



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

PLANNING COMMISSION
Regular Meeting
Monday, May 22, 2023
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes
- b) Meeting Minutes from April 24, 2023

2) Regular Business

- a) Jilly's Car Wash. The applicant is seeking master sign plan approval for the property located at 10829 N. Port Washington Road.
- b) Aurora Healthcare. The applicant is seeking building and site plan amendment approval to allow for a 2,700 sq. ft. addition for the property located at 6425 W, Mequon Road. REMOVE FROM TABLE
- c) Fifth-Main. The applicant is seeking sign design approval for the property located at 1550 W. Mequon Road.
- d) Gerald Nell, Inc. for Roettgers Company. The applicant is seeking expansion of a non-conforming use and building and site plan amendment approval to allow for a car wash and ancillary facilities for the property located at 11155 N. Wauwatosa Road (Mobil). REMOVE FROM TABLE

3) Policy

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

4) Announcements

5) Adjourn

Dated: /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 24, 2023
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chair Andrew Nerbun
Alderman Brian Parrish
Commissioner Bruce Barnes
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner Rick Lemke
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alternate Commissioner Nancy Urbani
Commissioner Dan Gentges - **Absent**

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

a) Approval of Minutes from March 20, 2023

Action

Commissioner Stoker made a motion to approve the March 20, 2023, meeting minutes.

Commissioner Hawley seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Barnes, Choren, Hawley, Lemke, Parrish, Schaefer, Stoker
ABSENT:	Gentges

Attachment: PC Minutes_04.24.23_DRAFT (8457 : Meeting Minutes from April 24, 2023)

2) Public Hearing

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

Action

Commissioner Choren made a motion to open a public hearing.

Commissioner Stoker seconded the motion.

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

No Public Comment

Action

Commissioner Choren made a motion to close the public hearing.

Commissioner Schaefer seconded the motion.

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

Action

Commissioner Stoker made a motion to approve the conditional use grant per conditions in the staff report.

Commissioner Choren seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Nerbun, Barnes, Choren, Hawley, Lemke, Parrish, Schaefer, Stoker
ABSENT:	Gentges

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

Action

Commissioner Stoker made a motion to remove the item from the table.

Commissioner Hawley seconded the motion.

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

Action

Commissioner Stoker made a motion to open a public hearing.

Commissioner Schaefer seconded the motion.

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

No Public Comment

Action

Commissioner Stoker made a motion to close the public hearing.

Commissioner Hawley seconded the motion.

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

Planner Laurie Miller stated that this request is for an expansion of a non-conforming use and was before the Commission at the March 20, 2023, meeting. She discussed many items included in the updated proposal outlining many of the staff's concerns which are detailed in the staff report.

The applicant stated glass block windows are standard for car washes and are most efficient to allow for light. He discussed the trash collection schedule as a concerning issue as well as the location for the trash dumpster. He explained the vacuum location options and he offered that they could be located next to the building. The curbing was discussed as the applicant is only offering to provide curbing for a portion of the site. The applicant agrees to provide new asphalt for a portion of the site and to do repairs on some of the site, but not to replace the entire site. They do agree with the recommended operating hours and to the decibel volume.

Director Kim Tollefson stated that it has been a long-standing policy that service-oriented features are not located along public streets; especially as this is a high-volume trafficway and gateway corner to the city.

The Planning Commission provided feedback that they are supportive of the glass block windows and believe there will not be high visibility from the street due to the existing landscaping. There was some discussion regarding trash collection and potential issues with how it would affect the queue for the car wash. There was feedback that ground level vacuums are preferred (instead of overhead vacuums) and some support that repair and resealing of the asphalt in certain areas would be acceptable.

The items discussed were summarized as following:

- A revised plan/operating plan that addresses the trash collection issue be submitted.
- Final location of the vacuums to be agreed upon.
- Consistent landscaping along the west property line is required (no gap).
- Asphalt repair and resealing is acceptable in certain areas.
- Glass block window is acceptable.
- The limited curbing proposal needs to be addressed and agreed upon.

Action

Commissioner Schaefer made a motion to table the item.

Commissioner Hawley seconded the motion.

A voice vote was taken; vote passed (7-1) (No: Stoker)

RESULT: **TABLED [7 TO 1]**
SECONDER: Stephanie Hawley, Rebecca Schaefer
AYES: Nerbun, Barnes, Choren, Hawley, Lemke, Parrish, Schaefer
NAYS: Stoker
ABSENT: Gentges

3) Consent

Commissioner R. Schaefer requested that item 3c be removed from the Consent Agenda

- a) Charles Wood. The applicant is seeking specimen tree removal approval to allow for three (3) specimen trees to be removed for the property located at 13480 N. Lakewood Drive.
- b) David Smulyan. The applicant is seeking specimen tree removal approval to allow for one specimen tree to be removed for the property located at 13205 N. Shoreland Drive.
- d) JP Morgan Chase Bank NA. The applicant is seeking building and site plan amendment to allow for roof-top solar panels for the property located at 5909 W. Mequon Road.
- e) East Mequon IVb, LLC. The applicant is seeking master sign plan amendment for the property located at 12100 - 12200 N. Corporate Parwkay.

Action

Commissioner Stoker made a motion to approve the 4 items on the Consent Agenda (a, b, d, e)
 Commissioner Lemke seconded the motion.

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

RESULT: **APPROVED [8 TO 0]**
MOVER: John Stoker, Commissioner
SECONDER: Rick Lemke, Commissioner
AYES: Nerbun, Barnes, Choren, Hawley, Lemke, Parrish, Schaefer, Stoker
ABSENT: Gentges

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

There was a question from the Commission regarding the wetland setback on this item.

Assistant Director Jac Zader explained that when the original approval for this parcel was made there was a 10-foot wetland setback and a previous staff member determined that it should have been a larger setback. The final approval showed a 50- foot setback which significantly impacted the buildable area. He commented that this is a somewhat unique situation in that the city has setback requirements that are not always consistent with the DNR's definition of a setback (size and quality are evaluated).

Action

Commissioner Hawley made a motion to approve the item.

Commissioner Barnes seconded the motion.

A roll call vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Barnes, Choren, Hawley, Lemke, Parrish, Schaefer, Stoker
ABSENT:	Gentges

4) Regular Business

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

Mayor Nerbun recused himself from this item.

Ald. Parrish was acting Chairman.

Asst. Dir. Zader stated there is a letter from the River Ridge subdivision on the dais for all the Commissioners that was received late this afternoon. He explained that this approval is for a 2-lot land division zoned R-3 (1 acre). He explained that the squiggly line on the proposed CSM is due to an existing home on one of the lots as well as trying to meet the 150-foot width requirement. He commented that there is floodplain, environmental corridor, and a number of specimen trees (none will be affected) on these parcels.

There is a neighboring subdivision with an outlot which provides access to this property. The letter submitted from River Ridge addresses access and utility use of that easement. The City Attorney reviewed the easement, and he believes that the applicant has the legal right to use that easement for utilities and access. The applicant is requesting one modification to the width of the driveway. Staff does recommend approval per the conditions in the staff report.

The applicant, Hannah Boyd, stated that she is requesting that condition #9 in the staff report be excluded as there is existing landscaping that both her and the neighbor would like to kept in tact and would negatively impacted by widening the existing driveway. She believes that there is space for cars to pass and the driveway is very long and would be a huge expense to widen it.

Action

Commissioner Stoker made a motion and accepted the friendly amendment to approve the item excluding condition #9 in the staff report.

Commissioner Urbani seconded the motion and accepted the amendment.

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

RESULT:	APPROVED WITH CONDITIONS [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Urbani, Barnes, Choren, Hawley, Lemke, Parrish, Schaefer, Stoker
ABSENT:	Gentges

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

Planner Miller explained that this special temporary use was approved in 2020 and 2021 per the Covid proclamation and once it was expired the church requested to continue the practice of having a tent up on the parking lot on the west side of the property as well as using the grass for overflow parking. The proposed tent is 30' x 60' and will remain up from May 29th through August 31st. The green space proposed for parking is located near the corner of Elmdale and Cedarburg Road for 10 events over the summer.

The applicant is requesting the same conditions approved last year for this use. Staff does have concerns as this is the fourth year this temporary use has been requested and can no longer be considered temporary. The applicant has indicated they are working on plans for next year for an outdoor pavilion and expanded parking lot.

Staff have communicated concerns about parking spaces used for the tent but the applicant expressed that this is for the safety of their attendees. Staff noted that the area of payment requested for the tent placement is in poor condition. The code requires that parking spaces should be arranged and marked and kept free of pollutants.

Other overflow parking options were suggested at River Barn Park, the cemetery or on street parking with coordinate with the police.

Planner Miller noted two corrections to the staff report; that the recommended time period will only extend from May 29, 2023, to August 31, 2023, and condition #5 should be excluded as the tent is unable to be erected and disassembled more than once.

The applicant agrees with conditions 3, 4, 6 and 7 in the staff report. They stated that their plan is to rotate the overflow parking as they did last year. They explained that the events take place mainly on Sundays and not all of the events will require overflow parking. They believe that the recommendation of the tent to be placed on the grass is dangerous for their attendees as many are elderly and require walkers and wheelchairs. Additionally, the grass under the tent would not receive any sunlight or rain for the entire summer. They are requesting the same conditions as last summer.

The applicant stated this will be the last year they are requested the temporary use approval as they are working on designing and building a permanent structure.

Action

Commissioner Stoker made a motion to approve the item per the same conditions as 2022.

Ald. Parrish seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED WITH CONDITIONS [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Brian Parrish, Alternate Alderman
AYES:	Nerbun, Barnes, Choren, Hawley, Lemke, Parrish, Schaefer, Stoker
ABSENT:	Gentges

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

Planner Miller stated that the request is for 6 parking spaces to be removed adjacent to the south side of the building. A 21' x 49' fenced area to screen ground mounted mechanicals is proposed in this area. The material proposed for the fence is chain link with wooden slats and the south fence will be lined with 7' tall Emerald Arborvitae. No landscaping has been proposed in front of the east or west facing fence. She explained that there are some contradictions in the proposal, but staff is not concerned as the conditions address these issues (length of the fence and the number of Arborvitae).

There will be 49 parking spaces remaining. This building is occupied by two separate businesses. The highest number of employees per shift for both businesses is 22 employees, therefore the remaining parking should be adequate for their needs.

The applicant proposed fence material to allow for airflow to the mechanicals, although staff does not support the materials proposed and believes they are inadequate for this location. Chain link fencing has not been commonly accepted in applications in commercial districts. In addition, the corporate parkway business park includes high-quality development features. Staff recommends a composite wood fence for longevity and ease of maintenance, in a color compatible with the building.

The proposal also includes 4-8 arborvitae that will grow to three feet in diameter and 15 feet tall, which would only provide screening of 12 to 24 feet of the 50-foot fence. Staff recommends a mix of species with year-round capacity be planted for shielding of the entire fence line. Staff also recommend adequate low-level plantings along the east and west side of the fence to be compatible with the remaining landscaping located along the periphery of the building.

Staff has identified one site compliance issue while reviewing this site; there is a significant amount of debris piling up around the garbage enclosure and staff recommends the debris be removed from the site by May 19, 2023. Staff recommends approval per the conditions in the staff report.

Action

Commissioner Choren made a motion to approve the item per the conditions in the staff report.

Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Barnes, Choren, Hawley, Lemke, Parrish, Schaefer, Stoker
ABSENT:	Gentges

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

Asst. Dir. Zader stated that this is a request for a 3-lot land division of lots that are approximately 10-acres each in size. The only issue is that there is a significant area of primary corridor located mostly on Lot 3, so a condition has been added that whatever development occurs on Lot 3 does not incur inside the primary corridor. There are also several specimen trees in that area and no specimen trees shall be removed as part of future home construction. The bigger issue pertains to access to the site. There is a driveway off Wasaukee Road and there is also a road reservation that connects to Ashbury Woods Drive.

Assistant City Engineer Cole McCraw stated that both the fire department and EMS communicated that it is preferred to access from Ashbury Woods Drive for quicker response time and the subdivision has fire cisterns. There is not city water in this area, and it would need to be hauled in for an emergency fire. Staff will need to work with the applicant for a potential waiver to increase the shared private driveway to 18 feet wide, paved with shoulders.

The applicant, Sam O'Malley, stated the plan is to build a home on Lot 2 and there is currently no plan to build on Lot 1 or Lot 3. He is open to whichever access is preferred by staff and emergency services

Action

Commissioner Barnes made a motion that the lots shall be accessed from Ashbury Woods subdivision and to include a waiver for the length of the private shared driveway per the Standard Specification of 500 feet.

Commissioner Stoker seconded the motion.

A roll call vote was taken; vote passed (8-0)

RESULT:	APPROVED WITH CONDITIONS [8 TO 0]
MOVER:	Bruce Barnes, John Stoker
AYES:	Nerbun, Barnes, Choren, Hawley, Lemke, Parrish, Schaefer, Stoker
ABSENT:	Gentges

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

Planner Miller stated that the applicant received approval for a similar proposal in October of 2022 but due to raising costs they are reducing the size of their project. The applicant is requesting building and site plan amendment and landscape plan approval for an approximately 2,200 sq. ft. addition to the school and church as well as construction of a standalone 200 sq. ft. maintenance building and a reduction to the parking lot. The single-family home adjacent to the church will be razed as part of this project.

The details of the staff report were reviewed, and the following items need to be modified per staff recommendations:

- Plans to be updated to show the decorative railing along the retaining wall will continue for the entire length of the wall.
- Any signage will need to be reviewed and will need to comply with the sign code.
- The maintenance building shall include 4 additional windows along the west elevation.
- Maintenance building siding and doors color shall match the principal structure.
- The landscape plan shall be updated to meet the code requirements of 1 tree per 30-feet of street frontage as there is a shortage of street trees proposed along Granville Road and Church Place.
- Should the area west of the existing southern parking lot be developed, the southern parking lot shall be updated to meet code requirements.

There was a complaint received regarding the exterior lighting for the Trinity Lutheran Church monument sign located along Granville Road. The resident has been working with church staff to resolve this issue but requested this be addressed and be included in the proposed plan. Staff recommends approval per the conditions in the staff report.

The applicant stated that they disagree with condition #5 pertaining to the color of the siding of the maintenance building. There is a building and an unattached garage between the two residences that is brown in color that they would like to match the proposed building to as these buildings are in closer proximity.

The Commission architect agreed with the applicant due to the proximity of the buildings.

Action

Commissioner Choren made a motion to approve this item and that the color of the maintenance building can match the adjacent buildings to the east and the west per the request of the applicant.

Commissioner Stoker seconded the motion.

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

RESULT:	APPROVED WITH CONDITIONS [8 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	John Stoker, Commissioner
AYES:	Nerbun, Barnes, Choren, Hawley, Lemke, Parrish, Schaefer, Stoker
ABSENT:	Gentges

5) Policy

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

Asst. Dir. Zader stated that this issue was in front of the Public Welfare Committee (“PW”) in March and April due to a complaint in district 3. The only change recommended by PW was that RVs should be stored on an impervious surface or a paved surface. He explained that he did present zoning codes from 5 other communities for review. The biggest complaint staff receives is regarding the length, which is a 20-foot for all vehicles. Another issue is regarding where the vehicles are allowed to be parked. He discussed some other options that can be considered regarding these issues.

There was feedback from the Commission that vehicles have gotten bigger, and the length allowance should be reviewed and possibly increased. Other issues discussed include:

- The number of recreational vehicles allowed per property.
- Location allowed on properties (setbacks, property lines).
- Whether a screening component should be required.
- Different restrictions seasonally (date based).
- Different allowances based on location in the city (near a waterway, rural).

It was decided that staff will craft a draft for review by the Commission the following month.

6) Announcements

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

7) Adjourn

Action

Commissioner Schaefer made a motion to adjourn the meeting.

Commissioner Stoker seconded the motion.

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

The meeting concluded at 8:15 p.m.

Respectfully Submitted,

Jac Zader



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Mequon, WI 53092-1930
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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 22, 2023
SUBJECT: Jilly's Car Wash. The applicant is seeking master sign plan approval for the property located at 10829 N. Port Washington Road.

Applicant:	Briohn Building Corporation
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Zoning:	B-2 (Community Commercial) PUD (Planned Unit Development)
Land Use Plan:	Community Commercial
Lot size:	.99 acres
Location:	10829 N. Port Washington Road
Tax Key Number:	#15-030-04-013.00
District:	#6

Background:

The applicant is requesting master sign plan approval for Jilly's Carwash located at 10829 N Port Washington Road. The Conditional use grant for the carwash was approved on May 23, 2022, and amended on January 23, 2023. Staff and the applicant have worked on the plan over the last month to reduce the proposed number of signs from 27 down to 8, not including the previously approved monument or freestanding sign.

Master Sign Plan:

The master sign plan includes a total of eight signs scattered throughout the site. Staff has worked with the applicant to reduce the number and size of the signs while still providing the information needed for customers to navigate the site in a safe manner. The only outstanding issue that staff has with the sign plan is the size of the signs located at each entrance bay. These signs direct both unlimited members and nonmembers to the appropriate drive aisle. The proposed signs are approximately 14 square feet in size, which staff believes are much larger than necessary. Staff recommends that the signs are no larger than eight square feet. This size would still provide adequate wayfinding needed to direct customers to the appropriate lane.

Staff Recommendation:

Planning staff recommends approval of the master sign plan subject to the following conditions:

1. Entrance bay signs are no larger than eight square feet.

Attachments:

Map (PDF)

2023-05-12 Sign Narrative_v2 (PDF)

Sign Summary_v3 (PDF)

Site Plan with Callouts_v3 (PDF)

JILLY'S

AC Arrival Corridor
 A-1 Agricultural Preserve
 A-2 General Agricultural
 B-1 Neighborhood Business
 B-2 Community Business
 B-3 Office & Service Business
 B-4 Business Park
 B-5 Light Industrial
 B-6 Rural Industrial
 B-7 Rural Business
 C-1 Shoreland/Wetland Conservancy
 C-2 General Conservancy
 CGO Central Growth Overlay
 FFO Flood Fringe Overlay
 FW Floodway
 IPS Institutional & Public Service

IPS Institutional & Public Service
 NC Neighborhood Commercial
 OA Agricultural Overlay
 PUD Planned Unit Development Overlay
 P-1 Park & Recreation
 R-1 Single-Family Residential (5 Ac. Min.)
 R-1B Single-Family Residential (2.5 Ac. Min.)
 R-2 Single-Family Residential (2 Ac. Min.)
 R-2B Single-Family Residential (1.5 Ac. Min.)
 R-3 Single-Family Residential (1 Ac. Min.)
 R-4 Single-Family Residential (3/4 Ac. Min.)
 R-5 Single-Family Residential (1/2 Ac. Min.)
 R-6 Single-Family Residential (4 DU/Ac.)
 RM Multi-Family Residential
 TC Town Center
 TDR Transfer of Development Rights

B-2/PUD

IPS

BA

Attachment: Map (8449 : Jilly's Car Wash)



BRIOHN BUILDING
CORPORATION

Caitlin LaJoie, Director of Land Development
Briohn Building Corporation
3885 N. Brookfield Road
Brookfield, WI 53045

May 12, 2023

Planning Commission – City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

RE: Jilly's Car Wash – Sign Package

To Whom It May Concern:

Jilly's Car Wash ("Jilly's") is located at 10829 N. Port Washington Road. Jilly's received Plan Commission conditional approval on May 23, 2022 and is now seeking approval for signage. This request incorporates the following signage:

Signage	Quantity
Vacuum and Supply Rules	1
Mat Cleaning Room	1
Entrance Rules / Customer Warning	1
Pay Here Queuing Lane Wayfinding & Height Clearance Bar	3
Price Menu Board	2

The proposed signage is important to uphold a high level of customer service and maintain a safe environment for customers and employees. It is essential for customers to understand the vacuum and supplies regulations and the expectations and rights while utilizing all services. Additionally, the mat room is a great amenity offered to all customers. Due to the proximity of this relative to the vacuums, identification signage near the mat cleaning room is important.

