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

www.cityofmequonwi.gov Department of Community Development

PLANNING COMMISSION
Regular Meeting
Monday, June 23, 2025
6:00 PM
Lower Conference Room

Agenda

1) **Call to Order, Roll Call**
   a) Approval of Minutes from May 19, 2025

2) **Consent**
   a) Carole and Tony Teolis. The applicant is seeking minor request approval for a fill permit to allow for a 1,182 C.Y. for revetment at the base of the existing steep bluff for the property located at 11506 N. Shorecliff Lane.
   b) Eastbrook Drive, LLC. The applicant is seeking final condo plat approval to allow for 10 condominiums (5 buildings) for the property located immediately west of 11649 N. Port Washington Road.

3) **Public Hearing/Consent**
   a) David Abbott. The applicant is seeking conditional use grant approval for an accessory dwelling unit for the property located at 12957 N. Highgate Court.
   b) Melinda Francois. The applicant is seeking conditional use grant approval to allow for guest house for the property located at 2790 W. Cassel Lane.

4) **Public Hearing**
   a) Parish Survey & Engineering, LLC for Lifespace Communities. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for 14 carriage homes (12 buildings) for the property located at 12500-12700 N. Port Washington Road.

5) **Regular Busines**
   1) TNT Fireworks. The applicant is seeking minor request for temporary use approval for a firework sale tent in the parking lot of the property located at 10906-11116 N. Port Washington Road (Mequon Pavilions).
   2) MT Trails Foundation. The applicant is seeking minor request approval for specimen tree removal of one 14” black walnut tree located in the right-of-way immediately south of 4124 W. Highland Road.

3) Ware Design Build. The applicant is seeking a consultation for 14 condominiums for the properties located at 5117 W. Donges Bay Road and 10351-10465 N. Cedarburg Road (Donges Cove)

6) Announcements

The next meeting is Monday, July 28, 2025, at 6:00 p.m.

7) Adjourn

Dated: June 18, 2025 /s/ Andrew Nerbun, Chair

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

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

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

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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, May 19, 2025
6:00 PM
Lower Conference Room

Minutes

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Alderman Brian Parrish
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner John Stoker
Commissioner Nancy Urbani
Commissioner Bruce Barnes - **Absent**
Commissioner Rebecca Schaefer - **Absent**

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

a) Approval of Minutes from April 21, 2025

Action
Commissioner Hawley made a motion to approve the April 21, 2025, meeting minutes.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (6-0)

2) Public Hearing

a) Thompson Project Management for Fromm Family Food. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for an approximately 16,500 sq. ft, 3 ½-story office building for the property located at 11050 N. Weston Drive.

Action
Commissioner Stoker made a motion to open a public hearing.
Commissioner Hawley seconded the motion.
A roll call vote was taken; vote passed (6-0)

Attachment: PC_05.19.25_DRAFT (10429 : Meeting Minutes from May 19, 2025)

No public comment.

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (6-0)

Assistant Director Jaz Zader stated that this proposal is for a separate third building for this site (E3). The site plan meets all the Town Center zoning criteria with two exceptions:

- Setback reduction requested for parking in the back of the building (east) and to the south.

Staff is supportive of the waiver for the reductions on the east side because it lines up with the existing parking lot for buildings E1 and E2, but staff recommends additional landscaping to help screen from the public view to the east. The south reduction is also supported because it is adjacent to an outlot which is part of the development.

Additional recommendations from staff include:

- Request that the sidewalk line up with the sidewalk to the pocket homes (plan shows a 6 ft jog).
- Access easement needs to be amended.
- Add crosswalks to match the west side of the street.
- Additional crosswalk (Exhibit A in the packet).

Asst. Dir. Zader explained that in order to line up the sidewalk, the building will need to be a little bit smaller or be shifted to the south. There is a WE Energies easement there that would require an agreement to be made in order to shift the building south.

Additional landscaping is requested to screen the parking lot lights as well as a few trees to be added to match the north side of the proposed building. Two trees along the street to match the pattern along Weston Drive are recommended as well. The lighting meets the existing Town Center fixtures. Staff recommends one additional light along Weston Drive at the corner of Foxtown Drive to match the existing pattern along the north side of the street.

The building matches the existing two buildings. Staff is recommending that the finished material continue all the way down to the bottom of the building (no exposed concrete).

He reminded the Commission that Foxtown zoning requires a conditional use grant for buildings taller than 2-stories. A shadow study was conducted (results included in the packet) and there are minimal impacts to the surrounding properties, so staff is supportive of the height of the building. A condition of approval was added to ensure Town Center zoning requirements are met regarding windows on the first floor and doors opening to the front of the building to keep the pedestrian area activated. Staff does recommend approval of the proposed building and site plan

DRAFT

Attachment: PC_05.19.25_DRAFT (10429 : Meeting Minutes from May 19, 2025)

as well as the conditional use grant.

The applicant, Gregg Thompson, explained that the space was designed for open space and as a flex space for the company's employees to congregate. The plan is continuing to evolve regarding the number of pickle ball courts as this space will be multifunctional.

There was some discussion regarding whether the public is allowed to utilize the pickle ball courts and the restrictions in the Town Center zoning regarding public access.

The applicant explained that they are hoping to work with WE Energies as they prefer to shift the building south rather than reduce the size of the building (they are waiting for an answer from We Energies). Asst. Dir. Zader stated they would need about 5-6 feet to shift the building to be able to straighten out the sidewalk.

Action
Commissioner Choren made a motion to approve the item with the modification to condition #5 that the sidewalk on the north side of the building be made as straight as possible.
Alderman Parrish seconded the motion.
A roll call vote was taken; vote passed (6-0)

RESULT:	**APPROVED WITH CONDITIONS [6 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Brian Parrish, Alternate Alderman
AYES:	Nerbun, Parrish, Choren, Hawley, Stoker, Urbani
ABSENT:	Barnes, Schaefer

b) FORMA Design Gallery. The applicant is seeking conditional use grant approval to allow for a design showroom for the property located at 12080 N. Corporate Parkway.

Action
Commissioner Stoker made a motion to open a public hearing.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (6-0)

No public comment.

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (6-0)

Planner Natalie Redding stated that the conditional use grant request is for a showroom design gallery showcasing home products and furnishing inventory. At the March 17, 2025, Planning Commission meeting, and the April 8th Common Council meeting, a text amendment was approved to allow for showrooms as a conditional use. The same applicant is requesting the CUG.

DRAFT

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She explained that the FORMA Design Gallery will be a collection of showrooms showcasing products and furnishing for home renovations and new home construction. It will operate as a multi-tenant facility with each showroom independently operated and leased. It will be open to the public with appointments encouraged.

The applicant is not proposing any changes to the exterior of the building. A site visit was conducted, and both the landscaping and lighting is in compliance. It was noted that there are a few missing trees (and possibly a few dead trees) and staff will conduct an additional site visit prior to 6/31/25 to ensure landscaping conditions are compliant. Staff will work with the applicant if needed.

The conceptual plan was shown and Planner Redding stated that the floorplan may be modified as tenants lease the space based on their needs. Staff will review the final floor plan. She reminded the Commission that the showroom items will be for display only and consumers will not be walking out with purchased merchandise. Staff recommends approval.

Action
Commissioner Stoker made a motion to approve the item per staff recommendations.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Nerbun, Parrish, Choren, Hawley, Stoker, Urbani
ABSENT:	Barnes, Schaefer

3) Regular Business

a) Arch Solar C&I for Frank L. Weyenberg Library. The applicant is seeking building and site plan amendment to allow for solar panels for the property located at 11345 N. Cedarburg Road.

Planner Redding stated that the request is for the installation of a photovoltaic system on the Frank L Weyenberg Library. State statues limit what conditions can be placed on alternative energy systems, and that was factored into the review of this proposed project.

The system will include 169 modules split between three arrays on the three flat roof sections of the western end of the building. The equipment required for this will be north facing exterior wall on the north side of the building, roughly halfway between the east and west edges of the building and 20 feet south of the existing utility transformer, which is well screened.

The library has public views from all four sides, from Cedarburg Road, from Division Street, from the parking lot to the south of the property and from the Interurban trail to the west of the

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property. The view from Cedarburg Road (from the east side of the building looking west), the panels will be obstructed by the pitched roof sections of the building, so it will not be visible from Cedarburg Road looking towards the library. The panels may be visible from the three other elevations. She commented that the applicant submitted sightline renderings which are included in the packet.

Staff does recommend approval of the building and site plan amendment.

Action
Commissioner Stoker made a motion to approve the item per staff recommendations.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Parrish, Choren, Hawley, Stoker, Urbani
ABSENT:	Barnes, Schaefer

b) Trinity Church. The applicant is seeking minor request approval for a sign waiver to allow for an off-premises sign at a reduced setback for the property located at 11458 N. Wauwatosa Road.

Planner Redding explained that this request is for a sign waiver for an off-premises sign at a reduced setback. At the December 22, 2024, Planning Commission meeting, a land division approved the separating of the church and parsonage from the cemetery and that was considered in the review of this request. The proposed sign waiver is to allow for a directional, off-premises sign on the front of Lot 1 of previously approved CSM #4289. This will help direct the public to the Trinity Lutheran cemetery, which is located at the rear of the property, and is not easily visible from the road.

Off-Premises signs are typically prohibited by the city, and this is the reason for the requested waiver as well as the sign is proposed at a 6-foot setback and the city sign code requires a 10-foot setback from the property line.

Per staff request, the applicant placed stakes on the site, one at the proposed 6-foot setback and one at the required 10-foot setback. Staff conducted a site visit to take photos of the proposed locations (see exhibit B) and ultimately does believe that the tree line creates a visual encumbrance to the sign placement at 10 feet, as this location puts the sign slightly behind the tree line further into the shaded area. She explained that the Wisconsin Department of Transportation owns a large portion of the right-of-way, but staff is supportive of the placement of the sign at a 6-foot setback. There is still some reduced visibility at this location.

There is a clarification regarding the proposed sign will be parallel to Wauwatosa Road without arrows on the sign (renderings included in the packet). Staff recommends that the sign be displayed as a hanging plaque and that the sign be hung on a wooded post.

DRAFT

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During the site visit it was noted that the existing monument sign, which is currently only a post without a sign, may not be in compliance with its required setback, and this should be resolved as a condition of approval of the off-premises sign.

The applicant stated that the relationship between the church and cemetery has been dissolved, and they are now operating as separate entities. They are concerned about several of the conditions of approval:

- Hanging sign as a plaque - he explained that the requested sign is much smaller and is designed artistically and will be surrounding by graves and a stone pillar, not trees, and they do not believe it will be aesthetically pleasing. The sign company advises that a small plaque will eventually require maintenance and that a wooden sign shall be used. They request that the recommendation to install a hanging plaque sign be waived.
- The existing monument sign was mistakenly placed incorrectly, and the church does not have plans to replace the sign at this time. It may be many months until the sign issue is addressed, and the applicant is requesting that this issue be separated from their request for the cemetery directional signs as they plan to install the proposed sign as soon as possible.

The Commission voiced support of the two signs being separate issues and allowing the cemetery to move forward with their requested signage.

Action
Commissioner Urbani made a motion to approve with the condition that the sign shall be setback no closer than 6-feet from the property line and staff shall have final review of the sign permit.
Commissioner Stoker seconded the motion.
A roll call vote was taken; vote passed (6-0)

RESULT:	**APPROVED WITH CONDITIONS [6 TO 0]**
SECONDER:	John Stoker, Nancy Urbani
AYES:	Nerbun, Parrish, Choren, Hawley, Stoker, Urbani
ABSENT:	Barnes, Schaefer
NOT PRESENT:	Strzelczyk

4) Announcements

The next meeting is Monday, June 23, 2025, at 6:00 p.m.

5) Adjourn

Action
Commissioner Stoker made a motion to adjourn the meeting.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (6-0)

DRAFT

Attachment: PC_05.19.25_DRAFT (10429 : Meeting Minutes from May 19, 2025)

The meeting concluded at 6:54 p.m.

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_05.19.25_DRAFT (10429 : Meeting Minutes from May 19, 2025)

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Department of Community Development

TO: **Planning Commission**

FROM: **COLE MCCRAW, ASSISTANT CITY ENGINEER**

DATE: **June 23, 2025**

SUBJECT: **Carole and Tony Teolis. The applicant is seeking minor request approval for a fill permit to allow for a 1,182 C.Y. for revetment to provide toe protection at the base of the existing steep bluff for the property located at 11506 N. Shorecliff Lane.**

Applicant:	Carole and Tony Teolis
Status of Applicant:	Owner
Requested:	Minor Request – Fill Permit > 1,000 C.Y.
Existing Use:	Residential
Existing Zoning:	R-2
Lot size:	4.02 Acres
Location:	11506 N. Shorecliff Lane
Tax Key Number:	#15-102-00-060.00
District:	#8

Background:
The subject property is located at 11506 North Shorecliff Lane. The applicant is applying for a minor request for fill exceeding 1,000 cubic yards (CY) as part of a fill permit application submitted to the Engineering Division. The 1,182 CY of fill is requested for placement of rip rap fill and grading work on the bluff and at the bluff toe as a part of a revetment project.

The applicant cites mitigating bluff recession as the purpose of this project. The project will include rip rap placement at the bluff toe and vegetative restoration of the bluff face. The armor stone rip rap will be delivered to the site via barge.

Aside from zoning and setbacks, management of bluffs are outside of the City's jurisdiction and are regulated by the Wisconsin Department of Natural Resources and the US Army Corps of Engineers. The City and Planning Commission are only reviewing the project as it relates to requirements for a fill permit and erosion control permit.

The applicant has submitted the required WDNR permit applications which are pending approval.

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

If temporary access to the proposed work is accessed by street, the applicant shall submit a culvert permit application with the Mequon Department of Public Works for a temporary culvert installation.

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

A fill permit application was submitted with the Planning Commission application. The applicant must also submit a haul route and a hauling escrow if material is being hauled using City streets.

The improvements will likely include land disturbance exceeding 4,000 square feet, therefore a City erosion control permit is required. Evidence of a WDNR Ch. 30 permit must be provided to the City for work at or below the Lake Michigan ordinary high-water mark, as well as any necessary federal approvals.

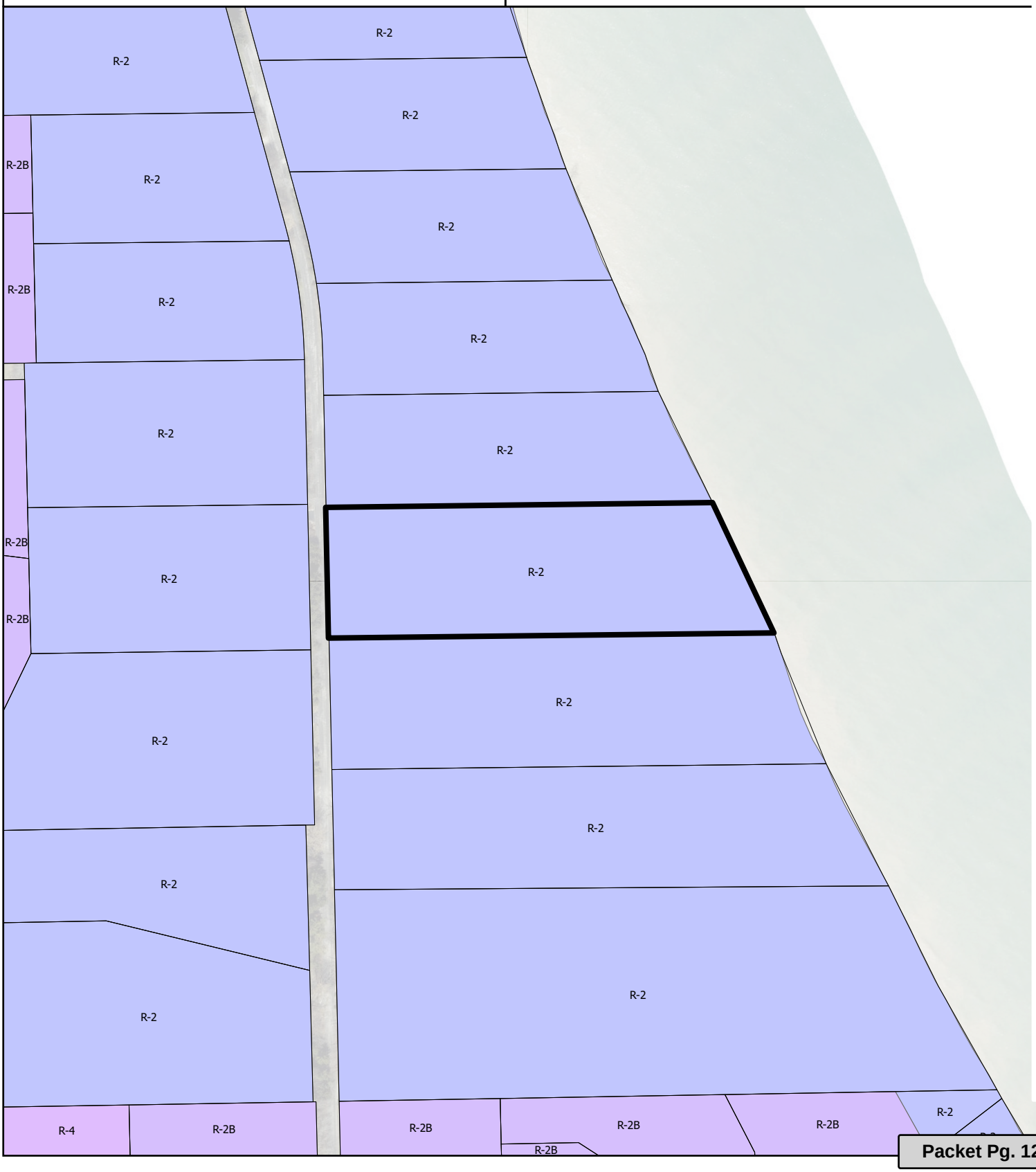
Staff Recommendation:
Staff recommends approval of the fill exceeding 1,000 CY, subject to the following conditions:

1. The applicant must comply with all conditions issued with regulatory approvals, including WDNR and US Army Corps of Engineers. All required permits must be obtained and provided to the City prior to fill permit and erosion control permit issuance.
2. Temporary culverts must be installed by the City. The applicant shall apply for a temporary culvert, if needed.
3. As part of the fill permit application, the applicant must also submit a haul route and a hauling escrow if material is being hauled using City streets.
4. Application for and approval of a City erosion control permit, subject to applicable fees.

Attachments:
Packet Docs_Teolis_06.23.25(PDF)

CAROLE AND TONY TEOLIS

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



Attachment: Packet Docs_Teolis_06.23.25 (10430 : Carole and Tony Teolis)

HOLTAN
11444 N SHORECLIFF LANE

TEOLIS
11506 N SHORECLIFF LANE

HANSEN
11532 N SHORECLIFF LANE

CANNON
11550 N
SHORECLIFF LANE

680
670
660
650
640
630
620
610
600
590

N

TEOLIS/HOLTAN
PROPERTY LINE

TEOLIS/HANSEN
PROPERTY LINE

HANSEN/CANNON
PROPERTY LINE

CROSS SECTION SOUTH

CROSS SECTION NORTH

ALIGNMENT
STATIONING CL

30' TRANSITION ZONE:
FROM TYPICAL X-SECTION
INTO EXISTING GRADES

PROJECT BENCHMARK
1" REBAR
+582.37' NAVD88

SOUTH END OF PROPOSED
REVETMENT

NORTH END OF
PROPOSED REVETMENT

PROPOSED REVETMENT
138.7'

NOTE: WATER LEVEL ON 10/4/2024 WAS +579.85' NAVD88 (579.35' IGLD85).

APPLICANT NAME: TEOLIS
SITE ADDRESS: 11506 N SHORECLIFF LANE, MEQUON WI 53092
DRAWING TITLE: SITE PLAN
DATE: 3/19/2025
SHEET: 1 OF 4
VERTICAL DATUM: NAVD88

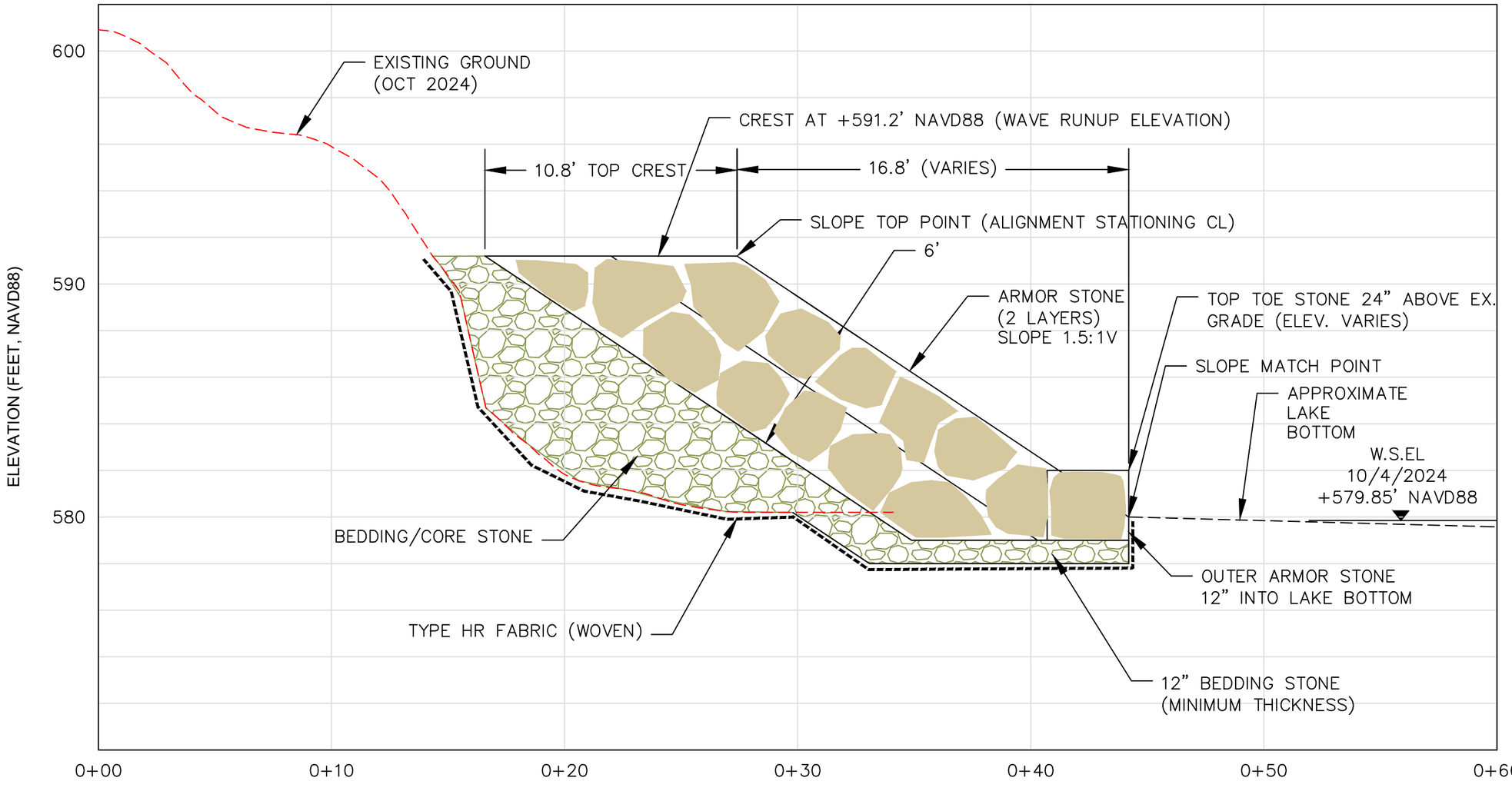
Issue Status: FOR PERMIT

AECOM

0 40 80
1" = 40'

TEOLIS PROPERTY
MEQUON WISCONSIN
Project No.: 60729000

Attachment: Packet Docs_Teolis_06.23.25 (10430 : Carole and Tony Teolis)



APPLICANT NAME: TEOLIS
SITE ADDRESS: 11506 N SHORECLIFF LANE, MEQUON WI 53092
DRAWING TITLE: SITE PLAN
DATE: 3/19/2025
SHEET: 2 OF 4
VERTICAL DATUM: NAVD88

Issue Status: FOR PERMIT

AECOM

Figure: C-2

0 5 10
1" = 5'

CROSS SECTION (TYPICAL)

TEOLIS PROPERTY

MEQUON WISCONSIN

Project No.: 60738300 Date: 2025.03.19

Attachment: Packet Docs_Teolis_06.23.25 (10430 : Carole and Tony Teolis)

Project Management Initials: Designer: Checked: Approved: ANSI B 11" x 17"

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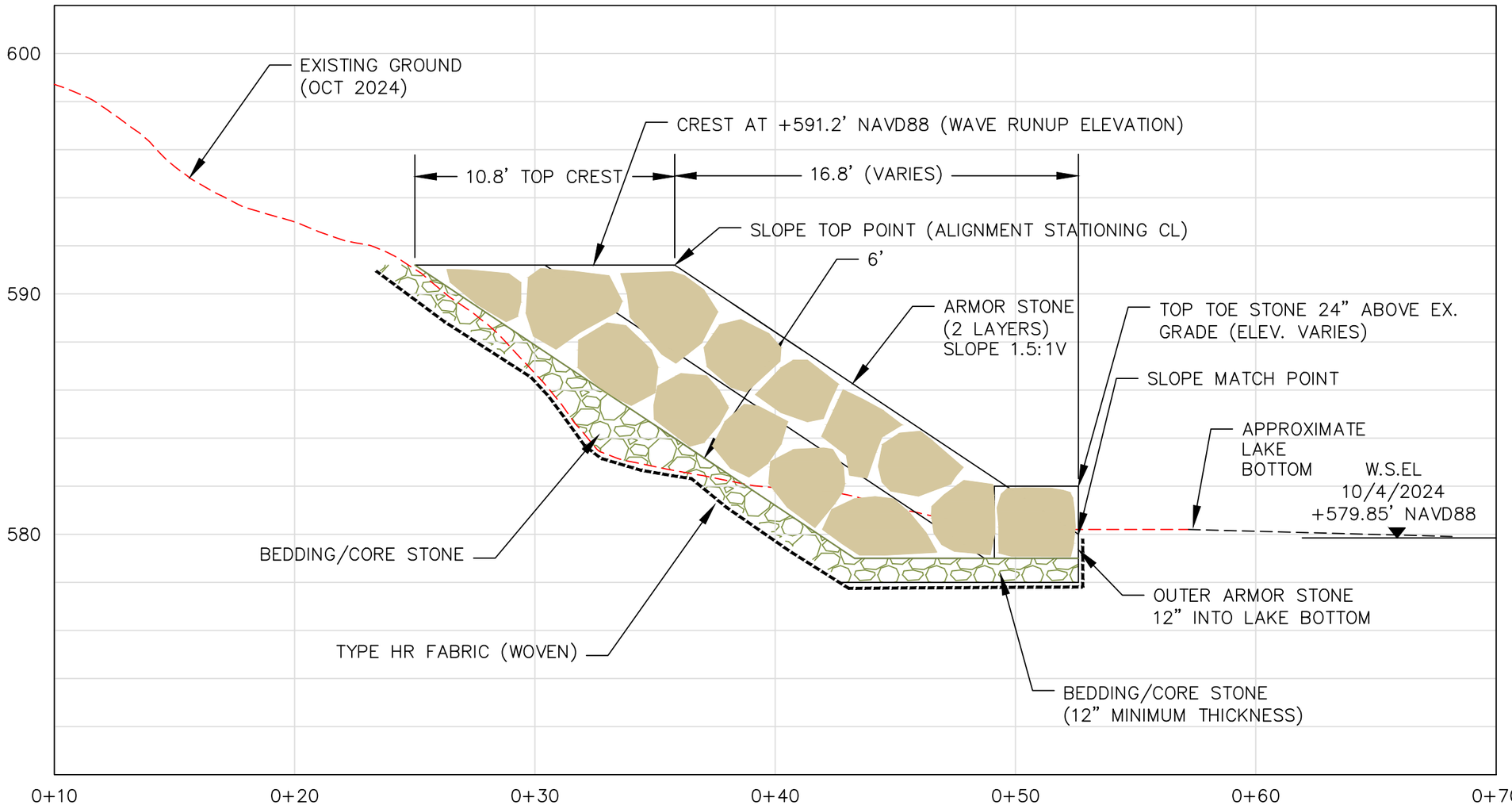

APPLICANT NAME: TEOLIS
SITE ADDRESS: 11506 N SHORECLIFF LANE, MEQUON WI 53092
DRAWING TITLE: SITE PLAN
DATE: 3/19/2025
SHEET: 3 OF 4
VERTICAL DATUM: NAVD88

Issue Status: FOR PERMIT

AECOM

Figure: C-3

0 5 10
1" = 5'

CROSS SECTION (SOUTH)

TEOLIS PROPERTY

MEQUON WISCONSIN

Project No.: 60738300 Date: 2025.03.19

Attachment: Packet Docs_Teolis_06.23.25 (10430 : Carole and Tony Teolis)

Project Management Initials: Designer: Checked: Approved: ANSI B 11" x 17"

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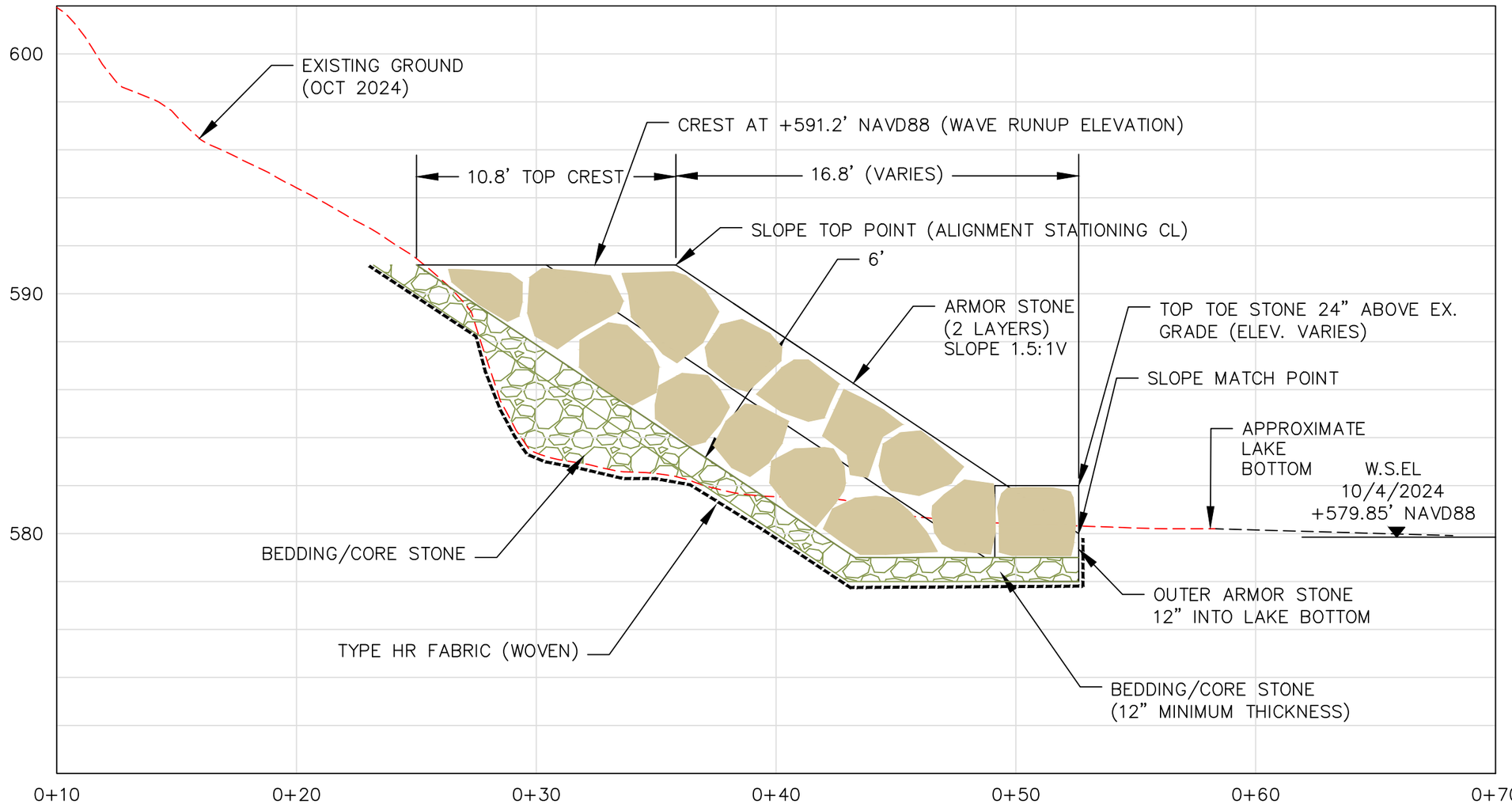
Project Management Initials: Designer: Checked: Approved: ANSI B 11" x 17"



APPLICANT NAME: TEOLIS
SITE ADDRESS: 11506 N SHORECLIFF LANE, MEQUON WI 53092
DRAWING TITLE: SITE PLAN
DATE: 3/19/2025
SHEET: 4 OF 4
VERTICAL DATUM: NAVD88

Issue Status: FOR PERMIT

AECOM

Figure: C-4

0 5 10
1" = 5'

CROSS SECTION (NORTH)

TEOLIS PROPERTY

MEQUON WISCONSIN

Project No.: 60729000 Date: 2025.03.19

Attachment: Packet Docs_Teolis_06.23.25 (10430 : Carole and Tony Teolis)

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Department of Community Development

TO: **Planning Commission**

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

DATE: **June 23, 2025**

SUBJECT: **Eastbrook Drive, LLC. The applicant is seeking final condo plat approval to allow for 10 condominiums (5 buildings) for the property located immediately west of 11649 N. Port Washington Road.**

Applicant:	Rory Oppenheimer
Status of Applicant:	Owner
Requested:	Final Plat
Existing Use:	Vacant
Existing Zoning:	R-6 (Plex Residential) B-3 Office and Service PUD Planned Unit Development
Land Use Plan:	Residential Plex
Lot size:	2.8 Acres
Location:	Immediately west of 11649 N. Port Washington Road
Tax Key Number:	#15-019-04-012.00
District:	#6

Background:
The applicant is requesting final condo plat for Eastbrook Place Condominium development. The 10-unit (5 building) development was most recently approved on March 20, 2023, for changes related to the building design. The PUD was amended and approved by the Common Council in 2022. (see attached Ord. 95-857A, 2018-1518 and 2022-1636).

