11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, April 24, 2023
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Approval of Minutes from March 20, 2023.

2) Public Hearing

a) GABO Investments, LLC for Paul Reilly Company. The applicant is seeking conditional use grant approval to allow for warehousing for the property located at 1100 W. Glen Oaks Lane.

b) Gerald Nell, Inc. for Roettgers Company. The applicant is seeking expansion of a non-conforming use and building and site plan amendment approval to allow for a car wash and ancillary facilities for the property at 11155 N. Wauwatosa Road (Mobil). REMOVE FROM TABLE

3) Consent

a) Charles Wood. The applicant is seeking specimen tree removal approval to allow for three (3) specimen trees to be removed for the property located at 13480 N. Lakewood Drive.

b) David Smulyan. The applicant is seeking specimen tree removal approval to allow for one specimen tree to be removed for the property located at 13205 N. Shoreland Drive.

c) Michael Sullivan. The applicant is seeking wetland setback waiver and specimen tree removal approval to allow for one specimen tree to be removed for the property located at 229 W. Hemlock Lane.

d) JP Morgan Chase Bank NA. The applicant is seeking building and site plan amendment to allow for roof-top solar panels for the property located at 5909 W. Mequon Road.

e) East Mequon IVb, LLC. The applicant is seeking master sign plan amendment for the property located at 12100 - 12200 N. Corporate Parkway.

4) Regular Business

a) Hannah Boyd. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 3800 W. Grace Avenue.

b) Christ Alone Church. The applicant is seeking minor request approval to allow for a tent for temporary use for the property located at 10001 N. Cedarburg Road.

c) CS Mechanical for MPP Group. The applicant is seeking minor request approval to allow for a fence to screen mechanical equipment for the property located at 12250 N. Corporate Parkway.

d) O'Malley Family LLC. The applicant is seeking certified survey map approval to allow for a 3-lot land division for the property located immediately north of 11550 N. Wasaukee Road.

e) Trinity Lutheran School and Church. The applicant is seeking building and site plan amendment and landscape plan approval to allow for expansion for the property located 10729 W. Freistadt Road.

5) Policy

1) Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational Vehicles

6) Announcements

The next meeting is Monday, May 22, 2023, at 6:00 p.m.

7) Adjourn

Dated: April 2, 2023 /s/ Andrew Nerbun, Chair

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

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

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

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PLANNING COMMISSION
Regular Meeting
Monday, March 20, 2023
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Alderman Brian Parrish – Acting Chair
Alderman Robert Strzelczyk
Commissioner Bruce Barnes
Commissioner Martin Choren
Commissioner Dan Gentges
Commissioner Stephanie Hawley
Commissioner Rick Lemke
Commissioner John Stoker
Chair Andrew Nerbun - **Absent**
Commissioner James Schaefer - **Absent**
Commissioner Rebecca Schaefer - **Absent**

Acting Chair, Ald. Parrish called the meeting to order at 6:00 p.m.

a) Approval of Minutes from February 27, 2023

Action
Ald. Strzelczyk made a motion to approve the meeting minutes from February 27, 2023. Commission Hawley seconded the motion.
A voice vote was taken, vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Strzelczyk, Barnes, Choren, Gentges, Hawley, Lemke, Parrish, Stoker
ABSENT:	J. Schaefer, R. Schaefer
EXCUSED:	Nerbun

DRAFT

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2) Public Hearing

a) Mikkelson Builders for Gino Pak. The applicant is seeking conditional use grant approval to allow for a dwelling unit to be added to the existing residence for the property located at 12875 N. Highgate Court.

Action
Commission Hawley made a motion to open a public hearing.
Commission Stoker seconded the motion.
A voice vote was taken, vote passed (8-0)

No Public Comment

Action
Ald. Strzelczyk made a motion to close the public hearing.
Commission Stoker seconded the motion.
A voice vote was taken, vote passed (8-0)

Planner Laurie Miller stated that this request is for an accessory dwelling unit within an existing residential home. An oven will be added to an existing unit which under the code will then meet the code definition of a kitchen and requiring a Conditional Use Grant ("CUG"). Staff recommends approval as they meet all requirements per the code.

Action
Ald. Strzelczyk made a motion to close the public hearing.
Commission Stoker seconded the motion.
A voice vote was taken, vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Strzelczyk, Barnes, Choren, Gentges, Hawley, Lemke, Parrish, Stoker
ABSENT:	J. Schaefer, R. Schaefer
EXCUSED:	Nerbun

b) Gerald Nell, Inc. for Roettgers Company. The applicant is seeking expansion of a non-conforming use and building and site plan amendment approval to allow for a car wash and ancillary facilities for the property located at 11155 N. Wauwatosa Road.

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

No Public comment

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Action
Commission Stoker made a motion to close the public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken, vote passed (8-0)

Planner Miller stated this request is for a building and site plan amendment to allow for a car wash, which is considered a non-conforming use, at an existing gas station. This request is considered an expansion of a non-conforming use and is held to a higher level of criteria during the review process. She explained that the Planning Commission must consider whether this use is consistent with public interest, the expansion will not have a negative effect on the property or the surrounding neighborhood as well as assuring that all building and site plans meet the current code of the B-1 zoning district.

The proposal includes the following:

- On-site staff would increase to 2 full-time employees.
- Car wash would have the same operating hours as the gas station:
    - Mon-Sat 6:00 a.m. – 9:00 p.m.
    - Sunday 6:00 a.m. – 8:00 p.m.

  Staff recommends the car wash hours be more aligned with the hours of the Kwik Trip car wash and Jilly's Car Wash, starting at 7:00 a.m.

Planner Miller explained that the proposed car wash building would be 878 sq. ft. in size and stand approximately 3 feet shorter in height than the existing store. The façade and roof will match the color of the convenient store and the materials. The north and south elevations will have two glass block windows which staff believes make the building appear dated and recommends the applicant consider a different window cover. There will be two polycarbonate overhead doors for the east and west elevations. The west elevation rendering shows a 7' tall doorway but there were no details provided about this feature.

There were no rooftop or mounted mechanicals shown on the proposed plan, but they will need to be screened per code requirements.

There is signage shown on the plan, but the signs will need to go through the sign review process.

The car wash is proposed to be located on the south side of the convenient store, approximately 20 feet from the south property line. It does meet all setbacks and offset requirements. The queuing of the cars will be located along the west property line which allows the queue lane to be somewhat hidden from both Mequon and Wauwatosa Roads. Staff have concerns about the queue lane and drive lane behind the store as it gives the appearance that there is a second lane, but it is not wide enough to get a car through. Staff requested a turning analysis which reported that vehicles have to enter the queue lane in order to get around the building. Staff recommends

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that the striping be redone to indicate that there is only one lane and that signage be visible that indicates the area is for car wash patrons only. Additionally, staff have concerns about the drive lane behind the store and the potential negative impact of the few parking stalls on the east side of the store and recommends signage in that area.

The dumpster enclosure location requires coordination with the trash collection contractor to avoid conflicts with the car wash queue. The car wash kiosk plan details were not provided but are required for review and approval.

New asphalt is proposed for a portion of the site, but staff recommends replacement in all areas indicated as "New Pavement" on the Pavement Analysis Map included in the board packet.

The parking analysis and proposed parking includes:

- The parking analysis conducted by staff indicates 13 spaces are required, which includes 8 spaces at the pumps.
- 18 spaces were indicated on the proposed plan.
- Staff recommend the removal of 4 of the 6 new parking stalls near the intersection of Mequon and Wauwatosa Roads.

A vacuum and tire air pump are currently located near Mequon Road with no discernable parking spaces. New combo units will replace the current units, although only a concept drawing was provided and will require further review. Two of the new proposed parking spaces will be located in this location.

The landscaping plan shows that most of the landscaping will remain as is on site. The proposed plan does not meet the code for street trees, parking lot shading, 30% open space requirements or parking lot landscaping. Staff have concerns about the planned investment in landscaping of the site and the reliance of the landscaping of neighboring properties to provide screening and shading. Staff recommends that the applicant update the landscaping plan to meet code requirements, include higher quality landscaping as well as features to show intent of meeting the 30% open space requirement.

No additional lighting improvements were proposed.

In summary, staff recommends tabling this item to allow the applicant time to resubmit plans that comply with code requirements (a table was included in the staff report).

The applicant stated the plans are conceptual but are willing to make some of the changes that are recommended by staff: including complying with the recommendations regarding the striping, mitigating issues regarding the back of the car wash, landscaping issues, repaving the asphalt, curb extension around the site, changing of the windows and eliminating some of the parking spaces.

The Planning Commission agreed with the recommendation to table the item as there are too many unresolved issues. The issue of the noise level at the site was mentioned as a concern as it relates to neighboring properties. It was stated that this is a respected and welcomed business

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located at an important intersection/gateway to the city and certain aesthetics are required. There is some concern about the volume of queuing and the potential negative impact of having cars spill out on the roads. The Planning Commission reminded the applicant that conceptual plans would not be accepted and final plans are required for approvals.

Action
Commissioner Lemke made a motion to table the item.
Commission Choren seconded the motion.
A voice vote was taken, vote passed (8-0)

RESULT:	**TABLED [8 TO 0]**
MOVER:	Rick Lemke, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Strzelczyk, Barnes, Choren, Gentges, Hawley, Lemke, Parrish, Stoker
ABSENT:	J. Schaefer, R. Schaefer
EXCUSED:	Nerbun

3) Regular Business

a) Arch Solar C&I for Harry and Rose Samson Family Jewish Community Center. The applicant is seeking minor request approval to allow for rooftop solar panels for the property located at 10813 N. Port Washington Road (Gan Ami Preschool).

Planner Miller stated that the requested solar panels will supply approximately 50% of the center's energy needs. Wisconsin state statue limits local restrictions on solar developments and the location of the panels cannot be changed unless another agreeable location can be found.

The proposal is for 64 panels covering approximately 1,300 sq. ft.: with 16 panels facing the east elevation and the remainder on the south elevation. The south solar panels will not be visible from Port Washington Road.

Staff has noted a few compliance issues on site:

- A portion of the parking lot is approximately 20 feet over the property line and does not meet the 20-foot setback requirement.

  This was not approved by the Planning Commission and as a condition of approval, staff recommends that this portion of the parking lot be removed, landscaping be restored, and continuous curbing be installed along the drive lane by June 1, 2024.

- The site does not meet Section 58-564 of the zoning code related to the landscaping: the street trees, shading and landscaping between the public road and the parking lot.

  At a minimum, staff recommends street trees and landscaping to screen the parking lot view should be installed by November 1, 2023.

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In conclusion, staff recommends approval per the conditions in the staff report.

Action
Commissioner Choren made a motion to approve the item.
Commission Gentges seconded the motion.
A voice vote was taken, vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Strzelczyk, Barnes, Choren, Gentges, Hawley, Lemke, Parrish, Stoker
ABSENT:	J. Schaefer, R. Schaefer
EXCUSED:	Nerbun

b) Eastbrook Drive, LLC. The applicant is seeking development agreement and building and site plan approval to allow for 10 side-by-side condominiums for the property located immediately west 11649 N. Port Washington Road.

Assistant Director Jac Zader stated that last November a PUD Amendment was approved for Phase 3 of the Lexington Square development. The site plan mostly mirrors the concept plan and meets all the requirements and conditions of the R-6, the PUD and the PUD amendment.

After feedback from the Commission, the Common Council and the Commission architect, there has been several iterations of the architecture and building plan.

He explained the varying designs provided in the board packet:

- Original plan – the front shows a shed roof, stucco-type material and earth-tone colors. Staff were concerned about the shed rooflines and the proposed materials.
- Option 2 – shows a different front design, different materials and colors. There was discussion about the garages being separated.
- Option 3 – the applicant tried to emulate adjacent neighborhoods but the buildings are much thinner.

Staff recommends street trees be added to match the existing pattern along the drive.

Staff believe that Option 2 is the most desirable building plan. Asst. Dir. Zader discussed some of the qualities of the neighboring Eastbrook and Aster Woods communities. Commission feedback is requested, and the final architecture plan will be reviewed and approved by the Architectural Review Board. Staff recommends approval per the conditions in the staff report.

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The applicant stated that they prefer that the garages are split. The issue of the south access point was raised, and staff agreed to modify staff report condition #13.

The Planning Commission provided feedback in support of the plan with separated garages and several of the Commissioners prefer Option 3. They will defer to the Architectural Review Board to whether the front two buildings should have more natural materials on them.

Action

Ald. Strzelczyk made a motion to approve with design Option 3 (separated garages) with more stone to be added to the front entrance area façade, based on the Architectural Review Board recommendation and condition #13 of the staff report to be reviewed between the applicant and staff for final decision from staff on the location of the access drive.
Commission Choren seconded the motion.
A voice vote was taken, vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Choren, Commissioner
AYES:	Strzelczyk, Barnes, Choren, Gentges, Hawley, Lemke, Parrish, Stoker
ABSENT:	J. Schaefer, R. Schaefer
EXCUSED:	Nerbun

c) The Green at Mequon. The applicant is seeking final plat, street tree plan and landscape plan approval to allow for a 7-lot conservation subdivision for the property located at the southwest corner of Villa Grove and Freistadt.

Planner Miller stated this request is for final plat, street tree plan and landscape plan approval for a 7-lot subdivision. Staff supports approval except for one condition that the final plat should show a 30' front setback from the pavement edge of the private road instead of the 11' setback shown. The street tree plan was previously approved by the Tree Board with the suggestion to replace the Northern Catalpa with a Common Hackberry and shall be installed by December 31, 2023.

The landscape plan meets code and PUD requirements except for the height of the evergreen trees which cannot be less than 7' tall at the time of installation. As a condition of approval, staff requires a letter of credit or escrow for 125% of the cost of the landscaping. The plantings shall be completed by December 31, 2023.

Two specimen trees were removed without Planning Commission approval and an outstanding fine of $4,100 must be paid before recording of the final plat.

City Assistant Engineer Cole McCraw stated that there are a few outstanding easements that need to be reviewed by the City Attorney and will need to be recorded.

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Staff recommends approval per the conditions in the staff report.

Action
Commissioner Choren made a motion to approve per staff conditions.
Commission Gentges seconded the motion.
A voice vote was taken, vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Strzelczyk, Barnes, Choren, Gentges, Hawley, Lemke, Parrish, Stoker
ABSENT:	J. Schaefer, R. Schaefer
EXCUSED:	Nerbun

d) Swan Ridge Farms. The applicant is seeking preliminary plat, development agreement, open space plan, landscape plan, street tree plan and fill permit for 30,000 C.Y. approval to allow for an 83-lot subdivision for the lands immediately south of and west of 10129 N. Swan Road.

Public Feedback

Jane Chevako – 10129 N. Swan Road – she lives in an existing home immediately south of the proposed subdivision. Her concerns include:

- She would like Phase 1 to include her home in city water and sewer connection.
- She hopes to retain as many trees as possible.
- She feels that the bike path should connect to Foxkirk Drive.
- She is concerned about the proposed pond being located close to the park.

Kristin Humpal – 10144 N. Concord Drive – she has the following concerns:

- She would like kids to be rezoned prior to starting 4K so as not to have to move schools later on.
- She has concerns about the water displacement and requests that it be explained in a way that is easier to understand.

Asst. Dir. Zader stated that the preliminary plat meets all the requirements of the zoning change done in May 2022. The lots along the frontage road have been increased to 75 feet per ordinance and all the average lot widths are now 110 feet. All the recommendations and suggestions from staff were incorporated and the sidewalks will run along the main thoroughfare and connect to the bike path. There will be two connection points into Huntington Park.

He explained that the two residential homes were incorporated into the sewer service plan when it was expanded for the entire area and at that time it was not contemplated that the proposed

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subdivision would be a two-phase development. Due to a grading issue, the site cannot be graded front to back, so in order to get the sewer service to the two homes it would need to be extended outside of the Phase 1 boundary. The phasing will delay the extension of the sewer service for a few years, but it will be guaranteed by the developer that the connection will take place.

The landscape plan looks good with the only issue being the lack of screening of the out lot along Swan Road. Staff recommends about 120 additional trees be planted in that location. The applicant indicated they are concerned about the pond lay out there and there may be a pitch point and not enough depth for the trees. A new plan has been submitted that staff will review.

Asst. Eng. McCraw stated that there is a significant portion of the Development Agreement ("DA") that addresses the sewer system extension. The current request is that a Letter of Credit ("LOC") be submitted by the developer until the connection is made for the two single family home parcels.

He explained that after storm water ponds are constructed and the development is completed, that the run-off rate must be the same or less as before development (pre-settlement) in certain storm events. It is a restrictive storm water ordinance for run-off.

He also commented that the pond mentioned that is located by the park does need to be addressed during plan review, although it is believed that it will be a dry pond.

The applicant, represented by Joe Bukovich and Mike Kaerek, stated that the pond near the park will be a dry pond. Mr. Bukovich explained that the sewer connection originates at the southwest corner and makes sense from a development standpoint to do the Phase 1 area first and do provide a LOC as a guarantee that the connection will be made in the next few years. They are prepared to add 78 trees for screening along Swan Road.

Ald. Parrish addressed the concern about the school redistricting that was mentioned during the public feedback, and he stated that the school district will need to answer that question, but he empathizes that it was a community wide redistricting that took place and affected many families.

The Planning Commission asked about streetlights in the subdivision. The applicant is not proposing lighting at this time. There was some discussion about the traffic impact on the area.

Public Feedback

Ken Jonas – 9627 W. Huntington Drive – he is on the Huntington Park Water Trust Board. He talked about the option for the Huntington Park subdivision to have the opportunity to connect to city water and he believes that during construction a valve should be installed.

There was discussion about the process for a connection to be installed for Huntington Park. It was stated that the Water Utility would handle this issue.

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Action
Commissioner Stoker made a motion to approve per staff conditions.
Commission Lemke seconded the motion.

Ald. Parrish made a friendly amendment to include the two residential properties to have some flexibility regarding sewer and water line location due to tree preservation purposes.

The amendment was accepted based solely on storm water management placement.
A voice vote was taken, vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Strzelczyk, Barnes, Choren, Gentges, Hawley, Lemke, Parrish, Stoker
ABSENT:	J. Schaefer, R. Schaefer
EXCUSED:	Nerbun

e) Alex Leykin. The applicant is seeking rezoning recommendation to include an agricultural overlay and certified survey map approval to allow for three lots to be combined into 1-lot for the property located at 14207 N. Birchwood Land.

Asst. Dir. Zader stated that this was one large parcel that was split into four parcels with an out lot in the back to protect the wetlands. When the applicant purchased the land, he rezoned it to remove the PUD and rezoned it back to R-1 to allow for three 6-acre lots. The current request is to rezone it R-1/OA and make it back into one large lot. The applicant eventually wants to build a large agricultural building and in order to do so, he needs the OA zoning, which requires at least 10 acres.

This request is contingent on the CSM being approved prior to Common Council action on the rezoning to change the zoning from R-1 to R-1/OA. He commented that any agricultural building in excess of 1,000 sq. ft. needs Commission approval. Staff does recommend approval.

The applicant, Alex Leykin, stated that he would like condition #3 in the staff report omitted as it is related to wetland delineation, as he believes it is not valid as this is a vacant lot.

Asst. Eng. McCraw stated that a deed restriction could be added to ensure that no structure being placed in the wetland setback and the wetland location needs to be known.

He offered a change to condition #3 “The property shall be deed restricted from the development until the current wetland delineation is performed as approved by the City of Mequon and the DNR”.

There was some discussion about agricultural buildings and the uses allowed and how they are

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monitored as well as how wetland delineations are typically handled. It was commented that staff need to ensure that no building occurs in the wetland setback.

Action
Ald. Strzelczyk made a motion to approve per staff conditions with the amendment to condition #3 to require a deed restriction in place of a wetland delineation.
Commission Gentges seconded the motion.
A voice vote was taken, vote passed (8-0)

4) Announcements

The next meeting is Monday, April 24, 2023, at 6:00 p.m.

5) Adjourn

Action
Commissioner Choren made a motion to adjourn.
Commission Stoker seconded the motion.
A voice vote was taken, vote passed (8-0)

Meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Jac Zader

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TO: **Planning Commission**

FROM: **LAURIE MILLER, PLANNER**

DATE: **April 24, 2023**

SUBJECT: **GABO Investments, LLC for Paul Reilly Company. The applicant is seeking conditional use grant approval to allow for warehousing for the property located at 1100 W. Glen Oaks Lane.**

Applicant:	Paul Reilly Company
Status of Applicant:	Owner
Requested:	Conditional Use Grant
Existing Use:	Single-Tenant Office Building
Existing Zoning:	B-4 (Business Park District)
Land Use Plan:	Community Commercial
Lot size:	2.20 acres
Location:	1100 W. Glen Oaks Lane
Tax Key Number:	#15-017-11-006.00
District:	#5

Background:
The applicant requests a conditional use grant to operate Paul Reilly Company at 1100 W. Glen Oaks Lane. Paul Reilly Company, currently located at 10650 N. Baehr Road, is a distributor of loading dock equipment and doors. The company has operated in Mequon since 1953 and will be moving their operations to the new location which will provide more warehousing and office space. The parcel is zoned B-4 which allows warehousing as a conditional use.

Parking
Per Section 58-441, office space requires one parking space per 200 sq. ft. of gross leasable area and warehouse uses require 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. The building has 4,356 sq. ft. of office space, and 6,417 sq. ft. of warehousing space. The company employees approximately 20 people and operates from 6:00 AM to 6:00 PM, Monday through Friday. The property contains 29 spaces which will meet the parking space requirements for the proposed uses.

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

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

All warehousing activities will remain interior to the building. Staff does not belief that the proposed activities will pose a threat to the public.

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

Staff believes the proposed business will not negatively impact surrounding properties as the office component is compatible with adjoining uses and warehousing activities will remain interior to the building. The proposed hours of operation are 6:00 a.m. to 6:00 p.m. Monday through Friday which is consistent with the hours of operations in the nearby office and industrial buildings.

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

The subject site is located in the B-4 (Business Park) district. Warehousing uses in the B-4 district are conditional uses and office space is a permitted use. The building was constructed to accommodate 4,356 sq. ft. of office space and 6,417 sq. ft. of warehousing space. The use is compatible with the surrounding uses which consist of office and industrial spaces.

Site Compliance:
Staff conducted a site visit and found the site to be in compliance.

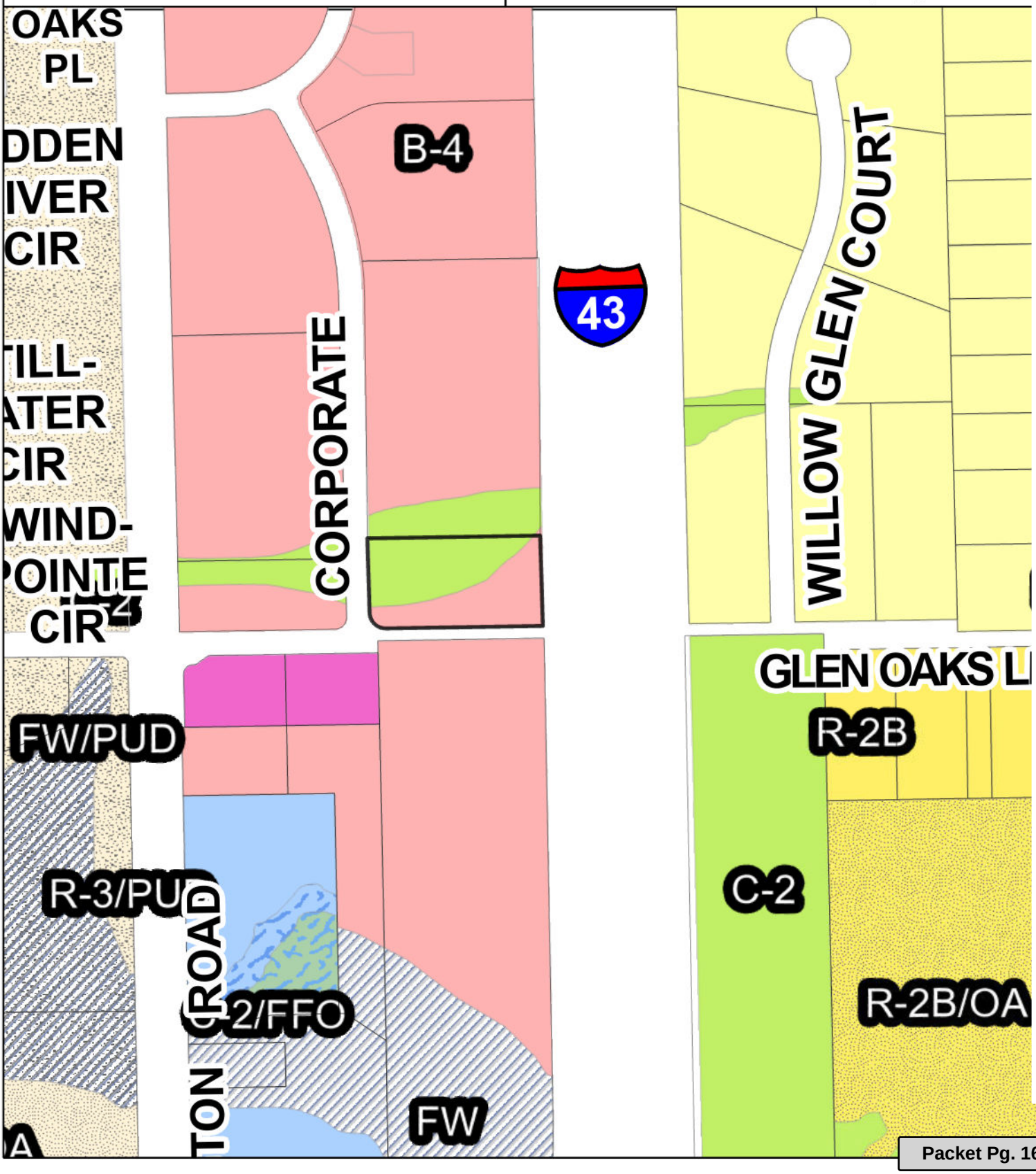
Staff Recommendation:
Since the proposal meets the Zoning Code and Land Use Plan, planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Hours of operation are Monday through Friday, 6:00 AM to 6:00 PM
3. Signage for the use shall be compliant with Section 62 – Signs of the Municipal Code.

Attachments:
Map (PDF)
Packet Docs_Paul Reilly (PDF)

PAUL REILLY COMPANY - CONDITIONAL USE GRANT

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



Attachment: Map (8370 : Paul Reilly)

SINCE 1977

Paul Reilly Company

Loading Dock Safety Systems
High Speed and Industrial Doors
Recycling/Waste Reduction Systems
Ergonomic In-Plant Equipmen
Vertical Reciprocating Freight Lifts

March 9, 2023

City of Mequon
11333 N. Cedarburg Road 60W
Mequon, WI 53092

Re: Conditional Use Grant

To Whom it May Concern,

I am in the process of purchasing the building located at 1100 W. Glen Oaks Lane in Mequon.

My plan is to move my business, Paul Reilly Company, to the new location. Paul Reilly Company has been a local company since 1953. We are a distributor of loading dock equipment and doors. We would have (20) people working there on a single shift. Our hours of operation would be from 6:00am to 5:00pm.

The plan is to store dock levelers, dock seals and doors in the warehouse along with some replacement parts.

Attached is the Planning Commission Application, a floor plan, a site landscape plan and check for $717.00 to process the application.

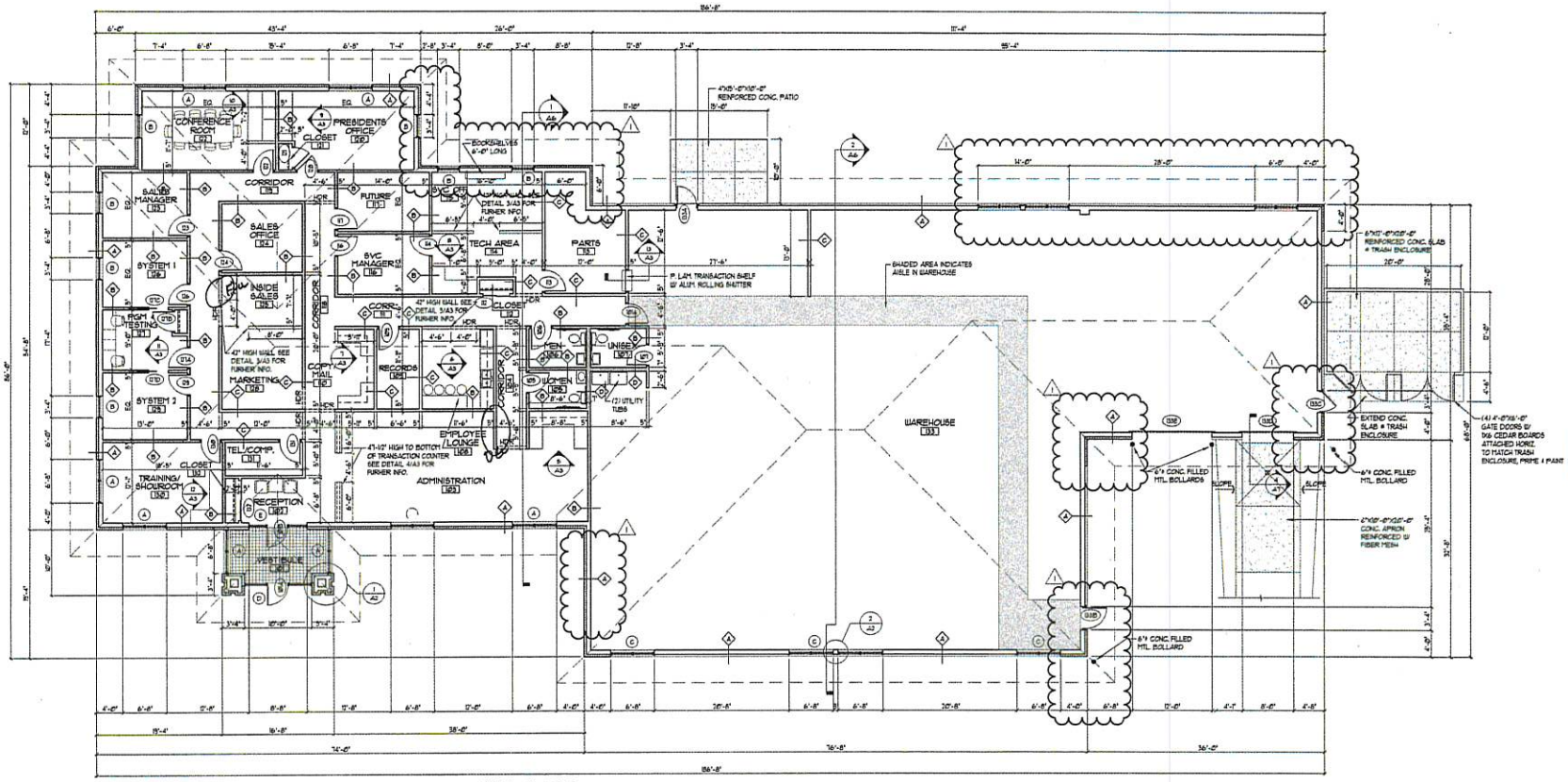
Please let me know if you need additional information. Thanks.

Sincerely,

Michael T. Fitzgerald

Michael T. Fitzgerald
President & CEO

Attachment: Packet Docs_Paul Reilly (8370 : Paul Reilly)



WALL TYPES

1. EXTERIOR WALL - LOWER WALL - SEE ELEVATIONS
BRICK VENEER W/ GALV MASONRY TIES @ 16" O.C. AIR SPACE, 7" R-BOARD SHEATHING, 2x6 STUDS BATT INSULATION, VAPOR BARRIER, 5/8" GWB.
EXTERIOR WALL - UPPER WALL - SEE ELEVATIONS
HARDI-PLANK SIDING PAINTED ON 1" R-BOARD SHEATHING, 2x6 STUDS BATT INSULATION, VAPOR BARRIER, 5/8" GWB.

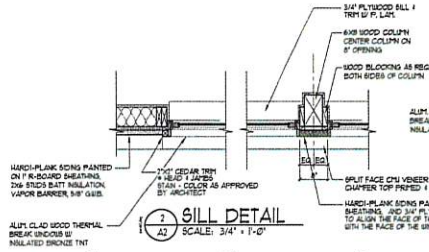
2. NON RATED INTERIOR SOUND PARTITION
2 X 4'S @ 24" WITH 5/8" GYP BD EACH SIDE, FILL STUD CAVITY WITH 3 1/2" BATT INSULATION, ENTIRE ASSEMBLY TO UNDERSIDE OF TRUSSES ABOVE.

3. NON RATED INTERIOR SOUND PARTITION
2 X 6'S @ 24" WITH 5/8" GYP BD EACH SIDE, FILL STUD CAVITY WITH 5 1/2" BATT INSULATION, ENTIRE ASSEMBLY TO UNDERSIDE OF TRUSSES ABOVE.

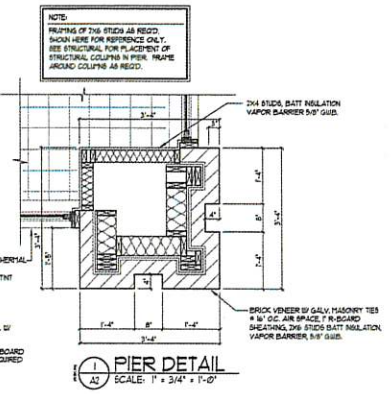
4. NON RATED INTERIOR PARTITION
2 X 4'S @ 24" WITH 5/8" GYP BD EACH SIDE, ENTIRE ASSEMBLY TO UNDERSIDE OF TRUSSES ABOVE.

FIRST FLOOR PLAN

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



2 A2 SILL DETAIL
SCALE: 3/4" = 1'-0"



1 A2 PIER DETAIL
SCALE: 1" = 3/4" = 1'-0"

Architects
Engineers

Torke Wirth Pujara Ltd

933 Mayfair Road
Wauwatosa, WI 53226
Phone (414) 453-4554
Fax (414) 453-0682

JENS CONSTRUCTION

Data Financial Services
Corporate Parkway & Glen Oaks
Mequon WI, 53092

Rev.	Date	Description	By
1	06-14-00	BRICK VENEER & WINDOWS ADDED	

Revisions

FIRST FLOOR PLAN

Drawn: Approved:

Date: STATE REVIEW SET
03-27-00

Project Number
99225

Sheet Number
A2

©

Attachment: Packet Docs_Paul Reilly (8370 : Paul Reilly)

LANDSCAPE PLANT DATA

QUANTITY	COMMON NAME	SIZE	ROOT
2-GM	Ginkgo Maidenhair	2-2 1/2"	B. B.
7-SA	Summit Ash	2-2 1/2"	B. B.
2-EOM	Emerald Queen Maple	2-2 1/2"	B. B.
1-CKM	Crimson King Maple	2 1/2-3"	B. B.
4-PFC	Prairie Fire Flowering Crab	1 1/4-1 1/2"	B. B.
2-DWFC	Donald Wyman Flowering Crab	1 1/4-1 1/2"	B. B.
2-WCB	Whitespire Gump Birch	8-10'	B. B.
3-JM	Japanese Tree Lilac	15-9'	B. B.
4-AP	Austrian Pine	5-6 1/2'	B. B.
8-BHS	Blackhill Spruce	5-6'	B. B.
1-BS	Blue Spruce	5-6 1/2'	B. B.
10-MJ	Mint Juniper	18-24"	B. B.
9-AJS	Arcopos Juniper	18-24"	B. B.
10-DY	Dwarf Yews	18-24"	B. B.
2-BNS	Beits Nest Spruce	18"	B. B.
4-GBS	Globe Blue Spruce	18"	B. B.
6-CA	Compact Alpus	18"	B. B.
14-CSR	Champlain Smoke Rose	18"	B.B.
11-CAC	Cranberry Apocalus Cotoneaster	18"	B.B.
8-WWW	White Knight Weigela	18"	B.B.
2-MKL	Miss Kim Lilac	18"	B.B.
18-SDD	Stella D'ora Daylily	quarts	
11-HRD	Happy Return Daylily	quarts	
10-AJS	Autumn Joy Sedum	quarts	
18-MC	Moonbeam Coreopsis	quarts	
28-WC	White Coneflower	quarts	
26-BES	Blackeye Susans	quarts	
26-SO	Sunray Coreopsis	quarts	
12-ZO	Zebra Grass	quarts	

Landscape Specifications

1) All plant material to be Wisconsin grown, or Minnesota grown, with balled and burlaped roots. All stock is guaranteed for a period of one year after acceptance date.

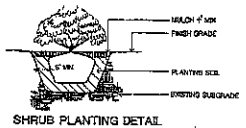
2) Landscaper to use starter fertilizer packages around each plant, also plants are to be back filled with organic blend topsoil.

3) Trees are to be staked and guyed after planting.

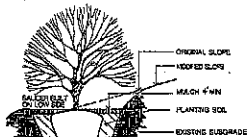
4) Seed to be Kentucky Blue grass mix with a grade A quality. Seeded area to be mulched after seeding. Seed mix to be 17% Kennedy Blue Sod Quality, 17% Argyle Kentucky Blue, 25% Pennlawn Creeping Fescue, 25% Fiesta II perennial Rye, apply at 7-8 lbs. per 1000 sq. ft.

5) Plant beds are to have shredded hardwood bark mulch at 3-4" deep , treated with Treflon Pre-emergent both below and on top of mulch.
Plant beds in lawn areas are to have commercial grade vinyl edging as manufactured by Valley View.

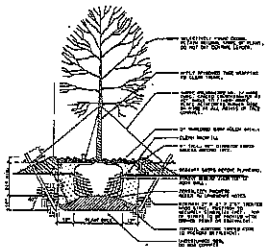
6) Fertilize all seeded areas with 10-10-10 at 25 lbs per 1000 sq. feet.

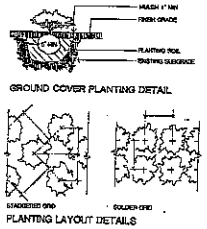


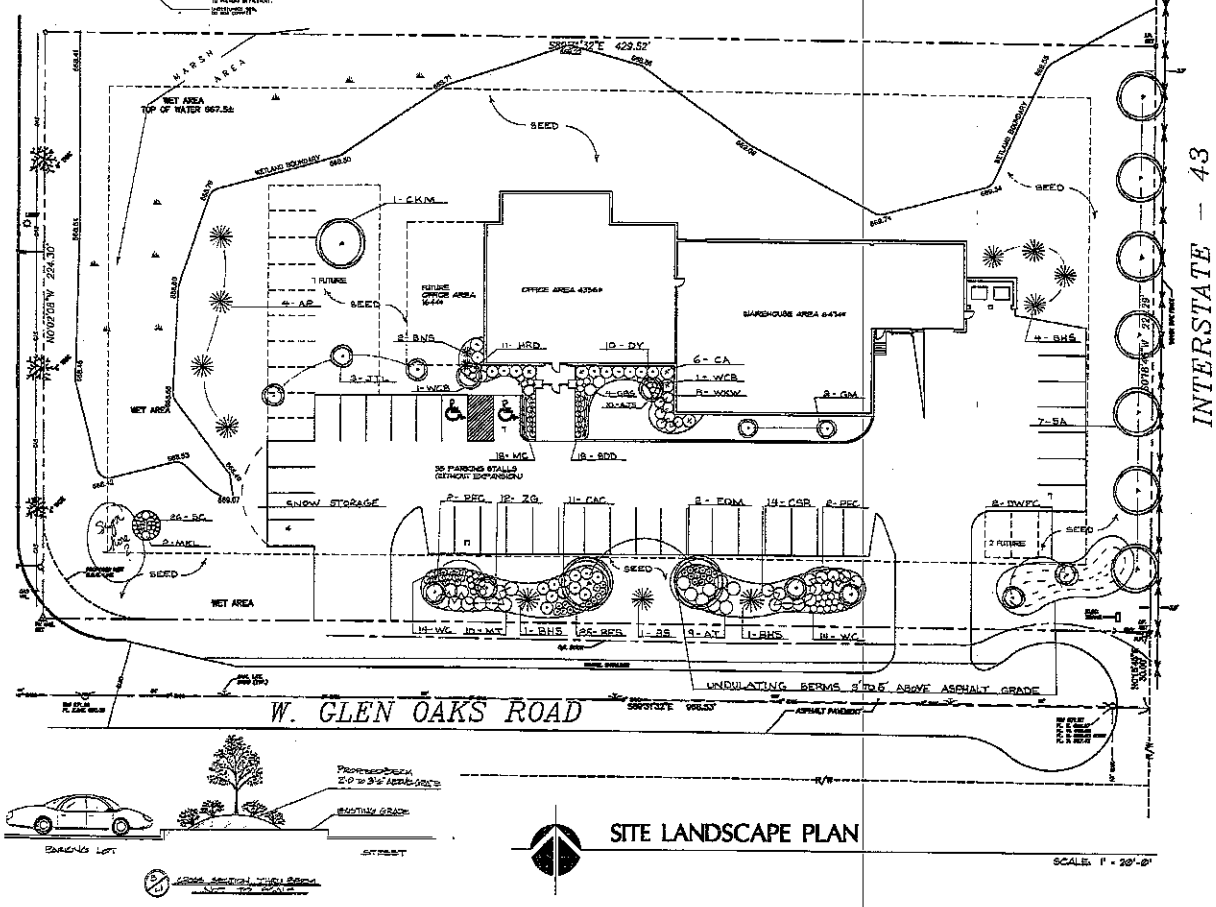
SHRUB PLANTING DETAIL



TREE & SHRUB SLOPE PLANTING DETAIL







SITE LANDSCAPE PLAN

SCALE: 1" = 20'-0"

Architects
Engineers

Torke Wirth Pujara Ltd

933 Mayfair Road
Wauwatosa, WI 53226
Phone (414) 453-4554
Fax (414) 453-0682

DATA FINANCIAL
JENS CONSTUCTION

NELSON LANDSCAPE, INC.
P.O. BOX 823, WAUKESHA
549-6111

Rev.	Date	Description	By
Revisions			

Drawn: EDS Approved:
Date: 01/04/00

Project Number
99225

Sheet Number
1

Attachment: Packet Docs_Paul Reilly (8370 : Paul Reilly)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 24th day of April, 2023 by and between Paul Reilly Company, owners of the property, located at 1100 W. Glen Oaks Lane and the City of Mequon Planning Commission.

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

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
15-017-11-006.00

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

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

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of warehousing (Paul Reilly Company).

GRANTED by action of the Planning Commission of the City of Mequon this 24th day of April 2023.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_Paul Reilly (8370 : Paul Reilly)

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: 6:00 a.m. to 6:00 p.m. Monday through Friday.
    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: per original site plan
    b. Landscaping Plan: per approved plan
    c. Elevations: N/A
    d. Sign: N/A
    e. Floor Plan: Exhibit A
    f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
    g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
    h. The building shall comply with the building code.

Attachment: Packet Docs_Paul Reilly (8370 : Paul Reilly)

11. Conditions on the site:
    a. Street access (number, location, design): Per original site plan.
    b. Off-Street Parking (location and design including screening thereof): Per original site plan.
    c. Outside storage of materials, products or refuse (location and screening thereof): Per original site plan.
    d. Parking, exterior lighting of the site, location design and power: Per original site plan.
    e. Other:

        1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action for the conditional use grant amendment or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
        2. Hours of operation are 6:00 a.m. to 6:00 p.m. Monday through Friday.
        3. Signage for the use shall comply be compliant with Section 62 – Signs of the Municipal Code.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, 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 _____, 2023

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet Docs_Paul Reilly (8370 : Paul Reilly)

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: **LAURIE MILLER, PLANNER**

DATE: **April 24, 2023**

SUBJECT: **Gerald Nell, Inc. for Roettgers Company. The applicant is seeking expansion of a non-conforming use and building and site plan amendment approval to allow for a car wash and ancillary facilities for the property at 11155 N. Wauwatosa Road (Mobil). REMOVE FROM TABLE**

Applicant:	Roettgers Company
Status of Applicant:	Owner
Requested:	Expansion of a non-conforming use Building and Site Plan Amendment
Existing Use:	Gas Station
Existing Zoning:	B-1 (Neighborhood Business District)
Land Use Plan:	Neighborhood Commercial
Lot size:	0.95 acres
Location:	11155 N. Wauwatosa Road
Tax Key Number:	#14-028-01-000.00
District:	#4

Background:
The applicant is requesting a building and site plan amendment approval for a car wash at the Mobil automotive service facility located at 11155 N. Wauwatosa Road. The automotive service facility is a nonconforming use. According to Section 58-64, the addition of the car wash would be considered an intensification of a nonconforming use and may be allowed by Planning Commission following a public hearing, provided that the Planning Commission review and determine the following in writing with its approval:

(1) Such enlargement, expansion, or intensification is consistent with the public interest; and
(2) Such enlargement or extension will not have a deleterious effect on property in the surrounding neighborhood due to visual appearance, increased pedestrian or vehicular traffic, noise, smoke, odor, or other similar factors. Furthermore, no such enlargement, expansion, or intensification of a nonconforming use shall be permitted unless all building height, yard, coverage, and off-street parking and other requirements of this chapter for the district in which such use is located are adhered to.

The item was originally tabled at the March 20, 2023 Planning Commission meeting due to the following deficiencies with the code, areas of concern, and unknown details:

Issue	Item

Code compliance	Too many parking spaces proposed for use.
	Street tree requirement.
	Parking lot landscaping requirement.
	Parking lot shading requirement.
	30% open space requirement.
Area of concern	Proposed hours of operation.
	Block windows proposed for south and north elevation of car wash make building appear dated.
	Striping of car wash queue lane gives false impression of an additional drive lane around the building.
	Car wash queue lane blocks garbage enclosure.
	Proposed locations of pavement replacement don't address areas with pavement degradation.
	Location of proposed new parking spaces.
	Much of the existing landscaping the applicant plans to keep is overgrown, in poor condition, dated or dead and does not reflect the quality of landscaping found in developments surrounding the corridor.
	Landscaping plan includes landscaping originating from other properties as a source of shading.
Unknown detail(s)	Appearance of the west elevation door.
	Dimensions and appearance of the car wash kiosk.
	Dimensions and appearance of the vacuum/air pump combo units.
	Impact of landscaping on the screening of vacuum/air pump combo units.
	Roof top or ground mechanicals are not shown. Screening is required per Section 58-566.

Please see the attached March 20, 2023 staff report for site and building plan information not discussed in the aforementioned table.

Operations:
The proposed hours of operation for the car wash have not changed since the original proposal. The hours are proposed to be the same as the gas station/convenience store and are as follows: 6:00 AM to 9:00 PM Monday through Saturday and 6:00 AM to 8:00 PM on Sundays. Staff recommend that the hours for the car wash be limited to a start time of no earlier than 7:00 AM as the City has required of Kwik Trip and Jilly's Car Wash.

Nearby residents have expressed their concern about the noise the car wash will generate. Staff recommend that the noise level from the car wash shall not exceed 70 dBA at the property line as the City has required of Kwik Trip and Jilly's Car Wash.

Building Design
The updated plan for building design has remained the same and additional details have been provided for the west elevation door. A hollow metal door and frame, painted to match the hollow metal doors on the convenience store, will be installed on the west elevation. Staff continues to have concerns regarding the usage of the glass block windows. Planning Commission approved the car wash at Kwik Trip with glass block windows; however, the usage of glass block windows was not a concern as the car wash is positioned 270 feet away from

Cedarburg Road, a primary arterial road, and is blocked from view due to the position of the convenience store. The proposed Mobil car wash will be located 65 feet from Wauwatosa Road, a primary arterial road, and the south façade will be visible from the road should the scrub or trees be removed from the Mobil or the adjoining property to the south in the future. Staff recommend the installation of glass windows with tinted film over the glass.

No roof top or ground mounted mechanicals have been indicated on the plan but, should they be needed, mechanicals shall be screened in accordance with Section 58-566.

Signage shown in the rendering is not included in this approval process. Plans for signage shall be submitted for approval through the sign permit process. Should the sign package not be in compliance with the Sign Code, Planning Commission review and action is required.

Site Plan:

Car Wash Queue Lane

Staff expressed concerns about the previously proposed plan which showed that the queueing lane would be striped but gave the false impression that there was an additional lane. The updated plan addresses this issue by adding additional striping to the space between the queuing lane and the west side of the building.

In addition, staff expressed concerns regarding the queue lane blocking access to the dumpster enclosure. The position of the queue lane and dumpster enclosure have remained the same. Staff recommends that trash collection be restricted to hours outside of the car wash operation hours and abide by the City's noise ordinance.

Car Wash Order Kiosk

The car wash order kiosk location remains the same along with the bollard and curbing designed to protect the kiosk from vehicle strikes. Additional details for the kiosk and a menu board structure have been included. Staff have no objections to the proposed kiosk and menu board structure as proposed.

Vacuum

Additional details for the proposed vacuum stations have been included in the staff report packet. The applicant provides two options for air vacs, one with a canopy and one without. Each option utilizes overhead arms to suspend the vacuum hoses from. Staff finds that each of the proposed vacuum stations will detract from the appearance of the site and the public viewsheds given its location at a major intersection and given its location as a gateway to the Town Center. Further, the intersection and surrounding sites have seen significant redevelopment in recent years and service-oriented operations are not located in the front yards of any other commercial uses in the proximity.

The proposed landscaping will not screen the view of the vacuums. Staff recommends that the proposed vacuum stations with overhead arms, with or without the canopies, be moved away from the adjoining roadways in the southern portion of the lot and specifically south of the ingress/egress on Wauwatosa Road and no further north than the gas pump overhead canopy.

Parking

In the previous staff report, staff indicated that the proposed parking spaces did not meet code. Section 58-441 states that convenience stores are required to maintain one space per 150 sq. ft. of gross floor area and may use gasoline pump parking as part of the required parking stalls. The

2,000 sq. ft. convenience store would require 13 parking spaces. The number of proposed parking spaces was reduced from 18 to 15 parking spaces, which continues to exceed the number of parking spaces per code. Section 58-441(7) and (10) allows deviations from the parking requirements, with approval from the Planning Commission, whenever it finds that the deviation will not adversely impact traffic circulation, public safety, or cause unnecessary usage of open space. A reduction in parking may be needed if the applicant pursues an alternative location for vacuum station.

Pavement and Curbing

The updated plans continue to show new asphalt to be installed in the car wash's queuing and exit lanes and the removal of the concrete wheel stoppers. In the previous plan, concrete curbing was to be installed around the edge of the entire paved lot; however, the updated plan indicates that the applicant will no longer install curbing. Staff believe this will be an issue given the number of vehicles queuing along the western edge of the paved lot and parking along the north side. In addition, vehicles exiting the car wash will leave behind a tremendous amount of water runoff which will likely drain into the adjoining grass area along with the proposed trench drain. Staff have concerns that this excess water runoff and repeated vehicle contact with the landscaping will destroy the grass and leave muddy edges. Even without the proposed car wash, this issue can be documented on the site. (Exhibit 1) Staff recommend that the entire paved lot include curbing like the Kwik Trip and Jilly's car wash sites. Staff has consistently recommended upgrades to the surfacing of commercial lots when in poor condition; including locations at The Pavilion Shopping Center, the Life Storage facility and the Holt Holding property located north of the storage facility.

Staff analysis of the parking lot revealed degradation of the pavement in other areas of the parking lot not proposed for replacement. Staff recommend replacement of all areas not indicated as "New Pavement" on the attached Pavement Analysis Map as a condition of approval. Updated plans show that the applicant will patch asphalt pavement as needed.

Landscaping

The previously presented plan omitted the planting of street trees. Section 58-564 (a) requires street trees to be planted at a rate of not less than one tree every 30 feet of 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 or other governmental entities. Species of trees shall be selected from an established list of street trees supplied by the tree board or per the Town Center Design specifications. According to the code, the applicant would need to install six street trees along Wauwatosa Road and three along Mequon Road. The updated plans show the planting of five street trees along Wauwatosa Road (three common hackberry trees and two prospector elms) and three trees along Mequon Road (two prospector elms and one common hackberry). Staff recommends that the rhythm of the location and species of trees be changed to be more compatible with the surrounding properties such as Outpost, the Worzella building, Richmond Financial building, and the future Wisconsin Veterinarian Clinic.

Section 58-564(c) requires that off-street parking lots with more than ten stalls shall have at least ten percent of the interior parking area landscaped. The previously presented plan omitted interior landscaping. The updated plan shows the addition of two landscaping beds along the parking lot. The first is located to the east of the garbage enclosure. The second landscaping bed is located east of the building. While these additions do not completely satisfy the parking lot landscaping requirements, staff believe these additions meet the spirit and intent of the code.

Section 58-564(d) requires a minimum of 30 percent of the parking area to be shaded during summer growth within 10 years of planting. The previously presented plan lacked parking lot shading. The few existing trees that provide shading and indicated to remain are set far from the parking lot or, while shown on the plan, originate from adjoining lots and were mostly removed to make way for the new Wisconsin Veterinarian Clinic. The new plan shows the addition of four autumn blaze freeman maple trees which staff believes will meet the spirit and intent of the code.

Section 58-294(k) states that the open space ratio for the B-1 zoning district is 40 percent; however, no lot or parcel that was previously developed under a less restrictive open space ratio may be deemed nonconforming due to the lack of compliance with the current more restrictive open space ratio. The previously applied ratio for this site is 30 percent. The applicant has provided a green space plan showing that they meet the requirement with 37 percent green space on the parcel.

Staff continues to have concerns about landscaping proposed along the west side of the property and its compatibility with landscaping to be installed on the Wisconsin Veterinarian Clinic. In addition, the plan continues to show the reliance of neighboring properties' landscaping to provide screening and shading. Exhibit 1 shows some examples of landscaping proposed to remain that are overgrown and in poor condition. Trees originating from 6425 W. Mequon Road, the soon to be Wisconsin Veterinarian Clinic, have been removed to make way for the project yet continue to be shown on the Mobil landscaping plan as a shading element along the west property line. Scrub brush appears to be shown on the plan along both the south and west side property lines as a shading element yet would not be considered high-quality landscaping. Staff also noticed that proposed signage for the car wash would conflict with a few plants that are proposed to remain along the west side of the property. Staff recommend removal of scrub brush, extensive grooming of existing landscaping to remain, and updating of the landscape plan to create a cleaner and consistent treatment for transition between Mobil and Wisconsin Veterinarian Clinic.

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

Both Wauwatosa Road and Mequon Road are under the jurisdiction of the Wisconsin Department of Transportation (WisDOT). No access changes are proposed. The applicant should be aware that a change in use, such as the addition of a car wash, could trigger WisDOT access requirements. The applicant is responsible for confirming whether WisDOT will require any access modifications and submittal of confirmation to the City.

The applicant submitted a turning radius analysis for vehicles traveling in the car wash queue. On the previous plan, the car wash bypass lane does not appear wide enough for vehicles to freely turn around the southwest corner of the existing building if there is a car wash queue. Staff requested that the through lane around the existing building be eliminated and the lane be indicated as car wash only. The submitted plan for approval shows that the lane will be for the car wash only. The added signage on the submitted plan clarifies traffic flow on the site.

The construction is proposed to take place within the existing footprint of the parking lot, therefore, no wetland impacts or significant earthwork are anticipated. A City erosion control

permit may be required prior to construction if over 4,000 square feet of disturbance is anticipated.

The submitted plan shows a reduction in impervious surface since. A green infrastructure plan is required for improvements adding greater than 5,000 square feet of impervious surface by MMSD Rules.

Storm sewer connection to a catch basin in STH-181 is shown on the site plan. The work shall be permitted by WisDOT prior to construction.

The property is currently connected to public sewer but is not connected to public water. Estimated peak sewer flows were not submitted with the application to be evaluated by utility staff. Peak flow calculations are required as a condition of approval. Water connection for the car wash must adhere to the Mequon Water Utility Water Connection Policy.

Compliance with Section 58-64

(1) Is the project consistent with public interest?

The City has three existing car washes, all accessory to gas stations, and one standalone car wash, Jilly's, currently under construction. Three of the car washes are located on Port Washington Road and one is located on the corner of Cedarburg Road and Donges Bay Road. Staff recognize that adding a car wash to an existing gas station would be consistent with other gas stations in the City and there may be demand for a gas station with car wash facilities to serve residents.

(2) Will the project have a deleterious effect of the surrounding neighborhood? Does the site comply with B-1 and other code requirements?

The updated plans addressed code compliance issues or meet the spirit and intent of the code requirements regarding street tree, parking lot shading, parking lot landscaping and the 30% open space. Staff still have concerns about the following:

- The impact of the location of the proposed vacuums, its potential canopy and overhanging arm, on the appearance of the intersection of Wauwatosa and Mequon Roads.
- Proposed hours of operation.
- The ability for the car wash to be able to remain under the noise requirement of 70 dBA at the property line.
- The use of glass block windows on a building highly visible from a public roadway.
- Exceeding parking requirements.
- The lack of curbing given the increased traffic the car wash will bring to site and potential water runoff generated by vehicles exiting the car wash.
- The lack of compatibility and quality of landscaping between Wisconsin Veterinarian Clinic and Mobil.
- The conflicts between proposed signage and landscaping along the west side of the property.
- Landscaping plan should be updated to change the rhythm of streets trees to be more compatible with other properties leading up to, and surrounding, the Mequon and Wauwatosa Road intersection.

Should the Planning Commission agree with staff conditions to address the above concerns, staff believes the applicant and staff can resolve all final issues with a revised plan. Should the

applicant fail to meet the conditions as evidenced by the final revised plan within 60 calendar days, staff will return the project to Planning Commission for final approval.

Staff Recommendation:
Planning staff recommends **approval** for the expansion of the non-conforming use and the building and site plan amendment with the following conditions:

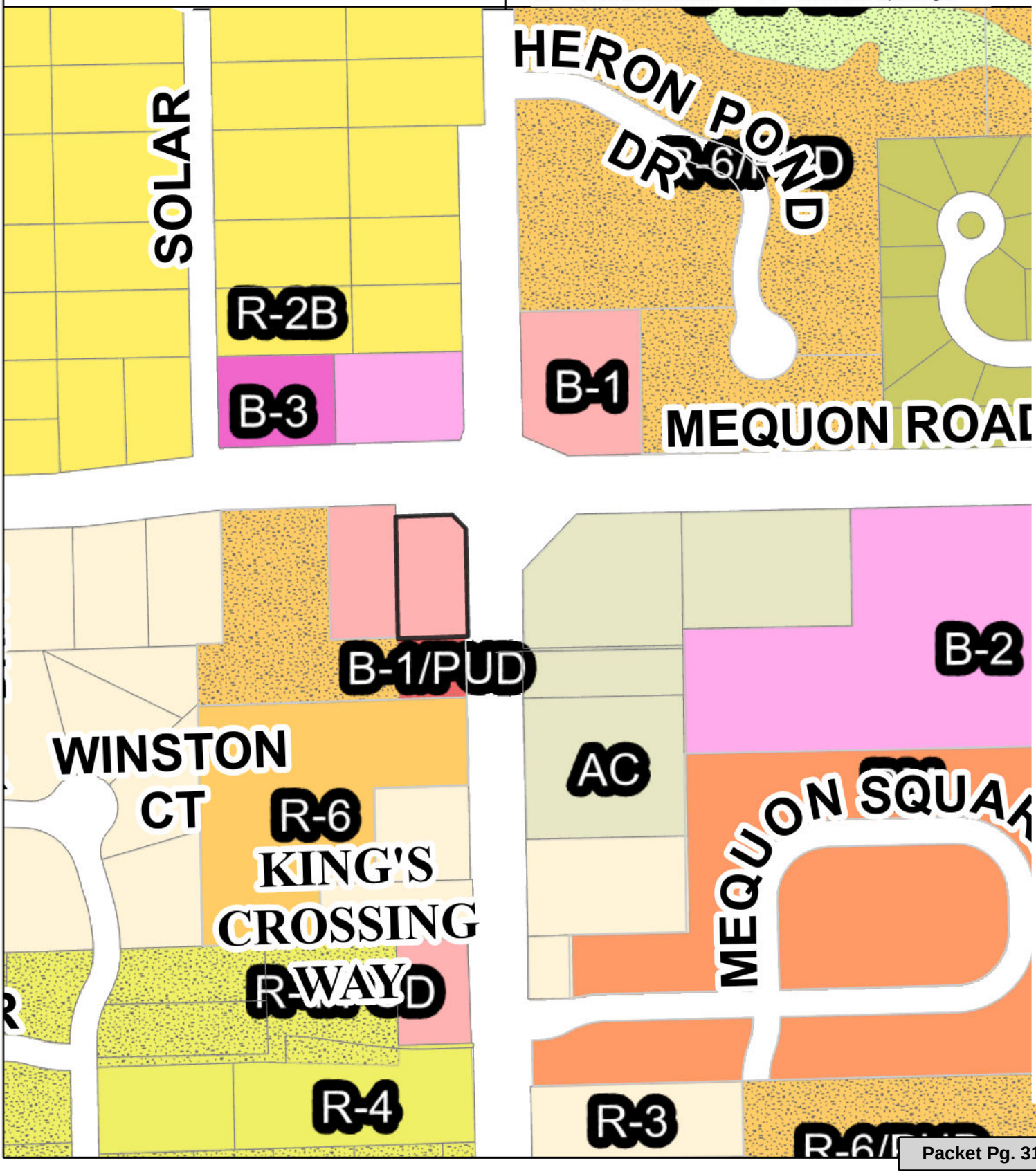
1. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan, meeting all conditions, within 60 calendar days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The final building plan shall be updated to show the installation of glass windows with tinted film over the glass instead of glass block windows.
3. The final site plan shall be updated to show the following:
    a. The proposed vacuum stations with overhead arms, with or without the canopies, be moved away from the adjoining roadways in the southern portion of the lot and specifically south of the ingress/egress on Wauwatosa Road and no further north than the gas pump overhead canopy.
    b. Curbing shall be shown to be installed along the entire paved lot.
    c. Removal of fence line.
4. The final landscape plan shall be updated to show the following requirements:
    a. The rhythm of the location and species of trees be changed to be more compatible with the surrounding properties such as Outpost, the Worzella building, Richmond Financial building, and the future Wisconsin Veterinarian Clinic.
    b. Create a cleaner and consistent treatment for transition between Mobil and Wisconsin Veterinarian Clinic.
    c. Address planned landscaping that conflicts with proposed signage locations.
    d. Removal of all landscaping that originates on adjoining properties from the plan.
    e. Address replacement of plantings in poor condition.
5. The removal of scrub brush and extensive grooming of existing landscaping to remain be completed by October 31, 2023.
6. Hours for the car wash shall be limited to 7:00 AM to 9:00 PM daily.
7. Noise levels from the carwash shall not exceed 70 dBA at the property line.
8. A sign package shall be submitted to the Department of Community Development for approval. Should the sign package not be in compliance with the Sign Code, Planning Commission review and action is required.
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. Trash collection shall be restricted to hours outside of the car wash operation hours and abide by the City's noise ordinance.
11. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
12. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance with City ordinances and the SSLD.
13. Submittal of the calculation of change in impervious surface prior to building permit issuance. The addition of 5,000 square feet of impervious surface requires a green infrastructure (GI) plan per MMSD rules.

14. WisDOT approval of storm sewer connection. WisDOT permit shall be provided to the City prior to construction.
15. Submittal of sanitary sewer peak flows prior to building permit issuance.
16. Application for and approval of a City erosion control permit, if applicable, subject to applicable permitting fees.
17. Connection to the public water utility, subject to the Mequon Water Utility Water Connection Policy.

Attachments:
Packet Docs_Mobil_04.24.23(PDF)

GERALD NELL, INC FOR ROETTGERS CO. - EXPANSION OF A NON-CONFORMING USE

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



Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Exhibit 1

Tire tracks in mud and overgrown plantings.

Shrubs are in poor condition and sparse. Others have overgrown their plant beds and are evading to the drive lane.

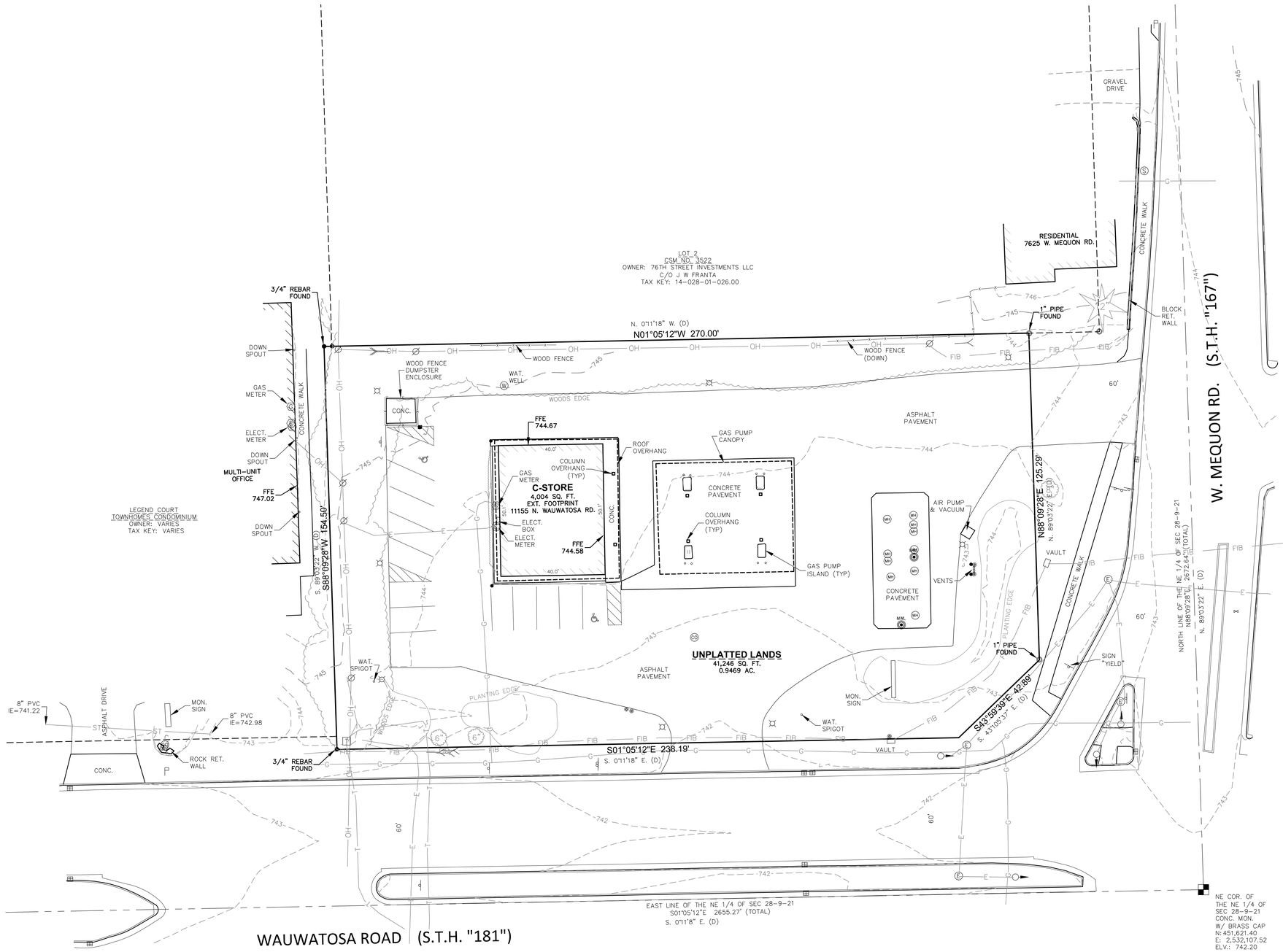
Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Scrub brush, broken fencing, and plantings along the west property line will not be compatible with the high-quality landscaping installed at the Wisconsin Veterinarian Clinic property.