A key factor in customer satisfaction is to have clear signage and ease of payment. Employees are actively engaged with all customers as they enter the queueing lanes to ensure a smooth, timely process and answer questions. To decrease congestion at the entrance, unlimited members may use any of the three (3) queueing lanes, however, the left-most lane is dedicated to unlimited

members. Additionally, it's important to understand the height clearance prior to entering the single lane leading into the car wash bay. Identifying a vehicle clearance conflict at the pay station minimizes the amount of potential damage to the vehicle and facility. If a height conflict is discovered, the customer can more easily exit the lane.

Thank you for consideration of internal signage to enhance the customer experience at Jilly's. We have worked diligently with Staff to create a sign plan that is complementary to the business while adhering to City standards. All building signage and the monument sign were approved via separate submittal.

We look forward to working with the City of Mequon and welcome any questions you may have.

Thank you,

Caitlin LaJoie
Director of Land Development | Briohn Building Corporation
clajoie@briohn.com | 262-307-8792

JILLY'S CAR WASH

10829 N PORT WASHINGTON RD



JILLY'S VACUUM & SUPPLY RULES

- Vacuum and supplies are for **car wash customers only**. Car wash must be purchased before use.
 - No hand washing, cleaning or waxing outside of car.
 - Interior vacuuming only. Please do not vacuum up liquids or large objects.
 - Limit of 2 towels per vehicle.
 - Limit to 15 minutes.
 - All garbage must be placed and fit in trash bins.
 - Return nozzles to their proper place.
 - Use of vacuums and supplies are at your own risk.
 - As a courtesy to others do not play music.
- And most importantly, PLEASE RETURN all of our supplies so we can continue to offer this FREE service to our car wash customers!**

SIZE: 12" x 20"

QUANTITY: 1

LOCATION: ENTRANCE TO VACUUMS



MAT CLEANING ROOM

AVAILABLE FOR JILLY'S CAR WASH
CUSTOMERS ONLY

THANK YOU

SIZE: 12" X 14"

QUANTITY: 1

LOCATION: MAT ROOM ENTRANCE



PLEASE...

- EMPTY TRUCK BEDS
- LOWER/REMOVE ANTENNAS
- RETRACT RUNNING BOARDS
- DISENGAGE AUTOMATIC:
 - WIPERS
 - BRAKES
 - OTHER AUTO-FUNCTIONS
- REMOVE TRAILER HITCHES

WE ARE RESPONSIBLE FOR
DAMAGE CAUSED ONLY BY
MALFUNCTIONS OF OUR
EQUIPMENT.

ENTER AT YOUR OWN RISK

OTHER EXCLUSIONS:

- PRE-EXISTING DAMAGE
- VEHICLES OVER 7 YEARS OLD
- NON-FACTORY EQUIPMENT
- COLLISIONS DUE TO BRAKING
OR DRIVING

SCAN FOR
MORE DETAILS

www.JillysCarWash.com/responsible

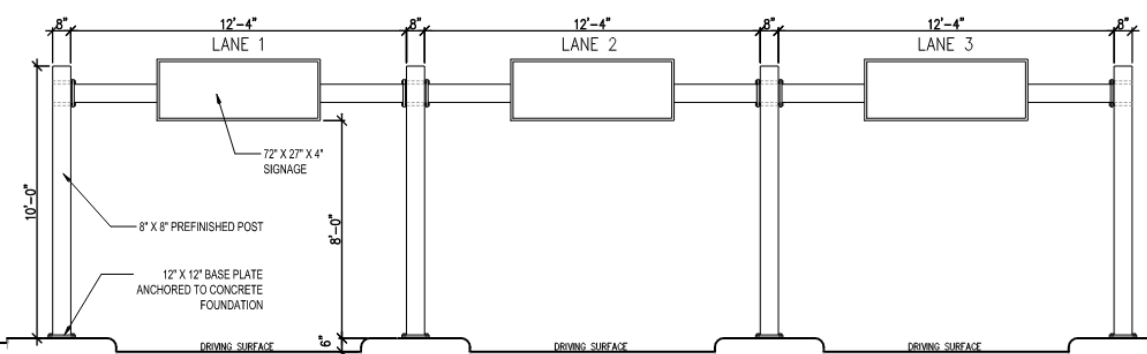


Jilly's will "do what is right" and take
responsibility for our performance or any
damage caused by equipment malfunction.

SIZE: 19.75" x 36"

QUANTITY: 1

LOCATION: WASH BAY ENTRANCE



SIZE: 72" x 27"

QUANTITY: 3

LOCATION: ABOVE EACH PAY
STATION LANE

Jilly's
CAR WASH

THE EVERYTHING

38^{99*} Unlimited **20** Single Wash
INCLUDES ALL THE BELOW, PLUS...
Best Value!

Jilly's Ceramic PROTECTION

The Ultimate Protection!

ALMOST EVERYTHING

32^{99*} Unlimited **18** Single Wash
INCLUDES ALL THE BELOW, PLUS...

- Rain-X® Windshield Treatment
- Armor All Professional Tire Shine®
- Armor All Professional® Extreme Shine Wax™
- High Pressure Rinse
- Under Body Blaster
- Lava Shine
- Heated Dry

BASIC PLUS

24^{99*} Unlimited **14** Single Wash
INCLUDES ALL THE BELOW, PLUS...

- Triple Foam Conditioner & Sealant
- 3-Step Wheel Cleaning - Wheel Brite
- Underbody Flush
- Free Scent

BASIC

10 Single Wash

- Soft Foam Wash
- Guaranteed Clean
- Turbo Dry
- Free Vacs
- Free Dash Wipe

Prices do not include tax

SIZE: 18" x 30"

QUANTITY: 2

LOCATION: CAR WASH ENTRANCE

(3) Pay Here /
Unlimited Membership
Only signs (D)



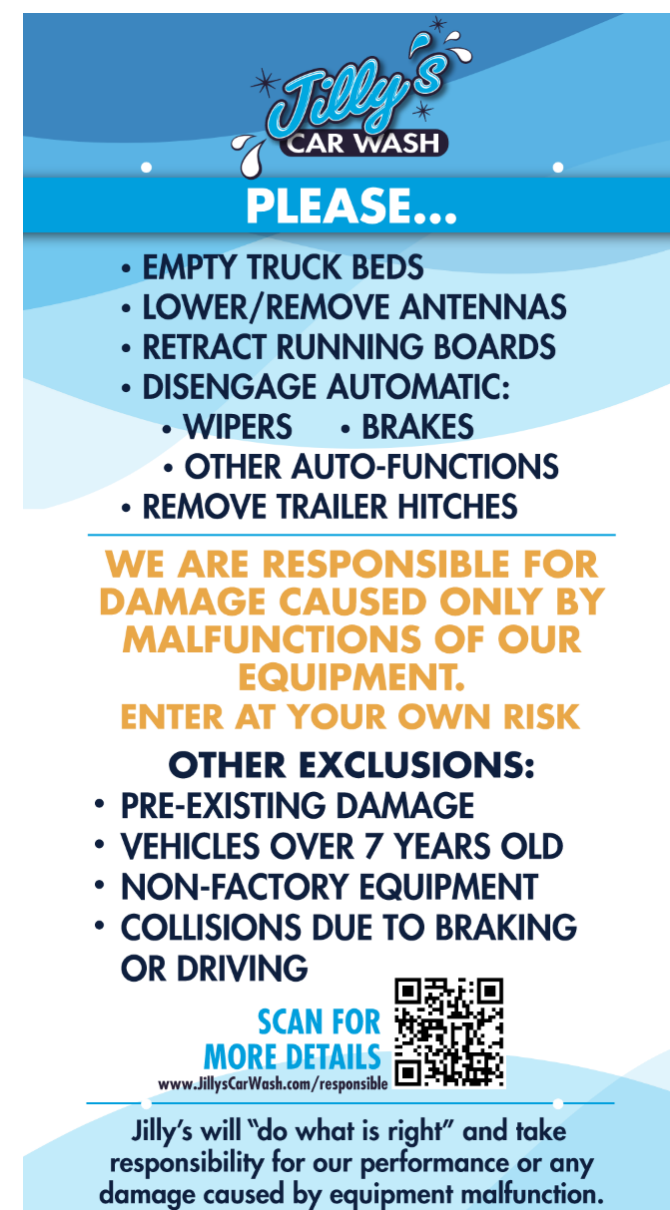
(2) Price Menu Boards (B)



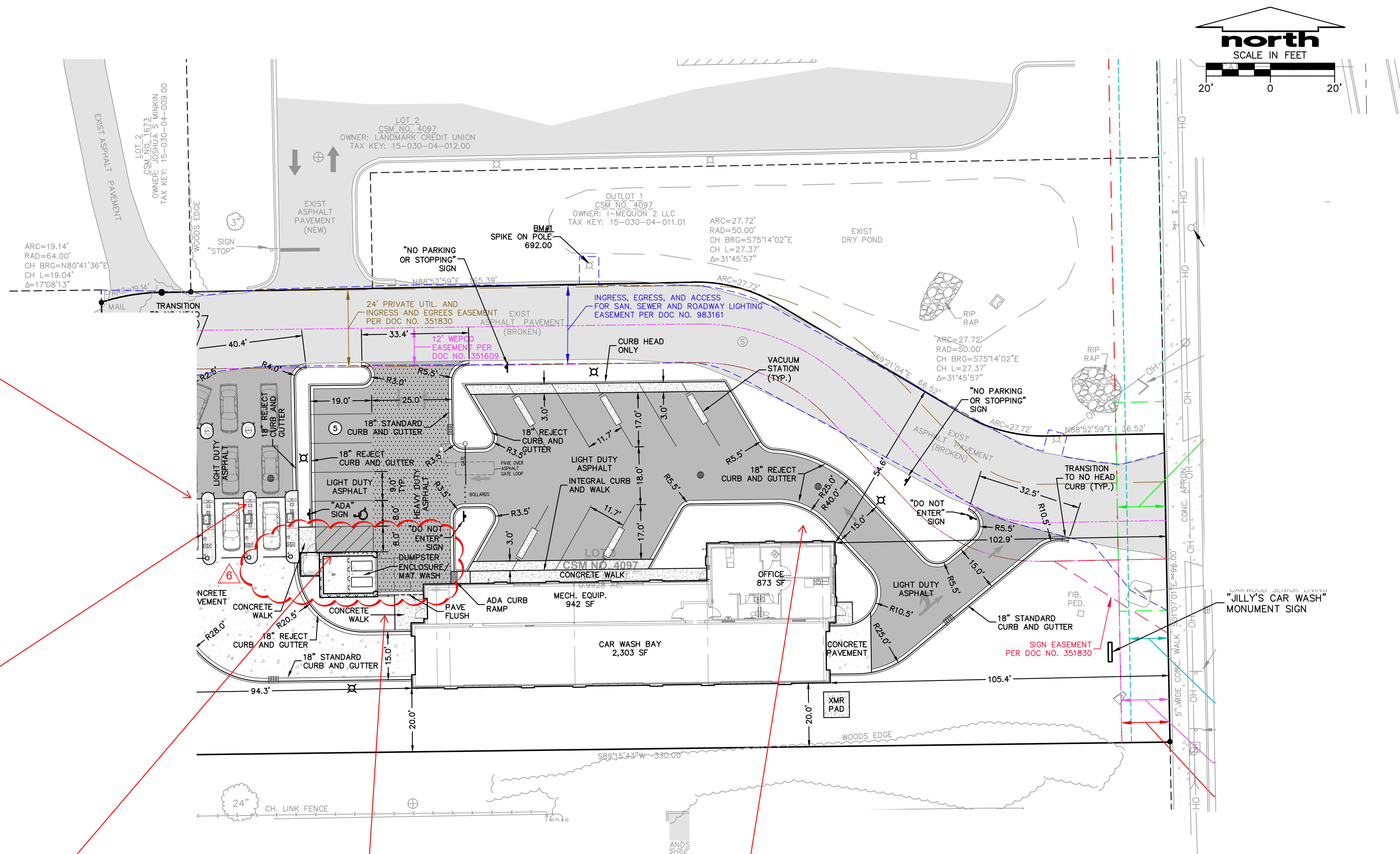
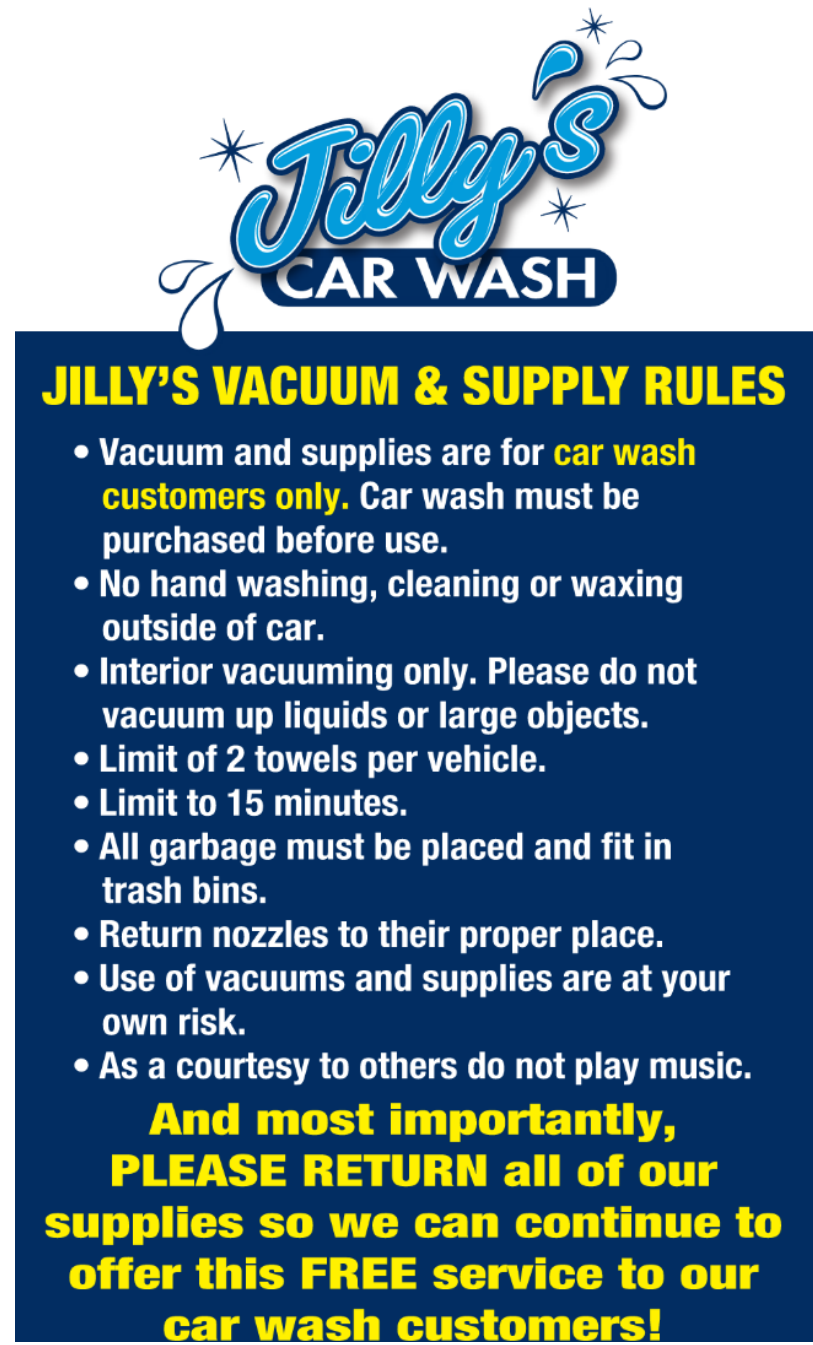
(1) Mat Cleaning Room (B)



(1) Entrance Rules /
Customer Warning (C)



(1) Vacuum and
Supply Rules (A)



MISCELLANEOUS SIGN LOCATIONS

PROPOSED:
JILLY'S CAR WASH
10829 N. PORT WASHINGTON RD.
CITY OF MEQUON, WI



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: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: May 22, 2023
SUBJECT: Aurora Healthcare. The applicant is seeking building and site plan amendment approval to allow for a 2,700 sq. ft. addition for the property located at 6425 W, Mequon Road. REMOVE FROM TABLE

Applicant:	Danielle Schroeder Remedy Medical Properties, Inc.
Status of Applicant:	Owner
Requested:	Building and Site Plan Amendment Sign Waiver
Existing Use:	Medical Officer
Existing Zoning:	TC (Town Center District)
Land Use Plan:	Town Center
Lot size:	2.27 acres
Location:	6425 W. Mequon Road
Tax Key Number:	#14-027-02-011.00
District:	#4

Background:

The applicant, Remedy Medical Properties, Inc., is requesting a building and site plan amendment approval for a 2,700 square foot addition to the Aurora Health Clinic at 6425 W. Mequon Road. The addition expands existing clinical and outpatient services and provides a new urgent care service. In addition, the applicant seeks a sign waiver related to the maximum height of six feet per sign code for Town Center sites.

TC District Standards: The attached table compares the proposed plan to the TC district standards (see Ex A).

Building Design:

The proposed addition is located on the west side of the building and will be partially obstructed from the view of Mequon Road and Buntrock Avenue. Section 58-301(l)(3) requires 80% of the opaque portion of the façade, visible from a public space, to be covered with primary materials (brick or stone) and 20% secondary materials (materials such as stucco, wood siding ornamental metals). The existing façade of the building is covered with brick veneer and meets the 80% / 20% façade material requirements. The addition is proposed to be covered with a combination of hardie shingle siding and hardie smooth plank with a three-foot-tall brick belt. The brick on the proposed addition will match the brick on the existing structure. The roof line and materials of the proposed addition will match the existing roof. Windows on the addition are proposed to match the existing windows.

Site Plan:

The building and parking lot setbacks became nonconforming when the City adopted the Town Center

Zoning District standards and rezoned the property to Town Center. According to Section 58-301(k), Town Center zoning requires that the building wall abutting each street on a corner lot be located no more than 10 feet from the property line to reinforce the street wall. Similarly, no parking is permitted between the building and the streets. The applicant's proposal does not improve the nonconformity of the building setbacks and increases the nonconformity of the parking lot setbacks by adding 17 additional stalls on the north side of the parking lot; however, staff believes that it would be difficult to meet the street frontage requirement without razing the existing building and constructing a new building or would result in a disconnected floor plan through segregated buildings. Staff requested the applicant explore parking along the west property line for added parking, even with an approved reduction to the side yard setback, but there is not sufficient depth to the side yard. Staff have worked with the applicant to identify alternative methods, using landscaping and signage, to meet the spirit and intent of the code for anchoring the street frontage. This is discussed in the Landscaping Plan and Signage section of the staff report.

Site Plan Amendments:

Staff recommends two additional amendments for the site plan approval. First, the City altered its location for Town Center gateway signage to accommodate the proposed Aurora sign and seat wall. Staff believe it is important to anchor the corner of this intersection, even with no building present, similar to the approach at the Outpost Natural Foods site. These additions create a completely different experience and comfort level for pedestrians. The City's proposed sign at this corner would impair sight lines to the Aurora sign and create a lot of features within a small area at the intersection. Therefore, staff and the applicant have agreed to an easement dedicated to the City at the northwest corner of the Aurora of no greater than 20x20 – outside of the utility easement, for the Town Center sign and an entryway landscaping bed. The final location and easement for construction, access and maintenance of the area will be addressed and the City will be responsible for maintenance. Second, the planning efforts for this section of the neighborhood include access easements that run east / west to provide access across adjacent parcels and out to Mequon Trail and Buntrock Avenue. These parcels are all deep and expect to develop with residential uses to the rear and commercial to the front. Alternative access points to the side streets have been deemed necessary. Staff conditions the approval of a reservation /easement, with effective dates associated with timing of adjacent development and redevelopment of this site for access at the south end of the Aurora site.

Pedestrian Connection:

Section 58-301(n)(1) requires the construction of a walkway, no less than four feet wide, to connect the entryway to adjacent public sidewalks or trails. The team explored an option for a walkway that connects Buntrock Avenue from east to west near the Aurora driveway, but due to several improvement and grade constraints, staff recommended a finished curb line for the driveway with a paver system at the edge. A sidewalk exists on the east side of the road and Buntrock Avenue, at this location, is narrow and not a dangerous location to cross. If wholesale redevelopment was occurring, constraints and grading could be overcome and present an alternative option.

