City of Mequon

11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, June 12, 2017
7:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Meeting Minutes

1) PLANNING COMMISSION MEETING MINUTES from May 8, 2017

2) Consent / Public Hearing

a) Mommy & Me Childcare. The applicant is seeking conditional use grant approval to operate a childcare center for the property located at 10510 N. Port Washington Road.

3) Consent/Regular Business

a) Dennis Stern. The applicant is seeking certified survey map approval for the property located at 11627 W. Highland Road.

b) Veridian Homes - Enclave at Mequon Preserve - Phase II. The applicant is seeking final plat approval for Phase II (16 lots) for a 50 lot single family subdivision located at 10729-10839 N. Wauwatosa Road.

c) Veridian Homes - Enclave at Mequon Preserve - Phase III. The applicant is seeking fill permit and development agreement approval for Phase III (17 lots) for a 50 lot single family subdivision located at 10729 - 10839 N. Wauwatosa Road

4) Regular Business

a) Spirit Lake International, LLC. The applicant is seeking grading plan and certified survey map approval for a 3 lot land division on 8 acres for the property located at 9807 N. Cedarburg Road.

b) The Hoff Group, Inc. The applicant is seeking consultation for a proposed residential side-by-side condominium project that offers three buildings with attached garages totaling 6 units which would be located at 10950 N. Cedarburg Road.

c) Concordia University of Wisconsin. The applicant is seeking building/site plan approval for a new 6,000 square foot pole building that will allow for baseball and softball teams to practice pitching and batting year round at Concordia University located at 12800 N. Lake Shore Drive.

5) Announcements

6) Adjourn

Dated: June 8, 2017 /s/ Dan Abendroth, Chairman

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

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

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

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

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

TO: **Planning Commission**

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

DATE: **June 8, 2017**

SUBJECT: **PLANNING COMMISSION MEETING MINUTES from May 8, 2017**

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of May 8, 2017 for your review.

Attachments:
05.08.17 DRAFT (PDF)

City of Mequon

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PLANNING COMMISSION
Regular Meeting
Monday, May 8, 2017
7:00 PM
Christine Nuernberg Hall

Minutes

Attachment: 05.08.17 DRAFT (2416 : Planning Commission Minutes)

1) Call to Order, Roll Call

Present:
Chairman Dan Abendroth
Commissioner Martin Choren
Commissioner John Mason
Commissioner Brian Parrish
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Alderman John Wirth
Commissioner Rick Lemke

a) Approval of Minutes

Action
Commissioner Mason made a motion to approve the minutes as written
Commissioner Choren seconded the motion.
Voice vote called, vote passed (8-0)

RESULT:	**APPROVED BY ROLL CALL VOTE [UNANIMOUS]**
MOVER:	John Mason, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, Becky Schaefer, Jim Schaefer, Wirth, Lemke
EXCUSED:	Stoker, Hawley

b) PLANNING COMMISSION MEETING MINUTES from April 10, 2017

2) Consent

a) Plunkett Raysich Architects, LLP. The applicant is seeking sign waiver approval for a wall sign on the Community Pavilion at Homestead High School located at 5000 W. Mequon Road.

Commissioner Choren recused himself from item #2 - Plunkett Raysich Architects, LLP - Homestead Community Pavilion

Commissioner Parrish recused himself from item #2 -Lakeside Development Company/Aster Woods Condominiums

Action
Ald. Wirth Made a motion to approve the two consent items.
Commissioner Jim Schaefer seconded the motion.
Voice vote called, vote passed (6-0)

RESULT:	**RECOMMENDED [6 TO 0]**
MOVER:	John Wirth, Alderman
SECONDER:	James Schaefer, Commissioner
AYES:	Abendroth, Mason, Becky Schaefer, Jim Schaefer, Wirth, Lemke
EXCUSED:	Stoker, Hawley
RECUSED:	Choren, Parrish

b) Lakeside Development Company for Aster Woods Condominiums

Commissioner Choren recused himself from item #2 - Plunkett Raysich Architects, LLP - Homestead Community Pavilion

Commissioner Parrish recused himself from item #2 -Lakeside Development Company/Aster Woods Condominiums

Action
Ald. Wirth Made a motion to approve the two consent items.
Commissioner Jim Schaefer seconded the motion.
Voice vote called, vote passed (6-0)

RESULT:	**APPROVED [6 TO 0]**
AYES:	Abendroth, Mason, Becky Schaefer, Jim Schaefer, Wirth, Lemke
EXCUSED:	Stoker, Hawley
RECUSED:	Choren, Parrish

3) Regular Business

a) Bonnilake Real Estate for Spirit Lake International, LLC. The applicant is seeking grading plan approval for a 4-lot land division

Ald. Wirth recused himself from item #3

Asst. Dir. Zader stated that staff was notified late Friday afternoon that the applicant has some concerns about some of the conditions in the staff report from the City Engineer. The applicant wanted to make some modifications to the plan but staff explained that it was too

Attachment: 05.08.17 DRAFT (2416 : Planning Commission Minutes)

late for changes for the May meeting. He has agreed to make the modifications and be back in front of the Commission at the June 12th meeting.

Asst. Dir. Zader stated that the courtesy cards did go out and there were some interested neighbors, so the Commission can have a discussion if there are specific questions or take a motion to table the item and to bring it back in June.

Mayor Abendroth stated that a resident, Debbie Scott, is supportive of the project. He stated that if no action is to be taken at this meeting, it is best to table the discussion until it is back before the Commission.

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

RESULT:	**TABLED [7 TO 0]**
MOVER:	Brian Parrish, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, Becky Schaefer, Jim Schaefer, Lemke
EXCUSED:	Stoker, Hawley
RECUSED:	Wirth

b) The City of Mequon is seeking a text amendment to Chapter 2 of the City of Mequon Code of Ordinances related to the establishment and operation of the Planning Commission.

Asst. Dir. Zader stated that the Public Welfare Committee is in the process of making all the different boards and commissions consistent with regard to language. There is only one substantive change is to Sec. IV.03 (c). It was not intended as a substantive change, but when Ald. Wirth and the committee interpreted the current language, it appeared that the Planning Commission is not currently compliant. Alternate language was supplied to the Commissioners on the dais. It states that two districts can have more than one member if one of the members is the registered architect. Currently, there are two members in two separate districts and under the current language that would not be allowed. The modification will allow the Commission to remain in conformance with its current body. All other changes are perfunctory and there is no substance to any of them.

Mayor Abendroth stated that he appreciates the proposed language because having the architect count as the resident in a specific district makes it more difficult when appointing people to serve on the Commission. He also stated that the Planning Commission represents the entire community and not a specific geographic area. The requirement that no more than two members can reside in one district spreads out the representation but occasionally impedes the appointment process. The Mayor stated that he would like to strike the section that restricts that “no more than one aldermanic district may have two (2) citizen members”; as he finds this requirement restrictive. He says he is fine with the way it is today as that is

Attachment: 05.08.17 DRAFT (2416 : Planning Commission Minutes)

how the Commission has been operating.

Commissioner Becky Schaefer asked the Mayor if he finds it difficult to appoint people given the district restrictions.

Mayor Abendroth answered that sometimes he has qualified candidates from the same district. He followed up to say that it is maybe a good safeguard to have the restrictions.

Ald. Wirth stated that in 2010 there was a change made to the ordinance to allow for the architect to reside in any district as there are not many architects as the exception should be made.

Mayor Abendroth followed up stating that he can accept the language change as it is written. Ald. Wirth questioned how many ordinances are in front of the Commission to discuss.

Asst. Dir. Zader stated that he is planning to bring back the full text once all the other boards and commissions have had a chance to weigh in. The Chapter 58 ordinance changes will be brought back before the Planning Commission for formal adoption to Public Welfare and then Common Council.

Action
Ald. Wirth made a motion to approve the proposed language with the revised paragraph (c). Commissioner Mason seconded the motion.
A voice vote was called, vote passed (8-0)

Motion to read as the following:
(c) No more than two citizen members may reside in any one aldermanic district, and no more than one aldermanic district may have two citizen members unless the registered architect resides in the same district as another citizen member, in which case no more than two aldermanic districts may have two citizen members.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Wirth, Alderman
SECONDER:	John Mason, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, Becky Schaefer, Jim Schaefer, Wirth, Lemke
EXCUSED:	Stoker, Hawley

c) The City of Mequon is seeking a text amendment to Chapter 58 of the City of Mequon Zoning Code as it relates to residential gardens.

Asst. Dir. Zader stated that Ald. Nerburn asked that this be looked into as he had an issue in his former district, District #7, regarding a garden in the front yard and he received many complaints about it. Staff let Ald. Nerbun know that there is not an ordinance regarding gardens in the front yard, so he asked that staff look into some language to address the issue. Staff went through a few revisions of the language and the language in front of the

Attachment: 05.08.17 DRAFT (2416 : Planning Commission Minutes)

Commission is what staff feels is restrictive enough to provide some guidance.

Stipulations were included if the garden is going to be located in the front yard:

- It must be closer to the dwelling than to the right of way, but in no case could it be closer than 30 feet to the ultimate right of way.
- It must be farther away from the side property line as the existing house.
- Enclosures, construction of chicken wire or welded and woven wire are prohibited.

Commissioner Choren asked for clarification that this setback is for the front yard only.

Asst. Dir. Zader confirmed that it is for the front yard only and that there are not regulations on side yards or gardens in backyards.

Commissioner Parrish asked about grown out front yards; a more natural look.

Asst. Dir. Zader stated that a number of years ago an ordinance regarding turf grass was passed related to the height of the grass, but not related to natural grasses. This was a big issue when the foreclosure crisis hit and a condition that the grass could not be higher than 8 inches. There was language included that addressed natural vegetation; a plan is required to be submitted.

Commissioner Mason asked about flowers being planted in the front.

Asst. Dir. Zader stated that flowers were purposefully left out.

Commissioner Lemke asked about where the backyard limitations are mentioned.

Asst. Dir. Zader stated that if the property is not an OA property with Agricultural Overlay; 10 acres, than commercial sales are prohibited. He explained that by definition; a residential garden does not allow for the products to be sold and a profit to be made from what is grown in the garden. The restriction is the location of where it can be grown; it cannot be located in the front yard setback unless you meet the criteria. If it is located outside the front yard setback, than there is no limitation to where it be located. It is intended to keep it away from the public front right of way and adjacent to other properties in the front where there is a manicured lawn or driveway and do not want encroachment.

Commissioner Lemke stated that he agrees with the restrictions to the front yard but the language appears to also apply to the backyard and he does not feel that there should be restrictions to the backyard.

Commissioner Wirth agrees with Commissioner Lemke and he feels that (a) is needed at all.

Asst. Dir. Zader stated that the original complaint was from product being grown in the front yard and a claim that it was being sold to restaurants. It was never proven, but the issue prompted the language to be included.

Attachment: 05.08.17 DRAFT (2416 : Planning Commission Minutes)

Mayor Abendroth asked if this is judgment is what a garden versus what a yard should look like (vegetables versus grass). He feels this is unnecessary.

Commissioner Lemke stated that as long as there are not restrictions on the backyard, that he feels it is fine to restrict the front yard.

Ald. Wirth stated that, along with the Mayor, also has mixed feelings about this issue.

Action
Ald. Wirth made a motion to move this along to the Common Council to have a public hearing and opportunity for further debate. *He moved to approve this without (a).*
Commissioner Jim Schaefer seconded the motion.
Voice vote was called, vote passed (7-1) (no vote: Mayor Abendroth)

Commissioner Becky Schaefer stated that she would like the Common Council to be made aware that the Planning Commission is conflicted about this issue.

RESULT:	**APPROVED [7 TO 1]**
MOVER:	John Wirth, Alderman
SECONDER:	James Schaefer, Commissioner
AYES:	Choren, Mason, Parrish, Becky Schaefer, Jim Schaefer, Wirth, Lemke
NAYS:	Abendroth
EXCUSED:	Stoker, Hawley

4) Announcements

The next meeting is June 12th

5) Adjourn

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

Respectfully Submitted,
Robin Buzzell

Respectfully Submitted,
Jac Zader

Attachment: 05.08.17 DRAFT (2416 : Planning Commission Minutes)

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TO: **Planning Commission**

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

DATE: **June 8, 2016**

SUBJECT: **Mommy & Me Childcare. The applicant is seeking conditional use grant approval to operate a childcare center for the property located at 10510 N. Port Washington Road.**

Applicant:	Kaur Harsimran
Status of Applicant:	Prospective Tenant
Requested:	Conditional Use Grant
Existing Zoning:	B-4
Land Use Plan:	Business Park
Lot size:	2,144 acres
Location:	10510 N. Port Washington Road
Tax Key:	#15-029-11-007.00
District:	#8

Background: The applicant requests a conditional use grant for a child care center at 10510 N. Port Washington Road. Child care centers are a conditional use in the B-4 District.

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

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

The Wisconsin Department of Health and Human Services regulates and inspects all childcare facilities. All activities involved with the daycare are required to comply with all state regulations and staff believes the facility should not endanger the public health, safety and general welfare of the area.

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

The applicant is proposing a child care center in the southwest section of the multi-tenant building at 10510 N Port Washington Road. Other users in the building include a copy center, a fitness center and storage facilities. The applicant has indicated that the child care center may accept up to 44 children. The activities associated with the proposed use should not negatively impact others users in the building or adjacent properties. The traffic impact of the proposed use will be similar to other uses that are permitted in the B-4 zoning district.

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

The area surrounding the daycare is zoned B-2 and B-4/PUD with uses that include office, retail

and light industrial. The proposed hours of operation are Monday thru Saturday from 6:30 A.M. to 8:00 P.M. and Sunday from 6:30 AM to 7:00 PM. Access and traffic to the site will come from Port Washington Road, which has adequate ingress/egress facilities to accommodate the increased traffic. According to the Zoning Code, 12 spaces are required for the proposed use. The site has a total of 47 parking stalls and meets the parking requirement for the proposed child care center and other existing users. The applicant is proposing an outdoor play area in the southeast corner of the property. A revised site plan that includes details on proposed equipment, screening and size of playground should be submitted to staff for review and approval.

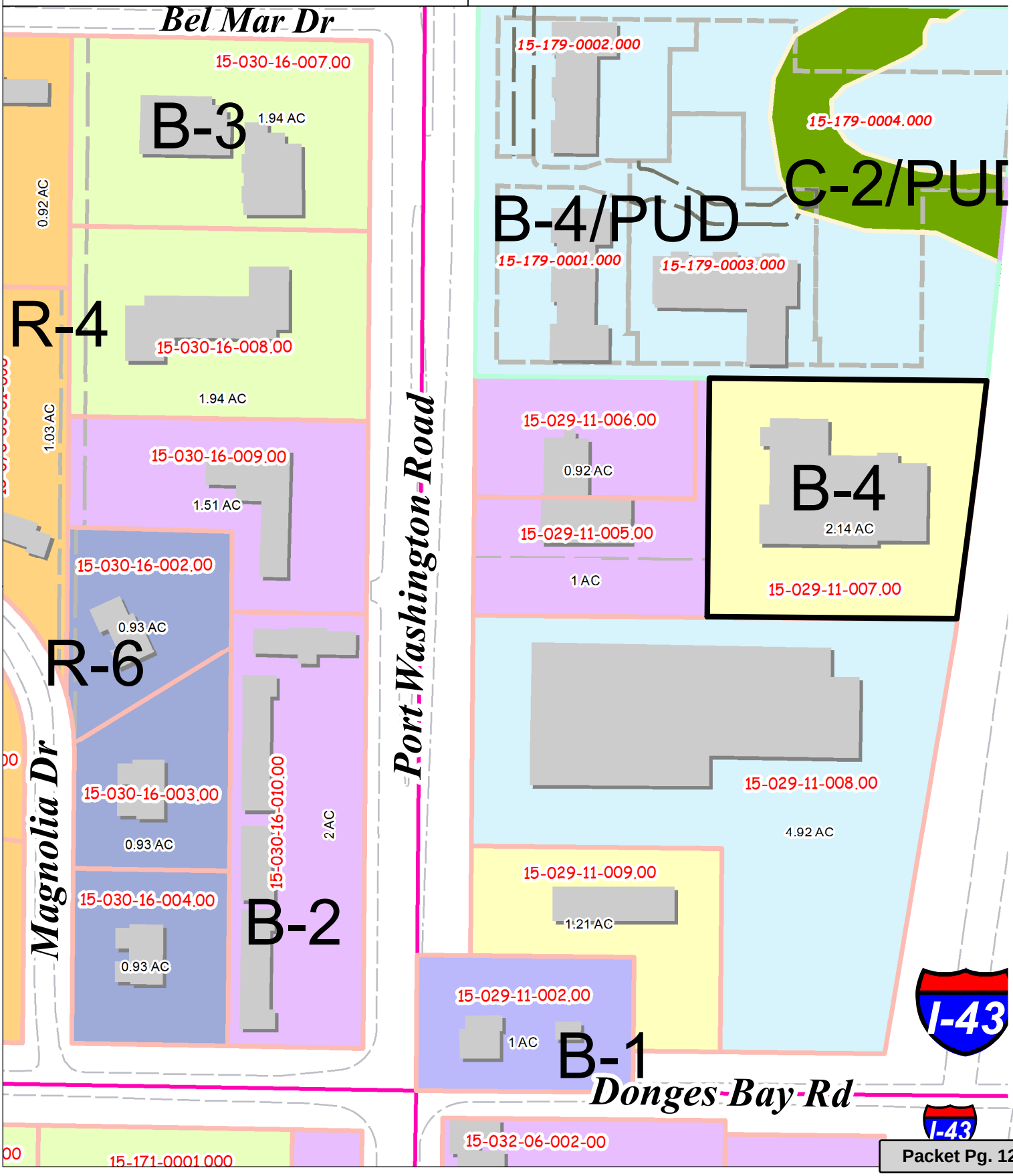
Staff Recommendation:
Staff recommends **approval** of the conditional use grant based on the following condition(s):

. Staff review and approval of a revised site plan showing detailed children play area.
. Approval from the state for a licensed child care center.

Attachments:
Packet (PDF)

Item 2
Mommy & Me Childcare

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



Attachment: Packet (2384 : Mommy & Me Childcare)

MOMMY & ME CHILDCARE

MOMMY & ME CHILDCARE strives to serve the neighborhood kids on weekdays and weekends by virtue of very experienced and talented staff.

MOMMY & ME CHILDCARE

Attachment: Packet (2384 : Mommy & Me Childcare)

Problem worth solving

There are many childcare facilities in the neighborhood serving kids during the weekdays but there is a need for a childcare serving kids of parents/families that are either busy working long hours or want to go out on a wonderful date night.

Attachment: Packet (2384 : Mommy & Me Childcare)

Our solution

MOMMY & ME CHILDCARE offers exceptional service hours. Monday to Saturday 6:30AM to 8:00PM and Sunday 6:30AM to 7:00PM. These extended service hours will help parents attend long business meetings or enjoy weekends with tremendous peace of mind.

Attachment: Packet (2384 : Mommy & Me Childcare)

Target market

- 5 to 9 Years
- 10-12 Years
- Under 5 Years

Market size: $23.6M

Attachment: Packet (2384 : Mommy & Me Childcare)

Competitive landscape

Competitors	How our solution is better
Dezigned 4 Kidz	Open extended Weekday and Weekends Hours
Kids Rule Academy	Better Service, Weekday and Weekend
Sonlight	Better Service, Weekday and Weekends
Jewish Preschool	Individual attention, Weekdays & Weekend
Ozaukee Child Care	Individual Attention, Weekdays & Weekend

Funding needed $50K

These funds will be used towards Salaries, Marketing, Utility Bills, Insurance, Building rent, Food, Furniture, Building Improvements.

Attachment: Packet (2384 : Mommy & Me Childcare)

Attachment: Packet (2384 : Mommy & Me Childcare)

Sales channels

- Coupons in local Magazines
- Word of Mouth
- Door to door sales in Neighborhood
- Drop Flyers in the Neighborhood
- Incentive for employees at retail stores

Marketing activities

- Advertisement Posters at Retail Stores
- Marketing Flyers to Neighborhood
- Advertisement Posters at Malls & Plazas
- Marketing Flyers at the Public school
- Advertisement in Magazine & Library

MOMMY & ME CHILDCARE

Milestones

Date	Milestone
June 30, 2017	Sign the conditional Lease and seek zone approval from city
July 7, 2017	Business advertisement (Flyers and door to door Marketing)
July 21, 2017	Seek approval from Department of Children & Families
August 9, 2017	Hire Staff for each class based on Enrollment

Attachment: Packet (2384 : Mommy & Me Childcare)

Attachment: Packet (2384 : Mommy & Me Childcare)

Team and key roles

Ranbir Ghotra

Business Administrator

Harsimran Kaur

Center Director

ABC

Lead Teacher 1

DEF

Lead Teacher2

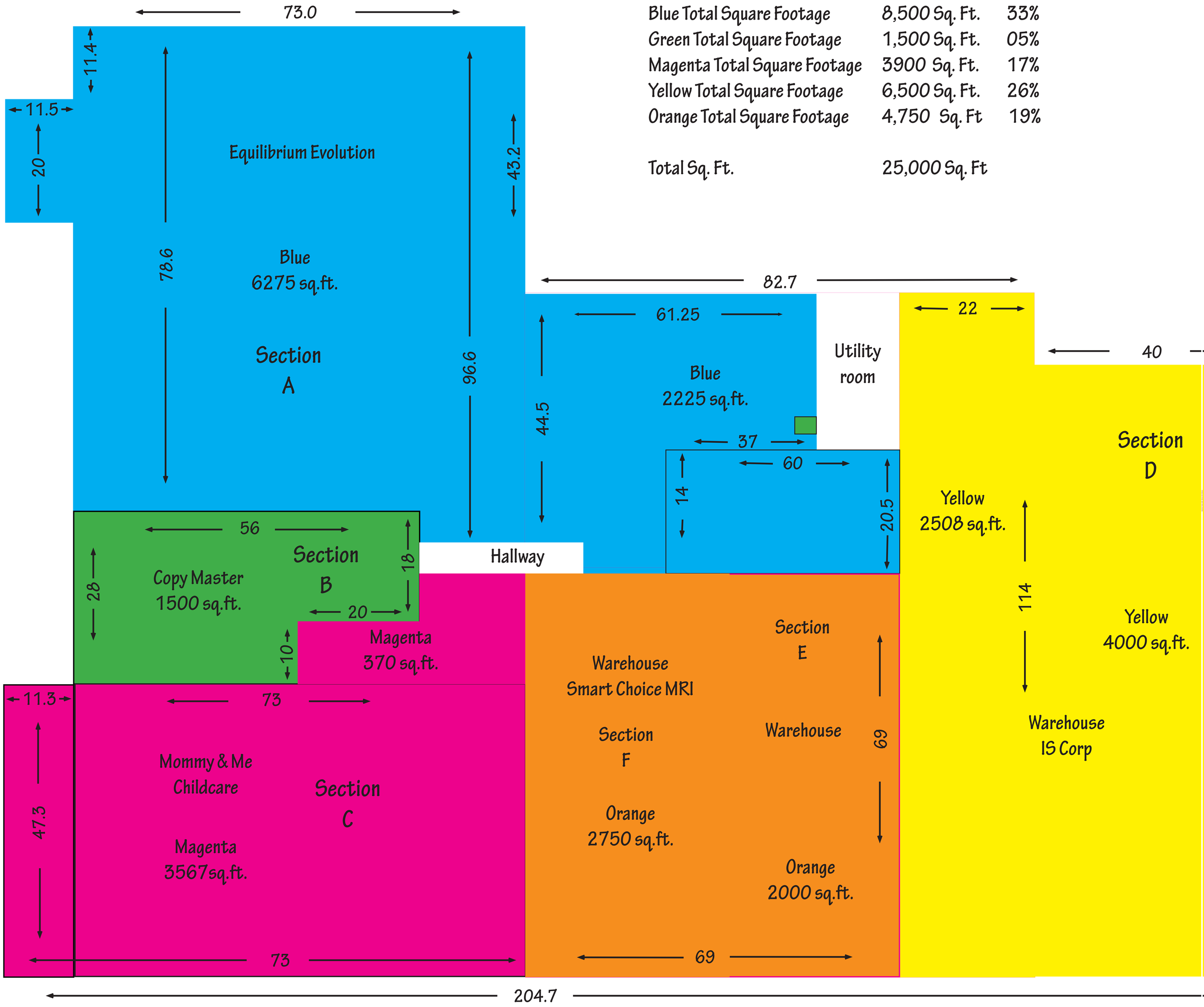
Partners and resources

Hearts and Minds LLC

Business Consultant

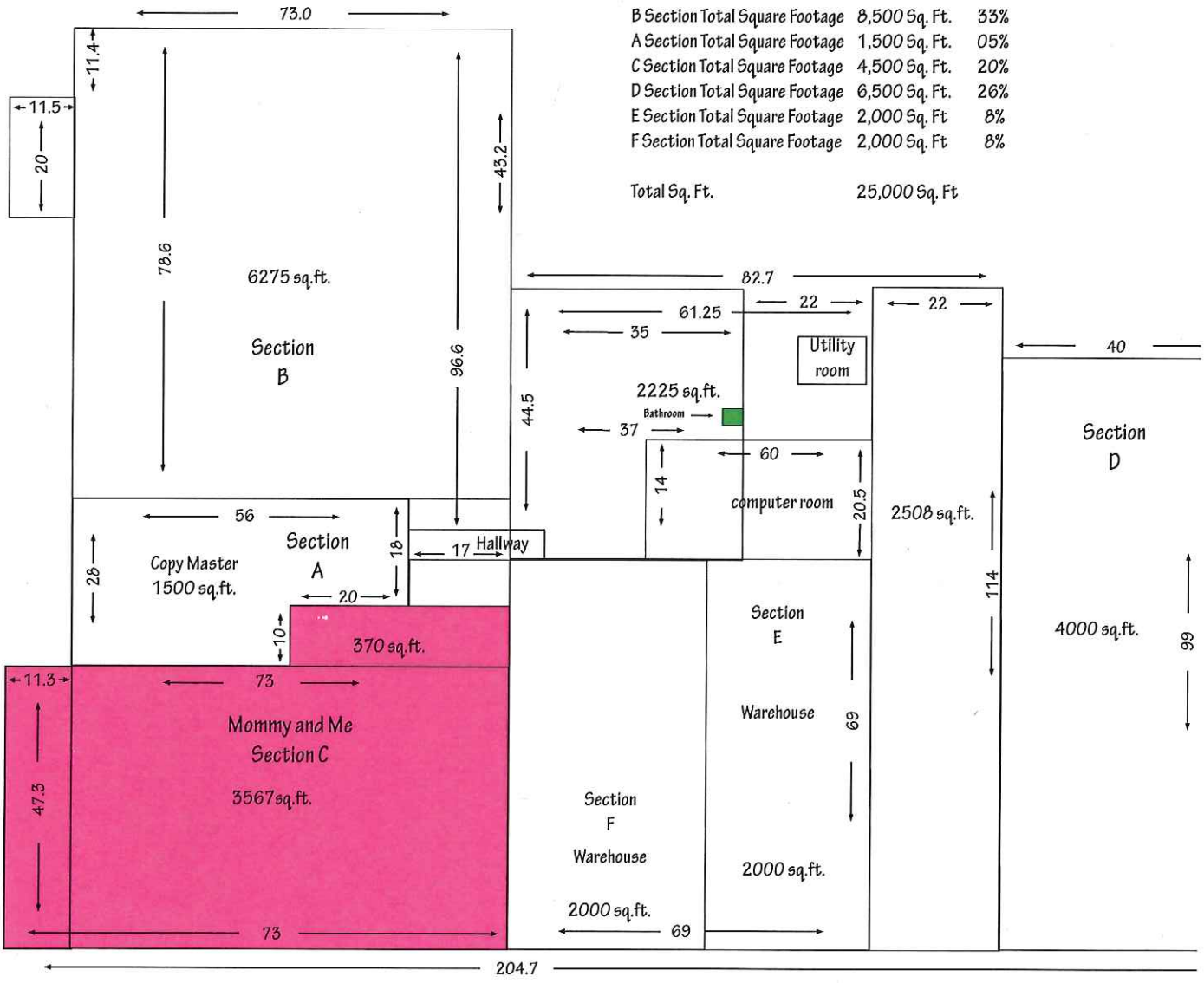
We can use the entire space that is shaded?