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

The plan proposed to remove wheel stops and maintain existing landscaping in this area. Current landscaping evades drive lane. Concrete edging does not have a consistent setback.

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)



SCALE IN FEET
20' 0 20'

NOTES:

1. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The East line of the Northeast 1/4 of Section 28-9-21 was used as North 01°05'12" West.
2. Vertical Datum: National Geodetic Vertical Datum 1929
   Reference Benchmark: Northeast corner of the Northeast 1/4 of Section 28-9-21, Concrete monument w/ brass cap, Elevation = 742.20
3. Field survey by JSD Professional Services, Inc on December 6 and 12, 2022.
4. Boundary and Legal Description based on Warranty Deed, recorded in Ozaukee County Register of Deed on December 18, 2006, as Document No. 0854570.
5. At the time of this survey the property is zoned B-1, Neighborhood Business, per the City of Mequon Zoning Map, and has the following bulding setbacks:

   City of Mequon Zoning Ordinance Sec. 58-294:

   Freeways setback: 50'
   Street and highways setback: 65'
   Local street setback: 60'
   Side/Rear yard setback: 20'
   30' for commercial building adjacent to residential

LEGAL DESCRIPTION:

That part of the Northeast 1/4 of Section 28, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said 1/4 Section; thence S. 0°11'8" E. along the east line of said 1/4 Section 330.00 feet; thence 2. 89°03'22 W. parallel to the north line of said 1/4 Section 60.00 feet to a point in the west line of Wauwatosa Road, said point being the point of beginning of the land to be described; thence continuing S. 89°03"22" W. parallel to the north line of said 1/4 Section 154.50 feet; thence N. 0°11'18" W. parallel to the east line of said 1/4 section 270.00 feet to a point on the south line of Mequon Road; thence N. 89°03'22" E parallel to and 60.00 feet distance from the north line of said 1/4 Section 125.29 feet; thence S. 43°05'37" E. 42.89 feet to a point on the west line of said Wauwatosa Road; thence s. 0°11'18" E. along the west line of said Wauwatosa Road, being parallel to and 60.00 feet distance from the east line of said 1/4 Section, 238.19 feet to the point of beginning.

SURVEYOR'S CERTIFICATE:

I, Rizal W. Iskandarsjach, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter A-E7 of the Wisconsin Statutes for Minimum Standards for property survey, that this survey map is correct to the best of my knowledge and belief with the information provided.

Rizal W. Iskandarsjach, P.L.S. — Date
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262-513-0666

LEGEND

SANITARY SEWER MANHOLE	TELEPHONE PEDESTAL	SAN	SANITARY SEWER
STORM MANHOLE	ELECTRICAL MANHOLE	W	WATER MAIN
CATCH BASIN ROUND	SIGN	ST	STORM SEWER
CATCH BASIN SQUARE	POWER POLE	G	UNDERGROUND GAS
CLEAN OUT	GUY WIRE	E	UNDERGROUND ELECTRIC
FIRE HYDRANT	MAIL BOX	T	UNDERGROUND TELEPHONE
WATER VALVE	METAL POST	FIB	UNDERGROUND FIBER OPTICS
GAS VALVE	BOLLARD	OH	OVERHEAD UTILITY
LIGHT POLE	CONIFEROUS TREE	(D)	DEED BEARING OR DISTANCE
	DECIDUOUS TREE		

DIGGERS HOTLINE

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
GERALD NELL INC.

CLIENT ADDRESS:
W229N1680 WESTWOOD DR.
WAUKESHA, WI 53186

PROJECT:
ROETTGERS GAS STATION

PROJECT LOCATION:
11155 N. WAUWATOSA RD.
CITY OF MEQUON
OZAUKEE CO., WI

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Surveyed By:	CJH/JFA 12-12-2022
Drawn By:	RWI 12-13-2022
Approved By:	RKW 12-13-2022

SHEET TITLE:
PLAT OF SURVEY

SHEET NUMBER:
CS-1

JSD PROJECT NO: 22-11750

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Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

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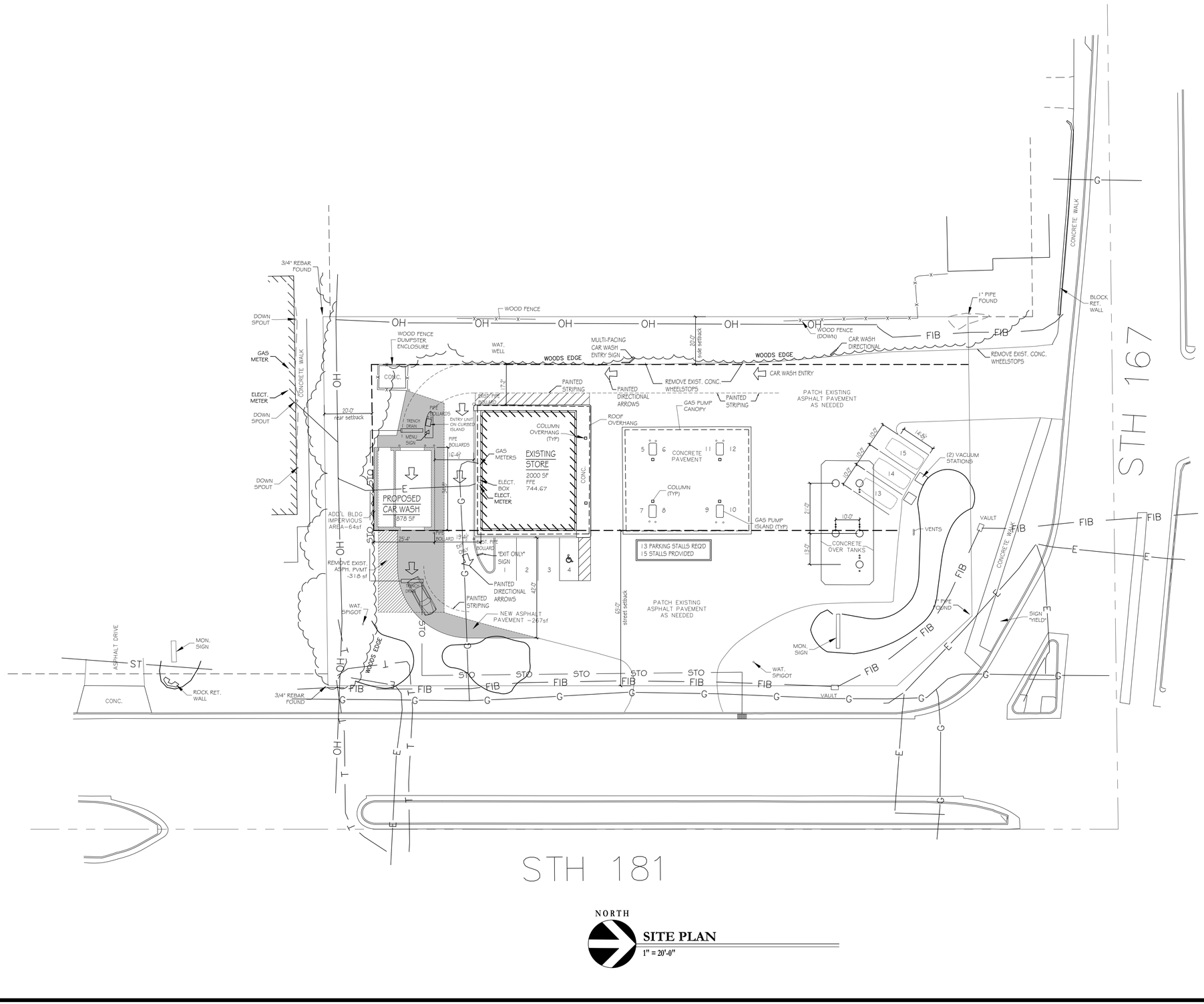

NORTH

SITE PLAN

1" = 20'-0"

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REVISIONS

Rev.	Date	Description	By
1			

GERALD NELL INC.
W229 N1680 WESTWOOD DRIVE
WAUKESHA, WI 53186-1152
262-513-3750

CAR WASH BUILDING FOR ROETTGERS MOBIL
11155 WAUWATOSA ROAD
MEQUON, WISCONSIN

Drawn By	MF
Date	2-27-23
Scale	1" = 20'-0"
Job Number	
Sheet Name	SITE PLAN
Sheet Number	A1.1

SHEET OF TOTAL SHEETS

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

PRELIMINARY
NOT FOR CONSTRUCTION

3/4" REBAR FOUND
DOWN SPOUT
DOWN SPOUT
DOWN SPOUT
CONCRETE WALK
OH
WOOD FENCE
WOOD FENCE DUMPSTER ENCLOSURE
CONC.
WAT. WELL
745
WOODS EDGE
WOODS EDGE
SILT BARRIER
EXIST. PIPE BOLLARD
PIPE BOLLARDS
TRENCH DRAIN
ENTRY UNIT ON CURBED ISLAND
744.4 +-
PIPE BOLLARDS
FFE=744.83
PROPOSED CAR WASH
878 SF
H.PT= 745.3
STO
ADD'L BLDG IMPERVIOUS AREA=64sf
PIPE BOLLARD
EXIT ONLY
EXIST. PIPE BOLLARD
REMOVE EXIST. ASPH. PVMT -318 sf
SILT BARRIER
TRENCH DRAIN
WAT. SPIGOT
NEW ASPHALT PAVEMENT -267sf
PATCH EXISTING ASPHALT PAVEMENT AS NEEDED
SILT BARRIER
ROOF OVERHANG
COLUMN OVERHANG (TYP)
EXISTING STORE
2000 SF
FFE
744.67
CONC.
GAS PUMP CANOPY
744
CONCRETE PAVEMENT
COLUMN (TYP)
GAS PUMP ISLAND (TYP)
PATCH ASPHAL AS
MON. SIGN
WAT. SPIGOT
ASPHALT DRIVE
MON. SIGN
ROCK RET. WALL
CONC.
3/4" REBAR FOUND
743
742
744
745
ST
STO
FIB
T
OH

NORTH

GRADING PLAN
1" = 10'-0"
0 15' 30' 60'

REVISIONS

Rev.	Date	Description	By

GERALD NELL INC.
W229 N1680 WESTWOOD DRIVE
WAUKESHA, WI 53186-1152
262-513-3750

CAR WASH BUILDING FOR
ROETTGERS MOBIL
11155 WAUWATOSA ROAD
MEQUON, WISCONSIN

Drawn By: MF
Date: 2-27-23
Scale: 1" = 10'-0"
Job Number:
Sheet Name: GRADING PLAN
Sheet Number: A1.2
SHEET OF TOTAL SHEETS

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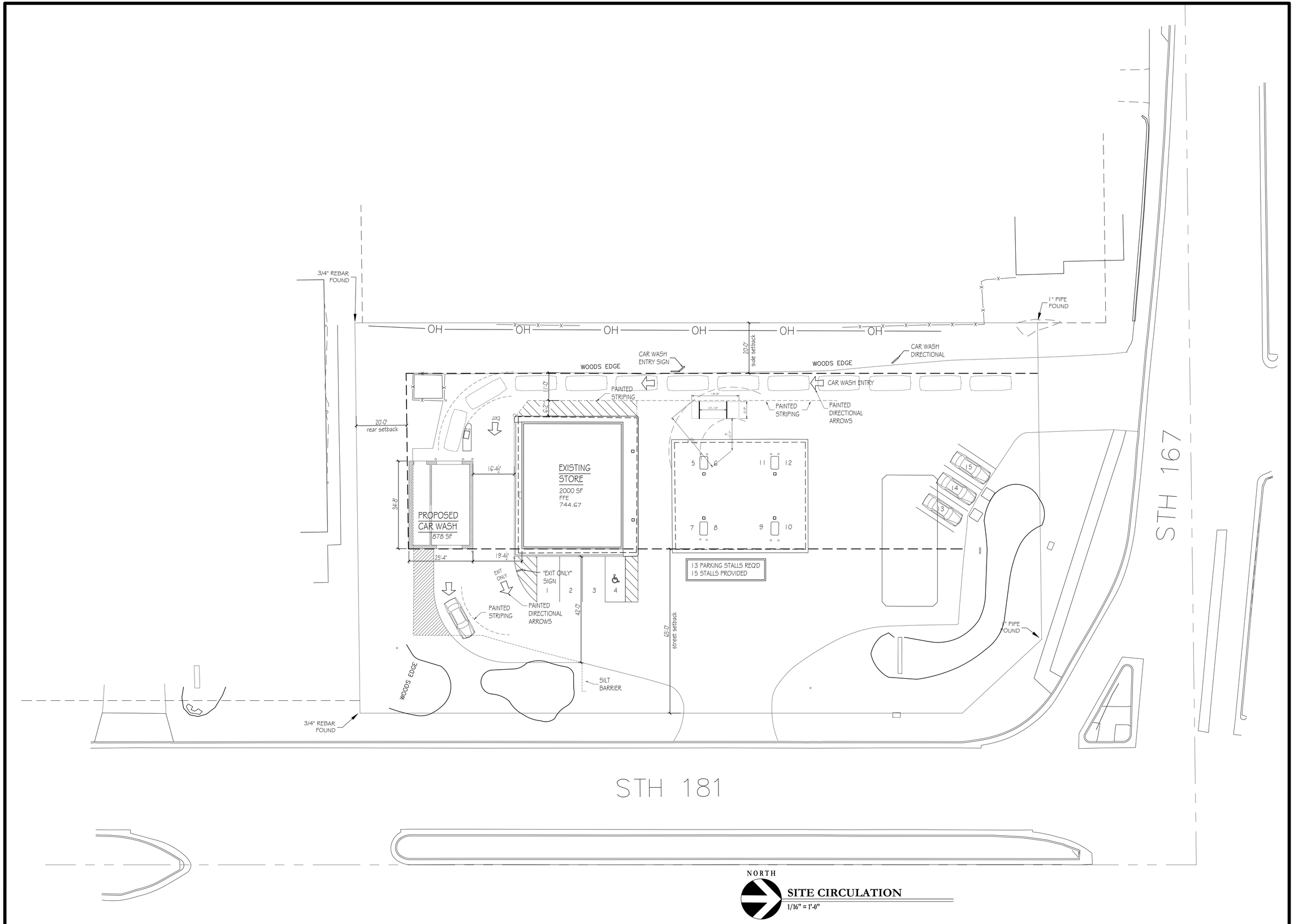
Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)



SITE CIRCULATION
1/16" = 1'-0"

REVISIONS

Rev.	Date	Description	By
1			

GERALD NELL INC.
W229 N1680 WESTWOOD DRIVE
WAUKESHA, WI 53186-1152
262-513-3750

CAR WASH BUILDING FOR ROETTGERS MOBIL
11155 WAUWATOSA ROAD
MEQUON, WISCONSIN

Drawn By	MF
Date	2-27-23
Scale	1/16" = 1'-0"
Job Number	
Sheet Name	CIRCULATION
Sheet Number	A1.3

SHEET OF TOTAL SHEETS

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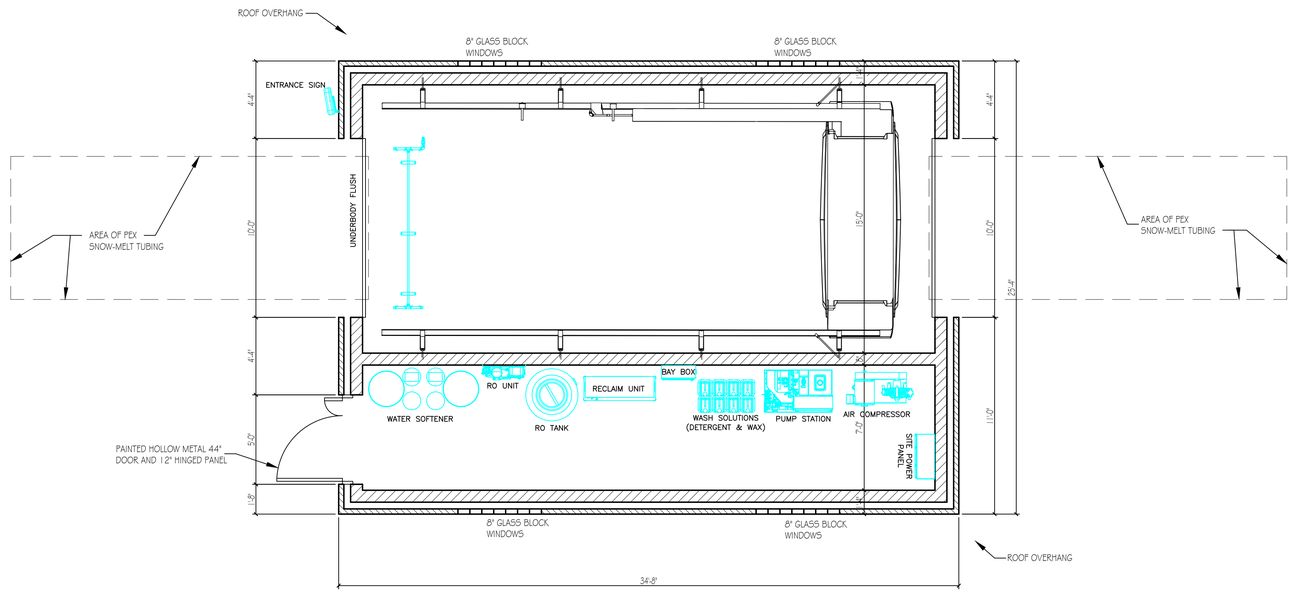
Attachment: Packet Docs, Mobil 04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)



NORTH

FLOOR PLAN

1/4" = 1'-0"

0 1' 2' 4' 8'

REVISIONS

Rev.	Date	Description	By

GERALD NELL INC.
W229 N1680 WESTWOOD DRIVE
WAUKESHA, WI 53186-1152
262-513-3750

CAR WASH BUILDING FOR ROETTGERS MOBIL
11155 WAUWATOSA ROAD
MEQUON, WISCONSIN

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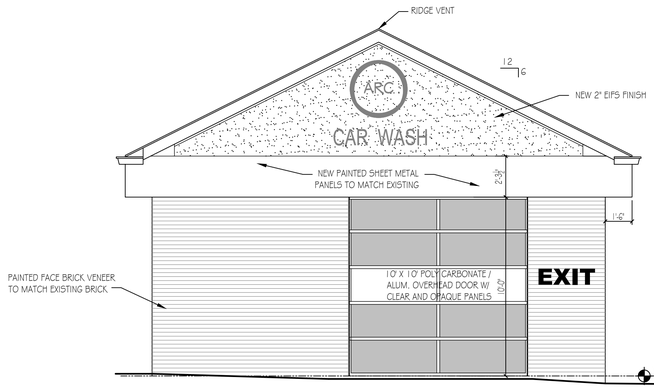
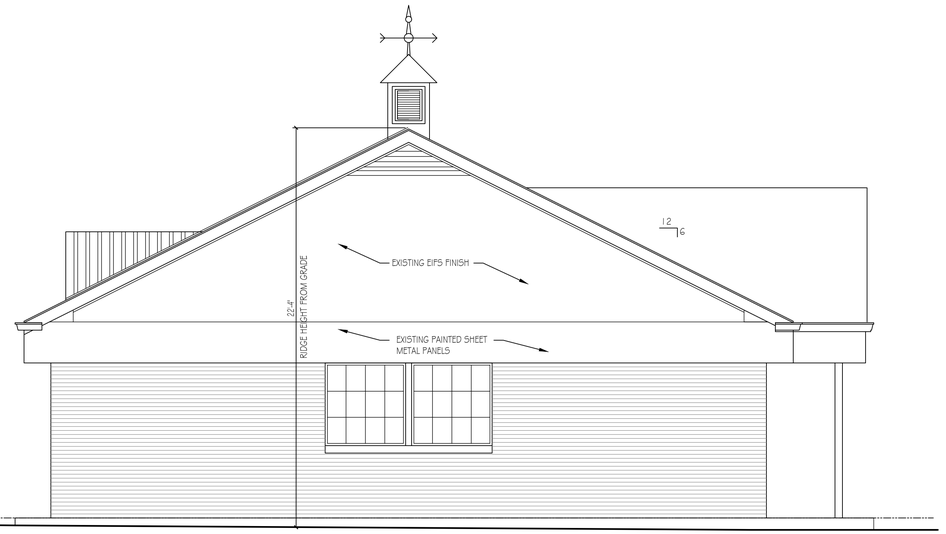
Drawn By	MF
Date	2-27-23
Scale	1/4" = 1'-0"
Job Number	
Sheet Name	FLOOR PLAN
Sheet Number	A2.3
SHEET OF TOTAL SHEETS	

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)



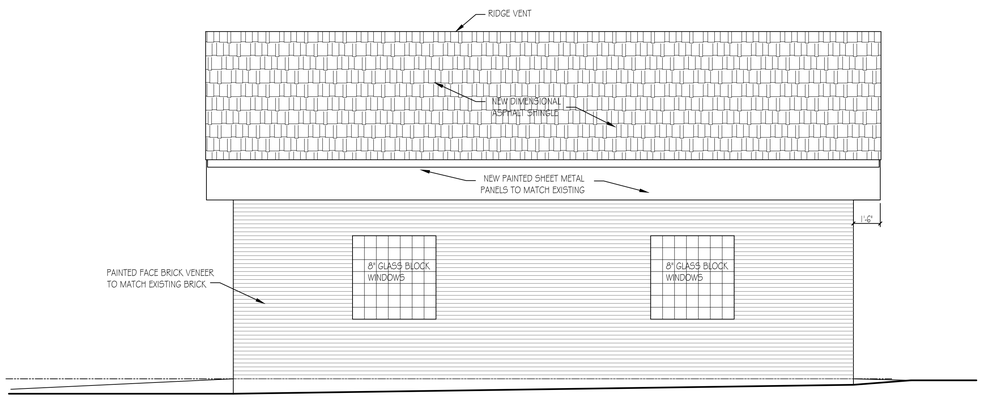
PROPOSED CAR WASH



EXISTING BUILDING

EAST ELEVATION

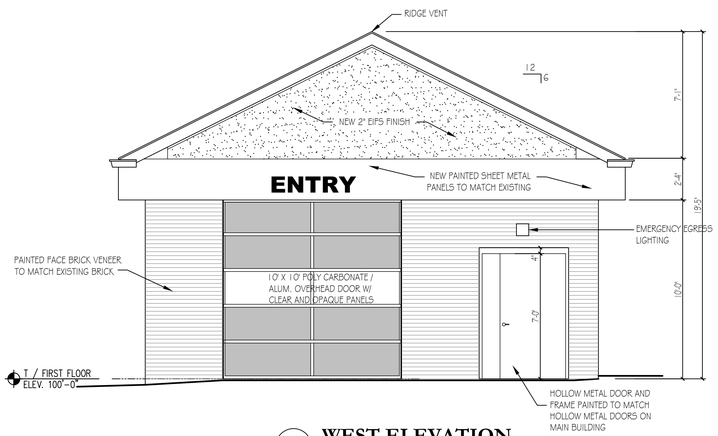
1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

SOUTH ELEVATION SIMILAR



WEST ELEVATION

1/4" = 1'-0"

REVISIONS

Rev.	Date	Description	By

GERALD NELL INC.
W229 N1680 WESTWOOD DRIVE
WAUKESHA, WI 53186-1152
262-513-3750

CAR WASH BUILDING FOR ROETTGERS MOBIL 11155 WAUWATOSA ROAD MEQUON, WISCONSIN

Drawn By	MF
Date	2-27-23
Scale	1/4" = 1'-0"
Job Number	
Sheet Name	EXTERIOR ELEVATIONS
Sheet Number	A4.1
SHEET OF TOTAL SHEETS	

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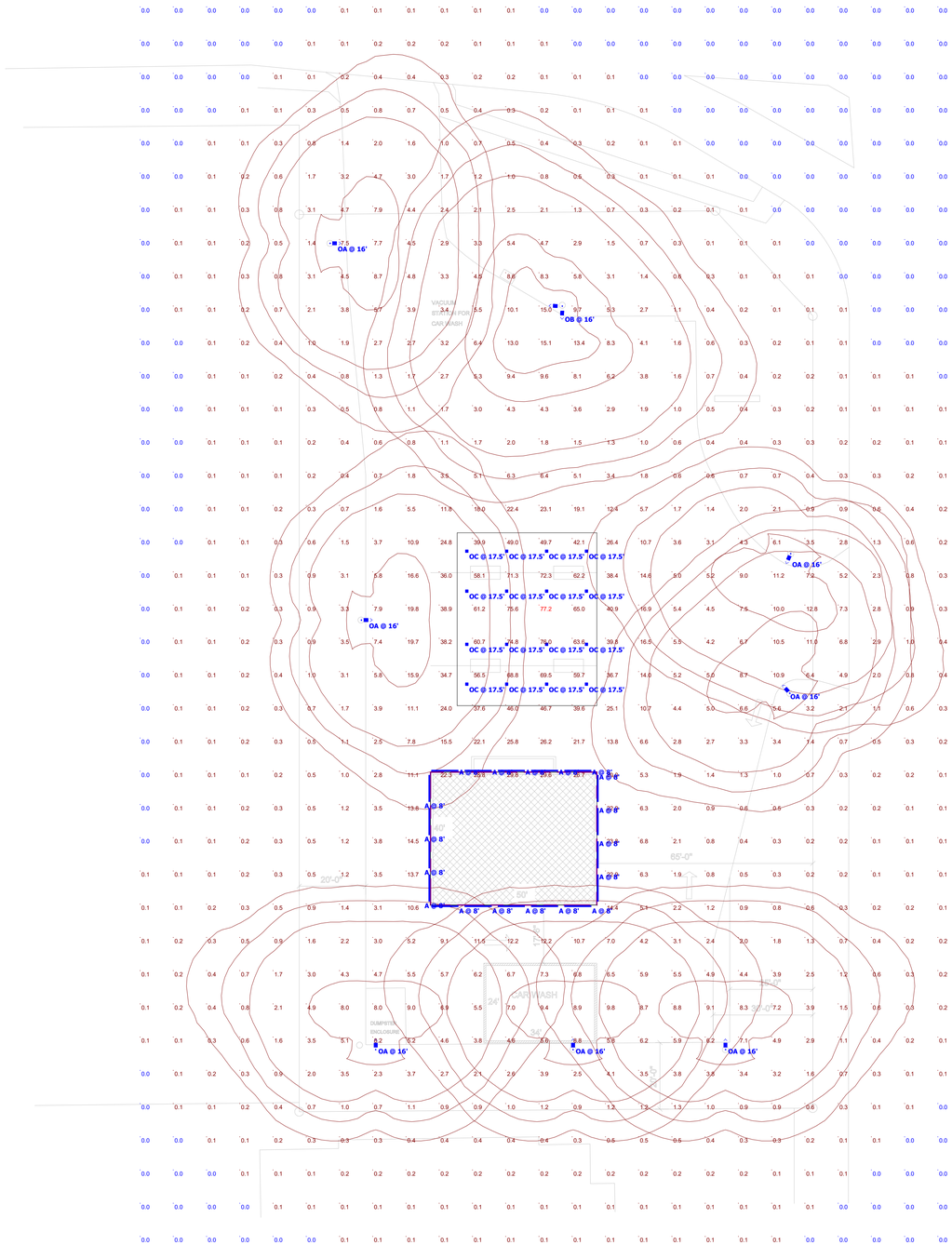
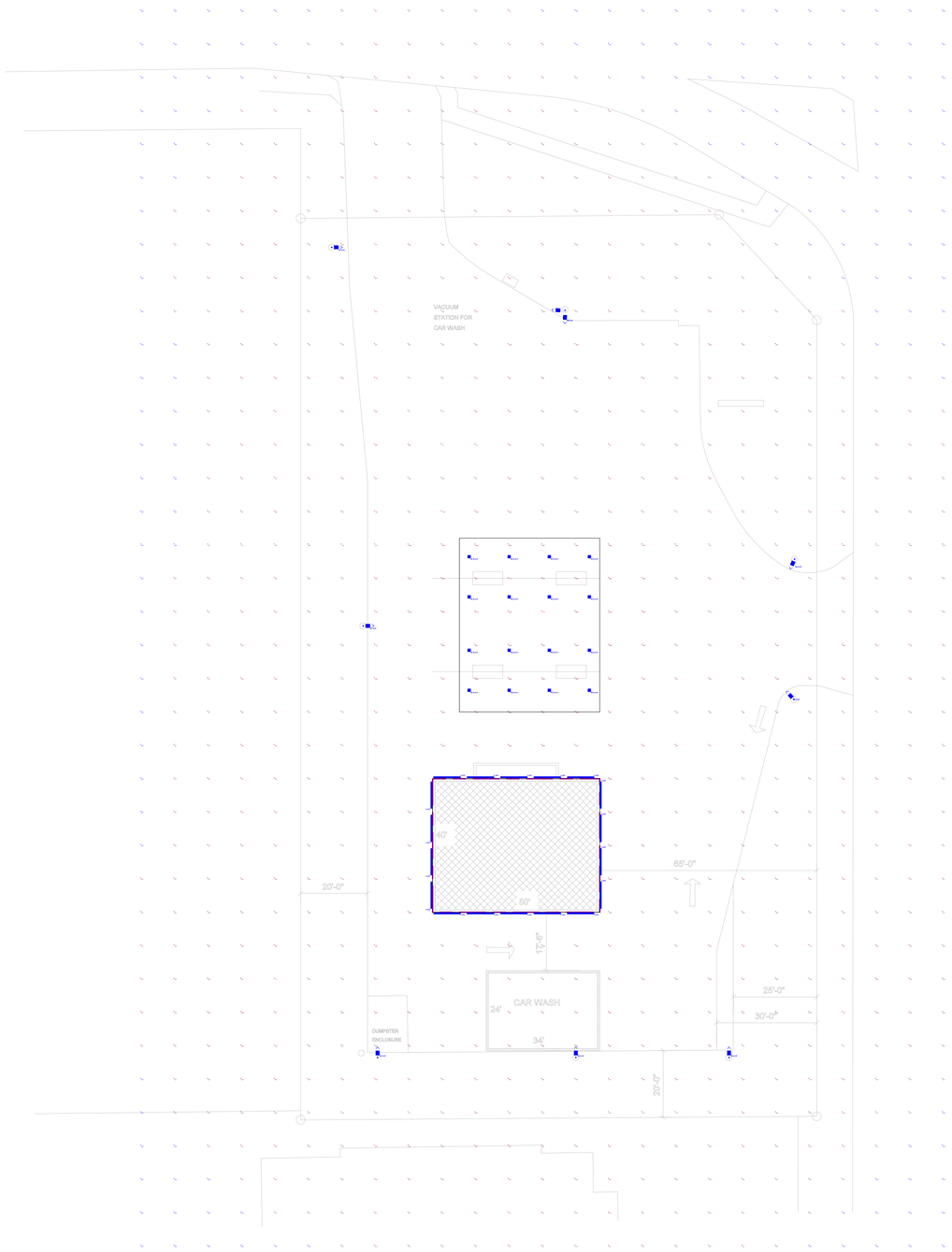

OA @ 16'
OB @ 16'
OC @ 17.5'
OA @ 16'
OA @ 16'
OA @ 16'
OA @ 16'
OA @ 16'
A @ 8'
A @ 8'
A @ 8

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	OA	7	Lithonia Lighting	ESX1 LED P2 50K R3	Contractor Select ESX LED Area Luminaire Size 1 P2 Lumen Package 5000K CCT Type R3 Distribution		1	ESX1_LED_P2_50K_R3.ies	14128	1	97.59
	OB	1	Lithonia Lighting	ESX1 LED P2 50K R3	Contractor Select ESX LED Area Luminaire Size 1 P2 Lumen Package 5000K CCT Type R3 Distribution		1	ESX1_LED_P2_50K_R3.ies	14128	1	195.18
	OC	16	CREE, INC.	CAN-304-PS-xx-06-E-UL-700-40K or BXCPxA06E-UD7 (700mA)	60 LED 700mA 4000K PETROLEUM SYMMETRIC 304 SERIES CANOPY	SIXTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	60	CAN-304-PS-___-06--E-UL-700-40K.IES	226	1	132.5
	A	18	COOPER LIGHTING SOLUTIONS - METALUX (FORMERLY EATON)	SSF-196T12HO	WHITE PAINTED FABRICATED METAL "STRIP" BALLAST HOUSING, OPEN BOTTOM.	ONE F96T12HO LAMP	1	SSF-296T8.IES	7950	1	124.9



Plan View
Scale - 1" = 20ft

CONSTRUCTION DATA

%%UAPPLICABLE CODES
BUILDING CODE: 2009 IBC WITH WISCONSIN MODIFICATIONS
ZONING CODE: --- ZONING CODE

%%USITE CRITERIA
ZONING DESIGNATION: ---

%%UBUILDING CRITERIA
BUILDING OCCUPANCY
- OCCUPANCY CLASSIFICATION: BUSINESS GROUP B, FACTORY GROUP F-1 AND STORAGE GROUP S-2
- INCIDENTAL USE AREAS: STORAGE 112 IS INCIDENTAL TO THE OFFICE AREA (GROUP B)
- ACCESSORY USE AREAS: OFFICE 110 IS ACCESSORY TO THE WAREHOUSE (GROUP S-1)
- PERCENTAGE OF TOTAL FLOOR AREA: 8%%%
- MOST RESTRICTIVE OCCUPANCY: FACTORY GROUP F-1
- REQUIRED OCCUPANCY SEPARATION: NONE (PER SECTION 508.3)

CONSTRUCTION TYPE: ---
NUMBER OF STORIES: ---
FIRE PROTECTION: PROVIDED PER NFPA 13 REQUIREMENTS
MAXIMUM BUILDING HEIGHT (PER IBC): ---
MAXIMUM ALLOWABLE AREA
- SPRINKLER INCREASE: Is = 3
- WEIGHTED AVERAGE OF WIDTHS: W = [(591 X 30) + (92 X 26)] / 883 = 29.3
- FRONTAGE INCREASE: If = (F/P - 0.25) W/30
= --- X ---
= ---
- TOTAL: Aa = At + [(As)(Is)] + [(Af)(If)]
= --- + --- + ---
= --- S.F.

BUILDING AREA
- EXISTING BUILDING: --- S.F.
- PROPOSED ADDITION: %%U--- S.F.
- TOTAL: --- S.F.

CLASSIFICATION OF WORK: ADDITION, ALTERATION-LEVEL 2

%%UZONING CRITERIA
GENERAL LOT INFORMATION
- LOT AREA: --- ACRES (--- S.F.)
- AREA DISTURBED BY CONSTRUCTION: --- ACRES (--- S.F.)
- AREA OF NEW IMPERVIOUS SURFACE: --- ACRES (--- S.F.)

BUILDING / PARKING SETBACKS
- STREET YARD: --- / ---
- SIDE YARD: --- / ---
- REAR YARD: --- / ---

MAXIMUM BUILDING HEIGHT: --- / ---
LOT COVERAGE %%UACTUAL %%UREQUIRED
- BUILDING FOOTPRINT
  EXISTING BUILDING: --- S.F.
  PROPOSED ADDITION: %%U--- S.F.
  TOTAL: --- S.F. ---%%% 70%%% MAX.
- HARD SURFACE AREA
  EXISTING PAVING: --- S.F.
  PROPOSED PAVING: %%U--- S.F.
  TOTAL: --- S.F. ---%%%
- GREEN SPACE AREA: --- S.F. ---%%% 15%%% MIN.

PARKING
- PARKING REQUIRED
  1 SPACE FOR EACH EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES
  --- EMPLOYEES = --- PARKING STALLS REQUIRED
- PARKING PROVIDED
  STANDARD PARKING STALLS: --- STALLS
  HANDICAPPED STALLS: %%U--- STALLS
  TOTAL: --- STALLS

C STORE MEQUON
SITE LIGHTING PLAN

Designer	
Date	12/12/2022
Scale	Not to Scale
Drawing No.	
Summary	

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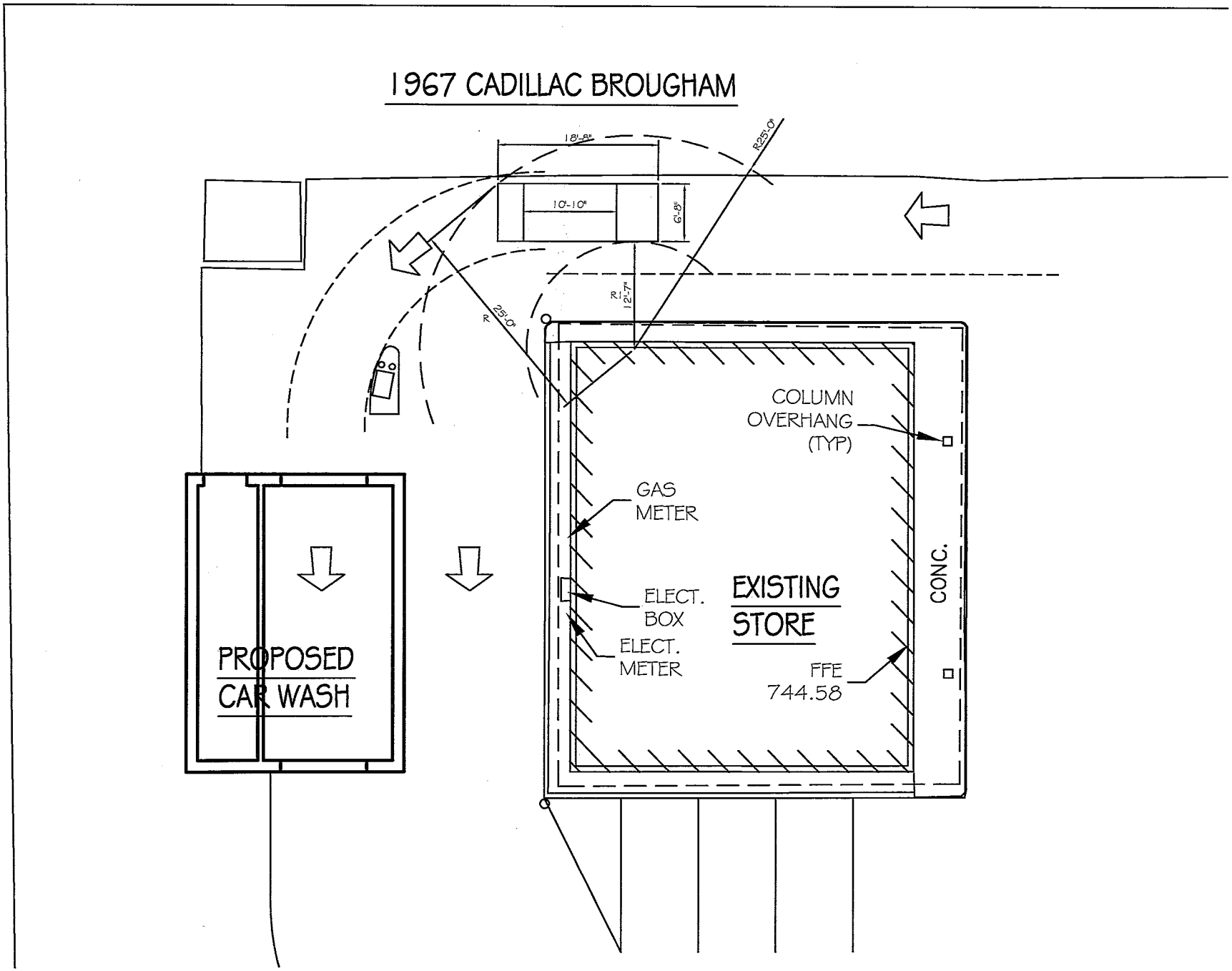

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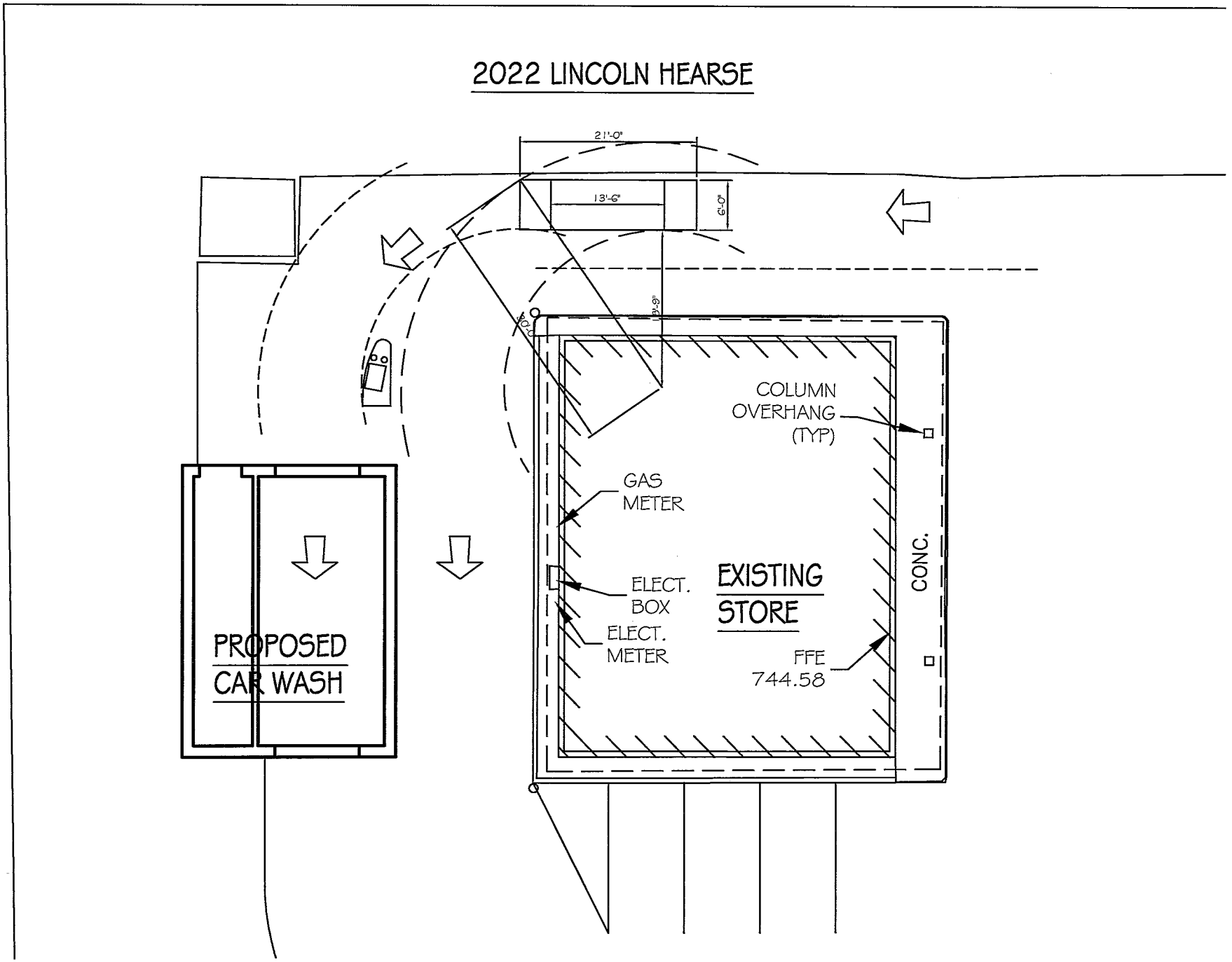

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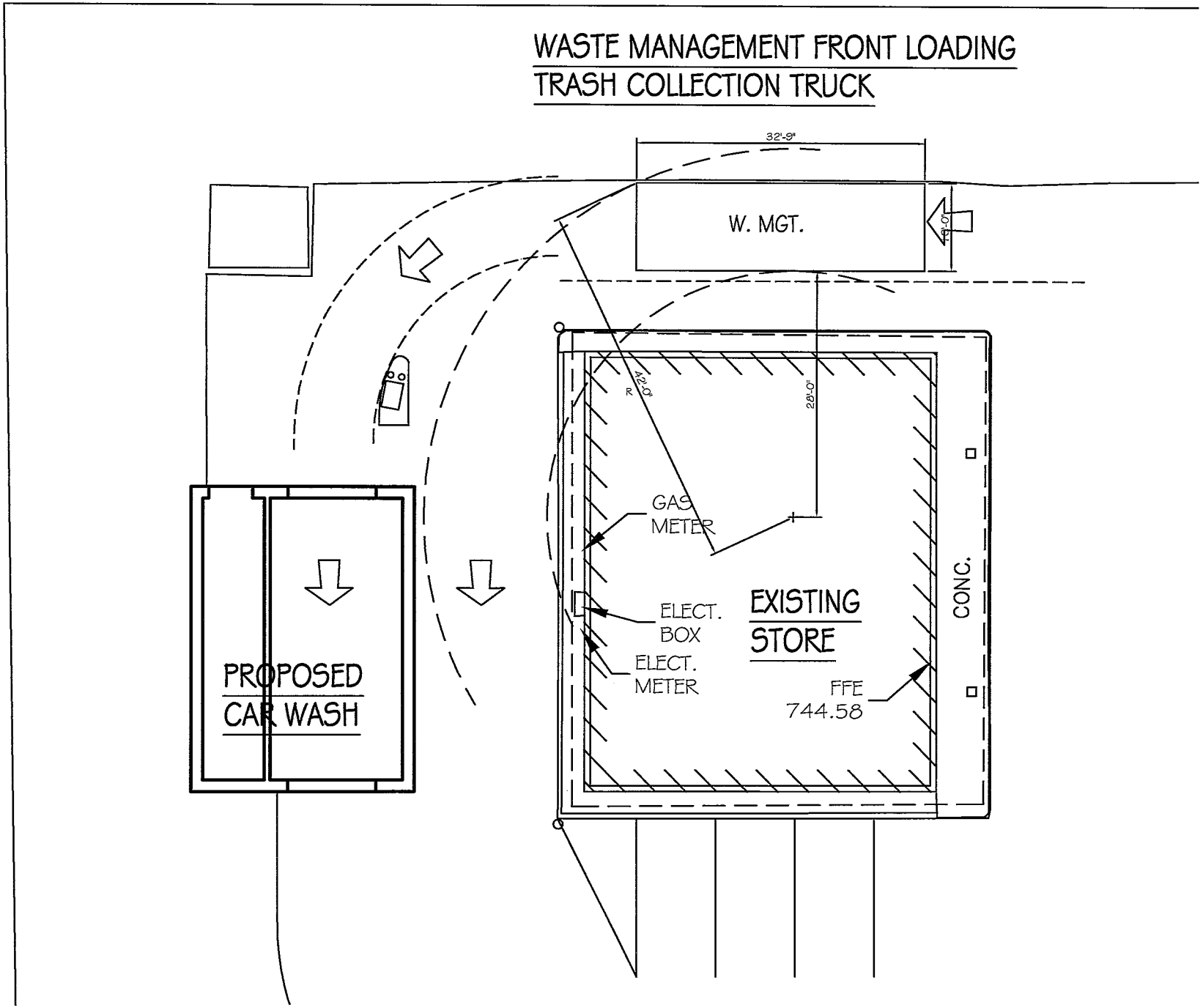

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EXISTING ASPHALT PAVEMENT

EXISTING ASHPALT PAVEMENT

PROPOSED CAR WASH 878 SF

EXISTING STORE 2000 SF

shrubs

CONC.

shrubs

CONCRETE PAVEMENT

25,850 sf impervious surface / 41,246 sf total lot area (per survey) = 62.67 % impervious area or 37.33% green space

EXISTING ASPHALT PAVEMENT

GREEN SPACE PLAN

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Excerpt from City of Mequon Municipal Code & Accompanying Responses for Roettger's Mobil
Current Proposed Landscape Plan, (dated 4-12-23)

Prepared by Corey Nelson, ASLA
Nelson Landscape Incorporated

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 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.

Current Proposed Landscape Plan, (dated 4-12-23)
Street trees have been provided/proposed along both existing roadway frontages at the approximate spacing of 1 tree per 30 feet.

(b)

Retention of existing trees. See tree preservation regulations in Chapter 84 and the City of Mequon Policy Manual for Tree Protection and Preservation.

Existing Vegetation that is in good condition along south and west property lines shall be preserved. All existing vegetation shall be cleaned/pruned with dead materials and/or all debris removed. Existing Arborvitae Hedge along west side of property is in good condition and should be preserved.

(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 and open space board approval if the landscaping is to be located within a public park or preserve.

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Existing evergreen hedges/landscape area along building foundation to remain. Additional parking lot island landscape area has been added by proposed vacuums and at the southeast corner of the building to increase interior parking lot area landscape

(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.

Additional shade trees were added along the edge of the parking lot where possible, taking into account snowplowing considerations and site limitations. Species have been changed from ornamental sized trees to full size shade trees to provide additional parking lot shading

(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.

Between the use of existing landscape that is in good condition and new proposed landscape planting in any void spaces between existing landscape plantings, sufficient screening is provided along the west and south property lines from adjacent properties.

(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.

The existing landscaping areas along road frontages is showing new proposed landscaping with a combination of materials to ornament the site as well as continuous, suitable screening for all parking/driveway areas

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

(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.

A consistent/continuous landscape hedgerow is proposed/shown directly adjacent to the parking and driveway areas along both public road frontages. Hedge shall be a minimum of two feet in height at the time of planting. Hedgerow is a mix of evergreen and deciduous plants for year-round interest

(5)

Dumpsters shall be located and screened in accordance with city approval.

New landscaping/screening is shown/proposed around the existing dumpster enclosure

(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.

The above requirement has been met/exceeded with the currently proposed new landscape plantings

(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.

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(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.

Proposed plan has been prepared by Corey Nelson, Registered Landscape Architect, WI #866-14

(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.

Landscape shall be installed by Nelson Landscape Inc., a well respected company of over 64 years in business, specializing in design/build landscape construction. Landscape shall be installed in a sound workmanship manner, etc. with quality materials as stated above.

(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

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

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 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 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; Ord. No. 2017-1506, §§ IV, V, 10-10-2017; Ord. No. 2018-1520, § I, 8-15-2018)

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EXISTING JUNIPER SHRUB(S) (TO REMAIN), REMOVE DEAD VEGETATION
WATER WELL
WOODS EDGE
WOODS EDGE
1 AUTUMN BLAZE FREEMAN MAPLE
3 TECHNY ARBORVITAE
2 IROQUOIS BEAUTY BLACK BERRIED ARONIA
EXISTING JUNIPER SHRUB(S) (TO REMAIN)
EXISTING ARBORVITAE (TO REMAIN)
EXISTING ARBORVITAE (TO REMAIN)
EXISTING ALATUS (REMOVE)
EXISTING JUNIPER SHRUB(S) (REMOVE)
EXISTING TREELINE/BRUSH LINE BOUNDARY
7 RALPH SENIOR (AUTUMN JAZZ©) ARROWWOOD VIBURNUM
3 TECHNY ARBORVITAE
VERIFY FINAL STREET TREE LOCATIONS AND SPECIES W/ CITY FORESTER PRIOR TO INSTALLATION
1 COMMON HACKBERRY
EXISTING ARBORVITAE (TO REMAIN), REMOVE DEAD VEGETATION
TRENCH DRAIN
744.75
744.4
FFE=744.83
EXISTING JUNIPER HEDGE(S) TO REMAIN
4 GREEN GIANT ARBORVITAE
PROPOSED CAR WASH
878 SF
EXISTING STORE
2000 SF
FFE
744.67
744.1
1 AUTUMN BLAZE FREEMAN MAPLE
EXISTING DECIDUOUS TREE, 8", TO REMAIN
9 KELSEYS DOGWOOD
5 GRO-LOW FRAGRANT SUMAC
VERIFY FINAL STREET TREE LOCATIONS AND SPECIES W/ CITY FORESTER PRIOR TO INSTALLATION
12 CHICAGO APACHE DAYLILY
6 MEDORA COLORADO RED CEDAR
EXISTING JUNIPER SHRUB(S) (REMOVE)
5 KALLAY'S COMPACT PFITZER JUNIPER
6 WALKERS LOW CATMINT
VAULT
RESTORE DISTURBED TURF AREAS FROM NEW CAR WASH CONSTRUCTION
3 RALPH SENIOR (AUTUMN JAZZ©) ARROWWOOD VIBURNUM
EXISTING JUNIPER HEDGE(S) TO REMAIN
1 CLEVELAND SELECT CALLERY PEAR
3 GRO-LOW FRAGRANT SUMAC
EXISTING POTENTILLA TO REMAIN
2 PROSPECTOR ELM
8 KELSEYS DOGWOOD
4 KALLAY'S COMPACT PFITZER JUNIPER
6 KELSEYS DOGWOOD
TRANSPLANTED DAYLILY
5 SNOWMOUND NIPPON SPIREA
TRANSPLANTED DAYLILY
EXISTING SPIREA TO REMAIN
EXISTING SEDUM TO REMAIN
EXISTING DAYLILY TO REMAIN
5 KELSEYS DOGWOOD
6 CHICAGO APACHE DAYLILY
1 KALLAY'S COMPACT PFITZER JUNIPER
EXISTING POTENTILLA TO REMAIN, TRANSPLANT EXISTING
EXISTING TREELINE/BRUSH LINE BOUNDARY, REMOVE DEAD VEGETATION
TRENCH DRAIN
EXISTING JUNIPER SHRUB(S) (REMOVE)
EXISTING PINE, 7' TO REMAIN
1 AUTUMN BLAZE FREEMAN MAPLE
EXISTING PINE, 13' TO REMAIN
EXISTING JUNIPER SHRUB(S) (REMOVE)
5 KALLAY'S COMPACT PFITZER JUNIPER
7 KELSEYS DOGWOOD
6 KALLAY'S COMPACT PFITZER JUNIPER
EXISTING JUNIPER SHRUB(S) (REMOVE)
8 KELSEYS DOGWOOD
6 WALKERS LOW CATMINT
1 AUTUMN BLAZE FREEMAN MAPLE
12 CHICAGO APACHE DAYLILY
12 CHICAGO APACHE DAYLILY
FLOWERING CRAB, 6", (REMOVE)
FLOWERING CRAB, 6", TO REMAIN
3 COMMON HACKBERRY
VERIFY FINAL STREET TREE LOCATIONS AND SPECIES W/ CITY FORESTER PRIOR TO INSTALLATION
2 PROSPECTOR ELM
VERIFY FINAL STREET TREE LOCATIONS AND SPECIES W/ CITY FORESTER PRIOR TO INSTALLATION
VAULT

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Nelson Landscape Incorporated

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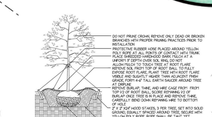
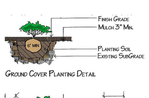
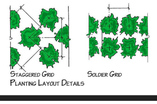
This plan is subject to final on-site conditions and may be modified to account for unforseen obstacles, other changes, or site modifications that were not made known at the time of preparation dated on this plan.

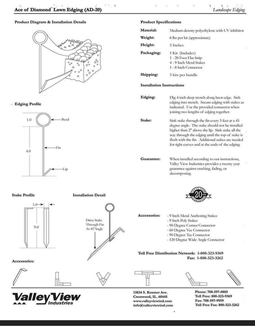
Prepared by Corey Nelson, ASLA

NELSON LANDSCAPE INC.
Post Office Box 823
Waukesha, WI 53187-0823
262-549-6111
262-549-9229
www.nelsonlandscape.com









PLANTING NOTES:

1 CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES PRIOR TO COMMENCING ANY WORK ON-SITE. WI STATE STATUTE 182.0175 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGER'S HOTLINE AT 1-800-242-8511.

2 SUPPLY AND INSTALL ALL WISCONSIN GROWN NURSERY STOCK. GUARANTEE ALL STOCK FOR A PERIOD OF ONE YEAR. ALL PLANTING MATERIAL IS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK: ANSI Z60.1-2004. ALL PLANT MATERIAL IS TO BE PLANTED IMMEDIATELY AFTER ARRIVAL AND UNLOADING ON SITE. PLANT TYPES, SIZES, AND QUANTITIES ARE ACCORDING TO THE PROPOSED PLANS. ANY DISCREPANCIES ARE PRESENT BETWEEN PLANT LEGEND AND GRAPHIC DEPICTION, GRAPHICALLY DEPICTED QUANTITIES SHALL HOLD PRECEDENCE.

3 ACTUAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO FINAL SITE LAYOUT AND CONDITIONS AND MAY BE ADJUSTED ACCORDINGLY.

4 GUY AND STAKE ALL LARGE TREES AND EVERGREENS.

5 ALL PLANTS ARE TO BE BACKFILLED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL BLEND AND IS TO BE FREE OF ROOTS, ROCKS LARGER THAN 1" IN DIAMETER, SUBSOIL DEBRIS, AND WEEDS.

6 CROWN AND REMOVE THE TOP BURLAP AND TWINE OR STRING FROM ALL BALLED AND BURLAPPED PLANTS AND SET ALL PLANTS AT FINISHED GRADE.

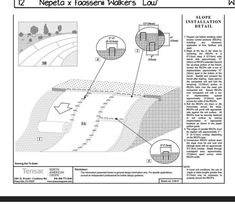
7 SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS, AND 1-1 1/2" IN ALL PERENNIAL BEDS. TREAT ALL AREAS WITH A PRE-EMERGENT HERBICIDE GRANULAR FORM TREFLAN OR APPROVED EQUAL FOLLOWING ALL MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS PRIOR TO PLACING

8 SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD MULCH 1' PAST THE DRIP LINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TRUNK OF TREE.

9 SUPPLY AND INSTALL BLACK VINYL EDGING "ACE OF DIAMOND" MANUFACTURED BY VALLEYVIEW INDUSTRIES OR APPROVED EQUAL IN ALL PLANTING BEDS THAT ADJOIN TURF AREAS ACCORDING TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

10 ALL TURF AREAS ARE TO BE FINE-GRADED. ALL TURF AREAS ARE TO BE SEEDED, AREAS ARE TO BE SOWN AT THE MANUFACTURER'S RECOMMENDED RATES AND COVERED WITH A CLEAN OAT STRAW. TURF AREAS ARE TO BE SOWN WITH NELSON LANDSCAPE'S CUSTOM BLENDED SEED FOR LAWNS AND IS TO BE APPLIED AT THE RECOMMENDED RATE, A STARTER FERTILIZER APPLIED, AND COVERED WITH A CLEAN OAT STRAW. ANY AREAS WHERE POTENTIAL EROSION EXISTS DUE TO WIND OR WATER OR OTHER MEANS INCLUDING ALL SLOPES OF 3:1 OR GREATER SHALL BE COVERED WITH STRAW EROSION CONTROL BLANKETS MANUFACTURED BY NORTH AMERICAN GREEN, INSTALLED TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

Qty	Botanical Name	Common Name	Size/Condition
Trees			
4	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE FREEMAN MAPLE	3"/b. b.
4	Celtis occidentalis	COMMON HACKBERRY	3"/b. b.
6	Juniperus scopulorum 'Medord'	MEDORA COLORADO RED CEDAR	5'/b. b.
1	Pyrus calleryana 'Cleveland Select'	CLEVELAND SELECT CALLERY PEAR	3"/b. b.
6	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	5'/b. b.
4	Thuja plicata 'Green Giant'	GREEN GIANT ARBORVITAE	6'/b. b.
4	Ulmus wilsoniana 'Prospector'	PROSPECTOR ELM	3"/b. b.
Shrubs			
2	Aronia melanocarpa 'Morton'	IROQUOIS BEAUTY BLACK BERRIED ARONIA	24"/cont.
35	Cornus stolonifera 'Kelseyi'	KELSEY'S DOGWOOD	24"/cont.
14	Juniperus x pfitzeriana 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER	24"/cont.
8	Rhus aromatica 'Gro-low'	GRO-LOW FRAGRANT SUMAC	18"/cont.
5	Spiraea nipponica 'Snowmound'	SNOWMOUND NIPPON SPIREA	24"/cont.
10	Viburnum dentatum 'Ralph Senior (Autumn Jazz©)'	RALPH SENIOR (AUTUMN JAZZ©) ARROWWOOD VIBURNUM	3'/b. b.
Perennials and Annuals			
36	Hemerocallis 'Chicago Apache'	CHICAGO APACHE DAYLILY	#1 cont.
12	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	#1 cont.



DIGGERS HOTLINE
TRACKER
Know what's below. Call before you dig.
WI STATE STATUTE 182.0175 (1)(a) REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-8511

N
NORTH
SCALE IN FEET
0 10 20

LANDSCAPE PLAN

Rev.	Date	Description	By
	1-12-23		c.j.n.
	3-03-23		c.j.n.
	3-24-23		c.j.n.
	4-12-23		c.j.n.
	4-14-23		c.j.n.
	4-14-23b		c.j.n.

GERALD NELL INC.
W229 N1680 WESTWOOD DRIVE
WAUKESHA, WI 53186-1152
262-513-3750

ROETTGERS GAS STATION
11155 N. WAUWATOSA RD.
MEQUON, WI

Drawn By: c.j.n.
Date: 1-09-23
Scale: 1"=20'-0"
Job Number:
Sheet Name: LANDSCAPE PLAN
Sheet Number: L1.1
SHEET OF TOTAL SHEETS

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Attachment: Packet Docs. Mobil 04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Neil, Inc. for Roettgers Company)

Option 1 -> Air Vac with Canopy

Color: Property/Building Colors (grey) with a blue awning

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Option 2 -> Air Vac with No Canopy

Color: Property/Building Colors (Grey)

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Air Vac Trash Receptacles:

Color: Grey

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Car Overhead Entrance/Exit:

*See Airlift Doors PDF for additional details of polycarbonate door

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Car Wash Block Windows:

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Car Wash Equipment Room Door:

Color: Closest match to building color

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Car Wash Kiosk (Payment Terminal):

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

Car Wash Menu Board:

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

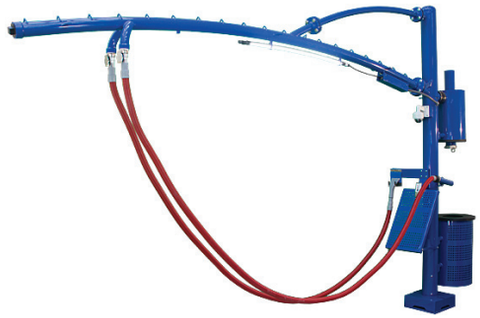
VACUTECH

VACUUM DELIVERY ARCH

A VACUTECH ORIGINAL

Appealing appearance. Ultra convenient customer experience.

Stainless Palm Arch



Palm Arch**

Umbrella Arch**

Underground Arch* **

** Not available with overhead piping.*
*** Powder coated steel finish.*

- **Attract customers with a unique, custom look for your car wash**
- **Perfectly positions the vacuum hose for customer convenience**
- **Full line of accessories available including:**
  - Trash receptacles, mat racks, LED lighting, canopies, and more
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Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

the staff report with 130 required stalls and the proposed plan showing 197 parking stalls, including nine ADA compliant stalls. Staff has concerns about the turning radius of the pick-up/drop-off area drive and the potential to create excessive queuing into the main drive lane given the relatively short driveway distance.

Planner Miller explained that a lighting plan was submitted but it is missing several items needed for staff to evaluate but staff will work with the applicant on these items. The landscape plan submitted was reviewed by the landscape consultant and based on his review, staff recommends the listed plant schedule quantities need to be updated to what is shown on the plan and that the plan meet the street tree requirements.

Staff recommends approval subject to the conditions listed in the staff report.

There was discussion from the Commission and the school principal about the car line formation, queuing and number of parents picking up students. The onsite well was discussed and whether a new one would be required.

Motion
Commissioner Goldberger made a motion to approve per staff recommendations.
Commissioner Gentges seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Joe Goldberger, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Nerbun, Bach, Barnes, Gentges, Goldberger, Parrish, Stoker
ABSENT:	Choren, Hawley, Lemke, J. Schaefer, R. Schaefer

f) Gerald Nell, Inc. for Roettgers Company. The applicant is seeking a consultation to allow for a car wash to be added to an existing gas station for the property located at 11155 N. Wauwatosa Road (Mobil).

Asst. Dir. Zader stated that this request is for a consultation for the existing gas station to add a car wash. This is a B-1 zoned property and gas stations are not permitted in the B-1, which makes this property a non-conforming use. There is a section in the code that allows for the expansion of a non-conforming use; under an exempted use. It is similar to a conditional use grant.

The car wash would be located in the back of the property and would be relatively small with only one bay. It is a very tight site and the proposed plan would allow for the queuing of 5 vehicles with a sharp turn to pull out. Some parking from the back of the property would be relocated to the front. The code requires 15 parking stalls for the C-store and the pump aisles are included in the parking count.

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

The applicant wanted a consultation before submitting a formal plan for feedback from the Commission on whether this proposal would be a desired use for the community. There are many improvements on site that would be required, such as:

- Landscaping
- Additional lighting
- Better striping
- Relocation of the parking in the front.

Asst. Dir. Zader commented that this property has been a gas station for a while and will most likely not change or be redeveloped. The Commission needs to decide if a more intense use with the car wash is acceptable or if it should remain status quo.