Parking:

Section 58-441 (h) states that medical offices are required to have five patron parking spaces per doctor, plus one parking space per employee for the work shift with the largest number of employees. Aurora has eight doctors and 40 full-time employees which would require the parking lot to contain 80 spaces. The site plan proposes 83 parking stalls. Staff recommend the reduction of three stalls because the additional parking is furthering a non-conforming condition.

Landscaping Plan

The attached table outlines all landscape requirements applicable to the site and how the plan meets these requirements (see Exhibit B).

The landscape plan will require some modifications of species to match TC species selections, including within the sign wall beds. The landscape beds for the sign and walls shall be designed to provide continuity to the City planned landscaped bed which will screen transformers located

in the right-of-way. Staff recommends the plan be reviewed for final approval by the city's landscape architect.

Lighting Plan

The plan indicates that two new parking lot lights would be installed on the north side of the parking lot. The plan indicates that four existing parking lot lights will remain. Staff recommend new light fixtures within the parking lot that have a black base and fixture. This color feature is consistent with and has been implemented with all new development in Town Center.

Sign Waiver Request

The applicant is proposing an L-shaped sitting wall near the intersection of Mequon Road and Buntrock Ave to meet the requirements to occupy the required street frontage and reinforce the street wall. In addition, the sitting wall will serve as a base for a new monument sign. Per Section 62-13(b)(3):

- A ground sign shall not project higher than six feet tall, as measured from preconstruction grade at the base of the sign, in the Town Center Zoning District.
- The sign face cannot exceed 50 sq. ft of area.
- Be located closer than 10 ft to any property line rights-of-way or driveways.
- Electronic message center (EMC) signs shall only be allowed for uses indicated in Table 62-1 of the code. Medical clinics are not one of the allowed uses.
- The EMC sign shall not exceed 50 percent of the total sign area.

The proposed sign cabinet is 5 feet in height but will stand eight feet tall with the proposed wall and has a sign face area of 50 sq. ft. The sign includes an EMC sign that is less than 50 percent of the total sign area; however, EMC signs are not permitted with this use. The applicant is seeking a sign waiver to allow the sign to exceed the height limit by two feet and allow for a modestly sized EMC sign which will alert potential patients that the urgent care center is open. Staff support the increase height of the sign due to the purpose of the L-shaped sitting wall to reinforce the street wall and believe a reduction of the wall height and/or sign would reduce its intended visual impact. In addition, staff recommend approval of the EMC sign at the EMC sign's proposed dimensions because of its scale and public health benefit. It will not have a negative visual impact on the surrounding neighborhood and provides information customarily seen at all urgent care facilities.

Staff expect the seat wall to not be less than 3'6" in height and treated with stone and a stone cap. In addition, ornamental trees shall be added to the backside of the sign wall to add depth, height and massing at the corner of the intersection.

Engineering Report:

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

Access to the site is provided on Buntrock Avenue. No changes are proposed to site access. Additional parking space is proposed.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

A building addition and connection to public water is proposed. The site is located within the City's sewer service area. Water connection shall conform to the Mequon Water Utility Water Connection Policy. Work in the right-of-way requires a city-issued right-of-way permit.

Additional parking area and the building addition will add an additional 0.12 acres of impervious surface. The civil plans submitted with the application show modifications to the existing storm water management facilities. An updated storm water management plan (SWMP) will be required for review and approval. The stormwater management improvements are subject to a drainage financial guarantee per Section 58-677(b) of City Code of Ordinances. Additionally, a stormwater maintenance and easement

agreement will be required. The stormwater management facilities are subject to certification in accordance with Sections 58-677 and 58-678 of City Code of Ordinances. This facility is due for recertification in 2023. If constructed in 2023, the drainage financial guarantee shall be released after recertification.

The proposed improvements will disturb 0.18 acres and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

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.

Staff Recommendation:

Planning staff recommends approval of the building and site plan amendment subject to the following conditions:

1. Staff review and final approval of site, lighting, landscaping, building and sign plans. All plans shall be submitted within 90 days of Planning Commission approval, or the project shall return to Planning Commission.
2. The landscape plan will require some modifications of species to match TC species selections, including within the sign wall beds. The landscape beds for the sign and walls shall be designed to provide continuity to the City planned landscaped bed which will screen transformers located in the right-of-way. Ornamental trees shall be added to the Mequon Road street frontage on private property.
3. Landscaping plans shall be reviewed for final approval by the city's landscape architect for compliance with the technical standards of the code.
4. The light fixtures within the parking lot shall have a black base and fixture.
5. The seat walls shall not be less than 3'6" in height and treated with stone and a stone cap. In addition, ornamental trees shall be added to the backside of the sign wall to add depth, height, and massing at the corner of the intersection.
6. Owner shall grant the City an easement of no greater than 20' x 20' outside of the utility easement area on private property for construction, access and maintenance responsibility by the City for the Town Center entryway sign.
7. A reservation /easement, with effective dates associated with timing of adjacent development and redevelopment of this site for access east and west for adjacent parcels at the south end of the Aurora site.
8. The parking lots shall be reduced by three (3) parking stalls due to the existing and expansion of the non-conformity related to parking location.
9. Engineering Division review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans in conformance to City ordinances and the SSLD.
10. The proposed water connection shall conform to the Mequon Water Utility Water Connection Policy.
11. Application and approval for a Permit to Construct, Maintain or Repair Utilities within Highway Right of Way prior to any work within the right-of-way.
12. If pavement disturbance within the right-of-way is approved by the city, the city will require a pavement repair and traffic control plan to be submitted and approved.
13. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval an updated SWMP in conformance with City ordinances.
14. Submittal and City Attorney approval of a Stormwater Maintenance and Easement Agreement.
15. 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).
16. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
 17. Application for and approval of a City Filling and Excavation Permit.

Staff Recommendation:

Staff recommends **approval** of the sign and sign waivers subject to the following:

1. The sign cabinet shall not exceed five feet in height.
2. A sign permit is required for final review and approval.

EXHBIT A

TC District Regulations:	TC:	Proposed Use:
Minimum Lot Area:	21,780 sq. ft.	2.27 acres (98,881.2 sq. ft.)
Minimum Lot Width:	100 feet	200 feet
Open Space:	30%	49.7%
Minimum Floor Area:	1,200 sq. ft.	11,700 sq. ft.
Maximum Floor Area:	25,000 sq. ft.	11,700 sq. ft.
Maximum FAR:	100%	11.8%
Maximum Building Height:	42'	20'-6"
Street frontage occupied with building façade (W Mequon Rd):	70%	0%
Street frontage occupied with building façade (Buntrock Avenue):	70%	0%
Max Building North Setback	10 feet	212.8 feet
Max Building East Setback:	10 feet	50.5 feet
Building South Side Yard Offset	20 feet	104.5 feet
Building West Side Yard Offset:	10 feet	62.2 feet

TC District Standards: The following table compares the proposed plan to the TC district standards:

Minimum Parking Setback:	Parking not permitted between building and street per Section 58-301 (k)(1)	73.2 feet
Minimum Parking Setback East:	Same as Above	26.3 feet
Minimum Parking Offset South:	20 feet	27.7 feet
Minimum Parking Offset West:	10 feet	20.8 feet
Off-Street Parking:	80 stalls	83 stalls

EXHIBIT B

Standard Landscape Requirements (Section 58-564)	Compliance
(a) Street Trees – One tree per 30 feet of roadway frontage within the road right-of-way at a point two feet from the right-of-way line unless otherwise required by Planning Commission.	The applicant is proposing four new street trees, with pairs of trees to be installed in two of the three proposed plant beds along Buntrock Ave. Twelve existing trees are located along Buntrock that do not meet the acceptable tree species list but staff believes that this will satisfy the spirit and intent of this section of the code. Street trees already exist along Mequon Road. Staff recommends the inclusion of TC ornamental trees (redbuds) along Mequon Road as a backdrop to the street trees at select locations.
(c) Parking Lot Landscaping – Off street parking lots with more than 10 stalls shall have at least 10% of the interior parking area landscaped.	Subject to city landscape consultant review and approval
(d) Parking Lot Shading – Landscaping in and around parking lots shall be designed, planted and maintained so that a min. of 30% of the parking area will be shaded during summer growth within 10 yrs of planting.	Subject to city landscape consultant review and approval
(e) Screening -	
(3) 25ft landscape buffer between abutting ultimate road ROW and driveways	Meets code.
(4) Compact landscaping hedgerow or berm, not more than 3ft in height, shall be located directly adjacent to commercial and multi-family residential parking and driveway areas facing public roads.	Subject to city landscape consultant review and approval
(f) Landscaping standards -	
(2) At least 1 tree and 2 shrubs per 1,000 sq. ft. of area to be landscaped. Trees shall be a caliper of 2 inches and a height of at least 7 ft.	Subject to city landscape consultant review and approval
Town Center Landscaping Requirements (Section 58-301)	
(k)(1) The area between the building and the lot line shall include amenities such as but not limited to landscaping, planters, bicycle racks, tables and seating, plazas, and patios.	The applicant has proposed a large landscaping bed and L-shaped sitting wall, which will also serve as the base for a new monument sign, near the intersection of Mequon Road and Buntrock Avenue, as well as several plant beds along the property line adjacent to Buntrock Avenue to satisfy this requirement. The applicant has

		worked with staff to ensure that the proposed area will complement the City's proposed streetscape project.
	(k)(2) Side yards that are greater than 10 ft, the yard shall be landscaped with a mix of trees, shrubs and ground cover, an architectural feature or a combination of landscaping and an architectural feature.	The landscape plan meets the code along Buntrock Avenue and the space between the rear property line and south parking lot; however, the landscaping along the west property line does not meet code. Revisions are subject to city landscape consultant review and approval.

Attachments:

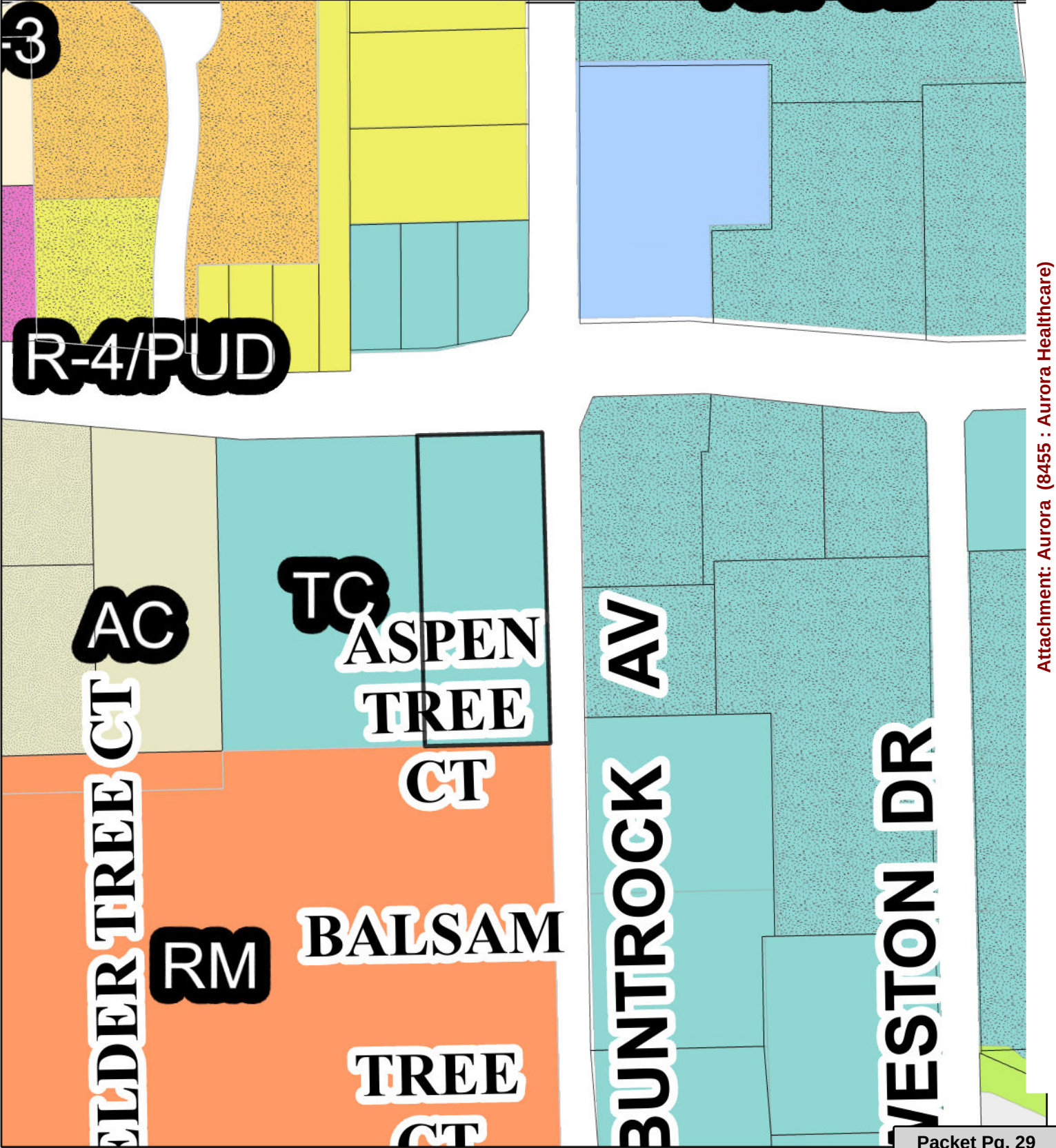
Aurora (PDF)

Packet Docs (PDF)

AURORA

AC	Arrival Corridor
A-1	Agricultural Preserve
A-2	General Agricultural
B-1	Neighborhood Business
B-2	Community Business
B-3	Office & Service Business
B-4	Business Park
B-5	Light Industrial
B-6	Rural Industrial
B-7	Rural Business
C-1	Shoreland/Wetland Conservancy
C-2	General Conservancy
CGO	Central Growth Overlay
FFO	Flood Fringe Overlay
FW	Floodway
IPS	Institutional & Public Service

IPS	Institutional & Public Service
NC	Neighborhood Commercial
OA	Agricultural Overlay
PUD	Planned Unit Development Overlay
P-1	Park & Recreation
R-1	Single-Family Residential (5 Ac. Min.)
R-1B	Single-Family Residential (2.5 Ac. Min.)
R-2	Single-Family Residential (2 Ac. Min.)
R-2B	Single-Family Residential (1.5 Ac. Min.)
R-3	Single-Family Residential (1 Ac. Min.)
R-4	Single-Family Residential (3/4 Ac. Min.)
R-5	Single-Family Residential (1/2 Ac. Min.)
R-6	Single-Family Residential (4 DU/Ac.)
RM	Multi-Family Residential
TC	Town Center
TDR	Transfer of Development Rights



**Aurora Health Center West Mequon
6425 West Mequon Road
Mequon, WI
March 20, 2023**

Project Background

Aurora Health Care proudly serves the Ozaukee County community and is dedicated to continuously meeting the health care needs for all, close to home.

Aurora Health Care is seeking to expand outpatient services offered, as well as improve access to care in the community. In addition to primary care, close and easily accessible urgent care will be provided at the clinic. This additional service line will provide an option for immediate care needs to help our patients and the Mequon community as a whole.

Project and Service Overview

Aurora is seeking to build a 2,700 square foot addition to the existing 9,000 square foot primary care clinic building at 6425 West Mequon Road which will include urgent care along with additional primary care rooms. Renovation of the existing clinic patient care and support spaces will provide a cohesive look and feel to the clinic while enhancing design standards to improve the patient outcomes. The existing sprinkler system will be replaced and be connected to municipal water supply with a goal of improving the safety and welfare of building occupants.

Aurora's proposed services will include:

- Primary Care
- Urgent Care
- Imaging services
- Lab services

Employee Staffing

Services will be rendered by a multidisciplinary treatment team made up of a range of 40 full time equivalents within the following fields:

- Physicians/Providers
- Registered Nurses
- Medical Assistants
- Radiology Technicians
- Laboratory Technicians
- Patient Service Representatives

This includes new staff that we anticipate hiring to serve the patient needs.

Hours of operation

The Health Center will be open from 8:00 a.m. to 8:00 p.m. Monday through Friday. Urgent Care will be open on Saturday and Sunday 8:00 a.m. to 5:00 p.m. Patients may leave the premises as late at 9:00 p.m. and caregivers may be in the building later as needed for workflow. The building will be open at 6:30 a.m. when caregivers arrive. Patients may start arriving as early at 7:45 a.m. and may leave as late as 9:00 p.m. Caregivers may be in the building later as needed for workflow.

Site Development Challenges and Response

The existing building was built prior to the implementation of the Town Center Zoning District and presents a number of challenges to achieve full zoning compliance. With the goal of meeting the spirit and intent of the current zoning code to the greatest extent possible, Aurora proposes to respond to the following aspects of nonconformance:

Front and side yard setbacks

Zoning code states that buildings shall be sited not more than 10 feet from the property line. It is not possible to build the addition within ten feet of the front yard property line. An additional challenge is how to deal with an existing utility easement that extends into the site 13 feet from the property line on the north, east, and west sides- construction of anything within this easement is not allowed. It is understood that the front yard setback requirement is meant to activate the street and reinforce the street wall. Aurora proposes to meet the intent with the following strategies:

- Build a new monument sign feature at the northeast corner of the site. The sign will sit on brick seat wall that sized and shaped to help anchor the corner in the way that a building would. The seat wall will be constructed of materials- brick, stone, and concrete- that are used elsewhere in the zoning district. The seat wall will be about three feet high and will be surrounded on all sides by landscaping. A successful example of this strategy can be found at the Outpost Foods store at 7590 West Mequon Road.
- Install landscaping features along the property line to help further define the urban street wall along Buntrock Avenue. Successful examples of these features can be found throughout the Town Center district. These features will mirror landscaping features found directly across the street which will contribute to a cohesive feel to the environment.

Pedestrian Access

The existing site does not have a dedicated pedestrian walkway. Zoning code requires a walkway in order to encourage connectivity and activity. Aurora proposes to address this by installing a 4 foot wide concrete walk that leads from the front door to the east side of the site. From there, a new crosswalk is proposed to connect with the walk on the east side of Buntrock Avenue. Aurora will take responsibility for all necessary ramp builds and landscaping patching required of the crosswalk.

Parking

66 Parking Stalls currently exist on site. Both Mequon zoning requirements and Aurora standard parking metrics have validated the need for additional parking spots. 17 new parking stalls are proposed to meet the demand of the expanded clinic.

Mequon Zoning Parking Requirement	Minimum Quantity Required for Site
5 patron parking spaces per doctor (5 existing doctors + 3 new)	40
1 parking space per employee	
• (1 nurse, 1 MA, 1 physician) x 8	24
• Lab techs	2
• Radiology techs	2
• Anti-coagulation provider	1
• Office administrative staff	2
• Patient service representatives	5
• Facilities operations staff	1
• Clinic leadership	3
Total Parking Stalls	80

Per zoning code, onsite parking shall be located in the rear or interior side of the site. A nonconforming aspect of the existing site is that parking is located between the building and the road. Available space for expanded parking is limited to the northern section of the site-between the road and the building. Aurora acknowledges that by proposing an expansion of parking on the site, that nonconformance is further pushed. Aurora proposes, as a trade-off to parking nonconformance, to add landscaping along the northern and eastern edges of the parking lot to help screen views.

Other site improvements

Improvements will be made on the southern end of the site with the installation of additional shrubs to provide enhanced screening between the parking lot and neighboring properties.

Landscaping will include a variety of trees and shrubs to provide shade and buffer views of existing electrical equipment at ground level and enhance the site as a whole. All plant species will be selected for regional hardiness and for color, texture and drought tolerance.

The exterior lighting shall be designed to meet Mequon's Exterior Lighting requirements. The site is illuminated by pole mounted and building mounted cut off LED fixtures, with limited ground mounted building facade lighting.

Conclusion

Aurora is very excited to increase access to health services for individuals residing in the City of Mequon and surrounding communities through the expansion of this health center. Aurora is confident that the new patient care spaces will allow us to better address the growing demand for outpatient health care services helping to make the community healthier. Additionally, we hope you agree that the proposed project will act in harmony with the goals and objectives of the City of Mequon.

Thank you for your consideration of this application.