Blue Total Square Footage	8,500 Sq. Ft.	33%
Green Total Square Footage	1,500 Sq. Ft.	05%
Magenta Total Square Footage	3900 Sq. Ft.	17%
Yellow Total Square Footage	6,500 Sq. Ft.	26%
Orange Total Square Footage	4,750 Sq. Ft	19%
Total Sq. Ft.	25,000 Sq. Ft	



Attachment: Packet (2384 : Mommy & Me Childcare)

EXHIBIT A



B Section Total Square Footage	8,500 Sq. Ft.	33%
A Section Total Square Footage	1,500 Sq. Ft.	05%
C Section Total Square Footage	4,500 Sq. Ft.	20%
D Section Total Square Footage	6,500 Sq. Ft.	26%
E Section Total Square Footage	2,000 Sq. Ft	8%
F Section Total Square Footage	2,000 Sq. Ft	8%
Total Sq. Ft.	25,000 Sq. Ft	

Attachment: Packet (2384 : Mommy & Me Childcare)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 12th day of June, 2017 by and between Howard Lukritz, owner of the property located at 10510 N. Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 29, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
15-029-11-007.00

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this 12th day of June 2017.

_____

Dan Abendroth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2017, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2017, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet (2384 : Mommy & Me Childcare)

The **CONDITIONS** of this Grant are:

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

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

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

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

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

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

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

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

9. **Conditions on the Operations:**

   a. Hours of operation: Monday – Saturday from 6:30 AM to 8:00 PM

   Sunday from 6:30 AM to 7:00 PM

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

   c. Water supply requirements:

   Public

   d. Provisions for sewage disposal:

   Public

e. Other:

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

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

10. **Conditions of the structures:**

a. Site Plan: As per attached Exhibit A

b. Landscaping Plan: As per attached Exhibit B.

c. Elevations: As per attached Exhibit C.

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

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

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

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

h. The building shall comply with the building code.

Attachment: Packet (2384 : Mommy & Me Childcare)

11. **Conditions on the site:**

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

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

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

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

Any changes subject to Planning Commission approval.

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2017, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2017

Attachment: Packet (2384 : Mommy & Me Childcare)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

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

TO: **Planning Commission**

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

DATE: **June 8, 2017**

SUBJECT: **Dennis Stern. The applicant is seeking certified survey map approval for the property located at 11627 W. Highland Road.**

Applicant:	Dennis Stern
Status of Applicant:	Property Owner
Requested:	Final Land Division Approval
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay) C-2 (General Conservancy)
Land Use Plan:	Rural Residential
Lot size:	18 acres
Location:	11627 W. Highland Road
Tax Key:	#14-018-05-003.00
District:	#3

Background:
The applicant is requesting Planning Commission approval for a one-lot land division of 18 acres located at 11627 W Highland Road. The 18 acre parcel is currently part of a 67 acre parcel that includes a single family home and is actively farmed.

Land Use Plan Map and R-1 District Standards:
The proposed certified survey map (CSM) is consistent with the Land Use Plan map designation and with the R-1 district standards. The Land Use Plan designates adjacent properties as Rural Residential and Critical Environmental. The surrounding properties are also zoned residential.

Site Conditions:
Access for the lot will be gained from a driveway off Highland Road. The applicant has prepared a private driveway easement which will require review and approval by the City Attorney. A wetland delineation report was submitted and has received concurrence from the DNR.

Other Technical Corrections:
Kristen Lundeen, Director of Public Works/City Engineer, has reviewed the application and has the following comments:

- The face of the CSM should include the name of the firm who completed the wetland delineation and the date of wetland concurrence.
- The face of CSM should identify whom the Share Driveway Easement is benefitting.
- The face of the CSM should include a note that a maximum of four lots are allowed to access a single shared driveway.
- The lot area shown on Sheet 1 and legally described on Sheet 5 is inconsistent. Correct

the metes, bearings and/or description as appropriate.

- The legal description shall identify the right-of-way dedication.
- Sheet 4 of 6: "Parcel Contains:" should be revised to "Easement Contains:".
- The Share Driveway Easement shall be accompanied by an easement declaration document outlining the beneficiaries, rights, responsibilities, etc.

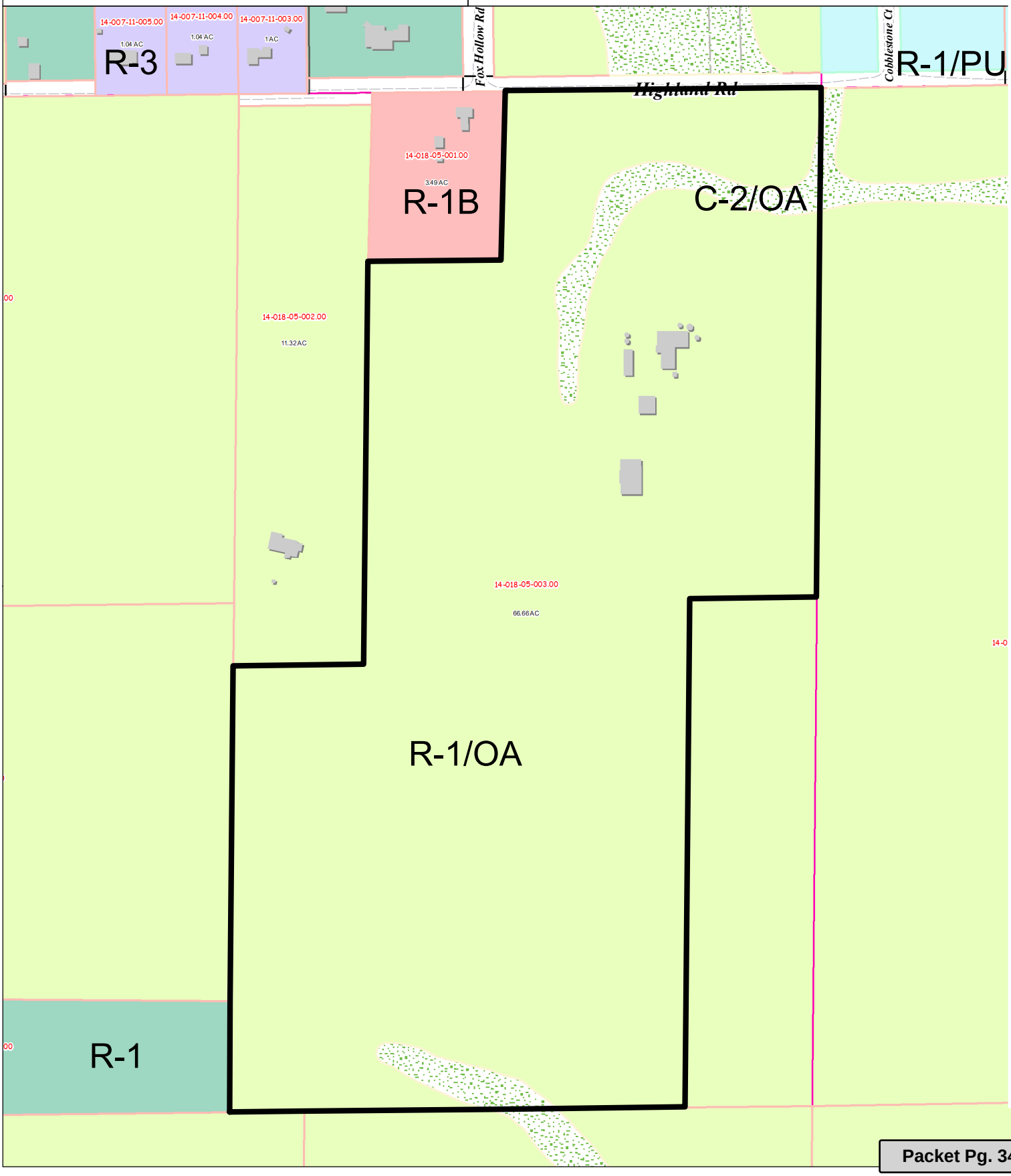
Staff Recommendation:
The proposed land division complies with the Zoning Code and Land Use Plan, therefore staff recommends **approval** subject to the following conditions:

1. The applicant shall make any technical corrections to the final CSM.
2. Common Council acceptance of the dedicated right of way.
3. Compliance with the Tree Preservation Ordinance.
4. Final staff review and approval of CSM.
5. All required setbacks and offsets shall be shown on final CSM.
6. City Attorney review and approval of the shared driveway easement.
7. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2000 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 27).

Attachments:
Packet (PDF)

Item 3
Stern CSM

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



Attachment: Packet (2386 : Dennis Stern)

LEGEND

- STUDY AREA
- CULVERT
- UPLAND SAMPLE POINT
- WETLAND SAMPLE POINT
- TRC DELINEATED WETLAND
- TOP OF BANK

NOTES

1. BASE MAP IMAGERY FROM OZAUKEE COUNTY, 201 5.

N

0 200 400 Feet

1 " = 200 '

1:2,400

PROJECT:

STERN PROPERTY
1627 WEST HIGHLAND ROAD
MEQUON, OZAUKEE COUNTY, WISCONSIN

TITLE:

WETLAND AND WATERWAY DELINEATION MA

DRAWN BY:	B DEEGAN	PROJ NO.:	262
CHECKED BY:	A LARSEN		
APPROVED BY:	A LARSEN		**EXHIBIT A**
DATE:	APRIL 2017		

TRC
150 North Patrick Blvd., Suite 180
Brookfield, WI 53045
Phone: 262.879.1212
www.trcsolutions.com

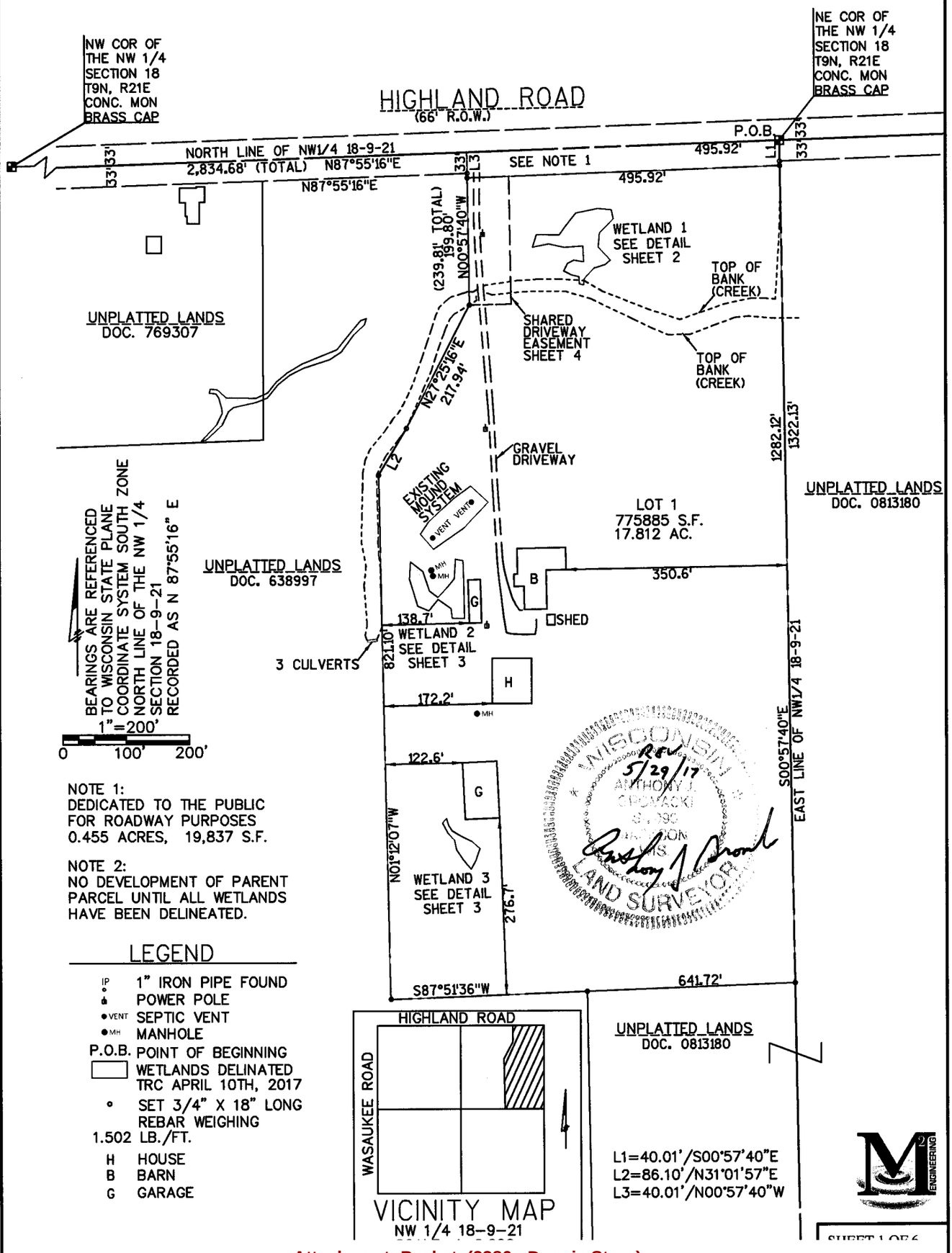
FILE NO.:

Plot Date: 4/10/2017, 09:29:21 AM by BDEEGAN -- LAYOUT: ANSI B (11"x17")
Path: E:\Wetlands\General\SternProperty\2016_262464\262464-010.mxd
Coordinate System: GCS North American 1983 (Degree)
Map Rotation: 0
TRC - GIS

Attachment: Packet (2386 : Dennis Stern)

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN



NOTE 1:
DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES
0.455 ACRES, 19,837 S.F.

NOTE 2:
NO DEVELOPMENT OF PARENT PARCEL UNTIL ALL WETLANDS HAVE BEEN DELINEATED.

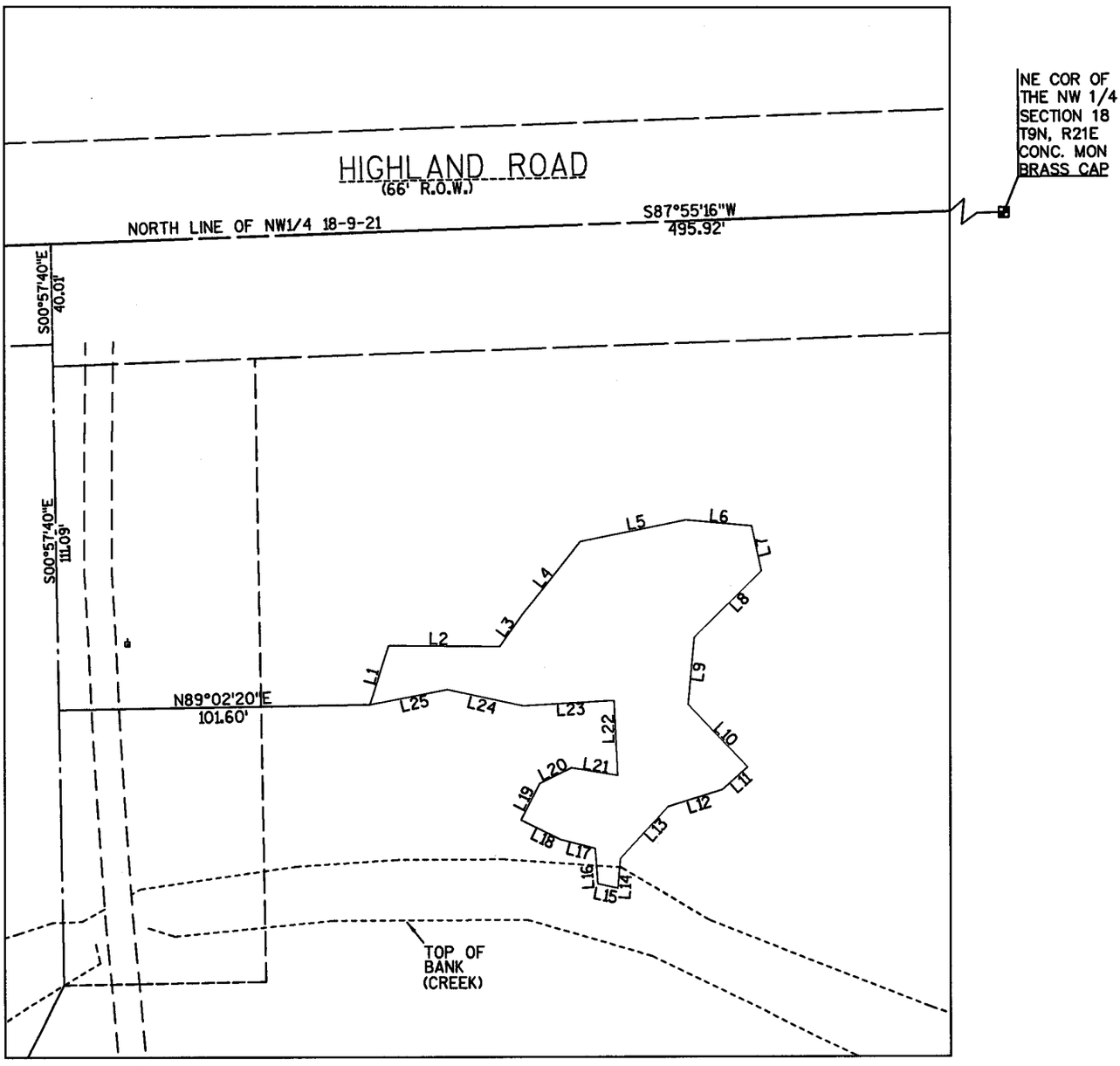
LEGEND

- IP 1" IRON PIPE FOUND
- POWER POLE
- VENT SEPTIC VENT
- MH MANHOLE
- P.O.B. POINT OF BEGINNING
- WETLANDS DELINATED TRC APRIL 10TH, 2017
- SET 3/4" X 18" LONG REBAR WEIGHING 1.502 LB./FT.
- H HOUSE
- B BARN
- G GARAGE

Attachment: Packet (2386 : Dennis Stern)

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN



WETLAND LINE TABLE		
LINE	BEARING	LENGTH
L1	N17° 22' 02"E	20.32'
L2	S89° 37' 08"E	36.43'
L3	N35° 13' 19"E	12.75'
L4	N38° 40' 48"E	30.31'
L5	N78° 42' 42"E	35.27'
L6	S84° 46' 50"E	21.58'
L7	S12° 29' 44"E	14.79'
L8	S45° 19' 46"W	30.99'
L9	S05° 08' 13"W	22.13'
L10	S43° 47' 03"E	28.08'
L11	S48° 36' 42"W	11.02'
L12	S72° 54' 30"W	18.60'
L13	S43° 06' 42"W	22.92'
L14	S04° 57' 10"W	9.60'
L15	N77° 31' 37"W	6.72'
L16	N04° 07' 32"W	11.41'
L17	N75° 41' 39"W	11.72'
L18	N64° 11' 08"W	14.36'
L19	N27° 32' 16"E	13.36'
L20	N64° 02' 20"E	11.57'
L21	S80° 22' 07"E	15.35'
L22	N02° 46' 11"W	24.48'
L23	S86° 39' 34"W	29.78'
L24	N77° 45' 47"W	25.33'
L25	S78° 50' 49"W	25.80'

WISCONSIN
5/29/17
ANTHONY J.
GROMACKI
S-2090
JACKSON
WIS.
LAND SURVEYOR

BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NORTH LINE OF THE NW 1/4 SECTION 18-9-21 RECORDED AS N 87°55'16" E

1"=50'
0 25' 50'

M2 ENGINEERING

SHEET 2 OF 6

THIS

Packet Pg. 37

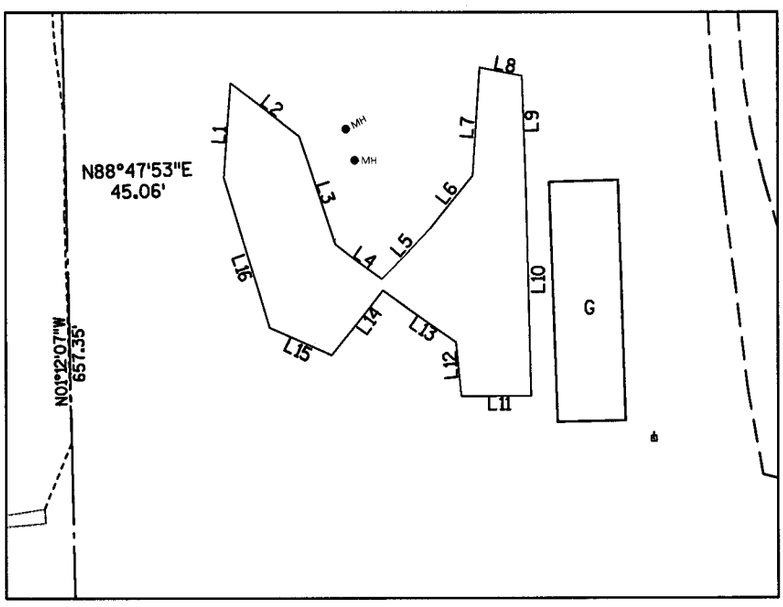
3.a.a

Attachment: Packet (2386 : Dennis Stern)

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

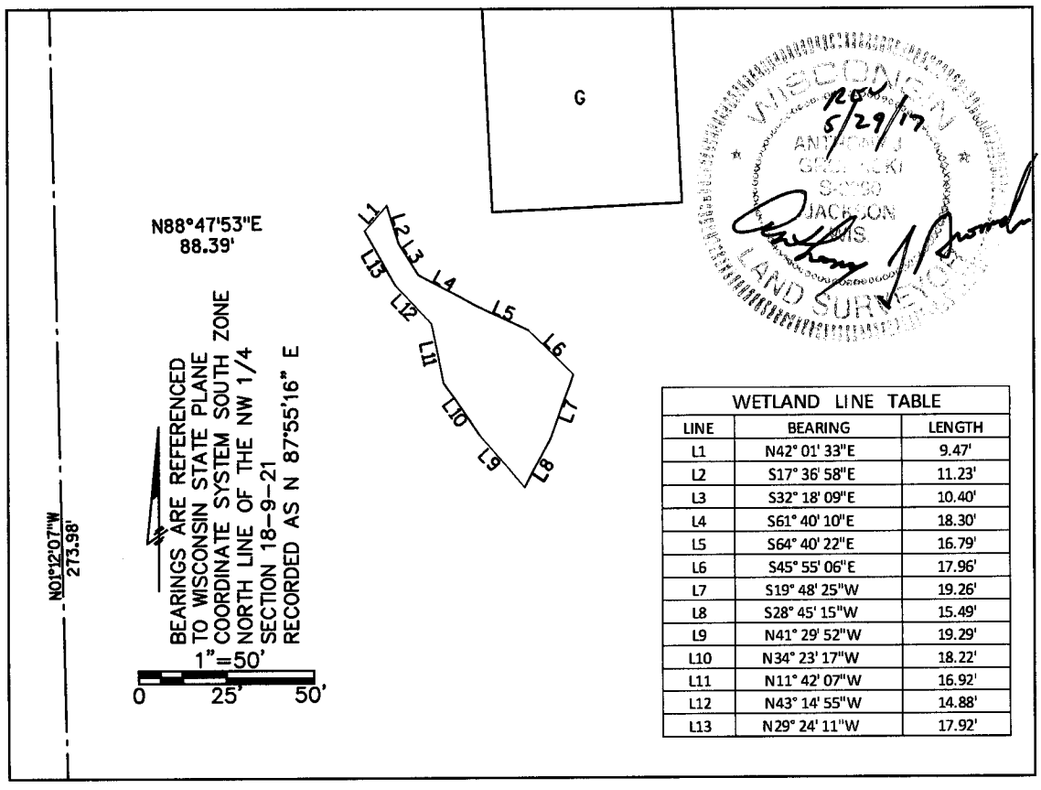
WETLAND LINE TABLE		
LINE	BEARING	LENGTH
L1	N04° 06' 01"E	27.07'
L2	S52° 13' 53" E	24.71'
L3	S18° 39' 24"E	32.16'
L4	S52° 59' 55"E	16.59'
L5	N44° 03' 38"E	20.16'
L6	N39° 03' 18"E	18.94'
L7	N03° 49' 59"E	30.77'
L8	S79° 15' 58"E	12.27'
L9	S01° 56' 52"E	33.00'
L10	S01° 22' 08"E	57.32
L11	S89° 46' 44"W	19.95'
L12	N05° 31' 38"W	15.21'
L13	N55° 24' 26"W	25.30'
L14	S39° 16' 47"W	23.20'
L15	N66° 14' 54"W	19.25'
L16	N04° 06' 01"E	27.07'



BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NORTH LINE OF THE NW 1/4 SECTION 18-9-21 RECORDED AS N 87°55'16" E

1"=50'

0 25' 50'



BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NORTH LINE OF THE NW 1/4 SECTION 18-9-21 RECORDED AS N 87°55'16" E

1"=50'

0 25' 50'

WETLAND LINE TABLE		
LINE	BEARING	LENGTH
L1	N42° 01' 33"E	9.47'
L2	S17° 36' 58"E	11.23'
L3	S32° 18' 09"E	10.40'
L4	S61° 40' 10"E	18.30'
L5	S64° 40' 22"E	16.79'
L6	S45° 55' 06"E	17.96'
L7	S19° 48' 25"W	19.26'
L8	S28° 45' 15"W	15.49'
L9	N41° 29' 52"W	19.29'
L10	N34° 23' 17"W	18.22'
L11	N11° 42' 07"W	16.92'
L12	N43° 14' 55"W	14.88'
L13	N29° 24' 11"W	17.92'