The applicant commented that all the equipment will be located inside the building. They also added that there will be one vacuum lane and that a vacuum already exists on site.

The feedback from the Commission was supportive of the car wash being added. There was some concern about queuing and blocking the entranceways, a suggestion of additional signage was made. A decibel reading was also suggested.

g) Lakeside Development of Mequon, LLC. The applicant is seeking development agreement amendment regarding the installation of sidewalks for the property located immediately east of 11050 N. Weston Drive (Residence at Foxtown).

Asst. Eng. McCraw stated that this is a request for development agreement ("DA") amendment regarding the installation of the sidewalks at the Residence at Foxtown. The language suggested by the applicant was to eliminate the requirement currently in the DA that requires a block-wide basis rather than piece by piece sidewalk installation. This request was made by the applicant back in February and March of 2021 and at that time staff and the Commission agreed to allow sidewalk installation after final plat which is not the normal process. Due to the uniqueness of the proximity of the homes and the manner in which they are being installed, staff and the Commission allowed for the installation of the sidewalks after final plat if it was installed on a block-by-block basis. He explained that this would help avoid hazards as well as different aged concrete with different appearances over time.

Asst. Eng. McCraw stated that the sidewalk has been installed in sections which is a violation of the DA. Additionally the City Water staff has communicated that many of the curb stop water shut offs for each of the buildings have possibly been damaged during construction. Staff is working to determine if all the shut offs need to be replaced or just some of them. This would have a negative impact on the sidewalks that have already been poured. Staff recommends denial of the proposed language from the applicant.

Asst. Dir. Zader showed the site plan and explained what sidewalks have been poured and the current conditions, including some discoloration of different sections of the sidewalk. He explained that the Commission needs to decide whether to amend the DA to allow for the piece-by-piece installation or what should be done with the non-conforming existing pours.

Attachment: Packet Docs_Mobil_04.24.23 (8371 : Gerald Nell, Inc. for Roettgers Company)

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: **MIKE GIES, PARKS AND FORESTRY SUPERINTENDENT**

DATE: **April 24, 2023**

SUBJECT: **Charles Wood. The applicant is seeking specimen tree removal approval to allow for three (3) specimen trees to be removed for the property located at 13480 N. Lakewood Drive.**

Applicant:	Charles Wood
Status of Applicant:	Property Owner
Requested:	Specimen Tree Removal
Existing Zoning:	R-2 (Rural Residential)
Lot size:	1.68 acres
Location:	5909 W. Mequon Road
Tax Key Number:	#15-083-00-060.00
District:	#5

Background:
The applicant is seeking approval for the removal of (7) specimen trees located within the footprint of the proposed home at 13480 N. Lakewood Drive. The specimen trees requested for removal are White Pines that remain in good condition, with each of them showing no signs of decline, and structure of each tree free of defect, decay, or abnormalities that would lead to concerns of the longevity of each specimen.

Multiple White Pines within this grouping are considered “undersized” in the specimen tree list documented within the Mequon Tree Protection and Preservation Manual. The standard specimen DBH for White Pines is 12”. *However*, as stated in Section 6c of the Manual, “Specimen tree stands shall be identified as a contiguous grouping of trees which contain 25% specimen trees, and which have been determined to be of high value based upon the following criteria:

1. A relatively mature native stand which is in the process of regeneration.
2. A stand with a diversity of native species of a rare or unusual nature.
3. A stand with exceptional aesthetic quality.

The Forestry Department has determined that these native stands of White Pine fall within that criterion.

Proposed Removal:
- 7” White Pine
- 9” White Pine
- 9” White Pine

- 12” White Pine
- 15” White Pine
- 15” White Pine
- 16” White Pine

=83 caliper inches

(Specimen White Pines recommended for removal due to constraints of lot due to setbacks, wetland delineations, and to preserve greater numbers of specimen trees on lot.)

Analysis:

The restrictive nature of this lot due to wetland setbacks to the east of proposed home, property line setbacks to the north and south of proposed home, and surrounding specimen trees to the southeast of proposed home and surrounding proposed drive, removal of native stand of (7) White Pines would have to occur to accommodate home. The White Pines are within the footprint of the proposed home. It is to be noted that considerable effort to preserve other specimen trees on site was made by developer in form of moving home west, swapping mound for holding tank, and placing proposed drive-in recommended location.

The removal of the native stand of Specimen White Pines would need consideration for removal because of their location relative to proposed home, and the multitude of home placement constraints due to lot characteristics. **(Figure A)**

Recommendation:

The Forestry department recommends approval of the request to remove the native stand of White Pines due to limited options for adjustment without impacting additional specimen trees on site and adhere to wetland and property line setbacks. Should the Planning Commission approve the removal of the native stand of White Pines, the applicant would be responsible for replacing 75% of caliper inches lost. The total amount of caliper inches lost is 83 (see proposed removal subheading). This would equal 62.25” of replacement trees, which equates to approximately 32 native trees at 2” caliper. In lieu of planting, the owner could donate $6,225.00 to the Mequon Tree Fund, which would be used for urban forestry projects. Whether the owner decides to replant or not, the money would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the forestry department.

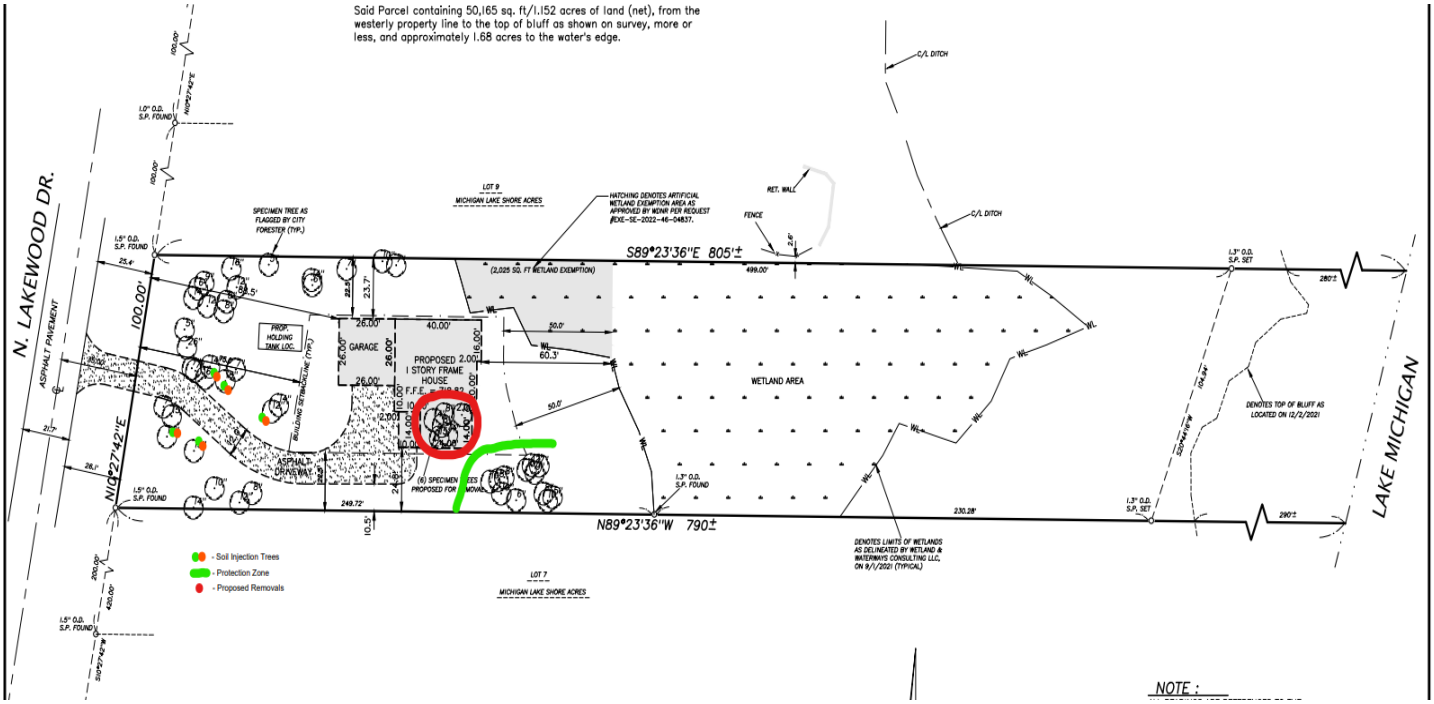
Tree Protection Requirement:

The following is required prior to any site cleaning or construction activity to preserve the other specimen trees:

To protect and preserve the trees identified on the landscape plan or by the Planning Commission, the owner/developer/contractor shall install snow fencing no closer than 3’ outside the dripline of the tree. It shall be the responsibility of the owner/developer/contractor to maintain fencing. Additionally, signs shall be posted saying Tree Protection Zone. These zones will be inspected by the City Forester prior to any construction. The Forestry Department will require protection zones around the remaining native stand to the southeast of the proposed home. The protection zone must be at least 16 feet around the westernmost marked White Pine within the stand. Trees marked around drive will also require protection zones. Staff recognizes the restrictiveness of lot, and that single access point will deem keeping equipment off of root plates of the White Pines will be difficult and proximity of machinery to specimen trees will be closer than recommended. Because of this constraint, Staff recommends soil and root injection to

specimen trees from a local tree care specialist. Injection will help tree's roots rebound from compaction and will bolster trees resilience to construction damages. Staff would be available to work with the applicant and assist in this process.

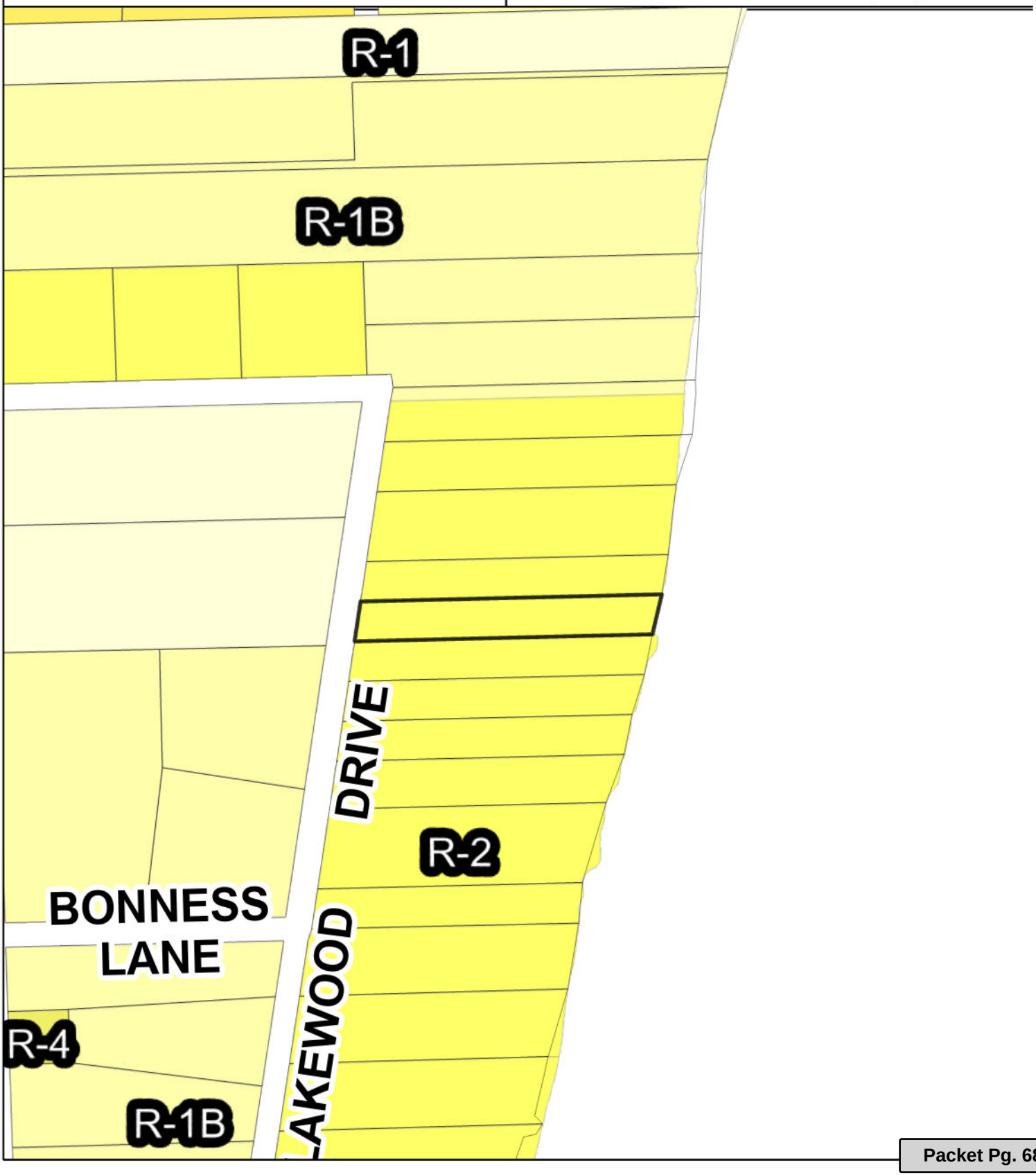
Protection zones are illustrated in the figure below **(Figure A).**



Attachments:
Map (PDF)
Tree Inventory(PDF)
Dept of Army Letter (PDF)
Delineation Letter (PDF)

CHARLES WOOD - SPECIMEN TREE REMOVAL

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



Attachment: Map (8380 : Charles Wood)

13480 Lakewood Drive Inventory

13480 Lakewood Drive contains many specimen trees, mostly Eastern White Pine. However, there should be ample room to fit a drive in through the center of the lot (where there is existing pink flagging ribbon) and place a home near the center point of the lot to minimize damage to specimen trees. Most of the specimens are located near the front of the lot (west side), west of the wetland delineation. There are also pockets of them around the lot, as well as a small grouping near the northeast corner of the lot by the bluff, on the eastern side of the wetland.

The specimen trees are identified with green flagging ribbon. There are certain trees that meet specimen requirements but are not flagged because of deteriorating conditions. There are also trees that meet specimen species requirement but do not meet size requirements that are marked with green flagging ribbon. The trees of deteriorating quality and that are undersized are not included in the specimen list below.

Specimen Trees on 13480 Lakewood Drive

Species	DBH (Diameter at Breast Height)
White Pine	15"
White Pine	14"
White Pine	12"
White Pine	21"
White Pine	14"
White Pine	18"
White Pine	14"
White Pine	16"
White Pine	12"
White Pine	19"
White Pine	17"
White Pine	17"
White Pine	12"
White Pine	14"
White Pine	15"
White Pine	14"
White Pine	15"
White Pine	12"
White Pine	14"
White Pine	15"
White Pine	14"
White Pine	12"
White Pine	19"
Total Specimen Trees: 23	

Attachment: Tree Inventory (8380 : Charles Wood)

In our meeting on we discussed removals and pruning of trees to the east of the wetland. The eastern part of the lot is mostly silver maple, dead ash trees, black locusts, honeysuckle, and buckthorn. That all may be removed and pruned as long as heavy equipment does not disturb the wetland and the specimen trees. There is a line of white cedar on the northern property line, and a group of specimen white pines on the northeast corner of lot that should be undisturbed. These trees act as screening as well.

Attachment: Tree Inventory (8380 : Charles Wood)

Lakewood Potential Specimen Tree Impacts

-Potential specimen tree conflicts are illustrated in attached PDF file-

The grouping of White Pines in the center of the lot will have to be removed due to constraints of lot due to setbacks, wetland delineation, and to preserve greater numbers of specimen trees on lot. The total caliper inches of this grouping is **85"**. There is potential impact on the group of White Pines on the southern lot line depending on grade and exact location of the southeast corner of proposed house. The total caliper inches of this grouping is **42".**

Multiple White Pines within these groupings are considered "undersized" in the specimen tree list located within the Mequon Tree Protection and Preservation Manual. The standard specimen DBH for White Pines is 12". *However*, as stated in Section 6c of the Manual, "Specimen tree stands shall be identified as a contiguous grouping of trees which contain 25% specimen trees, and which have been determined to be of high value based upon the following criteria:

1. A relatively mature native stand which is in process of regeneration.
2. A stand with diversity of native species of a rare or unusual nature.
3. A stand with exceptional aesthetic quality.

The Forestry Department has determined that these native stands of White Pine fall within that criterion.

To replace the caliper inches lost on site:

Should the Planning Commission approve the removal of the central grouping of White Pine, the applicant would be responsible for replacing 75% of the diameters of the specimen trees after construction is completed. This would equal (63.75") of replacement trees, which equates to approximately (32) native trees of at least 2" caliper approved by the Forestry Department. In lieu of planting, the owner could donate $6,375 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the $6,375 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the Forestry Department.

Should the planning commission approve the removal of the southern grouping of White Pine, the applicant would also be responsible for 75% of the diameters of the specimen trees after construction is completed. This would equal (32") of replacement trees, which equates to approximately 16 trees. native trees of at least 2" caliper approved by the Forestry Department. In lieu of planting, the owner could donate $3,200 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the $3,200 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the Forestry Department.

Attachment: Tree Inventory (8380 : Charles Wood)

If both stands are approved by planning commission to be removed, total replacement would equal **(48) 2" trees**, or **$9,575.**

Attachment: Tree Inventory (8380 : Charles Wood)

DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

July 20, 2022

Regulatory File No. MVP-2022-00946-CJB

Kristi Sherfinski
Helianthus LLC
1836 W. Fond Du Lac Ave, Suite 100
Milwaukee, WI 53205

Dear Ms. Sherfinski:

This letter regards an approved jurisdictional determination for a single aquatic feature located at 13480 N. Lakewood Drive in the City of Mequon. The project site is in Section 8, Township 9 North, Range 22 East, Ozaukee County, Wisconsin. The review area for our jurisdictional determination is identified on Page 3 of the enclosed figures labeled MVP-2022-00946-CJB Figure 1-3 of 3.

The review area contains no waters of the United States subject to Corps of Engineers (Corps) jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the enclosed Approved Jurisdictional Determination form. This determination is only valid for the review area described. You are also cautioned that the area of waters described on the enclosed Jurisdictional Determination form is approximate and is not based on a precise delineation of aquatic resources.

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP. It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter.

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the determination in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five year period provided you submit a written request and our staff are able to verify that the limits established during the original determination are still accurate.

Attachment: Dept of Army Letter (8380 : Charles Wood)

Regulatory Branch (File No. MVP-2022-00946-CJB)

If you have any questions, please contact Cam Brock in our Brookfield office at Cameron.J.Brock@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

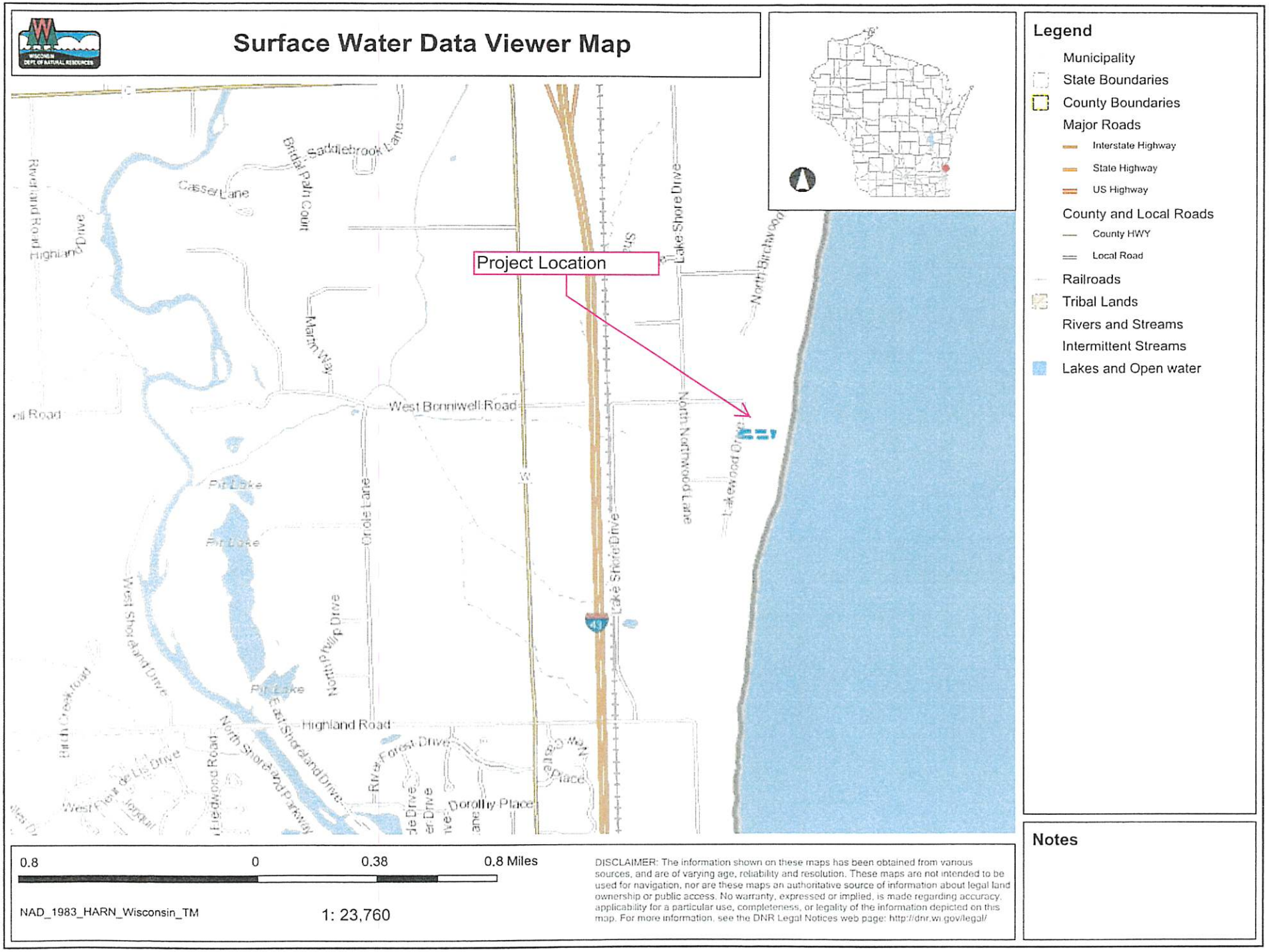
Sincerely,

Joey Shoemaker
Chief, WI East Branch

Enclosures

cc:
Ryan Pappas, WI DNR Water Management Specialist

Attachment: Dept of Army Letter (8380 : Charles Wood)


Surface Water Data Viewer Map
Project Location
Legend
Municipality
State Boundaries
County Boundaries
Major Roads
Interstate Highway
State Highway
US Highway
County and Local Roads
County HWY
Local Road
Railroads
Tribal Lands
Rivers and Streams
Intermittent Streams
Lakes and Open water
Notes
West Bonniwell Road
Highland Road
Cassey Lane
Saddlebrook Lane
Bridal Path Court
Oriole Lane
Lake Shore Drive
North Birchwood
Lakewood Drive
Dorothy Place
River Forest Drive
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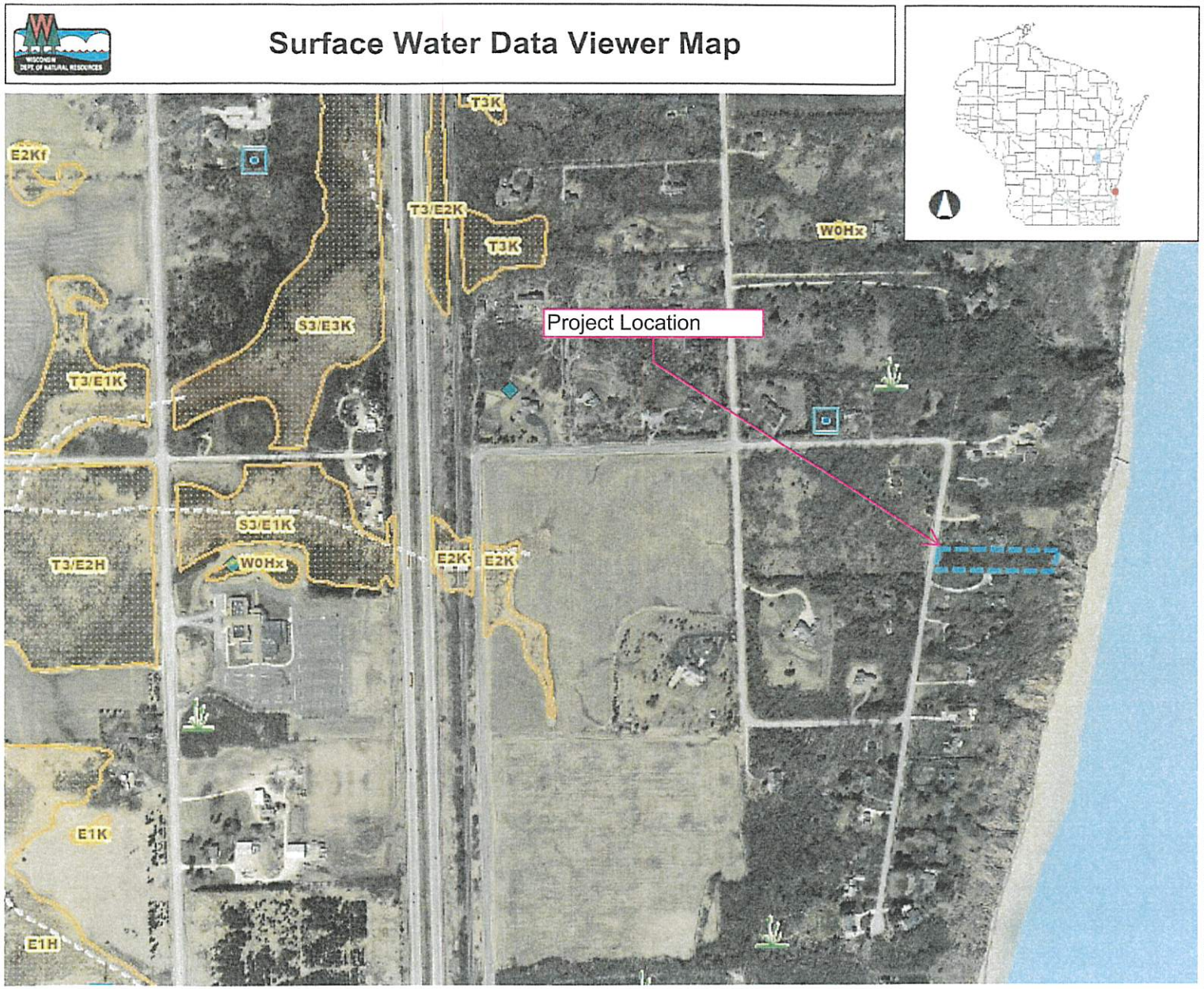
1: 23,760
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/legal/


Surface Water Data Viewer Map
Project Location
T3K
E2Kf
T3/E2K
T3K
W0Hx
S3/E3K
T3/E1K
S3/E1K
T3/E2H
W0Hx
E2K
E2K
E1K
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Legend
Wetland Class Areas
Wetland Class Points
Dammed pond
Excavated pond
Filled/drained wetland
Wetland too small to delineate
Filled excavated pond
Filled Points
Wetland Class Areas
Filled Areas
Wetland Class Areas
Wetland Class Points
Dammed pond
Excavated pond
Filled/drained wetland
Wetland too small to delineate
Filled excavated pond
Filled Points
Wetland Class Areas
Filled Areas
Wetland Identifications and Confirmations
Rivers and Streams
Intermittent Streams
Lakes and Open water
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1: 7,920
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Property Coverage Statistics:

Property Area (Lakewood Rd. to top bluff) = 1.152 acres

Total Wetlands = 0.406 acres / 17,677 sq. ft.

0 50 75 100 150

SCALE 1" = 50'

WETLANDS WERE DELINEATED BY WETLAND & WATERWAY CONSULTING LLC ON SEPTEMBER 1, 2021 AND LOCATED BY NSE ON DECEMBER 2, 2021

LEGAL DESCRIPTION :

Lot Eight (8) of "MICHIGAN LAKE SHORE ACRES", (being a subdivision of lands in the fractional Northeast 1/4 of Section 8, Township 9 North, Range 22 East), City of Mequon, Ozaukee County, State of Wisconsin.

MARK	DATE	REVISION	BY	APV'D

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

"WETLAND EXHIBIT"

for

Mary Winze

13480 N. Lakewood Drive
Mequon, WI

DATE:	December 6, 2021	DRAWN BY:	J.M.B.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5098-21 WETLANDS

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 6/15/2022

B. ST PAUL, MN DISTRICT OFFICE, FILE NAME, AND NUMBER: MVP-2022-00946-CJB

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: WI County/parish/borough: Ozaukee City: Mequon

Center coordinates of site (lat/long in degree decimal format): Lat. 43.2635° N, Long. -87.9099 ° E.

Universal Transverse Mercator: Zone 16

Name of nearest waterbody: Lake Michigan

Name of watershed or Hydrologic Unit Code (HUC): Lower Milwaukee River-Frontal Lake Michigan (0404000306)

☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☒ Office (Desk) Determination. Date: 6/10/2022

☐ Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no"*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

1. **Waters of the U.S.:** N/A

2. **Non-regulated waters/wetlands (check if applicable):**[1]

☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: **Based on a review of historic aerial photography, topographic maps, and the wetland delineation report submitted by the requestor, we have determined that the wetland area is an isolated wetland depression with boundaries that transition into uplands. The upland area surrounding Wetland A consists of residential properties and undeveloped land. There are no observable inlets or outlets associated with the wetland and no wetland signatures were observed outside of the wetland boundaries, based on aerial photographs. Evaluation of the topography and 5-foot contours of the review area do not indicate the presence of a confined flow path that would link Wetland A to another aquatic feature. Wetland A is situated on top of a bluff above Lake Michigan.**

Wetland A does not border, is not neighboring to or contiguous with another water of the U.S., and is not separated from any waters of the U.S. by natural or man-made features. The nearest mapped water of the U.S. is Lake Michigan located approximately 317 feet to the east. Due to existing and surrounding land use (single-home residential development) and proximity to other waters, there are no ecological connections to other wetlands or waters. Wetland A does not support a link to interstate or foreign commerce; is not known to be used by interstate or foreign travelers for recreation or other purposes; does not produce fish or shellfish that could be taken and sold in interstate or foreign commerce; and is not known to be used for industrial purposes by industries in interstate commerce. Therefore, the Corps has determined that Wetland A as depicted in the delineation report is not regulated by the Corps under Section 404 of the Clean Water Act.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs: N/A

[1] Supporting documentation is presented in Section III.F.

Attachment: Dept of Army Letter (8380 : Charles Wood)

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY): N/A

C. SIGNIFICANT NEXUS DETERMINATION: N/A

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY): N/A

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY): N/A

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☒ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☒ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☒ Wetlands: 0.406 acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Waterways Consulting LLC and North Shore Engineering, Inc.
- ☐ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☐ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☐ U.S. Geological Survey Hydrologic Atlas:
  - ☐ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☒ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K-Cedarburg
- ☒ USDA Natural Resources Conservation Service Soil Survey. Citation: NRCS soil survey from delineation report
- ☐ National wetlands inventory map(s). Cite name:
- ☒ State/Local wetland inventory map(s): Wisconsin DNR surface water data viewer from delineation report
- ☐ FEMA/FIRM maps:
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☒ Photographs: ☒ Aerial (Name & Date): Historic aerial photos from delineation report (1941-2020)
  or ☒ Other (Name & Date): Ground level site photos from delineation report
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☒ Other information (please specify): Ozaukee County 5-foot contours from delineation report

Attachment: Dept of Army Letter (8380 : Charles Wood)

B. ADDITIONAL COMMENTS TO SUPPORT JD:

Attachment: Dept of Army Letter (8380 : Charles Wood)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL		
Applicant: Kristi Sherfinski	**File No.: MVP-2022-00946-CJB**	**Date:** 07/20/2022

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://usace.army.mil/inet/functions/cw/cecwo/reg or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Attachment: Dept of Army Letter (8380 : Charles Wood)

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact the Division Engineer through:
U.S Army Corps of Engineers Attn: Cam Brock 250 North Sunnyslope Road, Suite 296 Brookfield, Wisconsin 53005	Administrative Appeals Review Officer Mississippi Valley Division P.O. Box 80 (1400 Walnut Street) Vicksburg, MS 39181-0080 601-634-5820 FAX: 601-634-5816

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

Attachment: Dept of Army Letter (8380 : Charles Wood)

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1155 Pilgrim Rd.
Plymouth, WI, 53073

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

January 6, 2023

EXE-SE-2022-46-04837

Mary Winze
5427 W. Cobblestone Way, Unit B
Franklin, WI 53213

Sent electronically via email

RE: Artificial Wetland Exemption Determination for an area described as part of W-1 (2,025 square feet) located in the NW ¼ of the NE ¼ of Section 08 Township 09 North, Range 22 East, City of Mequon, Ozaukee County, Docket # EXE-SE-2022-46-04837.

Dear Ms. Winze:

This letter is in response to your request for an artificial wetland exemption determination for the above-mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Site photographs that show different angles and views of the wetland
- Historic Maps such as the Original Land Survey Plat, Bordner Survey, USGS topographic Quad map, and soil mapping
- Historic Aerial Photography from 1937 to present day
- Wetland Delineation Report

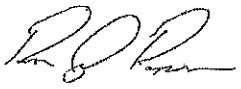
Attachment: Delineation Letter (8380 : Charles Wood)

Conclusion:
Based upon the information provided above, a part of wetland 1 (2,025 square feet), lacked a wetland history prior to August 1, 1991, and fulfills all artificial wetland exemption standards. **Therefore, a part of wetland 1 (2,025 square feet) is exempt from state wetland regulations.** Please see the attached figures for reference.

This letter describes DNR's decision regarding the jurisdictional status of a 2,025 square foot portion of wetland 1 and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of a 2,025 square foot portion of wetland 1, you will need to contact the U.S. Army Corps of Engineers.

If you have any questions, please call me at (715) 492-0200 or email Ryan.Pappas@wisconsin.gov.

Sincerely,

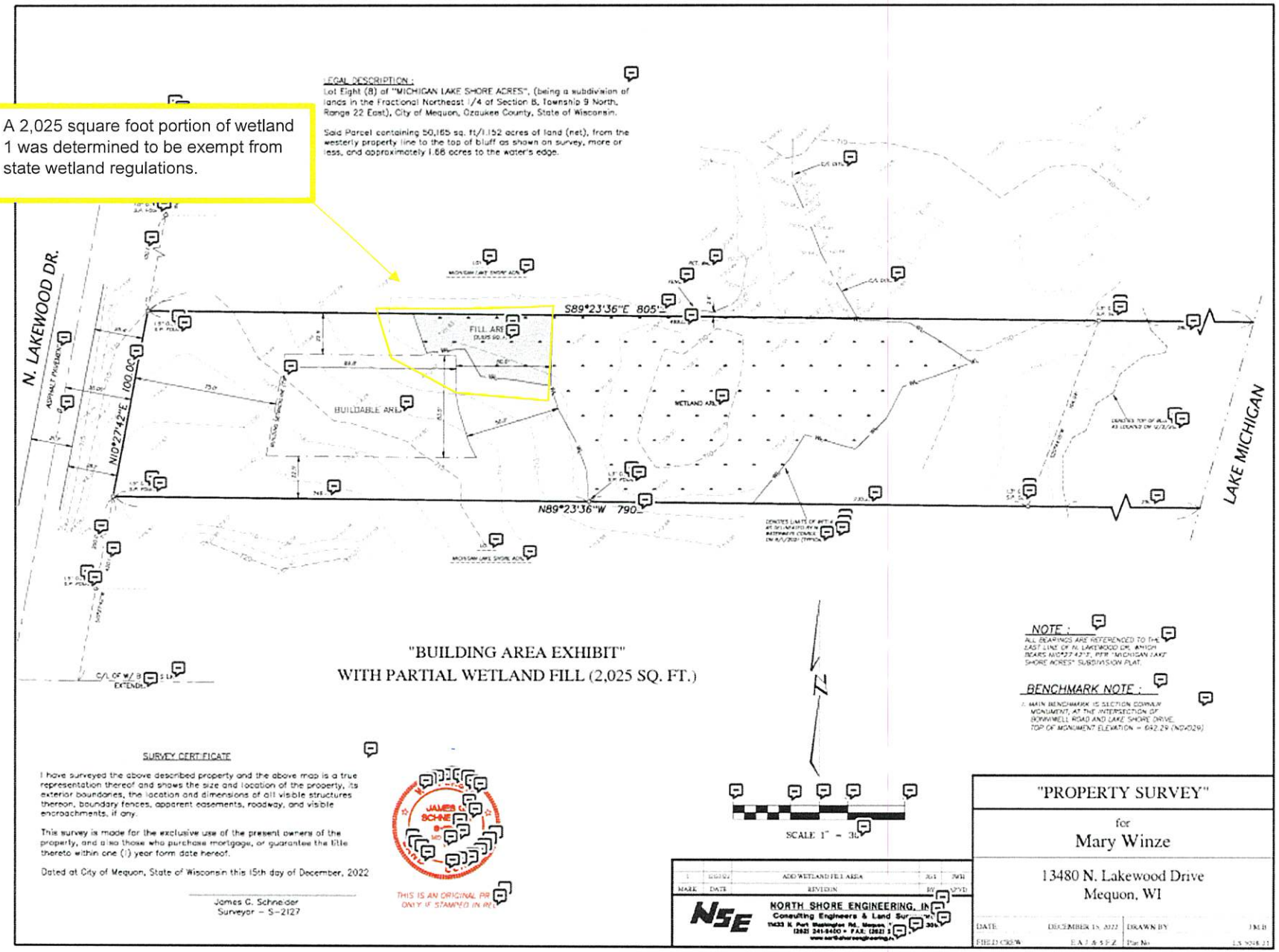


Ryan Pappas
Water Management Specialist

Copy to: USACE Project Manager
County Zoning Administrator

Attachment: Delineation Letter (8380 : Charles Wood)

A 2,025 square foot portion of wetland 1 was determined to be exempt from state wetland regulations.

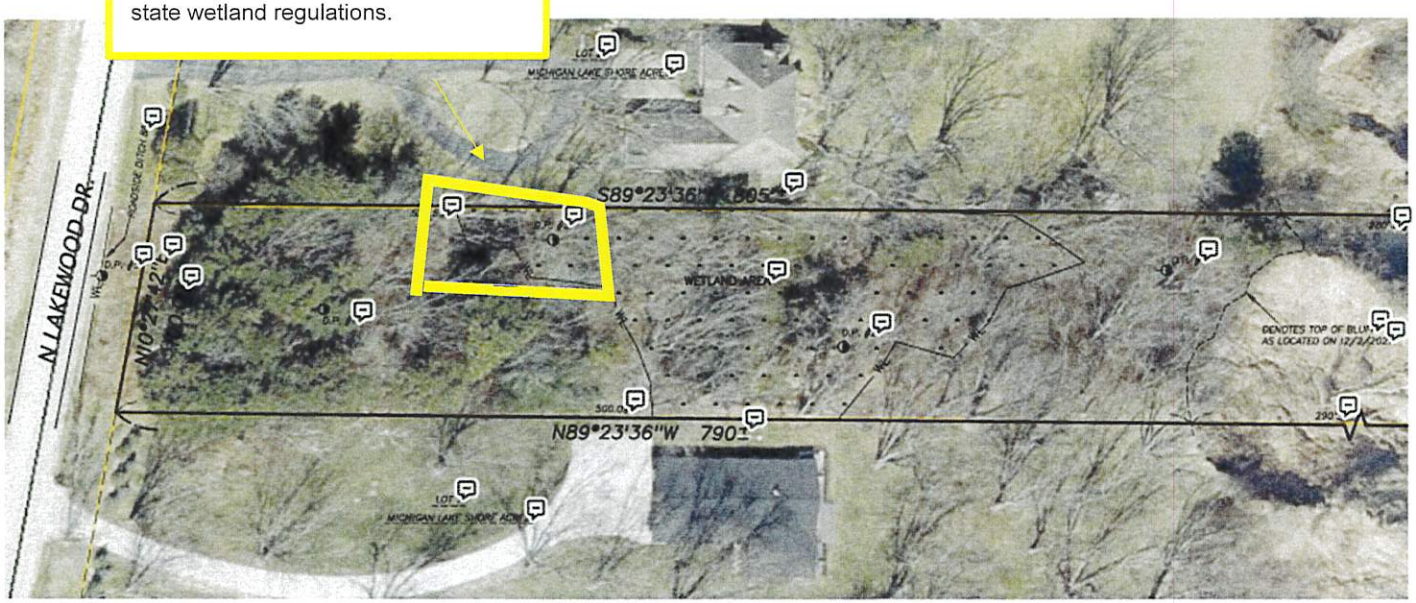


A 2,025 square foot portion of wetland 1 was determined to be exempt from state wetland regulations.

Property Coverage Statistics:

Property Area (Lakewood Rd. to top bluff) = 1.152 acres

Total Wetlands = 0.406 acres / 17,677 sq. ft.



SCALE 1" = 50'

WETLANDS WERE DELINEATED BY WETLAND & WATERWAY CONSULTING LLC ON SEPTEMBER , 202 AND LOCATED BY NSE ON DECEMBER 2, 202

LEGAL DESCRIPTION :

Lot Eight (8) of "MICHIGAN LAKE SHORE ACRES", (being a subdivision of lands in the fractional Northeast 1/4 of Section 8, Township 9 North, Range 22 East), City of Mequon, Ozaukee County, State of Wisconsin.

"WETLAND EXHIBIT"

for

Mary Winze

13480 N. Lakewood Drive
Mequon, WI

NORTH SHORE ENGINEERING, IN
Consulting Engineers & Land Sur

Attachment: Delineation Letter (8380 : Charles Wood)

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: **MIKE GIES, PARKS AND FORESTRY SUPERINTENDENT**

DATE: **April 24, 2023**

SUBJECT: **David Smulyan. The applicant is seeking specimen tree removal approval to allow for one specimen tree to be removed for the property located at 13205 N. Shoreland Drive.**

Applicant:	David Smulyan
Status of Applicant:	Property Owner
Requested:	Specimen Tree Removal
Existing Zoning:	R-1 (Rural Residential)
Land Use Plan:	Rural Residential
Lot size:	3.00 acres
Location:	13205 W. Shoreland Drive
Tax Key Number:	#14-012-03-001.00
District:	#1

Background:
The applicant is seeking approval for the removal of (1) specimen tree located within footprint of proposed home at 13205 N. West Shoreland Drive. The specimen tree requestion for removal consideration is a (13") Sugar Maple. The tree meets size and species requirements outlined by Mequon's Tree Preservation Policy. The tree remains in good condition, showing no signs of decline, structural defect, decay, or abnormalities that would lead to concerns of longevity of specimen tree.

Proposed Removal:
- 13" Sugar Maple (recommended removal due to location of proposed home)

Analysis:
Based on the constraints of lot due to setbacks, other specimen trees, specimen proximity to existing structure, and specimen tree being located within footprint of proposed home, preservation of specimen tree is complicated. (See figure A) After efforts to avoid specimen trees along existing drive, along the northern portion of lot, along the western portion of the lot, to the south of existing structure, and east of existing structure, removal of (13") Sugar Maple favors minimal impact to other trees on lot. Though square footage is increasing in proposed new home to existing structure, expanding the home east preserves more trees on lot.

The (13") Sugar Maple would need consideration of removal because its location within footprint of proposed home and to preserve other trees on the lot.

Recommendation:
The Forestry Department recommends approval of the request to remove the (13”) Sugar Maple due to limited options for adjustment of proposed home, and to preserve additional trees on the lot. Should the Planning Commission approve the removal of the specimen Sugar Maple, the applicant would be responsible for replacing 75% of caliper inches lost. This would equal 9.75” of replacement trees, which equates to approximately 5 native trees of at 2” caliper. In lieu of planting, the owner could donate $975.00 to the Mequon Tree Fund, which would be used for urban forestry projects. Whether the owner decides to replant or not, the money would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the forestry department.

Tree Protection Requirement:
The following is required prior to any site cleaning or construction activity to preserve the other specimen trees.

To protect and preserve the trees identified on the landscape plan or by the Planning Commission, the owner/developer/contractor shall install snow fencing no closer than 3’ outside the dripline of the tree. It shall be the responsibility of the owner/developer/contractor to maintain fencing. Additionally, signs shall be posted saying Tree Protection Zone. These zones will be inspected by the City Forester prior to any construction. Snow fencing will be required around multiple specimen trees on site to mitigate root damage during construction, prevent washouts, and maintain grade around root plates of trees. Attached below is an annotated satellite image representing trees requiring protection zones and the diameter of protection zone required. **(Figure B)** Also below is a graphic representing protection zones for other specimen trees on lot, as well as protection measures for tree line south of proposed construction that contains many specimen trees. **(Figure C)**

A) Specimen Sugar Maple

13” Sugar Maple considered for removal.

B) Protection Zones

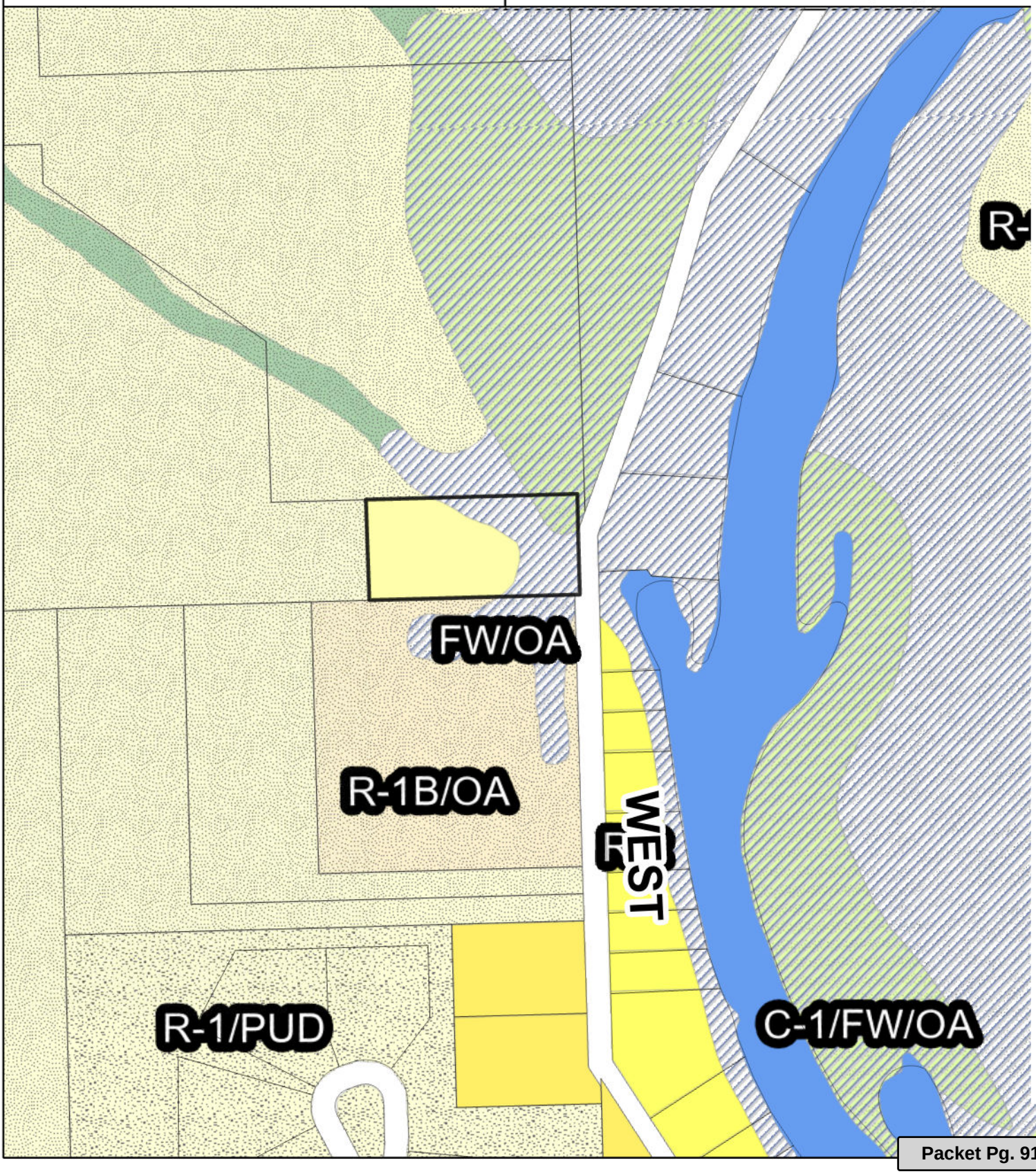
C)

1. Protection zone along the southern tree line. The woods south of the proposed construction and existing drive contain many specimen trees including White Pine, Ironwood, Beech, Red Oak, and Shagbark Hickory. Snow fencing protection is to begin at the 20" green ribboned Black Walnut and extend west approximately 230'. Fencing is to be at least 25' away from Black Walnut, and 30' from southern tree line extending east to west.
2. Black Walnut: 22' protection radius.
3. Sugar Maple: 19' protection radius.
4. Basswood: 22.5' protection radius.
5. Black Walnut: 20' protection radius.

Attachments:
Map (PDF)
CSM (PDF)

DAVID SMULYAN - SPECIMEN TREE REMOVAL

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



Attachment: Map (8385 : David Smulyan)

ARC™
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. 4093

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-6337
www.northshoreengineering.net

OWNERS:
HEMLOCK LANE, LLC
c/o FRED BERSCH
592 W. BONNIWELL RD.
MEQUON, WI 53097

SETBACK NOTE:

ALL LOTS IN THIS CERTIFIED SURVEY MAP ARE SUBJECT TO: WETLAND SETBACKS ARE 50-FEET OR AS APPROVED BY THE CITY OF MEQUON STAFF AS PART OF THE BUILDING PERMIT GRADING PLAN AND GREEN INFRASTRUCTURE PLAN FOR EACH LOT IN ACCORDANCE WITH WDNR GUIDELINES.

LEGEND

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

● –DENOTES 1.3" STEEL PIPE FOUND

B–3 ⊡ –DENOTES SOIL TEST LOCATION

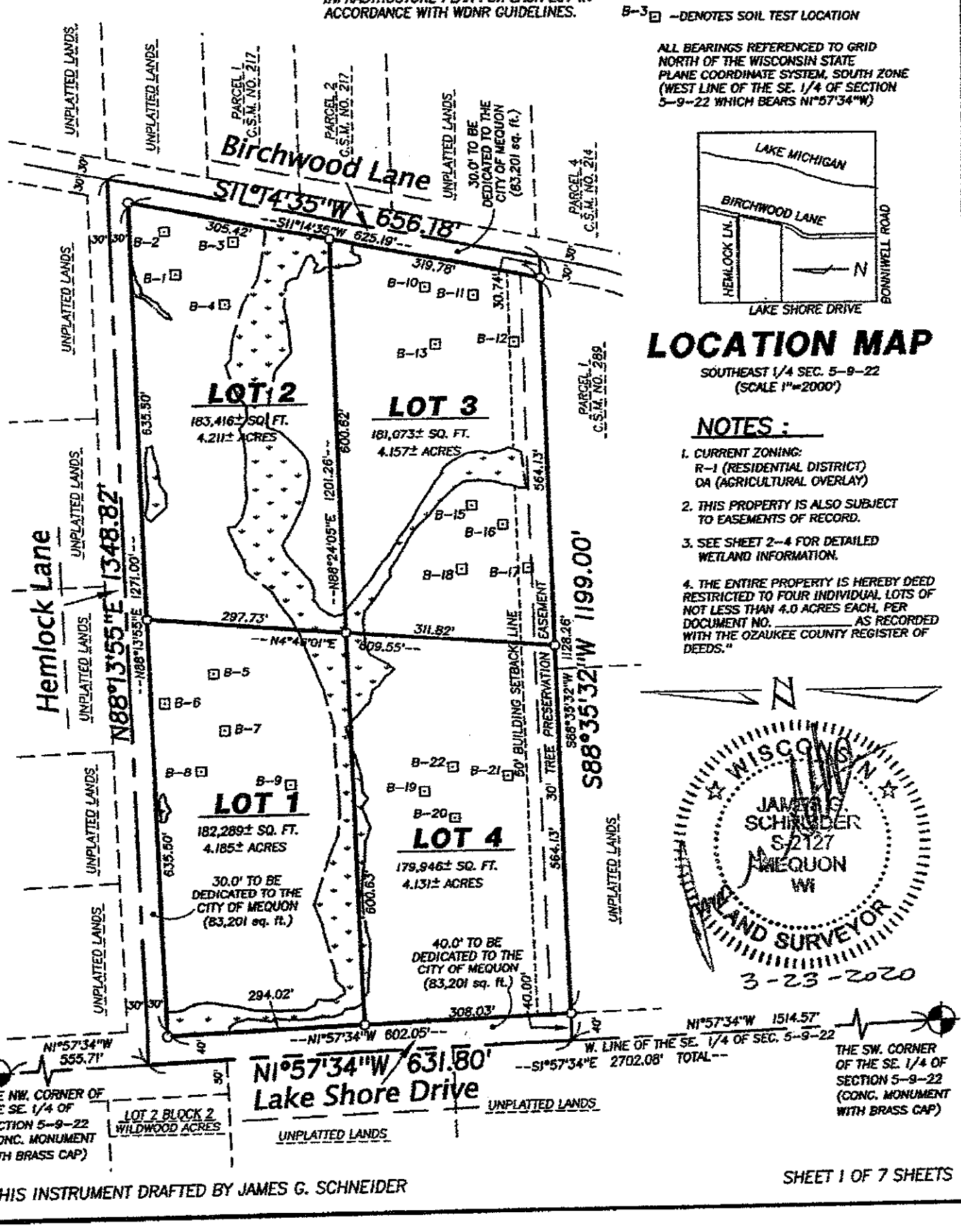
ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SE. 1/4 OF SECTION 5–9–22 WHICH BEARS N1°57'34"W)

LOCATION MAP

SOUTHEAST 1/4 SEC. 5–9–22
(SCALE 1"=2000')

NOTES:

1. CURRENT ZONING:
   R–1 (RESIDENTIAL DISTRICT)
   OA (AGRICULTURAL OVERLAY)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
3. SEE SHEET 2–4 FOR DETAILED WETLAND INFORMATION.
4. THE ENTIRE PROPERTY IS HEREBY DEED RESTRICTED TO FOUR INDIVIDUAL LOTS OF NOT LESS THAN 4.0 ACRES EACH, PER DOCUMENT NO. _____ AS RECORDED WITH THE OZAUKEE COUNTY REGISTER OF DEEDS."



N

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON
WI
LAND SURVEYOR
3-23-2020

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 7 SHEETS

Attachment: CSM (8385 : David Smulyan)

ARC™
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. 4093

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-0400 • FAX: (262) 241-6337
www.northshoreengineering.net

OWNERS :
HEMLOCK LANE, LLC
c/o FRED BERSCH
592 W. BONNIWELL RD.
MEQUON, WI 53097

SETBACK NOTE :

ALL LOTS IN THIS CERTIFIED SURVEY MAP ARE SUBJECT TO: WETLAND SETBACKS ARE 50-FEET OR AS APPROVED BY THE CITY OF MEQUON STAFF AS PART OF THE BUILDING PERMIT GRADING PLAN AND GREEN INFRASTRUCTURE PLAN FOR EACH LOT IN ACCORDANCE WITH WDNR GUIDELINES.

LEGEND

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

● –DENOTES 1.3" STEEL PIPE FOUND

B–3 ⊡ –DENOTES SOIL TEST LOCATION

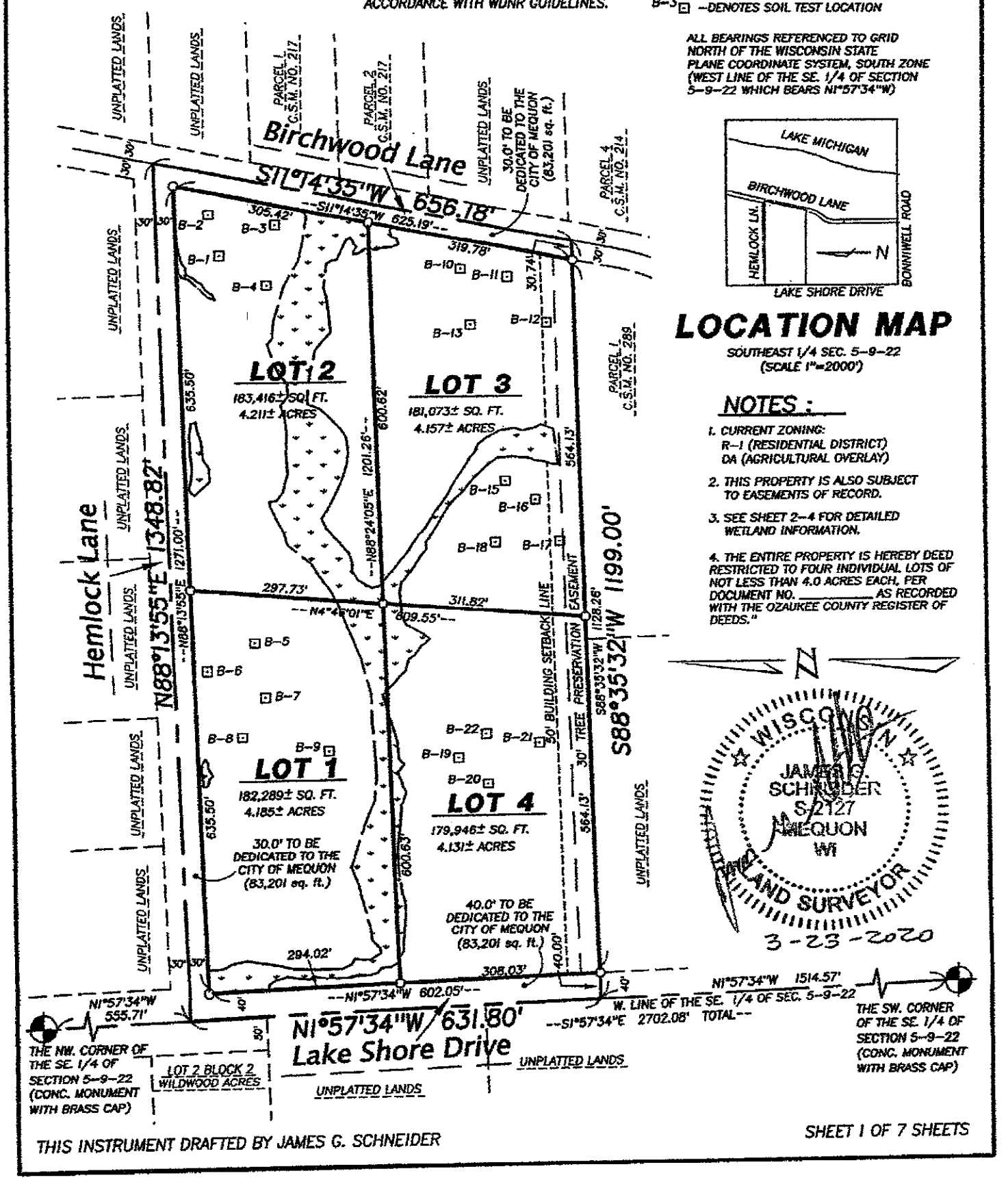
ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SE. 1/4 OF SECTION 5-9-22 WHICH BEARS N1°57'34"W)

LOCATION MAP

SOUTHEAST 1/4 SEC. 5-9-22
(SCALE 1"=2000')

NOTES :

1. CURRENT ZONING:
   R-1 (RESIDENTIAL DISTRICT)
   OA (AGRICULTURAL OVERLAY)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
3. SEE SHEET 2-4 FOR DETAILED WETLAND INFORMATION.
4. THE ENTIRE PROPERTY IS HEREBY DEED RESTRICTED TO FOUR INDIVIDUAL LOTS OF NOT LESS THAN 4.0 ACRES EACH, PER DOCUMENT NO. _____ AS RECORDED WITH THE OZAUKEE COUNTY REGISTER OF DEEDS."



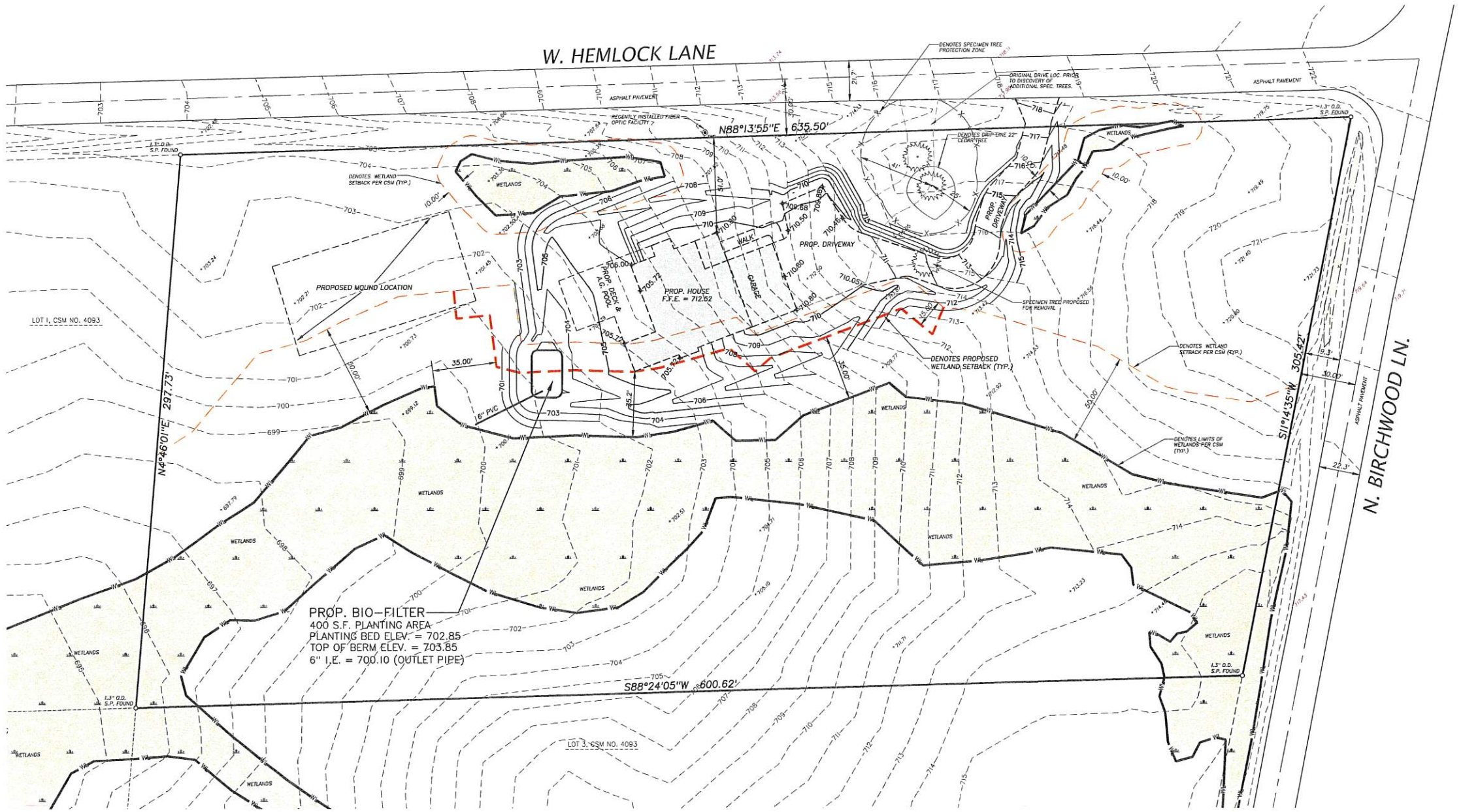
THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 7 SHEETS

Attachment: CSM (8385 : David Smulyan)

Attachment: CSM (8385 : David Smulyan)

PRELIMINARY



Legend

- DENOTES EXISTING MINOR CONTOUR (699)
- DENOTES EXISTING MAJOR CONTOUR (700)
- DENOTES PROPOSED MINOR CONTOUR (699)
- DENOTES PROPOSED MAJOR CONTOUR (700)
- DENOTES EXISTING SPOT ELEVATION (+ 880.25)
- DENOTES PROPOSED SPOT ELEVATION (875.50)
- DENOTES WETLAND SETBACK PER CSM
- DENOTES PROPOSED WETLAND SETBACK
- DENOTES SPECIMEN TREE (PER CITY)

Proposed Grade Statistics:

First Floor Grade =712.52
Front Yard Grade = 710.80
Rear Yard Grade = 705.72
Top of Foundation Wall = 711.97
Top of Basement Footing = 702.47

Site Area:
Total Property Area = 183,416 sq. ft./4.211 acres

Total Disturbed Area = 25,503 sq. ft./0.585 ac.