Final Plat:
The final plat includes 10 condominium units (5 buildings) and a detached storage structure consistent with the approved Planned Unit Development (PUD) concept plan. The development is served from two access points from Eastbrook Drive. The final condominium plat shows the general layout of the development as well as all unit area and limited common elements.

Engineering Report:

The applicant has completed construction of the public utilities. Some closeout items are required for submittal and acceptance prior to final condo plat consideration at Common Council. Those items are detailed in the attached engineering checklist, which was provided to the applicant. Items are required to be completed 2 weeks prior to the Common Council meeting to be eligible for consideration.

Staff Recommendation:

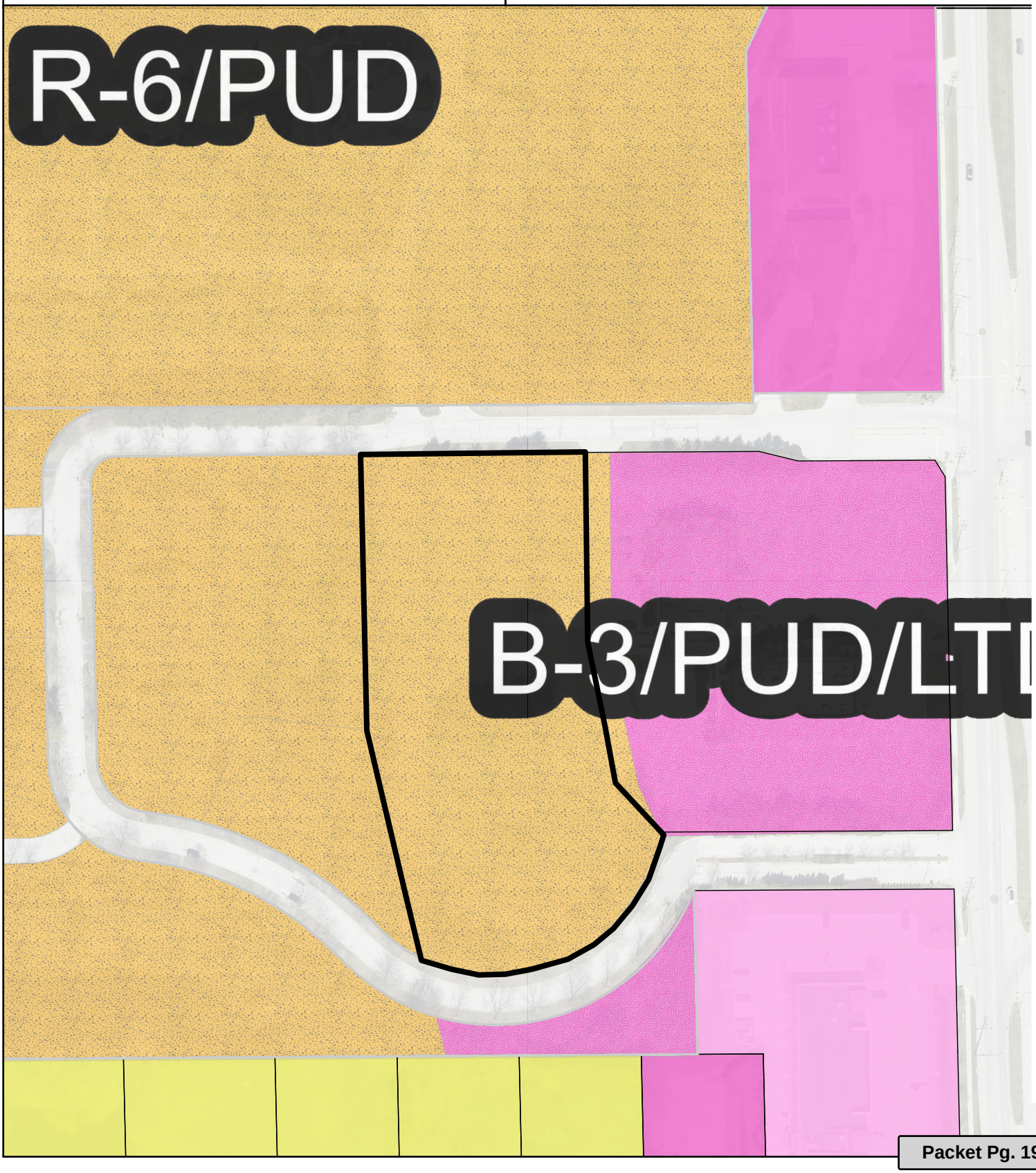
Staff recommends **approval** of the final plat subject to the following condition(s):

. Common Council approval of the Final Condominium Plat.
. Any technical corrections identified by staff shall be made to the final plat.
. Completion of the remaining Engineering Requirements Project Checklist 10 business days prior to the Common Council meeting to be considered for Final Condominium Plat.

Attachments:
Packet Docs_Eastbrook (PDF)

EASTBROOK DRIVE, LLC

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



Attachment: Packet Docs_Eastbrook (10451 : Eastbrook Drive, LLC)

CONDOMINIUM PLAT OF
EASTBROOK PLACE
A CONDOMINIUM

Being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

DECLARANT:
EASTBROOK DRIVE, LLC

Prepared for:
Eastbrook Drive LLC
1010 E. Layton Avenue
Milwaukee, WI 53207

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of EASTBROOK PLACE, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

SIGNED _____
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

DATE: APRIL 29, 2025
REVISED: MAY 21, 2025

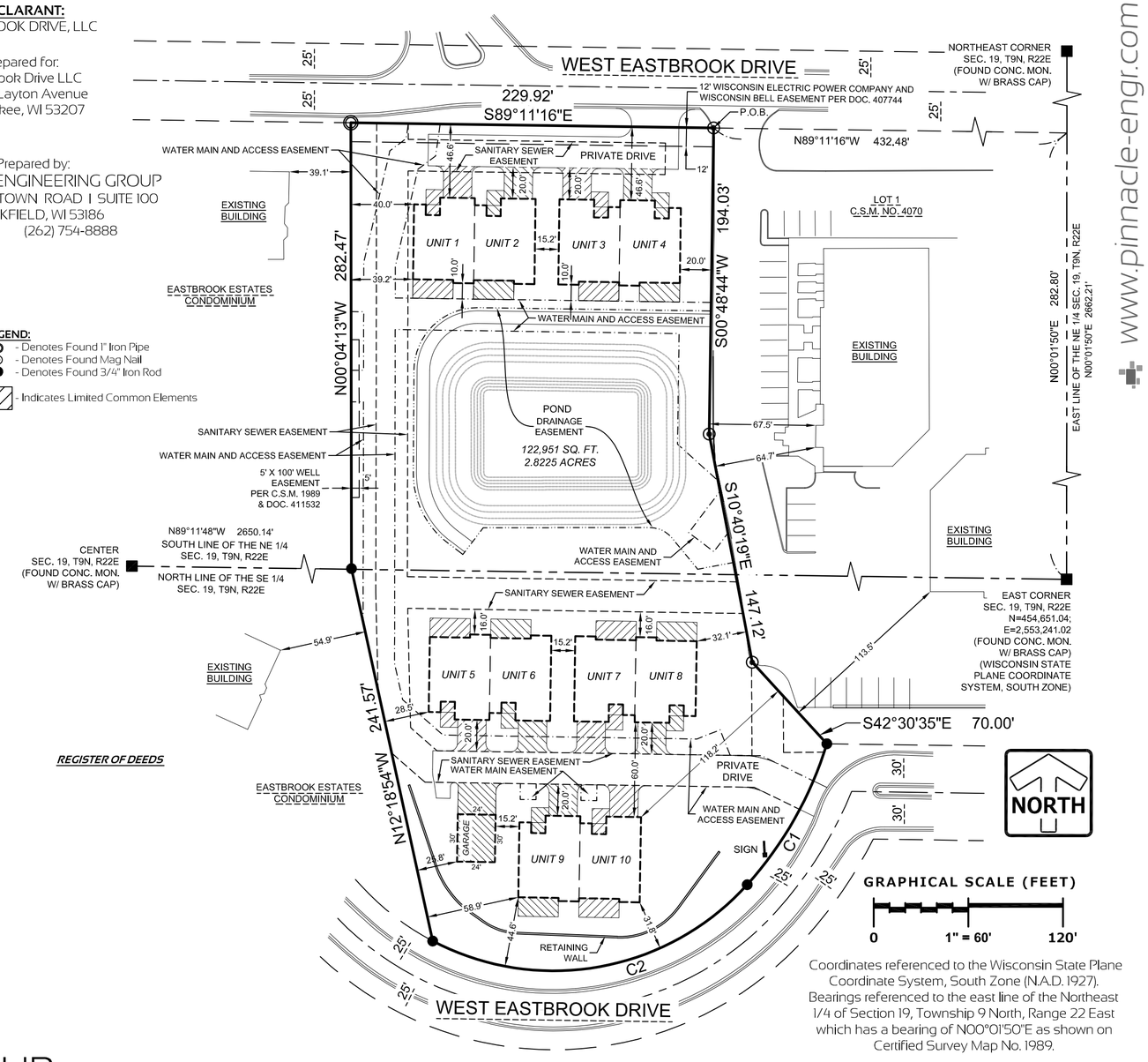
NOTES:
- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.
- The stand-alone maintenance garage along with the driveway adjacent thereto, shall be a Limited Common Element permanently assigned to Unit 9.
- Buildings and improvements shown represent proposed construction.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Sanitary sewer and water main easement recorded by separate document.
- Shared Maintenance of Roofs, Foundations, and Exterior. Except for the negligence or willful misconduct of a single Owner, the Owners of adjoining Units (the "Duplex Owners") within a building shall jointly share the responsibility for the general maintenance, repair and replacement of the following elements of each building: (i) the roof; (ii) the interior shared wall between units; (iii) the foundation, and (iv) all exterior walls of the building (collectively, the "Shared Elements") (See Section 12 of the Condominium Declaration).

UNIT	**1:**	**11433**	**West Eastbrook Drive, Mequon, WI**
UNIT	**2:**	**11431**	**West Eastbrook Drive, Mequon, WI**
UNIT	**3:**	**11407**	**West Eastbrook Drive, Mequon, WI**
UNIT	**4:**	**11405**	**West Eastbrook Drive, Mequon, WI**
UNIT	**5:**	**11432**	**West Eastbrook Drive, Mequon, WI**
UNIT	**6:**	**11430**	**West Eastbrook Drive, Mequon, WI**
UNIT	**7:**	**11412**	**West Eastbrook Drive, Mequon, WI**
UNIT	**8:**	**11410**	**West Eastbrook Drive, Mequon, WI**
UNIT	**9:**	**11422**	**West Eastbrook Drive, Mequon, WI**
UNIT	**10:**	**11420**	**West Eastbrook Drive, Mequon, WI**

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	103.38'	236.50'	025°02'44"	S29°26'57"W	102.56'
C2	218.11'	165.00'	075°44'21"	S79°50'30"W	202.58'

LEGEND:
- ○ - Denotes Found 1" Iron Pipe
- ◉ - Denotes Found Mag Nail
- ● - Denotes Found 3/4" Iron Rod
- ▨ - Indicates Limited Common Elements



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). Bearings referenced to the east line of the Northeast 1/4 of Section 19, Township 9 North, Range 22 East which has a bearing of N00°01'50"E as shown on Certified Survey Map No. 1989.

REGISTER OF DEEDS

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY: ST

PEG JOB#1163.00
SHEET 1 OF 4

www.pinnacle-engr.com

Attachment: Packet Docs_Eastbrook (10451 : Eastbrook Drive, LLC)

CONDOMINIUM PLAT OF

EASTBROOK PLACE

A CONDOMINIUM

Being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

LEGAL DESCRIPTION:

Being Lot 2 of Certified Survey Map No. 4070, as recorded in the Register of Deeds office for Ozaukee County as Document No. 1084344, located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 19; Thence North 00°01'50" East along the east line of said Northeast 1/4, 282.80 feet; Thence North 89°11'16" West, 432.48 feet to the northeast corner of said Lot 2 and the Point of Beginning;

Thence South 00°48'44" West along the east line of said Lot 2, 194.03 feet; Thence South 10°40'19" East along the east line of said Lot 2, 147.12 feet; Thence South 42°30'35" East along the east line of said Lot 2, 70.00 feet to the north right of way line of West Eastbrook Drive and a point on a curve; Thence Southwesterly 103.38 feet along the arc of said curve to the right, whose radius is 236.50 feet and whose chord bears South 29°26'57" West, 102.56 feet to a point of compound curve; Thence Southwesterly 218.11 feet along the arc of said compound curve to the right, whose radius is 165.00 feet and whose chord bears South 79°50'30" West, 202.58 feet to the east line of Eastbrook Estates Condominiums; Thence North 12°18'54" West along said east line, 241.57 feet; Thence North 00°04'13" West along said east line, 282.47 feet to the south line of West Eastbrook Drive; Thence South 89°11'16" East along said south line, 229.92 feet to the Point of Beginning.

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

DATE: APRIL 29, 2025
REVISED: MAY 21, 2025

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Mequon on this _____ day of _____ , 2025.

_____ _____
Date — Andrew Nerbun, Chairman

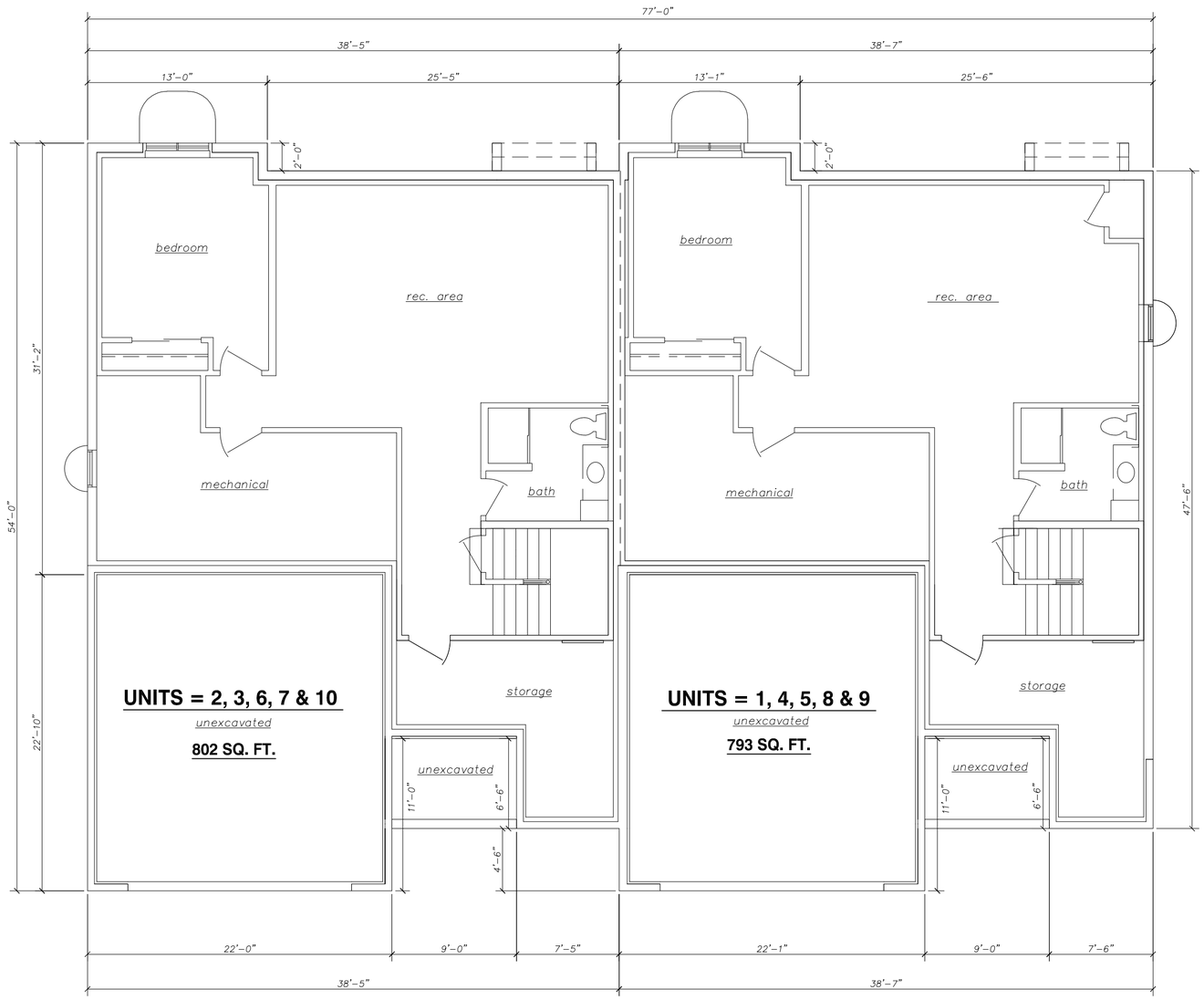
_____ _____
Date — Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Mequon, Wisconsin, on this _____ day of _____ , 2025.

_____ _____
Date — Andrew Nerbun, Mayor

_____ _____
Date — Caroline Fochs, City Clerk



FOUNDATION PLAN
NOT TO SCALE

www.pinnacle-engr.com

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

NOTES:
- Buildings shown represent proposed construction.
- Stoops, patios, sidewalks, decks, planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

Attachment: Packet Docs_Eastbrook (10451 : Eastbrook Drive, LLC)

CONDOMINIUM PLAT OF

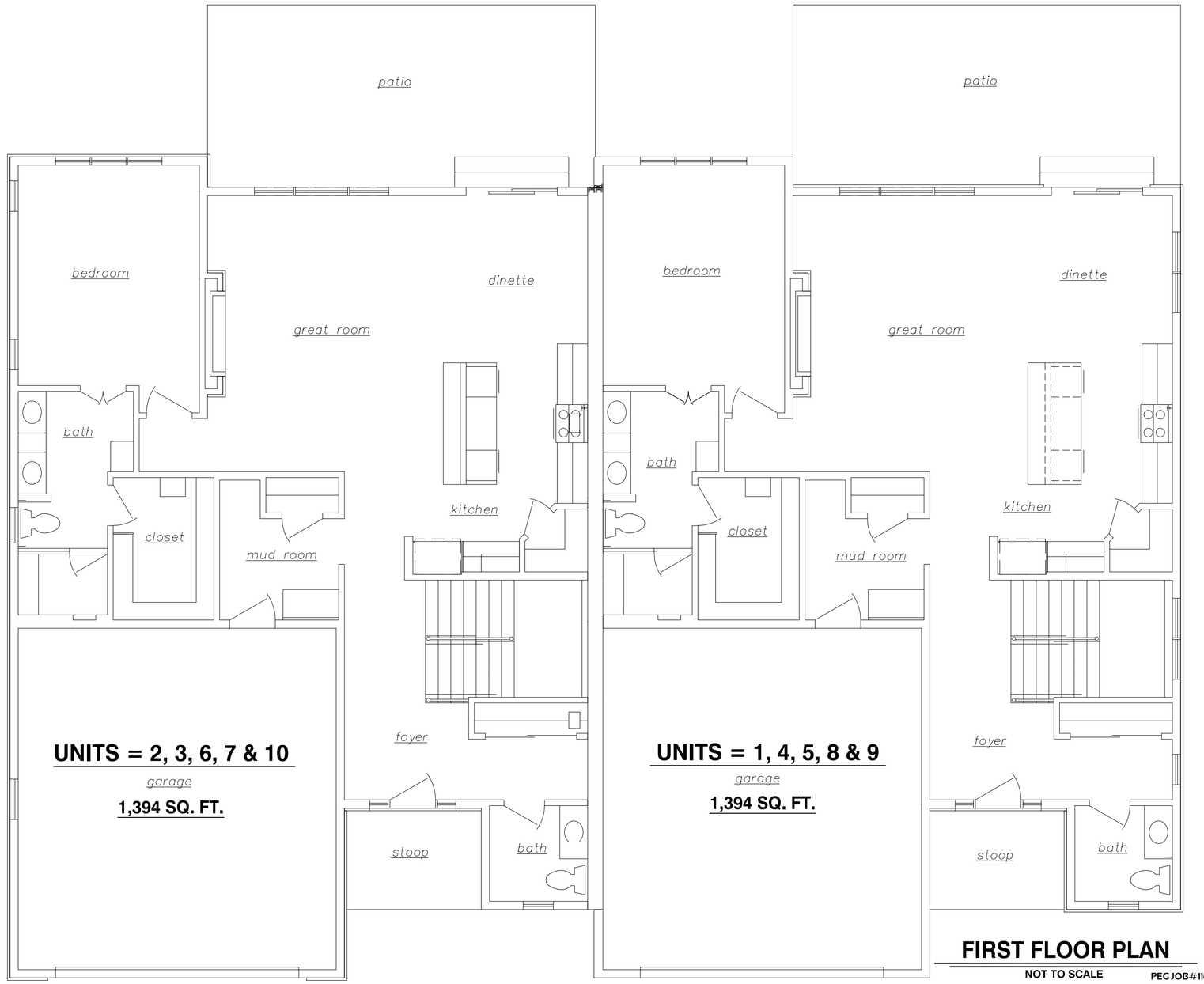
EASTBROOK PLACE

A CONDOMINIUM

Being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

DATE: APRIL 29, 2025
REVISED: MAY 21, 2025



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- Stoops, patios, sidewalks, decks, planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

This instrument drafted by
John P. Konopacki
PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

www.pinnacle-engr.com

FIRST FLOOR PLAN

NOT TO SCALE

PEG JOB#1163.00
SHEET 3 OF 4

Attachment: Packet Docs_Eastbrook (10451 : Eastbrook Drive, LLC)

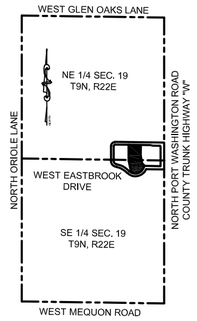
CONDOMINIUM PLAT OF

EASTBROOK PLACE

A CONDOMINIUM

Being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East,
City of Mequon,
Ozaukee County, Wisconsin

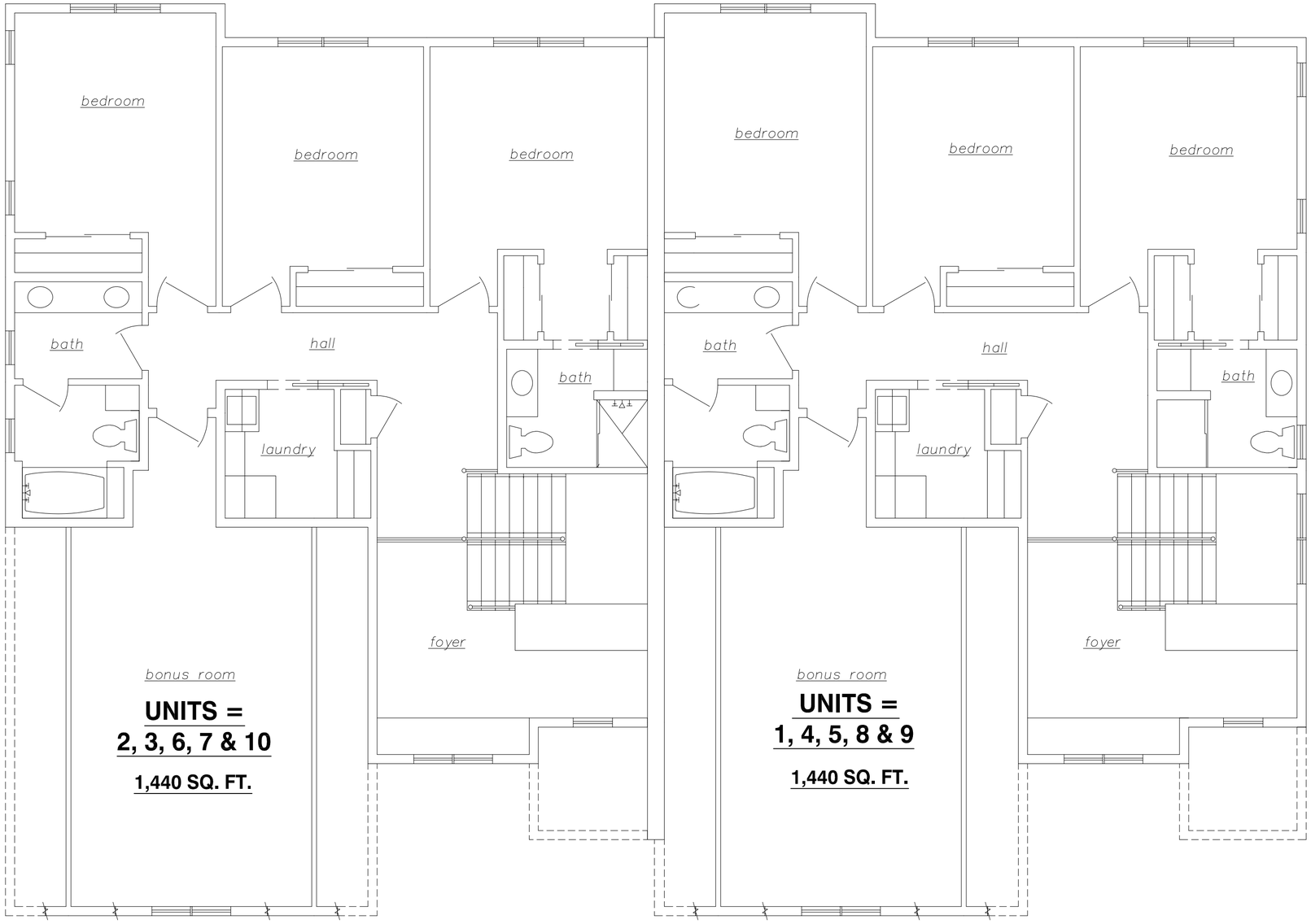
VICINITY SKETCH
SCALE 1"=2000'



WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

DATE: APRIL 29, 2025
REVISED: MAY 21, 2025

NOTES:
- Buildings shown represent proposed construction.
- Stoops, patios, sidewalks, decks, planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.



www.pinnacle-engr.com

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

SECOND FLOOR PLAN

NOT TO SCALE

PEG JOB#1163.00
SHEET 4 OF 4

Attachment: Packet Docs_Eastbrook (10451 : Eastbrook Drive, LLC)

11333 N. Cedarburg Road
Mequon, Wisconsin 53092
Phone: (262) 236-2934
Fax: (262) 242-9819
engineering@ci.mequon.wi.us
www.ci.mequon.wi.us
Public Works/Engineering

Eastbrook Condos
Engineering Requirements Project Checklist
June 12, 2025

This is a project-specific checklist. All items on this checklist must be submitted/completed for the project as outlined below. Items with an empty box (☐) are incomplete and require either submittal, approval or completion, and items with a checked box (☒) are complete and require no further action. Please note that some items require multiple steps for completion. The City will update the checklist and issue updates as the project progresses through the Engineering approvals.

In PDF form, the links can be clicked to find more information on each item including ordinance references, templates, and other informational documents. For engineering-related project questions or questions on this checklist, please contact Cole McCraw, Assistant City Engineer, at cmccraw@ci.mequon.wi.us.

PROJECT COMPLETION
Upon completion of project, but prior to final plat approval. The DA conditions must be met and all improvements completed prior to appearing on an agenda for final plat consideration.