SHEET 3 OF 6

THIS

CERTIFIED SURVEY MAP NO. _____

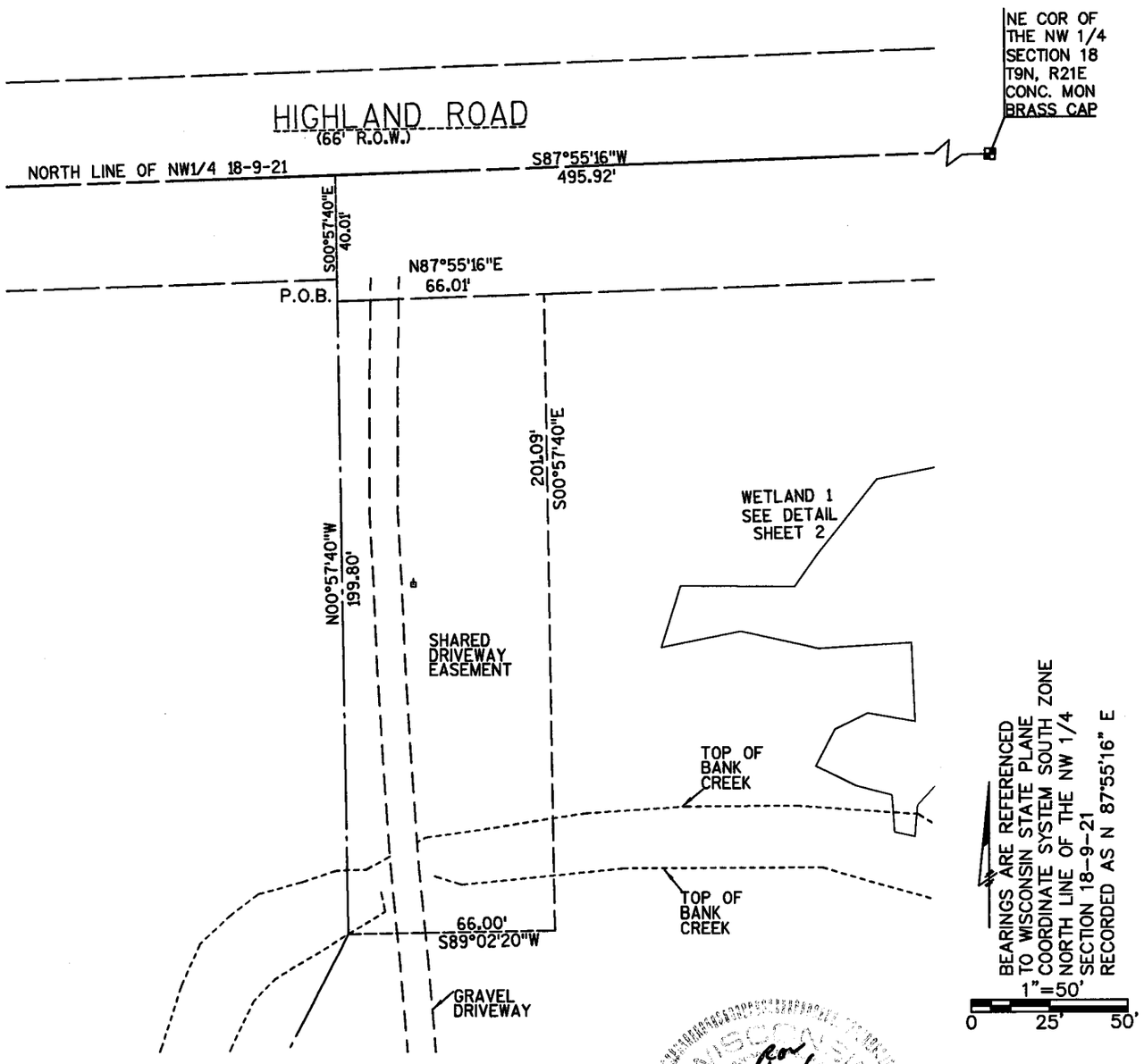
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

LEGAL DESCRIPTION OF A SHARED DRIVEWAY EASEMENT:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NORTHWEST 1/4 OF SAID SECTION; THENCE S87°55'16"W ALONG THE NORTH LINE OF THE THE NORTHWEST 1/4 OF SAID SECTION 495.92 FEET; THENCE S00°57'40"E 40.01 FEET TO THE SOUTHERLY LINE OF HIGHLAND ROAD AND BEING THE POINT OF BEGINNING; THENCE N87°55'16"E 66.01 FEET; THENCE S00°57'40"E 201.09 FEET; THENCE S89°02'20"W 66.00 FEET; THENCE N00°57'40"W 199.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.304 ACRES (13,229 SQUARE FEET).



LEGEND

P.O.B. POINT OF BEGINNING

WISCONSIN
5/29/17
ANTHONY J
GROMOSKI
S-2088
JACKSON
WIS
LAND SURVEYOR

M2 ENGINEERING

THIS

Attachment: Packet (2386 : Dennis Stern)

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, ANTHONY J. GROMACKI, PROFESSIONAL LAND SURVEYOR, S-2090, DO HEREBY CERTIFY: THAT BY THE DIRECTION OF . DENNIS STERN, ALFRED STERN, ELROY STERN AND ELAINE BLANKENBURG, I HAVE SURVEYED, DIVIDED, DEDICATED AND MAPPED THE LAND SHOWN AND DESCRIBED HEREON, THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF NORTHWEST 1/4 OF SAID SECTION; THENCE S00°57'40"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1322.12 FEET; THENCE S87°51'36"W 641.72 FEET; THENCE N01°12'17"W 821.10 FEET; THENCE N31°01'57"E 86.10 FEET; THENCE N27°25'16"E 217.94 FEET; THENCE N00°57'40"W 239.81 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N87°55'16"E ALONG SAID NORTH LINE 495.92 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 18.267 ACRES (795722 SQUARE FEET).

I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE CITY OF MEQUON LAND ORDINANCE IN SURVEYING, DIVIDING AND MAPPING SAID LAND, AND THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF SAID LANDS.

DATED THIS 29th, DAY OF May, 2017.

_____

ANTHONY J. GROMACKI
PROFESSIONAL LAND SURVEYOR, S-2090

OWNER'S CERTIFICATE:

AS OWNERS WE, DENNIS STERN, ALFRED STERN, ELROY STERN AND ELAINE BLANKENBURG DO HEREBY CERTIFY THAT SAID OWNER CAUSED THE LAND DESCRIBED ON THIS TO BE SURVEYED, DEDICATED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE CITY OF MEQUON LAND ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____ _____

DENNIS STERN - OWNER ALFRED STERN - OWNER

_____ _____

ELROY STERN - OWNER ELAINE BLANKENBURG - OWNER

STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE NAMED, DENNIS STERN, ALFRED STERN, ELROY STERN AND ELAINE BLANKENBURG, KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____ COUNTY, WISCONSIN.

MY COMMISSION EXPIRES _____

Packet Pg. 40
3.a.a
THIS
Attachment: Packet (2386 : Dennis Stern)

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

CITY OF MEQUON PLANNING COMMISSION APPROVAL:

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF MEQUON PLAN COMMISION

ON THIS _____ DAY OF _____, 2017.

_____ _____
DAN ABENDROTH, CHAIRPERSON AND MAYOR

_____
KIM TOLLEFSON, PLANNING SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL:

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO._____ , ADOPTED BY THE COMMON COUNCIL OF MEQUON ON _____ DAY OF _____, 2017.

_____ _____
CAROLINE FOCHS, CITY CLERK

_____
DAN ABENDROTH, MAYOR

ROV 5/29/17

M2 ENGINEERING

Attachment: Packet (2386 : Dennis Stern)

Exhibit 'A'

Legal Description

The Northeast Quarter (NE 1/4) of the North West Quarter (NW 1/4) and the South East Quarter (SE 1/4) of said North West Quarter (NW 1/4) all of Section numbered Eighteen (18) Township numbered Nine (9), Range numbered Twenty one (21) East, excepting thereof Ten (10) acres formerly sold to John Frahl and Three and one half (3 ½) acres sold to Fr. Kempferr leaving Sixty Six and one half (66 ½) acres of land more or less. Also the Five and Sixty-seven one-hundredths (5-67/100) acres from and off the East side all along from north to south of the North West Quarter (NW 1/4) of the North West Quarter (NW 1/4) of Section Eighteen (18) Township numbered Nine (9), North of Range numbered Twenty-one (21) East and also Five and Sixty Seven one hundredths (5-67/100) acres from and off the East side all along the East side all along from North to South of the South West Quarter (SW 1/4) of the North West Quarter (NW 1/4) of said Section Eighteen (18) Township and Range aforesaid, all lying in the Town of Mequon, n/k/a the City of Mequon, Ozaukee County, Wisconsin.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

All that part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 18, Town 9 North Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 19; thence North 87° 55' 16" East, 1323.19 feet along the north line of said Northwest 1/4 to the point of beginning of the lands to be described; thence continuing North 87° 55' 16" East, along said north line of the Northwest 1/4, 345.24 feet; thence South 00° 04' 44" East, 439.56 feet; thence South 00° 56' 21" East, 1045.62 feet; thence South 87° 55' 16" West, 338.64 feet; thence North 00° 56' 21" West, 1485 feet to the point of beginning. Excepting the northerly 33.00 feet for public right of way.

Edwin O. Stern relinquishes any and all homestead and marital property rights which he may have in the conveyed premises.

Attachment: Packet (2386 : Dennis Stern)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

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

TO: **Planning Commission**

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

DATE: **June 8, 2017**

SUBJECT: **Veridian Homes - Enclave at Mequon Preserve - Phase II. The applicant is seeking final plat approval for Phase II (16 lots) for a 50 lot single family subdivision located at 10729-10839 N. Wauwatosa Road.**

Applicant:	Veridian Homes
Status of Applicant:	Owner
Requested:	Final Plat
Existing Zoning:	R-3 (Single Family 1 Acre) R-4 (Single Family ¾ Acre) Central Growth Overlay
Lot size:	51 acres
Location:	10729 – 10839 N. Wauwatosa Road
Tax Key:	#14-028-03-006.00, #14-028-13-007.00, #14-028-13-008.00, #14-028-04-012.00
District:	#4

Background: The applicant is requesting final plat approval for the second phase of The Enclave subdivision located at 10729-10839 N Wauwatosa Road. The second phase consists of 16 of the 50 lots that make up the conservation subdivision. The preliminary plat was approved in March of 2015.

Final Plat:
The developer requests final plat approval for the second phase of the subdivision which includes 16 single-family lots. Lots range in size from .36 to .64 acres in size. The proposed final plat is consistent with the preliminary plat approved in 2015. As a condition of approval, the applicant will be required to amend the Common Area Maintenance and Access Agreement to include the second phase. The final plat for Phase I was approved in July of 2016 and included 17 lots.

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

The infrastructure, including sanitary sewer and water main (Mequon Water Utility), has been installed and inspected. The sanitary sewer must be televised again due to impact to the sanitary manholes. The storm water conveyance including storm sewer and open ditches have been approved. The storm water detention pond has been certified to be in compliance with the approved plans. The legal documents with the exception of the Storm Water Facilities and Easement Agreement have been approved and placed on file. The roadway is installed,

inspected and approved. Copies of record drawings for all public utilities are required prior to final plat.

The applicant shall meet with City field staff to address any remaining punchlist items. Staff identified that the inlet in the island of the cul-de-sac is higher than the curb and that the island is not graded to drain to the inlet. There is a debris pile left on the lot near the southwest corner of this phase. Mass grading, restoration and submittal of a grading record drawing is required prior to final plat.

The developer intends to reallocate the Wauwatosa Road sanitary sewer extension special assessment. Individual home connections cannot be made to the public sanitary sewer system until the special assessment is paid or reallocated.

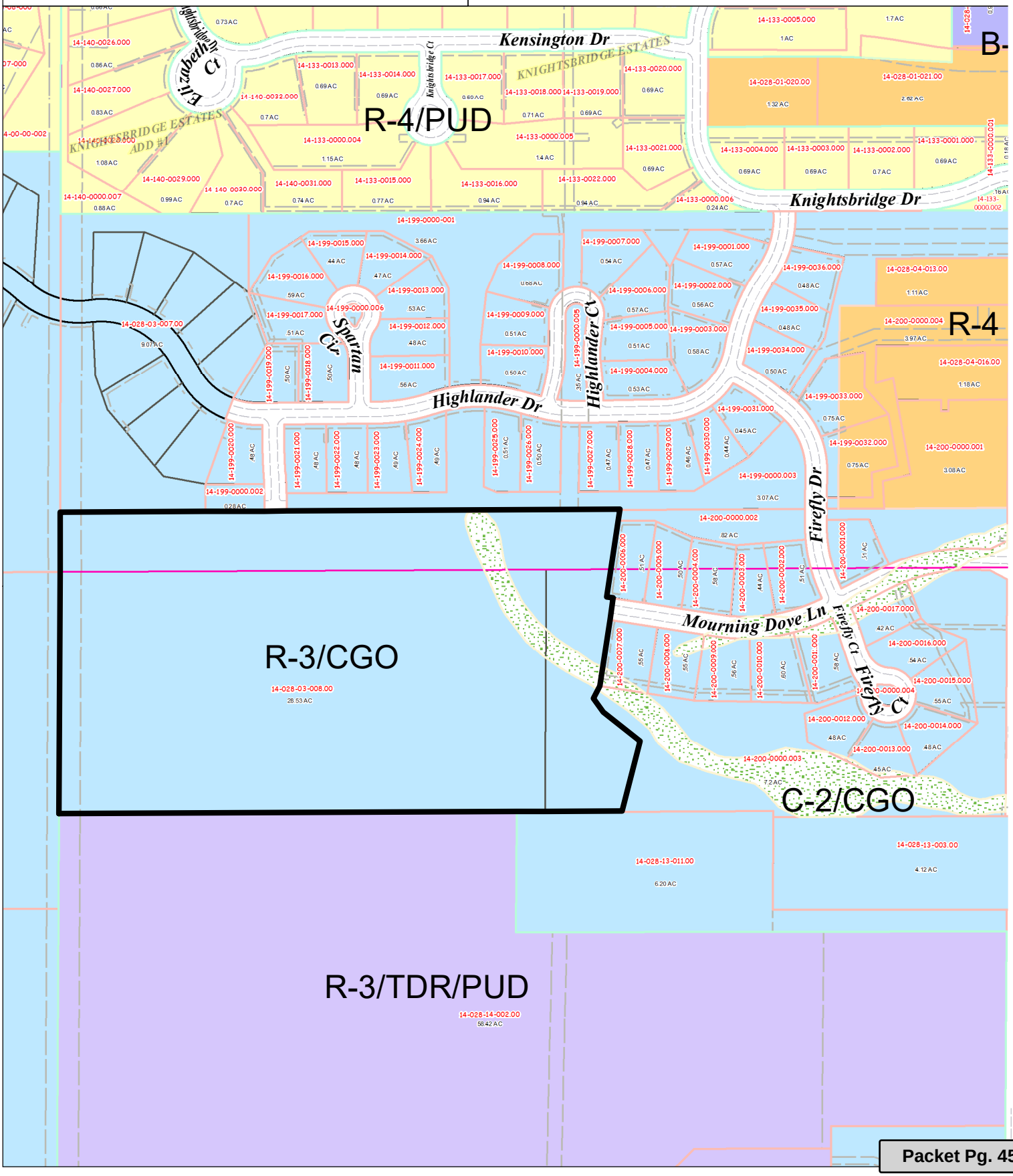
Planning Staff Recommendation:
Planning Staff recommends **approval** of the final plat subject to the following conditions:

1. Any technical corrections identified by staff shall be made to the final plat.
2. Common Council approval of the Final Plat.
3. Final legal documents, including the Common Area Maintenance and Access Agreement, are subject to City Attorney review and approval prior to recording.
4. City Engineer certification that the terms of the Development Agreement have been complied with and that the plat is ready for recording.
5. Payment of all necessary fees and or escrows, including L.O.C. for landscaping requirements.
6. All buildings shall maintain a minimum building setback of 30' from the interior public road right-of-way, a minimum 15' offset from the side, 20' from the rear.
7. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
8. Execution of a Storm Water Facilities and Easement Agreement.
9. Completion of construction punchlist items.
10. Record drawing submittal, review and approval for all public utilities and mass grading.

Attachments:
Packet (PDF)

Item 4
Veridian Homes

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



Attachment: Packet (2392 : Veridian Homes - Enclave at Mequon Preserve - Phase II)

Attachment: Packet (2392 : Veridian Homes - Enclave at Mequon Preserve - Phase II)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

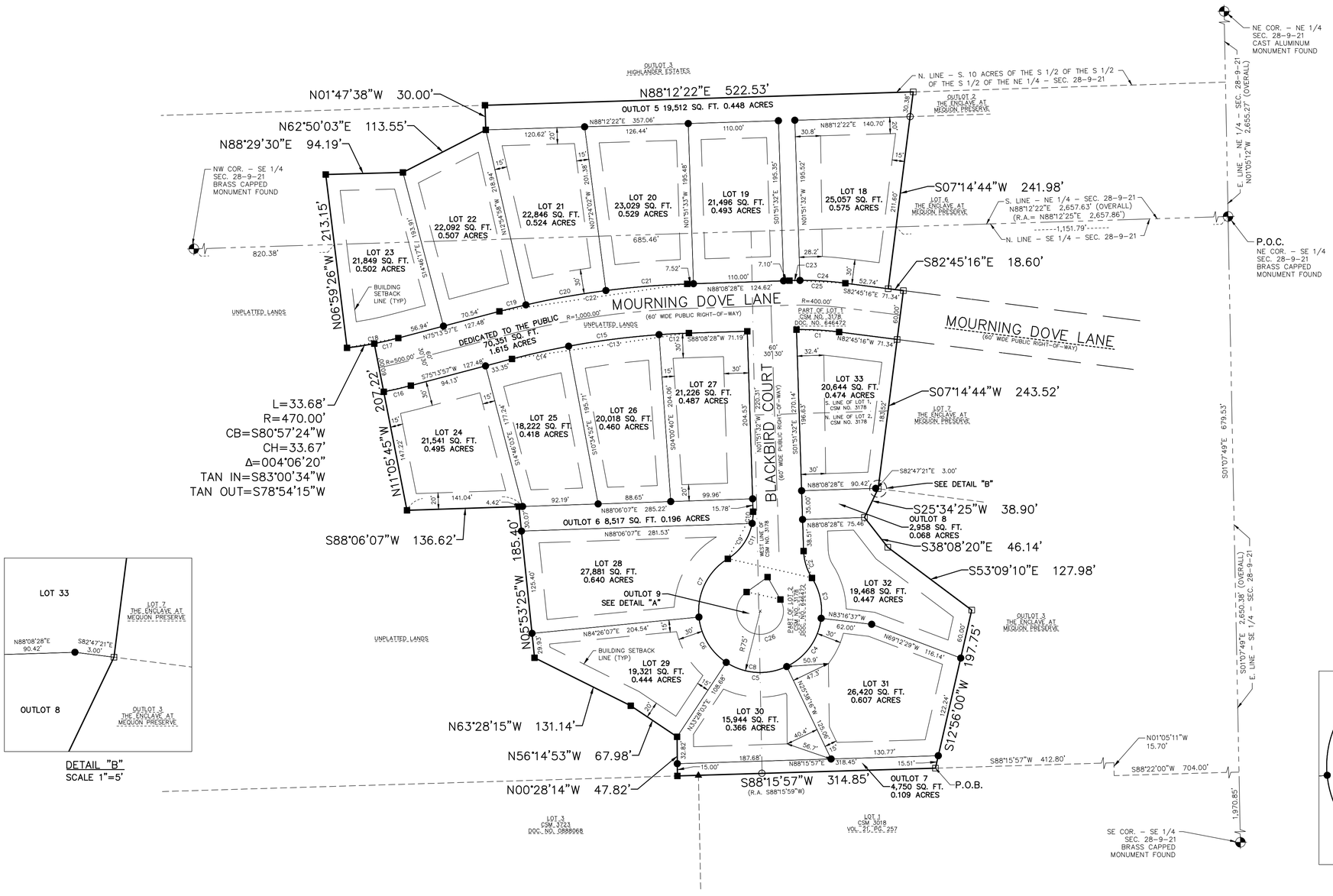
Certified _____, 20_____

Department of Administration

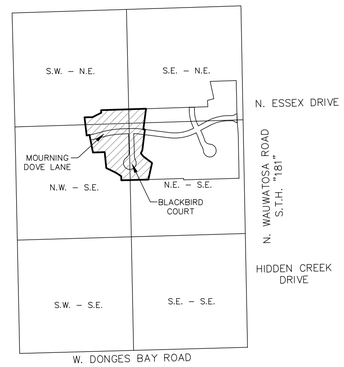
SHEET 1 OF 3 SHEETS | VOL. PG.

THE ENCLAVE AT MEQUON PRESERVE II

PART OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3178, PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



LOCATION MAP



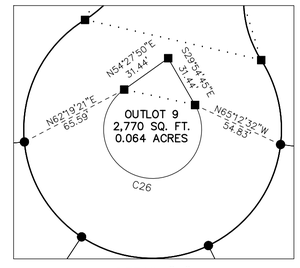
NE 1/4 AND SE 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

SCALE: 1" = 1000'

= THE ENCLAVE AT MEQUON PRESERVE II SUBDIVISION

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT IN	TANGENT OUT
C1	52.22'	370.00'	N86°47'52"W	52.18'	008°05'12"	N82°45'16"W	S89°09'32"W
C2	34.87'	65.00'	S17°13'36"E	34.45'	030°44'08"	S01°51'32"E	S32°35'40"E
C3	51.47'	75.00'	S12°56'08"E	50.46'	039°19'03"	S32°35'40"E	S06°43'23"W
C4	75.45'	75.00'	S35°32'33"W	72.31'	057°38'21"	S06°43'23"W	S64°21'44"W
C5	77.37'	75.00'	N86°05'07"W	73.98'	059°06'20"	S64°21'44"W	N56°31'57"W
C6	66.72'	75.00'	N31°02'55"W	64.54'	050°58'03"	N56°31'57"W	N05°33'53"W
C7	83.59'	75.00'	N26°22'02"E	79.34'	063°51'51"	N05°33'53"W	N58°17'58"E
C8	354.60'	75.00'	N77°08'51"W	105.24'	270°53'37"	S32°35'40"E	N58°17'58"E
C9	53.91'	65.00'	N34°32'25"E	52.38'	047°31'05"	N58°17'58"E	N10°46'52"E
C10	14.34'	65.00'	N04°27'40"E	14.31'	012°38'24"	N10°46'52"E	N01°51'32"W
C11	68.25'	65.00'	N28°13'13"E	65.16'	060°09'29"	N58°17'58"E	N01°51'32"W
C12	36.44'	970.00'	S87°03'54"W	36.44'	002°09'08"	S88°08'28"W	S85°59'20"W
C13	111.23'	970.00'	S82°42'14"W	111.17'	006°34'12"	S85°59'20"W	S79°25'08"W
C14	70.87'	970.00'	S77°19'32"W	70.86'	004°11'11"	S79°25'08"W	S75°13'57"W
C15	218.54'	970.00'	S81°41'13"W	218.08'	012°54'32"	S88°08'28"W	S75°13'57"W
C16	33.96'	530.00'	S77°04'06"W	33.96'	003°40'18"	S75°13'57"W	S78°54'15"W
C17	30.12'	470.00'	N77°04'06"E	30.11'	003°40'18"	N78°54'15"E	N75°13'57"E
C18	63.80'	470.00'	N79°07'16"E	63.75'	007°46'37"	N75°13'57"E	N83°00'34"E
C19	33.29'	1030.00'	N76°09'30"E	33.28'	001°51'05"	N75°13'57"E	N77°05'02"E
C20	99.15'	1030.00'	N79°50'30"E	99.11'	005°30'56"	N77°05'02"E	N82°35'58"E
C21	99.62'	1030.00'	N85°22'13"E	99.58'	005°32'30"	N82°35'58"E	N88°08'28"E
C22	232.06'	1030.00'	N81°41'13"E	231.57'	012°54'32"	N75°13'57"E	N88°08'28"E
C23	12.90'	430.00'	N89°00'03"E	12.90'	001°43'10"	N88°08'28"E	N89°51'38"E
C24	55.43'	430.00'	S86°26'49"E	55.38'	007°23'05"	N89°51'38"E	S82°45'16"E
C25	68.33'	28.50'	S87°18'24"E	68.25'	009°06'15"	N88°08'28"E	S82°45'16"E
C26	131.51'	28.50'	S77°43'28"E	42.23'	264°22'35"	S29°54'45"E	N54°27'50"E

DETAIL "B"
SCALE 1"=5'



DETAIL "A"
SCALE 1"=50'

TOTAL AREA
455,913 sq. ft.
10.466 acres

ZONING NOTES:

Existing Zoning:
R-3 Rural Residential Detached
CGO Central Growth Area Overlay

Minimum Building Setbacks:
R-3/CGO
Front: 30 feet
Side: 15 feet
Rear: 20 feet

LEGEND:

- □ 1–1/4" REBAR FOUND
- ○ 3/4" REBAR FOUND
- ▲ 1" IRON PIPE FOUND
- ■ 1–1/4" X 18" REBAR SET WEIGHING 4.30 LB/FT.
- ● 3/4" X 18" REBAR SET WEIGHING 1.50 LB/FT.
- ⊕ SECTION CORNER MONUMENT FOUND

1"= 80' SCALE: 80' 0 80' 160' FEET

NORTH

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF–SECONDS.

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD1927). THE SOUTH LINE OF THE NORTHEAST QUARTER HAS A RECORDED BEARING OF N88°12'25"E.

