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

PLANNING COMMISSION
Regular Meeting
Monday, May 20, 2024
6:00 PM
Christine Nuernberg Hall

Agenda

1) **Call to Order, Roll Call**
   a) Approval of Minutes from April 20, 2024.

2) **Public Hearing**
   a) Alpesh Patel. The applicant is seeking conditional use grant approval for an accessory dwelling unit for the property located at 10004 W. Farmdale Estates Court. CANCELLED
   b) Keller, Inc. for G-H Partnership, LLP. The applicant is seeking conditional use grant and building and site plan amendment approval to allow for a veterinary clinic for the property located at 12800 N. Port Washington Road (Ethos-Veterinary Referral Center).

3) **Consent**
   a) Dan Kahn. The applicant is seeking minor request approval for the removal of one specimen tree located at 3600 W. Candlewick Court.
   b) Neumann Development, Inc. for Highland Road, LLC. The applicant is seeking concept plan and preliminary plat approval to allow for a 37-lot subdivision for the property located at 1310 W. Highland Road (Highland Meadows subdivision).

4) **Regular Business**
   a) Ralph and Judith Morello. The applicant is seeking land division consultation for the properties located at 10050 N. Range Line Road, the parcel immediately to the south and 2516 Range Line Terrace.
   b) Norr for Brixor SPE 1 LLC. The applicant is seeking building and site plan amendment approval to allow for exterior improvements for the property located at 10930 N. Port Washington Road (Sendiks Food Market).

5) **Announcements**
   The next meeting is Monday, June 24, 2024, at 6:00 p.m

6) Adjourn

Dated: May 15, 2024 /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, April 29, 2024
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Alderman Robert Strzelczyk
Commissioner Bruce Barnes
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner Nancy Urbani
Commissioner Dan Gentges - **Absent**
Commissioner John Stoker - **Absent**

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

a) Approval of Minutes from March 18, 2024

Action
Ald. Strzelczyk made a motion to approve the March 18, 2024, meeting minutes.
Commissioner Choren seconded the motion.
A voice vote was taken; voted passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Gentges, Stoker

DRAFT

Attachment: PC Minutes_04.29.24_DRAFT (9378 : Meeting Minutes from April 20, 2024.)

2) Public Hearing/Consent

a) St. John Properties, Inc. for NA Creative, LLC. The applicant is seeking conditional use grant approval to allow for a photography studio for the property located at 10650 N. Baehr Road.

Ald. Strzelczyk suggested that the zoning and conditional uses be reviewed for this area as there have been several similar conditional use grant requests.

Action
Commissioner Choren made a motion to open a public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; voted passed (7-0)

No public comment.

Action
Ald. Strzelczyk made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; voted passed (7-0)

Action
Ald. Strzelczyk made a motion to approve the conditional use grant.
Commissioner Choren seconded the motion.
A voice vote was taken; voted passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren Hawley, Schaefer, Urbani
ABSENT:	Gentges, Stoker

3) Consent

1) Coldwell Banker Realty for Bernita and Henry Hile. The applicant is seeking certified survey map approval for a 2-lot land division for the property located at 7777 W. Bonniwell Road.

Action
Ald. Strzelczyk made a motion to open a public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; voted passed (7-0)

No public comment.

Action
Ald. Strzelczyk made a motion to close the public hearing.

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Commissioner Hawley seconded the motion.
A voice vote was taken; voted passed (7-0)

Action
Ald. Strzelczyk made a motion to approve the conditional use grant.
Commissioner Choren seconded the motion.
A voice vote was taken; voted passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Gentges, Stoker

4) Public Hearing

a) Logic Design & Architecture, Inc. for The TJX Companies, Inc. The applicant is seeking conditional use grant and building and site plan amendment approval for a general merchandise tenant for the property located at 11110 N. Port Washington Road (Sierra)

Action
Commissioner Choren made a motion to open a public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; voted passed (7-0)

No public comment.

Action
Ald. Strzelczyk made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; voted passed (7-0)

Assistant Director, Jac Zader, stated that this request is for conditional use grant and building and site plan amendment for the tenant space of the former Bed, Bath and Beyond located in the Mequon Pavilions. The new tenant is Sierra, categorized as a general merchandise store. In 2013 language was added to the text to allow this type of use as a conditional use.

He commented that staff supports the use but there are some concerns regarding the architecture. The applicant submitted four different proposals for the front façade and signage with different levels of customization. Their preferred proposal includes a white façade, with a higher sign face with some architectural banding to match their brand colors. He showed all the proposals submitted. Staff prefers a hybrid approach incorporating a higher façade but not as high as shown, closer to 3-feet instead of the 6-foot submittal. Staff prefers to see the awnings with a little bit of the corporate branding (orange and brown) to better complement the existing shopping center.

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He stated that there was a condition of approval added related to site compliance. Although it is beyond the scope of this specific tenant, staff wanted the Commission to be aware. There is some fading of the roof near First Watch. A letter has been sent to the property owner, Brixor, to ensure follow through of the building maintenance. Staff recommends approval subject to the conditions in the report.

There was discussion among the Commission regarding the various elevation proposals. The awnings with gray paint on the sides and the accent materials are preferred (as shown on packet page 34). There was consensus that the façade should be a bit shorter but there is flexibility on the exact height, as long as there is a return, and the exact location of the sign.

Action

Commissioner Schaefer made a motion to approve the item with an amendment that staff, the applicant and the Commission architect, Marty Choren, work together to agree on the location and the size of the sign.
Commissioner Urbani seconded the motion.
A roll call vote was taken; voted passed (7-0)

RESULT:	**APPROVED WITH CONDITIONS [7 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Gentges, Stoker

5) Regular Business

a) Hahn ACE Hardware. The applicant is seeking building and site plan amendment approval to allow for outdoor display and storage for the property located at 11300 N. Port Washington Road.

Asst. Dir. Zader stated that Hahn Ace Hardware recently opened at the former Pick-n-Save building and this space has been converted into a multi-tenant space. The use is permitted under the code, but they are requesting approval for outdoor storage. The proposed outdoor plan is a temporary solution. He showed an orthophoto of the site and the location of the proposed outdoor storage area. There are a few parking spaces owned by the other property owner on the parcel, and staff is requesting that Hahn Ace work with that owner to prohibit parking in the 3 stalls affected by the outdoor storage area. The applicant has until April 2025 to complete a finalized outdoor storage plan.

As conditions of approval there are some site compliance issues for the building owner to address that have been added with completion dates. Staff is supportive of the approval request.

The applicant communicated that they will work with the adjacent property owner regarding the parking spaces and they are not worried about any issues.

Action

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Ald. Strzelczyk made a motion to approve the item.
Commissioner Choren seconded the motion.
A voice vote was taken; voted passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Gentges, Stoker

b) RDCycle LLC for BP. The applicant is seeking building and site plan amendment to allow for an accessory structure (textile recycling container) for the property located at 11147 N. Port Washington Road (BP gas station)

Associate Planner Evan Hoier stated this was brought to the attention of staff by the City Code Enforcement Officer who noticed these containers on the three sites, he issued an order to correct and notified the owner of the collection containers to apply for Planning Commission approval.

He explained that the containers are not incidental to the operation of a gas station, they are an accessory use that has not been approved, they do not conform to setback and is considered a non-essential structure on site.

Public Comment

Mikelle Flanner, owner Fifth & Main stated that she is opposed to the request as she feels that it is a competing business to hers, the operation of the proposed business is contrary to what is allowed for her business operation, the containers are visually offensive and they violate ordinance requirements.

Asst. Dir. Zader explained that property owners are supposed to get Planning Commission approval for their outside site plans (ice chest, propane tank areas, etc).

The applicant, Darrin Lehsten from RDCycle, stated that he submitted Supreme Court cases that require that he be provided with reasons for denial.

Mayor Nerbun replied that the denial is based on the structures not having been previously approved prior to being placed in the existing locations (3 gas stations), they are considered to be non-conforming structures, and the color was not approved.

Action
Ald. Strzelczyk made a motion to deny the request based on the reasons stated by Mayor Nerbun as well as fact that the structures are not compliant with the principal business use and the setbacks are not compliant.
Commissioner Hawley seconded the motion.
A roll call vote was taken; voted passed (7-0)

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RESULT:	**DENIAL [7 TO 0]**
MOVER:	Andrew Nerbun, Chair
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Gentges, Stoker

c) RDCycle, LLC for Clark gas station. The applicant is seeking building and site plan amendment approval to allow for an accessory structure (textile recycling container) for the property located at 10355 N. Port Washington Road.

Mayor Nerbun replied that the denial is based on the structures not having been previously approved prior to being placed in the existing locations (3 gas stations), they are considered to be non-conforming structures, and the color was not approved.

Action

Ald. Strzelczyk made a motion deny the request based on the reasons stated by Mayor Nerbun as well as fact that the structures are not compliant with the principal business use and the setbacks are not compliant.
Commissioner Hawley seconded the motion.
A roll call vote was taken; voted passed (7-0)

RESULT:	**DENIAL [7 TO 0]**
MOVER:	Andrew Nerbun, Chair
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Urbani, Schaefer
ABSENT:	Gentges, Stoker

d) RDCycle, LLC for Mobile gas station. The applicant is seeking building and site plan amendment approval to allow for an accessory structure (textile recycling container) for the property located at 11210 N. Port Washington Road (Mobil gas station).

Mayor Nerbun replied that the denial is based on the structures not having been previously approved prior to being placed in the existing locations (3 gas stations), they are considered to be non-conforming structures, and the color was not approved.

Action

Ald. Strzelczyk made a motion deny the request based on the reasons stated by Mayor Nerbun as well as fact that the structures are not compliant with the principal business use and the setbacks are not compliant.
Commissioner Hawley seconded the motion.
A roll call vote was taken; voted passed (7-0)

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RESULT:	**DENIAL [7 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Strzelczyk, Hawley, Urbani, Barnes, Choren, Schaefer
ABSENT:	Gentges, Stoker

e) HJ Martin and Son, Inc. The applicant is seeking minor request approval to allow for vinyl window coverings for the property located at 10948 N. Port Washington Road (Marshalls).

Associate Planner Hoier stated this is a request to install blue vinyl in the windows behind the cash registers to provide more privacy. There has been a precedent not to block windows and staff recommends denial of this request.

The Commission stated that they are not supportive of the blue color going in the window. It was suggested that the applicant use frosted vinyl as it provides privacy, opacity (but not opaque) and has a higher end appearance.

The applicant commented that they are open to using a different color than blue being used. They are requesting coverage that would be cabinet height for the entire length of the cash register area.

There was conversation between staff and the Commission that every business in the city is faced with the same issue of a floorplan that allows for tasteful window displays and for not setting precedent to allow windows to be blocked.

Action
Commissioner Choren made a motion to table the item.
Commissioner Barns seconded the motion.
A voice vote was taken; voted passed (7-0)

RESULT:	**TABLED [7 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Bruce Barnes, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Gentges, Stoker

6) Policy

1) Port Washington Road Design Guidelines for Commercial Structures

Asst. Dir. Zader stated that staff put together some visuals of recent projects and developments to compare how closely the existing design guidelines are being followed and enforced. In 2018, there was an architectural survey of projects in the city and only 8 of the 50 invited responded. The 8 responses were included in the report, although there was not much consensus.

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He showed a power point of recently approved developments and projects in the city, highlighting the design guidelines from each development that are preferred. He emphasized the following trends/inconsistencies:

- Entrances - preferred along the main street.
- Higher percentage of glass than typically permitted.
- Roof articulation issues, especially important on flat roofs.
- Roof forms; depths of parapets, lack of variation roof height and roof accents.
- Over reliance on national/corporate building designs.

Overall, there are minor improvements to the design guidelines to be modified to assist in providing direction of the desired architecture for the city.

The Commission appreciated the visuals and conversation around the varying architectural elements. They support staff modifying the guidelines with the intent to provide better clarification for staff, the Commission and the developers as to what is expected.

Mayor Nerbun stated that there is a city survey that will address some of these issues. Asst. Dir. Zader commented that staff will continue to work on adjusting the design guidelines.

2) Chapter 58-303; Specific Design Guidelines for the Arrival Corridor Zoning District

Director Kim Tollefson stated that the Arrival Corridor ("AC") text amendment was modified at the meeting last month. One issue that was raised by a member of the public is the requirement for commercial uses at ground level if the site fronts Mequon Road. Staff was asked to return with some analysis.

The Town Center ("TC") requires 75% ground level commercial use, and the pending issue is whether that requirement should be alleviated or modified for the AC zoning district. She commented that there are many more sites in TC than AC affected by this zoning requirement.

In the staff report, there are two broad categories listed:

1. *Design Considerations:* define the public realm, the private realm and the middle transition between the two.

2. *Market Considerations:* the market can still incorporate commercial uses.

The intent when creating these zoning districts was for AC to feel like TC but less pedestrian oriented traffic and less commercial use was expected.

Staff recommends the TC district continue to require 75% ground floor commercial use; but to alleviate the requirement in the AC district for sites fronting Mequon Road with the additional design features; should the structure be purely residential.

Dir. Tollefson explained that if the Commission wants to continue to push the market and require

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ground floor commercial use in the AC, that staff recommend at least 1,200 sq. ft. of commercial use and not be based on a percentage.

There was some lingering interest from the Commission for some commercial use in the AC district, while also support for the concentrating of the commercial uses in the TC district due to higher population and synergy of other commercial users there. Commissioners support the modification from staff to no longer require ground level commercial use in the AC for sites fronting Mequon Road and did not want to require a minimum 1,200 sq. ft.

Mayor Nerbun reminded the Commission that the current plan for the TC and AC districts has changed from the original strategy which allowed several multi-story buildings. The Council no longer allow this type of residential dwelling and has mandated that buildings have no more than 16 units per building. Consequently, this affects the absorption of the retail spaces and causes the need for some more flexibility for interested developers.

Action
Commissioner Barnes made a motion to recommend the text amendment change to the Common Council.
Ald. Strzelczyk seconded the motion.
A roll call vote was taken; voted passed (7-0)

7) Announcements

The next meeting is Monday, May 20, 2024, at 6:00 p.m.

8) Adjourn

Action
Commissioner Urbani made a motion to adjourn.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; voted passed (7-0)

The meeting was adjourned at 7:59 p.m.

Respectfully Submitted,

Jac Zader

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TO: **Planning Commission**

FROM: **EVAN HOIER, ASSOCIATE PLANNER**

DATE: **May 20, 2024**

SUBJECT: **Keller, Inc. for G-H Partnership, LLP. The applicant is seeking conditional use grant and building and site plan amendment approval to allow for a veterinary clinic for the property located at 12800 N. Port Washington Road (Ethos-Veterinary Referral Center).**

Applicant:	Keller, Inc.
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan Amendment
Existing Use:	Vacant Medical Clinic
Existing Zoning:	UCNC (Ulao Creek Neighborhood Commercial)
Lot size:	2.27 Acres
Location:	12800 N. Port Washington Road
Tax Key Number:	#15-008-11-006.00
District:	#5

Background:
The applicant is seeking both building and site plan approval and a conditional use grant for the construction and operation of a veterinary clinic at 12800 North Port Washington Road. The 2.118 acre parcel is the former Ascension medical clinic, which is currently vacant and is zoned Ulao Creek Neighborhood Commercial. This new development will include a 10,888 square foot, 1-story building and additional site development to support the new clinic. Ethos-Wisconsin Veterinary Referral Center is a leading provider in emergency and specialty pet care in southeastern Wisconsin. They are pursuing a new and larger facility to meet growing demand for services. The clinic will employ a total of 32 staff, with 7 Doctors of Veterinary Medicine and 28 veterinary technicians working on the largest shift. This facility will operate as a 24-hour animal hospital.

Conditional Use Grant Findings:

According to Table 58-304-1, veterinary clinics are conditional uses in the UCNC zoning district. Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant.

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

The proposed use is similar to the new Wisconsin Veterinary Neurology Clinic on Mequon Road and the existing East Towne Veterinary Clinic on Port Washington Road. To ensure

this, the Zoning Code references Section 58-532 of the Municipal Code, *Specific requirements - Animal-related uses, businesses, and structures.* Under this section, animal hospitals and clinics may operate only with several standards in place. This includes the following:

1. Such an establishment may not be located adjacent to any existing restaurant, grocery, or food service within the same building.

2. Such an establishment shall provide one or more designated outdoor areas for the animals as they arrive and leave the facility for any walks. These outdoor areas shall be properly signed and maintained daily, screened from public view and any adjacent residential use and located within close proximity to the parking area. The size of these outdoor areas shall be determined by the size of the facility, number of staff members and number of animals served.

3. All boarding shall be enclosed within the building.

4. No animal shall be allowed to be left unsupervised between the hours of 10:00pm and 6:00am in a building that contains residential units.

The proposed structure and use meet these criteria except for condition #2, which is addressed in the Site Plan section of this report. This use should not have a negative impact on access or traffic and should not endanger the public health, safety and general welfare.

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

The proposed building and subsequent use should not have a negative effect on the value of any neighboring property. Adjacent parcels have existing commercial activity such as Highland House to the southwest, the new Ascension clinic to the west, and Missing Links Driving Range and Mini Golf Course to the north. The inclusion of this use is compatible with other uses in the area. Staff does not believe that the proposed use will injure the value of adjoining or abutting property.

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

The subject site is located within the Ulao Creek Neighborhood Commercial (UCNC) district. While nearby parcels don't share this exact zoning designation, sites to the north and west are part of the Ulao Creek land use area and staff believes the inclusion of veterinary clinic along the intersection of Port Washington Road and Highland Road is compatible with patterns of commercial development throughout the City, adds vitality to the vacant site and enhances the commercial trade at the city gateway location of Port Washington and Highland Road.

Ulao Creek Neighborhood Commercial Technical Standards: The following table compares the proposed plan to the UCNC district standards per staff-recommended plan:

District Regulations:	**UCNC:**	**Proposed Use:**
Minimum Lot Area:	2 acres	2.118 acres
Open Space Ratio:	≥30%	54.2%

Maximum FAR:	≤25%	11.8%
Maximum Building Height:	≤42 feet	29 feet
Building South Setback:	**30 feet**	**28.125 feet**
Building West Setback:	**50 feet**	**48.75 feet**
Building East Setback:	20 feet	86.25 feet
Building North Setback:	20 feet	106.875 feet
Minimum Parking Setback:	30 feet	48.75 feet
Minimum Parking Spaces:	49 spaces	62 spaces

Site Plan: The site plan indicates access to North Port Washington Road from the existing driveway on the west side of the property. The proposed parking plan includes 61 parking spaces, which far exceeds the 49 spaces needed per the zoning code. The 49 space minimum is calculated by requiring 3 spaces per doctor on-site and 1 space per other administrative or support staff on-site for the largest shift. Staff believes that over-parking the site will unnecessarily reduce the amount of green space. As a condition of approval, parking for the site shall be reduced from 62 available spaces to 52.

The parking lot for the site is located north of the building on the northern half of the property. On the eastern side of the parking area, there is a proposed dumpster enclosure that includes 6-foot high walls with board and batten siding with horizontal lap siding for the gates. The applicant shows landscaping surrounding the dumpster enclosure.

The existing building on the site is to be removed and replaced with the 10,880 proposed building running east-west fronting Highland Road. The proposed building covers the majority of the existing building's footprint and is compliant with setbacks where the previous structure was not. The open space ratio for the site is 54.2%. This is well-within the 30% minimum. The floor-area-ratio (FAR) for the site is 11.8%, which is also well below the 25% maximum.

The applicant provided staff two alternative site plans on May 14th that both show the required access point on the northern edge of the property. The first alternative, preferred by the applicant, keeps the building running east-west on Highland Road and increases the setback of the building 5 feet (total setback of 59 feet) to create an additional entryway on Port Washington Road. The second alternative rotates the building 90 degrees so that it fronts onto Port Washington Road. Staff supports the alterative that creates frontage on Port Washington Road with two entrances on the north side of the building from both the parking lot and Port Washington Road. Staff preference is due to the site's entrance to the neighborhood of Ulao Creek, its compatibility with and relationship to the new Ascension medical. Occupying the Port Washington Road street frontage with the building as a priority over the parking, helps establish the desired commercial character and architecture of Ulao Creek. Staff believes that limiting the visibility of the parking lot along Port Washington Road is also in keeping with the spirit of the Ulao Creek area.

Under Section 58-532 *Specific requirements - Animal-related uses, businesses and structures,* animal hospitals and veterinary clinics are required to provide one or more designated outdoor areas for the animals as they arrive and leave the facility for any walks. The current site plan shows a fenced-in yard on the south side of the building on Highland Road. This area is neither large enough nor accessible enough to the parking lot to meet this requirement. Expanding this yard significantly and moving it to the east side of the lot with more open space will be required to meet this standard. The staff-recommended alternative, featuring the clinic fronting Port Washington Road must include a fenced yard that is tucked to the building and screened from public view as much as possible. Staff finds that the bump-out into the parking lot on the

southeast corner of the building would be an ideal location. This bump-out is approximately 22.5 feet by 22.5 feet for a total of 506.25 square feet in area. Compare this to the 8 feet by 32 feet fenced yard on the applicant's original plan, which totals 256 square feet in area.

The landscape plan for the site includes a variety of small bushes and hedges lining the exterior of the building, Honeylocust and Gladiator Crab trees in the parking lot islands, small shrubs surrounding the dumpster enclosure, and taller shrubs screening the parking lot area from Port Washington Road. It is not clear that the landscape plan meets the 10% parking lot landscaping minimum from Section 58-564(c) or the parking lot shading minimum from Section 58-564(d). Final plan submittal must include these calculations and final numbers must be at or above minimum standard in the code. There is no lighting planned for the site. Because of the 24-hour operation of the site with staff present overnight, outdoor lighting of the parking lot is recommended and is required to be compatible with Section 58-567 of the Municipal Code. Final lighting plans will be subject to staff approval.

The Ulao Creek Neighborhood Commercial district has special plan review requirements that include elements that are not found on the proposed site plan. 58-304(3)(d) stipulates that "A walkway internal to the site, connecting internal site and external neighborhood amenities shall be installed at the time of street construction and prior to occupancy." Connecting the sidewalk that wraps the building south to Highland Road would satisfy this requirement.

Section 58-304(3)(e) states that "Open space and features adjacent to the site's entire extent of perimeter public right-of-way shall be identified. Open space adjacent to the entire extent of any public right-of-way shall be a minimum of 20 feet in width and include light fixtures and street trees, which are subject to the approval of the city tree board and Planning Commission. City approved and designated UC entryway light fixtures are required within this defined entryway and open space. An asphalt multi-use path of 8 feet in width is required on the west side of North Port Washington Road." The inclusion of an open space plan with final submitted plans, compliant with Section 58-503 will be added as a condition of this approval. This open space plan will be subject to staff approval.

Lastly, 58-304(3)(f) says that "Entryway amenities at the access to the development include signage, landscaping, light fixture(s), utilities and utility accessories. These entryway features shall enhance the open space adjacent to the public right-of-way and serve as a transition from public to private lands. City approved and designated UC entryway light fixture(s) are required within this defined entryway." These amenities should be present on the required open space plan, to be included with final plans. Again, these will be subject to staff approval.

Building Plan: The 10,880 square foot building for the site is subject to the Ulao Creek design guidelines. The proposed plans meet many of the architectural requirements of the building and site. The style of the building is similar to a farmhouse theme and keeps with Ulao Creek's rural character. The proposed building reflects many of the concept images from the Ulao Creek Neighborhood Design Guide book. The proposed building meets the acceptable materials list for both roof and exterior walls. The roof of the building will have asphalt shingles and the exterior walls of the building will be comprised of cut limestone and LP Smartside siding. However, the design guide book stipulates that public entryways "shall be located on the front, public street facing façade and shall be emphasized with one or more of the following transitions, and shall be designed as the principle entrance:

- Covered plaza/porch

- Arbors or pergolas
- Seat walls with landscape courtyards"

The final building design shall incorporate these principle entrances.

Site Compliance: Staff visited the site on May 2nd to conduct a site compliance review. There are currently multiple locations with trash scattered throughout the site. This includes a blown-out tire on the western side of the parking lot and cardboard boxes on the eastern side of the parking lot. There are also multiple downspouts and drain tiles sitting at the entrance to the existing building on-site. Due to an unknown start date of construction, the site shall be cleaned up no later than June 30th.

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

Access is proposed on Port Washington Road at the location of the existing driveway entrance. The driveway access point shall be proposed at the northern edge of the property to distance the access point from the intersection and conform to the Ozaukee County Access Spacing Requirements Ch. 6.04 (6). Acceleration, deceleration, and a bypass lane is required by Ozaukee County Ordinance as a Type "2" access point. Driveway access work is subject to review by Ozaukee County, and a permit must be obtained prior to any work within Ozaukee County right of way.

Wetlands are shown in the ditchline of Port Washington Road right-of-way and on the west side of the property. The wetland delineation report and WDNR concurrence must be provided prior to plan approval and permit issuance. The wetland protective area must be shown on the plans. The development proposes areas of wetland fill. A wetland fill permit from the WDNR shall be provided to the City prior to building permit issuance.

The site is located within the City's sewer service area and connection to the public utility is required and documented on the civil plans. There is currently sanitary sewer service and water service available on the site. Water connection shall conform to the Mequon Water Utility Water Connection Policy. Any unused sanitary sewer laterals to the property must be abandoned prior to issuance of the building permit. Before connecting to the sewer, the sewer lateral must be televised to verify the lateral's condition. If repairs are needed, the applicant shall perform the repairs prior to connection, in accordance with the Standard Specifications for Land Development.

The development proposes added impervious surface and site disturbance of greater than an acre which requires a stormwater management plan (SWMP) in accordance with Sec. 58-674. The proposed site will be required to provide 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 Sec. 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance.

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

The proposed improvements will disturb an area greater than 4,000 square feet and 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 (BSPA):

Staff recommends **approval** of the building and site plan amendment subject to the following conditions:

1. Site layout fronting Port Washington Road (Option 3) is the approved site plan.

2. Approved site layout must comply with district setback and offset standards.

3. Inclusion of an open space plan, compliant with Section 58-503(3) with final plan set is required.

    a. Extension of sidewalk near entrances to Highland Road sidewalk is required.

    b. Inclusion of street trees, subject to staff approval.

    c. Inclusion of light fixture(s), subject to staff approval.

    d. Inclusion of entryway amenities (signage, landscaping, light fixture(s), utilities and utility accessories), subject to staff approval.

4. Planning staff review and approval of the final site, building, lighting, open space and landscaping plans prior to issuance of permits. The applicant shall submit such plans within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.

5. A landscaping escrow equal to 125% of the improvement costs for installation of new landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to ensure that landscaping that dies within three (3) years of installation will be replaced by the applicant.

6. All ground-level and rooftop mechanical equipment shall be well-screened from view.

7. Reduction in the number of proposed parking spaces from 62 to 52. Further expansion of the parking lot based on demand will only need staff approval.

8. The inclusion of an easement between the proposed driveway and the property to the north to provide cross-street access in the case that the adjacent property develops.

9. Installation of parking lot lighting compliant with Section 58-567 *Outdoor lighting installations,* subject to staff approval.

10. Removal of refuse on-site including blown-out tire, cardboard trash, and downspouts/drain tiles within 30 days of Planning Commission approval.
11. 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.
12. The Port Washington Road access point shall be moved as far to the north as practicable. The access point location is subject to review by Ozaukee County, and an Ozaukee County right of way or access permit shall be obtained and provided to the City. The access shall conform to Ozaukee County access requirements, including acceleration, deceleration and bypass lanes if warranted.
13. The applicant shall submit a wetland delineation report with concurrence by the DNR. No impervious surface is allowed within the wetland protective area.
14. A wetland fill permit from the WDNR shall be provided to the City prior to permit issuance.
15. Connection to public utilities is required. Water connections shall conform to the Mequon Water Utility Water Connection Policy.
16. The building shall connect to an existing sanitary sewer lateral. Prior to connection, the existing sanitary lateral shall be televised to verify the condition. If repairs are required, as determined by the Mequon Sewer Utility, the applicant shall make the repairs prior to connection.
17. Submittal of an updated sanitary sewer flow allocation document for submittal to MMSD.
18. 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).
19. Submittal and City Attorney approval of a Stormwater Maintenance and Easement Agreement.
20. 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).
21. Application for and approval of a City Filling and Excavation Permit. The permit is required prior to the issuance of a building permit.
22. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to the issuance of a building permit.