Total "New" Impervious Area = 8,462 sq. ft./0.194 acres

N

0 30 45 60 90

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
www.NorthShoreEngineering.net

REVISIONS				
MK	DATE	BY	REVISION	CHK'D
1	3/17/23	JMB	MOVED DRIVE DUE TO TREES	JWH

CITY OF MEQUON
OZAUKEE COUNTY WISCONSIN

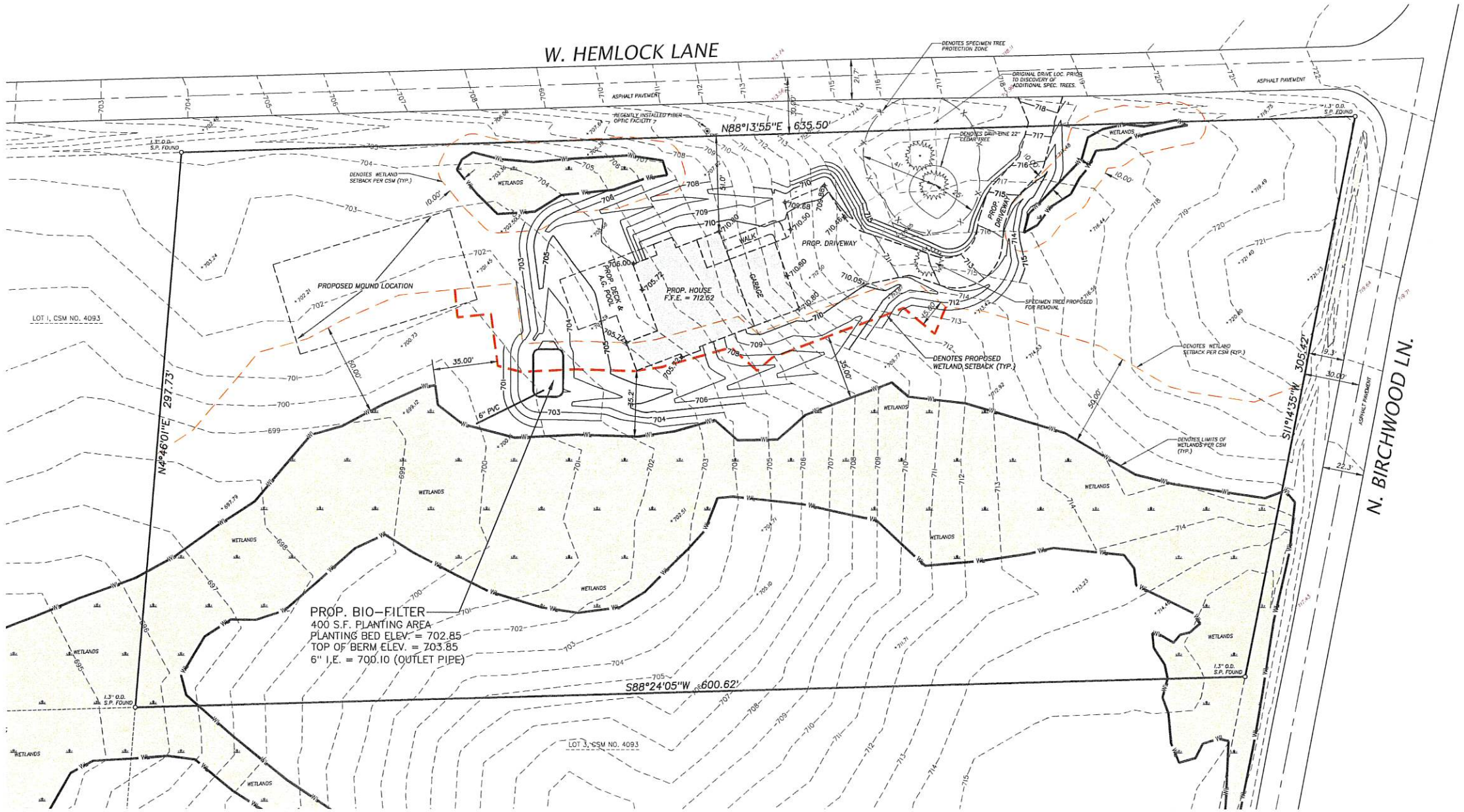
MIKKELSON BUILDERS
SULLIVAN RESIDENCE - 299 W. HEMLOCK LANE

PRELIMINARY GRADING PLAN
LOT 2, CSM NO. 4093

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.W.H.	J.M.B.	J.G.S.	C1.1
DATE: 3/7/2023	SCALE: H: 1"=30' V: N.A.		
APPROVED:	PROJECT #: 5465-23		1

Attachment: CSM (8385 : David Smulyan)

PRELIMINARY



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REVISIONS				
MK	DATE	BY	REVISION	CHK'D
1	3/17/23	JMB	MOVED DRIVE DUE TO TREES	JWH

CITY OF MEQUON

OZAUKEE COUNTY — WISCONSIN

MIKKELSON BUILDERS
SULLIVAN RESIDENCE - 299 W. HEMLOCK LANE

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LOT 2, CSM NO. 4093

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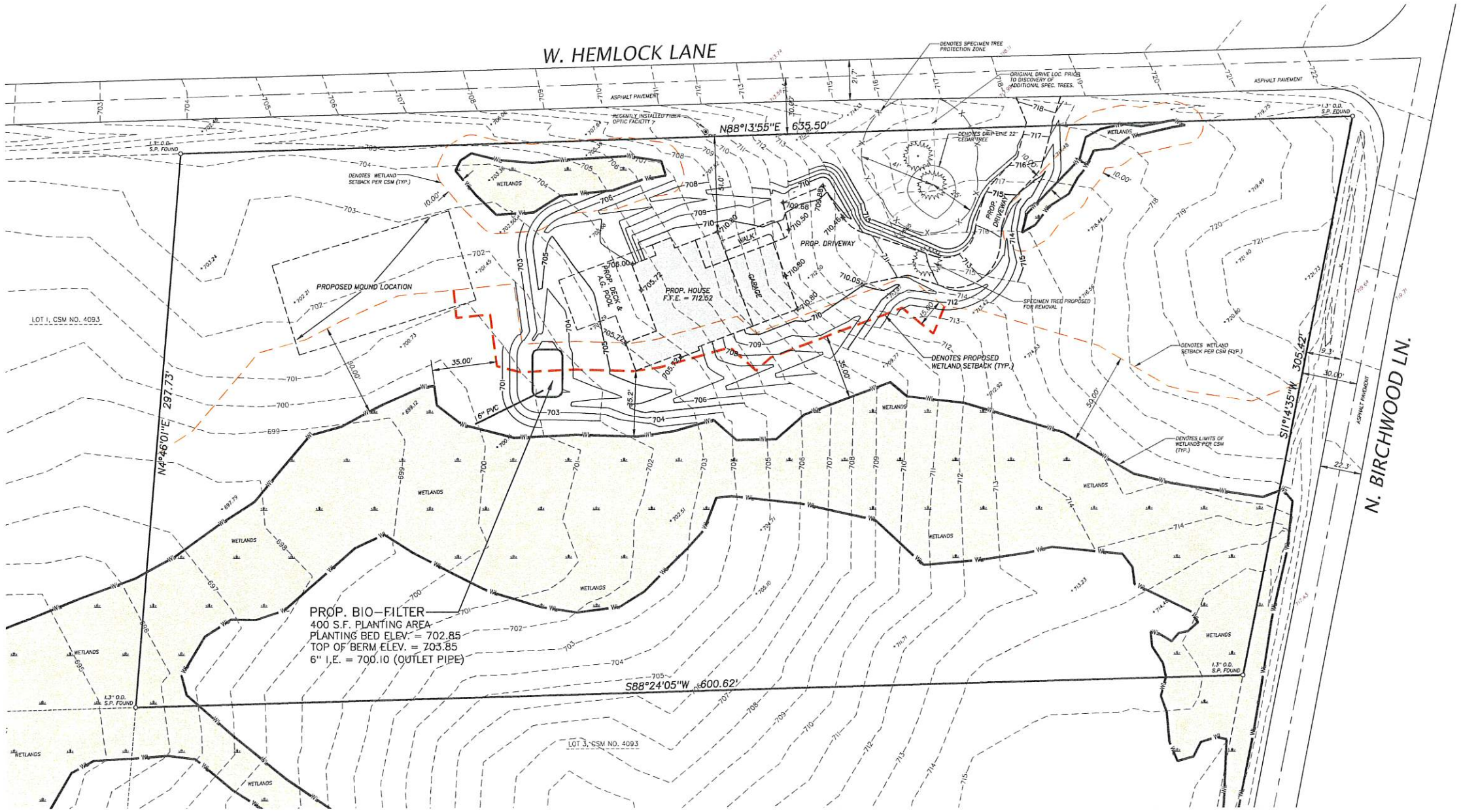

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REVISIONS				
MK	DATE	BY	REVISION	CHK'D
1	3/17/23	JMB	MOVED DRIVE DUE TO TREES	JWH

CITY OF MEQUON
OZAUKEE COUNTY WISCONSIN

MIKKELSON BUILDERS
SULLIVAN RESIDENCE - 299 W. HEMLOCK LANE

PRELIMINARY GRADING PLAN
LOT 2, CSM NO. 4093

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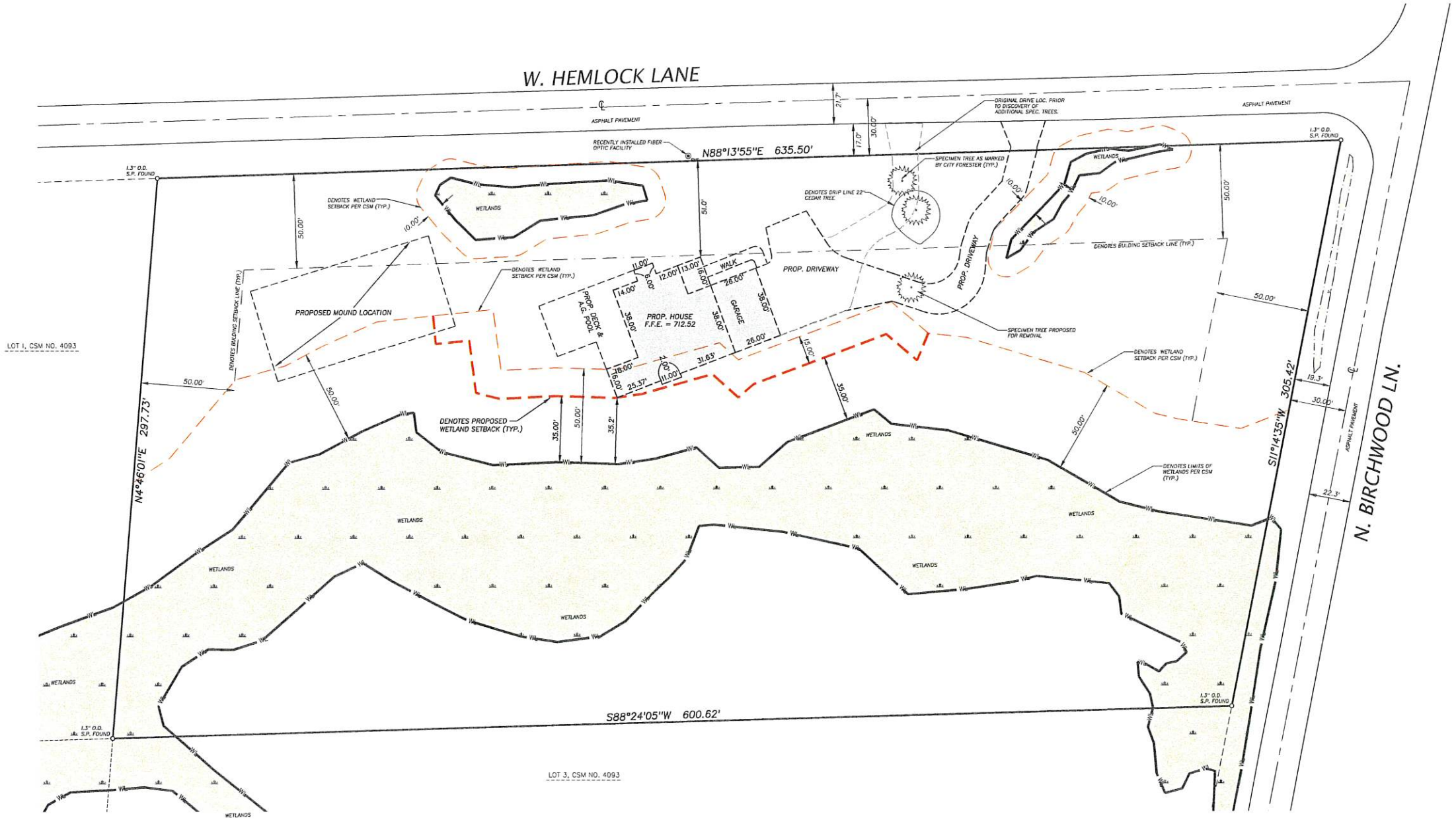
DATE: 3/7/2023	SCALE: H: 1"=30' V: N.A.		
APPROVED:	PROJECT #: 5465-23		1

Attachment: CSM (8385 : David Smulyan)

LEGAL DESCRIPTION :
Lot 2 of Certified Survey Map No. 4093 recorded on April 27, 2020 in the office of the Register of Deeds for Ozaukee County, Wisconsin, as Document No. 1092867, being part of the Northwest 1/4 and Northeast 1/4 of the Fractional Southeast 1/4 of Section 5, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 183,416 sq. ft/4.211 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, roadway, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 2nd day of March, 2023.

James G. Schneider
Surveyor – S–2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTE :
ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SE. 1/4 OF SECTION 5–9–22, WHICH BEARS N1°57'34"W PER CSM 4093).

N

0 30 45 60 90
SCALE 1" = 30'

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MARK	DATE	REVISION	BY	APVD
1	3/17/23	RELOCATE DRIVE DUE TO SPECIMEN TREES		

"BUILDING PERMIT SURVEY"

Mikkelson Builders
(Michael & Jenna Sullivan Residence)

299 West Hemlock Lane
Mequon, WI

DATE:	MARCH 2, 2023	DRAWN BY:	J.M.B.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5465-23

Attachment: CSM (8385 : David Smulyan)

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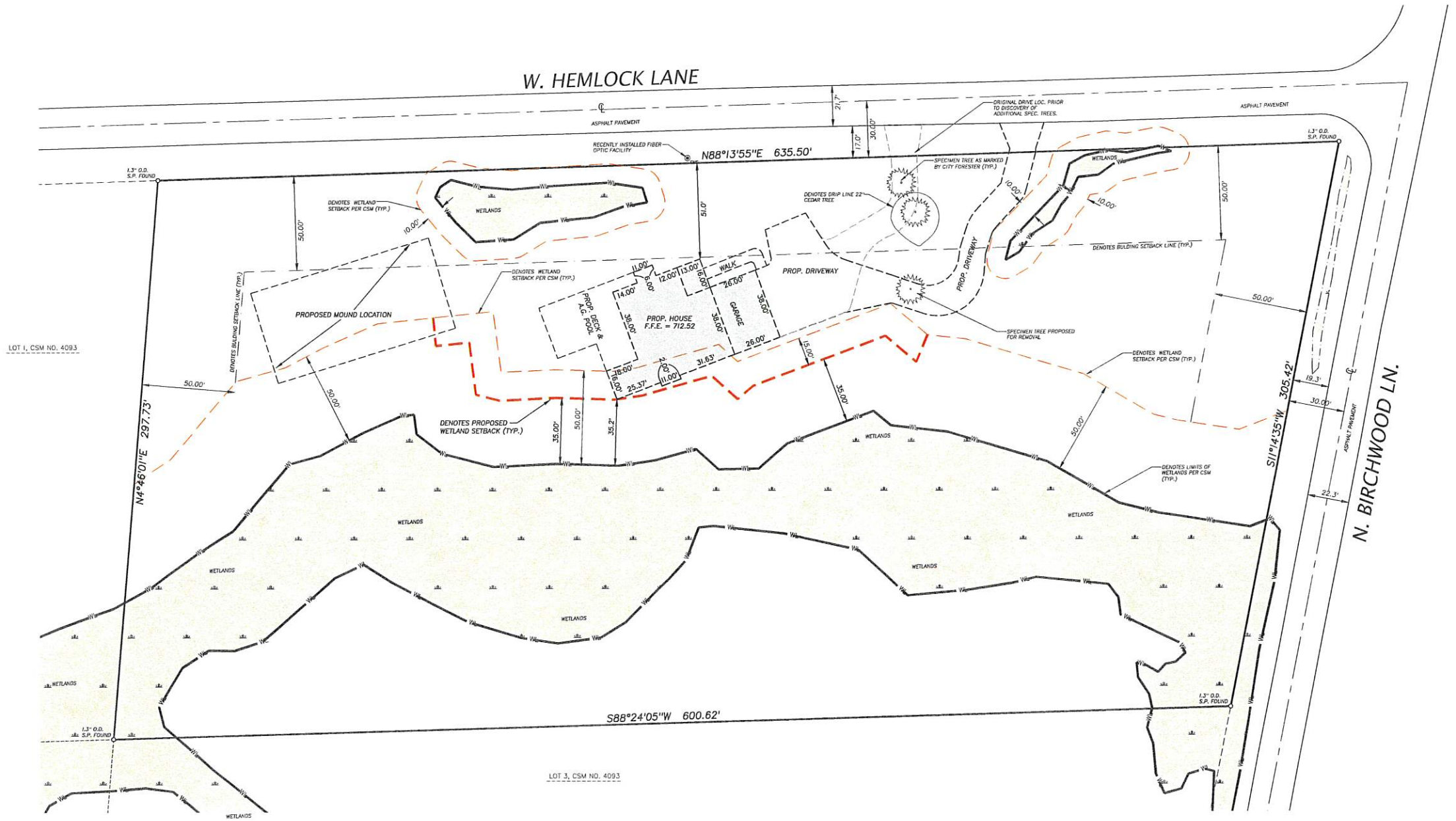

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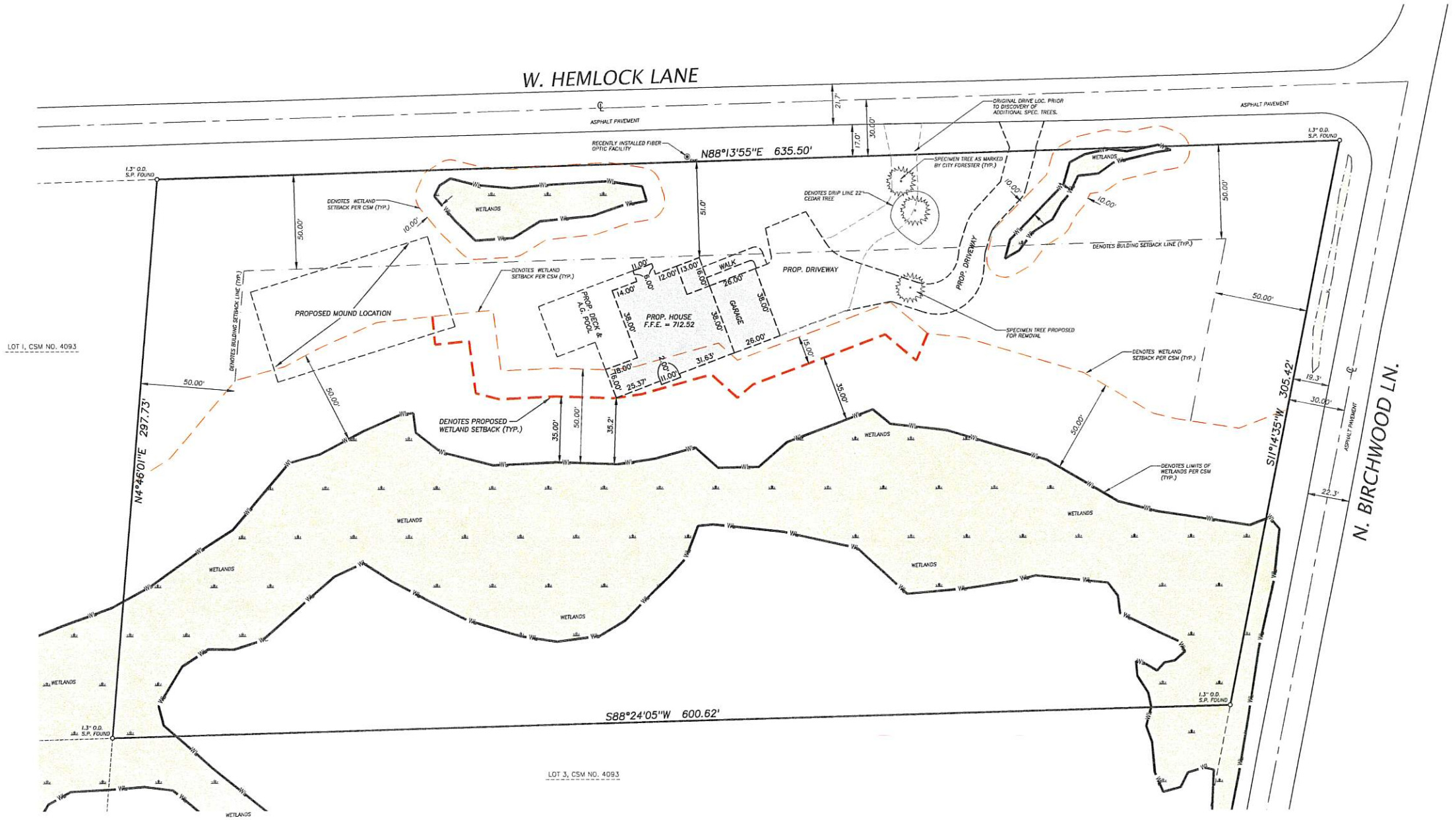

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"BUILDING PERMIT SURVEY"

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FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5465-23

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: **MIKE GIES, PARKS AND FORESTRY SUPERINTENDENT**

DATE: **April 24, 2023**

SUBJECT: **Michael Sullivan. The applicant is seeking wetland setback waiver and specimen tree removal approval to allow for one specimen tree to be removed for the property located at 229 W. Hemlock Lane.**

Applicant:	Michael Sullivan
Status of Applicant:	Property Owner
Requested:	Specimen Tree Removal
Existing Zoning:	R-1 (Rural Residential)
Land Use Plan:	Rural Residential
Lot size:	4.21 acres
Location:	299 W. Hemlock Lane
Tax Key Number:	#15-005-14-016.00
District:	#5

Background:
The applicant is requesting Planning Commission approval for a specimen tree removal and a wetland protective area width reduction at 299 W. Hemlock Lane. The lot is proposed for a single-family home as shown on the site plan.

Forestry Report:
Please find the attached forestry report from the Mequon Forestry Department.

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

Access to the home is proposed from West Hemlock Lane and requires a driveway culvert permit through the Highway Division.

The land division that created the lot was recorded in 2020. At the time of Planning Commission approval, the wetland delineation was not shown on the CSM, but the wetland delineation and wetland protective areas were required to be shown as a condition of approval. Unfortunately, once the wetland delineation and wetland protective areas were confirmed, it impacted the lot more significantly than anticipated. Staff generally attempts to address these items at the time of Planning Commission application but did not do so in this case. The result was the creation of the lot with a burdensome limit on the buildable area.

Wetlands and protective areas/setbacks are shown in red on the attached site plan based on the delineation performed with the land division. The 50-foot setback on the south wetland is shown. The applicant is requesting a reduction to 35 feet to the setback distance due to the narrow buildable area on the lot. The applicant narrowed the shape of the building footprint to better fit the setbacks. The building footprint is shown at one foot from the building setback, so the current footprint cannot be moved north without a waiver to the lot building setback. If a reduction to the wetland setback is granted, staff is recommending it be conditioned upon a requirement that all runoff from the impervious area within 50 feet of the wetland must be captured by green infrastructure.

The proposed improvements will add more than 5,000 square feet of impervious surface and is not covered by a stormwater management plan, therefore per MMSD rules, green infrastructure will be required, even if a protective area reduction is not granted. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances. Green infrastructure plans also require the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee. If the protective area reduction is granted, the design for the green infrastructure must also account for the reduction in the protective area.

The property is located outside of the sewer service area and a proposed mound location is shown on the site plan.
The proposed improvements will disturb an area greater than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

Staff Recommendations:
Engineering staff recommends **approval** of the wetland setback reduction to 35 feet subject to the following conditions:

1. Approval of a reduction to the wetland setback to 35 feet only in the location shown on the site plan. All other setbacks will be enforced as recorded on the CSM.
2. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.
3. If the wetland setback is reduced below 50 feet, all runoff from impervious area within 50 feet of the wetland shall be captured by green infrastructure.
4. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit must be obtained prior to a building permit.

The Forestry Department recommends **approval** of the request to remove the (30”) White Cedar based on the following conditions: limited options for adjustment without impacting additional specimen trees on site and maintaining wetland setback requirements to the northwest, south, and east of proposed construction and driveway. It is important to note that out of the other specimens on this lot, the (30”) White Cedar has a large decay spot on trunk, most likely because of storm damage decades ago. Though the tree is showing some signs of decline, it is still considered a specimen as its longevity is not in question and would survive multiple decades unimpeded. **(See figure A of attached forestry report)**

Should the planning commission approve the removal of the specimen White Cedar, the applicant would be responsible for replacing 50% of caliper inches lost. This would equal 15" of replacement trees, which equates to approximately 7 native trees of at 2" caliper. In lieu of planting, the owner could donate $1,500.00 to the Mequon Tree Fund, which would be used for urban forestry projects. Whether the owner decides to replant or not, the money would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the forestry department.

Tree Protection Requirement:
The following is required prior to any site cleaning or construction activity to preserve the other specimen trees.

To protect and preserve the trees identified on the landscape plan or by the Planning Commission, the owner/developer/contractor shall install snow fencing no closer than 3' outside the dripline of the tree. It shall be the responsibility of the owner/developer/contractor to maintain fencing. Additionally, signs shall be posted saying Tree Protection Zone. These zones will be inspected by the City Forester prior to any construction. Snow fencing will be required roughly 30 feet surrounding the remaining specimen trees to mitigate root damage during construction, prevent washouts, and maintain grade around root plates of trees. Attached below is a graphic representing the (30") specimen White Cedar recommended for removal, as well as protection zone surrounding remaining specimens. **(See figure B of attached forestry report).**

Attachments:
Forester Report_04.24.23 (DOC)
Map (PDF)
Narrative (PDF)
Gies_inventory letter (PDF)
Site Plans (PDF)
Aerial (PDF)

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

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

TO: **Planning Commission**
FROM: **Mike Gies, Parks and Forestry Superintendent**
DATE: **April 24, 2023**
SUBJECT: **Forestry Report for 299 W. Hemlock Lane**

Background:
The applicant is seeking approval for the removal of (1) specimen tree located within the proposed drive at 299 W. Hemlock Lane. The specimen tree requested for removal consideration is a (30") White Cedar. The tree meets size and species requirements outlined by Mequon's Tree Preservation Policy. The tree remains in good condition, with some signs of decay and compartmentalization, but still meets specimen conditional requirement and is species and size appropriate.

Proposed Removal:

- 30" White Cedar (recommended for removal due to location of proposed drive) (note: due to the restrictive nature of lot, location of nearby wetlands, setbacks, and lack of ability to switchback drive to the west of trees because of fiber optic lines, removal is the only viable option for driveway placement)

Analysis:
The restrictive nature of this lot due to surrounding wetland setbacks and presence of fiber optic cables west of specimen trees are the primary reasons complicating the preservation of (1) specimen tree. In proposed building and driveway location consideration, the 30" White Cedar will be in the center of the proposed driveway. After considerable efforts to preserve other specimen trees on site, the combination of the restrictions on this lot deems the proposed building and driveway plan the most viable option for preserving other specimen trees on site. Recommendation for removal also maintains wetland setback requirements regarding the wetland northwest, south, and east of proposed construction and driveway.

The 30" White Cedar would need consideration for removal because of the multitude of driveway placement constraints.

Recommendation:
The Forestry Department recommends approval of the request to remove the (30") White Cedar due to limited options for adjustment without impacting additional specimen trees on site and maintaining wetland setback requirements to the northwest, south, and east of proposed construction and driveway. It is important to note that out of the other specimens on this lot, the (30") White Cedar has a large decay spot on trunk, most likely because of storm damage decades ago. Though the tree is showing some signs of decline, it is still considered a specimen as its longevity is not in question and would survive multiple decades unimpeded. **(See figure A)**
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Attachment: Forester Report_04.24.23 (8383 : Michael Sullivan)

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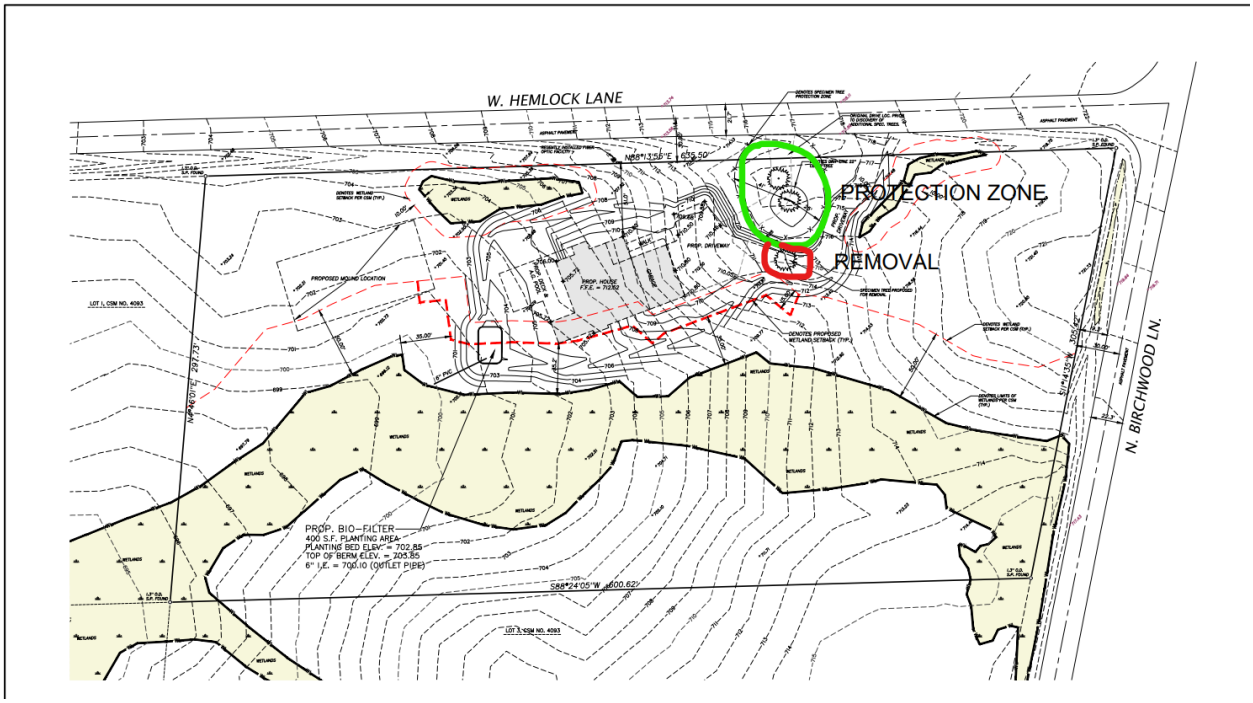
A)

Attachment: Forester Report_04.24.23 (8383 : Michael Sullivan)

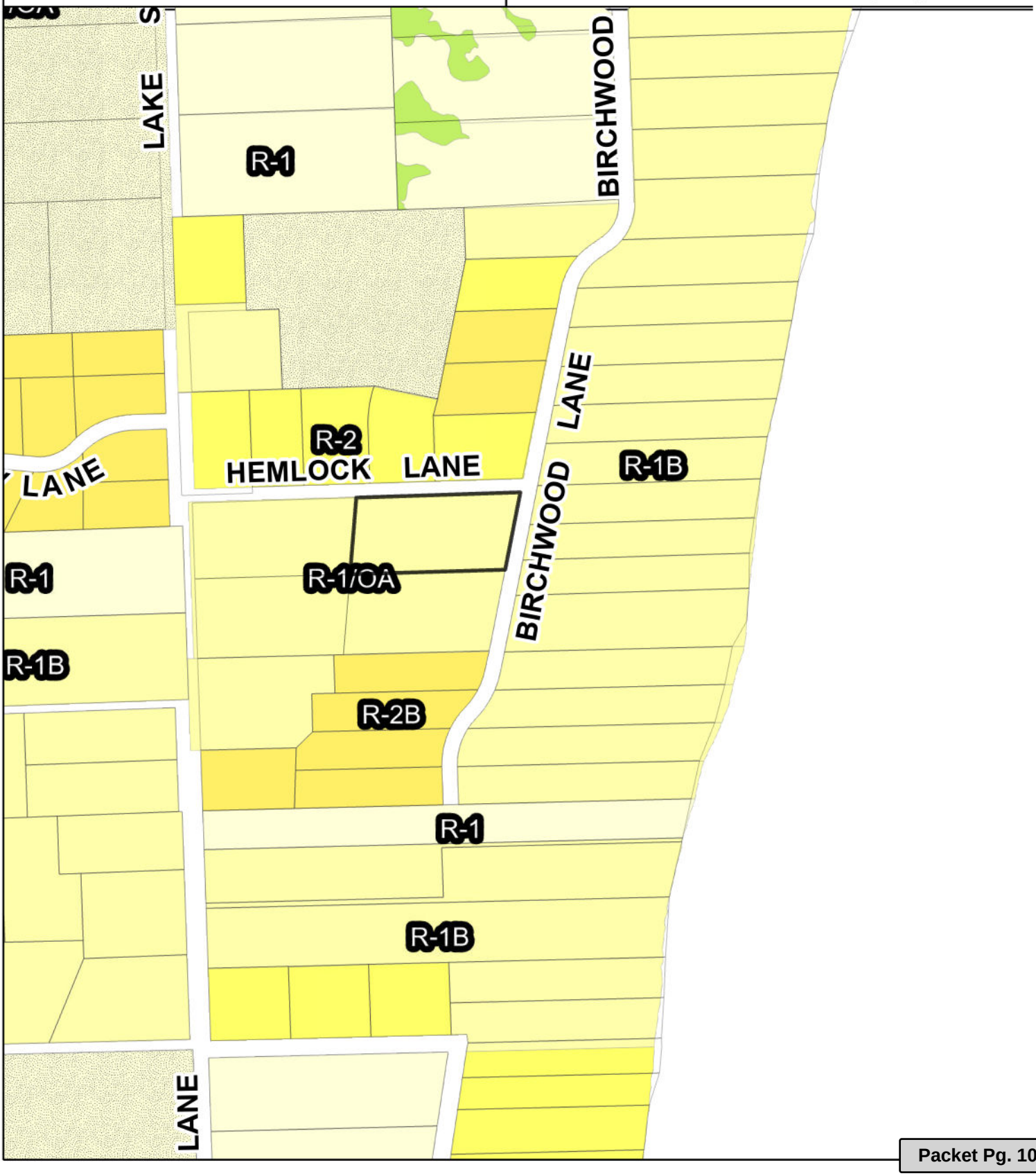
B)



Attachment: Forester Report_04.24.23 (8383 : Michael Sullivan)

MICHAEL SULLIVAN - SPECIMEN TREE REMOVAL AND WETLAND SETBACK WAIVER

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



Attachment: Map (8383 : Michael Sullivan)

NARRATIVE

The Sullivan's are looking to build a new single-family home on 299 W. Hemlock Lane. The current, 50-foot wetland setback reduces the buildable options on the lot as it spans the entire property. We seeking a variance to reduce the setback to 35' around the location of the house.

The other obstacle we were just made aware of last week, is that there are two additional specimen trees that were not previously located. Because of the additional specimen trees, we had to relocate the drive entrance from Hemlock to the Northeast to bypass those two trees. To do this, we would need to remove one specimen tree to keep the recommended distance from the other two specimen trees. Our Grading Plan shows our proposed drive, and also the original drive location when it was to the West of the specimen trees.

In the last 10 days, a fiber optic facility was installed along Hemlock Lane. With its current location, it prevents us from shifting the drive to the West.

We are open to suggestions from the Planning Commission on how to best preserve the specimen trees without pushing the house closer to the wetland. If the minimum distance from the specimen trees to the drive was reduced to the dripline of the trees (its currently 32'), then we could keep the drive to the West of the specimen trees, and it would not involve removing any of them.

Thank you

Attachment: Narrative (8383 : Michael Sullivan)

299 W. Hemlock Specimen Conflict

Attn: Mikkelson Builders

From: Mequon Forestry Department

3/8/2023

Upon specimen tree inspection of 299 W. Hemlock, the Mequon Forestry Department is citing a potential conflict. There is a stand of mature white cedar east of proposed driveway that may be negatively impacted by driveway construction. Based on the plat submitted, the lack of lathe stakes marking drive, and the measurements taken in the field, we believe there is potential conflict.

To protect these trees, Staff suggests sliding driveway placement west to avoid conflict with mature tree's root plates. Staff also is going to require snow fencing outside of driplines of trees. The fencing will need to extend 32 feet from the trunk of the middle cedar tree. **Section 4, A of Mequon Tree Ordinance**:

> 4. To protect the specimen trees, as identified by the City Forester or his associate, the developer/owner shall install snow fences no closer than ten (10) feet outside from the dripline of the specimen. Additionally, signs shall be posted informing the public and site workers that the area fence is a protected zone and the zone shall not be changed in the protected zone unless approved by the City Forester or his associate and Engineer.
>
> 5. There shall be no storage/parking of vehicles or equipment allowed in the protected zone, and it shall be the responsibility of the developer/owner/contractor to ensure compliance.

If there are any questions, please reach out:

Mike Gies- City Forester

mgies@ci.mequon.wi.us

(262) 512-1297

Nathan Herlache- Forester

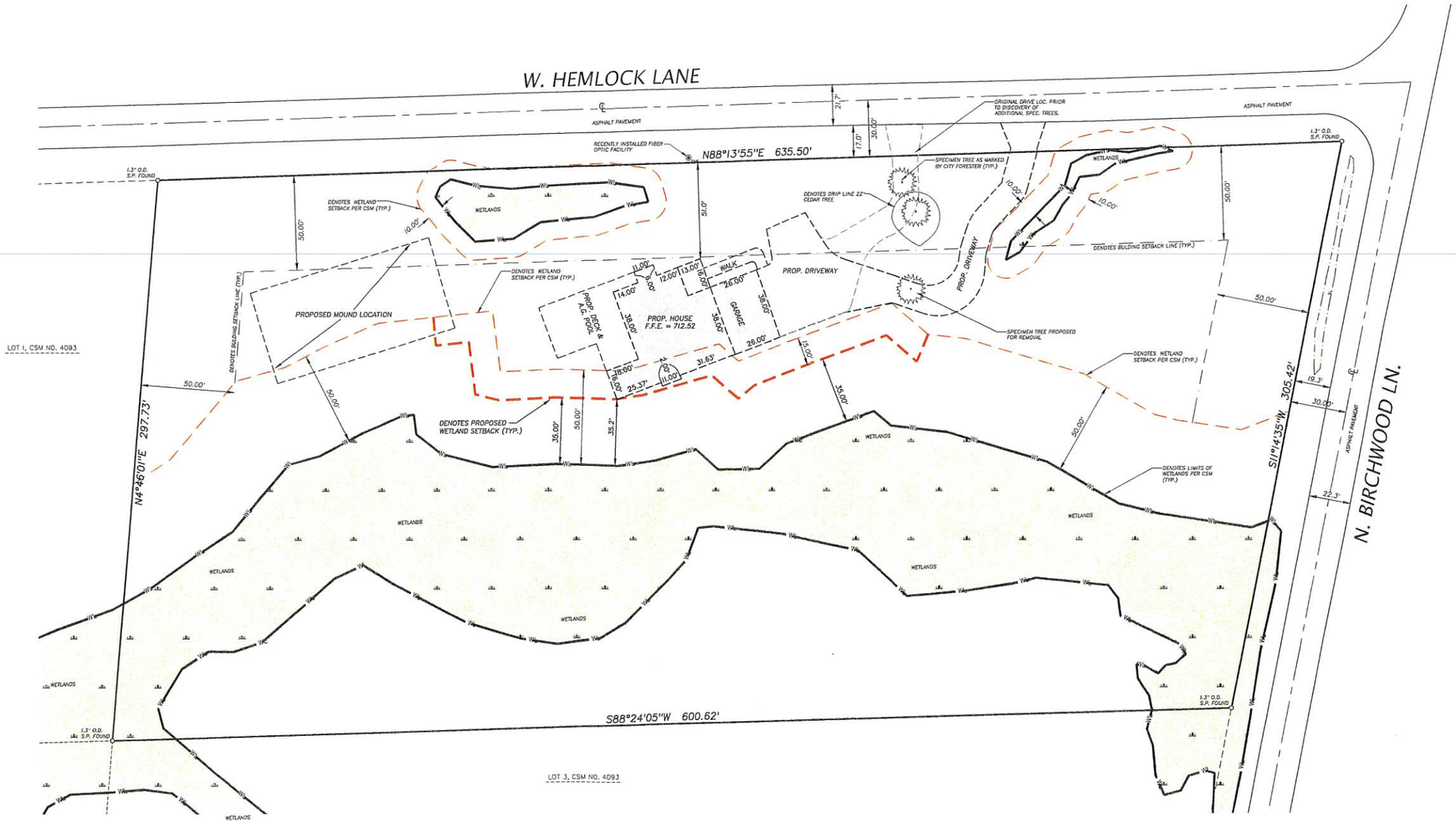
nherlache@ci.mequon.wi.us

(262) 689-8380

Attachment: Gies_inventory letter (8383 : Michael Sullivan)

LEGAL DESCRIPTION :
Lot 2 of Certified Survey Map No. 4093 recorded on April 27, 2020 in the office of the Register of Deeds for Ozaukee County, Wisconsin, as Document No. 1092867, being part of the Northwest 1/4 and Northeast 1/4 of the Fractional Southeast 1/4 of Section 5, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 183,416 sq. ft/4.211 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, roadway, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 2nd day of March, 2023.

James G. Schneider
Surveyor – S–2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTE :
ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SE. 1/4 OF SECTION 5–9–22, WHICH BEARS N1°57'34"W PER CSM 4093).

N

0 30 45 60 90
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
www.NorthShoreEngineering.net

MARK	DATE	REVISION	BY	APVD
1	3/17/23	RELOCATE DRIVE DUE TO SPECIMEN TREES	BY	APVD

"BUILDING PERMIT SURVEY"

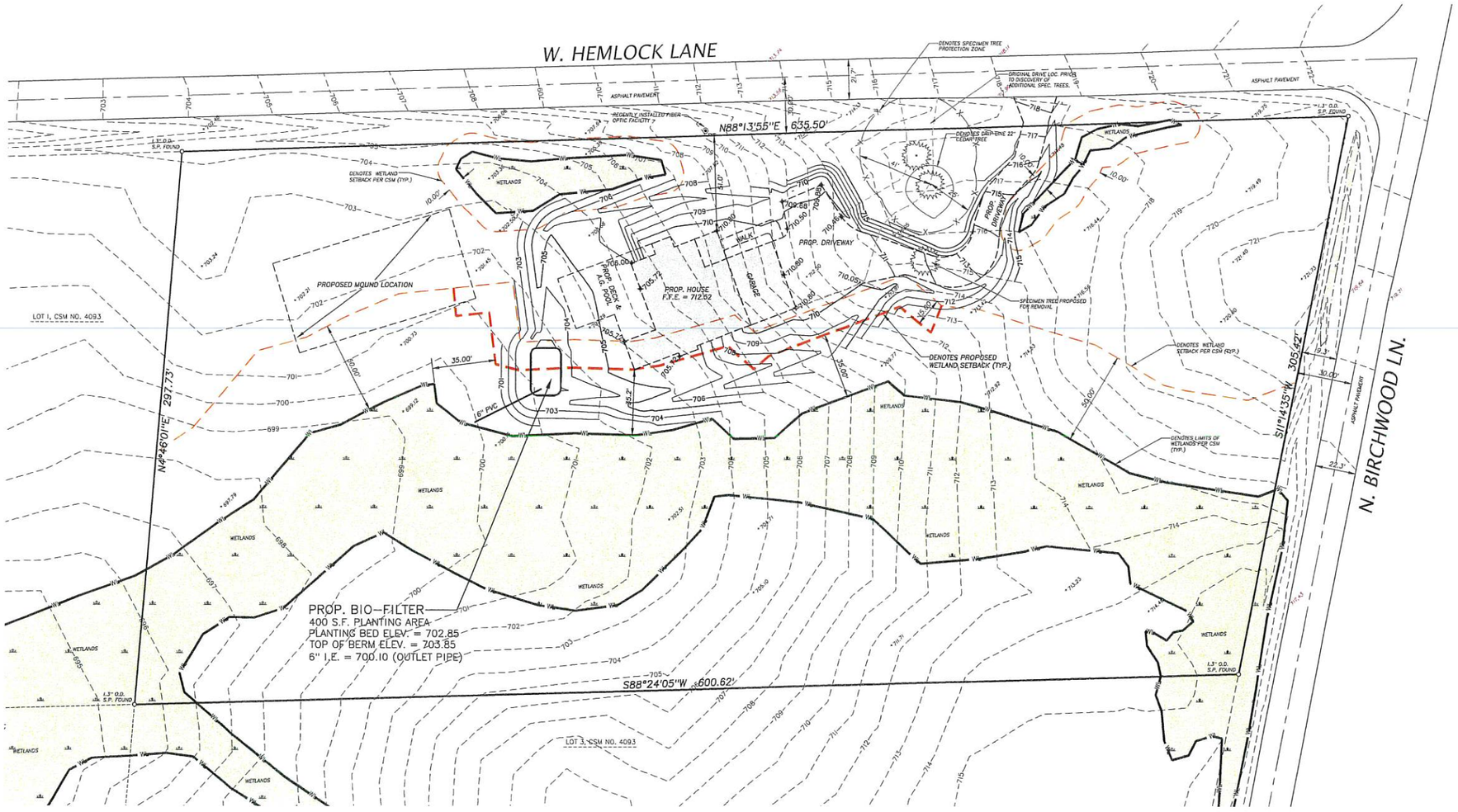
Mikkelson Builders
(Michael & Jenna Sullivan Residence)

299 West Hemlock Lane
Mequon, WI

DATE:	MARCH 2, 2023	DRAWN BY:	J.M.B.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	

Attachment: Site Plans (8383 : Michael Sullivan)

PRELIMINARY



Legend

- DENOTES EXISTING MINOR CONTOUR (699)
- DENOTES EXISTING MAJOR CONTOUR (700)
- DENOTES PROPOSED MINOR CONTOUR (699)
- DENOTES PROPOSED MAJOR CONTOUR (700)
- DENOTES EXISTING SPOT ELEVATION (×80.25)
- DENOTES PROPOSED SPOT ELEVATION (×875.50)
- DENOTES WETLAND SETBACK PER CSM
- DENOTES PROPOSED WETLAND SETBACK
- DENOTES SPECIMEN TREE (PER CITY)

Proposed Grade Statistics:

First Floor Grade =712.52
Front Yard Grade = 710.80
Rear Yard Grade = 705.72
Top of Foundation Wall = 711.97
Top of Basement Footing = 702.47

Site Area:
Total Property Area = 183,416 sq. ft./4.211 acres

Total Disturbed Area = 25,503 sq. ft./0.585 ac.

Total "New" Impervious Area = 8,462 sq. ft./0.194 acres

SCALE 1" = 30'

NORTH SHORE ENGINEERING, INC.
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(262) 241-9400 • FAX: (262) 241-5337
www.NorthShoreEngineering.net

REVISIONS				
MK	DATE	BY	REVISION	CHK'D
1	3/17/23	JMB	MOVED DRIVE DUE TO TREES	JWH

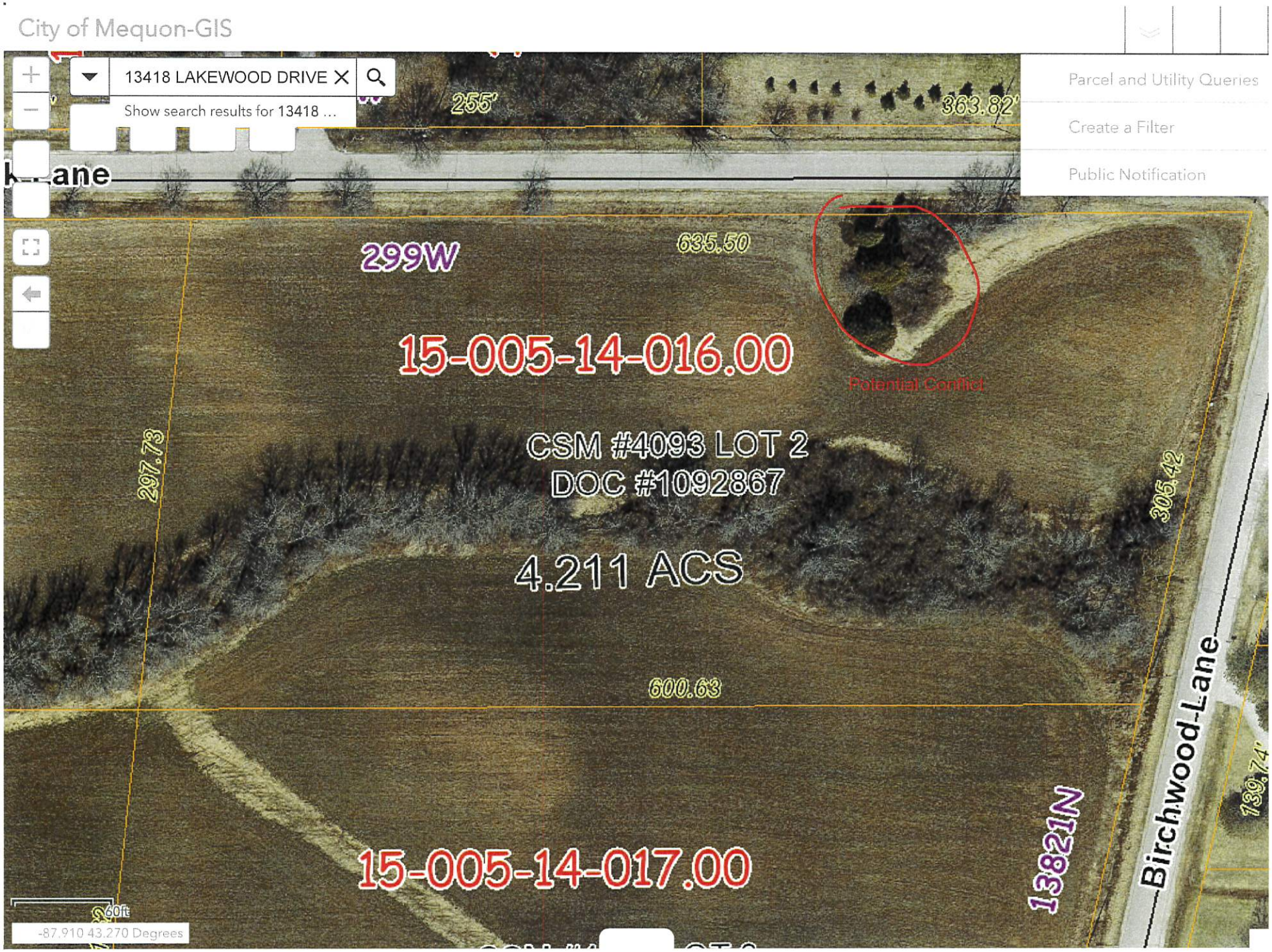
CITY OF MEQUON
OZAUKEE COUNTY WISCONSIN

MIKKELSON BUILDERS
SULLIVAN RESIDENCE - 299 W. HEMLOCK LANE

PRELIMINARY GRADING PLAN
LOT 2, CSM NO. 4093

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.W.H.	J.M.B.	J.G.S.	C1.1
DATE: 3/7/2023	SCALE: H: 1"=30' V: N.A.		
APPROVED:	PROJECT #: 5465-23		1

Attachment: Site Plans (8383 : Michael Sullivan)


City of Mequon-GIS
13418 LAKEWOOD DRIVE
Show search results for 13418 ...
Parcel and Utility Queries
Create a Filter
Public Notification
255'
363.82'
299W
635.50
15-005-14-016.00
Potential Conflict
CSM #4093 LOT 2
DOC #1092867
4.211 ACS
267.73'
305.42'
600.63
139.74'
15-005-14-017.00
Birchwood Lane
60ft
-87.910 43.270 Degrees

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 24, 2023**

SUBJECT: **JP Morgan Chase Bank NA. The applicant is seeking building and site plan amendment to allow for roof-top solar panels for the property located at 5909 W. Mequon Road.**

Applicant:	Black and Veatch
Status of Applicant:	Agent
Requested:	Building Plan Amendment
Existing Use:	Financial Institution
Existing Zoning:	Town Center
Land Use Plan:	Town Center
Lot size:	1.69 acres
Location:	5909 W. Mequon Road
Tax Key Number:	#14-050-04-010.01
District:	#4

Background:
The applicant is requesting building plan amendment for roof top solar panels on the existing Chase Bank at 5909 W Mequon Road. Wisconsin State Statute 66.401 limits local restrictions on solar developments. Restrictions are only allowed in situations that:

1) Preserve or protect the public health and safety;
2) Do not significantly increase the cost of the system or significantly decrease its efficiency; or,
3) Allow for an alternative system of comparable cost and efficiency.

Building Plan:
The plan proposes the installation of 117 solar panels on the west and south elevations of the existing building. The project also includes new mechanical equipment on the north façade of the building adjacent to the existing electrical service. The installation has been designed to blend in with the existing building. The panels are black in color and are flush mounted to the building. The accessory equipment with exception to the inverters will be painted to match the existing brick. Staff has no objections to the proposal.

Staff Recommendation:
Planning staff recommends **approval** of the building plan based on the following condition(s):

1. Staff review and approval of final plans prior to issuance of building and electrical

permits. The applicant shall submit such plan within 180 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.

Attachments:
Map (PDF)
Packet Docs_Chase Bank (PDF)

JP MORGAN CHASE BANK - BUILDING AND SITE PLAN AMENDMENT

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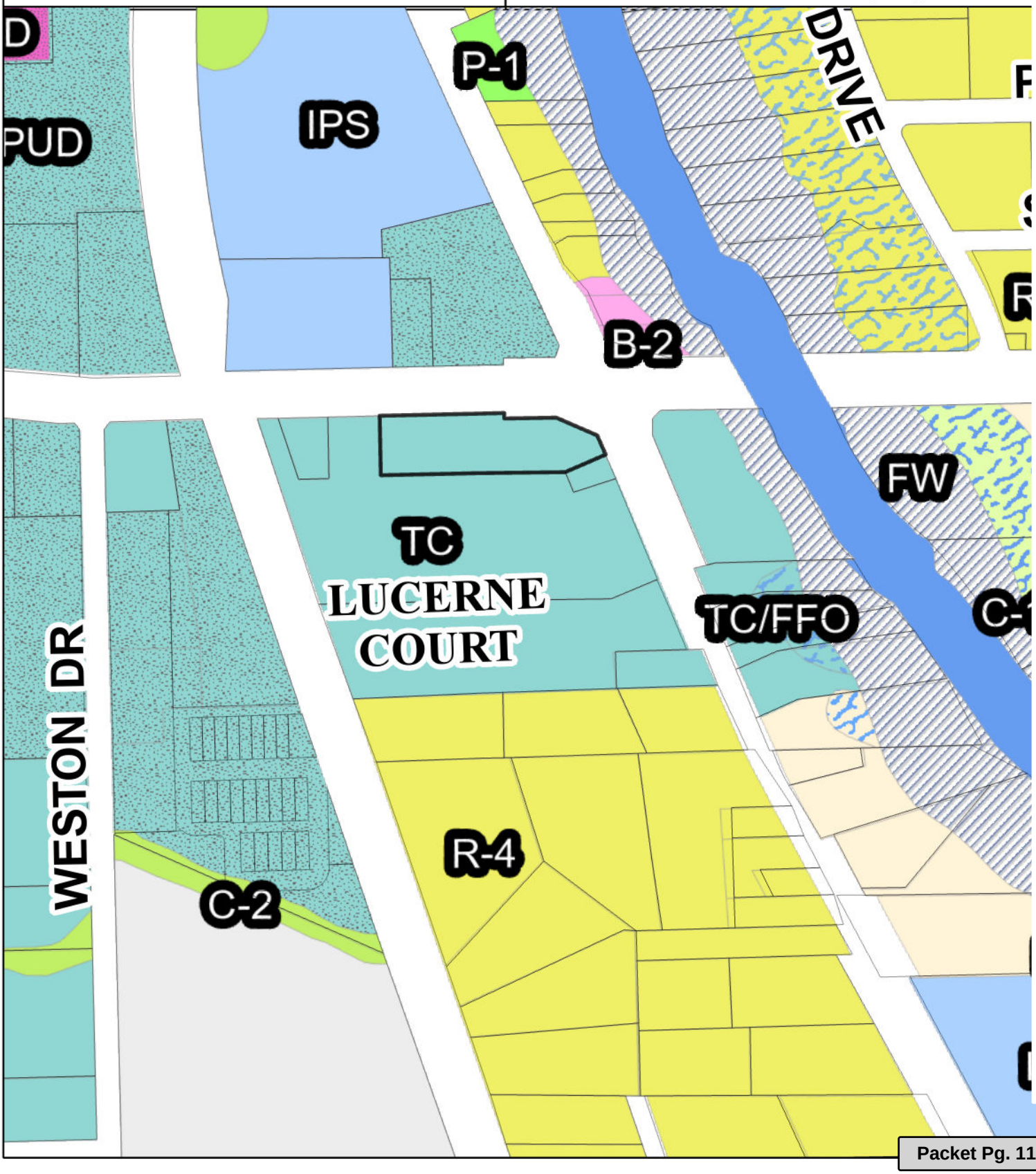


Attachment: Map (8377 : JP Morgan Chase Bank NA)

II. PROJECT DESCRIPTION

JP Morgan Chase is requesting approval to obtain the applicable permits required to install, maintain, and operate (117) Mission Solar Modules on West and South planes of the pitched asphalt shingle roof. The solar installation will also include (1) Utility Meter, (1) Owner Metering Cabinet, (1) Interconnection Disconnect Switch, (1) Generation Meter, (1) Generation Meter Disconnect Switch, (1) Dedicated PV Combiner panel (2) inverters mounted on the wall of the South side of the building with existing building mechanical equipment and behind an existing transformer.

Surrounding Area- The proposed rooftop solar installation will be located on an existing bank roof-top. There are no buildings proposed with this solar installation. The parcel is located on the corner of W Mequon Rd and N Cedarburg Road. The parcel and surrounding properties are zoned Town Center. The adjacent parcels uses are a shopping center and automotive service.

Materials & Colors- The proposed installation has been designed to blend with the design aesthetic of the existing commercial bank building. The solar panels will be flush mounted to the roof and will not exceed the overall height of the building. The proposed solar panels are black with light gray racking. The solar panels have an anti-reflective coating to reduce glare.

Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

The accessory equipment will be placed near existing side mounted building equipment painted to match the existing brick like the existing meter and buffered by existing landscaping and equipment. The inverters are white and cannot be painted for safety reasons.

Example photos from similar solar installations:

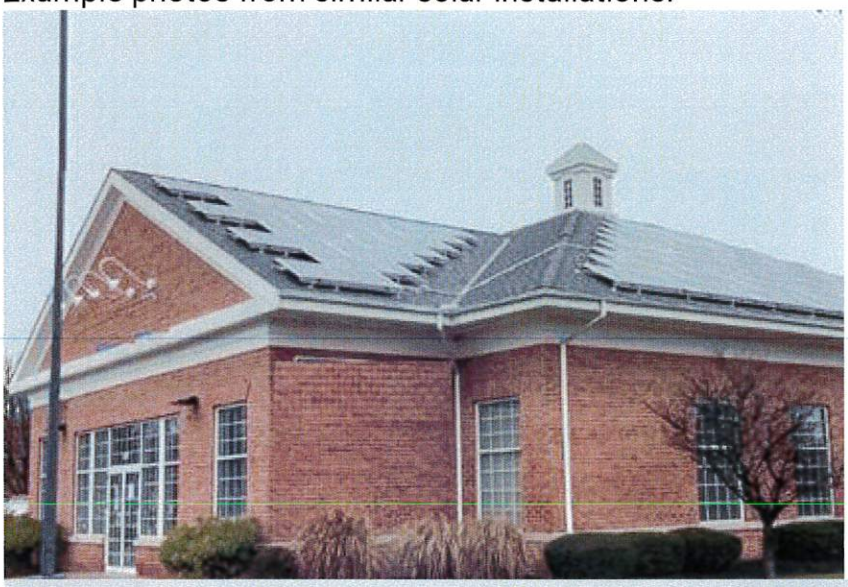


Photo Simulations of the installation are attached to this application.

Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

III. APPLICABLE SECTIONS OF THE CITY ZONING ORDINANCE

The following sections of Zoning Ordinances are applicable to this application:
Code of Ordinances Planning and Development Regulations

58-108-

(c) **To implement the purposes set forth in this division, the planning commission shall review the site, existing and proposed structures, neighboring uses, lighting, signage, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading (in the case of commercial and industrial uses), highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation. The planning commission will approve said site plans only after determining that:**

(1) **The proposed use(s) conform(s) to the uses permitted in that zoning district.**

The proposed primary use of the property, Financial Services, will not change. Solar generation will be an accessory use with no objectionable factors creating a adverse effect upon the surrounding property. The solar panels will not create noise, dust, odor, light or traffic generation. They will be visible on the south and west sides but they are flush mounted and have a glare resistant coating, minimizing visible impact.

(2) **The dimensional arrangement of buildings and structures conform to the required area offset, setback and height restrictions of this chapter.**

The proposed installation will be on existing structures with no impact to existing setbacks. The solar panels will not exceed the height of the existing roof.

(3) **The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses.**

The proposed primary use of the property, Financial Services, will not change. Solar generation will be an accessory use with no objectionable factors creating a adverse effect upon the surrounding property.

(4) **There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic.**

The proposed solar installation will have no impact on safety or convenience of pedestrian and vehicular traffic

(5) **The proposed on-site buildings, structures and entryways are on-site and situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting and parking, as specified by this chapter.**

The proposed roof-top solar installation will not impact the locations and layout of existing buildings and structures.

(6) **Natural features of the landscape are retained where they can enhance the development on the site or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare and appearance of the neighborhood. Furthermore, the site plan shall conform to the tree preservation requirements found in Chapter 84 and the City of Mequon Policy Manual for Tree Protection and Preservation.**

Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

Th proposed roof-top solar installation will not impact natural features of the landscape.

(7) **Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing or landscaping, as provided or required in this chapter.**

The roof-top solar panel installation has been designed to maximize renewable energy production with minimal aesthetic impacts. Adverse effects of the building mounted equipment will be screened by painting to match the building(when possible), and buffered by existing landscaping and other electrical equipment.

(8) **Land, buildings and structures are readily accessible to emergency vehicles and persons with disabilities**.

The proposed roof-top solar installation will not impact existing emergency vehicle or ADA access.

(9) **The proposed use does not significantly impact ground water quantity and quality, environment, drainage, the level of transportation service on public streets and any other public health, safety and welfare concerns.**

The proposed roof-top solar installation will not impact ground water quality, drainage, transportation services or any other public health and safety concerns.

(10) **The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of populations, to lessen congestion on the public roads and streets, to reduce hazards to life and property and to facilitate existing community development plans.**

The addition of roof-top solar to an existing building is compatible with the intent and purpose of Sec 58-107. Using an existing building to generate renewable energy is a compatible development between the primary use as a bank and energy generation. The roof-top solar epitomizes functional utility by creating power generating utility from a what was previously just a roof.

(11) **The site plan is consistent with the public goals, objectives, principles, standards, policies and urban design criteria set forth in the city's adopted comprehensive plan or components thereof.**

The approval of this site plan will support comprehensive plan goal "Maintain and enhance public infrastructure" Objective "Encourage use of alternative energy sources". This project is also supported by the comprehensive plan policy to "Encourage development patterns and preservation of existing developments that are energy efficient with utility infrastructure that minimizes environmental impact"

(12) **If a property has been identified by the Wisconsin department of natural resources (DNR) as a contaminated site, the planning commission shall condition site plan approvals upon compliance with a remedial plan approved by the DNR.**

This site has not been identified by Wisconsin DNR as a contaminated site.

Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

515811: 43.875 kW DC, 34.60 kW AC

J.P. MORGAN CHASE

5909 West Mequon Road
MEQUON, WI 53092-1948
ASSESSOR'S #: 89140500000000

PROJECT INFORMATION

AUTHORITIES HAVING JURISDICTION
BUILDING: CITY OF MEQUON
ZONING: CITY OF MEQUON
UTILITY: WE ENERGIES/WISCONSIN ELECTRIC/GAS

DESIGN SPECIFICATIONS
OCCUPANCY: B
CONSTRUCTION: COMMERCIAL / INDUSTRIAL
GROUND SNOW LOAD: 30 PSF
WIND SPEED: 106 MPH

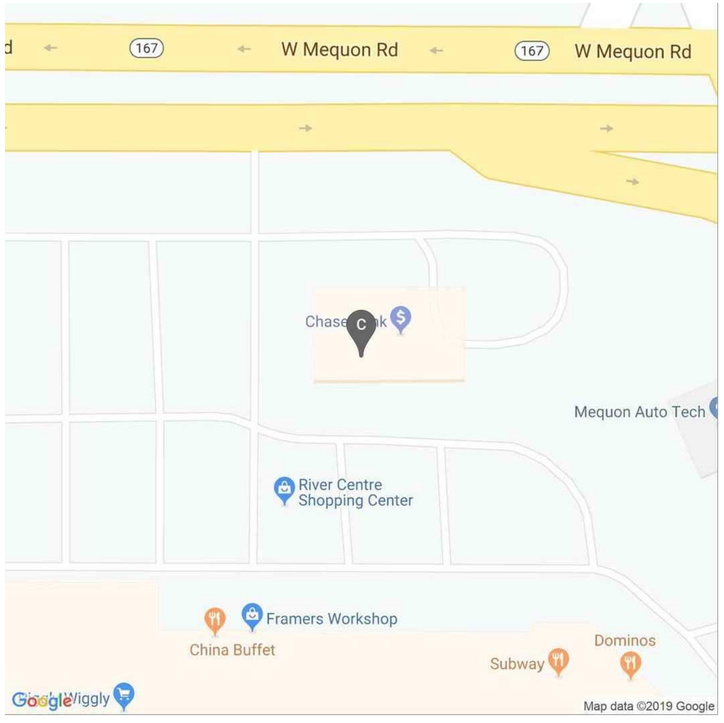
DESIGN SPECIFICATIONS
RISK CATEGORY: II
SITE CLASS: D (DEFAULT)
SEISMIC IMPORTANCE FACTOR: 1.0
SEISMIC DESIGN CATEGORY: B
SS: 0.07
S1: 0.046
SDS: 0.075
SD1: 0.074
ANALYSIS PROCEDURE: NONSTRUCTURAL COMPONENTS

DESIGN CODES & STANDARDS
BUILDING: 2018 IBC (SEE NOTE 1)
ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE
FIRE: 2018 IFC, 2018 NFPA-1

DRAWING INDEX	
DRAWING NUMBER	**SHEET TITLE**
G10	COVER PAGE
G20	SITE PLAN
E10	ELECTRICAL ROOF PLAN
E20	THREE LINE DIAGRAM & BILL OF MATERIALS
E21	ONE LINE DIAGRAM
E30	PLACARDS
REQUIRED STANDARD DRAWING INDEX	
DRAWING NUMBER	**SHEET TITLE**
SG10	COVER PAGE
SG20	GENERAL NOTES
SG21	GENERAL NOTES
SS20	PITCHED ROOF CONNECTION DETAILS
SS21	PITCHED ROOF CONNECTION DETAILS
SE10	ELECTRICAL DETAILS
SE11	ELECTRICAL DETAILS NEC 2017
SE20C	METERING DETAILS 3-PHASE
SE23	AC PANEL DETAILS
SR11	THREE PHASE SYSTEM CUTSHEETS
SR26	ELECTRICAL DATA CUTSHEETS
SR30	STRUCTURAL COMPONENT CUTSHEETS

NOTE 1: IBC 2018 REFERENCES THE MOST CURRENT DESIGN PRACTICES RELATED TO STRUCTURAL ANALYSIS AND DESIGN OF ROOFTOP SOLAR MODULE SYSTEMS. ANALYSIS AND DESIGN IN ACCORDANCE WITH IBC 2018 MEETS 2015 IBC REQUIREMENTS FOR ROOFTOP SOLAR MODULE SYSTEMS.