Attachment: Packet (2392 : Veridian Homes - Enclave at Mequon Preserve - Phase II)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

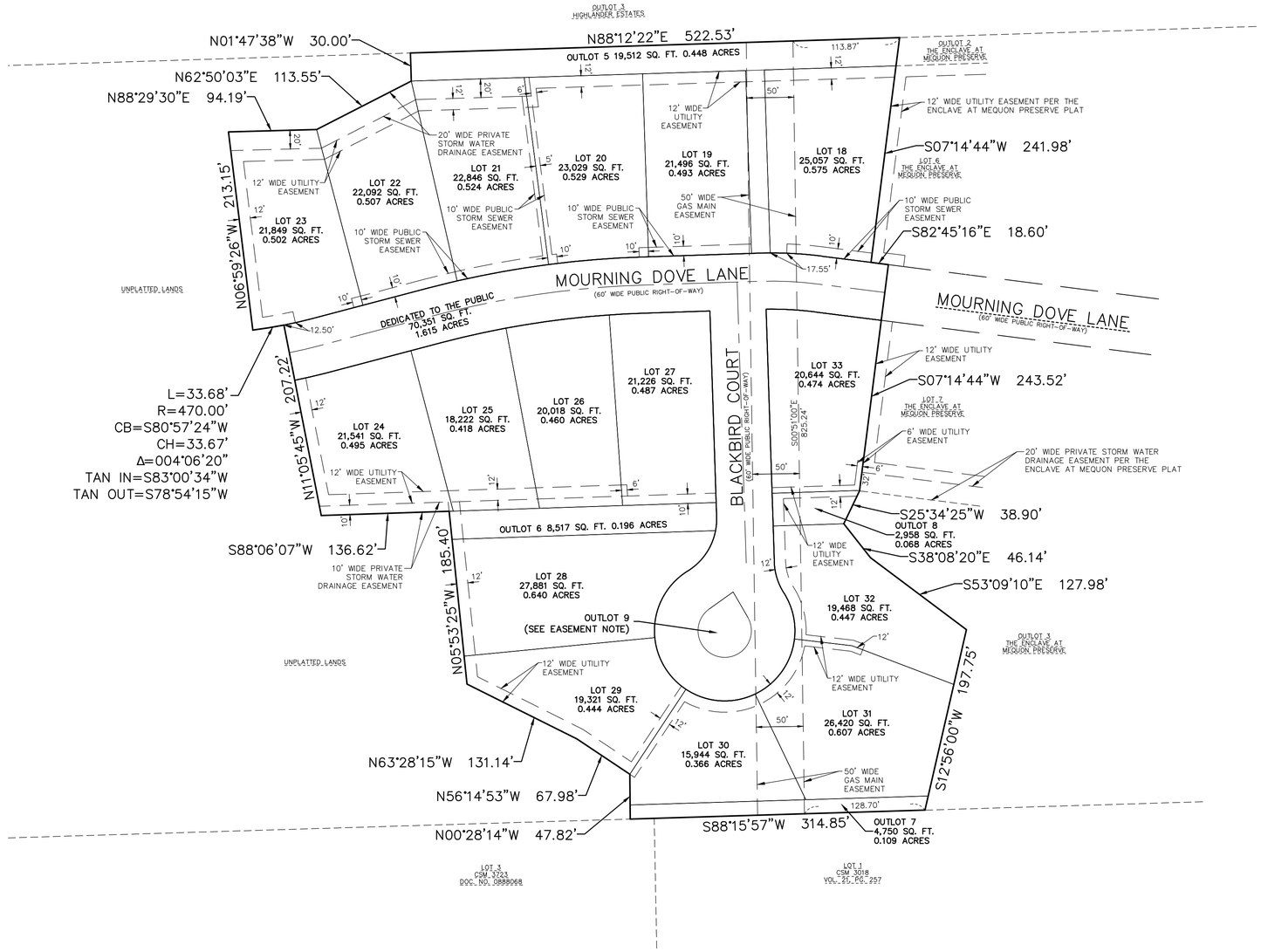
Certified _____, 20_____

Department of Administration

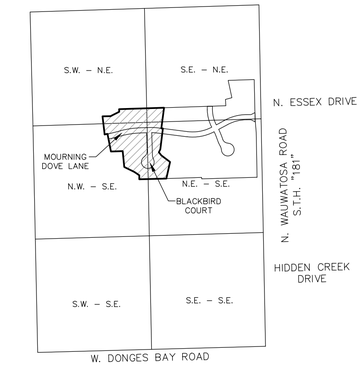
SHEET 2 OF 3 SHEETS | VOL. PG.

THE ENCLAVE AT MEQUON PRESERVE II

PART OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3178, PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



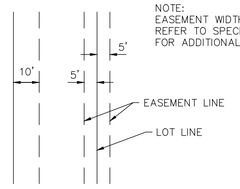
LOCATION MAP



NE 1/4 AND SE 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

SCALE: 1" = 1000'

= THE ENCLAVE AT MEQUON PRESERVE II SUBDIVISION



NOTE:
EASEMENT WIDTHS VARY. REFER TO SPECIFIC EASEMENTS FOR ADDITIONAL DIMENSIONS.

TYPICAL EASEMENT DETAIL
NO SCALE

TOTAL AREA
455,913 sq. ft.
10.466 acres

Outlot 9 Easement Note:
A Public Utility Easement for sanitary sewer, storm sewer and water main blankets the overall limits of Outlot 9.

Stormwater Management Maintenance Agreement
See Sheet 3 for Stormwater Management Notes.

Lot 28 Tree Preservation Easement Note:
Tree preservation easement located on Lot 28 to be recorded as a separate document.

Bike Path Easement Note:
An easement for the bike path located on Outlot 5, Outlot 6 and Outlot 8 to be recorded as a separate document.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD1927). THE SOUTH LINE OF THE NORTHEAST QUARTER HAS A RECORDED BEARING OF N88°12'25"E.

1"= 80' SCALE

80' 0 80' 160' FEET

NORTH

Attachment: Packet (2392 : Veridian Homes - Enclave at Mequon Preserve - Phase II)

SHEET 3 OF 3 SHEETS | VOL. PG.

THE ENCLAVE AT MEQUON PRESERVE II

PART OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3178, PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that under the direction of MREC VH Mequon, LLC, I have surveyed, divided and mapped a parcel of land described hereon, part of Lot 1 and part of Lot 2 of Certified Survey Map No. 3178, recorded in the Ozaukee County Register of Deeds Office on November 5, 1999 in Volume 22, Page 264 of Certified Survey Maps as Document No. 646472, part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, and part of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 9 North, Range 21 East, all being part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 and part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of said Section 28, City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 28, thence South 01°-07'-49" East along the East line of the Southeast 1/4 of said Section 28, a distance of 679.53 feet to the Easterly extension of the Southerly line of The Enclave at Mequon Preserve Subdivision recorded in the Ozaukee County Register of Deeds Office as Document No. 1037400; thence South 88°-22'-00" West along said Southerly line and its Easterly extension, a distance of 704.00 feet to a Southerly corner of said Subdivision; thence North 01°-05'-11" West along a Southerly line of said Subdivision, a distance of 15.70 feet to a Southerly corner of said Subdivision; thence South 88°-15'-57" West along a Southerly line of said Subdivision, a distance of 412.80 feet to the Southwest corner of Outlot 3 of said Subdivision, said point also being the point of beginning; thence continuing South 88°-15'-57" West along the South line of Lot 2 of Certified Survey Map No. 3178 and its Westerly extension, a distance of 314.85 feet; thence North 00°-28'-14" West, a distance of 47.82 feet; thence North 56°-14'-53" West, a distance of 67.98 feet; thence North 63°-28'-15" West, a distance of 131.14 feet; thence North 05°-53'-25" West, a distance of 185.40 feet; thence South 88°-06'-07" West, a distance of 136.62 feet; thence North 11°-05'-45" West, a distance of 207.22 feet; thence Southwesterly 33.68 feet on a curve to the right having a radius of 470.00 feet, the chord of said curve bears South 80°-57'-24" West, a chord distance of 33.67 feet; thence North 06°-59'-26" West, a distance of 213.15 feet; thence North 88°-29'-30" East, a distance of 94.19 feet; thence North 62°-50'-03" East, a distance of 113.55 feet; thence North 01°-47'-38" West, a distance of 30.00 feet to the North line of the South 10 acres of the South 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of said Section 28, said point also being on the South line of Outlot 3 of Highlander Estates Subdivision recorded in the Ozaukee County Register of Deeds Office as Document No. 1035067; thence North 88°-12'-22" East along said North line, a distance of 522.53 feet to the Westerly line of The Enclave at Mequon Preserve Subdivision; thence South 07°-14'-44" West along said Westerly line, a distance of 241.98 feet to a Westerly corner of said Subdivision; thence South 82°-45'-16" East along said Westerly line, a distance of 18.60 feet to a Westerly corner of said Subdivision; thence South 07°-14'-44" West along said Westerly line, a distance of 243.52 feet to a Westerly corner of said Subdivision; thence South 25°-34'-25" West along said Westerly line, a distance of 38.90 feet to a Westerly corner of said Subdivision; thence South 38°-08'-20" East along said Westerly line, a distance of 46.14 feet to a Westerly corner of said Subdivision; thence South 53°-09'-10" East along said Westerly line, a distance of 127.98 feet to a Westerly corner of said Subdivision; thence South 12°-56'-00" West along said Westerly line, a distance of 197.75 feet to the point of beginning and containing 10.466 acres (455,913 sq. ft.) of land more or less.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Mequon in surveying, dividing and mapping the same.

_____
Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
ISSUED DATE: APRIL 20, 2017

UTILITY EASEMENT PROVISIONS (PUBLIC)

An easement for electric, natural gas , and communications service is hereby granted by

_____, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC , **Wisconsin corporations doing business as We Energies** , Grantee,

_____Grantee, and

_____ , Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Stormwater Management Maintenance Agreement

1. Outlot 5 is to be used for Stormwater Management purposes.
2. The lot owner(s) or their successors and/or assigns (herein after referred to as the responsible parties) shall be responsible for maintenance of the stormwater management measures.
3. The responsible parties shall maintain the stormwater management measures in accordance with the approved stormwater management plan on file in the offices of the City as required by the City construction, site erosion control and stormwater management ordinance.
4. In the event that the stormwater management facilities located on Outlot 5 are not being maintained per the approved stormwater management plan, the City is hereby granted an easement to access the property to complete stormwater management maintenance measures.

OWNER'S CERTIFICATE OF DEDICATION

MREC VH Mequon, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MREC VH Mequon, LLC, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

1. Department of Administration
2. City of Mequon

In witness whereof, MREC VH Mequon, LLC, has caused these presents to be signed by its official officer(s) of said limited liability company at _____ , _____ this _____ day of _____ , 20___.

MREC VH Mequon LLC
By: VH Mequon, LLC, Member and Project Manager*

By:_____
David Simon or Jeff Rosenberg or Karen Simon Dreyer

STATE OF _____)

COUNTY OF _____) S.S

Personally came before me this _____ day of _____ , 20___, the above named officer(s) of the above named MREC VH Mequon, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, _____ County, _____

My Commission Expires:_____

CONSENT OF MORTGAGEE

First Business Bank, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above Owner's Certficate.

In witness whereof, the said First Business Bank has caused these presents to be signed by Brian E. Hagen, its Vice President, at _____, Wisconsin this _____ day of _____ , 20___.

First Business Bank

_____
Brian E. Hagen, Vice President

STATE OF WISCONSIN)

COUNTY OF _____) S.S

Personally came before me this _____ day of _____ , 20___, Brian E. Hagen of the above named banking association to me known to be the person who executed the foregoing instrument, and to me know to be such Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

_____
Notary Public, _____ County, WI
My Commission Expires: _____

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of THE ENCLAVE AT MEQUON PRESERVE II SUBDIVISION in the City of Mequon, is hereby approved by the Common Council.

All conditions have been met as of this _____ day of _____ , 20___.

_____
Dan Abendroth, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Mequon on this _____ day of _____ , 20___.

_____
William Jones, City Administrator

COUNTY TREASURER'S CERTIFICATE

I, Joshua Morrison, being the duly elected, qualified, and acting Treasurer of the County of Ozaukee, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____ , 20___ affecting the land included in the plat of THE ENCLAVE AT MEQUON PRESERVE II SUBDIVISION.

_____
Joshua Morrison, Treasurer, Ozaukee County, Wisconsin

CITY TREASURER'S CERTIFICATE

I, Tom Watson, being the duly appointed, qualified, and acting Treasurer of the City of Mequon, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____ , 20___ on any of the lands included in the plat of THE ENCLAVE AT MEQUON PRESERVE II SUBDIVISION.

_____
Tom Watson, Treasurer, City of Mequon

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

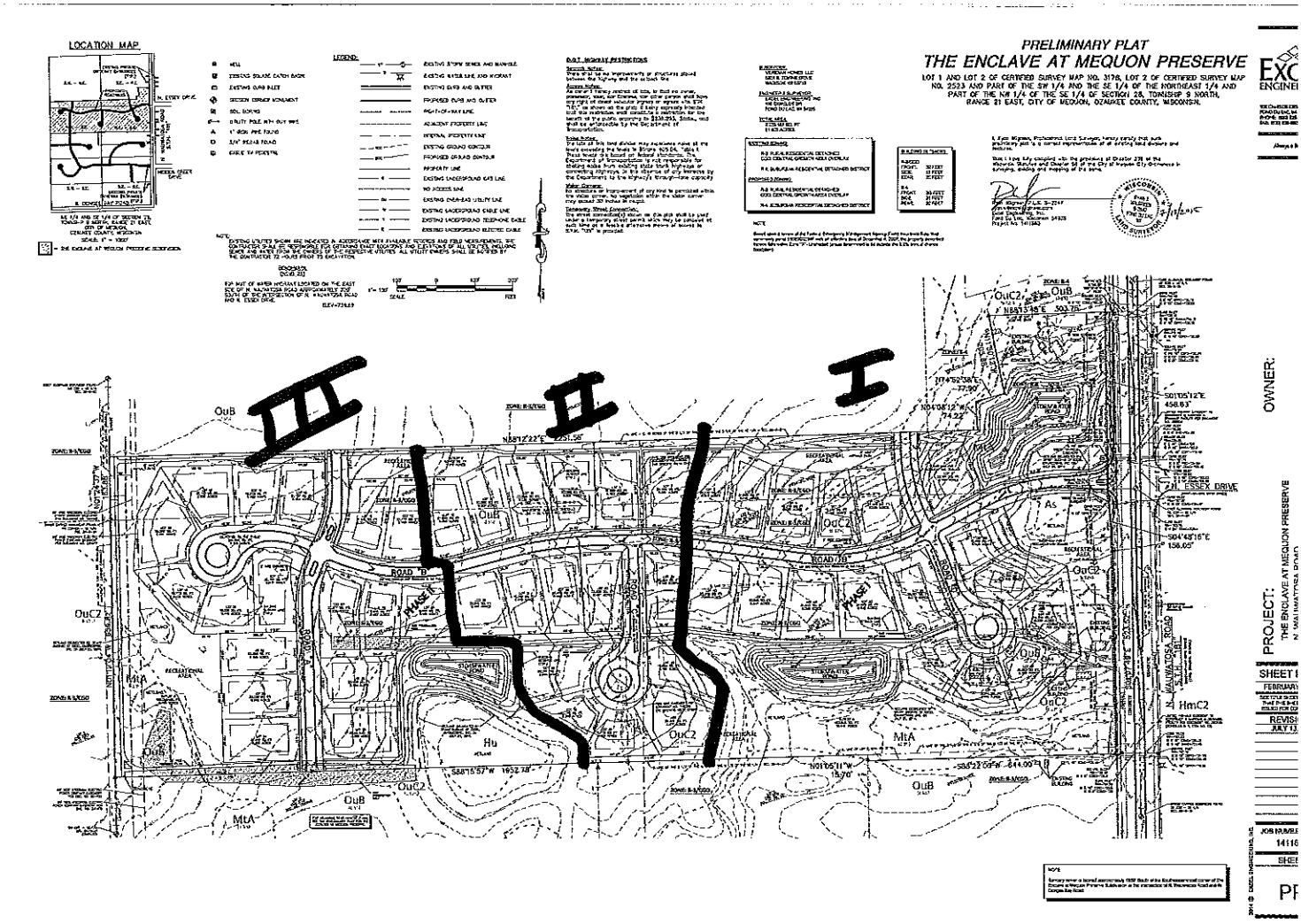
Department of Administration

OWNER / DEVELOPER:
MREC VH MEQUON, LLC
6801 S. TOWNE DR.
MADISON, WI 53713

SURVEYOR:
RYAN WILGREEN
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935
920.926.9800

EXCEL ENGINEERING Inc.
SURVEYING GROUP
PROJECT NO. 1516850

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801



Attachment: Packet (2392 : Veridian Homes - Enclave at Mequon Preserve - Phase II)

Attachment: Packet (2392 : Veridian Homes - Enclave at Mequon Preserve - Phase II)

The Enclave at Mequon Preserve II Legal Description

Part of Lot 1 and part of Lot 2 of Certified Survey Map No. 3178, recorded in the Ozaukee County Register of Deeds Office on November 5, 1999 in Volume 22, Page 264 of Certified Survey Maps as Document No. 646472, part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, and part of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 9 North, Range 21 East, all being part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 and part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of said Section 28, City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 28, thence South 01°-07'-49" East along the East line of the Southeast 1/4 of said Section 28, a distance of 679.53 feet to the Easterly extension of the Southerly line of The Enclave at Mequon Preserve Subdivision recorded in the Ozaukee County Register of Deeds Office as Document No. 1037400; thence South 88°-22'-00" West along said Southerly line and its Easterly extension, a distance of 704.00 feet to a Southerly corner of said Subdivision; thence North 01°-05'-11" West along a Southerly line of said Subdivision, a distance of 15.70 feet to a Southerly corner of said Subdivision; thence South 88°-15'-57" West along a Southerly line of said Subdivision, a distance of 412.80 feet to the Southwest corner of Outlot 3 of said Subdivision, said point also being the point of beginning; thence continuing South 88°-15'-57" West along the South line of Lot 2 of Certified Survey Map No. 3178 and its Westerly extension, a distance of 314.85 feet; thence North 00°-28'-14" West, a distance of 47.82 feet; thence North 56°-14'-53" West, a distance of 67.98 feet; thence North 63°-28'-15" West, a distance of 131.14 feet; thence North 05°-53'-25" West, a distance of 185.40 feet; thence South 88°-06'-07" West, a distance of 136.62 feet; thence North 11°-05'-45" West, a distance of 207.22 feet; thence Southwesterly 33.68 feet on a curve to the right having a radius of 470.00 feet, the chord of said curve bears South 80°-57'-24" West, a chord distance of 33.67 feet; thence North 06°-59'-26" West, a distance of 213.15 feet; thence North 88°-29'-30" East, a distance of 94.19 feet; thence North 62°-50'-03" East, a distance of 113.55 feet; thence North 01°-47'-38" West, a distance of 30.00 feet to the North line of the South 10 acres of the South 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of said Section 28, said point also being on the South line of Outlot 3 of Highlander Estates Subdivision recorded in the Ozaukee County Register of Deeds Office as Document No. 1035067; thence North 88°-12'-22" East along said North line, a distance of 522.53 feet to the Westerly line of The Enclave at Mequon Preserve Subdivision; thence South 07°-14'-44" West along said Westerly line, a distance of 241.98 feet to a Westerly corner of said Subdivision; thence South 82°-45'-16" East along said Westerly line, a distance of 18.60 feet to a Westerly corner of said Subdivision; thence South 07°-14'-44" West along said Westerly line, a distance of 243.52 feet to a Westerly corner of said Subdivision; thence South 25°-34'-25" West along said Westerly line, a distance of 38.90 feet to a Westerly corner of said Subdivision; thence South 38°-08'-20" East along said Westerly line, a distance of 46.14 feet to a Westerly corner of said Subdivision; thence South 53°-09'-10" East along said Westerly line, a distance of 127.98 feet to a Westerly corner of said Subdivision; thence South 12°-56'-00" West along said Westerly line, a distance of 197.75 feet to the point of beginning and containing 10.466 acres (455,913 sq. ft.) of land more or less.

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

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

TO: **Planning Commission**

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

DATE: **June 8, 2017**

SUBJECT: **Veridian Homes - Enclave at Mequon Preserve - Phase III. The applicant is seeking fill permit and development agreement approval for Phase III (17 lots) for a 50 lot single family subdivision located at 10729 - 10839 N. Wauwatosa Road**

Applicant:	Veridian Homes
Status of Applicant:	Owner
Requested:	Fill Permit Development Agreement
Existing Zoning:	R-3 (Single Family 1 Acre) R-4 (Single Family ¾ Acre) Central Growth Overlay
Lot size:	51 acres
Location:	10729-10839 N. Wauwatosa Road
Tax Key:	#14-028-03-006.00, #14-028-13-007.00, #14-028-13-008.00, #14-028-04-012.00
District:	#4

Background: The applicant is requesting development agreement for the 3rd phase of the Enclave subdivision immediately south of Highlander Estates Subdivision. The third phase will include the final 17 lots in the subdivision (see attached plat). The preliminary plat for the development was approved in March of 2015.

Development Agreement:
Please see attached draft development agreement for Phase III authored by Planning and Engineering staff to address the necessary improvements for the development. The development agreement provides the opportunity to construct two (2) model dwellings prior to final plat approval with the understanding that the unit can't be sold or title transferred until the associated plat is recorded. The development agreement requires that all amenities located in the second phase that were required as part of the approved open space plan, be constructed prior to final plat approval.

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

Staff is in receipt of the construction plans for Phase 3 of the development. The request for a fill permit is in accordance with the proposed grading plans submitted for construction plan review.

There is not a direct access onto adjacent arterial roadways without hauling over existing subdivision roadways. Excessive trucking over the recently constructed local roadways can cause damage to roadways and utilities which create a risk to the City, as the infrastructure will be dedicated to the public. Staff is recommending that the developer be required to repair any damage to existing subdivision roads as a result of hauling activities.

The site is located within the City's sewer service area and connection to the public utility is required. As a new development and as a condition of approval, the development must connect to the public water main. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm. The development must also provide for cross connections to the adjacent properties.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a storm water management plan (SWMP). The SWMP has been approved by both the City and MMSD.

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

The developer has submitted preliminary grading plans and has applied for a fill permit. The developer requests authorization to haul an excess of 10,000 cubic yards of material to the site. The material is required to grade the roadway base course and to backfill the utility trenches. Issuance of a fill permit would be subject to the below conditions:

- Engineering Department approval of the completed grading plan.
- Permittee must notify the Engineering Department before starting any land disturbing activity and again not more than five days after project completion.
- Filling must be complete on or before the date specified by the City on the permit. Requests for extensions must be made in writing.
- Permittee shall keep a copy of the permit on site at all times.
- The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the fill permit for non-compliance.
- The City Engineer reserves the right to stop work, amend or alter construction measures.
- The developer shall be required to repair any damage on existing subdivision roads as a result of hauling activities.

Planning Staff Recommendation:
Planning Staff recommends **approval** of the development agreement and fill permit subject to the following conditions:

. Common Council approval of the Development Agreement.

. Adjacent road connections must be constructed with the respective phase. All temporary turnarounds constructed in previous phases must be removed in accordance with the development agreements.

. Connection to public water and sanitary sewer. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer and water main from the various regulatory agencies. Water main shall be located within the roadway footprint.

. Cross connection or extension of water and sanitary sewer service to the adjacent properties.

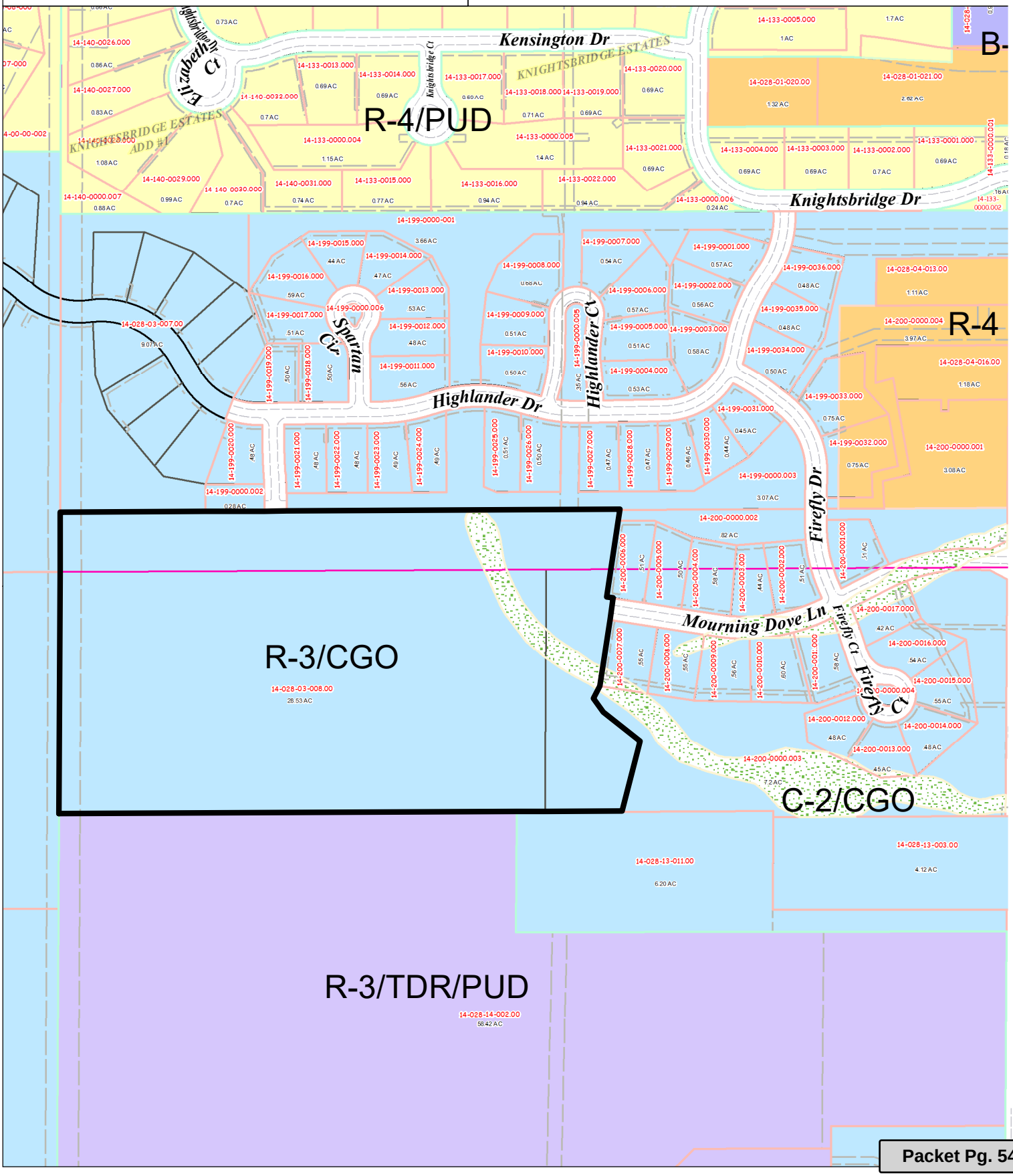
. Public sanitary sewer connection must be made.

- At the time of final plat, the sanitary sewer special assessment shall be paid in full, or reallocated in accordance with the existing development agreement.
- Engineering Department review and approval of grading, drainage, stormwater management, erosion control and sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
- Public road design standards shall be subject to the review and approval of Engineering and the Fire Departments.
- Execution of a Water Service Agreement between the applicant and the Water Utility, subject to applicable fees. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm.
- Easements over existing and proposed drainageways with supporting declaration language requiring Home Owners Association maintenance.
- Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
- As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
- Legal documents requiring the Home Owners Association to maintain public sidewalk, bike and pedestrian trails within the common open space, wetland buffers, and stormwater facilities.
- Fire Department approval of the number and location of fire hydrants.
- The development and subsequent building construction shall be subject to WDNR review and approval regarding the wetland buffer.
- Permittee must notify the Engineering Department before starting any land disturbing activity and again not more than five days after project completion.
- Filling must be complete on or before the date specified by the City on the permit. Requests for extensions must be made in writing.
- Permittee shall keep a copy of the fill permit on site at all times.
- The City Engineer reserves the right to stop work, amend or alter construction measures.
- The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the fill permit for non-compliance.
- The developer shall be required to repair any damage on existing subdivision roads as a result of hauling activities.

