that engineering prefers that the driveway is moved further south to avoid the conflict when turning eastbound.

Commissioner Stoker stated that he prefers two or three access points on the north side.

Action

Commissioner Stoker made a motion to approve based on staff conditions and that the south driveway is moved to the south (approximately to the pedestal) and that staff and the applicant work together regarding the north accesses.

Ald. Wirth seconded the motion.

A voice vote was taken, vote passed (8-0)

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	John Stoker, Alternate
SECONDER:	John Wirth, Alderman
AYES:	Abendroth, Parrish, Stoker, B. Schaefer, J. Schaefer, Wirth, Lemke, Hawley
ABSENT:	Choren, Mason
EXCUSED:	Strzelczyk

- d) Gregory Thompson. The applicant is seeking building and site plan and certified survey map approval for a proposed 12,5000 sq. ft. office/warehouse (divided into 5 separate buildings) to be used as storage units for the property located at 5715 W. Donges Bay Road (in the Donges Bay Corporate Park).

Asst. Dir. Zader stated that there is an ongoing issue regarding the storm water management and staff recommends the item be tabled but the applicant would like feedback from the Commission on his proposed project specifically the architecture of the buildings. The storm water issue may trigger storm water management and would possibly necessitate sixth building to be added and to do a full pond with a larger land area that the applicant would purchase from the owner of the parcel. That may need to be brought back next month anyway.

The request is for a 5 building development which is difficult to fit into the zoning code in terms of uses. This could be basically 5 buildings that would be built like a white box that the applicant would sell as individual condominium units and then owners would be allowed to use them for their individual purposes. The B-5 zoning does have a number of permitted uses but there could be a potential for conditional uses such as storage. The applicant may come back next month for a blanket type conditional use grant approval to allow for storage for all the buildings in the proposed development.

This is part of StorageShop USA which has 17 locations throughout Wisconsin. In terms of compliance with the code it does meet all the criteria of the B-5 zoning district. The entrance would be off Baldev Court and the 5 buildings would share a 20 stall parking lot. Parking stalls are determined from the types of uses and each use would need to be individually evaluated.

Staff asked the applicant to modify the design specifically the amount of brick and the location of the brick. The brick is shown on columns as well as the corner and the rest of the building is LP Smartside. Staff recommends a basecourse around the entire building. The Commission architect reviewed the plans and supports staff's recommendation. The applicant feels that he has a trademark building and does not want to deviate from that design. This issue will need to be further discussed.

The lighting and landscape plans have some minor changes requested by staff but they can be brought back at a future meeting and have everything worked out. The CSM shows a 3-lot land division that will probably remain as is depending on how the storm water management plays out as there may be a larger lot. Staff recommends tabling the item once a discussion of the architecture takes place.

Commissioner Jim Schaefer does not remember a basecourse being discussed but he suggests an increase of the brick over the windows as well as it being raised so that there is more brick showing on the face of the elevation. He feels that they can work with the applicant.

The applicant, Gregory Thompson, stated that he started the business in 2004 and he has copyrighted and trademarked this building and has not had any complaints about it. He said that if he added brick around the base it would add about \$40,000 to the cost of the project. He stated this is a needed type of commercial space and he has demand for it in Mequon. He really does not want to change the look of the building.

Commissioner Parrish stated that he feels this is an excellent project and that it will sell out quickly and he hopes that more units may be added. His concern is deviating from the building standards and setting a precedent. There are still 50 acres there for sale and another project may also then ask for leniency regarding architecture requirements.

Ald. Wirth stated that he is worried that this is a cheaper form of architecture that will set a precedent. He is unclear who the users are and is interested how this works elsewhere.

Asst. Dir. Zader stated that staff did some preliminary work and could not find any communities that had a specific zoning or use that really made sense to use here. There are a lot of wetlands in this industrial park and it will not be a full build out but there will be other users here. This has been a struggle for staff to make it work but staff felt that at this specific location they could make it work.

Mr. Thompson stated that 18% use it for storage; mostly business storage, 31% are workshops and 51% is business use. He said that this is not used for conventional storage. It is an affordable way to provide a fully commercial building and commercially zoned flexible space.

Ald. Wirth stated that he feels that mini storages are more attractive. He feels that there is a concern about setting precedent. He would like to know what the history is in other locations where these are located.

Commissioner Stoker stated that Mequon has some unique architectural requirements. He would have a difficult time approving this and does not understand the trademark value in this case.

Asst. Eng. Henk stated that the wetlands on site, which the applicant proposes to fill, although staff has not received the DNR approval letter approving the driveway location. This site is just over the trigger for storm water management and it can be provided either on site or in conjunction with the overall development.

Mr. Thompson stated that he does not anticipate the driveway being an issue. He stated that he submitted his application which did not include storm water management because under the guidelines if it is under ½ acre of impervious surface than storm water management is not required or if it is 1 acre of disturbance. His submitted plans showed less than ½ acre of impervious surface and the limits of construction less than 1 acre. As a parameter for design he did have 6 buildings but due to the subsurface soils and the high water table it was more difficult to meet the storm water requirements, so he took out a building to satisfy the impervious surface limitations and the storm water requirements. He explained that engineering informed him that the right of way is the amount of impervious that put him over the edge to require storm water management. He stated that if this is the case he will add the sixth building back in to offset some of the costs.

Action

Ald. Wirth made a motion to table this item.

Commissioner Becky Schaefer seconded the motion.

A voice vote was taken, vote passed (8-0)

RESULT:	TABLED [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Abendroth, Parrish, Stoker, B. Schaefer, J. Schaefer, Wirth, Lemke, Hawley
ABSENT:	Choren, Mason
EXCUSED:	Strzelczyk

4) Policy

- a) Chapter 58 of the Zoning Code as it relates to Conditional Uses in Residential Zoning Districts

Asst. Dir. Zader stated that state law has changed in the ways in which conditional use standards on potential developments are handled. Staff reviewed how to change the conditional use requirements as well as how they would apply in different zoning districts. Included in the staff report he put together a matrix of the residential zoning districts and included comments and suggestions of what it could be possibly changed to and some will need some further study. He stated that staff wanted to introduce this to the Commission to weed out any red flags or questions or concerns about the path staff is heading down before coming back with an ordinance with regards to the residential zoning districts.

Mayor Abendroth commented that he feels this is the correct approach and that the Commissioners may have feedback once the complete list is presented.

Ald. Wirth suggested that due to the size of the Commission and the fact that he feels this is a relatively big process, that a sub-committee be formed to work with staff to go through the process. He feels that a smaller group is more effective.

Asst. Dir. Zader responded that staff would be open to that idea if there are Commissioners willing to volunteer to be a part of the sub-committee.

Mayor Abendroth appointed Ald. With, Commissioner Stoker and Commissioner Parrish to the sub-committee.

- b) Resolution to Approve the City's Intent to Enact an Ordinance for a Development Moratoria, as authorized by Wis State Statutes 66.1002

Dir. Tollefson stated that staff is recommending a development moratoria for the general area of Donges Bay Road and Cedarburg Road. This halts development and re-development for a specified amount of time. In this particular case, the moratoria would be in place for 12 months but staff hopes to do the evaluation in less than 12 months. This gives staff an opportunity to evaluate what might be desired or necessary rezonings, regulatory amendments; which could include licensing, enforcement, nuisance procedures or policy safety in terms of patrolling the area. Staff wants to ensure that redevelopment happens in a harmonious way, in a way that increases property values and that will be a positive impact on the local economy. There has been an increase in the number of calls regarding crime in this

neighborhood. This area is labeled a Neighborhood Commercial Node with the intention of more neighborhood commercial type level of services.

Community Development has received a number of inquiries about redevelopment in this area as well as a few submitted concept plans and proposals to Planning Commission. She stated that there is a signal in the private market that there is an interest in redeveloping this area and staff wants to ensure they are in a position to respond to those interests in a way that will positively impact the neighborhood.

The first action is to enact the Resolution to establish the development moratoria. The second one deals with the requirement through the state as to what needs to be acknowledged as part of the plan. It is impossible to address what all the impacts or potential changes may be right now but staff would come back to the Commission to work through those items. She had suggested in her report that a sub-committee may be interested in being formed to work through this process with staff. Dir. Tollefson stated that as part of the process staff intends to engage property owners as well as the business owners in the designated area. She wants them to feel that they have an opportunity to be involved in some of the alternatives and solutions that will be explored.

Commissioner Stoker asked whether applications that have already been submitted would be grandfathered in and also what is the number of properties for sale in that area.

Dir. Tollefson answered that any applications already submitted would be honored and that there are about 10 properties that staff has received inquiries about. There are about 30 total properties in the designated area. The area of change comprises about 30% of the designated area.

Ald. Wirth stated that one of the reasons that staff is able to request this is due to the increase in crime in the area. He feels that this is a good idea and that being proactive about what is desired there helps developers and owners know what is expected and allowed and eliminates uncertainty. Improving the area increases the value of those properties. He hopes that the process will be less time than a year. He also stated that it is one of the gateways into the city and it is in need of attention.

Dir. Tollefson agreed with Ald. Wirth and commented that this area leads to the industrial park and is just south of the Town Center area that is being redeveloped. She added that recent planning projects where staff has been proactive about areas of change; like the Town Center, the Central Growth area; where there is significant increase in residential development off Wauwatosa Road and Mequon Road and the East Growth area; where there is a land use neighborhood plan and a market analysis. All three areas where staff anticipated a shift or a change; and when the city was able to be proactive about streamlining the process, setting the tone and letting the private market know what was expected, has proven to be successful not only financially but from a development stand point in those areas. She suggests that this neighborhood node be looked at the same way.

Commissioner Parrish stated that whenever Dir. Tollefson makes a recommendation he takes

it seriously and likes to follow the recommendation. He stated that in this particular case he is struggling and feels that it is somewhat overreaching. He is sympathetic to the property owner trying to sell a property. He feels that a crime issue is a police matter and should not be tied to development. He stated that the Commission already has control through the conditional use process about hours of operations and can look at ways to address the source of any issue. He feels that the Commission has the mechanisms in place to deny unwanted businesses and that the entire area should not be penalized. He strongly feels that this should not last a year.

Dir. Tollefson stated that staff also wants the process to conclude in less than 12 months and this was voiced from the Public Welfare Committee as well. She stated that given the previous policy discussion about conditional use grants and the limits of authority is one of the concerns in this particular neighborhood. She explained that there are a variety of zoning districts in that area; there is B-2, properties zoned business but not yet developed and properties that can be sub-divided. She stated that staff believes that there are rezonings that are desired and regulatory amendments that are necessary in order to reverse the current trend and ensure that creating and encouraging development and redevelopment has a positive impact on property value. She believes the short term halt on development will prove beneficial in the long term.

Commissioner Stoker asked if this will be handled internally or an outside consultant will be hired.

Dir. Tollefson answered that this will be handled internally with a sub-committee of Commissioners. There will be outreach to resources such as local real estate agents to better understand some of the trends. There are dollars budgeted in the 2018 budget to assist with some professional assistance on behalf of the Planning Commission if the sub-committee deems necessary.

Commissioner Lemke stated that he does not agree with the reason of crime to justify this action.

Dir. Tollefson stated that the police have reported that one of the reasons there is an increase for the business checks, which has had a substantial increase in the past two years, is due to the concentration of 24-hour operations that are open to the public or operations that are open to the public later in the evening. This is directly related to approvals of a variety of uses of operations that have been granted.

Ald. Wirth stated that there are some very positive things like the Kwik-Trip but also some real deterioration in that area. He stated that sending the message that redevelopment is desired may help get rid of some of the reasons there are problems. He stated that while this may slow things down for a short period of time, it will most likely be less than what would happen if it is just let go and applications are accepted with uncertain zoning. He feels that a nicer area will have fewer issues.

Mayor Abendroth left the meeting for another engagement.

Ald. Wirth assumed the role of the Chairman of the Commission.

Action

Ald. Wirth made a motion to approve subject to staff reporting back at least 90 days from the time it takes effect.

Commissioner Becky Schaefer seconded the motion.

A voice vote was taken; vote passed (5-2; No Votes: Stoker, Parrish)

RESULT:	APPROVED WITH CONDITIONS [5 TO 2]
MOVER:	John Wirth, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	B. Schaefer, J. Schaefer, Wirth, Lemke, Hawley
NAYS:	Parrish, Stoker
ABSENT:	Choren, Mason
EXCUSED:	Abendroth, Strzelczyk

- c) An Ordinance Approving a Development Moratoria, as authorized by Wis. State Statutes 66.1002

Action

Commissioner Becky Schaefer made a motion to approve the item.

Commissioner Jim Schaefer seconded the motion.

A voice vote was taken; vote passed (5-2; No Votes: Stoker, Parrish)

The ordinance will be recommended to the Common Council.

RESULT:	APPROVED [5 TO 2]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	B. Schaefer, J. Schaefer, Wirth, Lemke, Hawley
NAYS:	Parrish, Stoker
ABSENT:	Choren, Mason
EXCUSED:	Abendroth, Strzelczyk

5) Announcements

6) Adjourn

Action

Commissioner Stoker made a motion to adjourn.

Commissioner Jim Schaefer seconded the motion.

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

Meeting adjourned at 6:18 pm.

Respectfully Submitted,

Jac Zader

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: April 9, 2018
SUBJECT: Ralph & Judith Morello. The applicant is seeking certified survey map approval to reconfigure the lots for the properties located at 10050 & 10052 N. Range Line Road.

Applicant:	Ralph & Judith Morello
Status of Applicant:	Property Owner
Requested:	Certified Survey Map
Existing Zoning:	R-2 (Rural Residential Detached)
Existing Land Use:	Residential 1.5-5 acres
Lot size:	10.54 Acres
Location:	10050 N. Range Line Road 10052 N. Range Line Road
District:	#7
Tax Keyes:	#15-031-07-015.00, #15-031-07-020.00 #15-031-07-019.00

Background: The applicant is requesting Planning Commission approval for a land division of two properties located at 10050 N Range Line Road and 10052 N Range Line Road. The proposed CSM redivides two existing parcels into two lots; Lot 1 is 2.2 acres and contains a single-family; Lot 3 is 6.14 acres and is vacant; Lot 2 remains as is at 2.2 acres and contains a single-family. The applicant is the owner of proposed Lot 1 and Lot 3.

Certified Survey Map

The proposed certified survey map is consistent with the Land Use Plan map and R-2 district standards. Lot 1, Lot 2 and Lot 3 meet the R-2 requirements, requiring a 2 acre minimum lot size and 200 minimum lot width and depth. The proposed CSM adjusts the property line between Lot 2 and Lot 3. The Land Use Plan designates adjacent properties Residential 1.5-5 Acres. The surrounding properties are zoned residential. There is an existing sanitary sewer easement on Lot 1 and Lot 2. There are no wetlands on the property. Access to the lots will be gained off a private driveway off Range Line Road. Planning staff understands Engineering will provide a full technical review of the CSM.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

It is difficult to determine from the CSM the full extent of existing easements serving the lots. Existing easements should be referenced by document number. All lots shall include easements for access, sanitary sewer and water main. New easements shall be created with associated easement declaration documents.

There are currently 4 lots that access the private driveway indicated on the CSM. If it is proposed that more than five lots will connect to a single access driveway, the driveway will be considered to be a private roadway and shall be built in accordance with the roadway standards outlined within the City of Mequon Standard Specifications for Land Development.

Staff Recommendation:

Planning staff recommends approval of the certified survey map based on the following conditions:

1. The applicant shall make any technical corrections to the final CSM.
2. The entire property is subject to the City of Mequon Tree Preservation Ordinance.
3. Final staff review and approval of CSM.
4. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2000 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 27).
5. Compliance with all requirements of the R-2 District.
6. Existing easements shown on the face of the CSM shall include document numbers for reference. All lots shall include easements for access, sanitary sewer and water main.
7. New easements shall be created with associated easement declaration documents.
8. Engineering Division technical review and approval of the CSM is required.
9. A private roadway will be required if five or more lots connect to a single access point. Private roadways must be built in accordance with the City of Mequon Standard Specifications for Land Development.

Attachments:
packet (PDF)

Morello CSM

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

2.a.a

Range
Line
Ct

R-2

Range Line Rd

Hidden
Lake
Rd

Range Line Ter

C-2

Attachment: packet (3132 : Ralph & Judith Morello)

ARC™
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2457 AND PARCELS 1 & 2 OF CERTIFIED SURVEY MAP NO. 3106, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



SCALE 1" = 200'

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

LEGEND

- - DENOTES 1.3" O.D. STEEL PIPE (FOUND)
- - DENOTES 2.3" O.D. STEEL PIPE (FOUND)
- () - DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NW. 1/4 OF SECTION 31-9-22 WHICH BEARS N1°00'53"W)

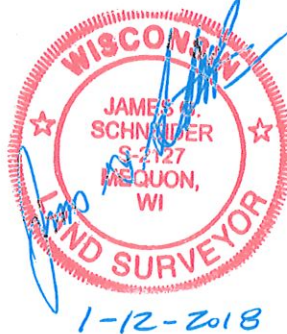
OWNERS:

RALPH & JUDITH MORELLO
10050 N. RANGE LINE RD.
MEQUON WI 53092

GARY QUIRK & PHILIPPA MACKETT
10052 N. RANGE LINE RD.
MEQUON WI 53092

ZONING NOTE:

CURRENT ZONING:
R-2 (RURAL RESIDENTIAL DETACHED DISTRICT)

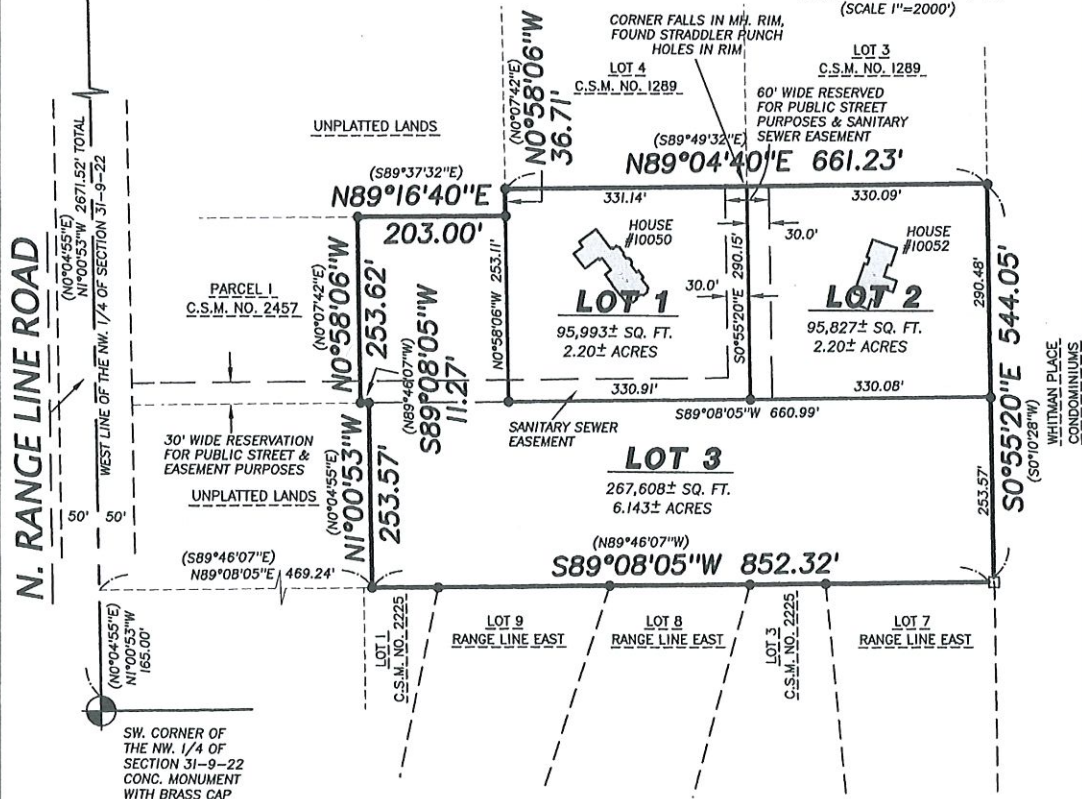


W. DONGES BAY RD.

N. RANGE LINE RD.

LOCATION MAP

NORTHWEST 1/4 SEC. 31-9-22
(SCALE 1"=2000')



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

Attachment: packet (3132 : Ralph & Judith Morello)

CERTIFIED SURVEY MAP NO. _____

*A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2457 AND
PARCELS 1 & 2 OF CERTIFIED SURVEY MAP NO. 3106, BEING A PART OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, 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:

Parcel 2 of Certified Survey Map No. 2457 and Parcels 1 & 2 of certified Survey Map No. 3106, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 31; thence N1°00'53"W along the West line of said 1/4 Section, said line also being the centerline of Range Line Road, 165.00 feet to a point; thence N89°08'05"E, 469.24 feet to the Southwest corner of Parcel 2 of Certified Survey Map No. 2457, said point being the point of beginning of lands to be described; thence N1°00'53"W along the Westerly line of said Parcel 2, 253.57 feet; thence S89°08'05"W along the Westerly line of said Parcel 2, 11.27 feet; thence N0°58'06"W along the Westerly line of said Parcel 2, 253.62 feet to the Northwest corner of said Parcel 2; thence N89°16'40"E along the Northerly line of said Parcel 2, 203.00 feet; thence N0°58'06"W along the Northerly line of said Parcel 2, 36.71 feet; thence N89°04'40"E along the Northerly line of said Parcel 2 and the North line of Parcel 1 of certified Survey Map No. 3106, 661.23 feet to the Northeast corner of said Parcel 1; thence S0°55'20"E along the East line of Parcel 1 & Parcel 2 of Certified Survey Map No. 3106, 544.05 feet to the Southeast corner of Parcel 2 of Certified Survey Map No. 3106; thence S89°08'05"W along the South line of Parcel 2 of Certified Survey Map No. 3106 and Parcel 2 of Certified Survey Map No. 2457, 852.32 feet to the point of beginning.

Said lands containing, 10.547 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Ralph Morello and Judith A. Morello Revocable Trust, Gary I. Quirk & Philippa A. Mackett, OWNERS of said lands.

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

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


James G. Schneider S-2127

1-12-2018



This instrument was drafted by James G. Schneider

Sheet 2 of 4 Sheets

Attachment: packet (3132 : Ralph & Judith Morello)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2457 AND
PARCELS 1 & 2 OF CERTIFIED SURVEY MAP NO. 3106, BEING A PART OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 9 NORTH,
RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE (No. 1)

I, Ralph Morello, Trustee of the Ralph Morello and Judith A. Morello Revocable Trust,
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

Ralph Morello, Trustee

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

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20__
Ralph Morello, to me known to be the person who executed the foregoing certificate and
acknowledged the same.

Notary Public

My Commission expires _____

1-12-2018

This instrument was drafted by James G. Schneider

Sheet 3 of 4 Sheets



Attachment: packet (3132 : Ralph & Judith Morello)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2457 AND
PARCELS 1 & 2 OF CERTIFIED SURVEY MAP NO. 3106, BEING A PART OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 9 NORTH,
RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE (No. 2)

We, Gary I. Quirk & Philippa A. Mackett, OWNERS, do hereby certify: THAT We 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 OWNERS on this _____ day of _____
20____.

Witness

Gary I. Quirk

Witness

Philippa A. Mackett

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____
, 20____ Gary I. Quirk & Philippa A. Mackett, to me known to be the persons who
executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

Chairman

Secretary

1-12-2018



This instrument was drafted by James G. Schneider

Sheet 4 of 4 Sheets

Attachment: packet (3132 : Ralph & Judith Morello)



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: April 9, 2018
SUBJECT: Carol Krigbaum for Adam Kuhn. The applicant is seeking final condominium plat approval to allow for the conversion of a duplex to a 2-unit condominium for the property located at 10410-10412 N. Magnolia Drive.

Applicant: Carol Krigbaum
Status of Applicant: Agent
Requested: Final Condominium Plat
Existing Use: Duplex
Existing Zoning: R-6 (Suburban Residential Attached)
Land Use Plan: Residential Plex
Lot size: .92 Acres
Location: 10410-10412 N. Magnolia Drive
District: #8
Tax Key: #15-030-16-003.00

Background: The applicant is requesting Final Condominium Plat for the property located at 10410-12 N Magnolia Drive. The parcel currently contains a duplex. The Condominium Plat will allow for each unit to be owned independently. The parcel is zoned R-6 (Suburban Residential Attached) which permits single family attached dwellings.

Final Condominium Plat:

The Condominium Plat shows each of the existing dwellings listed as units, while the existing driveway and decks are shown as limited common elements. The remainder of the site is shown as common elements owned equally by each unit owner. The Engineering Department will complete a technical review of the plat to verify that it complies with Chapter 236 of the Wisconsin Statutes.

Engineering Report:

Bridget Henk, Assistant City Engineer has reviewed the application and has the following comments:

The lot at 10410-10412 N Magnolia Drive is currently being served by a single sewer lateral and a single water service. The sewer lateral can remain a common element. The water service is required to be separated into two services. The two sides of a duplex can be served by a shared water service line; however, if the property is subdivided and the units converted to condominiums, service through a shared service line is no longer allowed. The standards set forth in Wis. Admin. Code § PSC 185.52(2)(b), Single Connections, and in Schedule X-1, Water Utility Operating Rules prohibit this arrangement. Each unit must be served by an independent lateral from the main to the point of use.

Staff Recommendation:

Staff recommends approval of the site plan amendment based on the following condition(s):

1. Common Council approval of the Condominium Plat.
2. Any technical corrections identified by staff shall be made to the final plat.

3. The condominiums shall be served by separate water services from the building to the watermain.

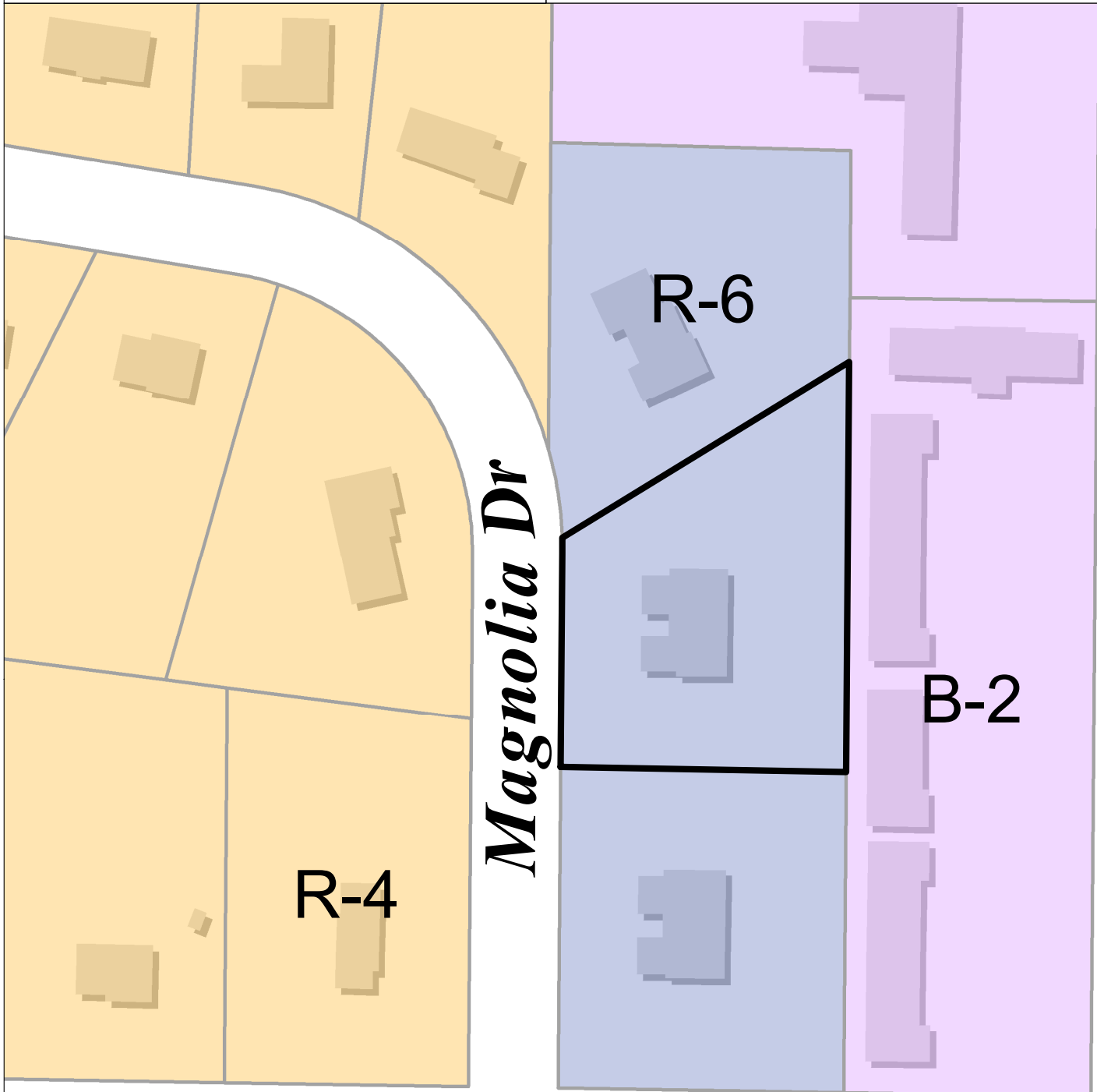
Attachments:
packet (PDF)

Carol Krigbaum for Adam Kuhn Final Condominium Plat

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

2.b.a



Port Washington, DC
Attachment: packet (3131 : Carol Krigbaum for Adam Kuhn)

LEGAL DESCRIPTION :

Parcel 2 of Certified Survey Map No. 1071 recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, in Volume 5 of Certified Survey Maps, on Pages 174 and 175, as Document No. 304660, being part of the Southeast 1/4 of Section 30, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 40,446 sq. ft./0.929 acres of land, more or less.

SURVEY CERTIFICATE

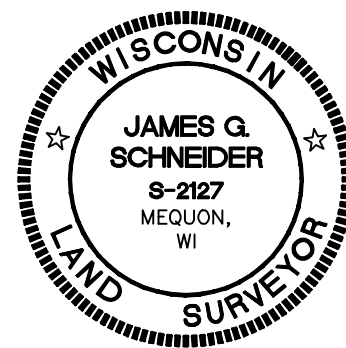
I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

This condominium is a correct representation of "MAGNOLIA PLACE" and the identification and location of each unit, and to the extent feasible the common elements can be determined from this plat. The diagrammatic outline shows only the approximate dimensions, areas and location of each unit.

02-08-2018

Date

James G. Schneider
Surveyor - S-2127



DENOTES LIMITED COMMON ELEMENT FOR UNIT-10412

DENOTES LIMITED COMMON ELEMENT FOR UNIT-10410

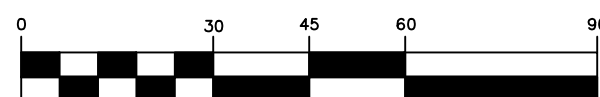
DENOTES CONDOMINIUM UNITS (SEE SHEETS 2 FOR UNIT DESIGNATIONS)

NOTES :

1. ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SEC. 30-9-22, ASSUMED TO BEAR DUE NORTH.
2. EXCEPT AS NOTED ON THIS MAP, ALL AREAS OUTSIDE THE UNITS SHALL BE COMMON ELEMENT.

CURVE DATA

①
RAD. = 246.70'
DELTA = 2°25'48"
L.C. = 10.46'
L.C.B. = N1°12'54"W



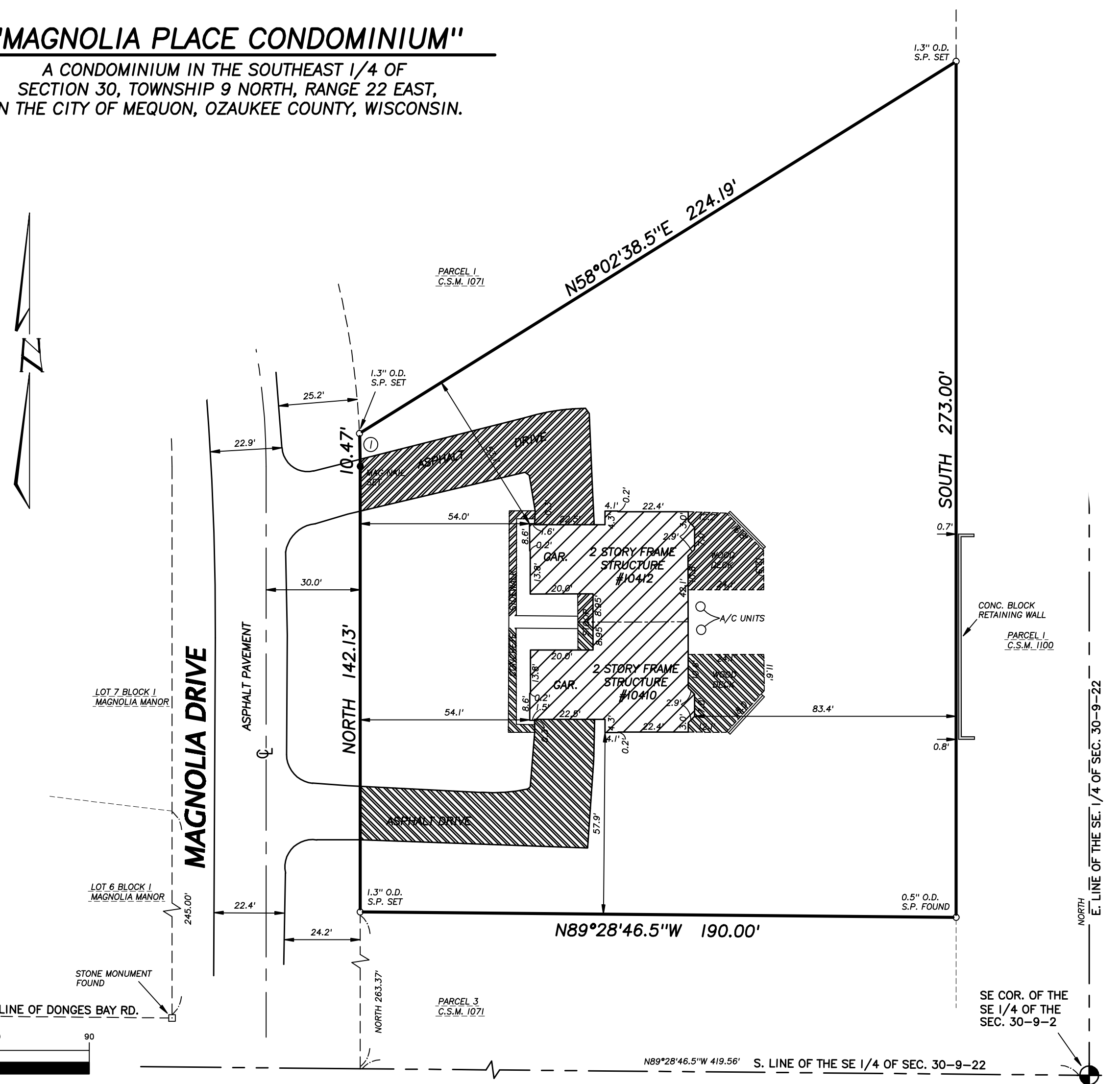
SCALE 1" = 30'



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

"MAGNOLIA PLACE CONDOMINIUM"

A CONDOMINIUM IN THE SOUTHEAST 1/4 OF
SECTION 30, TOWNSHIP 9 NORTH, RANGE 22 EAST,
IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



SHEET 1 OF 2 SHEETS

"MAGNOLIA PLACE CONDOMINIUM"

A CONDOMINIUM IN THE SOUTHEAST 1/4 OF
SECTION 30, TOWNSHIP 9 NORTH, RANGE 22 EAST,
IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

LEGAL DESCRIPTION :

Parcel 2 of Certified Survey Map No. 1071 recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, in Volume 5 of Certified Survey Maps, on Pages 174 and 175, as Document No. 304660, being part of the Southeast 1/4 of Section 30, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 40,446 sq. ft/0.929 acres of land, more or less.

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

This condominium is a correct representation of "MAGNOLIA PLACE" and the identification and location of each unit, and to the extent feasible the common elements can be determined from this plat. The diagrammatic outline shows only the approximate dimensions, areas and location of each unit.

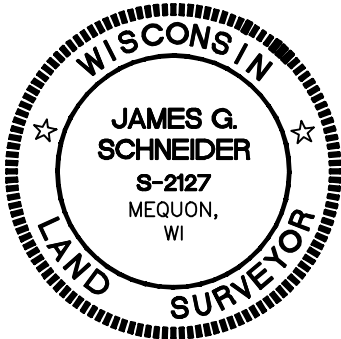
02-07-2018

Date

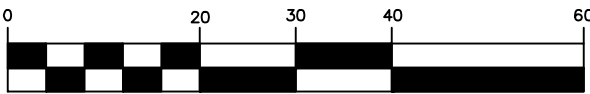
James G. Schneider
Surveyor - S-2127

DENOTES LIMITED COMMON
ELEMENT FOR UNIT-10412

DENOTES LIMITED COMMON
ELEMENT FOR UNIT-10410



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



SCALE 1" = 20'

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
OZAUKEE COUNTY) SS

I, Tom Watson, Acting Director of Finance for the City of Mequon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____, on any of the land included in the plat of "MAGNOLIA PLACE CONDOMINIUM".

Dated: _____, 20____. _____
TOM WATSON, Acting Director of Finance

COMMON COUNCIL RESOLUTION

"Resolved that the plat known as "MAGNOLIA PLACE CONDOMINIUM" in the City of Mequon, which has been filed for approval, be and hereby is approved as required by the City of Mequon."

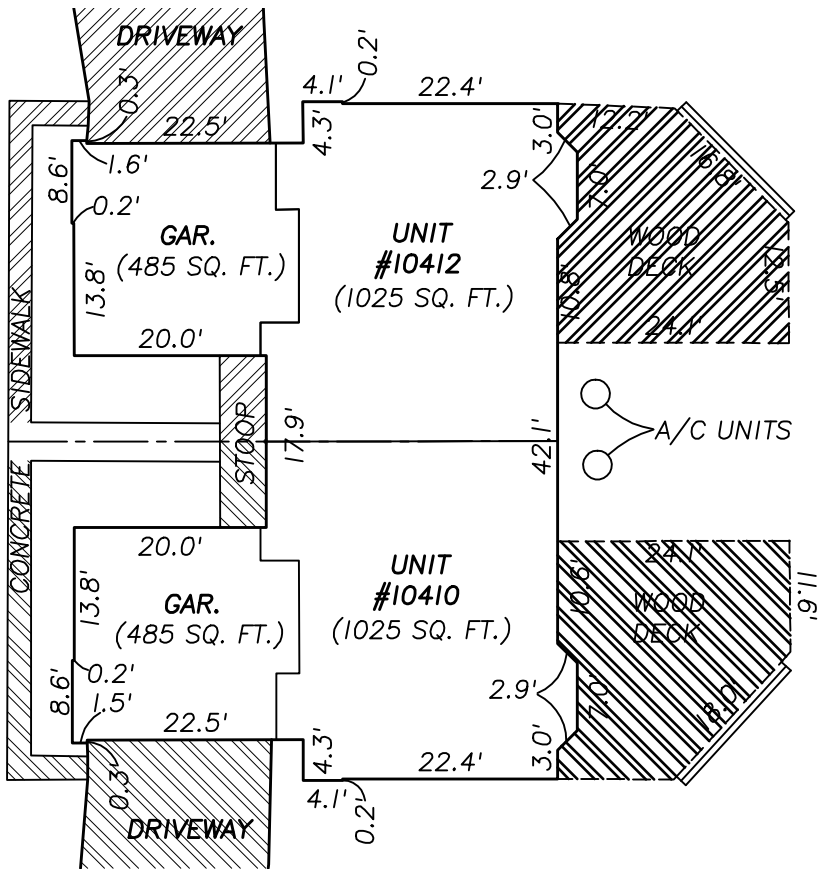
APPROVED _____
DAN ABENDROTH, Mayor

I, Caroline Fochs, being the Clerk of the City of Mequon, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Mequon on the _____ day of _____, 20____.