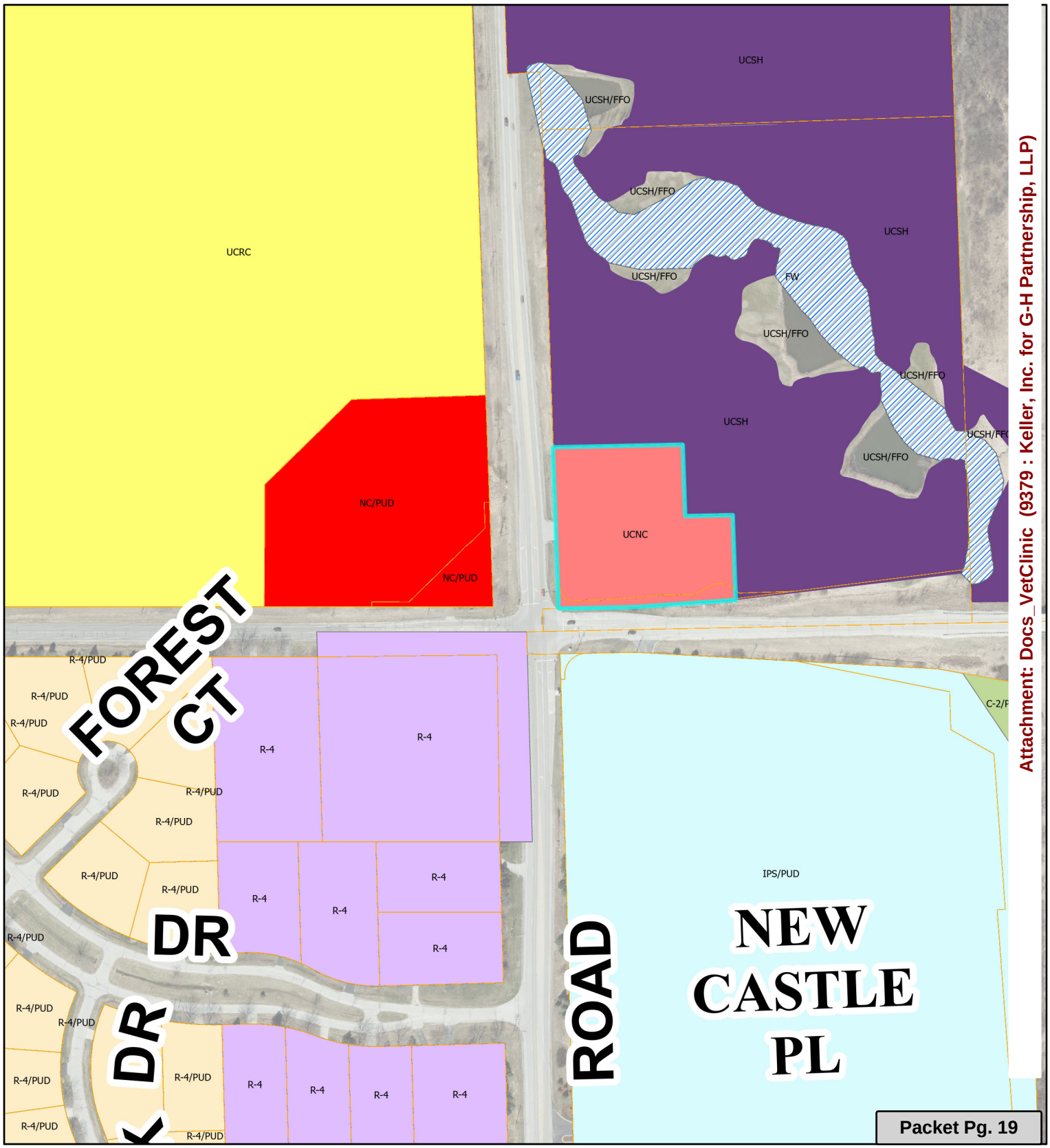
Staff Recommendation (CUG):
Staff recommends **approval** of the Conditional Use Grant, subject to the following conditions:

1. Conditional Use Grant document recording.
2. Staff review and approval of a 24-hour emergency plan.

Attachments:
Docs_VetClinic (PDF)

VET CLINIC

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: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

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With Offices in the Fox Cities, Madison, Milwaukee & Wausau

WVRC
Emergency & Specialty Pet Care

April 22, 2024

City of Mequon
11333 N Cedarburg Rd
Mequon, WI 53092

RE: e-WVRC Emergency & Specialty Pet Care Conditional Use, Site & Building Plan Approval

Dear City Plan Commission Members,

Basatada, LLC is planning to construct a ground up Emergency Veterinary Clinic for use by Ethos-Wisconsin Veterinary Referral Center (e-WVRC) via a built-to-suit tenant agreement. e-WVRC is the leading provider in Emergency and Specialty Pet Care for Southeastern Wisconsin and is pursuing a new and larger facility to meet the growing demand for services. The location e-WVRC is seeking approval for is located on northeast corner of N. Port Washington Rd. and Highland Rd. (tax key #150081100600). Their existing location in this area is in Grafton on Port Washington Rd.

e-WVRC is a 24-hour animal hospital offering emergency and specialty pet care at their fully staffed facilities in Waukesha, Grafton, and Racine. Specializing in Cardiology, Surgery, Internal Medicine, Radiology, Neurology, Dentistry, Ophthalmology, Oncology, Diagnostic Imaging, and Pain Management, WVRC provides Wisconsin and northern Illinois with the highest quality veterinary medical attention 7 days a week, 365 days a year.

e-WVRC's Mequon location will replace their current Grafton operation. The hospital will be a 24-hour facility that will provide the full scope of veterinary care as noted above. The hospital will be operated by approximately 32 staff members across Administrative/Office employees, Vet Techs and DVM's. Administrative/Office Employees (8+/-) will only be onsite Monday through Friday between 7:00 am – 4:00 pm. The anticipated maximum number of customers on site, based on current trends at the Grafton location, would be approximately 25. The busiest hours of operation on site are expected to be between 2:00 pm – 10:00 pm.

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

ADDRESS
W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE
262.250.9710 1.800.236.2534

FAX
262.250.9740

WEB SITE
www.kellerbuilds.com

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WVRC
Emergency & Specialty Pet Care

The proposed site is located within the Ulao Creek Neighborhood Commercial (UCNC) district. The building will be approximately 10,888 square feet with an estimated cost of $5.5 million. The building will contain high performing exterior materials and aesthetics that will meet UCNC architectural standards. There will not be any visible mechanical equipment or portable medical equipment trailers. Dogs are not left unattended outside the building. A small contained and fenced walk area is provided. The proposed building and parking setbacks all meet the zoning standards. Driveway access will remain at its current location along N. Port Washington Rd. The proposed building will connect to city water along N. Port Washington Rd. and city sewer along Highland Rd. Additionally, landscape plantings will be provided around the perimeter of the building, landscape islands and west property line.

Two storm water ponds are proposed directly east of the proposed building to manage all storm water runoff from the building and impervious surfaces onsite. Following a wetland delineation, two areas of wetland were noted within our proposed building totaling approximately 915 square feet. Wetland fill permits will be applied for as required.

This new clinic will be a great benefit to the Mequon community. It ensures timely medical care for pets, reducing the spread of zoonotic diseases. The clinic promotes responsible pet ownership and care, reducing neglect and abandonment. Lastly, it stimulates economic growth by attracting customers and creating job opportunities for veterinarians and support staff, contributing to the community's economic vitality while seamlessly integrating into the UCNC district both functionally as well as aesthetically.

If any of the Plan Commission members, city planning department members, or the general public have any questions regarding the business, new structure, or site layout please feel free to contact Keller, Inc. at any time. Site visits and tours will also be granted at the time of the request. Thank you all for your consideration of this project.

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

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WVRC
Emergency & Specialty Pet Care

OWNER

Basatada, LLC
Dr. John Beltz, DVM
Dr. Jeffery Meinen, DVM, DACVS
N9000 Welling Beach Rd.
Fond Du Lac, WI 54937
262.623.1767

ARCHITECT/ BUILDER

Keller, Inc.
Nathan Laurent (Vice President)
Luke Sebald (Commercial Project Manager)
Chris Manske (Project Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
262.250.9710 office
262.894.2612 cell (Nathan Laurent)
414.397.0526 cell (Luke Sebald)
262.250.9740 fax
nlaurent@kellerbuilds.com
lsebald@kellerbuilds.com

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
A1.0 FLOOR PLAN
A2.0 ELEVATIONS

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	------ S.F.	10,877 S.F.	10,877 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	140 S.F.	140 S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	11,017 S.F.	11,017 S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	------ S.F.	11,017 S.F.	11,017 S.F.
REMODEL AREA TOTALS	------ S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
12800 N. Port Washington Rd., Mequon, WI, 53097

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
2015 IECC

OCCUPANCY
B
Accessory Use

Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: -'--" Maximum Allowed: 42'-0" (PER ORDINANCE)
Number of Stories: 1 Maximum Allowed: 3
Total Building Area: -,--- S.F. Maximum Allowed: 23,000 S.F.
Total Fire Area: -,--- S.F. Maximum Allowed: 23,000 S.F.
Mixed
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification 5B (WOOD-FRAMED)
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type N/A
Fire Alarm System NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware YES

STRUCTURAL DESIGN
Risk Category --
Design Loads
Roof Live Load -- psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load --psf
Wood Truss
Top Chord Dead Load --psf
Bottom Chord Load --psf
Mezzanine/Second Floor/Basementoor/Mezz
Live Load 125 psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) -- psf
Exposure Factor (Ce) --
Thermal Factor (Ct) --
Wind Loads
Wind Load -- MPH
Surface Roughness --
Exposure Category --
Earthquake Load Criteria
Soil Site Class --
Ss --
S1 --

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES
Ambulatory Stall Required NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15 PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT
Building Size -,--- S.F. -.--%
Hard Surface -,--- S.F. -.--%
Green Space -,--- S.F. -.--%
Parcel Size (Approx.) -,--- S.F. -.-- Acres
Parking Provided 58 STA. + 3 HCP. = 61 STALLS TOTAL
Area of Disturbance -,--- S.F.

ZONING
Property Zoning ULAO NC DISTRICT
Setbacks FY 30'-0" & 50'-0" @ N. PORT WASHINGTON RD.
SY 20'-0" RY 20'-0"
Hard Surface Setback FY 30'-0" & 50'-0" @ N. PORT WASHINGTON RD.
SY 20'-0" RY 20'-0"
Coverage Limit --%
Greenspace Requirement 30%
Parking Required (3) PER DOCTOR + (1) EMPLOYEE. 10'x18' (STA.); 12'x18' (HCP.)
Refuse Enclosure YES
RTU SCREENING YES



NORTH

CONCEPTUAL SITE PLAN

1" = 30'-0"

0' 15' 30' 60' 120'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED NEW FACILITY FOR:

e-WVRC EMERGENCY VET

MEQUON, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
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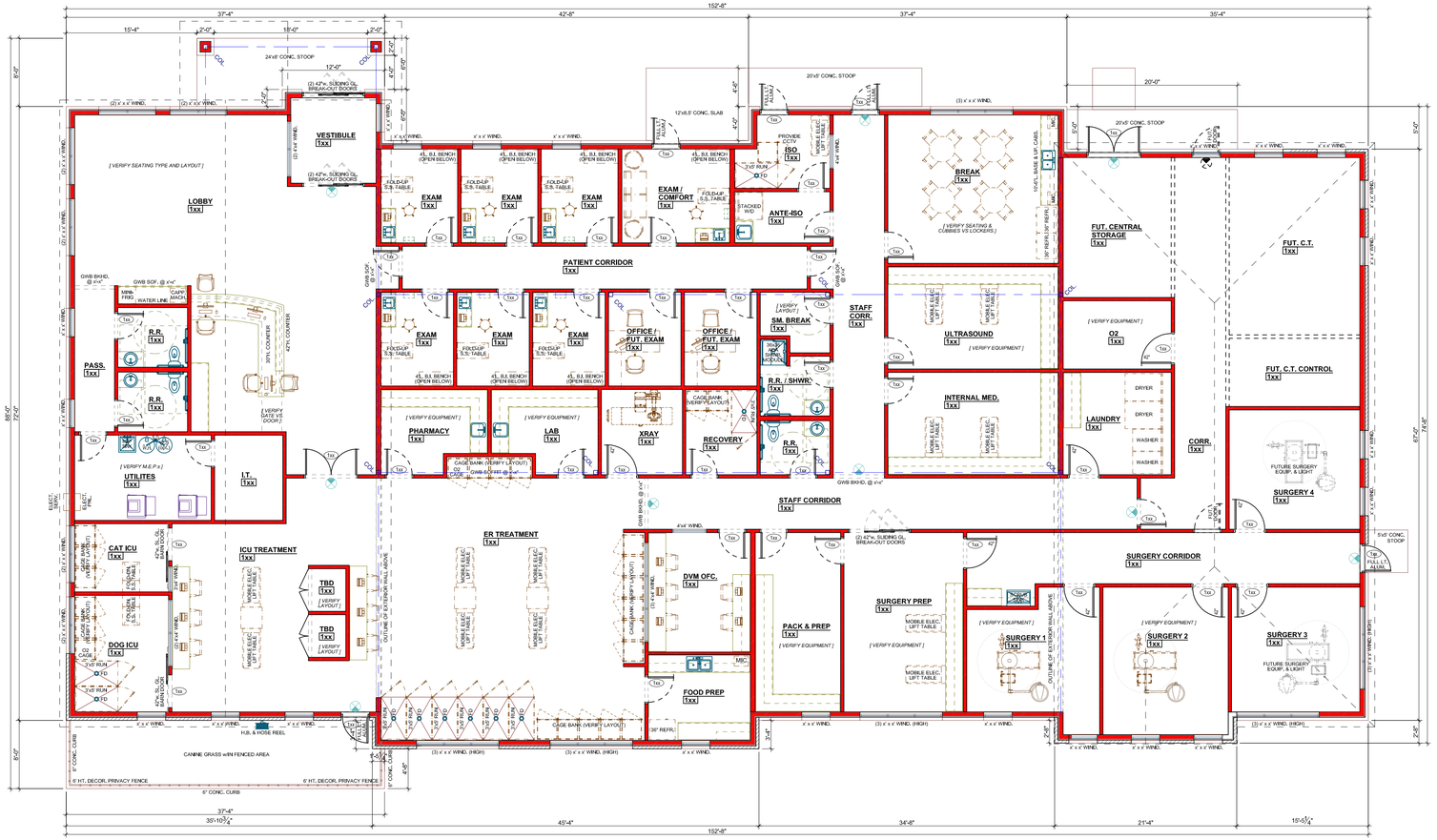
PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

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6		

PROJECT MANAGER: N. LAURENT
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P24028
CONTRACT NO: -------
DATE: 04.22.2024
SHEET: C1.0

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)



NORTH

FLOOR PLAN

1/8" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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PROPOSED NEW FACILITY FOR:

e-WVRC EMERGENCY VET

MEQUON, WISCONSIN

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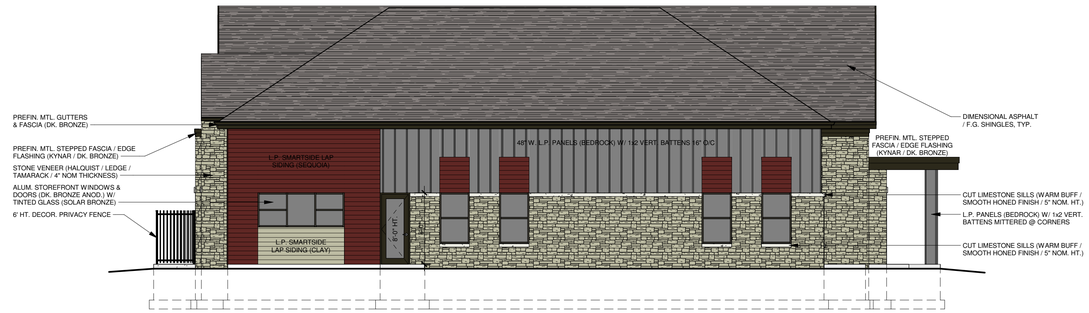
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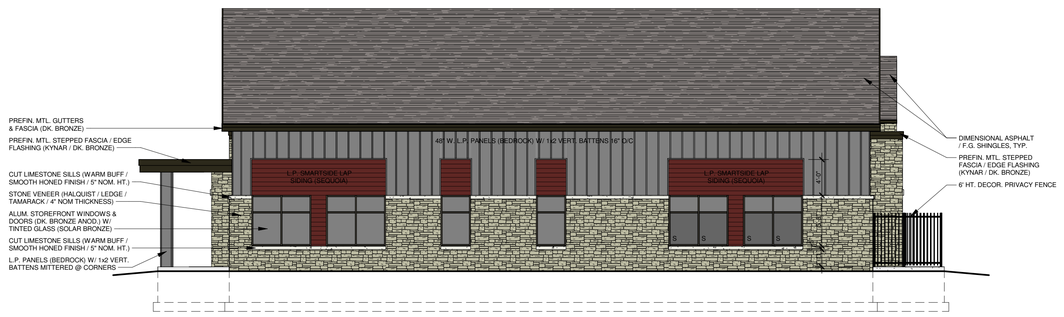
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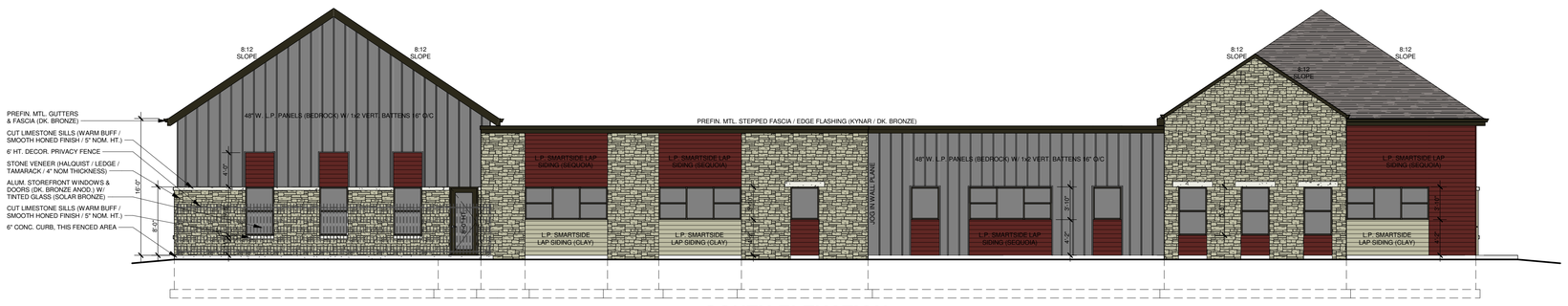
EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



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



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

DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.--
	SHGC	0.--
	VT	0.--
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.15
DOORS: (>50% GLAZING)	U VALUE	0.--
	SHGC	0.--
	VT	0.--

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MEQUON, WISCONSIN

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DRAWN BY: I. HAUN
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e-WVRC EMERGENCY VET

MEQUON, WISCONSIN

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CONCEPT ONLY

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SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
S1.0 FOUNDATION PLAN
A1.0 FLOOR PLAN & TRASH ENCLOSURE
A2.0 ELEVATIONS
A3.0 SECTIONS
A3.1 SECTIONS
A7.0 REFLECTED CEILING PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

SLAB AREAS	EXISTING	NEW	SUB-TOTAL
SECOND SLAB	------- S.F.	------- S.F.	------- S.F.
FIRST SLAB	------- S.F.	10,877 S.F.	10,877 S.F.
CANOPIES (COLUMN SUPPORTED)	------- S.F.	140 S.F.	140 S.F.
BASEMENT	------- S.F.	------- S.F.	------- S.F.
BUILDING AREA SUB-TOTALS	------- S.F.	11,017 S.F.	11,017 S.F.
MEZZANINES	------- S.F.	------- S.F.	------- S.F.
FIRE AREA TOTALS	------- S.F.	11,017 S.F.	11,017 S.F.
REMODEL AREA TOTALS	------- S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
12800 N. Port Washington Rd., Mequon, WI, 53097

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013

OCCUPANCY
B
Accessory Use

Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: -'--" Maximum Allowed: 42'-0" (PER ORDINANCE)
Number of Stories: 1 Maximum Allowed: 3
Total Building Area: -,--- S.F. Maximum Allowed: 23,000 S.F.
Total Fire Area: -,--- S.F. Maximum Allowed: 23,000 S.F.
Mixed
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification 5B (WOOD-FRAMED)
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type N/A
Fire Alarm System NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category 2
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load --psf
Wood Truss
Top Chord Dead Load 10 psf
Bottom Chord Load 10 psf
Mezzanine/Second SLAB/Basementoor/Mezz
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 30 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 115 MPH
Surface Roughness C
Exposure Category C
Earthquake Load Criteria
Soil Site Class D
Ss --
S1 --

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES
Ambulatory Stall Required NO

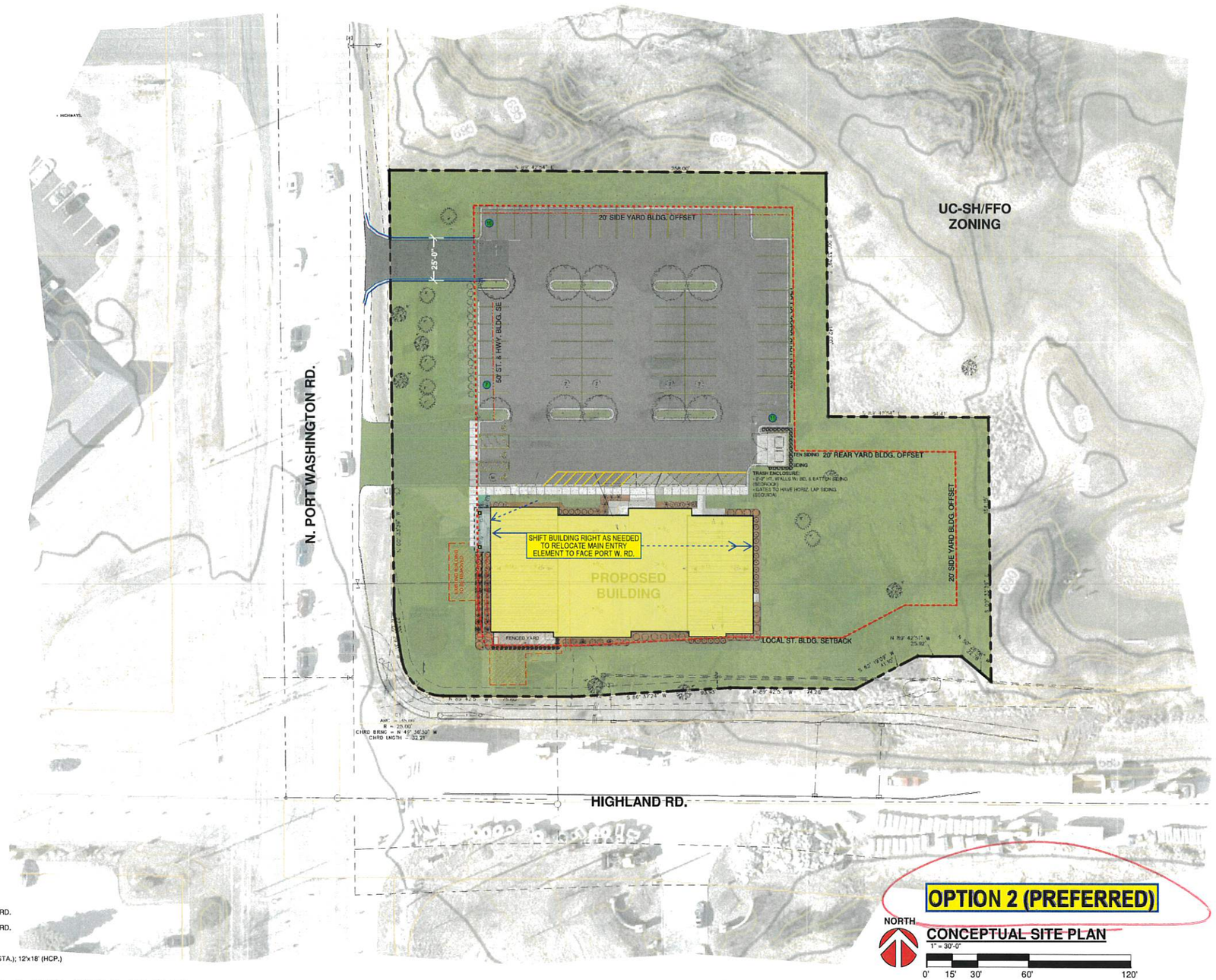
MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15 PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT

Building Size	-,--- S.F.	--%
Hard Surface	-,--- S.F.	--%
Green Space	-,--- S.F.	--%
Parcel Size (Approx.)	-,--- S.F.	-.-- Acres
Parking Provided	62 STA. + 3 HCP. = 65 STALLS TOTAL	
Area of Disturbance	-,--- S.F.	

ZONING
Property Zoning ULAO NC DISTRICT
Setbacks FY 30'-0" & 50'-0" @ N. PORT WASHINGTON RD.
SY 20'-0" RY 20'-0"
Hard Surface Setback FY 30'-0" & 50'-0" @ N. PORT WASHINGTON RD.
SY 20'-0" RY 20'-0"
Coverage Limit --%
Greenspace Requirement 30%
Parking Required (3) PER DOCTOR + (1) EMPLOYEE. 10'x18' (STA.); 12'x18' (HCP.)
Refuse Enclosure YES
RTU SCREENING YES



PROPOSED NEW FACILITY FOR:

e-WVRC EMERGENCY VET

MEQUON, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

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N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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PROPOSED NEW FACILITY FOR:
e-WVRC EMERGENCY VET
MEQUON, WISCONSIN

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS		
1	04.29.2024	I. HAUN
2		
3		
4		
5		
6		

PROJECT MANAGER: N. LAURENT
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO: P24028
CONTRACT NO: ---
DATE: 04.22.2024
SHEET: C1.0

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
S1.0 FOUNDATION PLAN
A1.0 FLOOR PLAN & TRASH ENCLOSURE
A2.0 ELEVATIONS
A3.0 SECTIONS
A3.1 SECTIONS
A7.0 REFLECTED CEILING PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

SLAB AREAS	EXISTING	NEW	SUB-TOTAL
SECOND SLAB	------ S.F.	------ S.F.	------ S.F.
FIRST SLAB	------ S.F.	10,877 S.F.	10,877 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	140 S.F.	140 S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	11,017 S.F.	11,017 S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	------ S.F.	11,017 S.F.	11,017 S.F.
REMODEL AREA TOTALS	------ S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
12800 N. Port Washington Rd., Mequon, WI, 53097

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013

OCCUPANCY
B
Accessory Use

Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: -'--" Maximum Allowed: 42'-0" (PER ORDINANCE)
Number of Stories: 1 Maximum Allowed: 3
Total Building Area: -,--- S.F. Maximum Allowed: 23,000 S.F.
Total Fire Area: -,--- S.F. Maximum Allowed: 23,000 S.F.
Mixed
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification 5B (WOOD-FRAMED)
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type N/A
Fire Alarm System NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category 2
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load --psf
Wood Truss
Top Chord Dead Load 10 psf
Bottom Chord Load 10 psf
Mezzanine/Second SLAB/Basementoor/Mezz
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 30 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 115 MPH
Surface Roughness C
Exposure Category C
Earthquake Load Criteria
Soil Site Class D
Ss --
S1 --

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES
Ambulatory Stall Required NO

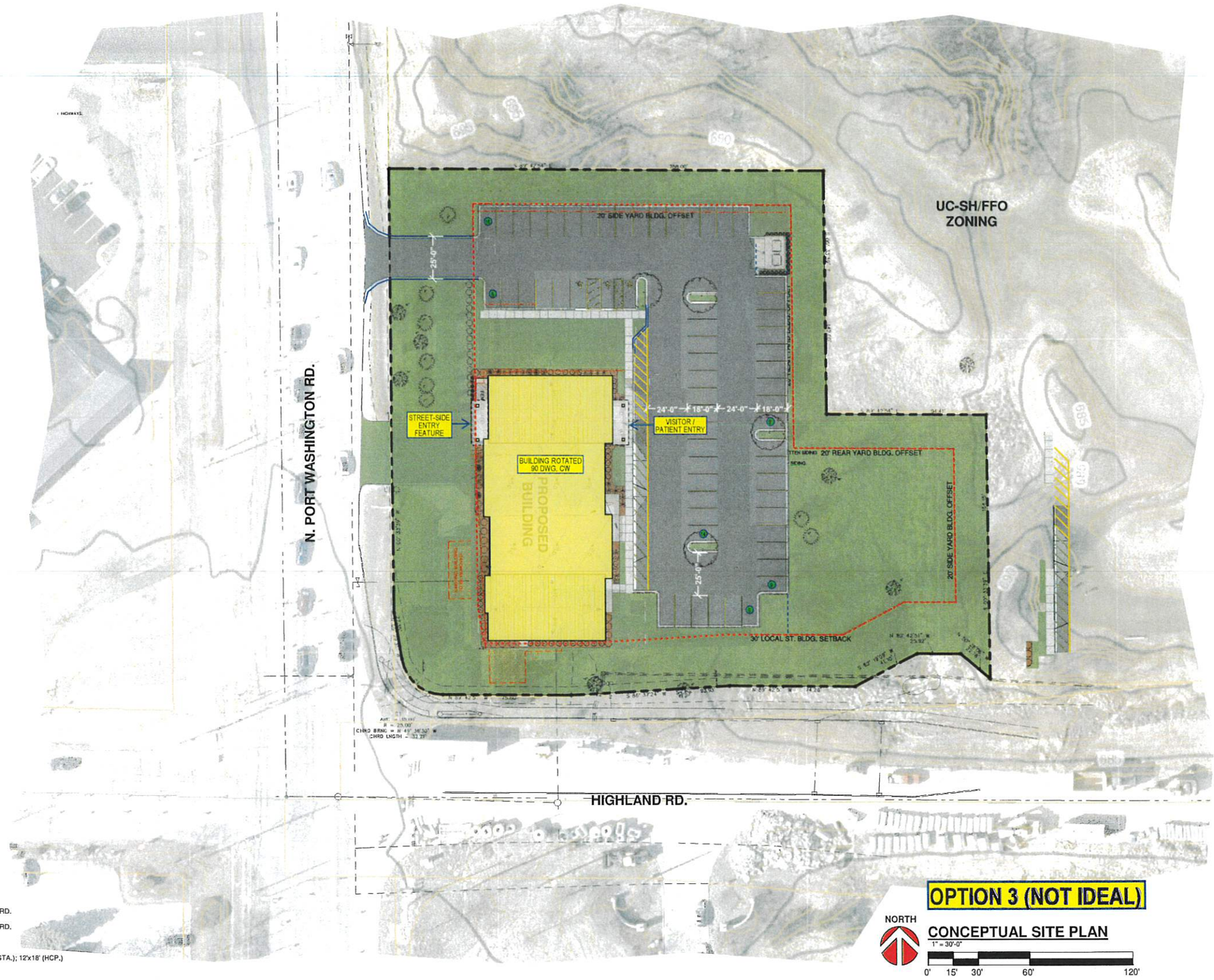
MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15 PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT

Building Size	-,--- S.F.	-.--%
Hard Surface	-,--- S.F.	-.--%
Green Space	-,--- S.F.	-.--%
Parcel Size (Approx.)	--- S.F.	-.-- Acres
Parking Provided	[redacted] STA. + 3 HCP. = [redacted] STALLS TOTAL	
Area of Disturbance	-,--- S.F.	