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Consultant:



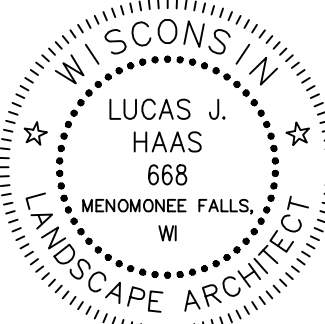
Project:

West Mequon Health Center
Addition and Renovation

Location:

6425 West Mequon Road
Mequon, WI 53092

Key Plan:



Sheet:

PROJECT
LOCATION

Scale:

SCALE: 1" = 30'



Revisions:

No.	Date:	Description:
	05-12-2023	City Comments
	05-17-2023	City Comments

Date:

April 17, 2023

Project No.:

220011.06

(Owner) Project

Sheet No.:

SP.01

SITE CONTEXT:



SHEET INDEX:

SP.01	PROJECT LOCATION
SP.02	SITE PLAN
LP.01	LANDSCAPE PLAN - NORTH
LP.02	LANDSCAPE PLAN - SOUTH

TOWN CENTER NOTES

1. BASED ON DISCUSSIONS WITH THE CITY OF MEQUON STAFF THE SIGN IS PROPOSED TO BE RELOCATED CLOSER TO THE CORNER OF MEQUON ROAD AND BUNTROCK AVENUE AND WILL BE INCORPORATED INTO A LOW WALL. THE SIGN AND WALL WILL ASSIST IN DEFINING THE STREET EDGE AND INCREASE VISIBILITY OF THE SIGNAGE. LANDSCAPE WILL ALSO BE INSTALLED AT THE BASE OF THE SIGN TO FURTHER DEFINE THE CORNER AND COORDINATE WITH NEIGHBORING PROPERTIES.
2. STREET TREES AND PLANTING BEDS ARE PROPOSED ALONG BUNTROCK AVENUE. THE PLACEMENT AND SPECIES DIRECTLY COORDINATE WITH THE LANDSCAPE ON THE EAST SIDE OF BUNTROCK AVENUE. THE SIMILARITIES ON EACH SIDE OF BUNTROCK AVENUE WILL FURTHER ENHANCE THE TOWN CENTER DESIGN PRINCIPLES.
3. LANDSCAPE BEDS ARE PROPOSED IN FRONT OF ADDITIONAL PARKING TO SOFTEN THE PARKING LOT.
4. EVERGREEN TREES ARE PROPOSED ALONG THE SOUTHERN BUFFER. IN COMBINATION WITH THE EXISTING EVERGREENS THE PROPOSED EVERGREENS WILL COMPLETE THE BUFFER ALONG THE SOUTHERN PROPERTY LINE.

KEYED NOTES

1. CAUTION! UTILITIES. VERIFY EXACT LOCATION AND ELEVATION PRIOR TO STARTING CONSTRUCTION.
2. DENOTES PROPOSED PARKING COUNT.
3. DENOTES EXISTING ROOF OVERHANG
4. REMOVE AND REPLACE EXISTING PAVEMENT, CURB AND SIDEWALK AS REQUIRED TO INSTALL PROPOSED WATERMAIN. SLURRY BACKFILL REQUIRED WITHIN THE ROW. MATCH EXISTING PAVEMENT SECTIONS.
5. UTILITY EASEMENT SHOWN FOR REFERENCE ONLY, TO BE CONFIRMED BY THE ALTA SURVEY.

HATCH LEGEND

	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE WALK

SITE CALCULATION TABLE

TOTAL SITE AREA	2.27 AC
TOTAL DISTURBED AREA	0.20 AC
EXISTING IMPERVIOUS AREA	1.02 AC
PROPOSED IMPERVIOUS AREA	1.16 AC
ADDITIONAL IMPERVIOUS AREA	0.14 AC
PROPOSED GREENSPACE	1.11 AC (48.9% OF SITE)

PROPOSED REGULAR PARKING SPACES	76
PROPOSED HANDICAP PARKING	7
PROPOSED TOTAL PARKING	83

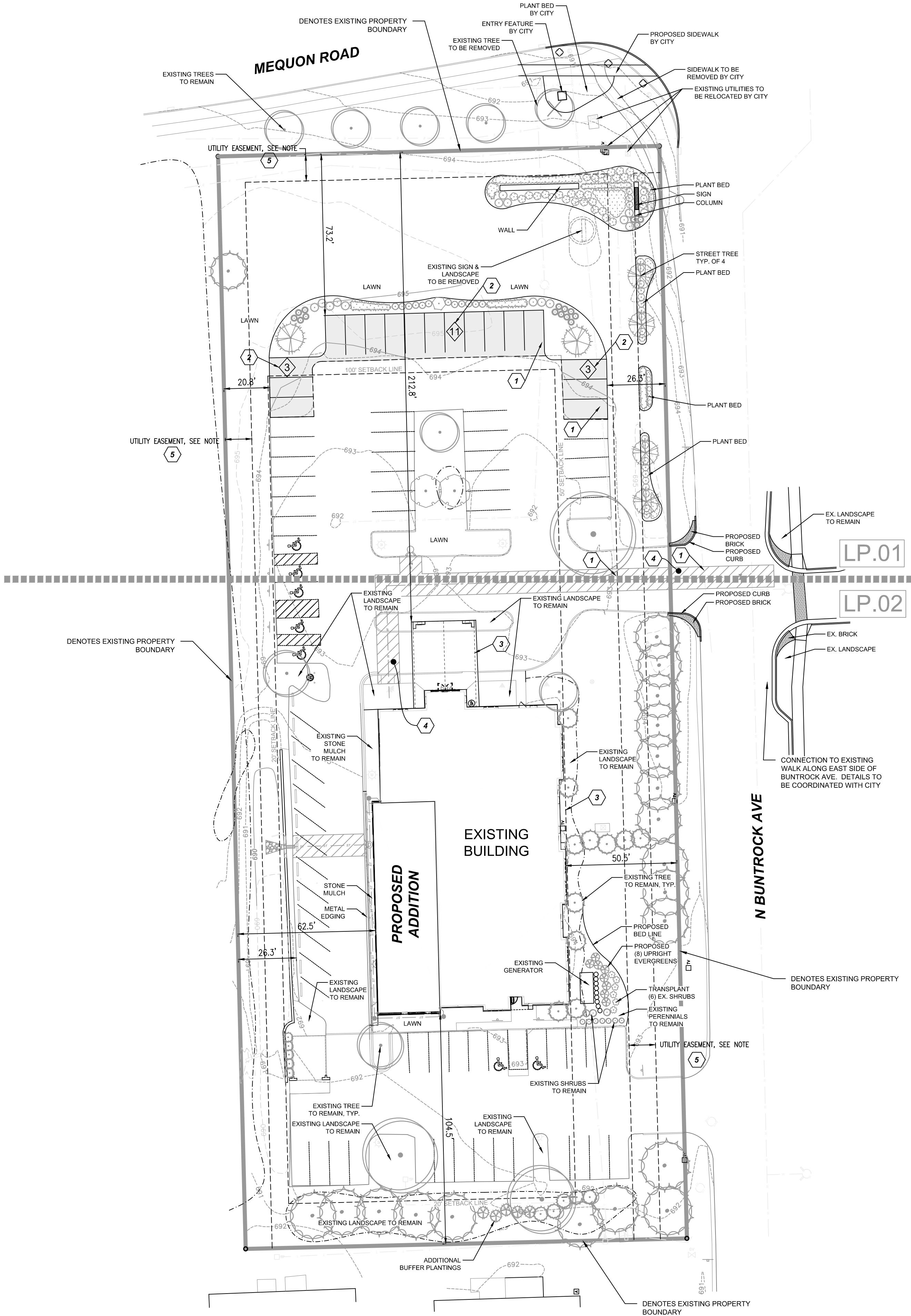
LANDSCAPE REQUIREMENTS

Site Summary

Street Frontage - Mequon Road	200 LF
Street Frontage - Buntrock Avenue	440 LF
Parking Lot Area	36,187 SF
Site Landscape Area	29,664 SF

Code Category	Ratio	Requirement	Provided
Street Frontage (Mequon Road)	1 Tree / 30 LF	6.67 Trees	4 Trees (4 existing) (reduction accepted by city for visibility of signage)
Street Frontage (Buntrock Ave)	1 Tree / 30 LF	14.67 Trees	16 Trees (12 existing)
Parking Lot Landscape	10% of Paved Area	3,619 SF	4,010 SF (11%)
Parking Lot Shading	30% of Paved Area	10,856 SF	12,000 SF (33%)
Site Landscape	1 Tree / 1,000 SF	30 Trees	35 Trees (28 existing)
	2 Shrubs / 1,000 SF	60 Shrubs	114 Shrubs (30 existing) (not including perennials & grasses)

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



Consultant:

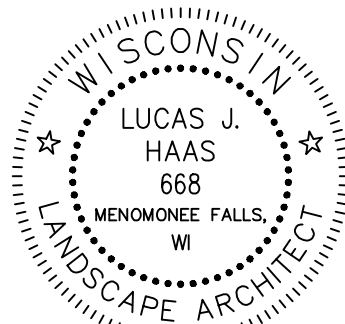


Project:

West Mequon Health Center
Addition and Renovation

Location:
6425 West Mequon Road
Mequon, WI 53092

Key Plan:



Sheet:

SITE PLAN

Scale:
SCALE: 1" = 30'

Revisions:

No.	Date:	Description:
05-12-2023		City Comments
05-17-2023		City Comments

Date:

April 17, 2023

Project No.:

220011.06

(Owner) Project

Sheet No.:

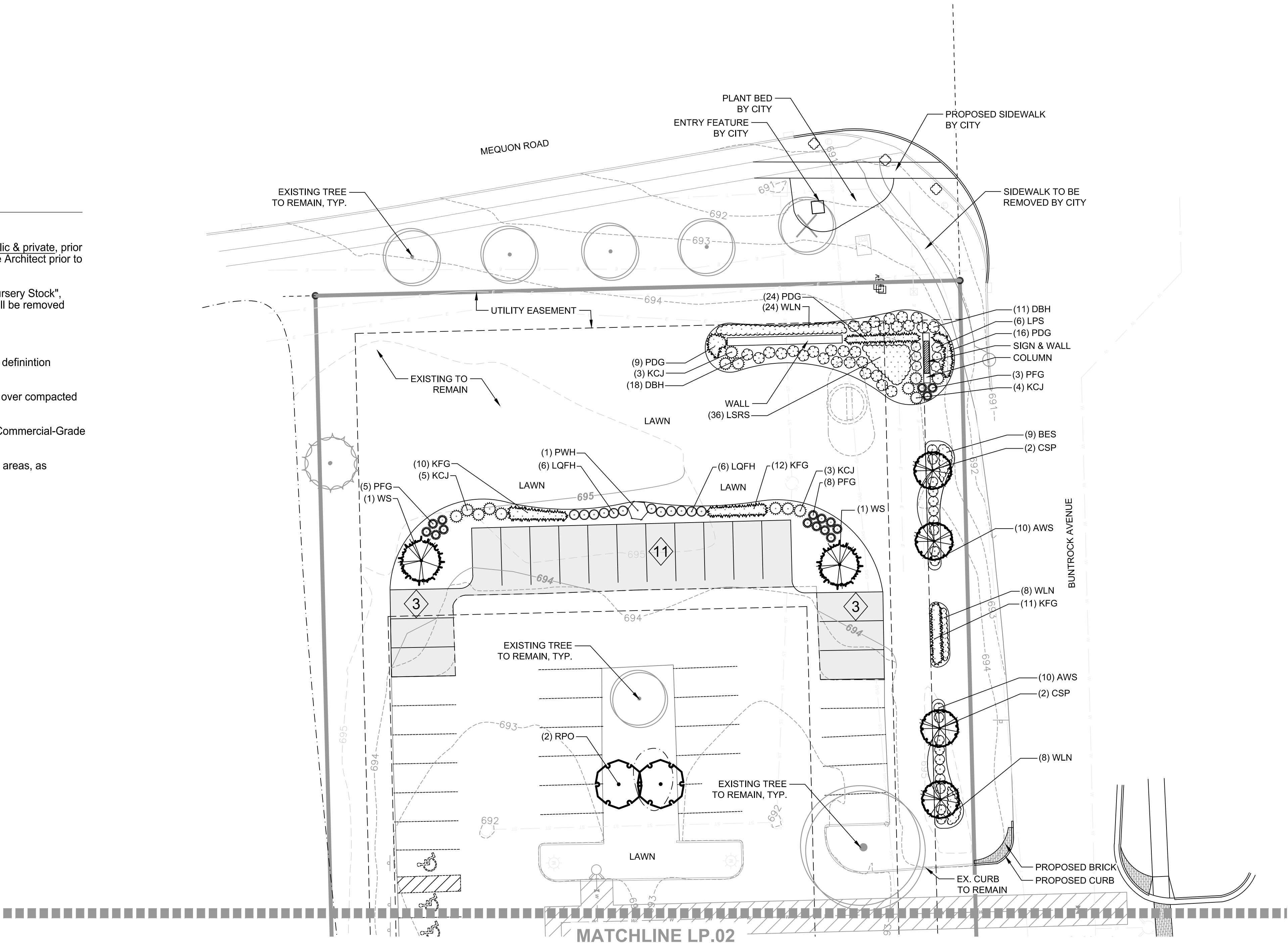
SP.02

GENERAL NOTES

- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances.
- 1.02 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- 2.01 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004.The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.02 Mulch: All tree circles and plantings beds to receive a 3" deep layer of high quality shredded hardwood bark mulch.
- 2.03 Bed edging: Edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.
- 2.04 Stone mulch areas shall contain 2-3" of Mississippi washed @ min. 1" dia (match existing) installed over non-woven geotextile fabric over compacted subgrade. Edge with metal edging.
- 2.05 Stone mulch bed edging: Shall be 5" ht., 12-gauge steel, galvanized / powdercoated finish, color TBD from standard range. Colmet 'Commercial-Grade Steel Edging' available from Colmet, Garland TX, 800-829-8225. Or approved equal. Install per mfr's requirements.
- 3.01 Lawn seeding shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Seed mix: "Deluxe 50 Mix" shall be supplied by Reinders, Madison WI, 608-244-0200. Apply @ 6 lbs per 1000 GSF.

PLANT SCHEDULE SITE NORTH

<u>ORNAMENTAL TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>QTY</u>
CSP	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	1.5" Cal.	B&B	4
<u>EVERGREEN TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>QTY</u>
WS	Picea glauca / White Spruce	7' Ht.	B&B	2
<u>DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>QTY</u>
RPO	Quercus robur x bicolor 'Long' TM / Regal Prince Oak	2" Cal.	B&B	2
<u>DECIDUOUS SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>QTY</u>
DBH	Diervilla lonicera / Dwarf Bush Honeysuckle	18" Ht.	Cont.	29
PWH	Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Hydrangea	36" Ht.	Cont.	1
LQFH	Hydrangea paniculata 'SMHPFL' / Little Quick Fire Hydrangea	24" Ht.	Cont.	12
LPS	Spiraea japonica 'Little Princess' / Little Princess Spirea	18" Ht.	Cont.	6
AWS	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	18" Ht.	Cont.	20
<u>EVERGREEN SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>QTY</u>
KCJ	Juniperus x pfitzeriana 'Kallay's Compact' / Kallay's Compact Pfitzer Juniper	24" Sprd.	Cont.	15
<u>ORNAMENTAL GRASSES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>QTY</u>
KFG	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.	Pot	33
PFG	Miscanthus sinensis 'Purpurescens' / Purple Flame Grass	1 Gal.	Pot	16
PDG	Sporobolus heterolepis / Prairie Dropseed	1 Gal.	Pot	49
<u>PERENNIALS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>QTY</u>
WLN	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	4.5"	Pot	40
LSRS	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	4.5"	Pot	36
BES	Rudbeckia hirta / Black-eyed Susan	4.5"	Pot	9



Consultant:



Project:

West Mequon Health Center
Addition and Renovation

Location:

6425 West Mequon Road
Mequon, WI 53092

Key Plan:



Sheet:

LANDSCAPE PLAN
NORTH

Scale:

SCALE: 1" = 20'

Revisions:

No.	Date:	Description:
	05-12-2023	City Comments
	05-17-2023	City Comments

Date:

April 17, 2023

Project No.:

220011.06

(Owner) Project

Sheet No.:

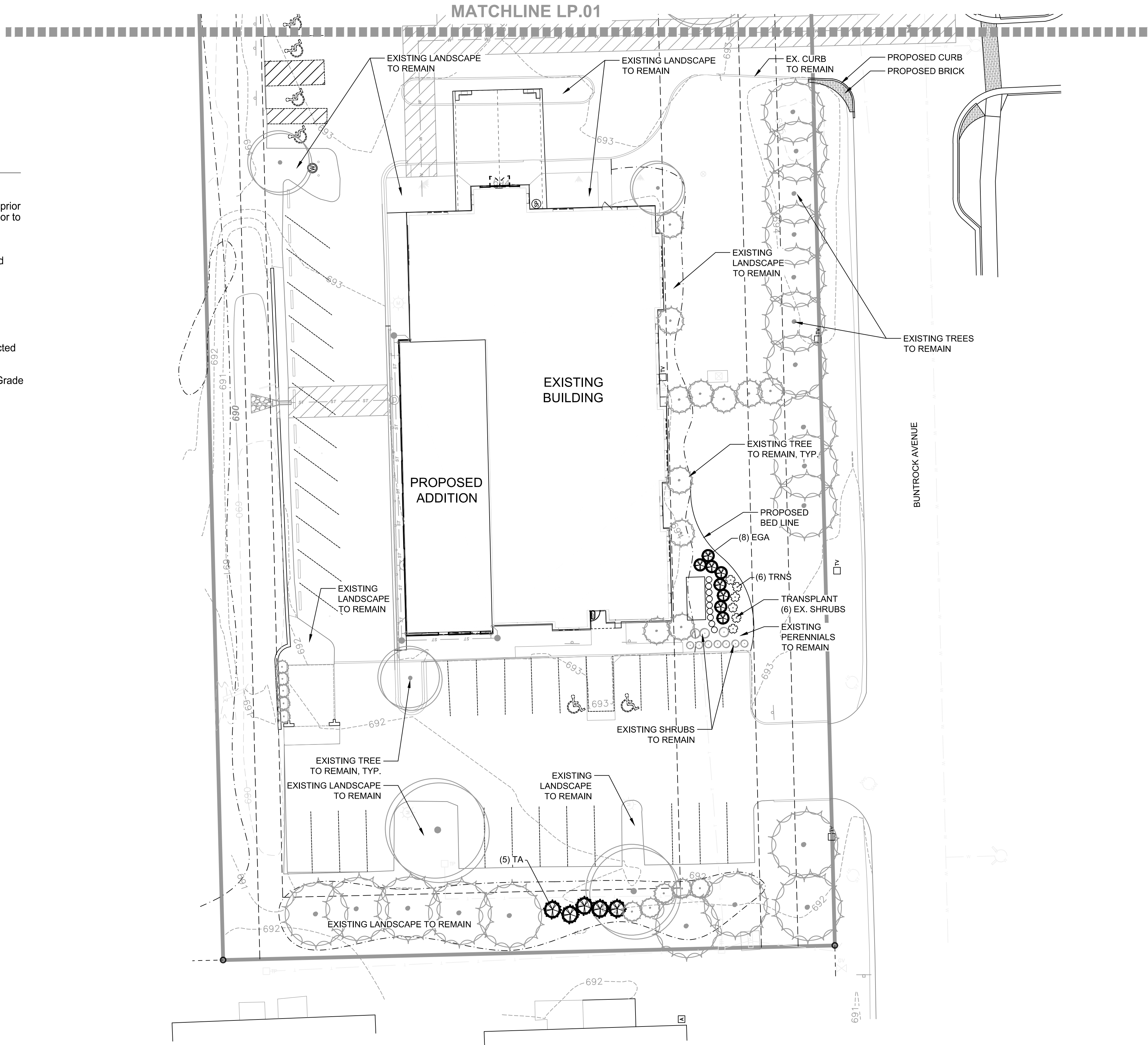
LP.01

GENERAL NOTES

- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances.
- 1.02 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
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- 3.01 Lawn seeding shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Seed mix: "Deluxe 50 Mix" shall be supplied by Reinders, Madison WI, 608-244-0200. Apply @ 6 lbs per 1000 GSF.