- ☐ Final Condo Plat
  - ☐ Technical staff review in conformance with Chapter 236
  - ☒ All easements for Public Improvements shall be represented on the Final Plat
  - ☒ Verification of all required easement documents
    - ☒ Sewer easement
    - ☒ Water easement
    - ☒ Storm Water Maintenance Agreement and easement
  - ☐ Inclusion of Planning Commission conditions of approval

- ☐ Final Punchlist
  - ☒ Clean Water Test
  - ☒ Sewer Pressure Test
  - ☐ CCTV Sanitary Sewer
  - ☐ Completion of Staff Punchlist Items

- ☐ Record Drawings – Water
  - ☐ Submittal of Record Drawings
  - ☐ Engineering Approval of Record Drawings
  - ☐ Upon Completion of Review Comments, Applicant Shall Provide:
    - ☐ .pdf of all Record Drawings
    - ☐ AutoCAD file of all Record Drawings
    - ☐ Signed, stamped Hard Copy of all Record Drawings

Attachment: Packet Docs_Eastbrook (10451 : Eastbrook Drive, LLC)

☐ Record Drawings – Sanitary Sewer
- ☐ Submittal of Record Drawings
- ☐ Engineering Approval of Record Drawings
- ☐ Upon Completion of Review Comments, Applicant Shall Provide:
  - ☐ .pdf of all Record Drawings
  - ☐ AutoCAD file of all Record Drawings
  - ☐ Signed, stamped Hard Copy of all Record Drawings
- ☐ City staff upload Record Drawings to MMSD Portal

☐ Record Drawings – Grading
- ☐ Submittal of Record Drawings
- ☐ Engineering Approval of Record Drawings
- ☐ Upon Completion of Review Comments, Applicant Shall Provide:
  - ☐ .pdf of all Record Drawings
  - ☐ AutoCAD file of all Record Drawings *if stormwater facilities present*
  - ☐ Signed, stamped Hard Copy of all Record Drawings

☐ Project Closeout

The final plat will not be certified by the City until conditions of the development agreement are met
- ☐ Design Engineer Notice of Completion letter/memo
- ☐ Submittal of Lien Waivers from all Contractors for Public Improvements
- ☐ Submittal of Sewer Connection Charge ($2,000)
- ☐ Contributed Capital Form (Link) – This only needs to be completed for public improvements, i.e. public sewer and water
- ☐ Notice of Termination – Erosion Control (Can be downloaded from application packet)
- ☐ Notice of Termination – Fill Permit (Can be downloaded from application packet)
- ☐ Submittal of signed/stamped letter/memo from professional engineer indicating that the site complies with the approved stormwater management plan.
- ☐ Stormwater Compliance Reports (Link)
- ☐ Release of Drainage Financial Guarantee
- ☐ Road Bond Inspection/Release (City)
- ☐ Payment of all invoicing
- ☐ City-issued Project Closeout Letter

Attachment: Packet Docs_Eastbrook (10451 : Eastbrook Drive, LLC)

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

TO: **Planning Commission**

FROM: **NATALIE REDDING, CITY PLANNER**

DATE: **June 23, 2025**

SUBJECT: **David Abbott. The applicant is seeking conditional use grant approval for an accessory dwelling unit for the property located at 12957 N. Highgate Court.**

Applicant:	David Abbott
Status of Applicant:	Owner
Requested:	Conditional Use Grant
Existing Use:	Vacant
Existing Zoning:	R-1
Land Use Plan:	Residential 5-acre minimum
Lot size:	5.01 Acres
Location:	12957 N. Highgate Court
Tax Key Number:	#14-167-00-050.00
District:	#1

Background: The applicant is requesting conditional use grant approval to allow for an attached accessory dwelling unit (ADU) at 12957 N Highgate Court. The site is located on 5.01 acres and is zoned R-1. The plans include the construction of a single-family residence, which will include an attached in-law suite for the owners aging mother. The applicant's project was tabled at the June 9th Architectural Review Board meeting due to an exterior design issue. The project is scheduled to return to the July 14th Architectural Review Board meeting after revising the building issues which led to the tabling. The proposed accessory dwelling unit meets all code standards of section 58-248(e)(1-9).

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

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**
   The proposal is subject to the regulations of the Uniform Dwelling Code and will require inspections during the construction process. Staff does not believe there will be any public health or safety issues associated with the additional dwelling.

2. **The proposed use should not injure the value of adjoining or abutting property.**
   The use of the property for income generation is prohibited per the Zoning Code. Additional non-income producing dwellings are conditional uses in the R-1 district. The adjacent uses are residential and also located in the R-1 district. The proposed dwelling meets the R-1 district technical requirements as well as the following criteria for ADU's:

The total living area of an accessory dwelling unit can be no larger than 40 percent of the total living area of the primary dwelling to which it is attached or contained (20.3% proposed).
The accessory dwelling unit must have at least one common entrance with the primary dwelling unit.
There shall not be separate direct entrances for each dwelling unit on the front of the building unless this prohibits handicapped access.

3. **The proposed use shall be harmonious or compatible with the area in which it is located.**
   The parcel is zoned R-1 and is 5.01 acres in size. The proposed addition meets the coverage and setback requirements of the R-1 zoning district. Staff believes the use is harmonious with the surrounding area.

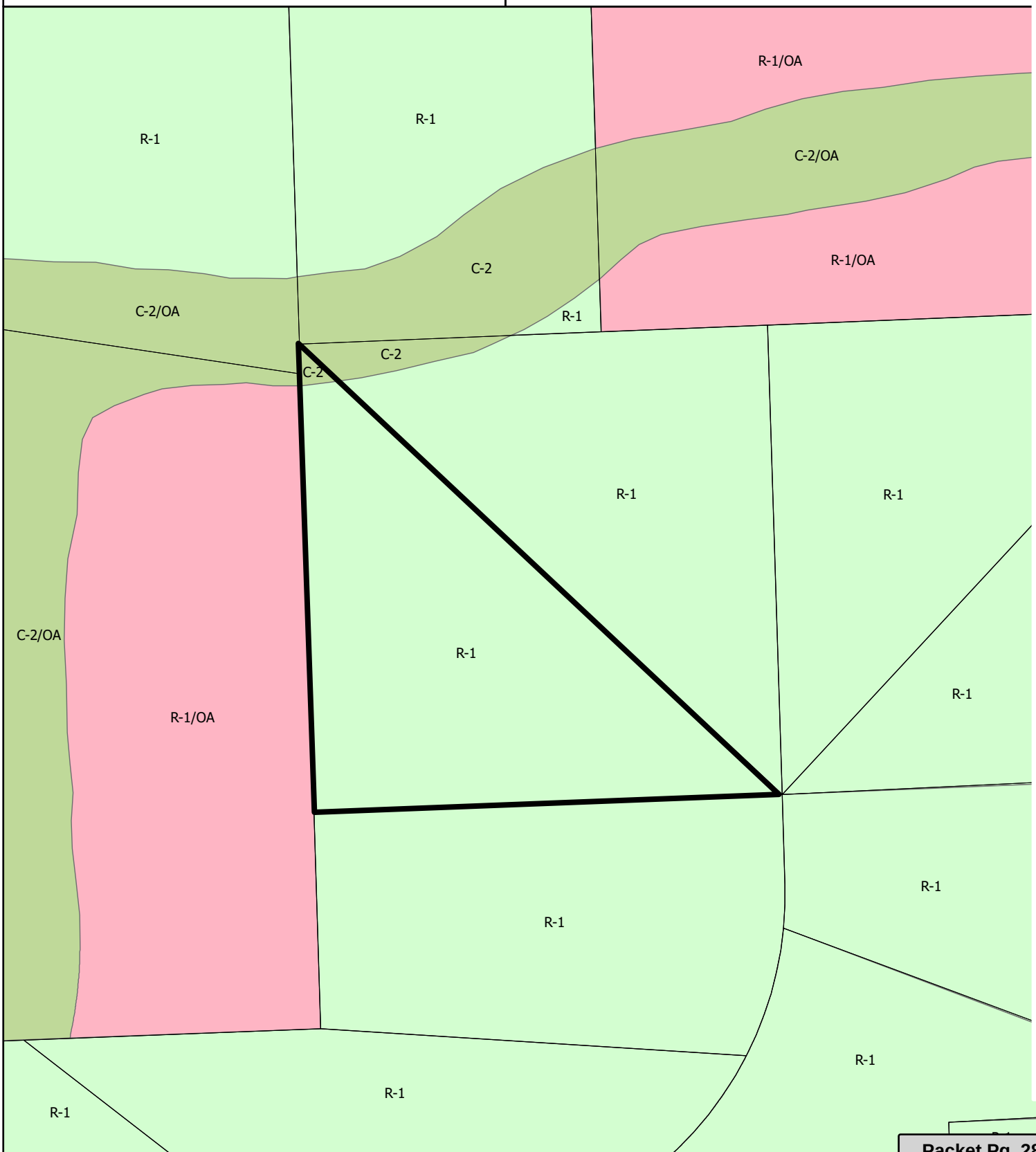
Staff Recommendation:
Staff recommends **approval** of the conditional use based on the following conditions:

1. The primary dwelling unit must be owner occupied at any time that a person other than the owner or a legal dependent of the owner occupies the accessory dwelling unit. A property shall be deemed to be owner occupied if an owner or in the case of an owner entity, the person who has voting control of the entity, is either registered to vote using that address or claims the property as the person's primary residence for the Wisconsin lottery and gaming credit.
2. The use of this dwelling is restricted to a family member, blood relative, legal dependent, caretaker or paid servant of the owner of a resident of the primary dwelling unit.
3. The accessory dwelling unit may not have a separate postal address.
4. Staff review and approval of final plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
5. Recording of the conditional grant at Ozaukee County Register of Deeds.

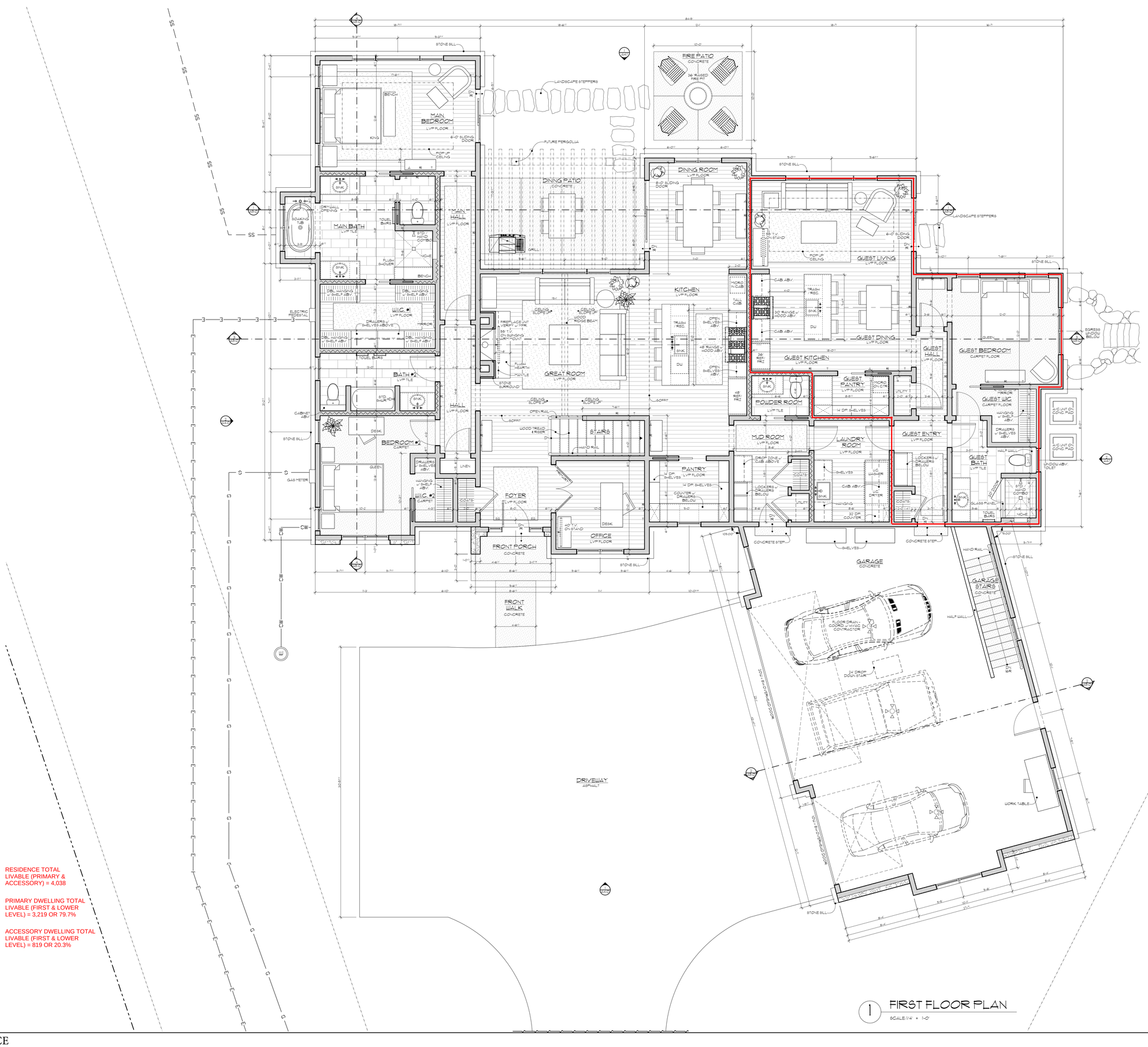
Attachments:
Packet Docs_Abbott (PDF)

ABBOTT

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



Attachment: Packet Docs_Abbott (10431 : David Abbott)



LIVEABLE SQUARE FEET		
MAIN RESIDENCE		GUEST SUITE
KITCHEN: 371		GUEST KITCHEN: 106
DINING: 312		GUEST DINING: 91
LIVING ROOM: 429		GUEST LIVING: 287
GREAT ROOM: 428		GUEST ENTRY: 66
FOYER: 128		GUEST HALL: 44
OFFICE: 100		GUEST WC: 20
PANTRY: 56		GUEST BEDROOM: 142
MUD ROOM: 56		GUEST CLO.: 12
POWDER ROOM: 28		GUEST BATH: 50
MAIN BEDROOM: 278		TOTAL: 828
BEDROOM #2: 143		
W.I.C. #1: 24		
W.I.C. #2: 21		
BATH #2: 87		
MAIN BEDROOM: 78		GARAGE: 1078
MAIN BATH: 79		
MAIN W.I.C.: 24		
MAIN HALL: 69		
TOTAL: 2078		
TOTAL LIVABLE SQUARE FEET: 2897		

RESIDENCE TOTAL LIVABLE (PRIMARY & ACCESSORY) = 4,038

PRIMARY DWELLING TOTAL LIVABLE (FIRST & LOWER LEVEL) = 3,219 OR 79.7%

ACCESSORY DWELLING TOTAL LIVABLE (FIRST & LOWER LEVEL) = 819 OR 20.3%

FIRST FLOOR PLAN

A1.1

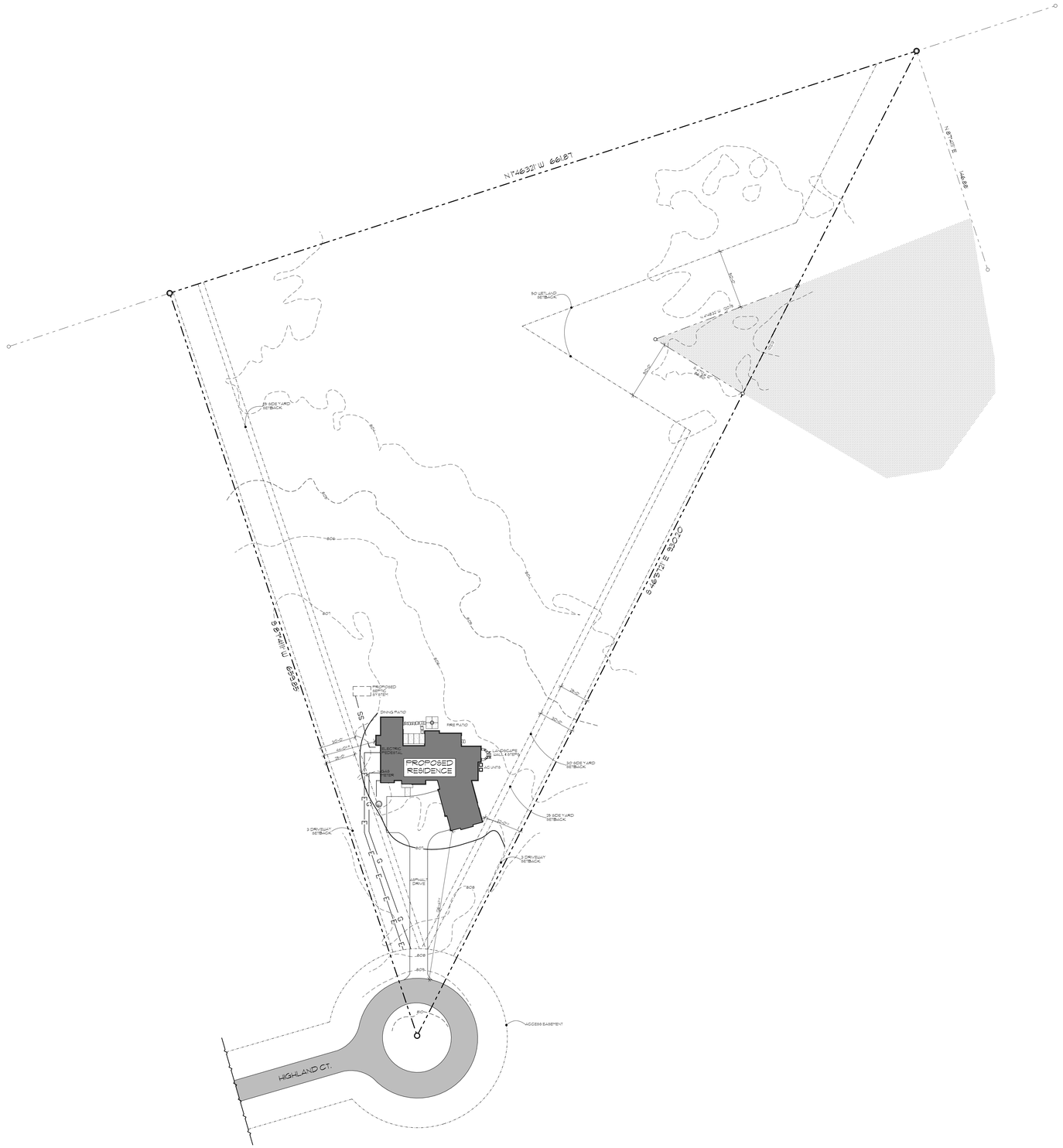
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

HIGHLAND RESIDENCE

12957 HIGHGATE COURT, MEQUON, WI

Attachment: Packet Docs_Abbott (10431 : David Abbott)



1 SITE PLAN
SCALE: 1" = 40'

SITE SYMBOL KEY

- EX. — EXISTING TREE TO REMAIN
- NEW — NEW TREE - SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- PERMEABLE SUBSURFACE DRAINAGE PIPE
- PROPOSED ELEVATION - CONTRACTOR TO VERIFY W/SEWER HEIGHT AND MAINTAIN REQUIRED PITCH
- EXISTING GRADE CONTOUR
- NEW GRADE CONTOUR
- STORM WATER DRAIN
- SILT FENCE
- EXISTING WELL LOCATION
- T — T — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING UNDERGROUND SANITARY LINE
- CW — PROPOSED UNDERGROUND WATER SERVICE
- SOLID SUBSURFACE DRAINAGE PIPE
- PROPERTY LINE
- G — EXISTING/PROPOSED UNDERGROUND GAS SERVICE
- E — E — EXISTING/PROPOSED UNDERGROUND ELECTRICAL SERVICE

SITE PLAN

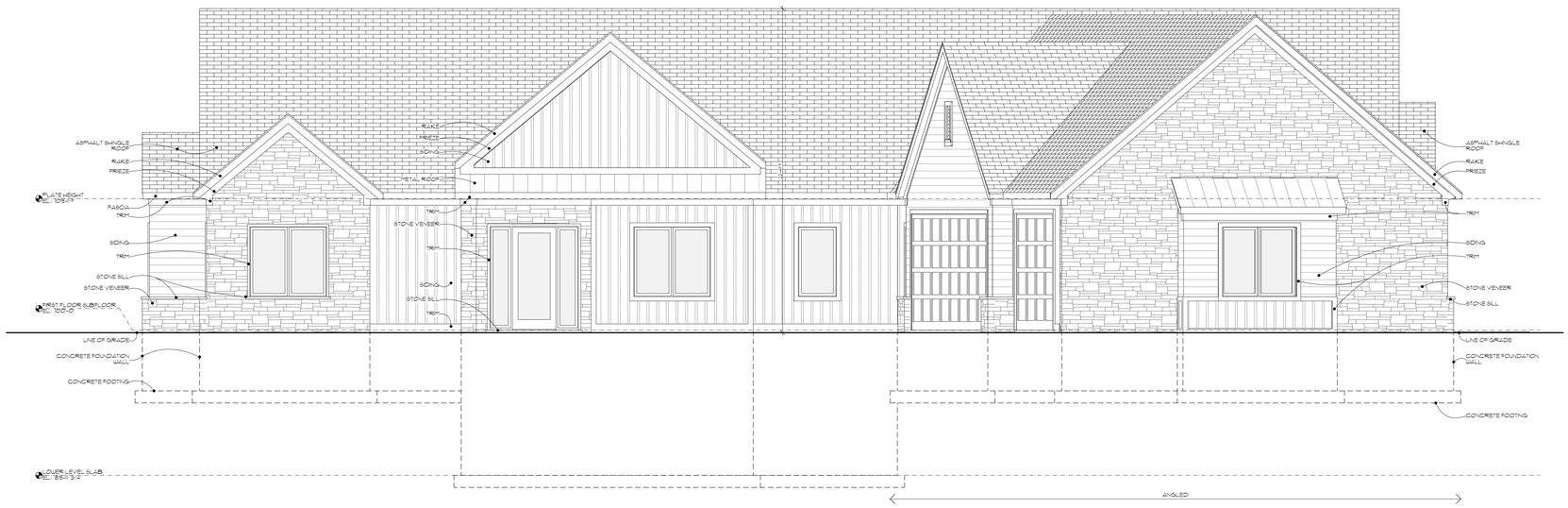
C1.0

HIGHLAND RESIDENCE

NORTH

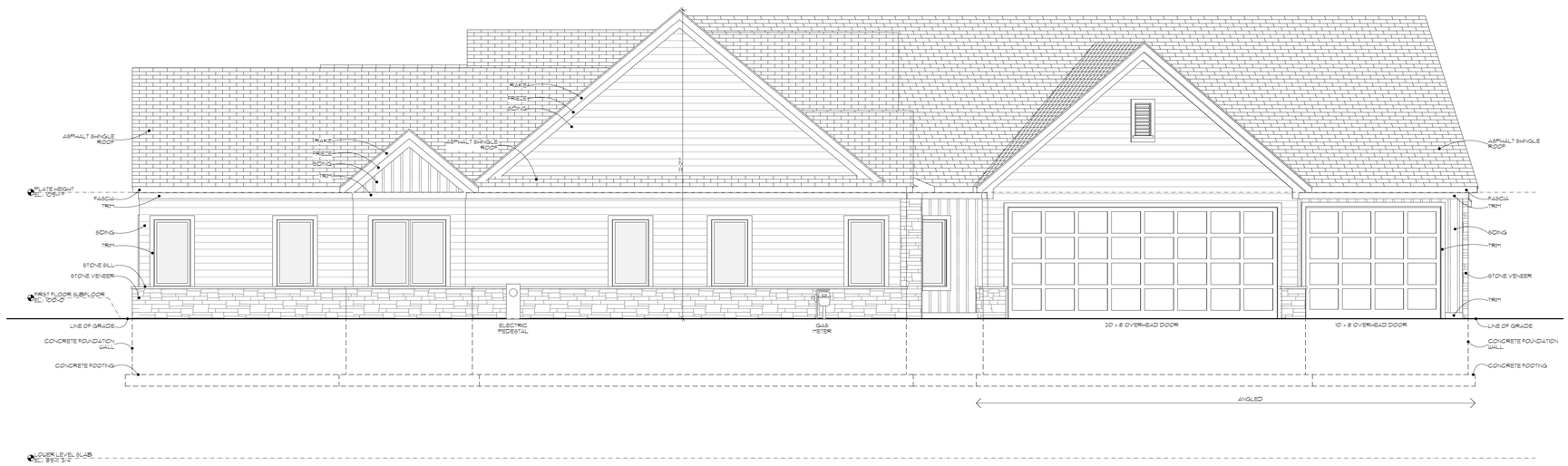
12957 HIGHGATE COURT, MEQUON, WI

Attachment: Packet Docs_Abbott (10431 : David Abbott)



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

A4.0

HIGHLAND RESIDENCE

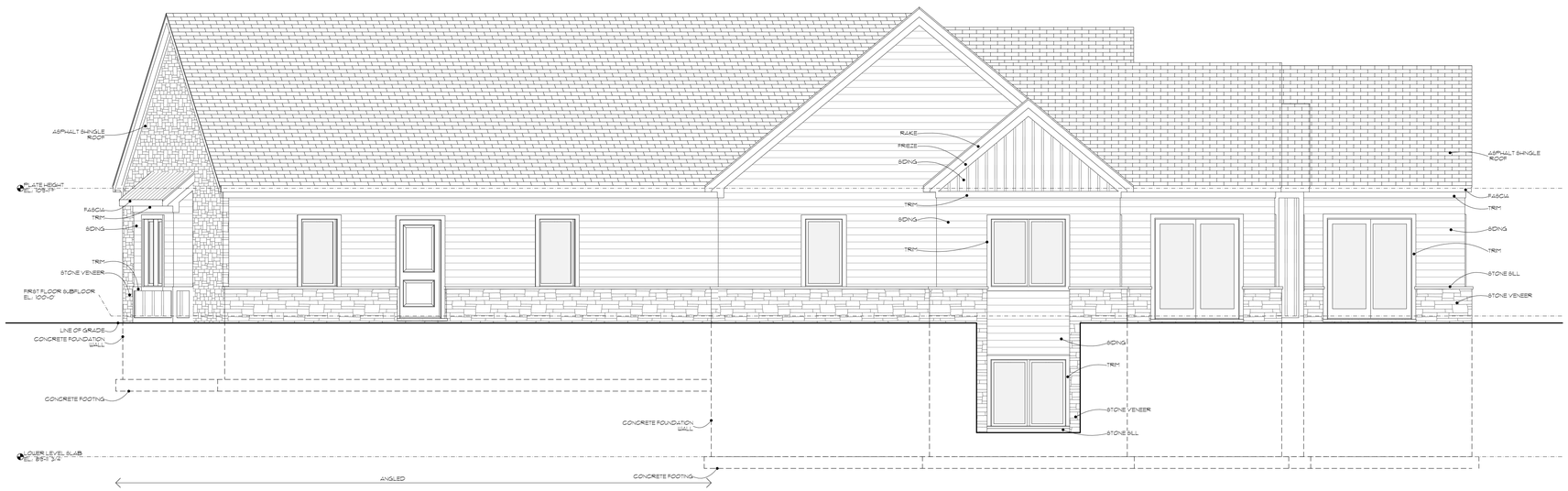
12957 HIGHGATE COURT, MEQUON, WI

Attachment: Packet Docs_A (1043 : David Abbott)



1 WEST ELEVATION

SCALE 1/4" = 1'-0"



2 NORTH ELEVATION

SCALE 1/4" = 1'-0"

NORTH

Attachment: Packet Docs. A
bbott (10431 : David Abbott)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 23rd day of June, 2025 by and between _____ owner of the property located at 12957 N Highgate Court 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 8, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

RETURN TO:

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

PARCEL NO.:
14-167-0005.000

LEGAL DESCRIPTION

Exhibit A-1

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 an accessory dwelling unit (ADU).

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of June, 2025.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2025, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2025, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_Abbott (10431 : David Abbott)

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 shall be 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.
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 City of Mequon shall be held 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.

Conditions on the Operations:

a. Hours of operation: N/A

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:

Private

d. Provisions for sewage disposal:

Private sewer

e. Other:

Any substantiated material problems with noise, traffic circulation, parking, unenclosed storage, lighting, maintenance, health, and safety, etc. will be the responsibility of the operator and / or owner to correct. Failure to correct the problem in a timely manner may result in the partial or complete revocation of this grant.

The primary dwelling unit must be owner occupied at any time that a person other than the owner or a legal dependent of the owner occupies the accessory dwelling unit. A property shall be deemed to be owner occupied if an owner or in the case of an owner entity, the person who has voting control of the entity, is either registered to vote using that address or claims the property as the person's primary residence for the Wisconsin lottery and gaming credit.

The accessory dwelling unit may only be occupied by a family member, blood relative, legal dependent, caretaker or paid servant of a resident of the primary dwelling unit.

The accessory dwelling unit shall not be used for income production.

The accessory dwelling unit may not have a separate postal address.

9. **Conditions of the structure:**

a. Site Plan: Exhibit A

b. Landscaping Plan: N/A

c. Elevations: N/A

d. Floor Plan: Exhibit B

e. Exterior lighting of the building: N/A

f. Fence / Wall / Dumpster plan details: N/A

g. Sign: N/A

Attachment: Packet Docs_Abbott (10431 : David Abbott)

h. The building shall comply with the building code.

i. Other:

1. The primary dwelling unit must be owner occupied at any time that a person other than the owner or a legal dependent of the owner occupies the accessory dwelling unit. A property shall be deemed to be owner occupied if an owner or in the case of an owner entity, the person who has voting control of the entity, is either registered to vote using that address or claims the property as the person's primary residence for the Wisconsin lottery and gaming credit.
2. The use of this dwelling is restricted to a family member, blood relative, legal dependent, caretaker or paid servant of the owner of a resident of the primary dwelling unit.
3. The accessory dwelling unit may not have a separate postal address.
4. Staff review and approval of final plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
5. Recording of the conditional grant at Ozaukee County Register of Deeds.

OWNER(S):

By:_____

Acknowledgment

STATE OF WISCONSIN)
)SS
_____COUNTY)

Personally came before me, this _____ day of _____, 2025, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

This document drafted by the City of Mequon.

Attachment: Packet Docs_Abbott (10431 : David Abbott)

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

TO: **Planning Commission**

FROM: **NATALIE REDDING, CITY PLANNER**

DATE: **June 23, 2025**

SUBJECT: **Melinda Francois. The applicant is seeking conditional use grant approval to allow for guest house for the property located at 2790 W. Cassel Lane.**

Applicant:	Melinda Francois
Status of Applicant:	Owner
Requested:	Conditional Use Grant
Existing Zoning:	R-1/OA/FW/C-1
Land Use Plan:	Residential: 5-acre minimum
Lot size:	18.83 Acres
Location:	2790 W. Cassel Lane
Tax Key Number:	#14-001-04-003.00
District:	#5

Background: The applicant is requesting conditional use grant approval to allow for a guest house in an existing accessory structure located at 2790 W Cassel Lane. The 18.83-acre property is zoned R-1. Guesthouses are allowed as a conditional use in the R-1 zoning district per the following code requirements:

- A guesthouse is a detached structure with living quarters and is intended for the temporary stay of occasional guests.
- A guesthouse may not contain a stove, oven, range or cooktop.
- A guesthouse may not be rented or used as a separate dwelling.
- A guesthouse may not be constructed unless the property contains a primary residence.
- If a guesthouse is constructed, no detached storage structure is permitted unless the property is in the R-1 zoning district.
- A guesthouse shall not exceed one percent of the lesser of (a) five acres or (b) the area of the property if the property is not divisible in the current zoning district or, if it is divisible, the zoning district's minimum lot size.
- A guesthouse may not have a separate postal address.