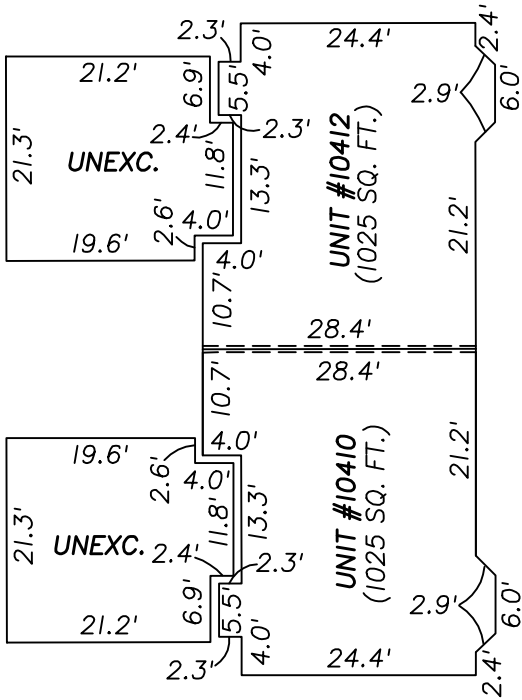
CAROLINE FOCHS, City Clerk

NOTES :

1. ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SEC. 30-9-22, ASSUMED TO BEAR DUE NORTH.
2. EXCEPT AS NOTED ON THIS MAP, ALL AREAS OUTSIDE THE UNITS SHALL BE COMMON ELEMENT.



FIRST FLOOR



BASEMENT

SHEET 2 OF 2 SHEETS

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: April 9, 2018
SUBJECT: Gregory Thompson. The applicant is seeking conditional use grant, building and site plan and certified survey map approval to allow for storage uses within the storage units for a proposed development (StorageShop USA) for the property located at 5717 W. Donges Bay Road (located in the Donges Bay Corporate Park).

Applicant: Gregory Thompson
 Status of Applicant: Owner (contract to purchase)
 Requested: Building/Site Plan
 Certified Survey Map
 Conditional Use Grant
 Existing Zoning: B-5 (Light Industrial)
 C-2 (General Conservancy)
 Land Use Plan: Industrial
 Lot size: 63.08 Acres
 Location: 5717 W. Donges Bay Road
 District: #4
 Tax Key: #14-035-06-012.00

Background: The building and site plan approval and CSM for 5717 W Donges Bay Road were tabled at the meeting on March 12, 2018. The applicant has revised the building and site plans and is seeking building and site plan approval for four buildings and approval for a three-lot certified survey map of 63.08 acres. The applicant is also seeking conditional use grant approval to allow warehousing as a principal use for each of the units of the development.

B-5 District Use Standards: The applicant indicated that the general breakdown for current and past users for his developments is as follows: 51% small business; 31% workshop (business and personal); 18% storage (business and personal). Storage falls under warehousing in the B-5 district and requires a conditional use grant. The conditional use grant approval is to allow for storage, but the property as a whole is not proposed or marketed as a traditional storage facility. Each individual unit will be sold and each separate owner will have different uses for their space. Some of the uses on the list provided do not fall under permitted or conditional uses in the B-5 district. Uses that are considered a conditional use in the B-5 which do not fall under warehousing will require a separate Conditional Use Grant approval from the Planning Commission. Staff will evaluate all uses on a case by case basis to determine if they are permitted, conditional or not allowed.

B-5 District Site and Technical Standards: The following table compares the proposed plan to the B-5 district standards:

District Regulations:	B-5:	Proposed Use:
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Minimum Lot Area:	1 acre	1.597 acres
Minimum Lot Width:	150 feet	204 feet
Building Size:	N/A	10,080 sq. ft.
Open Space Ratio:	40%	73%
Maximum FAR:	30%	14%
Maximum Building Height:	50 feet	24 feet
Building Setback:	60 feet	60.5 feet
Building Offset (North):	20 feet	23.5 feet
Building Offset (South):	20 feet	22 feet
Building Offset (West):	20 feet	108 feet
Minimum Parking Setback:	25 feet	70 feet
Minimum Parking Offset (North):	20 feet	75 feet
Minimum Parking Offset (South):	20 feet	90 feet
Off-Street Parking:	TBD	16 stalls

Site Plan:

The revised site plan shows four buildings instead of five. The applicant reduced the number of buildings to four in order to avoid the requirement for a stormwater management plan. There is room for future expansion on the site, which will require building/site plan amendment approval and will trigger the requirement for a stormwater management plan. The applicant has indicated that he is interested in expanding his development once a stormwater management plan is complete for the entire business park. Each building will have two units for a total of 8 units. The applicant is proposing 16 parking spaces, four per tenant space. Parking requirements depend on use and will be determined at the time of occupancy as specific users are identified. A dumpster pad is proposed at the end of the driveway. Dumpster enclosure details must be submitted for review and approval. Access to the site is provided by a driveway connection to Baldev Court. The site plan shows three buildings north of the driveway and one building to the south. There is a 10 foot separation between the buildings to the north.

Building Design:

Two of the proposed buildings are 2,500 square feet and the other two buildings are 2,450 square feet. Each building has two units (~1,250 SF), each with their own 12'x13' overhead door. Each unit will have space for an office and plumbing for a bathroom addition if desired by individual owners. The applicant worked with Commissioner J. Schaefer on a revised design for the buildings. The revised plan show the proposed one-story structures designed with light gray and light tan LP SmartSide with 7 inch reveals. Brick columns cap and run the height of the overhead doors. The east elevations of Building 1 and Building 2 face Baldev Court and feature a bump out which will feature a brick exterior from the base to the roof line. All elevations on the buildings have windows. Staff recommends making all the windows the same size.

Staff recommends additional treatments on the east elevations on Building 1 and 2 that face Baldev Court and the front elevations facing the driveway of all the buildings. On the east elevations of Building 1 and 2 facing Baldev Court, staff recommends introducing another material such as a synthetic cedar shake or LP Smartside Cedar Texture on the gable above the brick wall and a horizontal band along the base of the gable wall. On the front elevation of all the buildings, staff recommends either the same cedar shake type material on the gable wall or a horizontal band that extends from the edge of the roofline to the brick columns that cap the overhead doors. Staff recommends awnings over the door on each of the buildings. The overall building height is approximately 24 feet and meets the height requirement.

Staff recognizes that these additional architectural features may be outside of the standard design and brand for ShopStorageUSA. There are additional design styles that are more in keeping with the industrial use intended for the business parking that could be viable, if the applicant is willing to explore alternative designs.

Lighting Plan:

The proposed lighting plan shows 8 wall packs and 8 lights. All fixtures shall be classified as full cutoff. The submittal of cut sheets for the proposed lighting is a condition of approval. A revised lighting plan shall be submitted with correct number of wall packs, lights and total lumens indicated on the plans.

Landscaping Plan:

The proposed landscaping plan shows the removal of one street tree. The applicant has not confirmed which street will be removed. As a condition of approval, the applicant shall address which street tree is to be removed and shall replace the tree per City Forester recommendation. The landscape plan shows spruce trees at 6 feet. A revised plan shall show these at a minimum of 7 feet per code. The applicant has indicated that there is existing landscaping along the west property line that acts as a buffer between this development and the residential properties to the west. This existing landscaping species and locations shall be shown on the revised landscape plan to determine if any additional landscape is required. The revised landscaping plan shall show the updated site plan.

Conditional Use Grant Findings:

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

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

The use should not create a public health or safety issue for the immediate area. Staff reached out to surrounding communities with project locations listed on the applicant's website. All of the communities that responded did not have knowledge of any complaints to their department or Police Department calls. Other storage facilities in Mequon are 24 hour access and have security gates. While the proposed use is similar to the other storage facilities, the other developments have a great number of storage units and are not owner-occupied. . Because of this distinction, staff does not believe a security gate is necessary at this time. Staff believes the proposed parking should be adequate to handle the proposed demand and that the proposed use should not have a negative impact on access and traffic and should not endanger the public health, safety and general welfare.

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

The Land Use Plan designates the site as Industrial. The property is zoned B-5 Light Industrial. All adjacent properties are zoned B-5 as well. Warehousing can be considered compatible with the Land Use Plan designation and expected industrial uses in the area. The developments in other communities were approved in industrial/manufacturing zoning districts as permitted uses or in one instance a conditional use category for "contractor's office, shops, and yards in a condominium development with no outdoor storage". Staff will evaluate all future uses on a case by case basis to determine if they are permitted, conditional or not allowed. Outdoor storage is prohibited as a conditional of approval.

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

Staff believes the proposed use and activities should be harmonious with the surrounding uses. The parcels abutting the proposed use to the west contain single family dwellings. Since the zoning for the area is B-5 (Industrial), these dwellings are considered legal non-conforming uses. The site plan provides separation between development and the residential properties. In addition, there is a landscape buffer between the two uses. Should the species and location of landscaping be inadequate in serving as a buffer, additional landscaping is required. This site proposes a total of 8 units which can be considered a low impact user and should not have a negative impact on the general area.

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

As indicated above, warehousing can be considered compatible with the Land Use Plan designation and adjacent future uses.

Certified Survey Map

The CSM would create three lots; Lot 1 is 4.24 acres, Lot 2 contains all the proposed structures and is 1.597 acres; Lot 3 is 57.24 acres. The proposed CSM is consistent with the current zoning designation of B-5, requiring one (1) acre minimum lot size and 150 minimum lot width and depth.

The Land Use Plan designates adjacent properties Industrial and Critical Environmental. The surrounding properties are zoned industrial. The site is currently vacant. Access to the lots will be gained off Baldev Court. A drainage easement runs along the west property line and will be included on Lots 1, 2 and 3. An existing storm water detention easement is shown on Lot 3. Wetland delineation from November 9, 2017 is shown on Lot 2. As a conditional of approval, a copy of the wetland delineation report from November 9, 2017 shall be submitted to the City to determine the wetland setback requirement. Planning staff understands Engineering will provide a full technical review of the CSM.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following: The conceptual plan details 4 buildings with site access to Baldev Court. The driveway access is proposed through an existing wetland. The wetland fill permit from the WDNR is required prior to issuance of building permits.

The site is located within the City's sewer service area and connection to the public sewer and water utility is required. The sanitary sewer shall connect to the existing manhole or the existing 6" sanitary sewer lateral. The connection to utilities shall be bored or directionally drilled across the street with laterals serving each condominium from the building directly to the public watermain. Open cutting of the existing roadway is not allowed per the City of Mequon Standard Specifications for Land Development.

The site proposes an increase in impervious surface of less than one half acre and site disturbance of less than an acre; therefore, a stormwater management plan (SWMP) is not required. The plans indicate that there will be 0.42 acres of impervious surface and 0.93 acres of land disturbance. An addition of 0.08 acres of new impervious or 0.07 acres of land disturbance with this application or any future applications will trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The future stormwater management would need to account for all of the site impervious surface.

A City erosion control permit and filling and excavating permit is required.

The CSM does not close and several errors were identified including in the legal description, including bearings and distances. The CSM shall be corrected prior to recording.

Staff Recommendation:

Planning staff recommends approval of the building and site plan, certified survey map and conditional use grant based on the following condition(s):

1. Planning staff review and approval of final site, landscaping, dumpster, lighting and elevation plans prior to the issuance of permits.
2. All ground or roof-level mechanical equipment shall be well screened from public view with screening or landscaping.
3. Dumpster enclosure details to be submittal and approved by staff.
4. Submittal of a revised lighting plan that includes cut sheets for staff review and approval. All fixtures shall be classified as full cutoff.
5. Outdoor storage is prohibited on site.
6. Revised elevations showing all the windows the same size and a different material such as LP Smartside Cedar Texture for the gable above the brick wall and a horizontal band along the base of the gable wall on the east elevation of Buildings 1 and 2 and either the LP Smartside Cedar Texture on the gable for the front elevations of all buildings or a horizontal band treatment that extends from the roofline to the brick columns that cap the overhead doors.
7. Revised elevations shall show awnings above the doors of each of the buildings. Metal, plastic or similar material awnings are prohibited.
8. The landscaping plan shall be updated to address size of proposed spruce to be shown at 7' and to show the existing landscaping along the west property line. The requirement of additional landscaping in this area is to be determined by staff approval.
9. 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.
10. The applicant shall make any technical corrections to the final CSM.
11. Compliance with the Tree Preservation Ordinance.
12. Final staff review and approval of CSM.
13. Connection to public water and sanitary sewer is required.
14. The sanitary sewer connection shall be to the existing 6" lateral or the existing manhole.
15. The water services shall be bored or directionally drilled across the street with laterals serving each condominium from the building directly to the public watermain.
16. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2000 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 27).
17. Applicant shall provide the wetland delineation report and a wetland fill approval from the WDNR prior to the issuance of building permits.
18. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
19. Application for and approval of a City Filling and Excavating Permit.
20. Application for and approval of a City erosion control permit.
21. An addition of 0.08 acres of new impervious or 0.07 acres of land disturbance with this application or any future applications will trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.
22. When stormwater facilities are triggered by this application or future applications, as a condition of approval and issuance of the permit, the city engineer will require in

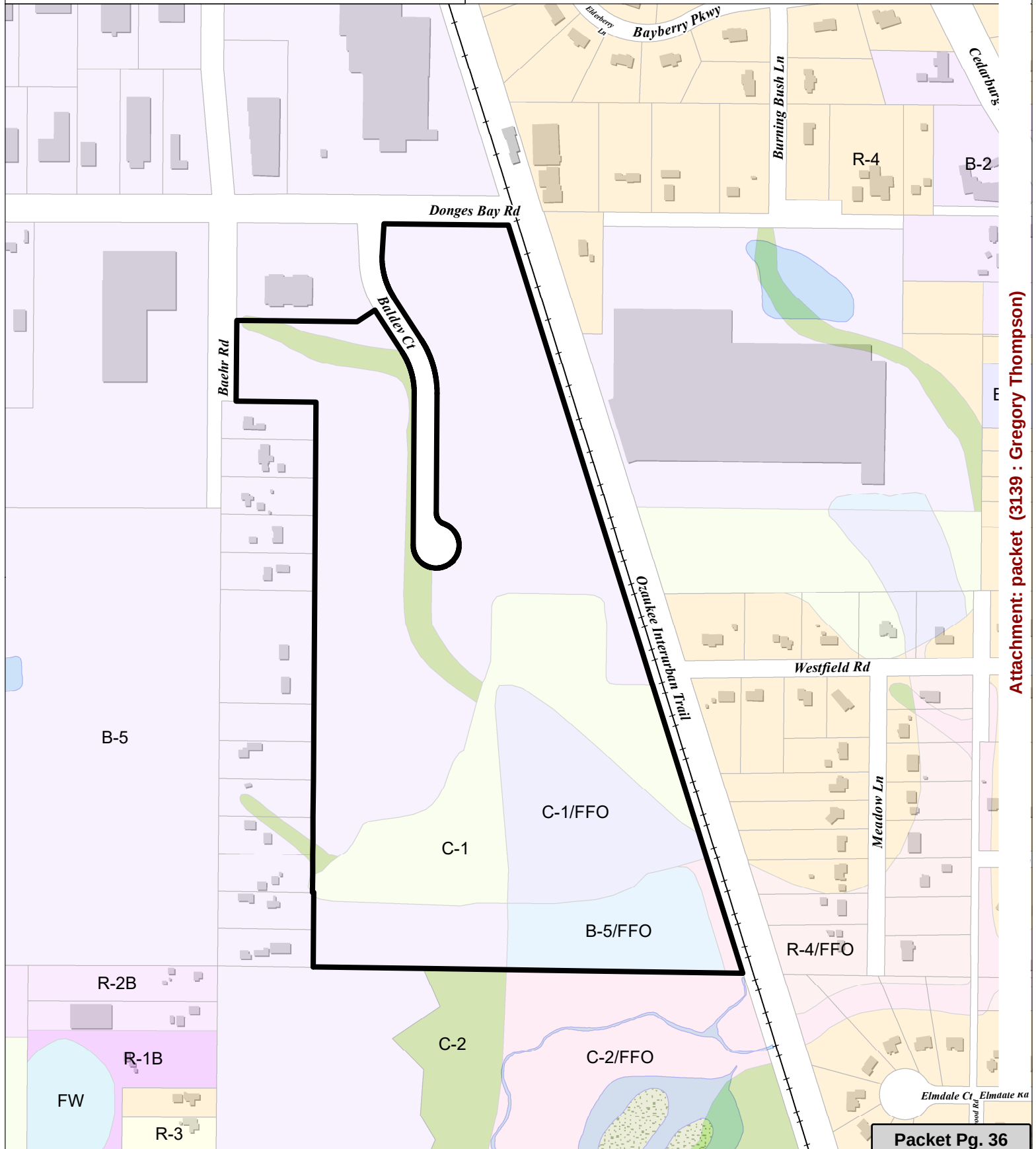
accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance 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 (PDF)

Gregory Thompson

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		

3.a.a





3/12/18

Generally, the uses of a StorageShopUSA unit involve a small office and some storage/warehouse space whether it is for business or personal use.

The proposed development lies within the B-5 zoning district. Attached is a list of both current and past uses of a typical StorageShopUSA™ unit.

Based upon that list and an ongoing poll from the StorageShopUSA™ website, the following is a generalized breakdown of the uses:

- 51% small business
- 31% workshop (some work related some personal)
- 18% storage (some business and some personal)

The B-5 zoning allows for a conditional use for “warehousing” and staff has determined that the “storage” component of the listed uses falls into that category. This application is a request for such conditional use to allow storage uses within the units of the development

Respectfully submitted,

Gregory A. Thompson
StorageShopUSA™ - Mequon
Baldev Ct, Mequon

Attachment: packet (3139 : Gregory Thompson)



Current/past uses for StorageShopUSA units - Jan, 2017

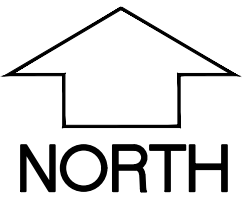
Security business
 Storage/hobby
 Property management/services
 Unique car dealer/storage
 Carpet cleaner
 Wholesale electronics
 Personal woodworking shop
 Upholstery repair
 Artist
 Construction shop/builder/mason/heating/electric/etc
 Internet business – sales
 Fun play inflatables
 Record album dealer/trader
 Car window tinting
 Business storage
 Survey shop
 Pool servicing
 Blind sales and install
 Private Race car shop/storage
 Wine storage – climate controlled
 Coffee distribution office
 Soil testing service
 Small bakery
 Sign company
 Salvation army – storage
 Promotional products office and warehouse
 “american pickers” trader
 Window restoration
 Car starters and tinting
 General business office with storage

*****There are more but not able to keep track of them all. *****

- Generally speaking they are low traffic, low profile uses with a very small fraction of them having employees that work at the shop.
- We don't allow auto repair, welding, or woodworking for commercial purposes.
- There is NO outside parking or storage overnight.
- The condo documents explicitly say NO overnight sleeping in Unit is permitted.



PROPOSED PROPERTY BOUNDARY
 EASEMENT
 BUILDING SETBACK
 BUILDING FOOTPRINT
 DISTURBANCE LIMITS
 ASPHALT PAVEMENT
 CONCRETE PAVEMENT



1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARD SPECIFICATIONS.

SITE ADDRESS: BALDEV COURT
SITE ACREAGE (PROPOSED LOT 2): 69,564 SQ.FT. (1.597 AC)
USE OF PROPERTY: OFFICE / WAREHOUSE / STORAGE / BUSINESS
ZONING: LIGHT INDUSTRIAL / GENERAL CONSERVANCY (B-5 / C-2)
CODE REFERENCES: 58-298, 58-441

BUILDING SETBACKS:
FRONT YARD: 60-FEET
REAR YARD: 20-FEET
SIDE YARD: 20-FEET (30-FEET TO RESIDENTIAL PROPERTY)

MINIMUM OPEN SPACE RATIO: 40%

PAVEMENT SETBACKS:
FRONT YARD: 25-FEET
REAR YARD: 20-FEET
SIDE YARD: 20-FEET

NUMBER OF PARKING STALLS PER UNITS: 4
TOTAL NUMBER OF PARKING STALLS: 16

NEW IMPERVIOUS SURFACE AREA (INCLUDING ROW): 18,480 SQ.FT. (19,169 SQ.FT. - 0.44 AC.)
 ROOFTOP: 10,080 SQ.FT.
 PAVED (INCLUDING ROW): 8,400 SQ.FT. (9,089 SQ.FT.)

PERCENT IMPERVIOUS: 26.6%

DISTURBANCE LIMITS (INCLUDING ROW): 38,385 SQ.FT. (40,500 SQ. FT. - 0.93 AC)

REPLACE BALDEV COURT PER CITY OF
MEQUON REQUIREMENTS. MINIMUM 4"
ASPHALT OVER 12" BASE.

PAVEMENT SECTION:
3.0" ASPHALT (WDOT SECTION 460,
TABLE 460-1, 12.5 MM SURFACE COURSE,
19 MM BINDER COURSE) OVER 8"
CRUSHED STONE (WDOT SECTION 301
AND 305, 31.5 MM AND 75 MM).

WYSER
ENGINEERING

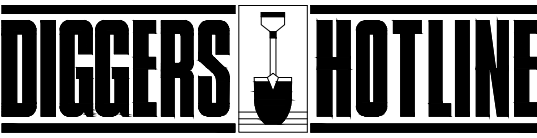
STORAGESHOP USA - MEQUON
CITY OF MEQUON, OZAUKEE COUNTY, WI

NORTH BALDEV COURT
MEQUON, WI 53092

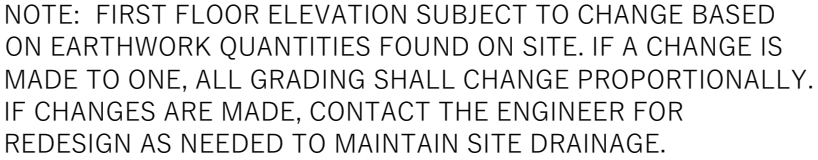
Sheet Title:
SITE PLAN

Attachment: packet (3139 : Gregory Thompson)

Revisions:	
No.	Date:
Graphic Scale	
Wyser Number	17-0498
Set Type	PERMIT
Date Issued	03/26/2018
Sheet Number	C100



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75.0' WIDE DRAINAGE EASEMENT

SILT FENCE PER WDNR
TECHNICAL STANDARD 1056 OR
"SILT SOCK" PER WDNR
TECHNICAL STANDARD 1071.

BALDEV COURT

LEGEND (PROPOSED)



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- Figure 1 is a plan view of the study area. It shows a rectangular area with various features and contours. The features include a PROPERTY BOUNDARY, EASEMENT, BUILDING FOOTPRINT, DISTURBANCE LIMITS, ASPHALT PAVEMENT, CONCRETE PAVEMENT, PROPOSED MAJOR CONTOUR (660), PROPOSED MINOR CONTOUR (661), PROPOSED STORM SEWER (STM), SILT FENCE, SPOT GRADE (660.25 EP), DRAINAGE GRADE BREAK, and DRAINAGE ARROW. The plan view also includes a north arrow and a 10% scale bar.

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARK SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARD SPECIFICATIONS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wi.gov).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. ENGINEER / CITY OF MEQUON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MEQUON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
9. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
10. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

GRADING, SEEDING & RESTORATION NOTES

2. AREAS TO BE SEEDING SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
8. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
9. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
10. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PLAT CLASS I TYPE B URBAN EROSION CONTROL MAT.
11. ALL SLOPES EXCEEDING 5:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERRUPTION PER WDNR TECH. STD. 1071. SLOPE STABILIZATION (PERMANENT SEEDING AND CLASS I TYPE B EROSION MATTING ON SLOPES OR CLASS II, TYPE B MATTING IN DRAINAGE SWALES) AND LIMITING THE MAX PERIOD OF CARE SOIL TO 60 DAYS FOR LAND DISTURBANCE BETWEEN SEPTEMBER 16 AND MAY 1 AND 30 DAYS FOR LAND DISTURBANCE BETWEEN MAY 2 AND SEPTEMBER 15.

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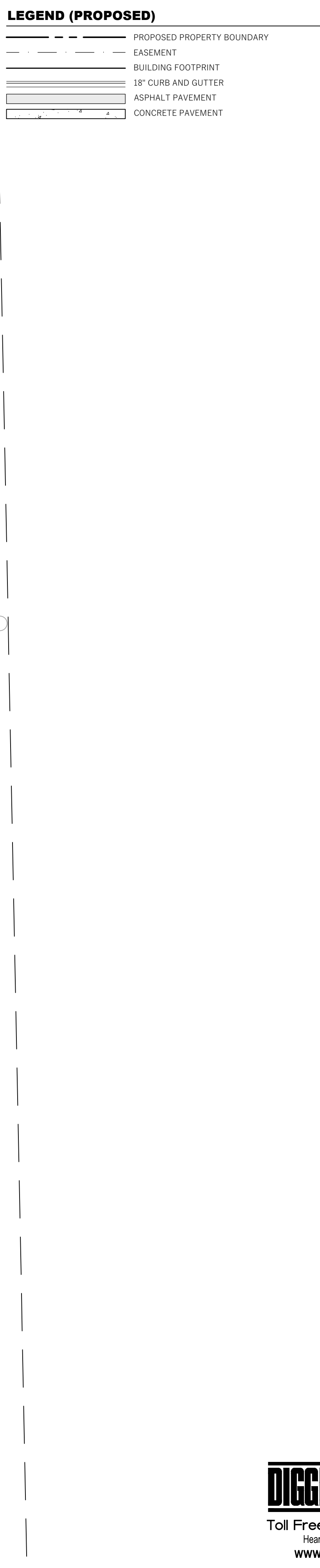
CITY OF MEQUON, OZAUKEE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Attachment: packet (3139 : Gregory Thompson)

Revisions:		
No.	Date:	Description:
Graphic Scale		
Wyser Number	17-0498	
Set Type	PERMIT	
Date Issued	03/26/2018	
Sheet Number	C200	







Landscape Development for
StorageshopUSA
Baldev Court
Mequon, Wisconsin

David J. Frank
Design Group

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: info@djfrank.com
www.djfrank.com

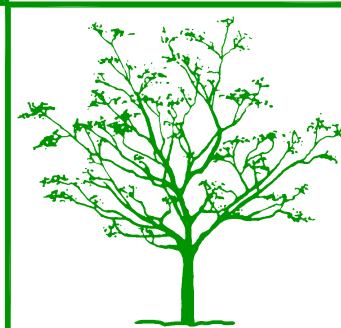


Landscape
Development by
Michael Seaman,
PLA

Drawn By

Sheet 2
of 2

Date: 1/17/18
Revision: 2/12/18



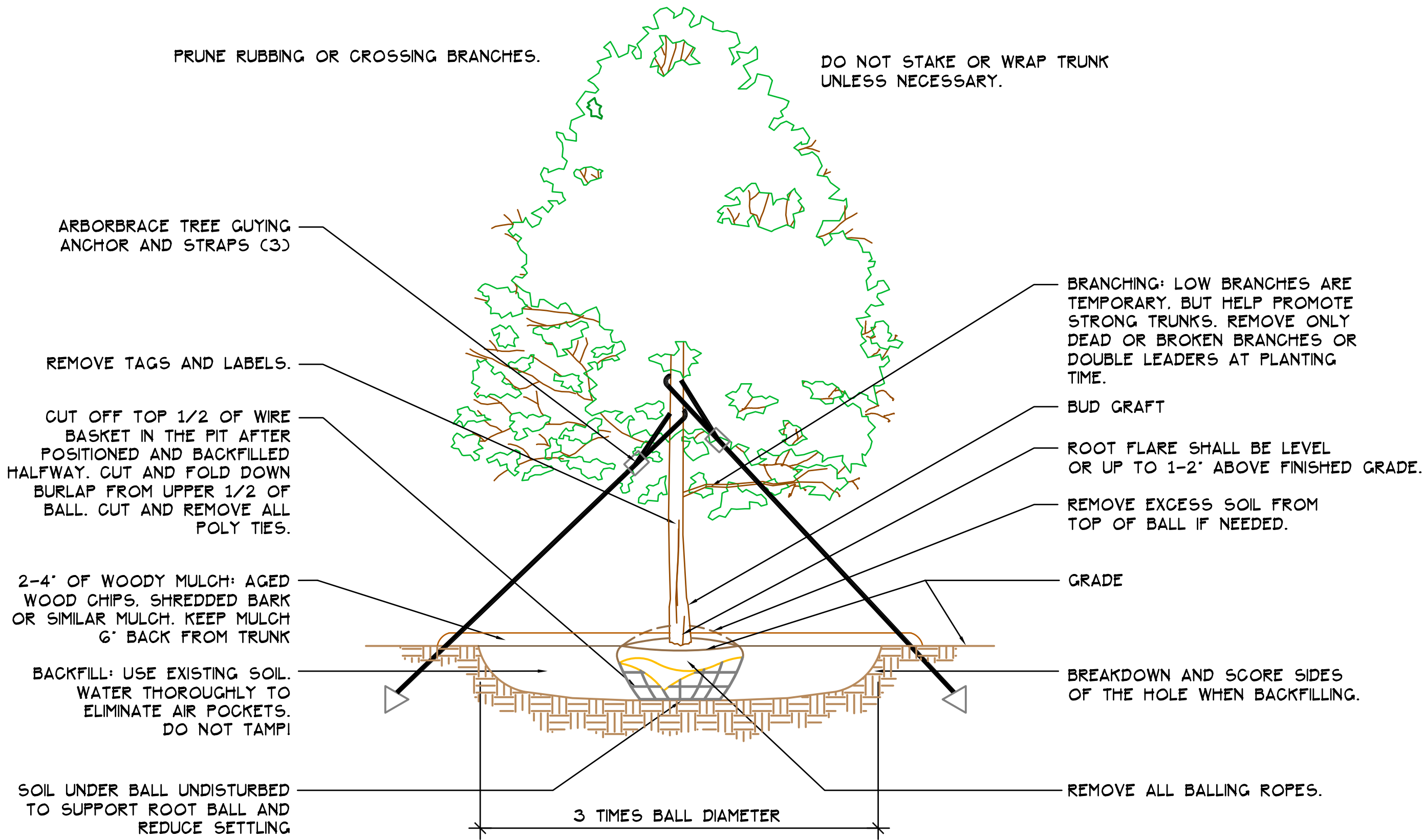
StorageshopUSA

Plant Schedule

Plant Key	Qty	Botanical Name	Common Name	Size	Root	Specifications
Deciduous Trees						
COM	7	Acer platanoides 'Columnare'	Columnar Maple	2"	BB	Evenly Shaped Tree
CSO	10	Quercus robur 'Crimschmidt'	Crimson Spire Oak	2"	BB	Evenly Shaped Tree
EXT	6	Existing Street Trees				
Ornamental Trees						
ADG	2	Malus 'Adirondak'	Adirondak Crabapple	2"	BB	Evenly Shaped Tree
Evergreen Trees						
WHS	3	Picea glauca	White Spruce	6'	BB	Evenly Shaped Tree
Evergreen Shrubs						
TTY	10	Taxus x media 'Tauntonii'	Taunton Yew	18"	Cont.	Full, Well Rooted Plant, Evenly Spaced
Deciduous Shrubs						
IBC	14	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	24"	Cont.	Full, Well Rooted Plant, Evenly Spaced
GLS	14	Rhus aromatica 'Gro-low'	Gro-Low Sumac	18"	Cont.	Full, Well Rooted Plant, Evenly Spaced
PPR	10	Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18"	Cont.	Full, Well Rooted Plant, Evenly Spaced
MCS	4	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	18"	Cont.	Full, Well Rooted Plant, Evenly Spaced
Perennials						
KFG	12	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Grass	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
PMD	64	Hemerocallis 'Pardon Me'	Pardon Me Daylily	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
GBD	12	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
SDD	6	Hemerocallis 'Stella D' Oro'	Stella D' Oro Daylily	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
HMG	2	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass

Notes:

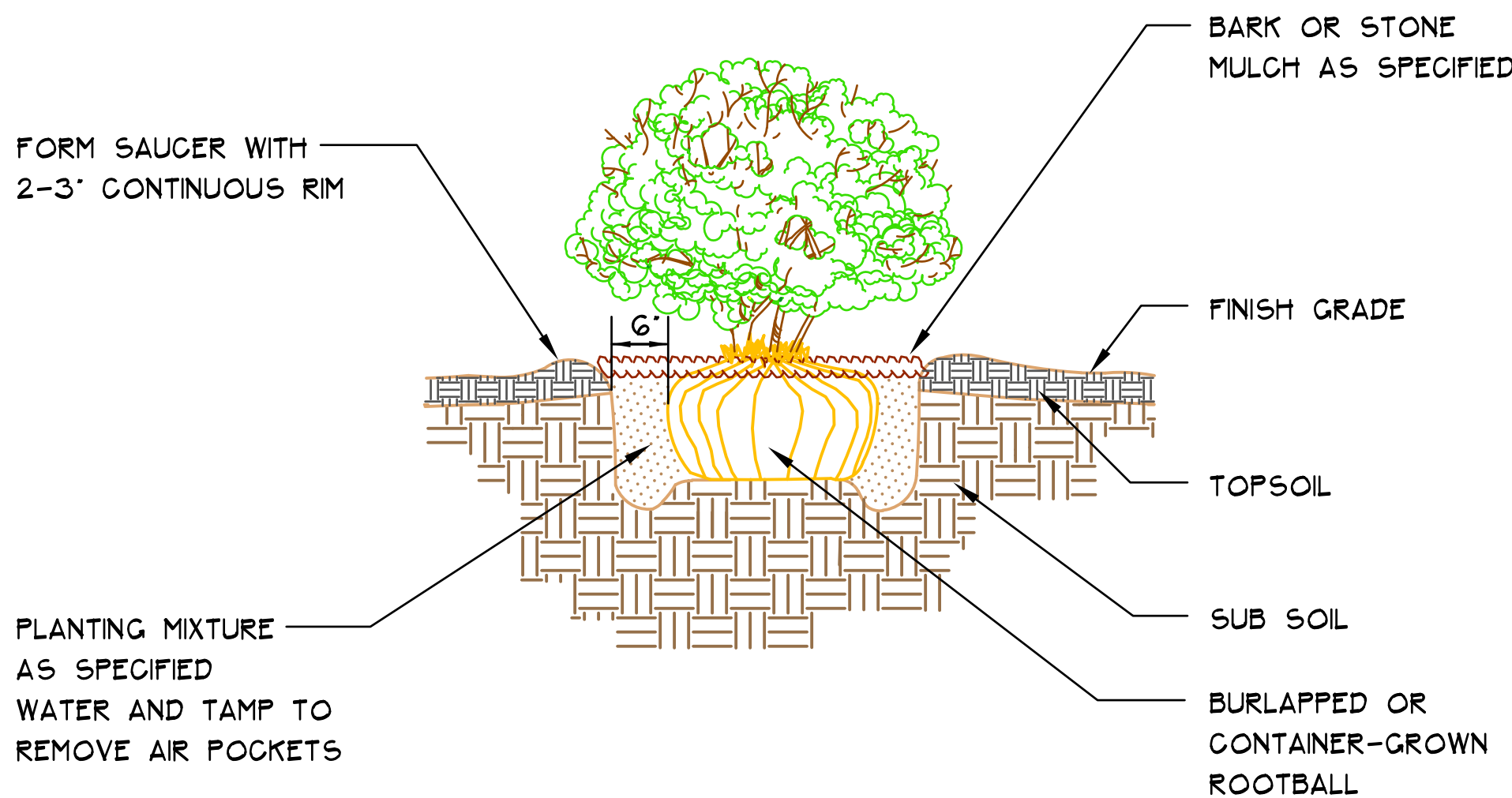
- The contractor is required to notify Diggers Hotline (811 or 800-242-8511) to have site marked at least 2 business days prior to digging.
- Contractor is required to confirm all plant quantities shown on Plant & Material List and landscape planting symbols and list any inconsistencies/concerns to Landscape Architect.
- Plantings must comply with standards as defined in American Standard of Nursery Stock - Z60.1 ANSI. The Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, and diseased, improperly transported, installed incorrectly or damaged. Any potential plant substitutions that are "B Grade" or "Park Grade" plant material must be approved by Landscape Architect.
- Plantings must be planted as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any deviations to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Plantings are to be watered comprehensively at the time of planting, through construction and upon completion of project as required.
- Topsoil ought to be placed to within 3" of finish grade by general / grading contractor during rough grading procedures. All parking lot islands (if applicable) to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to allow proper drainage (unless otherwise specified).
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of shredded hardwood bark mulch.
- Mulching: perennial planting areas (groupings) shall receive a 3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch.
- Manual Edging: All planting beds will be bordered with a 3" deep spade edge using a flat landscape spade or a mechanical edger. A clean definition between landscape beds and lawn is required, Bed lines are to be cut crisp, smooth.
- Plant bed amendment composition: All perennial, groundcover and annual areas are required to receive a blend of soil amendments before installation consisting of mushroom compost.
- Seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Formulate the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Erosion control actions are to be used in swales and on slopes in excess of 1:3 and where applicable as seen in (I) Drawings. Means of installation may differ and are at the discretion of the Landscape Contractor on his/her responsibility to establish and warranty a smooth, uniform, quality turf.
- The Landscape Contractor is accountable for the watering and maintenance of all landscape areas for a period of 60 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed. Work also includes weeding, edging, mulching fertilizing, and trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.