01 AERIAL PHOTO
NOT TO SCALE



02 VICINITY MAP
NOT TO SCALE

ISSUED FOR PERMITTING

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

WISCONSIN PROFESSIONAL ENGINEER
PAUL L. NELSON
E-26801
ANN ARBOR, MI

Paul L Nelson
16 March 2023

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
1	16/MAR/23	ISSUED FOR PERMITTING - REVISED PER UTILITY COMMENTS	AWC	AWC	SAS	PLN	PLN
0	09/FEB/23	ISSUED FOR PERMITTING	AWC	AWC	SAS	PLN	PLN

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN
SIGNED PAUL L. NELSON
DATE 09/FEB/23 REG NO. E-26801

BLACK & VEATCH

DESIGNER	DRAWN
AWC	AWC
CHECKED	DATE
SAS	09/FEB/23

J.P. MORGAN CHASE
5909 WEST MEQUON ROAD, MEQUON, WI 53092-1948

COVER PAGE

PROJECT	DRAWING NUMBER	REV
	WI-515811-G10	1
CODE		
AREA		

ANSI D 34x22
02/14/2017 04:16 PM

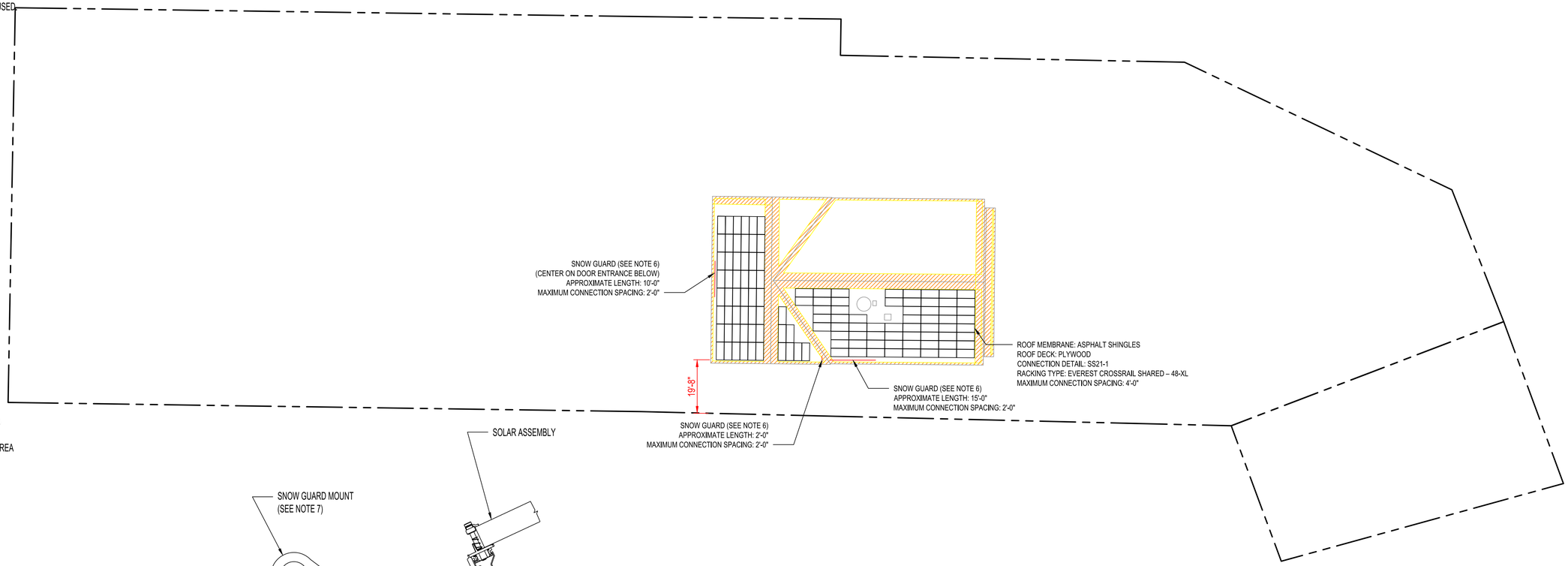
Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

ROOF DESIGN CLEARANCE TABLE (SEE LEGEND FOR APPLICABLE HATCH)	
ITEM	MINIMUM CLEARANCE DIMENSIONS
FLAT ROOF	4'-0"
PITCHED ROOF: ALONG RIDGE	6'-0" (3'-0" MINIMUM EACH SIDE)
PITCHED ROOF: ALONG HIPS/VALLEY	3'-0" (18" MINIMUM EACH SIDE)
PITCHED ROOF: ALONG EAVE/FREE EDGE	0'-10"
PITCHED ROOF: OTHER CLEARANCE ON ROOF PLANE	3'-0"

NOTE:
1.THE PROVISIONS OF THE INTERNATIONAL FIRE CODE 2018, SEC. 1204.2.1 PERTAINING TO GROUP R-3 BUILDINGS (ONE OR TWO FAMILY DWELLINGS) SPECIFIES SETBACKS AND PATHWAYS FOR PITCHED ROOFS. EXCEPTION TO SEC. 1204.3 STATES THAT IF THE FIRE CODE OFFICIAL DETERMINES THAT THE ROOF CONFIGURATION FOR A BUILDING OTHER THAN GROUP R-3 IS SIMILAR TO THAT OF A GROUP R-3 OCCUPANCY, THE RESIDENTIAL ACCESS REQUIREMENTS IN SEC. 1204.2.1 ARE A SUITABLE ALTERNATIVE. THEREFORE, CONSIDERING FIREFIGHTING OPERATIONS, BUILDINGS WITH A PITCHED ROOF HAVE BEEN CONSIDERED SIMILAR TO THAT OF A GROUP R-3 BUILDING AND THE PROVISIONS OF SEC. 1204.2.1 WERE USED.

ROOF CONNECTION DETAIL TABLE					
DRAWING	DETAIL	ROOF SLOPE	FRAMING TYPE	ROOF TYPE	CONNECTION LOCATION NOTES
SS10	1	FLAT	ROOF DECK	VARIES SEE SITE PLAN	SEE RACKING SITE SPECIFIC DRAWING PACKAGE IF APPLICABLE.
SS10	2	FLAT	ROOF DECK	LOOSE GRAVEL	
SS21	1	PITCHED	WOOD MEMBERS	ASPHALT SHINGLE	SEE DRAWING SS20
SS21	2	PITCHED	ROOF DECK	SINGLE-PLY MEMBRANE	SEE DRAWING SS20
SS21	3	PITCHED	NA	METAL STANDING SEAM	SEE DRAWING SS20
SS21	4	PITCHED	WOOD MEMBERS	CORRUGATED METAL	SEE DRAWING SS20
SS21	5	PITCHED	STEEL MEMBERS	ASPHALT SHINGLE	SEE DRAWING SS20
SS22	1	PITCHED	WOOD MEMBERS	TILE	SEE DRAWING SS20
SS22	2	PITCHED	WOOD MEMBERS	TILE	SEE DRAWING SS20
SS22	3	PITCHED	WOOD MEMBERS	TILE	SEE DRAWING SS20
SS22	4	PITCHED	WOOD MEMBERS	TILE	SEE DRAWING SS20
SS22	5	PITCHED	WOOD MEMBERS	TILE	SEE DRAWING SS20

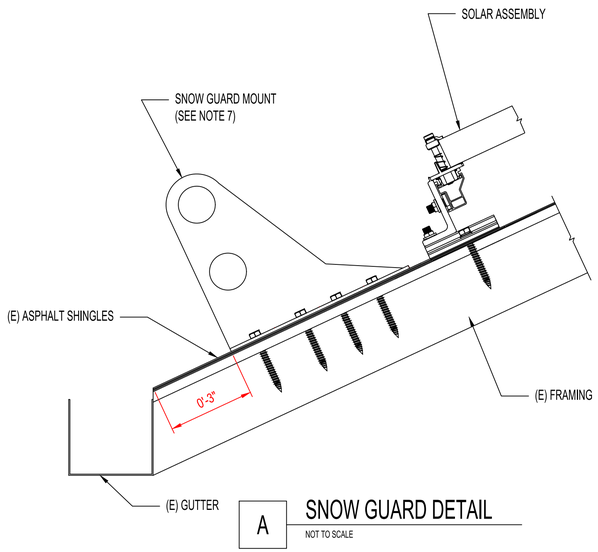
NOTES:
1. ROOFS WITH SLOPE LESS THAN 7 DEGREES ARE CONSIDERED "FLAT". ROOFS WITH SLOPE GREATER THAN 7 DEGREES ARE CONSIDERED "PITCHED". REFER TO SITE SPECIFIC DWG E10 FOR ROOF SLOPE.
2. FRAMING TYPE AND ROOF TYPE SHALL BE VERIFIED ON SITE PRIOR TO INSTALLATION.



LEGEND:
- FLAT ROOF CLEARANCE AREA
- PITCHED ROOF CLEARANCE AREA
- (E) EXISTING
- (E) PROPERTY LINE

01 SITE PLAN
NOT TO SCALE

PARCEL DATA FROM LANDGRID.COM



A SNOW GUARD DETAIL
NOT TO SCALE

NOTES:
1. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND ROOF SLOPES AND COORDINATE WITH ALL REFERENCE DRAWINGS AS REQUIRED. IF THE CONTRACTOR ENCOUNTERS CONDITIONS OTHER THAN WHAT IS SHOWN ON THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.
2. SEE SHEET SG20 AND SG21 FOR GENERAL NOTES, LEGEND AND SYMBOLS.
3. EVEREST RACKING RAIL MAXIMUM ALLOWABLE SPAN SHALL BE 4'-0" UNLESS NOTED OTHERWISE.
4. OBSTRUCTIONS IN CLEARANCE AREA PATHWAYS SHALL BE KEPT TO A MINIMUM.
5. SOLAR ASSEMBLY DOES NOT INCREASE EXISTING BUILDING HEIGHT FOR PITCHED ROOFS. FOR FLAT ROOFS, SOLAR ASSEMBLY EXTENDS 11 3/8" MAXIMUM ABOVE ROOF SURFACE WITH UNIRAC RMDT RACKING AND EXTENDS 1'-1 7/8" MAXIMUM ABOVE ROOF SURFACE WITH IRONRIDGE BX RACKING.
6. DESIGN OF SNOW GUARDS PER TRA SNOW AND SUN ROOF ACCESSORY SYSTEMS. SEE TRA SNOW AND SUN ROOF ACCESSORY SYSTEMS DRAWING FOR SNOW GUARD ATTACHMENT DETAILS AND ROOF CONNECTIONS SPACING SEE DETAIL A THIS DRAWING FOR MOUNTING ARRANGEMENT.
7. INSTALL SNOW GUARDS IN ACCORDANCE WITH TRA SNOW AND SUN ACCESSORY SYSTEMS SPECIFICATIONS AND RECOMMENDATIONS.

ISSUED FOR PERMITTING

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

WISCONSIN PROFESSIONAL ENGINEER
PAUL L NELSON
E-26801
ANN ARBOR, MI

Paul L Nelson
16 March 2023

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
1	16/MAR/23	ISSUED FOR PERMITTING - REVISED PER UTILITY COMMENTS	AWC	AWC	SAS	PLN	PLN
0	09/FEB/23	ISSUED FOR PERMITTING	AWC	AWC	SAS	PLN	PLN

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN
SIGNED PAUL L. NELSON
DATE 09/FEB/23 REG NO. E-26801

BLACK & VEATCH

DESIGNER	DRAWN
AWC	AWC
CHECKED	DATE
SAS	09/FEB/23

J.P. MORGAN CHASE
5909 WEST MEQUON ROAD, MEQUON, WI 53092-1948

SITE PLAN

PROJECT	DRAWING NUMBER	REV
WI-515811-G20	1	
CODE		
AREA		

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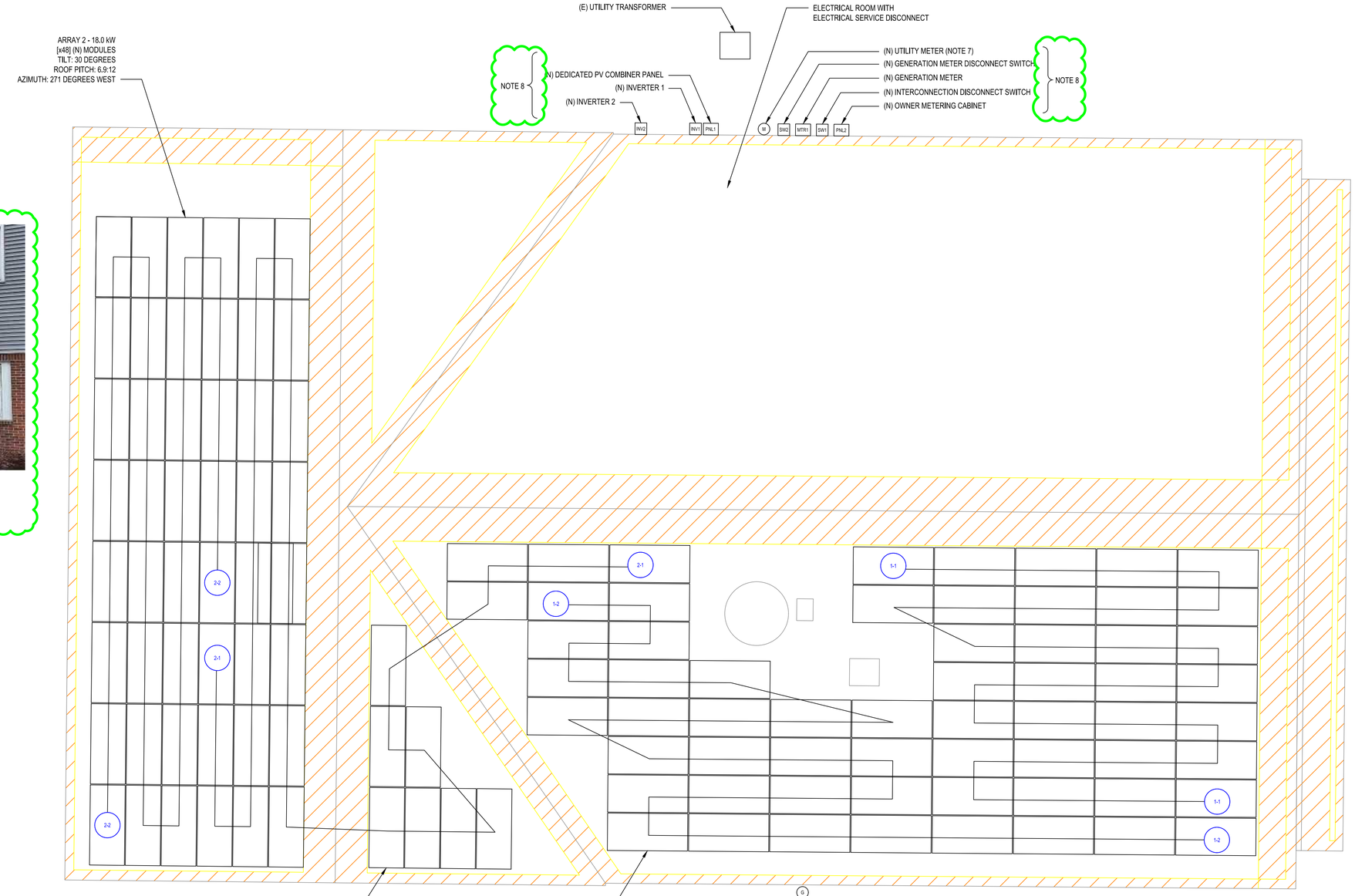
Attachment: Packet Docs. Chase Bank (8377 : JP Morgan Chase Bank NA)

ROOF DESIGN CLEARANCE TABLE (SEE LEGEND FOR APPLICABLE HATCH)	
ITEM	MINIMUM CLEARANCE DIMENSIONS
FLAT ROOF	4'-0"
PITCHED ROOF: ALONG RIDGE	6'-0" (3'-0" MINIMUM EACH SIDE)
PITCHED ROOF: ALONG HIPS/VALLEY	3'-0" (18" MINIMUM EACH SIDE)
PITCHED ROOF: ALONG EAVE/FREE EDGE	0'-10"
PITCHED ROOF: OTHER CLEARANCE ON ROOF PLANE	3'-0"

02 ELECTRICAL EQUIPMENT ELEVATION VIEW
NOT TO SCALE



01 ELECTRICAL ROOF PLAN
NOT TO SCALE

N

LEGEND:

FLAT ROOF CLEARANCE AREA

PITCHED ROOF CLEARANCE AREA

(E) EXISTING

NOTES:
1. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND ROOF SLOPES AND COORDINATE WITH ALL REFERENCE DRAWINGS AS REQUIRED. IF THE CONTRACTOR ENCOUNTERS CONDITIONS OTHER THAN WHAT IS SHOWN ON THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.
2. SEE SHEET SG20 AND SG21 FOR GENERAL NOTES, LEGEND AND SYMBOLS.
3. SEE SHEETS SE10 AND SE11 FOR ELECTRICAL DETAILS.
4. FOR THREE PHASE SYSTEMS, MODULES OF SIMILAR ORIENTATION SHALL BE PAIRED WITH ONE OPTIMIZER WHERE POSSIBLE.
5. OBSTRUCTIONS IN CLEARANCE AREA PATHWAYS SHALL BE KEPT TO A MINIMUM. WHERE CONDUIT INTERSECTS CLEARANCE AREA PATHWAYS, CONDUIT SHALL BE PLACED TRANSVERSE TO CLEARANCE AREA PATHWAYS.
6. SUBCONTRACTOR SHALL MAINTAIN MINIMUM 3' RADIAL CLEARANCE FROM GAS METER.
7. EXISTING METER WILL BE REMOVED AND REPLACED WITH NEW METER TRANSOCKET IN THE SAME PLACE. PLEASE REFER TO E20/E21 FOR ADDITIONAL DETAILS.
8. SUBCONTRACTOR SHALL PAINT CONDUIT, IF VISIBLE FROM GRADE, TO MATCH THE BUILDING COLOR. SUBCONTRACTOR SHALL PAINT TRANSFORMER ENCLOSURE, PV COMBINER PANEL ENCLOSURE, OWNER METERING CABINET, GENERATION METER ENCLOSURE, GENERATION METER DISCONNECT SWITCH ENCLOSURE, AND INTERCONNECTION DISCONNECT SWITCH ENCLOSURE TO MATCH THE BUILDING COLOR SCHEME. SUBCONTRACTOR SHALL ENSURE THAT EQUIPMENT NAMEPLATES AND LABELS ARE NOT PAINTED. THE INVERTERS SHALL REMAIN UNPAINTED.

ISSUED FOR PERMITTING

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WISCONSIN
JACOB J. AUGSBURGER
E-47392
ANN ARBOR, MI
PROFESSIONAL ENGINEER
Date Signed: 03/16/23

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
1	16/MAR/23	ISSUED FOR PERMITTING - REVISED PER UTILITY COMMENTS	AWC	AWC	JJA	JJA	JJA
0	09/FEB/23	ISSUED FOR PERMITTING	AWC	AWC	JJA	JJA	JJA

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN
SIGNED JACOB J. AUGSBURGER
DATE 09/FEB/23 REG NO. E-47392

BLACK & VEATCH

DESIGNER	DRAWN
AWC	AWC
CHECKED	DATE
JJA	09/FEB/23

J.P. MORGAN CHASE
5909 WEST MEQUON ROAD, MEQUON, WI 53092-1948

ELECTRICAL ROOF PLAN

PROJECT	DRAWING NUMBER	REV
	WI-515811-E10	1
CODE		
AREA		

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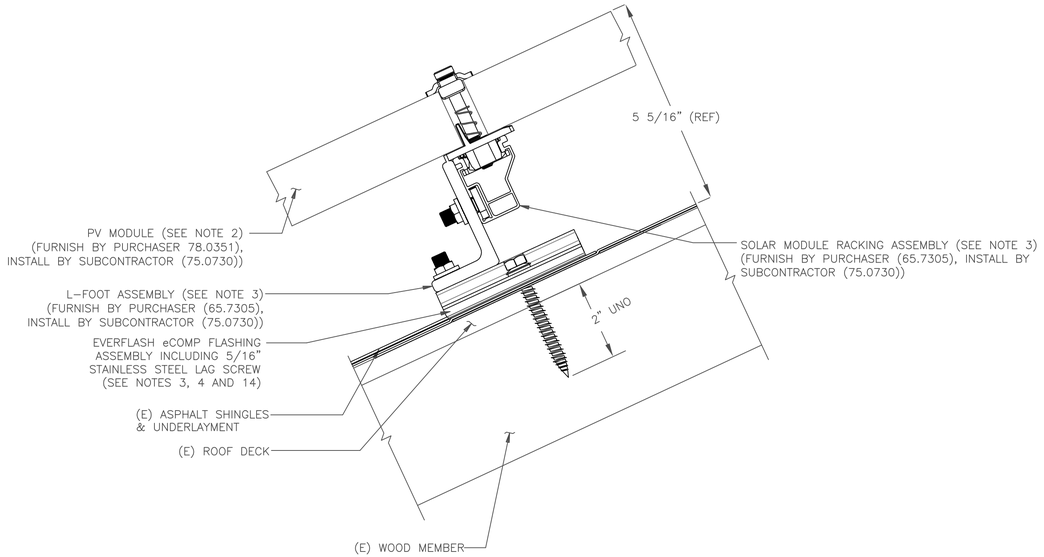
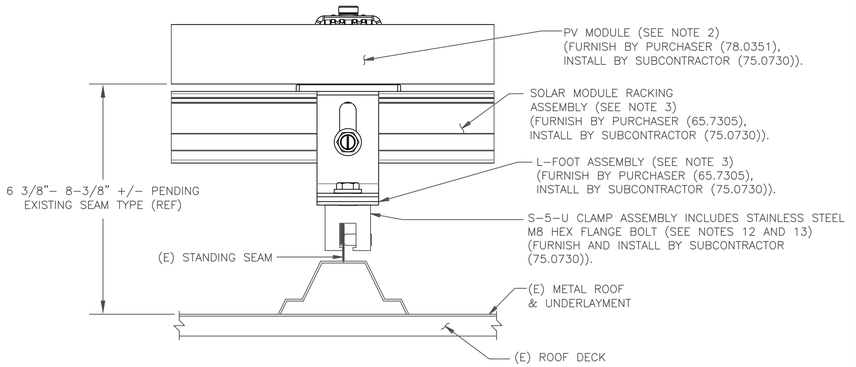
Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)



01 TYPICAL WOOD MEMBER AND ASPHALT SHINGLE ROOF ATTACHMENT DETAIL
NOT TO SCALE

NOT USED

02 TYPICAL ROOF MEMBRANE ATTACHMENT DETAIL
NOT TO SCALE



03 TYPICAL STANDING SEAM METAL ROOF ATTACHMENT DETAIL
NOT TO SCALE
(VIEW LOOKING UP THE SLOPE)

NOTES:

1. SEE DRAWING SG20 AND SG21 FOR GENERAL NOTES.

2. DESIGN OF PV MODULE PER MISSION SOLAR SPECIFICATIONS NOTED ON DRAWINGS SR10 AND SR20.

3. DESIGN OF RACKING ASSEMBLY, RAIL SPAN, AND CONNECTION TO SOLAR MODULE PER MANUFACTURER SPECIFICATIONS AND ENGINEERING LETTER FOR THE STATE.

4. APPLY SEALANT (FURNISH AND INSTALL BY SUBCONTRACTOR (75.0730)) TO PILOT HOLE AND FLASHING PER EVEREST_ECOMP FOR GAF_V2 PROVIDED IN ENGINEERING SUPPORT DOCUMENTS.

5. FLAT WASHERS SHALL BE AISI 304 (18-8) STAINLESS STEEL AND CONFORM TO THE REQUIREMENTS OF ASTM A193 UNLESS NOTED OTHERWISE.

6. SPRING LOCK WASHERS SHALL BE AISI 304 (18-8) STAINLESS STEEL AND CONFORM TO THE REQUIREMENTS OF ASME B18.21.1 UNLESS NOTED OTHERWISE.

7. HEX NUTS SHALL BE AISI 304 (18-8) STAINLESS STEEL AND CONFORM TO THE REQUIREMENTS OF ASTM F594 UNLESS NOTED OTHERWISE.

8. BOLTS SHALL BE AISI 304 (18-8) STAINLESS STEEL AND CONFORM TO THE REQUIREMENTS OF ASTM F593 UNLESS NOTED OTHERWISE.

9. NOT USED

10. NOT USED

11. NOT USED

12. CONTRACTOR SHALL COMPLETE INSTALLATION IN ACCORDANCE WITH MANUFACTURER PRODUCT INSTALLATION REQUIREMENTS AND RECOMMENDATIONS.

13. S-5-U CLAMPS ARE RECOMMENDED FOR STANDING SEAM CONNECTION. FIELD VERIFY STANDING SEAM RIDGE PROFILE IS ACCEPTABLE WITH CLAMP AND NOTIFY ENGINEER OF RECORD FOR ANY VARIANCE FROM S-5-U CLAMPS PRIOR TO PROCUREMENT FOR REVIEW AND APPROVAL. S-5-U MINI CLAMPS ARE NOT ACCEPTABLE AND SHALL NOT BE USED.

14. FURNISH BY PURCHASER (65.7305) AND INSTALL BY SUBCONTRACTOR (75.0730) FOR EVERFLASH eCOMP FLASHING ASSEMBLY INCLUDING 5/16" STAINLESS STEEL LAG SCREW. EXCEPTION: LAG SCREW MAY REQUIRE PROCUREMENT PER CONTRACT 75.0730 IN LIEU OF CONTRACT 65.7305 AS DETERMINED IN THE FIELD TO MEET REQUIRED EMBEDMENT LENGTH PER DETAIL 1.

NOT USED

04 TYPICAL CORRUGATED METAL ROOF ATTACHMENT DETAIL
NOT TO SCALE
(VIEW LOOKING UP THE SLOPE)

NOT USED

05 TYPICAL STEEL MEMBER AND ASPHALT SHINGLE ROOF ATTACHMENT DETAIL
NOT TO SCALE

APPROVED FOR CONSTRUCTION

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0	15/SEP/22	APPROVED FOR CONSTRUCTION	WS	WS	SAS	PLN	PLN

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN
SIGNED PAUL L. NELSON
DATE 15/SEP/22 REG NO. E-26801

BLACK & VEATCH

DESIGNER	DRAWN
WS	WS
CHECKED	DATE
SAS	16/DEC/21

J.P. MORGAN CHASE
TRANCHE 6 - WISCONSIN

PITCHED ROOF CONNECTION DETAILS

PROJECT	DRAWING NUMBER	REV
	WI-STNDRD-SS21	0
CODE		
AREA		

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Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

Three Phase Inverter for the 120/208V Grid

For North America

SE17.3KUS

INVERTERS

12-20 YEAR WARRANTY

The best choice for SolarEdge enabled systems

- Specifically designed to work with power optimizers
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for superior efficiency (97.5%) and longer strings
- Built-in type 2 DC and AC Surge Protection, to better withstand lightning events
- Small, lightest in its class, and easy to install outdoors or indoors on provided bracket
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- Built-in module-level monitoring with Ethernet, wireless or cellular communication for full system visibility
- Integrated Safety Switch
- UL1741 SA certified, for CPUC Rule 21 grid compliance

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17.3KW THREE PHASE INVERTER (PG 1)

Three Phase Inverter for the 120/208V Grid(1)

For North America

SE17.3KUS

MODEL NUMBER APPLICABLE TO INVERTERS WITH PART NUMBER	SE17.3KUS SExxK-USxZIXXXX	UNITS
OUTPUT		
Rated AC Power Output	17300	W
Maximum apparent AC output power	17300	VA
AC Output Line Connections	3W + PE, 4W + PE	
AC Output Voltage Minimum-Nominal-Maximum(2) (L-N)	105-120-132.5	Vac
AC Output Voltage Minimum-Nominal-Maximum(2) (L-L)	183-208-229	Vac
AC Frequency Min-Nom-Max(2)	59.3 - 60 - 60.5	Hz
Continuous Output Current (per Phase)	48.25	Aac
GFDI Threshold	1	A
Utility Monitoring, Islanding Protection, Country Configurable Set Points	Yes	
THD	≤ 3	%
Power Factor Range	+/- 0.85 to 1	
INPUT		
Maximum DC Power (Module STC)	26000	W
Transformer-less, Ungrounded	Yes	
Maximum Input Voltage DC+ to DC-	600	Vdc
Operating Voltage Range	370 - 600	Vdc
Maximum Input Current	48.25	Adc
Maximum Input Short Circuit Current	55	Adc
Reverse-Polarity Protection	Yes	
Ground-Fault Isolation Detection	167kΩ Sensitivity(3)	
CEC Weighted Efficiency	97.5	%
Night-time Power Consumption	< 4	W
ADDITIONAL FEATURES		
Supported Communication Interfaces	2 x RS485, Ethernet, Cellular (optional)	
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi access point for local connection	
Rapid Shutdown	NEC2014, NEC2017 and NEC2020 compliant/certified	
RS485 Surge Protection Plug-in	Supplied with the inverter, Built-in	
AC, DC Surge Protection	Type II, field replaceable, Built-in	
DC Fuses (Single Pole)	25A, Built-in	
Smart Energy Management	Export Limitation	
DC SAFETY SWTICH		
DC Disconnect	Integrated	
STANDARD COMPLIANCE		
Safety	UL1741, UL1741 SA, UL16998, CSA C22.2, Canadian AFCI according to T.I.L. M-07	
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)	
Emissions	FCC part15 class A	
INSTALLATION SPECIFICATIONS		
AC output conduit size /AWG range	¾" or 1" / 6 - 10 AWG	
DC input conduit size / AWG range	¾" or 1" / 6 - 12 AWG	
Number of DC Inputs pairs	4	
Dimensions with Safety Switch (H x W x D)	31.8 x 12.5 x 11.8 / 808 x 317 x 300	in / mm
Weight with Safety Switch	78.2 / 35.5	lb / kg
Cooling	Fans (user replaceable)	
Noise	< 62	dBA
Operating Temperature Range	-40 to +140 / -40 to +60(4)	°F / °C
Protection Rating	NEMA 3R	
Mounting	Bracket provided	

(1) For 277/480V inverters refer to: https://www.solaredge.com/sites/default/files/se-three-phase-us-inverter-277-480V-setapp-datasheet.pdf
(2) For other regional settings please contact SolarEdge support
(3) Where permitted by local regulations
(4) For power de-rating information refer to: https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf

17.3KW THREE PHASE INVERTER (PG 2)

Power Optimizer

For North America

P370 / P400 / P401 / P485 / P505

POWER OPTIMIZER

25 YEAR WARRANTY

PV power optimization at the module level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

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OPTIMIZER (PG 1)

Power Optimizer

For North America

P370 / P400 / P401 / P485 / P505

Optimizer model (typical module compatibility)	P370 (for higher-power 60 and 72-cell modules)	P400 (for 72 & 96-cell modules)	P401 (for high power 60 and 72-cell modules)	P485 (for high-voltage modules)	P505 (for higher current modules)	
INPUT						
Rated Input DC Power(8)	370	400	430	485	505	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	60	80	60	125(9)	83(9)	Vdc
MPPT Operating Range	8 - 60	8 - 80	8 - 60	12.5 - 105	12.5 - 83	Vdc
Maximum Short Circuit Current (Isc)	11	10.1	12.5	11	14	Adc
Maximum DC Input Current	13.75	12.5	14.65	12.5	17.5	Adc
Maximum Efficiency	99.5					%
Weighted Efficiency	98.8					%
Overvoltage Category	II					
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)						
Maximum Output Current	15					Adc
Maximum Output Voltage	60		80			Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)						
Safety Output Voltage per Power Optimizer	1 ± 0.1					Vdc
STANDARD COMPLIANCE						
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3					
Safety	IEC62109-1 (class II safety), UL1741, NEC/PVRSS					
Material	UL94 V-0, UV Resistant					
RoHS	Yes					
INSTALLATION SPECIFICATIONS						
Maximum Allowed System Voltage	1000					Vdc
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters					
Dimensions (W x L x H)	129 x 153 x 27.5 / 5.1 x 6 x 1.1	129 x 153 x 33.5 / 5.1 x 6 x 1.3	129 x 153 x 29.5 / 5.1 x 6 x 1.16	129 x 159 x 49.5 / 5.1 x 6.3 x 1.9	129 x 162 x 59 / 5.1 x 6.4 x 2.3	mm / in
Weight (including cables)	630 / 1.4	750 / 1.7	655 / 1.5	845 / 1.9	1064 / 2.3	gr / lb
Input Connector	MC4(11)			MC4(11)	MC4(11)	
Input Wire Length(10)	0.16 / 0.5					m / ft
Output Wire Type / Connector	Double Insulated / MC4					
Output Wire Length	1.2 / 3.9					m / ft
Operating Temperature Range(5)	-40 to +85 / -40 to +185					°C / °F
Protection Rating	IP68 / NEMA6P					
Relative Humidity	0 - 100					%

(1) Rated power of the module at STC will not exceed the optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed
(2) NEC 2017 requires max input voltage be not more than 80V
(3) For other connector types please contact SolarEdge
(4) Longer inputs wire lengths are available for use. For 0.9m input wire length order P401-xxxLxxx
(5) For ambient temperature above +85°C / +185°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details: https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf

PV System Design Using a SolarEdge Inverter(6)(7)		Single Phase HD-Wave	Single phase	Three Phase for 208V grid	Three Phase for 277/480V grid	
Minimum String Length (Power Optimizers)	P370, P400, P401	8		10	18	
	P485, P505	6		8	14	
Maximum String Length (Power Optimizers)		25		25	50	
Maximum Power per String		5700(8) (6000 with SE7600-US - SE11400-US)	5250(8)	6000(8)	12750(10)	W
Parallel Strings of Different Lengths or Orientations		Yes				

(6) For detailed string sizing information, refer to http://www.solaredge.com/sites/default/files/string_sizing_na.pdf
(7) It is not allowed to mix P485/P505 with P370/P400/P401 in one string
(8) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements, safety voltage will be above the 30V requirement
(9) For the 208V grid, it is allowed to install up to 6,000W per string when the maximum power difference between each string is 1,000W
(10) For 277/480V grid, it is allowed to install up to 15,000W per string when the maximum power difference between each string is 2,000W

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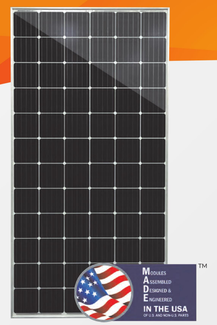
Intertek RoHS

OPTIMIZER (PG 2)

RESIDENTIAL | COMMERCIAL | UTILITY

MSE PERC 72

High Power PERC Module



MODULES ASSEMBLED DESIGNED & ENGINEERED IN THE USA

365-375W
CLASS LEADING POWER OUTPUT

18.89%
MAXIMUM EFFICIENCY

-0~+3%
POSITIVE POWER TOLERANCE

High-Power, American Quality

Mission Solar Energy is headquartered in San Antonio, TX with module facilities onsite. We produce American quality products ensuring the highest power output and reliability to our customers. Our product line is well suited for residential, commercial and utility applications. Every Mission Solar Energy product is certified and surpasses industry standard regulations, proving excellent performance over the long-term.

www.missionsolar.com | info@missionsolar.com

CERTIFIED RELIABILITY
› Tested to 3X IEC Standards
› PID Resistant

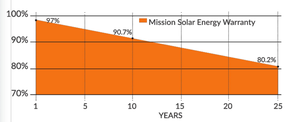
ADVANCED TECHNOLOGY
› PERC and 5 busbar drive >18% module efficiency
› Ideal for all applications

EXTREME WEATHER RESILIENCE
› 5600 Pa snow load (117 psf)
› 175 mph wind rating

BAA COMPLIANT FOR GOVERNMENT PROJECTS
› Buy American Act
› American Recovery & Reinvestment Act

25-YEAR LINEAR WARRANTY

12-YEAR PRODUCT WARRANTY



CERTIFICATIONS
IEC 61215/ IEC 61730/ IEC 61701 UL 1703

*As there are different certification requirements in different markets, please contact your local Mission Solar Energy sales representative for the specific certificates applicable to the products in the region in which the products are to be used.

MISSION SOLAR ENERGY

SOLAR PANEL (PG 1)

PERC 72

CLASS LEADING 365-375W

ELECTRICAL SPECIFICATIONS

Electrical Parameters at Standard Test Conditions (STC)

Module Type			MSE365SQ9S	MSE370SQ9S	MSE375SQ9S
Power Output	Pmax	Wp	365	370	375
Module Efficiency		%	18.39	18.60	18.89
Tolerance			0~+3%	0~+3%	0~+3%
Short-Circuit Current	Isc	A	9.705	9.767	9.826
Open Circuit Voltage	Voc	V	48.05	48.08	48.16
Rated Current	Imp	A	9.236	9.323	9.432
Rated Voltage	Vmp	V	39.52	39.59	39.76
Fuse Rating			20	20	20

CERTIFICATIONS & TESTS

IEC
61215 / 61730 / 61701, Salt mist
UL
UL 1703 listed

TEMPERATURE COEFFICIENTS

Normal Operating Cell Temperature (NOCT)	44°C (±2°C)
Temperature Coefficient of Pmax	-0.377%/°C
Temperature Coefficient of Voc	-0.280%/°C
Temperature Coefficient of Isc	0.046%/°C

OPERATING CONDITIONS

Maximum System Voltage	1,500VDC
Operating Temperature Range	-40°C (-40°F) to +90°C (194°F)
Maximum Series Fuse Rating	20A
Fire Safety Classification	Type 1, Class C
Front & Back Load (UL standard)	5600 Pa (117 psf)
Hail Safety Impact Velocity	25mm at 23 m/s

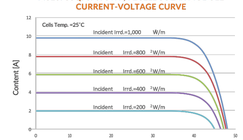
MECHANICAL DATA

Solar Cells	P-type Mono-crystalline Silicon (156.75mm)
Cell orientation	72 cells (6x12), 5 busbar
Module dimension	1987mm x 999mm x 40mm (78.23 in. x 39.33 in. x 1.57 in.)
Weight	21.6 kg (47.6 lb)
Front Glass	3.2mm (0.126 in.) tempered, Low-iron, Anti-reflective coating
Frame	Anodized aluminum alloy
Encapsulant	Ethylene vinyl acetate (EVA)
J-Box	Protection class IP67 with 3 bypass-diodes
Cables	PV wire, 1.2m (47.24 in.), 4mm² / 12 AWG
Connector	MC4 or compatible

SHIPPING INFORMATION

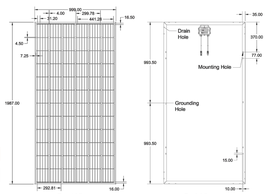
Container FT		Pallets	Panels	360 W
53'	Double stack	30	780	280.80 kW
40'	Double stack	24	624	224.64 kW
	Panels	Weight	Height	Width	Length
Pallet	26	1,400 lbs	45.15"	45.00"	78.50"

MSE375SQ9S: 375WP, 72CELL SOLAR MODULE CURRENT-VOLTAGE CURVE



Current-voltage characteristics with dependence on irradiance and module temperature

BASIC DESIGN (UNITS: mm)



Mission Solar Energy reserves the right to make specification changes without notice

MISSION SOLAR ENERGY

Mission Solar Energy | 8303 S. New Braunfels Ave., San Antonio, Texas 78235
info@missionsolar.com | www.missionsolar.com

SOLAR PANEL (PG 2)

APPROVED FOR CONSTRUCTION

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
0	15/SEP/22	APPROVED FOR CONSTRUCTION	AWC	AWC	JJA	JJA	JJA

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.
SIGNED JACOB J. AUGSBURGER
DATE 15/SEP/22 REG NO. E-47392

BLACK & VEATCH

DESIGNER WS | DRAWN WS | CHECKED DRL | DATE 15/SEP/22

J.P. MORGAN CHASE
TRANCHE 6 - WISCONSIN

THREE PHASE SYSTEM CUTSHEETS

PROJECT | DRAWING NUMBER WI-STNDRD-SR11 | REV 0
CODE
AREA

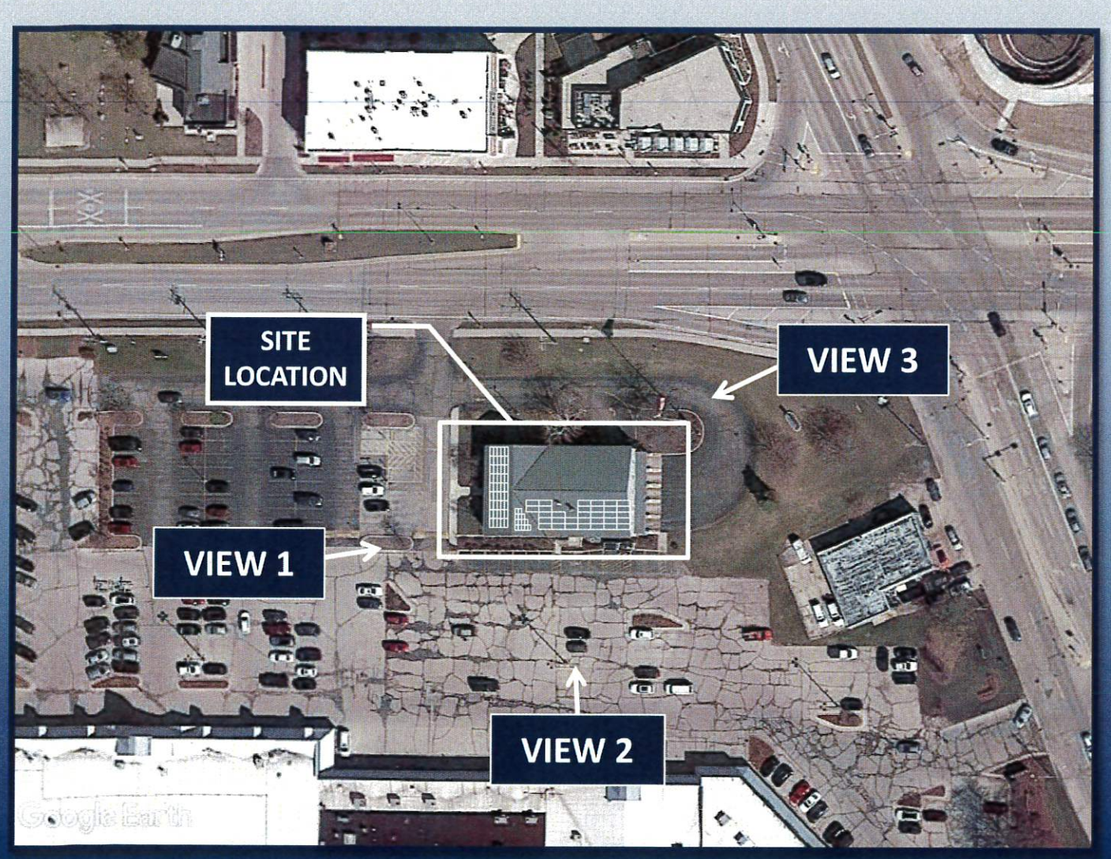
ANSI D 34x22
02/14/2017 04:16 PM

Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

BLACK & VEATCH
Building a world of difference.

CHASE

PHOTOGRAPHIC SIMULATION



The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER:	515811
SITE NAME:	MAQUON
SITE ADDRESS:	5909 WEST MEQUON ROAD MEQUON, WI 53092-1948
DATE:	02/22/23
APPLICANT:	CHASE BANK
CONTACT:	BREANNE MOCABY BLACK & VEATCH (503) 443-4462

Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

CHASE

BLACK & VEATCH
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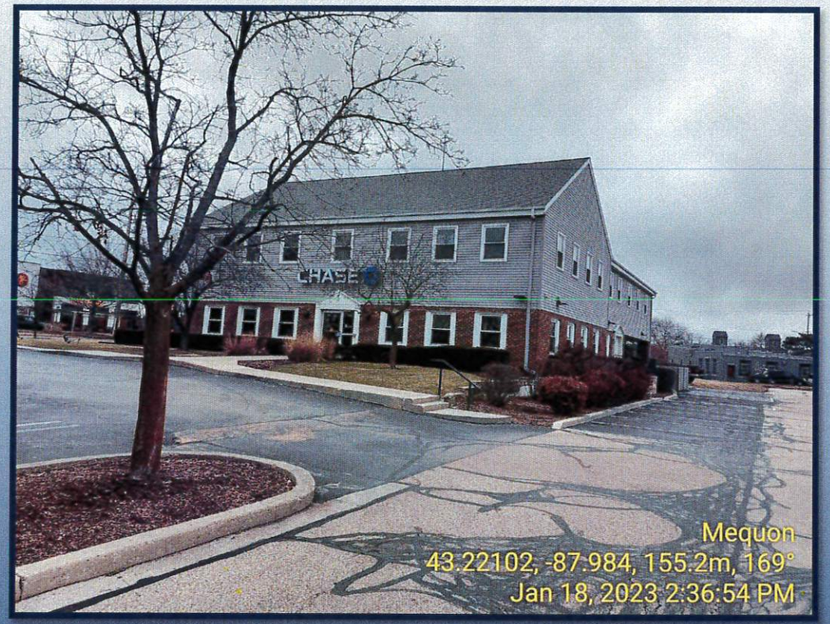
VIEW 1



EXISTING CONDITIONS

PROPOSED SOLAR PANELS

PHOTOGRAPHIC SIMULATION

BLACK & VEATCH CORPORATION – 11401 LAMAR AVE, OVERLAND PARK, KS 66211– 913-458-2000

Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

CHASE

BLACK & VEATCH
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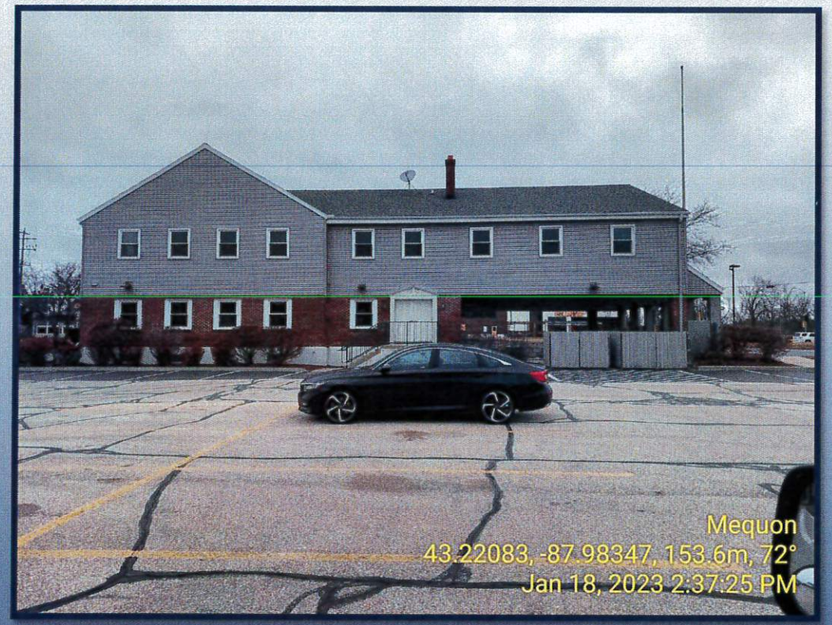
VIEW 2



EXISTING CONDITIONS

PROPOSED SOLAR PANELS

PHOTOGRAPHIC SIMULATION

Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

CHASE

BLACK & VEATCH
Building a world of difference.

VIEW 3

EXISTING CONDITIONS

PROPOSED EQUIPMENT

(2) PROPOSED INVERTER

PHOTOGRAPHIC SIMULATION

Attachment: Packet Docs_Chase Bank (8377 : JP Morgan Chase Bank NA)

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: **LAURIE MILLER, PLANNER**

DATE: **April 24, 2023**

SUBJECT: **East Mequon IVb, LLC. The applicant is seeking master sign plan amendment for the property located at 12100 - 12200 N. Corporate Parwkay.**

Applicant:	Paul Galbraith
Status of Applicant:	Property Owner
Requested:	Master Sign Plan Amendment
Existing Zoning:	B-4 (Business Park)
Land Use Plan:	Business Park
Lot size:	4.46 acres & 4.34 acres
Location:	12100 -12200 N. Corporate Parkway
Tax Key Number:	#15-017-10-021.00 & #15-071-10-020.00
District:	#5

Background:
The applicant is requesting Planning Commission approval for a Master Sign Plan amendment for the multi-tenant building at 12100-12200 N. Corporate Pkwy (Exhibit 1). The parcel is located in the B-4 zoning district which requires Master Sign Plan approval for multi-tenant buildings with more than one wall sign. The original Master Sign Plan was approved by Planning Commission on March 9, 2020, and an amendment was approved on June 27, 2022.

Master Sign Plan:
The Master Sign Plan proposes two additional wall signs, for a total of four wall signs permitted, on the west elevation sign area of the 12100 and 12200 N. Corporate Pkwy buildings. Please see Exhibit 2. The applicant is requesting the changes to allow tenant spaces situated in the rear portion of the building to have signage near the shared entryway. No other changes have been proposed.

Staff Summary:
Staff supports the amendment to the Master Sign Plan because this will allow the sign to be located over the tenant space and closer to the tenant's shared entryway making it easier for visitors to locate the correct doorway.

Staff Recommendation:
Planning staff recommends **approval** of the Master Sign Plan based on the following:

1. Sign permit approval is required for all signs.
2. All signs shall be installed per the locations shown.

3. For the tenant space with the exterior, individual entrance, one 30 square foot wall sign is permitted. For the main shared entrance, one wall sign up to 30 square feet is allowed. No additional wall signs shall be permitted on the west elevation.
4. Per each building, there is a maximum five total wall signs on the east elevation facing I-43 and maximum one (1) I-43 wall sign per tenant. The total of the east façade wall signs shall not exceed 195 square feet in total.
5. All signs shall not exceed 20 feet in height (measured from grade to the top of the sign).
6. Each sign shall not exceed the “box” area shown on the plans.
7. Final revised master sign plan shall be approved in narrative and graphic form prior to the issuance of the sign permit(s).

Attachments:
Packet Docs_EastMequon_04.24.23 (PDF)

Exhibit 1

SIGN SPECIFICATIONS for THE POINTE (12100 & 12200 N. CORPORATE PKWY)

Wall Signage Specifications on the West Elevation:

Proposed locations, rendering and floor plan attached as **Exhibit A** (amended 3/17/23). Four (4) (30) square foot (2' x 15') wall signs permitted. No additional wall signs shall be permitted on the west elevation. All signs shall be installed per the locations shown, not to exceed the "box" area in **Exhibit A** (amended 3/17/23) and not to exceed 20 feet in height (measured from grade to the top of the sign).

Letters: Individual upper and lower case block letters not more than 24" tall. Trademarks or logos will be allowed in conjunction with lettering. Font will be in standard tenant corporate font.

Mounting: If individual letters are used, letters shall be attached to building using channels or common raceways.

Color: Letters will be white. Logos may be in standard corporate colors. **Illumination:** Individual letters and logos shall be internally illuminated.

Wall Signage Specifications on the East Elevation (I-43) (No amendment proposed):

Proposed locations and rendering attached as **Exhibit A**. Per each building, maximum five (5) total I-43 wall signs and maximum one (1) I-43 wall sign per tenant. The east elevation wall signs shall not exceed 195 square feet in total. All signs shall be installed per the locations shown, not to exceed the "box" area in **Exhibit A** and not to exceed 20 feet in height (measured from grade to the top of the sign).

Letters: Individual upper and lower case block letters not more than 24" tall. Trademarks or logos will be allowed in conjunction with lettering. Font will be in standard tenant corporate font.

Mounting: If individual letters are used, letters shall be attached to building using channels or common raceways.

Color: Letters will be white. Logos may be in standard corporate colors.

Illumination: Individual letters and logos shall be internally illuminated by halo glow method.

FREESTANDING ENTRY MONUMENT SIGNS

Each building will feature a freestanding monument sign at the driveway entry attached as **Exhibit B**.

FUTURE BUILDING (12100 N CORPOATE PARKWAY)

Since 12100 N Corporate Parkway is not yet constructed, if the building design changes, the City of Mequon reserves the right to require changes to the Master Sign Plan.

SIGN PERMITS

Sign permit approval is required for all signs.

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

EXHIBIT A

WALL SIGNAGE

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

12100 N. Corporate PKWY

AMENDED 3/17/23

EXTERIOR ELEVATIONS

A002 | 04/10/19

Kahler Slater

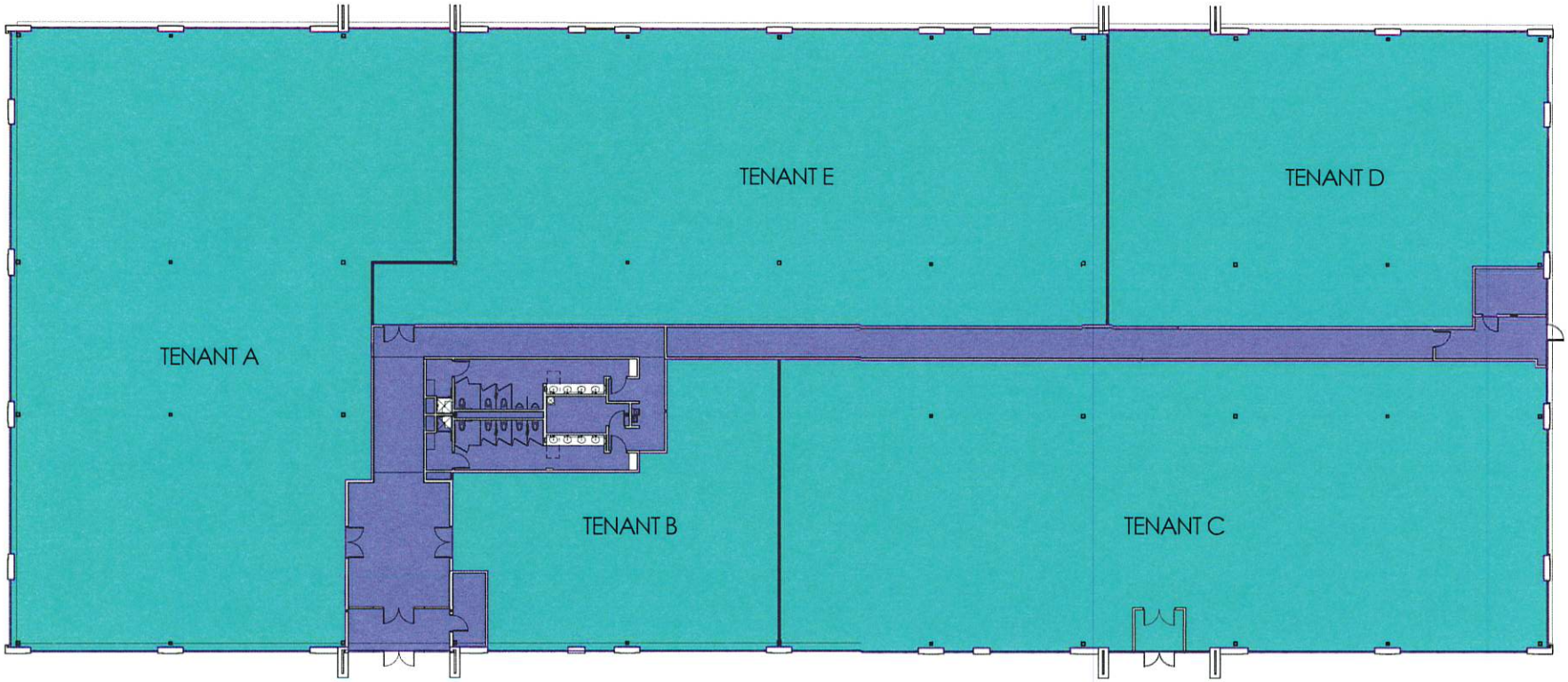
Irgens

THE POINTE AT EAST MEQUON CORPORATE CENTRE

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

12100 N. CORPORATE PARKWAY | *Rendering - West Elevation Signage*
AMENDED 3/17/23

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)



12100 N. Corporate PKWY

1 1ST FLOOR
3/64" = 1'-0"

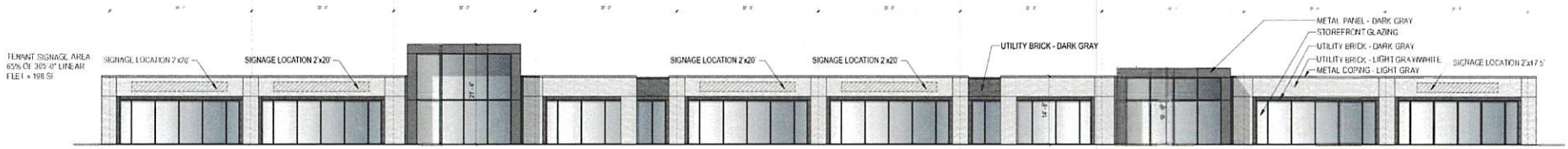
HYPOTHETICAL 1ST FLOOR PLA

Kahler Slater

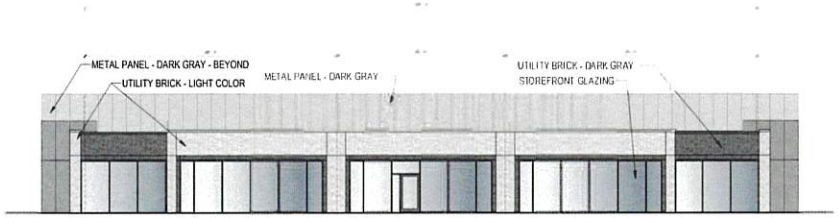
Irgens
THE POINTE AT EAST MEQUON CORPORATE CENTRE

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

4 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

3 SOUTH ELEVATION
3/32" = 1'-0"

12200 N. Corporate PKWY

AMENDED 3/17/23

EXTERIOR ELEVATIONS

A002 | 04/10/19

Kahler Slater

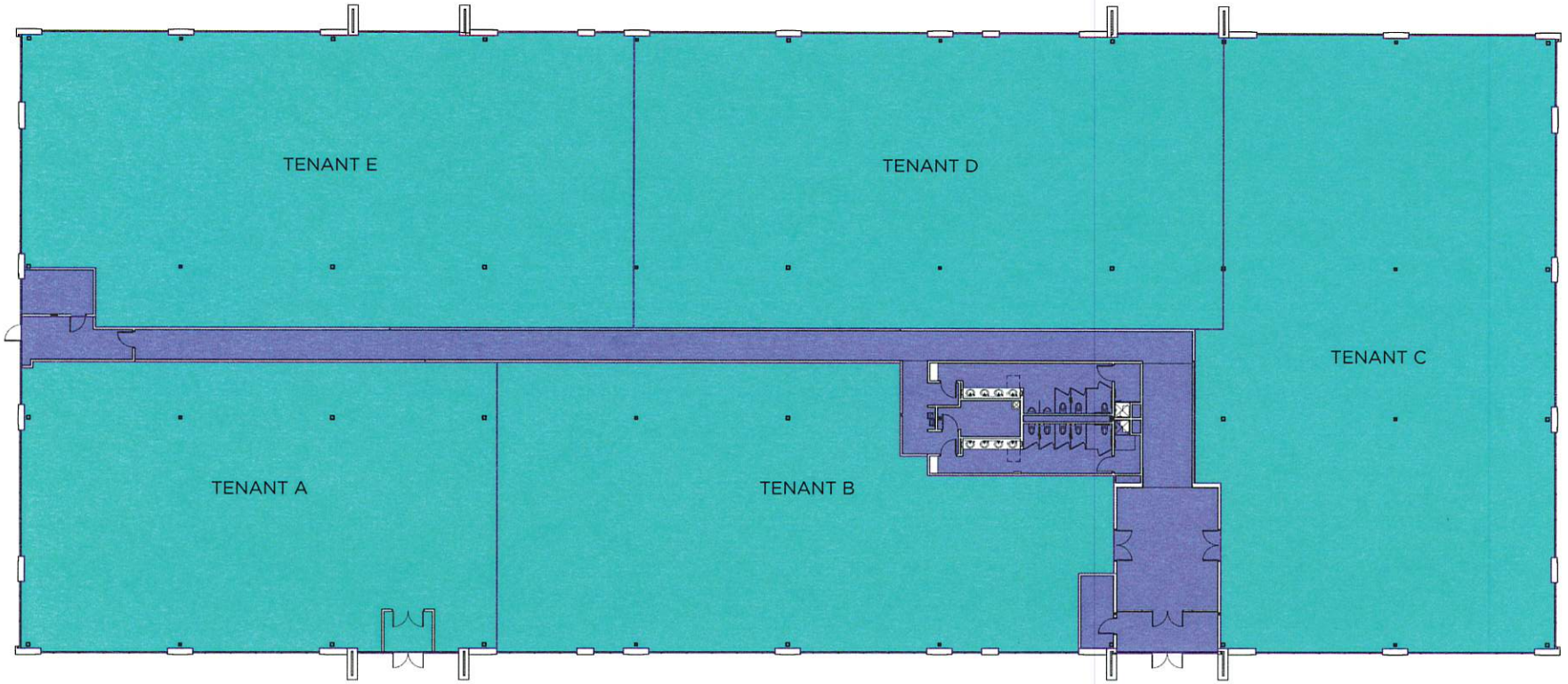
Irgens

THE POINTE AT EAST MEQUON CORPORATE CENTRE

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

12200 N. CORPORATE PARKWAY | *Rendering - West Elevation Signage*
AMENDED 3/17/23

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)



12200 N. Corporate PKWY

1 1ST FLOOR AREA PLAN
3/64" = 1'-0"

Building Common Area
Office Area

TRUE NORTH
PLAN NORTH

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Kahler Slater

Irgens
THE POINTE AT EAST MEQUON CORPORATE CENTRE

ASK018 | 12/31/19

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

RENDERING – I-43 SIGNAGE

12200 N. Corporate PKWY

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

EXHIBIT B

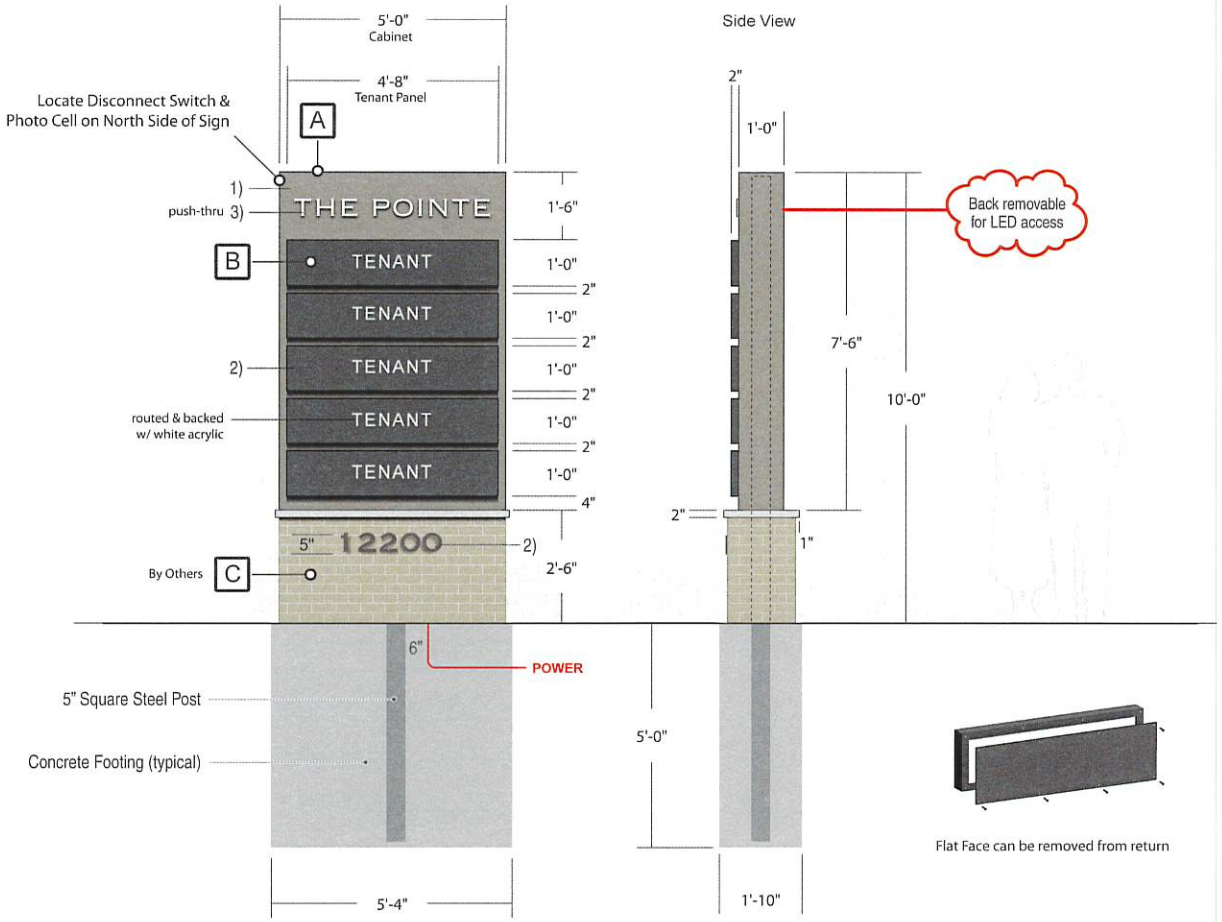
FREESTANDING ENTRY MONUMENT SIGNS

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

Job # 1946-0699 CLIENT APPROVAL DRAWIN

NOTE: This S/F Sign Faces Southwest

Typeface: Copperplate



Flat Face can be removed from return

Monument Concept #3 - Specificatior

One (1) Single Sided Monument Sign
Illuminated

(A) Primary Sign Cabinet:
Fabricated aluminum cabinet, 1/8" thick routed aluminum face, 3/4" thick clear acrylic push-thru header lettering with diffuser film on 1st surface, internal white LED illumination.