ZONING
Property Zoning ULAO NC DISTRICT
Setbacks FY 30'-0" & 50'-0" @ N. PORT WASHINGTON RD.
SY 20'-0" RY 20'-0"
Hard Surface Setback FY 30'-0" & 50'-0" @ N. PORT WASHINGTON RD.
SY 20'-0" RY 20'-0"
Coverage Limit --%
Greenspace Requirement 30%
Parking Required (3) PER DOCTOR + (1) EMPLOYEE, 10'x18' (STA.); 12'x18' (HCP.)
Refuse Enclosure YES
RTU SCREENING YES



OPTION 3 (NOT IDEAL)

NORTH

CONCEPTUAL SITE PLAN
1" = 30'-0"
0' 15' 30' 60' 120'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED NEW FACILITY FOR:

e-WVRC EMERGENCY VET

MEQUON, WISCONSIN

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PROPOSED NEW FACILITY FOR:
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MEQUON, WISCONSIN

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REVISIONS

1	04.29.2024	I. HAUN
2		
3		
4		
5		
6		

PROJECT MANAGER: N. LAURENT
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P24028
CONTRACT NO: -------
DATE: 04.22.2024
SHEET: C1.0

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BUILDING & FIRE AREA SQUARE FOOTAGES

SLAB AREAS	EXISTING	NEW	SUB-TOTAL
SECOND SLAB	------ S.F.	------ S.F.	------ S.F.
FIRST SLAB	------ S.F.	10,877 S.F.	10,877 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	140 S.F.	140 S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	11,017 S.F.	11,017 S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	------ S.F.	11,017 S.F.	11,017 S.F.
REMODEL AREA TOTALS	------ S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
12800 N. Port Washington Rd., Mequon, WI, 53097

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013

OCCUPANCY
B
Accessory Use

Incidental Use

High-Piled Combustible Storage — NO
Hazardous Materials — NO
Multiple Control Areas — NO

HEIGHT & AREA
Building Height: -'--" — Maximum Allowed: 42'-0" (PER ORDINANCE)
Number of Stories: 1 — Maximum Allowed: 3
Total Building Area: -,--- S.F. — Maximum Allowed: 23,000 S.F.
Total Fire Area: -,--- S.F. — Maximum Allowed: 23,000 S.F.
Mixed
Unlimited Area Building — NO

CONSTRUCTION TYPE
Construction Classification — 5B (WOOD-FRAMED)
Fire Separation Distance — -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type — N/A
Fire Alarm System — NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category — 2
Design Loads
Roof Live Load — 20 psf
Walk-on IMP Ceiling Live Load — -- psf
Steel Framing
Collateral Load — --psf
Wood Truss
Top Chord Dead Load — 10 psf
Bottom Chord Load — 10 psf
Mezzanine/Second SLAB/Basementoor/Mezz
Live Load — -- psf
Point Load (Partition) — -- psf
Snow Load Criteria
Ground Snow Load (Pg) — 30 psf
Exposure Factor (Ce) — 1.0
Thermal Factor (Ct) — 1.0
Wind Loads
Wind Load — 115 MPH
Surface Roughness — C
Exposure Category — C
Earthquake Load Criteria
Soil Site Class — D
Ss —
S1 —

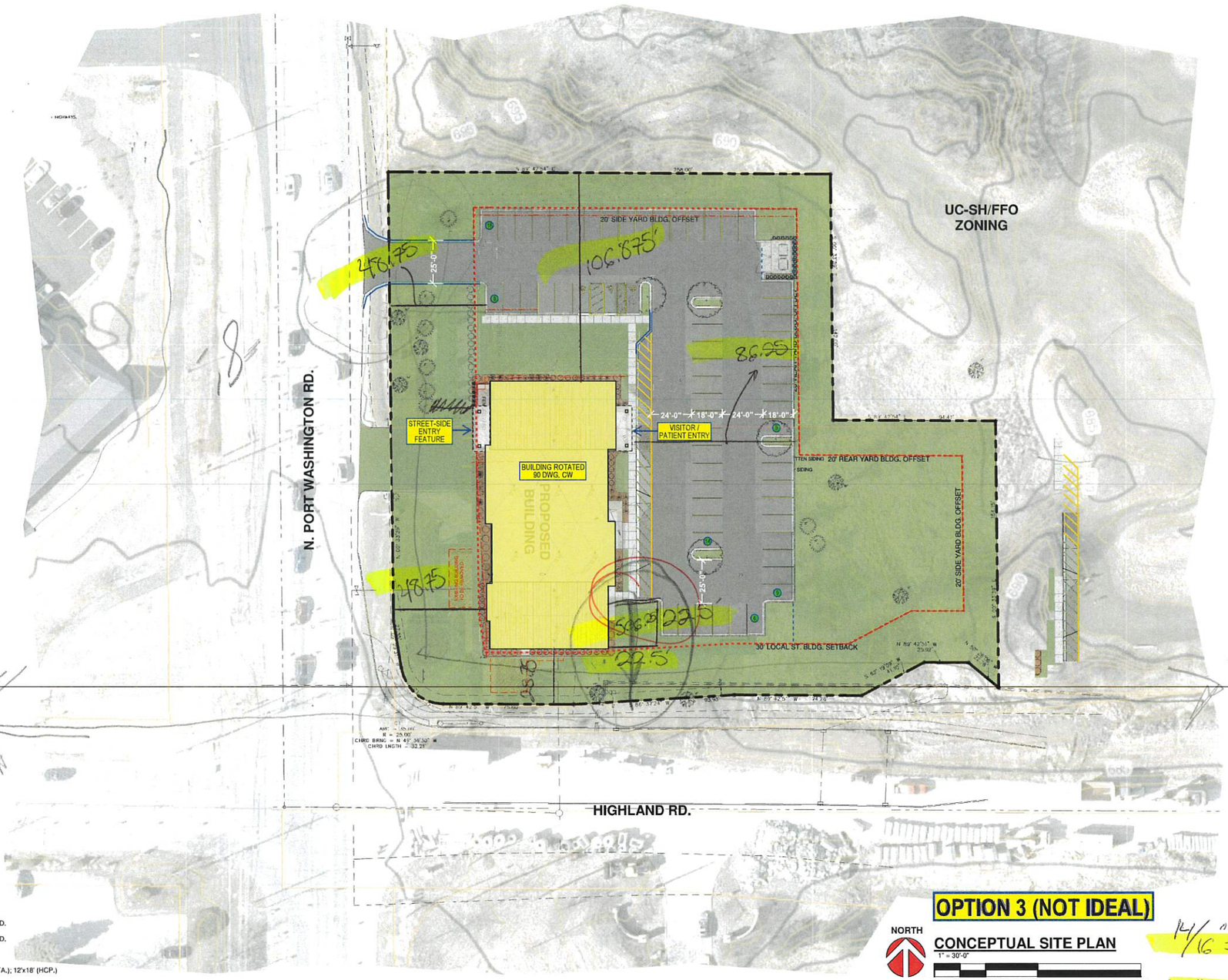
PLUMBING SYSTEMS
Mens WC Required — #
Womens WC Required — #
Drinking Fountain Required — #
Other Source — YES
Ambulatory Stall Required — NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15 PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT
Building Size — -,--- S.F. — -.--%
Hard Surface — -,--- S.F. — -.--%
Green Space — -,--- S.F. — -.--%
Parcel Size (Approx.) — -,--- S.F. — -.-- Acres
Parking Provided — 58 STA. + 3 HCP. = 62 STALLS TOTAL
Area of Disturbance — -,--- S.F.

ZONING
Property Zoning — ULAO NC DISTRICT
Setbacks — FY 30'-0" & 50'-0" @ N. PORT WASHINGTON RD. SY 20'-0" RY 20'-0"
Hard Surface Setback — FY 30'-0" & 50'-0" @ N. PORT WASHINGTON RD. SY 20'-0" RY 20'-0"
Coverage Limit — --%
Greenspace Requirement — 30%
Parking Required — (3) PER DOCTOR + (1) EMPLOYEE. 10'x18' (STA.); 12'x18' (HCP.)
Refuse Enclosure — YES
RTU SCREENING — YES



OPTION 3 (NOT IDEAL)

NORTH

CONCEPTUAL SITE PLAN
1" = 30'-0"
0' 15' 30' 60' 120'

14/16" = 60'
1/16" = 3.75'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

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e-WVRC EMERGENCY VET

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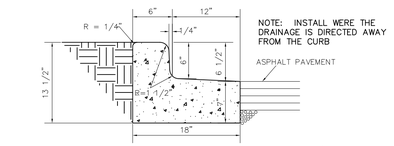
PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1	04.29.2024	I. HAUN
2		
3		
4		
5		
6		

PROJECT MANAGER: N. LAURENT
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P24028
CONTRACT NO: -------
DATE: 04.22.2024
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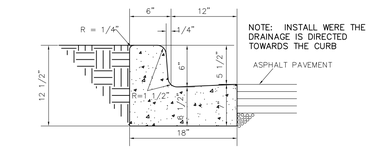
Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)



NOTE: INSTALL WERE THE DRAINAGE IS DIRECTED AWAY FROM THE CURB

HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL

NOT TO SCALE

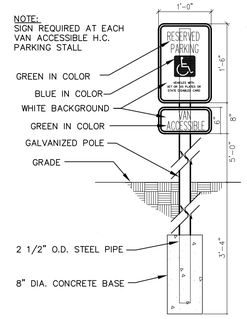


NOTE: INSTALL WERE THE DRAINAGE IS DIRECTED TOWARDS THE CURB

LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL

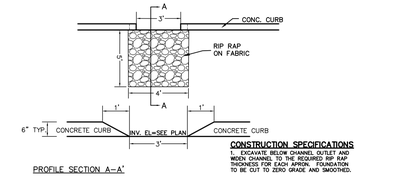
NOT TO SCALE

NOTE:
SIGN REQUIRED AT EACH VAN ACCESSIBLE H.C. PARKING STALL

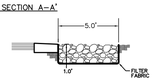


HANDICAPPED PARKING SIGN DETAIL (VAN ACCESSIBLE)

NOT TO SCALE



PROFILE SECTION A–A'

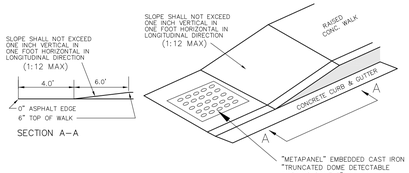


CURB CUT DETAIL W/RIP RAP

NOT TO SCALE

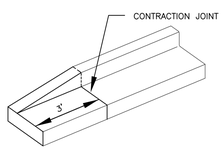
CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND APRON GRADE TO ACCOMMODATE THE THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF EXCAVATED AREA. ALL CLOTH JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 8" TO 10" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.



HANDICAP CURB AND SIDEWALK RAMP

NOT TO SCALE



END SECTION CURB TAPER

NOT TO SCALE

NOTES:

1. DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF ASPHALT.

2. PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE OF IMPERVIOUS SURFACE BY 0.37 ACRES.

3. PROPOSED WETLAND FILL SUBJECT TO WI DNR FILL PERMIT REVIEW AND APPROVAL.

SITE AREAS

PROPOSED BUILDING FOOTPRINT = 10,888 S.F. (0.250 ACRES)
PROPOSED PAVEMENT = 31,333 S.F. (0.719 ACRES)

PROPOSED IMPERVIOUS AREA = 42,221 S.F. (0.969 ACRES) [46% OF THE SITE]
PROPOSED OPEN SPACE = 50,014 S.F. (1.148 ACRES) [54% OF THE SITE]

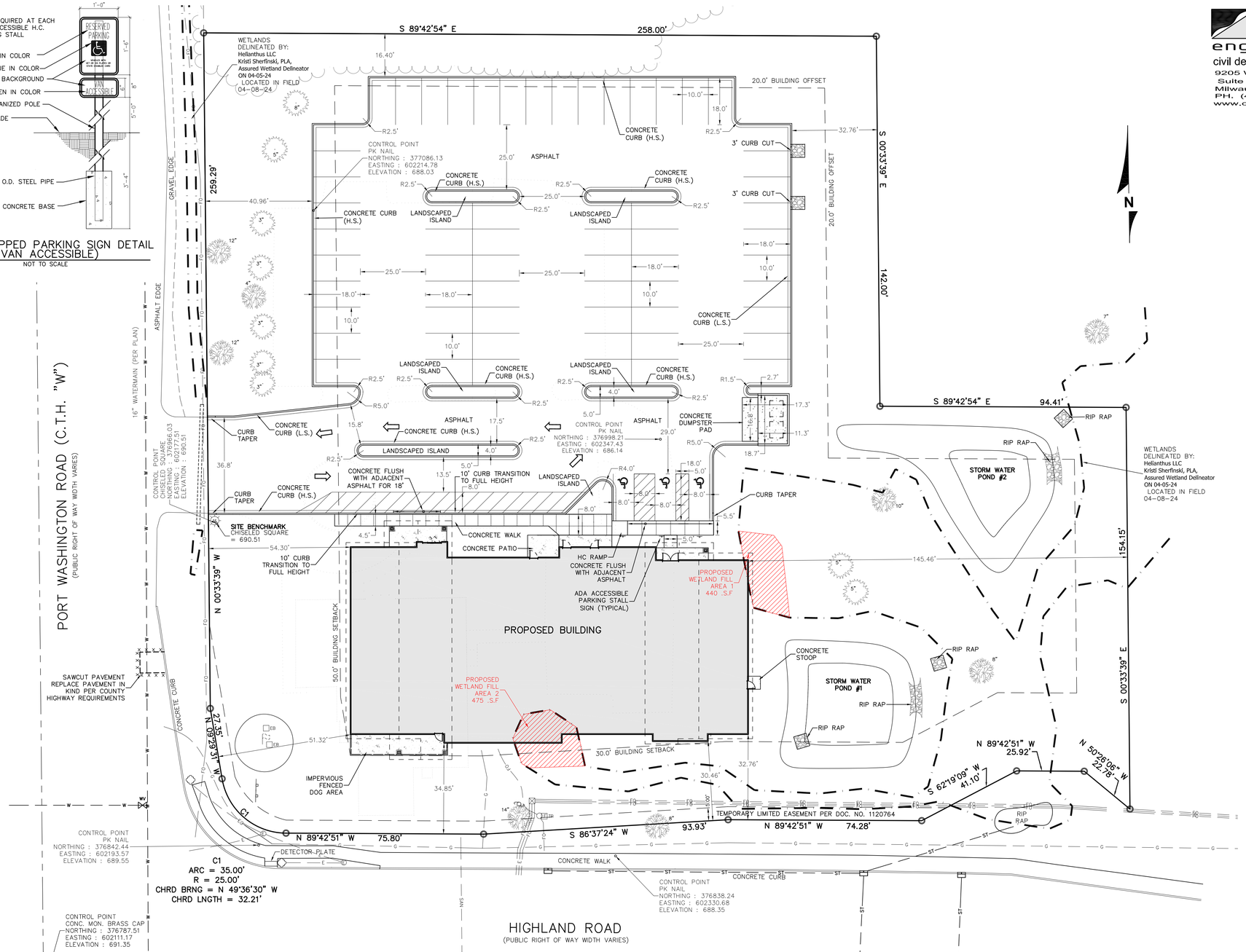
TOTAL SITE AREA = 92,234 S.F. (2.117 ACRES)

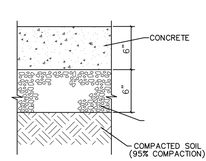
DISTURBED AREA = 69,000 S.F. (1.584 ACRES)

PROPOSED SURFACE PARKING

62 REGULAR CUSTOMER SPACES
3 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESIBLE SPACES)

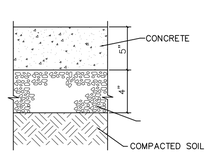
65 TOTAL SPACES





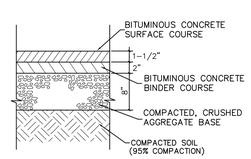
CONCRETE PAVEMENT (PADS)

NOT TO SCALE



CONCRETE SIDEWALK

NOT TO SCALE



ASPHALT PAVEMENT

NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft

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

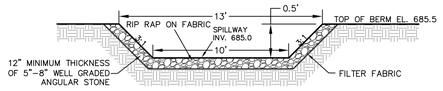
e - WVRC EMERGENCY VET

12800 N PORT WASHINGTON RD. MEQUON, WISCONSIN

CJE NO.: 2413RI
APRIL 19, 2024

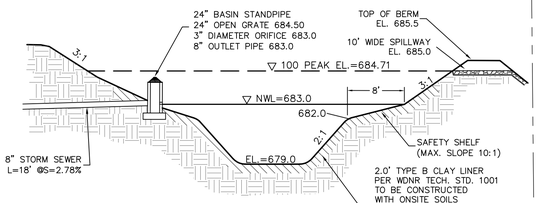
SITE PLAN C1.0

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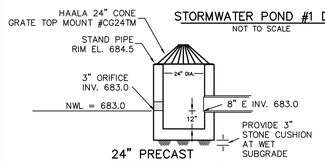
EMERGENCY SPILLWAY DETAIL

NOT TO SCALE



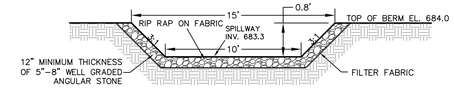
STORMWATER POND #1 DETAIL

NOT TO SCALE



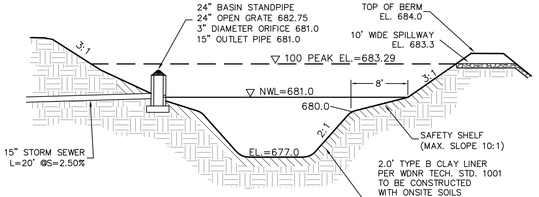
24" PRECAST CONCRETE STANDPIPE

NOT TO SCALE



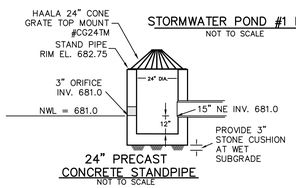
EMERGENCY SPILLWAY DETAIL

NOT TO SCALE



STORMWATER POND #1 DETAIL

NOT TO SCALE



24" PRECAST CONCRETE STANDPIPE

NOT TO SCALE

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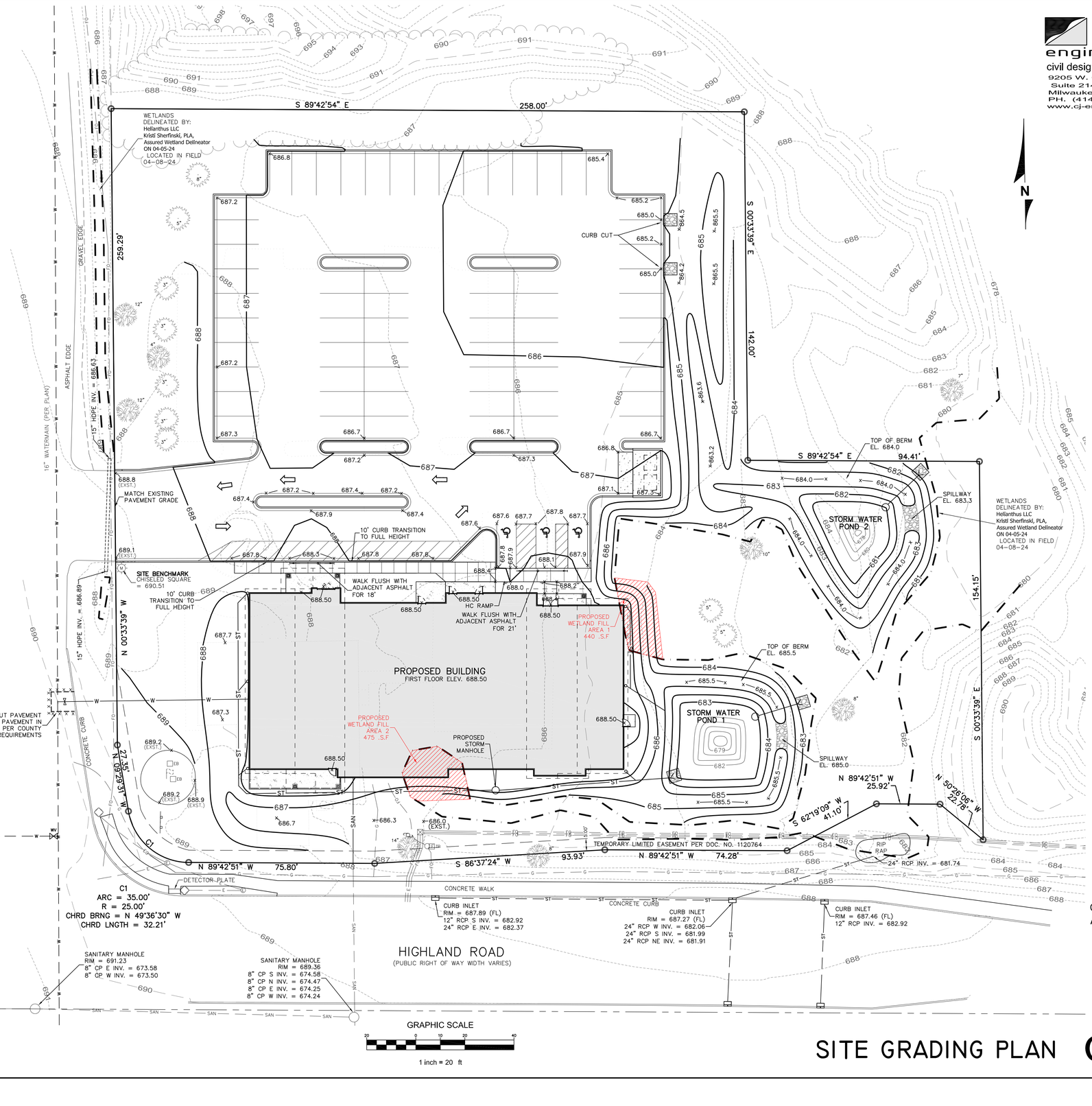
DIAL 811 OR (800) 242-8511

LEGEND

190	EXISTING CONTOUR
190	PROPOSED CONTOUR
x—189.5	PROPOSED GRADE
—ST—	EXISTING STORM SEWER
—ST—	PROPOSED STORM SEWER
—SAN—	EXISTING SANITARY SEWER
—SAN—	PROPOSED SANITARY SEWER
—W—	EXISTING WATER MAIN
—W—	PROPOSED WATER MAIN
—G—	BURIED GAS MAIN
—//—	OVER HEAD WIRE
—E—	BURIED ELECTRIC

NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. DISTURBED AREA = 69,000 S.F. / 1.58 ACRES
3. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 16,120 S.F. / 0.37ACRES.
4. STORM WATER MANAGEMENT MEETING ALL THE REQUIREMENTS OF THE CITY, MMSD CHAPTER 13 AND NR 151 WILL BE PROVIDED BY TWO PROPOSED STORM WATER PONDS LOCATED ON THE SOUTHEAST PART OF THE SITE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
6. ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
7. ALL PROPOSED SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE. ALL PROPOSED SPOT GRADES ALONG THE FACE OF A RAISED WALK ARE AT THE BOTTOM OF WALK (ASPH.) UNLESS OTHERWISE NOTED.
8. PROPOSED WETLAND FILL SUBJECT TO WI DNR FILL PERMIT REVIEW AND APPROVAL.



GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft

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CJE NO.: 2413RI
APRIL 19, 2024

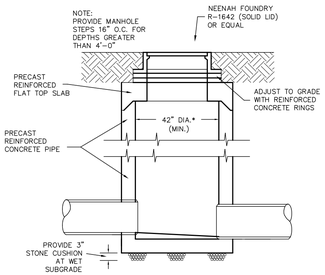
SITE GRADING PLAN C2.0

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

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PRECAST STORM MANHOLE

NOT TO SCALE

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MEQUON REQUIREMENTS.

2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.

3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.

4. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

5. STORM SEWER: PVC ASTM D3034, RCP ASTM C76, OR ADSN-12 HDPE
SANITARY SEWER: PVC ASTM D3034, SDR 35
*WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)

*MATERAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.

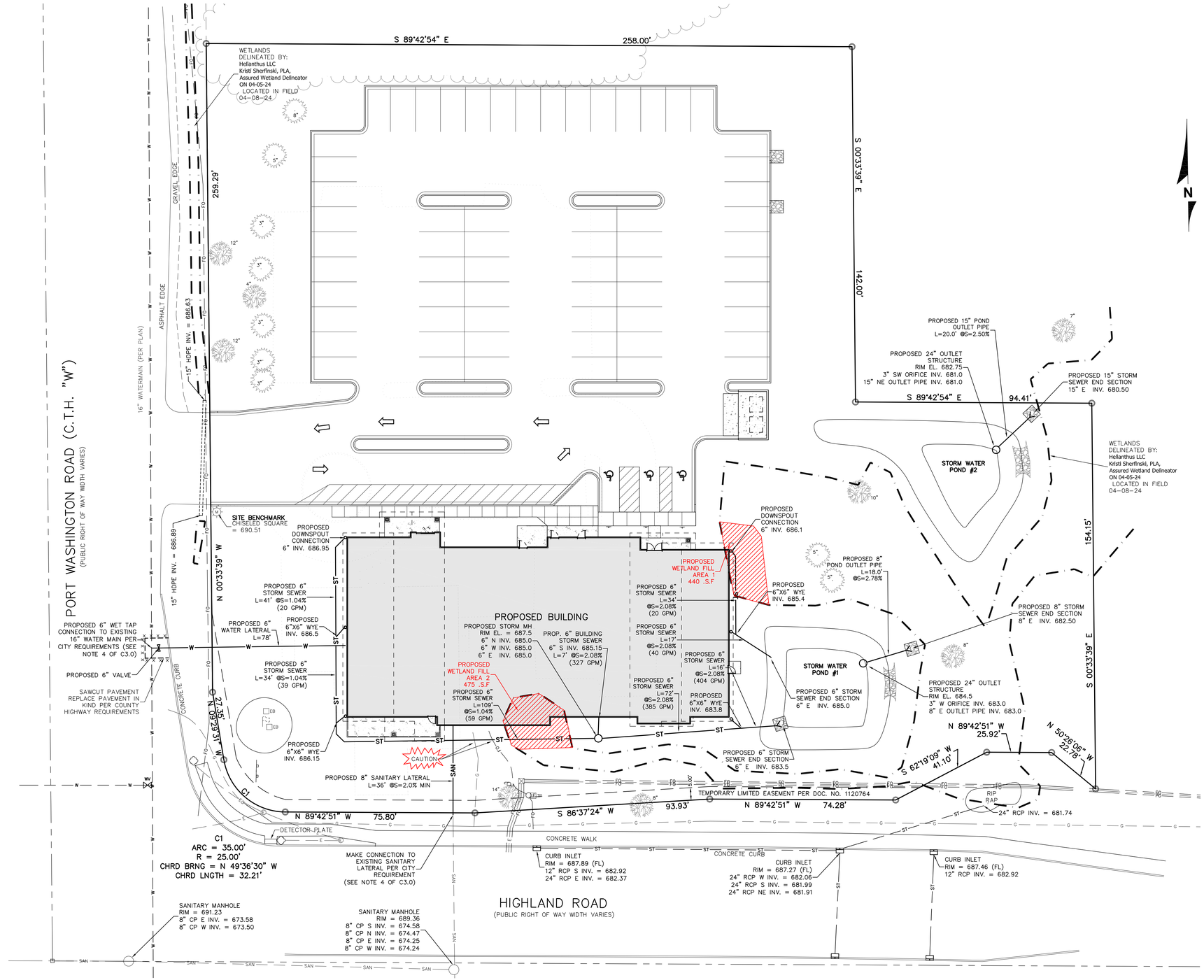
6. ALL WATER SERVICE PIPING TO HAVE A MINIMUM OF 6 FEET OF COVER.

7. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2r).