TREE PLANTING - DECIDUOUS

Scale: Not To scale

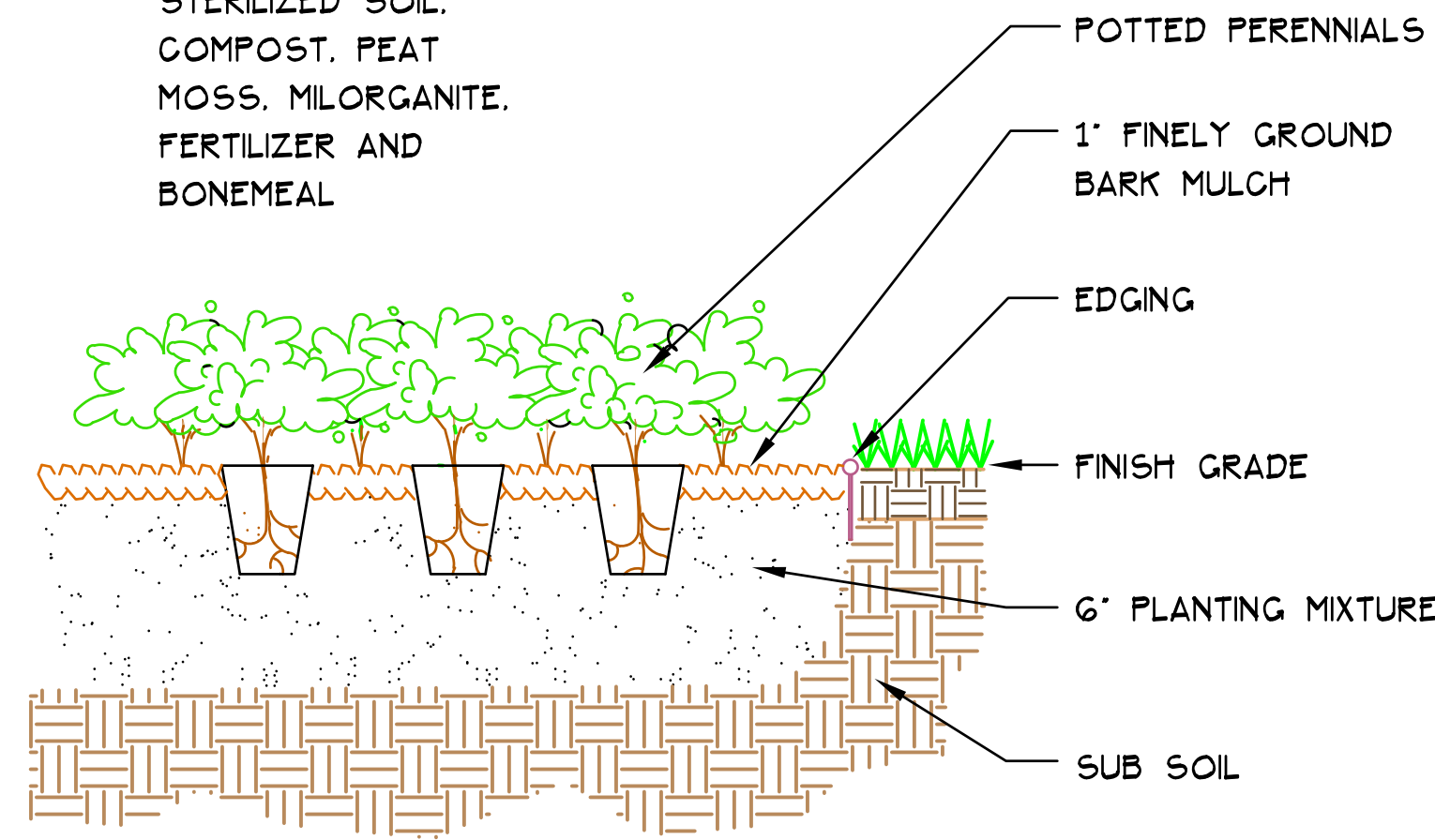
PLANT SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE EXCEPT AS SPECIFIED



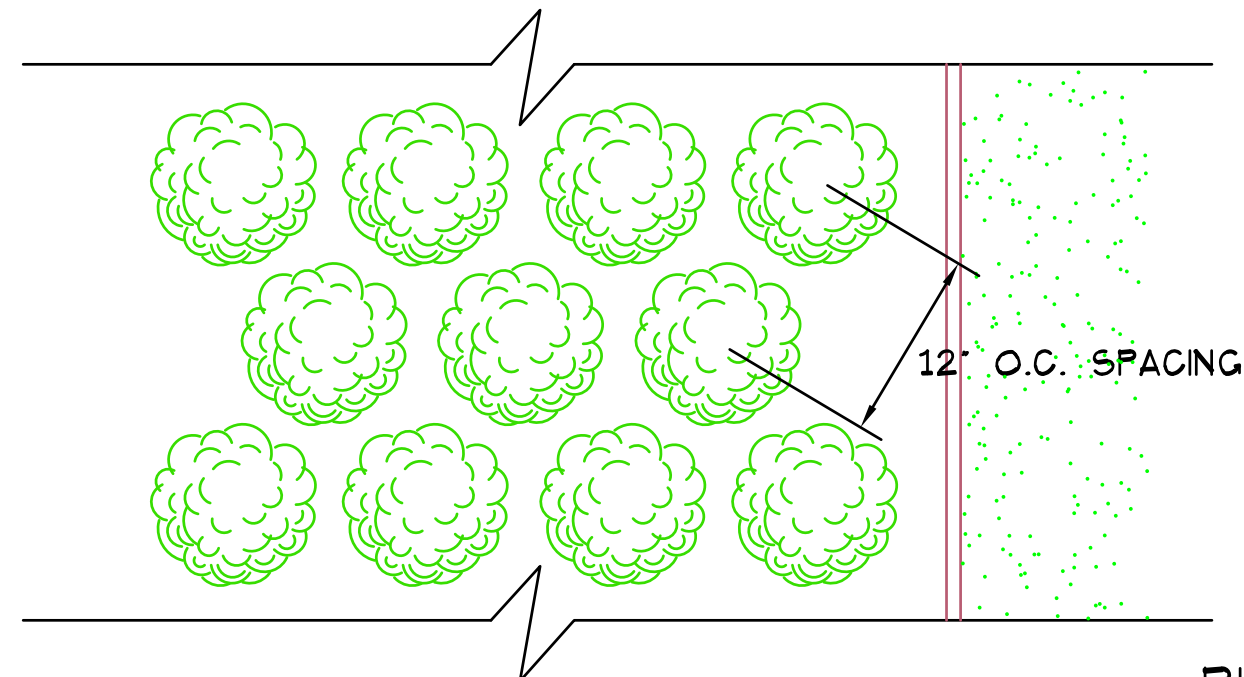
SHRUB PLANTING - DECIDUOUS

Scale: Not To Scale

PLANTING MIXTURE:
STERILIZED SOIL.
COMPOST. PEAT
MOSS. MILORGANITE.
FERTILIZER AND
BONEMEAL



SECTION



PLAN VIEW

PERENNIAL PLANTING

Scale: Not To Scale

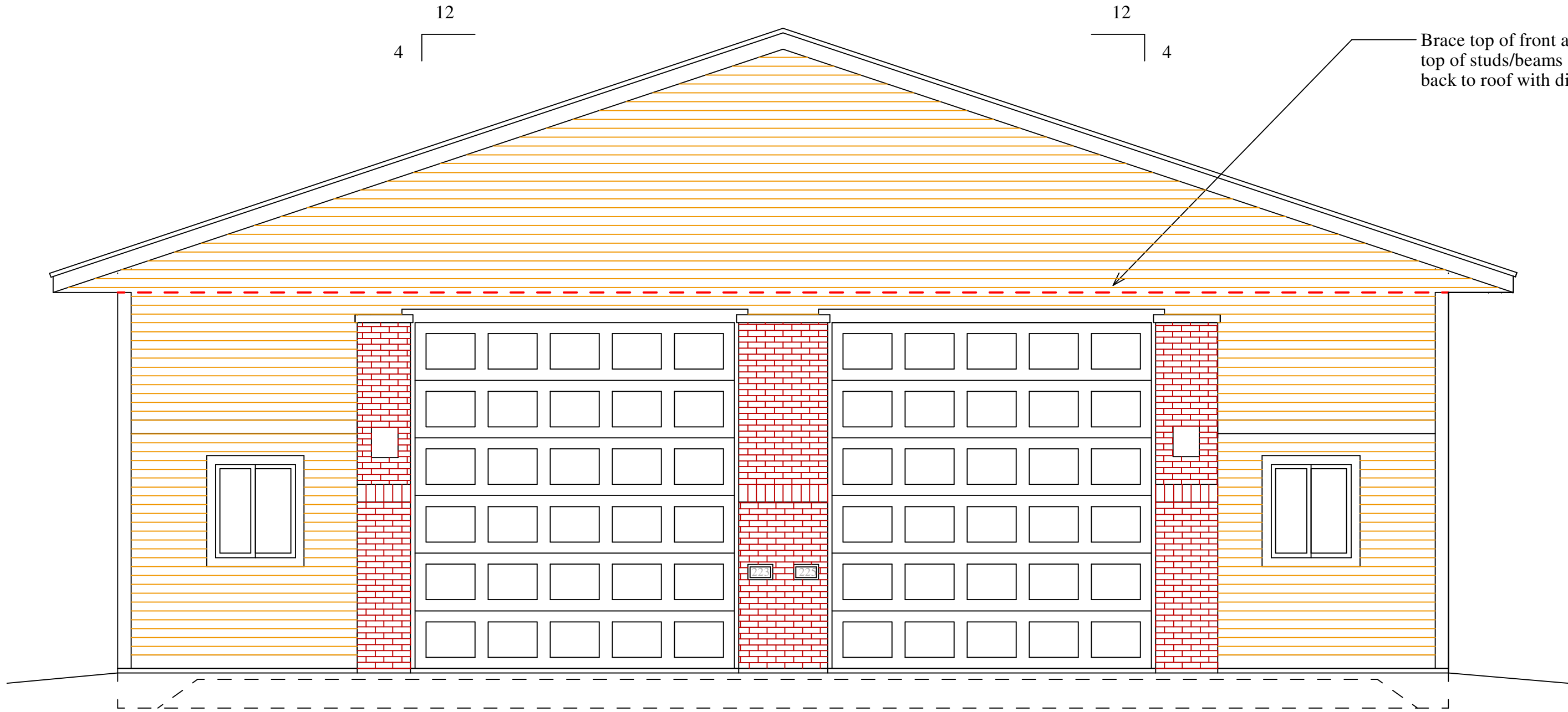
Details

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



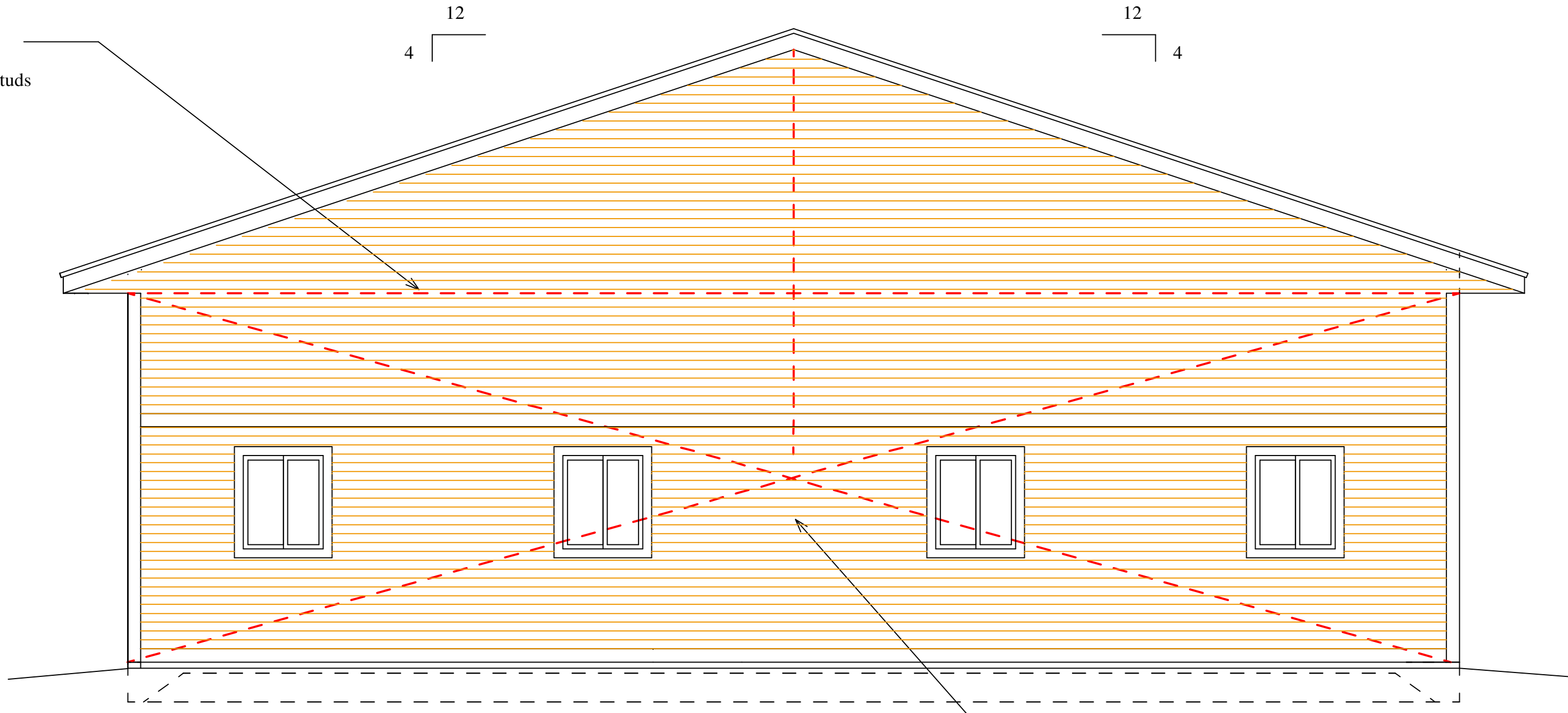
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 1607.70(1)(a)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILWAUKEE AREA 260-1181



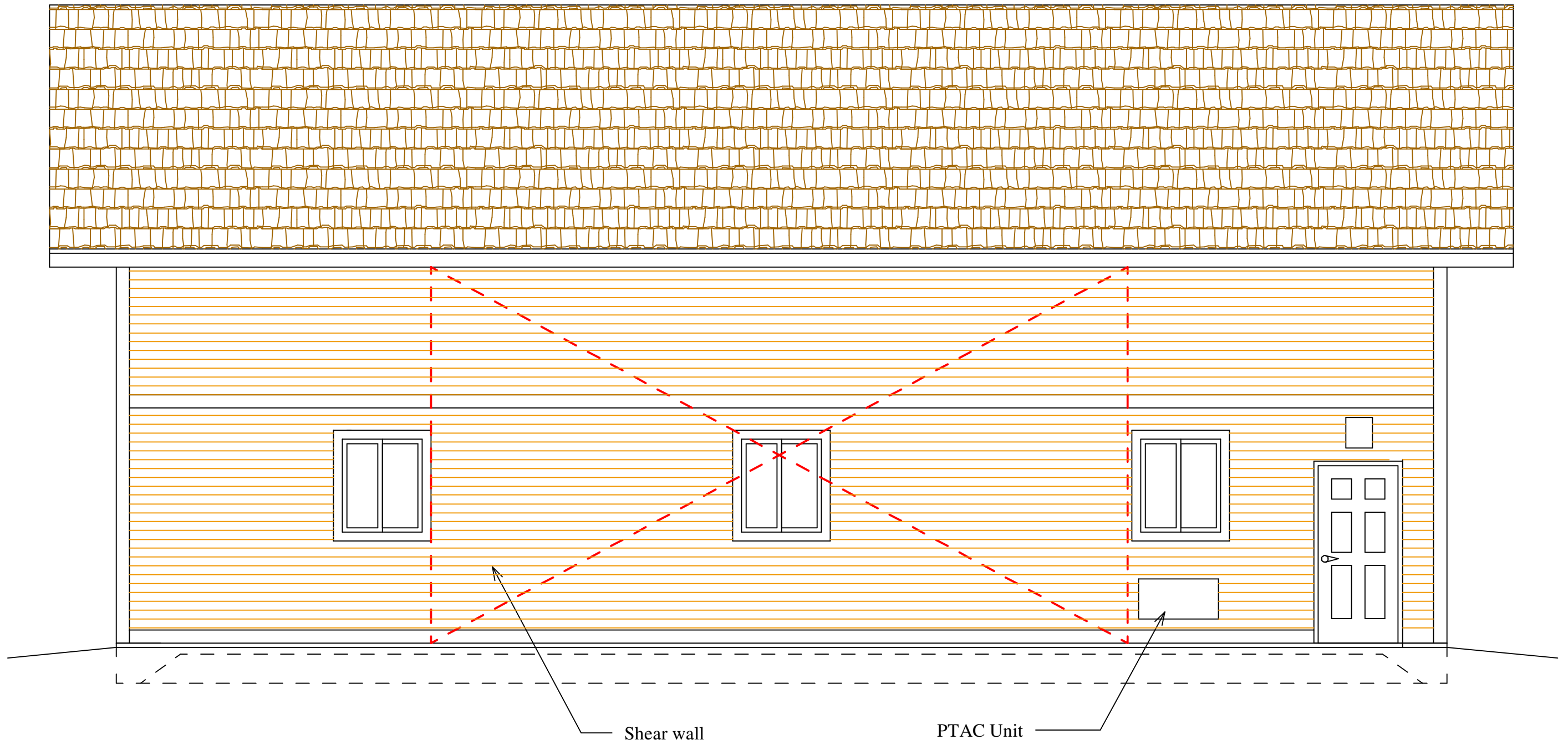
Front Elevation

Scale = 1/4"=1'-0"



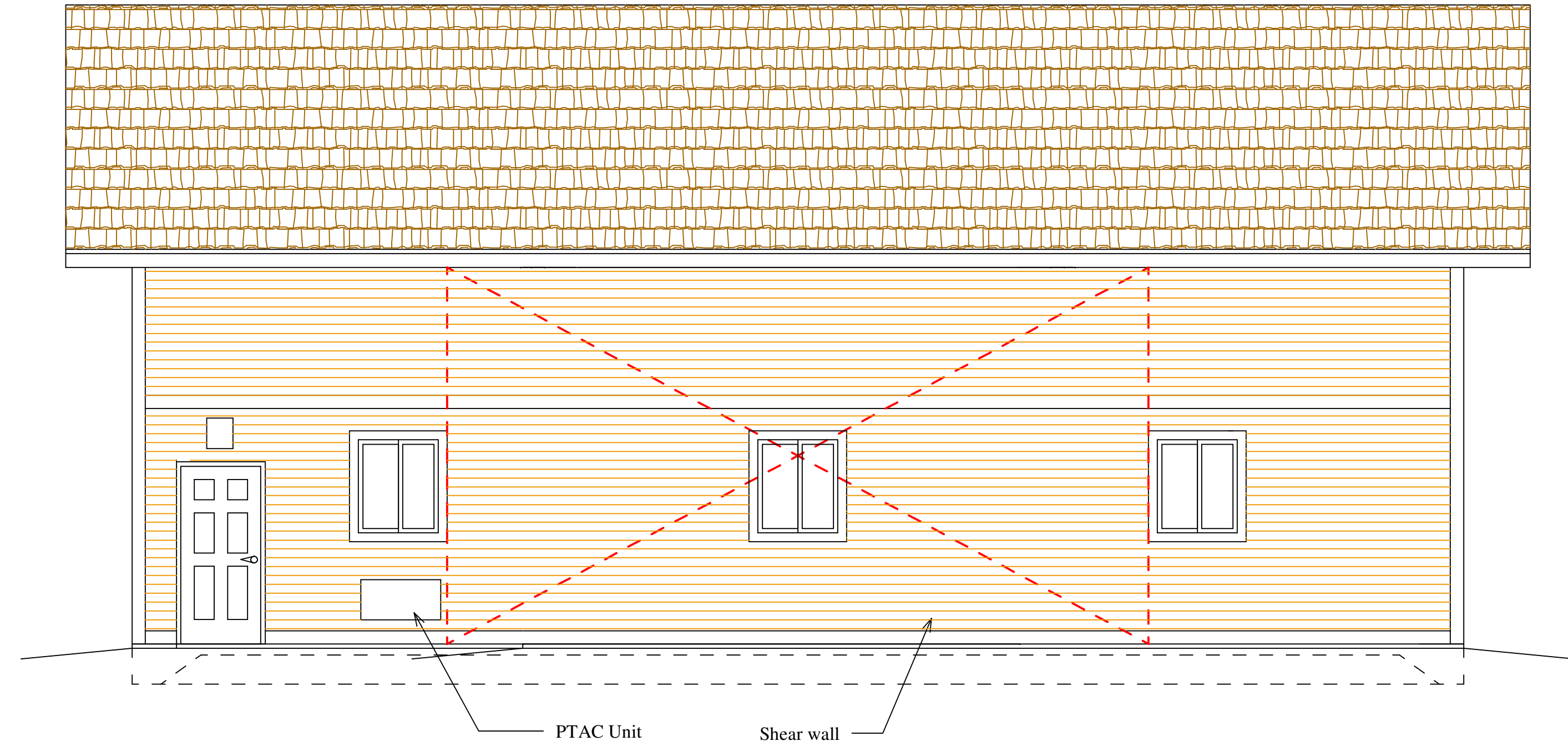
Rear Elevation

Scale = 1/4"=1'-0"



Left Elevation

Scale = 1/4"=1'-0"



Right Elevation

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

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

Concepts
In
Architecture, LLC

Proposed for: StorageShopUSA
Greg Thompson - Owner
Address: 6810 Cross Country Road
Verona, WI 53593

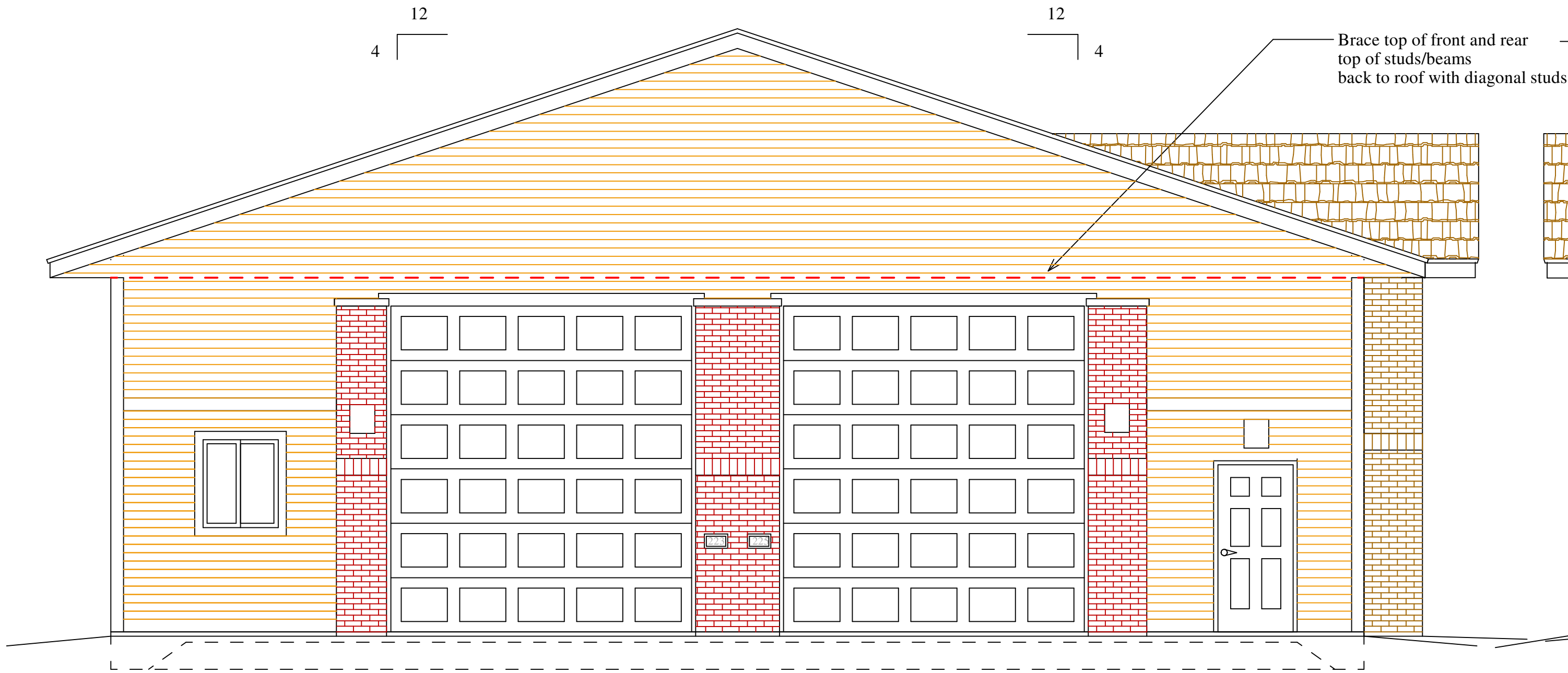
Project: StorageshopUSA
Address: City of Mequon, WI
Sheet Title: Elevations "B"

Date: 02-07-2018

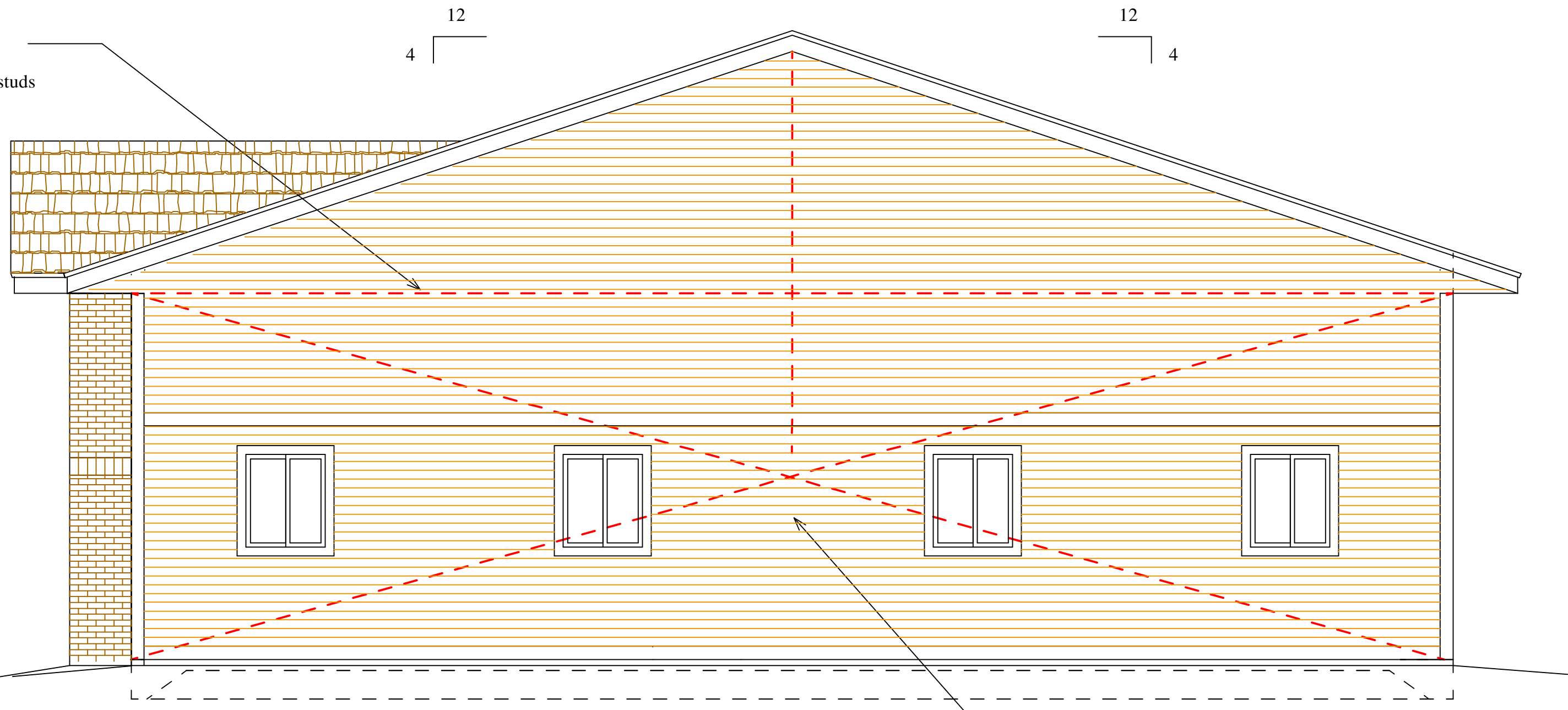
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Job #: 06-01

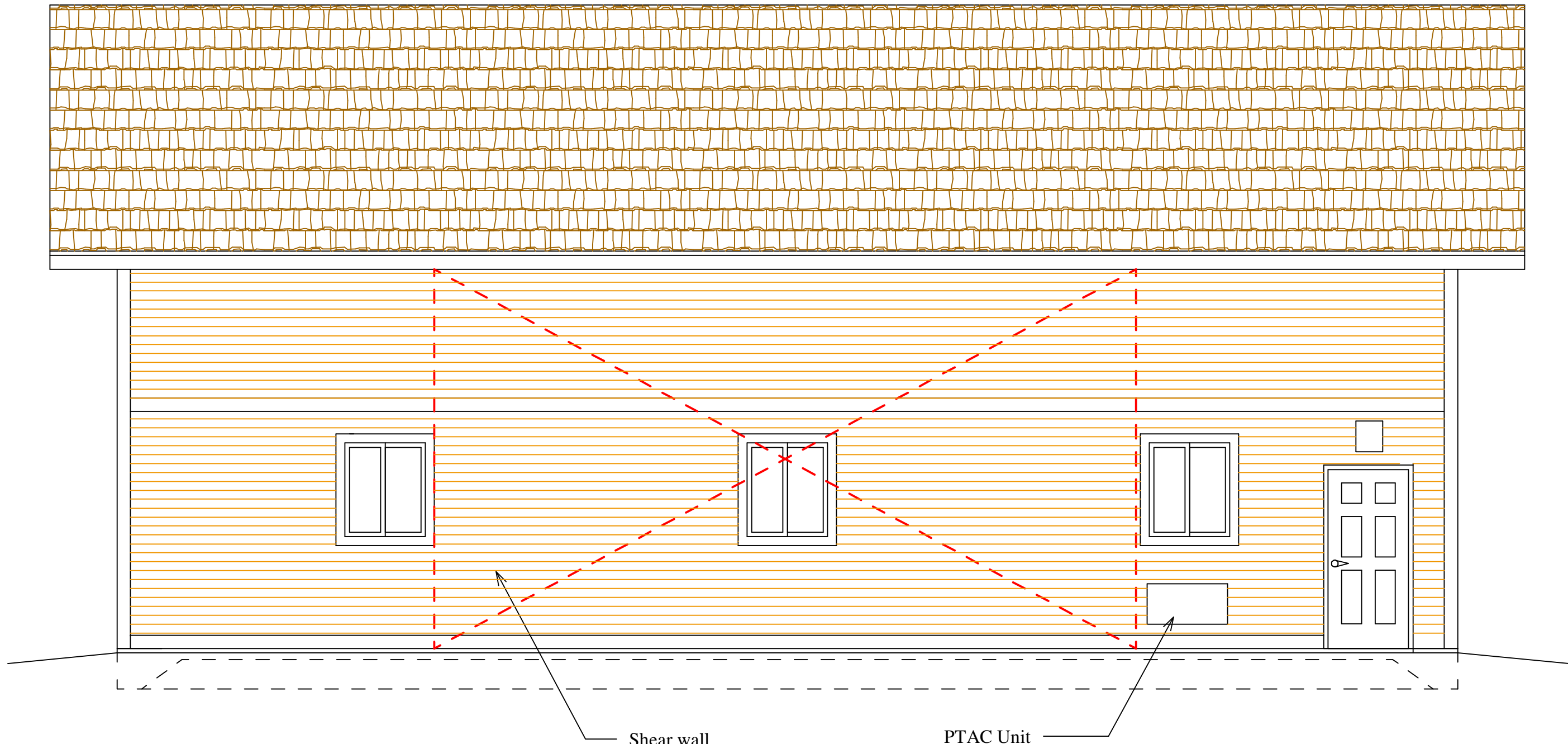
SHEET
A3.1



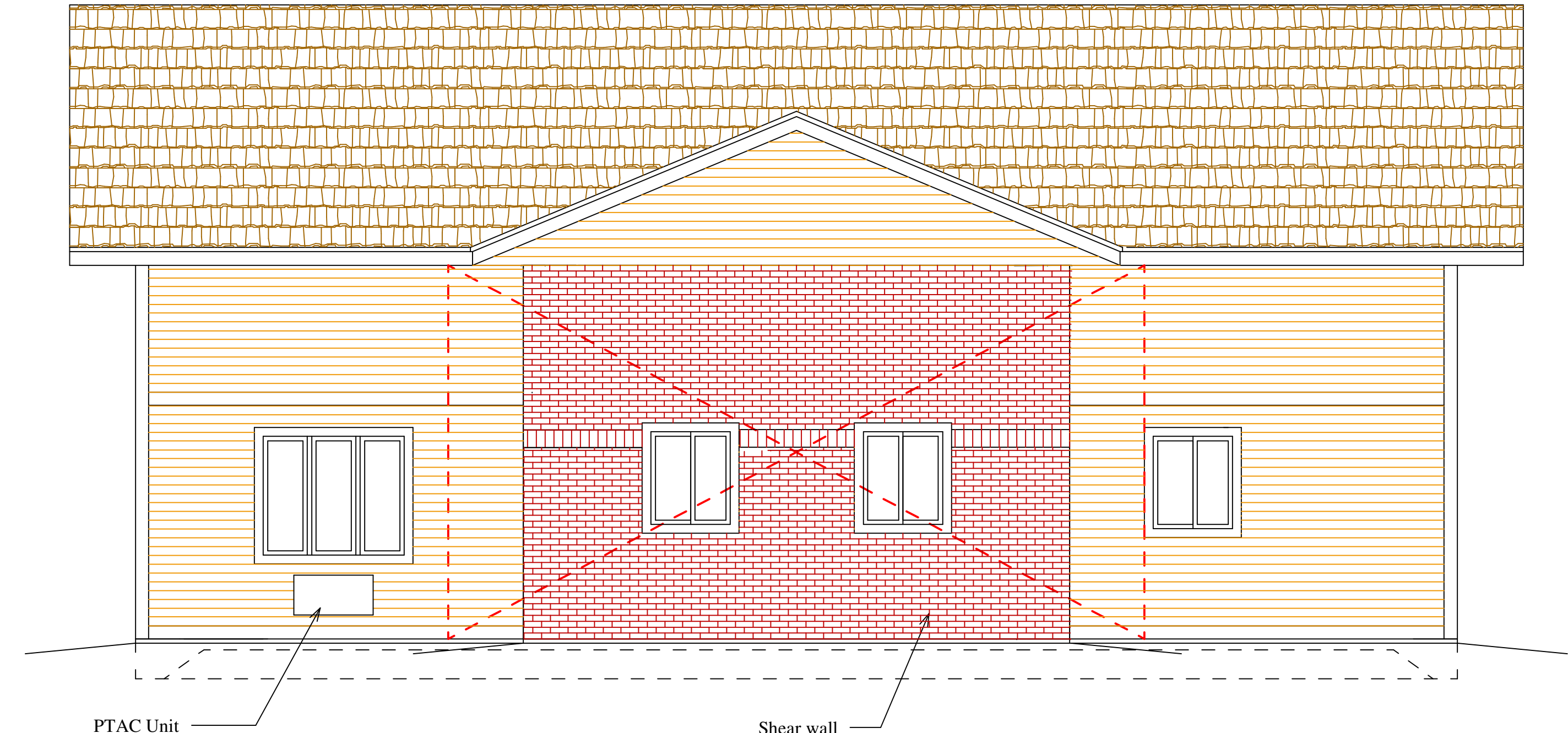
Front Elevation
Scale = 1/4"=1'-0"



Rear Elevation
Scale = 1/4"=1'-0"



Left Elevation
Scale = 1/4"=1'-0"



Right Elevation
Scale = 1/8"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

Concepts
In
Architecture, LLC

Proposed for: StorageShopUSA
Greg Thompson - Owner
Address: 6810 Cross Country Road
Verona, WI 53593

Project: StorageshopUSA
Address: City of Mequon, WI
Sheet Title: Elevations "A"

Date: 02-07-2018
Scale: As Noted
Job #: 06-01

SHEET
A3.0

		3.a.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 9th day of April 2018, by and between Gregory A Thompson, owner of the property located at <u>5717 W Donges Bay Road</u> and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 35, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of <u>storage</u>. GRANTED by action of the Planning Commission of the City of Mequon this 9th day of April 2018. Dan Abendroth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2018, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2018, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.:		
		Attachment: packet (3139 : Gregory Thompson)
		Packet Pg. 49

The **CONDITIONS** of this Grant are:

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

- a. Street access (number, location, design): As per attached Exhibit B
- b. Off-Street Parking (location and design including screening thereof): As per attached Exhibit B
- c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon
- d. Parking, exterior lighting of the site, location design and power:
Any changes subject to Planning Commission approval.
- e. Other: N/A

Acknowledgment:

)SS

Personally came before me, this ____ day of _____, 2018, the above named _____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument
on behalf of the petitioner acknowledged
the _____ day of _____, 2018

Attachment: packet (3139 : Gregory Thompson)



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: April 10, 2018
SUBJECT: MSI General for Charter Manufacturing Company. The applicant is seeking building and site plan approval for a 7,565 sq. ft. building for the property located at 1212 W. Glen Oaks Lane.

Applicant: MSI General
Status of Applicant: Agent
Requested: Building and Site Plan
Existing Zoning: B-4
C-2 (General Conservancy)
Land Use Plan: Business Park
Critical Environment
Lot size: 1.67 Acres
Location: 1212 W. Glen Oaks Lane
District: #5
Tax Key: #15-017-11-05.00

Background: The applicant is requesting building and site plan approval for a 7,565 square foot building for Charter Manufacturing at 1212 W Glen Oaks Lane. The proposed building will replace the building that was damaged by fire. The use of the building as offices for Charter Manufacturing will not change.

B-4 District Standards: The following table compares the proposed plan to the B-4 district standards:

District Regulations:	B-4:	Proposed:
Minimum Lot Area:	1 acre	1.67 acres
Minimum Lot Width:	150 feet	175 feet
Building Size:	N/A	7,565 sq. ft.
Open Space Ratio:	40%	52.5%
Maximum FAR:	30%	10.4%
Maximum Building Height:	42 feet	32' feet
Building East Side Setback	95 feet	153' feet
Building South Side Setback	60 feet	67'
Building West Side Setback	60 feet	108'
Building North Side Yard Offset:	20 feet	47' feet
Minimum Parking West Setback:	25 feet	22 feet
Minimum Parking South Setback	25 feet	25 feet
Minimum Parking East Setback:	20 feet	25 feet
Off-Street Parking:	38 stalls	33 stalls

Site Plan:

The previous building area was 7,878 square feet. The proposed building is 7,565 square feet. Access to the site is provided by a driveway connection to Glen Oaks Lane and Corporate Parkway. The site plan

shows a new concrete walk and green space which replaces the parking area directly east of the old building. The site plan shows a new asphalt drive to the north of the proposed green space which abuts wetlands. A wetland delineation report is required as a condition of approval to confirm compliance with wetland setbacks. The site plan shows a parking setback of 22 feet to the west property line which does not meet the 25 feet requirement, however, this is a preexisting condition and no changes are proposed to this parking area. Based on the Zoning Code, the proposed use would generate a parking requirement of 38 spaces. The applicant is proposing 33 parking spaces which require a parking waiver from the Planning Commission. The applicant indicated there are approximately 12 employees at full staff, with occasional events for up to 25 people. Staff is supportive of the parking waiver based on the existing demand and because the site can accommodate future expansions if the parking demand increases.

Building Design:

The proposed design replicates the damaged building with similar placement of columns, dormers, chimney and windows. The proposed one-story structure is designed with cream city brick and a wood ship lap siding in Ancient Ivory with a blue/gray slate roof. Aluminum clad windows are proposed on all building elevations. The main entrance on the south elevation is kept in the same location. In addition to the main entrance, the building plans show another door and vestibule on the east end of the building on the south elevation. Two entrances are also shown on the north elevation. The overall building height is approximately 32 feet.

Lighting Plan:

The proposed lighting plan shows one parking lot light to be removed and the rest to remain. No additional parking lot lighting is proposed. Two decorative wall mounted accent lights are proposed on the east elevation. The plan does not include a dispersion plan or cut sheets for the fixtures. As a condition of approval, the applicant shall submit a dispersion plan and cut sheets.

Landscape Plan:

The landscape plan shows most of the existing landscaping to remain. Proposed landscaping that includes ornamental grasses and spirea will wrap the southwest corner of the property. Four new shade trees are proposed along the west property line adjacent to the parking area. The drive expansion will require the removal of birch trees along the northeast corner of the building which will be replaced with four serviceberry trees. A revised plan shall show 3" minimum caliber for all proposed trees. Prairie grass and boxwood are proposed at the base of the existing monument sign. A mix of ornamental grasses, flowers and junipers is proposed along the west elevation of the building. Staff recommends three street trees on the Port Washington Road frontage along the existing sidewalk in accordance with the street tree ordinance. The trees shall be 30 feet apart and have a minimum 3" caliber. The landscape plan shows a retaining wall to the north of the proposed drive expansion. Wall details shall be submitted to staff for final review and approval.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

The proposed site plan includes a net decrease in impervious area and less than an acre of disturbance. A stormwater management plan is not required for the proposed project.

The proposed building will be served by the existing sanitary sewer lateral and water service.

Wetlands are present on the site. The construction limits and the approximate wetland boundary do not meet the City's wetland setback requirements. The wetland delineation report shall be provided to the City to confirm that wetland setbacks are met.

A grading plan is provided as part of the submittal and it is currently under review by the Engineering Division. A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards and would not require Planning Commission review. An erosion control permit is required by the City of Mequon prior to the issuance of a building permit.

Staff Recommendation:

Planning staff recommends **approval** of the conditional use and building and site plan based on the following condition(s):

1. Planning staff review and approval of final site, landscaping, dumpster, lighting and elevation plans prior to the issuance of permits.
2. A revised landscape plan to show three street trees on the Port Washington Road frontage along the existing sidewalk in accordance with the street tree ordinance. The trees shall be 30 feet apart. All proposed trees shall show 3" minimum caliber.
3. Retaining wall details shall be submitted to staff for final review and approval.
4. All ground or roof-level mechanical equipment shall be well screened from public view with screening or landscaping.
5. Submittal of a revised lighting plan that includes a dispersion plan and cut sheets for staff review and approval. All fixtures shall be classified as full cutoff.
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. Wetland delineation report shall be provided to the City to confirm that wetland setbacks are met.
8. Engineering Division review and approval of grading and drainage plans.
9. Application for and approval of a City erosion control permit.
10. Application for and approval of a City Filling and Excavation permit.

Attachments:
packet (PDF)

MSI General for Charter Manufacturing Co.