The proposed guesthouse will be located on the second floor of an existing detached garage on the property. The first-floor garage is roughly 1,287 square feet in area, per the original approved plans, and the proposed second floor guesthouse is shown to be roughly 1,431 square feet in area. The building complies with all other district requirements including setbacks, height and lot coverage. The applicant does not currently have a primary residence on the property but is in the

process of renovating another existing structure on site to accommodate for this. As such, staff requires that occupancy for the guest house not be granted until occupancy for the single-family dwelling is granted.

The previously approved barn on site also included an attached caretaker suite. Staff conveyed to the applicant that as a condition of approval, that previous caretaker suite can no longer be utilized or lived in. The applicant confirmed that this barn is now strictly used for horses and other agricultural purposes.

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

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

   There are no public health or safety issues with the building. The guesthouse has a living space, two bedrooms, a kitchen area and one bathroom. The guesthouse cannot be rented or otherwise used as a separate dwelling.

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

   The use of the property for income generation is prohibited per the Zoning Code. The proposed use should not have any impact on the value of surrounding properties since it currently exists as a single-family property.

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

   The parcel is zoned R-1 and is 18.83 acres in size. The guesthouse meets the lot coverage, setback and offset requirements of the R-1 zoning district.

Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant based on the following conditions:

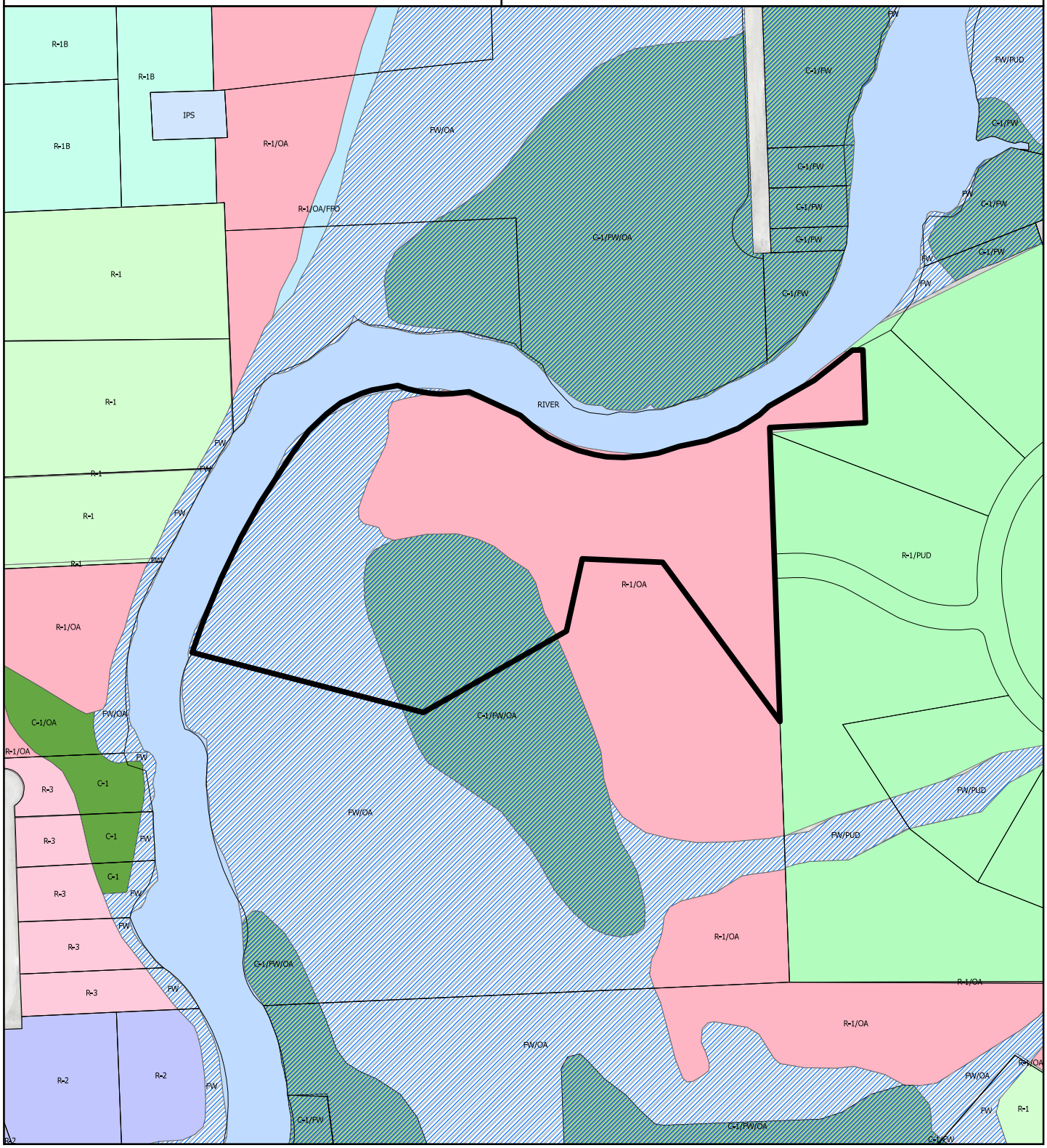
1. The applicant shall submit final floor plans within 180 days of Planning Commission action. Such final floor plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. The guesthouse shall not contain a stove, oven, range or cooktop.
3. Any changes to the terms of this Conditional Use Permit shall require the approval of the Planning Commission.
4. The guesthouse shall be located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and not be rented or otherwise used as a separate dwelling.

5. Occupancy for the guest house will not be granted until occupancy for the single-family dwelling is granted.
6. Recording of the conditional grant at Ozaukee County Register of Deeds.

Attachments:
Packet Docs_Francois (PDF)

MELINDA FRANCOIS

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


R-1B
R-1B
R-1B
IPS
R-1/OA
R-1/OA/FFO
R-1
R-1
R-1
R-1
R-1/OA
R-1/OA
C-1/OA
R-1/OA
R-3
R-3
R-3
R-3
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R-2
R-2
FW/OA
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R-1/OA
R-1/OA
R-1
RIVER
FW
FW
FW

Dear City of Mequon,

I am writing to provide clarification regarding the use of the apartment located above the garage on our property.

Historically, this space has always been used for family purposes. The garage beneath is used strictly for storage. While the space above was previously used as a residence by my sister and her boyfriend for several years, it is now used primarily as a guest house. There is no stove or oven in the apartment, and the former bedroom have been converted into an office space.

Currently, my sister boyfriend Paul, uses the apartment seasonally during the summer months and resides in Arizona throughout the winter. He races cars during the summer months. The property and its facilities are solely intended for use by family members.

Sincerely,
Melinda Francois

Attachment: Packet Docs_Francois (10432 : Melinda Francois)

ARC™
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

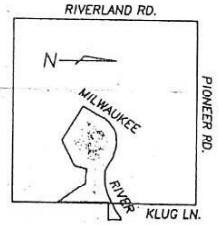
PART OF GOVERNMENT LOT 5, IN THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 9 NORTH, RANGE 21 EAST, AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

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

EASEMENT CURVE DATA					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
A	149.06'	225.00'	146.35'	S17°15'50"W	37°57'27"
B	168.39'	245.00'	165.10'	S17°58'30"W	39°22'47"



LOCATION MAP
NORTHEAST 1/4 SEC. 1-9-21
(SCALE 1"=2000')

7-16-2019
REV. 7-29-2019

LEGEND
O -DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
● -DENOTES STEEL PIPE (FOUND)

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (EAST LINE OF THE NE. 1/4 OF SECTION 1-9-21 WHICH BEARS N2°04'31"W).

OWNERS:
MELINDA FRANCOIS
& CRAIG CASSEL
8664 WESTERN AVE.
CEDARBURG, WI 53012

NOTES:
1. CURRENT ZONING:
   R-1 (RURAL RESIDENTIAL DETACHED DISTRICT)
   FW (FLOODWAY DISTRICT)
   C-1 (SHORELAND-WETLAND CONSERVANCY DISTRICT)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
3. SEE SHEET 2 THROUGH 4 FOR DETAILED WETLAND INFORMATION.

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

Attachment: Packet Docs_Francois (10432 : Melinda Francois)

1081508 - 2

ARC™
(262) 542-8200

EASEMENT

FORM ARC-101

CERTIFIED SURVEY MAP NO. 4064

PART OF GOVERNMENT LOT 5, IN THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 9 NORTH, RANGE 21 EAST, AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

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

EASEMENT CURVE DATA					
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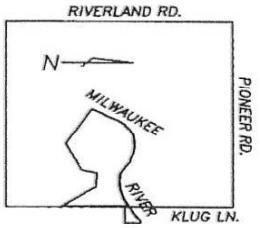
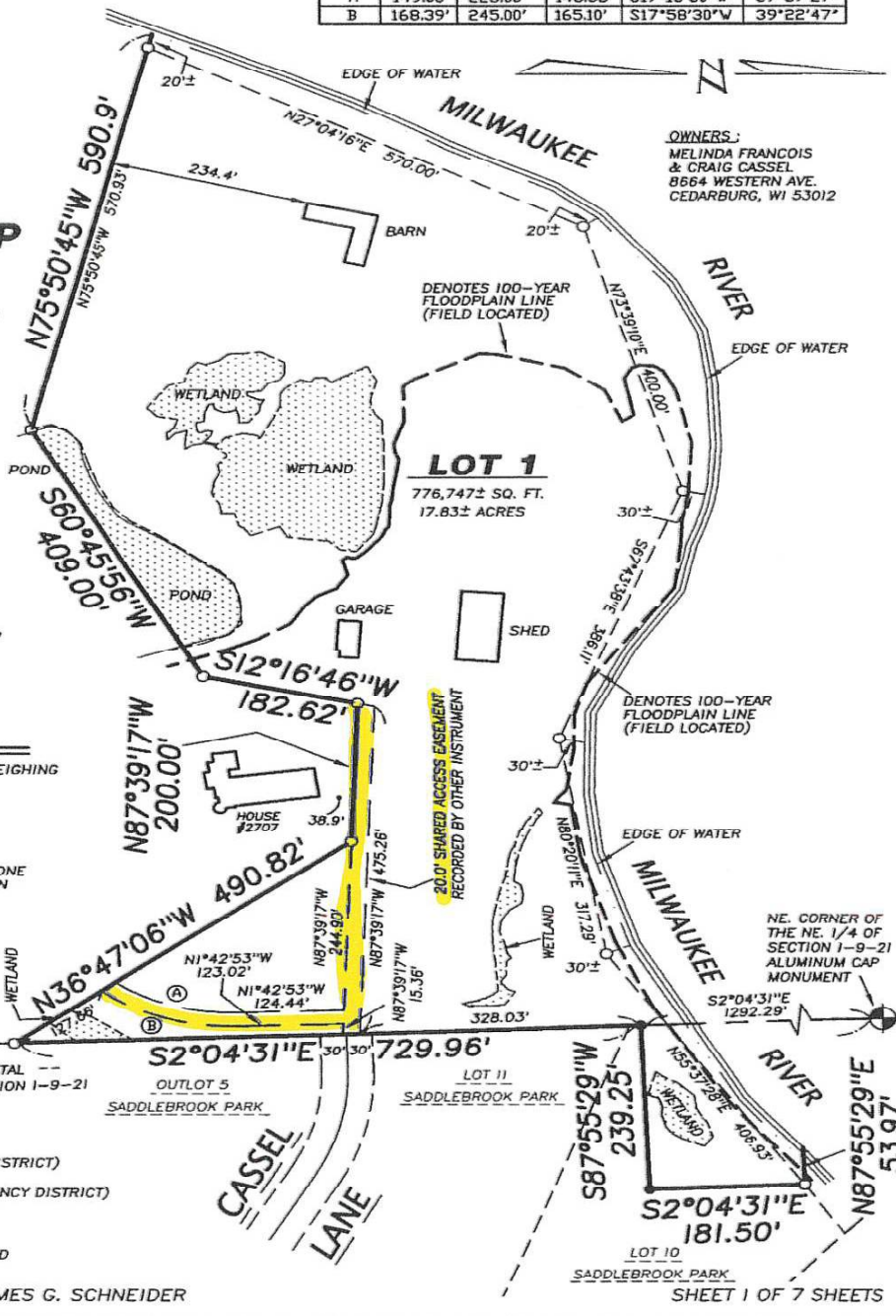


LOCATION MAP

NORTHEAST 1/4 SEC. 1-9-21
(SCALE 1"=2000')

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

7-16-2019
REV. 7-29-2019



LEGEND

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

● –DENOTES STEEL PIPE (FOUND)

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (EAST LINE OF THE NE. 1/4 OF SECTION 1-9-21 WHICH BEARS N2°04'31"W)

NOTES :

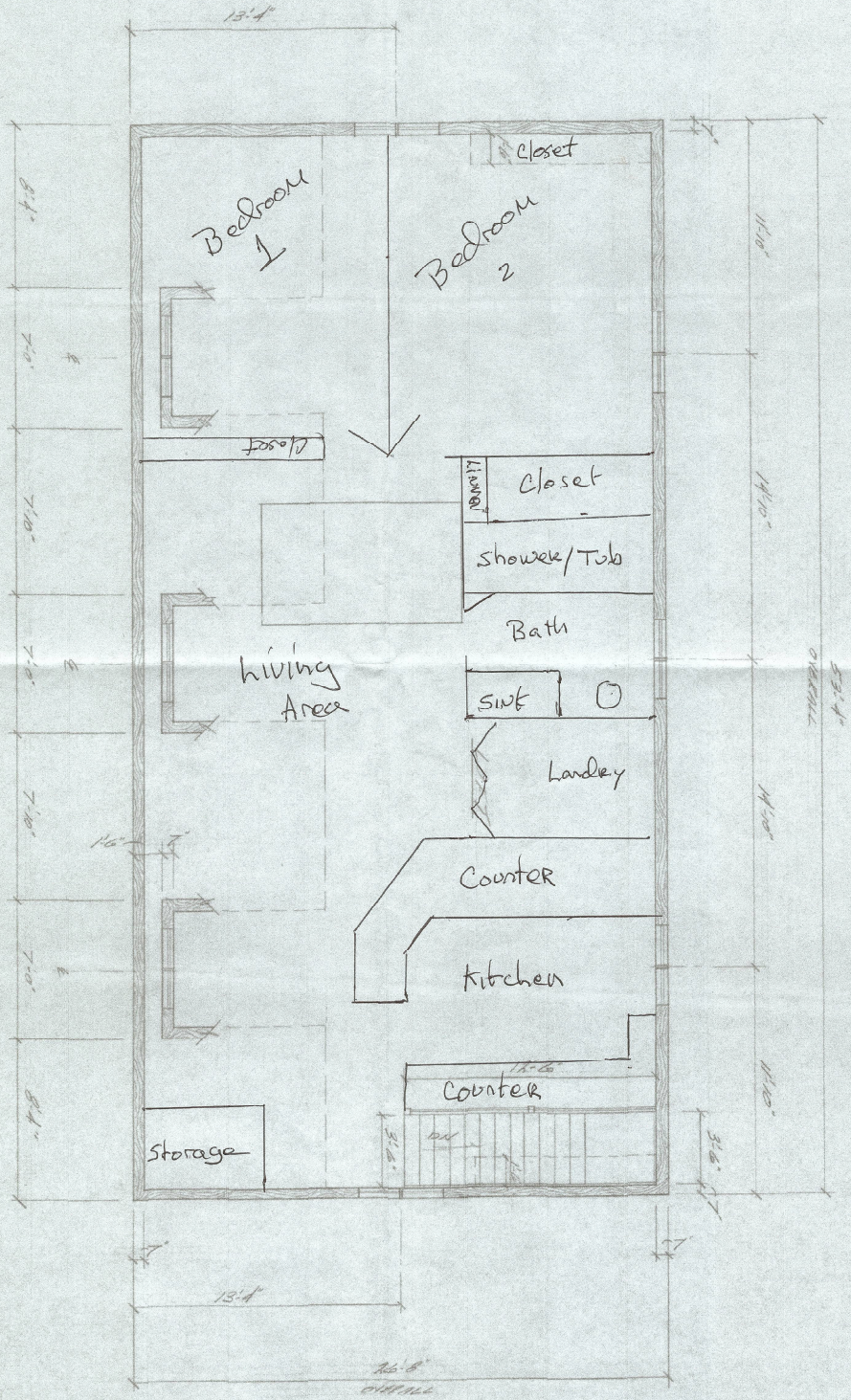
1. CURRENT ZONING:
   R-1 (RURAL RESIDENTIAL DETACHED DISTRICT)
   FW (FLOODWAY DISTRICT)
   C-1 (SHORELAND-WETLAND CONSERVANCY DISTRICT)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
3. SEE SHEET 2 THROUGH 4 FOR DETAILED WETLAND INFORMATION.

OWNERS:
MELINDA FRANCOIS
& CRAIG CASSEL
8664 WESTERN AVE.
CEDARBURG, WI 53012

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 7 SHEETS

Attachment: Packet Docs_Francois (10432 : Melinda Francois)



SECOND FLOOR PLAN - DOWNSTAIRS

1/4" = 1'-0"

DRAWN	
CHECKED	
DATE	5 DECEMBER 1990
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	4
OF	10 SHEETS

Attachment: Packet Docs_Francois (10432 : Melinda Francois)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 23rd day of June, 2025 by and between _____ owner of the property located at 2790 W Cassel Lane and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 1, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

RETURN TO:

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

PARCEL NO.:
14-001-04-003.00

LEGAL DESCRIPTION

Exhibit A-1

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of June, 2025.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2025, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2025, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_Francois (10432 : Melinda Francois)

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 shall be 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.
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 City of Mequon shall be held 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.

Conditions on the Operations:

a. Hours of operation: N/A

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:

Private

d. Provisions for sewage disposal:

Private sewer

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.

9. **Conditions of the structure:**

a. Site Plan/Survey: Exhibit A

b. Landscaping Plan: N/A

c. Elevations: N/A

d. Floor Plan: Exhibit B

e. Exterior lighting of the building: N/A

Attachment: Packet Docs_Francois (10432 : Melinda Francois)

f. Fence / Wall / Dumpster plan details: N/A

g. Sign: N/A

h. The building shall comply with the building code.

i. Other:

1. The applicant shall submit final floor plans within 180 days of Planning Commission action. Such final floor plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. The guesthouse shall not contain a stove, oven, range or cooktop.
3. Any changes to the terms of this Conditional Use Permit shall require the approval of the Planning Commission.
4. The guesthouse shall be located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and not be rented or otherwise used as a separate dwelling.
5. Occupancy for the guest house will not be granted until occupancy for the single-family dwelling is granted.
6. Recording of the conditional grant at Ozaukee County Register of Deeds.

OWNER(S):

By:_____

Acknowledgment

STATE OF WISCONSIN)
)SS
_____COUNTY)

Personally came before me, this _____ day of _____, 2025, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

This document drafted by the City of Mequon.

Attachment: Packet Docs_Francois (10432 : Melinda Francois)

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

TO: **Planning Commission**

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

DATE: **June 23, 2025**

SUBJECT: **Parish Survey & Engineering, LLC for Lifespace Communities. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for 14 carriage homes (12 buildings) for the property located at 12500-12700 N. Port Washington Road.**

Applicant:	Parish Survey & Engineering, LLC
Status of Applicant:	Agent
Requested:	Conditional Use Grant Amendment Building and Site Plan Amendment
Existing Use:	Vacant
Existing Zoning:	IPS/C-2/PUD
Lot size:	48.49 Acres
Location:	12500-12700 N. Port Washington Road
Tax Key Number:	#15-017-16-003.00
District:	#5

Background:
The applicant requests conditional use grant amendment, building and site plan amendment for Newcastle Phase III, located at 12600 - 12740 N Port Washington Road. The Common Council approved the rezoning amendment for the site on April 11, 2023 (see attached Ord. 2000-999 and 2023-1644). The conditional use grant and building and site plan was approved in June of 2023 and has expired. The proposed plan is the same plan presented and approved in 2023 with the exception of the added sidewalk which was one of the conditions of the previous approval.

Conditional Use Findings:

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

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

The proposed facility should not endanger the public health, safety or general welfare. Assisted living facilities are regulated by the Department of Health and Family Services to ensure that all health codes are being complied with.

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

Adjoining properties include single family homes and a well pump operator. The addition of one- and two-family dwellings should have no impact on the value of surrounding properties.

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

The proposed site is located in the IPS district. Continuum of care senior housing facilities are conditional uses in the IPS district. The adjacent uses include institutional, low density residential and office. The existing facility has been in operation for 15 years and its impact on the surrounding area has been minimal. The additional units added to the site should not dramatically change the impact of the development.

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

The Land Use Plan map designates the subject site as Institutional and Critical Environmental. Continuum of care senior housing facilities are considered in conformance with the Institutional land use designation.

Site Plan:
The proposed site plan is consistent with the approved concept plan as part of the recently approved PUD (see Ord 2023-1644). The plan shows 12 buildings (14 units) along the private drive that terminates in a cul de sac. The plan complies with the 60-front setback from Port Washington Road and Liebau Road as well as 30-foot side yard offset. The units are spaced approximately 20-30 feet apart which complies with the building code. There is a 45" oak tree adjacent to the proposed private road and near one of the carriage homes. Staff has included a condition that tree protection measures, as approved by the City Forester, shall be installed to protect the tree prior to any land disturbing activity. Based on the previous approval, the applicant has added a sidewalk on the east side of the private road which crosses to the west side of the road at the cul du sac.

Building Design:
The building plan shows the possibility of six different designs for the single unit building and two designs for the two-unit building. All of the designs incorporate brick and siding that is consistent with the existing homes in the development. Since these are classified as one- and two-family dwellings, Architectural Board approval of the final plans for each building is required.

Landscaping:
The landscaping plan shows street trees along the new private road and a mix of deciduous and evergreen trees along Port Washington Road. Staff recommend changes to the plan for the trees along Port Washington Road. Currently, the plan calls for Autumn Blaze Maple along the road with Black Hills Spruce to the east that provide screening for the back side of the carriage houses. Staff recommends a mix of trees for both applications. For the street trees, staff recommend incorporating Hackberry and Kentucky Coffee trees as a substitute for some of the maples. All street trees shall be 3" in diameter. Staff does not support the use of Black Hills Spruce due to the susceptibility of fungal diseases. Staff recommends using Serbian Spruce, Norway Spruce with a mix of pine trees as well. The evergreen trees shall be a minimum of 7 feet in height at planting. Staff also recommends adding a grouping of evergreen trees along the east property line at the backside of the retaining wall adjacent to the cul de sac to screen the road from the adjacent parcel.

Lighting:
The lighting for the proposed phase includes the same street poles and lights that are found in the rest of the development. The plan shows 10 streetlights along the private road spaced at even intervals. The dispersion plan shows light levels in compliance with the lighting code.

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

Civil site plans were previously reviewed and approved by the Engineering Division.

No access modifications are shown on Port Washington Road or Highland Road. Port Washington Road is under the jurisdiction of Ozaukee County. The additional 14 units are estimated to add 41 to 80 trips per day using the Senior Adult Housing - Detached Land Use in the Institute of Transportation Engineers Trip Generation, 7th Edition. The Estates Drive access onto Port Washington Road has an existing bypass lane. The average daily traffic on Port Washington Road is approximately 12,000 vehicles per day and the street has additional capacity. Since the added traffic is small compared to the volume of Port Washington Road traffic, a traffic impact analysis is not being recommended at this time.

The application proposes extending an existing stub of private road and terminating with a cul-de-sac. The submitted civil plans show the proposed private road connecting to Estates Drive.

Wetlands are present on the property. The applicant submitted the wetland delineation report with concurrence from the WDNR with their building and site plan approval application. The plans propose some wetland fill. Wetland fill is permitted through the WDNR, and the permit for the wetland fill work was permitted. Outside of the fill area, the required wetland protective area is met.

The improvements will increase the impervious surface on the site by more than ½ of an acre and the development exceeds one acre of gross aggregate area. Therefore, the development is required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Section 58-677(b) of the City ordinances. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Section 58-677 and 58-678 of the City ordinances.

The site is located within the City's sewer service area and connection to the public sewer utility is required. Water main and sanitary sewer extension is shown on the civil plans. Water connection is required and shall conform to the Mequon Water Utility Water Connection Policy. Both sanitary sewer and water main are shown on the civil plans and will require public utility easements.

A filling, excavation, and berms permit is required. The total amount of filling and excavation is anticipated be approximately 3,250 cubic yards. A haul route shall be provided for staff approval and a haul route bond will be required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material. The haul route shall be restricted to Port Washington Road and Mequon Road, or Highland Road only to I-43.

The improvements propose 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.

Retaining walls exceeding 3 feet in height require retaining wall design and certification by a State of Wisconsin Professional Structural Engineer.

Staff Recommendation:
Planning staff recommends **approval** of the conditional use amendment, building and site plan amendment, and fill exceeding 1,000 cubic yards subject to the following condition(s):

1. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
2. Compliance with Ordinance 2023-1644 and 2000-999.
3. The applicant shall submit final plans within 180 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
4. Architectural Board approval of the carriage homes.

. No building permit shall be issued for the carriage homes until a PILOT agreement is executed with the city.
. City Forester approval of tree protection measures for the 45" Oak.
. Tree Board approval of the street tree plan.
. The landscaping plan shall be updated to address the comments in the report.
. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.

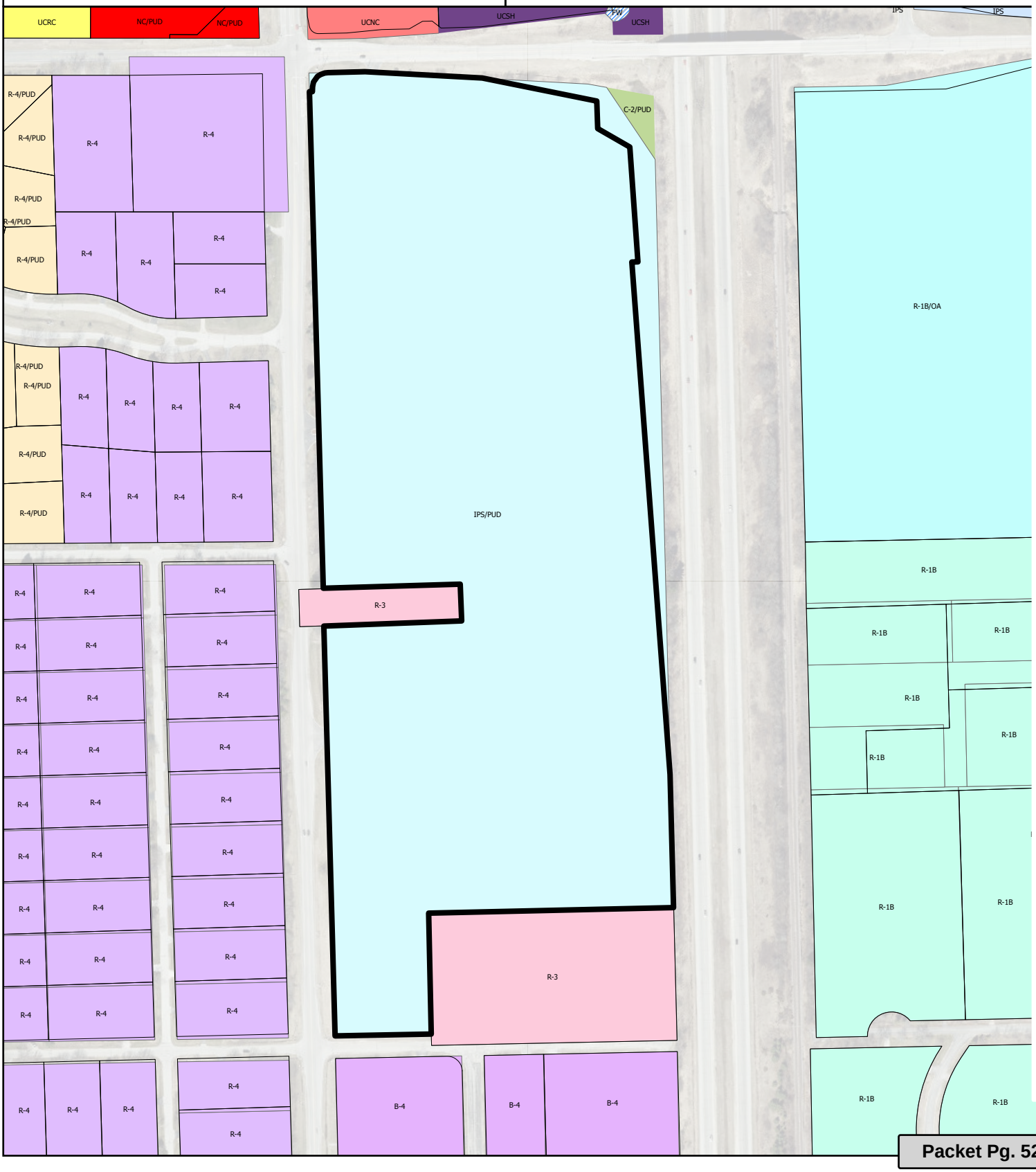
14. Conformance to Engineering Division reviewed and approved grading, drainage, erosion control, water distribution and sanitary sewer plans. Proposed modifications must conform to City ordinances and the Standard Specifications for Land Development (SSLD).
15. Submittal and City Attorney approval of a Stormwater Maintenance and Easement Agreement.
16. 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).
17. Connection to public sewer and connection to public water in conformance with the City of Mequon Water Utility Water Connection Policy.
18. Submittal and City Attorney approval of sanitary sewer and water distribution easements.
19. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.

20. Application for and approval of a City Filling and Excavation Permit. A haul route and a haul bond will be required.
21. The haul route shall be restricted to Port Washington Road and Mequon Road, or Highland Road only to I-43.
22. Retaining walls exceeding 3 feet in height require retaining wall design and certification by a State of Wisconsin Professional Structural Engineer.
23. Conformance to the WDNR wetland fill permit and wetland protective area requirements.