LEGEND

190	EXISTING CONTOUR
190	PROPOSED CONTOUR
x—189.5	PROPOSED GRADE
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
//	OVER HEAD WIRE
E	BURIED ELECTRIC

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GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft

CJE NO.: 2413RI
APRIL 19, 2024

SITE UTILITY PLAN C3.0

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT.
3. INSTALL SILT FENCE AND CONSTRUCTION FENCE
4. BEGIN SITE DEMOLITION, REMOVE DEMOLISHED MATERIAL FROM SITE
5. STRIP AND STOCK PILE TOP SOIL. SURROUND TOP SOIL STOCK PILE WITH SILT FENCE AND TEMP. STABILIZE. LOCATION OF STOCK PILE TO BE DETERMINED BY CONTRACTOR.
5. ROUGH GRADE STORMWATER PONDS, PONDS TO ACT AS SEDIMENT BASINS DURING CONSTRUCTION.
6. ROUGH GRADE REMAINING SITE SITE.
7. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO STORM WATER FACILITIES.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL OUTLET PROTECTION
10. INSTALL BASE COURSE OF PAVEMENT.
11. INSTALL STORMWATER PONDS COMPLETE WITH BASIN OUTLET STRUCTURE. PROVIDE FINAL STABILIZATION OF BASIN SIDE SLOPES THAT INCLUDE SEEDING AND MATTING.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
13. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICALSTANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

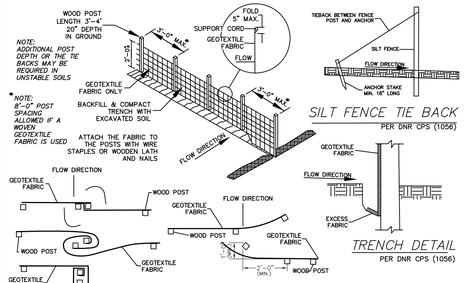
MAINTENANCE PLAN

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

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

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

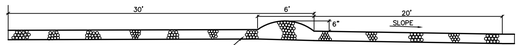
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.



SILT FENCE
PER WDNR TECHNICAL STANDARD 1056 (1)
NOT TO SCALE

SILT FENCE TIE BACK
PER DNR CPS (1056)

TRENCH DETAIL
PER DNR CPS (1056)

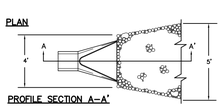


NOTE: EXIT SHALL BE MINIMUM 18' WIDE

CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057 (2)
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS
PER DNR CPS (1056)

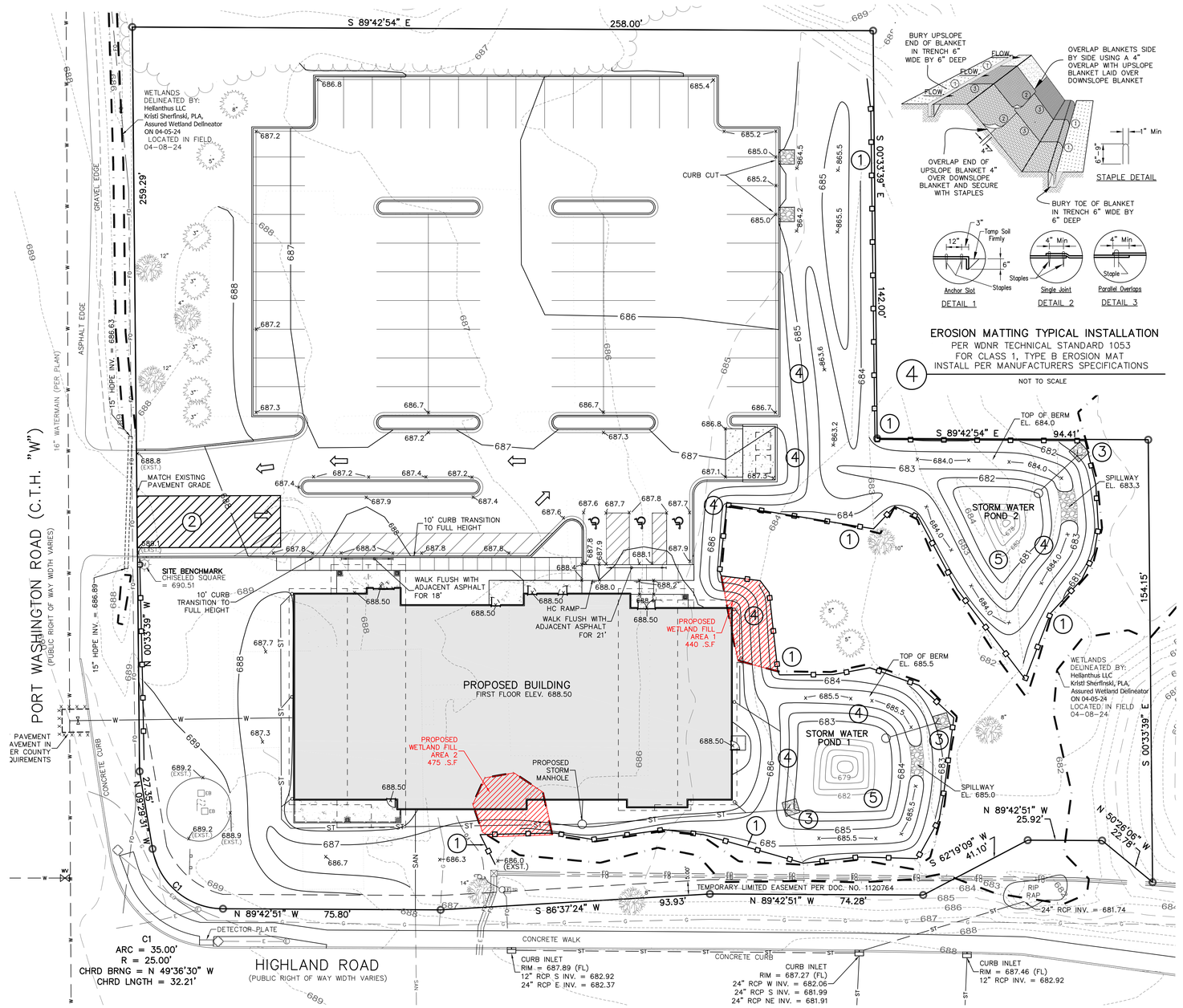
1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
2. LOCATE POSTS PER DNR CPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.
9. USE WISDOT APPROVED SILT FENCE



CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

OUTLET PROTECTION FOR ENDSECTION
(3)
NOT TO SCALE



LEGEND

190	EXISTING CONTOUR
190	PROPOSED CONTOUR
x—189.5	PROPOSED GRADE
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
//	OVER HEAD WIRE
E	BURIED ELECTRIC
	SILT FENCE

NOTES:

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARDS AND WDNR CPS TECHNICAL STANDARDS.
2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°):

3. DISTURBED AREA: 69,000 S.F. (1.58 ACRES)
4. WETLAND SIGNAGE ON SILT FENCE TO BE PLACED AS BUFFER ADJACENT TO WETLAND AREAS.
5. PROPOSED WETLAND FILL SUBJECT TO WI DNR FILL PERMIT REVIEW AND APPROVAL.

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GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft

EROSION CONTROL PRACTICES

1. SILT FENCE
2. CONSTRUCTION EXIT
3. OUTLET PROTECTION
4. EROSION MATTING
5. SEDIMENT BASIN

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER "WISDOT EROSION CONTROL PAL" (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

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APRIL 19, 2024

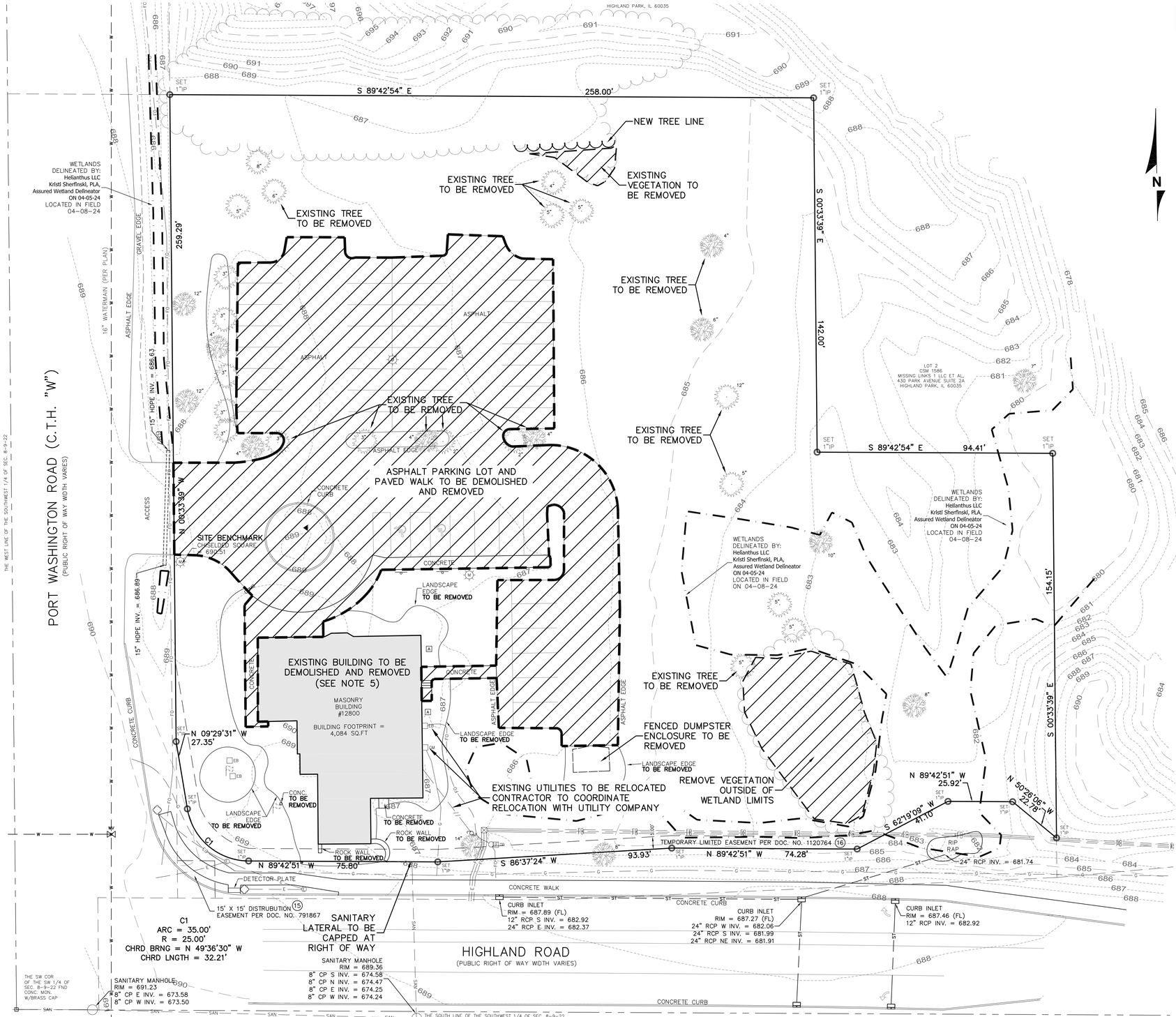
SITE EROSION CONTROL PLAN C4.0

Attachment: Docs_VetClinic (8379 : Keller, Inc. for G-H Partnership, LLP)

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NOTES:

1. EROSION CONTROL PRACTICES SHALL BE IN PLACE BEFORE ANY DEMOLITION THAT RESULTS IS LAND DISTURBANCE.

2. ALL DAMAGE TO THE PAVEMENT IN THE PUBLIC RIGHT–OF–WAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL CURB AND GUTTER AND SIDEWALK THAT ABUTS THE PROPERTY THAT IS DAMAGED BY DEMOLITION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.

3. SITE TO BE ACCESSED USING EXISTING DRIVE APPROACH.

4. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS FROM THE CITY AND/OR WI DOT FOR THE WORK IN THE RIGHT–OF–WAY. ALL RESTORATION SHALL BE DONE IN ACCORDANCE THE CONDITIONS OF THESE PERMITS.

5. THE INTENT IS TO DEMOLISH AND REMOVE ALL BUILDINGS, BUILDING EQUIPMENT, FOOTINGS, OVERHANGS AS NOTED ON THE PLANS. ALL MATERIAL SHALL BE REMOVED FROM THE SITE. SEE GEOTECHNICAL REPORT FOR BACKFILL AND COMPACTION REQUIREMENTS UNDER THE PROPOSED BUILDING.

6. EXISTING BUILDING WATER AND SANITARY SEWER LATERALS SHALL BE CAPPED FOR REUSE AT THE PROPERTY LINE PER THE CITY REQUIREMENTS.

7. CONTRACTOR TO COORDINATE REMOVAL AND/OR RELOCATION OF ALL GAS, ELECTRIC, FIBER OPTIC, CABLE AND TELEPHONE LINES AS NEEDED WITH THE UTILITY COMPANIES.

8. CONTRACTOR TO COORDINATE WITH MEQUON WATER UTILITY ON ALL DEMOLITION AND CAPPING OF THE EXISTING WATER SERVICES.

9. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL UTILITY RELOCATION AND NOTIFICATION OF WORK WITHIN VICINITY OF ELECTRICAL, CABLE, FIBER OPTIC AND GAS LINES

12. ANY TREE NOT CALLED OUT TO BE REMOVED SHALL REMAIN UNDISTURBED

LEGEND

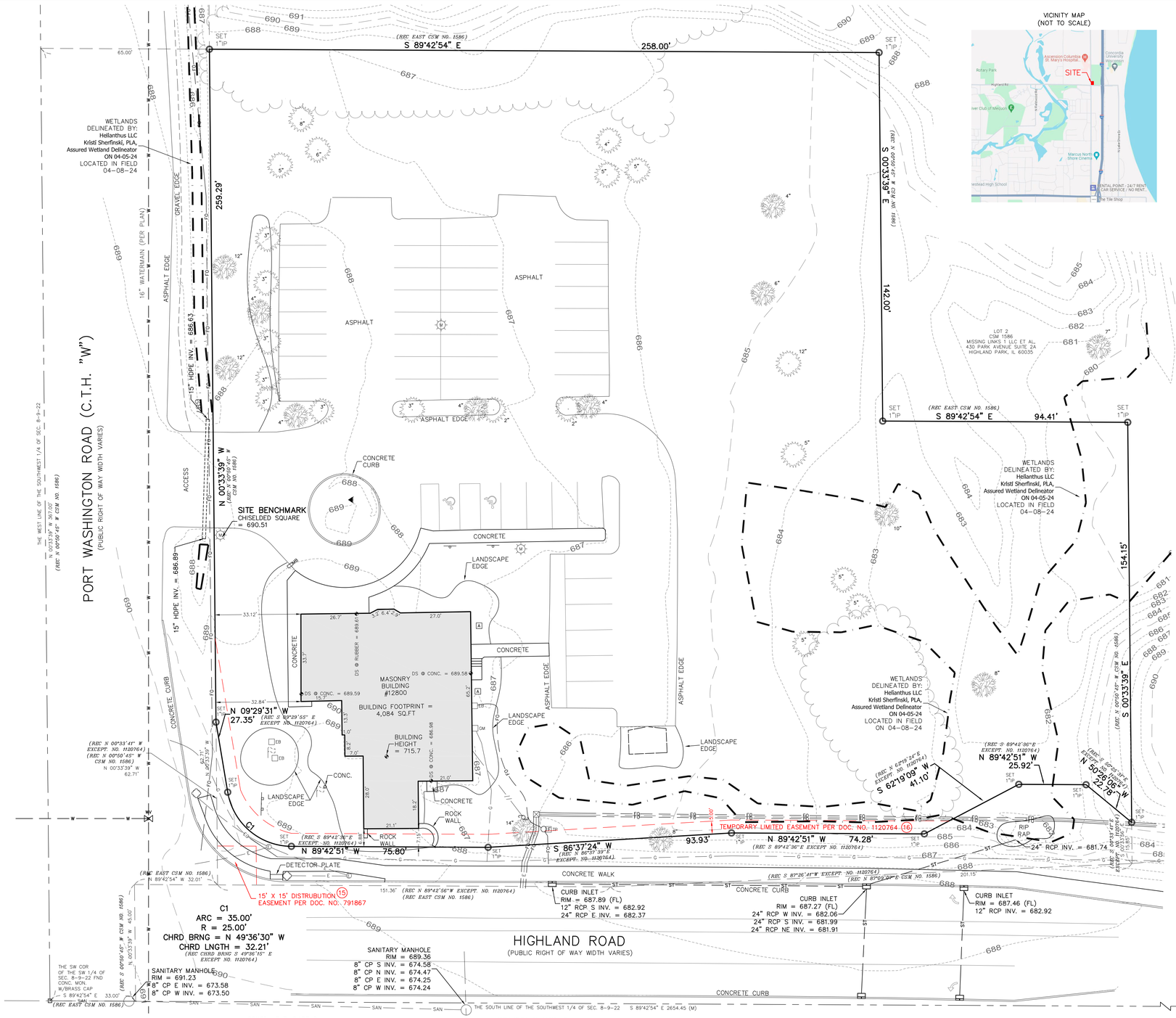
SAN — SANITARY SEWER	ELECTRIC TRANSFORMER
ST — STORM SEWER	ELECTRIC METER
W — WATER MAIN	ELECTRIC PEDESTAL
G — BURIED GAS LINE	ELECTRIC BOX AT GRADE
TEL — BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE
E — BURIED ELECTRIC LINE	TELEPHONE PEDESTAL
FO — BURIED FIBER OPTIC LINE	TV PEDESTAL
// — OVERHEAD UTILITY LINES	GAS METER
CATV — BURIED CABLE TELEVISION LINES	AIR CONDITIONER
COMB — COMBINATION SEWER	UTILITY POLE
WOOD FENCE	WOOD SIGN
METAL FENCE	METAL SIGN
EDGE OF TREES AND BRUSH	FLAG POLE
994.32 DS DOOR SILL ELEVATION	BOLLARD
FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT
	YARD LIGHT

HYDRANT	
WATER VALVE	
GAS VALVE	
MANHOLE	
STORM MANHOLE	
CATCH BASIN	
CURB INLET	
METAL LIGHT POLE	
CONCRETE LIGHT POLE	
WOOD LIGHT POLE	
MAIL BOX	
FIBER OPTIC MARKER	
GUY WIRE	

CJE NO.: 2413RI
APRIL 19, 2024

DEMO PLAN C5.0

Attachment: Docs. VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)



VICINITY MAP
(NOT TO SCALE)

NORTH

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BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

MISCELLANEOUS NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN KNIGHT BARRY COMMITMENT FILE NO. 2253267, WITH A COMMITMENT DATE: 01/29/2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

4. NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY.

5. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 92,234 SQUARE FEET OR 2.12 ACRES.

6. THE ADDRESS OF THE ABOVE DESCRIBED PROPERTY, 12800, AS SHOWN, WAS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.

7. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

8. SUBJECT PROPERTY HAS DIRECT ACCESS TO NORTH PORT WASHINGTON ROAD (C.T.H. 'W"), DEDICATED PUBLIC STREETS OR HIGHWAYS.

9. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 44, OF WHICH 42 ARE REGULAR PARKING SPACES AND 2 ARE DESIGNATED DISABLED SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.

10. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55089C0193F , WITH A DATE OF IDENTIFICATION OF 12/4/2007 IN COMMUNITY NO. 555564, THE CITY OF MEQUON, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

MISCELLANEOUS NOTES CONTINUED:

11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.

12. THERE IS NO INFORMATION AVAILABLE FROM THE CITY OF MEQUON REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.

13. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.

14. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

15. THERE IS OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY.

16. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

17. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SEC. 8-9-22 WHICH BEARS S 89°42'54" E

18. THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, OR BURIAL GROUNDS EXISTING ON SUBJECT PROPERTY AS DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

19. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), OZAUKEE COUNTY. NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A).

20. PROJECT BENCHMARK – THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SEC. 8-9-22 FOUND CONCRETE. MONUMENT W/BRASS CAP OF 691.35

21. SITE BENCHMARK – AS SHOWN HEREON.

22. ELEVATIONS BASED ON INFORMATION FROM S.E.W.R.P.C. AND ARE AT N.A.V.D. OF 1988(12)

LEGAL DESCRIPTION:

LOT 1 OF CERTIFIED SURVEY MAP NO. 1586, RECORDED ON JUNE 3, 1994 IN VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 21, AS DOCUMENT NO. 354250, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.
EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED JUNE 30, 2021 AS DOCUMENT NO. 1120764.

CONTAINING: 92,234 SQ.FT. OR 2.12 ACRES

SCHEDULE B, PART 2
EXCEPTIONS:

12. EASEMENT GRANTED TO WISCONSIN GAS AND ELECTRIC COMPANY AND THE CHICAGO, MILWAUKEE AND LAKE SUPERIOR TELEGRAPH COMPANY AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 23, 1927 AS DOCUMENT NO. 94819. BLANKET IN NATURE, CANNOT SHOW HEREON.

13. LAND COVENANT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 18, 1992 AS DOCUMENT NO. 473061. BLANKET IN NATURE, CANNOT SHOW HEREON.

14. CONDITIONAL USE GRANT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 18, 1992 AS DOCUMENT NO. 473062. BLANKET IN NATURE, CANNOT SHOW HEREON.

SCHEDULE B, PART 2
EXCEPTIONS CONTINUED:

15. DISTRIBUTION EASEMENT UNDERGROUND JOINT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MAY 3, 2004 AS DOCUMENT NO. 791867. AS SHOWN HEREON. EASEMENT IS LOCATED IN THE RIGHT OF WAY OF HIGHLAND ROAD AND NORTH PORT WASHINGTON RD.

16. TEMPORARY LIMITED EASEMENT AND OTHER MATTERS CONTAINED IN WARRANTY DEED RECORDED JUNE 30, 2021 AS DOCUMENT NO. 1120764. AS SHOWN HEREON.

TO; BASATADA, LLC, AWISCONSIN LIMITED LIABILTY COMPANY, G–H PARTNERSHIP, A WISCONSIN GENERAL PARTNERSHIP, KNIGHT BARRY TITLE GROUP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FEBRUARY 29, 2024
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545

WISCONSIN MICHAEL J. BERRY S-2545 BROOKFIELD, WI LAND SURVEYOR

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

LEGEND

SAN — SANITARY SEWER	ELECTRIC TRANSFORMER	HYDRANT
ST — STORM SEWER	ELECTRIC METER	WATER VALVE
W — WATER MAIN	ELECTRIC PEDESTAL	GAS VALVE
G — BURIED GAS LINE	ELECTRIC BOX AT GRADE	MANHOLE
TEL — BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE	STORM MANHOLE
E — BURIED ELECTRIC LINE	TELEPHONE PEDESTAL	CATCH BASIN
FO — BURIED FIBER OPTIC LINE	TV PEDESTAL	CURB INLET
// — OVERHEAD UTILITY LINES	GAS METER	METAL LIGHT POLE
CATV — BURIED CABLE TELEVISION LINES	AIR CONDITIONER	CONCRETE LIGHT POLE
COMB — COMBINATION SEWER	UTILITY POLE	WOOD LIGHT POLE
WOOD FENCE	WOOD SIGN	MAIL BOX
METAL FENCE	METAL SIGN	FIBER OPTIC MARKER
EDGE OF TREES AND BRUSH	FLAG POLE	GUY WIRE
994.32 DS — DOOR SILL ELEVATION	BOLLARD	
FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT	
	YARD LIGHT	

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

ALTA/NSPS

FOR

e - WVRC EMERGENCY VET

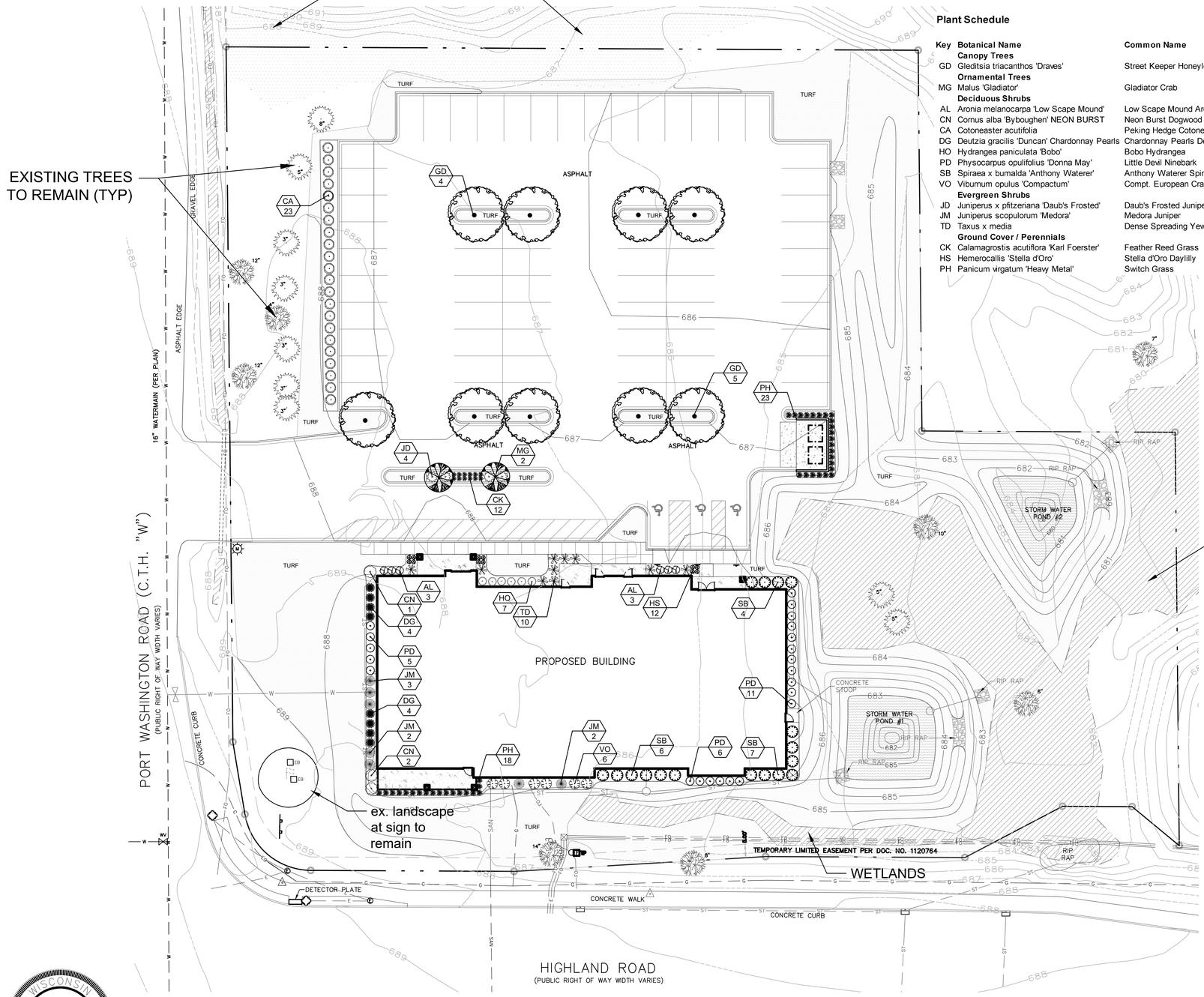
12800 N PORT WASHINGTON RD
MEQUON, WI

DRAWN BY:	RAP	DATE:	04/08/2024
CHECKED BY:	MJB	DRAWING NO.	AL - 1
CSE JOB NO.:	24-018	SHEET	1 OF 1

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMES HEREIN AND IS PROPERTY OF TREES ON THE MOVE, INC. ANY UNAUTHORIZED USE OR DUPLICATOIN IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION

WISCONSIN'S LARGEST
TREE TRANSPLANTERS



Plant Schedule

Key	Botanical Name	Common Name	Qty	Installed Size	Root	Spacing
	Canopy Trees					
GD	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	9	2.5" Cal.	B&B	as shown
	Ornamental Trees					
MG	Malus 'Gladiator'	Gladiator Crab	2	1.5-2" Cal.	B&B	as shown
	Deciduous Shrubs					
AL	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Aronia	6	18" High	Container	36" o.c.
CN	Cornus alba 'Byboughen' NEON BURST	Neon Burst Dogwood	3	24" High	Container	60" o.c.
CA	Cotoneaster acutifolia	Peking Hedge Cotoneaster	23	36" High	Container	54" o.c.
DG	Deutzia gracilis 'Duncan' Chardonnay Pearls	Chardonnay Pearls Deutzia	8	18" High	Container	42" o.c.
HO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	6	24" High	Container	48' o.c.
PD	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	22	18" High	Container	45" o.c.
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	17	18" High	Container	60" o.c.
VO	Viburnum opulus 'Compactum'	Compt. European Cranberrybush	6	24" High	Pot	as shown
	Evergreen Shrubs					
JD	Juniperus x pfitzeriana 'Daub's Frosted'	Daub's Frosted Juniper	4	18" spread	Container	48" o.c.
JM	Juniperus scopulorum 'Medora'	Medora Juniper	7	4' High	B&B	as shown
TD	Taxus x media	Dense Spreading Yew	10	18" High	Container	48" o.c.
	Ground Cover / Perennials					
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	12	1 Gal.	Container	24" o.c.
HS	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylilly	12	1 Gal.	Container	18" o.c.
PH	Panicum virgatum 'Heavy Metal'	Switch Grass	41	1 Gal.	Container	30" o.c.

LANDSCAPE PLAN

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WISCONSIN
GERARD A. REWOLINSKI
29
GLENDALE, WI
LANDSCAPE ARCHITECT

Gerard A. Rewolinski

TREES ON THE MOVE

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

Xref ..\..\..\TOTM\cad\STAMP-GERARD.dwg

WLCA Member Landscape Contractor of Wisconsin

Premier Landscapes

LANDSCAPE DEVELOPMENT FOR
e-WVRC EMERGENCY VET
HIGHLAND AVE. & N. PORT WASHINGTON ROAD
MEQUON, WISCONSIN 53092

LANDSCAPE ARCHITECTURE

DESIGN BY:	GAR
DRAWN BY:	GAR
DATE:	4/19/2024
REVISED:	
SCALE:	1"=20'-0"
SHEET:	L100

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

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)



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Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)



Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 20th day of September 2022, by and between _____ owners of the property located at 7624 W Mequon Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 28, Range 21 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.:
140280102600

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this 20th day of May 2024.