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		

4.a.a

*Port
Washington Road*

B-4

C-2

Cornorate Pkwy

Glen Oaks Ln

B-3

B-1

Attachment: packet (3136 : MSI General for Charter Manufacturing Company)



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Proposal:	03.12.2018
Bid:	
Contract:	
State Submittal / Permit:	
As-Built:	

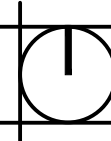
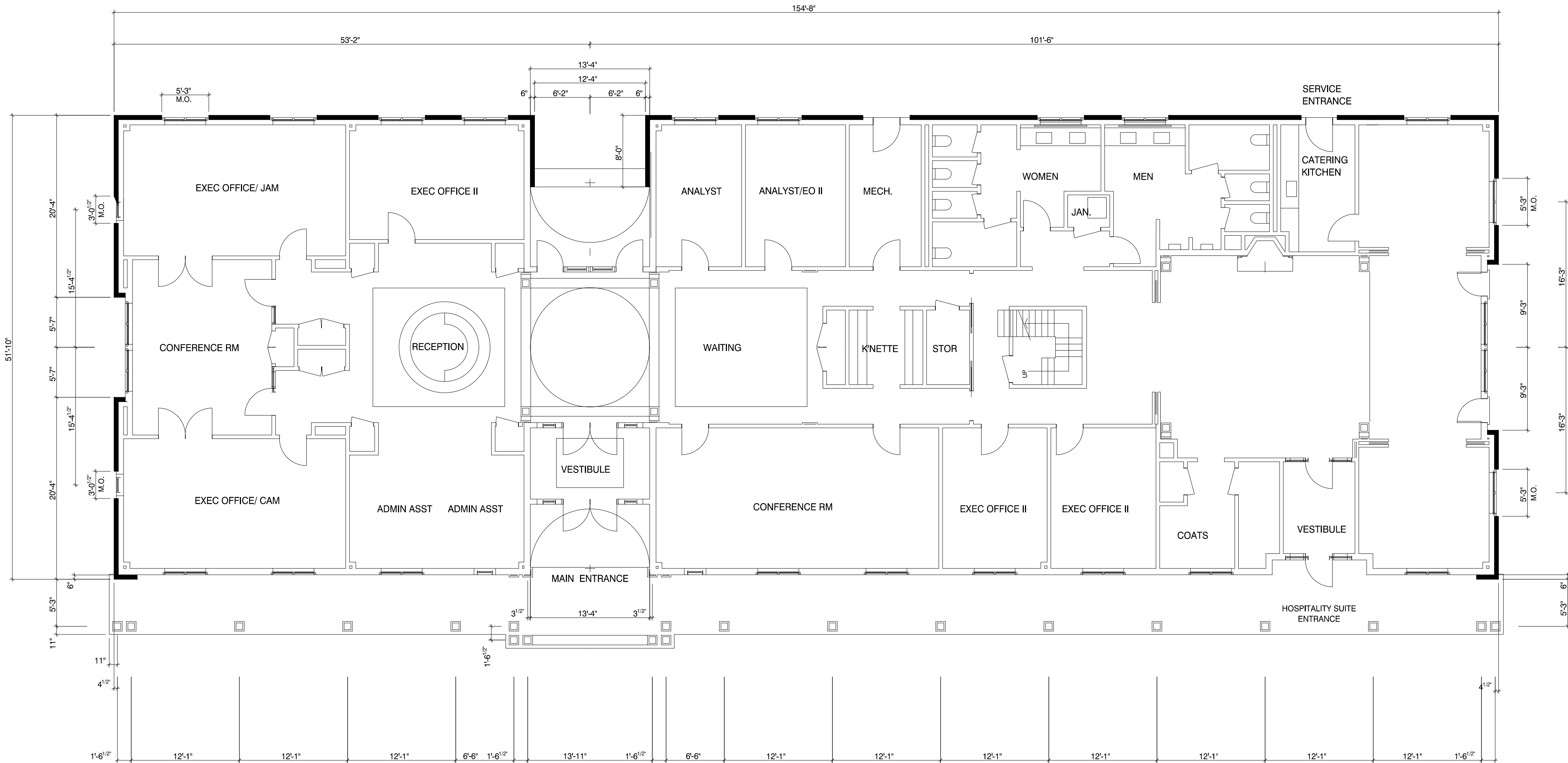
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PROJECT ADDRESS:

PROJECT NAME
Charter 1212 Building
STREET ADDRESS
1212 W. Glen Oaks Lane
CITY/ STATE / ZIP
Mequon, WI 53092

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

Architect:	Engineer:	Reviewed By:
PAA	xxx	PAA
Sheet Title:		
FLOOR PLAN		
Sheet Number:		
A-101		
Project Number:		
P12088		
P12088		



FLOOR PLAN

1/8"= 1'-0"



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Proposal:	03.12.2018
Bid:	
Contract:	
State Submittal / Permit:	
As-Built:	

REVISIONS:	
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PROJECT ADDRESS:

PROJECT NAME
Charter 1212 Building
STREET ADDRESS
1212 W. Glen Oaks Lane
CITY/ STATE / ZIP
Mequon, WI 53092

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

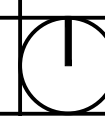
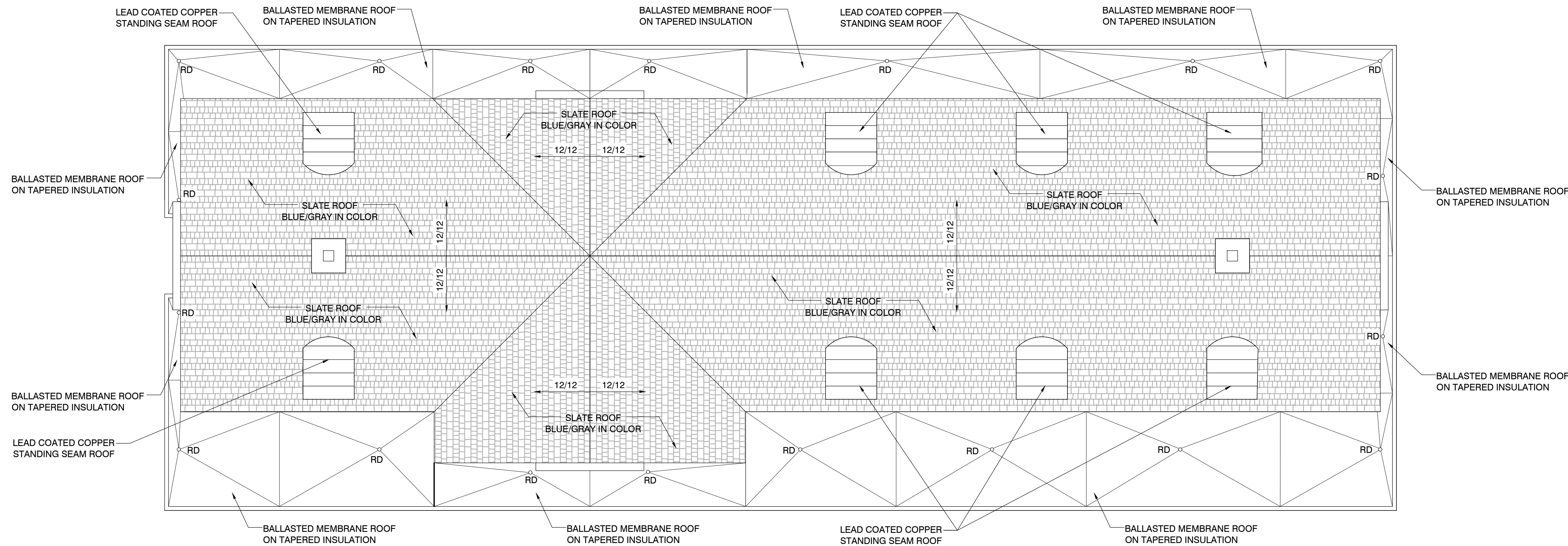
Architect: PAA Engineer: xxx Reviewed By: PAA

Sheet Title:
ROOF PLAN

Sheet Number:
A-102

Project Number: P12088

P12088



ROOF PLAN

1/8"= 1'-0"



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PROJECT ADDRESS:

PROJECT NAME
Charter 1212 Building
STREET ADDRESS
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Architect:	Engineer:	Reviewed By:
PAA	xxx	PAA

Sheet Title:

EXTERIOR ELEVATIONS

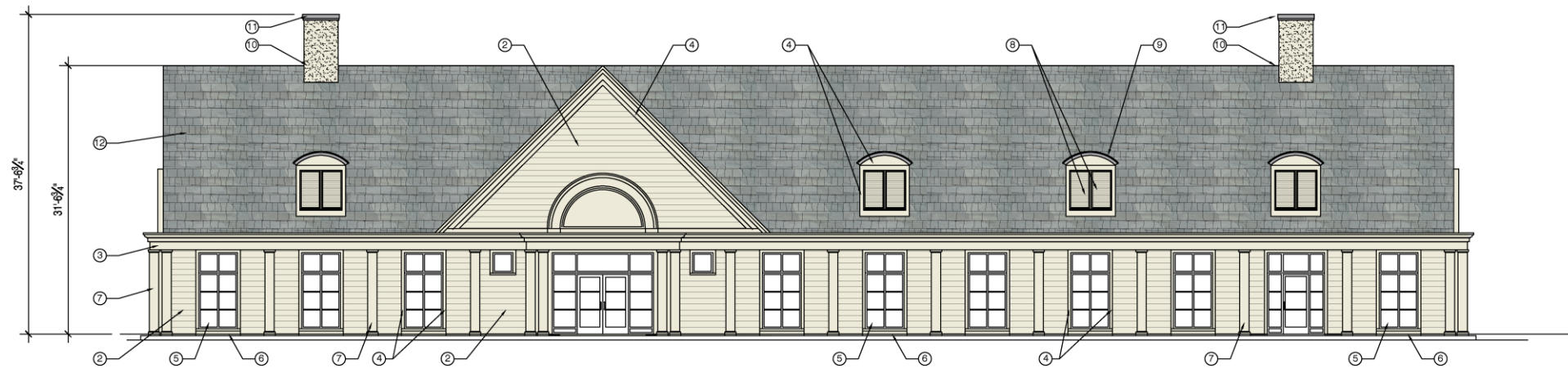
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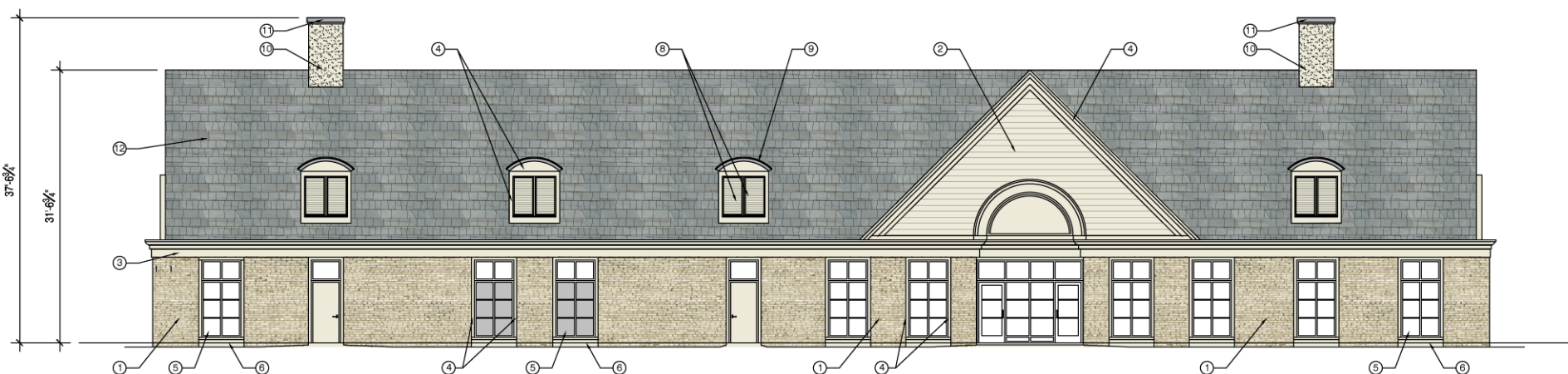
Project Number:

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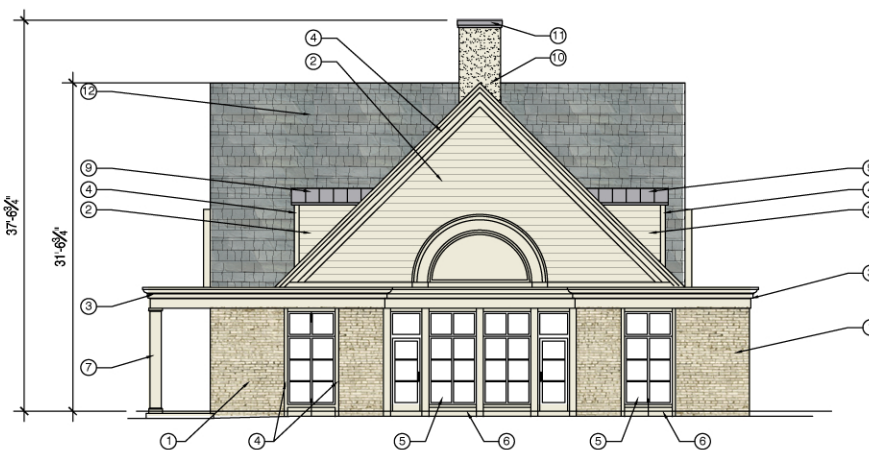
- KEYED MATERIAL NOTES
- ① CREAM CITY BRICK, STANDARD BRICK SIZE IN RUNNING BOND W/ PRE-COLORED MORTAR
 - ② 1X8 WOOD SHIP LAP SIDING PAINTED BENJAMIN MOORE OC-133 ANCIENT IVORY
 - ③ WOOD FASCIA PAINTED BENJAMIN MOORE OC-133 ANCIENT IVORY
 - ④ WOOD TRIM PAINTED BENJAMIN MOORE OC-133 ANCIENT IVORY
 - ⑤ ALUMINUM CLAD WOOD WINDOWS, FRAME COLOR TO MATCH WOOD TRIM COLOR (BENJAMIN MOORE OC-133 ANCIENT IVORY, 1" INSULATED GLASS SOLARBAN 60 STARPHIRE T.
 - DESIGNATES SPANDREL PANELS
 - ⑥ PRECAST CONCRETE WINDOW SILL UNDER ALL WINDOWS TYP. COLOR TO BE LIMESTONE.
 - ⑦ DECORATIVE WOOD COLUMN PAINTED BENJAMIN MOORE OC-133 ANCIENT IVORY.
 - ⑧ METAL LOUVERS BENJAMIN MOORE OC-133 ANCIENT IVORY.
 - ⑨ STANDING SEAM ROOF, LEAD COATED COPPER
 - ⑩ EIFS CHIMNEY FINISH, BENJAMIN MOORE OC-133 ANCIENT IVORY.
 - ⑪ METAL CHIMNEY COPING, LEAD COATED COPPER
 - ⑫ SLATE ROOF BLUE/GRAY IN COLOR



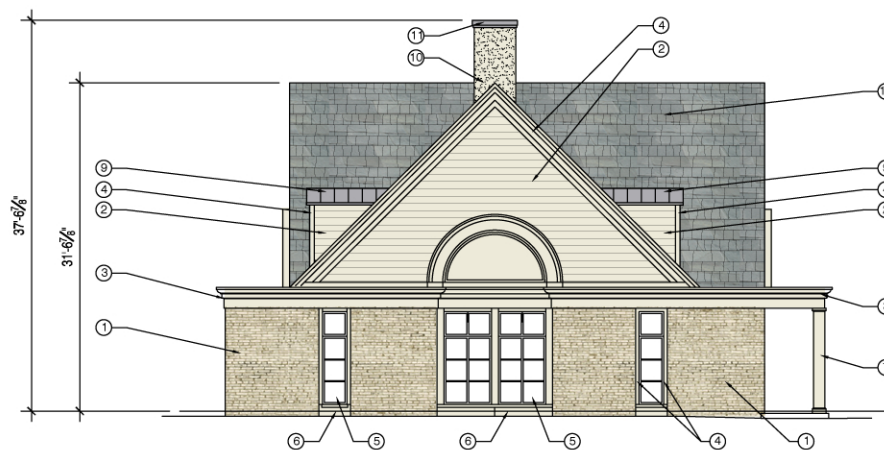
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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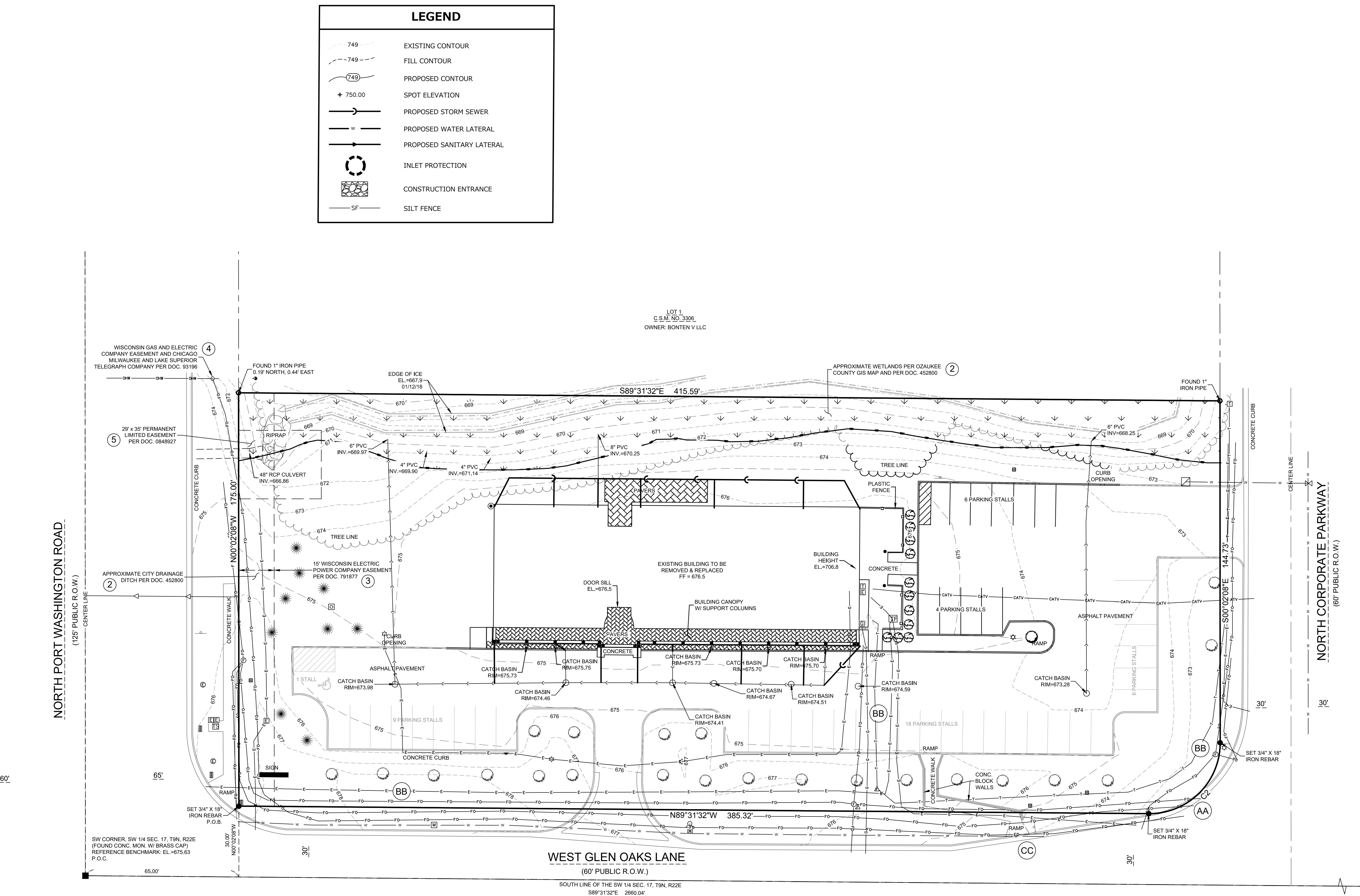
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Architect: PAA Engineer: PEG Reviewed By: PAA

Sheet Title:
EXISTING
CONDITIONS
Sheet Number:

C-001
Project Number: P12088

P12088



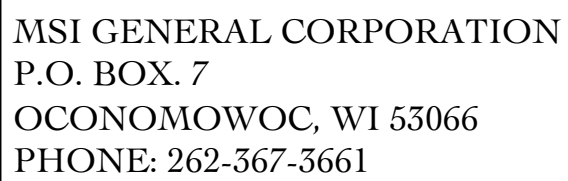
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GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



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ENGINEERS

ATTORNEYS • **MSI General for Charter Manufacturing Company**
Attachment: packet (3136 : MSI General for Charter Manufacturing Company)

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Charter 1212 Building
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<u>Architect:</u>	<u>Engineer:</u>	<u>Reviewed By:</u>
PAA	xxx	PAA

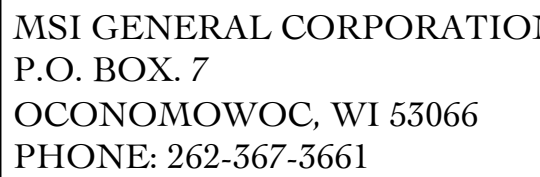
Sheet Number:

Project Number: P12088

P12088

ARCHITECTS


$$1'' = 20'-0''$$



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PROJECT ADDRESS

PROJECT NAME
Charter 1212 Building

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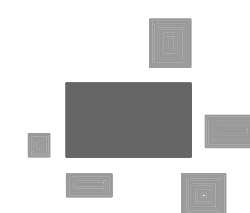
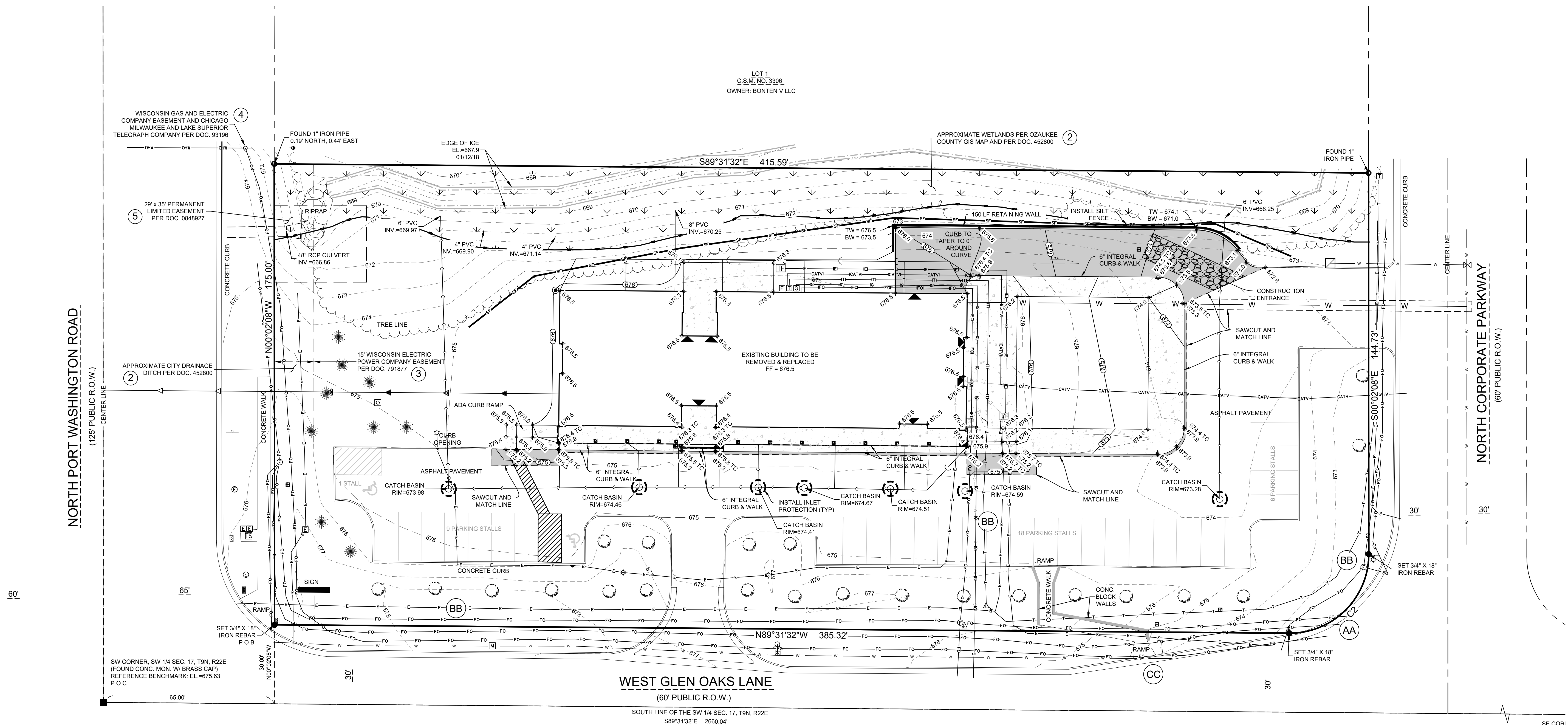
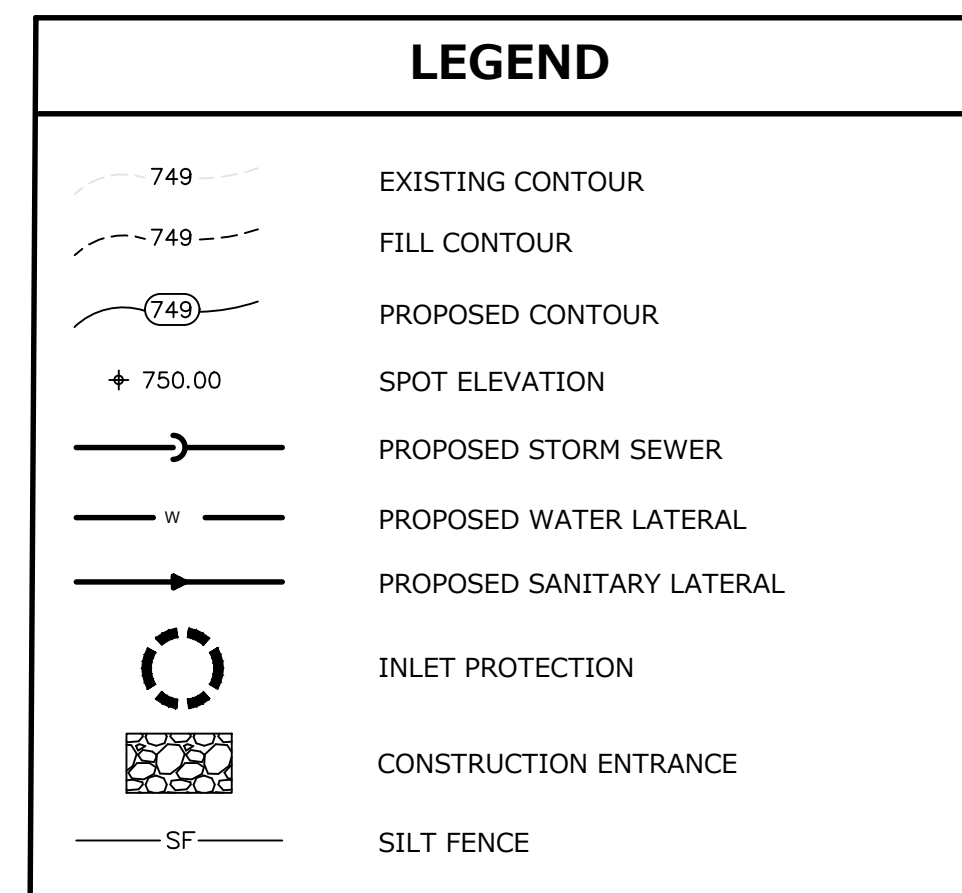
Architect: PAA Engineer: xxx Reviewed By: PAA
Sheet Title: SITE PLAN
Sheet Number: C-101
Project Number: P1208

P1208



Packet Pg. 62

1. INSTALL STONE TRAPPING MAT AS CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER SEDIMENT CONTROL MEASURES.
3. INSTALL PROTECTION FOR EXISTING INLETS AS NEEDED
4. BEGIN SEDIMENT AND EROSION CONTROL OBSERVATIONS ON A WEEKLY BASIS, AS WELL AS AFTER EVERY 1/2" PRECIPITATION EVENT.
5. REMOVE EXISTING VEGETATION AS NEEDED FOR GRADING. VEGETATION SHOULD REMAIN IN AREAS THAT WILL NOT UNDERGO INITIAL GRADING.
6. CONDUCT SITE GRADING, INCLUDING STABILIZATION OF ALL STEEP SLOPES, DRAINAGE CHANNELS, AND ALL DISTURBED AREAS AS THEY ARE COMPLETED; I.E., SEED, BLANKET, MULCH, RIPRAP, ETC.
7. STABILIZE TOPSOIL STOCKPILES WITH PERIMETER PROTECTION AND TEMPORARY SEED IF NOT IN USE FOR 14 DAYS.
8. CONDUCT AT-PILE INSTALLATION AND INSTALLATION OF INLET AND OUTFALL PROTECTION; I.E., RIPRAP, INSTALLATION OF STANDPIPES, ETC.
9. TEMPORARILY SEED ALL AREAS THAT WILL NOT BE WORKED ON FOR OVER 14 DAYS.
0. CONDUCT BUILDING CONSTRUCTION AND PERMANENT SEEDING AS AREAS ARE COMPLETED.
1. SUBMIT "NOT" (NOTICE OF TERMINATION) AFTER SITE CONSTRUCTION IS COMPLETE AND ALL AREAS ARE FINALLY STABILIZED WITH OVER 70% VEGETATIVE COVER. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.



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GRAPHICAL SCALE (FEET)

0 1" = 20' 40



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<u>Architect:</u> PAA	<u>Engineer:</u> PEG	<u>Reviewed By:</u> PAA
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Sheet Title:
**GRADING &
EROSION CONTROL**
Sheet Number:

C-102

Project Number:

P12088

P12088



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Architect: PAA Engineer: PEG Reviewed By: PAA
Sheet Title:
UTILITYPLAN

Sheet Number:

C-103

Project Number:

P12088

P12088

MANAGERS

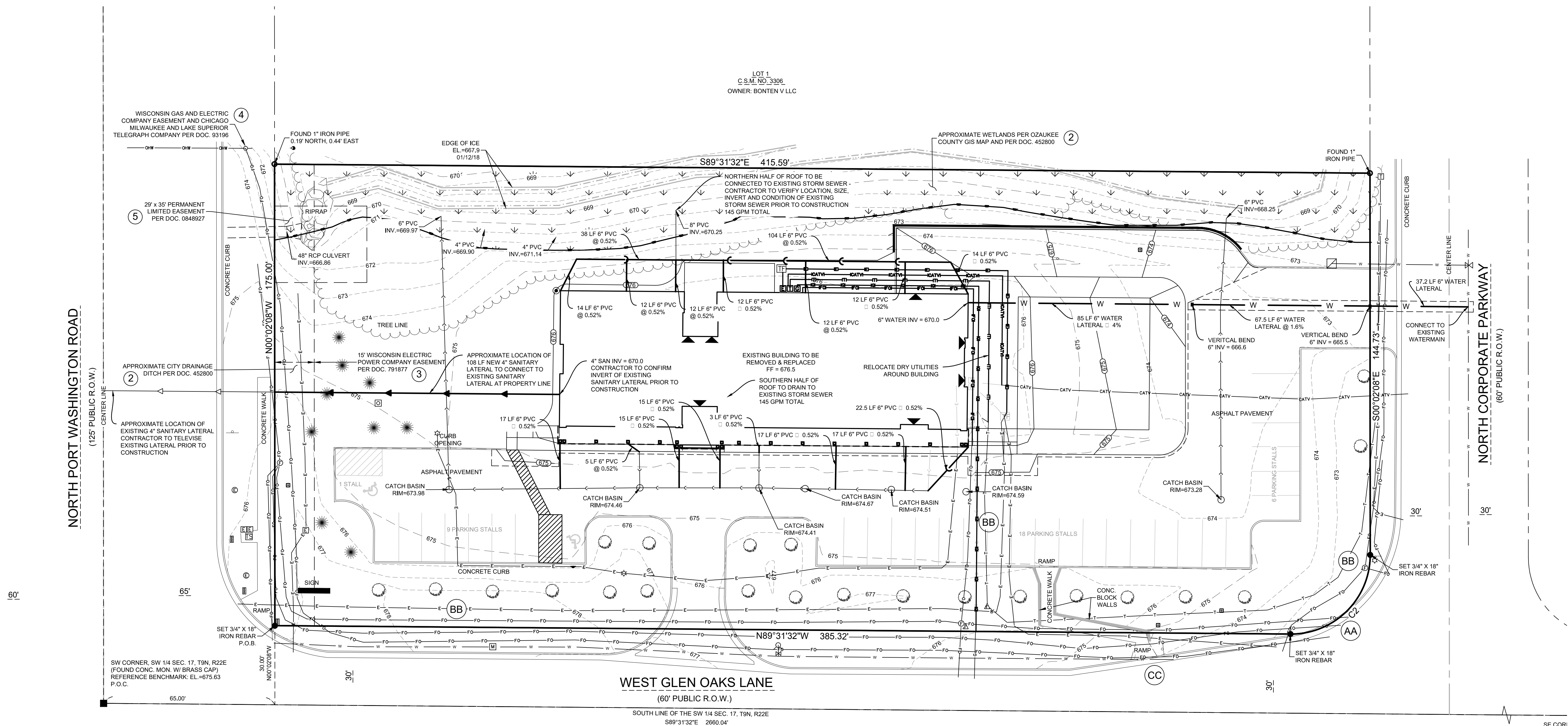
ENGINEERS

CONTRACTORS

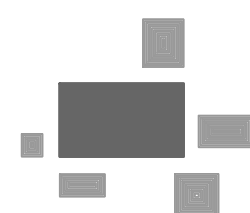
ARCHITECTS

Attachment: packet (3136 : MSI General for Charter Manufacturing Company)

LEGEND	
	EXISTING CONTOUR
	FILL CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	PROPOSED STORM SEWER
	PROPOSED WATER LATERAL
	PROPOSED SANITARY LATERAL
	INLET PROTECTION
	CONSTRUCTION ENTRANCE
	SILT FENCE



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GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



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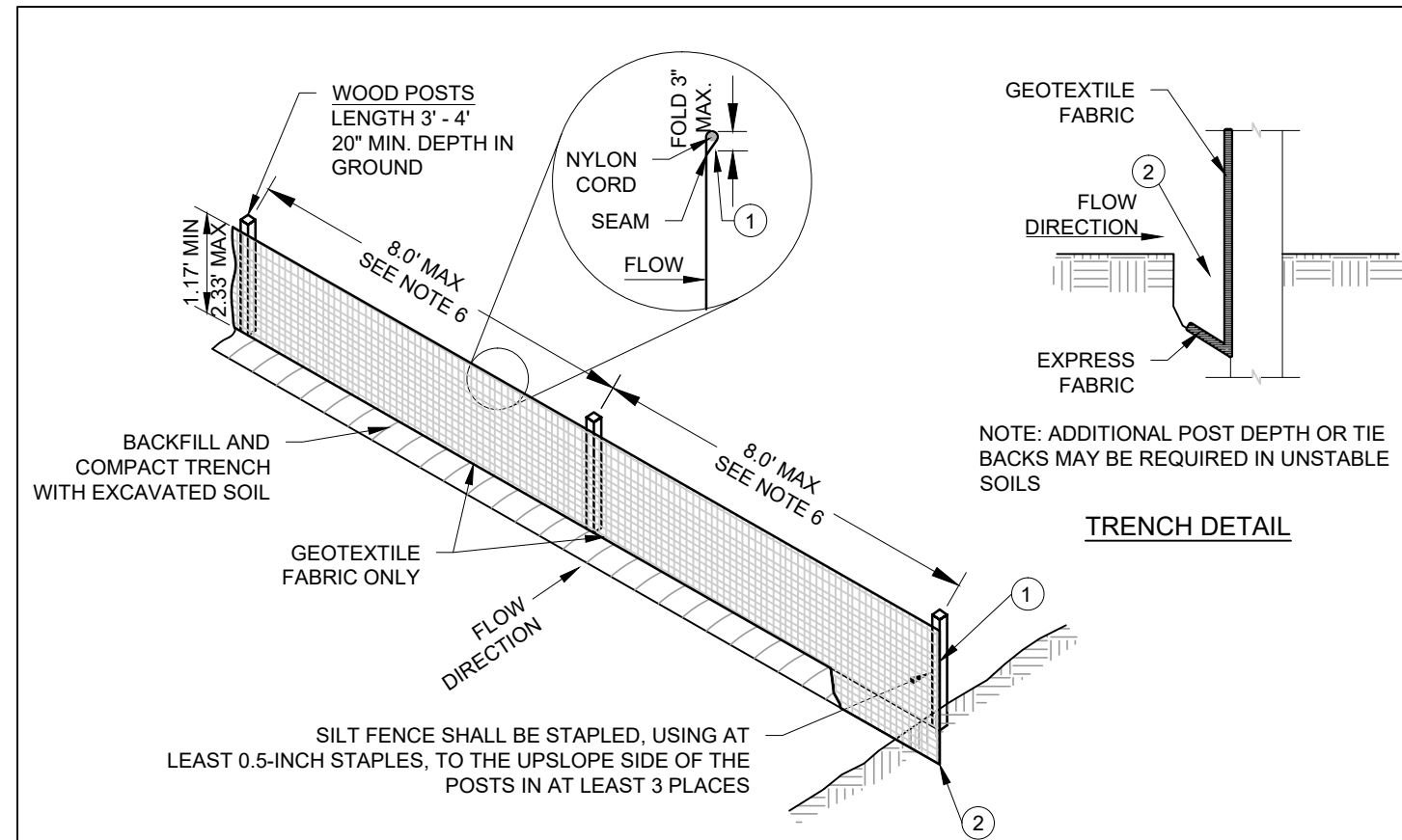
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Architect:	Engineer:	Reviewed By:
PAA	PEG	PAA
Sheet Title: DETAILS		

Sheet Number:
C-500
Project Number: P12088

P12088

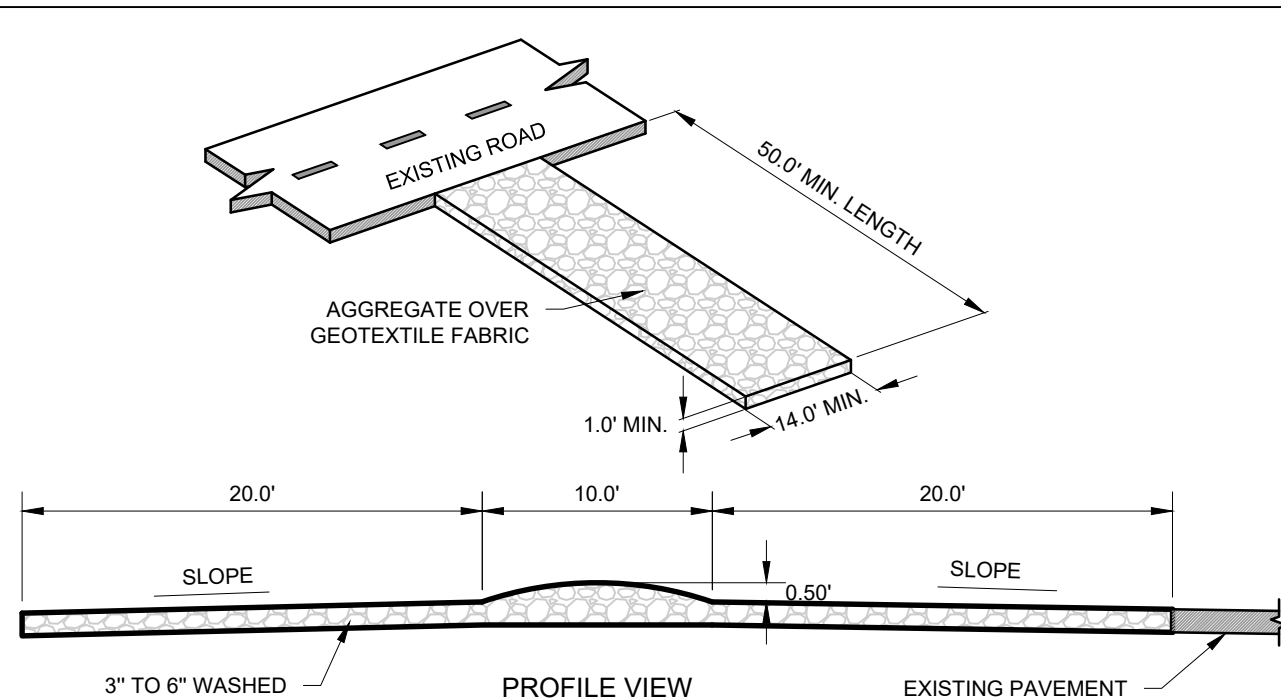


NOTES:

- ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
- GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES X 1.125-INCHES OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8 FEET FOR WOVEN AND 3 FEET FOR NON-WOVEN).