Attachments:
packet (PDF)

Item 5
Veridian Homes

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



Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

City of Mequon
11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092
(262) 242-3100

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

Engineering Department

Permit Application for Filling, Spoil Removal, Pond & Berm Construction or Grading

PLEASE PRINT CLEARLY

AGENT / CONTACT NAME: Matt Cudney, Veridian Homes PHONE #: 608-220-9871

PROPERTY OWNER NAME: MREC VH Mequon LLC PHONE #: _____

AGENT OR OWNER CONTACT ADDRESS: N60W21555 Legacy Trail
Menomonee Falls, WI 53051

LOCATION OR ADDRESS OF WORK SITE: Phase 3 of The Enclave at Mequon Preserve

Or: DESCRIPTION _____ 1/4 SECTION _____ T9N, R _____ E

TAX KEY NO. _____

SUBDIVISION _____ LOT _____ BLOCK _____

ESTIMATED DATE OF COMPLETION: May 2018

REASON FOR FILL/REMOVAL/EXCAVATION Construction of Phase 3 of the neighborhood

Name of contact other than applicant: Max Franzen, Excel Engineering PHONE #: 920-322-1726

FEE COMPUTATION

TOTAL CUBIC YARDS TO BE DEPOSITED/REMOVED/EXCAVATED >10,000 C.Y.

(Over 1000 cubic yards requires Planning Commission approval)
(Berms greater than 4½' in height requires Planning Commission approval)
(Separate application to the next available Planning Commission meeting is necessary)

$60.00 – 0 – 250 C.Y.
$120.00 – 250 C.Y. – 1,000 C.Y.
$240.00 – 1,001 C.Y. – 5,000 C.Y.
$360.00 – 5,001 C.Y. – 10,000 C.Y.
$480.00 – OVER 10,001 C.Y.

$ 480

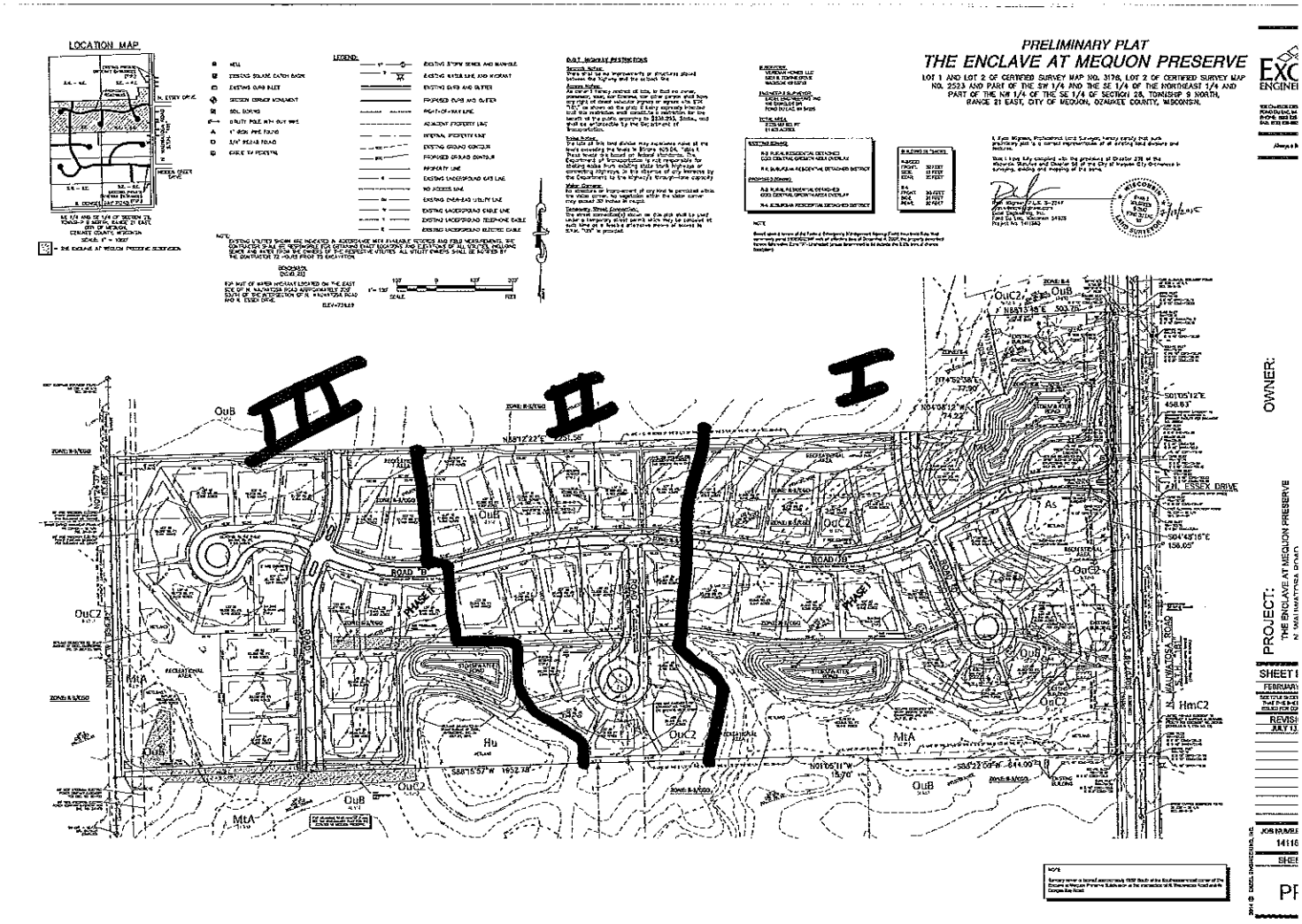
SIGNED: _____ DATE: May 18, 2017
OWNER / AGENT

ADDRESS N60W12555 Legacy Trail

CITY Menomonee Falls STATE WI ZIP _____

\\FS1\Engineering\Filling Permits\Fill Permit App.doc REV/9/13

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)



Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

DEVELOPMENT AGREEMENT

The Enclave Addition No.2

Articles of agreement made and entered into this _____ day of _____, 2017, by and between _____, hereinafter called the Developer, and the City of Mequon, a municipal corporation of Ozaukee County, Wisconsin, hereinafter called the City.

WITNESSETH:

WHEREAS, the Developer desires to improve and develop certain lands located in:

See Exhibit A

And as described on attached Exhibit A (the "Development"), and for that purpose requires the installation of certain public improvements; and

WHEREAS, the City Engineer's report, attached hereto as Exhibit B, identifying the public improvements and other terms and conditions necessary to this Development (the "Improvements"), and

WHEREAS, Section 236.13(2) of the Wisconsin Statutes and Sections 58-634(c) and 58-637 of the Mequon Code of Ordinances provide that as a condition of approval, the City shall require that the Developer make and install or have made and installed, any improvements reasonably necessary; and

WHEREAS, the Public Works schedule and budget of the City does not now include installation of the said improvements for the said Development, and normally there would be a considerable delay in the installation of said improvements unless the instant agreement were entered into; and

WHEREAS, the City believes that the orderly, planned development of said lands will best promote the health, safety and general welfare of the community.

NOW, THEREFORE, in consideration of the payment of One Dollar ($1.00) and other good and valuable consideration to each in hand paid by the other, receipt of which is hereby acknowledged, and in consideration of the various approvals granted by the City, and in obedience to the conditions imposed upon said approvals, and the mutual covenants herein contained, the parties agree:

1. The area to be improved shall consist of that area designated in Exhibit A in the proposed development plan granted preliminary plat approval by the Planning Commission.

2. Preliminary plat approval was granted by the Planning Commission on March 9, 2015.

3. The Improvements shall be as described on Exhibit B.

4. The Developer will, at its expense, have plans and specifications prepared for the aforesaid Improvements and such plans and specifications shall be submitted to the City Engineer for approval. The plans and specifications to be submitted are indicated in Exhibit C.

5. The Developer will contract for and have constructed, at its expense, all of the Improvements. The City, as a condition of final certification by the City Engineer, and approval and acceptance of dedication of the Improvements by the City, will require that copies of lien waivers from all

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

contractors and/or material suppliers performing work or supplying materials for the installation of the Improvements be filed with the City.

6. The Developer will pay for all reasonable costs incurred by the City, or its consultant in the review of the engineering plans, landscaping plans, inspection of the construction and/or installation of the Improvements, installation of street signs, review of record drawings for City files, and any other costs that may be incurred by the City in the installation of the Improvements for this Development. The Developer will pay the costs above enumerated within thirty (30) days after being billed by the City. Billing will be made periodically and/or monthly as the improvements are completed and as costs are incurred. Full cost will include labor, equipment, materials, engineering, inspection and overhead costs incidental to said work. Past due amounts on invoices generated by the City are subject to a one and one-half (1.5) percent per month charge, computed from the date of the original invoice.

7. All dedicated Improvements shall be warranted against defects due to faulty materials or workmanship which appear within one (1) year from the date of acceptance of dedication by the City, and Developer shall assign to the City applicable contractor warranties for the Improvements. If any defect should appear during this warranty period, the City shall first seek to enforce any applicable contractor warranty; however, Developer hereby guarantees the Improvements and shall indemnify the City to the extent of any default or failure of any contractor to honor the warranty. Each repair or replacement performed pursuant to this paragraph shall be guaranteed for one (1) year from the completion thereof.

8. Upon certification by the City Engineer that all of the Improvements have been satisfactorily constructed, installed or escrowed in accordance with City of Mequon Zoning Code, inspected and found to be in compliance with City requirements and with the following conditions as described below, and that all other requirements of this agreement have been complied with, Final Plat approval will be granted by the Common Council.

   A. The City Engineer shall only recommend Final Subdivision Plat approval to the Planning Commission and Common Council upon certification that:

      i. All of the Improvements have been satisfactorily constructed or installed, completed and approved.

      ii. In the event that installation of the final asphalt surface course, street trees, open space landscaping and/or minimal site restoration as contemplated in Developer's plans approved by the City cannot be completed due to weather conditions at the time in which Developer wishes to obtain Final Plat approval, the City may, in its sole discretion, accept from Developer a Letter of credit in form approved by the City Attorney and in an amount determined by the City Engineer to provide appropriate security to ensure installation is completed within 14 months from Final Plat approval.

   B. The Department of Community Development shall schedule Final Subdivision Plat recommendation before the Planning Commission and Common Council only upon certification by the City Engineer that all the improvements have been constructed, installed and approved.

9. There is an existing special assessment on the property for sanitary sewer.

10. The following special provisions shall apply:

   A. Easements are to be provided on the plat for the use of WE Energies, AT&T, Cable T.V. and other utilities for provision of services to the subdivision. The Developer shall provide proof of payment in full for installation of the utilities prior to Final Plat approval.

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

B. Underground utility installations shall be made without any street pavement removal, unless otherwise specifically approved by the City Engineer.

C. A building permit may be issued for 2 principal structures (model) prior to the Final Plat being approved and recorded. The building permit for the model home shall not be issued until the binder course is installed. The Developer agrees and understands that the transfer of title to any lot/residence in this development may not occur until after final certification by the City Engineer that the terms of this agreement have been complied with and the final subdivision plat is approved and recorded.

D. Subject to ¶5 above, the title to the sanitary sewer system, water main, streets and all other Improvements and the land on which they stand, unless located within a dedicated public easement, shall be dedicated and given in fee simple by the Developer to the City upon recording the Final Plat, as provided by State Statutes, and without recourse, and free and clear of all encumbrances and with access provided from a dedicated street, where necessary. Title to the fire protection and water supply facilities shall be given to the City of Mequon.

E. The Improvements shall be constructed in strict accordance with the requirements of the City and the City Engineer or his authorized representative, or as directed by said City Engineer; and shall be under and subject to constant inspection by the City Engineer or representative.

F. The Developer agrees that it shall be fully responsible for the Improvements for the Development and appurtenances thereto during the period of the construction of the Improvements, and until certification by the City Engineer, approval of the Improvements, and acceptance of dedication by the City, any damage as may occur to these facilities during this period shall be replaced or repaired by the Developer.

G. Excess topsoil shall only be removed from the subdivision Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.

H. The covenants, conditions and restrictions recorded against the property described on Exhibit A shall prohibit future property owners from removing any berms, landscaping or amenities installed on this Development as a condition of landscaping, open space, grading or drainage plans, and from placement of landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans, without express written consent from the City Engineer and by action of the Planning Commission. Developer shall amend the recorded document to include Addition No. 2 The Enclave at Mequon Preserve Subdivision.

I. The Developer, its successors and assigns along with individual future lot owners are hereby notified that "impact" fees will be assessed by the City against the Developer and/or lot owners, pursuant to the requirements of Sections 58-138 et seq. of the Mequon Code of Ordinances, which payment is due prior to obtaining a building permit. The parties understand and acknowledge at this time that the City retains full right and authority to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future, such that the resultant impact fee amounts in effect from time to time may differ from the impact fee assessment which is currently in effect as of the date of this agreement, and that such modifications and amendments are not susceptible of determination at this time.

11. The Developer shall not be released or discharged from the obligations assumed under this agreement until final inspection and certification of all the Improvements has been made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

12. The Developer hereby agrees that the costs and value of said improvements will become an integral value of the abutting lots and that no future lot assessment will be made on behalf of the Developer.

13. Provisions of this agreement which may specify design criteria for required improvements are subject to change by the City Engineer, upon written notice to Developer and based on changes in applicable codes or regulations, for the purpose of reflecting the most up-to-date design standards for required improvements. The design standards in effect at the preliminary approval shall apply to all improvements for a period of two years.

14. Developer shall indemnify, defend, and hold the City and its officers harmless from, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Subdivision Plat or this Agreement including, but not limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of all Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air or any other receptor. The City agrees that it will immediately notify Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The City also agrees that following notification to Developer that contamination may exist, the City shall make all reasonable accommodations to allow Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.

15. Execution of this agreement shall be accepted by the City as adequate provision for improvements within the meaning of Section 236.13(2) of the Wisconsin Statues.

16. This agreement shall be binding upon the heirs, successors, executors and assigns of the parties hereto.

17. If the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval and to local plans and ordinances adopted as authorized by law, it is entitled to approval. If the final plat is not submitted within 24 months of satisfaction of the last required condition of approval of the preliminary plat, any approving authority may refuse to approve the final plat. The final plat may, if permitted by the approving authority, constitute only that portion of the approved preliminary plat, which the Developer proposes to record at that time. The Preliminary Plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission.

18. It is understood that this Development Agreement may need to be amended to cover changes to the standards regarding landscaping, stewardship plans, stormwater management, grading and/or other plans.

19. In accordance with section 58-635(3)(e), if the Developer fails to commence construction within two (2) years of development agreement approval, then the development agreement shall become null and void.

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

CITY OF MEQUON **OWNER**

By_____ By_____
Dan Abendroth, Mayor

By_____
Caroline Fochs, City Clerk

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2017, the above named Mayor and City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

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

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2017, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

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

Approved by: _____
City Attorney

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

EXHIBIT A

DEVELOPMENT AGREEMENT

The Enclave Addition No.2

DESCRIPTION OF AREA INCORPORATED IN THE SAID DEVELOPMENT:

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

EXHIBIT B

CITY OF MEQUON

WISCONSIN
* * * * *

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

TERMS AND CONDITIONS INCORPORATED INTO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MEQUON AND THE ENCLAVE ADDITION NO.1

The proposed development plans granted concept approval and preliminary plat approval by the Planning Commission have been reviewed by the Engineering Division and this report is hereby submitted in accordance with the procedural requirements established by the Common Council.

Notwithstanding anything herein to the contrary, the parties acknowledge that the Developer intends to complete the improvements necessary prior to construction of principal structures, and other improvements may be constructed and obligations may be performed by Developer, as indicated below, by requiring its lot purchasers to so perform in the lot purchasers' contracts or declaration of restrictions.

The following public works improvements and conditions are necessary:

1. Sanitary Sewer System

   a. Installation of a sanitary sewer system designed to meet the ultimate needs of this development, in accordance with the City's sanitary sewer system plan. Installation of one sewer lateral from the sanitary sewer main to the limits of the sanitary sewer utility easement or, road right-of-way.

   b. Sanitary sewer plans/profile shall conform to the City's Standard Specifications for Land Development, Standard Specifications for Sewer and Water Construction in Wisconsin and additional requirements of the Milwaukee Metropolitan Sewerage District (MMSD) shall apply.

   c. The City shall approve all sanitary sewer lateral locations.

   d. Connection to the existing sanitary sewer shall be done in accordance with the City's specifications.

   e. The lateral locations shall not deviate from the approved plan unless approved by the City.

   f. The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

2. Water Supply System

   a. Installation of a water supply and distribution system for the proposed Development with mains, hydrants, valves and laterals for each lot. The plans, specifications and installation shall be in accordance with the City Standard Specifications for Land Development, latest edition.

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

b. The City shall review and approve all water main plans to be installed in a City road right-of-way or easement.

c. Connection to the City of Mequon water system shall be in accordance with the City of Mequon Standard Specifications for Land Development, latest edition and be subject to a Water Services Agreement.

d. The City will determine the lateral locations to avoid removal of any specimen trees; the City shall approve all lateral locations.

e. The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

f. Easements shall be provided to adjacent single family lots for access for potential future connection.

g. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require 12" pipe for the dead end main.

3. Fire Protection Water Supply

a. The water for fire protection will be supplied to the Development water system through the City of Mequon Water System.

b. All fire hydrant locations shall be approved by the City's Fire Chief.

4. Grading and Drainage Plan

a. The Developer shall submit a master site grading plan. The master grading plan shall indicate which lots are designed for the following: full exposure, partial exposure, and lots that are limited to front load entry garage only. The Developer shall grade the site in conformance with the approved grading and drainage plan. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.

b. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition.

c. Grading and drainage plan showing 2' contours for both existing and proposed grades, City approved building pad grades, culverts or storm sewers. Cross-section and profiles of all drainage ways and erosion protection as required, must be indicated on the plans and detailed.

d. Site grading plan showing only minimum setback and offset dimensions, and City approved building grades.

e. Erosion Control Plan for land disturbing activities showing existing contours at least 200' into adjacent parcels. This plan will show location and dimension of all construction site management measures to control erosion and sedimentation.

f. Rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion.

g. The grading plan shall include minimum elevations for proposed top of principal building foundation wall based on proposed building envelopes shown on the approved specimen tree plan and City approved finished yard grades.

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

h. Grading and filling shall be kept to a minimum, including in individual building envelopes.

i. The Developer is responsible for top-soiling, seeding and mulching, as required to all exposed ground surfaces to prevent erosion, including disturbance by utility contractors.

5. Storm Drainage System

a. Drainage System Plan showing all tributary areas to the proposed subdivision drainage system and downstream analysis. Included on the system plan should be all proposed and existing drainage structures in the drainage system area.

b. Drainage easements must be shown by dimension and detailed cross-section.

c. Installation and construction of a complete storm drainage system, including culverts, storm sewer, and open ditches as required to adequately drain the surface water from and through the Development. Erosion protection and minimum velocity design shall be provided for in the storm drainage system design. All areas adjacent to existing and proposed roadways shall be restored to conform with the approved roadway cross-section.

d. The storm water facilities shall be installed before the impervious surface.

d. Additional considerations will be required on all ditch slopes exceeding five percent (5%). All roadside ditches or drainage easements shall have a minimum one percent (1%) slope. Areas less than one percent (1%) will require further analysis.

e. The Development will be required to provide on-site stormwater detention and demonstrate to the City Engineer that the Development shall comply with the City's stormwater ordinance and MMSD Chapter 13 rules and regulations.

f. The Developer shall submit hydrologic calculations for the 2, 10 and 100 year development conditions.

g. The Developer shall provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, the retention pond must demonstrate that the 2, 10 and 100 year discharge rate will be less than pre-settlement conditions.

h. All sump pump discharge pipes shall discharge to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section a sump pump collection system shall be required in accordance with the City’s Standard Specifications for Land development, latest edition.

i. Submittal, at the time of architectural review and approval, of a sump pump discharge and roof drainage plan in accordance with Storm Water management Plan approved by the City Engineer.

j. Drainage Easements must be shown by dimension and detailed cross-section.

k. If the storm sewer design includes underground piping, a set of utility plans showing all plan and profile views of sanitary water and storm sewer shall be used and kept current during all phases of construction.

l. Detention Basin/Pond Maintenance Agreement:

The Developer shall design and construct storm water facilities, including detention and/or retention pond(s), in accordance with the approved storm water drainage plan such that they are adequate to accommodate expected surface water flow within and through the Development, in accordance with applicable City ordinances, Chapter 13 of the Milwaukee

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

Metropolitan Sewerage District rules, and the regulations of WDNR, as may be applicable. Thereafter, it shall be the responsibility of the Developer and/or its successors and assigns, as provided below, that such storm water facilities shall be maintained to meet or exceed the standards to which they were constructed, such that in the future, they continue to accommodate the maximum potential volumes of flow through and within the development, and meet applicable performance standards for storage and release.

Accordingly, the following requirements are applicable to this Development and conditions of approval of the preliminary plat and the development agreement, pertaining to detention basin/pond maintenance.

i. All stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be maintained and cared for by the Developer and subsequently, at such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance thereof to the Home Owners Association they shall be maintained in accordance with this Section 5. g.

ii. In order that the perpetual care and maintenance of all stormwater drainage and storage facilities shall be provided for, the Developer shall create or cause to be created an entity (the Subdivision Homeowners Association) with a perpetual existence under the laws of the State of Wisconsin for the express purpose, *inter alia*, of assuming all responsibility in connection with the perpetual maintenance of the stormwater facilities. Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that all lot owners in the subdivision development, including Developer, shall be members of the Association solely by virtue of being a lot owner, and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. If, as contemplated by the parties, any portions of the Development in or on which is located stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be conveyed to other assigns and/or successors in interest, then Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that such other assigns and/or successors in interest shall assume all responsibility in connection with the perpetual maintenance of those stormwater facilities. The Developer shall have no further responsibility for such maintenance, only after arms length sale of the lots by the Developer, conveyance of outlots and/or common areas to the Subdivision Homeowners Association or other good faith grantees, and acceptance of dedication of the Improvements by the City.

iii. The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be adhered to by Developer and Developer's assigns and successors in interest:

   A. Provide normal and customary cleaning and maintenance to the detention basin(s), and pond(s) located in this Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.

   B. As necessary, dredging of the storm water facilities shall require permits and approvals under Section 30.20 Wisconsin Statutes, to remove materials from the bed of a pond ultimately connected to Lake Michigan from the Wisconsin Department of Natural Resources (WDNR).

   C. Make chemical treatments as necessary, in keeping with the regulatory requirement(s) that the application of EPA/State Registered Chemicals to detention basins/ponds or lakes is regulated by the WDNR. With few exceptions, a permit must be filed with, and approved by the WDNR, prior to chemical

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

treatment. In certain circumstances, a representative of the WDNR will monitor or supervise the chemical treatment. Contact the WDNR for additional information.

D. The detention basin(s)/pond(s) shall be certified by a licensed professional engineer or land surveyor as a condition of Final Plat approval. To assure compliance with the approved plans, the Developer shall be responsible to recertify the detention basin(s)/pond(s) as a condition of transferring ownership to the Homeowners Association, but in no event shall such recertification occur later than five years after the approval of the Final Plat.

E. The detention basin(s), pond(s) certification shall be submitted with an as-built record drawing.

F. The detention basin(s)/pond(s) shall be inspected in compliance with the Inspection Report Form supplied by the City. Any deficiencies shall be corrected immediately. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Homeowners Association, and any other assigns and successors in interest of Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:

- Bio-retention facility
- Pond containment berms are stable and free of animal burrowings
- Detention storage volume
- Erosion
- Vegetative cover
- Sediment accumulation
- Trash rack/culvert functions
- Outlet flow
- High water level
- Water surface elevation at time of survey
- Normal pond water level
- Emergency overflow

iv. To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basin(s)/pond(s), the Developer shall establish a Drainage Letter of Credit which shall be issued by a local bank on the US Chamber of Commerce model form or reasonable equivalent, and shall be subject to prior review and approval by the City Attorney, in the amount of $4,000.00/lot. The Letter of Credit ("LOC") requirement shall remain in effect for five (5) years from the date of Final Plat approval, however, the LOC may be renewable annually, provided that notice of non-renewal shall be given to the City Administrator in writing by the issuing bank not less than sixty (60) days prior to expiration. Developer or its successor in interest shall thereupon be required to furnish a substitute LOC which shall be in-hand and approved by the City by not later than thirty (30) days prior to expiry of the then-current LOC, or the City will draw on the then-current LOC before expiry.

v. Not less than ninety days prior to the final expiration of the Developer's LOC obligations, or at such time as the Developer shall convey the outlot(s) or common area(a) in or on which are located the stormwater drainage and storage facilities, including detention basin(s)/pond(s), to the Subdivision Homeowners Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basin(s)/pond(s) recertified in accordance with d. and e. above.

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vi. At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed herein), the Subdivision Homeowners Association, or any other assigns or successors in interest, shall fail to maintain the stormwater drainage and storage facilities, including detention basin(s)/pond(s), the City, at its option, may give the Developer, the Subdivision Homeowners Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within thirty (30) days thereafter, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right , but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost thereof, including administrative charges, to the Developer, and/or to the Subdivision Homeowners Association, and/or other assigns and successors in interest, by drawing upon the LOC, and/or by imposing such charge as a special charge for services pursuant to §66.0627, Wisconsin Statutes, and if not promptly paid by the party to whom the charges were invoiced, as a lien and special tax on the property(ies).

vii. The City Engineer has the authority to stop work, amend, or alter remediation measures to the detention basin/ponds. Failure to comply will result in the issuance of a municipal citation by a forfeiture as prescribed by law, or may be addressed in an action for injunction, mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.

viii. Upon 75% (or fewer) of the lots within this Development being sold, a Homeowners Association shall be created.

ix. This agreement and all of its covenants are and shall be covenants running with the land, and shall encumber the Development, and shall be binding on the heirs, personal representatives, successors and assigns of the parties hereto. This agreement shall be recorded with the Ozaukee County Register of Deeds office. The Development covenants and restrictions shall include this language and not by reference.

6. Erosion and Run-off Control

a. Installation and construction of improvements in the proposed Development shall be done in conformance with the City in cooperation with the Ozaukee County Land Conservation Guidelines (SCS) and Department of Natural Resources "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements, with respect to erosion and sedimentation control. Temporary stormwater quality measures during construction activities shall include, as a minimum, the installation of silt fence and temporary sediment basins.

b. The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or designated agent. The City may request temporary mulching if ground is exposed for more than 7 days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established Best Management practices. The City will decide what situation is appropriate for sod and will determine the sediment trap method to be used.

c. The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.

d. Excavated soil shall not be allowed to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.

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e. The surface of exposed bare soils shall be protected by mulches or by temporary annual grasses, or erosion matting.

f. The Developer will periodically inspect and maintain any measures utilized above. All erosion control devices shall be inspected after each rain event.