Attachments:
Packet Docs_LifeSpace (PDF)

LIFESPACE COMMUNITIES

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


UCRC
NC/PUD
NC/PUD
UCNC
UCSH
FW
UCSH
IPS
IPS
R-4/PUD
R-4/PUD
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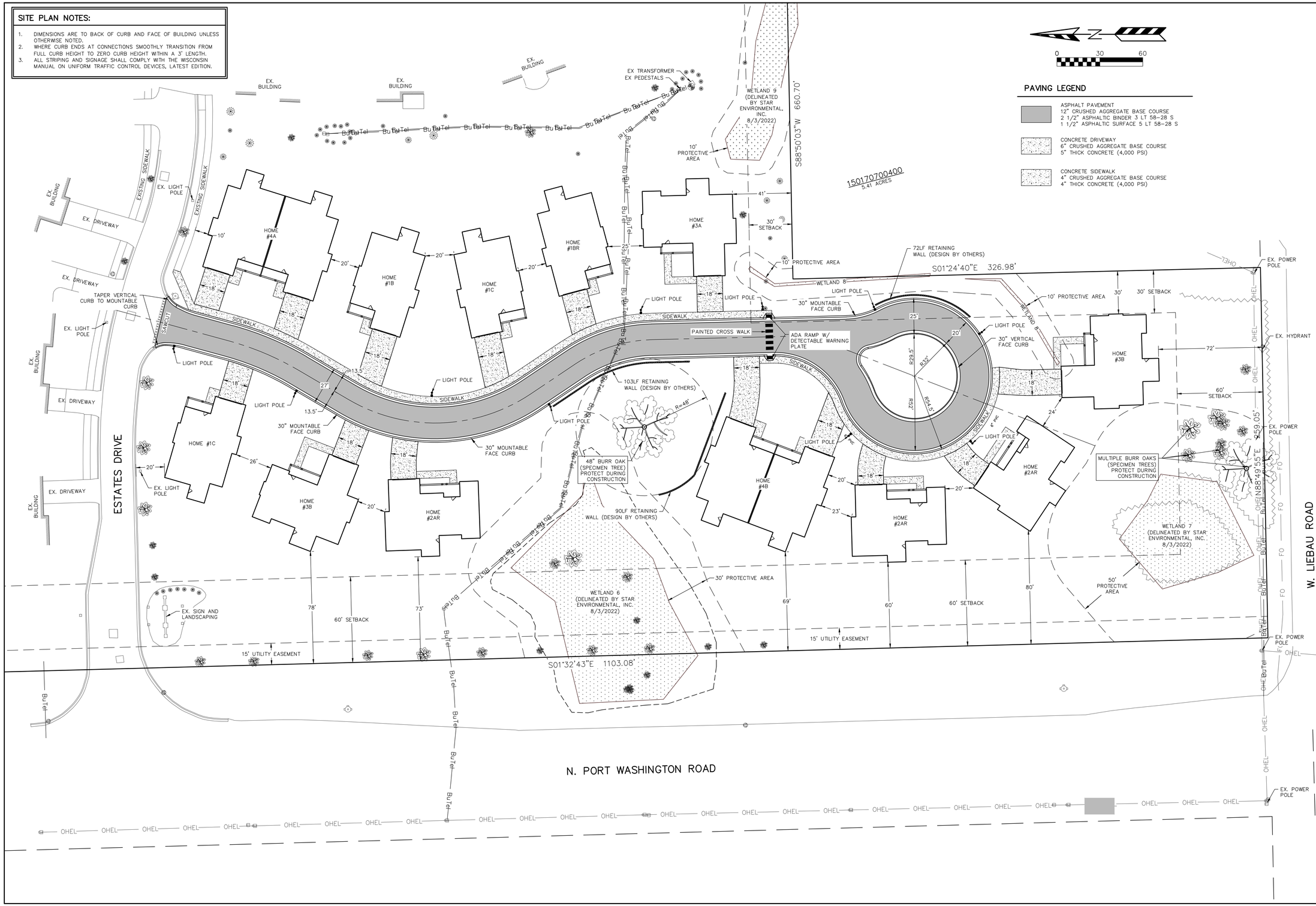
SITE PLAN NOTES:

1. DIMENSIONS ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
PROPOSED SITE PLAN

DRAWN BY: **MBS**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **05-13-2025**

PROJECT NO: \LC-01-23\

FINAL

SHEET NO: **C1.02**

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 2



FRONT ELEVATION

1/4"=1'-0"





RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place

Home #1B

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED REVISIONS	BA	1/30/25
REQUESTED REVISIONS	BA	2/21/25
		.
		.

CLIENT: NEWCASTLE PLACE HOME #1B

TITLE: ELEVATIONS

DATE: 8/21/23

SQ. FEET: 2,033

PAGE #: 1/3

PRINT #:

DRAWN BY: ANDALORO

SCALE: NOTED

General Contractor

Allan Builders, llc

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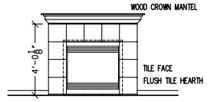
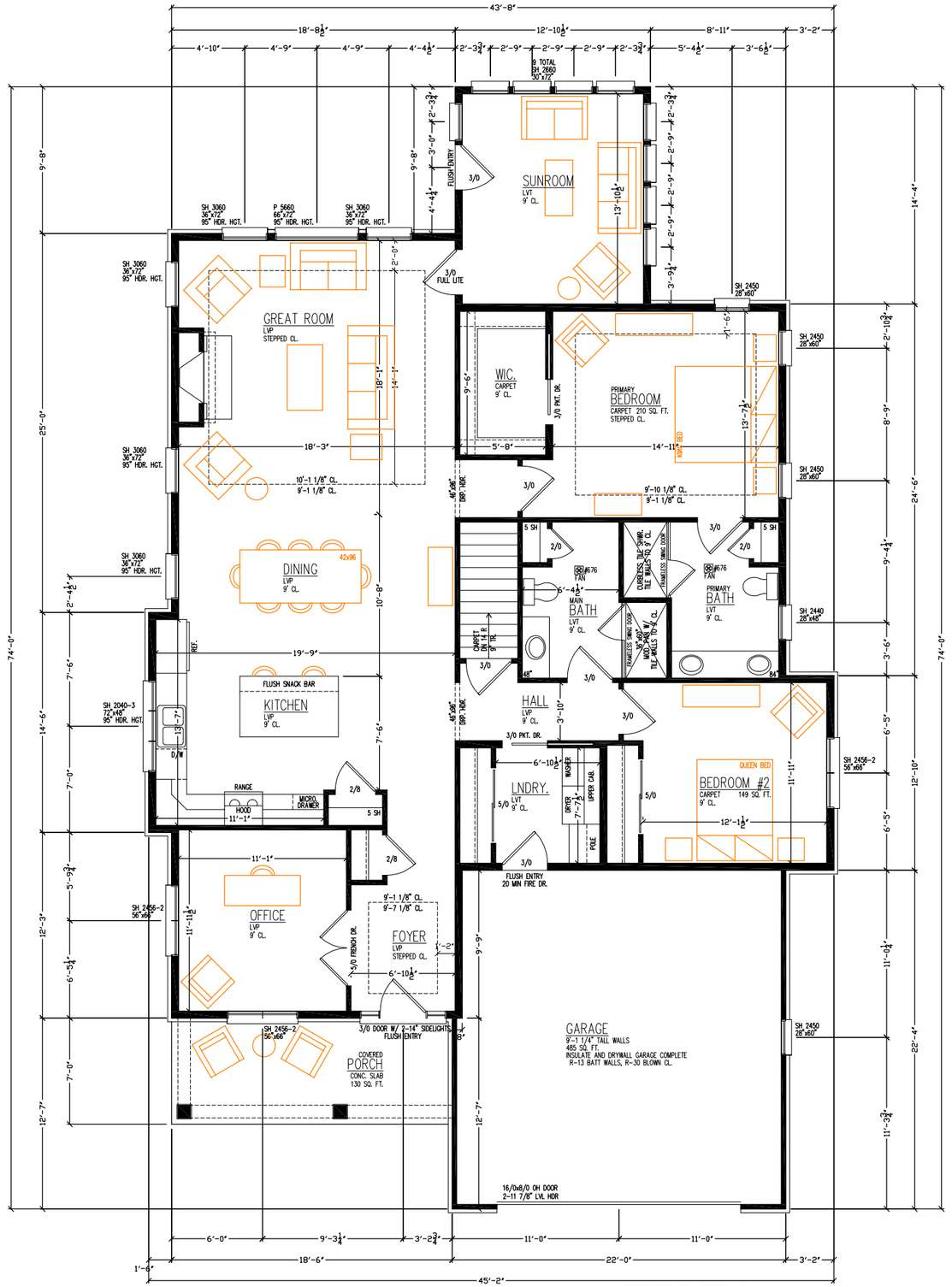
Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

Wisconsin Focus on Energy Home



FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard) Raise fireplace unit 0"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☒ Crown Mantel (standard)
- ☒ Other See detail



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS--2" over the door x 6'-11"
DOUBLE DOORS--2 1/2" over the door x 6'-11"
SLIDING DOORS--1" over the door x 6'-11"
POCKET DOOR--2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
#671- BATHROOM FAN....70CFM...3" DIA.
#676- BATHROOM FAN....110CFM...4" DIA.

Newcastle Place
Home #1B

REVISIONS

	DATE:	BY:	DESCRIPTION
	-	-	-
	-	-	-
	-	-	-
	-	-	-

CLIENT: NEWCASTLE PLACE HOME #1B
TITLE: FLOOR PLAN
DATE: 9/13/22
SQ. FEET: 2,033
DRAWN BY: ANDALORO
SCALE: NOTED
PAGE #: 2/3
PRINT #:

General Contractor
Allan Builders, llc

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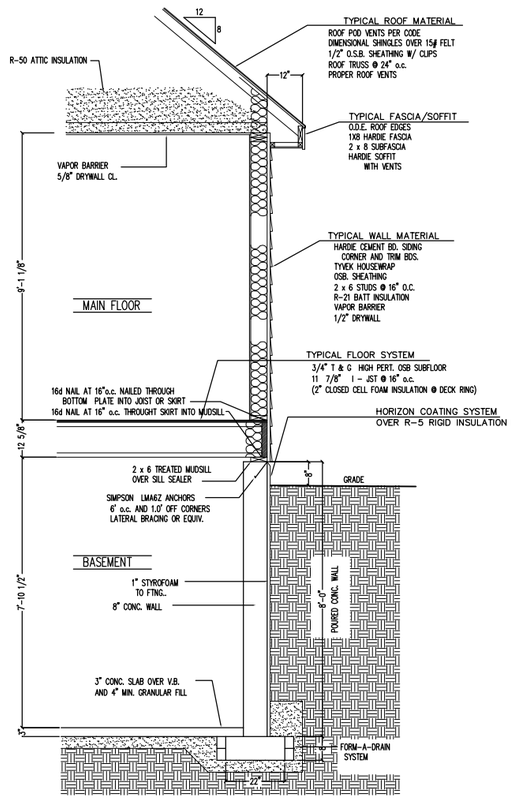
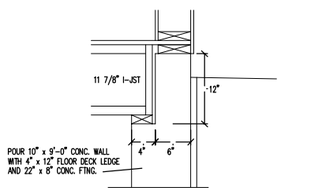
Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

Wisconsin Focus on Energy Home

NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.

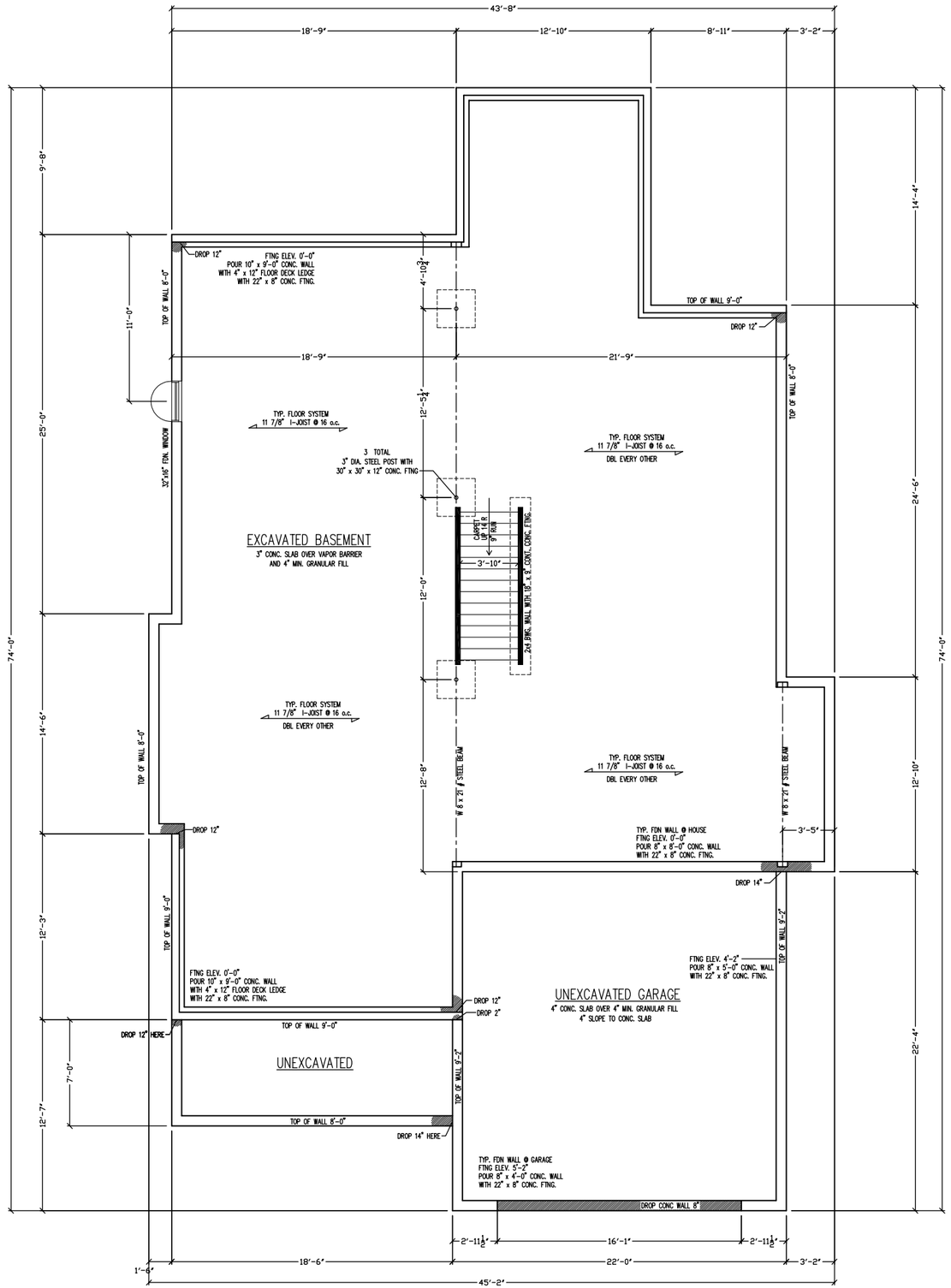


TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)

FLOOR DECK DETAIL
NOT TO SCALE



FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Home #1B

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #1B
TITLE: FDN./BSMT.
DRAWN BY: ANDALORO
DATE: 8/23/23
SCALE: NOTED
SQ. FEET:
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8 / 12 PITCH - 8" HEEL - 12" OVHG

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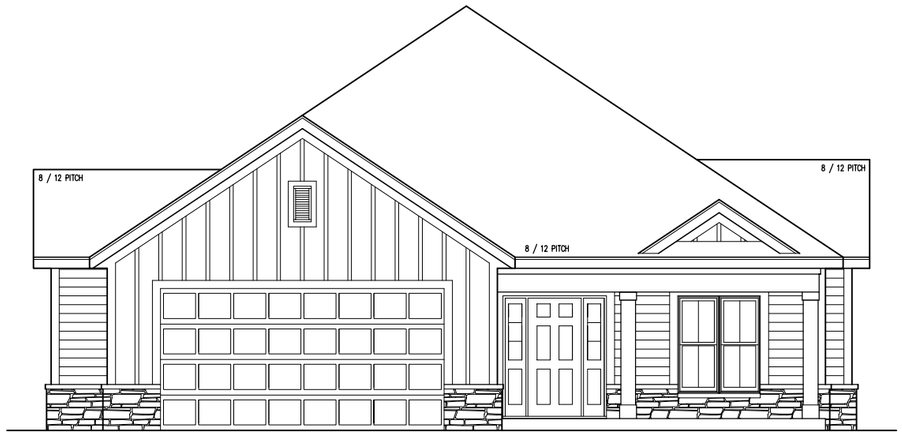
JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 3



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LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place
Home #1C

REVISIONS

	DESCRIPTION	BY:	DATE:
	REQUESTED REVISIONS	BA	1/30/25
	REQUESTED REVISIONS	BA	2/11/25

CLIENT:	NEWCASTLE PLACE HOME #1C		
TITLE:	ELEVATIONS	DATE:	8/21/23
		SCALE:	NOTED
PRINT #:		DRAWN BY:	ANDALORO
		SQ. FEET:	2,033
		PAGE #:	1/3

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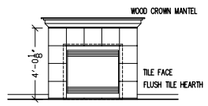
Wisconsin Focus on Energy Home



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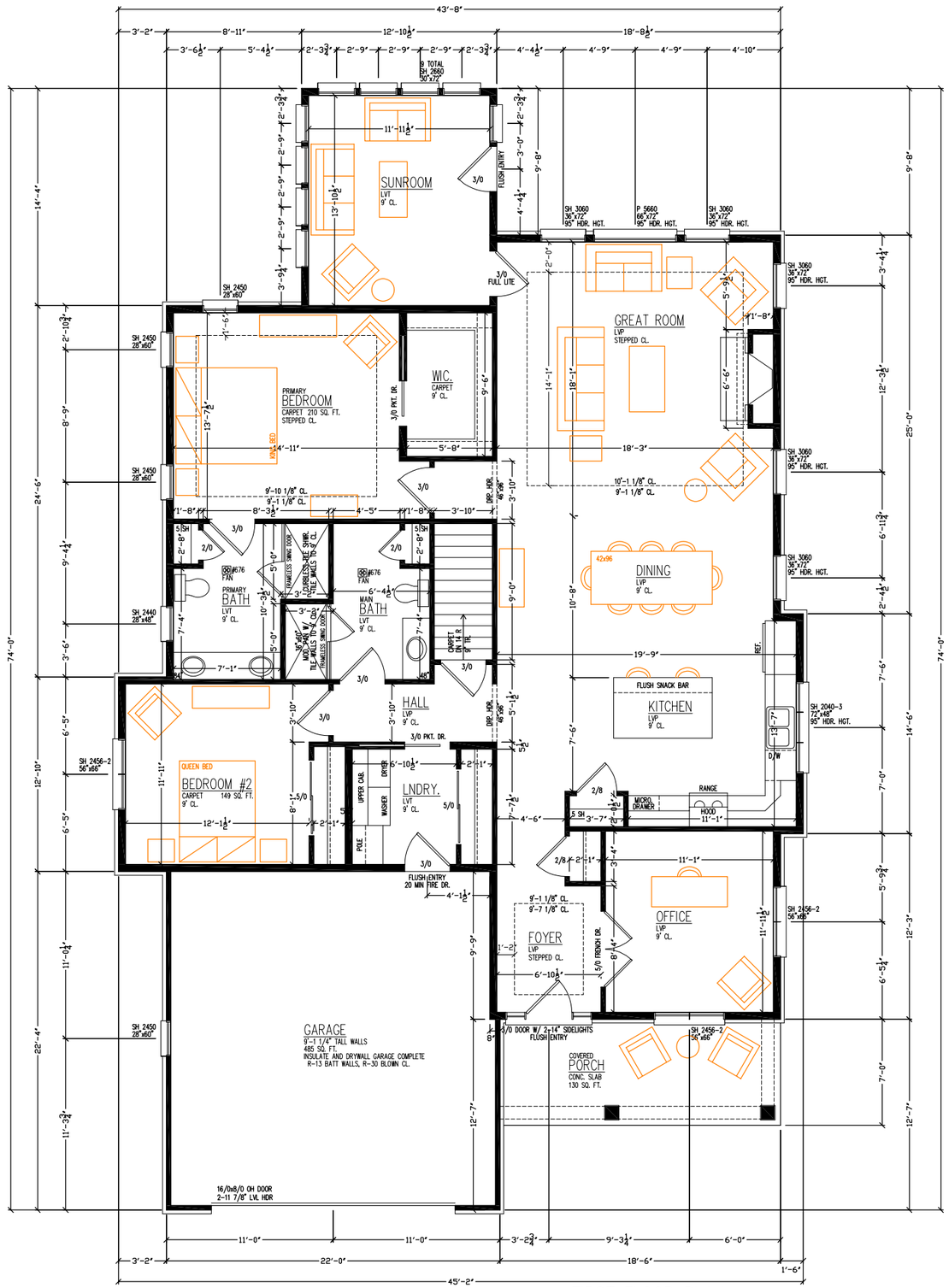

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Newcastle Place
Home #1C

REVISIONS

DESCRIPTION	DATE:	BY:
	-	-

CLIENT: NEWCASTLE PLACE HOME #1C
TITLE: FLOOR PLAN
DATE: 8/23/23
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DRAWN BY: ANDALORO
SCALE: NOTED
PAGE #: 2/3

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General Contractor

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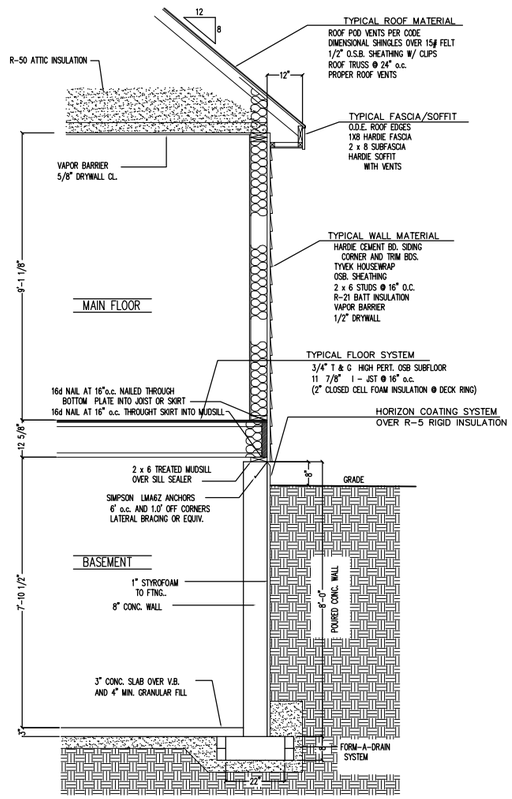

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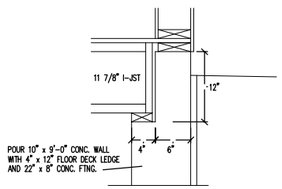

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FLOOR DECK DETAIL
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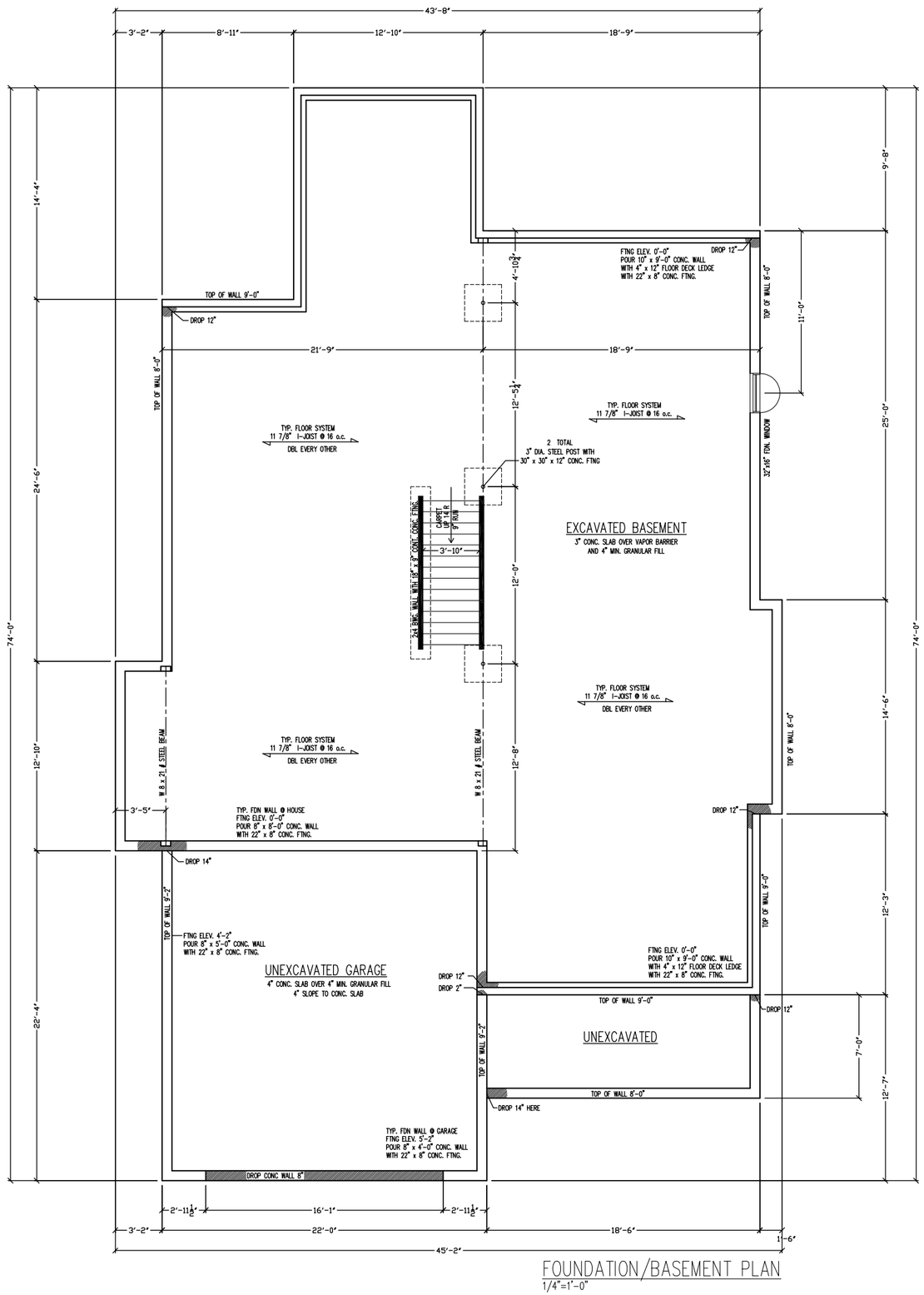

FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Home #1C

REVISIONS

DATE:	BY:	DESCRIPTION
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CLIENT: NEWCASTLE PLACE HOME #1C
TITLE: FDN./BSMT.
DATE: 8/21/23
SQ. FEET:
PAGE #: 3/3
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:

Allan Builders, llc
General Contractor

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Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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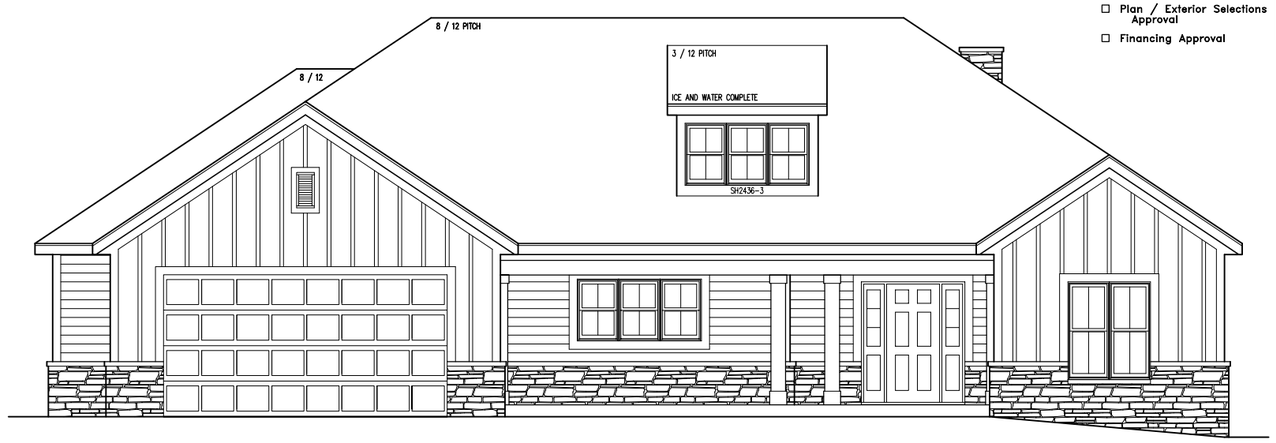
JOB #

Wisconsin Focus on Energy Home

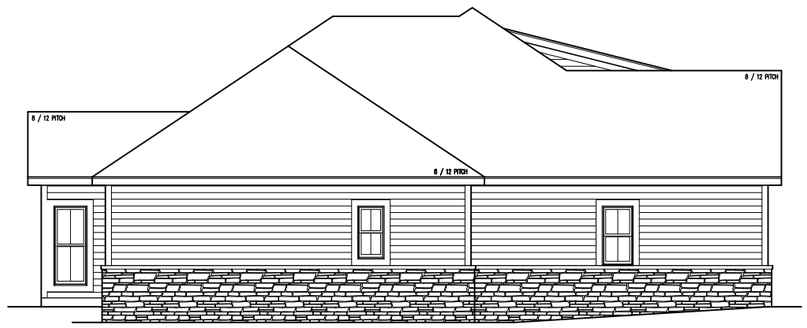
PRELIMINARY PLANS

ELEVATION OPTION 3



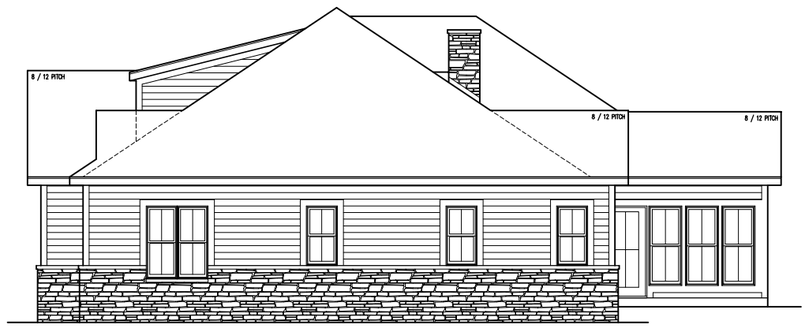
FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED REVISIONS	BA	1/30/25
REQUESTED REVISIONS	BA	2/21/25

CLIENT: NEWCASTLE PLACE HOME #2A

TITLE: ELEVATIONS

DRAWN BY: ANDALORO

DATE: 8/21/23

SCALE: NOTED

SQ. FEET: 2,192

PAGE #: 1/3

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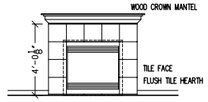
Newcastle Place

Home #2A

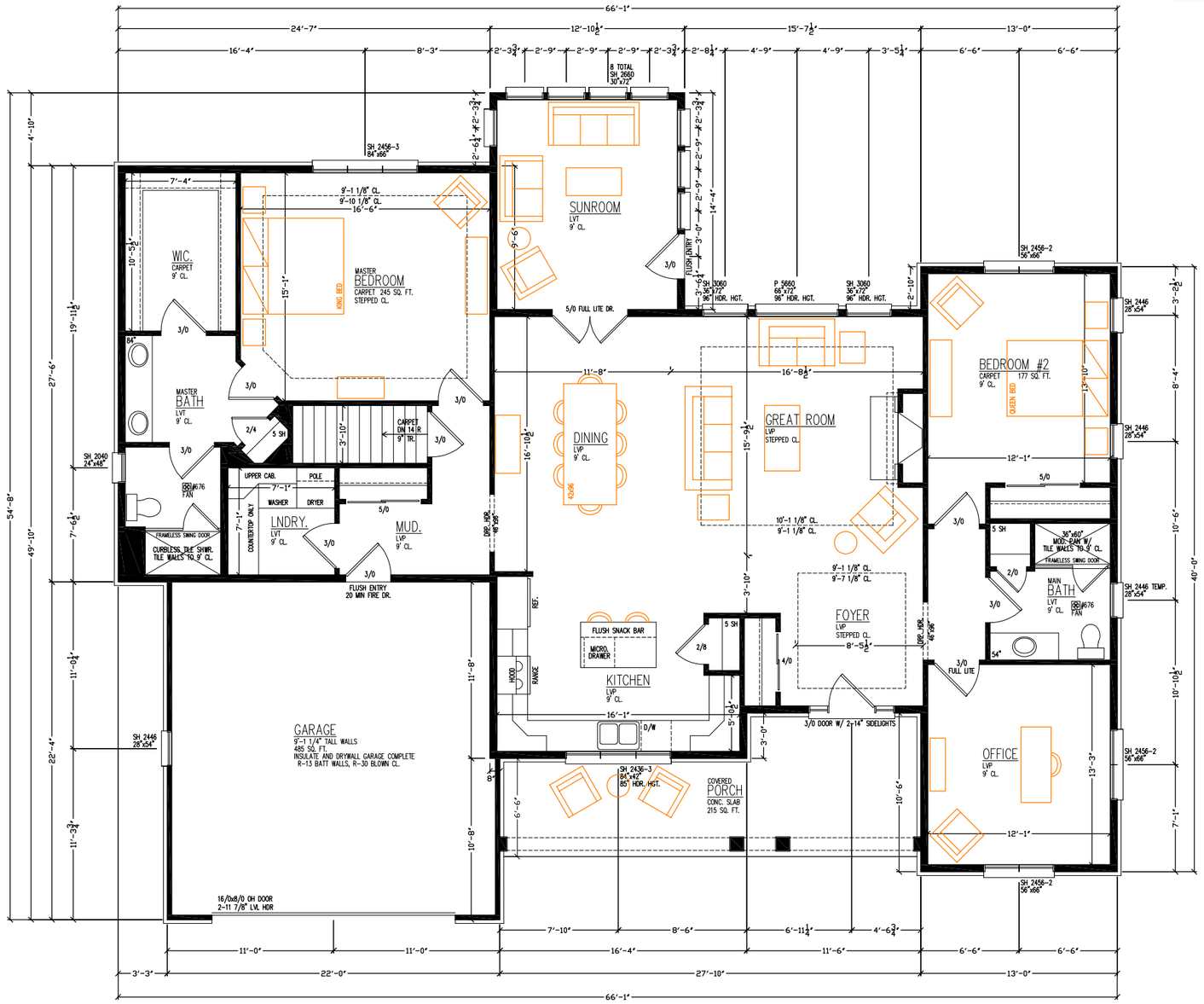
Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

Wisconsin Focus on Energy Home



FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard) Raise fireplace unit 0"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☒ Crown Mantel (standard)
- ☒ Other See detail



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS---2" over the door x 6'-11"
DOUBLE DOORS---2 1/2" over the door x 6'-11"
SLIDING DOORS---1" over the door x 6'-11"
POCKET DOOR---2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
#671- BATHROOM FAN....70CFM...3" DIA.
#676- BATHROOM FAN....110CFM...4" DIA.