_____
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: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.

3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.

4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.

5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.

7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.

8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

9. **Conditions on the Operations:**

   a. Hours of operation:

   b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.

   c. Water supply requirements:

      Public

   d. Provisions for sewage disposal:

      Public

e. Other:

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

- If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
- No overnight boarding or kenneling except for recovering surgery patients.
- Shall not include retail sale of pet supplies.
- Use shall comply with regulations in both Sections 58-304 and Division 11.

10. **Conditions of the structures:**

a. Site Plan: As per attached Exhibit A

b. Landscaping Plan: As per attached Exhibit B.

c. Elevations: As per attached Exhibit C.

d. Sign: As on file with Community Development Department, City of Mequon

e. Floor Plan: As on file with Community Development Department, City of Mequon

f. Exterior lighting of the site and building: As per Exhibit A

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

g. Fence / Wall / Dumpster plan details: As per Exhibit A

h. The building shall comply with the building code.

11. **Conditions on the site:**

a. Street access (number, location, design): As per attached Exhibit A

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

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

d. Parking, exterior lighting of the site, location design and power:

Any changes subject to Planning Commission approval.

e. Other:

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

DRAFTED BY:

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

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

Evan Hoier

From: Sebald, Luke (Keller Inc.) <lsebald@kellerbuilds.com>
Sent: Monday, May 13, 2024 1:28 PM
To: Evan Hoier
Subject: RE: Vet Clinic Requested Materials

See below from the clinic.

> *Yes, patients are regularly seen overnight through Emergency to be examined. Staffed overnight to be able to continue to see patients for emergencies and euthanasia.*
>
> *We would also have cameras both inside and outside the building.*

Luke Sebald
Commercial Project Manager / Co-Owner

KELLER, INC.
Planners | Architects | Builders
With offices in the Fox Cities, Madison, Milwaukee and Wausau

Mobile (414) 397-0526 | Office (262) 250-9710

From: Evan Hoier <ehoier@ci.mequon.wi.us>
Sent: Monday, May 13, 2024 1:09 PM
To: Sebald, Luke (Keller Inc.) <lsebald@kellerbuilds.com>
Subject: RE: Vet Clinic Requested Materials

CAUTION: This message originated from outside of Keller's network. Use caution before clicking on any links or attachments.

Hey Luke,

We just would like to know more about what happens when a patient arrives in an emergency, how often are they taken overnight, are there monitoring systems in place other than the staff on-site, etc.

Thanks,
Evan Hoier

From: Sebald, Luke (Keller Inc.) <lsebald@kellerbuilds.com>
Sent: Monday, May 13, 2024 11:54 AM
To: Evan Hoier <ehoier@ci.mequon.wi.us>
Subject: RE: Vet Clinic Requested Materials

Evan,

What the answers I received from the clinic are below. Can you advise what further you'll need regarding protocol and monitoring?

1. We are open 24 hours a day, 7 days a week, 365 days a year- We are staffed during this time at the clinic.

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

2. 24/7/365 normal hours- Emergency Care
3. Staff is in the building overnight observing patients

Luke Sebald
Commercial Project Manager / Co-Owner

KELLER, INC.
Planners | Architects | Builders
With offices in the Fox Cities, Madison, Milwaukee and Wausau

Mobile (414) 397-0526 | Office (262) 250-9710

From: Evan Hoier <ehoier@ci.mequon.wi.us>
Sent: Monday, May 13, 2024 11:38 AM
To: Sebald, Luke (Keller Inc.) <lsebald@kellerbuilds.com>
Subject: RE: Vet Clinic Requested Materials

CAUTION: This message originated from outside of Keller's network. Use caution before clicking on any links or attachments.

Luke,

We need a description of how animals are taken in during emergencies, as I listed below. Protocol, monitoring, etc.

Thanks,
Evan Hoier

From: Sebald, Luke (Keller Inc.) <lsebald@kellerbuilds.com>
Sent: Monday, May 13, 2024 11:30 AM
To: Evan Hoier <ehoier@ci.mequon.wi.us>
Subject: RE: Vet Clinic Requested Materials

Hi Evan,

The hospital will be staffed 24/7 365 days a year. There is no on call services.

Luke Sebald
Commercial Project Manager / Co-Owner

KELLER, INC.
Planners | Architects | Builders
With offices in the Fox Cities, Madison, Milwaukee and Wausau

Mobile (414) 397-0526 | Office (262) 250-9710

From: Evan Hoier <ehoier@ci.mequon.wi.us>
Sent: Monday, May 13, 2024 11:10 AM
To: Sebald, Luke (Keller Inc.) <lsebald@kellerbuilds.com>
Subject: RE: Vet Clinic Requested Materials

CAUTION: This message originated from outside of Keller's network. Use caution before clicking on any links or attachments.

Hey Luke,

In reply to your comment about the emergency plan, we would like a plan that shows things like:

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

1) Is the operation of the use open 24 hours or just on call?
2) If the operation is just on-call, who is expected to show up to the site outside of normal hours? How many employees?
3) For animals being observed/staying overnight, is someone there to watch them? Are there systems in-place to monitor the animals?

Other information regarding this aspect of the use would be greatly appreciated.

Thank you,

Evan G. Hoier
Associate Planner
City of Mequon
11333 N. Cedarburg Rd. | Mequon, WI 53092
262-236-2908 | ehoier@ci.mequon.wi.us
Assistance: 262.236.2902

From: Sebald, Luke (Keller Inc.) <lsebald@kellerbuilds.com>
Sent: Friday, May 10, 2024 10:50 AM
To: Evan Hoier <ehoier@ci.mequon.wi.us>
Cc: Manske, Chris (Keller Inc.) <cmanske@kellerbuilds.com>; Laurent, Nathan (Keller Inc.) <nlaurent@kellerbuilds.com>
Subject: RE: Vet Clinic Requested Materials

Hi Evan,

See my comments below in **RED** and advise.

Thanks!

Luke Sebald
Commercial Project Manager / Co-Owner

KELLER, INC.
Planners | Architects | Builders
With offices in the Fox Cities, Madison, Milwaukee and Wausau

Mobile (414) 397-0526 | Office (262) 250-9710

From: Evan Hoier <ehoier@ci.mequon.wi.us>
Sent: Thursday, May 9, 2024 2:55 PM
To: Sebald, Luke (Keller Inc.) <lsebald@kellerbuilds.com>
Cc: Manske, Chris (Keller Inc.) <cmanske@kellerbuilds.com>
Subject: Vet Clinic Requested Materials

CAUTION: This message originated from outside of Keller's network. Use caution before clicking on any links or attachments.

Good afternoon all,

Below lists the materials requested from my call with Luke on Thursday afternoon.

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

- Number of doctors and other staff on shift with largest number of workers. (Differentiate doctors from staff) (7) DVMs/28 Vet Techs
- Box site plan (very basic) seeing the building rotated 90 degrees so that the frontage is on Port Washington Road. We can certainly provide an option for this orientation. We do have concerns with the function of the building in doing so. In order to maintain the clinic's required drop off lane, the entrance would need to be facing east and we would be unable to provide a front entrance on directly on Port Washington Rd. Similarly, the main entrance to the building will have to be facing north as currently oriented to maintain the drop off lane as required.
    - Ulao Creek Design Guidelines require that the front entrance remains on this portion, so it could potentially go on the corner of the building that touches both the Port Wash frontage and parking lot area to the north.
- Relocation of the flag pole anywhere on the site other than current location.
- If the building cannot be rotated and fit required number of parking spaces, extension of the fenced yard to the rear of the site (east toward wetlands).
- Emergency plan since this animal hospital will be open for 24 hours. Can you elaborate on what information you would be looking for regarding an emergency plan?
    - This might just be a condition in the report if you cannot provide one by next Wednesday.

Let me know if you have any questions.

Thank you,

Evan G. Hoier
Associate Planner
City of Mequon
11333 N. Cedarburg Rd. | Mequon, WI 53092
262-236-2908 | ehoier@ci.mequon.wi.us
Assistance: 262.236.2902

Attachment: Docs_VetClinic (9379 : Keller, Inc. for G-H Partnership, LLP)

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: **May 20, 2024**

SUBJECT: **Dan Kahn. The applicant is seeking minor request approval for the removal of one specimen tree located at 3600 W. Candlewick Court.**

Applicant:	Dan Kahn
Status of Applicant:	Owner
Requested:	Minor Request – Specimen Tree Removal
Existing Use:	Residential
Existing Zoning:	R-4 (Residential Single Family ¾ acres)
Lot size:	1.00 Acre
Location:	3600 W. Candlewick Court
Tax Key Number:	#14-105-00-010.00
District:	#2

Background
The applicant at 3600 W. Candlewick Court is seeking approval for the removal of (1) specimen Sugar Maple tree that would fall within the proposed footprint of an addition to be added to the north side of the home. The specimen tree proposed for removal is an (18") Sugar Maple. The tree meets size and species requirements outlined by Mequon's Tree Preservation Policy. The tree is in poor condition with multiple minor to major defects or abnormalities, that would impact the future health, safety, and longevity of the tree. These defects include inclusion between co-dominant leaders (a fault in which trunks could collapse), poor compartmentalization underneath previous homeowners poor prune cuts, woodpecker damage, clear evidence of root smothering due to harmful or over grading done by previous homeowner, and canopy dieback due to the multitude of issues.

Proposed Removal
(18") Sugar Maple - Poor condition, with multiple defects, defoliation of canopy, proximity to proposed addition.

Analysis
The proximity of the proposed addition on the north side of home and the poor condition of the specimen Sugar Maple are the primary reasons that complicate preservation of the specimen tree. Based on the tree's location in overlaid blueprints provided of proposed addition, the specimen tree will be within the footprint.

This tree was planted within the landscape by the farm owners prior to division of the property. It is important to note that there are multiple physical injuries inflicted on the specimen tree that the current homeowner is not responsible for, such as:

- Grading that smothered roots
- Poor pruning that caused compartmentalization

When root systems get smothered by grading, oxygen supply gets cut off. The change of grade is most likely due to adding topsoil or fill that changes the existing contour of an area. It also cuts off the water supply to root systems. When trees show symptoms of advance decline due to smother (defoliation of canopy) it is not likely that tree will bounce back. The specimen sugar maples exhibit these symptoms, showing branch die back, defoliation, and overall decline.

When poor pruning cuts are made to a tree leaving stubs, the pruning cut is made too far from the branch collar of tree (contains cells to heal prune efficiently and effectively cuts). This practice leads to branch decay that moves toward main branches and trunk of tree. This leads to compartmentalization, the process of trees defending themselves from damage by walling affected areas. Maple species do not compartmentalize well, and the compartmentalization that took place within the specimen Sugar Maple most likely is reducing its vascular system health and overall structure of the tree.

This tree also has poor branch structure and exhibits co-dominant leaders. These co-dominant leaders weigh against one another, causing inclusion that can lead to failure and ultimate death of tree. The inclusion is evident in the bowl of the tree (the point at which the trunk turns into the upper canopy branch structure) with a large ridge of callous tissue on the outside of bark.

It is important to note that the current homeowner is not responsible for the poor condition and defects on the specimen tree and is willing to replace the caliper inches lost with other native trees.

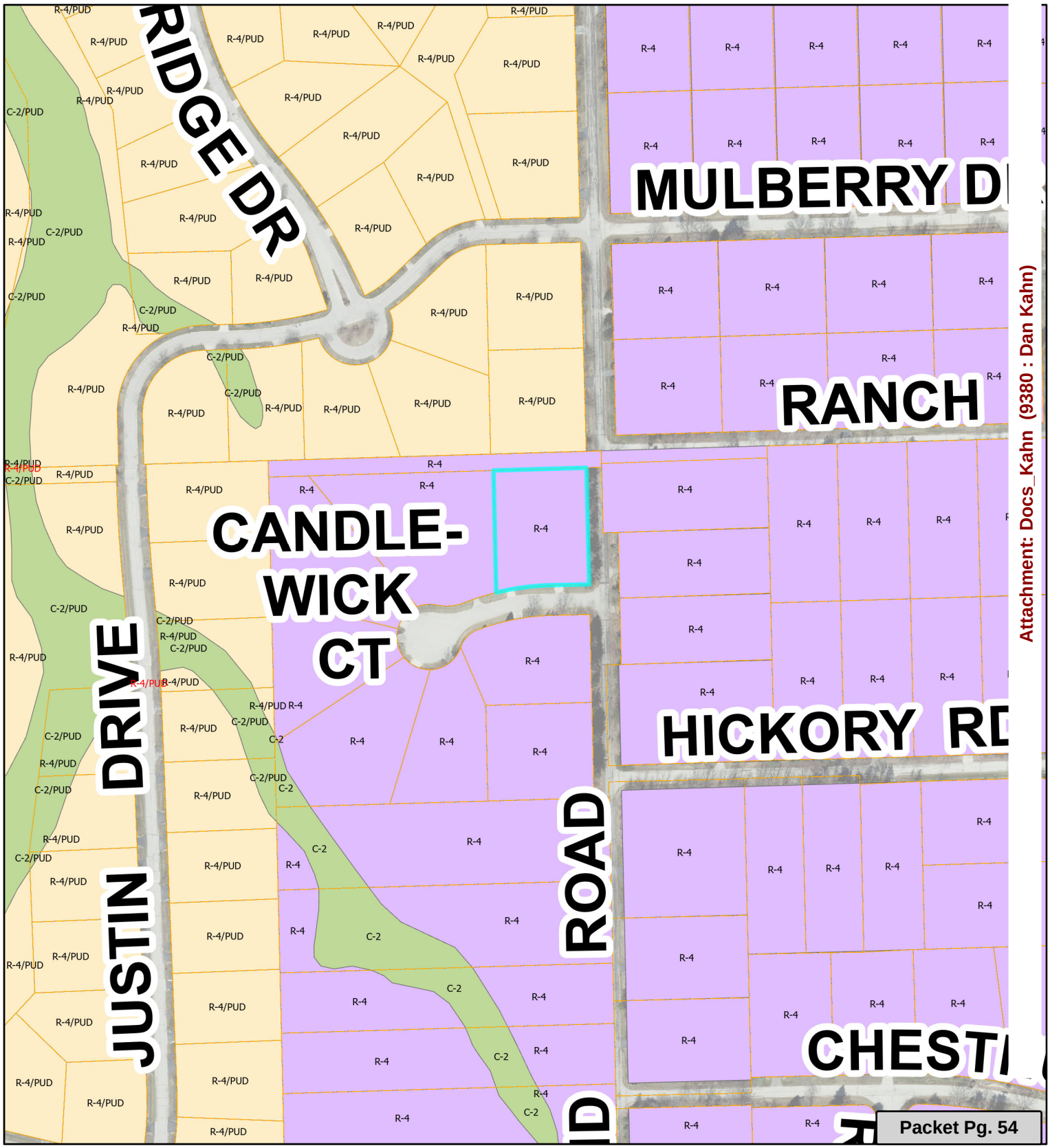
Recommendation
The Forestry Division recommends approval of the request to remove the (1) specimen Sugar Maple based on proximity to proposed addition, present defects in the tree, poor branch structure, and overall poor condition of tree. Though the tree meets specimen species requirements, it is in poor condition. Given the trees poor condition, even if the request for the addition hadn't been made, the tree is longevity is questionable due to its condition from a safety standpoint.

Should the Planning Commission approve the removal of the (1) Sugar Maple, the applicant would be responsible for replacing 50% of caliper inches lost. The total amount of caliper inches lost is 18" This would equal 9" of replacement trees, equating to (5) native 2" trees. In lieu of planting, the owner could donate $900.00 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.

Attachments:
Docs_Kahn (PDF)

KAHN SPEC TREE

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: Docs_Kahn (9380 : Dan Kahn)

Specimen Tree Removal: 3600 W. Candlewick Ct.

The tree in question has become a risk to our home as it continually grows over the current structure that is due south. Multiple tree services have recommended removal of the tree because of it growing over our home, and that it will never grow straight due to its placement relative to other trees. The northern portion of the tree has stunted growth, and relies on the vigorous southern portion that extends over our home. This tree is also the first tree every autumn to lose its leaves, and one of the last to leaf out in the spring.

Pictures are included.

Attachment: Docs_Kahn (9380 : Dan Kahn)

Cornerstone Land Surveying, Inc.

Plat of Survey

Description:
All of Lot 1 of Candlewick Court, being a subdivision of a part of the Northeast ¼ of the Southwest ¼ of Section 24, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

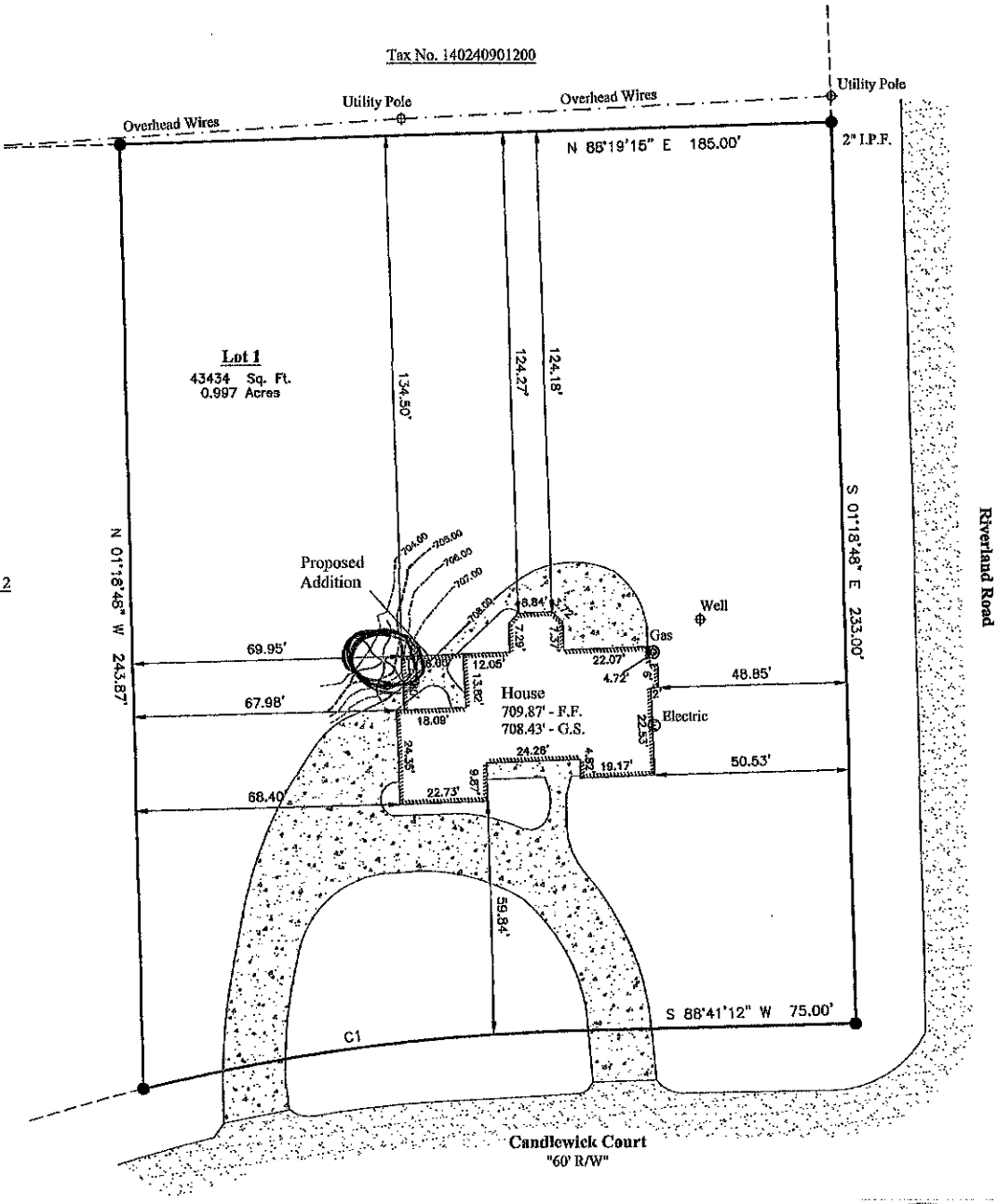
Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Scale 1"= 30'

0' 30' 60'

Legend:
● Denotes Iron Pipe Found
---------- Denotes Existing Contour

Address:
3600 W Candlewick Court
Mequon, WI 53092



Notes:
1) Bearings or Distances in ( ) are Recorded Measurements
2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
3) No Title Policy furnished therefore completeness of easements is not warranted.

Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	508.00'	110.87'	110.65'	N 82°26'03" E	12°30'17"

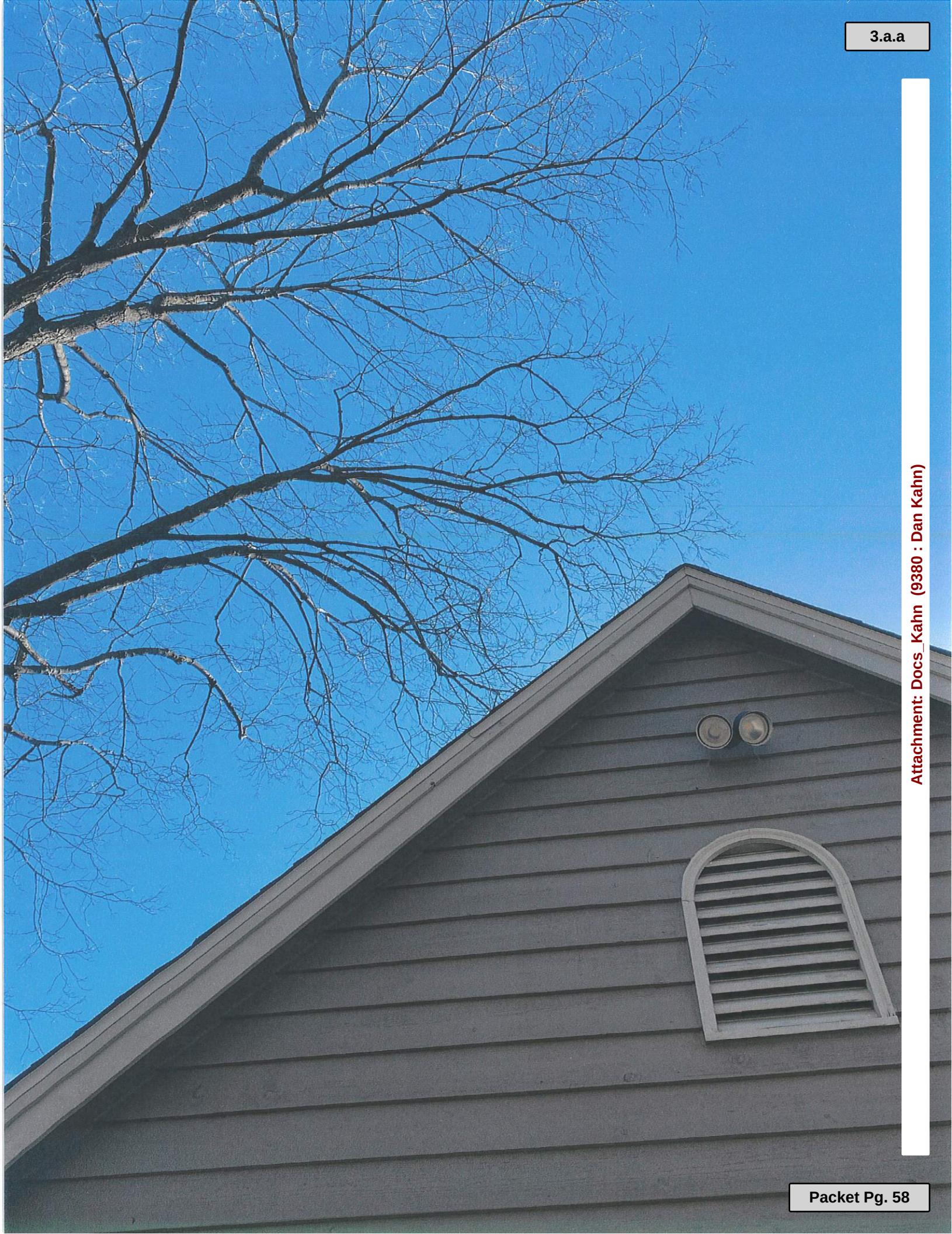
WISCONSIN RICHARD L. SIMON S-2698 HUBERTUS WI LAND SURVEYOR

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. 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 YEAR FROM THE DATE HERETO.

Survey For: Dan Kahn
Dated this 11th day of April, 2024.

Attachment: Docs_Kahn (9380 : Dan Kahn)

Attachment: Docs_Kahn (9380 : Dan Kahn)



Attachment: Docs_Kahn (9380 : Dan Kahn)

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: **May 20, 2024**

SUBJECT: **Neumann Development, Inc. for Highland Road, LLC. The applicant is seeking concept plan and preliminary plat approval to allow for a 37-lot subdivision for the property located at 1310 W. Highland Road (Highland Meadows subdivision).**

Applicant:	Neumann Development Inc.
Status of Applicant:	Owner
Requested:	Concept Plan Preliminary Plat
Existing Zoning:	UCRC (Ulao Creek Residential Cluster)
Land Use Plan:	Residential 1-1.5 Acre
Lot size:	32.72 Acres
Location:	1310 W. Highland Road
Tax Key Number:	#15-007-16-002.00
District:	#5

Background:
The applicant is requesting concept plan and preliminary plat approval for a 37-lot subdivision on 32.72 acres at 1310 W Highland Road. The development is essentially the same as the previously approved plan on January 23, 2023, with the exception of the side yard offset. The applicant is requesting a reduction of the side yard offset from 15 feet to 10 feet. According to the applicant, the reduction is being requested to better accommodate home plans for both front loading and side loading garages. The applicant has submitted several different examples of building plans that show what the design would look like with a 15-foot offset and a 10-foot offset on a typical lot. All other aspects of the plan are similar to what was previously approved.

Analysis:
The UCRC zoning code requires a 15-foot side yard offset unless waived by the Planning Commission as part of the concept plan approval. The code also requires that at least 50% of the garages are required to be side loading. In addition, the minimum lot width requirement in the UCRC is 85 feet which allows for a buildable area of 55 feet with a 15-foot offset on both sides. The current request is to reduce the minimum offset to 10 feet. This will provide an extra 10 feet of building area in total that will better accommodate the ability to construct both front and side loading garages. Staff is supportive of the request since it will provide additional flexibility for an enhanced building design of the proposed single-family dwellings while still providing an adequate buffer between adjacent lots.

An updated preliminary plat approval is also required since the side yard offset is identified on

the plat. Staff has included all of the conditions previously required for the preliminary plat as part of this approval.

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

Engineering Division will review and approve the individual grading, drainage, erosion control, road, water distribution and sanitary sewer plans in conformance with City ordinances and the Standard Specifications for Land Development (SSLD).

Access is provided through proposed street connections on Highland Road and North Port Washington Road. Connection to Highland Road requires acceleration-deceleration lanes and a bypass lane in accordance with Figure 5 of the SSLD. These improvements are shown on the preliminary civil plans. Connection to North Port Washington Road shall be reviewed and permitted by Ozaukee County. Connection at Port Washington Road will require acceleration-deceleration lanes and a bypass lane in accordance with County Ordinances. The applicant shall provide permits of approval when obtained.

There is an approved Development Agreement with Highland Road, LLC. for the current development. If the development is phased, then a separate development agreement is needed for each phase. If construction is phased, Blue Jay Lane/Falcon Lane, the streets from Highland Road to Port Washington Road, must be connected and fully constructed with the first phase, including all public utilities and the looped connection for the water main.

The right-of-way along Highland Road is dedicated at the 100-foot width of the ultimate right-of-way, therefore, no additional dedication is necessary.

The plat shall include entrance islands and cul-de-sac islands within outlots as required by the SSLD. Staff will review and request modifications to the Falcon Drive island to conform to the SSLD island requirements, resulting in wider pavement around that cul-de-sac.

Wetlands are present on site. A wetland delineation report, including indication of the wetland protective areas, and concurrence by the Department of Natural Resources (DNR) shall be submitted. If the wetland or the wetland protective areas defined in the report impact the proposed lot configuration, subsequent Planning Commission approval is required. Wetland fill/disturbance is proposed as part of the development. No wetland disturbance is allowed without DNR permitting. The applicant shall submit DNR permits when obtained.

The property is within the sewer service area, therefore must connect to public water and public sewer. Sanitary service to the property is available through existing facilities on Highland Road. The development agreement contains language on flow control for the sanitary sewer facilities. Depending on the configuration of the site, the water main may require connection on both Highland Road and Port Washington Road to create a loop and redundancy within the system. Water connection shall conform to the Mequon Water Utility Water Connection Policy.

MMSD will require an updated sanitary sewer flow allocation. The document should be submitted to City engineering staff.

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 stormwater management to meet the current City of Mequon, DNR 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 facilities are subject to certification in accordance with Section 58-677 and 58-678 of City ordinance.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the DNR required WRAPP (NOI) permit shall also be provided for the site.

A filling, excavation, and berms permit is required. The total amount of filling and excavation is anticipated to be greater than 1,000 cubic yards. A haul route shall be provided for staff approval and a haul route bond will be required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material.