(B) Tenant Panels:
2" deep fabricated aluminum pan faces, 1/8" thick routed aluminum faces backed with white acrylic, internal white LED illumination

(C) Base
Masonry base provided by client. Lemberg to provide and install 1/4" thick flat cut aluminum address numerals stud mounted flush, painted to match tenant panels.

Mounting Method:
Sign cabinet to saddle mount onto 5" square steel center post. Lemberg to coordinate with masonry.

Colors:
1) Paint, "Fog Bank" MP12534
2) Paint, "Neptunian Grey" MP13915
3) 3M Diffuser Film, White 3635-70 (60%)

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Irgens / The Pointe at East Mequon Corporate Centre
Location: 12200 N. Corporate Parkway
City: Mequon, WI 53092

Sales Representative: Gary Wenzel
Project Manager: Ramona Marenda
Designer: Eric Bailey / Mark Mayzik

Scale: 3/8"=1'
Paper Size: 11x17
Signature / Date:

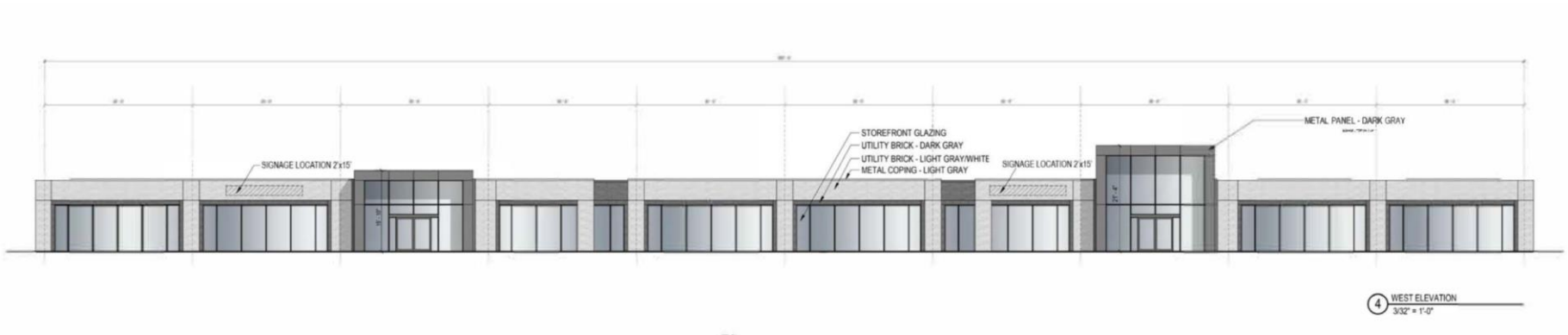
Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: Pointe_MON_v2_r06_CA
Date: 9-11-1

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. Is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

Exhibit 2

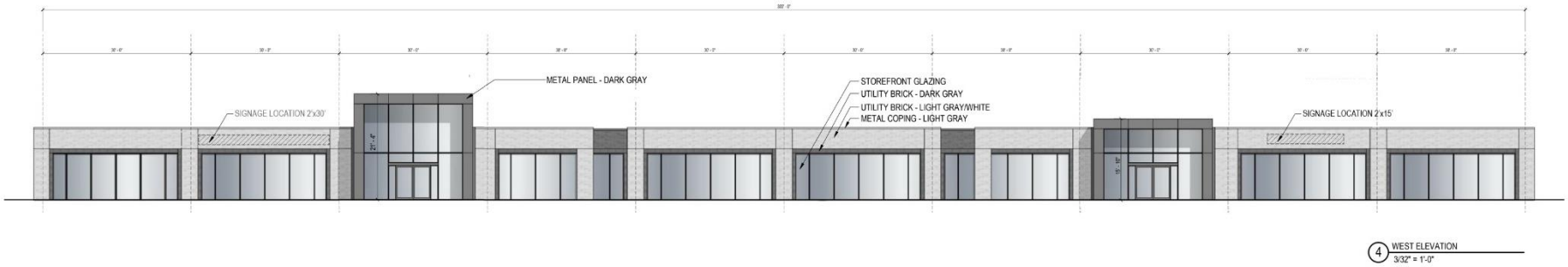
12100 N. Corporate PKWY West Elevation – Approved June 27, 2022



12100 N. Corporate PKWY proposed sign location changes for west elevation

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

12200 N. Corporate PKWY West Elevation – Approved June 27, 2022



12200 N. Corporate PKWY proposed sign location changes for west elevation

Attachment: Packet Docs_EastMequon_04.24.23 (8382 : East Mequon IVb, LLC)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

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

DATE: **April 24, 2023**

SUBJECT: **Hannah Boyd. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 3800 W. Grace Avenue.**

Applicant:	Hannah Boyd
Status of Applicant:	Property Owner
Requested:	Final Land Division Approval
Existing Zoning:	R-3 (Suburban Residential) FFO (Flood Fringe Overlay)
Land Use Plan:	Critical Environmental
Lot size:	2.5 acres
Location:	3800 W. Grace Avenue
Tax Key Number:	#14-024-05-001.00
District:	#2

Background:
The applicant is requesting Planning Commission approval for a two-lot land division of 2.4 acres located at 3800 W Grace Avenue. The land division would create two lots, Lot 1 would is shown to be one acre in size and Lot 2 is shown to be 1.4 acres in size and includes an existing single family home.

Land Use Plan Map and R-3 District Standards:
The proposed certified survey map (CSM) is consistent with the R-3 district standards including the minimum average lot width requirement of 150 feet. Portions of the site are located within the 100-year floodplain. The area that is identified as part of the floodplain is adjacent to the Milwaukee River and will not impact the ability to construct a new single-family home. The Land Use Plan designates the property as critical environmental due to the presence of the flood plain and environmental corridor along the river. A recommended condition of approval includes that no development will be allowed in the environmental corridor or within the 100-year floodplain.

Access to the site is shown via a shared access easement from Grace Avenue through the River Ridge subdivision. See Engineering Report.

Specimen Trees:
The City Forester has walked the site with the applicant and identified several specimen trees on the vacant lot. Based on the proposed location of the proposed dwelling, no specimen trees will

be impacted by the proposed land division. The City Forester does recommend tree protection fencing around several of the trees that are in close proximity to the proposed dwelling.

Other Technical Corrections:
Planning staff understands that the Engineering Division will provide a full technical review of the CSM.

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

Access to the existing house is provided through an existing driveway connecting to West Grace Avenue. No access modifications are proposed in association with the project. The portion of the driveway outside of the parent parcel exists within a subdivision outlot and within a shared access easement on 3800 West Grace Avenue property. Included on the face of the CSM is a shared access easement over the existing driveway on Lot 1 for the benefit of Lot 2. A separate, recorded shared access and maintenance agreement shall be executed. The existing driveway is asphalt and approximately 10 feet wide. The Standard Specifications for Land Development (SSLD) Section 3.2.9.C. requires that shared private driveways have a minimum pavement width of 18 feet and two-foot aggregate shoulders, therefore, pavement modifications would be required to the shared portion of the driveway.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer. The Milwaukee River is the north border of the property. Any future work near the river, if any, must be coordinated with WDNR for appropriate permitting.

The existing home is currently connected to public sewer and water. Any additional improvements are subject to the Mequon Water Utility Water Connection Policy. If the applicant intends to share a portion of the sewer or water service, it shall conform to all plumbing codes and be permitted through a plumbing permit. Please note that a shared sanitary lateral is classified as a private interceptor main and must meet all applicable requirements. A shared lateral will require an agreement between property owners. The agreement(s) must be provided to the City for review by the City Attorney and be executed by both property owners prior to building permit issuance. The owners must make any required changes to the document.

If the two homes have separate laterals, the CSM shall include a utility easement extension over the existing lateral from Outlot 3 across Lot 1 for the benefit of Lot 2.

The land division itself does not propose an increase in impervious surface. However, future improvements may trigger the MMSD requirement for green infrastructure. The owner will be required to provide green infrastructure conforming to MMSD Ch. 13 Rules prior to the issuance of a building permit if adding 5,000 sq. ft. or more of impervious area. If green infrastructure is required, the buildings permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

Filling and grading and erosion control will be permitted through a building permit with a new home construction. Any improvements outside of a home construction may require separate permitting through the Engineering Division.

Staff Recommendation:
The proposed land division complies with the Zoning Code and Land Use Plan, therefore Planning staff recommends **approval** subject to the following conditions:

1. The applicant shall make any technical corrections to the final CSM.
2. Connection to public sewer is required.
3. Compliance with the standards of the City of Mequon water utility for public water connection is required.
4. Compliance with the Tree Preservation Ordinance. No specimen trees will be impacted by the proposed land division.
5. Tree protection fencing is required in accordance with the City Forester's recommendation.
6. City Attorney review and approval of legal documents.
7. Final staff review and approval of CSM.
8. A separate, recorded shared access and maintenance easement document shall be submitted to the City on Lot 1 for the benefit of Lot 2. The CSM shall include the document number for the recorded easement.
9. The shared private driveway shall conform to the Mequon SSLD Section 3.2.9 which requires that shared private driveways must be 18 feet wide with two-foot aggregate shoulders; or, a Planning Commission waiver approval to Section 3.2.9 of the Mequon SSLD.
10. The property owners must submit a shared lateral maintenance and easement agreement for review by the City Attorney if any portion of the lateral will be shared, and shall meet all permit terms and conditions associated with converting the existing lateral to a shared lateral. Any changes to the document must be made by the property owners. The document shall be executed prior to building permit issuance.
11. If the two homes have separate laterals, the CSM shall include a utility easement extension over the existing lateral from Outlot 3 across Lot 1 for the benefit of Lot 2.
12. For home/driveway construction that exceeds 5,000 square feet of impervious area, each individual lot will be required to provide green infrastructure meeting MMSD requirements. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.

Attachments:
LS-4861-23-Boyd-CSM_3-20-23 (PDF)
Map (PDF)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 675, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 100 150 200 300

SCALE 1" = 100'

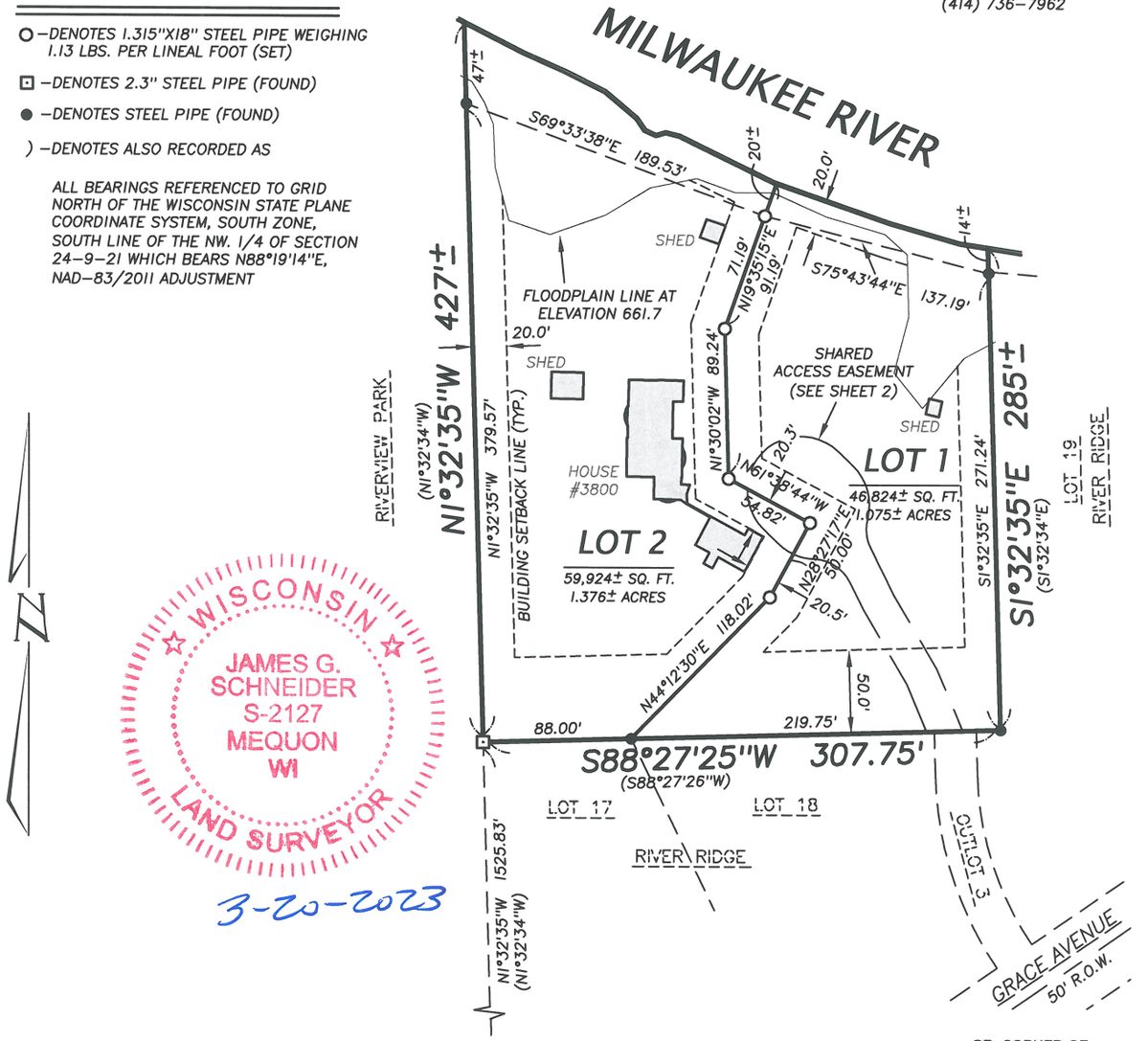
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

OWNER :
HANNAH BOYD
3800 GRACE AVENUE
MEQUON, WI. 53092
(414) 736-7962

LEGEND

- O –DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- ⊡ –DENOTES 2.3" STEEL PIPE (FOUND)
- ● –DENOTES STEEL PIPE (FOUND)
- ( ) –DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, SOUTH LINE OF THE NW. 1/4 OF SECTION 24–9–21 WHICH BEARS N88°19'14"E, NAD–83/2011 ADJUSTMENT



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

3-20-2023

(N88°19'15"E)
N88°19'14"E 1324.78'

S. LINE OF THE NW. 1/4 OF SEC. 24–9–21
– – S88°19'14"W 2949.46' TOTAL – –
(S88°19'15"W)

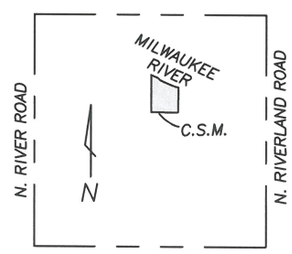
SW. CORNER OF THE NW. 1/4 OF SECTION 24–9–21 CONC. MONUMENT WITH BRASS CAP N.=454,471.31 E.=2,511,111.94

SE. CORNER OF THE NW. 1/4 OF SECTION 24–9–21

CORNER LOCATION FALLS ON MANHOLE, ESTABLISHED WITH WITNESS MONUMENTS

NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED R–3 (SINGLE FAMILY RESIDENTIAL DISTRICT) FFO (FLOOD FRINGE OVERLAY)



LOCATION MAP

NORTHWEST 1/4 SEC. 24–9–21
(SCALE 1"=2000')

SETBACK NOTE :
FRONT YARD = 50.0'
REAR YARD = 20.0'
SIDE YARD = 20.0'

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

Attachment: LS-4861-23-Boyd-CSM_3-20-23 (8376 : Hannah Boyd)

CERTIFIED SURVEY MAP NO. _____

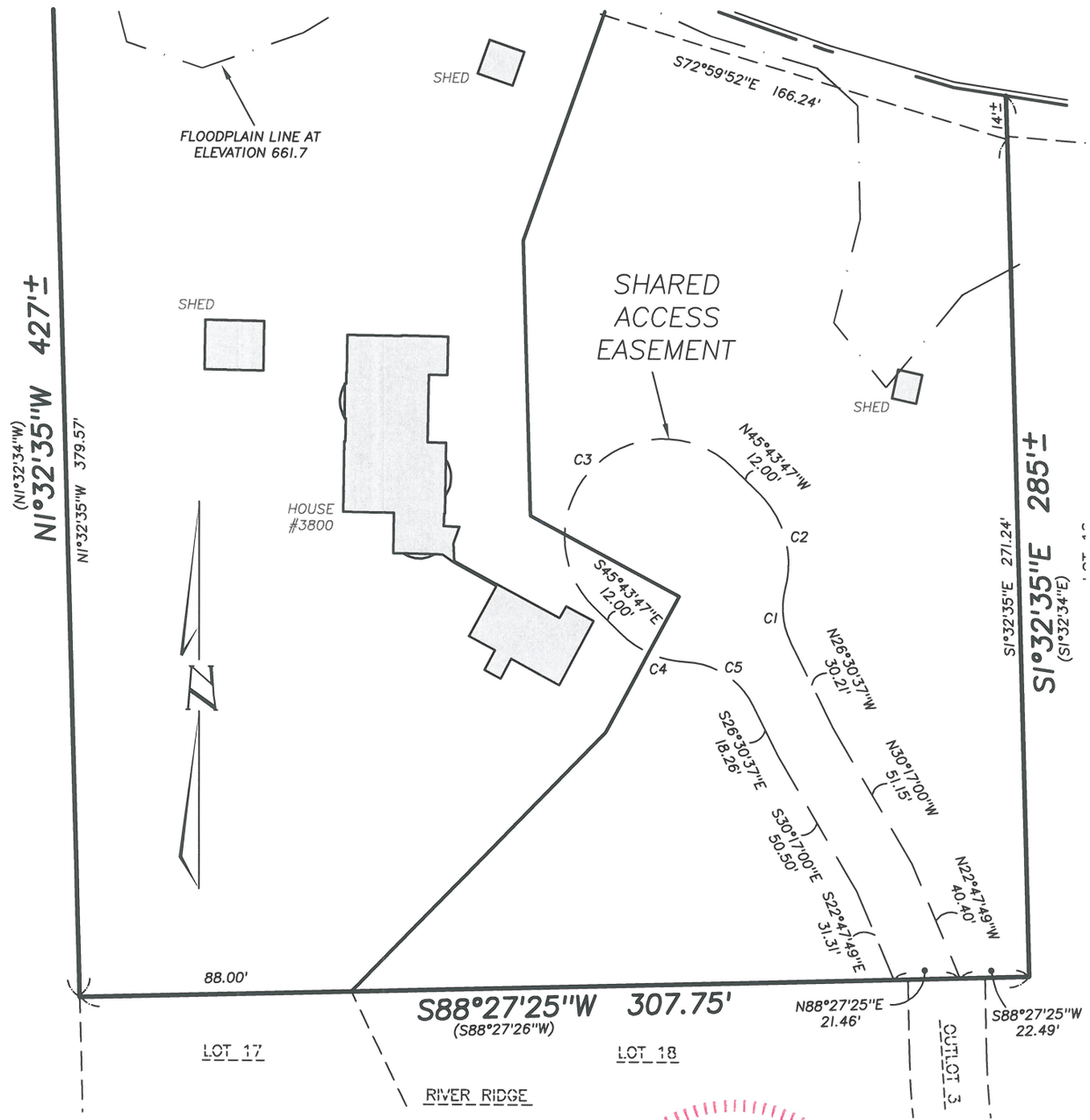
A DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 675, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 50 75 100 150

SCALE 1" = 50'

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

SHARED ACCESS EASEMENT EXHIBIT



Curve Table					
Curve #	Radius	Arc	Chord	Chord Bearing	Delta
C1	25.00'	17.97'	17.59'	S5° 55' 01.9"E	41°11'11"
C2	32.00'	33.74'	32.20'	N15° 31' 36.6"W	60°24'21"
C3	32.00'	100.53'	64.00'	S44° 16' 13.1"W	180°00'00"
C4	32.00'	23.67'	23.14'	S66° 55' 26.8"E	42°23'20"
C5	25.00'	26.88'	25.61'	N57° 18' 52.1"W	61°36'29"

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

3-20-2023

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 2 OF 4 SHEETS

Attachment: LS-4861-23-Boyd-CSM_3-20-23 (8376 : Hannah Boyd)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP 675, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

A division of Parcel 1 of Certified Survey Map 675, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 24, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Northwest 1/4 Section; thence N88º19'14"E along the South line of said 1/4 Section, 1324.78 feet to the Southwest corner of "River Ridge" a recorded subdivision; thence N1º32'35"W along the West line of said subdivision, 1525.83 feet to the Southwest corner of Parcel 1 of Certified Survey Map No. 675 and the point of beginning of lands to be described; thence continuing N1º32'35"W along the West line of said Parcel 1, 379.57 feet to a meander point 47± feet from the Southerly edge of the Milwaukee River; thence S69º33'38"E along a meander line, 189.53 feet to a meander point 20± feet from the Southerly edge of the Milwaukee River; thence S75º43'44"E along a meander line, 137.19 feet to a meander point 14± feet from the Southerly edge of the Milwaukee River, and a point in the West line of Lot 19 of said "River Ridge" subdivision; thence S1°32'35"E along the West line of said Lot 19, 271.24 feet; thence S88°27'25"W along the Northerly line of Lot 19, Outlot 3, Lot 18 and Lot 17 of said "River Ridge" subdivision, 307.75 feet to the point of beginning.

Said parcel containing 2.451 acres of land, more or less, inclusive of lands lying between the meander line and the Southerly edge of the Milwaukee River.

THAT I have made such survey, land division and plat at the direction of Hannah Boyd. OWNER of said lands.

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

THAT I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the regulations of the City of Mequon.

_____
James G. Schneider, P.L.S., 2127

3-20-2023

This instrument drafted by James G. Schneider

Attachment: LS-4861-23-Boyd-CSM_3-20-23 (8376 : Hannah Boyd)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP 675, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Hannah Boyd, 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. I also certify that the plat is required by s236.10 or s236.12 to be submitted to the following for approval or objection: City of Mequon.

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

_____ _____
Witness Hannah Boyd

STATE OF WISCONSIN)
WAUKESHA COUNTY)ss

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

_____ My Commission expires _____
Notary Public

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

_____ _____
Chairman Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Be it resolved by the Common Council of the City of Mequon, Wisconsin, that this Certified Survey Map of a parcel of land in the Northwest 1/4 of Section 24, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin and the same is hereby adopted and approved.

Approved:_____ Adopted:_____

_____ _____
Andrew Nerbun, Mayor City Clerk

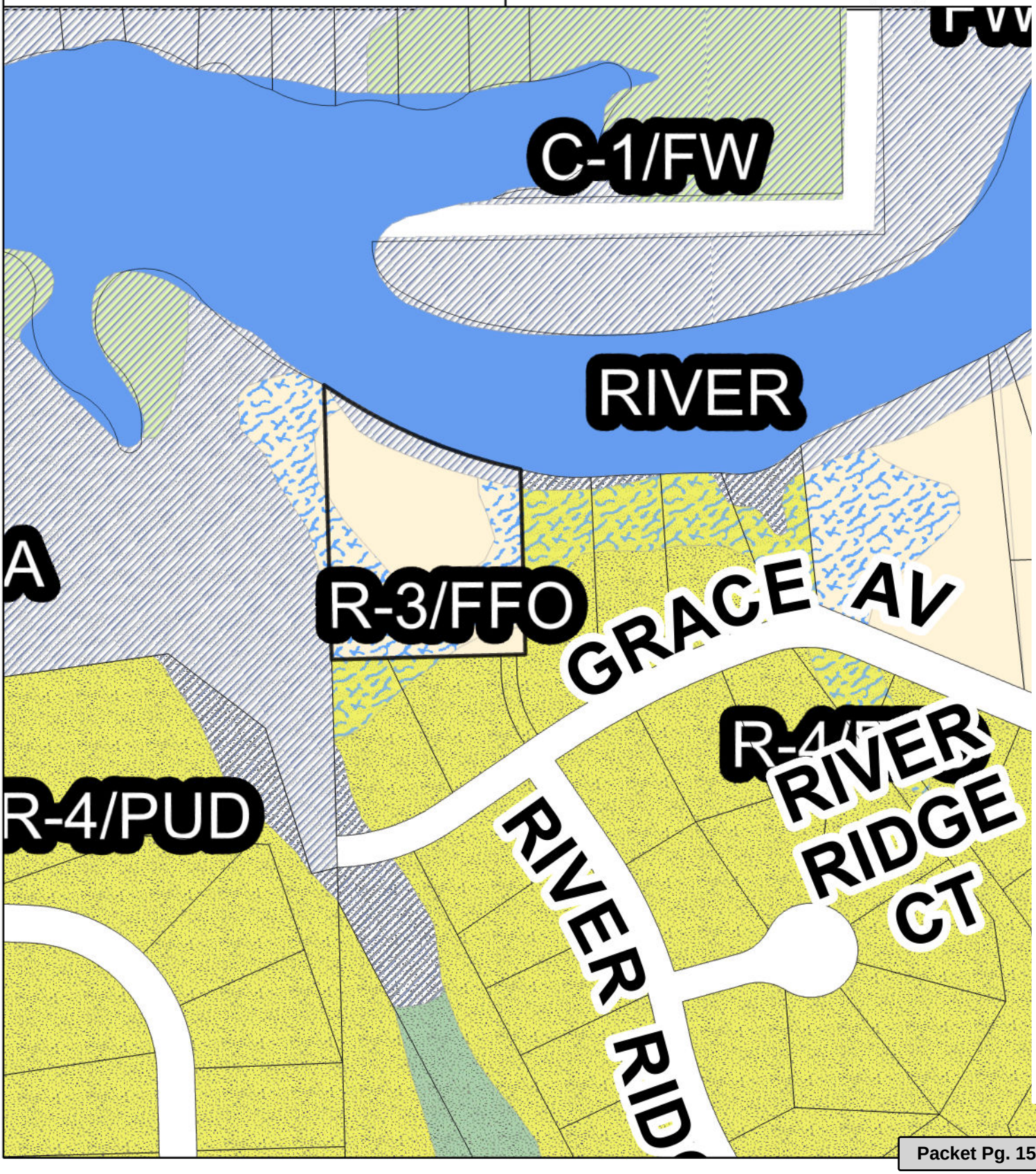
This instrument drafted by James G. Schneider

3-20-2023

Attachment: LS-4861-23-Boyd-CSM_3-20-23 (8376 : Hannah Boyd)

HANNAH BOYD - CERTIFIED SURVEY MAP

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



Attachment: Map (8376 : Hannah Boyd)

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: **LAURIE MILLER, PLANNER**

DATE: **April 24, 2023**

SUBJECT: **Christ Alone Church. The applicant is seeking minor request approval to allow for a tent for temporary use for the property located at 10001 N. Cedarburg Road.**

Applicant:	Christ Alone Ev. Lutheran Church
Status of Applicant:	Owner
Requested:	Temporary Use
Existing Use:	Institutional
Existing Zoning:	IPS (Institutional and Public Service)
Land Use Plan:	IPS
Lot size:	2.93 acres
Location:	10001 N. Cedarburg Road
Tax Key Number:	#14-071-00-090.01
District:	#4

Background:
Christ Alone Lutheran Church, located at 10001 N. Cedarburg Road, is seeking a temporary use approval for special events during summer, specifically May 29 – August 31, 2023. The City, through the COVID Proclamation, authorized similar events at this location in 2020 and 2021. Once the COVID Proclamation expired, the Church requested and was approved for the temporary use in the Summer of 2022 through Planning Commission on May 23, 2022.

Temporary Use
The applicant is proposing to erect a tent over a portion of their back parking lot to host outdoor church services, vacation bible school, soccer camp, the annual church picnic, and other related activities. The tent will be 30' x 60' and is proposed to remain up from May 29 – August 21, 2023. The tent will be available to host up to 102 people. In addition, the church would like to utilize their green space, located near the northwest corner of W. Elmdale Road and Cedarburg Road, for additional parking spaces for 10 events during the proposed time period.

The applicant stated that they chose to use the parking spaces, instead of the grass area, to provide an even walking surfaces for their attendees that are elderly or are disabled.

The applicant is requesting that the same conditions of approval provided in 2022 be allowed in 2023. The following conditions were included in the 2022 approval:

1. Overflowing parking is prohibited in the open space, grass areas of the site, except for 10 scheduled days between May 27, 2022 – August 30, 2022. Grass parking shall be rotated to maintain grass.

2. The dates of the scheduled events shall be submitted to staff 7 business days prior to the event.
3. Special event tent may be located in the west portion of the parking lot.
4. The tent shall be in the same location as the previous year location.
5. The tent requires a building permit.
6. Special events and the use of the tent shall not start before 8:00 am and shall not extend past 9 pm.
7. There shall be no amplified music past 8 pm
8. Portable toilets shall be located behind the building and adjacent to the asphalt drive. Toilets shall remain closer to the building than any distance to neighboring properties.

Analysis:
Given that this is the fourth year of seeing this request, staff have concerns that this request can no longer be considered temporary and recommend that the property owner identify a permanent solution going forward.

Sec. 58-173. - Temporary uses and structures.

(2) A temporary use is limited to nine months or less, unless approved by the Planning Commission. No temporary use shall be allowed for greater than 18 months.

In previous years, staff have expressed concerns about using parking spaces for the tent space and grass for parking. The applicant stated that this was done intentionally for safety of their attendees, but staff has noticed that the pavement in the tent location is in poor condition (Exhibit 1). The grass area being proposed for parking is a consistent, flat surface.

In addition, the City Zoning Code and the City of Mequon Standard Specification for Land Development requires parking areas to be surfaced, graded for appropriate drainage and kept free of pollutants. Th code states parking areas must be arranged and marked to provide orderly and safe storage of vehicles. Over time, parking on grass can compact the soils resulting in the open space being considered impervious from a regulatory stormwater management standpoint and the oil, dirt and other pollutants negatively impact the open space.

There are other potential options for overflow parking. If the summer events that create peak attendance (200+ members) are infrequent, parking at River Barn Park may be available and rented, the cemetery across the street, which is owned by the applicant, may provide some additional capacity or the City of Mequon Police may authorize limited on-street parking. The special events that would generate overflow parking include the following:

- Sunday morning service outdoors 1x/month
- Annual church picnic 1x/summer

Other special events include a soccer camp occurring for 1 week, vacation bible camp also occurring for 1 week. It is not anticipated that these events will require overflow parking.

Future Considerations:

Staff consulted with the applicant and advised opportunities for efficient and cost-effective measures for expanded parking for future summers. As noted in the provided project narrative, the church is considering adding a permanent structure and additional parking next year.

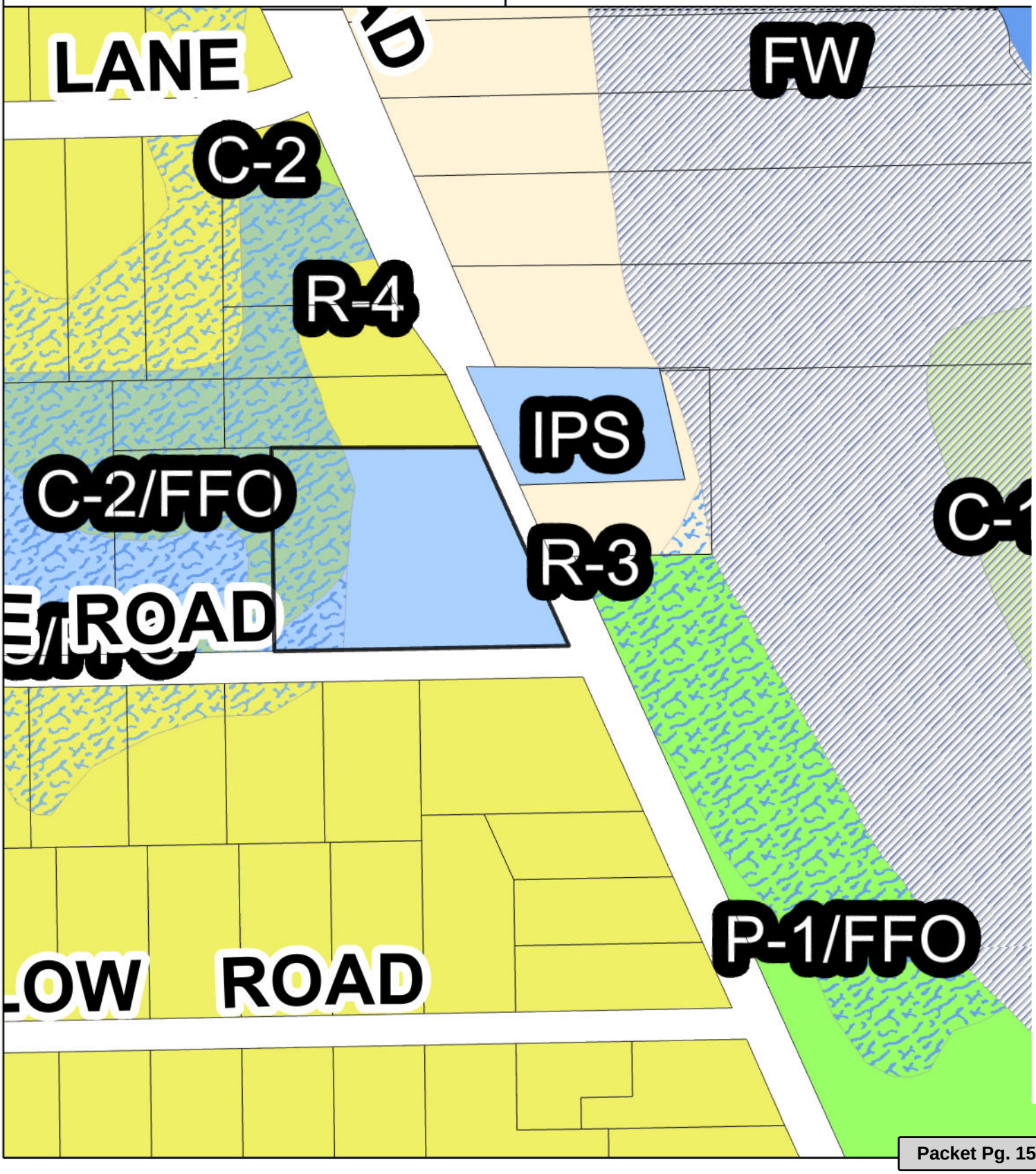
Recommendation:
Staff recommends the temporary use **approval** subject to the following conditions:

1. Overflow parking is prohibited in the open space, grass areas of the site.
2. Special event tent shall be in the open space, grass areas of the site so not to consume available parking spaces.
3. The tent requires a building permit.
4. Special events and the use of the tent shall not start before 8:00 am and shall not extend past 9 pm.
5. The tent may be erected no more than 24 hours before the approved event and must be disassembled within 24 hours of the approved event.
6. There shall be no amplified music past 8pm.
7. Portable toilets shall be located behind the building and adjacent to the asphalt drive. Toilets shall remain closer to the building than any distance to neighboring properties.

Attachments:
Map (PDF)
Updated Narrative_Christ Alone (PDF)
Plans (PDF)

CHRIST ALONE EV. LUTHERAN CHURCH - MINOR REQUEST

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



Attachment: Map (8381 : Christ Alone Church)

March 3, 2023

Laurie Miller
City of Mequon, Planner
11333 N. Cedarburg Rd
Mequon, WI 53092

Dear Ms. Miller,

I writing to ask for approval of the Special Event/Tent Event for 2023, I am including a Building Permit application and Planning Commission application.

We are requesting to erect a tent on our premise for 2023. The City had some concerns with the use of our own property last year and I would expect that the issues identified by the City last year would be the same this year so I wish to address those now to be proactive in addressing the concerns for 2023.

I also want to mention that we are in the planning stages of adding a permanent structure at our South Campus location in place of erecting a tent each year. We plan to have a pavilion constructed in the spot where we have placed the tent and then adding additional parking to accommodate the loss of parking by the pavilion. I have attached a proposed design of what we are thinking of implementing below.

Those issues and the agreed upon solution is as follows below:

1) 10 events with dates that would need additional parking to be submitted to Kim Tollefson in a reasonable amount of time ahead of events.
   - We are in the process of identifying the 10 events we will potentially need additional parking. Once we have the dates set, I will submit them to you as I did last year.
2) Overflow parking is allowed on the grass in the front and the church will rotate parking as we see fit to keep lawn in good shape.
3) The tent requires a building permit.
4) Special events and the use of the tent shall not start before 8:00 am and shall not extend past 9 pm.
5) There shall be no amplified music past 8pm.
6) Portable toilets shall be located behind the building and adjacent to the asphalt drive. Toilets shall remain closer to the building than any distance to neighboring properties.

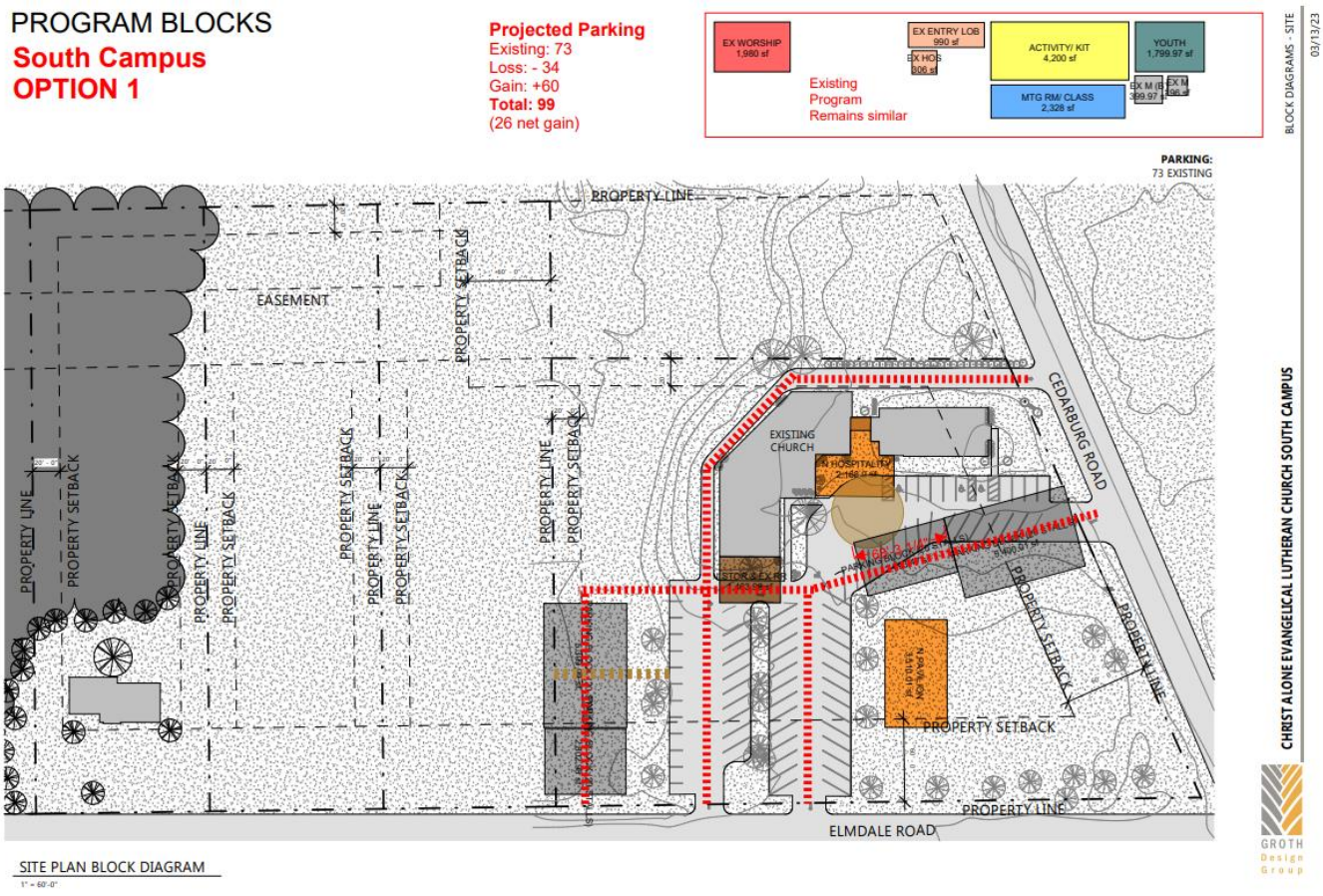
We appreciate the support you have provided us on the past to carry out our mission. Please let me know if you have any questions or concerns.

Attachment: Updated Narrative_Christ Alone (8381 : Christ Alone Church)

Respectfully Submitted,

Geoffrey Grossman
Parish Administrator
Office - 262-242-4710
geoff_grossman@christalonewels.org

The proposed pavilion would be situated in the orange block in the southeast corner of the lot and we would add additional parking to the west in the grey block.



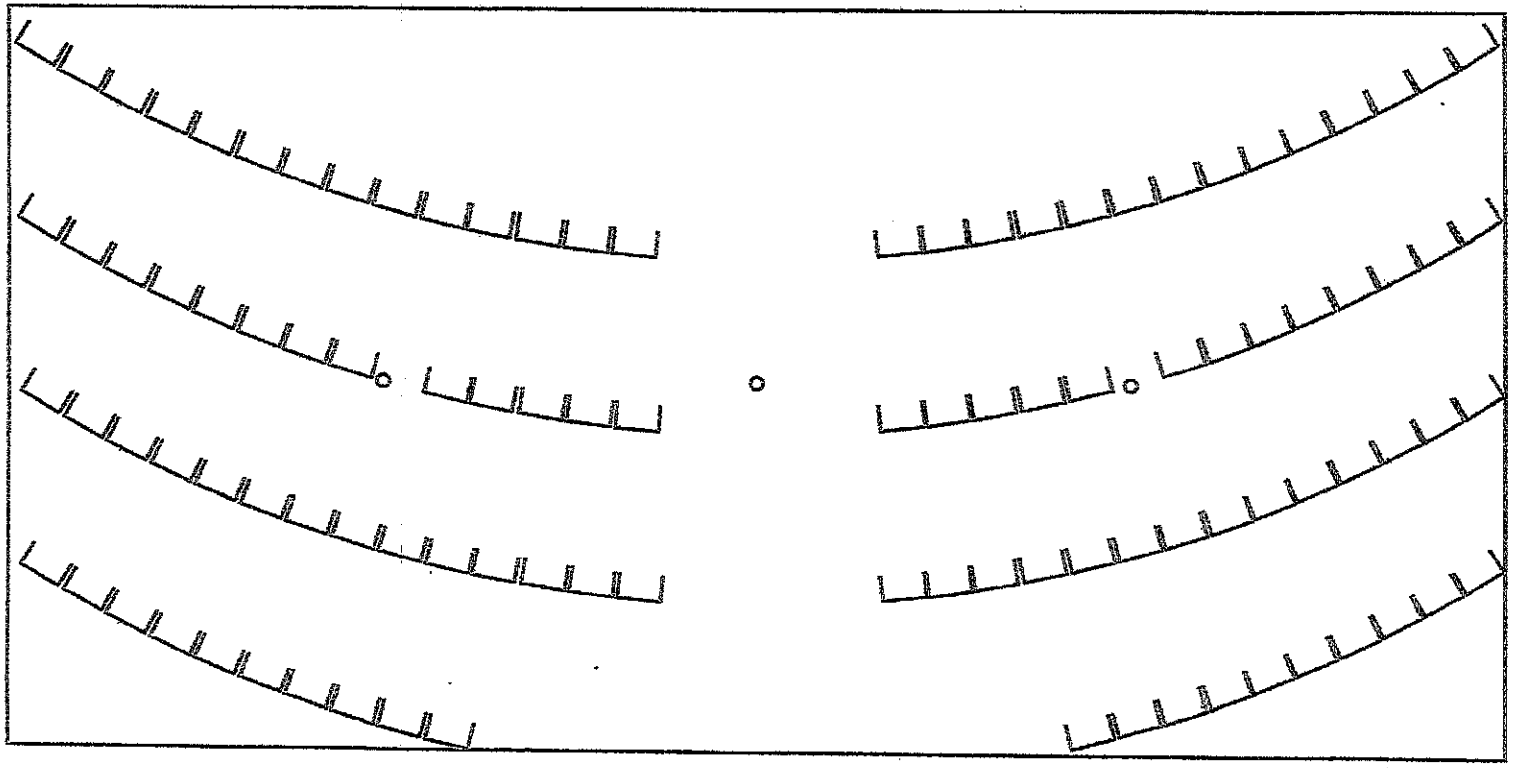
Attachment: Updated Narrative_Christ Alone (8381 : Christ Alone Church)

Attachment: Plans (8381 : Christ Alone Church)

30 x 60 Tent

Will seat up to 102 people

6' Spacing Between Rows



Attachment: Plans (8381 : Christ Alone Church)

Certificate of Flame Resistance

Registration Application Number

F-76001

ISSUED BY
Charnecke Tents, Inc.
168193 Shantytown Drive
Rosholt, WI 54473

Date of Manufacture
December 2019

MANUFACTURERS OF THE TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described are inherently flame retardant
Charnecke Tents, Inc.
168193 Shantytown Drive
Rosholt, WI 54473

Certification is hereby made that:

The articles described are flame-retardant, approved and registered by the State Fire Marshall and that the fabric is in conformance with the laws of the National Fire Prevention Association No. 701 Standard Method of Fire Tests for Flame Propagation of Textiles and Films.

Description of items certified: 30' x 60' Pro Series Tent -16oz. Blackout White

The Flame Retardant Process Used Will Not Be Removed By Washing

Burlan Corporation
Name of Applicator

Deputy State Fire Marshal

Attachment: Plans (8381 : Christ Alone Church)

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: **LAURIE MILLER, PLANNER**

DATE: **April 24, 2023**

SUBJECT: **CS Mechanical for MPP Group. The applicant is seeking minor request approval to allow for a fence to screen mechanical equipment for the property located at 12250 N. Corporate Parkway.**

Applicant:	MPP Group Michael Majors
Status of Applicant:	Owner
Requested:	Minor Request – Site Plan Amendment
Existing Zoning:	B- 4 (Business Park District)
Land Use Plan:	Business Park
Lot size:	3.01 acres
Location:	12250 N. Corporate Parkway
Tax Key Number:	#15-017-10-018.00
District:	#5

Background: The applicant is requesting site plan approval for the removal of six parking spaces to make space for ground mounted mechanicals, fencing, and additional landscaping at 12250 N. Corporate Parkway.

Site Plan:
The site plan shows the removal of six parking spaces adjacent to the south side of the building. A 21' x 49' fenced in area to screen ground mounted mechanicals has been proposed. The six-foot-tall fence will be constructed of chain link with wooden slats. The applicant indicated that they would be screening the south-facing fence line with four seven-foot-tall Emerald Arborvitaes (please see Exhibit 1). No landscaping has been proposed to be in front of the east and west facing fence lines.

Forty-nine parking spaces will remain after the removal of the proposed six parking spaces. Per section 58-441, the site will have to accommodate one space per employee for the two consecutive work shifts with the largest number of employees. The building is shared with MoLabs LLC. According to the applicant, the highest total number of employees per shift for both companies is 22 persons, and the number of remaining parking spaces will meet the parking requirements.

Per Section 58-566, all ground and roof top mechanicals must be screened from public view. The applicant is proposing a fence material that has reduced opacity to allow airflow to the mechanicals and trees to soften the appearance of the fence and create more screening; however, staff finds the fence material and the landscaping to be inadequate.

Chain link fencing has not been commonly accepted for applications in commercial districts. In addition, the corporate parkway business park includes development of high- quality features. The chain link fence with wood slates does not meet the quality of features throughout the park. Staff recommends a composite, engineered wood fence for longevity and ease of maintenance, in a color compatible with the building. Further, the applicant is proposing eight arborvitae that will grow to three feet in diameter and 15 feet tall, which would only screen 24 ft of fence line out of the 50 feet visible from Corporate Parkway. Staff recommends that a mix of species, with year-round opacity, be planted for a complete shielding of the 50 feet of the south fence line. Staff also recommends adequate low-level plantings along the east and west side of the fence to be compatible with the remaining landscaping located along the periphery of the building.

Site Compliance:
Staff identified debris being stored to south and east of the garbage enclosure (See Exhibit 2). Staff recommends that the debris be removed from the premises by May 19, 2023.

Staff Recommendation:
Planning staff recommends **approval** of the building plan based on the following condition(s):

1. Staff review and approval of final site and landscaping plans prior to issuance of building. The applicant shall submit such plan within 90 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. That the fence material be revised to composite, engineered wood in a color compatible with the building.
3. That a landscaping plan be submitted showing a mix of species, with year-round opacity be planted for a complete shielding of the 50 feet of the south fence line and low-level plantings along the east and west side of the fence to be compatible with the remaining landscaping located along the periphery of the building.
4. That the debris be removed from the areas surrounding the garbage enclosure by May 19, 2023.

Attachments:
map (PDF)
Packet Docs Scaner_04.24.23(PDF)

MPP GROUP - MINOR REQUEST

AC	Arrival Corridor	IPS	Institutional & Public Service
A-1	Agricultural Preserve	NC	Neighborhood Commercial
A-2	General Agricultural	OA	Agricultural Overlay
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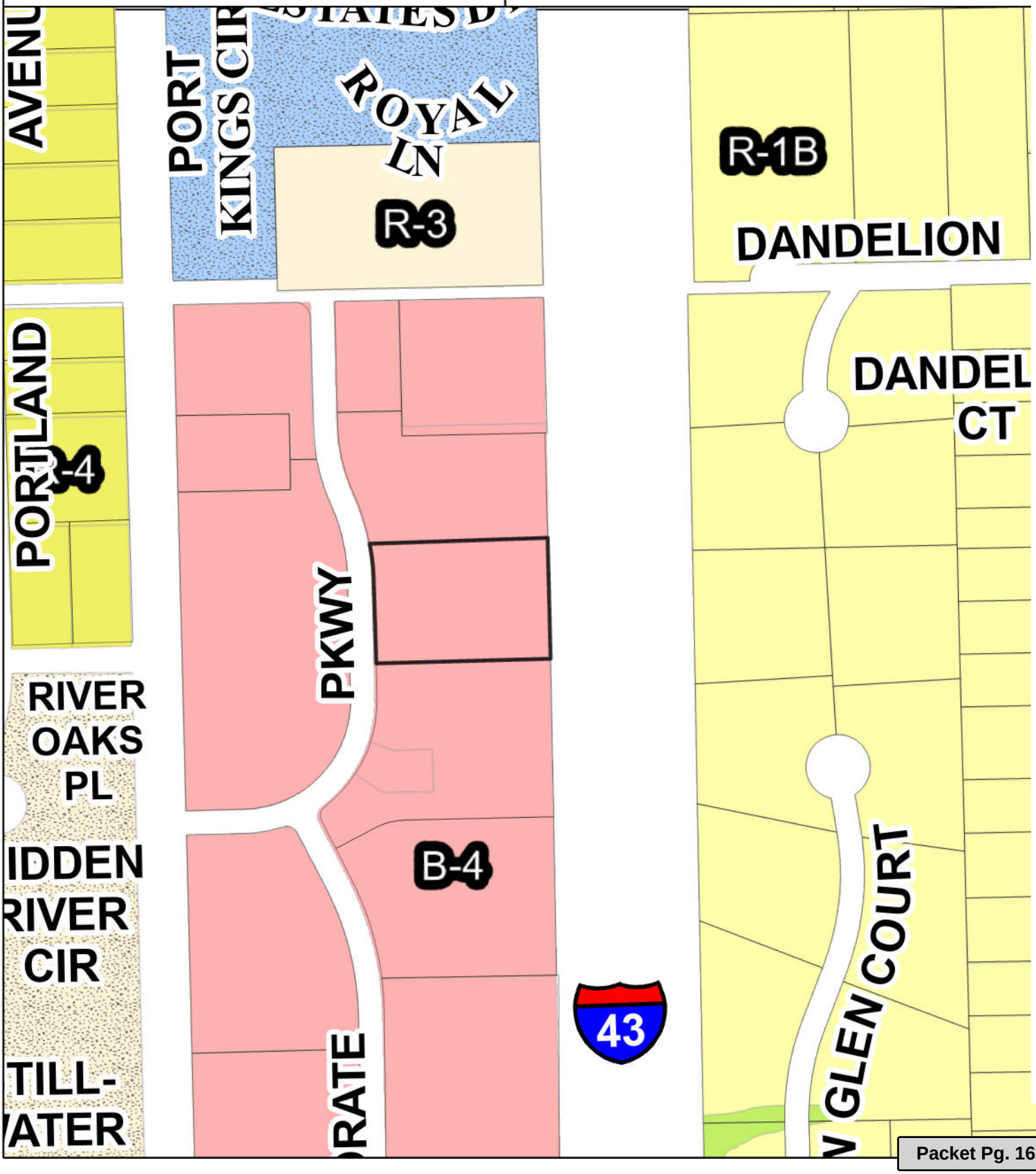
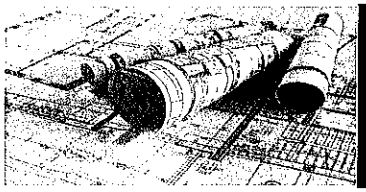


Attachment: map (8388 : CS Mechanical for MPP Group)



CS MECHANICAL
W8374 COUNTY ROAD SS
ADELL, WI. 53001
(414)943-3005

March 3, 2023

Laurie Miller
City of Mequon
11333 N Cedarburg Road
Mequon, WI. 53092-1930

Re: MPP – 12250 Corporate Parkway

Laurie Miller – Planning Department,

Narrative:

1. Concept: The main idea was to establish a vertically coordinated facility of Molabs with MPP. That version shortens of delivery and lowers our expenses. and guarantees having received on time quality products.

2. Molabs: MoLabs LLC facility is in the former warehouse of MPP. Both Companies are in the same building on 12250 N. Corporate Parkway, Mequon, WI 53092.

3. MPP PROFILE; MPP has been functional for seven years. MP Group LLC is rendering services on formulation development of various Drug Products including analytical testing.

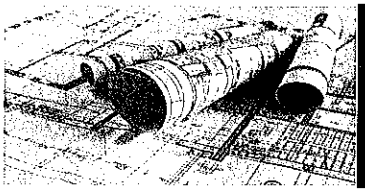
4. Activity: Molabs LLC is designed to be a development facility focused on development of synthesis of Active Pharmaceutical Ingredients (API) and analytical standards. Both type of products is very expensive and hard to get them from outside vendors, what significantly delays the activities of MPP laboratories.

5. Personnel: Molabs has 5 small scale combined laboratories, which will need 6 chemists and 2 engineering persons.

6. Parking: Regarding the parking space needs. There are presently 52 stalls of open parking plus handicap parking. We will be removing 6 stalls for the installation of equipment. Both companies will have a total around 22 persons. There is only one shift.

7. Environmental Measures: The facility is designed so the air from the entire facility assures a full isolation from the environment. The HVAC system before discharging the air from the labs is to be passed through a big Scrubber, washing down all gases before their release. Also, the labs will have small glass scrubber to be connected to laboratory Glass reactors, during workup of the finished reaction. In this way any reaction gas/vapors will be removed before releasing them to the HVAC system.

Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)



CS MECHANICAL
W8374 COUNTY ROAD SS
ADELL, WI. 53001
(414)943-3005

8. HVAC system; Due the Molabs LLC and MPP air changed and conditioning requirements we had to purchase two new HVAC Units, with a different cooling capacity; one 40 tons and the other one 20 tons. However, due to their weight and esthetics they cannot be installed on the roof. Technically they must be installed next to the walls of the building on solid concrete platform.

We have attached the site plan.

Fence details are shown on the plans but includes the following:

A) A 50' x 21' chain link fence is to be added to the south elevation of the building. This fence will start east of the existing employee entrance and run east to the west side of the building glass.
B) The fence will be the standard 6' height.
C) Brown vinyl coated slats will be used to blend in with the building and enclose the mechanical equipment.
D) A 36" wide gate will be installed in the middle of the south elevation. This will be locked with a chain and lock. Access will only be with authorization.
E) A security camera will be added to monitor the space.

There are two units located in the enclosure. The smaller unit has a measurement of 7'4" x 5'3" with a height 56." The larger unit has a measurement of 12'0" x 7'4." 75% of the unit is 56" in height with a 2' section the reaches 8'0." The units are a light beige in color.

I believe these answers the questions you raised in your 3/1/23 email. Please let me know if you have any further questions.

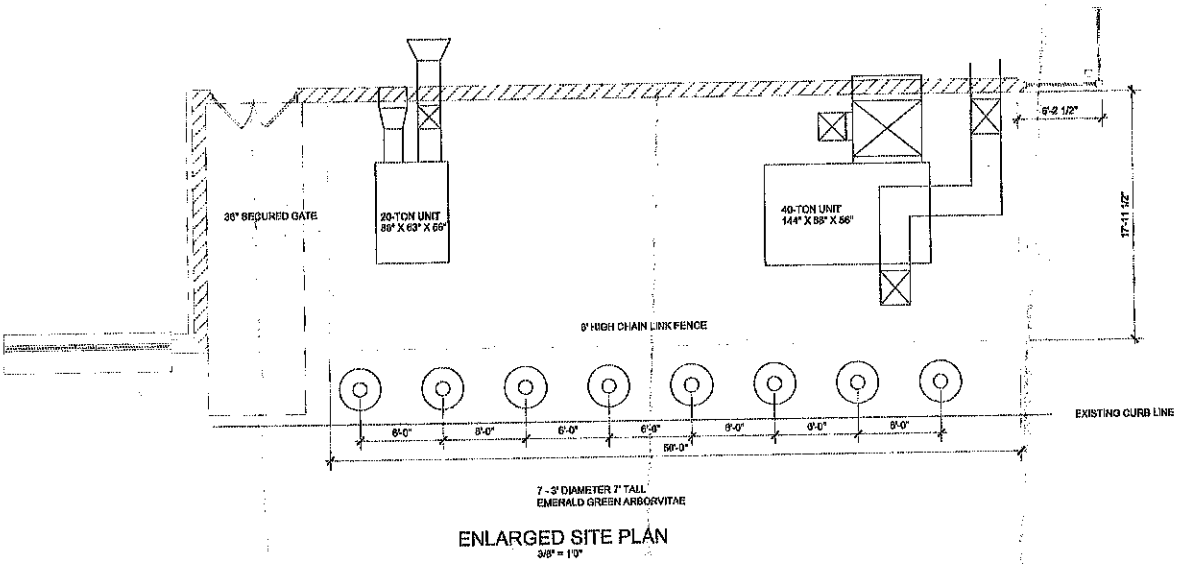
Please contact me if you have any questions.