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Newcastle Place
Home #2A

REVISIONS

DESCRIPTION	BY:	DATE:

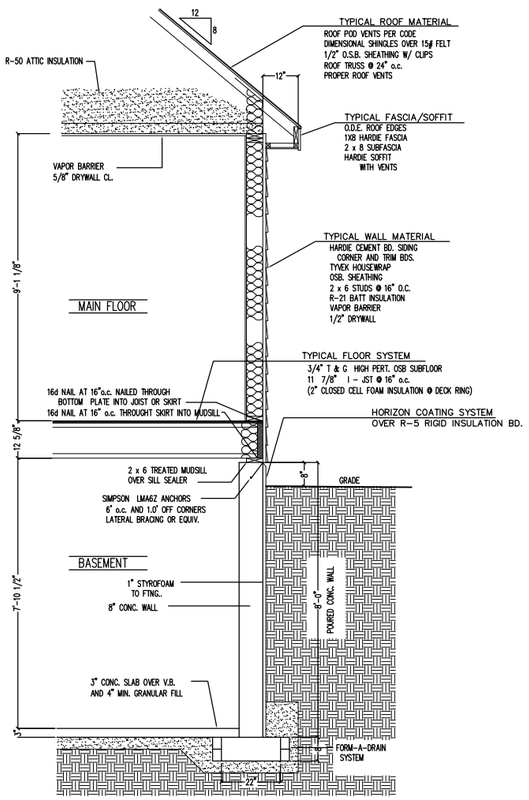
CLIENT: NEWCASTLE PLACE HOME #2A
TITLE: FLOOR PLAN
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 2,192
PRINT #:
PAGE #: 2/3

General Contractor
Allan Builders, llc

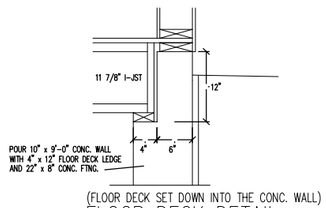
Allan Builders llc.

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.

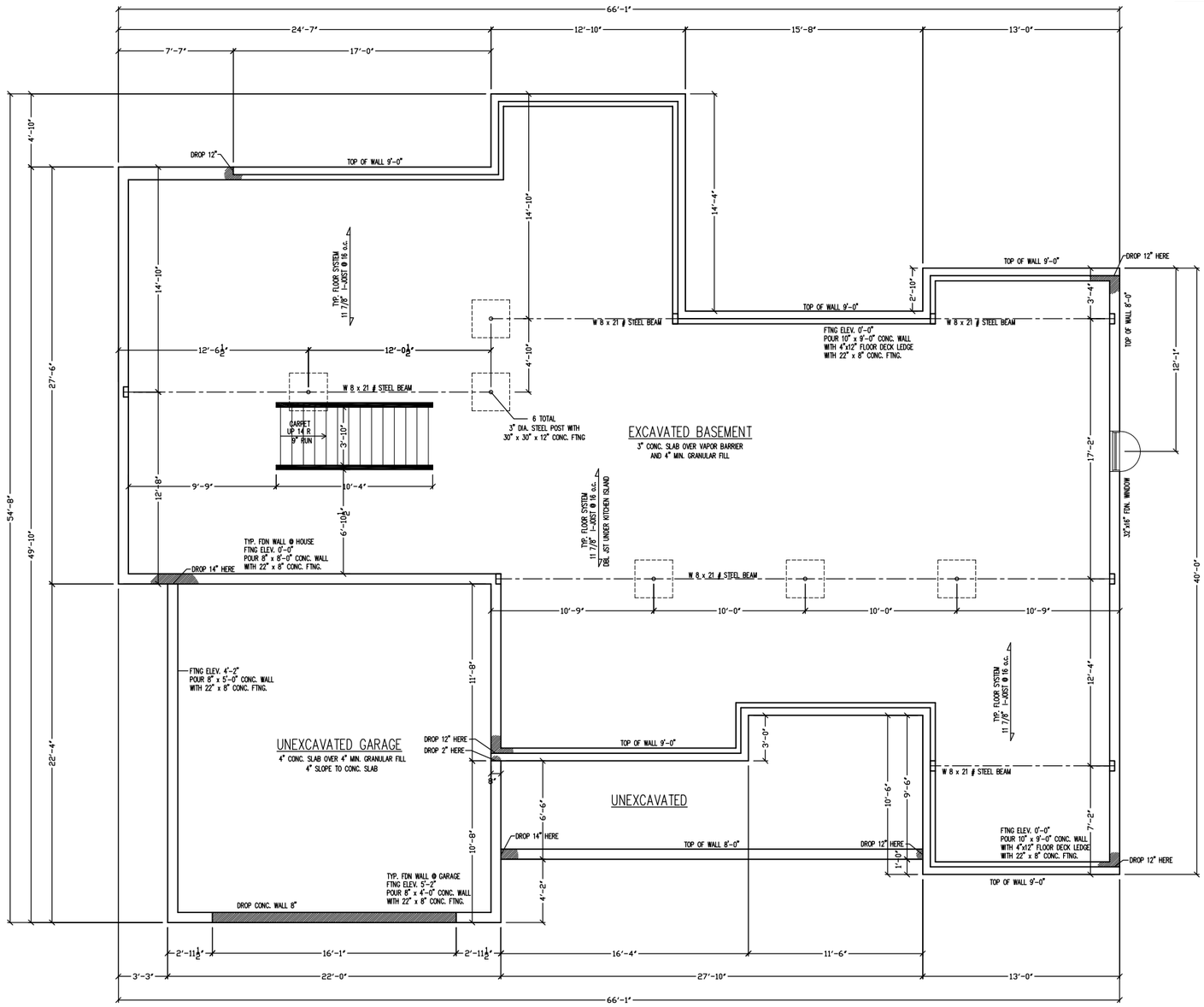


TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)

FLOOR DECK DETAIL
NOT TO SCALE



FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Home #2A

REVISIONS

DESCRIPTION	DATE:	BY:
	- -	- -
	- -	- -
	- -	- -
	- -	- -

CLIENT: NEWCASTLE PLACE HOME #2A
TITLE: BASEMENT
SQ. FEET:
DATE: 8/21/23
PAGE #: 3/3
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:

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General Contractor

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ROOF TRUSS HEEL HEIGHTS
8 / 12 PITCH - 8" HEEL - 12" OVHG

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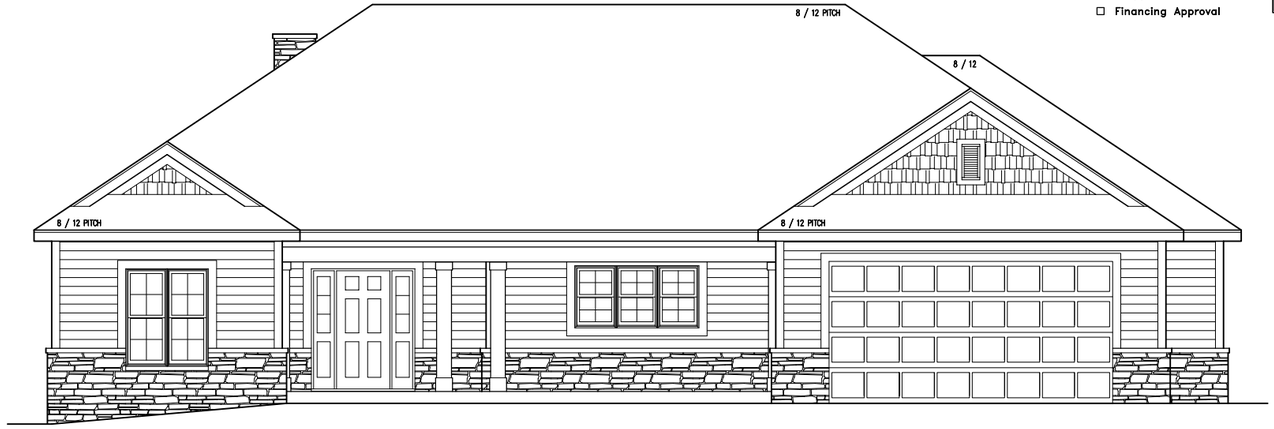
JOB #

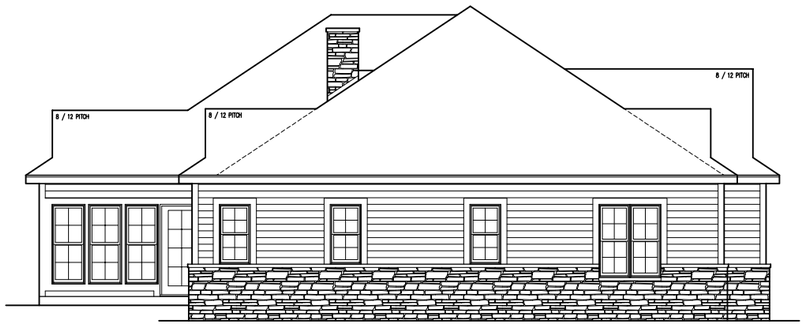
Wisconsin Focus on Energy Home

PRELIMINARY PLANS

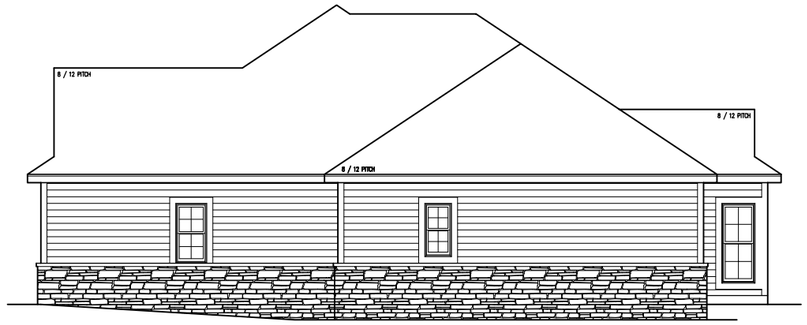
ELEVATION OPTION 2



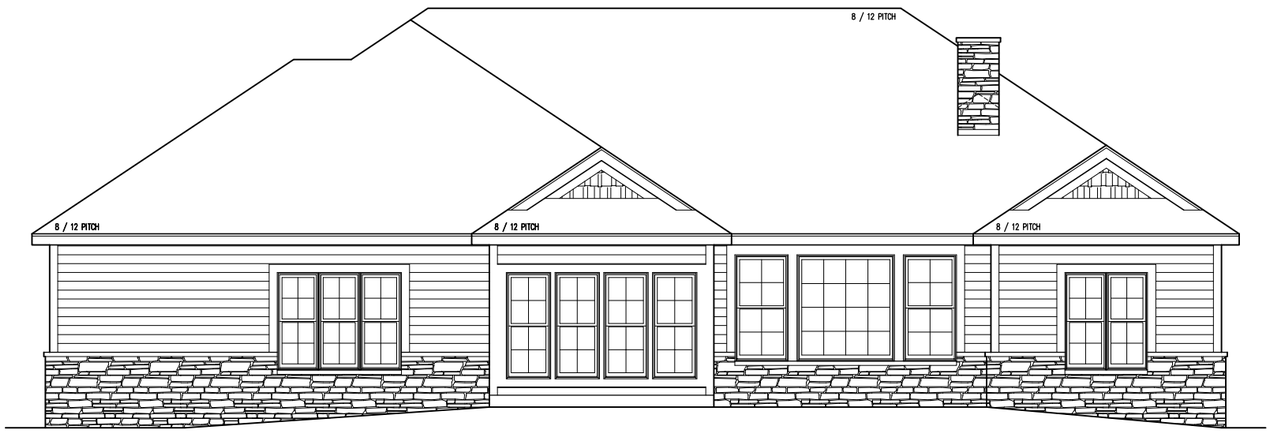
FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



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

Newcastle Place
Home #2B

REVISIONS

DATE:	BY:	DESCRIPTION
1/30/25	BA	REQUESTED REVISIONS
2/11/25	BA	REQUESTED REVISIONS

CLIENT: NEWCASTLE PLACE HOME #2B
TITLE: ELEVATIONS
PRINT #:
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 2,192
PAGE #: 1/3

Allan Builders, llc
General Contractor

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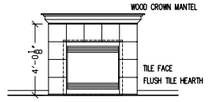
Wisconsin Focus on Energy Home



FIREPLACE DETAIL
1/4"=1'-0"

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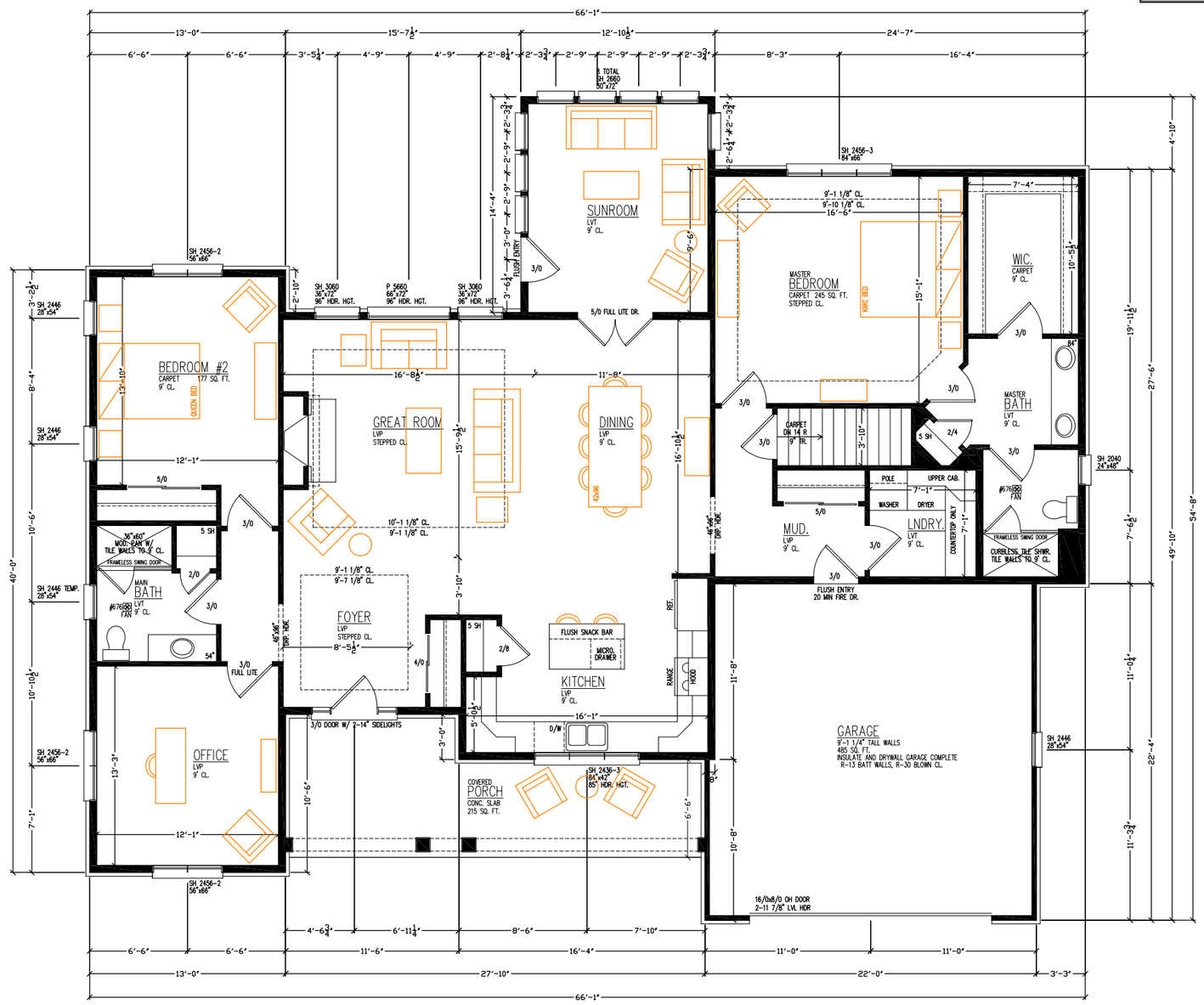

FIRST FLOOR PLAN
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Newcastle Place
Home #2B

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #2B
TITLE: FLOOR PLAN
PRINT #:
DATE: 8/21/23
DRAWN BY: ANDALORO
SCALE: NOTED
SQ. FEET: 2,192
PAGE #: 2/3

General Contractor
Allan Builders, llc

Allan Builders llc.

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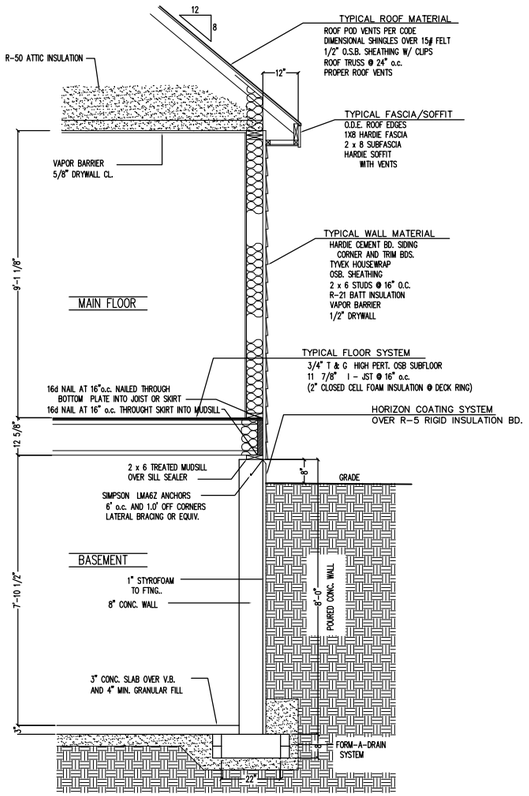
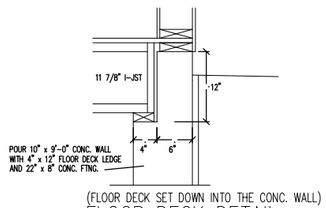
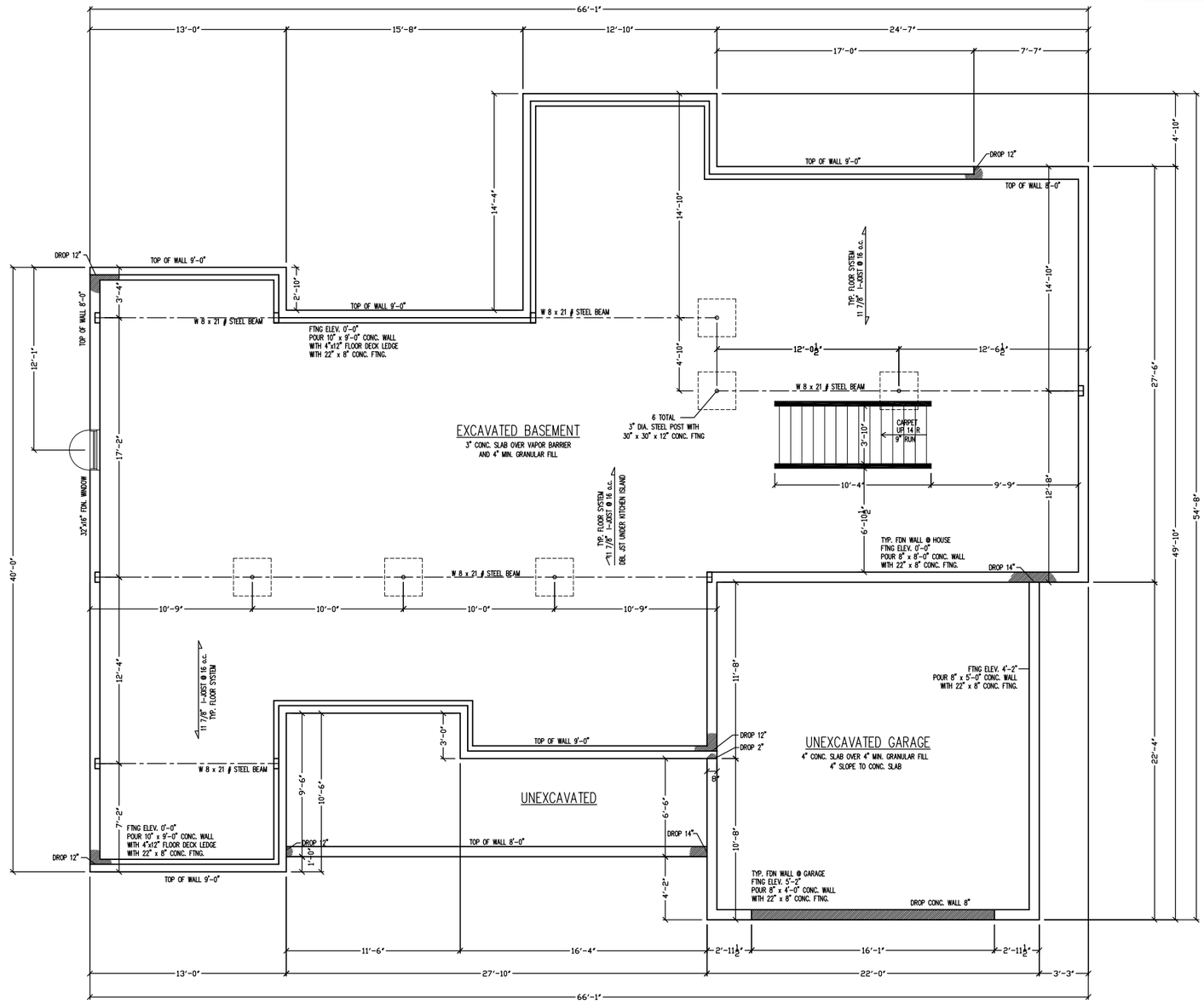


TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Home #2B

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #2B
TITLE: BASEMENT
DATE: 8/21/23
SQ. FEET:
PAGE #: 3/3
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:

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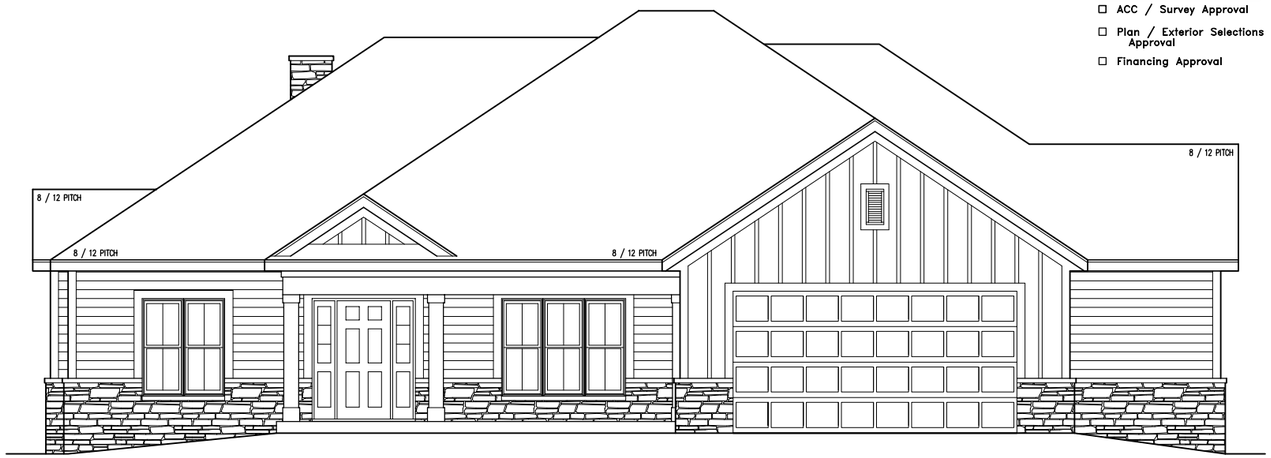
JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 3



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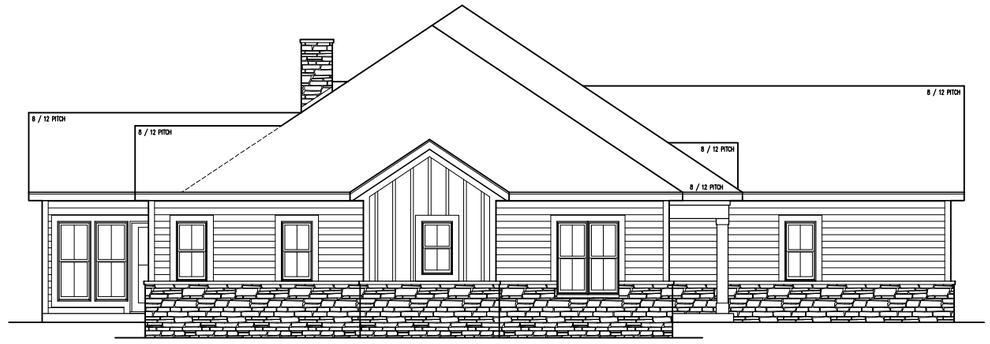
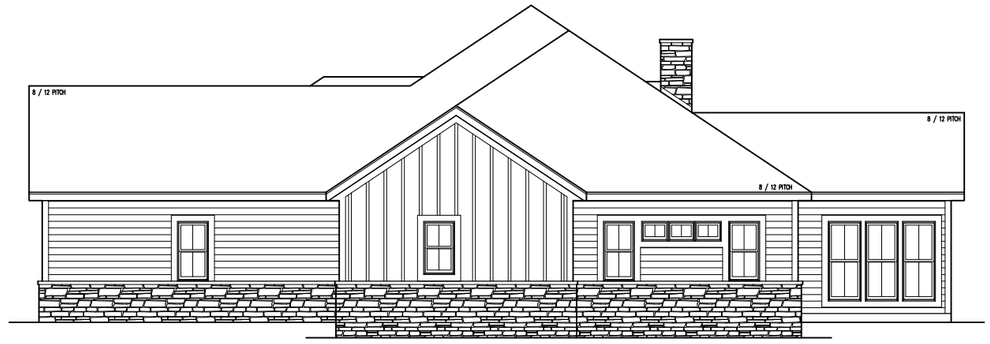
1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place

Home #3A

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED REVISIONS	BA	1/30/25
REQUESTED REVISIONS	BA	2/11/25

CLIENT: NEWCASTLE PLACE HOME #3A

TITLE: ELEVATIONS

DRAWN BY: ANDALORO

DATE: 8/21/23

SCALE: NOTED

SQ. FEET: 2,434

PAGE #: 1/3

Allan Builders, llc General Contractor

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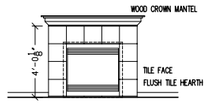
Wisconsin Focus on Energy Home