PLANT SCHEDULE SITE SOUTH

EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	ROOT	QTY
EGA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5' Ht.	B&B	8
TA	Thuja occidentalis 'Techny' / Techny Arborvitae	5' Ht.	B&B	5
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	SIZE	ROOT	QTY
TRNS	Transplant Existing / Deciduous Shrub	18" Ht.	Cont.	6



Consultant:



Project:

West Mequon Health Center
Addition and Renovation

Location:
6425 West Mequon Road
Mequon, WI 53092

Key Plan:



Sheet:

LANDSCAPE PLAN
SOUTH

Scale:
SCALE: 1" = 20'

Revisions:

No.	Date:	Description:
	05-12-2023	City Comments
	05-17-2023	City Comments

Date:

April 17, 2023

Project No.:

220011.06

(Owner) Project

Sheet No.:

LP.02



View Looking Southwest from Mequon Road



View Looking Southeast from Mequon Road



View Looking South from Mequon Road

SIGN SPECIFICATIONS

[A] - FACE CHANGE

Material: .125 Aluminum
Color: Paint Akzo Teal SIGN60784
Surveyed: Yes - [previously built under 73570-FC-01-J01]
Installation: By Poblocki
***NOTE:** Control of display will require an additional circuit

[B] - GRAPHICS

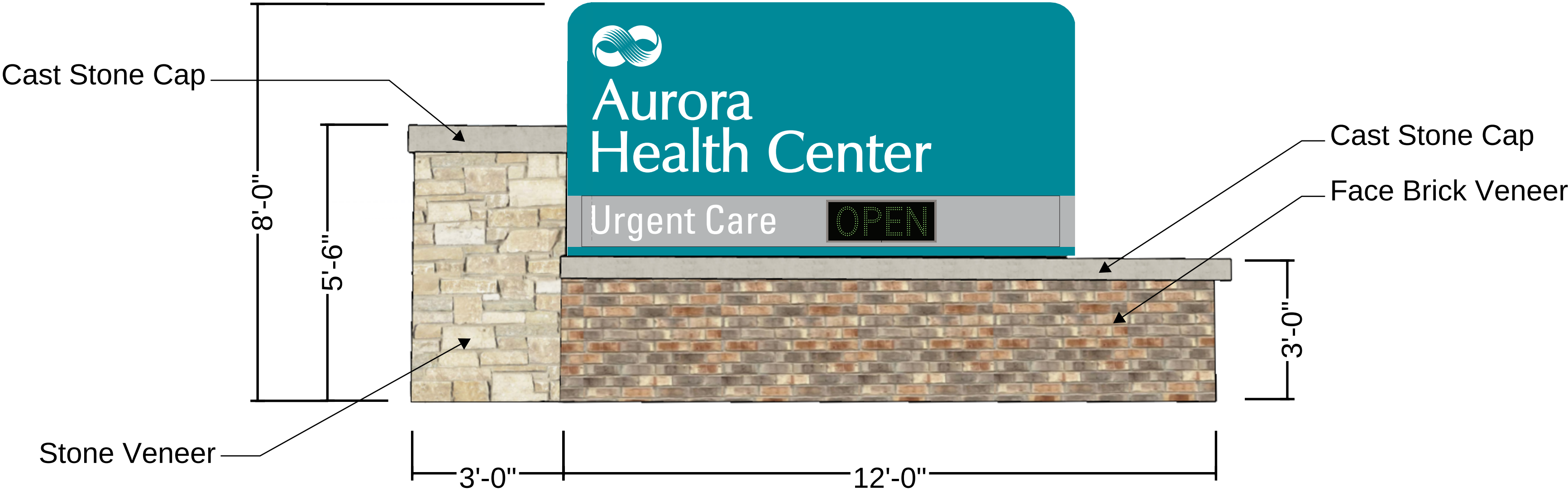
Material: Back-up
Color: White 7328 Acrylic

[C] - GRAPHICS

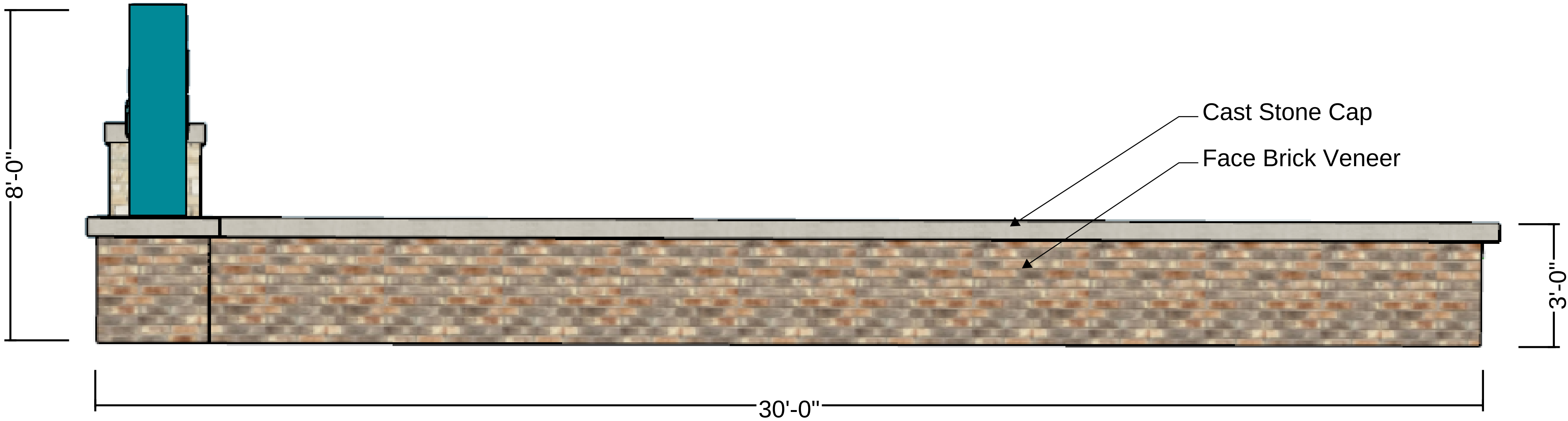
Material: Back-up White 7328 Acrylic w/ first surface Silver Grey 3630-51 w/ letters removed. Mask & spray side retainers to match 3630-51 Silver Grey.

[D] - LED DISPLAY

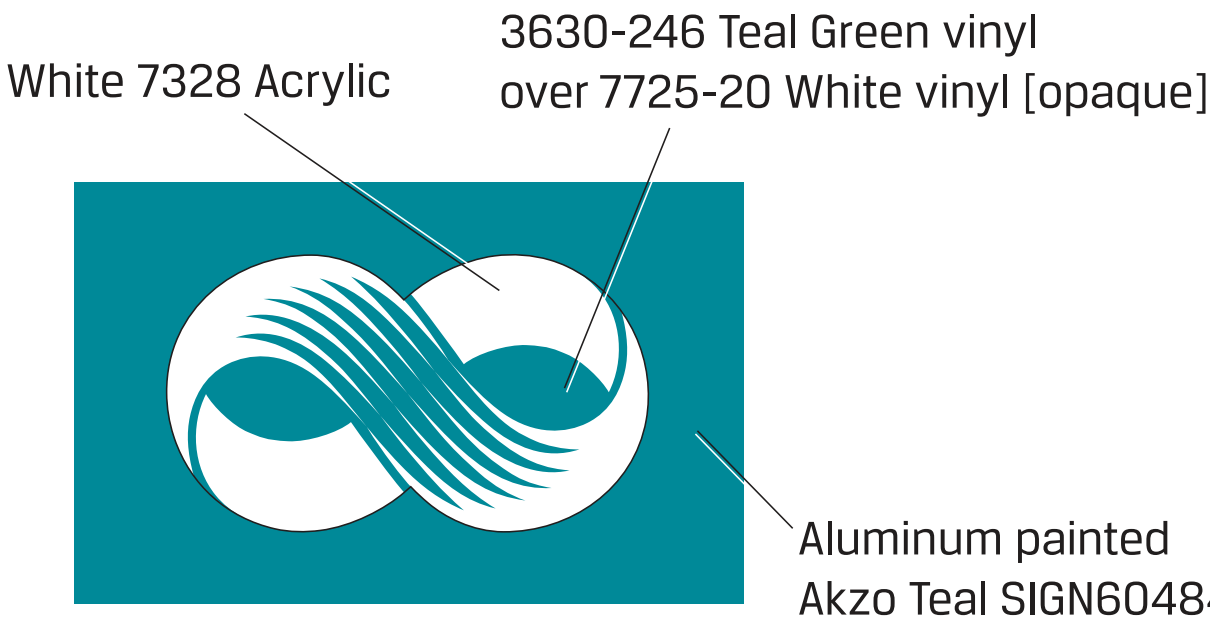
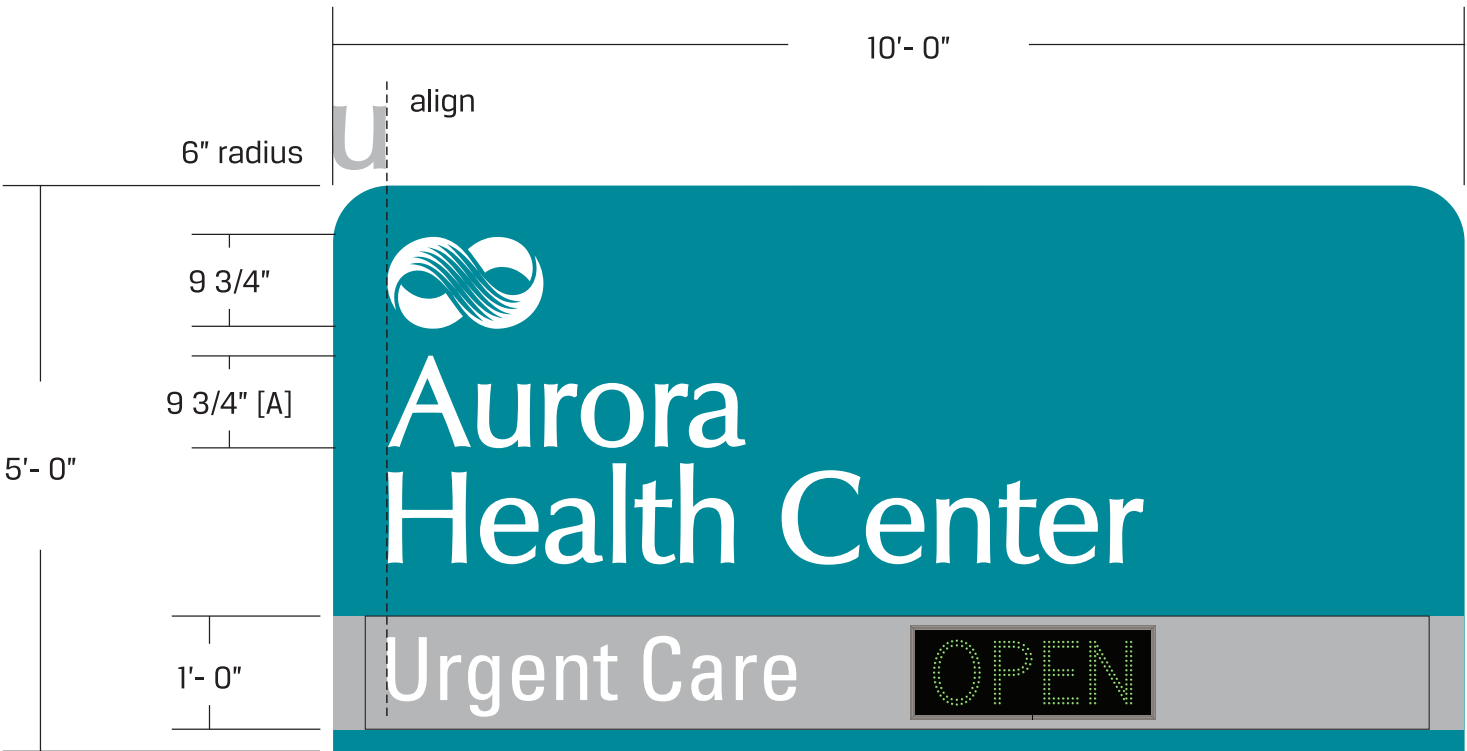
Direct View TCL Series
TCL1026G-180DS
10"h x 26"w x 2.5" d



East Elevation



North Elevation





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

www.ci.mequon.wi.us

Department of Planning Commission

TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: May 22, 2023
SUBJECT: Fifth-Main. The applicant is seeking sign design approval for the property located at 1550 W. Mequon Road.

Applicant:	E-Collectique, LLC
Status of Applicant:	Owner
Requested:	Sign Design Approval
Existing Zoning:	B-2 (Community Commercial)
Lot size:	2.07 acres
Location:	1550 W. W. Mequon Road
Tax Key Number:	#15-019-16-003.00
District:	#5

Background:

The applicant, E-Collectique LLC, requests approval for the design of an existing freestanding sign in accordance with the City of Mequon Chapter 62, Sign Code, located at 1550 W Mequon Road. The current sign has been modified, without approval, from its original design.

The sign was modified in October (see attached) and generated a significant number of complaints among the public and city officials. The modification was not approved prior to implementation and was no longer in compliance with the original city-approved sign permit. Community Development issued an order for correction, with a deadline of the end of the month due to the applicant's expressed support for Breast Cancer Awareness month. After the deadline for compliance passed, the applicant indicated the sign would remain as the permanent sign. Since then, the sign was modified to include only the narrow pink pinstripe (see attached Silver Leaf Signs & Graphics monument sign artwork and detail).

Chapter 62 Sign Code Standards:

The sign code requires the architectural design of the freestanding signs to comply as follows:

Sec. 62-15. - Design, construction, and erection standards.

(a) Architectural design.

(1) Freestanding ground signs. These signs shall be architecturally integrated with the principal building in the following manner:

- a. The base of the sign shall be constructed with the principal building's primary building material, to the greatest extent practical.

Complies.

b. The color scheme of the sign shall follow the color scheme of the principal building, to the greatest extent practical.

Does not Complies. The use of pink does not follow the color scheme of the building. In addition, the original building and site plan approval relied on earth tone colors for the structure, stone and site theme.

c. Architectural features (e.g., sills, piers, reveals, capstones, medallions, etc.) which are part of the architectural style of the principal building shall be incorporated into the sign, to the greatest extent practical.

Complies.

d. The sign face shall be constructed with an opaque surface to allow internal light to only project.

Complies.

e. The sign code administrator and/or planning commission may approve, deny, or request changes to a proposed sign, based on the architectural design of that sign.

Sect 62-4(c)(2)(b) states the following:

“If the proposed sign complies with all dimensional ordinance requirements, the sign code administrator shall consider the purpose, appearance, location, lighting, height, size, and impact of the sign relative to the scenic beauty of the vicinity and to the values identified in [section 62-2](#) of this chapter (i.e., purpose). If the sign code administrator determines, on the basis of the above noted considerations, that there is a question as to whether or not the proposed sign is in accordance with the intent of this section, the SCA shall refer the sign permit application to the planning commission...”

“...Following its review, the planning commission shall approve, approve with modifications, or deny the sign permit application.”

Because the modifications to the original, approved sign no longer meet section 62-15(a)(1)(b) noted above, staff is referring the sign permit application to the Planning Commission.

Sign Design:

According to the applicant, the request for the pink pinstripe is now incorporated within the sign panels as part of Fifth-Main’s brand effort during Breast Cancer Awareness month in October of 2022, which led to further and permanent implementation of the color, and what it represents, into the company’s brand. In addition, the applicant states that the color is harmonious with the color of the building’s exterior stone (see photo).

Analysis:

The sign complies with the quantitative technical standards of the Sign Code. Staff do not find that the pink pinstripe is consistent with color scheme of the building. In staff’s opinion, if the applicant would like a contrasting color on the sign, then the color should be modified to be in

keeping with the building's current color scheme and the applicant should submit a proposal, for staff review and approval, that incorporates the revised color as an accent throughout the site. Alternatively, the applicant can use a color consistent with the building as is.

Further, as changes to the structure and site features are considered, Sec.58-566(a)(4) Architectural Requirements and Standards for Commercial, Industrial, Park, Institutional and Multi-Family states the following:

Colors. Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, colors shall be selected in general harmony with the existing neighborhood buildings.

Not only does the structure on the subject site not include pink materials but neither does any other neighboring structures within the adjacent commercial area. Staff would not support the introduction of pink throughout the site or in application to the structure.

Recommendations:

Staff refers the final approval of the sign permit to the Planning Commission in accordance with sec 62-4 (c)(2)(b) in which the Planning Commission shall approve, approve with conditions, or deny the sign permit application.

Should the Planning Commission approve the sign, as proposed, staff recommends waiving the sign permit application fee of \$150 due to the cost of \$199 for Planning Commission review.

Attachments:

Fifth (PDF)

Narrative (PDF)

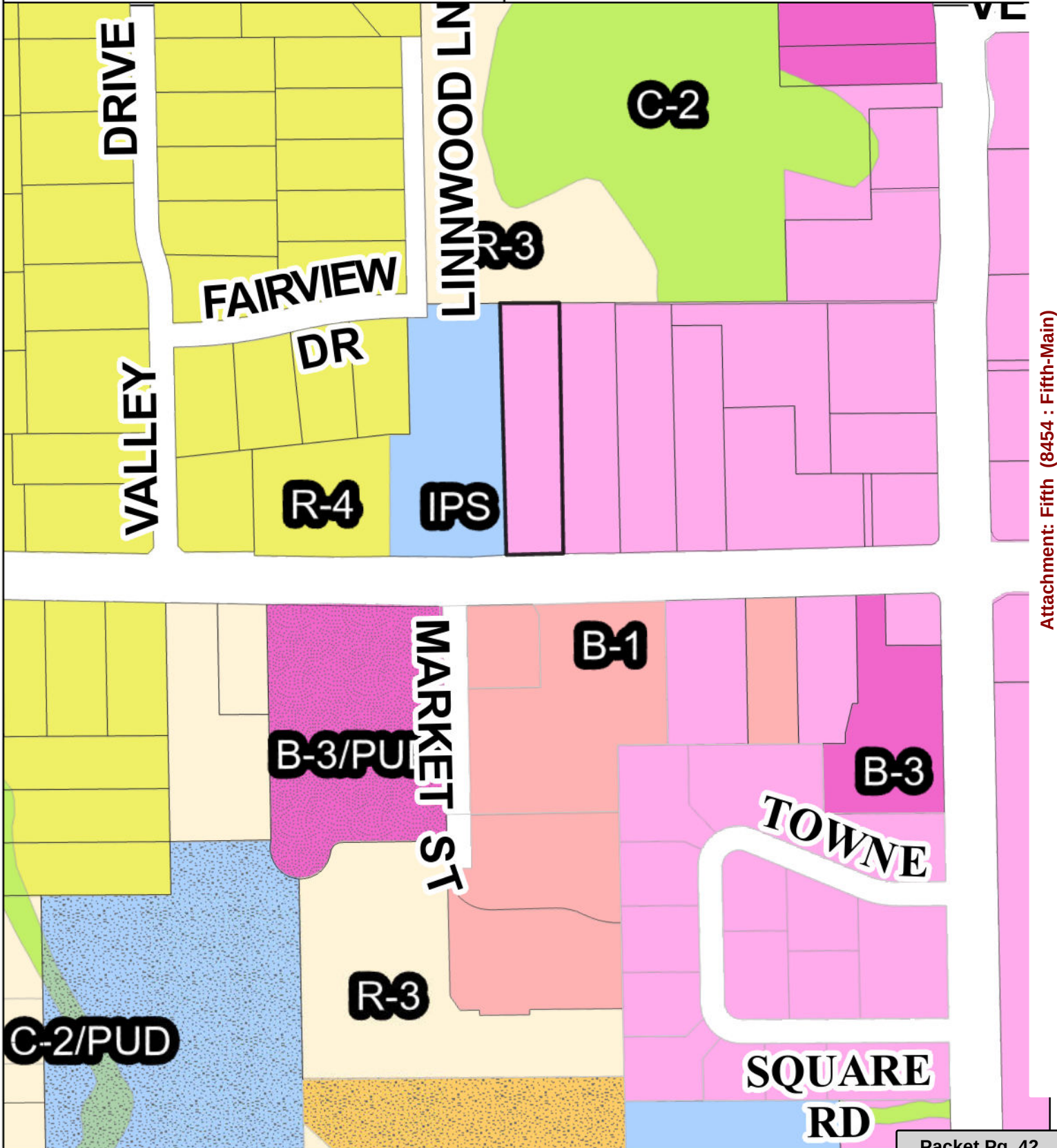
Renderings (PDF)

Packet Docs (PDF)

Packet Docs 3 (PDF)

FIFTH AND MAIN

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 TO FIFTH-MAIN'S SIGN APPLICATION

1550 W. Mequon Road

Prior to September 2022, the monument sign at the location had a solid white background with black lettering. See photo of that sign, below. The current sign for which Fifth-Main seeks approval and files the sign application is similar to that prior sign.