Respectfully Submitted,

Michael J. Kowalski

Michael J. Kowalski
CS Mechanical
414-943-3005

Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)



ENLARGED SITE PLAN
3/8" = 1'0"

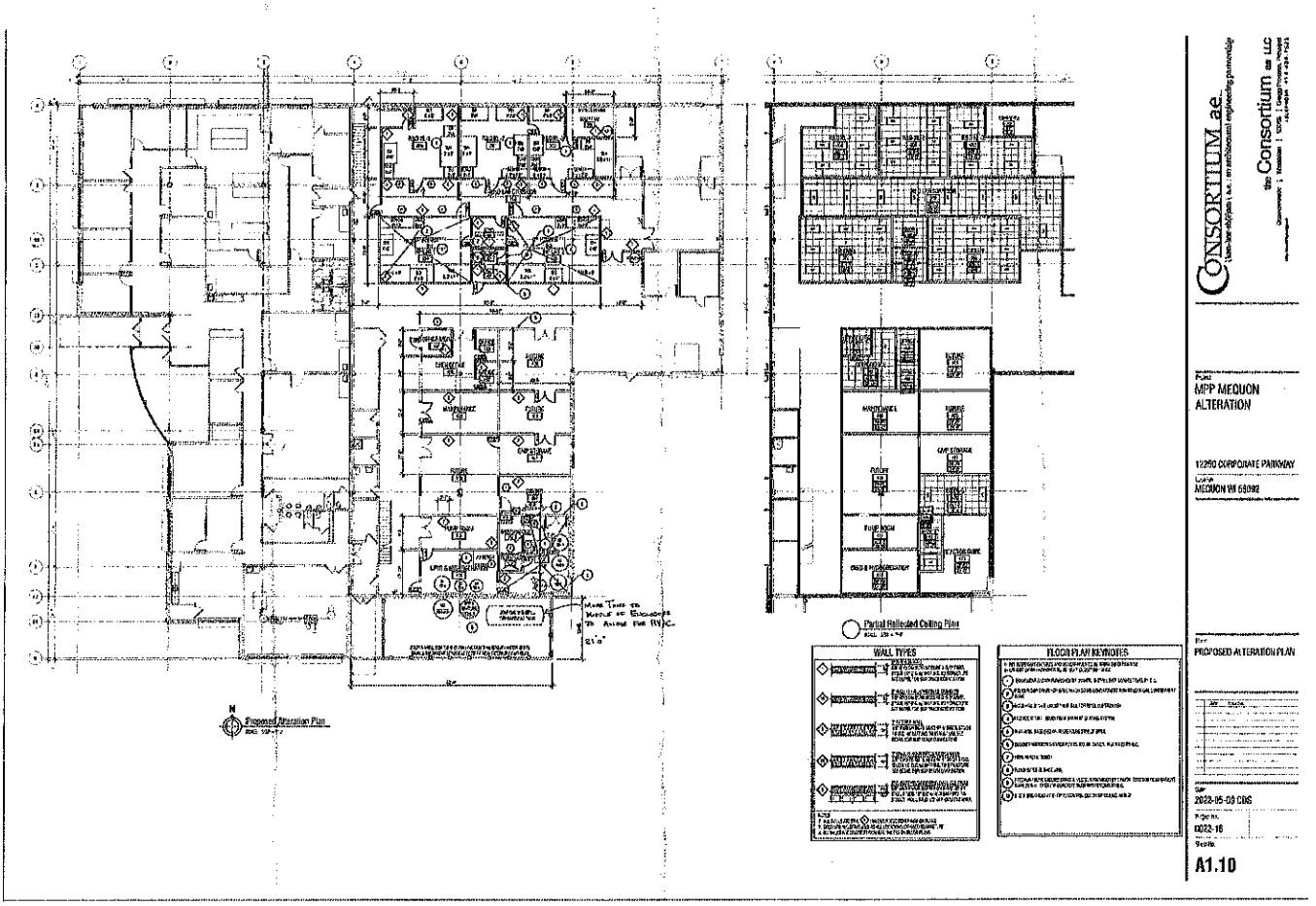
C.S. Mechanical
W8374 County Road SS
Adell, WI. 53001

M.P.P. GROUP
12250 N. CORPORATE PKWY
MEQUON, WI. 53092

Issue Date: 03/15/2023
Revision:
Project Number:
Sheet Title:
Sheet Number: HV-1

Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)

Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)



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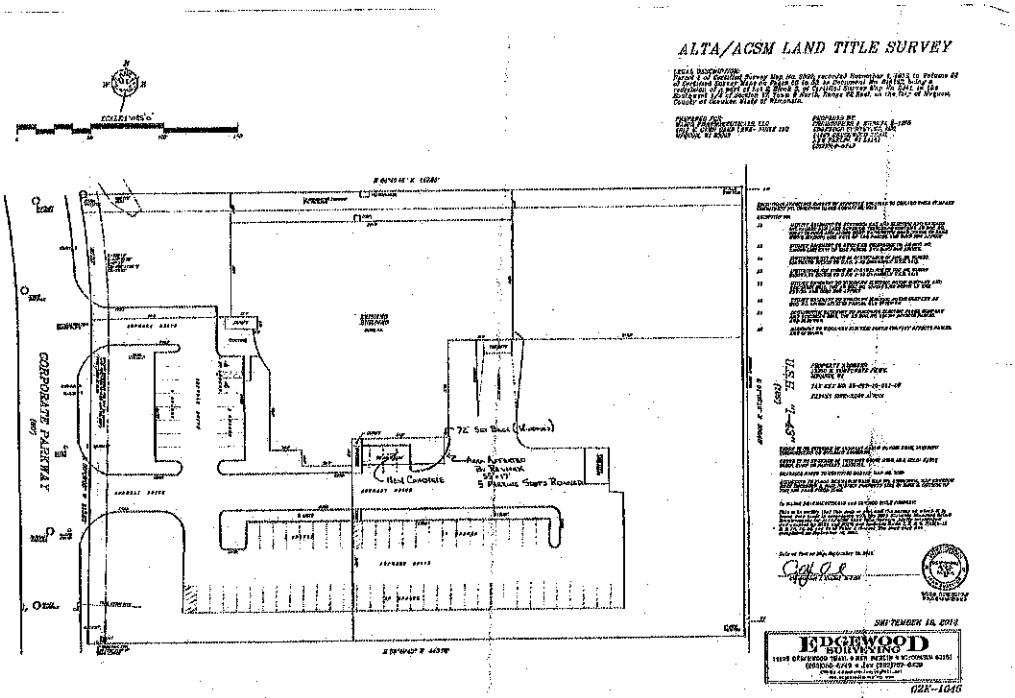

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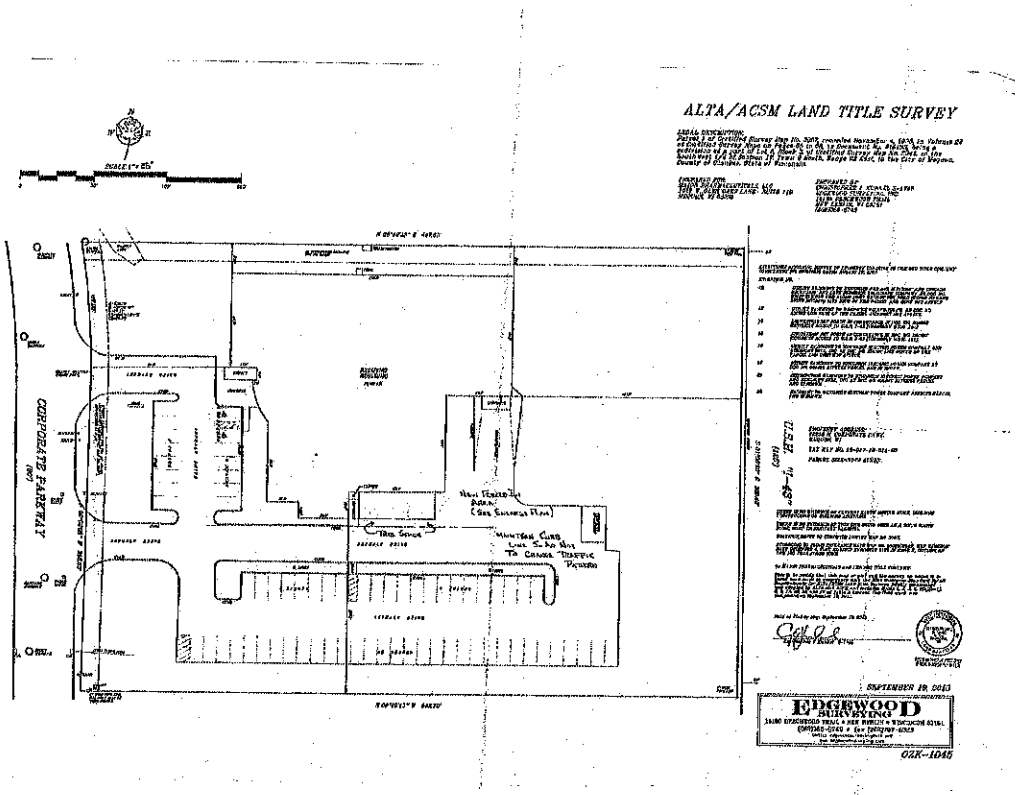
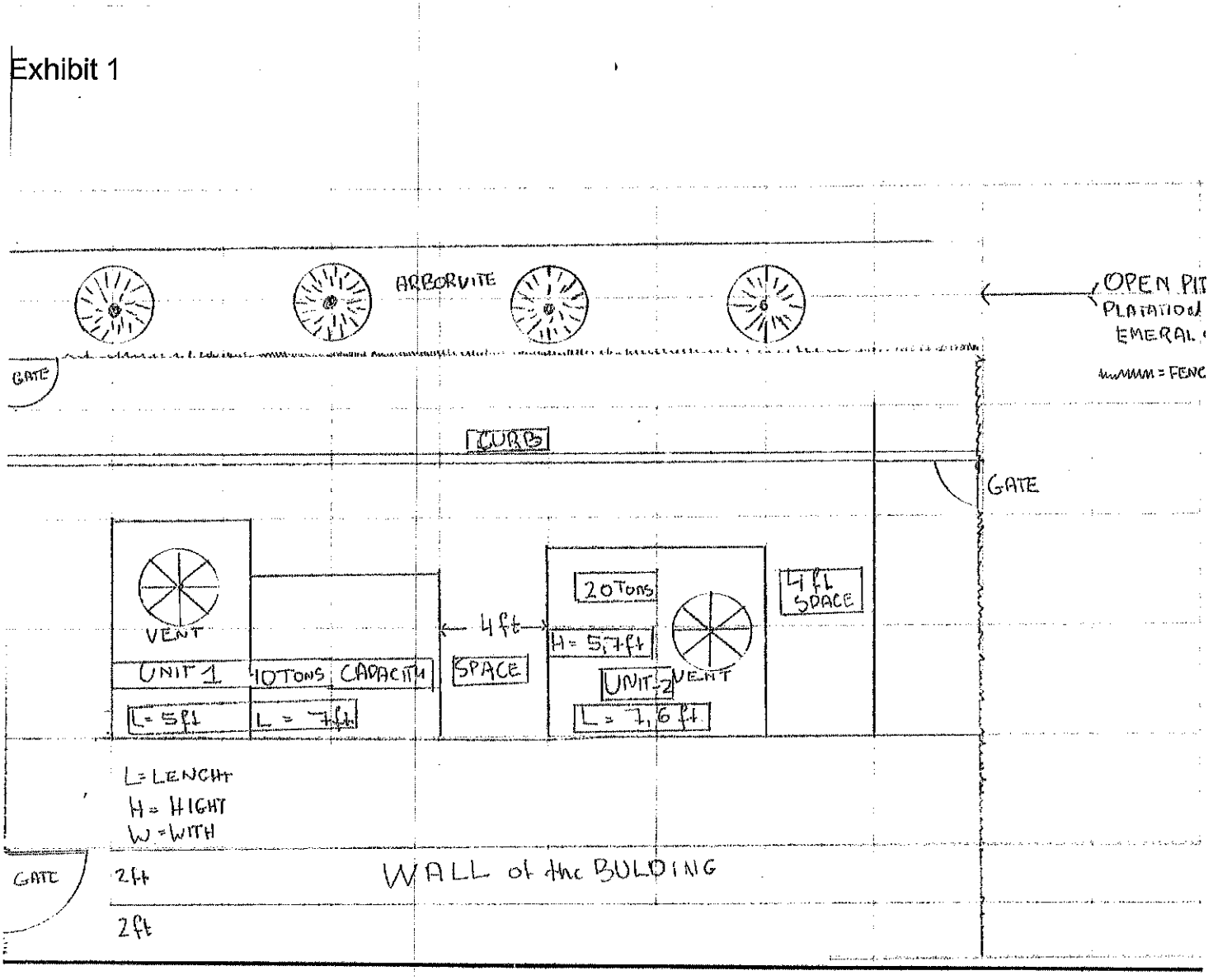


Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)

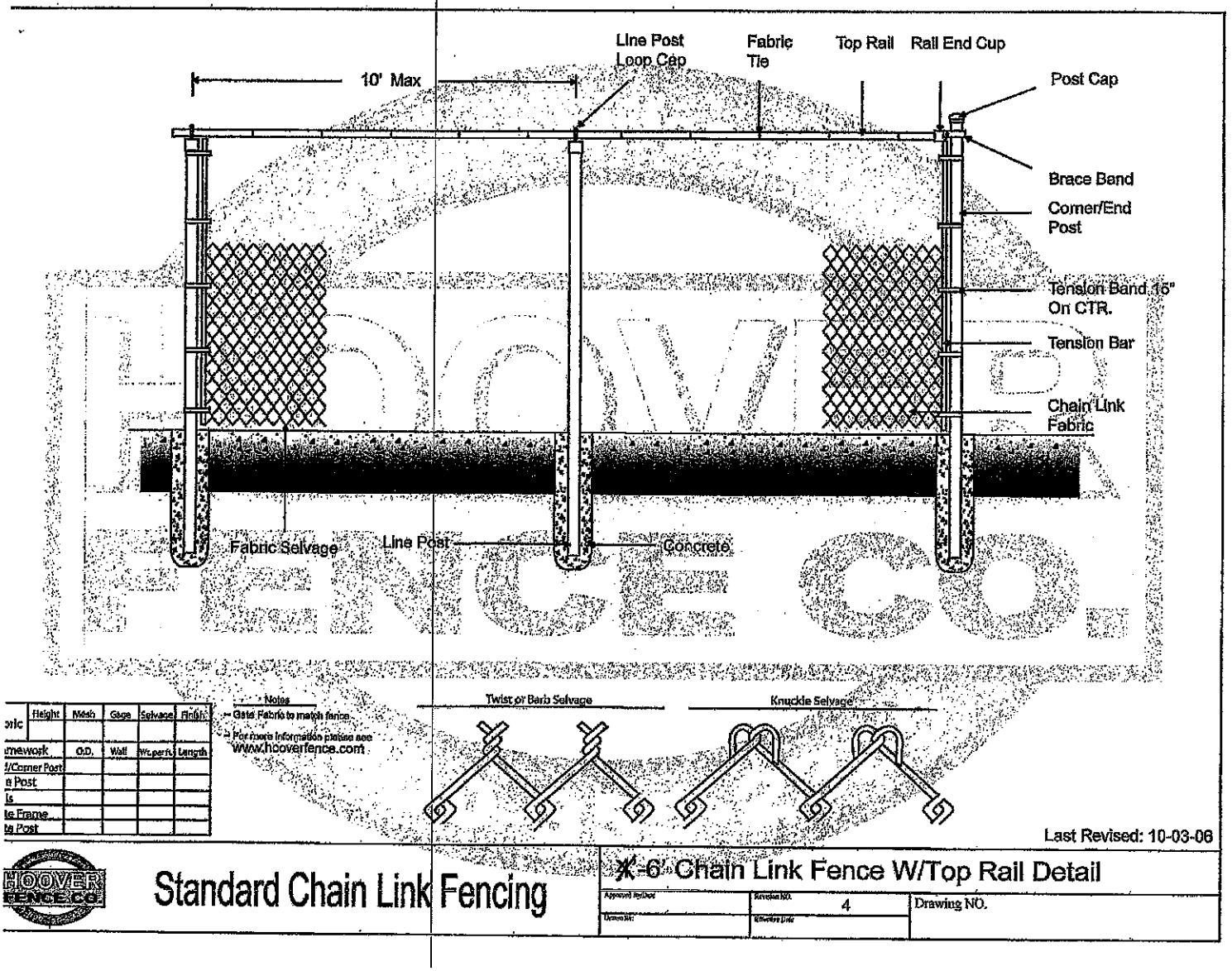
Exhibit 1



Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)

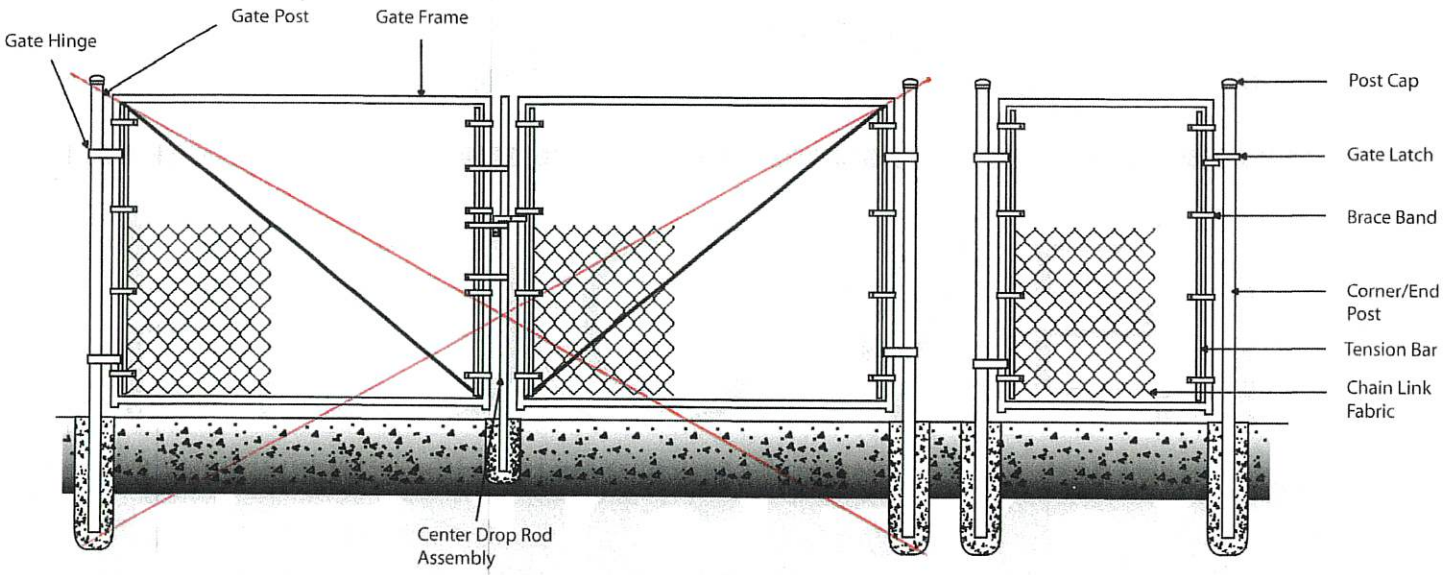
Exhibit 2: Debris around garbage enclosure.

Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)



Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)

Last Revised 11-01-06

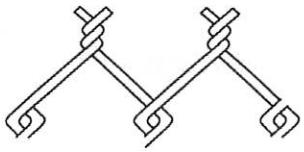


SINGLE GATE

	Height	Mesh	Gage	Selvage	Finish
Fabric					
Framework		O.D.	Wall	Wt. per ft.	Length
End/Corner Post					
Line Post					
Rails					
Gate Frame					
Gate Post					

Notes
- Gate Fabric to match fence
- For more information please see www.hooverfence.com

Twist or Barb Selvage



Knuckle Selvage

Last Revised: 10-03-06

HOOVER FENCE CO.

Project
Standard ChainLink Gate Detail

Approved By	General Contractor	Drawing NO.
Drawn By	Submitted By	

Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)

Gardening from the ground up
Since 1949
MINOR'S
GARDEN CENTER, INC.

Emerald Green Arborvitae

Thuja occidentalis 'Smaragd'

Height: 15 feet

Spread: 3 feet

Sunlight: ○ ◐

3'x7' UNITS TO BE PLANTED

Hardiness Zone: 4a

Other Names: Eastern Arborvitae, American Arborvitae

Description:

The ubiquitous tall hedge evergreen always seen planted in rows, this is a narrow, upright accent evergreen, dense foliage held in vertical sprays remains bright green year round; hardy and adaptable, takes pruning well, protect from winter sun

Ornamental Features

Emerald Green Arborvitae is a dwarf conifer which is primarily valued in the landscape for its rigidly columnar form. It has emerald green evergreen foliage. The scale-like sprays of foliage remain emerald green throughout the winter.

Landscape Attributes

Emerald Green Arborvitae is a dense multi-stemmed evergreen shrub with a narrowly upright and columnar growth habit. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This is a high maintenance shrub that will require regular care and upkeep. When pruning is necessary, it is recommended to only trim back the new growth of the current season, other than to remove any dieback. It has no significant negative characteristics.

Emerald Green Arborvitae is recommended for the following landscape applications;

- Vertical Accent
- Mass Planting
- Hedges/Screening
- General Garden Use

Emerald Green Arborvitae
Photo courtesy of NetPS Plant Finder

Emerald Green Arborvitae
Photo courtesy of NetPS Plant Finder

7777 N. 76th Street
Milwaukee, WI 53223
Phone: 414.354.4830
800. 236.4830

Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)

Gardening from the ground up
Since 1949
MINOR'S
GARDEN CENTER, INC.

Planting & Growing

Emerald Green Arborvitae will grow to be about 15 feet tall at maturity, with a spread of 3 feet. It tends to fill out right to the ground and therefore doesn't necessarily require facer plants in front, and is suitable for planting under power lines. It grows at a slow rate, and under ideal conditions can be expected to live for approximately 30 years.

This shrub does best in full sun to partial shade. It prefers to grow in average to moist conditions, and shouldn't be allowed to dry out. It is not particular as to soil type or pH. It is somewhat tolerant of urban pollution, and will benefit from being planted in a relatively sheltered location. Consider applying a thick mulch around the root zone in winter to protect it in exposed locations or colder microclimates. This is a selection of a native North American species.

Sizes Available

2' $28.99 / 3.5' $54.99 / 4' $79.99 / 5' $99.99 / 6' $134.99 / 7' $189.99 / 8' $229.99

7777 N. 76th Street
Milwaukee, WI 53223
Phone: 414.354.4830
800. 236.4830

Attachment: Packet Docs Scaner_04.24.23 (8388 : CS Mechanical for MPP Group)

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 24, 2023**

SUBJECT: **O'Malley Family LLC. The applicant is seeking certified survey map approval to allow for a 3-lot land division for the property located immediately north of 11550 N. Wasaukee Road.**

Applicant:	Sam O'Malley
Status of Applicant:	Property Owner
Requested:	Final Land Division Approval
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay) C-2 (General Conservancy)
Land Use Plan:	Rural Residential Critical Environmental
Lot size:	31 acres
Location:	Immediately north of 11550 N. Wasaukee Road
Tax Key Number:	#14-019-09-014.00
District:	#1

Background:
The applicant is requesting Planning Commission approval for a three-lot land division of 31 acres located north of 11550 N Wasaukee Road. The land division would create three lots: Lot 1 of 10 acres, Lot 2 of 10.3 acres and Lot 3 of 10.8 acres.

Land Use Plan Map and R-1 District Standards:
The proposed certified survey map (CSM) is consistent with the Land Use Plan map designation and with the R-1 district standards. The Land Use Plan designates adjacent properties as Rural Residential. Surrounding zoning is Residential as well.

Site Conditions:
The site includes a large area of land that is designated as primary environmental corridor by SEWRPC. This is located primarily on Lot 3 of the proposed CSM. According to City Forester Mike Gies, the area designated as primary corridor also includes a large number of specimen trees. Staff recommends condition of approval that no development shall occur within the area designated as primary environmental corridor and no specimen trees shall be removed as part of any future home construction.

Access to the lots are shown through an existing shared driveway off of Wasaukee Road and an existing road reservation from the cul de sac of Ashbury Woods Drive (see Engineering Report).

Other Technical Corrections:
Planning staff understands that the Engineering Division will provide a full technical review of the CSM.

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

An existing driveway for 11550 North Wasaukee Road runs along the southern property line of the proposed CSM. Access for the three new lots is proposed via an easement as indicated on the proposed CSM. The access easement must be for the benefit of the created lots. If authorized, a copy of the easement document shall be submitted for review by the City Attorney. If any modifications are required, the applicant shall modify the document and execute the approved version.

An existing 60-foot road reservation connects proposed Lot 1 to the Ashbury Woods cul-de-sac that would allow a legal access connection. Southern Ozaukee Fire & EMS recommends that a connection be made to Ashbury Woods for access to proposed Lot 1. The Ashbury Woods subdivision has a paved street and fire cisterns for water access. If serving only a single lot, the driveway for Lot 1 would meet the requirements of the Standard Specifications for Land Development (SSLD). The proposed access easement should be revised to terminate east of the shared property line between Lots 2 and 3.

Access to Lot 2 and Lot 3 may be provided with a shared private driveway with 11550 North Wasaukee Road, where there is an existing building. The SSLD requires shared private driveways to have a paved 18-foot width with two-foot stone shoulders, therefore modifications to the existing driveway would be required. The relevant section 3.2.9 of the SSLD reads as follows:

A. *Private driveways can serve a maximum of four (4) lots and extend up to 500 feet in length.*
B. *Private roadways can serve a maximum of ten (10) lots and extend up to 1,000 feet in length.*
C. *A private roadway and shared private driveway shall have a minimum pavement width of 18 feet with two- (2) foot aggregate shoulders. A three- (3) foot clear zone, as defined by the State of Wisconsin, Department of Transportation's (WisDOT) Facility Development Manual (FDM), is required.*
D. *Private roadways shall follow City of Mequon public roadway standards for subgrade, base course and hot mix asphalt.*

The SSLD limits shared driveways to a maximum length of 500 feet and private roadways to a maximum of 1,000 feet. Lot 2 may be served through Lot 1 or Lot 3, however, serving through either lot would require the applicant to meet private roadway standards or waiver to the SSLD's maximum length allowances. If Planning Commission determines that all three lots should be served via the existing driveway, it would also trigger the SSLD requirements to construct a private roadway. If the driveway continues to serve 11550 North Wasaukee Road and Lots 1-3 it will serve four lots but exceed the maximum length restriction. If access is not permitted through Ashbury Woods, the shared driveway or roadway length will exceed 1,600 feet in length which may cause difficulty for emergency access.

Wetlands appear to be present on site. A wetland delineation report was not provided with the CSM application, however, a note is shown on the CSM that prohibits development of any kind until a wetland delineation is performed on the property and approved by the appropriate regulatory authorities.

The site is located outside the City's sewer service area. A soil evaluation report for the usage of septic or mound systems is required. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility.

The land division itself does not propose an increase in impervious surface. However, future improvements may trigger the MMSD requirement for green infrastructure. The owner will be required to provide green infrastructure conforming to MMSD Ch. 13 Rules prior to the issuance of a building permit if adding 5,000 sq. ft. or more of impervious area. If green infrastructure is required, the buildings permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

Staff Recommendation:
The proposed land division complies with the Zoning Code and Land Use Plan, therefore Planning staff recommends **approval** subject to the following conditions:

1. The applicant shall make any technical corrections to the final CSM.
2. No development shall occur with the primary environmental corridor.
3. Compliance with the Tree Preservation Ordinance.
4. Final staff review and approval of CSM.
5. All required setbacks and offsets shall be shown on final CSM.
6. Lot 1 access shall be served through the road reservation to the Ashbury Woods cul-de-sac. The access easement should be revised to terminate east of the shared property line between Lots 2 and 3.
7. The access driveways shall conform to the Mequon SSLD Section 3.2.9 which requires that shared private driveways must be a maximum 500 feet in length; or, a Planning Commission waiver approval to Section 3.2.9.A. of the Mequon SSLD.
8. The portion of the existing driveway that will be shared shall be modified to conform to the SSLD Section 3.2.9 which requires that private roadways shall have a minimum pavement width of 18 feet wide with two-foot aggregate shoulders; or, a Planning Commission waiver approval to Section 3.2.9.C. of the Mequon SSLD.
9. The property shall be deed restricted from development until a current wetland delineation is performed and approved by the City of Mequon and the Wisconsin DNR. The note shall indicate that no building permit will be issued for the divided lots until
10. A soil evaluation report for the usage of septic or mound systems is required prior to recording the CSM. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility.
11. For home/driveway construction that exceeds 5,000 square feet of impervious area, each individual lot will be required to provide green infrastructure meeting MMSD requirements. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.

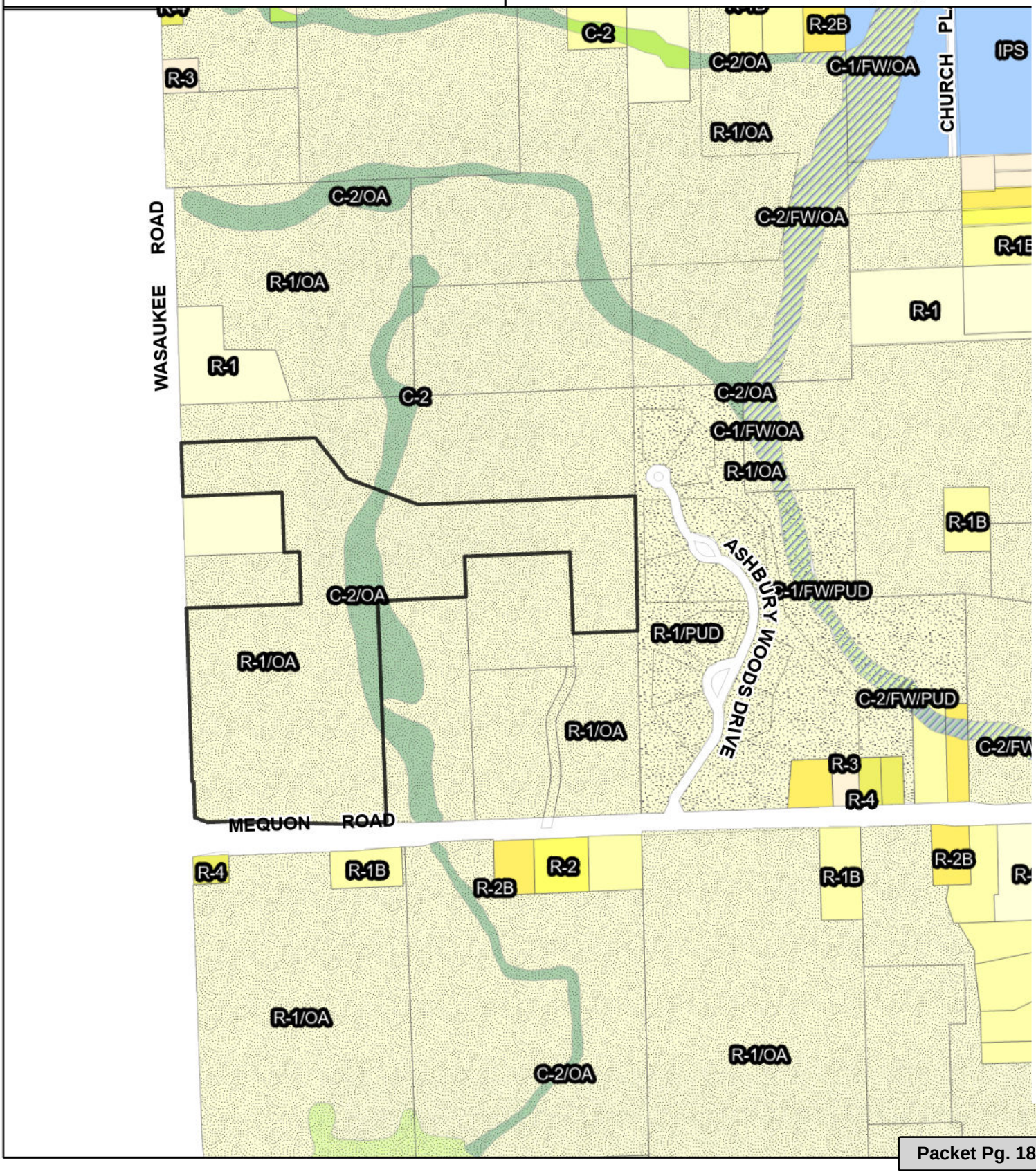
If the Planning Commission determines that Lot 1 should not access Ashbury Woods and that all three lots, in addition to 11550 North Wasaukee Road, shall be served by the same access, it should eliminate staff recommendations 6-8 and consider the following:

A. Waiving the maximum length requirements of Section 3.2.9B. to allow the construction of a private roadway which serves all four lots.
B. Waiving the maximum length requirements of Section 3.2.9.A. and/or the paving requirements of Section 3.2.9.C. to allow the three lots to utilize the existing private driveway.
C. Tabling the CSM on the condition that the CSM be modified to include the dedication of right-of-way to construct a public road to meet access and length requirements of the SSLD.

Attachments:
Map (PDF)
Narrative (PDF)
CSM1 (PDF)

O'MALLEY FAMILY - CERTIFIED SURVEY MAP

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



Attachment: Map (8387 : O'Malley Family LLC)

Project Description

My sister and I currently own a 30 acre parcel and I am looking to have it divided into three (3), Ten(10) acre parcels in the hope of building a house for my family on one of the new parcels which will be "Lot 2" of the attached CSM.

With guidance from the city, we would like to keep 2/3 parcels under agriculture zoning since we do not plan to do anything with them except continue to use them to grow nursery stock.

Thank You,

Sam O'Malley

Attachment: Narrative (8387 : O'Malley Family LLC)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP 3852, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

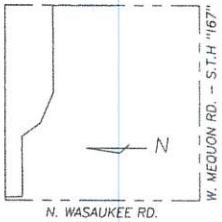
0 400 600 800 1200

SCALE 1" = 400'

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

OWNER :
O'MALLEY FAMILY LLC
11550 N. WASAUKEE RD.
MEQUON, WI. 53092
(414) 803-5804

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



LOCATION MAP

SW. 1/4 SEC. 19-9-21
(SCALE 1"=2000')

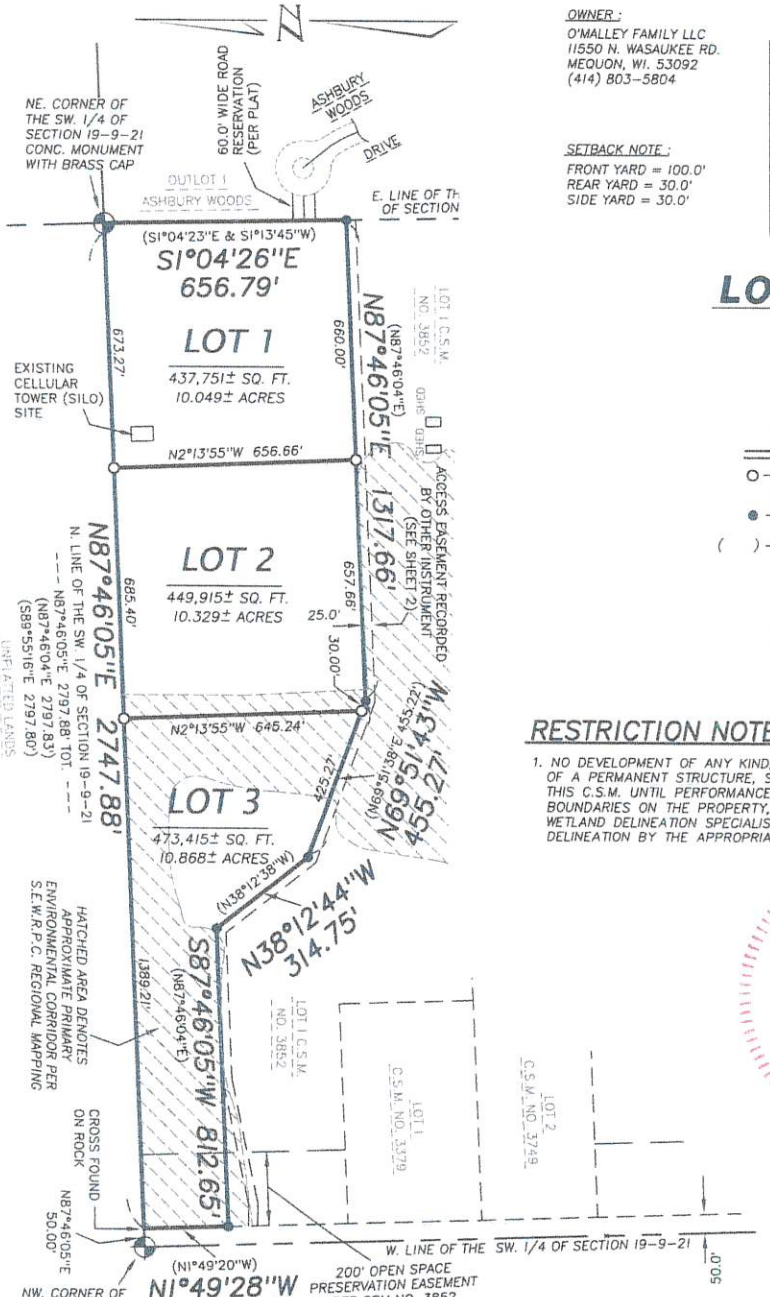
LEGEND

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

● -DENOTES STEEL PIPE (FOUND)

( ) -DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH LINE OF THE SW. 1/4 OF SECTION 19-9-21 WHICH BEARS N87°46'05"E, NAD-83/2011 ADJUSTMENT



RESTRICTION NOTE :

1. NO DEVELOPMENT OF ANY KIND, INCLUDING THE CONSTRUCTION OF A PERMANENT STRUCTURE, SHALL OCCUR ON THE LOTS IN THIS C.S.M. UNTIL PERFORMANCE OF A DELINEATION OF WETLAND BOUNDARIES ON THE PROPERTY, IF ANY, BY AN APPROVED WETLAND DELINEATION SPECIALIST AND APPROVAL OF SUCH DELINEATION BY THE APPROPRIATE REGULATORY AUTHORITIES.

3-14-2023

NOTES :

1. CURRENT ZONING: R-1/OA (RESIDENTIAL DISTRICT WITH AGRICULTURAL OVERLAY)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
3. SEE SHEET 2 FOR ACCESS EASEMENT AND VERIZON EASEMENT DETAILS.

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

Attachment: CSM1 (8387 : O'Malley Family LLC)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP 3852, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 400 600 800 1200

SCALE 1" = 400'

N

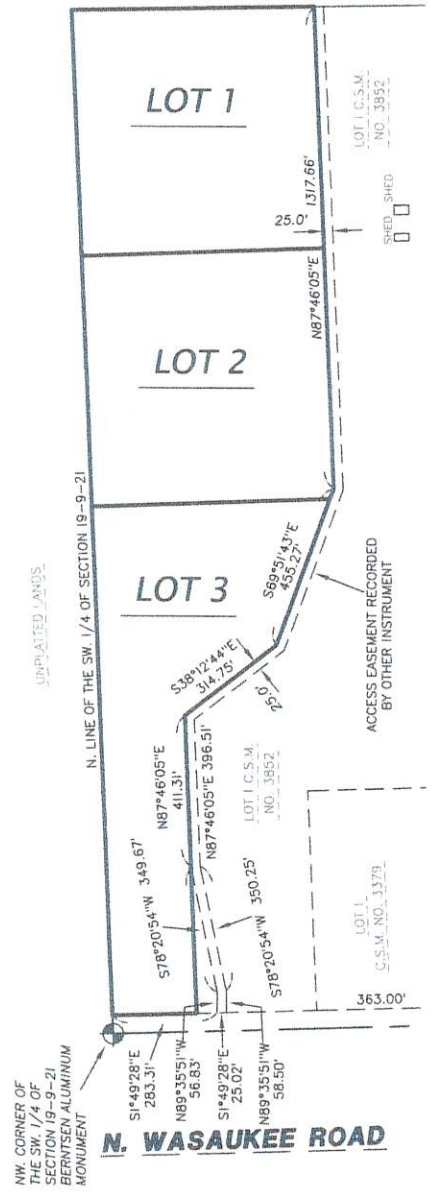
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

WISCONSIN
JAMES G. SCHNEIDER
S-2427
MEQUON
WI
LAND SURVEYOR

3-14-2023

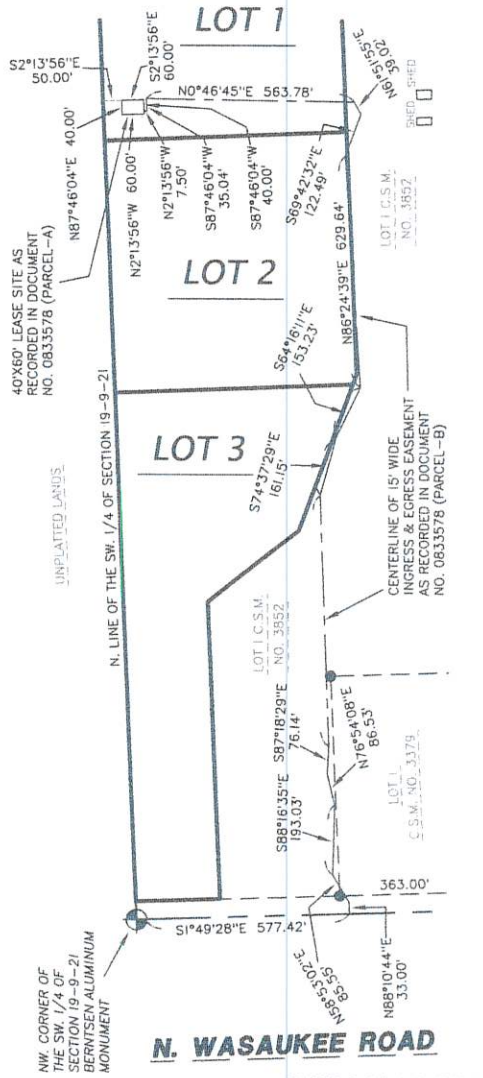
OWNER:
O'MALLEY FAMILY LLC
11550 N. WASAUKEE RD.
MEQUON, WI. 53092
(414) 803-5804

ACCESS EASEMENT EXHIBIT



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

VERIZON EASEMENT EXHIBIT



SHEET 2 OF 4 SHEETS

Attachment: CSM1 (8387 : O'Malley Family LLC)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP 3852, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

A division of Lot 2 of Certified Survey Map 3852, being a part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 19, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southwest 1/4 Section; thence S1°04'26"E along the East line of said 1/4 Section, 656.79 feet to the Southeast corner of said Lot 2; thence S87°46'05"W along the Southerly line of said Lot 2, 1317.66 feet; thence N69°51'43"W along the Southerly line of said Lot 2, 455.27 feet; thence N38°12'44"W along the Southerly line of said Lot 2, 314.75 feet thence S87°46'05"W along the Southerly line of said Lot 2, 812.65 feet to a point in the East right of way line of N. Wasaukee Road, said point also being the Southwest corner of said Lot 2; thence N1°49'28"W along said East right-of-way line and the West line of said Lot 2, 228.69 feet to a point in the North line of the Southwest 1/4 of said Section 19 and the Northwest corner of said Lot 2; thence N87°46'05"E along the North line of said 1/4 Section and the North line of said Lot 2, 2747.88 feet to the point of commencement.

Said parcel containing 31.246 acres of land, more or less.

THAT I have made such survey, land division and plat at the direction of O'Malley Family LLC, OWNER of said lands.

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

THAT I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the regulations of the City of Mequon.

3-14-2023

_____
James G. Schneider, P.L.S., 2127

Attachment: CSM1 (8387 : O'Malley Family LLC)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP 3852, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

I, Samuel O'Malley (Managing Member) of O'Malley Family LLC, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNER on this 20 day of March, 2023.

Witness

Samuel O'Malley (Managing Member)

STATE OF WISCONSIN)
Washington ~~OZAUKEE~~ COUNTY)ss

PERSONALLY came before me on this 20 day of March, 2023 the above named Samuel O'Malley (Managing Member) to me known to be the person who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires 7/17/2023

MARY E BAUER
NOTARY PUBLIC
STATE OF WISCONSIN

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

Chairman

Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Be it resolved by the Common Council of the City of Mequon, Wisconsin, that this Certified Survey Map of a parcel of land in the Southwest 1/4 of Section 19, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin and the same is hereby adopted and approved.

Approved:_____ Adopted:_____

Andrew Nerbun Wirth, Mayor

City Clerk

Attachment: CSM1 (8387 : O'Malley Family LLC)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

FROM: **LAURIE MILLER, PLANNER**

DATE: **April 24, 2023**

SUBJECT: **Trinity Lutheran School and Church. The applicant is seeking building and site plan amendment and landscape plan approval to allow for expansion for the property located 10729 W. Freistadt Road.**

Applicant:	Trinity Lutheran Church and School Growth Design Group
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment Landscape Plan
Existing Use:	Church, School and Daycare
Existing Zoning:	IPS (Institutional Public Service)
Land Use Plan:	Institutional
Lot size:	20.06 acres
Location:	10729 W. Freistadt Road
Tax Key Number:	#14-019-01-000.00
District:	#1

Background:
The applicant is requesting building and site plan amendment and landscape plan approval for an 22,309 sq. ft. addition to the Trinity Lutheran Freistadt School and Church, the construction of a stand-alone 7,200 sq. ft. maintenance building, and a reduction in the parking lot at 10729 W. Freistadt Road. The single-family home owned by the church, located at 11921 N. Granville Road, will be razed to make way for the expansion. Planning Commission members may recall a larger expansion of the school, specimen tree removal waiver, and fill permit was approved on October 17, 2022; however, due to building cost issues, the school has reduced their plans for expansion.

Trinity Lutheran School Freistadt and daycare has experienced increased enrollment over the past several years and is projected to continue its growth pattern. The addition includes additional classrooms, storage, and office space for the school, church, and daycare operations.

Building Plan Addition:
The proposed addition is shown to have a combination of brick and split-face veneer, fiber cement lap siding with metal paneling and trim that matches the materials of the existing structure. The grade of the site slopes down to the west, creating a need to construct a retaining wall on the southside of the addition. The retaining wall is proposed to be colored poured concrete with a decorative metal railing. In the elevation plans, the railing is only shown to be installed in small area along the western portion of the retaining wall while the southeast and

southwest perspective renderings indicate the railing will be installed the entire length of the retaining wall. Staff recommend that the plans be updated to consistently show that the decorative railing be placed along the entire length of the retaining wall.

The highest peak of the addition is 28', visible on the west elevation, and will be compatible with the elevation of the existing church and gymnasium.

Rooftop mechanicals are shown on the plan and are required per Section 58-566 (a)(2) of the Municipal Code to be appropriately screened from public view.

Signage was not shown on the plan but, should any be proposed at a later date, shall be required to comply with Section 62-13 (b) of the sign code.

Maintenance Building:
The maintenance building is proposed to be clad with traditional vertical siding and three feet tall brick veneer belt. The building will include three overhead garage doors, two painted hollow doors and two vinyl casement windows on the east elevation. Staff recommends that four additional windows be installed on the west elevation of the building to break up the appearance of the wall. The pattern of these windows should be installed in concert with the fenestration on the east elevation. The materials of the siding do not match the materials on the principal structure. Material for the doors and color of the siding and door was not provided in the plan. Staff recommends as a condition of approval that the color of siding and overhead doors matching the principal structure.

Site Plan:
The site plan shows the removal of a portion of the existing parking lot and house along Granville Road to support the addition, relocation of 46 stalls parking, and creation of an appropriate pick-up and drop-off area, with vehicles entering from the west and exiting the site to the east. Staff does not have any concerns with cars and busses stacking on the road.

Parking requirements as required per code is as follows:

- Elementary schools/high schools: One space per teacher and staff member + one space per classroom + one space per six students 16 years of age and older.
- Children's nursery schools: One space per employee for work shift with the largest number of employees + one space per six students at the highest-class attendance period.
- Churches and temples: One space per four seats based on the maximum capacity of the facility.

Since church activities rarely occur during school hours, staff have opted to use the school and nursery school calculation only which would prevent overparking of the property. Staff calculated that the property would be required to have 130 stalls. The proposed parking lot will allow for 130 parking stalls, five of which are ADA compliant.

The maintenance building will be oriented east-west with a new access drive connecting to the south portion of the parking lot.

Lighting Plan:
The lighting plan proposes the addition of 12 wallpack luminaires, five canopy luminaires and nine parking lot lights. The photometrics plan show that the landscaping plan meets code.

IPS District Standards: The following table compares the proposed plan to the IPS district standards:

District Regulations:	IPS:	Proposed Use:
Minimum Lot Area:	1.0 acre	20.60 acres
Minimum Lot Width:	150 feet	435 feet
Open Space Ratio:	40%	88.7 %
Maximum FAR:	30%	5.4 %
Maximum Building Height:	52 feet	28 feet
Building Front Setback	60 feet	90 feet
Building East Side Yard Offset:	65 feet	200 feet
Building South Side Yard Offset	20 feet	400 feet
Building West Side Yard Offset:	65 feet	160 feet
Minimum Parking Setback:	25 feet	65 feet
Minimum Parking Offset West:	20 feet	100 feet
Minimum Parking Offset East:	20 feet	30 feet
Off-Street Parking:	130 stalls	130 stalls

Landscape Plan:
Overall, staff believe the submitted plan shows an attractive and diverse range of plant materials but noticed a shortage of street trees planted along Granville Road and Church Place. Staff recommends the landscape plan be updated to meet the code requirement of one tree per 30 feet of street frontage. The parking lot landscaping and shading requirements have been met in the newly proposed parking lot; however, should the area west of the existing southern parking lot be developed, staff recommends requiring the southern parking be updated to meet code requirements.

Site Compliance:
Staff received a complaint regarding the exterior lighting for the Trinity Lutheran Church monument sign located along Granville Road. The resident stated that the angle of the light is easily shifted upward, and lighting is too bright, causing the light to shine into his windows. Staff have concerns that the lighting has been placed too far north and south of the signage and may need to be moved closer to the sign to reduce glare. Additional shielding may also be needed to address this issue. Staff recommends that the applicant work with staff and the neighboring resident to identify and implement reasonable solutions to reduce the glare.

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

The applicant submitted an updated civil plan set dated March 20, 2023, and a storm water management plan report. Both are subject to review for conformance with City ordinances and standard specifications, MMSD rules, and WDNR regulations.

Three driveway access points exist on North Church Place, West Freistadt Road, and on North Granville Road. The access points on North Church Place and North Granville Road are proposed for replacement with modifications. The access point on North Granville Road delineates turn lanes which differs from the previous submittal but is supported by staff. The access point locations are similar to the previous submittal. The applicant was granted a waiver to the driveway access spacing requirement for the North Granville Road access points at their previous Planning Commission appearance.

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

The site is not located within the City's sewer service area, and therefore is not required to connect to public sewer or water. The plans show the new facilities utilizing the existing holding tank and water service from the existing building. The applicant must verify that the existing holding tank and well are sized appropriately for the increased school enrollment as indicated in the narrative. If additional sanitary or water service for the building is contemplated, it shall be permitted through Ozaukee County and the WDNR.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Section 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management Best Management Practices (BMPs) are subject to certification in accordance with Section 58-677 and 58-678 of City ordinance.

If proposed retaining walls exceed three (3) feet in height, a certification form completed by a Professional Engineer will be required. The City will provide a template certification form.

A Filling and Excavation permit is required. A haul route shall be provided for staff approval and a haul route bond is required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material. A grading record drawing will be required as a condition of permit issuance.

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

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

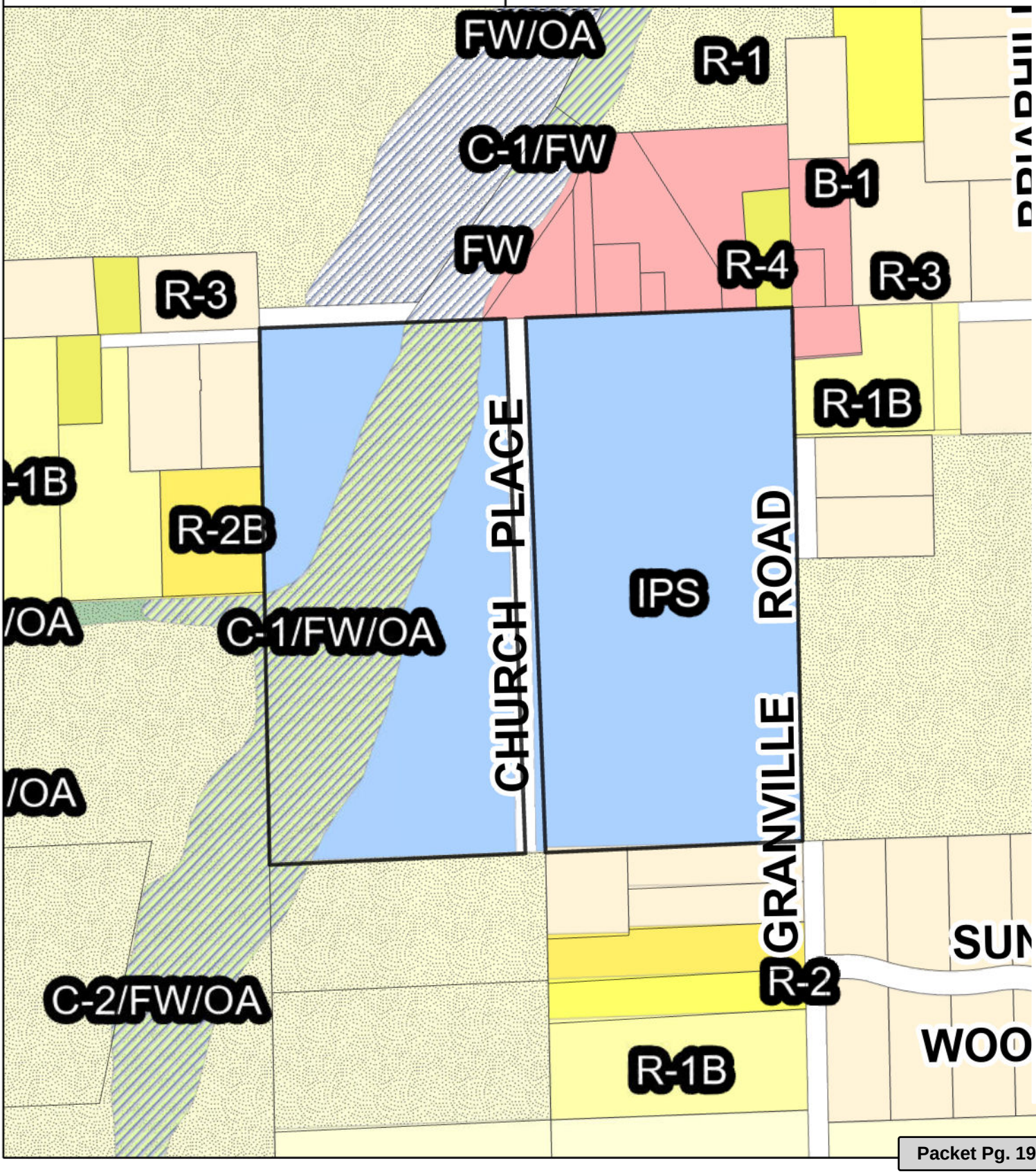
1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Staff, and landscape consultant, review and approval of final site, lighting, landscaping and elevation plans.
3. The plans be updated to consistently show that the decorative railing be placed along the entire length of the retaining wall.
4. Update maintenance building plans to include four windows on the west elevation.
5. The color of siding and overhead doors on the maintenance building shall match the principal structure.
6. Any future proposed signs require sign permits.

7. The landscaping plan shall be updated to meet code requirements of one tree per 30 feet of street frontage.
8. 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.
9. Roof top mechanical equipment shall be well screened from public view with screening.
10. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the Standard Specifications for Land Development (SSLD).
11. Confirmation of holding tank sizing and private well capacity for increased school enrollment.
12. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Management Maintenance and Easement Agreement with maintenance provisions for all proposed Best Management Practices (BMPs).
13. 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).
14. If proposed retaining walls exceed three (3) feet in height, a certification form completed by a Professional Engineer will be required. The City will provide a template certification form.
15. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
16. Application for and approval of a City Filling and Excavation Permit. A haul route, bond, and record drawing are also required.

Attachments:
map (PDF)
Packet Docs Scanned_Trinity_04.24.23 (PDF)

TRINITY LUTHERAN SCHOOL - BUILDING AND SITE PLAN AMENDMENT AND LANDSCAPE PLAN

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



Attachment: map (8389 : Trinity Lutheran School and Church)

March 20th, 2023

Plan Commission
City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

GROTH Design Group

Project Narrative – Trinity Lutheran School Freistadt

Dear Plan Commission,

Please find below narratives describing the project and client need.

- School Expansion – need for the project and area of expansion:
  - Trinity Lutheran School Freistadt is experiencing increased enrollment over the past several years and this enrollment is projected to continue to grow for several years looking forward. The existing facility does not have the number of classrooms required to support projected enrollment. A significant portion of this growth is starting at the lowest age levels which are then continuing their enrollment at Trinity as they advance in age/grade of education – the addition provides new childcare and kindergarten classrooms on the main level while providing additional storage below.
  - In the past 4 years, Trinity's school enrollment has increased nearly 160% (121 to 312). Trinity's childcare has also increased over 100% in the same time span. At the beginning of the academic year, the childcare had wait lists for each age group, and the school had wait lists for 8 of 11 grade levels. The school is currently over capacity and classes are being held in conference rooms, church spaces/fellowship halls, etc. The current space is not sustainable for the ongoing growth of the school and the needs of the school.
  - Enrollment went from ±265 students last year to ±312 this year, and is projected to be ±345 next year.
  - Area of school addition = ±22,309 SF

- Maintenance Building – need for this outbuilding and area of expansion:
  - The school and church have various pieces of equipment used to maintain their property and facilities as support transport of equipment as needed. These items include at present (3) zero-turning radius lawn mowers, (1) push lawnmower, (1) gator, (1) skid steer, (6) skid steer attachments, (1) trailer, and (1) grader. With this equipment and the other facilities onsite, there is also the need for general storage and area to work and to maintain items.
  - 60' x 120' = ±7,200 SF

- Decrease in Parking Lot – how many spaces:
  - There are 130 parking stalls proposed on site: 43 new stalls (5 of which are ADA) and 87 existing stalls to be maintained. The existing parking on site is 182 stalls.
  - Decrease = 52 stalls.

- Removal of the house along the east side of the property:
  - This house is currently occupied by staff of the school, while the garage is used by the school for

600 W Virginia St Ste 602 - Milwaukee, Wisconsin 53204
262.377.8001
www.gdg-architects.com

APPLETON | CEDARBURG | MILWAUKEE

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)

storage and maintenance. The garage needs repairs and is limited in its ability to support Trinity needs. Trinity, the church and school, would like to remove the house from the property as shown, this is not a business operation that they wish to continue to support. Additionally, the location of these structures are in prime positions, near the entries to both the church and school – their removal supports the creation appropriate pick-up and drop-off as well as ADA and elderly parking.

- Need for the fill permit:
  - Existing grades along the length of the proposed addition range from ±804' on the west end to ±822' on the east end. This range of elevation makes the creation of level floor areas within, with accessible routes to each, challenging. To provide as much cohesive floor area as possible, while also trying to align to connections with the existing building, the proposed addition maintains all academic spaces on one level. Overall the building has 2 different floor levels proposed along this grade plane:
    - Main-level academic area and entry: 820.22'
    - Lower-level storage area: 810.22'

Sincerely,

Robert P. Koehler, AIA, NCARB
Senior Project Manager
GROTH Design Group, Inc.

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)

TRINITY
LUTHERAN FREISTADT
CHURCH | SCHOOL | CHILDCARE
10729 WEST FREISTADT ROAD, MEQUON, WISCONSIN 53097

20 March 2023

To Whom It May Concern:

Trinity Lutheran operates a church, school, and childcare. The following is a brief summary of the organization's regular operations:

- Church services are held on Saturday night (5pm) with ~50 parishioners; and Sunday morning (8am and 10:45am) with a combined ~250 parishioners.
- Our childcare operates Monday through Friday, 6am through 5:45pm, with ~45 children, daily.
- Our school operates mid-August through the end of May, Monday through Friday, with 310 students
    - ~100 students arrive via one of four buses
    - ~200 students arrive via automobile
- Our combined part-time/full-time staff includes ~80 employees

Sincerely,

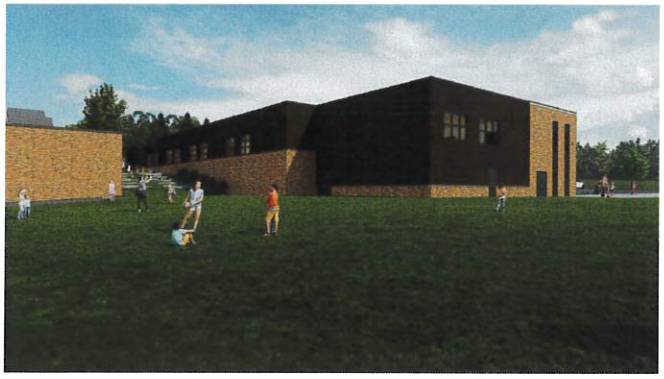
Dr. Samuel J. Seefeld
Principal

PHONE: (262) 242-2045 | FAX: (262) 242-4407 | TRINITYFREISTADT.COM

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)

SOUTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE WITH ENTRANCE CANOPY (ALTERNATE BID)



NORTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE

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PROJECT

TRINITY LUTHERA CHURCH AND SCHOOL

EXPANSION PROJE

10729 W FREISTADT MEQUON, WI 53097

ISSUE

PROGRESS DOCUMENT

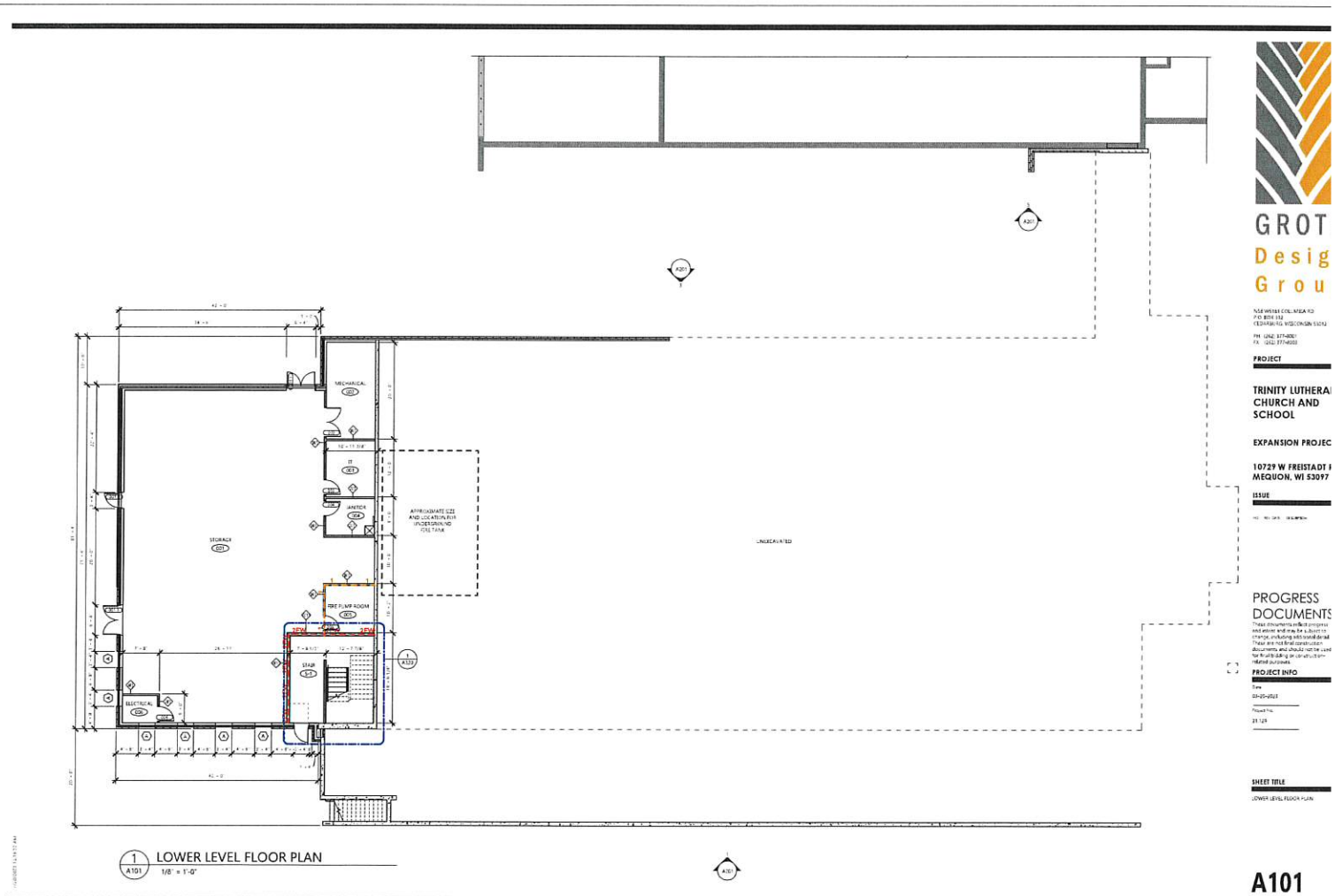
PROJECT INFO

SHEET TITLE

A102.6

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)



1 A101 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

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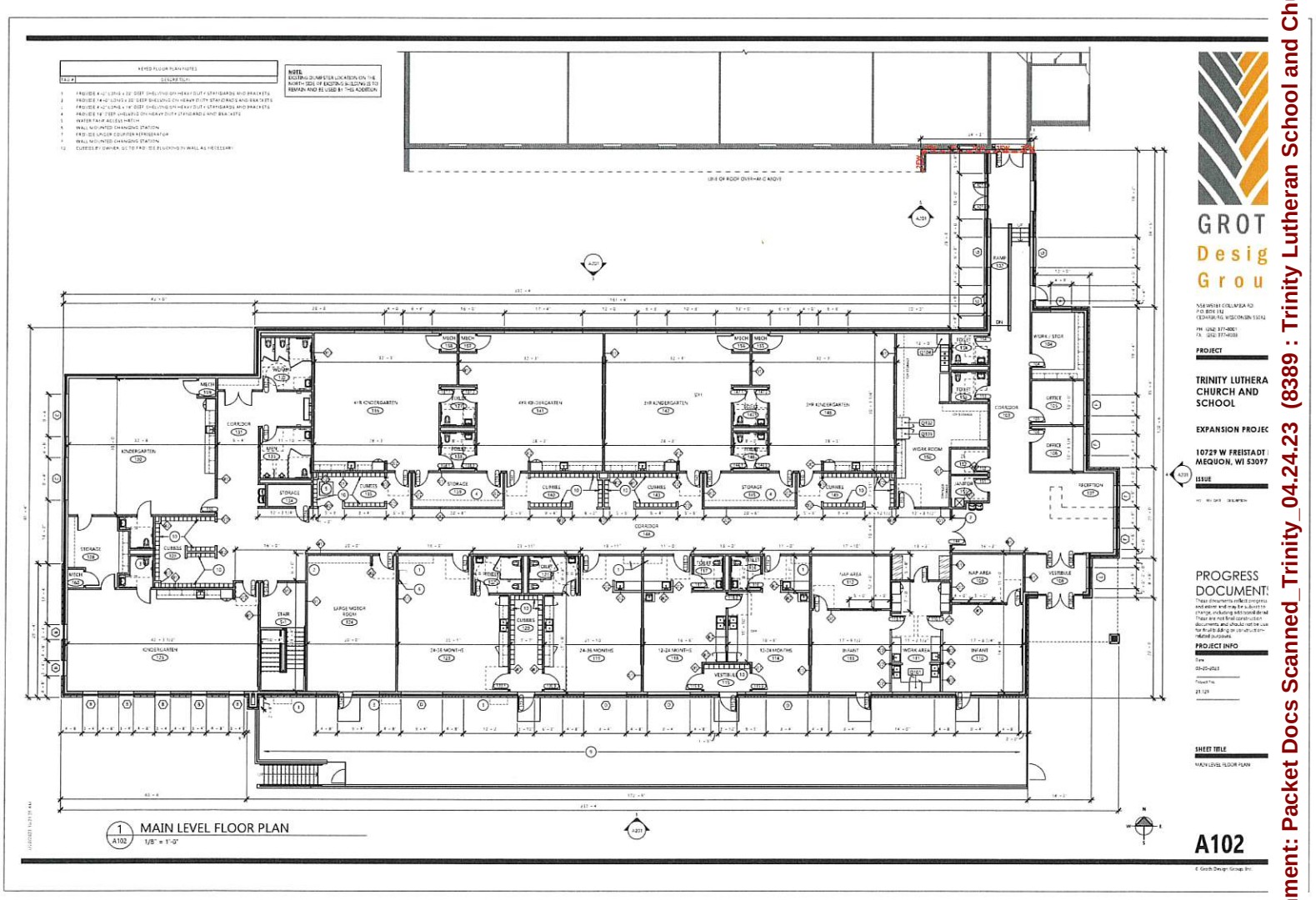
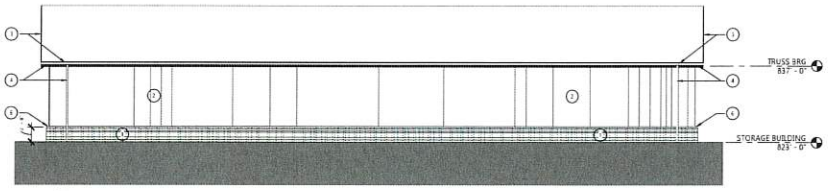
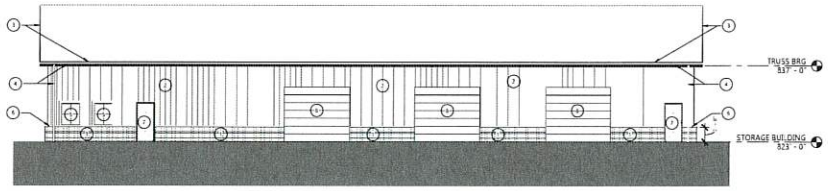


Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)

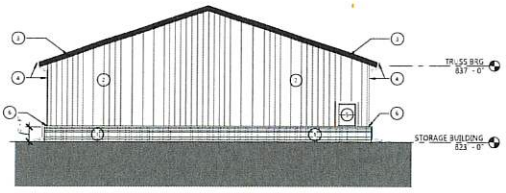
TAG #	DESCRIPTION
1	THIN BRICK - UNDER TO MATCH NEW ADDITION
2	VERTICAL SIDING BY FRIDAY HOMES BUILDING VENDOR
3	PREFINISHED METAL FASCIA AND SOFFIT PANEL
4	PREFINISHED METAL GUTTER AND DOWNSPOUT
5	VINYL CASEMENT WINDOW
6	PRECAST STYLE SILL TO MATCH NEW ADDITION
7	PAINTED HOLLOW METAL DOOR AND FRAME
8	ALUMINUM OVERHEAD GARAGE DOOR



5 A105 MAINTENANCE BUILDING - WEST
1/8" = 1'-0"



4 A105 MAINTENANCE BUILDING - EAST
1/8" = 1'-0"



3 A105 MAINTENANCE BUILDING - SOUTH
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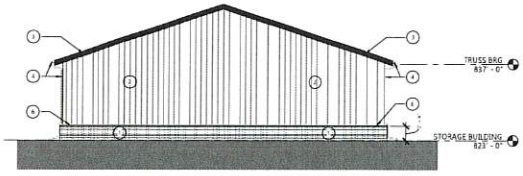
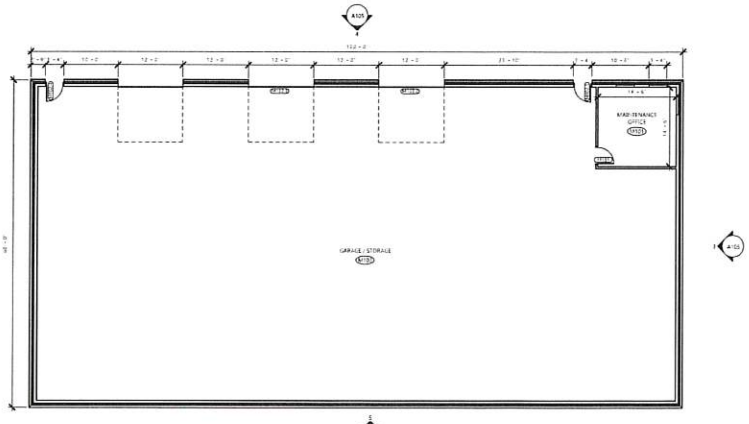


2 A105 MAINTENANCE BUILDING - NORTH
1/8" = 1'-0"



1 A105 STORAGE BUILDING
1/8" = 1'-0"

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PROJECT

TRINITY LUTHERA
CHURCH AND
SCHOOL

EXPANSION PROJE

10729 W FREISTADT
MEQUON, WI 53097

ISSUE

PROGRESS
DOCUMENT

PROJECT INFO

SHEET TITLE
MAINTENANCE BUILDING

A105

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Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)

SOUTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE

EXISTING SPLITFACE CMU

EXISTING BRICK

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PROJECT

TRINITY LUTHERA
CHURCH AND
SCHOOL

EXPANSION PROJEC

10729 W FREISTADT
MEQUON, WI 53097

ISSUE

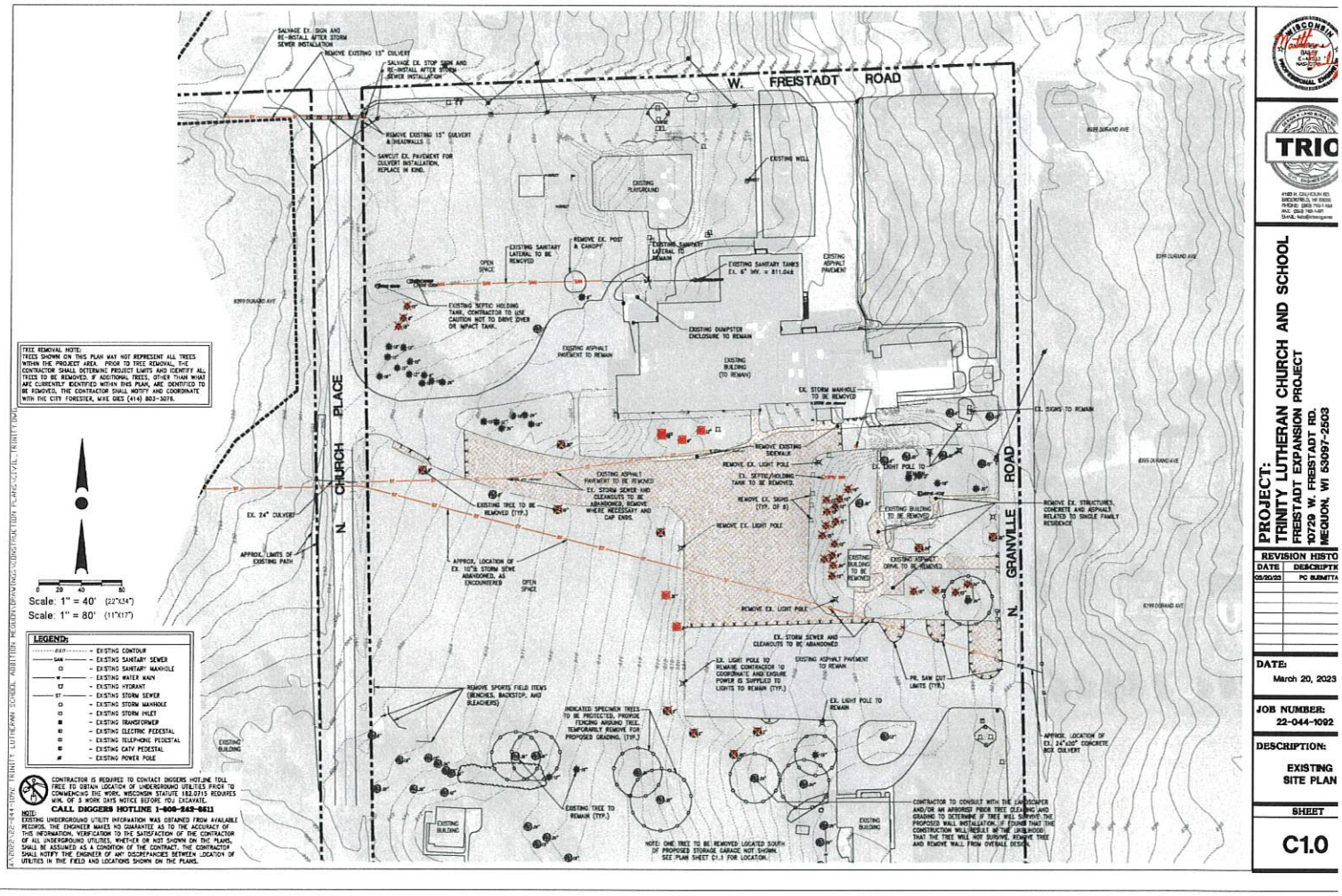
PROGRESS
DOCUMENTS

PROJECT INFO

SHEET TITLE

A102.5

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)



TRIO

PROJECT:
TRINITY LUTHERAN CHURCH AND SCHOOL
FREISTADT EXPANSION PROJECT
10729 W. FREISTADT RD.
MEQUON, WI 53097-2503

REVISION HISTO

DATE	DESCRIPTI
03/20/23	PC SUBMITTA

DATE:
March 20, 2023

JOB NUMBER:
22-044-1092

DESCRIPTION:
EXISTING SITE PLAN

SHEET
C1.0

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)

SITE PARKING SUMMARY:

PARKING REQUIREMENTS - SCHOOLS, INSTITUTIONS, AND RELATED USES:

TOTAL REQUIRED PARKING
- per CITY REQUIREMENTS = 130 SPACES

PROPOSED PARKING

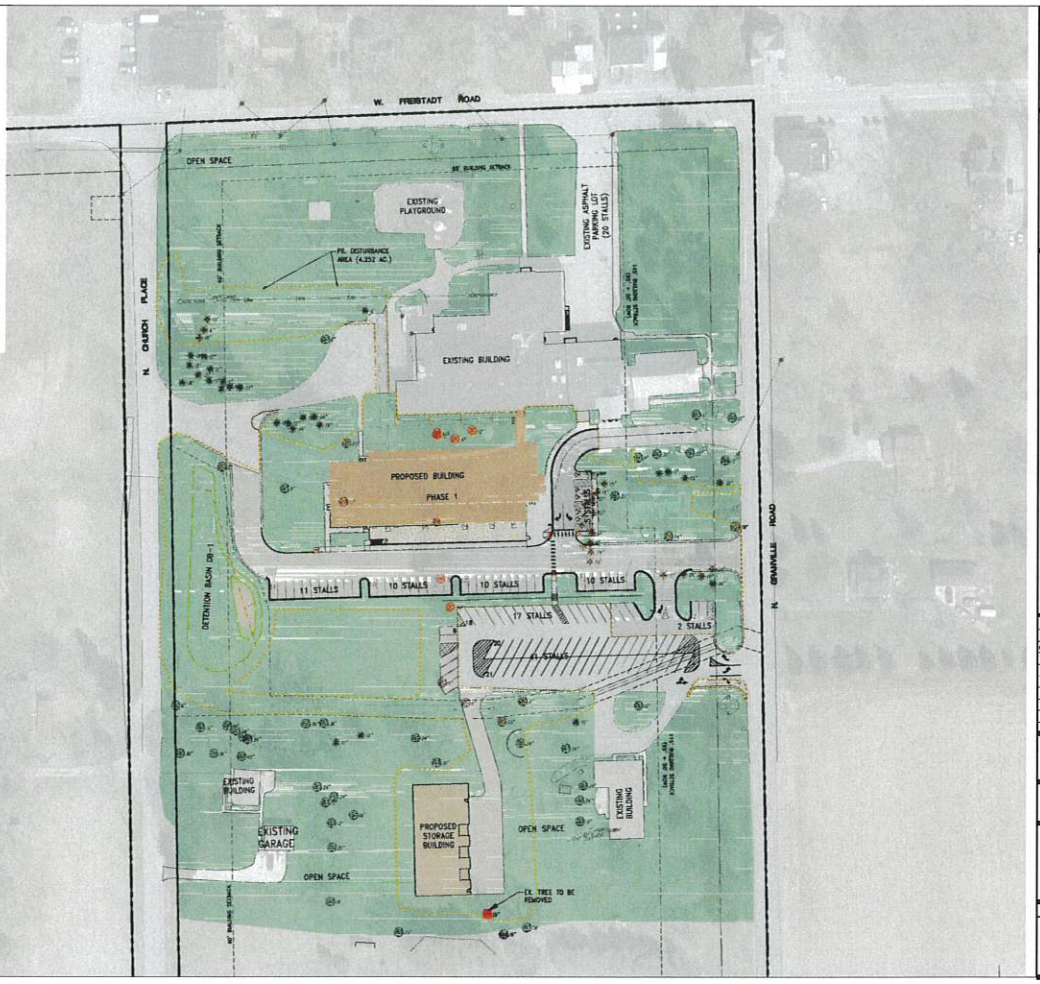
PR. STANDARD PARKING STALLS	= 105 STALLS
PR. ADA PARKING STALLS	= 5 STALLS
TOTAL PR. PARKING STALLS	= 110 STALLS
EX. PARKING STALLS	= 20 STALLS
TOTAL PARKING STALLS	= 130 STALLS

SITE DATA

ZONING	=	I-1 (INSTITUTIONAL)
PROPERTY AREA	=	1,676,624± S.F. (38.490± AC.)
APPROX. FLOOR AREA	=	88,506± S.F.
FLOOR AREA RATIO	=	5.28%±
APPROX. OPEN SPACE	=	1,494,297 S.F.
OPEN SPACE RATIO	=	89.12%±

DEVELOPMENT DATA:

DISTURBANCE AREA	=	185,213 S.F. (4.252 AC.)
PR. BUILDING AREA	=	25,539± S.F. (0.586 AC.)
PR. PARKING LOT PAVEMENT AREA	=	28,590 S.F. (0.656 AC.)
PARKING LOT LANDSCAPE ISLAND AREA	=	3,201 S.F. (0.073 AC.)
PARKING LOT LANDSCAPED AREA RATIO	=	11.13%



0 25 50 100

Scale: 1" = 50' (22"x34")

Scale: 1" = 100' (11"x17")

LEGEND:

859	- EXISTING CONTOUR
SAN	- EXISTING SANITARY SEWER
	- EXISTING SANITARY MANHOLE
W	- EXISTING WATER MAIN
	- EXISTING HYDRANT
ST	- EXISTING STORM SEWER
	- EXISTING STORM MANHOLE
	- EXISTING STORM INLET
	- EXISTING TRANSFORMER
	- EXISTING ELECTRIC PEDESTAL
	- EXISTING TELEPHONE PEDESTAL
	- EXISTING CATV PEDESTAL
	- EXISTING POWER POLE

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES WORK OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

PROJECT:
TRINITY LUTHERAN CHURCH AND SCHOOL
FRIESTADT EXPANSION PROJECT
10729 W. FRIESTADT RD.
MEQUON, WI 53097-2503

REVISION HIST

DATE	DESCRIPT
03/20/23	PC SUBMIT

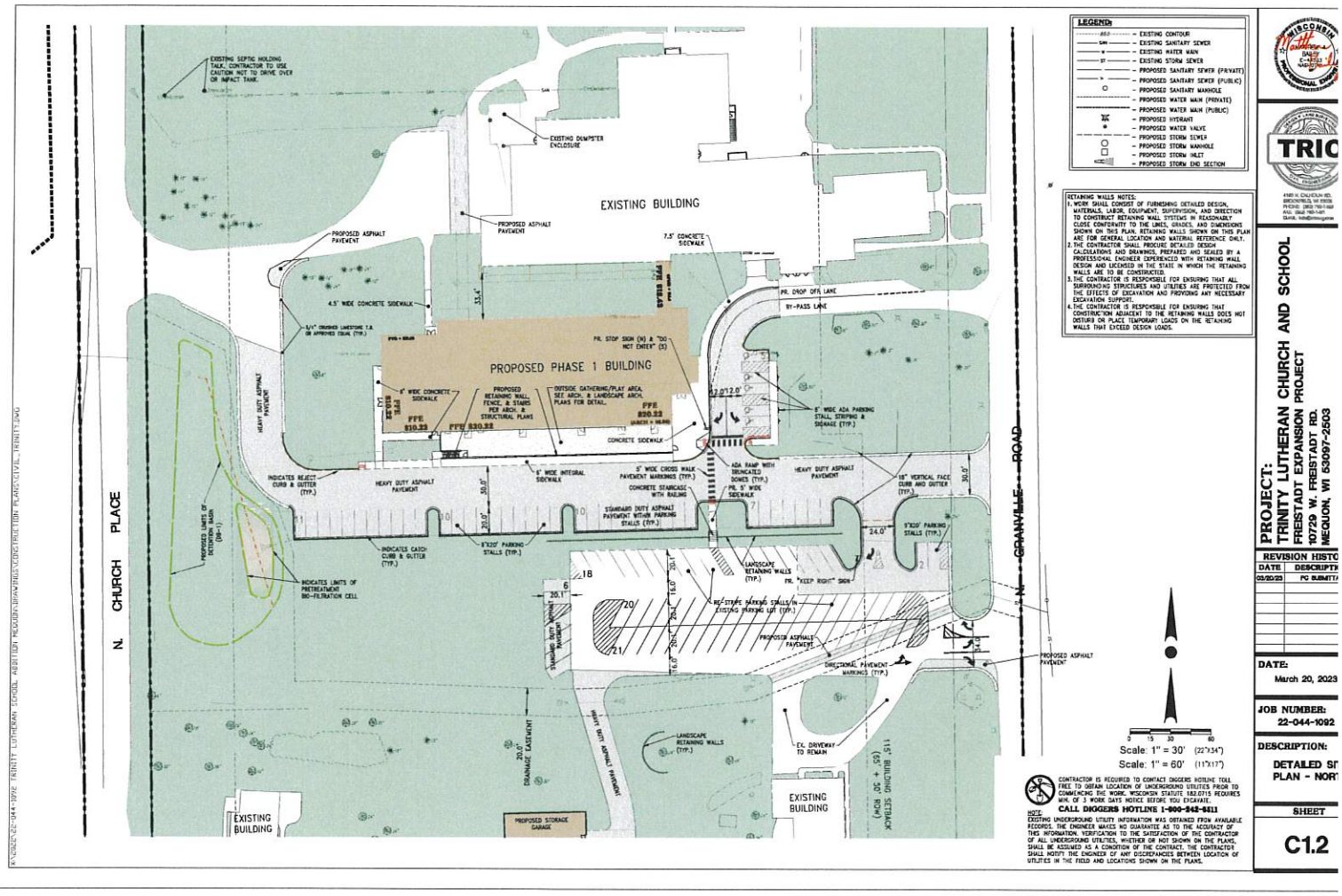
DATE: March 20, 202

JOB NUMBER: 22-044-1092

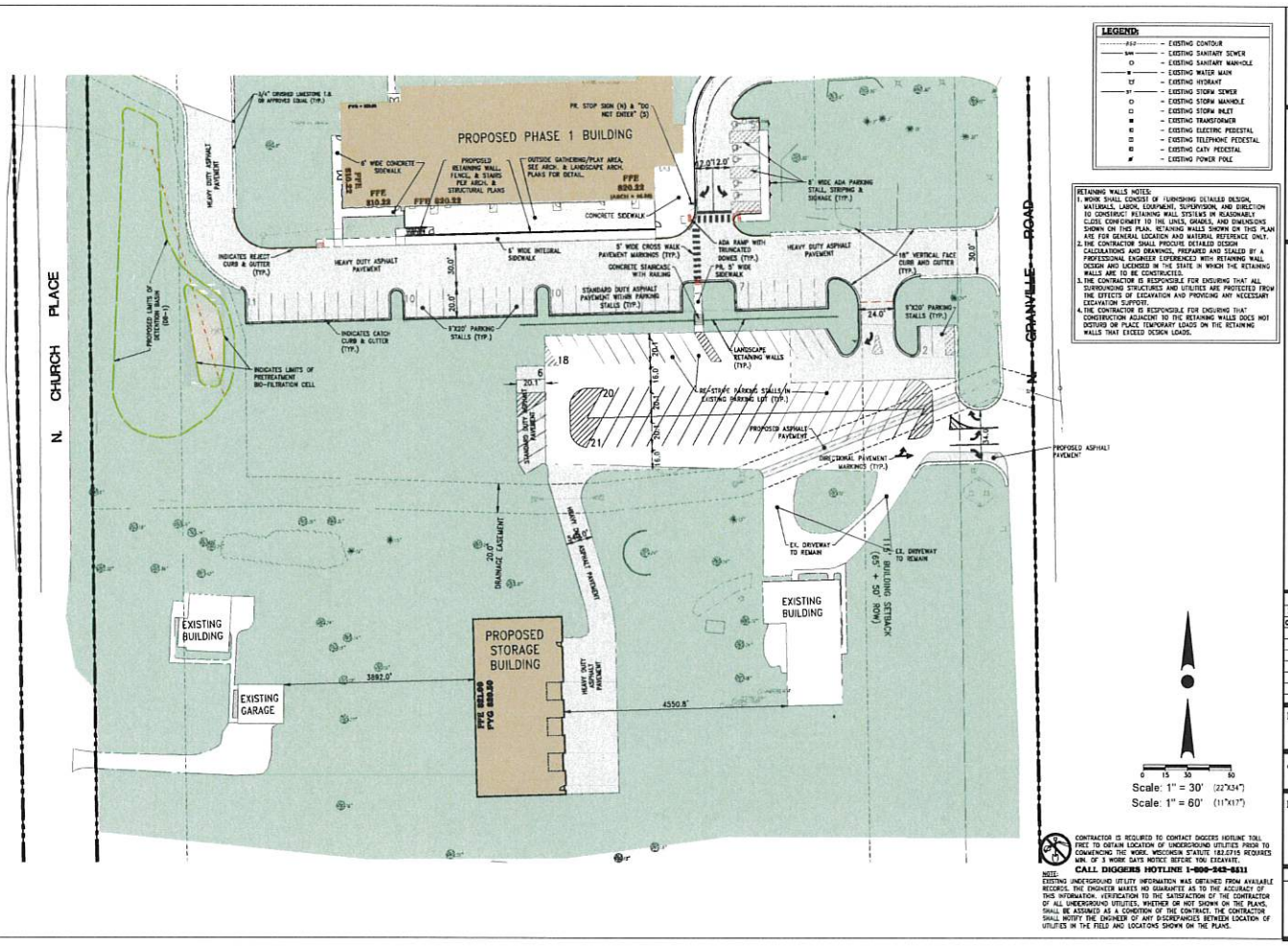
DESCRIPTION: OVERALL PROPOSED SITE PLAN

SHEET C1.1

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)



Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)



PROJECT:
TRINITY LUTHERAN CHURCH AND SCHOOL
FREISTADT EXPANSION PROJECT
10729 W. FREISTADT RD.
MEQUON, WI 53097-2503

REVISION HISTORY

DATE	DESCRIPTION
03/20/23	PC SUBMITTAL

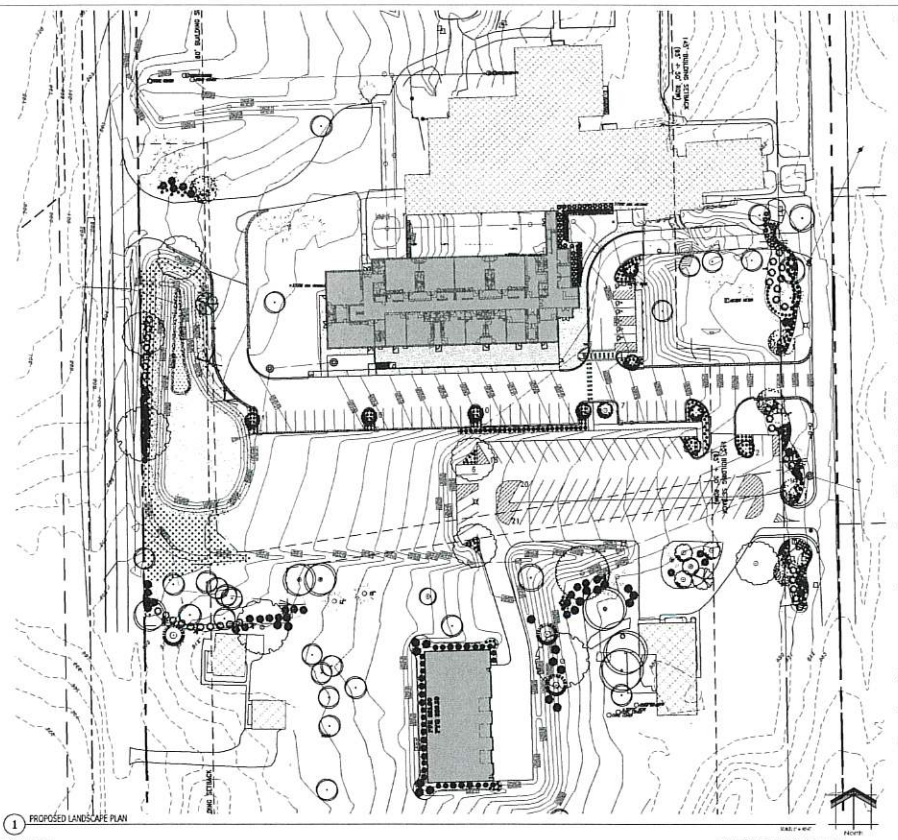
DATE:
March 20, 2023

JOB NUMBER:
22-044-1092

DESCRIPTION:
DETAILED SITE PLAN - SOUTH

SHEET
C1.3

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)



1 PROPOSED LANDSCAPE PLAN

SITE INFORMATION

USDA PLANT HARDINESS ZONE: 5a (-20 to -15 Degrees F)
LOT ZONING:
LOT AREA:
SITE BUILDING AREA:
TOTAL IMPERVIOUS:
TOTAL GREENSPACE:
SITE LANDSCAPE PERCENTAGE:
TOTAL PARKING STALLS:

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR'S GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE PLAN PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THE APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR OBTAINING THE PLANS / CITY DRAWINGS AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND SIGN OFF WITH THE CITY OF MEQUON. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VISITING THE HAT FACILITY TO BECOME FAMILIAR WITH ANY CONDITIONS THAT ARE IMAGES TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SURROUNDING LANDSCAPED PERIMETER PLANTINGS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND PRIOR TO ANY APPLICATION WITH THE CITY OF MEQUON.

EXISTING STORM SHEDS: THIS LANDSCAPE PLAN WAS ACCURATE AND IN COMPLIANCE WITH THE CITY OF MEQUON LANDSCAPE REQUIREMENTS SET FORTH IN SECTION 97-1 - LANDSCAPING, SCREENING, FENCING AND PONDS.

(A) STREET TREES - THE DEVELOPER SHALL PROVIDE FOR THE PLANTING OR RETENTION OF STREET TREES ON BOTH SIDES OF ALL NEW ROADWAYS.

(C) PARKING LOT LANDSCAPING - OFF STREET PARKING LOTS WITH MORE THAN TEN STALLS SHALL HAVE AT LEAST TEN PERCENT OF THE ENTIRE PARKING AREA LANDSCAPED.

(D) PARKING LOT SCREENING - LANDSCAPING IN AND AROUND PARKING LOTS SHALL BE DESIGNED, PLANTED AND MAINTAINED SO THAT A MINIMUM OF 50 PERCENT OF THE PARKING AREA WILL BE SHADED.

(F) LANDSCAPING STANDARDS:

(3) 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 A MINIMUM CALIPER OF NO LESS THAN TWO INCHES AND A HEIGHT OF AT LEAST SEVEN FEET.

(5) NO TREE AS MEASURED FROM ITS CENTER SHALL BE LOCATED WITHIN FIVE FEET OF A VEHICULAR ACCESS WAY. SEE TABLE OF PUBLIC SIDEWALK OR WITHIN TEN FEET OF A STREET LIGHT, STOP SIGN, FIRE HYDRANT, STREET SIGN OR DIRECTIONAL SIGN.

(6) 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.

SECTION 84-6 - REMOVAL OF TREES AND REPLACEMENT

REFER TO USH 1 & 57 TREE INFORMATION

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES, GIVEN WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL, AND LIGHTING, SITE GRADING AND DRAINAGE, SITE DEMOLITION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY CONFLICTS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNERS REPRESENTATIVE. ALSO REVIEW DRAWINGS "MAIN SET" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNERS, MAKE ALL SUCH UTILITIES ON THE SITE READY TO COMMENCE CONSTRUCTION WITH OWNERS REPRESENTATIVE BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSE BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.

2. ALL PLANTINGS SPECIFIED FOR THE TRINITY LUTHERAN CHURCH, SCHOOL & CHILDCARE OF FREISTADT PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR NAPPO 2012.

3. ALL LOCATIONS FROM THE APPROVED THE TRINITY LUTHERAN CHURCH, SCHOOL & CHILDCARE OF FREISTADT PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.

4. ALL PLANTS MUST BE AND ARE SELECTED FOR THE UNLESS SPECIFIED ON THE PLANS, ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXISTING PLANTING RESULTS THE GROWN THE PLANT SHALL BE REPLACED.

5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.

6. ALL AREAS THAT ARE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED (3" DEEP MIN.) AND SHALL BE SEEDED OR SODDED WITH SPECIFIED MIXES SHOWN ON PLANS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST TO SUBMIT SAMPLE FOR ADDITIONAL SEED OPERATIONS AS MAY BE NEEDED IF REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.

7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.

8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERCEDE THE PLANT LIST IN ALL CASES.

9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.

10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.

11. ALL DEBRIS, ROBBISH OR UNWANTED MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.

12. GENERAL CONTRACTOR SHALL GRADE THE SITE FREE OF CONSTRUCTION DEBRIS.

13. ALL LAWN AND PLANTING BEDS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND RECEIVED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.

14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO UTILITY PLANS FOR FURTHER INFORMATION.

15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING SOILS TO A DEPTH OF APPROXIMATELY 6", A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO SOILS FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET AREA - ONE = 2 CUBIC FOOT BALE OF PEAT MOSS. 2 POUNDS OF 5-10-5 GARDEN FERTILIZER. 1/4 CUBIC YARD OF SHREDDED HARDWOOD OR OTHER COMPOSTED ORGANIC MATERIAL.

16. ALL SHRUBS TO BE MULCH PLANTED WITH A MIXED MIX OF COMPOSTED ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO SOILS FOR FURTHER INFORMATION.

17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. MIXED WITH NO POCKETS. SQUASH ANY LEAVES, CLAY OR STONES. REFER TO SOILS FOR FURTHER INFORMATION.

18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO AND STAKED FOR PLANTING DETAILS AND INSTALLED PER SOILS FOR FURTHER INFORMATION.

19. PROVIDE A 4'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.

20. ALL PLANTINGS TO BE MATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.

21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 3" - 3" SHREDDING OF SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE FREE OF GROWTH, WEEDS, ROOTS MATTER OR POTENTIAL TO INJURE LIFE OR DEPOSITION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO SOILS FOR FURTHER INFORMATION.

22. LAWN INSTALLATION. CONTRACTOR TO FINISH GRADE PREPARE TOPSOIL (IF NEW) AND SEED SEED REMOVE ALL DEBRIS (3" DIAMETER), INSTALL STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING EITHER TO EQUIPMENT AND ESTABLISH TURF. PROTECT SEEDED AREAS FROM EROSION. WEEK IN SHADE AND STEEP GRADES WHERE NON GRADING IS REQUIRED. CONTRACTOR MAY HAVE A MAXIMUM OF 3 MOWINGS OF GRASS BEFORE ACCEPTANCE OF CONSTRUCTION. IT IS HIGHLY RECOMMENDED THAT CONTRACTOR IS RESPONSIBLE FOR ESTABLISHMENT OF A SMOOTH, UNIFORM, QUALITY TURF. IF TURF IS NOT ESTABLISHED AS A SYNONYM, A TOUCHUP MAY BE NECESSARY TO ACHIEVE MORE DAMAGE.

23. DELUXE SUN SHADE SEED MIX RECEIVED 5 (800) 765-3301
25% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% DP 2.05 Kentucky Blue Mix
25% Dwarfing Red Fescue
15% Hurdlecon Perennial Ryegrass
10% Pure 4 Perennial Ryegrass
MIX AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION

24. DURING THE INITIAL TO DAY MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT AMONGST ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR PLANTING SHALL IMMEDIATELY BE REPLACED. NEW GRASS SHALL BE MATTED AND WEEDED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.

MAINTENANCE NOTES
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AS APPROVED ON THE LANDSCAPE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
- NECESSARY IRRIGATION (IF REQUIRED)
- PESTICIDES AND WEED CONTROL
- WATER APPLICATION
- TREE CARE AND PRUNING, WHICH TO CLIPPING AND SHAPING AS REQUIRED
- REPLACEMENT OF DEAD VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON (IN PARTICULAR)
- WEED MANAGEMENT AND MULCHING.

25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY. THIS WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREES AND SHRUBS EXCLUDING ARBORVITAE, RECEIVE AN APPLICATION OF AN ANTIDESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.

26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH DIES OR BECOMES DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN OR ALL MONTHS ONLY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.

27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

EXISTING CONDITIONS GENERAL NOTES

1. OBTAIN SURVEY/MARKING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC MAKES NO WARRANTY AS TO THIS ACCURACY. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR WORK, REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF CONFORMANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADOPTING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS, RISING AND EDGE MARKERS TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION WORK.
4. VERIFY LOCATION OF ACCESS PAVED or MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
5. VERIFY LOCATION OF ALL EXISTING EASEMENTS.
6. INSITE LANDSCAPE DESIGN, INC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COST'S RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTES 182.0175 (1974) REQUIRES A MINIMUM OF TWO WORKING DAYS BEFORE YOU EXCAVATE OR TUNNEL
(EXCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)
UNDERGROUND FACILITIES AND SITES INFORMATION AT WHICH YOU ARE PLANNING EXCAVATION OR TUNNELING ARE MARKED ACCURATELY AND CLEARLY. THE LOCATIONS OF UNDERGROUND FACILITIES AS SHOWN ON THE SURVEY ARE APPROXIMATE. THERE MAY BE UNDERGROUND FACILITIES NOT INCLUDED WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE NUMBER LISTED BY DEPARTMENT OF TRANSPORTATION
DIGGERS HOTLINE (800) 242-8511
811 Know what's below. Call before you dig.

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Issuance and Revisions:

Date	Number	Descrip
09/02/22		Client Re Submittal
09/19/22		Plan Com Submittal
01/05/23		Construct Document Submittal
03/20/23		Plan Com Re-Submi

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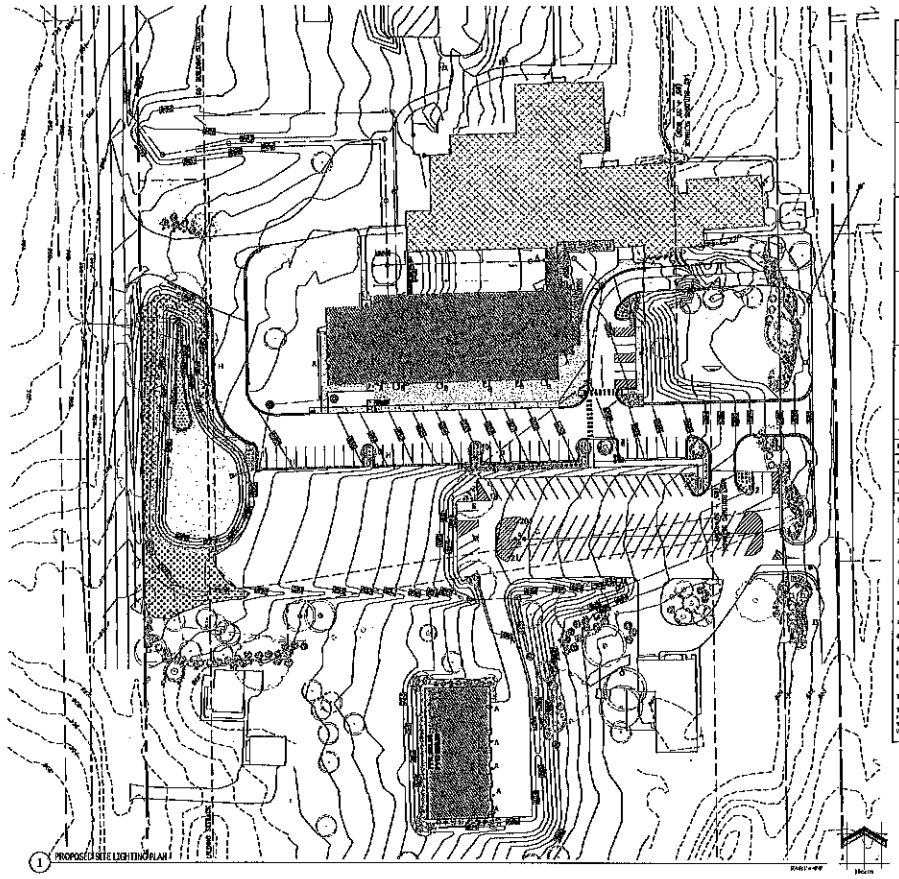
Sheet Title:
PROPOSED LANDSCAPE PLAN, GENERAL NOTES AND PLANT MATERIAL TABLE

Date of Drawing: 03/
Scale: 1" =
Drawn By:
Job Number: L2
Sheet Number:
LSP1.1

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)



1 PROPOSED SITE LIGHTING PLAN

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
△	A	13	XSPM-W-LED-SI	Cree XSPM Series Wallpack Luminaire, Type III Medium, 4000K, 0 Input Power Sensor	4 Type MRA Leds	XSPMWLED-SI-W-MRA-4K-MVOLT-PIR-GM1-MRA	Absolute	1.00	42.7
▨	B	3	CPY25W-E-W-MRA-4K-MVOLT-PIR-GM1-MRA	Cree CPY25W Century 7 Inch Luminaire, Type IV Medium Distribution, 4000K Color Temperature, 120Volt Input Power, 0-10V Dimming, Motion Sensor, Wall Mount	72 Type MRA LEDs/PT 4000K color temperature nom.	CPY25W-W-E-W-MRA-4K-MVOLT-PIR-GM1-MRA	Absolute	0.90	89.4
D1 D2 D	C	2	DSXA1-LED-4A700-4K-T4M-MVOLT-HS-DDBXD-Custom	Cree DSX1 Series Area Luminaire, Type IV Medium Distribution, 4000K CONFIGURED FROM Cree DSX1 Series Area Luminaire, Type IV Medium Distribution, 25 Input Power Configuration, 30Watt	CONFIGURED FROM Eight Cree MDA LEDs	DSXA1-LED-4A700-4K-T4M-MVOLT-HS_CONFIGURED_FIXTURE.ies	Absolute	1.00	30.0
E1 E	E	1	DSXA1-LED-4A700-4K-T4M-MVOLT-HS-DDBXD-Custom	Cree DSX1 Series Area Luminaire, Type IV Medium Distribution, 4000K CONFIGURED FROM Cree DSX1 Series Area Luminaire, Type III Medium/ Forward Throw Distribution, 25 Input Power Configuration, 30Watt	CONFIGURED FROM MDA	DSXA1-LED-2A85-4K-T3M-MVOLT-HS_DDBXD_CONFIGURED_FIXTURE.ies	Absolute	1.00	19.0
G1 G	G	2	DSXA1-LED-4A700-4K-T4M-MVOLT-HS-DDBXD-Custom	Cree DSX1 Series Area Luminaire, Type IV Medium Distribution, 4000K CONFIGURED FROM Cree DSX1 Series Area Luminaire, Type IV Medium Distribution, 25 Input Power Configuration, 30Watt	CONFIGURED FROM Eight Cree MDA LEDs	DSXA1-LED-4A700-4K-T4M-MVOLT-HS_CONFIGURED_FIXTURE.ies	Absolute	1.00	30.0
H	H	4	DSXA-LED-3A700-4K-T4M-MVOLT-HS-DDBXD-Custom	Cree DSXA Series Area Luminaire, Type IV Medium Distribution, 4000K CONFIGURED FROM Cree DSXA Series Area Luminaire, Type III Medium/ Forward Throw Distribution, 25 Input Power Configuration, 30Watt	CONFIGURED FROM MDA	DSXA-LED-3A700-4K-T4M-MVOLT-HS_DDBXD_CONFIGURED.ies	Absolute	1.00	30.0

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calculation #1	+	1.0 fc	14.4 fc	0.0 fc	N/A	N/A

LUMINAIRE NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]

PHOTOMETRIC PLAN GENERAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

EXISTING CONDITIONS GENERAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

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Project:

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Issuance and Revisions:

Date	Number	Description
03/02/22		Client Review Submittal
08/19/22		Plan Commission Submittal
01/05/23		Construction Document Submittal
03/20/23		Plan Commission Resubmittal

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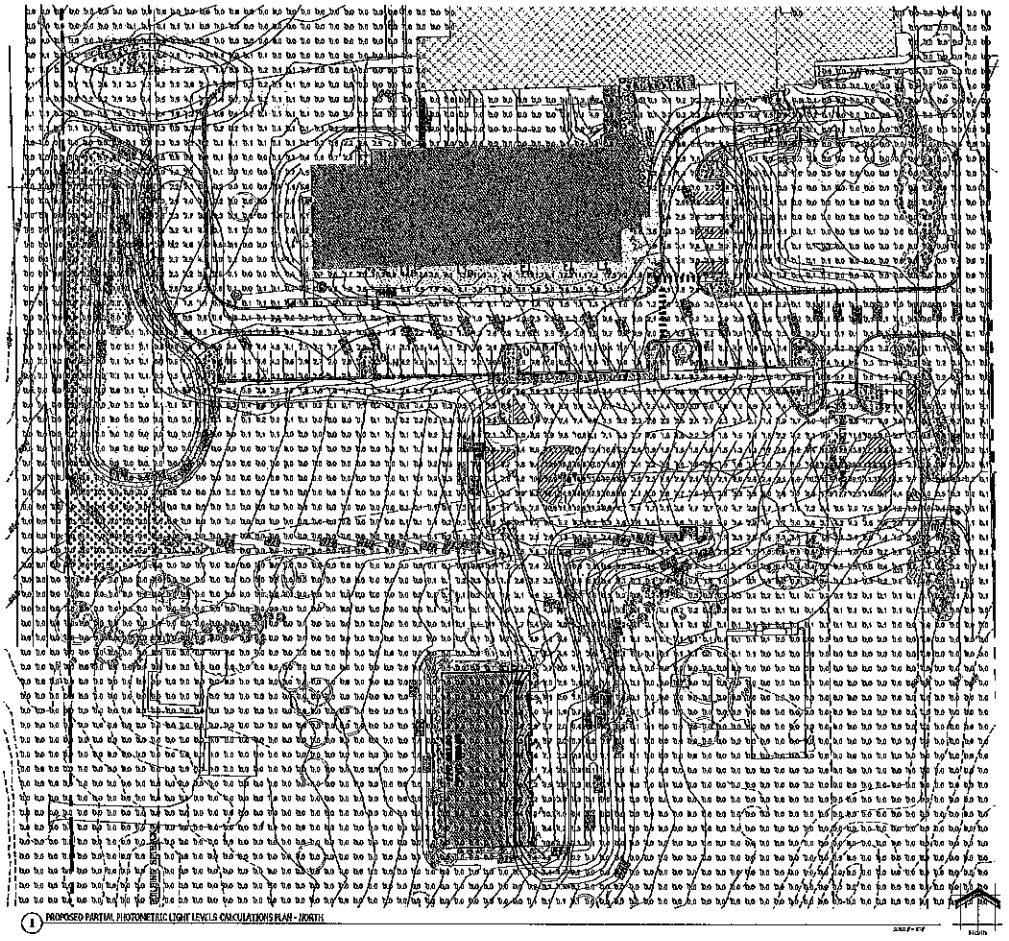
Sheet Title:

PROPOSED SITE LIGHTING PLAN
GENERAL NOTES
AND LIGHT FIXTURE TABLE

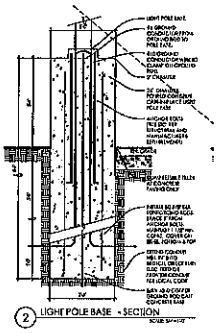
Date of Drawings: 03/20/
Scale: 1" = 20'
Drawn By: M
Job Number: L22-0
Sheet Number:

PHO1.1

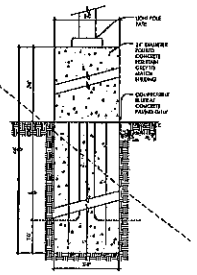
Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)



1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN - NORTH



2 LIGHT POLE BASE - SECTION



3 LIGHT POLE BASE - ELEVATION

INSIT
LANDSCAPE DES
Landscape Consulting
& Master Planning Design Firm
11533 W. North Avenue, Suite
Wauwatosa, WI 53226
Tel: (414) 476-4964
mdevieg@insitedesignstudio.com

Project:

TRINITY LUTHERAN CHURCH, SCHOOL & CHILDCARE OF FREISTADT
10729 W. Freistadt Road
Mequon, WI 53097

Issuance and Revisions:

Date	Number	Description
09/02/22		Client Review Submittal
09/19/22		Plan Commission Submittal
04/03/23		Construction Document Submittal
03/20/23		Plan Commission Re-Submittal

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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing:	03/20
Scale:	1" = 40'
Drawn By:	[illegible]
Job Number:	122-
Sheet Number:	PHO1.1

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)

Earthwork Balance Estimate
Trinity Lutheran School & Church

Project: 22-044-1092
Date: 03/16/2023

Freistadt Rd.
City of Mequon, WI

Trio Engineering, LLC
4100 N. Calhoun Road
Brookfield, WI 53005
Phone: 262-790-1480

Earthwork Assumptions:

*Existing surface - Lowered by 8" to subgrade.
*Proposed surface: Pavement and sidewalk areas held down according to their cross section
*Cut includes structural material & utility trench spoils. Excess topsoil is used as fill in non-structural areas.

Rough Grading Volumes:

Cut		4767	cy				Cut	4,767	cy
Fill		5070	cy		5,070	cy	Fill	5,070	cy

Additional Lot Hold-down:

	QTY		Cut						
Bldg	12812		475						
Curb	1102		122						
Pavement	41461		1536						
Sidewalk	7911		195				Bldg Ex	2,328	cy

Topsoil:

Strip Topsoil (8")		4,755	cy						
Respread Topsoil (6")		2,139	cy						
							Excess Topsoil	2,617	cy
							W/ 30% shrinkage	1,832	cy
								(Used as fill)	

Utility Trench Spoils:

	Length	Approx. Depth	Approx. X-sectional Area	Cubic Feet				
Sanitary Sewer	350	6.7	46.9	16415				
Water Main	0	6	30	0				
Storm Sewer	1550	4	20	31000				
Laterals	0	6	42	0				
						Trench Spoils	1,756	cy

Bedrock Removal:

		Length (ft)	Depth (ft)	Sub total (cf)				
		0	0	0				
		0	0	0				
						Bedrock Removal		cy

						Total Fill	5,070	cy
						Total Cut	10,683	cy
						FILL - CUT	**-5,613**	**cy**

Attachment: Packet Docs Scanned_Trinity_04.24.23 (8389 : Trinity Lutheran School and Church)

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

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

TO: **Planning Commission**
FROM: **Jac Zader, Assistant Director Community Development**
DATE: **April 24, 2023**
SUBJECT: **Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational Vehicles**

Background

On March 14 and April 11th of this year, the Public Welfare Committee discussed the parking requirements for Recreational Vehicles on residentially zoned parcels. Attached is Section 58-441 (11) of the zoning code related to parking on residential properties. According to subsection (d) every residential property is allowed to have one camper, boat, trailer, or other recreational vehicle not to exceed 20 feet in length or 10 feet in height. These vehicles need to be closer to the dwelling than to any adjacent lot line. The Committee recommended not changing any of the existing technical requirements of the code but did recommend adding language that requires the vehicles or equipment to be located on a paved or impervious surface. Attached is the track changes version of the proposed text amendment.

Enforcement History

In 2022, the City of Mequon has issued 42 violation letters related to this code section. The majority of the orders were related to exceeding the 20-foot length requirement. Recreational vehicles accounted for the highest number of these violations. (13). Other violation letters were related to the length of boats, trailers, trucks, and construction vehicles. In some cases, the orders included multiple violations including the height of the vehicle and the location of where it was parked.

Staff Comment

The Public Welfare Committee did not recommend any changes to the code with the exception of the requirement that they are parked on a paved or impervious surface. Since this is Chapter 58, the Planning Commission review and recommendation is required prior to Common Council action. Staff has included in the packet information from several other communities in the area that have regulations different from the City of Mequon. If the Commission is interested in making any other changes to the code, staff will be prepared to discuss possible alternatives to the current language.

Attachments:
Sec._58_441.___Parking_requirements. (1) (DOCX)
Packet Docs_04.24.23(PDF)

Sec. 58-441. Parking requirements.

(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. All vehicles and equipment must be parked or stored on an impervious surface.

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~~ an impervious 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.

Attachment: Sec._58_441.___Parking_requirements. (1) (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of

Fox Point

(1) No camp, boat, house or other trailer, bus, boat, recreational vehicle, camp trailer on a truck, or truck over 3/4 ton capacity may be stored or parked regularly on a lot in a residence district except within a garage or other enclosed storage structure except as hereinafter set forth:

For the period extending from April 15 to October 31 of each year the following type of vehicle may be parked unenclosed on the driveway of a lot in a residential district provided it is in actual use during such period and is not merely being stored, and that when parked it is sufficiently far in from the street as to not interfere with the view of operators of vehicles on the street, or on an adjacent intersecting street:

a. A camp trailer or boat on a trailer, in either case not exceeding 35 feet in length, and designed to be hauled by a passenge automobile,
b. A recreational vehicle not exceeding 35 feet in length,
c. A camp trailer on a pickup truck not exceeding 3/4-ton capacity.

Open storage of any such vehicle may be permitted at any time with the approval of the Village Manager if such vehicle is effectively shielded from normal observation from the street or adjoining properties by landscaping, walls or fencing, and provided such storage is not between any portion of the building and an abutting street. No such permitted storage shall by reason of the permissive grant have any future claim to legal nonconforming use rights and such permissive grant may be rescinded at any time for due cause.

Parking a vehicle as permitted above or storage as permitted above does not authorize the use of any such trailer, boat or truc for the housing (sleeping and/or eating) therein of any person and such housing is a violation of this ordinance.

Attachment: Packet Docs_04.24.23 (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational)

CITY OF NEENAH
Department of Community Development
(Inspection Department)
211 Walnut Street Phone: (920) 886-6130
website: www.ci.neenah.wi.us

Off Street Parking Rules for Residential Properties

The rules detailed below are found in the Neenah Municipal Code Section 26-550.

What you can park and where you can park it--------

No parking on grass

All automobiles (cars, trucks & vans) parked outside, must be parked on a graveled or paved driveway surface and must be licensed and operable.

3 vehicle limit in front setback

Not more than 3 total vehicles, one of which may be a Recreational Vehicle, may be parked in the required front yard and all must be on a graveled or paved driveway surface.

Seasonal parking of large RV's on driveways

A single "Large Recreational Vehicle" may be parked in the required front setback area only between April 15 and November 15 on a graveled or paved driveway surface.

Rear and side yard parking of boats, campers and other RV's

No more than 3 "Recreational Vehicles" may be parked in the side or rear yards, one of which may be a Large Recreational Vehicle. The "Large Recreational Vehicle" must maintain a minimum 3 feet setback from all property lines and must be parked on a graveled or paved surface.

Commercial vehicle parking

No commercial vehicle with a weight in excess of 8000 pounds, over 20 feet in length, or having a height of more than 8 feet, shall be parked or stored in a residential district, except when rendering a service.

Temporary Storage Containers (PODS & dumpsters)

A single "Portable Storage Container" (PODS) may be used for not more than 30 days, must maintain a minimum 10 feet setback from all property lines including sidewalks, shall be no larger than 8 feet wide by 16 feet long by 8 feet high and shall not be placed on public streets or sidewalks without prior approval of the city. Dumpsters used during construction are limited to 2, must maintain a minimum 10 feet setback from all property lines including sidewalks and must be removed immediately upon completion or cessation of construction.

Recreational Vehicles defined (see flip side for diagram)

Recreational Vehicle

"Recreational Vehicle" means a utility trailer, or any other motorized or non-motorized vehicle, other than passenger vehicles and trucks, primarily manufactured for the expressed purpose of providing recreational activities, including but not limited to motor homes, trucks with camper shells, and unmounted camper shells, camper & travel trailers, horse trailers, all terrain vehicles, boats, jet skis, snowmobiles, ice shanties and any trailer used to transport recreational vehicles.

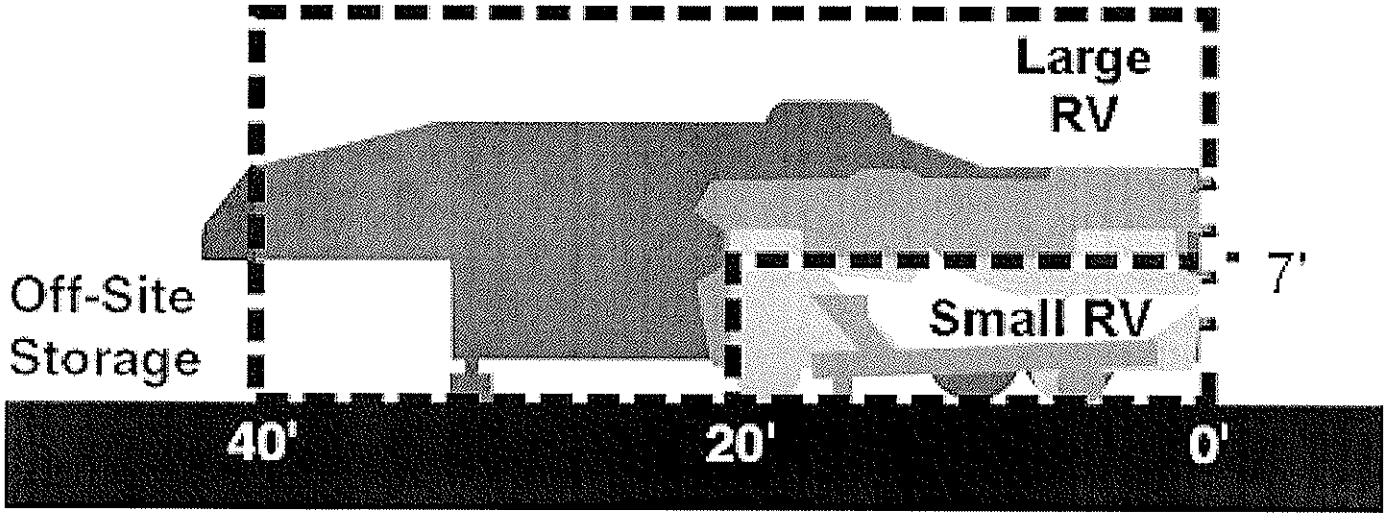
Recreational Vehicle, Small

"Small Recreational Vehicle" means any recreational vehicle, including any trailer used for transport, that in total does not exceed any of the following dimensions: height of 7 feet, length of 20 feet, or width of 10 feet. A trailer carrying multiple vehicles is considered a single unit.

Recreational Vehicle, Large

"Large Recreational Vehicle" means any recreational vehicle, including any trailer used for transport, that in total exceed any of the following dimensions: height of 7 feet, length of 20 feet, or width of 10 feet. A trailer carrying multiple vehicles is considered a single unit. RV's over 40 feet in length are not allowed.

Attachment: Packet Docs_04.24.23 (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational)



Attachment: Packet Docs_04.24.23 (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational)

Village of Menomonee Falls Ordinance No. 716-O-18

AN ORDINANCE AMENDING SECTIONS 122-2, 122-622, 122-646 AND 122-687 OF THE MENOMONEE FALLS MUNICIPAL CODE PERTAINING TO THE UNENCLOSED STORAGE OF RECREATIONAL VEHICLES.

WHEREAS, it is deemed to be in the best interest of the Village of Menomonee Falls that the Municipal Code of the Village of Menomonee Falls be further modified and amended in the manner hereinafter more particularly set forth;

NOW, THEREFORE, the Board of Trustees of the Village of Menomonee Falls does hereby ordain as follows:

Section 1. Section 122-2 [Definitions] of Article I [In General] of Chapter 122 [Zoning] is amended to insert the following definition alphabetically:

...

Recreational Vehicle means one of the following vehicles designed primarily for recreational, camping, travel, or seasonal use:

- *Motor or mobile home* - a motorized recreational vehicle containing sleeping, eating and bathroom facilities
- *Fifth-wheel trailer* – a unit affixed and towed by a pickup truck equipped with a special hitch in the truck bed.
- *Tent camper* – a unit with sides that collapse for towing and storage.
- *Travel trailer* – a unit containing sleeping facilities designed to be towed by a car, van or truck by means of bumper or frame hitch.
- *Boat* – a vessel propelled on water by oar, paddle, sail or engine.
- *Boat trailer* – a trailer designed to launch, retrieve, carry and sometimes store a boat.
- *Utility trailer* – any trailer other than a boat trailer or travel trailer pulled by a motorized vehicle.

...

Section 2. Paragraph (a) of Subsection (2) [Accessory uses and detached accessory structures] of Section 122-622 [Yards] of Division 2 [Modifications to District Requirements] of Article VII [Supplemental District Regulations] of Chapter 122 [Zoning] is amended to read as follows:

(a) Except for recreational vehicles regulated under Section 122-646, accessory uses and detached accessory structures are permitted in the rear yard only with

Attachment: Packet Docs_04.24.23 (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational)

no encroachment into street or side yards; shall not exceed 15 feet in height; and shall not occupy more than 20 percent of the rear or secondary street yard area.

Exception: In the secondary street yard the structure may be located no closer than the minimum street yard required for a principal structure.

Section 3. Section 122-646 [Unenclosed storage] of Subdivision I [In General] of Division 3 [General Use Restrictions] of Article VII [Supplemental District Regulations] of Chapter 122 [Zoning] is amended to read as follows:

Sec. 122-646. Unenclosed storage of recreation vehicles.

(a) One recreational vehicle, without habitation, may be stored unenclosed in a Single Family District or Planned Residential Development District.

(b) In addition to a recreational vehicle permitted under subsection (a) above, parcels located within the R-1 Single Family Residential District, R-2 Single Family Residential District, or PRD Planned Residential Development District - and classified for a density of 2 dwelling units per acre or less in the Village Comprehensive Plan - may store one (1) additional unenclosed recreational vehicle without habitation.

(c) In addition to the applicable requirements of this Section, all unenclosed recreational vehicles shall be:

(1) Well maintained, licensed and operable.

(2) Owned by a person residing on the parcel.

(3) Located in an area free of litter as defined in Section 18-371 of the municipal code.

(4) Located in an area free of tall grass, weeds, or other factors creating a public nuisance as described in Section 38-24 of the municipal code.

(5) Stored without tarps or covers other than those tarps or covers specifically designed for the recreational vehicle.

(6) Less than 35 feet in length.

(7) Meet the following setbacks.

a. Street: The recreational vehicle shall be stored in a location meeting the minimum street yard setback for principal uses in the zoning district the recreational vehicle is stored in.

1. Exception for corner lots. For corner lots, the recreational vehicle is set back a minimum of 5 feet from the street yard that does not have driveway access. If the recreational vehicle exceeds 5 feet in height, the minimum setback from the street yard that does not have driveway access shall be increased to the height of the recreational vehicle plus 5 feet.

b. Rear: minimum 5 feet.

Attachment: Packet Docs_04.24.23 (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational)

c. Side: minimum of 5 feet, however if the recreational vehicle exceeds 5 feet in height, and abuts another residential use, the minimum setback from the side lot line shall be increased to the height of the recreational vehicle plus 5 feet.

(d) No recreational vehicle may be stored unenclosed in any Multi-family Residential, Business, or Public and Semi-Public Zoning Districts.

Section 4. Paragraph (4) of Subsection (a) of Section 122-687 [Parking of trucks, trailers and equipment] of Subdivision 1 [In General] of Division 4 [Traffic, Parking,] of Article VII [Supplemental District Regulations] of Chapter 122 [Zoning] is amended to read as follows:

(4) Without habitation, unenclosed parking of a recreational vehicle as defined in Section 122-2 of this Chapter shall be considered an accessory use, subject to the provisions of sections 122-646.

Section 5. Except as specifically modified and amended by this ordinance, the Municipal Code of the Village of Menomonee Falls shall remain in force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this ordinance are hereby repealed.

Section 6. This ordinance shall take effect and be in full force from and after its passage and publication.

Section 7. SEVERABILITY. If any section, clause, provision or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected thereby.

Adopted by the Board of Trustees of the Village of Menomonee Falls on the 16th day of April, 2018.

By _____
Joseph Helm, Village President

Date Posted: 4/20/2018-5/3/2018

Attest _____
Janice Moyer, Village Clerk

Attachment: Packet Docs_04.24.23 (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational)

17.36.060 Exterior storage standards for residential, office and commercial districts.

A. Purpose. The purpose of this section is to control the use of residential, office and commercial property for off-street parking and exterior storage of passenger vehicles, commercial vehicles, commercial equipment, materials, recreational vehicles and oversize vehicles so as to promote the safety and general welfare of the public. For exterior storage in agricultural and industrial districts, refer to Sections 17.16.060 through 17.16.160.

B. Requirements for the Off-street Parking and Exterior Storage of Materials, Equipment, and Commercial Equipment in Residential Zoning Districts.

1. In all residential zoning districts (see Section 17.12.020 for a listing of these districts), all materials, equipment, and commercial equipment and implements shall be prohibited except for firewood, landscaping materials associated with active on-site landscaping projects, and construction materials and related equipment connected with on-site construction. These items shall not be located within any front yard or required street yard, except for the duration of an active landscaping or construction project, and shall not be stored closer than five feet from a property line. Commercial equipment is allowed to be parked and stored on residential property provided that it is temporarily parked for the purpose of loading and unloading, but only for the time it takes to load and unload, the equipment is engaged in the performance of a service on the property for a period of time reasonably necessary to complete the service and/or such equipment is parked, placed, or stored in a legally constructed fully enclosed structure which meets the requirements of the zoning district.

C. Requirements for Exterior Storage and/or Off-Street Parking of Passenger Vehicles, Commercial Vehicles, Recreational Vehicles, and Oversize Vehicles in Residential Zoning Districts.

1. In all residential districts, passenger vehicles, commercial vehicles, and recreational vehicles that do not exceed twenty-two (22) feet in length and/or have a gross vehicle weight of less than ten thousand (10,000) pounds, are permitted to be parked and stored outdoors on a residential property provided that the parking and storage complies with each of the following:

a. There is no limit to the number of passenger, commercial, and recreational vehicles parked or stored provided that they are parked or stored within a completely enclosed building that meets the standards of this title;

b. The total number of vehicles parked and stored outside shall not exceed four vehicles per residence;

c. No more than two of the vehicles parked and stored outside on a single-family or two-family lot can be trailers, commercial vehicles or recreational vehicles;

d. Parking or storage is allowed in the front yard or required street yard as long as it occurs on a paved surface such as a driveway leading to the garage of the residence or other space adjacent to the driveway that is designated for such purpose and having a like surface treatment or paved with asphalt, concrete, or paving blocks;

e. Vehicles must be parked perpendicular to the street except where they are parked on a curved or circular driveway;

f. A minimum two-foot setback shall be maintained between the sidewalk and any part of the vehicle including the hitch or tongue of a trailer. If there is not a sidewalk, the vehicle may be parked up to the right-of-way line or ten (10) feet from the back edge of the curb, whichever is greater; and

g. The parked and stored vehicles shall comply with subsections (C)(5) through (C)(11), below.

Attachment: Packet Docs_04.24.23 (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational)

h. Exemptions include occasional gatherings where the maximum number of vehicles parked outside is exceeded for a short period of time, and occasional delivery trucks, service vehicles, or moving vans parked on the property for short periods of time.

2. Parking and Storage of Oversized Commercial Vehicles. In all residential districts, the parking and storage of oversized commercial vehicles, (commercial vehicles that exceed twenty-two (22) feet in length and/or have a gross vehicle weight of greater than ten thousand (10,000) pounds) is prohibited.

3. Parking and Storage of Oversized Recreational Vehicles. In all residential districts, the storage of oversized recreational vehicles (i.e., recreational vehicles that exceed twenty-two (22) feet in length and/or have a gross vehicle weight of greater than ten thousand (10,000) pounds) is allowed only with the approval of a conditional use permit. Parking of oversized recreational vehicles is prohibited in residential districts except as seasonal parking as provided in Section 17.36.060(C)(4). A conditional use permit may be granted if the request meets each of the following standards:

   a. No more than one oversized vehicle shall be stored outside on a residential property at any given time.

   b. Storage shall take place in the rear yard or in the side yard. If parked in the side yard, no portion of the vehicle shall extend in front of the residence. The vehicle shall be at least five feet from the rear and side property lines.

   c. The oversized vehicle shall be stored on a parking pad designated for such purpose and having a surface treatment of asphalt, concrete, paving blocks, decorative stone, or other surface treatment approved through the conditional use permit.

   d. Any oversized vehicle stored on a residential property shall be reasonably screened from adjacent residential properties and the public street. Screening shall consist of evergreen vegetation, a fence, or some combination thereof. The evergreen vegetation shall take into account the mature spread of the plantings and the space within which they are intended to grow, as well as the soil and light conditions present. The trees shall be at a minimum four feet tall when planted and shall be planted in accordance with the spacing recommendation for the species selected. The plan shall be reviewed as part [of] the conditional use permit. If unique circumstances suggest the need for an alternative screening method, the alternative method may be reviewed as part of the conditional use permit.

   e. The storage vehicle must comply with subsections (C)(5) through (C)(10), below.

   f. Shall comply with Section 17.44.050, standards and procedures applicable to all conditional uses.

4. Exception for Seasonal Parking of Oversized Recreational Vehicles. In all residential districts, oversized recreational vehicles, that exceed twenty-two (22) feet in length and/or have a gross vehicle weight of greater than ten thousand (10,000) pounds) may be parked outdoors on a residential property between April 1 and November 30 each year, provided that the parking complies with the following:

   a. No more than one oversized recreational vehicle may be parked outside on a residential property at any given time.

   b. Parking is allowed in the front yard or required street yard as long as it occurs on a paved surface such as a driveway leading to the garage of the residence or other space adjacent to the driveway that is designated for such purpose and having a like surface treatment or paved with asphalt, concrete, or paving blocks. No part of the vehicle shall be closer than five feet from the side lot line.

   c. Parking is also allowed in locations which have been approved for storage during the off-season.

Attachment: Packet Docs_04.24.23 (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational)

d. The vehicle must be parked perpendicular to the street except where they are parked on a curved or circular driveway.

e. A minimum two-foot setback shall be maintained between the sidewalk and any part of the vehicle including the hitch or tongue of a trailer. If there is no sidewalk, the vehicle can be parked up to the right-of-way line or ten (10) feet from the back of the curb, whichever is greater.

f. Such seasonal parking shall comply with subsections (C)(6) through (C)(10), below.

5. Temporary Off-Season Loading and Unloading. An oversized recreational vehicle may be temporarily parked on a residential property for loading and unloading purposes for a period not to exceed forty-eight (48) hours prior to and forty-eight (48) hours subsequent to a vacation, trip, or other extended use of the vehicle during the off-season (December 1 to March 31 each year). Temporary parking for this purpose shall comply with the provisions for seasonal parking contained in subsection (C)(4).

6. Recreational vehicles stored or parked on residential property must be owned by the resident who is occupying the property on which the vehicle is being parked or stored.

7. All stored or parked vehicles must display current vehicle registration tags.

8. Stored or parked vehicles shall not be used for dwelling purposes, sleeping or for permanent living, and shall not be used for storage of goods, material, or equipment, other than those items considered to be part of the vehicle or essential for its immediate use.

9. Permanent connection to water, gas, electric, or sanitary sewer services is prohibited. Temporary utility hook-ups shall be permitted for a period not to exceed seventy-two (72) hours for loading and unloading.

10. All areas around the vehicles shall be kept weed-free and free of other accumulated storage material.

11. Commercial vehicles less than twenty-two (22) feet in length shall be owned by the resident of the property or the resident's employer.

D. Requirements for Exterior Storage in Office and Commercial Districts. In all office and commercial zoning districts (see Section 17.12.020 for a listing of these districts), all materials and equipment shall be stored within a completely enclosed building except for the following which shall not be located within any front yard or required street yard (except for vehicles in designated parking spaces) and shall be stored a minimum of five feet from any and all property lines: screened refuse containers; construction materials, landscape materials and related equipment connected within on-site construction; and off-street parking of passenger vehicles and commercial vehicles not defined as commercial equipment and implements.

E. Inoperative Motor Vehicles and Junk. Refer to Section 10.28.080 of the city code of ordinances.

(Ord. 593, § 2, 3-17-2015; Ord. 459, § 2, 3-15-2011; Ord. 442, § 1, 9-21-2010; prior code § 13-9-6)

Attachment: Packet Docs_04.24.23 (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational)

Verona

Vehicle & Recreational Equipment Parking & Storage

Vehicles, defined

Vehicles are defined as, but not limited to, an automobile, truck, van, semi tractor, bus, motor home, pop up camper, travel trailer, trailer, motorcycle, all-terrain vehicle, snowmobile, boat, race car, personal watercraft, tractor, or other motorized or non-motorized device or combination thereof used to transport people, cargo or other vehicles.

Off Street Parking and Storage

- In all residential zoning districts, vehicles shall be parked or stored within dedicated parking spaces and shall be a minimum of 5 feet from any property line or right-of-way line. Vehicles may be less than 5 feet from an interior side property line when screened from view in accordance with the following:
  - Screening shall be of either an approved evergreen plant material or a solid fence installed between the vehicle and the property line. Plantings shall be planted a minimum of 4 feet high. Fences shall be a minimum of 6 feet high unless prohibited by Section 13-1-299. Plans for such screening must be submitted to the Building Inspection Department for review prior to installation.

- The maximum number of vehicles allowed to be parked or stored in residential zoning districts shall be as follows. In all cases, only one vehicle may exceed 25 feet in length.
  - Four per detached single-family residence.
  - Three per unit for two-family dwellings.
  - Two per unit for multifamily dwellings.

- Vehicles must be owned by the resident who is occupying the property or owned by the resident's employer.
- Vehicles may not be stored within front or street-side yard areas. Off season, winterization, and non-use for 30 consecutive days are indications of storage.
- Vehicles may not be parked or stored within a flood fringe or floodway.
- Vehicles may not be used for dwelling, sleeping or permanent living, but may be used for temporary sleeping quarters if all of the conditions as follows are met:
  - The vehicle is owned by the occupant or a guest of the occupant of the residence;
  - The vehicle is designed for such use;
  - The vehicle may be temporarily connected to an approved electrical connection, but shall not be connected to wastewater, sanitary or potable water lines;
  - Vehicle use of this type may not exceed an aggregate of 14 days in any 30 day period; and
  - The vehicle shall be parked on the parcel in conformance with the Code.

Attachment: Packet Docs_04.24.23 (8378 : Chapter 58 Zoning Code Text Amendment Related to the storage of Recreational)