7. Streets

a. The road design standards shall be subject to the review and approval by the City Engineer and Fire Chief. The roads, whether public of private, shall be constructed in compliance with the City Standard Specifications for Land Development, latest edition, unless otherwise approved by the City.

b. Private access roads/driveways shall be approved by the City Engineer and Fire Chief.

c. Construction of a twelve (12) inch road base consisting of twelve (12) inches of one and one-quarter inch (1 1/4") crushed stone base course for all new streets. The initial surface shall consist of three inches (3") of bituminous binder course. The roads shall be constructed to the City's typical cross-section and in accordance with the City's standard specifications for land development.

d. In developments with sanitary sewer the final one and one-half inch (1 ½") asphalt surface course shall be applied following the construction of the binder course.

e. Should the money in the account be inadequate to defray the cost of surfacing to include inspection, shouldering, road failures, base repairs and defects and utility adjustments, the Developer shall make up any shortage of funds.

f. All cross connections are required to be constructed in each phase, with a temporary turnaround constructed until the adjacent property develops. The developer or Homeowner's Association shall remove and restore the temporary turnaround at the time the connection is constructed.

g. The roadside sidewalk shall be installed at the time of roadway construction, prior to final plat and shall be maintained by the homeowner or homeowners association. This maintenance will include snow and ice removal.

h. The Developer shall provide to the City a performance bond in a form approved by the City Attorney subject to prior review and approval by the City, to provide security for compensation to the City for wear and tear and accelerated deterioration of City streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the approved Development.

Prior to commencement of any construction activity, the Developer shall establish with the City a performance bond in a form approved by the City Attorney, for road damage, in the amount equal to $1,000 per residential lot in the proposed Development. Should the proposed development be approved as a phased Development, the performance bond and evaluation process shall be established prior to commencement of each phase of Development. Prior to the commencement of any construction activity, the following provisions shall be complied with:

i. The Developer shall meet with City Engineering and Public Works staff to identify and agree to a specific "haul" route for all construction equipment and material supplies associated with the Development. The Developer shall agree to confine the movement of its construction equipment to the approved route unless approved otherwise by the City Engineer or Public Works Director.

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ii. Prior to commencement of construction, the City shall videotape and perform a road evaluation of the agreed to haul route. This evaluation, known as a service condition rating or SCR, shall be used as the base line for establishing the level of damage that occurs as a result of the Development.

iii. At the conclusion of the construction activity and prior to the recording of the final plat, the City will again videotape and perform a post development SCR of the Developer's "haul" route.

iv. Prior to the City acceptance of the Improvements, the Developer will repair the road or pay to the City for the Dollar amount for the estimated repairs.

The road account and road evaluation is only applicable to that portion of the approved haul route that lies within the corporate limits of the City.

8. Landscaping and Open Spaces

a. A street tree plan shall be subject to the review and approval of the Tree Board and Planning Commission. The species and installation of street trees shall conform to the street tree ordinance.

b. Landscape plans for the open space, public street cul-de-sac, and detention pond buffering shall be designed by a licensed landscape architect and shall be reviewed and approved by City staff. The City may have a licensed landscape architect review the submitted landscape plans. All amenities located in this phase of the development shall be constructed prior to Final Plat approval.

c. Signage and entryway landscape plans shall be reviewed and approved by City staff.

d. A letter of credit issued by a local bank on the US Chamber of Commerce model form or reasonable equivalent, and subject to prior review and approval by the City Attorney, equal to 25% of the landscape and hardscape amenities contract cost to insure that all private open space landscaping that dies within three (3) years of installation will be replaced by the Developer.

e. A performance bond equal to 25 percent of the installation costs of the street trees is required to ensure that all street trees that die within the first 14 months will be replaced by the developer.

f. Any required pedestrian paths shall be installed and shall be maintained by the developer or home owners association. Pedestrian and bike path plans shall address the public use of the paths and maintenance and shall be subject to the review and approval of the City Engineering Department. A ten (10) foot wide pedestrian and bike path easement shall provide for public access. An eight (8) foot wide path shall be designed and constructed in accordance with the Department of Transportation (DOT) Bike Path Facilities Handbook.

9. Miscellaneous

a. The Developer shall be responsible for maintaining and repairing all damage done to City streets as a result of excessive hauling operations and Development construction pursuant to section 7(f) above.

b. The Developer shall be financially responsible for the material and installation of street signs. The City shall install said signs and invoice Developer, which shall be paid within thirty (30) days of invoice.

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

c. All construction shall conform to the "Standard and Specifications for Development Construction in the City of Mequon," latest edition.

d. Wetland Boundaries shall be identified and marked in the field and verified by the Wisconsin Department of Natural Resources. The wetlands and setbacks shall be identified on the plat. Wetland boundary markers shall be maintained and setbacks observed during all phases of land disturbance and construction.

e. The City Engineer may make changes to the approved plans and specifications for any of the improvements covered under this agreement which are necessary to correct oversights, omissions, and errors to compensate for changing site conditions, or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work as changed entirely at its expense without any claim for reimbursement.

f. Submittal and Planning Commission approval of the appropriate stewardship plan preservation easement, maintenance agreement and street tree landscape plan, if applicable.

g. Submittal of underground utility easements.

h. All sanitary, drainage, water and other utility easements must be shown on the plat. All sanitary, water and drainage easements must be prepared separately for each lot or parcel and recorded at the Developer's expense. These documents shall be required at the time of final plat approval and approved by the City.

i. Submittal of proposed driveway culvert size plan where applicable.

11. Special Provisions

a. The development process shall strictly conform to the conditions of approval of the Preliminary Plat and other approvals, and as set forth in the Development Agreement. Request for final plat approval is subject to Engineering Department certification that all improvements required to be installed have been completed and approved, and as to the Improvements, approval and acceptance of their dedication by the City.

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Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

EXHIBIT C

CITY OF MEQUON
WISCONSIN
*** * * * ***

ENGINEERING DEPARTMENT
DEVELOPMENT AGREEMENT

Development Title **The Enclave Addition No.2**

As a condition of final plat approval, the Developer, in accordance with the requirements of Section 58-640 of the Mequon Code of Ordinances will make payment in full of the following sewer connection charge: $3,400 (17 lots @ $200 per lot). This charge will only be applied if the Development is required to install a public sanitary sewerage system.

In addition, the Developer shall provide a lot pipe guarantee. The Developer shall provide a financial guarantee in the amount of $1,700, which is equivalent to $100 per lot. The financial guarantee is subject to release upon receipt by the City of a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin.

Attachment: packet (2394 : Veridian Homes - Enclave at Mequon Preserve - Phase III)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

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

TO: **Planning Commission**

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

DATE: **June 8, 2017**

SUBJECT: **Spirit Lake International, LLC. The applicant is seeking grading plan and certified survey map approval for a 3 lot land division on 8 acres for the property located at 9807 B. Cedarburg Road.**

Applicant:	Bonniake Real Estate, LLC
Status of Applicant:	Agent
Requested:	Certified Survey Map Grading Plan
Existing Use:	Vacant
Existing Zoning:	R-3 (Suburban Residential)
Land Use Plan:	Residential 1 – 1.5 acres
Lot size:	8 acres
Location:	9805 N. Cedarburg Road
Tax Key:	#14-050-13-050.04
District:	#6

Background:
The applicant is requesting certified survey map and grading plan approval for a three lot land division at 9805 N Cedarburg Road. The Planning Commission approved a four lot certified survey map on June 13, 2016. Due to concerns of adjacent neighbors, the Planning Commission required as a condition of approval that the grading be submitted for their approval.

Land Use Plan Map and R-4 District Standards:
The proposed certified survey map (CSM) is consistent with the Land Use Plan map designation of Residential 1 acre and with the R-4 district standards.

Site Conditions:
While the FEMA Flood Insurance Rate Map shows a portion of the site within the 100 year flood plain, the survey data collected on site shows no portions of the site contiguous to the floodplain. As a condition of approval, the applicant shall be required to submit a letter of map amendment (LOMA) with FEMA for each lot that has been previously designated in zone AE on the Flood Insurance Rate Maps.

The City Forester has identified several specimen trees on the parcel that are located along the property line within the setback area and would not be impacted by the construction of any new home.

Certified Survey Map:
The proposed CSM shows a total of three lots. Due to the elongated shape of the parcel, the applicant has stacked the lots east to west with the detention facility being shown at the far west

end of the parcel. Access for the private road is shown from Cedarburg Road. Since Cedarburg Road is a state highway, the access location is subject to Wisconsin Department of Transportation (WisDOT) approval. WisDOT has permitted the access location provided that the driveway for the newly constructed dwelling to the north shares the same access point.

Grading Plan:
The existing topography in this area is relatively flat, with surface runoff generally to the south and east. The proposed grading plan maintains this overall drainage pattern, directing runoff to the existing ditch to the south, or roadside ditch to the east. Yard grades were provided on the plan to establish the master grading plan. Issuance of building permits requires the submittal of individual lot grading plans in adherence to the master grading plan.

The grading plan indicates that the total increase in impervious surface is 0.39 acres. As the total increase is less than 0.5 acres, no storm water management plan is required. However, staff is concerned that if Lot 3 is further subdivided, further development will go beyond the 0.5 acres. Therefore Staff is requesting the inclusion of a note on the plans indicating that further subdivision of the lot could trigger the requirement for a storm water management plan.

The grading plan indicates that the development include 0.91 acres of disturbance. Erosion control of the individual lots is addressed with the individual building permits. Therefore as the area of disturbance is less than one acre, and with the anticipation that the grading will be done over time, no erosion control permit will be required.

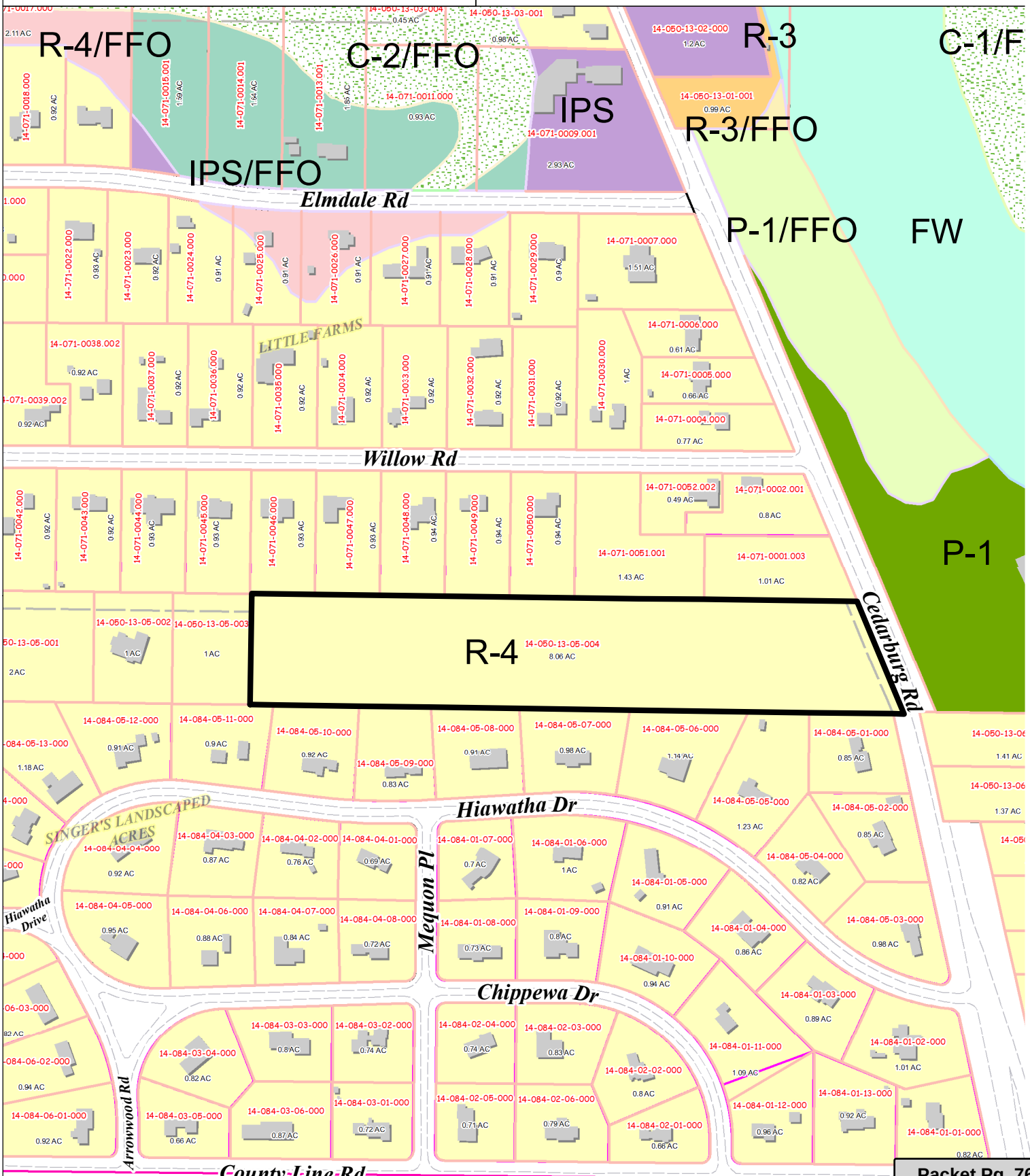
Staff Recommendation: Staff recommends **approval** of the certified survey map and grading plan subject to the following conditions:

1. The applicant shall make any technical corrections to the final CSM.
2. The specimen trees shall be identified on the final CSM.
2. Final review of the Certified Survey Map by the City prior to recording.
3. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2000 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 27).
4. Compliance with the Tree Preservation Ordinance.
5. Access shall be provided to all lots. Private Driveway Easements and Private Driveway Maintenance Agreements shall be executed for all lots prior to recordation of the CSM.
6. The face of the CSM shall include the following notes:
    a. A private roadway will be required if five or more lots connect to a single access point. Private roadways must be built in accordance with the City of Mequon Standard Specifications for Land Development.
    b. If the proposed land division or any subsequent land divisions total ½ acre or more of new impervious surface, the approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement is required.
7. All deliveries of fill and materials shall be made from Cedarburg Road.
8. The development is in sanitary sewer service area and thus all lots shall connect to the system. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer from the various regulatory agencies. Easements will be required for any public main extensions. Easements and declaration documents will be provided for any private sanitary sewer mains.
9. WisDOT right-of-way permit for any utility or construction within the right-of-way.
10. Sump pump discharge locations shall be shown on the grading plan.

Attachments:
packet (PDF)

Item 6
Spirit Lake International, LLC

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



Attachment: packet (2391 : Spirit Lake International, LLC)

4.a.a

Packet Pg. 77

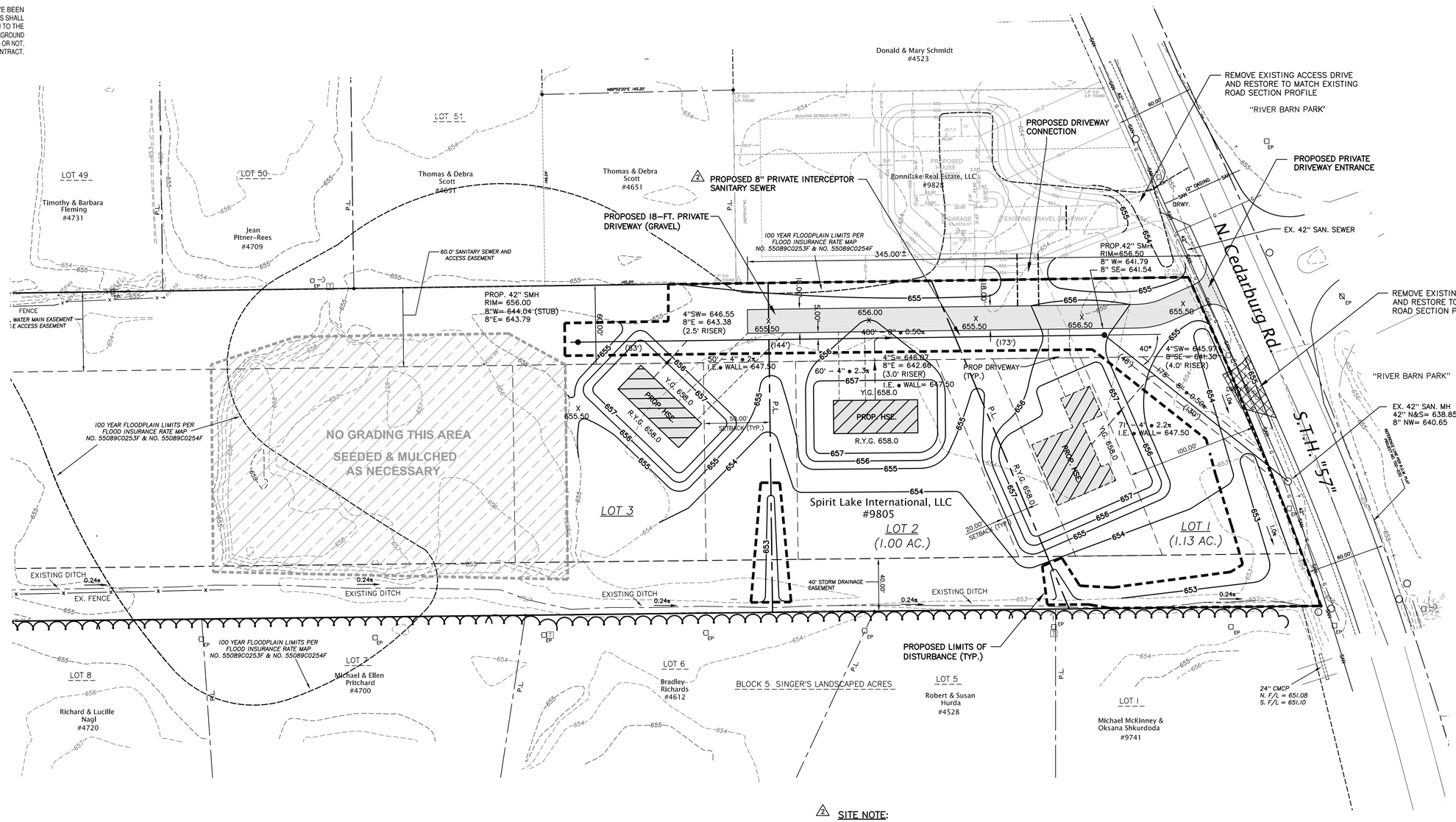
Attachment: packet (2391 : Spirit Lake International, LLC)

Site Plan

811 Know what's below. Call before you dig.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

CERTAIN UNDERGROUND STRUCTURES HAVE BEEN LOCATED ON THE DRAWING. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND STRUCTURES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT.



Legend

- 653 — EXISTING MINOR CONTOUR
- 655 — EXISTING MAJOR CONTOUR
- 651 — PROPOSED MINOR CONTOUR
- 655 — PROPOSED MAJOR CONTOUR

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

2 SITE NOTE:

1.) PROPOSED IMPERVIOUS AREA:
PRIVATE DRIVE = 6,305
HOME SITES X 3 *(3500 S.F. EA.) = 10,500
NORTH DRIVEWAY CONN.= 350
17,155 S.F. (.39 AC.)

2.) PROPOSED AREA OF DISTURBANCE = 39,768 (0.91 AC.)
(NOTE: NOT INCLUSIVE OF INDIVIDUAL LOTS/HOME SITES)

REVISIONS				
MK	DATE	BY	REVISION	CHK'D
1	5-22-17	J.W.	SITE LAYOUT AND SANITARY SEWER	J.W.H.
2	6-1-17	J.W.	SITE GRADING & SAN. SEWER ALIGN.	J.W.H.

CITY OF MEQUON
OZAUKEE COUNTY WISCONSIN
Spirit Lake International, LLC
Proposed Master Grading Plan
Spirit Lake Homes
9805 N. Cedarburg Rd. - S.T.H. "57"
(Former Heyden Nursery Property)

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.W.	J.W.	J.W.H.	C1
DATE: 4-10-2017	SCALE: 1"=40'		
APPROVED:	PROJECT: LS-3731		2

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 3524, BEING A PART THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

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

0 200 300 400 600

SCALE 1" = 200'

N

LEGEND

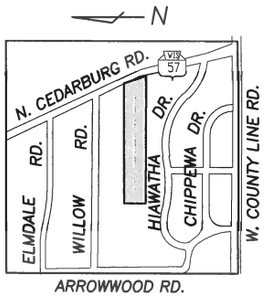
○ –DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

● –DENOTES 1.3" STEEL PIPE (FOUND)

⊡ –DENOTES STONE MONUMENT FOUND

( )–DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SE. 1/4 OF SECTION 35–9–21 WHICH BEARS S0°50'47"E)

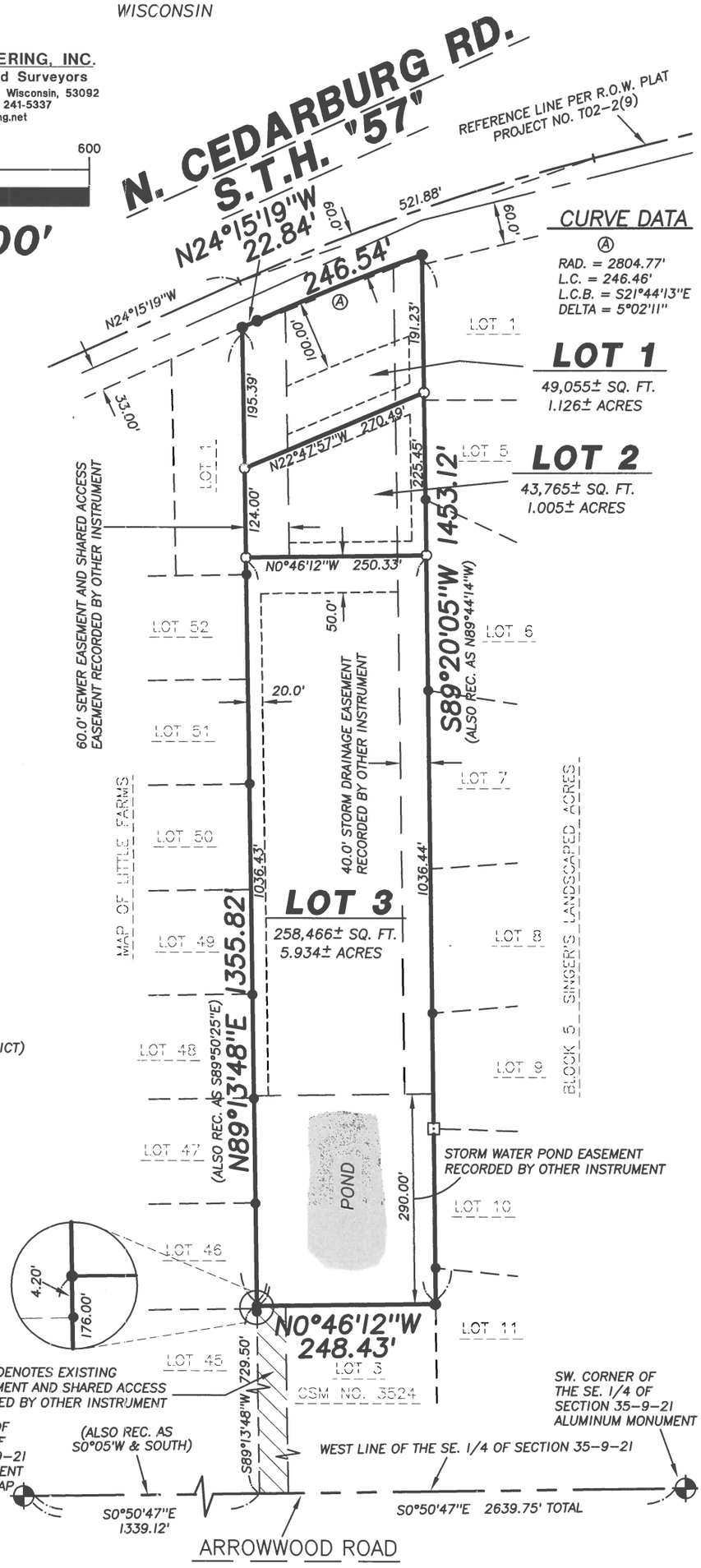


LOCATION MAP

SE. 1/4 SEC. 35–9–21
(SCALE 1"=2000')

NOTES :

1. CURRENT ZONING:
   R–4 (SUBURBAN RESIDENTIAL DETACHED DISTRICT)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.



CURVE DATA
Ⓐ
RAD. = 2804.77'
L.C. = 246.46'
L.C.B. = S21°44'13"E
DELTA = 5°02'11"

LOT 1
49,055± SQ. FT.
1.126± ACRES

LOT 2
43,765± SQ. FT.
1.005± ACRES

LOT 3
258,466± SQ. FT.
5.934± ACRES

SETBACK NOTE :
S.T.H. – FRONT YARD = 100.0'
LOCAL – FRONT YARD = 50.0'
REAR YARD = 20.0'
SIDE YARD = 20.0'

OWNER :
SPIRIT LAKE INTERNATIONAL, LLC
520 W. BONNIWELL RD.
MEQUON, WI. 53097

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 3524, BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

A redivision of Lot 4 of Certified Survey Map No. 3524, being a part the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 35, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said ¼ Section; thence S0°50'47"E (also recorded as S0°05'W and South) along the West line of said ¼ Section, 1339.12 feet to the westerly extension of the South line of the "Map of Little Farms" a recorded subdivision and the North line of Certified Survey Map (CSM) No. 3524; thence N89°13'48"E (also recorded as S89°50'25"E), along the South line of said subdivision and the North line of said CSM, 729.50 feet to the Northwest corner of Lot 4 of said CSM, said point also being the point of beginning of lands to be described; thence continuing N89°13'48"E (also recorded as S89°50'25"E) along the South line of said subdivision and the North line of said Lot 4, 1355.82 feet to a point in the Westerly right of way line of N. Cedarburg Road-(S.T.H. "57"); thence S24°19'15"E along said West line, 22.84 feet to a point of curvature; thence Southeasterly along said West line, being the arc of a curve to the right (having a radius of 2804.77 feet, a chord of 246.46 feet, which bears S21°44'13"E) 246.54 feet to a point in the Easterly extension of the North line of "Singer's Landscaped Acres" a recorded subdivision and the Southeast corner of said Lot 4; thence S89°20'05"W (also recorded as N89°44'14"W) along said subdivisions North line and the South line of said Lot 4, 1453.12 feet to the Southwest corner of said Lot 4; thence N0°46'12"W along the West line of said Lot 4, 248.43 feet to the point of beginning.

Said lands containing 8.064 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Spirit Lake International, LLC, OWNER of said lands.

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

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

_____
James G. Schneider S-2127

This instrument was drafted by James G. Schneider

Attachment: packet (2391 : Spirit Lake International, LLC)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 3524, BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

I, Frederick Bersch (Member) of Spirit Lake International, LLC, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNERS on this _____ day of _____, 20___.