Staff Recommendation:
Planning staff recommends **approval** of the concept plan and preliminary plat subject to the following condition(s):

1. The multi-use path along Port Washington Road shall include the approved light fixture and spacing requirement of the Ulao Creek neighborhood.
2. Entryway open space amenities include signage, landscaping, light fixture(s), utilities and utility accessories. These entryway features shall enhance the open space adjacent to the public right-of-way and serve as a transition from public to private lands. City approved and designated UC entryway light fixture(s) are required within the defined entryway.
3. The open space plan shall include active amenities in the open space to be reviewed and approved by staff.
4. All existing wetlands shall be contained in the outlot.
4. All buildings shall maintain a minimum building setback of 30’ from the public road right-of-way and a minimum 10/20’ offset from the side and rear property lines. Offsets to wetlands as established by the Department of Natural Resources (DNR).
5. The development shall comply with preliminary plat, development agreement, and final plat requirements. If the development is phased, each phase shall have a separate development agreement.
6. Architectural design of residential buildings shall comply with the Architectural Board’s publication entitled “Guidelines for Residential Structures” and are subject to the Architectural Review Board.
7. Street trees are subject to the approval of the Tree Board and Planning Commission.
8. Street lighting, if proposed, is subject to the approval of the Planning Commission.
9. Entryway signage and landscaping is subject to the approval of Planning Commission.
10. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
11. Access to Port Washington Road is subject to Ozaukee County approval.
12. Connection to Highland Road requires installation of acceleration-deceleration lanes and

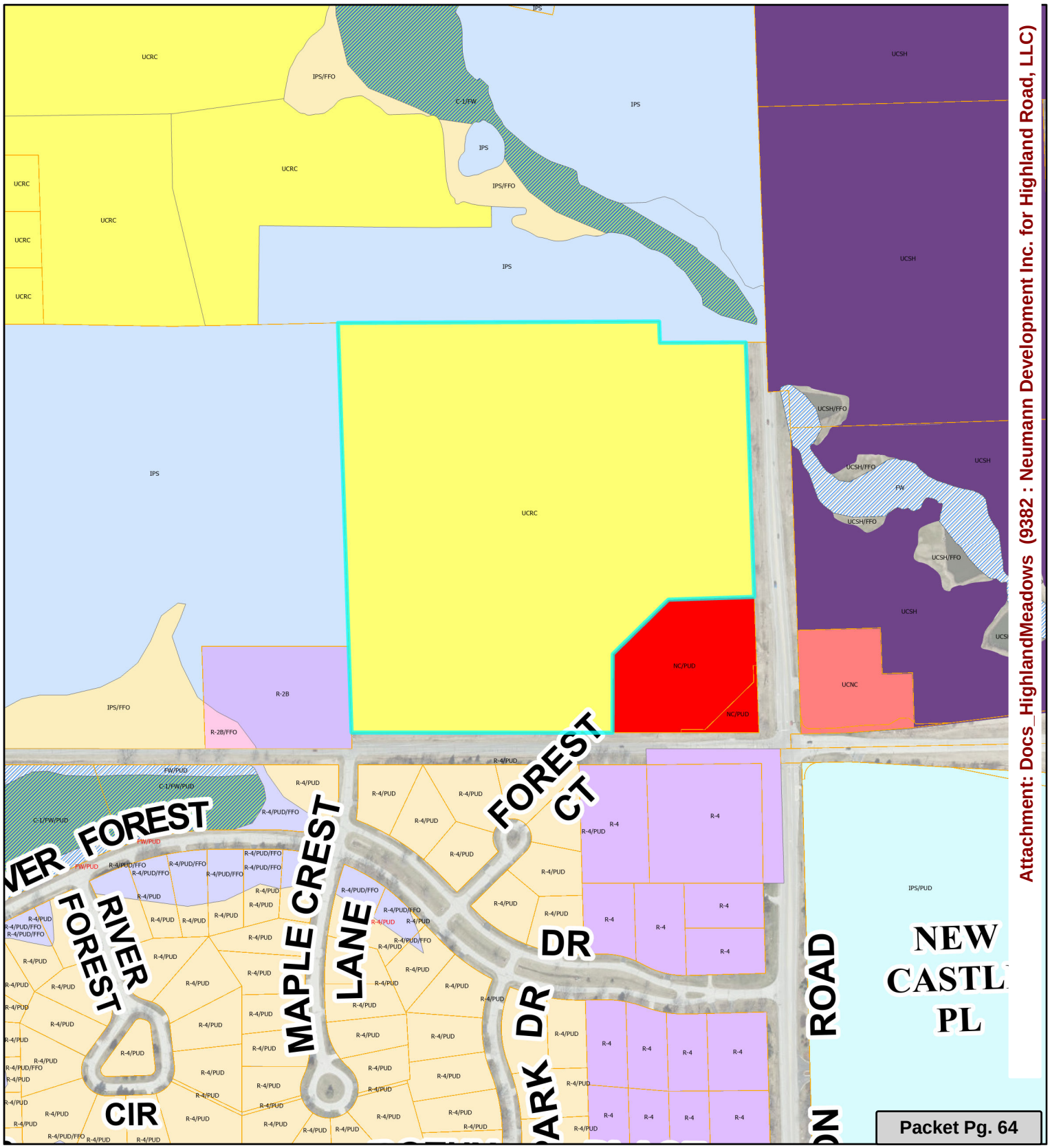
a bypass lane in accordance with the SSLD.

13. If the development is phased, the street must connect through to both Port Washington Road and Highland Road with the first phase.
14. Engineering Division review and approval of the individual grading, drainage, erosion control, road, water distribution and sanitary sewer plans in conformance with City ordinances and the SSLD.
15. The plat shall include entrance islands and cul-de-sac islands within outlots as required by the SSLD.
16. The "DRIVEWAY LOCATION & ORIENTATION NOTES" shall be amended to include the following:
    - The driveways for Lots 1 and 37 shall be located entirely north of the entrance island.
    - The driveways for Lots 27 and 28 shall be located entirely west of the entrance island.
17. The notes section titled "Wetland Area Restrictions" shall be modified to include the Protective Areas and include the ordinance language: Protective areas. A set-back distance of natural, vegetated areas of land, that are the greatest of the following widths as measured horizontally from the top of the channel or delineated wetland boundary to the closest impervious surface, shall exist to protect the following resource waters.
18. Note 5 within the "Wetland Area Restrictions" shall be modified for Mequon/Ozaukee County.
19. The applicant shall submit DNR permit(s) for wetland fill or disturbance prior to any work.
20. Submittal of a sanitary sewer flow allocation document to be provided to MMSD.
21. Any area needed for sewer flow control storage shall be contained in the right-of-way or in a subdivision outlot. A sanitary sewer easement document will be required if outside City right-of-way.
22. The label for the existing pond shall include the reference to the document number for the recorded Stormwater Maintenance and Easement Agreement.
23. Submittal and City Attorney approval of a Stormwater Maintenance and Easement Agreement.
24. Approval of a storm water management plan for the site in conformance with City ordinances, DNR, 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). Where applicable, the agreement should include maintenance of yard drains and sump pump discharge.
25. 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).
26. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon DNR issuance of a WRAPP permit.
27. Application for and approval of a City Filling and Excavation Permit. A haul route and bond shall be submitted for approval. If berms are proposed to exceed 4.5' in height, the applicant must obtain approval from Planning Commission.

Attachments:
Docs_HighlandMeadows (PDF)
Minutes (PDF)

HIGHLAND MEADOWS CONCEPT

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: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)

SITE PLAN SUMMARY

- TOTAL AREA (LOT 2): 32.72 ac
- PROPOSED SINGLE-FAMILY: 37 lots
- PROPOSED DENSITY: 1.13 un/ac
- PROPOSED ZONING: UCRC
- LOT CHARACTERISTICS: (Table 58-243-1)
  - Min. Lot Area = 15,000 sf *
  - *No more than 50% shall be less than 0.5 ac
  - Min. Lot Width = 85'
  - Front Yard = 30'
  - Interior Side/Rear Yard = 10'/20'
  - Lot Coverage = 20% building/structure
- OPEN SPACE: 11.33 acres (34.63% of total site area)
- AVERAGE LOT SIZE = 20,618 SF/LOT
  - STREET LENGTH = 2,260 LF (61.1 LF/LOT)

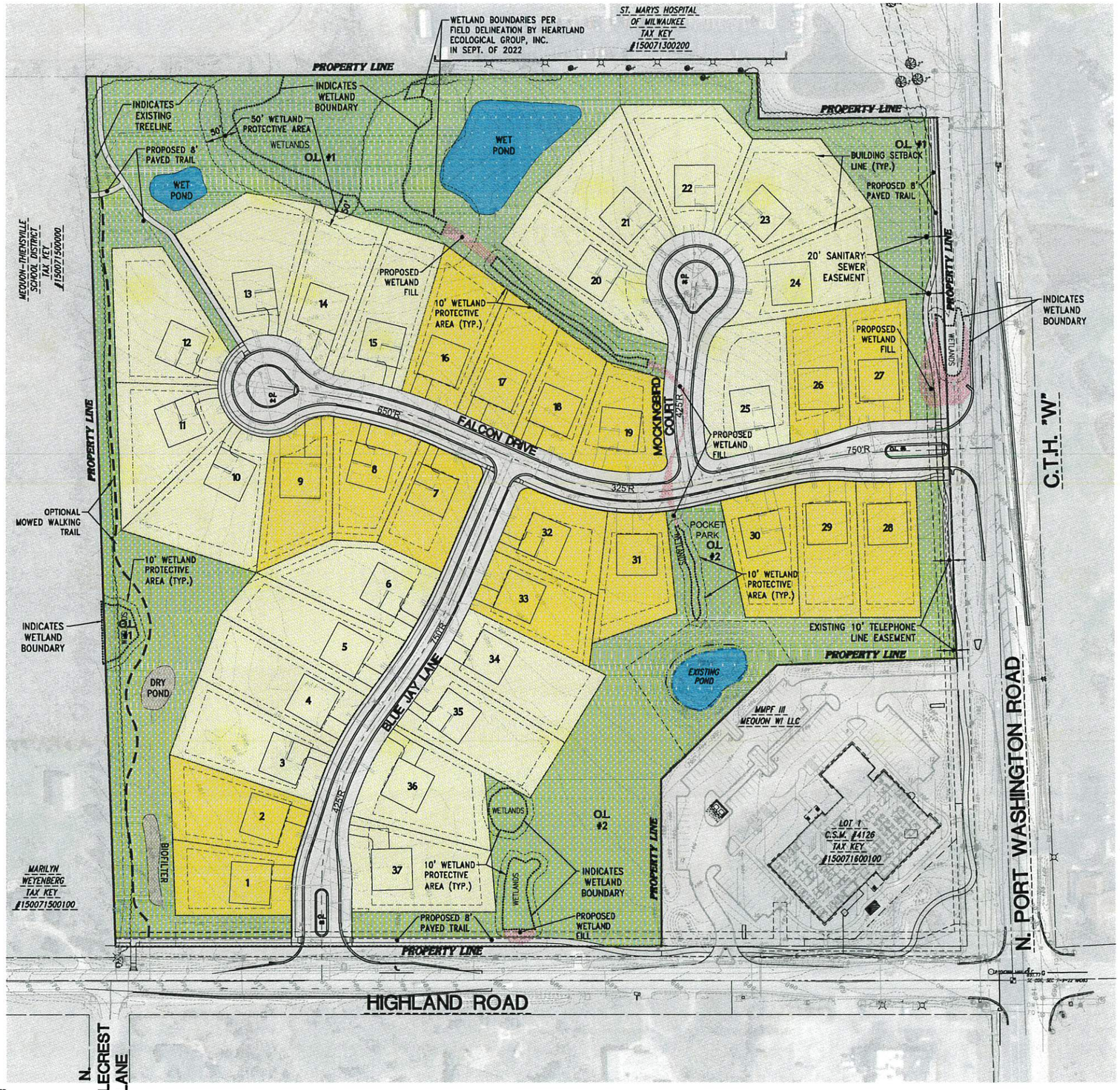
- Subdivision served by public sewer and public water main.

DRIVEWAY LOCATION & ORIENTATION NOTES

- Proposed driveway locations shall be as described herein and consistent with Sec. 58-243 - UCRC
- Corner lots may locate the driveway on either street face.
- NO LESS THAN 50% OF THE LOTS SHALL PRESENT A SIDE LOADING, COURTYARD LOADING, OR 15° TURNED GARAGE ENTRY.
- Front loading garages, where present, shall meet the following:
  - No more than 2 garage stalls shall present on the same linear plane.
  - All front loading garages shall contain architectural details consistent with the front elevation.
  - None of the front loading garages shall have a consistent setback to that of the habitable portion of the building.
  - No more than 30% of the front loading garages shall project further in to the front yard than the habitable portion of the building.
  - There shall be no more than 3 front-loading garage residential buildings in a row.

LOT SIZES

- 20 - 0.5 acre (21,780 sf) Single Family Lots (54.1% of total)
- 17 - 15,000 sf Single Family Lots (45.9% of total)
- TOTAL LOTS = 37 Single Family Lots



0 40 80 160

SCALE: 1" = 80' (22"X34")
SCALE: 1" = 160' (11"X17")

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

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.

H:\C900\953\09016-01-HIGHLAND ROAD SUB\CONSTRUCTION PLANS\OVERALL SITE PLANS\HIGHLAND ROAD_SITE.DWG

WISCONSIN PROFESSIONAL ENGINEER
JOSHUA D. PUDELKO E-39420 WAUWATOSA, WI

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HIGHLAND MEADOWS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF MEQUON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
11/11/2022	PRELIM. SUBMITTAL
01/19/2023	SITE PLAN UPDATES
11/14/2023	CITY SUBMITTAL
1/5/2024	PER CITY REVIEW
2/9/2024	PER CITY REVIEW
3/4/2024	PER CITY REVIEW
4/9/2024	10' SIDE SETBACKS

DATE: APRIL 9, 2024

JOB NUMBER: 953-09016-01

DESCRIPTION: PROPOSED SITE PLAN

SHEET

C0.2

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)

PRELIMINARY PLAT
OF
HIGHLAND MEADOWS

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4126, BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

DRIVEWAY LOCATION & ORIENTATION NOTES:

- PROPOSED DRIVEWAY LOCATIONS SHALL BE AS DESCRIBED HEREIN AND CONSISTENT WITH SEC. 58-243 - UCRC
- CORNER LOTS MAY LOCATE THE DRIVEWAY ON EITHER STREET FACE.
- NO LESS THAN 50% OF THE LOTS SHALL PRESENT A SIDE LOADING, COURTYARD LOADING, OR 15' TURNED GARAGE ENTRY.
- FRONT LOADING GARAGES, WHERE PRESENT, SHALL MEET THE FOLLOWING:
  - NO MORE THAN 2 GARAGE STALLS SHALL PRESENT ON THE SAME LINEAR PLANE.
  - ALL FRONT LOADING GARAGES SHALL CONTAIN ARCHITECTURAL DETAILS CONSISTENT WITH THE FRONT ELEVATION.
  - NONE OF THE FRONT LOADING GARAGES SHALL HAVE A CONSISTENT SETBACK TO THAT OF THE HABITABLE PORTION OF THE BUILDING.
  - NO MORE THAN 30% OF THE FRONT LOADING GARAGES SHALL PROJECT FURTHER IN TO THE FRONT YARD THAN THE HABITABLE PORTION OF THE BUILDING.
  - THERE SHALL BE NO MORE THAN 3 FRONT-LOADING GARAGE RESIDENTIAL BUILDINGS IN A ROW.

LEGEND

	PROPOSED FIRE HYDRANT
W	EXISTING WATERMAIN
	PROPOSED WATERMAIN
SAN	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
ST	EXISTING STORM SEWER
	PROPOSED STORM SEWER
870	EXISTING CONTOUR

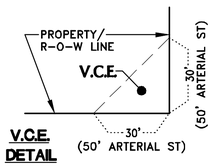
WETLAND AREA RESTRICTIONS:

Those areas identified as Wetland on this Plat shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed Trail System, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and land Use-Planning and Zoning Division shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

VISION CORNER EASEMENT: (V.C.E.)

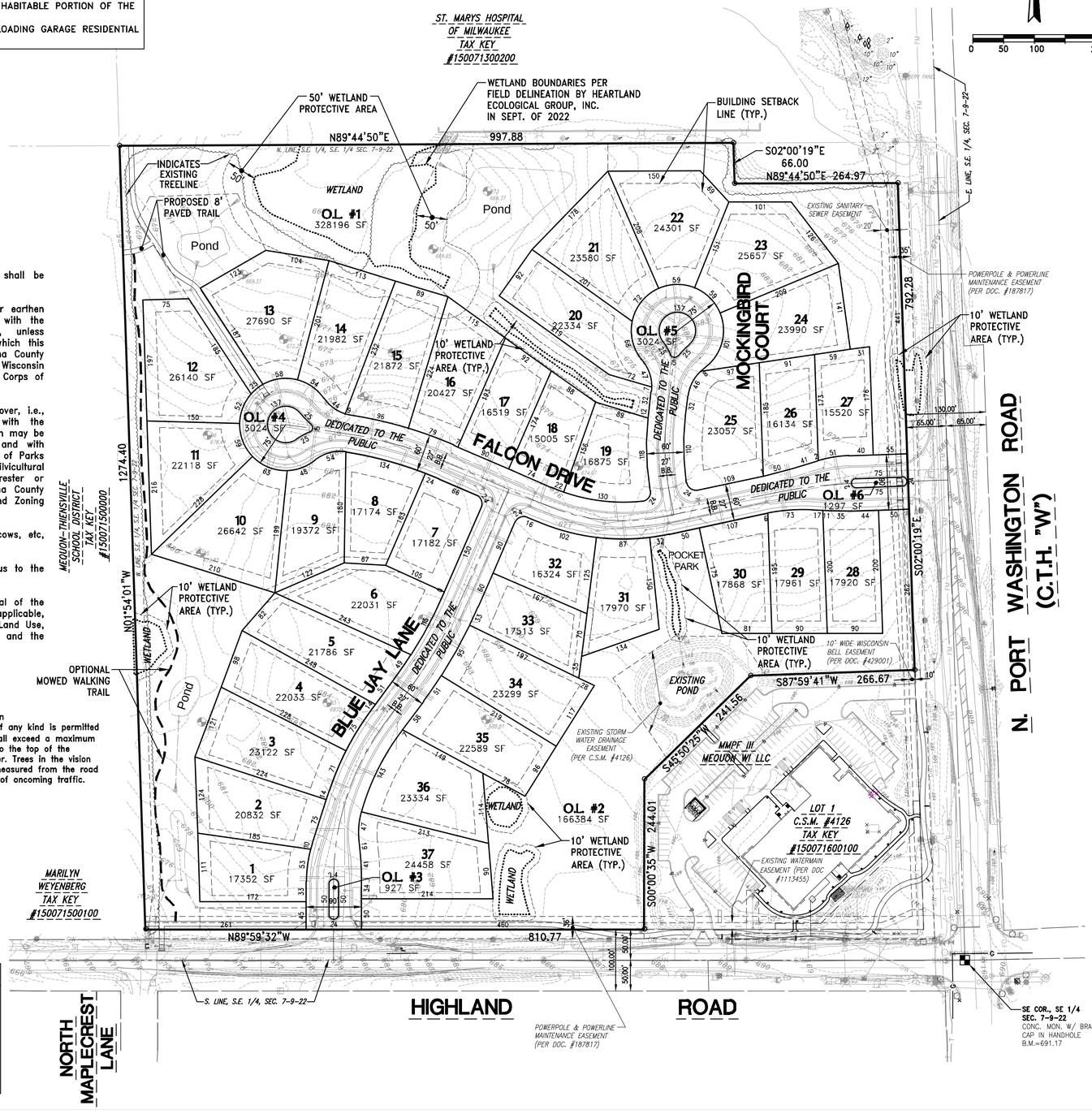
Corner lots as shown on this plat are subject to a Vision Corner Easement in that no structure or improvements of any kind is permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 36 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.

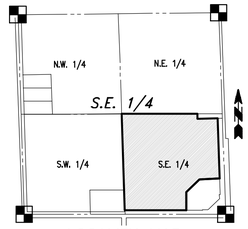


V.C.E. DETAIL

LOT SIZES

20 - 0.5 acre (21,780 sf) Single Family Lots (54.1% of total)
17 - 15,000 sf Single Family Lots (45.9% of total)
- TOTAL LOTS = 37 Single Family Lots





LOCALITY MAP:
S.E. 1/4, SEC. 7, T. 9 N., R. 22 E.
SCALE: 1"=1000'

SITE PLAN SUMMARY

- TOTAL AREA (LOT 2): 32.72 ac
- PROPOSED SINGLE-FAMILY: 37 lots
- PROPOSED DENSITY: 1.13 un/ac
- PROPOSED ZONING: UCRC
- LOT CHARACTERISTICS: (Table 58-243-1)
  - Min. Lot Area = 15,000 sf *
  - *No more than 50% shall be less than 0.5 ac
  - Min. Lot Width = 85'
  - Front Yard = 30'
  - Interior Side/Rear Yard = 10'/20'
  - Lot Coverage = 20% building/structure
- OPEN SPACE: 11.33 acres (34.63% of total site area)
- AVERAGE LOT SIZE = 20,810 SF/LOT
- STREET LENGTH = 2,260 LF (61.1 LF/LOT)

DEVELOPMENT SUMMARY:

1. Tax Key No. 15-007-16-002.00
2. Development contains approx. 32.7192 Acres.
3. Subdivision contains 37 single family lots.
4. Lots shall be served by public Sanitary Sewer and Watermain.
5. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
6. Outlots 1 & 2 contain Stormwater Management Facilities which shall be owned and maintained as described in Notes 7 & 8 herein.
7. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in the outlots of this Subdivision. Ozaukee County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
8. Stormwater Management Facilities are located on Outlots 1 & 2 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

- Subdivision served by public sewer and public water main.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

WETLAND DELINEATION NOTE:

Wetland boundaries shown herein are based on a field delineation and Wetland Delineation Report prepared by Heartland Ecological Group, Inc. conducted in September of 2022. Per proposed WDNR wetland permitting as illustrated.

WETLAND PROTECTIVE AREAS:

Per City of Mequon Sec. 58-675(i):
- -Highly Susceptable Wetland Setback: 50'
- -Less Susceptable Wetland Setback: 10% of average width, but no less than 10' or more than 30'.

HORIZONTAL DATUM PLANE:

All bearings are referenced to grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD83/2011), in which the East line of the S.E. 1/4 of Section 7, Town 9 North, Range 22 East, bears North 02°00'19" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum of 1988 and are based on survey data collected by Trio Engineering, LLC.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Dept. of Administration
- Ozaukee County, Dept. of Parks and Land Use

APPROVING AUTHORITY:

- City of Mequon

DEVELOPER:

NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

OWNER:

NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the City of Mequon.

Date: 11-14-22
Revised: 05-08-24

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser
Grady L. Gosser, R.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

TRIO ENGINEERING
4100 N. CALHOUN RD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HIGHLAND MEADOWS
SINGLE FAMILY DEVELOPMENT
CITY OF MEQUON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
11/14/2022	CITY SUBMITTAL
5/8/2024	SITE UPDATES

DATE: MAY 8, 2024

JOB NUMBER: 90-016-953

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

Attachment: Docs. HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)

H:\900\953\90016-01_HIGHLAND ROAD SUB\SURVEY\PLATS\50PRPOT_HIGHLAND MEADOWS_22X34.DWG



FRONT ELEVATION

1/4"=1'-0"

93 FOOT WIDE LOT WITH 1-15 FOOT/30 FOOT SIDE SET BACKS

3-CAR SIDE ENTRY

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)



FRONT ELEVATION

1/4"=1'-0"

10' SIDE YARD

53'-0"

30' SIDE YARD

93 FOOT WIDE LOT WITH 1-10 FOOT/30 FOOT SIDE SET BACKS

3-CAR SIDE ENTRY

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)



FRONT ELEVATION

1/4"=1'-0"

15' SIDE YARD

48'-0"

30' SIDE YARD

93 FOOT WIDE LOT WITH 1-15 FOOT/30 FOOT SIDE SET BACKS

3-CAR SIDE ENTRY

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)



FRONT ELEVATION

1/4"=1'-0"

10' SIDE YARD

53'-0"

30' SIDE YARD

93 FOOT WIDE LOT WITH 1-10 FOOT/30 FOOT SIDE SET BACKS

3-CAR SIDE ENTRY

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)



FRONT ELEVATION
1/4"=1'-0"

93 FOOT WIDE LOT WITH 2-15 FOOT SIDE SET BACKS
3-CAR COURTYARD ENTRY

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)



FRONT ELEVATION

1/4"=1'-0"

10' SIDE YARD

73'-0"

10' SIDE YAI

93 FOOT WIDE LOT WITH 2-10 FOOT SIDE SET BACKS

3-CAR COURTYARD ENTRY

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)



FRONT ELEVATION

1/4"=1'-0"

93 FOOT WIDE LOT WITH 2-15 FOOT SIDE SET BACKS

3-CAR FRONT ENTRY

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)



FRONT ELEVATION

1/4"=1'-0"

10' SIDE YARD

73'-0"

10' SIDE YAI

93 FOOT WIDE LOT WITH 2-10 FOOT SIDE SET BACKS

3-CAR FRONT ENTRY

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)



FRONT ELEVATION

1/4"=1'-0"

93 FOOT WIDE LOT WITH 1-15 FOOT/30 FOOT SIDE SET BACKS

3-CAR SIDE ENTRY

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)



FRONT ELEVATION

1/4"=1'-0"

10' SIDE YARD

53'-0"

30' SIDE YARD

93 FOOT WIDE LOT WITH 1-10 FOOT/30 FOOT SIDE SET BACKS

3-CAR SIDE ENTRY

Attachment: Docs_HighlandMeadows (9382 : Neumann Development Inc. for Highland Road, LLC)

building will provide a buffer for golf balls from the nearby tee boxes and the cars located on the west side of the building.

The city has a 20-foot offset requirement for drive aisles to provide room for landscaping and buffering between the buildings, roads and adjacent properties. The 50-foot ultimate ROW was created to allow for future road expansion as well as bike and pedestrian accommodations.

Staff recommends denial of the CUG waiver and ROW waiver as staff believes there is sufficient open space to construct a parking lot to the south of the proposed building and buffering could be achieved from the golf balls with landscaping and fencing.

Should the Commission approve the parking lot to exceed the 20-foot setback and encroachment into the ultimate ROW; staff recommends that a ROW waiver for the parking stalls location be executed and recorded including the following conditions listed in the staff report, including the property owner removing that portion of the parking lot and installs landscaping in accordance with the code.

Mayor Nerbun stated there was confusion at the last meeting regarding the number of parking stalls that were approved but agrees that there was guidance not to cut down any trees.

Forester Gies stated that the two trees proposed for removal on the north end are not due to the parking lot. He explained there is a small grouping of trees and two white spruces, that are both in poor condition, that are approved to be removed. The two proposed specimen trees to be removed are located west of the building. Both trees are western red cedars, and they are not in desirable condition.

Action
Ald. Strzelczyk made a motion to approval with the parking lot as proposed in the packet including the alternate conditions made by staff (all 14 conditions on pages 144 & 145).
Commissioner 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:	Martin Choren, Commissioner
AYES:	Nerbun, Strzelczyk, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

d) Neumann Development, Inc. The applicant is seeking concept plan, preliminary plat, fill permit and development agreement approval to allow for a 37-lot subdivision for the property located at 1310 W. Highland Road (Highland Meadows).

Asst. Dir. Zader stated that this request is for concept plan, preliminary plat and fill approval This was in front of the Commission in February of 2022, but the concept plan has changed to

Attachment: Minutes (9382 : Neumann Development Inc. for Highland Road, LLC)

37-lots due to sewer service on the parcel. An updated plan was submitted after the packet was published which addresses some of staff's concerns. The plan complies with the new Ulao Creek Residential Cluster District which requires at least 30% open space, this plan shows roughly 34% open space as well as designated lots to have side-loading garages. Staff requested a no-mow path to extend around the entire property as a requirement. The applicant added a tot lot as required as well; a final plan will need to be approved. There has been some feedback about the glare from the lights at the medical clinic and staff has been trying to work with the electrician that installed the lights to resolve the issue. One issue that needs to be modified is that the no-mow path is required to continue through the development. He explained that per the Development Agreement they are allowed to build three spec homes before the final plat is approved. All the other conditions of the zoning district have been met and staff recommends approval.

Commission feedback includes support for the project although there is strong response that the lights are an issue that need to be addressed. Staff commented that the lights will be checked to ensure the correct colored bulbs were installed. The Commission requested that the grading plan be reviewed and that the neighbor (Weyenberg) be consulted regarding the proposed development plan. Overall, the Commission is supportive of this proposed development. There was a discussion regarding bypass lanes, and it was reported by staff that the traffic count does trigger a bypass lane on Highland Road, and it will be included as part of this development as well as acceleration/deceleration lanes.

Action
Ald. Strzelczyk made a motion to approve with the modification to condition #1 that the color and temperature of the lights be reduced at Ascension, the no-mow path be continued through the entire development and final plans of the pocket park be required.
Commissioner 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:	Martin Choren, Commissioner
AYES:	Nerbun, Strzelczyk, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

e) St. Johns Evangelical Lutheran Church. The applicant is seeking certified survey map approval to allow for modified property lines and rezoning recommendation approval from R-4 zoning to B-1 and IPS zoning for the property located at 1600-1774 W. Mequon Road.

Planner Miller stated that the applicant is proposing to split the parcel so that one lot is 1.55 acres and to rezone this to B-1 to be used for an insurance company. They plan to retrofit the existing barn and house on site for that use. The remaining 4.36 acres will retain the existing childcare center, church and home. The childcare center is currently zoned R-4 and is requested to be rezoned to IPS to match the remaining zoning on that parcel and dissolve the split-zoning there.