SILT FENCE

#1056-C 07-31-14

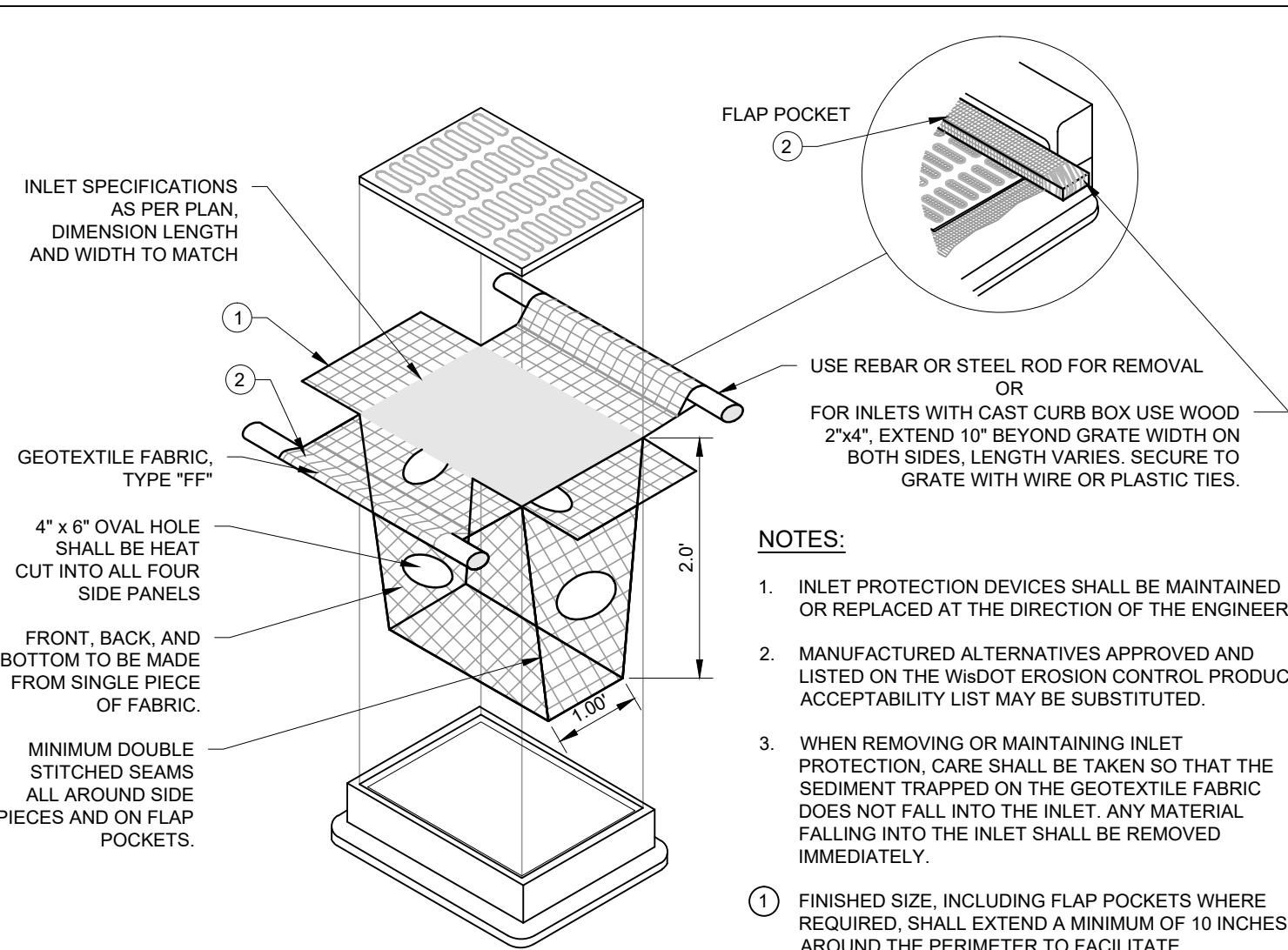


NOTES:

- ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
- TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
- THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE.
- THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
- THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC. WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
- ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
- TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

GEOTEXTURE ENTRANCE

#1057-WR 10-05-12



INSTALLATION NOTES:

- DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIZE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION

#1030 08-20-14

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 380, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS. AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
- THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
- IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTIVELY. UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER, THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
- TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
- THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.
- MATTING SHALL BE AS FOLLOWS:
 - NON-CHANNEL EROSION MAT
 - CLASS I: SHORT TERM DURATION (MINIMUM OF 6 MONTHS)
 - TYPE A: USE ON ERODIBLE SLOPES 2.5:1 OR FLATTER
 - TYPE B: DOUBLE NETTED PRODUCT ON ERODIBLE SLOPES 2:1 OR FLATTER
 - CLASS I: URBAN: SHORT TERM DURATION (MIN. OF 6 MONTHS), LIGHT DUTY, ORGANIC EROSION CONTROL MAT FOR AREAS WHERE MOWING MAY BE ACCOMPLISHED WITHIN TOW WEEKS AFTER INSTALLATION
 - URBAN, TYPE A: USE ON ERODIBLE SOILS WITH SLOPES 4:1 OR FLATTER
 - URBAN, TYPE B: DOUBLE NETTED PRODUCT FOR USE ON SLOPES 2.5:1 OR FLATTER
 - CLASS II: LONG TERM DURATION (3 YEARS OR GREATER), ORGANIC EROSIONAL CONTROL REVEGETATIVE MAT
 - TYPE A: JUSTE FIBER ONLY FOR USE ON SLOPES 2:1 OR FLATTER FOR SOD REINFORCEMENT
 - TYPE B: FOR USE ON SLOPES 2:1 OR GREATER MADE WITH PLASTIC OR BIODEGRADABLE NET
 - TYPE C: A WOVEN MAT OF 100% ORGANIC FIBERS FOR USE ON SLOPES 2:1 OR FLATTER AND IN ENVIORNMENTALLY AND BIOLOGICALLY SENSITIVE AREAS WHERE PLASTIC NETTING IS INAPPROPRIATE
 - CLASS III: PERMANENT 100% SYNTHETIC ECRM OR TRM, EITHER A SOIL STABILIZER TYPE A OR CLASS I, TYPE A OR B EROSION MAT MUST BE PLACED OVER THE SOIL FILLED TRM
 - TYPE A: ECRM FOR USE ON SLOPES 2:1 OR FLATTER
 - TYPE B OR C: TRM FOR USE ON SLOPES 2:1 OR FLATTER
 - TYPE D: TRM FOR USE ON SLOPES 1:1 OR FLATTER

- CHANNEL EROSION MAT

- CLASS I: SHORT TERM DURATION (MINIMUM OF 6 MONTHS), LIGHT DUTY, ORGANIC ECRM WITH PLASTIC OR BIODEGRADABLE NETTING
 - TYPE A: ONLY SUITABLE FOR SLOPE APPLICATIONS, NOT CHANNEL APPLICATIONS
 - TYPE B: DOUBLE NETTED PRODUCT FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS IS 1.5 LBS/FT² OR LESS

- CLASS II: LONG TERM DURATION (3 YEARS OR GREATER), ORGANIC ECRM

- TYPE A: JUTE FIBER ONLY FOR USE IN CHANNELS TO REINFORCE SOD
- TYPE B: FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS IS 2.0 LBS/FT² OR LESS. MADE WITH PLASTIC OR BIODEGRADABLE MAT
- TYPE C: WOVEN MAT OF 100% ORGANIC MATERIAL FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS IS 2.0 LBS/FT² OR LESS, APPLICABLE FOR USE IN ENVIRONMENTALLY SENSITIVE AREAS WHERE PLASTIC NETTING IS INAPPROPRIATE
- CLASS III: PERMANENT 100% SYNTHETIC ECRM OR TRM, CLASS I, TYPE B EROSION MAT OR CLASS II, TYPE B OR C EROSION MAT MUST BE PLACED OVER A SOIL FILLED TRM
 - TYPE A: ECRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 2.0 LBS/FT² OR LESS
 - TYPE B: TRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 2.0 LBS/FT² OR LESS.
 - TYPE C: TRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 3.5 LBS/FT² OR LESS
 - TYPE D: TRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 5.0 LBS/FT² OR LESS

SPECIFICATIONS FOR PRIVATE UTILITIES

- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
- PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
- CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
- MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED, WHERE SPECIFICALLY REQUIRED. REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
- MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
- MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
- TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
- MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
- UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

- AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1/2 INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
- EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
- ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. TYPE E-0.3 IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE A, ASTM C-94, 8 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.12 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.



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P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Proposal:	03.12.2018
Bid:	
Contract:	
State Submittal / Permit:	
As-Built:	

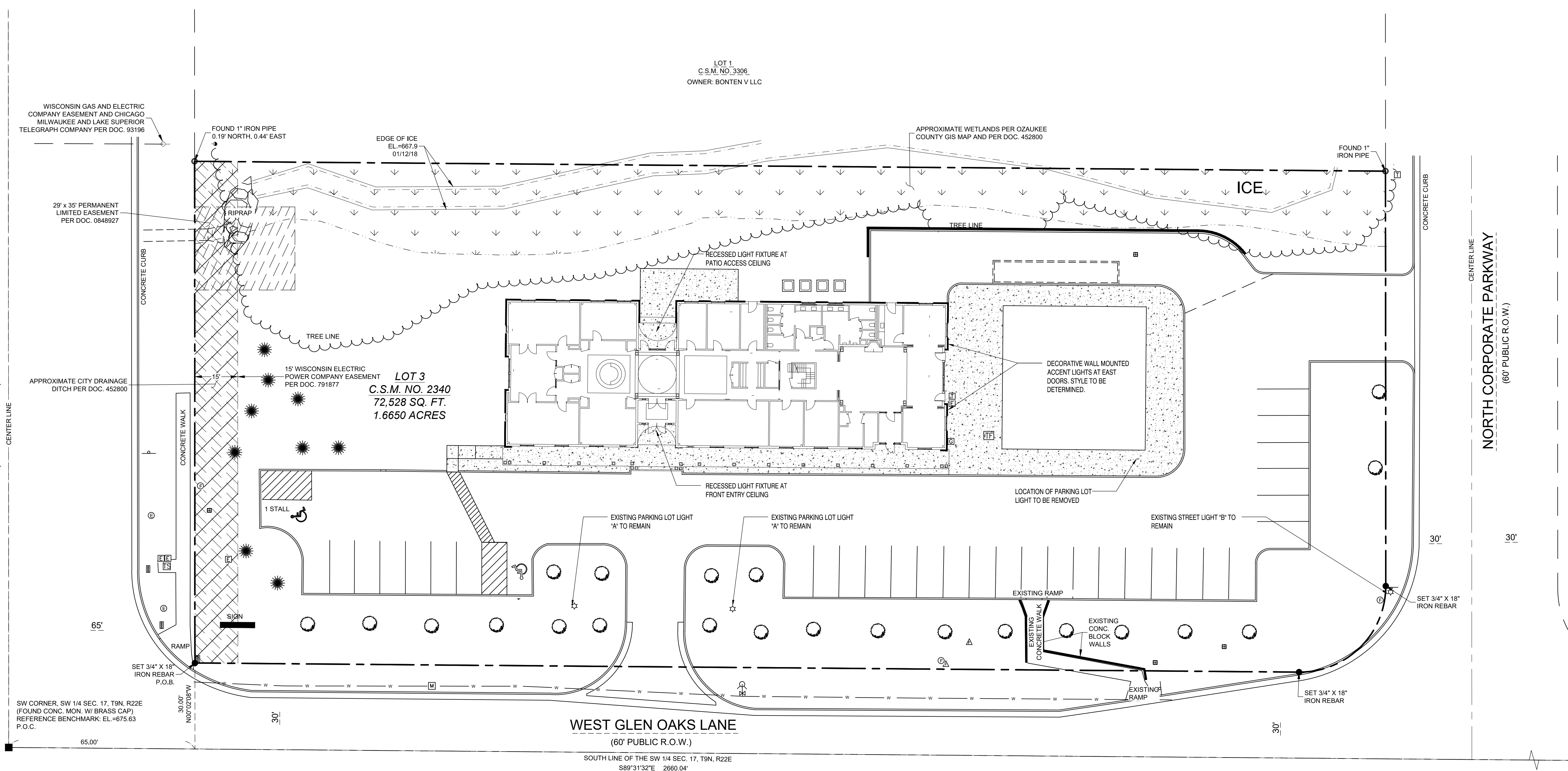
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PROJECT ADDRESS:

PROJECT NAME
Charter 1212 Building
STREET ADDRESS
1212 W. Glen Oaks Lane
CITY/ STATE / ZIP
Mequon, WI 53092

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

Architect:	Engineer:	Reviewed By:
PAA	xxx	PAA
Sheet Title:		
EXTERIOR LIGHTING PLAN		
Sheet Number:		
E-100		
Project Number:		P12088
P12088		



PARKING LOT LIGHT "A"
(2) PARKING LOT LIGHTS TO REMAIN (1) TO BE REMOVED

SITE LIGHTING
-NO ADDITIONAL PARKING LOT LIGHTS ARE PROPOSED.
-ONE EXISTING PARKING LOT LIGHT IS TO BE REMOVED.
-DECORATIVE WALL MOUNTED ACCENT LIGHTS ARE TO BE INSTALLED NEXT TO THE DOORS ON THE EAST SIDE OF THE BUILDING. STYLE TO BE DETERMINED.
-RECESSED LIGHTS ARE TO BE INSTALLED IN THE ENTRY CEILING & THE PATIO ACCESS CEILING.



STREET LIGHT "B"
(1) STREET LIGHT TO REMAIN AT THE CORNER OF GLEN OAKS LANE & NORTH CORPORATE PARKWAY

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

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
V15 STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

WISCONSIN GAS AND ELECTRIC
COMPANY EASEMENT AND CHICAGO
MILWAUKEE AND LAKE SUPERIOR
TELEGRAPH COMPANY PER DOC. 93195

29' x 35' PERMANENT
LIMITED EASEMENT
PER DOC. 0848927

15' WISCONSIN ELECTRIC
POWER COMPANY EASEMENT
PER DOC. 791877

APPROXIMATE CITY DRAINAGE
DITCH PER DOC. 452800

NORTH PORT WASHINGTON ROAD
(125' PUBLIC ROW.)

CENTER LINE

SW CORNER, SW 1/4 SEC. 17, T9N, R22E
(FOUND CONC. MON. W/ BRASS CAP)
REFERENCE BENCHMARK: EL. = 675.63
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SHADE TREES (DECIDUOUS)
SHL Skyline Honeylocust
SWO Swamp White Oak

ORNAMENTAL TREES (DECIDUOUS)
ABS Autumn Brilliance Serviceberry

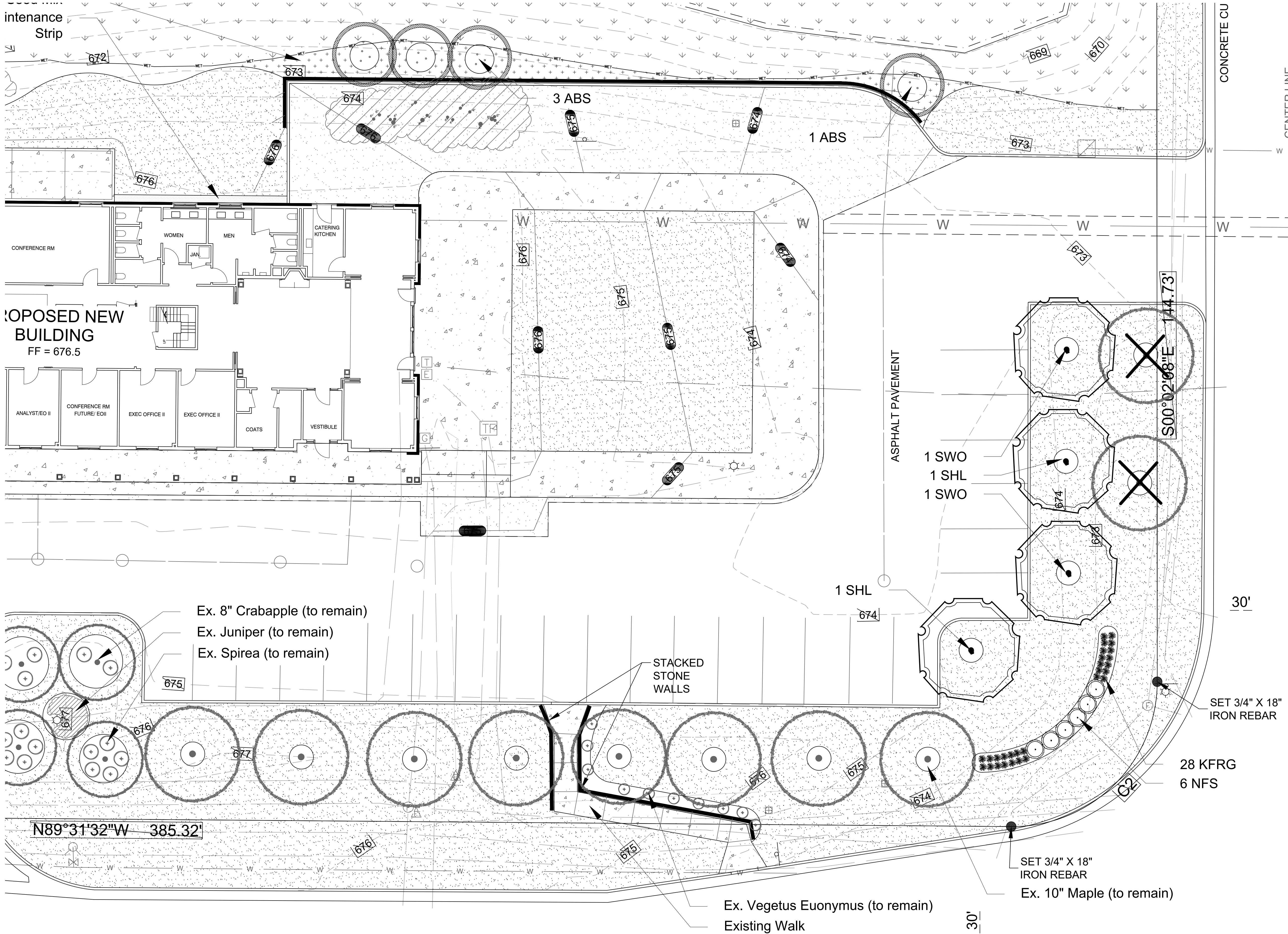
EVERGREEN SHRUBS
GVB Green Velvet Boxwood
KCPJ Kallay Compact Pfitzer Juniper

DECIDUOUS SHRUBS
DKOSR Double Pink Knock Out Rose
NFS Neon Flash Spirea
MKL Miss Kim Dwarf Lilac

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass
PDS Prairie Dropseed

GROUNDCOVERS, VINES, ANNUALS
ANNUALS Annual Plantings

PLANT ABBREVIATION
KEY



ENLARGED LANDSCAPE PLAN
Scale: 1"=10'0"



P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

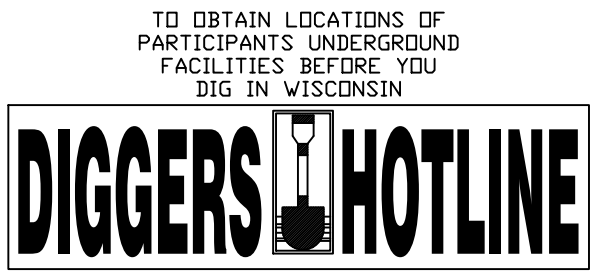
ISSUE DATES:
Proposal:
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:
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PROJECT ADDRESS:
PROJECT NAME
Charter 1212 Building
STREET ADDRESS
1212 W. Glen Oaks Ln.
CITY/ STATE / ZIP
Mequon, WI 53092

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

Date: 04.02.2018 Drawn By: WDH
Sheet Title:
ENLARGED LANDSCAPE
PLAN
Sheet Number:
L 101
Project Number:
P12088



- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to fill soil in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{3}{4}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

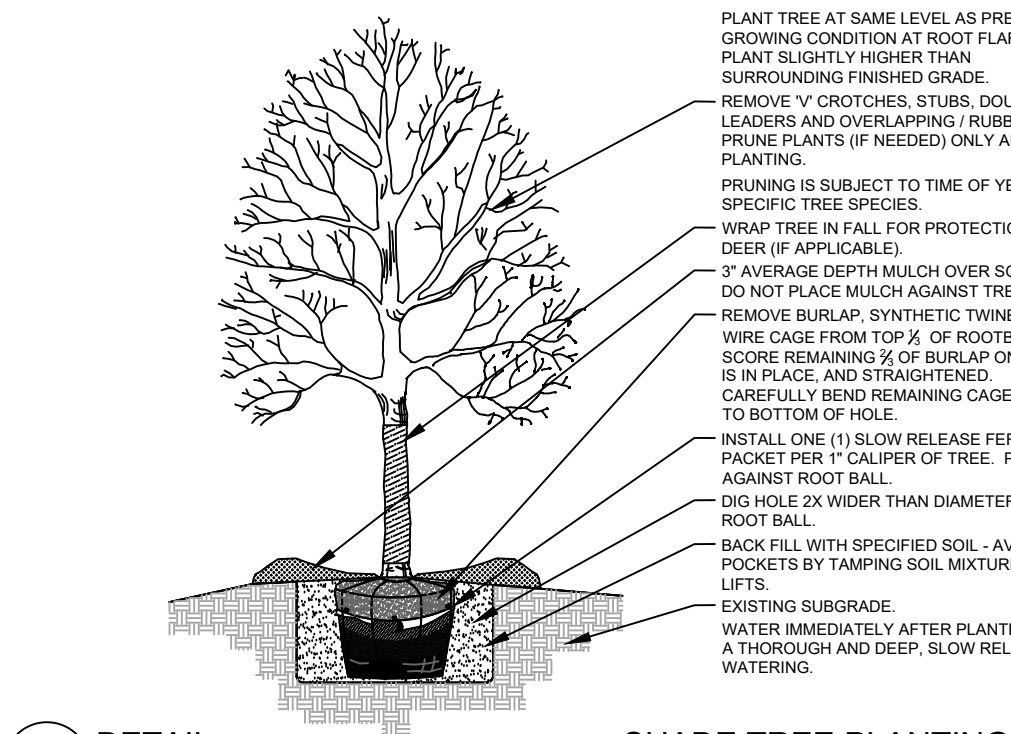
Per 100 SF of bed area (Soil Amendment composition):
 $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
 $\frac{1}{4}$ CY blended/pulverized Topsoil
 $\frac{1}{4}$ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

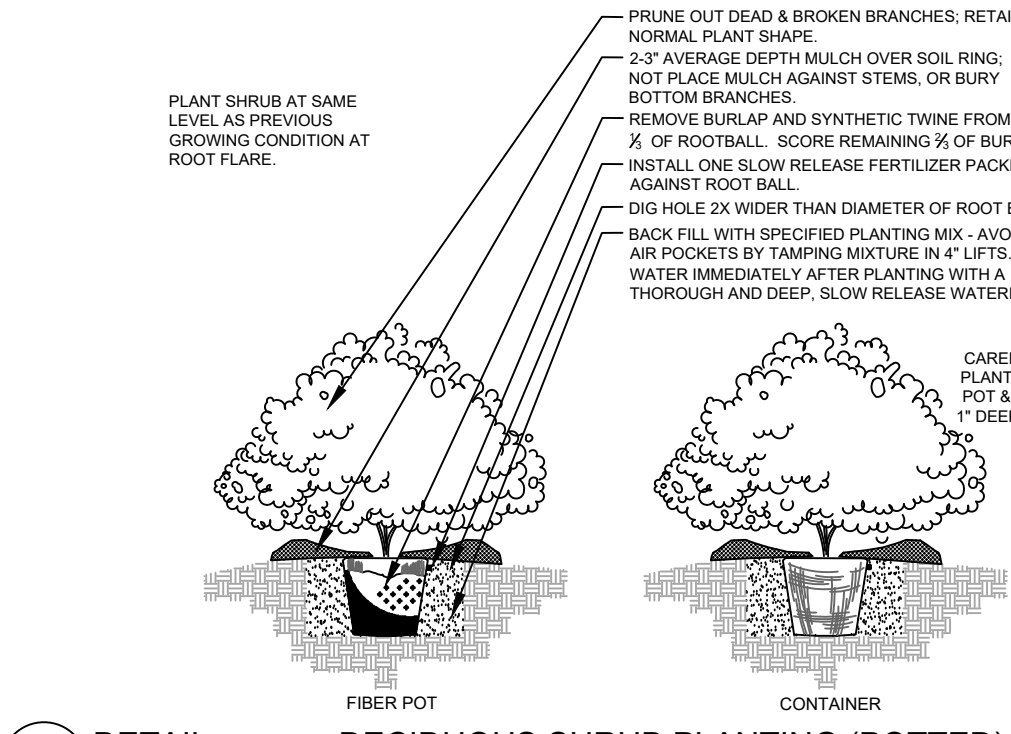
- Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones $\frac{1}{2}$ " and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas
- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807, or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
- Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.
- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

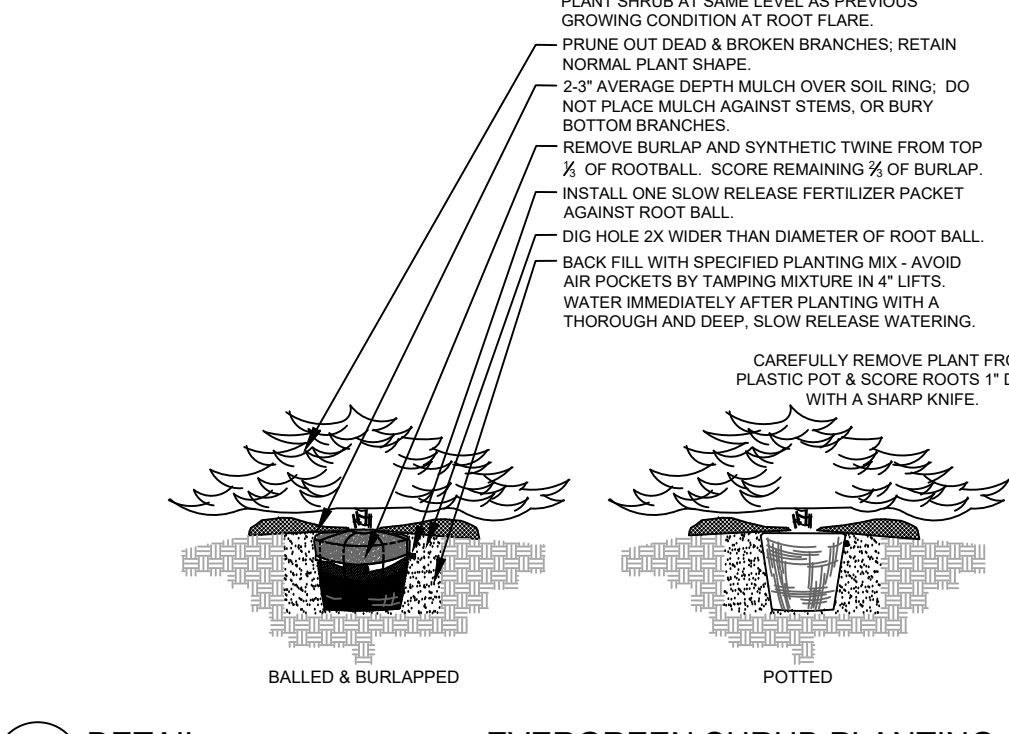
LANDSCAPE GENERAL NOTES



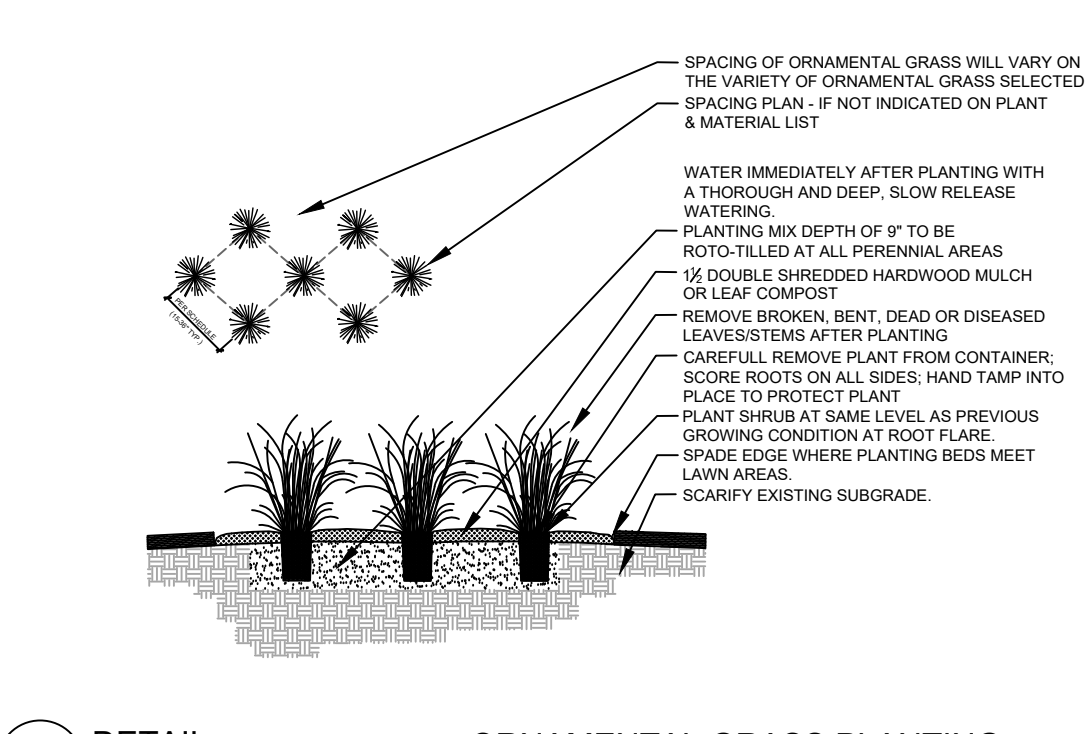
1 DETAIL N.T.S. SHADE TREE PLANTING SECTION



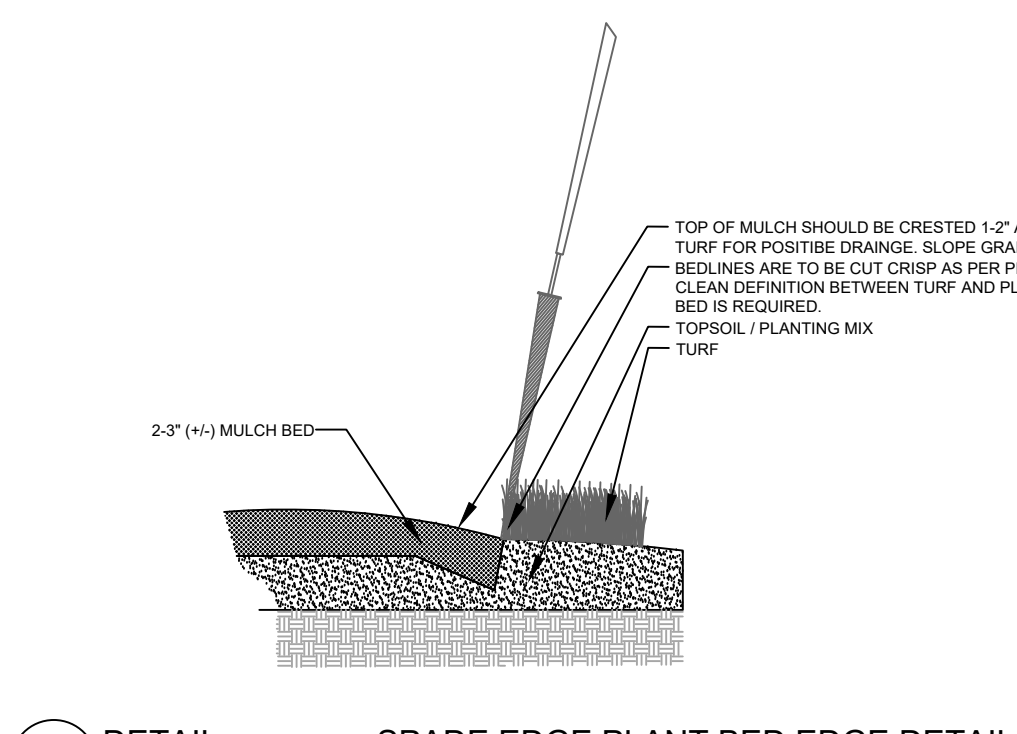
2 DETAIL N.T.S. DECIDUOUS SHRUB PLANTING (POTTED) SECTION



3 DETAIL N.T.S. EVERGREEN SHRUB PLANTING SECTION



4 DETAIL N.T.S. ORNAMENTAL GRASS PLANTING SECTION



5 DETAIL N.T.S. SPADE EDGE PLANT BED EDGE DETAIL SECTION

HARDSCAPE & PLANTING DETAILS



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Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



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P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:

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PROJECT ADDRESS:

PROJECT NAME
Charter 1212 Building
STREET ADDRESS
1212 W. Glen Oaks Ln.
CITY/ STATE / ZIP
Mequon, WI 53092

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

Date: 04.02.2018 Drawn By: WDH
Sheet Title: LANDSCAPE DETAILS, NOTES & SCHEDULES
Sheet Number:

L 102

Project Number:

P12088

LEGAL DESCRIPTION:

AS DESCRIBED IN MERIT TITLE INSURANCE COMPANY FILE NO. 180020 WITH AN EFFECTIVE DATE OF JANUARY 5, 2018.

Lot 3 of Certified Survey Map No. 2340, recorded in the Ozaukee County Registry, in Volume 17 of Certified Survey Maps, on Pages 167-170 inclusive, as Document No. 452230, being a division of Lot 2 of Certified Survey Map No. 2119, located in the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Tax Key No.: 150171100500

NOTES CORRESPONDING TO MERIT TITLE FILE NO. 180020

- Covenants, conditions, easements, restrictions, and charges or assessments, if any, as set forth in the Developer's/Subdivider's Agreement, dated March 22, 1989, and recorded on March 31, 1989, in Reel/Volume 640, Image/Page(s) 725, as Document No. 414502. Affects subject property but cannot be plotted.
- Covenants, conditions, easements, restrictions, and charges or assessments, if any, as set forth in the Declaration of Restrictions, dated July 15, 1991, and recorded on November 13, 1991, in Reel/Volume 721, Image/Page(s) 557, as Document No. 452800. Approximate Wetland Area and Approximate City Drainage Ditch graphically shown on survey. Supplementary Declaration dated July 23, 1993 and recorded on August 31, 1993, Volume 839, Page 559, as Document No. 498994. Affects subject property but cannot be plotted.
- Distribution Easement Underground Joint granted to Wisconsin Electric Power Company, dba We Energies by an instrument dated February 12, 2004 and recorded on May 3, 2004, in Volume 1894, Page 870, as Document No. 791877. 15' Easement for underground cables as graphically shown on survey.
- Easement granted to Wisconsin Gas and Electric Company and Chicago Milwaukee and Lake Superior Telegraph Company by an instrument dated July 20, 1926 and recorded on September 3, 1926, in Volume 7, Page 213, as Document No. 93196. Easement for Poles and Wires along North Port Washington Road as graphically shown on survey.
- Permanent Limited Easement granted to Ozaukee County by an instrument dated August 30, 2006 and recorded on September 11, 2006, as Document No. 0848927. 29' x 35' Easement for drainage as graphically shown on survey.

TABLE A

- Monuments placed at all corners of the subject property boundary.
- Address (as disclosed in title commitment): 1212 West Glen Oaks Lane, Mequon, WI 53092.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F dated DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Land Area: 72,528 Square Feet (1.6650 Acres).
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southwest corner of the Southwest 1/4 Section 17, Town 9 North, Range 22 East, Elevation = 675.63.
- Letter / Zoning Report not supplied by client at time of survey.
- (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
- (c) Measured height of buildings graphically shown on survey.
- Substantial features observed in the process of conducting the survey graphically shown on survey.
- There are 42 regular parking spaces and 2 disabled parking spaces clearly designated on the surface of the subject property. Total parking = 44 stalls.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20180101552 with a clear date of JANUARY 08, 2018. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, L.L.C. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Names of adjoining owners according to current public records:
- No evidence of recent earth moving work observed in the process of conducting the fieldwork. Building heavily damaged by fire.
- No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- No wetlands were delineated during the process of conducting the fieldwork. Approximate wetland area per the Ozaukee County GIS Map.
- Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

CERTIFICATION

To: John A. Mellows, LLC, a Wisconsin limited liability company; Merit 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, 6(a), 6(b), 7(a), 7(c), 8, 9, 11, 13, 16, 17, 18 & 20 of Table A thereof. The fieldwork was completed on JANUARY 12, 2018.

John P. Konopacki, PLS
License No. S-2461

Date of Plat or Map: JANUARY 18, 2018

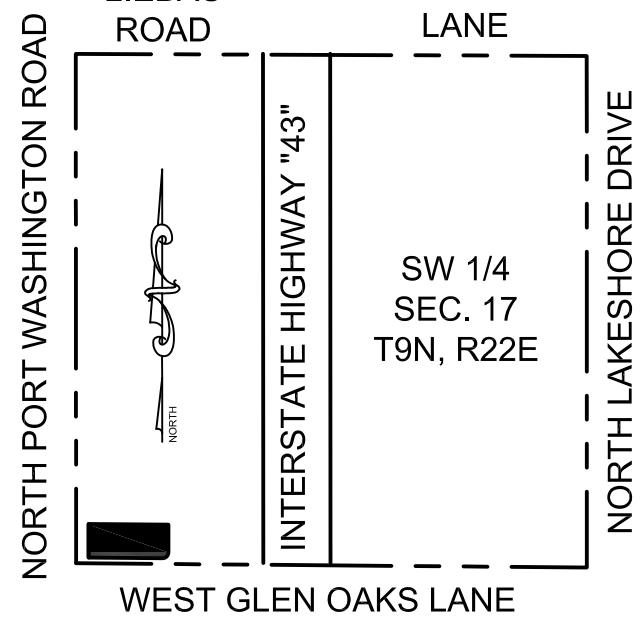
PINNACLE ENGINEERING GROUP, L.L.C.
15850 West Bluemound Road Suite 210
Brookfield, WI 53005
Phone: 262-754-8888
Fax: 262-754-8850



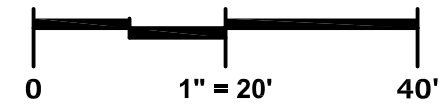
STATEMENT OF ENCROACHMENTS

- (AA) - Concrete curb of public roadway encroaches 0.8' on to subject property.
- (BB) - Utilities located in areas not provided for by recorded easements.
- (CC) - Concrete Block Wall encroaches 3.1' into West Glen Oaks Lane R.O.W.

VICINITY MAP
SCALE 1"=1000'



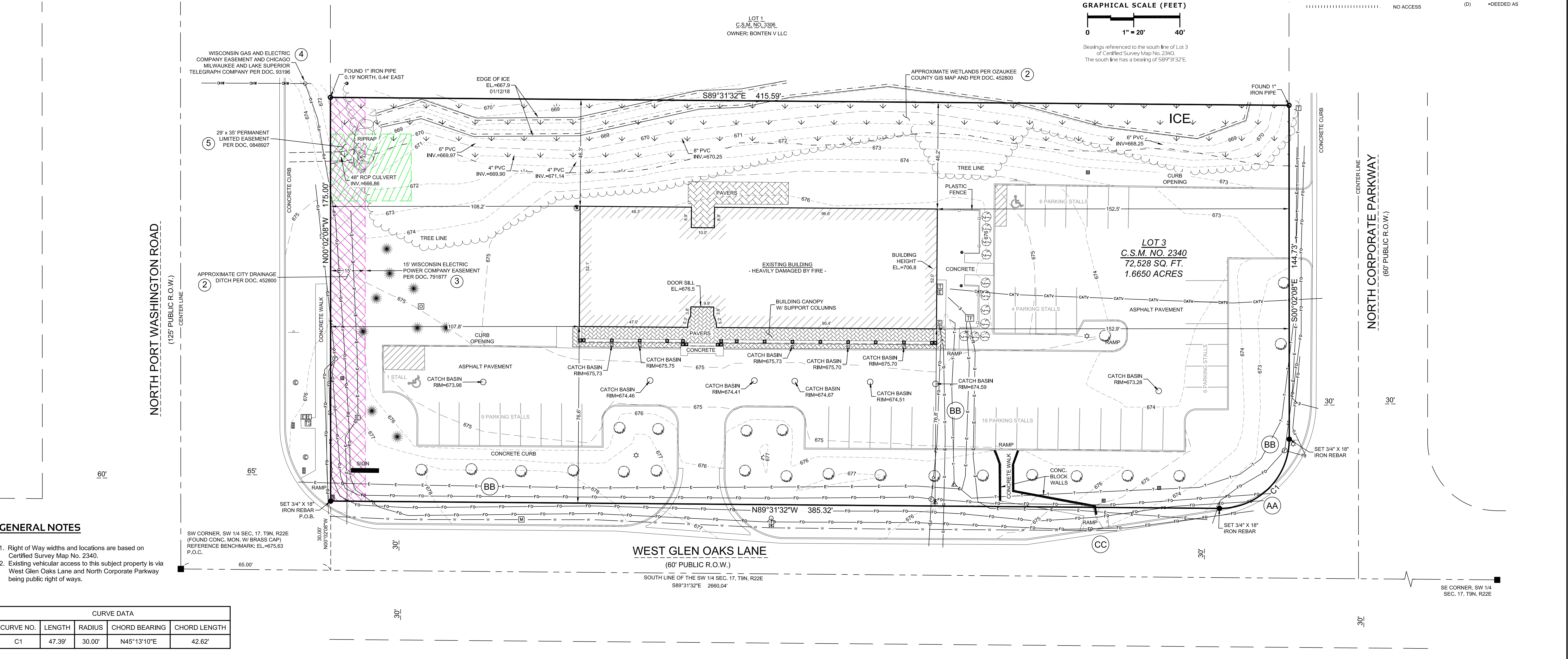
GRAPHICAL SCALE (FEET)



Bearings referenced to the south line of Lot 3 of Certified Survey Map No. 2340. The south line has a bearing of S89°31'32"E.