_____ _____

Witness Frederick Bersch (Member)

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this _____ day of _____, 20__ the above named Frederick Bersch (Member) to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____

Notary Public

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

_____ _____

Chairman Secretary

This instrument was drafted by James G. Schneider

Attachment: packet (2391 : Spirit Lake International, LLC)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

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

TO: **Planning Commission**

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

DATE: **June 8, 2017**

SUBJECT: **The Hoff Group, Inc. The applicant is seeking consultation for a proposed residential side-by-side condominium project that offers three buildings with attached garages totaling 6 units which would be located at 10950 N. Cedarburg Road.**

Applicant:	The Hoff Group, Inc.
Status of Applicant:	Offer to Purchase
Requested:	Consultation
Existing Zoning:	B – 3 (Office) FW (Floodway) FFO (Flood Fringe Overlay)
Lot size:	2.86 acres
Location:	10950 N. Cedarburg Road
Tax Key:	#14-171-00-010.00
District:	#6

Background: The applicant is seeking a consultation for six unit residential condominium development at 10950 N Cedarburg Road. The site currently contains two office buildings and is zoned B-3 (Office). One of the buildings would be razed to make room for the residential development. The redevelopment proposal would require the zoning to be changed from B-3 to R-6 (Residential Attached). The site is located immediately behind the Riverwalk Highlands senior apartment building and is adjacent to the Milwaukee River. According to the applicant, the project would have a value of approximately $2.7M. The parcel was rezoned in 2014 in order to reduce the amount area designated as Floodway based on hydraulic modeling that was completed for that portion of the Milwaukee River.

Concept Plan:
The Concept Plan shows the six units on the north portion of the lot where the existing office building is located. There is a private driveway the currently exists that would serve the proposed condominiums as well as the existing office building to the south. Based on the information provided by the developer, the plan fails to comply with a number of the technical in the R-6 zoning district including the following:

- 20 foot side yard offset
- 30 rear yard offset
- 150 foot average lot width
- 30% impervious area maximum

In addition, by reducing the area zoned B-3 and splitting the parcel in two, the new parcel

containing the office building will also fail to comply with a number of technical standards in the zoning code related to the B-3 district including the following:

- 1.5 acre minimum lot size
- 30 foot setback from residential parcel
- 150 foot average lot width

The PUD process does allow for flexibility in meeting specific code requirements but in this case the parcel is too small to be eligible for a PUD. Some of the technical standards would become a non-issue if the entire site remained a single parcel and the office and residential units were all part of a condominium development. This would not resolve the offset issues that exist with the neighboring parcels.

The applicant has submitted pictures of other recent past projects that they have completed. Staff is familiar with the quality of the Elm Street development in the Village of Thiensville. Staff is confident that this proposal will achieve the same level of quality and design of other projects completed by the developer.

Staff Comment:
Staff concurs with the applicant that the site is not optimal for the office uses allowed under the B-3 zoning. The site lacks visible frontage along Cedarburg Road and is located in an area surrounded primarily by residential uses. The existing office building, which was constructed in the early 1960's is beyond repair and has been on the market for approximately ten years. Under this plan, the neighboring office building will remain as will the B-3 zoning for that area. This will result in a mix of zoning that includes IPS (Institutional) for the Riverwalk Highlands, R-6 (Residential Attached) and B-3 (Office). While not optimal from a land use planning perspective, the adjacency of these uses could be appropriate transitional uses to the adjacent single family homes if it remains as low intensity uses.

With regard to the specific development plan, there a number of technical issues that cannot be resolved without amendments to the zoning code. Any changes to the zoning code would apply to all parcels with similar zoning and would not be specific to this development. If the applicant requests changes to the code as part of a future development proposal, staff would need to evaluate whether those changes would be appropriate city wide.

Another possibility to address the failure to comply with the technical standards would be to include the Riverwalk Highlands parcel as part of the PUD. Including the development would provide the acreage needed to have legal standing to apply for the PUD which would then allow for the flexibility to modify district standards. The distinct sites do currently share the existing driveway and potentially could benefit from shared storm water facilities. This approach could also provide added restrictions to what kind of future uses could be allowed for the property zoned B-3 in order to mitigate any potential impact on the residential properties.

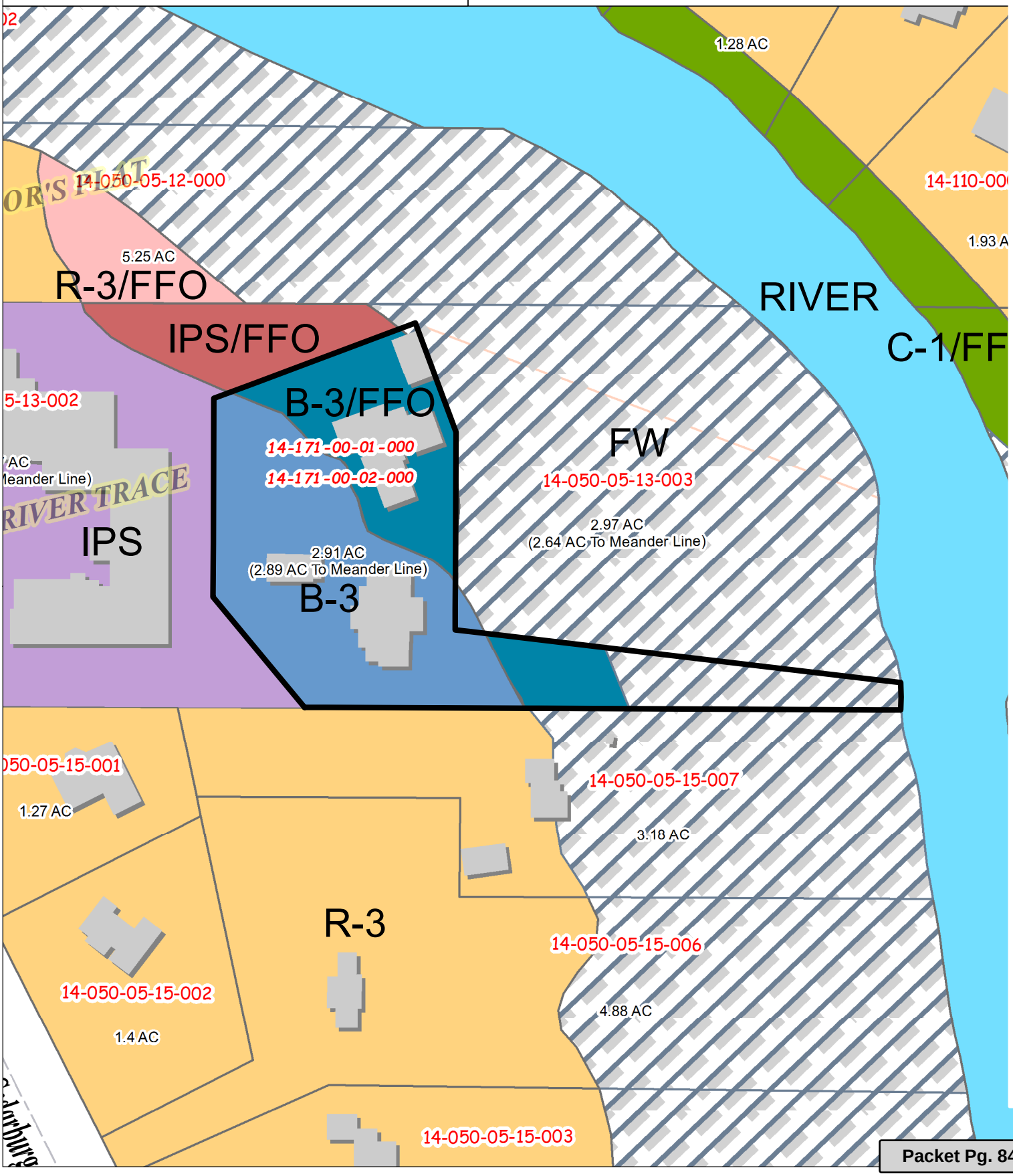
The site is within the sewer service area, and therefore connection to public utilities is required. Any new buildings should connect to both public sanitary sewer and public water main. Any development is subject to City of Mequon ordinances and MMSD Chapter 13 with respect to storm water management and erosion control.

If the development is ultimately approved, Staff will require a review of the existing access and driveway to determine if additional improvements are warranted. It is not anticipated that the number of proposed units would result in an impact to the traffic volume through the adjacent site.

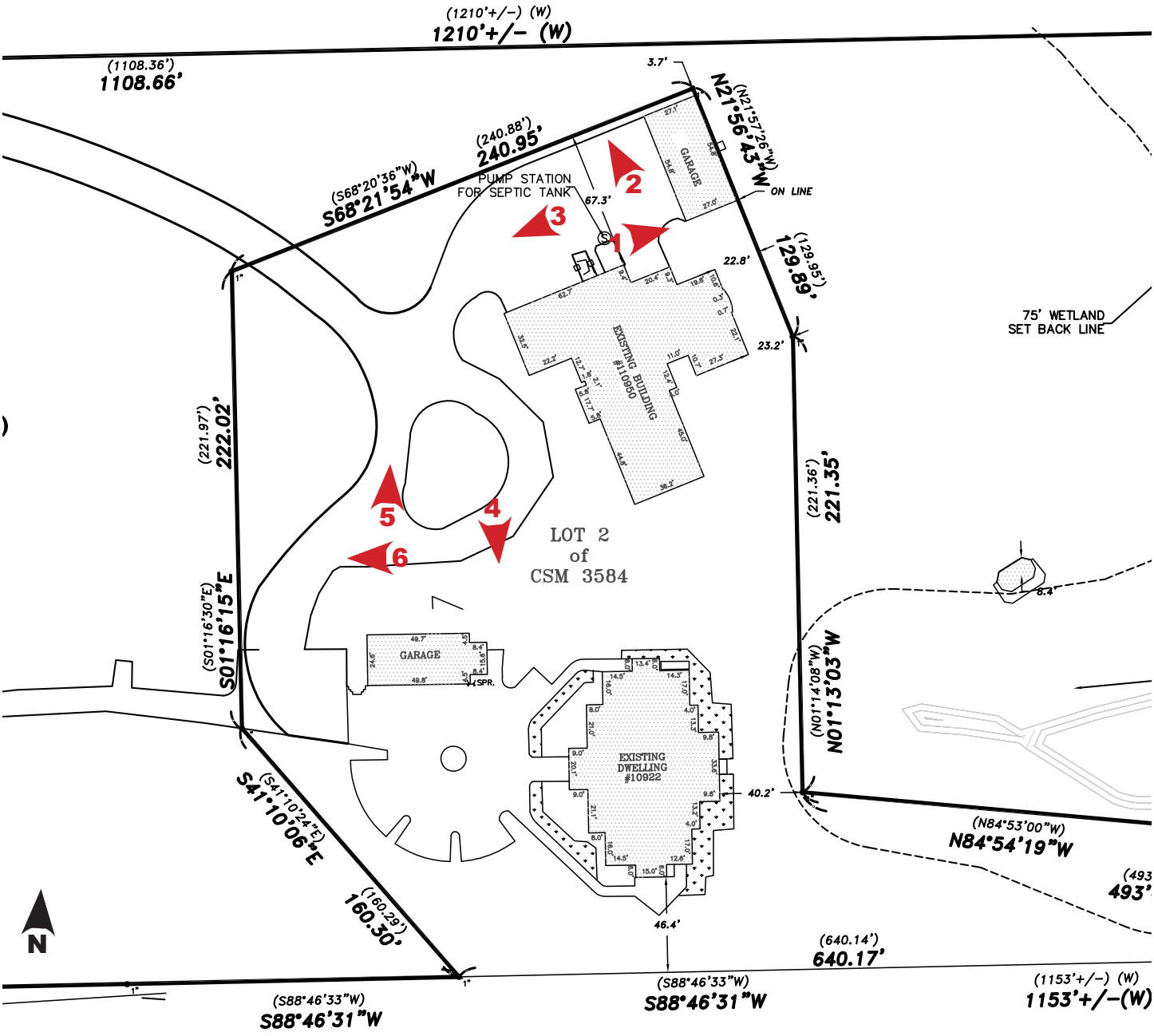
Attachments:
packet (PDF)

Item 7
The Hoff Group, Inc.

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

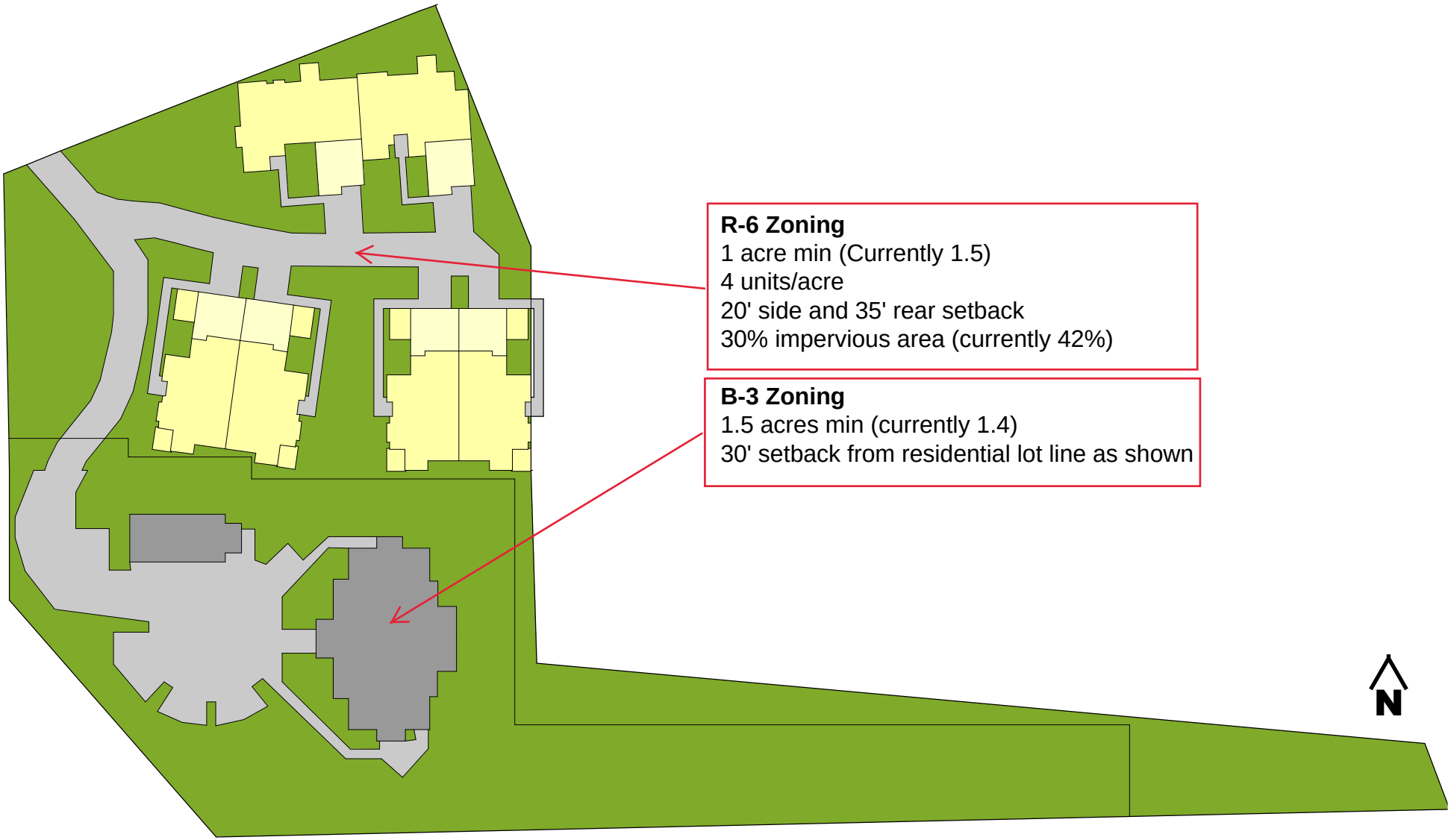


Attachment: packet (2395 : The Hoff Group, Inc.)



Attachment: packet (2395 : The Hoff Group, Inc.)

Cedarburg Rd Property Zoning



R-6 Zoning
1 acre min (Currently 1.5)
4 units/acre
20' side and 35' rear setback
30% impervious area (currently 42%)

B-3 Zoning
1.5 acres min (currently 1.4)
30' setback from residential lot line as shown

N

THEHOFFGROUP
ARCHITECTURE | PROJECT MANAGEMENT | DEVELOPMENT

Attachment: packet (2395 : The Hoff Group, Inc.)

Cedarburg Road Property

1"=40'

Attachment: packet (2395 : The Hoff Group, Inc.)

THEHOFFGROUP

ARCHITECTURE | PROJECT MANAGEMENT | DEVELOPMENT

Image:1

Image:2

Attachment: packet (2395 : The Hoff Group, Inc.)

Image:3

Image:4

Attachment: packet (2395 : The Hoff Group, Inc.)

Image:5

Image:6

Attachment: packet (2395 : The Hoff Group, Inc.)

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City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

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

TO: **Planning Commission**

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

DATE: **June 8, 2017**

SUBJECT: **Concordia University of Wisconsin. The applicant is seeking building/site plan approval for a new 6,000 square foot pole building that will allow for baseball and softball teams to practice pitching and batting year round at Concordia University located at 12800 N. Lake Shore Drive.**

Applicant:	Peter Welsh
Status of Applicant:	Agent for Concordia University of Wisconsin
Requested:	Building and Site Plan Amendment
Existing Use:	Concordia University of Wisconsin
Existing Zoning:	IPS, C-2
Land Use Plan:	Institutional
Lot size:	126 acres
Location:	12800 N. Lake Shore Drive
Tax Key:	#15-008-09-001.00
District:	#5

Background: The applicant requests building and site plan approval for a new building at Concordia University. The 6,000 square feet building will be used as a baseball and softball training facility. The applicant has indicated that the flexible space will also be utilized as an all-purpose training facility for other sports teams and physical education classes. The proposed location for the building is immediately south of soccer field (see attached campus site plan).

Site Plan:
The proposed structure is shown south of the existing soccer field. The building complies with all of the technical requirements of the code. No additional parking stalls are proposed as part of the project. The building will be primarily used by the sports teams associated with the university and should not generate any additional traffic.

Building Plan:
The proposed building is shown to be constructed of blue metal siding with a grey standing seam metal roof. The building is approximately 23 feet in height. There is a 20 foot awning on the west elevation that runs the width of the building. The materials and color are similar to the design of the Kapco Park Stadium, which is directly to the east. The proposed facility has two garage doors on the north elevation and one on the west. The south and east elevations are blank façades with no windows or doors. The applicant indicated that the garage doors are primarily for air flow in spring and summer, as the building will not be air conditioned. The doors are also meant allow the athletic training vehicle access the space for safe removal of an injured athlete.

In Staffs opinion, the building lacks visual interest and is not consistent with architectural design and articulation of other buildings recently constructed on the campus. In addition, the building is located in a highly visible and highly public area just west of the main entrance to Kapco Field. Recent discussions with representatives from CUW have been positive, but consensus on design changes was not able to be achieved. Based on this, staff is recommending that the item be tabled so that these issues can be addressed. We would anticipate the item returning to the Commission in July. The applicant prefers to seek the input of the Planning Commission.

Lighting Plan:
There is no lighting plan proposed for the building.

Engineering Report:
The Engineering Department has reviewed the application and has the following comments:

- The applicant shall provide storm water calculations certified by a professional engineer indicating that the existing pond has sufficient excess capacity to accommodate the increase in impervious surface.
- Any consideration of bathroom facilities shall require connection to public water and sanitary sewer.

Staff Recommendation: Staff recommends **tabling** the building and site plan approval until July 24, 2017.

Attachments:
Packet (PDF)

Item 8
Concordia University

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
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CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
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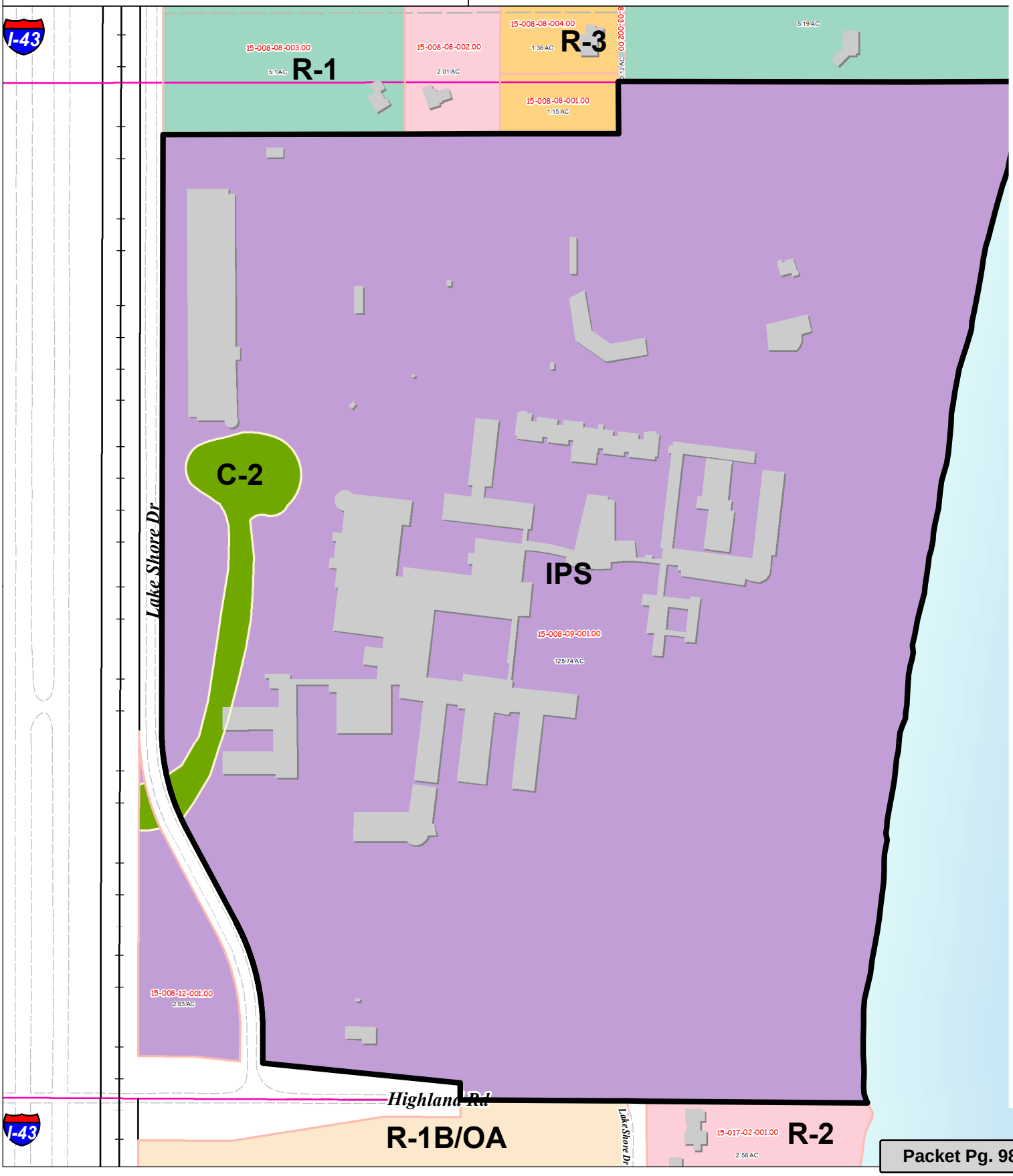


Attachment: Packet (2396 : Concordia University of Wisconsin)

May 10, 2017

RE: CONCORDIA UNIVERSITY BATTING CAGE APPROVAL

TO: Jac Zader
Assistant Director of Community Development
City of Mequon

FROM: Peter Welch
Director of Public Affairs
Concordia University

Mr. Zader,

I am writing to express Concordia University's intent to construct a new building on campus. This structure will be a simple pole building that will allow for baseball and softball teams associated with the university to practice pitching and batting throughout the year. This batting cage will fill a need and add to Concordia's already strong athletic facilities, providing better and safer practice environments for our teams.

The structure will be 6,000 square feet (100' x 60') and approximately 20' tall. The aesthetic design will match the blue metal siding of Kapco Park. Additional design details can be found in the attached.

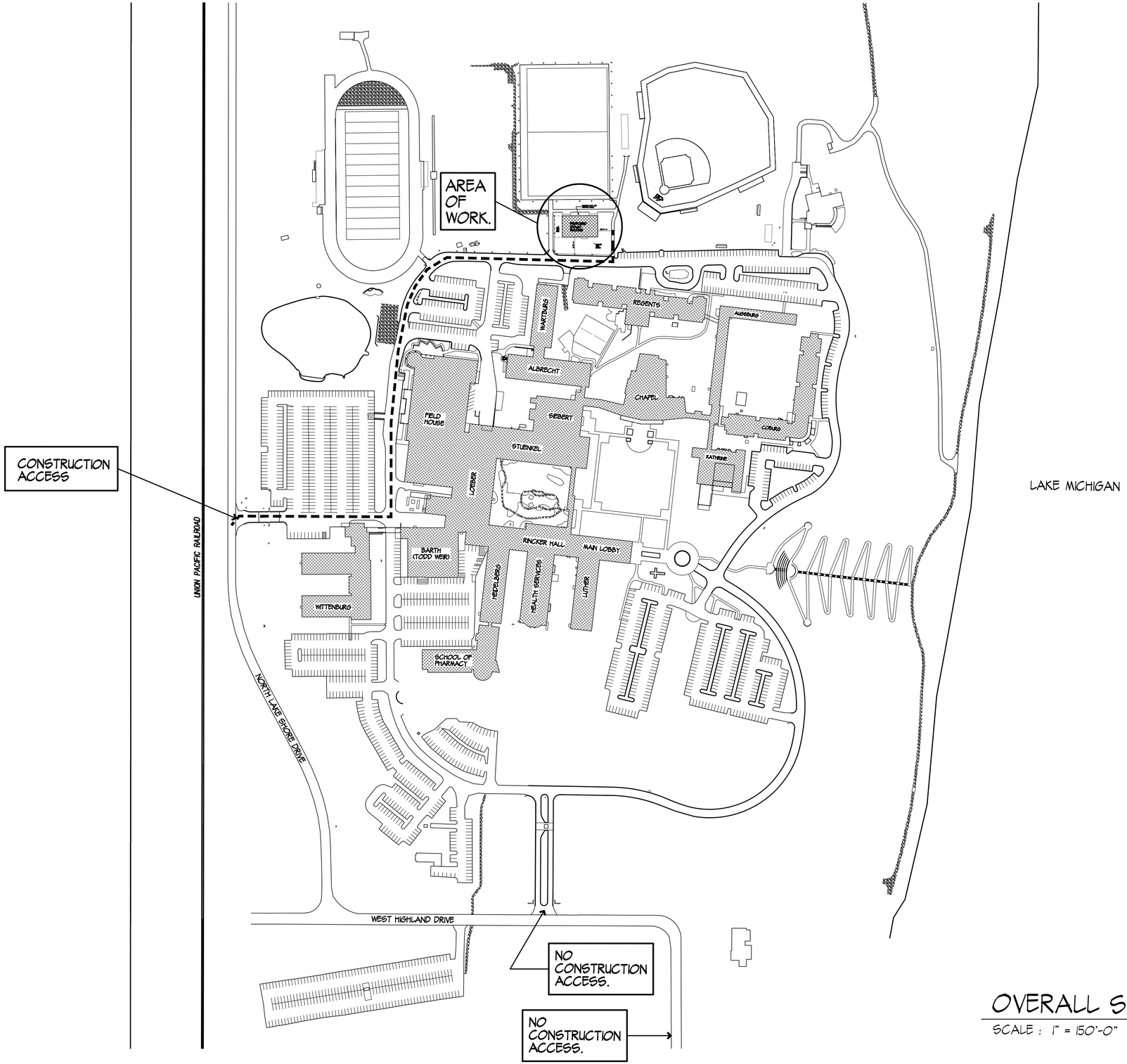
With this letter you will also receive the completed and signed Planning Commission Application for a project approval; site plans, ground plans, and elevations for the building; and a check for the required fees.