Attachment: Minutes (9382 : Neumann Development Inc. for Highland Road, 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: **EVAN HOIER, ASSOCIATE PLANNER**

DATE: **May 20, 2024**

SUBJECT: **Ralph and Judith Morello. The applicant is seeking land division consultation for the properties located at 10050 N. Range Line Road, the parcel immediately to the south and 2516 Range Line Terrace.**

Applicant:	Ralph & Judith Morello
Status of Applicant:	Property Owner
Requested:	Land Division Consultation
Existing Use:	Residential Single Family
Existing Zoning:	R-2 (Rural Residential Detached)
Land Use Plan:	Residential 1.5-5 Acres
Lot size:	10.54 Acres
Location:	10050 N. Range Line Road, the parcel immediately to the south & 2516 Range Line Terrace
Tax Key Number:	#15-031-07-015.00 & #15-031-07-020.00
District:	#7

Background:
The applicant is seeking consultation for a land division at 10050 North Range Line Road. The division would result in the addition of two new lots on the western and southern sides of 10050 North Range Line Road and the unaddressed 2.86 acre lot to the southeast. The proposal has two concepts for creating access to the parcels, either from the existing private driveway that services existing lots, or through 2516 West Range Line Terrace.

Zoning Analysis: 10050 North Range Line Road and its adjacent unaddressed parcel are located within an R-2 zoning district, which holds the following technical standards for property:

- Minimum Lot Size: 2.0 acres
- Minimum Average Lot Width: 200 feet
- Minimum Building Setbacks:
    - Local Streets: 50 feet
    - Local Arterials: 70 feet
- Minimum Building Offset: 25 feet
- Maximum Lot Coverage: 10%

All proposed lots fit most of the technical requirements listed above from the Zoning Code. However, the westernmost lot, *Future Lot 4*, does not comply due to the shown n average lot

width of 197.5 feet. A 40 foot by 60 foot building pad was drawn by staff on all 4 proposed lots, ensuring that there was enough space to construct a reasonably-sized home.

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

The existing lots are located along a private driveway off of Range Line Road. There are currently 5 lots that access the private driveway. The existing driveway is approximately 14 feet wide. The City of Mequon Standard Specifications for Land Development (SSLD) Section 3.2.9.A. reads, "private driveways can serve a maximum of four (4) lots and extend up to 500 feet in length." Section 3.2.9.C. reads, "A private roadway and shared private driveway shall have a minimum pavement width of 18 feet with two- (2) foot aggregate shoulders [and a] three-(3) foot clear zone."

The applicant is requesting a waiver to Section 3.2.9.A. and 3.2.9.C. of the SSLD.

The existing driveway is non-conforming to the current SSLD requirements. If additional lots will connect to the existing access driveway, it would trigger the requirement that the driveway will be a private roadway and shall be built in accordance with the roadway standards outlined within the SSLD which requires 18-foot pavement width and a cul-de-sac. The CSM includes two existing parcels located in the middle of the five total parcels being served by the private driveway. If the private roadway requirements are enforced, the improvements would also impact the parcels located to the east and west of the CSM. The widening and cul-de-sac construction would impact those adjacent lots as well and may not be legally practicable.

The applicant submitted a figure showing two access options as "Option A," which utilizes the existing driveway for the new lots, and "Option B," which adds a driveway access to Range Line Terrace for the new lots. "Option B" maintains the amount of lots served by the existing driveway.

"Option B" access would conform with the SSLD, would not require any waivers, does not further impact the non-conforming access, and limits the impact of the new lots on the existing parcels by instead accessing a public roadway. Therefore, staff recommends the two additional lots created by the CSM connect to Range Line Terrace. The additional access would require an easement declaration document subject to review by the City Attorney.

The property south of the CSM at 2516 West Range Line Terrace is shown to contain wetlands. If the "Option B" driveway is constructed through the property, a wetland delineation report must be provided with concurrence from the WDNR. The driveway may not be installed in the wetland protective area as defined in Section 58-675(i) of the Mequon Code of Ordinances.

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

The site is located within the City's sewer service area and connection to the public sewer utility is required. There is currently sanitary sewer service available on the site. Laterals that will cross property lines shall be located within an easement allowing for construction and defining maintenance. Laterals, private interceptor mains or public main extensions shall conform to the SSLD.

Water connection shall conform to the Mequon Water Utility Water Connection Policy. The policy requires that new habitable buildings connect to water in the sewer service area. Properties without legal and practicable access to the main may qualify for an exemption, which requires an application and agreement. See the Water Connection Policy for more information.

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 square feet 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. Occupancy will not be granted until the green infrastructure measures are installed and certified.

The "Option B" driveway would add over 5,000 square feet of impervious surface and would therefore be subject to a green infrastructure plan per MMSD Ch. 13.

If the waiver request is denied, "Option B" is not pursued and the existing driveway is upgraded to a private roadway conforming to the SSLD, a stormwater management plan may be triggered by the increase in impervious surface.

The City will review lot grading plans during the building permit review process to ensure that the natural drainage pattern is being maintained and to ensure that home construction does not impede runoff from upstream. It is also the mechanism to determine if green infrastructure is required.

New driveway construction or other work may require a filling, excavation, and berms permit and/or an erosion control permit with the City.

Staff Summary: All lots must meet the technical standards of the code to be approved by a Certified Survey Map (CSM) the following engineering suggestion:

1. Existing easements shown on the face of the CSM shall include document numbers for reference. All lots shall include easements for access, sanitary sewer and water main.
2. New easements shall be created with associated easement declaration documents. A new access point would require a shared access easement. All easement documents are subject to review by the City attorney.
3. Engineering Division technical review and approval of the CSM is required.
4. Sewer connection is required. Water connection shall conform to the Mequon Water Utility Water Connection Policy.
5. An additional driveway or existing driveway modifications may trigger runoff control requirements. For any home/driveway construction that exceeds 5,000 square feet of impervious area, each individual lot will be required to provide a green infrastructure plan meeting MMSD requirements. Alternatively, the developer could plan for a regional stormwater facility that meets City ordinances and MMSD Chapter 13. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee. Occupancy will not be granted until the green infrastructure measures are installed and certified.
6. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13 if ½-acre of impervious surface is added, including

execution of a Storm Water Management Maintenance and Easement Agreement with maintenance provisions for all proposed Best Management Practices (BMPs). Where applicable, the agreement should include maintenance of yard drains and sump pump discharge.

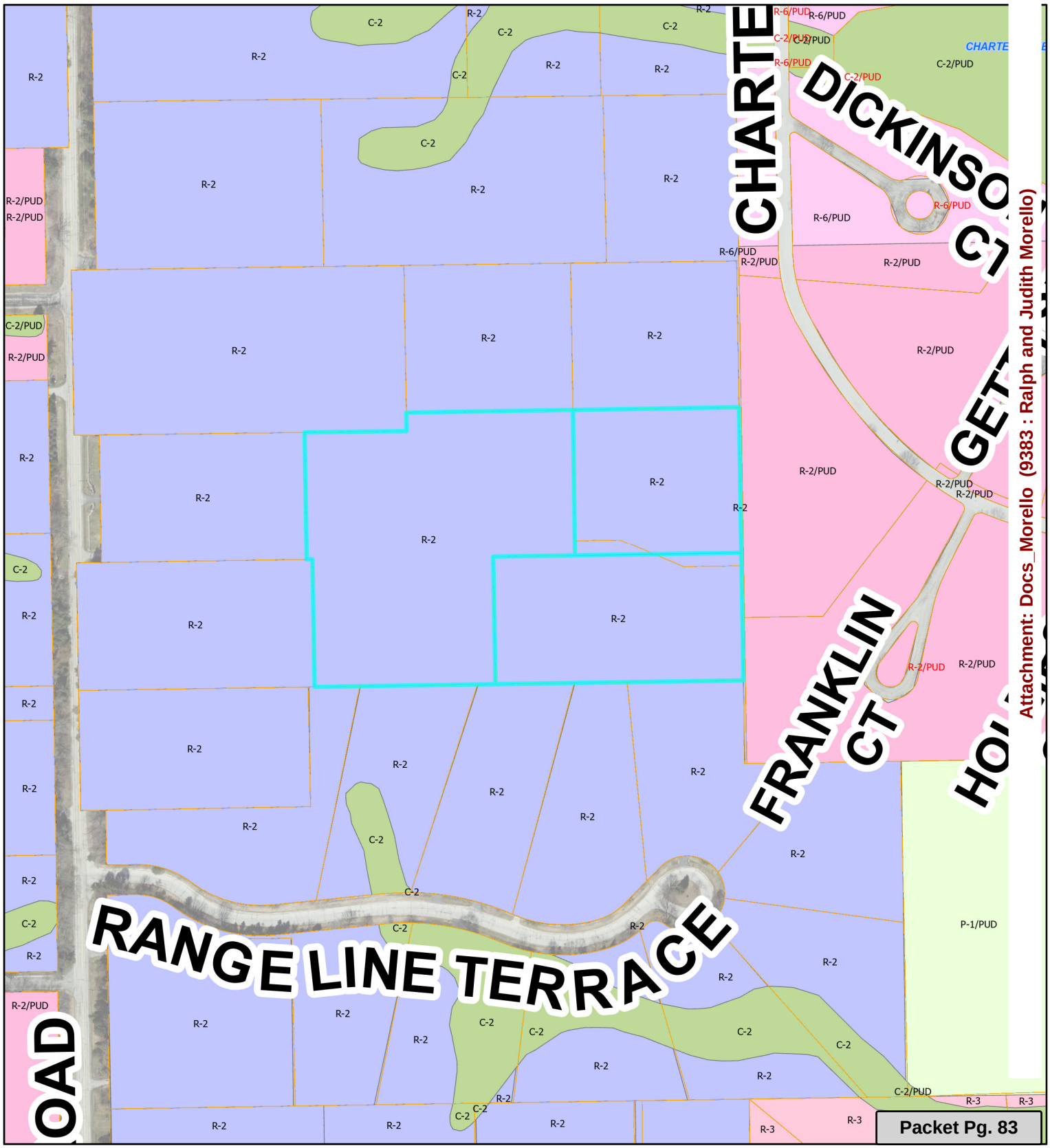
7. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).
8. The applicant shall serve the created lots through a separate access point to Range Line Terrace shown as “Option B”, or, the Planning Commission shall grant a waiver to Section 3.2.9.A. and 3.2.9.C. of the SSLD which would allow the existing driveway to remain in place and serve the created lots.
9. If a driveway to Range Line Terrace is constructed as Option “B” shows, the driveway must conform to the Mequon SSLD and the applicant must submit a wetland delineation report with concurrence from the WDNR. The driveway must be located outside of the wetland protective area.

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Attachments:
Docs_Morello (PDF)

MORELLO CONSULT.

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



Ralph Morello
10050 N Range Line Road
Mequon, WI 53092

April 18, 2024

City of Mequon
Planning Development Department
Planning Division
11333 N Cedarburg Road
Mequon, WI 53092

RE: Planning Commission Application

To Planning Division Staff:

Attached please find the Planning Commission Apllication submitted by Ralph Morello, on behalf of the Owner, the Ralph Morello and Judith A. Morello Revocable Trust of the real property located at 10050 N. Range Line Road, Mequon, WI 53092, which is legally described as the attached warranty deeds show for parcels identified as 15-031-07-015.00 and 15-031-07-020.00
Applicant requests a land division be made per the site plan and conceptual drawing made by The Sigma Group, 1300 W. Canal Street, Milwaukee, WI 53233 under the direction of Jim Schneider (262-241-9400) and a waiver for Mequon Standard Specification for Land Development 3.2.9 A
Please consider this application for an agenda item at the May 2024 meeting.

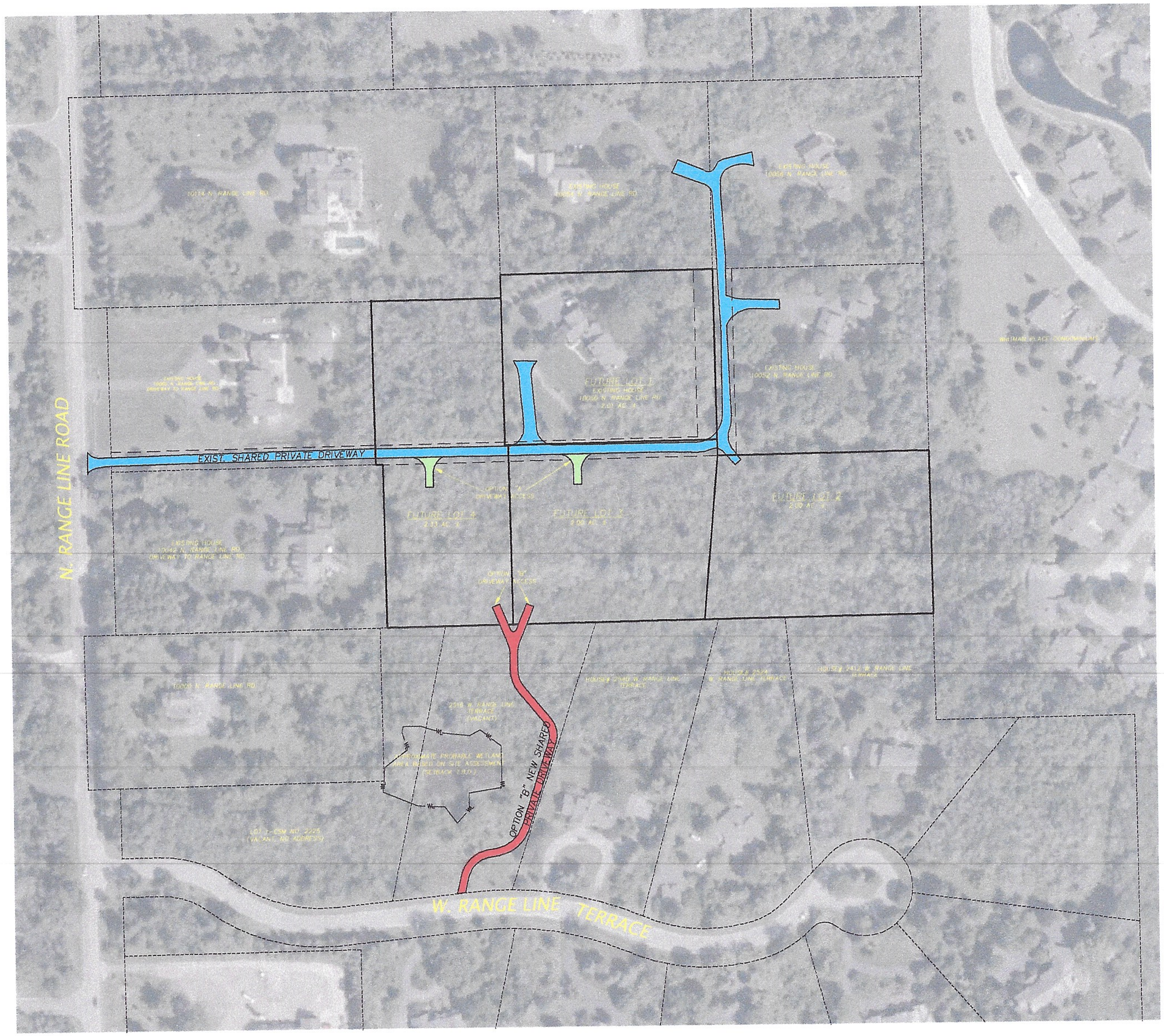
Sincerely,

Ralph Morello

enc. Mequon Plan Commission Application
check to pay filing fee
trust instrument / certificate of trust
grant deed / warranty deeds
letter of authorization
easements / Certified Survey Map
site plan / conceptual drawing
Mequon Standard Specification for Land Development 3.2.9 A

Attachment: Docs. Morello (9383 : Ralph and Judith Morello)

Attachment: Docs_Morello (9383 : Ralph and Judith Morello)



Private Driveway Options

OPTION "A" :

ALL EXISTING & FUTURE LOTS (7 TOTAL) WOULD BE SERVED BY EXISTING SHARED PRIVATE DRIVEWAY, AS SHOWN BELOW.

OPTION "B" :

EXISTING & FUTURE LOTS 1 & 2 (5 TOTAL) WOULD BE SERVED BY EXISTING SHARED PRIVATE DRIVEWAY, AS SHOWN BELOW.

FUTURE LOTS 3 & 4 WOULD BE SERVED BY NEW SHARED PRIVATE DRIVEWAY ACROSS 2516 W. RANGE LINE TERRACE, AS SHOWN BELOW.

Legend

- DENOTES EXISTING LOT LINES
- DENOTES PROPOSED LOT LINES AFTER LAND DIVISION
- DENOTES EXISTING EASEMENT AND/OR ROAD RESERVATION
- WL — DENOTES PROBABLE WETLAND AREA
- DENOTES EXISTING SHARED PRIVATE DRIVEWAY & LOT ACCESS
- DENOTES OPTION "A" DRIVEWAY ACCESS FOR FUTURE LOTS 3 & 4
- DENOTES OPTION "B" DRIVEWAY ACCESS FOR FUTURE LOTS 3 & 4

N

0 80 120 160 240

SCALE 1" = 80'

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

MARK	DATE	REVISION	BY	APVD

"SHARED DRIVEWAY EXHIBIT"

for
Ralph Morello

10000 Block of N. Range Line Road
Mequon, WI

DATE:	APRIL 17, 2024	DRAWN BY:	J.M.B.
FIELD CREW:		PROJECT NO.	22774

619954 3106 VOL 22 PAGE 82

CERTIFIED SURVEY MAP NO. _____

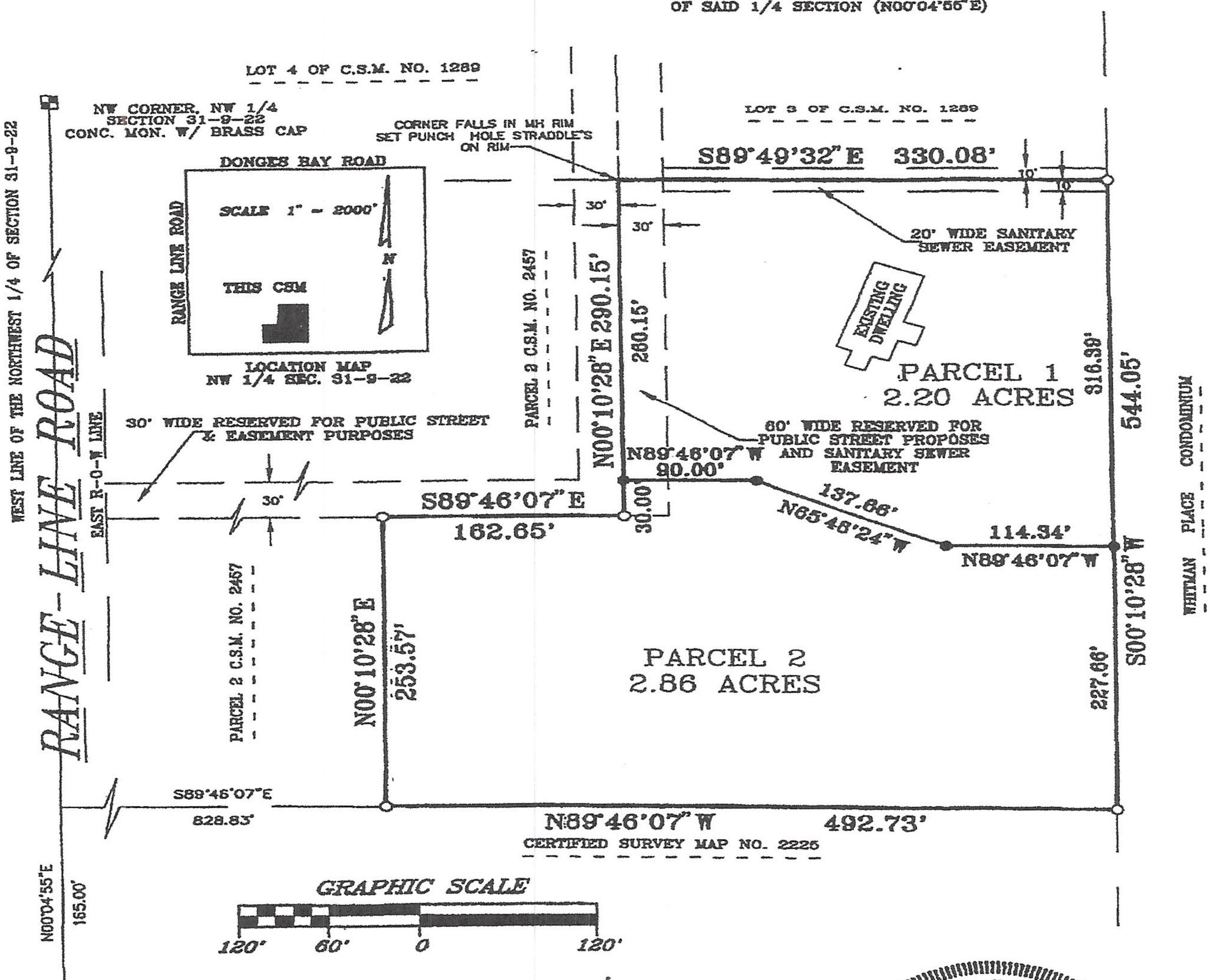
BEING A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2939, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

○ – DENOTES 1" IRON PIPE – FOUND

● – DENOTES 1" IRON PIPE WEIGHING 1.13 LBS PER LINEAL FOOT 24" IN LENGTH – SET

ALL DIMENSION ARE MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT.

BEARING BASED ON AND ARE COMPARABLE WITH CERTIFIED SURVEY MAP NO.. 2457, ASSUMED BEARING ON THE WEST LINE OF SAID 1/4 SECTION (N00°04'55"E)



NIENOW ENGINEERING DIVISION
McCLURE ENGINEERING ASSOCIATES, INC.
5417 NORTH 118TH COURT
MILWAUKEE, WI 53225
PHONE: (414) 616-4880
FAX (414) 616-4885
PROJ. NO. 08-13-98-292
98292C1

WISCONSIN
MARK D. NESGOOD S-1967 KENOSHA, WI
LAND SURVEYOR

12/2/98

WISCONSIN REGISTERED LAND SURVEYOR
MARK D. NESGOOD S-1967

THIS INSTRUMENT WAS DRAFTED BY MARK D. NESGOOD R.L.S.

Attachment: Docs_Morello (9383 : Ralph and Judith Morello)

CITY OF MEQUON

STANDARD SPECIFICATIONS for LAND DEVELOPMENT

12th Edition
December 2022

ENGINEERING

11333 N. CEDARBURG ROAD MEQUON, WI 53092-1930 (262) 236-2934

Attachment: Docs_Morello (9383 : Ralph and Judith Morello)

3.2.4 Vertical Curves. All crest vertical curves shall be designed in accordance with Exhibit 3-73 of AASHTO: A Policy on Geometric Design of Highways and Streets, latest version. All sag vertical curves shall be designed in accordance with Exhibit 3-75 of AASHTO: A Policy on Geometric Design of Highways and Streets, latest version.

3.2.5 Subdivision intersection radii shall be 25 feet to the back of curb for an urban section roadway and 30 feet to the pavement edge for rural section roadways.

3.2.6 For cul-de-sacs, provide spot elevations to demonstrate the transition between the crown of the main road and superelevation of the cul-de-sac.

3.2.7 Arterials, Collectors, and Intersections

A. Any new construction of, extensions of, or connections to any arterial or connector streets and/or intersections shall be designed to appropriate AASHTO, WisDOT, Ozaukee County, and City of Mequon design standards.

B. The design of these improvements requires approval by the jurisdictional authority of the roadway the development is connecting to as well as the City of Mequon. Local residential street design falls under the standard cross-section design described below in Section 3.2.8.

3.2.8 Standard Cross-Sections

A. Pavement width for standard residential streets shall be 22 feet. Conservation subdivision streets shall be 20 feet wide. See Appendix A, Fig. 1-3.

B. Roadside ditches for the standard residential streets without curb shall be located 23 feet from the road centerline and 64 feet from the center of any cul-de-sac. Roadside ditches for conservation subdivision streets shall be 21 feet from the road centerline and 63 feet from the center of any cul-de-sac. See Appendix A, Fig. 1-3

C. Roadway subgrade and pavement surface for all streets shall have a cross slope of 3% and a minimum 0.5% centerline profile gradient.

D. All new street entrances are subject to acceleration/deceleration lanes and bypass lane requirements per Figure 5 in Appendix A.

E. All new streets require an entrance island per Figure 4 in Appendix A.

3.2.9 Private Driveways and Roadways

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.

Attachment: Docs. Morello (9383 : Ralph and Judith Morello)

4.a.a

8026332
Tx:4020264

0940238
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
02/07/2011 3:36 PM
REC FEE: 30.00
PAGES: 1
EXEMPT #: 77.25 (16)

Document Number

State Bar of Wisconsin Form 1 - 2003

WARRANTY DEED

Document Name

THIS DEED, made between RALPH MORELLO AND JUDITH A. MORELLO, HUSBAND AND WIFE ("Grantor," whether one or more), and RALPH MORELLO AND JUDITH A. MORELLO REVOCABLE TRUST DATED MARCH 11, 2010, RALPH MORELLO AND JUDITH A. MORELLO OR SUCCESSOR,** ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Ozaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):
Parcel 2 of Certified Survey Map No. 2457, recorded on August 21, 1992 in Volume 18 of Certified Survey Maps, Page 51, as Document No. 471081, being a redivision of Parcels 1 of Certified Survey Map No. 764 and Lots 1 and 2 of Certified Survey Map No. 1289 and land in the Southwest 1/4 of the Northwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

** TRUSTEES

Recording Area

Name and Return Address
JAMES R. SOMMERS
PO BOX 1136
WAUKESHA, WI 53187-1136

$30

15-031-07-015.00
Parcel Identification Number (PIN)

This is homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
none

Dated FEBRUARY 2, 2011

Ralph Morello (SEAL)
* RALPH MORELLO

Judith A. Morello (SEAL)
*JUDITH A. MORELLO

(SEAL) (SEAL)
*

AUTHENTICATION

Signature(s) RALPH MORELLO AND JUDITH A. MORELLO
authenticated on FEBRUARY 2, 2011
* JAMES R. SOMMERS
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
JAMES R. SOMMERS

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY)

Personally came before me on
the above-named

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires:)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED STATE BAR OF WISCONSIN FORM No. 1-2003

*Type name below signatures.

Hunter & Sommers, LLC PO Box 1136 Waukesha, WI 53187
James Sommers
Phone: (262)547-3384 Fax:

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Morello, Ralph

Attachment: Docs_Morello (9383 : Ralph and Judith Morello)

Document Number

State Bar of Wisconsin Form 1 - 2003

WARRANTY DEED

Document Name

THIS DEED, made between RALPH MORELLO AND JUDITH A. MORELLO, HUSBAND AND WIFE ("Grantor," whether one or more), and RALPH MORELLO AND JUDITH A. MORELLO REVOCABLE TRUST DATED MARCH 11, 2010, RALPH MORELLO AND JUDITH A. MORELLO OR SUCCESSOR,** ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Ozaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):
Parcel 2 of Certified Survey Map No. 3106, recorded on December 11, 1998 in Volume 22 of Certified Survey Maps, Page 82, as Document No. 619954, being a redivision of Parcels 2 and 3 of Certified Survey Map No. 2939, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

** TRUSTEES

8026331
Tx:4020264

0940237
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
02/07/2011 3:36 PM
REC FEE: 30.00
PAGES: 1
EXEMPT #: 77.25 (16)

Recording Area

Name and Return Address
JAMES R. SOMMERS
PO BOX 1136
WAUKESHA, WI 53187-1136 $30

15-031-07-020.00
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
none

Dated FEBRUARY 2, 2011

Ralph Morello (SEAL)
* RALPH MORELLO

Judith A. Morello (SEAL)
* JUDITH A. MORELLO

(SEAL)
*

(SEAL)
*

AUTHENTICATION

Signature(s) RALPH MORELLO AND JUDITH A. MORELLO authenticated on FEBRUARY 2, 2011

* JAMES R. SOMMERS
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

JAMES R. SOMMERS

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
FORM No. 1-2003
STATE BAR OF WISCONSIN
WARRANTY DEED

*Type name below signatures.

Hunter & Sommers, LLC PO Box 1136 Waukesha, WI 53187
James Sommers

Produced with ZipForm® by zipLogix, 18070 Fifteen Mile Road, Fraser, Michigan 48026, www.zipLogix.com

Morello, Ralph

Attachment: Docs. Morello (9383 : Ralph and Judith Morello)

Public Feedback

Date: May 13th, 2024

From: Adam & Susie Brotz, 10054 N. Range Line Rd, Mequon
John & Bevin Bonnell, 10056 N. Range Line Rd, Mequon
Gary Quirk & Pippa Mackett, 10052 N Range Line Rd, Mequon

To: Evan Hoier, Mequon Town Planning Department,

Existing Private Driveway Waiver Request – Morello, 10050 N. Range Line Rd, Mequon.

We are writing to express our concerns regarding a private driveway waiver request submitted by Ralph Morello. With Mr. Morello, we collectively share and maintain this existing private driveway which has served our four properties for 40+ years. We do not believe that the current driveway is suitable to support the addition of a further three developments and we ask you to deny it.