LEGEND OF SYMBOLS & ABBREVIATIONS

	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN	
	STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX	
	STORM INLET		TELEPHONE PEDESTAL		FLAG POLE	
	CLEANOUT		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP	
	CATCH BASIN		TELEPHONE MARKER		BOLLARD	
	LATERAL		TRANSFORMER		CROSS CUT	
	UNKNOWN MANHOLE		ELECTRIC METER/PEDESTAL		IRON PIPE	
	WELL		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD	
	HYDRANT		CABLE TV RISER/BOX		MAG NAIL	
	WATER VALVE		CABLE TV MANHOLE/VAULT		SECTION MONUMENT	
	DOWN SPOUT		GAS VALVE		BENCH MARK	
	SPRINKLER VALVE		GAS METER		CONIFER TREE	
	WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE	
	STANDPIPE		AIR CONDITIONING UNIT		BUSH	
	WATER MANHOLE		SUMP CROCK		WETLAND SYMBOL	
	FLOOD LIGHT		DIRECTIONAL ARROW	CL.	=CENTERLINE	
	LIGHT POLE		DUMPESTER	CONC.	=CONCRETE	
	TRAFFIC SIGNAL		HANDICAP STALL	EL.	=ELEVATION	
	UTILITY POLE		SPOT ELEVATION	EXT.	=EXISTING	
	GUY WIRE			INV.	=INVERT	
	TRAFFIC SIGNAL CONTROLLER BOX			MON.	=MONUMENT	
	SANITARY SEWER			P.O.B.	=POINT OF BEGINNING	
	STORM SEWER			P.O.C.	=POINT OF COMMENCEMENT	
	WATER MAIN			R.O.W.	=RIGHT OF WAY	
	FIBER OPTIC LINE			SEC.	=SECTION	
	TELEPHONE LINE			SQ. FT.	=SQUARE FEET	
	ELECTRIC LINE			W.	=WITH	
	OVERHEAD WIRES			WETLANDS	(R)	=RECORDED AS
	GAS TELEVISION			TREE LINE	(D)	=DEEDED AS
	GAS MAIN			NO ACCESS		
	WETLANDS					
	TREE LINE					
	NO ACCESS					



GENERAL NOTES

- Right of Way widths and locations are based on Certified Survey Map No. 2340.
- Existing vehicular access to this subject property is via West Glen Oaks Lane and North Corporate Parkway being public right of ways.

CURVE DATA				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	47.39'	30.00'	N45°13'10"E	42.62'

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

1212 WEST GLEN OAKS LANE
LOT 3 OF C.S.M. NO. 2340, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SEC. 17, T9N, R22E, CITY OF MEQUON, OZAUCKEE COUNTY, WISCONSIN

**ALTA/NSPS LAND
TITLE SURVEY**

REVISIONS

PEG JOB NO.: 1184.00
PEG PN:
DATE: 01/18/18
SCALE: 1"=20'

**SHEET
1
OF
1**

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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: April 9, 2018
SUBJECT: Shawn Kison for Kapco Park. The applicant is seeking building and site plan amendment approval to allow for extended hours from May 28th through August 20th for the baseball park located on Concordia University campus at 12800 N. Lake Shore. CANCELLED

Applicant:	Shawn Kison
Status of Applicant:	Agent
Requested:	Site Plan Amendment
Existing Use:	University
Existing Zoning:	IPS, C-2
Land Use Plan:	Institutional
Lot size:	126 Acres
Location:	12800 N. Lakeshore Drive
District:	#5
Tax Key:	#15-008-09-001.00

Background: The applicant requests site plan amendment for the baseball stadium on the campus of Concordia University located at 12800 N Lakeshore Drive. The project, which was approved by the Planning Commission in December of 2009, included seating for 1,122 persons, concession stands, restrooms, a press box and outdoor lighting. The Planning Commission approved the original site plan amendment on December 7, 2009. Several of the neighbors appealed the decision and on April 22, 2010, the Board of Appeals upheld the Planning Commission's decision and added a condition that all future amendments be reviewed by the Common Council. As part of the approval, the Planning Commission and Common Council placed several conditions regarding the use of the facility in order to mitigate its impact on the surrounding neighborhood. The applicant is requesting to amend the condition that prohibits no ninth inning from starting after 9:00 PM and no extra inning starting after 11:00 PM.

Site Plan Amendment

Currently, there is a condition that prohibits no ninth inning from starting after 10:00 PM and no extra inning starting after 11:00 PM. The applicant is requesting that the requirement which prohibits no ninth inning from starting after 10:00 PM be removed. The applicant is also requesting that that no new inning would be allowed to start after midnight and in no case will the lights be on past 12:15 AM. The new extended time frame would be limited to a maximum of five games per season. All other games would follow the current condition that no extra inning could start after 11:00 PM.

Kapco Field is entering its sixth season and during this time frame, six games have been impacted by the time deadline with no more than three in any given year. This equates to an occurrence rate of approximately three percent. The applicant states that based on the tight league schedule and travel demands it has been difficult to reschedule these games. The request for up to five games per year gives them the flexibility in the event there is a preponderance of extra-inning games. Based on the last six years it is likely that the extended hours will only be needed one or two times per year.

The applicant has submitted detailed information regarding the usage of the lighting since 2014. The data shows that approximately 75% of the time the lights are turned off prior to 11:00 PM. It also shows that

on average one game a year is postponed due to time constraints. Staff has monitored the sound and light levels periodically over the last six years and has not detected any violations. While the lights are able to be seen by surrounding properties, there is no light dispersion off the Concordia property.

In addition to the impact of the lights, sound impact was a concern at the time of the original approval. The applicant states that over the past six years, games that have gone into extra innings and have approached the 11:00 PM deadline have seen the fan base decline as the game goes on. The only significant sounds from the game at this time come from the PA system. Because of this, staff does recommend that after 11:00 PM, the use of the PA system is limited to player introductions only.

Staff Recommendation:

Staff recommends approval of the site plan amendment based on the following condition(s):

1. Common Council approval of the site plan amendment.
2. No new inning shall start after 11:00 PM with the exception of five games per year which may be extended so that no new inning shall start after 12:00 AM
3. For games that are allowed to extend to 12:00 AM the lights shall be turned off by 12:15 AM.
4. The use of the Public Address system after 11:00 PM shall be limited to player introductions only.

Attachments:

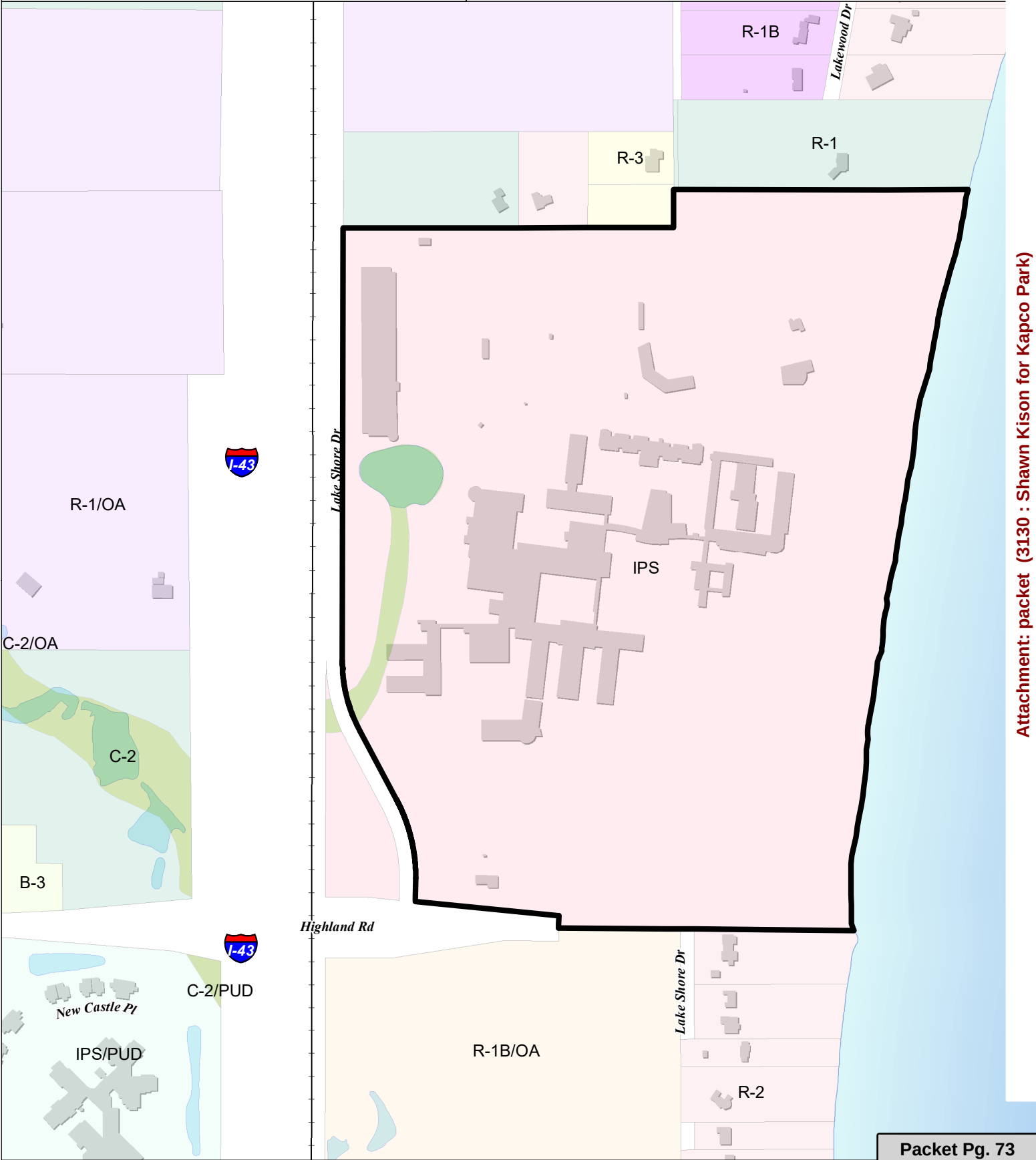
packet (PDF)

Concordia Time Limits (PDF)

Concordia University

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		

4.b.a



Attachment: packet (3130 : Shawn Kison for Kapco Park)

Lakeshore Chinooks
Shawn Kison
983 Badger Circle
Grafton, WI 53024

March 9, 2018

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

To Whom It May Concern-

The Lakeshore Chinooks Baseball Team would ask that for the 2018 season and seasons beyond, our curfew be extended during our summer season, ranging from approximately May 28 through August 20. By extending the curfew, it will allow the Chinooks an opportunity to finish games that may go into extra innings or have been lengthened due to weather situations.

Currently, the lights at Kapco Park are scheduled for a hard shutoff each game night at 11:15p (meaning they will go off regardless of what is happening on the field or at the stadium as they are controlled by a company in Iowa). Over the past six years and 200+ games, our games have made it to 11:15p only six times. As noted by these numbers, it is very infrequent that we go past the current curfew. However, when we have hit curfew, it has proven challenging to re-schedule the remainder of the game due to the tight schedule the league keeps and travel concerns with the away team.

Throughout our initial six seasons, the Chinooks have been good stewards of the lighting at Kapco Park. When a game concludes, we take 45-60 minutes to clear the stadium of the fans, feed the team, and then clean-up any trash. Upon finishing, a call is made to have the lights turned off immediately. Our intention is to have the lights turned off as soon as they are determined to not be needed each night.

The Chinooks would ask that our games have the opportunity to be played until 12:00a with a hard shutoff of the lights at 12:15a – a one hour extension of our current curfew. Also, I would ask that the late curfew apply to *no more* than five (5) games each season.

Thank you for the consideration and for being fans of Lakeshore Chinooks baseball these past six years. We look forward to our continued supportive relationship with the City of Mequon for years to come.

Regards-



Shawn Kison
General Manager, Lakeshore Chinooks

Attachment: packet (3130 : Shawn Kison for Kapco Park)

Away	Home	Date	Time	Result	Boxscore
Eau Claire	Lakeshore	Mon, Jun 4	6:52 PM	2-1	final 
Eau Claire	Lakeshore	Tue, Jun 5	6:42 PM	1-2	final 
Battle Crk	Lakeshore	Wed, Jun 6	6:34 PM	11-4	final 
Battle Crk	Lakeshore	Thu, Jun 7	6:35 PM	4-5	final 
Battle Crk	Lakeshore	Fri, Jun 8	7:00 PM	2-7	final 
La Crosse	Lakeshore	Mon, Jun 11	6:38 PM	6-1	final 
La Crosse	Lakeshore	Tue, Jun 12	6:36 PM	3-2	final 
Green Bay	Lakeshore	Wed, Jun 13	6:35 PM	0-1	final 
Green Bay	Lakeshore	Thu, Jun 14	6:35 PM	3-1	final 
Green Bay	Lakeshore	Fri, Jun 15	7:05 PM	12-4	final 
Wisconsin	Lakeshore	Wed, Jun 20	6:35 PM	15-11	final 
Madison	Lakeshore	Thu, Jun 21	7:05 PM	4-6	final 
Madison	Lakeshore	Fri, Jun 22	7:05 PM	5-0	final 
Wis Rapids	Lakeshore	Thu, Jun 28	6:35 PM	1-9	final 
Wis Rapids	Lakeshore	Fri, Jun 29	7:05 PM	7-5	final 
Wis Rapids	Lakeshore	Sat, Jun 30	3:05 PM	8-10	final 
Wisconsin	Lakeshore	Sun, Jul 1	1:40 PM	6-4	final 
Wisconsin	Lakeshore	Mon, Jul 2	6:35 PM	1-8	final 
La Crosse	Lakeshore	Thu, Jul 5	6:36 PM	7-0	final 
La Crosse	Lakeshore	Fri, Jul 6	7:03 PM	7-8	final 
La Crosse	Lakeshore	Sat, Jul 7	6:35 PM	1-3	final 
Green Bay	Lakeshore	Wed, Jul 11	6:35 PM	4-9	final 
Eau Claire	Lakeshore	Fri, Jul 13	7:03 PM	2-10	final 
Eau Claire	Lakeshore	Sat, Jul 14	3:05 PM	6-3	final 
Eau Claire	Lakeshore	Sun, Jul 15	5:07 PM	2-9	final 
Battle Crk	Lakeshore	Wed, Jul 18	6:38 PM	2-1	final 
Battle Crk	Lakeshore	Thu, Jul 19	6:37 PM	2-8	final 
Green Bay	Lakeshore	Sun, Jul 22	5:04 PM	2-4	final 
Wis Rapids	Lakeshore	Sun, Jul 29	5:07 PM	2-4	final 
Wis Rapids	Lakeshore	Mon, Jul 30	6:37 PM	2-7	final 
Wisconsin	Lakeshore	Thu, Aug 2	6:37 PM	3-1	final 
Wisconsin	Lakeshore	Fri, Aug 3	7:00 PM	5-1	final 
Madison	Lakeshore	Tue, Aug 7	7:06 PM	7-4	final 
Madison	Lakeshore	Wed, Aug 8	7:02 PM	4-5	final 
Madison	Lakeshore	Thu, Aug 9	6:36 PM	3-0	final 

Away	Home	Date	Time	Result	Boxscore
Wis Rapids	Lakeshore	Thu, May 30	6:35 PM	8-10	final 
Green Bay	Lakeshore	Fri, May 31	7:05 PM	1-0	final 
Eau Claire	Lakeshore	Tue, Jun 4	6:35 PM	0-3	final 
Eau Claire	Lakeshore	Wed, Jun 5	6:35 PM	0-1	final 
La Crosse	Lakeshore	Thu, Jun 6	6:35 PM	2-4	final 
La Crosse	Lakeshore	Fri, Jun 7	7:05 PM	3-5	final 
Madison	Lakeshore	Mon, Jun 10	6:35 PM	5-4	final 
Madison	Lakeshore	Tue, Jun 11	6:35 PM	1-2	final 
Battle Crk	Lakeshore	Fri, Jun 14	7:05 PM	2-9	final 
Battle Crk	Lakeshore	Sat, Jun 15	6:35 PM	8-7	final 
Battle Crk	Lakeshore	Sun, Jun 16	5:05 PM	2-13	final 
Green Bay	Lakeshore	Mon, Jun 17	6:35 PM	2-3	final 
Battle Crk	Lakeshore	Wed, Jun 19	6:35 PM	5-2	final 
Battle Crk	Lakeshore	Thu, Jun 20	6:35 PM	2-10	final 
Madison	Lakeshore	Sat, Jun 22	6:35 PM	Postponed to: Jul 12, 05:30 PM	
Green Bay	Lakeshore	Sat, Jun 29	4:05 PM	5-6	final 
Green Bay	Lakeshore	Sun, Jun 30	5:05 PM	3-1	final 
Green Bay	Lakeshore	Mon, Jul 1	6:35 PM	4-0	final 
La Crosse	Lakeshore	Mon, Jul 8	6:35 PM	1-2	final 
La Crosse	Lakeshore	Tue, Jul 9	6:35 PM	9-10	final 
Eau Claire	Lakeshore	Wed, Jul 10	6:35 PM	2-1	final 
Eau Claire	Lakeshore	Thu, Jul 11	6:35 PM	0-7	final 
Madison	Lakeshore	Fri, Jul 12	5:30 PM	5-4	final 
Madison	Lakeshore	Fri, Jul 12	7:33 PM	7-1	final 
Madison	Lakeshore	Sat, Jul 13	6:35 PM	0-3	final 
Wisconsin	Lakeshore	Mon, Jul 15	6:35 PM	4-5	final 
Wisconsin	Lakeshore	Tue, Jul 16	6:35 PM	2-7	final 
Wis Rapids	Lakeshore	Sun, Jul 21	5:05 PM	Postponed to: Jul 26, 04:05 PM	
Wis Rapids	Lakeshore	Fri, Jul 26	4:05 PM	2-7	final 
Wis Rapids	Lakeshore	Fri, Jul 26	7:05 PM	8-4	final 
Wis Rapids	Lakeshore	Sat, Jul 27	6:35 PM	6-7	final 
Waterloo	Lakeshore	Sun, Jul 28	5:05 PM	4-12	final 
Waterloo	Lakeshore	Tue, Jul 30	6:35 PM	Postponed to: Aug 06, 06:05 PM	
Rochester	Lakeshore	Wed, Jul 31	6:35 PM	4-8	final 
Rochester	Lakeshore	Thu, Aug 1	6:37 PM	5-4	final 
Wisconsin	Lakeshore	Fri, Aug 2	7:05 PM	6-0	final 
Wisconsin	Lakeshore	Sat, Aug 3	6:35 PM	2-9	final 
Waterloo	Lakeshore	Tue, Aug 6	6:05 PM	5-1	final 

Away	Home	Date	Time	Result	Boxscore
Mankato	Lakeshore	Thu, May 29	6:48 PM	2-4	final 
Mankato	Lakeshore	Fri, May 30	7:09 PM	1-3	final 
Wisconsin	Lakeshore	Wed, Jun 4	6:39 PM	4-7	final 
Wisconsin	Lakeshore	Thu, Jun 5	6:37 PM	4-1	final 
Wis Rapids	Lakeshore	Fri, Jun 6	7:06 PM	1-2	final 
Wis Rapids	Lakeshore	Sat, Jun 7	6:44 PM	2-4	final 
Madison	Lakeshore	Wed, Jun 11	6:35 PM	Postponed to: Jun 16, 04:00 PM	
Kenosha	Lakeshore	Thu, Jun 12	6:36 PM	4-1	final 
Kenosha	Lakeshore	Fri, Jun 13	7:07 PM	3-0	final 
La Crosse	Lakeshore	Sat, Jun 14	6:35 PM	4-1	final 
La Crosse	Lakeshore	Sun, Jun 15	5:09 PM	4-5	final 
Madison	Lakeshore	Mon, Jun 16	4:02 PM	4-5	final 
Madison	Lakeshore	Mon, Jun 16	6:46 PM	0-2	final 
Kalamazoo	Lakeshore	Sun, Jun 22	5:05 PM	2-5	final 
Kalamazoo	Lakeshore	Mon, Jun 23	6:35 PM	Postponed to: Aug 02, 03:30 PM	
Battle Crk	Lakeshore	Tue, Jun 24	6:35 PM	0-9	final 
Battle Crk	Lakeshore	Wed, Jun 25	6:37 PM	3-6	final 
Eau Claire	Lakeshore	Thu, Jun 26	6:35 PM	Suspended	
Eau Claire	Lakeshore	Fri, Jun 27	4:00 PM	9-2	final 
Eau Claire	Lakeshore	Fri, Jun 27	7:04 PM	4-9	final 
Madison	Lakeshore	Sun, Jun 29	5:07 PM	3-14	final 
Kenosha	Lakeshore	Mon, Jun 30	12:03 PM	4-5	final 
Green Bay	Lakeshore	Sun, Jul 6	5:05 PM	3-8	final 
Green Bay	Lakeshore	Mon, Jul 7	6:37 PM	4-5	final 
Battle Crk	Lakeshore	Tue, Jul 8	6:37 PM	5-11	final 
Battle Crk	Lakeshore	Wed, Jul 9	6:35 PM	2-3	final 
La Crosse	Lakeshore	Thu, Jul 10	6:45 PM	2-3	final 
La Crosse	Lakeshore	Fri, Jul 11	7:06 PM	Suspended due to darkness	
Wis Rapids	Lakeshore	Tue, Jul 15	6:37 PM	0-2	final 
Wis Rapids	Lakeshore	Wed, Jul 16	6:35 PM	8-2	final 
Green Bay	Lakeshore	Thu, Jul 17	6:36 PM	0-3	final 
Green Bay	Lakeshore	Fri, Jul 18	7:05 PM	0-4	final 
La Crosse	Lakeshore	Sat, Jul 19	6:05 PM	4-5	final 
Madison	Lakeshore	Thu, Jul 24	6:41 PM	3-13	final 
Kenosha	Lakeshore	Wed, Jul 30	6:35 PM	3-2	final 
Kalamazoo	Lakeshore	Sat, Aug 2	3:33 PM	4-7	final 
Kalamazoo	Lakeshore	Sat, Aug 2	6:34 PM	1-0	final 
Kalamazoo	Lakeshore	Sun, Aug 3	5:04 PM	1-4	final 
Wisconsin	Lakeshore	Mon, Aug 4	6:37 PM	1-2	final 
Wisconsin	Lakeshore	Wed, Aug 6	6:35 PM	1-2	final 

Away	Home	Date	Time	Result	Boxscore
Kenosha	Lakeshore	Thu, May 28	6:35 PM	9-0	final GL
Green Bay	Lakeshore	Sat, May 30	6:35 PM	12-7	final GL
Green Bay	Lakeshore	Sun, May 31	5:05 PM	1-3	final GL
Madison	Lakeshore	Mon, Jun 1	11:35 AM	0-1	final GL
Madison	Lakeshore	Tue, Jun 2	6:35 PM	7-6	final GL
Battle Crk	Lakeshore	Fri, Jun 5	6:35 PM	Suspended due to darkness	
Battle Crk	Lakeshore	Sat, Jun 6	5:00 PM	5-4	final GL
Battle Crk	Lakeshore	Sat, Jun 6	6:35 PM	0-1	final GL
Wisconsin	Lakeshore	Sun, Jun 7	5:05 PM	2-6	final GL
Wisconsin	Lakeshore	Mon, Jun 8	6:35 PM	3-4	final GL
La Crosse	Lakeshore	Sat, Jun 13	6:35 PM	3-7	final GL
La Crosse	Lakeshore	Sun, Jun 14	5:05 PM	Postponed to: Jul 09, 04:30 PM	
Wis Rapids	Lakeshore	Mon, Jun 15	6:35 PM	Suspended due to darkness	
Wis Rapids	Lakeshore	Tue, Jun 16	5:15 PM	11-7	final GL
Wis Rapids	Lakeshore	Tue, Jun 16	6:35 PM	0-3	final GL
Green Bay	Lakeshore	Fri, Jun 19	6:35 PM	2-5	final GL
Green Bay	Lakeshore	Sat, Jun 20	6:35 PM	6-2	final GL
Wis Rapids	Lakeshore	Sun, Jun 21	5:05 PM	8-12	final GL
Wis Rapids	Lakeshore	Mon, Jun 22	6:35 PM	4-16	final GL
Mankato	Lakeshore	Thu, Jun 25	6:35 PM	4-5	final GL
Mankato	Lakeshore	Fri, Jun 26	6:35 PM	5-1	final GL
Kenosha	Lakeshore	Tue, Jun 30	11:35 AM	6-1	final GL
Wisconsin	Lakeshore	Wed, Jul 1	6:35 PM	3-0	final GL
Wisconsin	Lakeshore	Thu, Jul 2	6:35 PM	3-1	final GL
Kenosha	Lakeshore	Wed, Jul 8	6:35 PM	8-7	final GL
La Crosse	Lakeshore	Thu, Jul 9	4:30 PM	9-1	final GL
La Crosse	Lakeshore	Thu, Jul 9	6:35 PM	9-5	final GL
La Crosse	Lakeshore	Fri, Jul 10	6:35 PM	2-3	final GL
Eau Claire	Lakeshore	Mon, Jul 13	6:35 PM	Postponed to: Jul 19, 03:05 PM	
Kalamazoo	Lakeshore	Tue, Jul 14	6:35 PM	4-2	final GL
Kalamazoo	Lakeshore	Wed, Jul 15	6:35 PM	0-12	final GL
Eau Claire	Lakeshore	Sun, Jul 19	3:05 PM	0-7	final GL
Eau Claire	Lakeshore	Sun, Jul 19	5:05 PM	10-4	final GL
Madison	Lakeshore	Sat, Jul 25	6:35 PM	2-3	final GL
Madison	Lakeshore	Sun, Jul 26	5:05 PM	1-2	final GL
Kenosha	Lakeshore	Wed, Jul 29	6:35 PM	5-7	final GL
Battle Crk	Lakeshore	Mon, Aug 3	6:35 PM	4-3	final GL
Battle Crk	Lakeshore	Wed, Aug 5	6:35 PM	0-2	final GL
Kalamazoo	Lakeshore	Sat, Aug 8	6:35 PM	3-4	final GL
Kalamazoo	Lakeshore	Sun, Aug 9	5:05 PM	6-2	final GL

Away	Home	Date	Time	Result	Boxscore
Green Bay	Lakeshore	Sat, Jun 4	6:35 PM	1-2	final 
Rockford	Lakeshore	Tue, Jun 7	11:35 AM	3-6	final 
Madison	Lakeshore	Wed, Jun 8	6:35 PM	2-1	final 
Waterloo	Lakeshore	Fri, Jun 10	6:35 PM	7-6	final 
Waterloo	Lakeshore	Sat, Jun 11	6:35 PM	7-5	final 
Battle Crk	Lakeshore	Sun, Jun 12	5:05 PM	2-0	final 
Battle Crk	Lakeshore	Mon, Jun 13	6:35 PM	1-2	final 
Rockford	Lakeshore	Thu, Jun 16	6:35 PM	3-4	final 
Rockford	Lakeshore	Fri, Jun 17	6:35 PM	10-5	final 
Wisconsin	Lakeshore	Sat, Jun 18	6:35 PM	1-0	final 
Wisconsin	Lakeshore	Sun, Jun 19	1:35 PM	3-2	final 
Kenosha	Lakeshore	Mon, Jun 20	11:35 AM	8-10	final 
Kenosha	Lakeshore	Thu, Jun 23	6:35 PM	1-7	final 
Kenosha	Lakeshore	Fri, Jun 24	6:35 PM	2-1	final 
Wis Rapids	Lakeshore	Sat, Jun 25	6:35 PM	3-2	final 
Wis Rapids	Lakeshore	Sun, Jun 26	5:05 PM	2-6	final 
Madison	Lakeshore	Mon, Jun 27	6:35 PM	6-2	final 
Madison	Lakeshore	Tue, Jun 28	6:35 PM	7-5	final 
Madison	Lakeshore	Fri, Jul 1	6:35 PM	3-14	final 
Wisconsin	Lakeshore	Wed, Jul 6	6:35 PM	4-10	final 
Wisconsin	Lakeshore	Thu, Jul 7	6:35 PM	10-9	final 
Green Bay	Lakeshore	Sun, Jul 10	5:05 PM	2-3	final 
Rockford	Lakeshore	Wed, Jul 13	6:35 PM	2-1	final 
La Crosse	Lakeshore	Sat, Jul 16	6:35 PM	3-4	final 
La Crosse	Lakeshore	Sun, Jul 17	1:35 PM	4-1	final 
Kalamazoo	Lakeshore	Sat, Jul 23	6:35 PM	Suspended due to rain	
Kalamazoo	Lakeshore	Sun, Jul 24	3:00 PM	3-2	final 
Kalamazoo	Lakeshore	Sun, Jul 24	5:05 PM	2-9	final 
Kalamazoo	Lakeshore	Sat, Jul 30	6:35 PM	Suspended due to darkness	
Kalamazoo	Lakeshore	Sat, Jul 30	6:35 PM	6-7	final 
Kalamazoo	Lakeshore	Sun, Jul 31	5:05 PM	3-4	final 
Kenosha	Lakeshore	Mon, Aug 1	6:35 PM	5-10	final 
Wis Rapids	Lakeshore	Tue, Aug 2	6:35 PM	0-4	final 
Wis Rapids	Lakeshore	Wed, Aug 3	6:35 PM	5-4	final 
Green Bay	Lakeshore	Sat, Aug 6	6:35 PM	3-5	final 
Battle Crk	Lakeshore	Mon, Aug 8	6:35 PM	4-8	final 
Battle Crk	Lakeshore	Wed, Aug 10	6:35 PM	Postponed to: Aug 11, 07:05 PM	
Battle Crk	Lakeshore	Thu, Aug 11	7:05 PM	5-6	final 
Green Bay	Lakeshore	Sat, Aug 13	6:15 PM	3-5	final 

Away	Home	Date	Time	Result	Boxscore
Wis Rapids	Lakeshore	Sat, Jun 3	6:37 PM	7-2	final 
Wis Rapids	Lakeshore	Sun, Jun 4	5:07 PM	17-5	final 
Kenosha	Lakeshore	Mon, Jun 5	11:34 AM	3-2	final 
Green Bay	Lakeshore	Sat, Jun 10	6:38 PM	9-6	final 
Fond du Lac	Lakeshore	Sun, Jun 11	5:06 PM	4-5	final 
Fond du Lac	Lakeshore	Sun, Jun 18	1:36 PM	12-5	final 
Kenosha	Lakeshore	Tue, Jun 20	11:36 AM	3-4	final 
Battle Crk	Lakeshore	Wed, Jun 21	6:34 PM	6-12	final 
Battle Crk	Lakeshore	Thu, Jun 22	6:35 PM	Suspended due to rain	
Madison	Lakeshore	Fri, Jun 23	6:35 PM	5-2	final 
Madison	Lakeshore	Sat, Jun 24	6:36 PM	6-2	final 
Green Bay	Lakeshore	Mon, Jun 26	6:35 PM	4-3	final 
Kalamazoo	Lakeshore	Thu, Jun 29	6:35 PM	3-5	final 
Kalamazoo	Lakeshore	Fri, Jun 30	6:36 PM	0-1	final 
Rockford	Lakeshore	Sun, Jul 2	1:51 PM	1-16	final 
Rockford	Lakeshore	Wed, Jul 5	6:37 PM	6-21	final 
Wis Rapids	Lakeshore	Fri, Jul 7	6:36 PM	3-2	final 
Wis Rapids	Lakeshore	Sat, Jul 8	6:35 PM	7-8	final 
Green Bay	Lakeshore	Sun, Jul 9	5:06 PM	4-2	final 
Wisconsin	Lakeshore	Tue, Jul 11	6:36 PM	4-9	final 
Wisconsin	Lakeshore	Wed, Jul 12	6:35 PM	2-10	final 
Madison	Lakeshore	Fri, Jul 14	6:36 PM	10-0	final 
Green Bay	Lakeshore	Sat, Jul 15	6:36 PM	2-3	final 
Fond du Lac	Lakeshore	Thu, Jul 20	6:34 PM	3-9	final 
Rockford	Lakeshore	Sat, Jul 22	6:36 PM	3-2	final 
Kalamazoo	Lakeshore	Mon, Jul 24	6:35 PM	1-2	final 
Kalamazoo	Lakeshore	Tue, Jul 25	6:35 PM	1-6	final 
Kenosha	Lakeshore	Wed, Jul 26	6:56 PM	10-7	final 
Rockford	Lakeshore	Thu, Jul 27	6:35 PM	1-4	final 
Fond du Lac	Lakeshore	Mon, Jul 31	6:36 PM	8-4	final 
Kenosha	Lakeshore	Thu, Aug 3	6:36 PM	2-5	final 
Madison	Lakeshore	Sun, Aug 6	5:07 PM	2-3	final 
Wisconsin	Lakeshore	Mon, Aug 7	6:37 PM	5-7	final 
Wisconsin	Lakeshore	Wed, Aug 9	6:35 PM	9-18	final 
Battle Crk	Lakeshore	Thu, Aug 10	3:30 PM	11-1	final 
Battle Crk	Lakeshore	Thu, Aug 10	7:07 PM	4-2	final 
Battle Crk	Lakeshore	Fri, Aug 11	6:36 PM	5-4	final 

Summer 2014

Start Date	Start Time	End Day	End Date	End Time	Early Off	Auto Hours Usage	Hours Saved from Early Off
5/21/2014	10:27a	Wed	5/21/2014	2:29p	EarlyOff 2:29p Originally 6:00p	4.03	3.52
5/22/2014	5:49p	Thu	5/22/2014	10:13p	EarlyOff 10:13p Originally 11:15p	4.4	1.03
5/23/2014	6:10p	Fri	5/23/2014	10:08p	EarlyOff 10:08p Originally 11:15p	3.97	1.12
5/29/2014	8:10p	Thu	5/29/2014	11:15p		3.08	0
5/30/2014	6:30p	Fri	5/30/2014	11:00p		4.5	0
6/4/2014	6:00p	Wed	6/4/2014	11:00p		5	0
6/5/2014	6:00p	Thu	6/5/2014	9:56p	EarlyOff 9:56p Originally 11:00p	3.93	1.07
6/6/2014	6:30p	Fri	6/6/2014	10:46p	EarlyOff 10:46p Originally 11:00p	4.27	0.23
6/7/2014	6:00p	Sat	6/7/2014	10:43p	EarlyOff 10:43p Originally 11:00p	4.72	0.28
6/11/2014	4:42p	Wed	6/11/2014	8:03p	EarlyOff 8:03p Originally 11:00p	3.35	2.95
6/12/2014	6:00p	Thu	6/12/2014	10:02p	EarlyOff 10:02p Originally 11:00p	4.03	0.97
6/13/2014	6:30p	Fri	6/13/2014	11:00p		4.5	0
6/14/2014	6:30p	Sat	6/14/2014	10:40p	EarlyOff 10:40p Originally 11:00p	4.17	0.33
6/15/2014	4:30p	Sun	6/15/2014	8:35p	EarlyOff 8:35p Originally 10:00p	4.08	1.42
6/16/2014	6:00p	Mon	6/16/2014	9:30p	EarlyOff 9:30p Originally 11:00p	3.5	1.5
6/21/2014	9:06a	Sat	6/21/2014	12:00p		2.9	0
6/21/2014	12:26p	Sat	6/21/2014	2:30p		2.07	0
6/21/2014	2:36p	Sat	6/21/2014	5:00p		2.4	0
6/22/2014	2:50p	Sun	6/22/2014	9:08p	EarlyOff 9:08p Originally 10:00p	6.3	0.87
6/23/2014	5:55p	Mon	6/23/2014	8:49p	EarlyOff 8:49p Originally 11:00p	2.9	2.18
6/24/2014	5:39p	Tue	6/24/2014	10:26p	EarlyOff 10:26p Originally 11:00p	4.78	0.57
6/25/2014	6:00p	Wed	6/25/2014	10:16p	EarlyOff 10:16p Originally 11:00p	4.27	0.73
6/26/2014	6:00p	Thu	6/26/2014	9:43p	EarlyOff 9:43p Originally 11:00p	3.72	1.28
6/27/2014	6:30p	Fri	6/27/2014	10:04p	EarlyOff 10:04p Originally 11:00p	3.57	0.93
6/28/2014	1:46p	Sat	6/28/2014	11:00p		9.23	0
6/29/2014	4:30p	Sun	6/29/2014	9:31p	EarlyOff 9:31p Originally 10:00p	5.02	0.48
6/30/2014	11:30a	Mon	6/30/2014	3:43p	EarlyOff 3:43p Originally 4:00p	4.22	0.28
7/6/2014	4:30p	Sun	7/6/2014	9:09p	EarlyOff 9:09p Originally 10:00p	4.65	0.85
7/7/2014	6:00p	Mon	7/7/2014	10:33p	EarlyOff 10:33p Originally 11:00p	4.55	0.45
7/8/2014	6:00p	Tue	7/8/2014	10:46p	EarlyOff 10:46p Originally 11:00p	4.77	0.23
7/9/2014	6:00p	Wed	7/9/2014	10:07p		4.12	0
7/10/2014	6:00p	Thu	7/10/2014	11:00p		5	0
7/11/2014	6:30p	Fri	7/11/2014	11:15p		4.75	0
7/14/2014	8:00p	Mon	7/14/2014	8:36p	EarlyOff 8:36p Originally 10:30p	0.6	1.9
7/14/2014	8:49p	Mon	7/14/2014	10:30p		1.68	0
7/15/2014	6:00p	Tue	7/15/2014	9:34p	EarlyOff 9:34p Originally 11:00p	3.57	1.43
7/16/2014	6:00p	Wed	7/16/2014	10:38p	EarlyOff 10:38p Originally 11:00p	4.63	0.37
7/17/2014	6:00p	Thu	7/17/2014	11:00p		5	0
7/18/2014	6:00p	Fri	7/18/2014	11:00p		5	0
7/20/2014	8:29p	Sun	7/20/2014	10:30p		2.02	0
7/22/2014	6:30p	Tue	7/22/2014	10:41p	EarlyOff 10:41p Originally 11:00p	4.18	0.32
7/24/2014	6:00p	Thu	7/24/2014	11:00p		5	0
7/25/2014	5:55p	Fri	7/25/2014	10:19p	EarlyOff 10:19p Originally 11:00p	4.4	0.68
7/30/2014	7:46p	Wed	7/30/2014	11:00p		3.23	0
8/2/2014	6:00p	Sat	8/2/2014	9:00p		3	0
8/2/2014	9:12p	Sat	8/2/2014	10:37p	EarlyOff 10:37p Originally 11:00p	1.42	0.38
8/3/2014	4:30p	Sun	8/3/2014	8:38p	EarlyOff 8:38p Originally 10:00p	4.13	1.37
8/4/2014	6:00p	Mon	8/4/2014	9:52p	EarlyOff 9:52p Originally 11:00p	3.87	1.13
8/6/2014	6:00p	Wed	8/6/2014	10:25p	EarlyOff 10:25p Originally 11:00p	4.42	0.58
8/9/2014	6:00p	Sat	8/9/2014	7:30p		1.5	0
8/12/2014	7:29p	Tue	8/12/2014	10:00p		2.52	0
						200.92	31.43

Attachment: packet (3130 : Shawn Kison for Kapco Park)