The proposed sign submitted for approval also has a narrow "pop" of neon pink. That is, it has a thin pin stripe of pink that appears inside the black borders of the sign, surrounding the text blocks. The narrow pink stripe border is the only substantive difference from the sign as it appeared prior to September 2022.

Fifth-Main initially incorporated the pink color into its branding during Breast Cancer Awareness month (in October 2022). That subject is a topic with which multiple staff members have personal experience. After much positive feedback from customers and the public, Fifth-Main decided to permanently incorporate the pink color into its branding. This can be seen throughout its social media pages, website, and in-store signage.

The color of the pink narrow stripe in the sign is harmonious with the pink-coral color of the stone used throughout the exterior of the building at the property and the stone materials from which the monument sign is constructed. In addition, the pop of

Former

pink in the sign helps improve Fifth-Main's visibility on Mequon Road, helping customers to find the store.



Attachment: Renderings [Revision 1] (8454 : Fifth-Main)

Current

DISCLAIMER: ALL ARTWORK IS PROPERTY OF SLSG AND CANNOT BE REPRODUCED WITHOUT SILVER LEAF SIGNS AND GRAPHIC'S PERMISSION. IT IS ILLEGAL TO DUPLICATE OR REPRODUCE COPYRIGHTED ARTWORK WITHOUT PRIOR WRITTEN CONSENT.



Client: Fifth Main
Address: 1550 W Mequon Rd
Mequon, WI
Job Type: Monument sign

Dimensions: Shown

Quantity: 1, double sided

Materials: white dibond
with pink cut graphics
Representative: Brian

Designer: Elly

Date: 1-18-23

Version: 1

Black text already installed,
adding pink borders only

VO: 94" x 24" and 60" x 20"



☐ APPROVED

☐ REVISE & RESUBMIT

*PRODUCTION CANNOT BEGIN UNTIL WE RECEIVE YOUR AUTHORIZATION THE PROOF IS ACCURATE.
DELAYS IN RECEIVING YOUR APPROVAL WILL DELAY PRODUCTION TIMES.

NOTE: THE COLORS SHOWN IN THIS PROOF ARE CONCEPTUAL ONLY AND DO NOT REPRESENT ACTUAL PAINT, VINYL, ACRYLIC OR LIGHTING COLORS. ACTUAL SAMPLES MAY BE PROVIDED UPON CUSTOMER'S REQUEST.

Attachment: Renderings [Revision 1] (8454 : Fifth-Main)

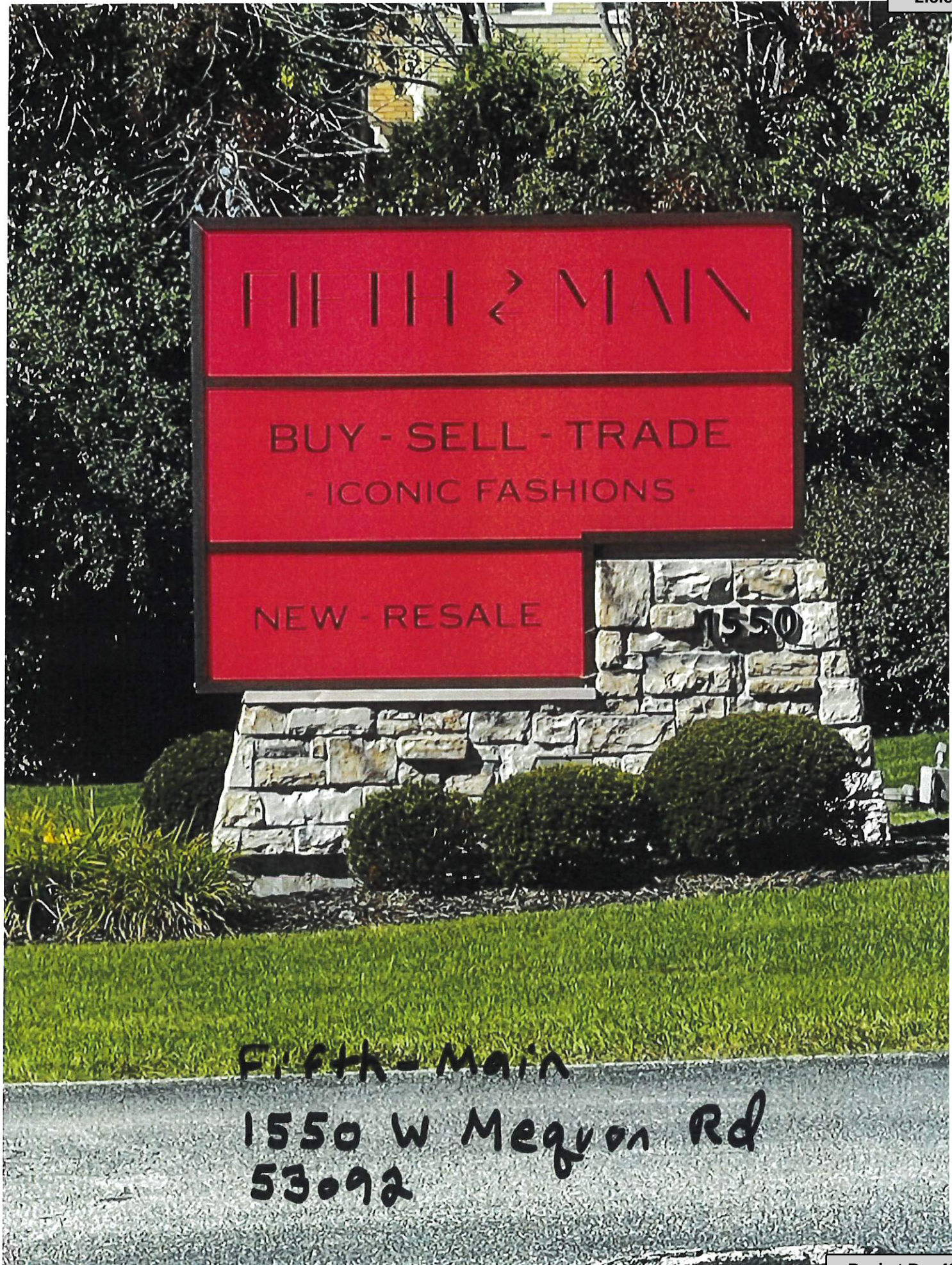


Attachment: Packet Docs (8454 : Fifth-Main)



Attachment: Packet Docs (8454 : Fifth-Main)







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: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: May 22, 2023
SUBJECT: Gerald Nell, Inc. for Roettgers Company. The applicant is seeking expansion of a non-conforming use and building and site plan amendment approval to allow for a car wash and ancillary facilities for the property located at 11155 N. Wauwatosa Road (Mobil). REMOVE FROM TABLE

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

Background:

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

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

The item was originally tabled at the March 20, and April 24, 2023, Planning Commission meetings (please see attached staff reports associated with those meetings) due to a number of deficiencies with the code, areas of concern, and unknown details. Since the meeting, staff and the applicant have met to resolve the following remaining issues. A summary of these issues follows:

- **Proposed hours of operation.**

The Planning Commission and applicant agreed to 7:00 am to 8:00 pm for the hours of operation.

- **The car wash will meet the noise requirement of 70 dBA at the property line.**

Planning Commission and applicant agreed to this standard.

- **The use of glass block windows on a building is highly visible from a public roadway.**

The Planning Commission and applicant agreed to use glass block for the car wash facility windows.

- **Curbing will assist in protecting landscaping beds along the car wash queuing lane and direct site runoff to appropriate facilities.**

Staff and applicant agree to add curbing along the west property line at the point of six (6) stacked vehicles in the car wash and to where new landscaping will be installed along the west property line.

Curbing, with an inlet, will also be installed along the southeast portion of the site to direct runoff to the landscaping beds, which will now include green infrastructure facilities, adjacent to Wauwatosa Road. Curbing will be installed along the edge of pavement in this area through the southern edge of the driveway access to the point of connection to Wauwatosa Road to direct runoff to storm facilities in public road. Because of the change to the landscape beds, the area will also be converted to include street trees.

- **The lack of compatibility and quality of landscaping between Wisconsin Veterinarian Clinic and Mobil.**

Staff and applicant agree to maintain existing landscaping, where is good condition, remove poor conditions and infill new landscaping treatments throughout the west property line except for the area immediate adjacent to the driveway access on Mequon Road (this is due to the vet clinic's installation of landscaping in area). The result will be a mix of existing arborvitae, a mix of species consistent with both the Mobil and Vet Clinic site and enhance the site with some species seen throughout the commercial developments located at the intersection.

Upgrades to landscaping along Mequon Road and the freestanding sign is necessary due to poor condition or a dated look in comparison to the new landscaping areas proposed on site.

- **Landscaping will should be updated to change the rhythm of streets trees to be more compatible with other properties leading up to, and surrounding, the Mequon and Wauwatosa Road intersection.**

Staff and applicant agree that street trees will be installed along Wauwatosa and Mequon Road.

- **Trash Collection Operating Plan.**

Staff and applicant agree to relocate the dumpster to the east of the car wash. The change still presents a conflict in an area of the site with a lot of activity but reduced when compared to the queuing lane for entry to the car wash. The dumpster shall be screened and will include a new, formal landscape screening to reduce visibility of the structure from the south and southeast.

- **Asphalt Repair and Sealing.**

The Planning Commission and applicant agree to provide new asphalt for a portion of the site and repair less deteriorated areas. Staff recommends new parking striping after the repairs and sealing.

- **The impact of the location of the proposed vacuums, its potential canopy and overhanging arm, on the appearance of the intersection of Wauwatosa and Mequon Roads.**

Staff does not support the location of the vacuums at the intersection and believes the site is too constrained. Staff believe the best location for the vacuums is the area immediately east of the c-store and the area of the existing vacuums can be utilized for customer parking. If new vacuums are permitted at the intersection, staff recommends no overhanging arms. Further, other vertical elements at the intersection shall be removed.

Engineering Report:

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

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

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

The construction is proposed to take place within the existing footprint of the parking lot, therefore, no wetland impacts or significant earthwork are anticipated. A City erosion control permit may be required prior to construction if over 4,000 square feet of disturbance is anticipated.

The submitted plan shows a reduction in impervious surface. A green infrastructure plan is required for improvements adding greater than 5,000 square feet of impervious surface by MMSD Rules. The applicant is planning to install small green infrastructure devices as a

landscaping feature, but it does not require MMSD approval. City staff will review the proposed devices as part of the civil plan review process.

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

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

Staff Recommendation:

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

1. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan, meeting all conditions, within 90 calendar days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The final site plan shall be updated to show the following:
 - a. The proposed vacuum stations with overhead arms, with or without the canopies, be moved away from the adjoining roadways in the southern portion of the lot and specifically south of the ingress/egress on Wauwatosa Road and no further north than the gas pump overhead canopy.
 - b. Curbing shall be shown to be installed along a portion of the west property line, south property line and a portion of the east property line (south of driveway).
 - c. Removal of fence line.
 - d. Provide new asphalt for a portion of the site and repair less deteriorated areas. New parking striping shall be shown on plan and implemented after the repairs and sealing.
3. The final landscape plan shall be updated to show the following requirements:
 - a. The rhythm of the location and species of trees be changed to be more compatible with the surrounding properties such as Outpost, the Worzella building, Richmond Financial building, and the future Wisconsin Veterinarian Clinic.
 - b. Create a mix of healthy existing arborvitae and infill treatment that is consistent between Mobil and Wisconsin Veterinarian Clinic.
 - c. Address planned landscaping that conflicts with proposed signage locations.
 - d. Removal of all landscaping that originates on adjoining properties from the plan.
 - e. Address replacement of plantings in poor condition along both street frontages
4. The removal of scrub brush and trim of existing landscaping completed by July 31, 2023.

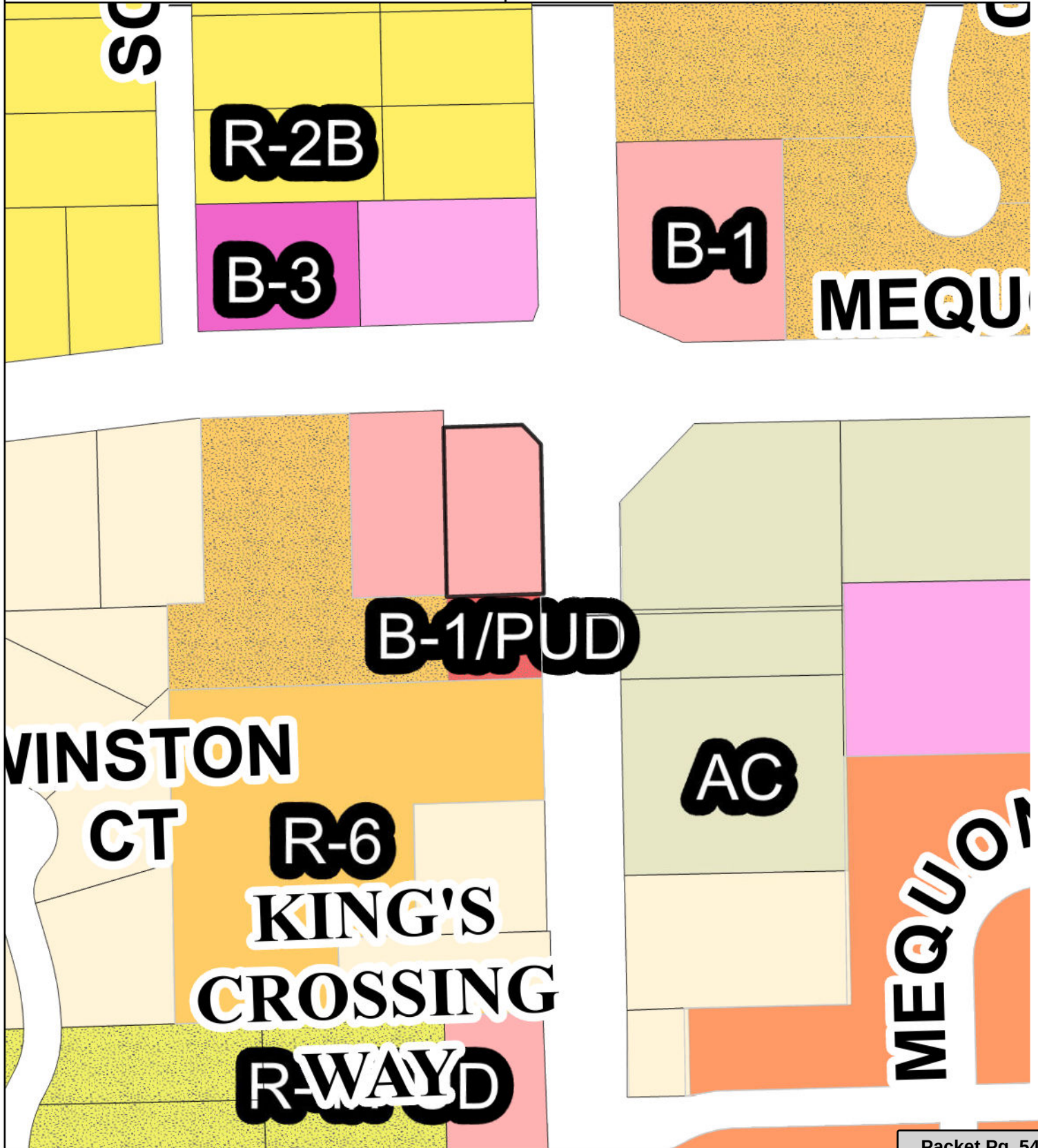
5. Hours for the car wash shall be limited to 7:00 AM to 9:00 PM daily.
6. Noise levels from the carwash shall not exceed 70 dBA at the property line.
7. A sign package shall be submitted to the Department of Community Development for approval. Should the sign package not be in compliance with the Sign Code, Planning Commission review and action is required.
8. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
9. Trash collection shall comply by the City's noise ordinance.
10. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
11. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance with City ordinances and the SSLD.
12. Submittal of the calculation of change in impervious surface prior to building permit issuance. The addition of 5,000 square feet of impervious surface requires a green infrastructure (GI) plan per MMSD rules.
13. WisDOT approval of storm sewer connection. WisDOT permit shall be provided to the City prior to construction.
14. Submittal of sanitary sewer peak flows prior to building permit issuance.
15. Application for and approval of a City erosion control permit, if applicable, subject to applicable permitting fees.
16. Connection to the public water utility, subject to the Mequon Water Utility Water Connection Policy.

Attachments:
Packet Docs (PDF)

MOBIL

AC Arrival Corridor
 A-1 Agricultural Preserve
 A-2 General Agricultural
 B-1 Neighborhood Business
 B-2 Community Business
 B-3 Office & Service Business
 B-4 Business Park
 B-5 Light Industrial
 B-6 Rural Industrial
 B-7 Rural Business
 C-1 Shoreland/Wetland Conservancy
 C-2 General Conservancy
 CGO Central Growth Overlay
 FFO Flood Fringe Overlay
 FW Floodway
 IPS Institutional & Public Service

IPS Institutional & Public Service
 NC Neighborhood Commercial
 OA Agricultural Overlay
 PUD Planned Unit Development Overlay
 P-1 Park & Recreation
 R-1 Single-Family Residential (5 Ac. Min.)
 R-1B Single-Family Residential (2.5 Ac. Min.)
 R-2 Single-Family Residential (2 Ac. Min.)
 R-2B Single-Family Residential (1.5 Ac. Min.)
 R-3 Single-Family Residential (1 Ac. Min.)
 R-4 Single-Family Residential (3/4 Ac. Min.)
 R-5 Single-Family Residential (1/2 Ac. Min.)
 R-6 Single-Family Residential (4 DU/Ac.)
 RM Multi-Family Residential
 TC Town Center
 TDR Transfer of Development Rights





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Department of Community Development

TO: Planning Commission
FROM: LAURIE MILLER, PLANNER
DATE: April 24, 2023
SUBJECT: Gerald Nell, Inc. for Roettgers Company. The applicant is seeking expansion of a non-conforming use and building and site plan amendment approval to allow for a car wash and ancillary facilities for the property at 11155 N. Wauwatosa Road (Mobil). REMOVE FROM TABLE

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

Background:

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

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

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

Issue	Item
-------	------

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

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

Operations:

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

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

Building Design

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

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

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

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

Site Plan:

Car Wash Queue Lane

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

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

Car Wash Order Kiosk

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

Vacuum

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

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

Parking

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

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

Pavement and Curbing

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

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

Landscaping

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

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

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

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

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

Engineering Report:

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

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

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

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

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

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

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

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

Compliance with Section 58-64

(1) Is the project consistent with public interest?