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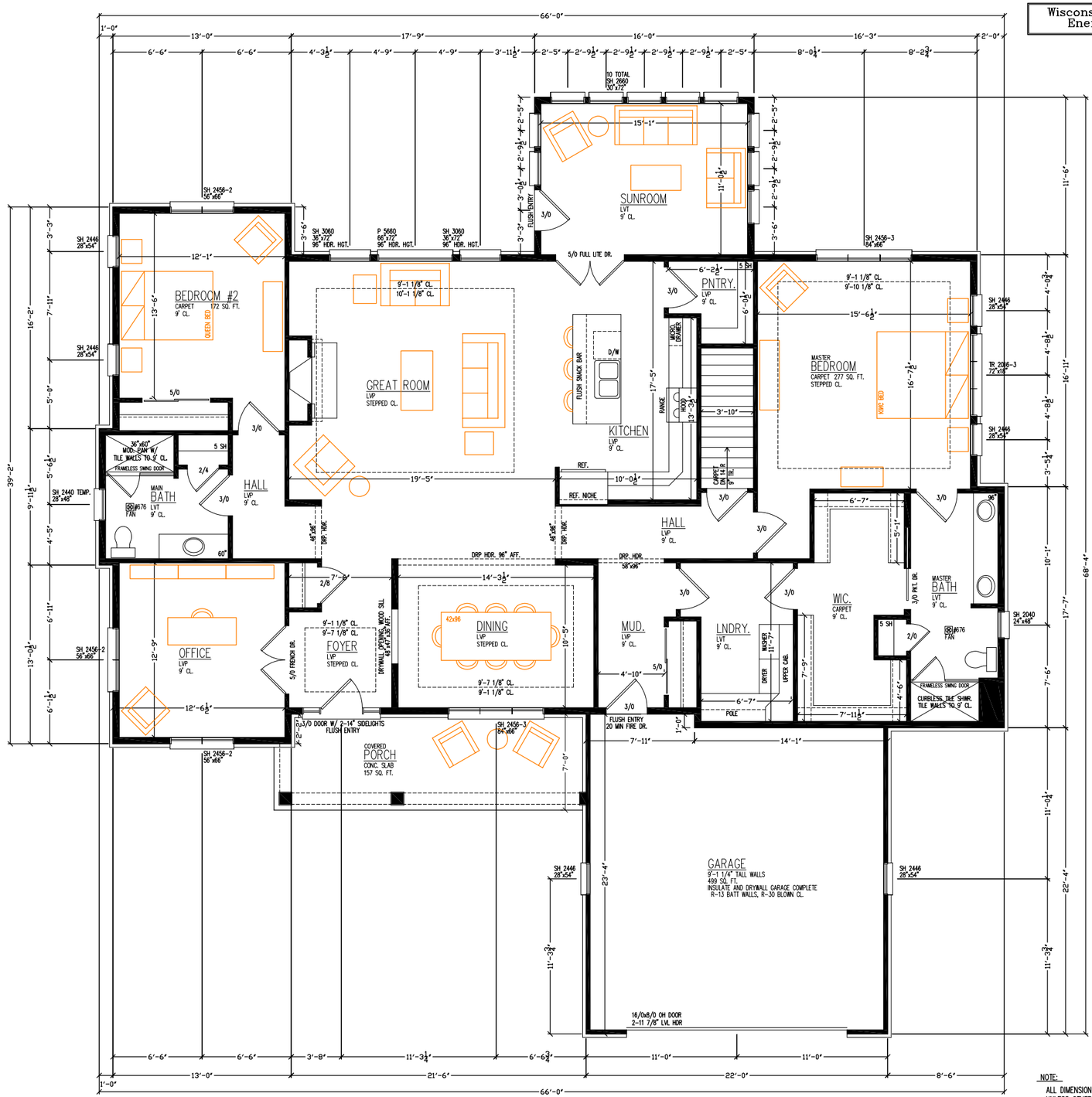

FIRST FLOOR PLAN
1/4"=1'-0"

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Newcastle Place
Home #3A

REVISIONS

DESCRIPTION	DATE:	BY:

CLIENT: NEWCASTLE PLACE HOME #3A
TITLE: FLOOR PLAN
DRAWN BY: ANDALORO
PRINT #:
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 2,434
PAGE #: 2/3

Allan Builders, llc
General Contractor

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Wisconsin Focus on Energy Home

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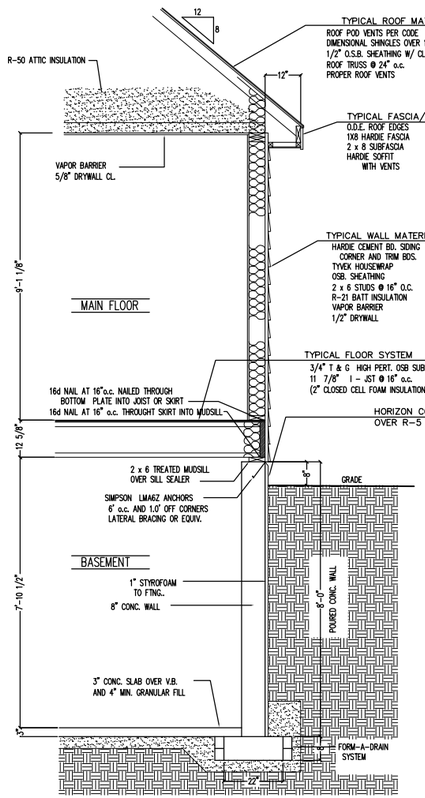
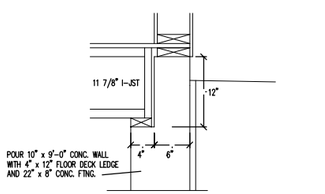


TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
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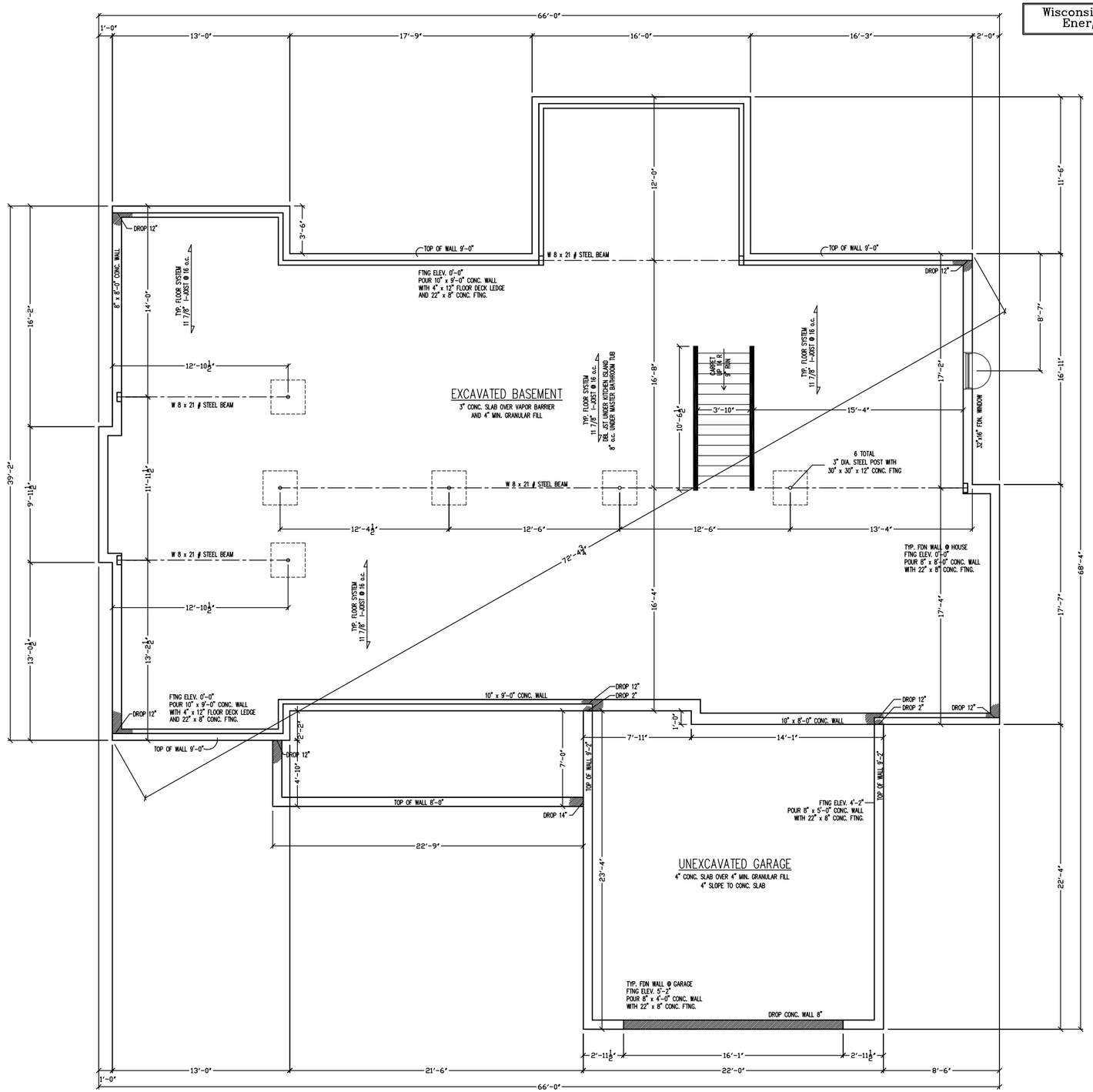

FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Home #3A

REVISIONS

DESCRIPTION	DATE:	BY:
	- -	

CLIENT: NEWCASTLE PLACE
HOME #3A
TITLE: BASEMENT
DRAWN BY: ANDALORO
DATE: 8/21/23
SQ. FEET:
SCALE: NOTED
PAGE #: 3/3
PRINT #:

Allan Builders, llc
General Contractor

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Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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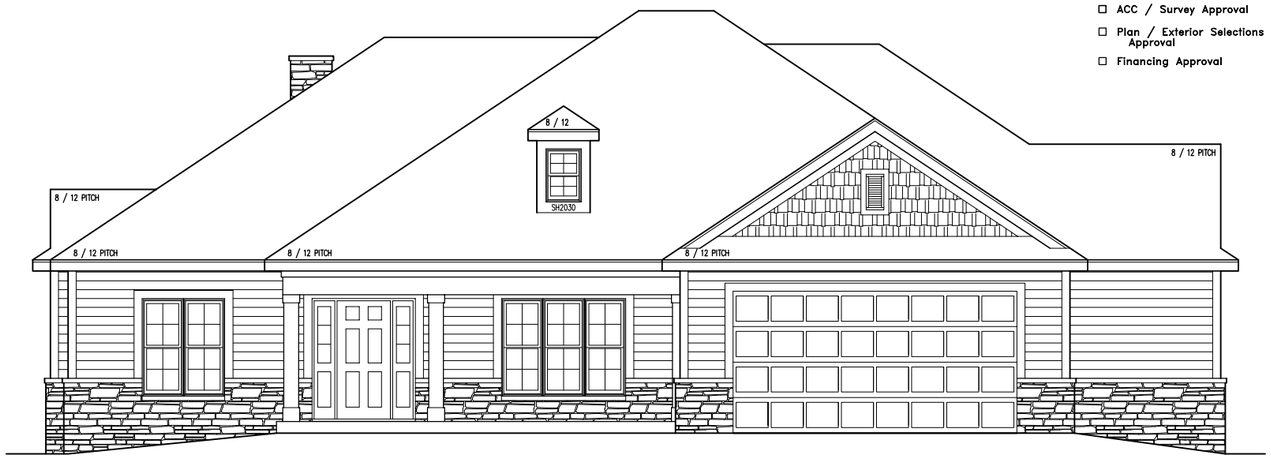
JOB #

Wisconsin Focus on Energy Home

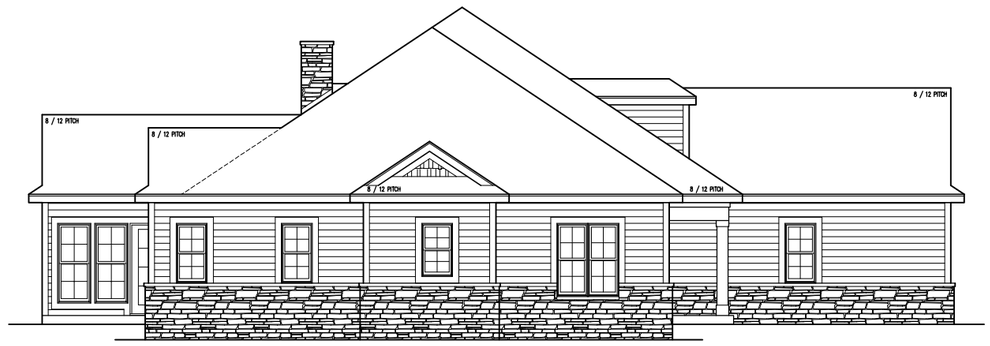
PRELIMINARY PLANS

ELEVATION OPTION 2



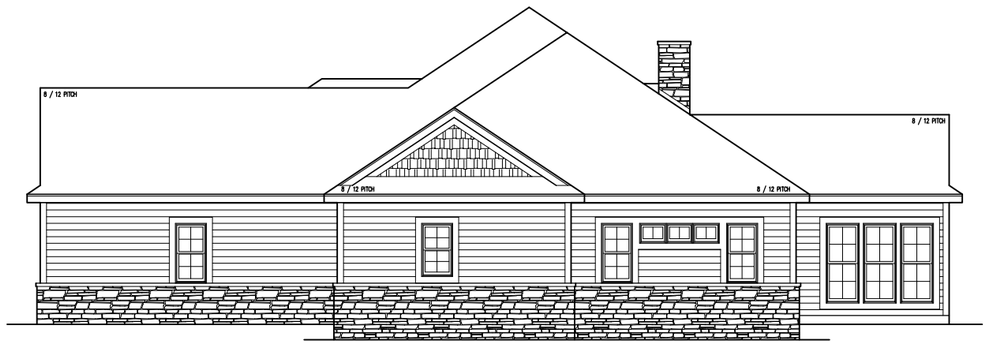
FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED REVISIONS	BA	1/30/25
REQUESTED REVISIONS	BA	2/11/25

CLIENT: NEWCASTLE PLACE HOME #3B

TITLE: ELEVATIONS

DRAWN BY: ANDALORO

DATE: 8/21/23

SCALE: NOTED

SQ. FEET: 2,434

PAGE #: 1/3

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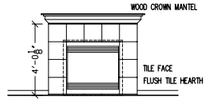
Allan Builders llc.

Newcastle Place

Home #3B

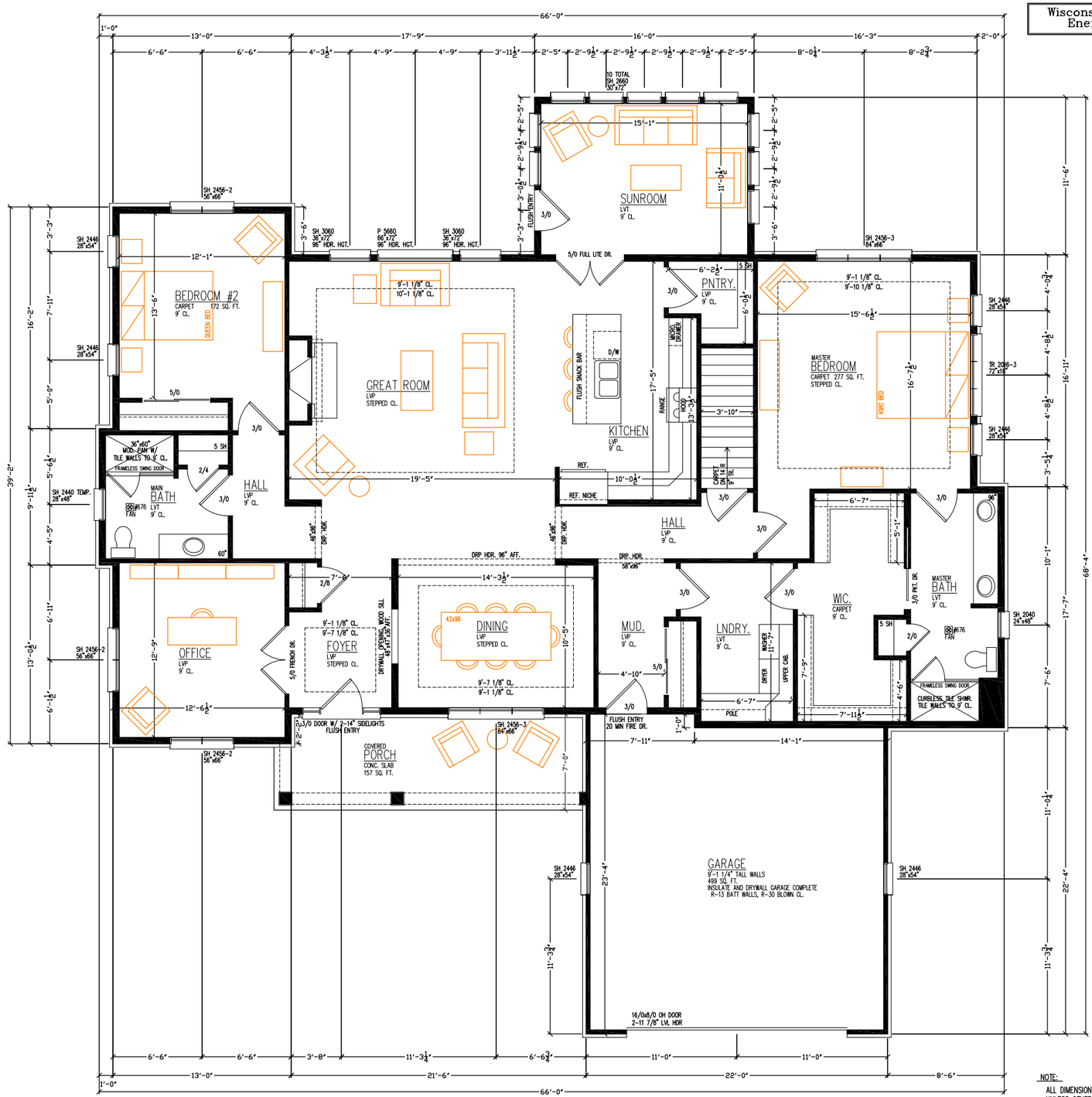
Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

Wisconsin Focus on Energy Home



FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard) Raise fireplace unit 0"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☒ Crown Mantel (standard)
- ☒ Other See detail



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
#671- BATHROOM FAN....70CFM...3" DIA.
#676- BATHROOM FAN....110CFM...4" DIA.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS--2" over the door x 6'-11"
DOUBLE DOORS--2 1/2" over the door x 6'-11"
SLIDING DOORS--1" over the door x 6'-11"
POCKET DOOR--2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

Newcastle Place
Home #3B

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #3B
TITLE: FLOOR PLAN
DATE: 8/21/23
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:
SQ. FEET: 2,434
PAGE #: 2/3

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General Contractor

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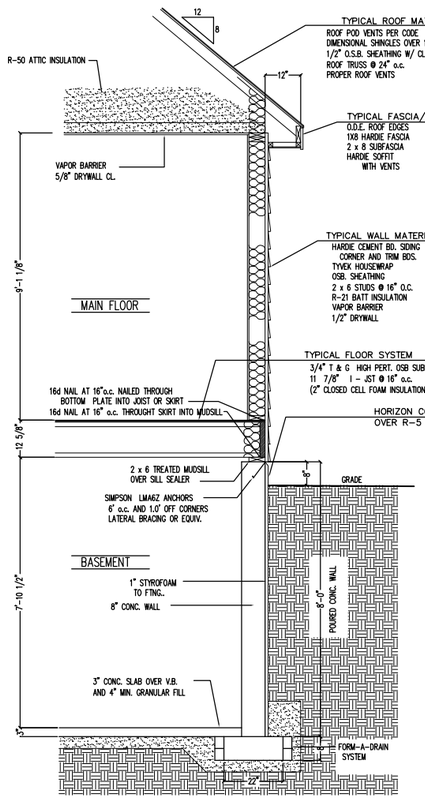
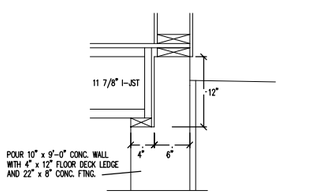
Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

Wisconsin Focus on Energy Home

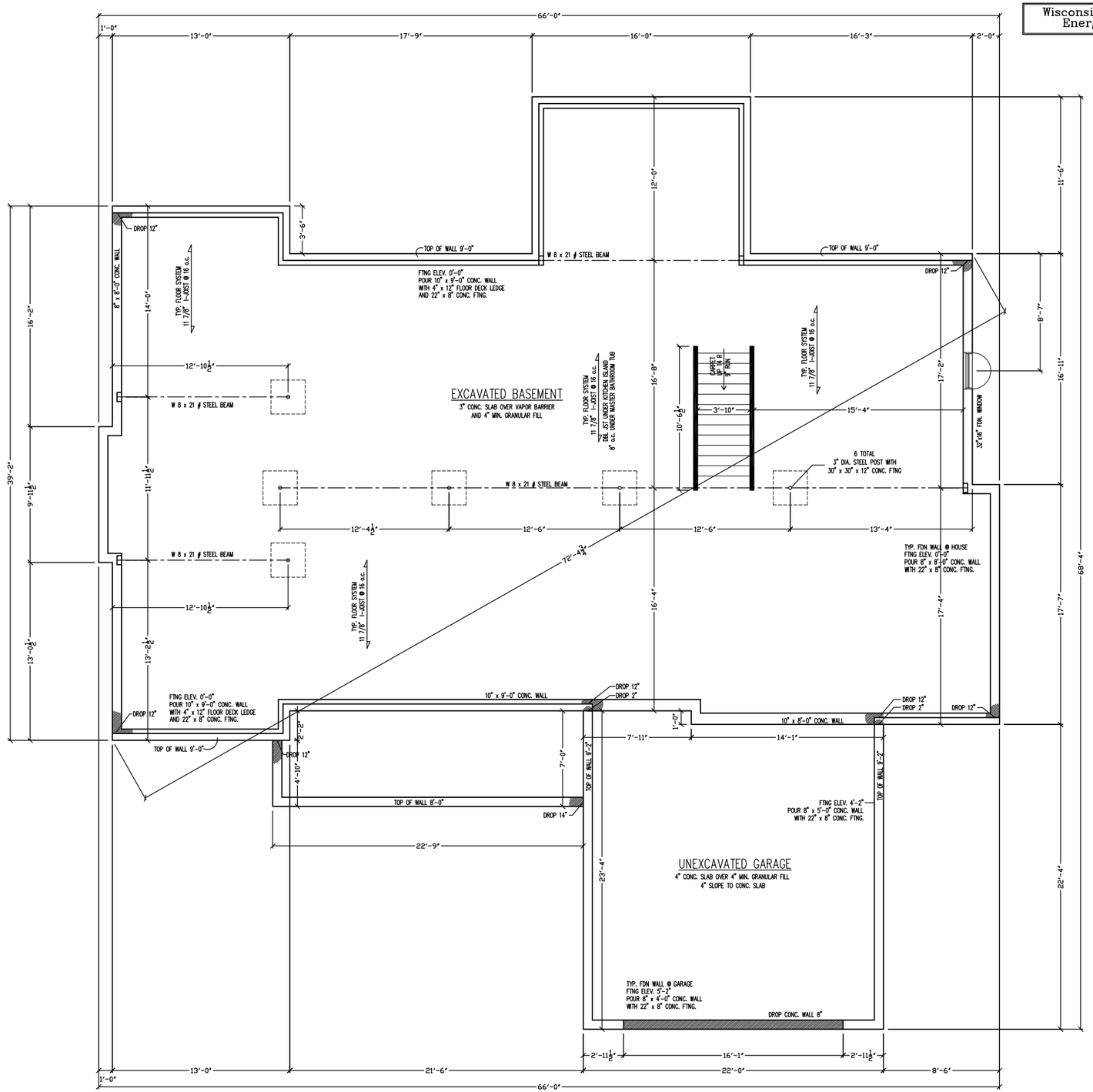
NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.



TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Home #3B

REVISIONS

DESCRIPTION	DATE:	BY:
	- -	- -

CLIENT: NEWCASTLE PLACE HOME #3B
TITLE: BASEMENT
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET:
PAGE #: 3/3
PRINT #:

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- ☐ Plan / Exterior Selections Approval
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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 3



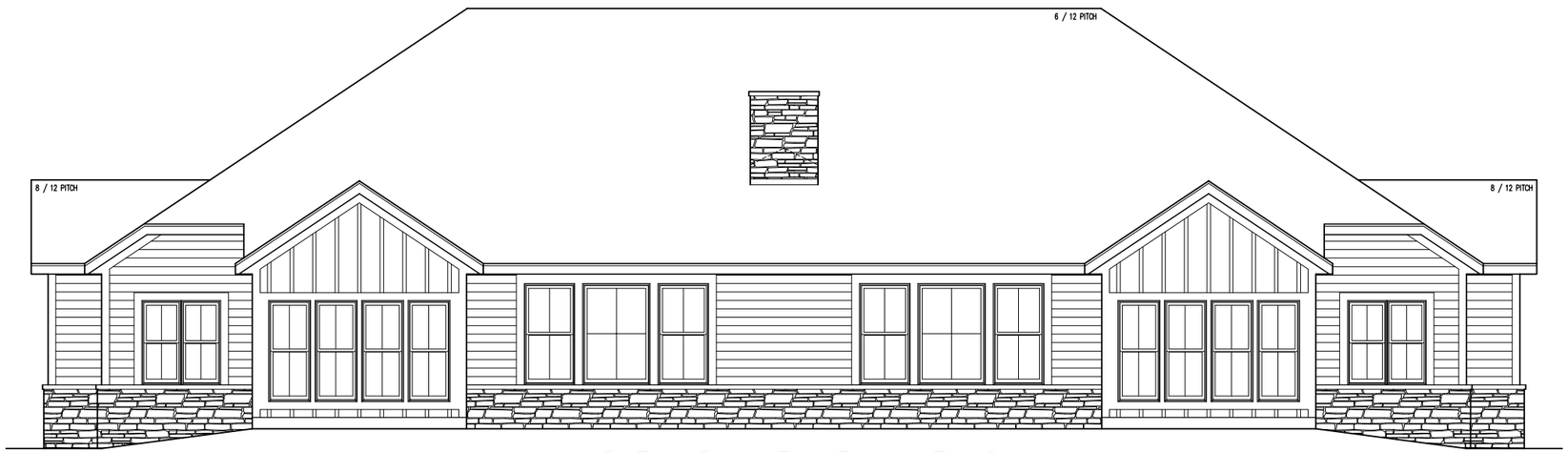
FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



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

REVISIONS

	DESCRIPTION	BY:	DATE:
	REQUESTED REVISIONS	BA	1/30/25

CLIENT: NEWCASTLE PLACE HOME #4A (DUPLEX)
TITLE: ELEVATIONS
PRINT #:
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 4,008
PAGE #: 1/3

Newcastle Place
Home #4A

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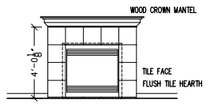
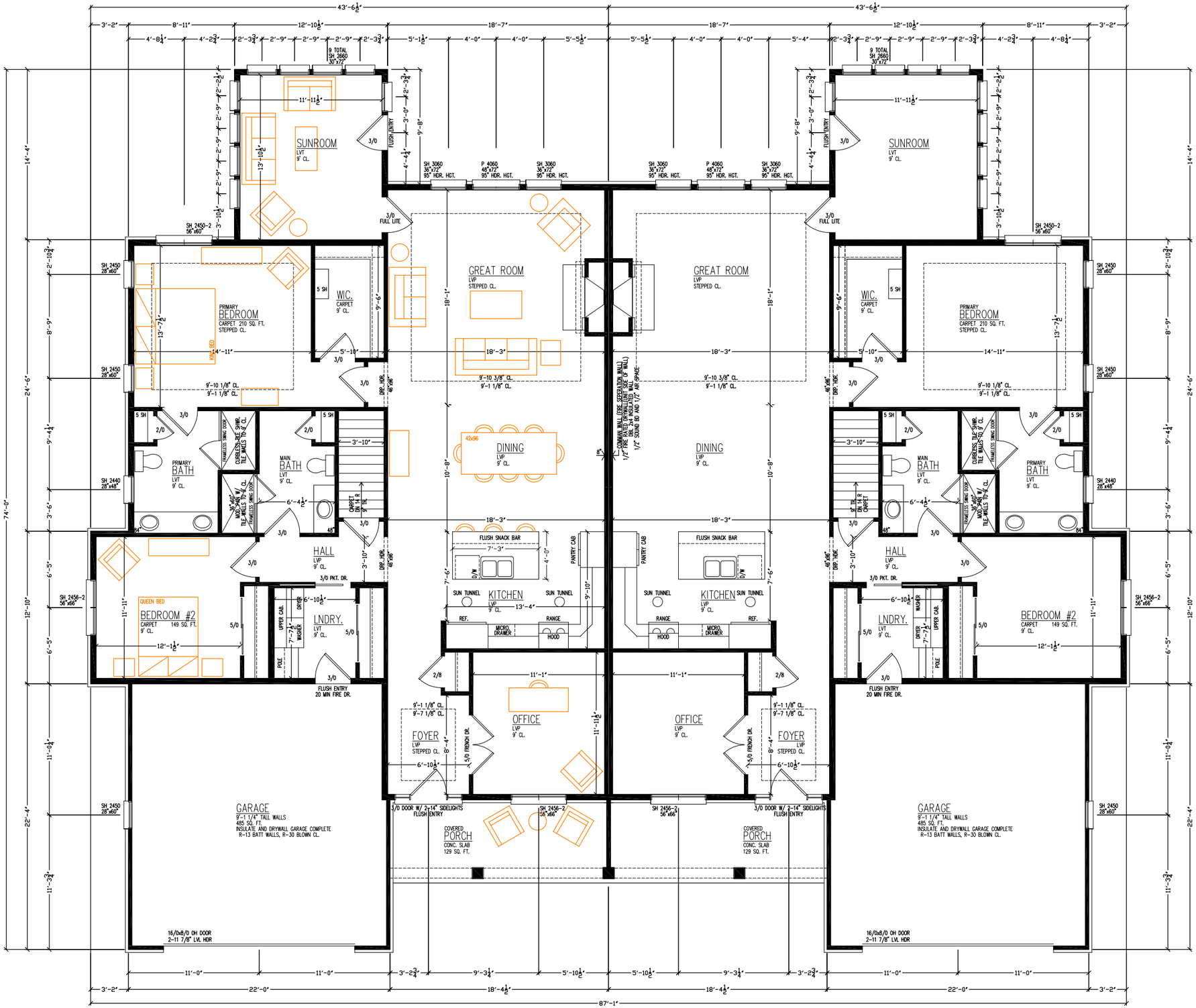
Wisconsin Focus on Energy Home



FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)

- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard) Raise fireplace unit 0"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☒ Crown Mantel (standard)
- ☒ Other See detail



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
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UNLESS OTHERWISE NOTED:
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ALL INTERIOR FRAME WALL DIM. 3 1/2"
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HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.

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HINGED DOORS---2" over the door x 6'-11"
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SLIDING DOORS---1" over the door x 6'-11"
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FRAMING ROUGH OPENINGS:WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
#671- BATHROOM FAN....70CFM...3" DIA.
#676- BATHROOM FAN....110CFM...4" DIA.