Summer 2015

Start Date	Start Time	End Day	End Date	End Time	Early Off	Auto Hours Usage	Hours Saved from Early Off
5/15/2015	6:30p	Fri	5/15/2015	10:45p		4.25	0
5/16/2015	2:02p	Sat	5/16/2015	8:30p		6.47	0
5/17/2015	5:15p	Sun	5/17/2015	11:15p		6	0
5/26/2015	3:18p	Tue	5/26/2015	8:00p		4.7	0
5/28/2015	6:00p	Thu	5/28/2015	11:00p		5	0
5/29/2015	4:07p	Fri	5/29/2015	8:00p		3.88	0
5/30/2015	6:00p	Sat	5/30/2015	10:17p	EarlyOff 10:17p Originally 11:00p	4.28	0.72
5/31/2015	5:00p	Sun	5/31/2015	8:32p	EarlyOff 8:32p Originally 11:00p	3.53	2.47
6/2/2015	6:00p	Tue	6/2/2015	11:00p		5	0
6/5/2015	6:00p	Fri	6/5/2015	11:00p		5	0
6/6/2015	6:00p	Sat	6/6/2015	11:00p		5	0
6/7/2015	4:45p	Sun	6/7/2015	8:26p	EarlyOff 8:26p Originally 11:00p	3.68	2.57
6/8/2015	6:00p	Mon	6/8/2015	9:33p	EarlyOff 9:33p Originally 11:00p	3.55	1.45
6/13/2015	6:00p	Sat	6/13/2015	10:27p	EarlyOff 10:27p Originally 11:00p	4.45	0.55
6/14/2015	4:45p	Sun	6/14/2015	7:57p	EarlyOff 7:57p Originally 11:00p	3.2	3.05
6/15/2015	6:00p	Mon	6/15/2015	11:15p		5.25	0
6/16/2015	6:00p	Tue	6/16/2015	9:46p	EarlyOff 9:46p Originally 11:00p	3.77	1.23
6/19/2015	6:00p	Fri	6/19/2015	11:00p		5	0
6/20/2015	5:54p	Sat	6/20/2015	10:44p	EarlyOff 10:44p Originally 11:00p	4.83	0.27
6/21/2015	4:45p	Sun	6/21/2015	9:09p	EarlyOff 9:09p Originally 11:00p	4.4	1.85
6/22/2015	6:00p	Mon	6/22/2015	10:01p	EarlyOff 10:01p Originally 11:00p	4.02	0.98
6/25/2015	6:00p	Thu	6/25/2015	10:27p	EarlyOff 10:27p Originally 11:00p	4.45	0.55
6/26/2015	6:00p	Fri	6/26/2015	11:00p		5	0
6/27/2015	6:00p	Sat	6/27/2015	11:00p		5	0
6/30/2015	6:30p	Tue	6/30/2015	11:00p		4.5	0
7/1/2015	6:00p	Wed	7/1/2015	10:01p	EarlyOff 10:01p Originally 11:00p	4.02	0.98
7/2/2015	6:00p	Thu	7/2/2015	10:17p	EarlyOff 10:17p Originally 11:00p	4.28	0.72
7/3/2015	8:00p	Fri	7/3/2015	10:00p		2	0
7/8/2015	6:36p	Wed	7/8/2015	11:00p		4.4	0
7/9/2015	6:00p	Thu	7/9/2015	11:00p		5	0
7/10/2015	6:00p	Fri	7/10/2015	10:13p	EarlyOff 10:13p Originally 11:00p	4.22	0.78
7/13/2015	6:00p	Mon	7/13/2015	9:31p	EarlyOff 9:31p Originally 11:00p	3.52	1.48
7/14/2015	6:00p	Tue	7/14/2015	11:00p		5	0
7/15/2015	6:00p	Wed	7/15/2015	11:00p		5	0
7/18/2015	2:44p	Sat	7/18/2015	5:17p	EarlyOff 5:17p Originally 6:00p	2.55	0.72
7/19/2015	4:45p	Sun	7/19/2015	9:42p	EarlyOff 9:42p Originally 11:00p	4.95	1.3
7/25/2015	6:00p	Sat	7/25/2015	11:00p		5	0
7/26/2015	4:45p	Sun	7/26/2015	9:20p	EarlyOff 9:20p Originally 11:00p	4.58	1.67
7/29/2015	6:00p	Wed	7/29/2015	11:00p		5	0
7/30/2015	7:00p	Thu	7/30/2015	10:15p		3.25	0
8/3/2015	6:00p	Mon	8/3/2015	10:35p	EarlyOff 10:35p Originally 11:00p	4.58	0.42
8/5/2015	6:00p	Wed	8/5/2015	10:34p	EarlyOff 10:34p Originally 11:00p	4.57	0.43
8/8/2015	6:00p	Sat	8/8/2015	9:30p	EarlyOff 9:30p Originally 11:00p	3.5	1.5
8/8/2015	9:45p	Sat	8/8/2015	10:41p	EarlyOff 10:41p Originally 11:00p	0.93	0.32
8/9/2015	4:45p	Sun	8/9/2015	9:50p	EarlyOff 9:50p Originally 11:00p	5.08	1.17
						195.64	27.18

Attachment: packet (3130 : Shawn Kison for Kapco Park)

Summer 2016

Start Date	Start Time	End Day	End Date	End Time	Early Off	Auto Hours Usage	Hours Saved from Early Off
5/18/2016	6:30p	Wed	5/18/2016	10:00p		3.5	0
5/20/2016	6:30p	Fri	5/20/2016	10:45p		4.25	0
5/21/2016	6:30p	Sat	5/21/2016	10:45p		4.25	0
5/22/2016	6:30p	Sun	5/22/2016	10:45p		4.25	0
5/27/2016	5:15p	Fri	5/27/2016	9:30p		4.25	0
5/28/2016	6:00p	Sat	5/28/2016	9:30p		3.5	0
6/1/2016	5:15p	Wed	6/1/2016	8:28p	EarlyOff 8:28p Originally 10:00p	3.22	1.53
6/4/2016	6:00p	Sat	6/4/2016	11:15p		5.25	0
6/8/2016	6:00p	Wed	6/8/2016	9:56p	EarlyOff 9:56p Originally 11:15p	3.93	1.32
6/10/2016	6:00p	Fri	6/10/2016	10:33p	EarlyOff 10:33p Originally 11:00p	4.55	0.45
6/11/2016	6:00p	Sat	6/11/2016	10:38p	EarlyOff 10:38p Originally 11:15p	4.63	0.62
6/12/2016	5:00p	Sun	6/12/2016	8:16p	EarlyOff 8:16p Originally 11:15p	3.27	2.98
6/13/2016	6:00p	Mon	6/13/2016	9:54p	EarlyOff 9:54p Originally 11:15p	3.9	1.35
6/16/2016	6:00p	Thu	6/16/2016	10:03p	EarlyOff 10:03p Originally 11:15p	4.05	1.2
6/17/2016	6:00p	Fri	6/17/2016	10:39p	EarlyOff 10:39p Originally 11:15p	4.65	0.6
6/18/2016	6:00p	Sat	6/18/2016	9:43p	EarlyOff 9:43p Originally 11:15p	3.72	1.53
6/23/2016	6:00p	Thu	6/23/2016	9:53p	EarlyOff 9:53p Originally 11:15p	3.88	1.37
6/24/2016	6:00p	Fri	6/24/2016	10:08p	EarlyOff 10:08p Originally 11:15p	4.13	1.12
6/25/2016	6:00p	Sat	6/25/2016	10:18p	EarlyOff 10:18p Originally 11:15p	4.3	0.95
6/26/2016	5:00p	Sun	6/26/2016	8:08p	EarlyOff 8:08p Originally 11:15p	3.13	3.12
6/27/2016	6:00p	Mon	6/27/2016	10:20p	EarlyOff 10:20p Originally 11:15p	4.33	0.92
6/28/2016	6:00p	Tue	6/28/2016	10:04p	EarlyOff 10:04p Originally 11:15p	4.07	1.18
7/1/2016	6:00p	Fri	7/1/2016	11:07p	EarlyOff 11:07p Originally 11:15p	5.12	0.13
7/6/2016	6:00p	Wed	7/6/2016	10:09p	EarlyOff 10:09p Originally 11:15p	4.15	1.1
7/7/2016	6:00p	Thu	7/7/2016	10:34p	EarlyOff 10:34p Originally 11:15p	4.57	0.68
7/9/2016	6:30p	Sat	7/9/2016	10:30p	EarlyOff 10:30p Originally 11:00p	4	0.5
7/10/2016	5:00p	Sun	7/10/2016	9:14p	EarlyOff 9:14p Originally 11:15p	4.23	2.02
7/13/2016	6:00p	Wed	7/13/2016	9:40p	EarlyOff 9:40p Originally 11:15p	3.67	1.58
7/16/2016	6:00p	Sat	7/16/2016	10:05p	EarlyOff 10:05p Originally 11:15p	4.08	1.17
7/22/2016	5:30p	Fri	7/22/2016	9:18p	EarlyOff 9:18p Originally 10:00p	3.8	0.7
7/23/2016	6:00p	Sat	7/23/2016	9:14p	EarlyOff 9:14p Originally 11:15p	3.23	2.02
7/24/2016	5:00p	Sun	7/24/2016	7:47p	EarlyOff 7:47p Originally 11:15p	2.78	3.47
7/26/2016	6:30p	Tue	7/26/2016	10:00p		3.5	0
7/30/2016	6:00p	Sat	7/30/2016	11:15p		5.25	0
7/31/2016	5:00p	Sun	7/31/2016	8:56p	EarlyOff 8:56p Originally 11:15p	3.93	2.32
8/1/2016	6:00p	Mon	8/1/2016	10:01p	EarlyOff 10:01p Originally 11:15p	4.02	1.23
8/2/2016	6:00p	Tue	8/2/2016	9:46p	EarlyOff 9:46p Originally 11:15p	3.77	1.48
8/3/2016	6:00p	Wed	8/3/2016	10:01p	EarlyOff 10:01p Originally 11:15p	4.02	1.23
8/6/2016	6:00p	Sat	8/6/2016	10:10p	EarlyOff 10:10p Originally 11:15p	4.17	1.08
8/8/2016	6:00p	Mon	8/8/2016	9:44p	EarlyOff 9:44p Originally 11:15p	3.73	1.52
8/10/2016	6:00p	Wed	8/10/2016	11:15p		5.25	0
						166.28	42.47

Attachment: packet (3130 : Shawn Kison for Kapco Park)

Summer 2017

Start Date	Start Time	End Day	End Date	End Time	Early Off	Auto Hours Usage	Hours Saved from Early Off
5/16/2017	7:14p	Tue	5/16/2017	8:13p	EarlyOff 8:13p Originally 8:45p	0.98	0.53
5/17/2017	6:56p	Wed	5/17/2017	7:35p	EarlyOff 7:35p Originally 9:00p	0.65	1.42
5/19/2017	7:18p	Fri	5/19/2017	11:00p		3.7	0
5/20/2017	4:48p	Sat	5/20/2017	11:00p		6.2	0
5/21/2017	5:40p	Sun	5/21/2017	11:00p		5.33	0
5/22/2017	4:30p	Mon	5/22/2017	6:34p	EarlyOff 6:34p Originally 10:00p	2.07	3.43
5/24/2017	6:56p	Wed	5/24/2017	9:15p	EarlyOff 9:15p Originally 9:30p	2.32	0.25
5/27/2017	6:00p	Sat	5/27/2017	10:09p	EarlyOff 10:09p Originally 11:00p	4.15	0.85
6/1/2017	5:15p	Thu	6/1/2017	7:50p	EarlyOff 7:50p Originally 11:00p	2.58	3.17
6/3/2017	6:00p	Sat	6/3/2017	10:00p		4	0
6/4/2017	4:30p	Sun	6/4/2017	9:27p	EarlyOff 9:27p Originally 10:00p	4.95	0.55
6/10/2017	6:00p	Sat	6/10/2017	10:30p		4.5	0
6/11/2017	5:00p	Sun	6/11/2017	8:26p	EarlyOff 8:26p Originally 11:15p	3.43	2.82
6/16/2017	6:30p	Fri	6/16/2017	11:00p		4.5	0
6/20/2017	11:41a	Tue	6/20/2017	4:07p	EarlyOff 4:07p Originally 7:00p	4.43	2.88
6/21/2017	6:00p	Wed	6/21/2017	10:42p	EarlyOff 10:42p Originally 11:15p	4.7	0.55
6/22/2017	6:00p	Thu	6/22/2017	10:37p	EarlyOff 10:37p Originally 11:15p	4.62	0.63
6/23/2017	6:00p	Fri	6/23/2017	10:19p	EarlyOff 10:19p Originally 11:15p	4.32	0.93
6/24/2017	6:00p	Sat	6/24/2017	9:34p	EarlyOff 9:34p Originally 11:15p	3.57	1.68
6/26/2017	6:00p	Mon	6/26/2017	10:10p	EarlyOff 10:10p Originally 11:15p	4.17	1.08
6/29/2017	6:00p	Thu	6/29/2017	10:14p	EarlyOff 10:14p Originally 11:15p	4.23	1.02
6/30/2017	4:31p	Fri	6/30/2017	9:39p	EarlyOff 9:39p Originally 11:15p	5.13	1.6
7/2/2017	2:12p	Sun	7/2/2017	4:46p	EarlyOff 4:46p Originally 11:15p	2.57	6.48
7/5/2017	6:00p	Wed	7/5/2017	10:20p	EarlyOff 10:20p Originally 11:15p	4.33	0.92
7/6/2017	6:00p	Thu	7/6/2017	9:36p	EarlyOff 9:36p Originally 11:15p	3.6	1.65
7/7/2017	6:00p	Fri	7/7/2017	10:46p	EarlyOff 10:46p Originally 11:15p	4.77	0.48
7/8/2017	6:00p	Sat	7/8/2017	10:49p	EarlyOff 10:49p Originally 11:15p	4.82	0.43
7/9/2017	4:30p	Sun	7/9/2017	8:00p	EarlyOff 8:00p Originally 11:15p	3.5	3.25
7/11/2017	6:00p	Tue	7/11/2017	9:58p	EarlyOff 9:58p Originally 11:15p	3.97	1.28
7/12/2017	6:00p	Wed	7/12/2017	10:18p	EarlyOff 10:18p Originally 11:15p	4.3	0.95
7/14/2017	6:00p	Fri	7/14/2017	9:31p	EarlyOff 9:31p Originally 11:15p	3.52	1.73
7/15/2017	6:00p	Sat	7/15/2017	9:15p	EarlyOff 9:15p Originally 11:15p	3.25	2
7/15/2017	9:25p	Sat	7/15/2017	10:21p	EarlyOff 10:21p Originally 11:00p	0.93	0.65
7/19/2017	7:23p	Wed	7/19/2017	9:14p	EarlyOff 9:14p Originally 11:00p	1.85	1.77
7/20/2017	6:00p	Thu	7/20/2017	10:08p	EarlyOff 10:08p Originally 11:15p	4.13	1.12
7/22/2017	6:00p	Sat	7/22/2017	9:35p	EarlyOff 9:35p Originally 11:15p	3.58	1.67
7/24/2017	6:00p	Mon	7/24/2017	10:03p	EarlyOff 10:03p Originally 11:15p	4.05	1.2
7/25/2017	6:00p	Tue	7/25/2017	10:06p	EarlyOff 10:06p Originally 11:15p	4.1	1.15
7/26/2017	6:00p	Wed	7/26/2017	10:36p	EarlyOff 10:36p Originally 11:15p	4.6	0.65
7/27/2017	6:00p	Thu	7/27/2017	9:37p	EarlyOff 9:37p Originally 11:15p	3.62	1.63
7/31/2017	6:00p	Mon	7/31/2017	10:02p	EarlyOff 10:02p Originally 11:15p	4.03	1.22
8/3/2017	6:00p	Thu	8/3/2017	9:27p	EarlyOff 9:27p Originally 11:15p	3.45	1.8
8/6/2017	4:30p	Sun	8/6/2017	8:35p	EarlyOff 8:35p Originally 10:00p	4.08	1.42
8/7/2017	6:00p	Mon	8/7/2017	10:00p		4	0
8/9/2017	6:00p	Wed	8/9/2017	10:42p	EarlyOff 10:42p Originally 11:15p	4.7	0.55
8/10/2017	3:24p	Thu	8/10/2017	9:43p	EarlyOff 9:43p Originally 11:15p	6.32	1.53
8/11/2017	6:00p	Fri	8/11/2017	10:12p	EarlyOff 10:12p Originally 11:15p	4.2	1.05
						180.8	59.97

Attachment: packet (3130 : Shawn Kison for Kapco Park)



11333 N. Cedarburg Rd 60W
 Mequon, WI 53092-1930
 Phone (262) 236-2902
 Fax (262) 242-9655
 Web www.ci.mequon.wi.us

DEPARTMENT OF COMMUNITY DEVELOPMENT

June 10, 2010

Allen J. Prochnow
 12800 N Lakeshore Drive
 Mequon, WI 53092

Re: Site Plan Amendment

Dear Mr. Prochnow,

At their June 7, 2010 meeting, the Planning Commission took the following action regarding the site plan amendment for the baseball facility for the property located at 12800 North Lake Shore Drive.

Approve the site plan amendment based on the following condition(s):

1. Common Council approval of the site plan amendment condition related to the use of the facility.
2. Lights shall be turned off by 11 p.m. or one half hour after a game if extra innings are required.
3. At least 51% of the use of the field shall be by Concordia students or participants in intercollegiate events in which Concordia teams or students may participate.

At their June 8, 2010 meeting, the Common Council took the following action regarding the site plan amendment for the baseball facility for the property located at 12800 North Lake Shore Drive.

Approve the site plan amendment based on the following condition(s):

1. Use of lights for Concordia practices and intramural sports shall be limited to 9:00 pm.
2. Non- Concordia events shall not be scheduled to start after 7:05 pm.
3. No 9th inning shall start after 10:00 pm, and no new innings shall start after 11:00 pm.
4. No more than 45 events not involving Concordia shall be night time uses that use lights or the PA system.
5. A no right turn sign onto Lakeshore Drive shall be installed.
6. If the Common Council restrictions are overturned by the Board of Appeals, then the restrictions that existed per the Planning Commission action on 12.07.09 shall be in effect.
7. Staff shall check light and sound levels at least once a year for compliance with the Planning Commission approval.

All previously conditions that have not been modified or deleted remain in effect which includes the following:

Attachment: packet (3130 : Shawn Kison for Kapco Park)

1. Engineering Department review and approval of grading, drainage, stormwater management and sewer plans.
2. Planning staff review and approval of final site, building and lighting plans prior to the issuance of permits.
3. The public address system shall not exceed 65 dBA at the property line.
4. The applicant shall submit a storm water management report for review and approval.
5. The applicant shall submit a grading, drainage and erosion control plan for review and approval.
6. The applicant shall submit sanitary sewer and water main plans for review and approval.
7. The proposed stadium shall be connected to the sanitary sewer system and water main as directed by the City.
8. Compliance with all issues identified in site compliance inspection dated November 23, 2009 prior to issuance of a building permit.
9. At least 51% of the use of the field shall be by Concordia students or participants in intercollegiate events in which Concordia teams or students may participate.

If you have any questions, please let me know.

Sincerely,

Jac Zader, Assistant Director
Community Development and Planning Department

Concordia Baseball Time Limits

	Deadline to start Ninth Inning	Deadline to start extra inning	Lights turned off	PA System Limits
Current Requirement	10:00 PM	11:00 PM	No specific timeframe depends on game finish	None
Proposed Requirement	None	11:00 PM except for up to 5 games a year then 12:00 AM	11:15 except for up to five games a year then 12:15 AM	After 11:00 PM player introductions only

Attachment: Concordia Time Limits (3130 : Shawn Kison for Kapco Park)



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: October 10, 2013
SUBJECT: John Franceshi for the PJJ Group. The applicant is seeking building and site plan amendment approval for exterior renovations for the property located at 10620 N. Port Washington Road (Marathon building).

Applicant:	John Franceshi
Status of Applicant:	Agent
Requested:	Building Plan Amendment
Existing Use:	Office
Existing Zoning:	B-3 (Office and Service Business District)
Land Use Plan:	Office
Lot size:	1.13 Acres
Location:	10620 N. Port Washington Road
District:	#8
Tax Key:	#15-137-00-030.00

Background: The applicant is seeking building plan amendment approval for exterior changes to the Marathon 1 building at 10620 N Port Washington Road. In January, the Planning Commission approved exterior alterations to the adjacent Guo Medical Office property. Each building is under different ownership and on separate parcels. The proposed exterior changes to the Marathon 1 building include replacing the existing cedar plank siding with brick and fiber cement siding and replacing the roof with fiber glass shingles.

Building Plan Amendment:

The applicant is proposing to replace the existing cedar exterior with fiber cement siding and brick. The entire first floor exterior will feature a burgundy colored brick except for the window areas. The rest of the building will be siding with a proposed Cobble Stone color. The trim color will match the proposed brick. The proposed roof color is grayish-black/charcoal color.

The Guo Medical Office building was approved with tan siding with a 6" reveal and a brown standing seam metal roof. The buildings in the surrounding area are constructed primarily of brick. The proposed burgundy colored brick for Marathon 1 matches the brick on existing buildings in the area. The proposed siding color is a subtle earth tone that matches the other building colors. Staff is supportive of the material and color of the roof. On the Guo Medical Office building, the Planning Commission approved the building plan amendment with a condition that the color below the windows on the slope surface must match the siding color. The elevations show that the proposed siding will be used in these areas on the Marathon 1 building. Staff supports the proposed building amendment.

Staff Recommendation:

Planning staff recommends approval of the building plan amendment subject to the following condition(s):

1. Staff review and approval of final building and elevation plans.

2. All ground-level and rooftop mechanical equipment shall be well screened from public view with screening or landscaping.

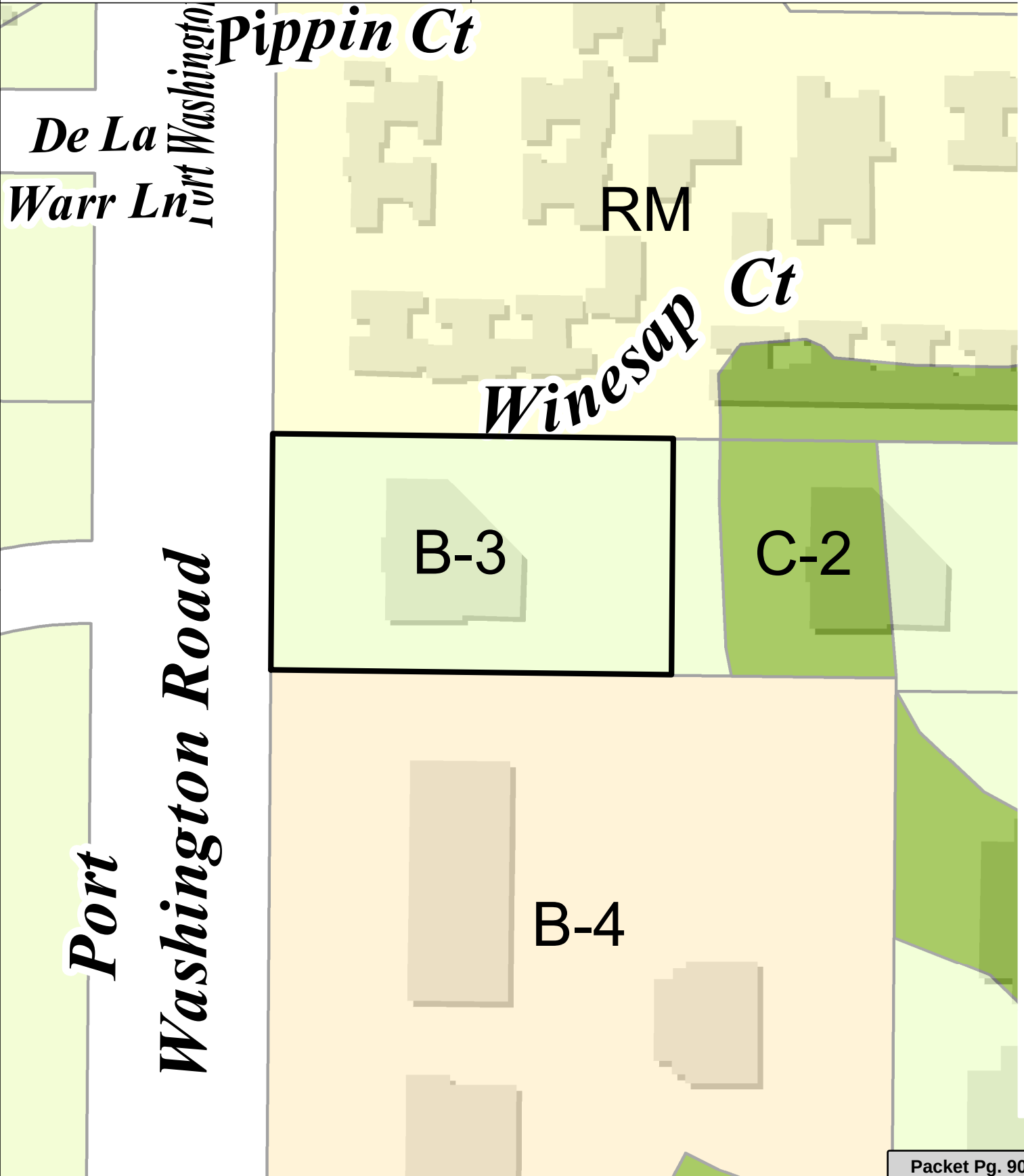
Attachments:
packet (PDF)

John Franceshi for PjL Group

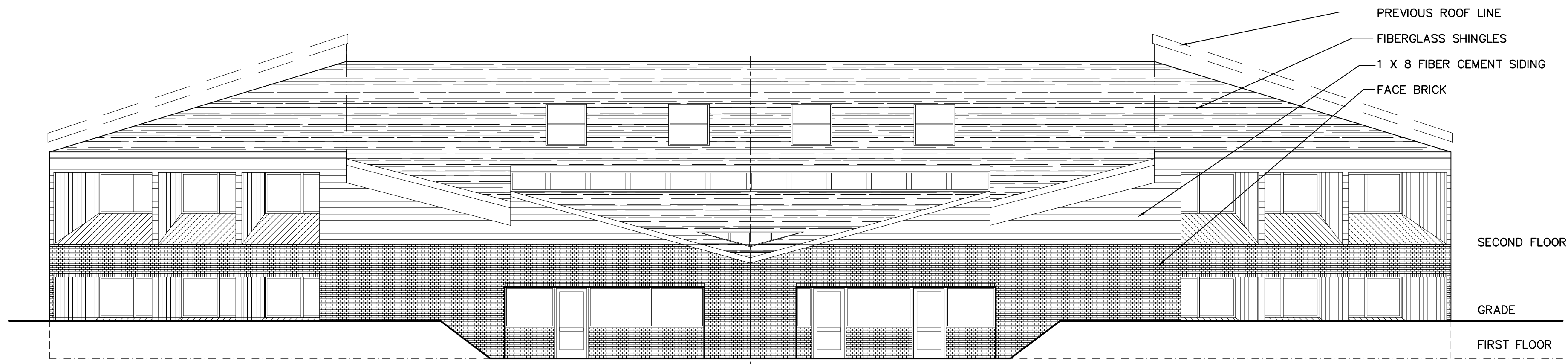
AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth 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

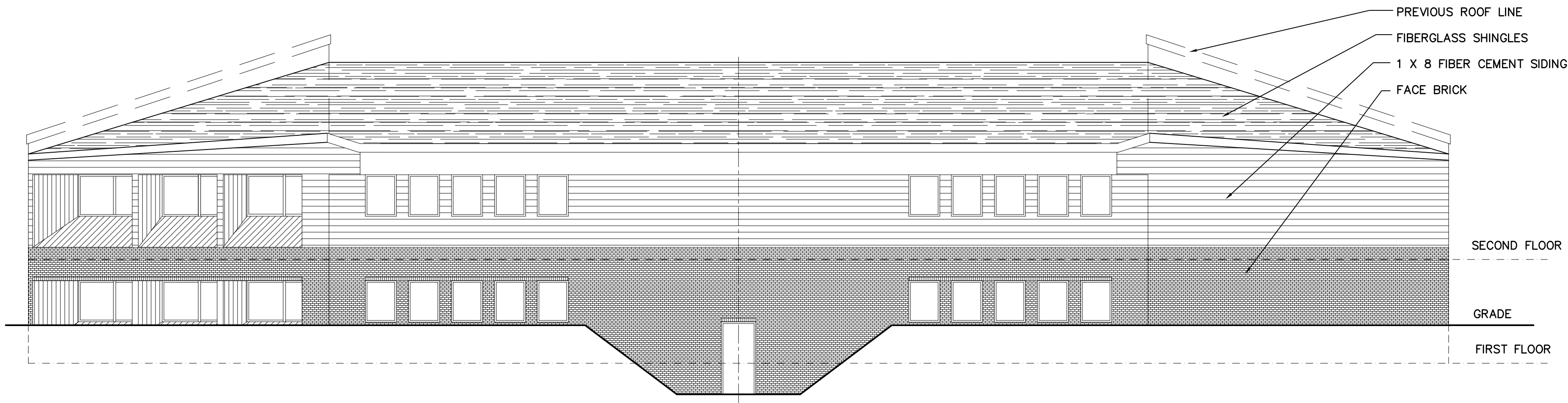
4.c.a



Attachment: packet (3134 : John Franceshi for the PjL Group)

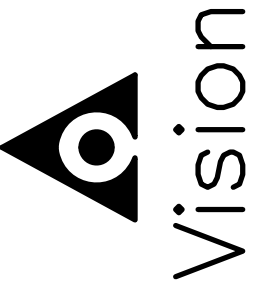


PROPOSED WEST ELEVATION
1/8"=1'-0"



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

Architects & Engineers
2749 S. 70th Street
Milwaukee, Wisconsin 53219
Phone: (414) 616-1052
Cell: (414) 897-4723
tyc9900@aol.com



FLOOR PLANS

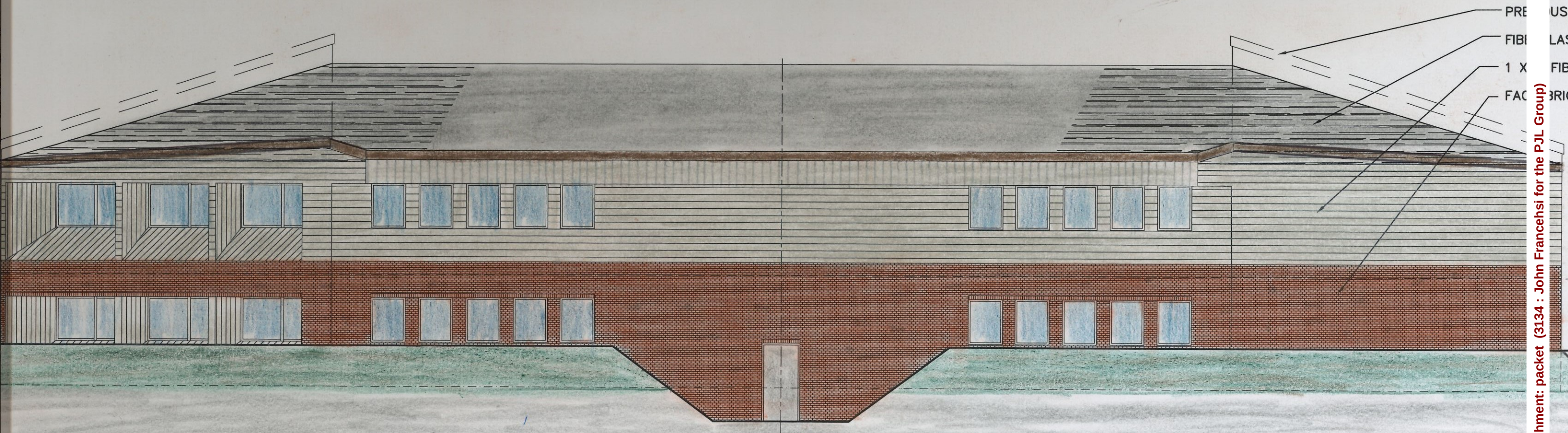
MARATHON 1
EXTERIOR REMODELING
10620 N. PORT WASHINGTON
MEQUON, WI

DATE
2-23-2018

ISSUED FOR

A100

NO.	DATE	REVISIONS	BY



MARATHON 1
REMODELING

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



TRIM



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

TO: Planning Commission
FROM: Jac Zader, Assistant Director Community Development
DATE: April 9, 2018
SUBJECT: Chapter 58 of the Zoning Code as it relates to Off Street Parking Requirements.

Background: Staff is in the beginning stages of looking at modifications to the off street parking requirements found in Section 58-441 of the Zoning Code. While there has been much discussion regarding the availability of parking at Mequon Town Center, the impetus of the review goes beyond the issues associated with the project. The off street parking requirements haven't seen wholesale changes since 2001. Since that time we have seen changes in the commercial marketplace, the work patterns of office users and behavioral changes with regard to automobile usage.

While the current code grants the Planning Commission the ability to require more or less parking than what the code dictates, staff feels that more precise use categories and parking requirements will provide developers with clear direction as they move through the process. In addition to updating the use classifications and the metrics that determine parking demand, staff will also evaluate the current requirements related to the physical dimensions of parking, setbacks, and landscaping. Over the last several years, the Planning Commission has granted numerous waivers related to parking. Below is a summary of some of the more common waivers that have been granted.

Offsets

The code requires a 20 foot side and rear yard offsets in most commercial zones. The code allows the Planning Commission the ability to waive or modify this requirement. Most of the waivers that have been granted have dealt with projects on smaller parcels that are being redeveloped. Examples include the Taco Bell/Jimmy Johns building and Concord Village Vet project on Port Washington Road. Both of these projects were allowed a side yard offset reduction based on the abutting commercial use and the substandard lot size.

Setback

The code requires a minimum 25 foot setback in all commercial zone other than Town Center and Arrival Corridor. The code does not specifically allow the PC to grant a waiver to the front setback unless it is part of a conditional use grant which allows the PC to grant waivers to all code sections. The PNC Bank Building, Les Moise and the Starbucks/Coldwell Banker building were granted parking lot setback waivers as part of the Conditional Use Grant approvals.

Number of Required Stalls

The code dictates the required number of parking stalls based on use and number of employees. For the most part, the current code requirements are very conservative. The Metro Market grocery store per the code was required 600 parking spaces. The City approved a total of 358 stalls as part of the PUD. Even with the reduction to 358 stalls, it appears that there is still a surplus of on-site spaces. Other examples where the City allowed less parking than what the code allows include the Riverwalk Highlands and the Aster Memory Care.

Stall and Aisle Dimensions

The code requires parking stall widths to be a minimum of 10 feet. This provision has been waived in most cases and a reduction to 9 feet has been the norm. The only time that there was a debate to require

the 10 foot stalls involved the Metro Market parking lot. Ultimately, the Common Council approved the nine foot parking stalls. Another request for waiver that has been requested from time to time is the reduction in the drive aisle width. For two way traffic, the code requires 25 foot drive aisles and in some instances the City has allowed a reduction to 24 feet. A most recent example would be some of drive aisles in the Froederdt Medical clinic.

Interior Lot Landscaping

The code requires that 10% on the interior lot is provided with landscaped islands. This requirement can impact the number of parking spaces of a lot and other dimensional requirements. The Ozaukee Ice Center was granted a reduction in the percentage of interior islands in order to increase the number of stall on-site. Other waivers that have been granted involved smaller parking lots or developments on substandard parcels.

Staff Summary:

As we move forward in this process, staff is looking for direction on the policy details listed above and feedback from the Commission on other possible modifications to the code requirements. Attached is the current code requirements related to off street parking.

Attachments:

Sec._58_441.____Parking_requirements. (DOC)

Sec. 58-441. - Parking requirements.

In all districts and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended or increased off-street parking stalls for all vehicles in accordance with the following:

- (1) *Approval.* All business, institutional, park, multi-family residential and industrial parking areas which are constructed, reconstructed, expanded or extended subsequent to the adoption of this chapter shall obtain approval of the proposed parking site plan by the city planning commission. Businesses without approved parking lot plans on file with the city must submit repaving plans to the city for approval.
- (2) *Adequate access.* Access to a public street shall be provided for each parking space and driveways shall be at least ten feet wide for one and two-family dwellings and a minimum of 22 feet wide for all other areas.
- (3) *Dimensional requirement.* Parking spaces, driveways and aisles for access to spaces shall have the minimum dimensions in subsection (4) unless specifically varied by the planning commission.
- (4) *Dimensional requirement.* Parking spaces, driveways and aisles for access to spaces shall have the following minimum dimensions unless specifically varied by the planning commission, or park board if parking is proposed within a city owned park or preserve:

Stall width, ten feet.

Stall depth, 18 feet.

Parking aisle width.

Two-way traffic (90 degrees), 25 feet.

One-way traffic (60 degrees), 18 feet.

Driveway (no parking stalls).

Two-way traffic, 22 feet.

One-way traffic, 12 feet.

- (5) *Parking spaces for use by physically handicapped persons.* At least two percent of off-street parking spaces shall be reserved for use by the physically handicapped in accordance with the following minimum standards:
 - a. There shall be a minimum of one stall for the physically disabled within parking areas containing up to 50 stalls.
 - b. The minimum dimensions for all parking spaces provided for use by physically disabled persons shall be 12 feet by 18 feet.
 - c. Parking spaces provided for the use of physically disabled persons shall be located as close as possible to an entrance which allows such persons to enter and leave the parking area without assistance.
 - d. All parking spaces provided for the use of physically disabled persons shall be marked with a sign which includes the international symbol for barrier-free environments and a statement informing the public that the parking space is reserved for use by physically disabled persons. Such signs shall comply with the requirements of Wis. Stats. § 346.50, Wis. Stats. § 346.503 and Wis. Stats. § 346.505.

- (6) *Surfacing.* All off-street parking areas, and driveways, except parking areas accessory to single-family and two-family dwellings, shall be surfaced with a bituminous or Portland cement concrete pavement in accordance with the "City of Mequon Standard Specifications for Land Development, Seventh Edition, December 2002, or any amendment or revision thereof approved by the common council. Such parking areas shall be graded to appropriately drain all surface waters and shall be kept free of dust, loose stones, and gravel. Such parking areas shall be so arranged and marked to provide for orderly and safe parking and storage of vehicles and must be completed within one year of issuance of the building permit. In addition, a qualified city representative shall inspect all surfaces and no occupancy permit or similar authorization will be issued unless the surface meets city requirements or an appropriate escrow or performance bond is established for future pavement installation.
- (7) *Flexibility in application.* The city recognizes that, due to the particulars of any given development, the inflexible application of the parking standards set forth in this section may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations on adjacent streets as well as unauthorized parking in nearby lots. The latter situation wastes money as well as space that could more desirably be used for valuable development or environmentally useful open space. Therefore, the planning commission may allow deviations from the requirements of this section whenever it finds that the deviation will not adversely impact traffic circulation or public safety.
- (8) *Space to be set aside for reduced parking.* The site plan for the commercial or industrial use may, subject to planning commission approval, be designed to provide sufficient open space on the subject site to accommodate the additional parking spaces otherwise required by this section. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas and open space requirements. Sufficient open space shall be provided which, if converted to parking spaces, would provide off-street parking to meet the full requirements of this section at the time of application.
- (9) *Changes in occupancy or intensity of use.* When the parking needs of a building, structure or site are increased due to additional employees, gross floor area, seating capacity or due to a change of occupancy, additional parking spaces shall be approved by the city and constructed in the amount necessary to conform to this article.
- (10) *Required number of stalls.* The following parking standards shall be applied unless deviations have been specifically approved by the planning commission in accordance with section 58-441.
- a. *Residential uses.*
 1. *Single-family dwellings and two-family dwellings.* Two spaces per dwelling unit (excluding garages)
 2. *Multi-family dwellings.*
 - (i) One-bedroom, 1.75 enclosed parking spaces per unit
 - (ii) Two-bedroom, 2.0 enclosed parking spaces per unit.
 - (iii) Three-bedroom, 2.0 enclosed parking spaces per unit.
 - (iv) Guest parking requires one parking stall for every two units.
 3. *Housing for the elderly.* One space per dwelling unit plus one space per employee.
 - b. *Hotels and motels.* One parking space per room or unit plus one parking space for every two employees plus one space per three persons of maximum capacity of each public meeting and/or banquet room.
 - c. *Private clubs and lodges.* One parking space per lodging room and one parking space per three seats in accordance with design seating capacity of the main meeting room plus one parking space per employee.