It is our hope to see this item on the Plan Commissions agenda for the June 2017 meeting. Please reach out to me with any questions or concerns.

Sincerely,

Peter Welch
Director of Public Affairs
Concordia University Wisconsin
12800 N Lake Shore Drive
Mequon, WI 53097
262-243-4432 (office)
920-229-7127 (mobile)
peter.welch@cuw.edu

Attachment: Packet (2396 : Concordia University of Wisconsin)



OVERALL SITE PLAN

SCALE : 1" = 150'-0" (1" = 75'-0" ON 11" X 17" PAPER SIZE)

REVISIONS

CEB

CONTROLLED ENVIROMENTAL BUILDINGS LLC
W309 S4860 COMMERCIAL DRIVE
NORTH PRAIRIE, WI 53153
PHONE : (262) 968-6569

CONCORDIA UNIVERSITY OF WISCONSIN

BASEBALL BATTING FACILITY
12800 N. LAKE SHORE DRIVE
MEQUON, WI, 53092

DRAWN BY
P.M.M. - P.E.

DATE
MARCH 17, 2017

SCALE
1" = 150'-0"

JOB NUMBER
CEB - 1171W

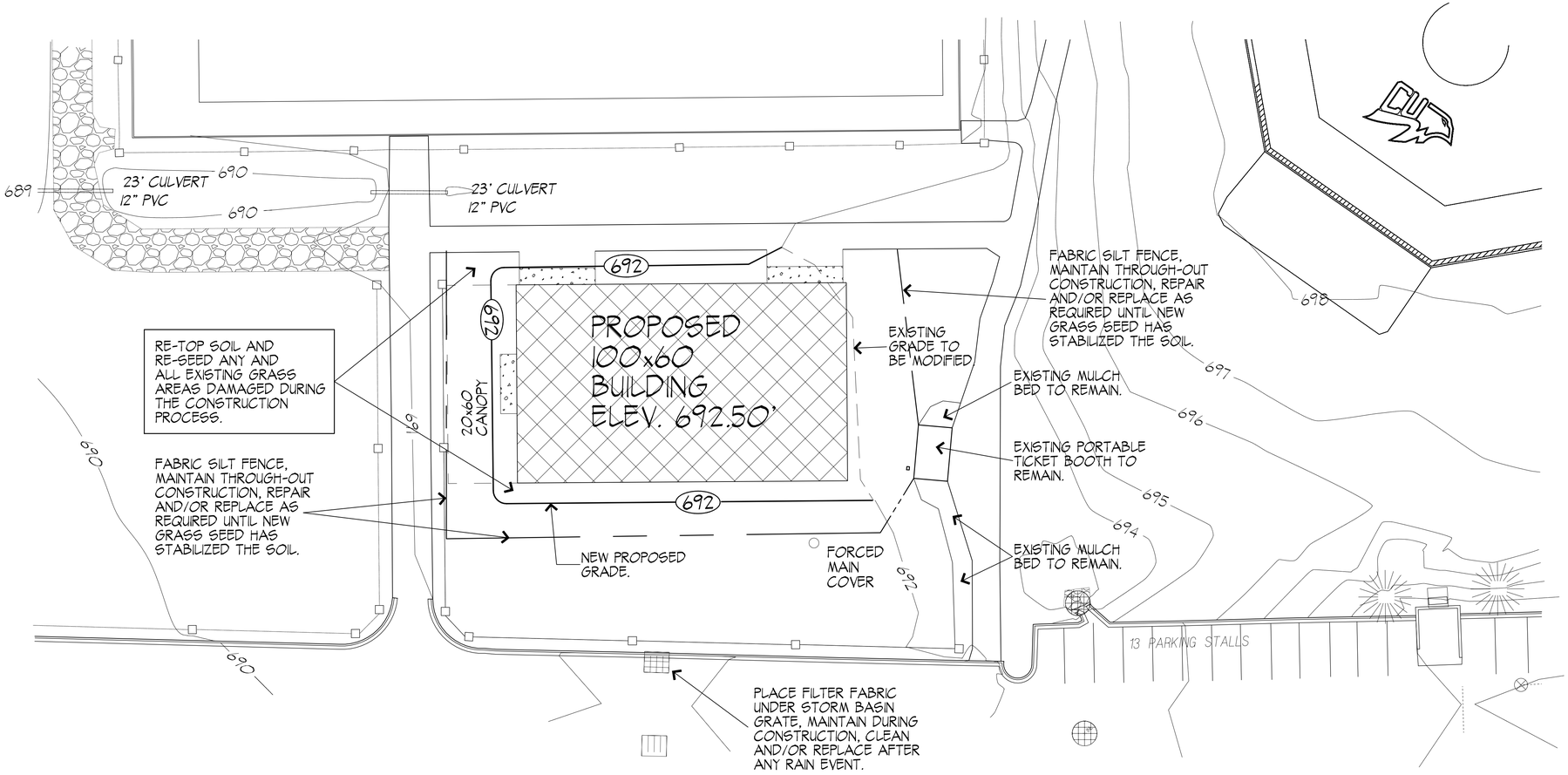
SHEET

OF 6

Attachment: Packet (2396 : Concordia University of Wisconsin)

EXISTING SOCCER FIELD TO REMAIN.

EXISTING BASEBALL FIELD TO REMAIN.



PARTIAL GRADING PLAN

SCALE : 1" = 20'-0" (1" = 40'-0" ON 11" X 17" PAPER SIZE)

N

REVISIONS

CEB

CONTROLLED ENVIROMENTAL BUILDINGS LLC
W309 S4860 COMMERCIAL DRIVE
NORTH PRAIRIE, WI 53153
PHONE : (262) 968-6569

CONCORDIA UNIVERSITY OF WISCONSIN

BASEBALL BATTING FACILITY
12800 N. LAKE SHORE DRIVE
MEQUON, WI, 53092

DRAWN BY
P.M.M. - P.E.

DATE
MARCH 17, 2017

SCALE
1" = 40'-0"

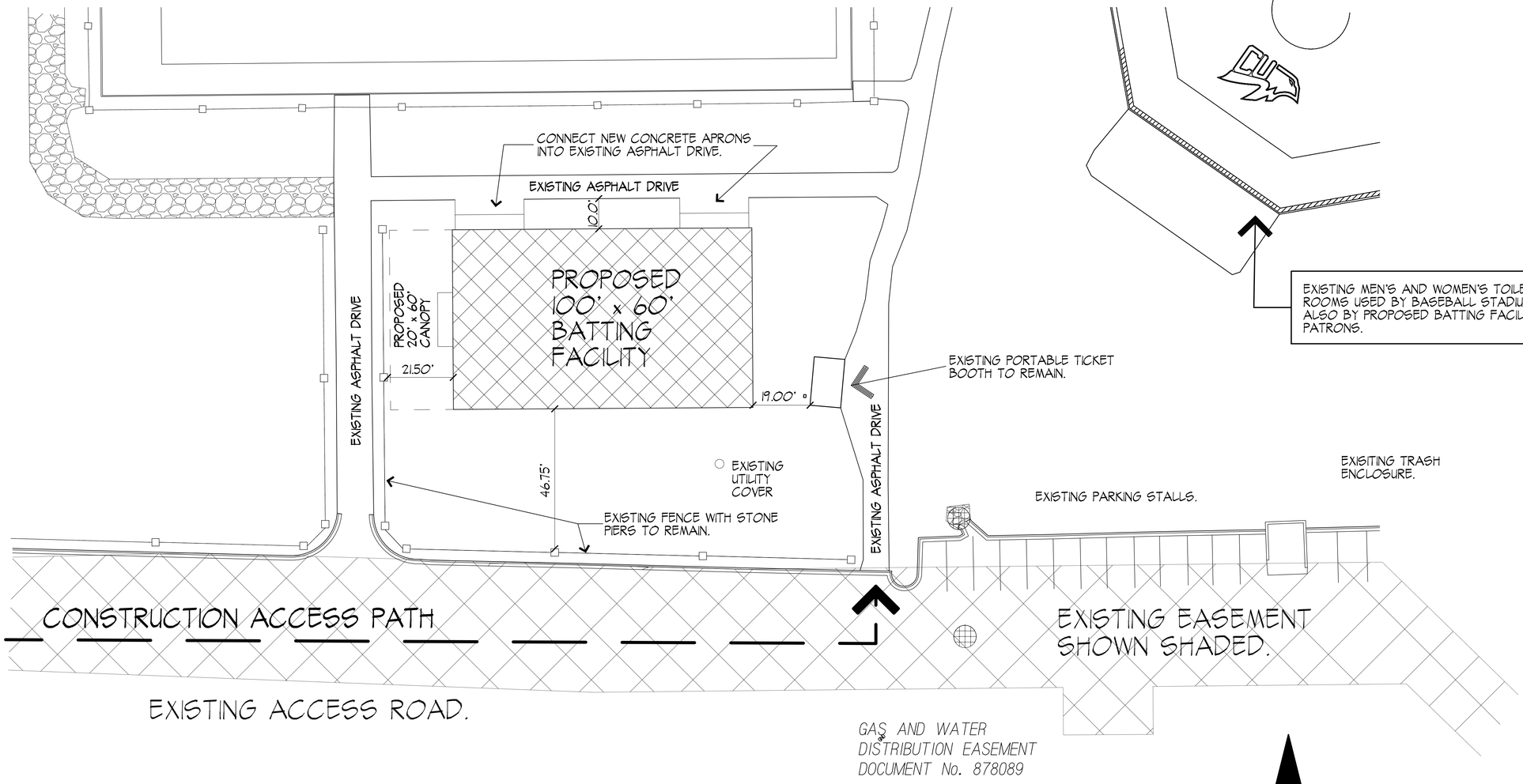
JOB NUMBER
CEB - 1171W

SHEET
2
OF 6

Attachment: Packet (2396 : Concordia University of Wisconsin)

EXISTING SOCCER FIELD TO REMAIN.

EXISTING BASEBALL FIELD TO REMAIN.



PARTIAL SITE PLAN

SCALE : 1" = 20'-0" (1" = 40'-0" ON 11" X 17" PAPER SIZE)

REVISIONS

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CONTROLLED ENVIROMENTAL BUILDINGS LLC
W309 S4860 COMMERCIAL DRIVE
NORTH PRAIRIE, WI 53153
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CONCORDIA UNIVERSITY OF WISCONSIN

BASEBALL BATTING FACILITY
12800 N. LAKE SHORE DRIVE
MEQUON, WI, 53092

DRAWN BY
P.M.M. - P.E.

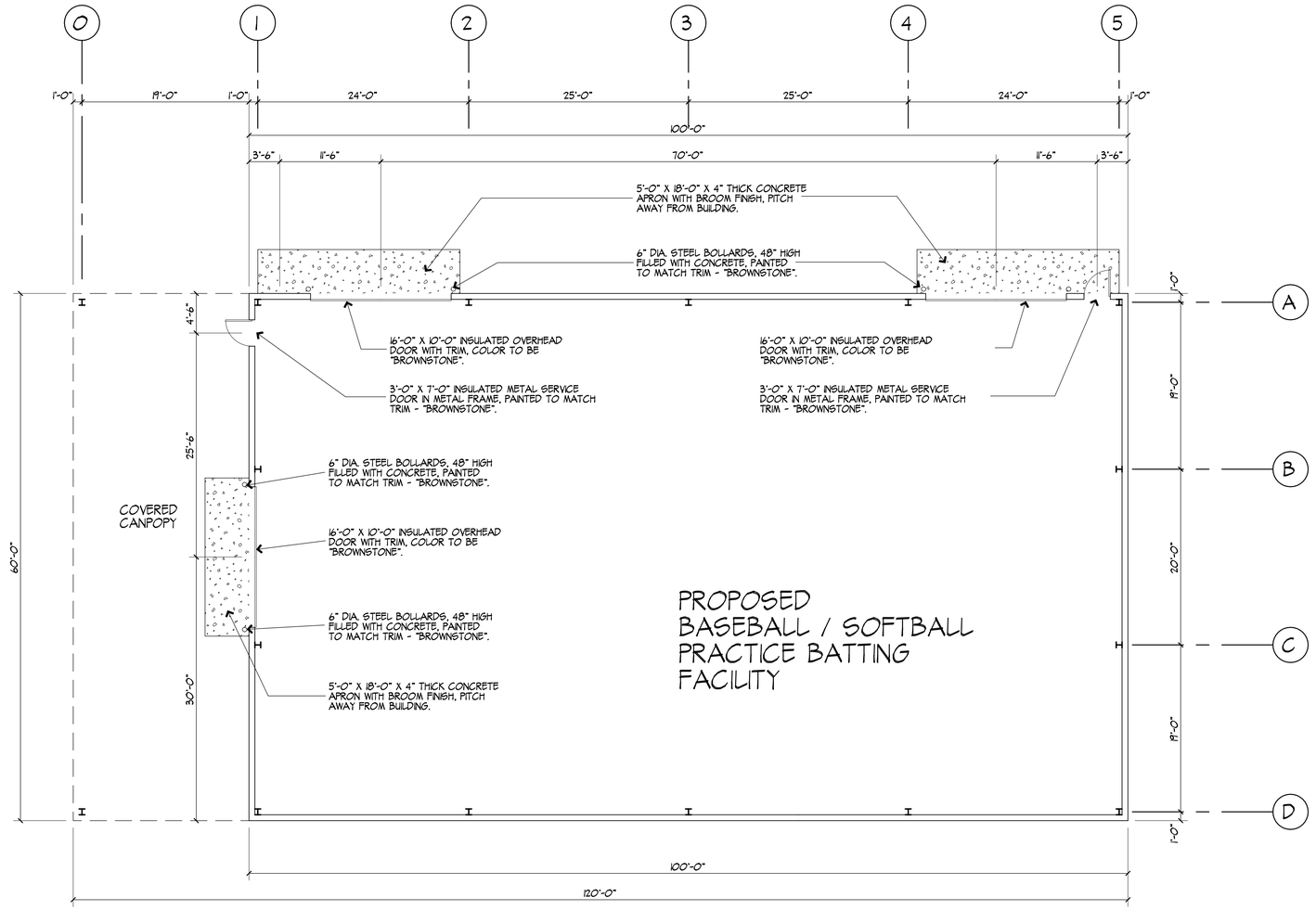
DATE
MARCH 17, 2017

SCALE
1" = 40'-0"

JOB NUMBER
CEB - 1171W

SHEET
3
OF 6

Attachment: Packet (2396 : Concordia University of Wisconsin)



FLOOR PLAN

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

REVISIONS

CEB

CONTROLLED ENVIROMENTAL BUILDINGS LLC
W309 S4860 COMMERCIAL DRIVE
NORTH PRAIRIE, WI 53153
PHONE : (262) 968-6569

CONCORDIA UNIVERSITY OF WISCONSIN

BASEBALL BATTING FACILITY
12800 N. LAKE SHORE DRIVE
MEQUON, WI, 53092

DRAWN BY
P.M.M. - P.E.

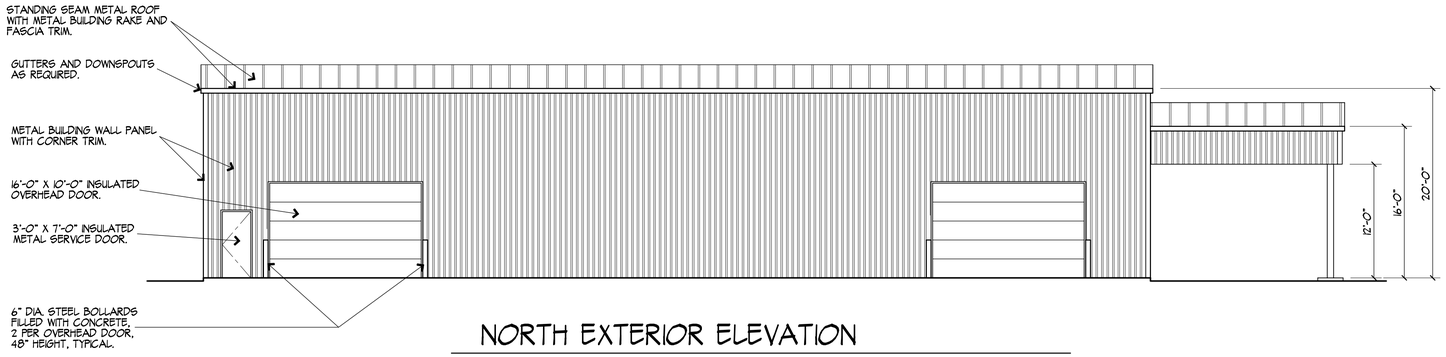
DATE
MARCH 17, 2017

SCALE
1/8" = 1'-0"

JOB NUMBER
CEB - 1171W

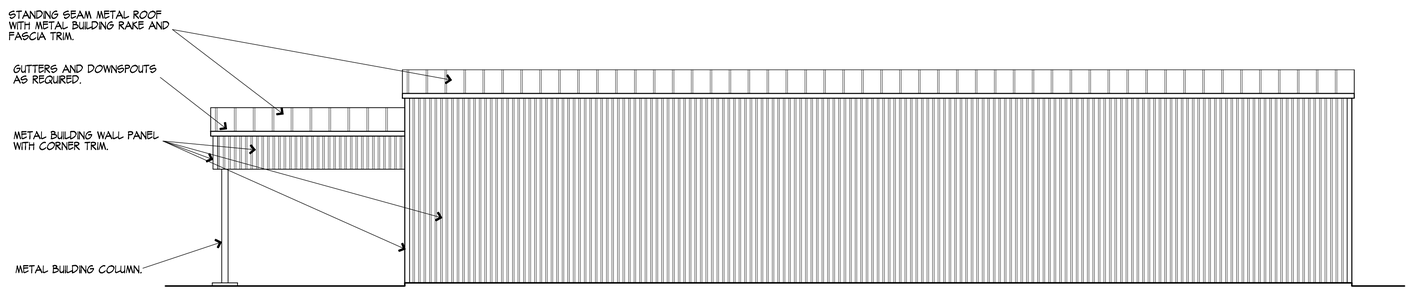
SHEET
4
OF 6

Attachment: Packet (2396 : Concordia University of Wisconsin)



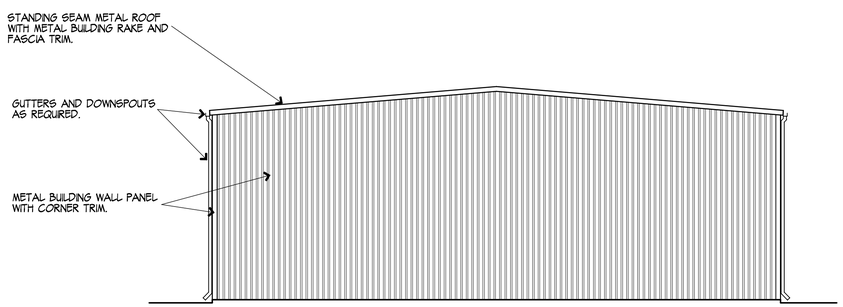
NORTH EXTERIOR ELEVATION

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



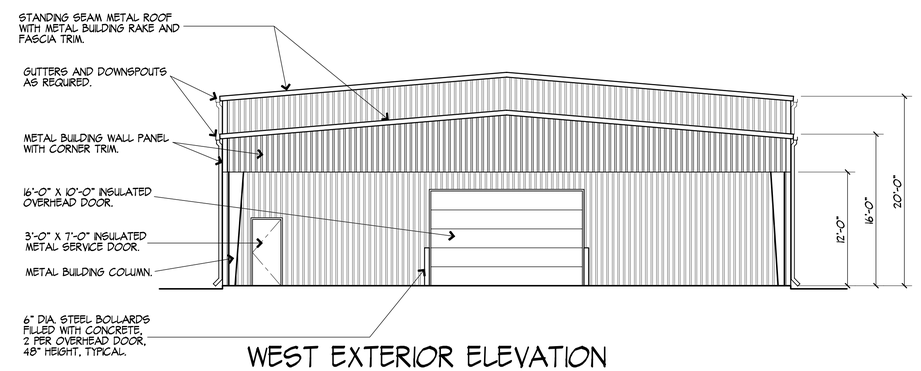
SOUTH EXTERIOR ELEVATION

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



EAST EXTERIOR ELEVATION

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



WEST EXTERIOR ELEVATION

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

REVISIONS

CEB

CONTROLLED ENVIROMENTAL BUILDINGS LLC
W309 S4860 COMMERCIAL DRIVE
NORTH PRAIRIE, WI 53153
PHONE : (262) 968-6569

CONCORDIA UNIVERSITY OF WISCONSIN

BASEBALL BATTING FACILITY
12800 N. LAKE SHORE DRIVE
MEQUON, WI, 53092

DRAWN BY
P.M.M. - P.E.

DATE
MARCH 17, 2017

SCALE

JOB NUMBER
CEB - 1717W

SHEET
5
OF 6

Attachment: Packet (2396 : Concordia University of Wisconsin)

COLOR CHART :

EXTERIOR METAL WALL PANELS ;
26 GAUGE, 7.2 PANEL IN HARBOR BLUE COLOR TO MATCH EXISTING BASEBALL STADIUM METAL WALL PANELS.

EXTERIOR METAL ROOF PANELS :
24 GAUGE, STANDING SEAM METAL ROOF IN GALVALUM "SILVER COLOR"

EXTERIOR METAL BUILDING TRIM :
BASE TRIM, CORNER TRIM, RAKE TRIM, FASCIA TRIM DOOR TRIM TO BE "BROWNSTONE" COLOR.

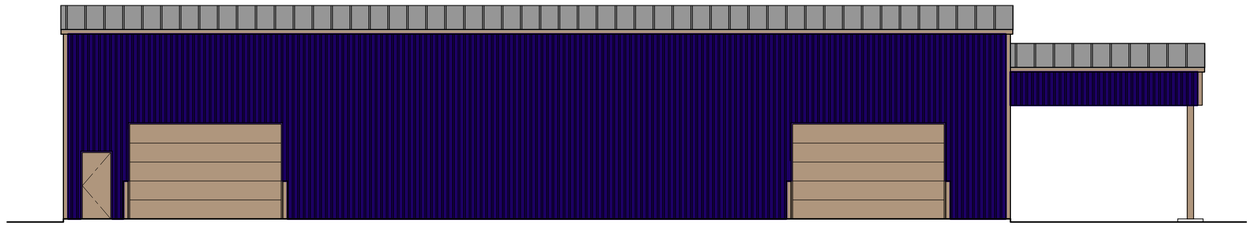
EXTERIOR METAL DOORS :
SERVICE DOORS AND OVERHEAD DOORS TO BE PAINTED TO MATCH TRIM COLOR OF "BROWNSTONE".

EXTERIOR STEEL BOLLARDS :
6" DIA. CONCRETE STEEL BOLLARDS TO BE PAINTED TO MATCH TRIM COLOR OF "BROWNSTONE".

EXTERIOR METAL BUILDING GUTTERS & DOWNSPOUTS :
METAL GUTTERS AND DOWNSPOUTS TO MATCH TRIM COLOR OF "BROWNSTONE".

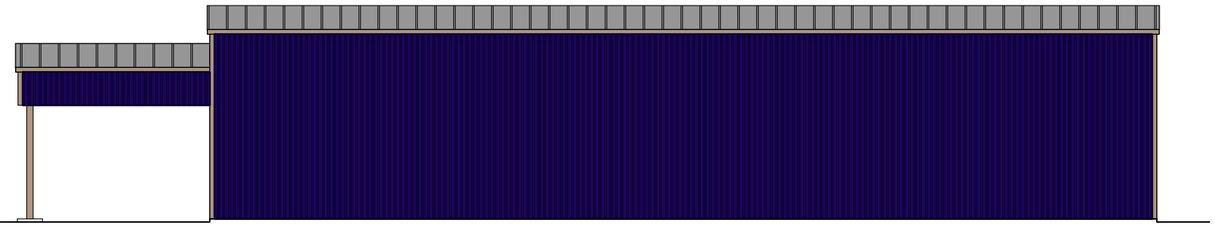
EXPOSED EXTERIOR METAL BUILDING COLUMN (@ CANOPY) :
EXPOSED COLUMN PAINTED TO MATCH TRIM COLOR OF "BROWNSTONE".

CANOPY INTERIOR SOFFIT AND INTERIOR EXPOSED METAL WALL PANELS :
CANOPY CEILING TO BE METAL BUILDING SOFFIT LINER PANELS IN THE COLOR OF WHITE. INTERIOR CANOPY WALL PANELS TO BE WHITE TO MATCH THE CEILING COLOR.



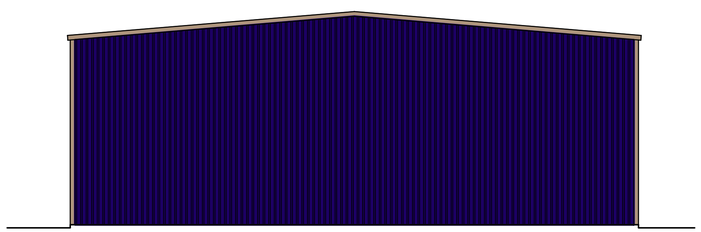
NORTH EXTERIOR ELEVATION - COLORED

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



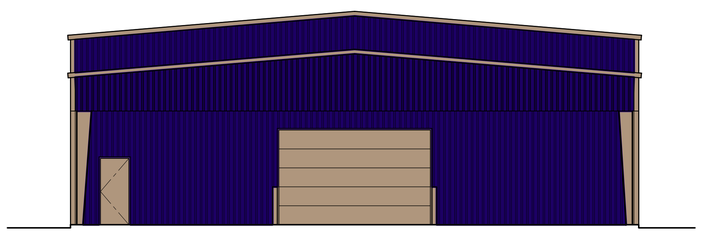
SOUTH EXTERIOR ELEVATION - COLORED

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



EAST EXTERIOR ELEVATION - COLORED

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



WEST EXTERIOR ELEVATION - COLORED

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

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6

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