Having met with you at the Planning Office to discuss this proposal and view the submission, we have the following specific concerns,

- The submitted proposal, ('Shared Driveway Exhibit' April 17th, 2024), shows access to five existing lots, when there is access to only four. There is no current access to Future Lot 2 incorrectly shown at the Northwest corner. See attached photos 1 & 2.
- We understand that normally shared private driveways are limited to four homes, rather than the seven proposed. Our driveway is only 14' wide, with a narrow entry from Range Line Road and will need significant remedial work soon.
- The driveway requires regular maintenance, the cost of which is shared, so we are concerned about increased levels of damage and maintenance (and costs) resulting from any future development work and then the ongoing increased traffic. Given the width of the driveway set between existing properties, access for construction traffic would also be difficult and very disruptive. See photo 3.
- All our current properties suffer flooding during bad weather. The runoff from the area, including proposed lots 2, 3 & 4 drains through the north and east sides of 10052 N. Range Line Rd and we are concerned that any additional development will make this even worse. Attached photos show the results of a recent, relatively short rain shower. Will the potential lots be surveyed for flood risk and remediation? Are there any protected wetland areas to be considered?
- Whilst recognizing that there is pressure to increase housing stock, we feel it is unfortunate that this difficult to access, prone to flooding and relatively small parcel of land is now planned to be developed after 40 years.

We respectfully request that you consider the above points and recognize the original specification, limitations, and intent of our shared private driveway, and deny this waiver pending a more appropriate solution. We appreciate your attention and consideration of this matter.

Sincerely,

Gary Quirk on behalf of all those listed above.

Attachment: Docs_Morello (9383 : Ralph and Judith Morello)

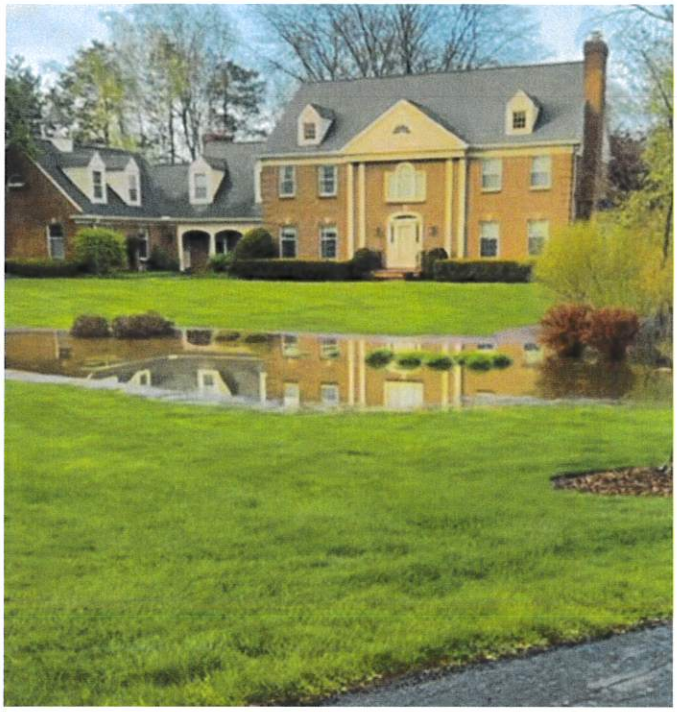


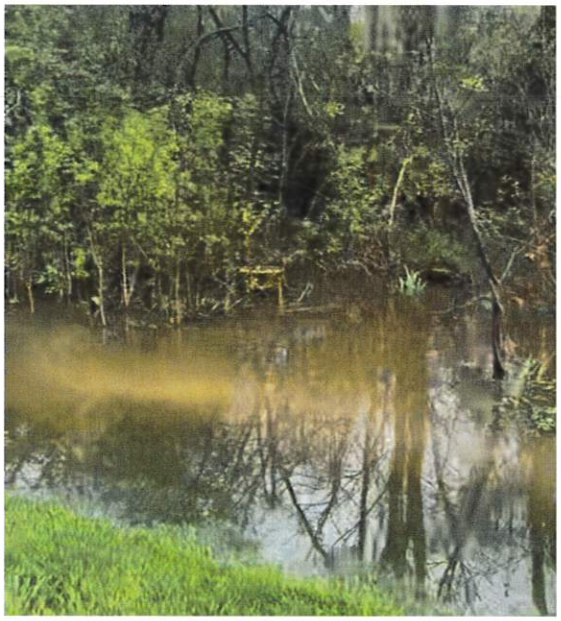
Photo 1 – View of Driveway corner looking South.

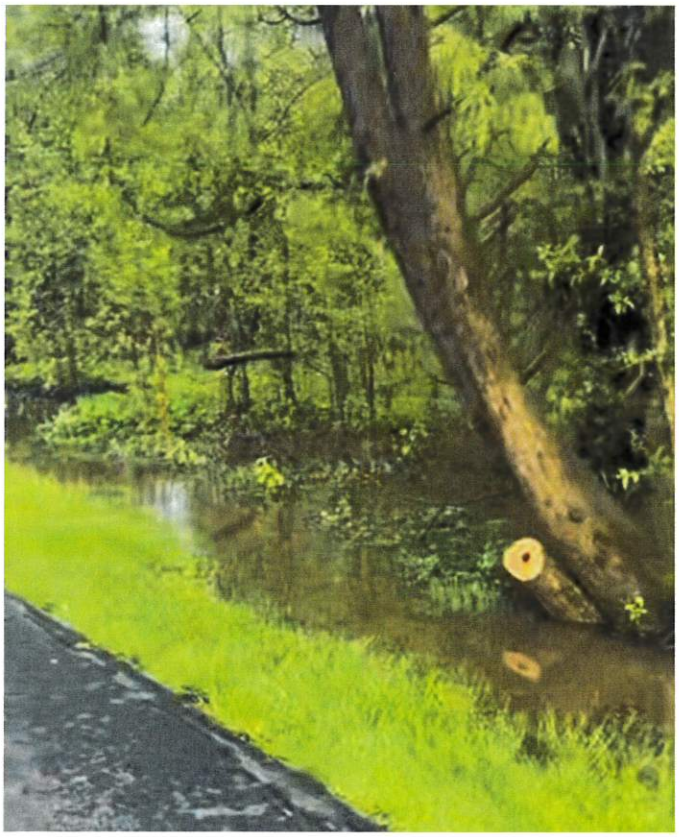


Photo 2 – View of Driveway corner looking East.

Attachment: Docs_Morello (9383 : Ralph and Judith Morello)









10052 N Range Line Rd South Yard



10052 N Range Line Rd South Yard

Attachment: Docs_Morello (9383 : Ralph and Judith Morello)

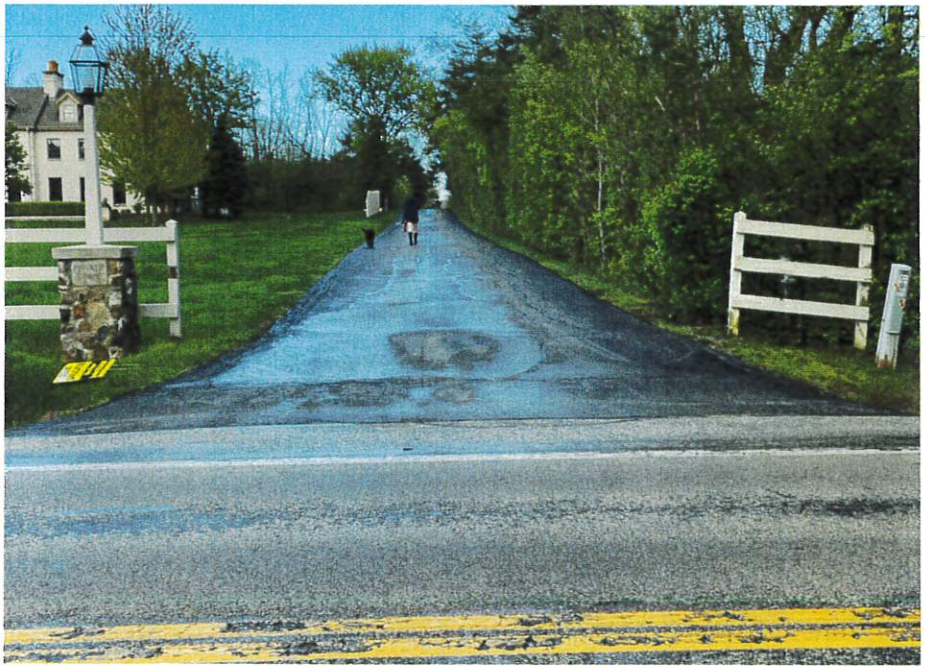
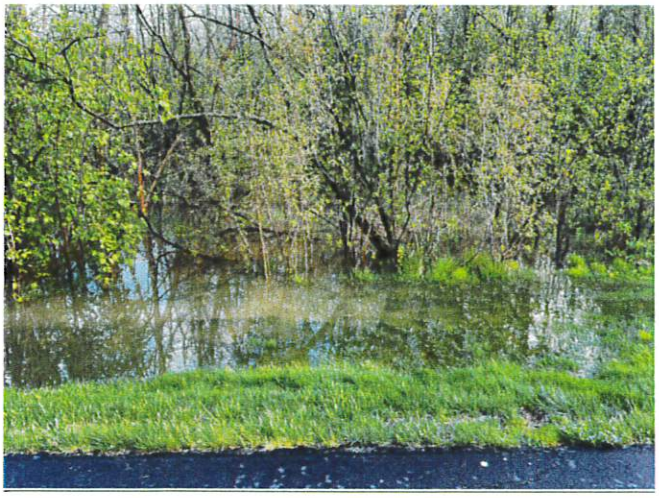


Photo 3 –Driveway entrance from N Range Line Road.

Recent flooding and rainwater run-off along Driveway





Attachment: Docs_Morello (9383 : Ralph and Judith Morello)

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

TO: **Planning Commission**

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

DATE: **May 20, 2024**

SUBJECT: **Norr for Brixor SPE 1 LLC. The applicant is seeking building and site plan amendment approval to allow for exterior improvements for the property located at 10930 N. Port Washington Road (Sendik's Food Market).**

Applicant:	Brixmor SPE 1 LLC
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Use:	Shopping Center
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community Commercial
Lot size:	19.7 Acres
Location:	10902-11116 N. Port Washington Road
Tax Key Number:	#15-029-06-010.00
District:	#8

Background:
The applicant is requesting building and site plan amendment for the Pavilions Shopping Center located at 10906-11116 N Port Washington Road as it relates to façade modifications for the south portion of the building which currently contains Sendiks.

Building Plan:
The building plan changes requested are part of the ongoing improvements to the Pavilions Shopping Center. The first phase, which consisted of the central portion of the development commenced in 2019. Subsequent phases for the Tile Shop and Sierra were approved in 2023 and 2024 respectively. The current phase includes the portion of the building where Sendiks is located. The proposed plan shows the awning detail and colors as the previous phases. The plan also shows the addition of aluminum tongue and groove wall planks located on a portion of the sign façade and on the lower wall section. This material is not consistent with the materials used in the rest of the shopping center. Staff is not supportive of the introduction of new material at this location.

As the Commissioners may recall, the plan for Sierra included additional material related to the brand that was not consistent with the rest of the shopping center. The Planning Commission did allow a small area that included building material accents which were related to the brand but voted to eliminate most of it. The façade area that includes the light walnut material at Sendiks is much larger in area and a greater contrast to the rest of the building colors and materials. Staff is not supportive of the use of the light walnut aluminum planks as shown in the plans. The area that shows the dark walnut planks is less prominent than the façade location with a color that

compliments the design of the rest of the proposed changes. Staff is supportive of the dark walnut planks (use and color of the material) as shown.

According to the phasing plan, there is a small section of the building that includes Elite Nutrition that will not be renovated as part of this phase. This area is relatively small and is the last portion of the main building that has yet to be renovated. In the past, staff has supported the phased approach to the shopping center because of its large size and natural breaks between phases. In this case, staff recommends that the rest of the building to the south be included in this phase. It is a relatively small area and there is not a distinct break between the Sendiks space and the adjacent spaces.

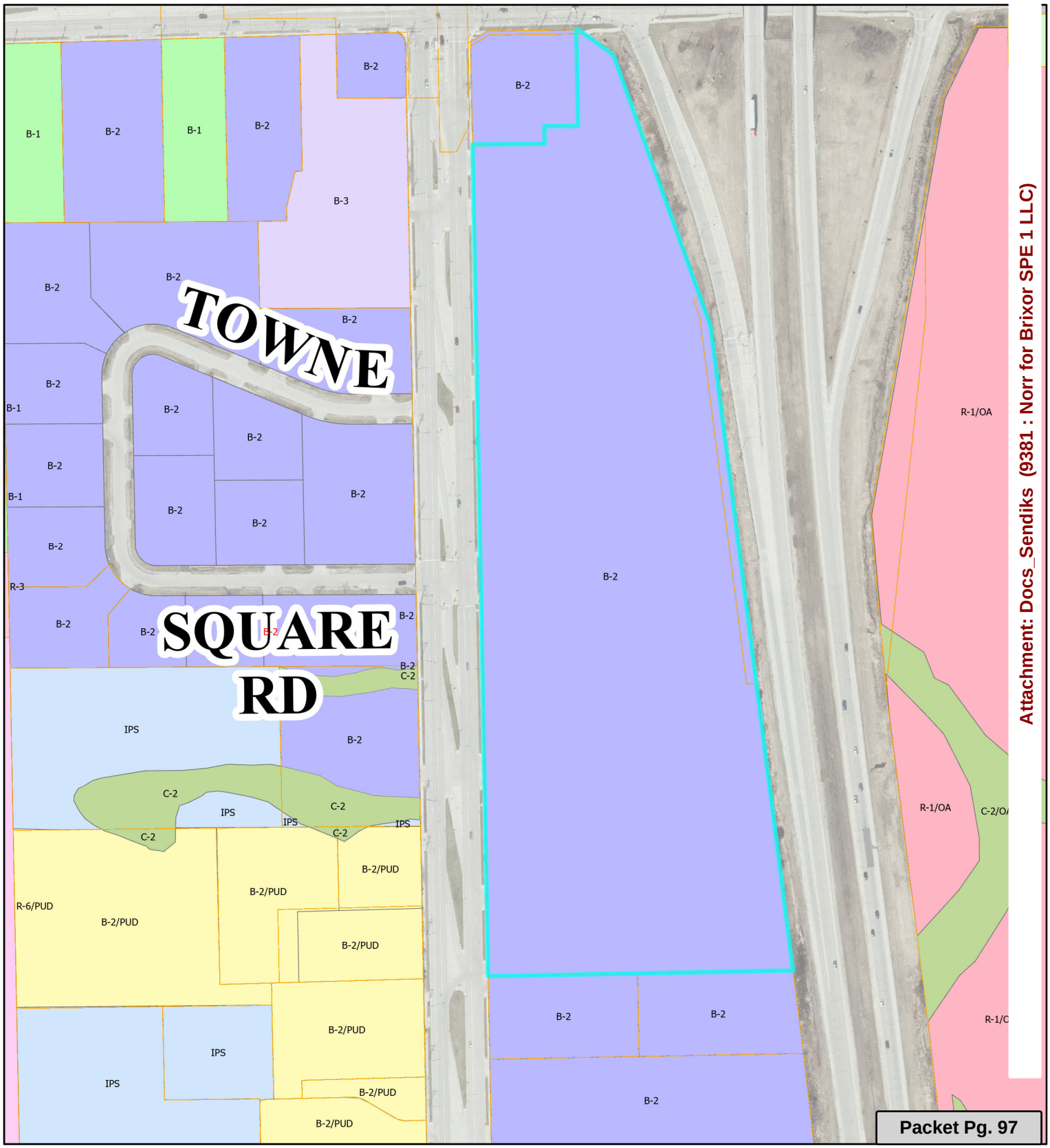
Recommendation:
Staff recommends **approval** of the building and site plan amendment based on the following condition(s):

1. The façade area behind the Sendiks sign shall be painted to match the rest of the shopping center and the aluminum planks shall be removed.
2. The project shall incorporate the remainder of the building to the south. The applicant shall submit updated plans to address the remainder of the building for staff review and approval.
3. Staff review and approval of final site, building and lighting 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.

Attachments:
Docs_Sendiks (PDF)

SENDIKS

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: Docs_Sendiks (9381 : Norr for Brixor SPE 1 LLC)

ARCHITECTURAL DESIGN REVIEW PACKAGE

10930 N. PORT WASHINGTON RD., MEQUON, WI, 53092

04/ 29/ 2024

MEQUON PAVILION - SENDIKS - FACADE IMPROVEMENTS

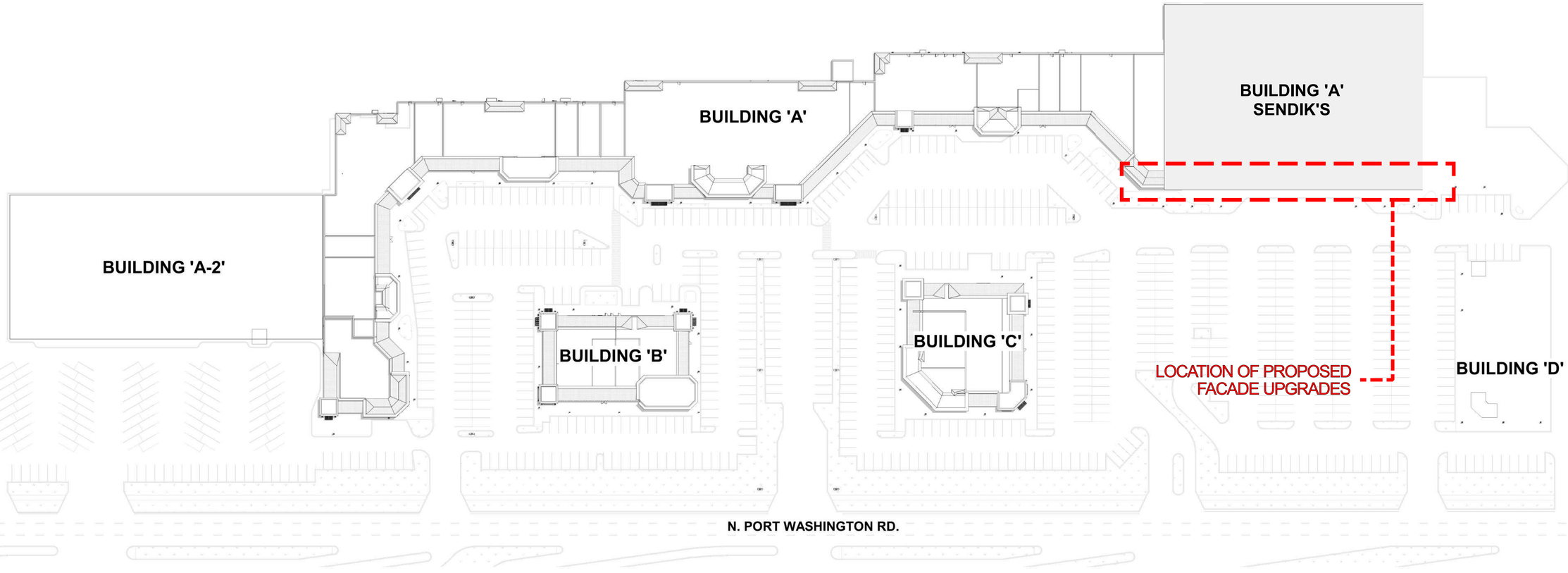
ARCHITECTURAL:

- COVER SHEET A1
- SITE PLAN A2
- RENDERINGS A3
- RENDERINGS A4
- ELEVATIONS A5
- MATERIAL BOARD A6

BRIXMOR™

NORR

Attachment: Docs_Sendiks (9381 : Norr for Brixor SPE 1 LLC)



MEQUON PAVILION - SITE PLAN

BRIXMOR™

NORR

Attachment: Docs_Sendiks (9381 : Norr for Brixor SPE 1 LLC)

Existing facade





Facade upgrades

Mequon Pavilion

Mequon, WI

Facade scope of work:

- EIFS repairs/skim coat or paint to achieve a "like new" refurbished finish
- Introduce 'longboard' finish system into the facade
- Remove and/or cover the existing troublesome blue tile accents
- Remove and replace round awnings with new rectangular fabric awnings to match the redeveloped portion of the center
- Introduce new building mounted accent lighting fixtures
- Paint the cement tile roofing to match the redeveloped portion of the center
- Paint surfaces utilizing the updated color scheme to match the redeveloped portion of the center

Attachment: Docs_Sendiks (9381 : Norr for Brixor SPE 1 LLC)

NORR

BRIXMOR Property Group





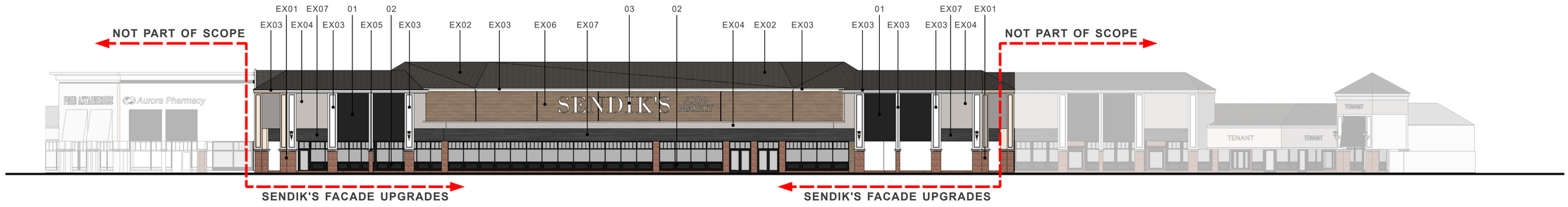




NORR

BRIXMOR
Property Group

Attachment: Docs_Sendiks (9381 : Norr for Brixor SPE 1 LLC)



WEST ELEVATION - SENDIK'S

TAG	MANUFACTURER	DESCRIPTION	COLOR / STYLE
EX01	N/A	EXISTING BRICK	EXISTING TO REMAIN
EX02	N/A	EXISTING CONC. ROOF TILE TO BE PAINTED	TO BE STAINED TO MATCH SHERWIN WILLIAMS TRICORN BLACK SW 6258
EX03	STOCORP OR APPROVED EQUAL	NEW EIFS	TO BE PAINTED TO MATCH SHERWIN WILLIAMS KESTREL WHITE SW 7516
EX04	N/A	EXISTING PLASTER	TO BE PAINTED TO MATCH SHERWIN WILLIAMS MAUVE SW 0002
EX05	N/A	EXISTING CONC. TRIM TO BE PAINTED	TO BE PAINTED TO MATCH SHERWIN WILLIAMS KERSTREL WHITE SW 7516
EX06	LONGBOARD	NEW	6" V-GROOVE - LIGHT WALNUT
EX07	LONGBOARD	NEW	6" V-GROOVE - DARK WALNUT

ELEVATION KEYNOTES:

01 - NEW FABRIC AWNING. FINISH TO MATCH SW 6258

02 - EXISTING WOOD MULLIONS AND PANELS TO BE PAINTED SHERWIN WILLIAMS TRICORN BLACK SW 6258 (TYPICAL)

03 - SIGNAGE BY TENANT

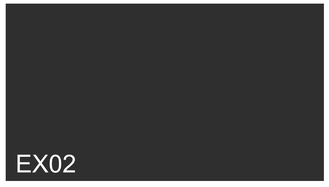
BRIXMOR™

NORR

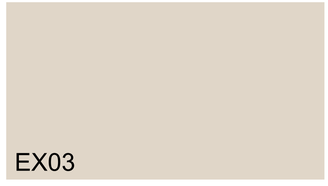
Attachment: Docs_Sendiks (9381 : Norr for Brixor SPE 1 LLC)



STOCORP EIFS SYSTEM



EXISTING ROOF SYSTEM - Painted
Sherwin Williams Tricorn Black - SW 6258



STOCORP EIFS SYSTEM - Painted
Sherwin Williams Kestrel White - SW 7516



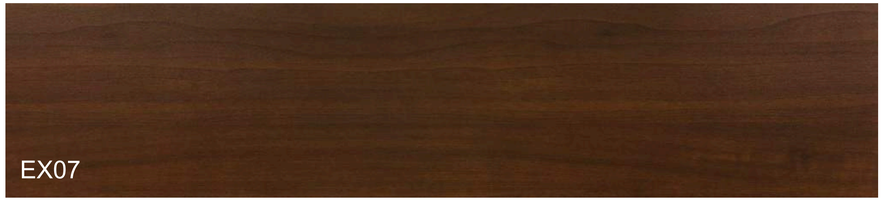
EXISTING PLASTER - Painted
Sherwin Williams Chelsea Mauve - SW 0002



EXISTING BRICK FINISH



Longboard exterior finish system
6" V-Groove - Light Walnut



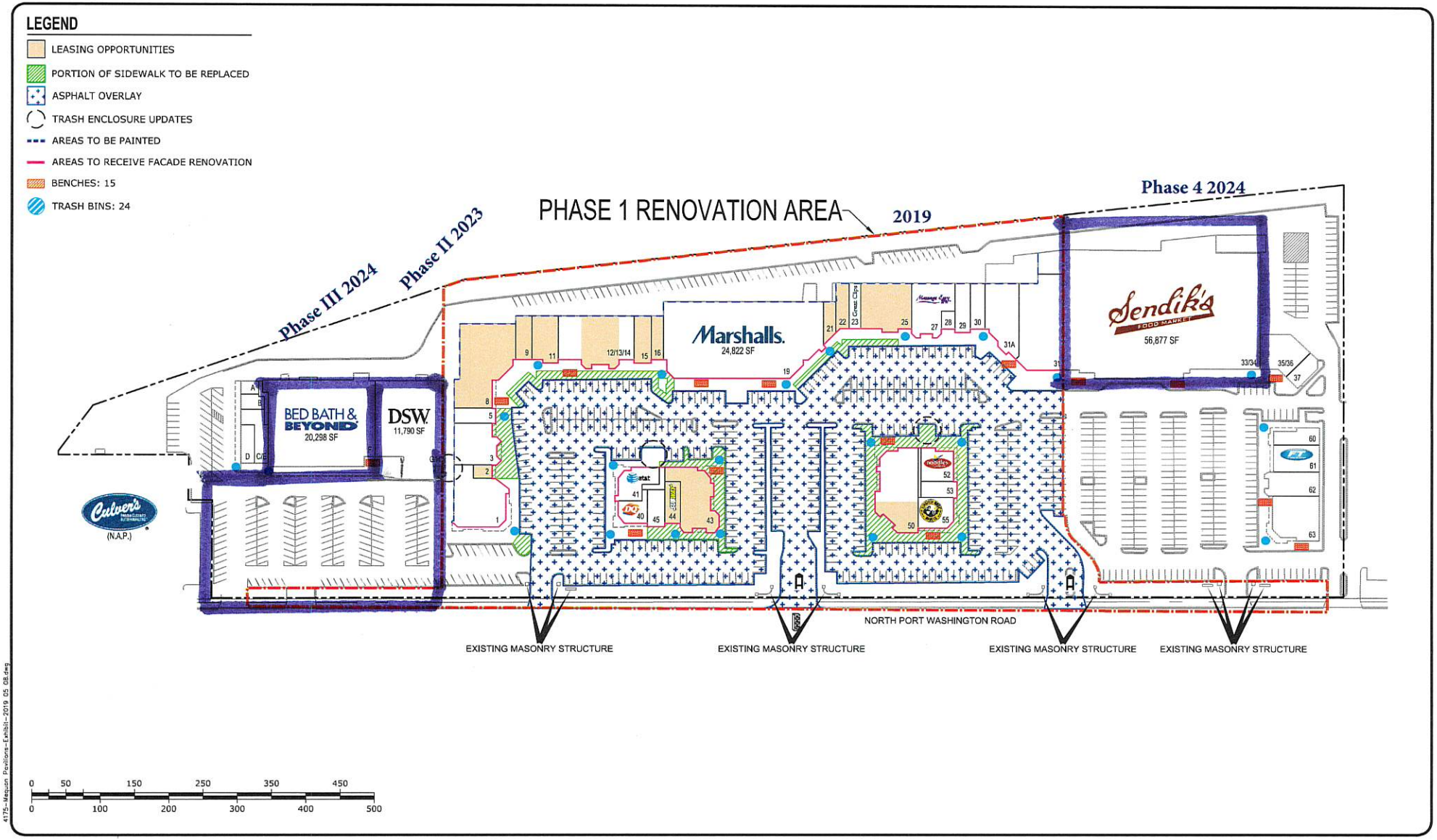
Longboard exterior finish system
6" V-Groove - Dark Walnut

BRIXMOR™

MEQUON PAVILION | PROPOSED MATERIALS

NORR

Attachment: Docs_Sendiks (9381 : Norr for Brixor SPE 1 LLC)



4175-Mequon Pavilions-Exhibit-2019 05 08.dwg

MEQUON PAVILIONS - PROPOSED SITE EXHIBIT

BRIXMOR Property Group

BU NUM: 4175 • 8 MAY 2019 • SCALE: 1/128"=1'-0" • DRN BY: KJR • OPTION 1

10930 N PORT WASHINGTON ROAD MEQUON, WI 53092

N

Attachment: Docs_Sendiks (9381 : Norr for Brixor SPE 1 LLC)



Attachment: Doc1_Sendiks_(9361 : Non Re Rezn- SPC 1 LLC)



Attachment: Docs_Sendiks (9383 : Not for Rmnr SPE 1 LLC)



Attachment: Docs_Sendiks_(EB3) - Non for Rent_SHC 1 LLC)



Attachment: Docs_Sendiks_(6361 : Non-Air Permit SIP) (1147)



Attachment: Docs_Sendiks_(9581 : Non Del Rinse SPF 1 LLC)

Phase Line



Attachment: Docs_Sendiks (9381 : Norr for Brixor SPE 1 LLC)