- d. *Schools, institutions and related uses.*
 - 1. *Elementary schools and high schools.* One space per teacher and staff member, one space per classroom, plus one space per six students 16 years of age and older.
 - 2. *Colleges, universities and trade schools.* One space for each teacher and staff member during the highest class attendance period, plus one space for each two students during the highest attendance.
 - 3. *Children's nursery schools or day schools.* One space per employee for the work shift with the largest number of employees, plus one space per six students at the highest class attendance period.
 - 4. *Churches and temples.* One space per four seats based on the maximum capacity of the facility.
 - 5. *Libraries.* One space per 250 square feet of gross floor area or one space per four seats of maximum capacity, whichever is greater, plus one space per employee for the work shift with the largest number of employees.
 - 6. *Nursing homes.* One space per three patient beds, plus one space per employee for the work shift with the largest number of employees.
 - 7. *Hospitals.* Two spaces per three patient beds, plus one space per employee for the work shift with the largest number of employees.
- e. *Auditoriums, theaters and other places of assembly.* One space per three seats based on maximum capacity of facility.
- f. *Recreational uses (commercial and non-commercial).*
 - 1. *Bowling alleys.* Five spaces for each lane, plus one space per employee for the work shift with the largest number of employees.
 - 2. *Golf courses.* 90 spaces per nine holes plus one space per employee for the work shift with the largest number of employees.
 - 3. *Golf driving ranges.* One space per tee plus one space per employee for the work shift with the largest number of employees.
 - 4. *Indoor tennis, racquetball and handball courts.* Three spaces per court plus one space per employee for the work shift with the largest number of employees.
 - 5. *Miniature golf courses.* One and one-half spaces per hole plus one space per employee for the work shift with the largest number of employees.
 - 6. *Skating rinks, ice or roller.* One space per 200 square feet of gross floor area.
 - 7. *Health and athletic clubs.* One space per three persons that can be accommodated at the same time and one space per employee.
- g. *Retail, entertainment and customer service establishments.* One space per 200 square feet of gross leasable area plus one space per employee, except as specifically set forth below:
 - 1. *Financial institutions.* One space per 300 square feet of gross leasable area plus one space per employee.
 - 2. *Funeral homes.* One space per three patron seats of maximum capacity or 35 spaces per chapel unit, whichever is greater.
 - 3. *Grocery stores or supermarkets.* One space per 100 square feet of gross leasable area.
 - 4. *Repair services.* One space per 300 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees.

5. *Restaurant, standard.* One space per 100 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees.
 6. *Restaurant, fast food/carryout.* One space per 75 square feet of gross floor area plus one space per two employees for the work shift with the largest number of employees. Sufficient space shall be provided for a minimum of five waiting vehicles at each drive-thru.
 7. *Personal services.* One space per 200 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees.
 8. *Convenience grocery store.* One space per 150 square feet of gross floor area. If associated with a gasoline station, gasoline pump parking shall be considered as parking stalls.
 9. *Taverns, dance halls, night clubs and lounges.* One space per 100 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees.
 10. *Motor vehicle sales establishments.* Two customer parking spaces per salesperson for the work shift with the largest number of employees plus one employee parking space per employee (including salespersons) for the work shift with the largest number of employees.
 11. *Motor vehicle repair, maintenance and service stations.* Three spaces per indoor service bay plus one space per employee for the work shift with the largest number of employees.
 12. *Animal hospitals.* Three patron parking spaces per doctor, plus one space per employee for the work shift with the largest number of employees.
 13. *Shopping centers (gross leasable area of at least 30,000 square feet).* Five spaces per 1,000 square feet of gross leasable area.
 14. *General merchandise stores.* Five spaces per 1,000 square feet of gross leasable area.
 - h. *Offices.*
 1. *Medical, dental and similar professional health service offices.* Five patron parking spaces per doctor, plus one parking space per employee for the work shift with the largest number of employees.
 2. *Government, professional and business offices.* One space per 200 square feet of gross leasable area.
 - i. *Industry and related uses.*
 1. *Manufacturing, processing, fabrication and storage operations.* One space per employee for the two consecutive work shifts with the largest number of employees.
 2. *Wholesale business.* One space per employee for the work shift with the largest number of employees, plus one space per 2,500 square feet of gross floor area.
 3. *Warehouse.* One space per employee for the work shift with the largest number of employees, plus one space per 5,000 square feet of gross floor area.
 4. *Mini-warehouse.* One space per ten storage cubicles
 - j. *Other uses.* Parking spaces for uses not listed shall be provided in accordance with recommendations of the planning commission, or park board if parking is proposed within a city owned park or preserve.
- (11) *Residential parking.* The provisions of this subsection shall apply to the following vehicles: Automobiles, trucks, vans, snowmobiles, mopeds, boats, all-terrain vehicles, camping trailers,

mobile homes, motor homes, pick-up campers, motor buses, road tractors, truck tractors, motorcycles, trailers, semi-trailers, panel trucks, dump trucks, road machinery, farm implements, riding lawn care/snow removal tractors, and other such engine driven devices or vehicles designed to be towed by a motor vehicle, collectively referred to herein as "vehicles" unless otherwise specifically stated.

- a. The unenclosed parking or storage of unlicensed, unregistered, inoperable or junk vehicles is expressly prohibited within the City of Mequon.
- b. The unenclosed parking or storage of more than one licensed but non-operated vehicles is not permitted for longer than 180 consecutive days beyond which time the vehicles must either be enclosed in a garage or removed from the site.
- c. The unenclosed storage of not more than one snowmobile, moped, boat, all-terrain vehicle, camping trailer, mobile home, motor home, pick-up camper, trailer, panel truck, snow removal tractor or other similar device shall be permitted, provided such vehicle does not exceed 10,000 pounds empty weight or in the case of a trailer, boat, camping trailer, mobile home, panel truck or motor home a total length of 20 feet or an overall height of ten feet. Note: lawnmowers shall not be subject to this limitation. Storage of these vehicles shall at all times be closer to the principal residence than any adjoining lot line but never within 40 feet of an abutting right-of-way. Furthermore, such storage shall be restricted to vehicles owned by the resident of property upon which the vehicles are parked or stored.
- d. The unenclosed parking or storage of personal use automobiles, trucks and vans with an empty weight of not more than 10,000 pounds, total length of not more than 20 feet and overall height of not more than ten feet shall not be restricted in number unless, as determined by finding of City of Mequon department of community development and/or planning commission, the number of personal use automobiles, trucks and vans parked on an individual property is excessive, unusual or atypical with respect to the character of the surrounding neighborhood. If such finding occurs, the city may limit the number of unenclosed automobiles parked on a single property. Additionally, all personal use automobiles, trucks and vans shall be parked only on a driveway or paved surface and be owned by the residents or guests of the residents of the property upon which the vehicles are parked or stored.
- e. Unenclosed parking or storage of any vehicles not specifically identified or permitted in this subsection shall require specific approval by the director of community development and/or planning commission. Approval may be based on, among other things, evidence that appropriate screening is available or will be installed to mitigate the visual effect such parking or storage may have on the surrounding neighborhood.
- f. The conditions set forth in this subsection shall not contravene any other ordinance of the city which can be construed as more restrictive than the terms set forth herein.
- g. Where applicable, definitions of the terms utilized in this subsection shall be in accordance with definitions listed in Wis. Stats. ch. 340.

(Code 1957, § 3.15(3); Ord. No. 97-910, 2-11-1997; Ord. No. 2001-1017, § XXVIII, 5-8-2001; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 2013-1401, § I(Att.), 10-8-2013)



11333 N. Cedarburg Road
 Mequon, WI 53092-1930
 Phone:
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Office of Planning Commission

TO: Planning Commission
FROM: Bridget Henk, Assistant City Engineer
DATE: April 9, 2018
SUBJECT: An Ordinance Amending Chapter 58 of the Mequon Municipal Code as it Relates to Filling, Excavating and Berms

Analysis

Requirements for filling, excavating and berms appear in the City of Mequon Code of Ordinances both in Section 58-603 and Section 58-564. Staff proposes that Section 58-603 be eliminated and simply refer to the Standard Specifications, to avoid the duplication in language. Staff also proposes a simplification of Section 58-564, leaving only the governing language and moving the detailed requirements to the Standard Specifications.

The Engineering Division fully reviewed the fill permit process and revised the permit application, permit instructions, ordinance Section 58-564, ordinance Section 58-603 and the Standard Specifications for Land Development. The enforcement remains largely the same, with an administrative relocation of the language. The ordinance language was also updated to be more uniform with other Chapter 58 sections.

Fiscal Impact

There is no fiscal impact of the text amendment, permit application, or the Standard Specifications for Land Development.

Recommendation

Staff recommends that the Planning Commission favorably endorse and the Common Council approve the ordinance amending Chapters 58 of the Mequon Municipal Code as it relates to Filling, Excavating and Berms.

The approval of the Standard Specifications for Land Development would be reviewed by the Public Works Committee concurrent to the ordinance approval process.

Attachments:

Sec._58_564 - final (PDF)
 Sec._58_603 - final (PDF)
 Standard Specifications Chapter 7 (PDF)
 Fill Permit App - 2018 revision (PDF)
 Permit Instructions (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

An Ordinance Amending Chapter 58 of the Mequon Municipal Code as it Relates to Filling,
Excavating and Berms

WHEREAS, the Common Council previously adopted Chapter 58 of the Mequon Municipal Code which includes regulations concerning filling excavating and berms; and

WHEREAS, the Planning Commission and the Common Council desire for the City of Mequon regulations concerning filing, excavating and berms be consistent with other Chapter 58 regulations; and

WHEREAS, the regulation of filling, excavating and berms is reasonable and necessary to protect the health, safety and welfare of the residents and the Community;

NOW, THEREFORE, THE MAYOR AND THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION I

Section 58-564 and Section 58-603 of the Mequon Municipal Code is hereby amended to read as follows (NOTE: Added text is underlined; Deleted text is ~~struck through~~):

- (i) *Berm requirements.* The construction of earth berms shall require a Filling, Excavation and Berms Permit and shall comply with the City of Mequon Standard Specifications for Land Development in effect at the time of Filling, Excavation and Berms Permit application or unless otherwise agreed to by the applicant. ~~be permitted subject to the following:~~
 - (1) ~~The berm shall not exceed 4½ feet in vertical height, shall be located at least ten feet from a side or rear lot line and five feet from the road right of way. The offset requirements from a side or rear lot line may be waived in the case of the joint construction of a berm by adjacent property owners.~~
 - (2) ~~An earth berm exceeding 4½ feet in vertical height shall be permitted only after approval of the planning commission, or park board if the berm is proposed within a City owned park or preserve, as to the height and location and landscaping of the berm. Neighbors adjacent to and across the street from the proposed berm shall be notified of the proposal prior to review by the planning commission, or park board if appropriate.~~
 - (3) ~~All berms shall be constructed such that the width of the base of the berm shall be no less than three times the vertical height of a berm. The vertical height of a berm shall be measured from an average of the existing ground~~

~~grades on either side of the berm.~~

- ~~(4) — A cover growth of city approved plant material or mulching containing no noxious weeds shall be immediately established over the entire berm to prevent erosion or unsightly conditions.~~
- ~~(5) — In addition to a cover growth of plant material, all berms shall have landscape plantings spaced randomly to help visually break up the continuous line of the berm. Berm and landscape plans for commercial, multi-family, condominium and subdivision development shall be approved by the planning commission. Berm plans for single family residential lots shall be approved by the building inspector. Berm plans proposed within a city owned park or preserve shall be approved by the park board.~~
- ~~(6) — If the construction of a berm requires more than 250 cubic yards of fill to be brought to the site, a filling permit shall be obtained from the city engineering department.~~
- ~~(7) — Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and provide reasonably complete coverage within three months after planting.~~
- (j) *Aesthetic and recreational pond requirements.* The construction of new aesthetic or recreational ponds or enlargement of existing aesthetic or recreational ponds require a Filling, Excavation and Berms Permit and shall comply with the City of Mequon Standard Specifications for Land Development in effect at the time of Filling, Excavation and Berms Permit application or unless otherwise agreed to by the applicant. shall be subject to the following: Note: Pond standards shall be periodically reviewed by the public safety committee to determine what, if any, amendments are necessary.
 - ~~(1) — The property owner shall submit a pond plan that identifies maximum pond size, maintenance plan, pond depth, and pond overflow point for engineering department review and approval.~~
 - ~~(2) — A four foot wide safety shelf with a depth of 12 inches shall be constructed.~~
 - ~~(3) — The pond shall be lined with materials to avoid slippage.~~
 - ~~(4) — The pond shall be set back no less than 30 feet from the property line.~~
 - ~~(5) — The pond slope shall be no steeper than five feet horizontal to one foot vertical.~~

SECTION II

Sec. 58-603. - Filling, ~~and excavating~~ and berms

No person, firm or corporation shall transfer to dump or place upon any lands, public or private, solid fill within the limits of the City of Mequon without first obtaining a filling

permit in compliance with engineering department policies and specifications. ~~Filling and excavation~~ Permits shall be in compliance with article VIII. The construction of berms, earth moving, grading and filling ~~for single-family residential lots and residential subdivisions~~ shall comply with the following.

- (1) Land disturbing activities relating to land divisions or commercial developments that have received Planning Commission approval on the filling, excavating and berms are exempt from the requirements of Section 58-603.
- (2) Lot grading plans associated with residential home construction that have excavation and fill volumes fewer than 1,000 cubic yards and are reviewed by the City Engineer with the building permit process are exempt.
- (3) The City Engineer or assigned designee may waive the permit requirement at his/her discretion wherein the permit application seeks approval for less than twenty-five (25) cubic yards of fill and the City Engineer or assigned designee is reasonably satisfied that there is no significant likelihood of adverse impact on drainage affecting adjoining properties.
- ~~(4)(1)~~ The construction of berms, earth moving, grading, land disturbing activities and filling shall comply with article VIII of this Code, erosion and stormwater run-off control regulations.
- ~~(5)(2)~~ All land disturbing activities shall comply with the city "City of Mequon Standard Specifications for Land Development, in effect at the time of permit application or unless otherwise agreed to by the applicant. Seventh Edition, December, 2002, or any amendment or revision thereof approved by the common council.
- ~~(3) — All land disturbing activities shall comply with the Stormwater Management Technical Standards developed by the Wisconsin department of natural resources.~~
- ~~(6)(4)~~ A permittee under this section shall notify the engineering department before starting any land disturbing activity and again not more than five days after the project is complete to allow the engineering staff sufficient time for coordination of the effort and inspection.
- ~~(5) — A permittee under this section shall obtain a Wisconsin department of natural resources (WDNR) grading permit, Wis. Stats. § 30.19(1)(c) for the grading of slopes of a waterway.~~
- ~~(6) — A permittee under this section shall file a notice of intent (NOI), which falls under the general construction site stormwater discharge permit. follow WDNR submittal process and procedures.~~
- ~~(7) — The NOI must be filed with the stormwater section located in Madison. Disturbing one or more acres requires submittal of NOI WDNR Form #3400-161 (compliance with NR 216).~~
- ~~(8) — If waters of the state are involved, a chapter 30~~
~~<https://library.municode.com/wi/mequon/codes/code_of_ordinances?nodeId=PTI~~

~~IC00R_CH30FIPRPR~~ permit is required from the WDNR, Form #3500-53.

(9) ~~The permit applicant shall notify the Water Management Specialist at the WDNR.~~

(10) ~~The applicant is responsible for obtaining any permit or approval required for the project by local zoning ordinances, WDNR, or by the U.S. Corps of Engineers before starting the project.~~

(7)(11) The applicant must complete and file with the city a ~~land disturbing~~ Filling, Excavating and Berms permit and erosion control plan and application. Plans must be submitted in compliance with the "City of Mequon Standard Specifications for Land Development", latest edition. ~~City of Mequon's standard specifications for land development.~~

(12) ~~Plans shall be submitted and approved by the engineering department once the appropriate WDNR permits have been obtained. Plans shall be submitted on a plat of survey, subdivision grading and drainage plan or landscape plan. Plans shall include the following:~~

~~Footprint of residence~~

~~Property lines~~

~~Contour lines at two-foot minimum~~

~~Location of the berm/land disturbing activity with setbacks, offsets, height, and width~~

~~Type of landscaping and cover to be planted~~

~~Cross-section of berm with slopes~~

~~Scale, north arrow, date~~

~~Name of the person who prepared or obtained the information~~

~~Significant tree and vegetation removal~~

(8)(13) ~~Construction of a berm requiring more than 250 cubic yards of fill, either brought on to the site or from excavating or grading the site, shall require a filling permit from the engineering department. Land disturbing activities/berms that require between 250 to 1,000 cubic yards of fill shall be approved by staff. Berms/land disturbing activities involving construction in excess of 1,000 cubic yards shall submit a plan to the Planning Commission for review and approval. A berm exceeding four and a half (4.5) feet in vertical height shall be permitted only after approval by the Planning Commission as to the height, location, and landscaping of the berm.~~

(14) ~~The berm shall not exceed 4½ feet in vertical height. The toe of the berm shall be located at least ten feet from a side or rear lot line and five feet from the road right-of-way. The offset requirements from a side or rear lot line may be waived in the case of the joint construction of a berm by adjacent property owners.~~

- ~~(15) Any berm in excess of 4½ feet, but not more than six feet, may be permitted to within five feet of a street right of way provided the side facing the street line is attractively landscaped. Such berm shall be attractively landscaped and that shall be subject to approval by the department of community development.~~
- ~~(16) A berm exceeding six feet in vertical height shall be permitted only after approval by the planning commission as to the height, location, and landscaping of the berm. Neighbors adjacent to and across the street from the proposed berm shall be notified of the proposal prior to review by the planning commission.~~
- ~~(17) All berms shall be constructed such that the width of the base of the berm, measured from toe to toe, shall be no less than three times the vertical height of the berm. The vertical height of the berm shall be measured from an average of the existing undisturbed ground surfaces at the toe on either side of the berm.~~
- ~~(18) A cover growth of plant material or mulching, containing no noxious weeds, shall be immediately established over the entire land disturbed area to prevent erosion or unsightly conditions.~~
- ~~(19) In addition to a cover growth of plant material, all berms/land disturbing activities shall have landscape plantings spaced randomly to help visually break up the continuous line of the berm. City approval of landscaping plans for berms less than six feet is not required.~~
- ~~(20) Ground covers used in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and provide reasonable complete coverage within three months after planting.~~
- ~~(21) No berm/land disturbing activity shall be permitted that by reason of noise, dust, odor, appearance, or other objectionable factors creates a nuisance or a substantial adverse effect upon the property value or reasonable enjoyment of surrounding property.~~
- ~~(22) The construction of the berm shall not adversely affect drainage of surrounding properties.~~
- ~~(9)(23)~~ The applicant must complete the land disturbing project as described on or before a date specified by the city. The applicant may not begin or continue construction of the land disturbing activity after this date unless the city and/or WDNR grants a new permit extension in writing.
- ~~(10)(24)~~ A permit does not authorize any work other than what was described in the application and approved plan.
- ~~(11)(25)~~ The applicant must allow the free and unlimited access to the project site at any time to any city or state employee who is investigating the project's construction, operation or maintenance.
- ~~(12)(26)~~ The acceptance of the permit and commencement of land disturbing activities signify that the applicant has read, understands, and agrees to follow the conditions

of the permit.

~~(13)~~(27) The applicant must keep a copy of the permit and approved plans at the project site at all times until the project is complete.

~~(14)~~(28) The city or WDNR may modify or revoke the permit if the project is not completed according to the terms of the permit, or if the city or WDNR determine the activity is detrimental to the public interest.

~~(15)~~ The applicant shall contact the City of Mequon Engineering Division within 5 days of completion for closure inspection. Final documentation of permitted activities to be provided to the City no more than 10 days after final completion.

~~(29)~~ Single family residential subdivision restrictions may be more restrictive. If a single family residential subdivision has restrictions on the construction of berms, the subdivision must approve or conditionally approve the berm plan and acknowledge their approval to the engineering department prior to any city approval. The City of Mequon does not enforce single family residential subdivision covenants and restrictions regarding the construction, landscaping, or maintenance of berms.

~~(30)~~ The aforementioned requirements shall also apply to modifications to any existing berms.

~~(16)~~(31) The city engineer has the authority to stop work, amend, or alter any measures in the construction. Any person violating any of the provisions of this section shall be subject to a forfeiture as provided in chapter 2 <https://library.municode.com/wi/mequon/codes/code_of_ordinances?nodeId=PTII-COOR_CH2AD> of this Code of Ordinances, and the city may recover all attorneys' fees, court costs, and other expenses associated with enforcement of this section, including sampling and monitoring expenses. Each day a violation exists shall constitute a separate offense. ~~of the berm. Failure to comply will result in the issuance of a municipal citation in an amount not less than \$30.00, nor more than \$500.00, and the costs to prosecute for each violation. Each day a violation exists shall constitute a separate offense.~~

SECTION III

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 IV

All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION V

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

Approved by: Dan Abendroth, Mayor

Date Approved: April 9, 2018

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 9, 2018.

Caroline Fochs, City Clerk

Published: _____

Sec. 58-564. - Landscaping, screening, berming and ponds.

- (a) *Street trees* . The developer shall provide for the planting or retention of street trees on both sides of all new roadways and, where deemed appropriate by the planning commission for aesthetic purposes, along existing roadways adjacent to the development. Such trees shall have an average trunk dimension of three inches at a point six inches above the grade. To insure proper planting and growth, the trees shall be balled, burlapped and staked in accordance with city specifications. Such trees shall be provided at a rate of notless than one tree every 30 feet of new roadway frontage and located within the road right-of-way at a point two feet from the right-of-way line unless otherwise required by the planning commission. The species of trees shall be subject to planning commission approval and should be selected from an established list of street trees supplied by the Mequon tree board. Planting of native species shall be encouraged. The city reserves the right to retain the services of a qualified consultant to verify proper installation and health of required landscaping.
- (b) *Retention of existing trees* . See tree preservation regulations in Chapter 84 and the City of Mequon Policy Manual for Tree Protection and Preservation.
- (c) *Parking lot landscaping*. Off street parking lots with more than ten stalls shall have at least ten percent of the interior parking area landscaped. The species of landscape plantings are subject to planning commission approval, or park board approval if the landscaping is to be located within a public park or preserve.
- (d) *Parking lot shading*. Landscaping in and around parking lots shall be designed, planted and maintained so that a minimum of 30 percent of the parking area will be shaded during summer growth within ten years of planting.
- (e) *Screening*. The following requirements apply:
 - (1) Every development shall provide sufficient screening to shield adjacent properties from any adverse external effects of that development and/or to shield the development from the negative impacts of adjacent uses, streets or railroads.
 - (2) Where a non-residential or multifamily residential site adjoins a single-family residential site, a solid wall or fence, vine covered fence or compact vegetative screen not less than 4½ nor more than six feet in height, shall be located adjoining the property line except in a required front yard.
 - (3) In non-residential or multifamily residential developments a landscaping area at least 25 feet in depth between the abutting ultimate road right-of-way and parking/driveway areas will be planted with materials suitable for screening or ornamenting the site, whichever is appropriate.
 - (4) A compact landscaping hedgerow or undulating berm, not more than three feet in height, shall be located directly adjacent to commercial and multi-family residential parking and driveway areas facing public roads. Hedges shall be a minimum of two feet in height when measured immediately after planting and shall be maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting. This landscaping buffer is intended to screen the view of parked cars and asphalt from pedestrian and motorist view.
 - (5) Dumpsters shall be located and screened in accordance with city approval.
- (f) *Landscaping standards*. The following standards apply to commercial or multi-family residential sites.
 - (1) The undeveloped area of any commercial or multi-family residential site (exclusive of areas under roof or pavement) shall be landscaped with approved living trees, shrubs, vines, flowers, grass and ground covers and may include water bodies, crushed rock, sand, wood chips, landscaping furniture and ornamental pieces.
 - (2) At least one tree and two shrubs shall be planted for each 1,000 square feet or portion thereof of the area to be landscaped. Each required tree shall have an initial caliper of no less than two inches and a height of at least seven feet.

- (3) No tree as measured from its center shall be located within five feet of a vehicular accessway, bike trail or public sidewalk or within ten feet of a street light, stop sign, fire hydrant, street sign or directional sign.
- (4) All landscaping material located within a sight distance triangle shall be two feet or less in height or have a clearance of eight feet beneath the lowest branch or projection.
- (5) No permanent impervious surfacing or sub-surfacing shall be located around the base of any tree or shrub which may impede growth of said plant.
- (6) Landscaping plans for development proposals shall be designed and stamped by a licensed landscaped architect. This requirement may be waived for minor alteration or improvement plans that, in the discretion of the department of community development, do not require the services of such a professional.

Additionally, the department of community development and/or planning commission may require the applicant to pay an additional administrative fee for the city to contract with a landscape architect to review and comment on the applicant's proposed landscape plan.

- (g) *Landscaping installation.* All landscaping shall be installed in a sound workmanship manner and according to accepted good planting procedures with quality plant materials. A qualified representative of the city shall inspect all landscaping and no certificates of occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided or the appropriate escrow is established in compliance with section 58-110 for future installation of the required landscaping.
- (h) *Landscaping maintenance.* The owner and/or agent, if any, shall be jointly and severably responsible for the maintenance of all landscaping in good condition so as to present a healthy, neat and orderly appearance that shall be kept free from refuse and debris. All landscaping areas shall be provided with a readily available water supply. The developer or property owner of an industrial, institutional, park, commercial or multi-family residential site shall promptly replace any landscaping which has died or is damaged beyond repair. The replacement planting shall be the same size and quality as in the approved landscaping plan. The site's landscaping shall be maintained perpetually in accordance with the approved landscaping plan on file in the department of community development or department of parks. The planning commission shall require the developer to establish an escrow account equal to 25 percent of the initial landscape contract cost to insure that landscaping that dies within three years of planting will be replaced by the developer. Note: This escrow amount is in addition to the escrow account required by section 58-110, and will be returned after three years.
- (i) *Berm requirements.* The construction of earth berms shall require a Filling, Excavation and Berms Permit and shall comply with the City of Mequon Standard Specifications for Land Development in effect at the time of Filling, Excavation and Berms Permit application or unless otherwise agreed to by the applicant.
- (j) *Aesthetic and recreational pond requirements.* The construction of new aesthetic or recreational ponds or enlargement of existing aesthetic or recreational ponds require a Filling, Excavation and Berms Permit and shall comply with the City of Mequon Standard Specifications for Land Development in effect at the time of Filling, Excavation and Berms Permit application or unless otherwise agreed to by the applicant.

(Code 1957, § 3.14(3); Ord. No. 96-878, 5-14-1996; Ord. No. 97-910, 2-11-1997; Ord. No. 98-952, 7-14-1998; Ord. No. 2007-1202, § IV, 6-12-2007; Ord. No. 2008-1238, § I, 4-8-2008)

Sec. 58-603. – Filling, excavating, and berms

No person, firm or corporation shall transfer to dump or place upon any lands, public or private, solid fill within the limits of the City of Mequon without first obtaining a filling permit in compliance with engineering department policies and specifications. Permits shall be in compliance with article VIII. The construction of berms, earth moving, grading and filling shall comply with the following.

- (1) Land disturbing activities relating to land divisions or commercial developments that have received Planning Commission approval on the filling, excavating and berms are exempt from the requirements of Section 58-603.
- (2) Lot grading plans associated with residential home construction that have excavation and fill volumes fewer than 1,000 cubic yards and are reviewed by the City Engineer with the building permit process are exempt.
- (3) The City Engineer or assigned designee may waive the permit requirement at his/ her discretion wherein the permit application seeks approval for less than twenty-five (25) cubic yards of fill and the City Engineer or assigned designee is reasonably satisfied that there is no significant likelihood of adverse impact on drainage affecting adjoining properties.
- (4) The construction of berms, earth moving, grading, land disturbing activities and filling shall comply with article VIII of this Code, erosion and stormwater run-off control regulations.
- (5) All land disturbing activities shall comply with the City of Mequon Standard Specifications for Land Development in effect at the time of permit application or unless otherwise agreed to by the applicant.
- (6) A permittee under this section shall notify the engineering department before starting any land disturbing activity and again not more than five days after the project is complete to allow the engineering staff sufficient time for coordination of the effort and inspection.
- (7) The applicant must complete and file with the city a Filling, Excavating and Berms permit and erosion control plan and application. Plans must be submitted in compliance with the "City of Mequon Standard Specifications for Land Development, latest edition
- (8) Berms/land disturbing activities involving construction in excess of 1,000 cubic yards shall submit a plan to the Planning Commission for review and approval. A berm exceeding four and a half (4.5) feet in vertical height shall be permitted only after approval by the Planning Commission as to the height, location, and landscaping of the berm.
- (9) The applicant must complete the land disturbing project as described on or before a date specified by the city. The applicant may not begin or continue construction of the land disturbing activity after this date unless the city and/or WDNR grants a new permit extension in writing.
- (10) A permit does not authorize any work other than what was described in the application and approved plan.
- (11) The applicant must allow the free and unlimited access to the project site at any time to any city or state employee who is investigating the project's construction, operation or maintenance.
- (12) The acceptance of the permit and commencement of land disturbing activities signify that the applicant has read, understands, and agrees to follow the conditions of the permit.
- (13) The applicant must keep a copy of the permit and approved plans at the project site at all times until the project is complete.
- (14) The city or WDNR may modify or revoke the permit if the project is not completed according to the terms of the permit, or if the city or WDNR determine the activity is detrimental to the public interest.

- (15) The applicant shall contact the City of Mequon Engineering Division within 5 days of completion for closure inspection. Final documentation of permitted activities to be provided to the City no more than 10 days after final completion.
- (16) The city engineer has the authority to stop work, amend, or alter any measures. Any person violating any of the provisions of this section shall be subject to a forfeiture as provided in chapter 2 of this Code of Ordinances, and the city may recover all attorneys' fees, court costs, and other expenses associated with enforcement of this section, including sampling and monitoring expenses. Each day a violation exists shall constitute a separate offense.

(Code 1957, § 3.12(6); Ord. No. 97-913, 4-8-1997; Ord. No. 2004-1117, § I, 12-20-2004; Ord. No. 2008-1238, § I, 4-8-2008)

CHAPTER 7

FILLING, EXCAVATING, AND BERMS

7.0 GENERAL

- 7.0.1 No person, firm or corporation shall transfer to dump or place upon any lands, public or private, solid fill within the limits of the City of Mequon without first obtaining a permit in compliance with Engineering Division policies and specifications. Filling and excavation shall be in compliance with article VIII, Section 58-671 to 58-678, of the Mequon Code of Ordinances.
- 7.0.2 Preservation of topography. No change in topography of any land shall be permitted which would result in increasing any portion of the slope to a ratio steeper than one and one-half (1½) feet horizontal to one (1) foot vertical within a distance of five (5) feet from an adjoining property line, except with the written consent of the abutting property owner(s) and approval by the city engineer.

7.1 LAND DISTURBING ACTIVITIES

- 7.1.1 The construction of berms, earth moving, grading, land disturbing activities and filling shall comply with article VIII, Section 58-674, erosion and storm water run-off control regulation.
- 7.1.2 The applicant must complete and file with the City an Erosion Control Permit Application, a Application for Filling, Excavating, Berm Construction or Grading, and provide construction plans.
- 7.1.3 Plans must be submitted in compliance with the City of Mequon's Standard Specifications for Land Development – Chapter 2.
- 7.1.4 An application which limits fill to less than one-thousand (1,000) cubic yards may be approved by staff. Land disturbing activities requiring fill in excess of 1,000 cubic yards shall submit a plan to the Planning Commission for review and approval.
- 7.1.5 The city engineer may waive the permit requirement at his/ her discretion wherein the permit application seeks approval for less than twenty-five (25) cubic yards of fill and the city engineer is reasonably satisfied that there is no significant likelihood of adverse impact on drainage affecting adjoining properties.
- 7.1.6 All land disturbing activities shall comply with the Storm Water Management Technical Standards developed by the Wisconsin Department of Natural Resources.
- 7.1.7 A permittee under this section shall file a Water Resources Application for Project Permit (WRAPP) and shall follow the WDNR submittal process and procedures.

- 7.1.8 The applicant is responsible for obtaining any permit or approval required for the project by local zoning ordinances, WDNR, or by the U.S. Corps of Engineers before starting the project.
- 7.1.9 A permittee under this section shall notify the Engineering Division before starting any land disturbing activity and again not more than five days after the project is complete.
- 7.1.10 Permit closure inspections. shall indicate that the amount of fill or excavation was placed in accordance with the permit. Contact the City of Mequon Engineering Division within 5 days of completion for closure inspection. Final documentation of permitted activities to be provided to the City no more than 10 days after final completion. Permit is closures are based on the following:
- A. 0-250 C.Y. – Visual inspection by City Staff
 - B. 251-1,000 C.Y. –Material volume certification (i.e. truck tickets) provided by the applicant and reviewed by City staff
 - C. Greater Than 1,001 C.Y. – Record drawings prepared by a Registered Land Surveyor in the State of Wisconsin. Drawings shall conform to the standard specifications for Land Development Grading Record Drawings (Section 8.4).

7.2 **BERMS**

- 7.2.1 Construction of a berm(s) shall require an Filling, Excavating, Berm Construction or Grading Permit from the Engineering Division. The City's Landscape Architect consultant may also be required to review more extensive plans.
- 7.2.2 No berm/land disturbing activity shall be permitted that by reason of noise, dust, odor, appearance, or other objectionable factors, creates a nuisance or a substantial adverse effect upon the property value or reasonable enjoyment of surrounding property.
- 7.2.3 The construction of the berm shall not adversely affect drainage of surrounding properties.
- 7.2.4 Single family residential subdivision restrictions may be more restrictive. If a single family residential subdivision has restrictions on the construction of berms, the subdivision must approve or conditionally approve the berm plan and acknowledge their approval to the engineering department prior to any city approval. The City of Mequon does not enforce single family residential subdivision covenants and restrictions regarding the construction, landscaping, or maintenance of berms.
- 7.2.5 Berm requirements shall also apply to modifications to any existing berms.
- 7.2.6 The construction of earth berms shall be permitted subject to the following:
- A. Berm(s) shall not exceed four and one-half (4½) feet in vertical height. The nearest toe of the berm shall be located at least ten feet from a side or rear lot line and five feet from the road right-of-way. The offset requirements from a side or rear lot line

may be waived in the case of the joint construction of a berm by adjacent property owners. An earth berm exceeding four and one-half (4½) feet in vertical height shall be permitted only after approval of the Planning Commission.

- B. All berms shall be constructed such that the width of the base of the berm shall be no less than three times the vertical height of a berm. The vertical height of a berm shall be measured from an average of the existing ground grades on either side of the berm.
- C. All berms shall be constructed such that the side-slopes shall be graded no steeper than four (4) feet horizontal to one (1) foot vertical. The vertical height of a berm shall be measured from an average of the adjacent preconstruction ground elevations on either side of the berm to the top of the berm. Berms shall also be designed to provide a natural appearance, with a serpentine and undulating grade.
- D. A cover growth of City approved plant material or mulching, containing no noxious weeds, shall be immediately established over the entire land disturbed area to prevent erosion or unsightly conditions.
 - 1. Ground covers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three (3) months. Ground cover plants other than grasses must be at least the four (4) inch pot size and must be planted at a rate of one per twelve (12) inches on center, in triangular spacing.
 - 2. Landscape plantings shall be spaced randomly to help visually break up the continuous line of the berm.
 - 3. Prairie Landscaping. The use of prairie, wet meadow sedge, wildflower and tall grass prairie ground covers on berms shall require a narrative that includes:
 - 1. The seed source
 - 2. The seed mixture
 - 3. The proposed nurse crop
 - 4. The planting time line
 - 5. The maintenance requirements for years 1-5.

7.3 RECREATIONAL AND AESTHETIC PONDS

- 7.3.1 Construction of a recreational or aesthetic pond shall require a permit from the Engineering Division.
- 7.3.2 The property owner shall submit a pond plan that identifies maximum pond size, maintenance plan, pond depth, and pond overflow point, placement of excavated material, erosion control devices and final grading for Engineering Division review and approval.
- 7.3.3 For ponds that serve as a storm-water management facility the design shall follow MMSD, WDNR and City of Mequon standards.
- 7.3.4 The construction of new recreational or aesthetic ponds or enlargement of existing recreational or aesthetic ponds shall be subject to the following:

- A. A minimum four (4) foot wide safety shelf with a maximum depth of twelve (12) inches shall be constructed.
- B. The slopes leading to the pond edge shall be landscaped with materials which provide adequate traction for foot traffic, avoiding slippage above the permanent waterline.
- C. The pond buffer shall be set back no less than thirty (30) feet from the property line. The high watermark of a pond may not fall within a (periphery) bufferyard. The Planning Commission has the authority to require reasonable conditions including increased set-backs. The set-back requirements may be reduced or waived by staff or the Planning Commission in the case of the joint construction of a pond by adjacent property owners.
- D. The outside pond slope shall be no steeper than five (5) feet horizontal to one (1) foot vertical above the permanent water surface level and three feet horizontal to one foot vertical below the safety shelf.
- E. The area of the pond at the ordinary high water mark shall be no greater than twenty percent (20%) of the total lot area.
- F. All detention/retention ponds shall have a buffer and landscape plan.

7.4 **RETAINING WALLS**

- 7.4.1 Retaining walls are structures that are constructed to support almost vertical (steeper than 70 degrees) or vertical slopes of earth masses.
- 7.4.2 The construction of retaining walls shall be subject to the following:
 - A. Retaining walls shall have a minimum offset of three (3) feet from an adjoining lot line and five (5) feet from a street right-of-way or the full height of the wall whichever is greater. This offset may be increased by the city engineer if the physical conditions of a property, such as drainage or trees, require a larger offset.
 - B. Retaining walls in excess of 3 feet in height require retaining wall design and certification by a State of Wisconsin Professional Structural Engineer.

Permit No. _____
Date Filed _____
Exp. Date _____
Fees Paid _____
Permit Closed _____

Engineering Division
Permit Application for Filling, Excavating and Berms

PLEASE PRINT CLEARLY

Agent / Contact Name: _____ Phone #: _____

Property Owner Name: _____ Phone #: _____

Agent Or Owner Contact Address: _____

Location Or Address Of Work Site: _____

Or: Description _____ 1/4 Section _____ T9n, R _____ E

Tax Key No. _____

Subdivision _____ Lot _____ Block _____

Estimated Date Of Completion: _____

Reason For Fill/Removal/Excavation _____

Name Of Contact Other Than Applicant: _____ Phone #: _____

FEE COMPUTATION

\$60.00 – 0 – 250 C.Y.

\$120.00 – 250 C.Y. – 1,000 C.Y. Total Fee \$ _____

Total Cubic Yards To Be Deposited/Removed/Excavated _____ C.Y.*

*Over 1000 cubic yards and Berms greater than 4½- feet in height requires Planning Commission approval. Separate application to the next available Planning Commission meeting is necessary. When Planning Commission review is required, the Filling, Excavating and Berm Permit fee is waived. Planning Commission review fees would be required.

SIGNED: _____ DATE: _____

Department of Community Development Approval _____ Date _____
Engineering Division Approval _____ Date _____



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2936
Fax (262) 242-9655

FILLING, EXCAVATING AND BERMS PERMIT INSTRUCTIONS

The filling of land is regulated by the City of Mequon Code of Ordinances Sections 58-598/606, Engineering Requirements and Sections 58-671/677, Erosion and Storm Water Runoff. A filling permit shall be necessary under most circumstances.

1. Apply for Filling, Excavation and Berms Permit

Application form filled out and submitted by owner or agent. Applicant provides necessary information, plat of survey or diagram of proposed plan, and fee. Reference Chapter 7 of the Standard Specifications for Land Development for specific requirements for the plans.

The request for filling will be referred to the Department of Community Development for Planning Commission review and approval if amount of fill or earth moving exceeds 1000 cubic yards or if the height of a berm is greater than 4.5 feet. A Planning Commission Application is required.

2. Staff and Planning Commission Review

Staff conducts an on-site inspection and/or reviews stormwater drainage and topographic maps, DNR Wetland Inventory maps, flood plain maps and as-built record drawings for potential conflict with city utilities.

For projects requiring Planning Commission approval

Staff prepares a report of the findings for Planning Commission consideration of the project. At the Planning Commission meeting approval, conditional approval, tabling, or denial will be evaluated. Staff prepares and provides applicant with a letter with approval, applicable conditions, or denial. Once the conditions are met and the permit is approved, a copy of permit will be forwarded to Building Inspection and address file.

For projects not requiring Planning Commission approval

Staff prepares and provides applicant with a letter with approval, applicable conditions, or denial. Once the conditions are met and the permit is approved, a copy of permit will be forwarded to Building Inspection and address file.

3. Inspections

Staff conducts periodic inspections depending upon the amount of fill requested or type of grading work.

4. Permit Closure

Permit closure inspections. Inspection shall indicate that the amount of fill or excavation was placed in accordance with the permit. Contact the City of Mequon Engineering Division within 5 days of completion for closure inspection. Final documentation of permitted activities to be provided to the City no more than 10 days after final completion. Permit is closures are based on the following:

- A. 0-250 C.Y. – Visual inspection by City Staff
- B. 251-1,000 C.Y. –Material volume certification (i.e. truck tickets) provided by the applicant and reviewed by City staff
- C. Greater Than 1,001 C.Y. – Record drawings prepared by a Registered Land Surveyor in the State of Wisconsin. Drawings shall conform to the standard specifications for Land Development Grading Record Drawings (Section 8.4).