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

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

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

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

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

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

Staff Recommendation:

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

1. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan, meeting all conditions, within 60 calendar days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The final building plan shall be updated to show the installation of glass windows with tinted film over the glass instead of glass block windows.
3. The final site plan shall be updated to show the following:
 - a. The proposed vacuum stations with overhead arms, with or without the canopies, be moved away from the adjoining roadways in the southern portion of the lot and specifically south of the ingress/egress on Wauwatosa Road and no further north than the gas pump overhead canopy.
 - b. Curbing shall be shown to be installed along the entire paved lot.
 - c. Removal of fence line.
4. The final landscape plan shall be updated to show the following requirements:
 - a. The rhythm of the location and species of trees be changed to be more compatible with the surrounding properties such as Outpost, the Worzella building, Richmond Financial building, and the future Wisconsin Veterinarian Clinic.
 - b. Create a cleaner and consistent treatment for transition between Mobil and Wisconsin Veterinarian Clinic.
 - c. Address planned landscaping that conflicts with proposed signage locations.
 - d. Removal of all landscaping that originates on adjoining properties from the plan.
 - e. Address replacement of plantings in poor condition.
5. The removal of scrub brush and extensive grooming of existing landscaping to remain be completed by October 31, 2023.
6. Hours for the car wash shall be limited to 7:00 AM to 9:00 PM daily.
7. Noise levels from the carwash shall not exceed 70 dBA at the property line.
8. A sign package shall be submitted to the Department of Community Development for approval. Should the sign package not be in compliance with the Sign Code, Planning Commission review and action is required.
9. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
10. Trash collection shall be restricted to hours outside of the car wash operation hours and abide by the City's noise ordinance.
11. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
12. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance with City ordinances and the SSLD.
13. Submittal of the calculation of change in impervious surface prior to building permit issuance. The addition of 5,000 square feet of impervious surface requires a green infrastructure (GI) plan per MMSD rules.

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

Attachments:

Packet Docs_Mobil_04.24.23(PDF)



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www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: LAURIE MILLER, PLANNER
DATE: March 20, 2023
SUBJECT: Gerald Nell, Inc. for Roettgers Company. The applicant is seeking expansion of a non-conforming use and building and site plan amendment approval to allow for a car wash and ancillary facilities for the property located at 11155 N. Wauwatosa Road.

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

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

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

Operations:

Mequon ARC Mobil gas station and convenience store is currently staffed with 1-2 employees per shift. With the addition of the car wash, the owners intend to consistently maintain 2 employees per shift. The proposed hours of operation for the car wash will be the same as the gas station/convenience store and are as follows: 6:00 AM to 9:00 PM Monday through Saturday and 6:00 AM to 8:00 PM on Sundays. Staff recommends that the hours for the car wash be limited to

Attachment: Packet Docs (8456 : Gerald Nell, Inc. for Roettgers Company)

a start time of no earlier than 7:00 AM as the City has required of Kwik Trip and Jilly's Car Wash.

Building Design:

The car wash is proposed to be 878 sq. ft. (25'-4" x 35'-8") and 19' - 5" tall, approximately three feet shorter than the convenience store. The façade and roof of the car wash will be constructed to match the materials and color of the convenience store's existing façade and roof. The proposed materials include painted brick veneer, sheet metal paneling, and EIFS on the façade and dimensional asphalt shingles on the roof. The north and south elevation will have two glass block windows per elevation. Staff have concerns about the block windows which creates a dated look to the building. Two 10' x 10' polycarbonate overhead doors are proposed for the east and west elevations. The west elevation rendering depicts a 7' tall doorway but details on the type and style of door were not provided.

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

Signage shown in the rendering are not included in this approval process. Plans for signage shall be submitted for approval through the sign permit process.

Site Plan:

The car wash is proposed to be situated south of the convenience store, approximately 20 feet from the south property line. The proposed location meets all setback and offset requirements. The site plan indicates that vehicles will enter the car wash from the west which will allow vehicles to queue in an area that is not highly visible to both Mequon and Wauwatosa Road. Staff has the following concerns about the queue lane and drive lane behind the convenience store depicted in the site plan:

- The striping of the queue lane along the westside of the property lends to the impression that there is an additional drive lane that allows for cars to drive around the rear of the convenience store and car wash lane. According to a submitted turning radius analysis, any vehicle traveling behind the convenience store for other purposes than the car wash would not be able to make the turn without impeding on the queue lane, causing them to become temporarily trapped should there be two to three cars in the queue lane. Staff recommends pavement striping that clearly indicates that only one lane is present and signage near the northwest side of the convenience store to indicate that the lane is for car wash patrons only.
- Staff supports the drive lane behind the convenience store which allows cars to exit the car wash queue lane prior to arriving at the kiosk; however, the signage and design of the exit point, located near the southeast corner of the convenience store, is a concern. Staff recommends extending the island eastward by a few feet and adding "Do not enter" signage to discourage drivers from entering this area from the east. This recommendation may provide additional protection for those accessing the parking spaces along the east side of the convenience store.
- The queue lane blocks access to the dumpster enclosure, impacting garbage pickup. The owner must coordinate trash collection with their contractor to avoid conflicts with the car wash queue. The site plan indicates that the existing wood face dumpster enclosure will remain in the southwest corner of the property.

The car wash order kiosk is located directly west of the car wash entry way. A bollard and curbing have been proposed to be located near the queuing line to protect the kiosk from being

hit. The applicant supplied a concept photo for the potential kiosk design. Staff is concerned about the lack of details for the kiosk and the potential need for a kiosk canopy. Staff recommends that the applicant have the details for the kiosk finalized before returning to Planning Commission for building and site plan amendment approval.

New asphalt is proposed to be installed in the car wash's queuing and exit lanes. The plans show that concrete car stoppers, currently being used for edging of the lot, will be replaced with curbing around the entire paved lot. A small area of asphalt east of the car wash will be removed south of the exit lane and replaced with landscaping. Staff analysis of the parking lot revealed degradation of the pavement in other areas of the parking lot not proposed for replacement. Staff recommends replacement of all areas not indicated as "New Pavement" on the attached Pavement Analysis Map as a condition of approval.

Section 58-441 states that convenience stores are required to maintain one space per 150 sq. ft. of gross floor area and may use gasoline pump parking as part of the required parking stalls. The 2,000 sq. ft. convenience store would require 13 parking spaces. The amended site plan shows 18 total parking spaces. This number includes six new parking stalls to be placed on the north side of the paved lot in addition to the four existing parking stalls located on the east side of the convenience store and eight existing pump parking stalls. Staff recommends the removal of four of the six new parking stalls near the intersection of Mequon and Wauwatosa Roads because the site significantly exceeds parking requirements.

A vacuum and tire air pump are currently located near Mequon Road, adjacent to the north portion of the parking lot with no discernable parking space indicated. The proposal indicates that the existing vacuum and air pump will be replaced with two new vacuums/air pump combo units. Details for trash receptacles serving the vacuum area has not been provided. Two of the six proposed new parking spaces will serve the new combo service units. The applicant supplied a concept photo for the potential vacuum and tire air pump combo unit design. Staff is concerned about the lack of details for the unit, given its visibility from the intersection of Mequon and Wauwatosa Road. Due to the unknown final details on the vacuum/air pump units, staff could not complete an analysis on the screening of the units. Staff recommends that the applicant consider alternative locations for the combo units, improved methods of screening should the units remain adjacent to a roadway and finalize the details of the units prior to returning to Planning Commission for building and site plan amendment approval once these details have been finalized.

Landscaping Plan

The landscaping plan shows that the existing landscaping will remain as-is with the exception of adding 10 arborvitae, two trees, and 29 shrubs. The proposed plan does not meet code for required street trees, parking lot landscaping, parking lot shading, and 30 percent open space. While it may be difficult to meet the 30% open space requirement given the existing structures, the applicant has not made any adjustments to the landscaping or site plan to meet the spirit and intent of the open space requirement. The installation of street trees is required.

In addition, staff has concerns about the lack of planned investment in landscaping of the site and the reliance of neighboring properties' landscaping to provide screening and shading. The majority of the plantings being kept as-is are overgrown, in poor condition, or dead (Please see existing landscaping exhibit) and do not reflect the quality of landscaping installed in other properties surrounding the corridor. Trees originating from 6425 W. Mequon Road, the soon to

be Wisconsin Veterinarian Clinic, have been removed to make way for the project yet are shown on the Mobil landscaping plan as a shading element along the west property line. Staff have attached the approved landscaping plan for Wisconsin Veterinarian Clinic to provide Commissioners context to the differing levels of investment and attractiveness between the adjoining properties.

Staff recommends that applicant update the landscaping plan to meet all code requirements and incorporate higher quality landscaping and features to meet the spirit and intent of the 30% open space requirement.

Lighting Plan

The lighting plan indicates that no additional lighting will be installed on site.

Engineering Report:

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

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

The construction is proposed to take place within the existing footprint of the parking lot, therefore, no wetland impacts or significant earthwork are anticipated. A City erosion control permit may be required prior to construction if over 4,000 square feet of disturbance is anticipated.

The applicant shall submit the total change in impervious surface. The added impervious surface is shown to be less than 5,000 square feet. A green infrastructure plan is required for improvements adding greater than 5,000 square feet of impervious surface by MMSD Rules.

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

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

Compliance with Section 58-64

(1) Is the project consistent with public interest?

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

(2) Will the project have a deleterious effect of the surrounding neighborhood? Does the site

comply with B-1 and other code requirements?

The site does not meet the B-1 open space requirements, parking requirements, or several landscaping requirements. It may be difficult to meet the 30% open space requirement given the existing structures; however, the applicant has not made any adjustments to the landscaping or site plan to meet the spirit and intent of the open space requirement.

Staff believes there are too many unknowns, areas of concern, and code compliance issues to determine if the intensification of the non-conforming use will be deleterious to the surrounding neighborhood. Staff is also concerned that the proposed lack of investment in landscaping and additional parking on the north side of the property will not elevate the appearance of the Mequon and Wauwatosa Road Intersection as seen with the Outpost Natural Foods development, reinvestment of the former Worzella building and site, the new Richmond Investment Advisors, the anticipated and upcoming Wisconsin Veterinarian Clinic and potential redevelopment of the Finial property (currently for sale). The intersection and adjacent neighborhoods have seen significant reinvestment by the local, private sector markets. The area serves as a significant transition to areas of new residential development (Central Growth and Heron Pond) and the mixed-use redevelopment of Arrival Corridor, including Somers, Concord Creek to the east and further east as part of substantial, high quality, high value redevelopment within Town Center. Mobil is choosing to invest in their operations at this site which signals their intent to remain long-term within this redeveloping neighborhood.

Summary

The following table outlines deficiencies with the code, areas of concern, and unknown details:

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

	Dimensions and appearance of the vacuum/air pump combo units.
	Impact of landscaping on the screening of vacuum/air pump combo units.
	Roof top or ground mechanicals are not shown. Screening is required per Section 58-566.

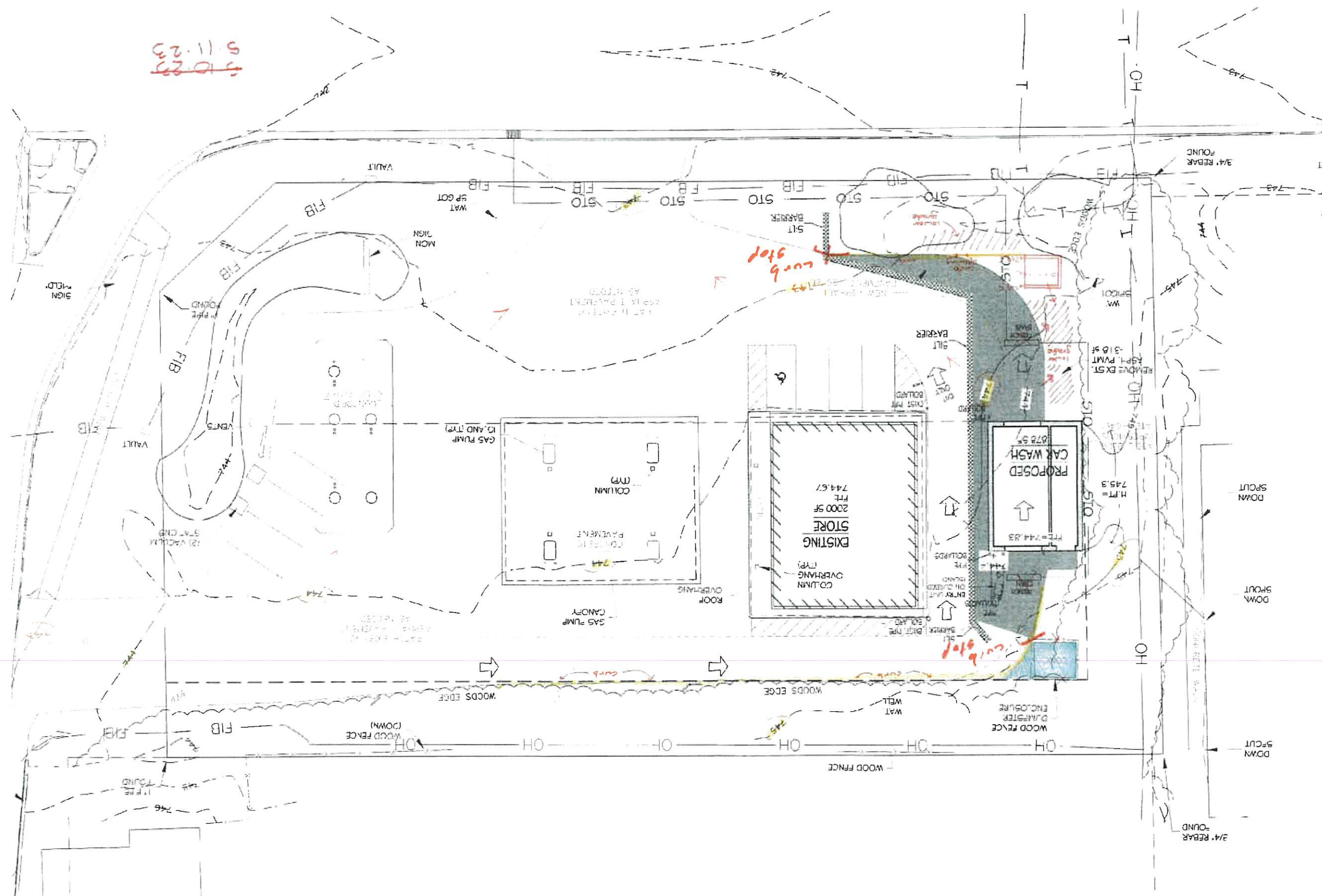
Because the proposed site plan does not meet code requirements, it is not eligible for an intensification of a non-conforming use per Section 58-64 of the Municipal Code.

Staff Recommendation:

Planning staff recommends tabling the decision for expansion of the non-conforming use and the building and site plan amendment to allow the applicant additional time to meet the requirements found in Section 58-64 that make them eligible for approval, and address issues identified by staff as shown in the summary table.

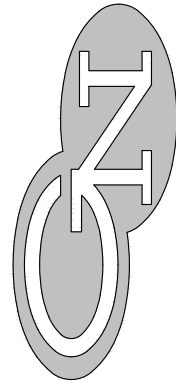
Attachments:

Packet Docs_Mobile_03.20.23 (PDF)



REVISIONS			
Rev	Date	Description	By

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



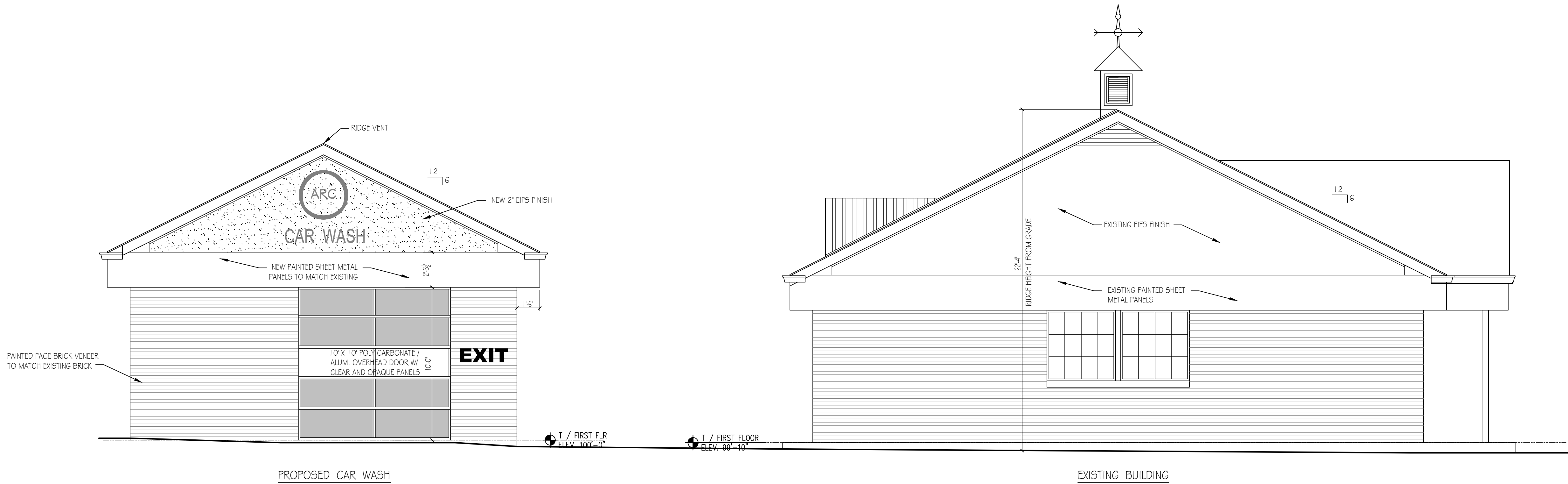
CAR WASH BUILDING FOR
ROETTIGERS MOBIL
11155 WAUWATOSA ROAD
MEQUON, WISCONSIN

Drawn By
MF
Date
2-27-23
Scale
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Job Number

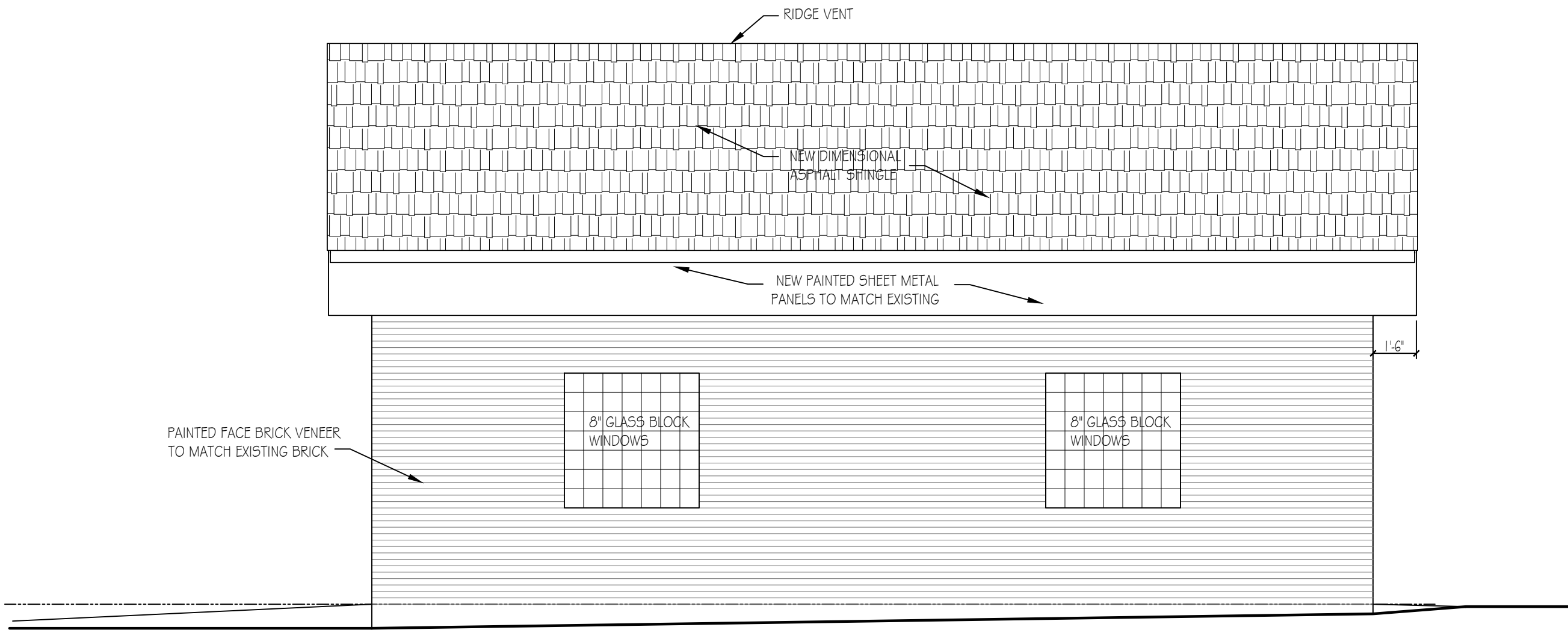
Sheet Name
EXTERIOR
ELEVATIONS
Sheet Number

A4.1

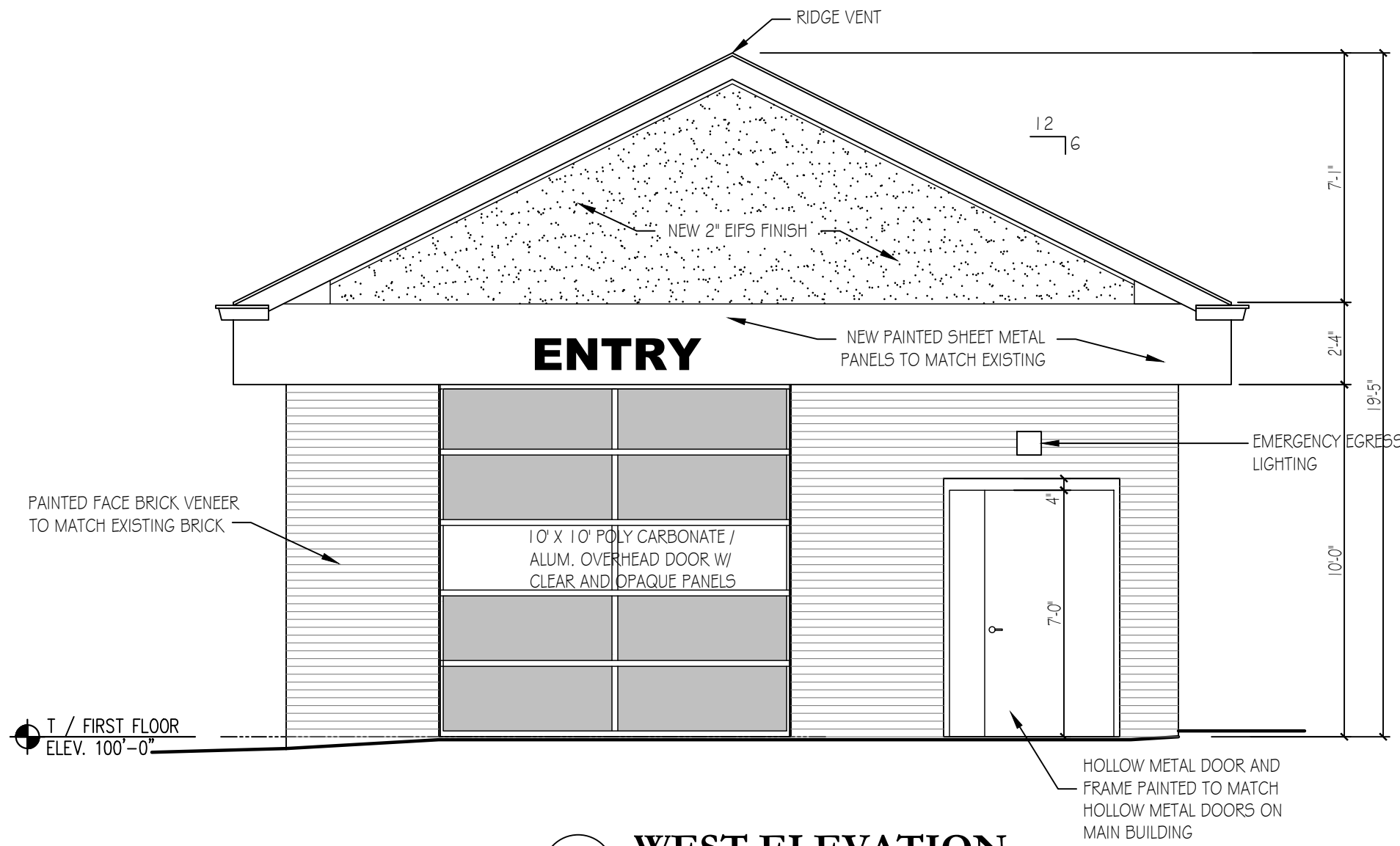
SHEET OF TOTAL SHEETS



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



NORTH ELEVATION
1/4" = 1'-0" SOUTH ELEVATION SIMILAR



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

NELSON



LANDSCAPE INC.

Post Office Box 823
Waukesha, WI 53187-0823

262-549-6111
262-549-9229

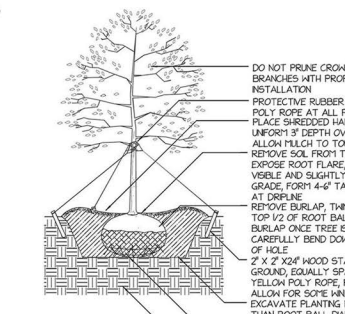
www.nelsonlandscape.com

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Nelson Landscape Incorporated

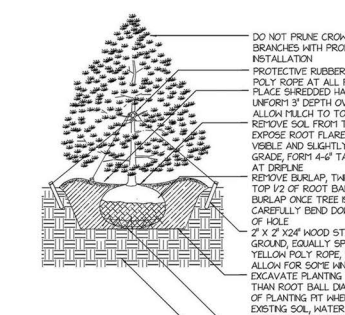
This landscape design plan is the sole property of Nelson Landscape Incorporated and may not be reproduced, altered, or copied in any manner or form without the permission of Nelson Landscape Incorporated. This plan may not be used for bidding purposes without prior consent by Nelson Landscape Incorporated.

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

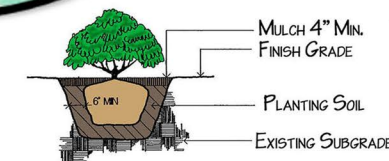
Prepared by Corey Nelson, ASLA



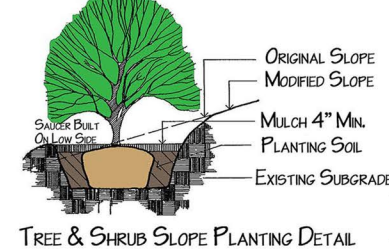
DECIDUOUS TREE PLANTING DETAIL
TYPICAL INSTALLATION - NOT TO SCALE



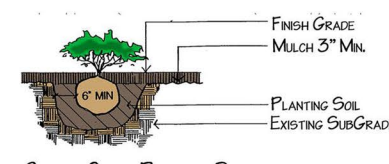
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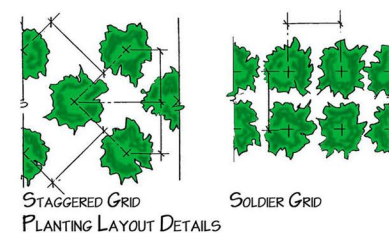
SHRUB PLANTING DETAIL



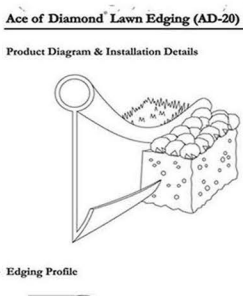
TREE & SHRUB SLOPE PLANTING DETAIL



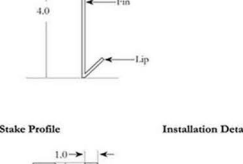
GROUND COVER PLANTING DETAIL



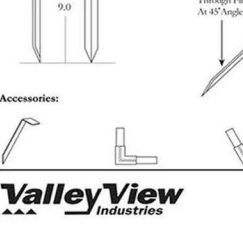
STAGGERED GRID
SQUARE GRID
PLANTING LAYOUT DETAILS



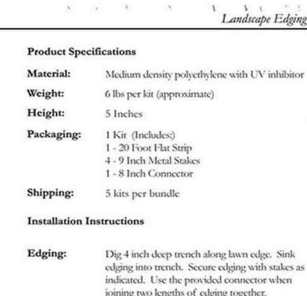
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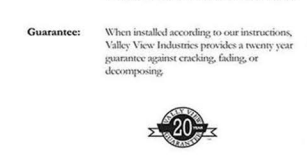
GROUND COVER PLANTING DETAIL



STAGGERED GRID
SQUARE GRID
PLANTING LAYOUT DETAILS



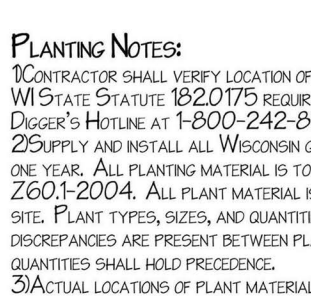
TREE & SHRUB SLOPE PLANTING DETAIL



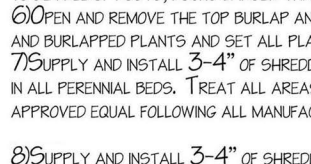
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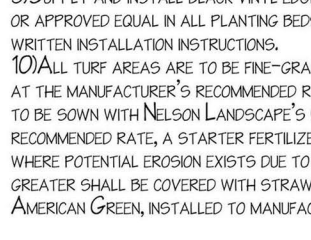
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PLANTING LAYOUT DETAILS



TREE & SHRUB SLOPE PLANTING DETAIL

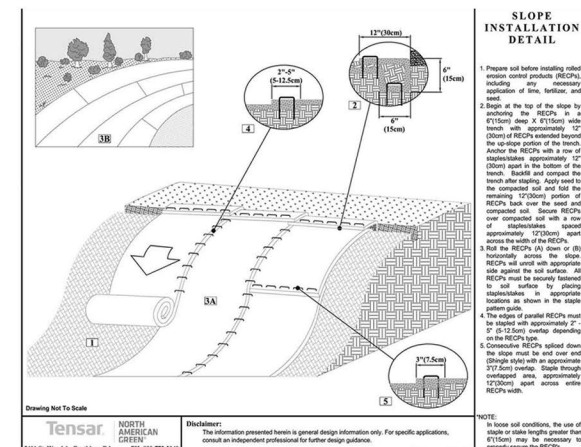


GROUND COVER PLANTING DETAIL



STAGGERED GRID
SQUARE GRID
PLANTING LAYOUT DETAILS

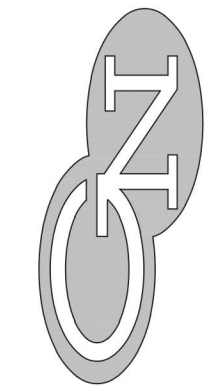
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Trees			
4	Acer x freemontii 'Jeffersred'	AUTUMN BLAZE FREEMAN MAPLE	3 1/2" b.
4	Celtis occidentalis	COMMON HACKBERRY	3 1/2" b.
1	Juniperus scopulorum 'Medard'	MEDORA COLORADO RED CEDAR	5 1/2" b.
1	Pyrus calleryana 'Cleveland Select'	CLEVELAND SELECT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



LANDSCAPE PLAN

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

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



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

Drawn by
c.j.n.
Date
1-09-23
Scale
1"=20'-0"

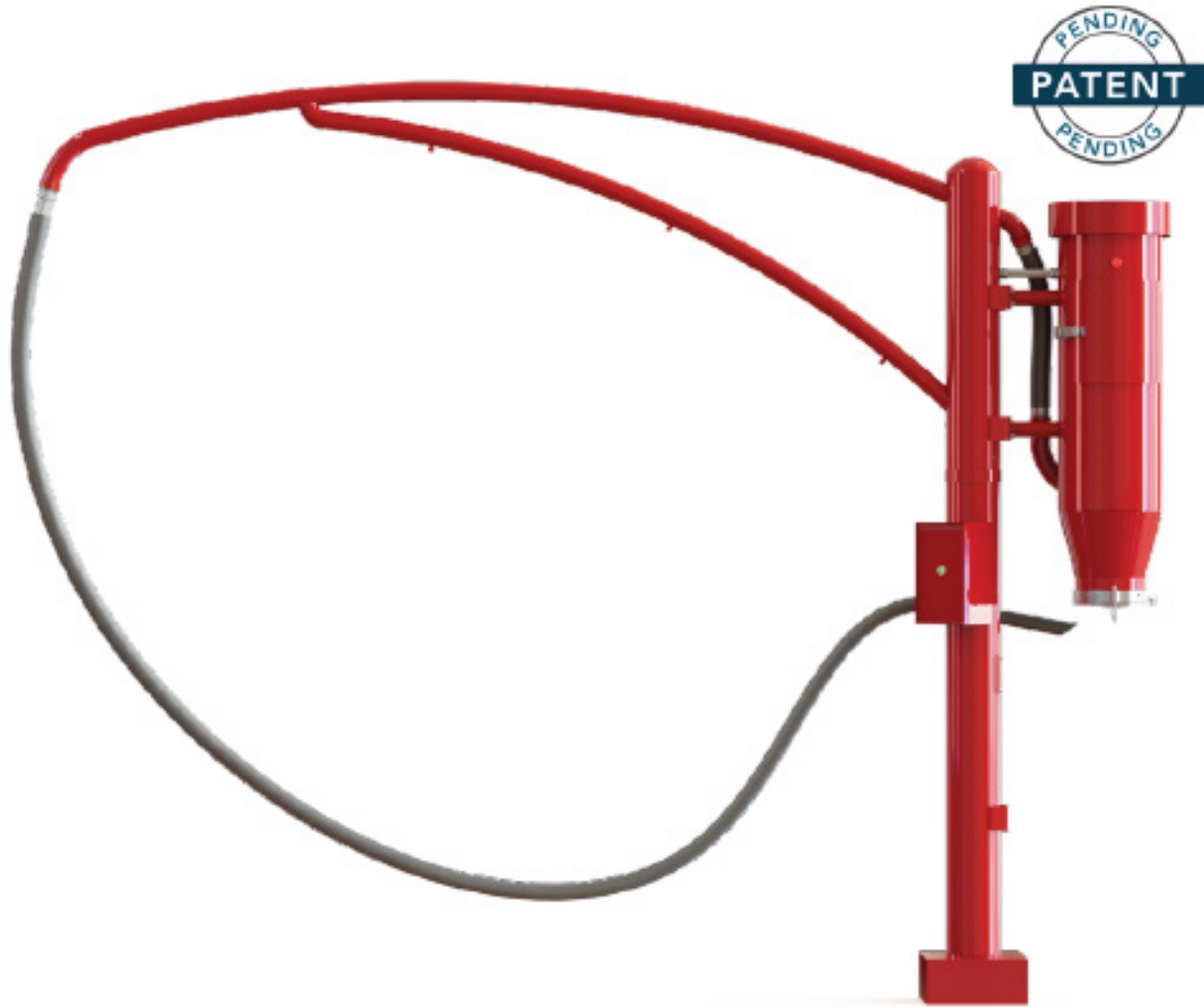
Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.1

SHEET OF TOTAL SHEETS





 **NCS**
PROFITABLE SOLUTIONS
YOUR CAR WASH EXPERTS

Attachment: Packet Docs (8456 : Gerald Nell, Inc. for Roettgers Company)

2) Public Hearing

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

Action

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

No Public Comment

Action

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

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

Action

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

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

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

Action

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

No Public comment

Action

Commission Stoker made a motion to close the public hearing.

Ald. Strzelczyk seconded the motion.

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

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

The proposal includes the following:

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

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

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

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

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

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

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

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

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

The parking analysis and proposed parking includes:

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

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

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

No additional lighting improvements were proposed.

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

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

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

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

Action

Commissioner Lemke made a motion to table the item.

Commission Choren seconded the motion.

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

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

3) Regular Business

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

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

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

Staff has noted a few compliance issues on site:

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

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

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

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

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

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

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

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

Motion

Commissioner Goldberger made a motion to approve per staff recommendations.
Commissioner Gentges seconded the motion.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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Mequon, WI 53092-1930
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Office of Community Development

TO: Planning Commission
FROM: Jac Zader, Assistant Director Community Development
DATE: May 22, 2023
SUBJECT: Chapter 58 Zoning Code Text Amendment Related to the Storage of Recreational Vehicles

Background

On April 24th, the Planning Commission discussed the parking requirements for Recreational Vehicles on residentially zoned parcels. Based on feedback from the Commission, staff created an update to Section 58-441 (11) of the zoning code as it relates to parking on residential properties. The proposed changes allow one vehicle under 20 feet in length and one vehicle between 20-27 feet in length from May until November to be allowed on a residential property. The location criteria has been modified so that the vehicle must be at least 20 feet to a side property line and be located on a impervious surface. In addition, it also allows for one vehicle in excess of 27 feet the ability to be located on a parcel on a temporary basis per approval of the Director of Community Development.

Staff Comment

Staff recommends **approval** of the proposed text amendment.

Attachments:

Sec._58_441.___Parking_requirements. (1) (DOCX)

Sec. 58-441. Parking requirements.

- (11) *Residential parking.* The provisions of this subsection shall apply to the following vehicles: Automobiles, trucks, vans, snowmobiles, mopeds, boats, all-terrain vehicles, camping trailers, mobile homes, motor homes, pick-up campers, motor buses, road tractors, truck tractors, motorcycles, trailers, semi-trailers, panel trucks, dump trucks, road machinery, farm implements, riding lawn care/snow removal tractors, and other such engine driven devices or vehicles designed to be towed by a motor vehicle, collectively referred to herein as "vehicles" unless otherwise specifically stated.
- a. The unenclosed parking or storage of unlicensed, unregistered, inoperable or junk vehicles is expressly prohibited within the City of Mequon.
 - b. The unenclosed parking or storage of more than one licensed but non-operated vehicles is not permitted for longer than 180 consecutive days beyond which time the vehicles must either be enclosed in a garage or removed from the site.
 - c. ~~The unenclosed storage of not more than one~~ snowmobiles, moped~~s~~, boats, all-terrain vehicles, camping trailers, mobile homes, motor homes, pick-up camper~~s~~, trailer~~s~~, panel truck~~s~~, snow removal tractor~~s~~ or other similar device~~s~~ shall be regulated as follows:
 1. ~~One vehicle as listed above shall be~~ permitted, provided such vehicle does not exceed 10,000 pounds empty weight, ~~or in the case of a trailer, boat, camping trailer, mobile home, panel truck or motor home~~ a total length of 20 feet or an overall height of ten feet. Note: lawnmowers, ~~bicycles, canoes and other non-motorized watercraft not located on a~~ ~~shall~~ trailer shall not be subject to this limitation ~~and are regulated in Section 58-420~~. Storage of these vehicles shall at all times be closer to the principal residence than any adjoining lot line but never within 20 feet of a side lot line or 40 feet of an abutting right-of-way. Furthermore, such storage shall be restricted to vehicles owned by the resident of property upon which the vehicles are parked or stored. All vehicles must be parked or stored on an impervious surface. Vehicles shall not be permitted in the regulatory Floodway.
 2. In addition to what is permitted in Subsection 1, one vehicle not exceeding 27 feet in length shall be permitted from May 1 to October 31st of each year. The locational requirements found in subsection 1 apply.
 3. Recreational vehicles greater than 27 feet in length shall be allowed from May 1st to October 31st on a temporary basis not to exceed seven consecutive days subject to approval of the Community Development Director. Approval may include additional restrictions to mitigate the visual effect such parking or storage may have on the surrounding neighborhood.
 - d. The unenclosed parking or storage of personal use automobiles, trucks and vans with an empty weight of not more than 10,000 pounds, total length of not more than ~~20~~22 feet and overall height of not more than ten feet shall not be restricted in number unless, as determined by finding of City of Mequon department of community development and/or planning commission, the number of personal use automobiles, trucks and vans parked on an individual property is excessive, unusual or atypical with respect to the character of the surrounding neighborhood. If such finding occurs, the city may limit the number of unenclosed automobiles parked on a single property. Additionally, all personal use automobiles, trucks and vans shall be parked only on a driveway or ~~paved surface~~ an impervious surface and be owned by the residents or guests of the residents of the property upon which the vehicles are parked or stored.
 - e. Unenclosed parking or storage of any vehicles not specifically identified or permitted in this subsection shall require specific approval by the director of community development and/or planning commission. Approval may be based on, among other things, evidence that appropriate

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screening is available or will be installed to mitigate the visual effect such parking or storage may have on the surrounding neighborhood.

- f. The conditions set forth in this subsection shall not contravene any other ordinance of the city which can be construed as more restrictive than the terms set forth herein.
- g. Where applicable, definitions of the terms utilized in this subsection shall be in accordance with definitions listed in Wis. Stats. ch. 340.