Newcastle Place
Home #4A

REVISIONS

DESCRIPTION	DATE:	BY:
	-	-
	-	-
	-	-
	-	-
	-	-

CLIENT: NEWCASTLE PLACE HOME #4A (DUPLEX)
TITLE: FLOOR PLAN
DATE: 8/21/23
SQ. FEET: 4,008
SCALE: 1/4"=1'-0" NOTED
PAGE #: 2/3
DRAWN BY: ANDALORO
PRINT: ANDALORO

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General Contractor

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Wisconsin Focus on Energy Home

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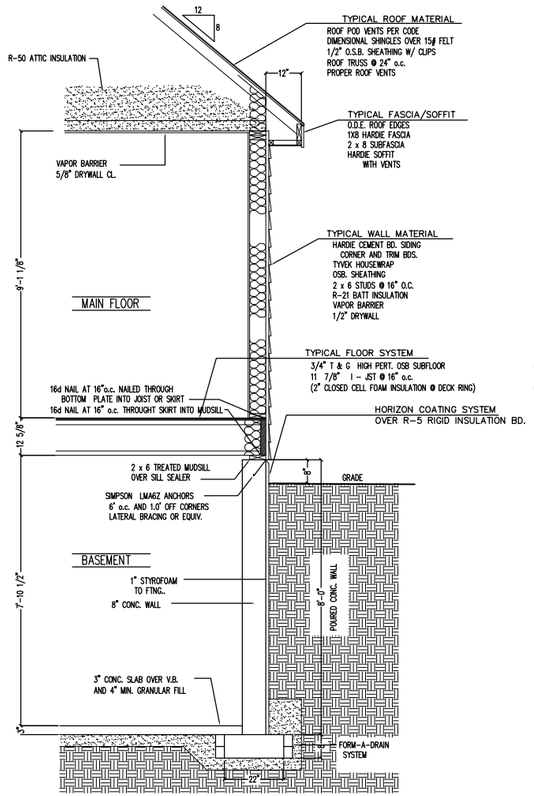
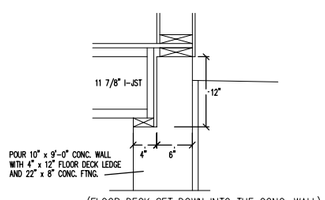
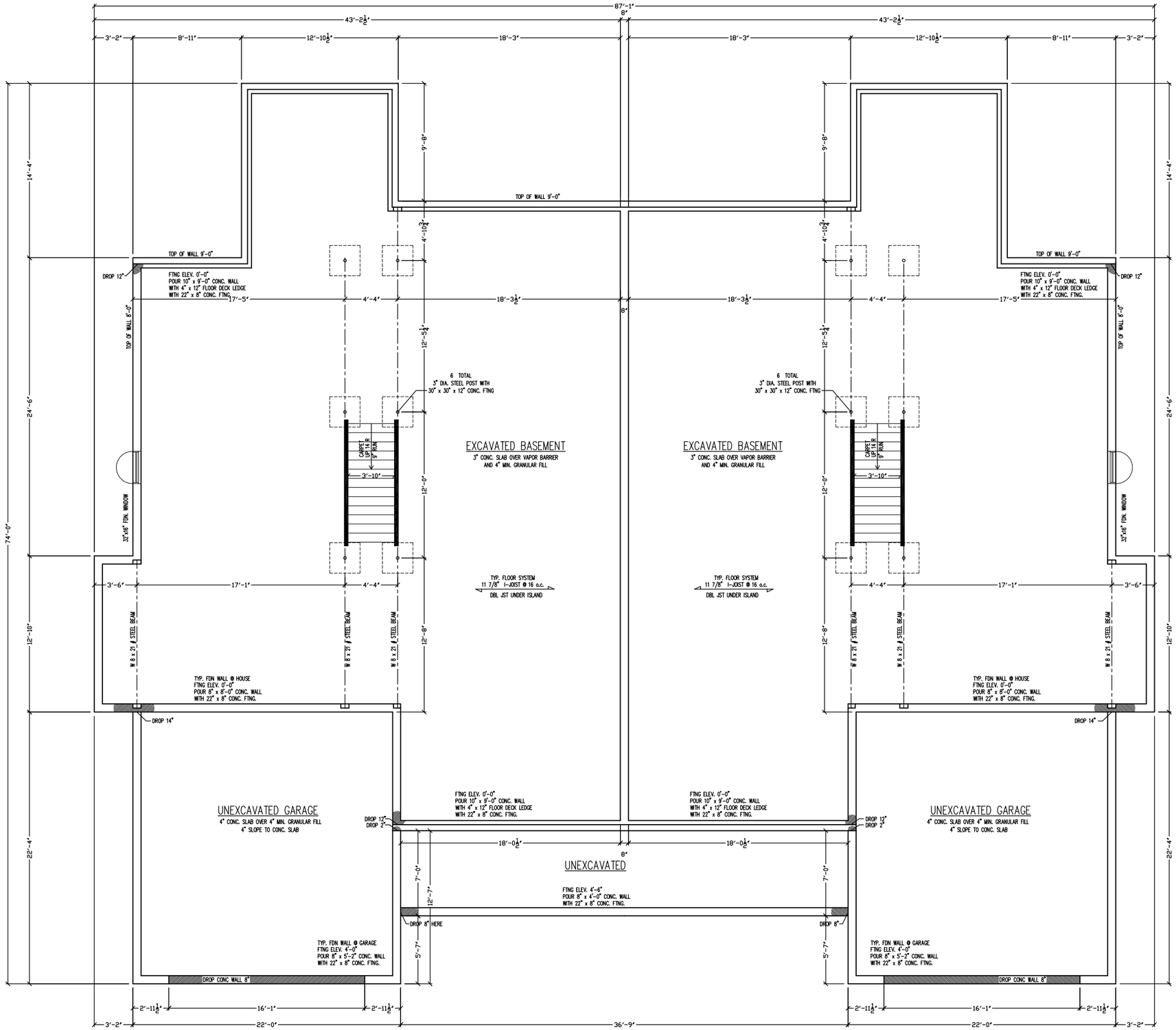


TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Home #4A

REVISIONS

	DATE:	BY:	DESCRIPTION
	- -		
	- -		
	- -		
	- -		

CLIENT: NEWCASTLE PLACE HOME #4A (DUPLEX)
TITLE: FDN./BSMT.
DRAWN BY: ANDALORO
DATE: 8/1/23
SCALE: NOTED
SQ. FEET:
PAGE #: 3/3
PRINT #:

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ROOF TRUSS HEEL HEIGHTS

6 / 12 PITCH - 6" HEEL - 12" OVHG
8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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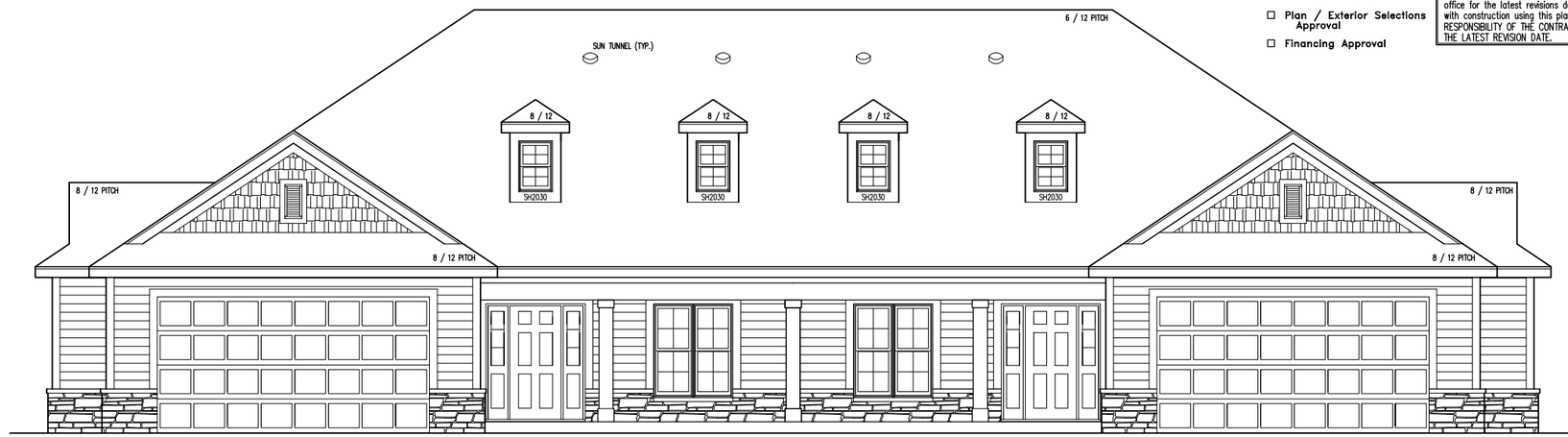
JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

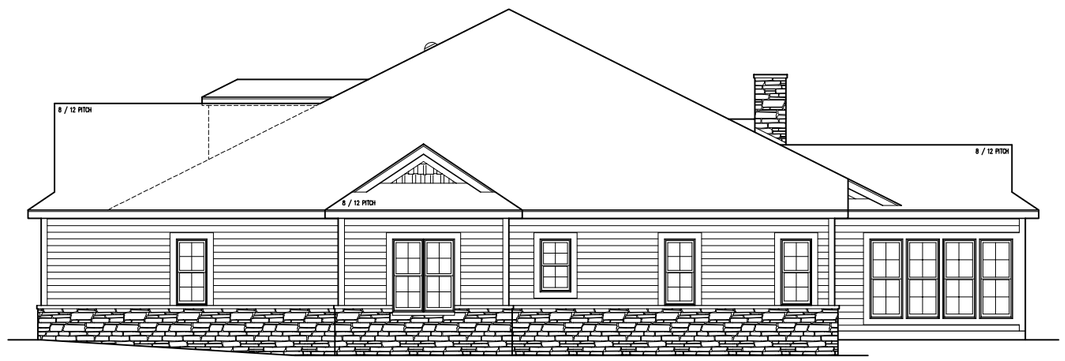
ELEVATION OPTION 2



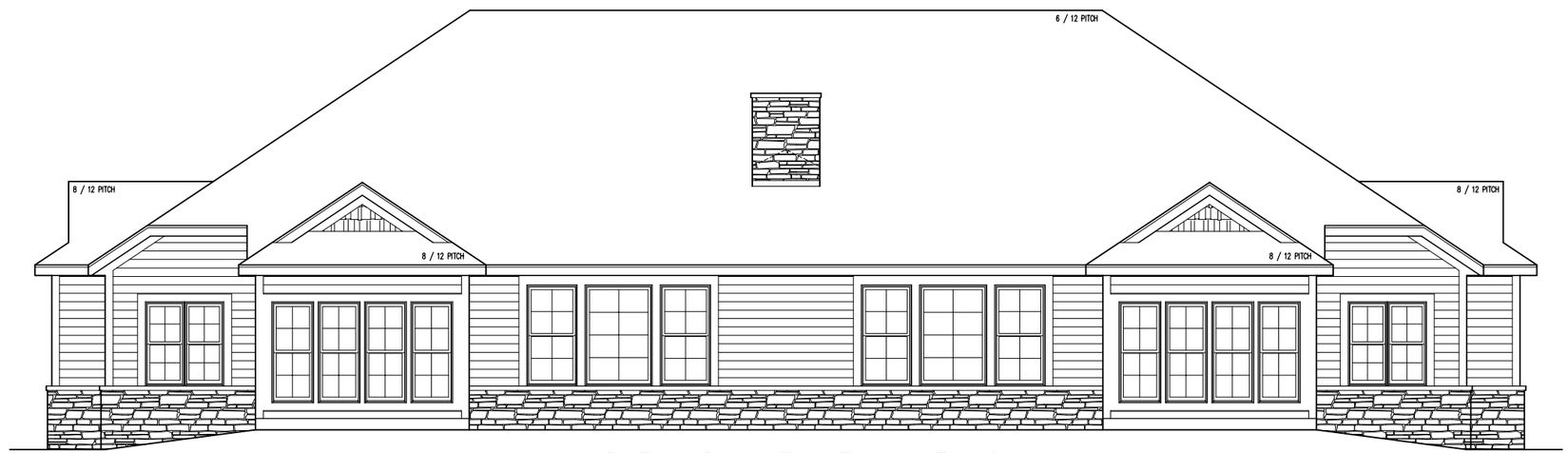
FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



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

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED REVISIONS	BA.	1/30/25

CLIENT: NEWCASTLE PLACE HOME #4B (DUPLEX)
TITLE: ELEVATIONS
DATE: 8/21/23
SQ. FEET: 4,008
DRAWN BY: ANDALORO
SCALE: NOTED
PAGE #: 1/3
PRINT #:

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Newcastle Place
Home #4B

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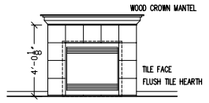
Wisconsin Focus on Energy Home



FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)

- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
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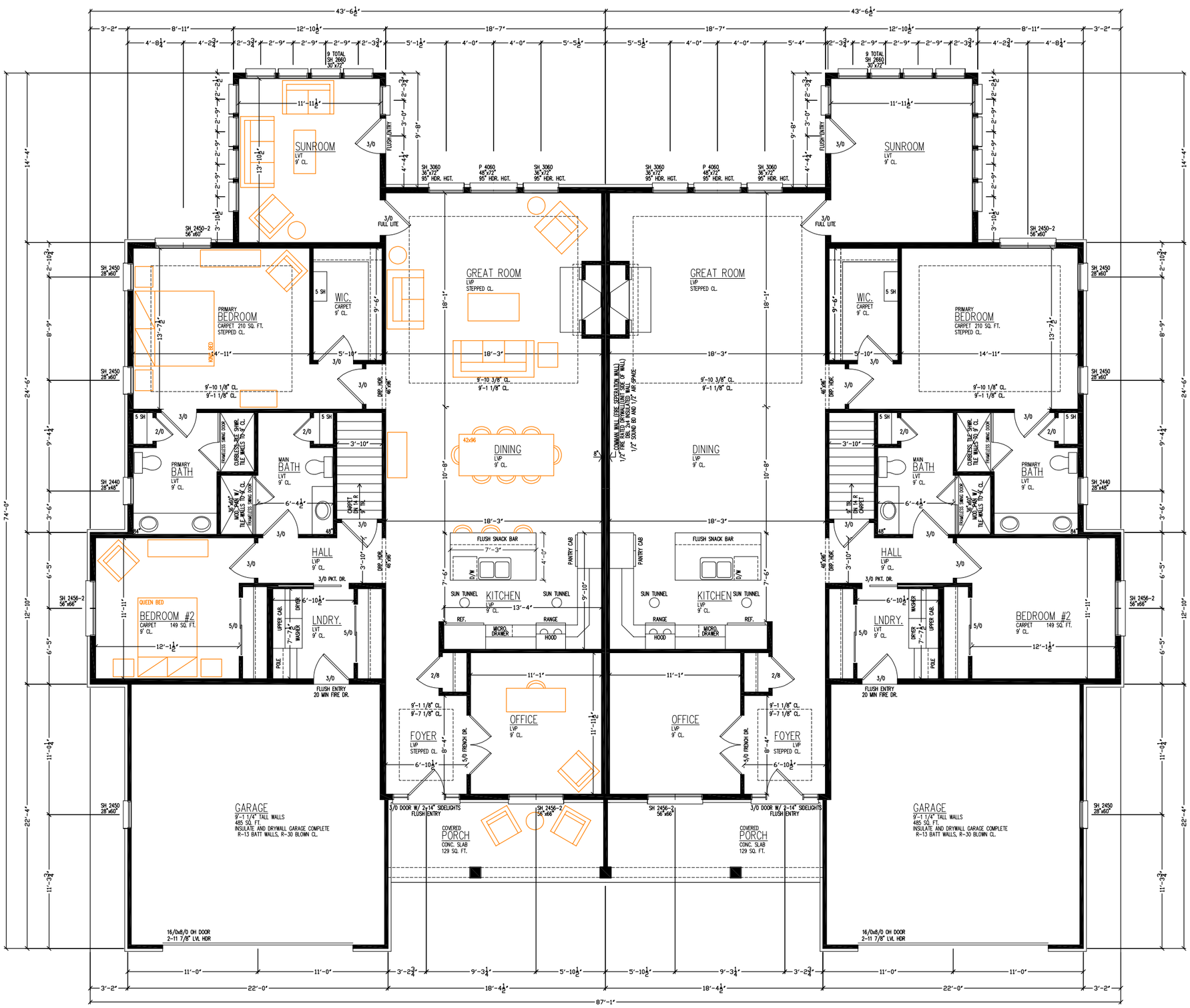

UNIT "A"
2,004 SQ. FT.

UNIT "B"
2,004 SQ. FT.

FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
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#671- BATHROOM FAN....70CFM...3" DIA.
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Newcastle Place
Home #4B

REVISIONS

DESCRIPTION	DATE:	BY:
	-	-
	-	-
	-	-
	-	-
	-	-

CLIENT: NEWCASTLE PLACE (DUPLEX) HOME #4B
TITLE: FLOOR PLAN
DATE: 8/21/23
SQ. FEET: 4,008
DRAWN BY: ANDALORO
SCALE: NOTED
PAGE #: 2/3
PRINT #:

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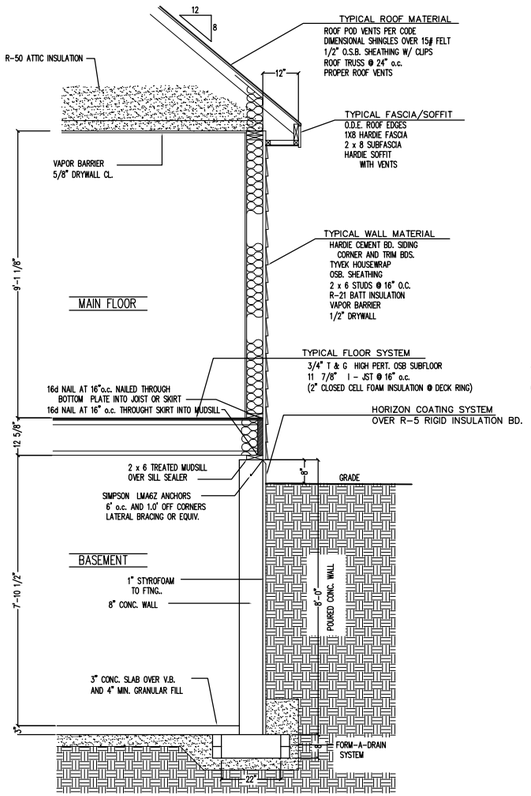
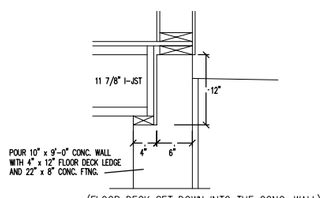


TYP. WALL SECTION
1/2"=1'-0"



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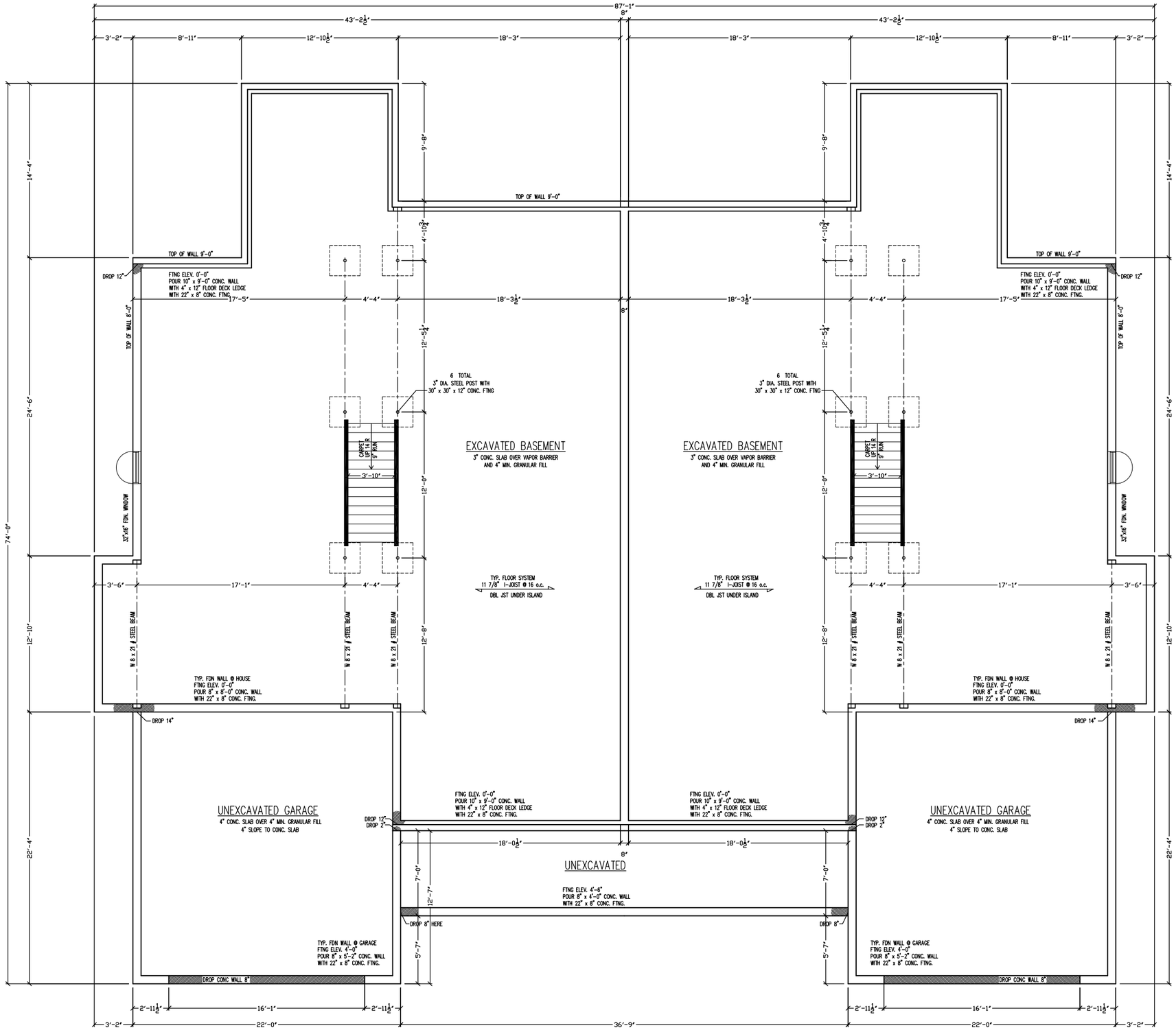

FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Home #4B

REVISIONS

	DATE:	BY:	DESCRIPTION
	- -		
	- -		
	- -		
	- -		

CLIENT: NEWCASTLE PLACE (DUPLEX) HOME #4B
TITLE: FDN./BSMT.
DRAWN BY: ANDALORO
DATE: 8/1/23
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PLANT LIST

KEY	QTY	SIZE	COMMON NAME	ROOT
	(34)		CANOPY TREES	
AT	5	2 ½"	ARNOLD TULIPTREE	BB
CH	5	2 ½"	COMMON HACKBERRY	BB
CKO	8	2 ½"	CHINKAPIN OAK	BB
LLL	8	2 ½"	LITTLE LEAF LINDEN	BB
ABM	8	2 ½"	AUTUMN BLAZE MAPLE	BB
LENGTH OF CENTERLINE: 593 FT				
	(25)		EVERGREEN TREET	
BHS	25	4'	BLACK HILLS SPRUCE	BB

0 30 60

EX. BUILDING
EX. BUILDING
EX. BUILDING
EX. CONIFEROUS TREE (TYP.)
WETLAND 9 (DELINEATED BY STAR ENVIRONMENTAL, INC. 8/3/2022)
S88°50'03"W 660.70'
EX. BUILDING
DRIVEWAY
DRIVEWAY
EX. BUILDING
DRIVEWAY
EX. BUILDING
ESTATES DRIVE
EX. DECIDIOUS TREE (TYP.)
HOME #4A
HOME #1B
HOME #1C
HOME #1BR
HOME #3A
(3)CKO
(3)LLL
(2)AT
(3)CKO
(2)CH
(2)LLL
HOME #1C
HOME #3B
HOME #2AR
RETAINING WALL (DESIGN BY OTHERS)
EX. BURR OAK TREE (SPECIMEN TREE)
HOME #4B
HOME #2AR
WETLAND 8
S01°24'40"E 326.98'
(3)LLL
(2)CKO
(3)AT
WETLAND 8
HOME #3B
(3)CH
(1)ABM
HOME #2AR
(N88°49'55"E 259.05')
WETLAND 7 (DELINEATED BY STAR ENVIRONMENTAL, INC. 8/3/2022)
WETLAND 6 (DELINEATED BY STAR ENVIRONMENTAL, INC. 8/3/2022)
(25)BHS
15' UTILITY EASEMENT
15' UTILITY EASEMENT
S01°32'43"E 1103.08'
EXISTING TREES TO REMAIN
(1)ABM
(1)ABM
(1)ABM
(1)ABM
(1)ABM
(1)ABM
(1)ABM
N. PORT WASHINGTON ROAD

NO.	DATE	REVISIONS: DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
OVERALL LANDSCAPE PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

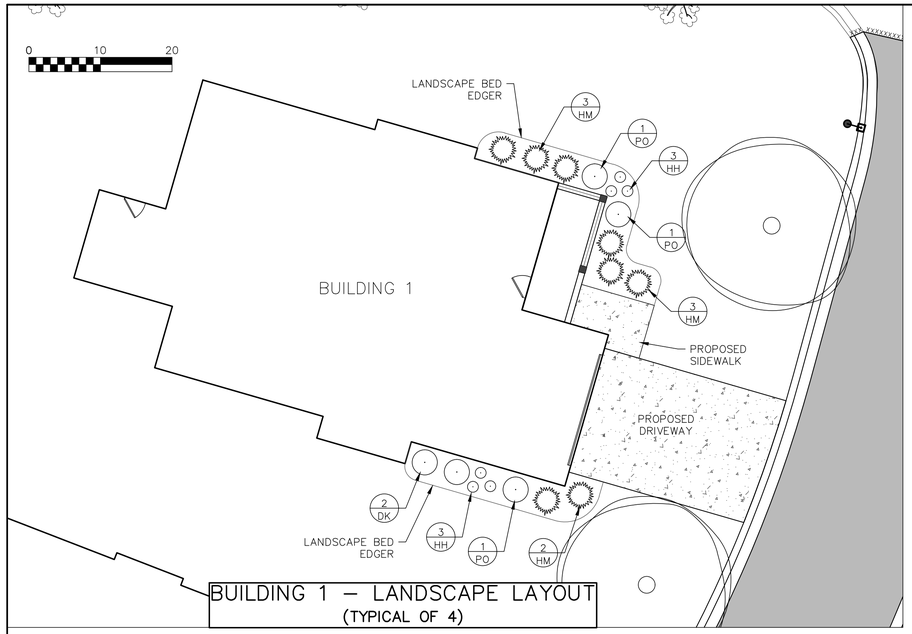
PLAN DATE: **05-13-2025**

PROJECT NO: \LC-01-23\

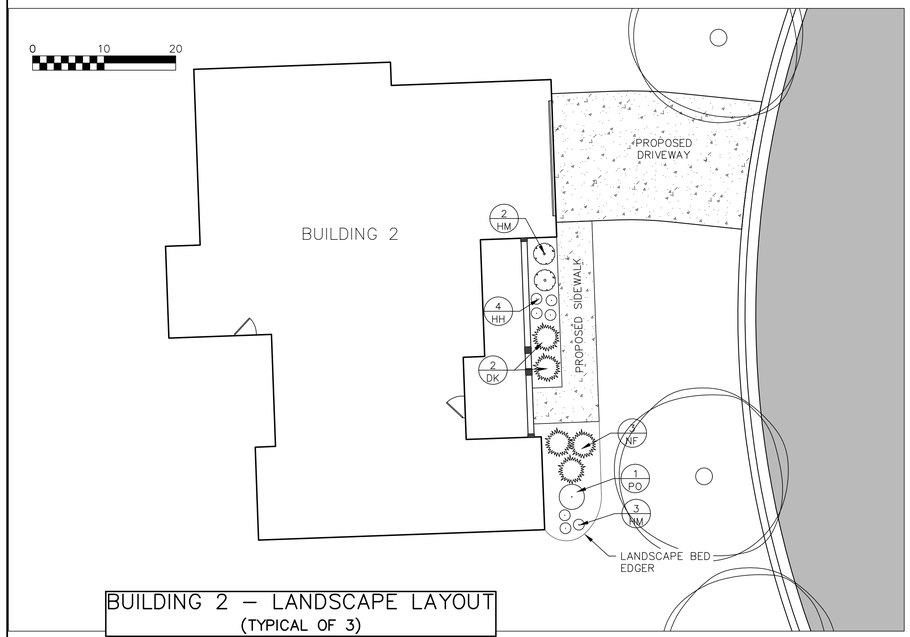
FINAL

SHEET NO:
C1.07

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)



BUILDING 1 – LANDSCAPE LAYOUT
(TYPICAL OF 4)



BUILDING 2 – LANDSCAPE LAYOUT
(TYPICAL OF 3)

PLANT SCHEDULE FOR BUILDING 1 (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
2	DK	Diervilla x 'Kodiak Orange'	Kodiak Orange Diervilla	3'–4'	POT	2 Gal	Deciduous Shrub
3	PO	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5' x 5'	POT	24"	Deciduous Shrub
6	HH	Hemerocalis x 'Happy Returns'	Happy Returns Daylily	18"–24"	POT	1 Gal	Perennial
8	HM	Hydrangea macrophylla "Bailmacfive'	Summer Crush Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub

PLANT SCHEDULE FOR BUILDING 2 (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
2	DK	Diervilla x 'Kodiak Orange'	Kodiak Orange Diervilla	3'–4'	POT	2 Gal	Deciduous Shrub
1	PO	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5' x 5'	POT	24"	Deciduous Shrub
4	HH	Hemerocalis x 'Happy Returns'	Happy Returns Daylily	18"–24"	POT	1 Gal	Perennial
3	NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	18"–24"	POT	1 Gal	Perennial
5	HM	Hydrangea macrophylla "Bailmacfive'	Summer Crush Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub

NOTES:

1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
2) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH #2 RIVER ROCK STONE MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
3) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3"
4) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
5) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.
6) THE QUANTITIES SHOWN AND LISTED FOR ALL PLANTINGS ARE FOR A SINGULAR BUILDING.
7) SEE SHEET C1.08 FOR THE OVERALL LANDSCAPING PLAN.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
BUILDING LANDSCAPE PLAN 1

DRAWN BY: **MBS**
DESIGNED BY: **MBS**
CHECKED BY: **KJP**

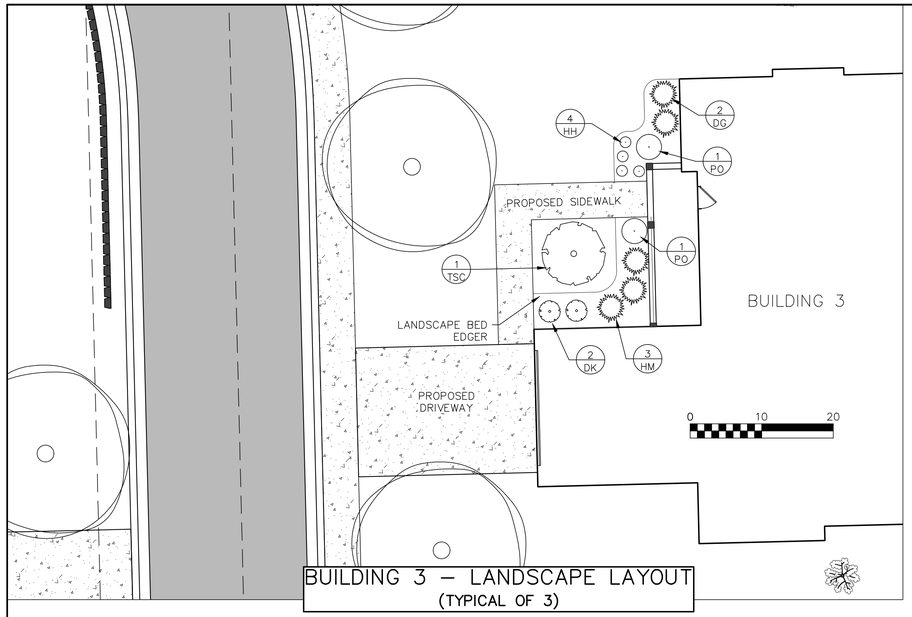
PLAN DATE: **05-13-2025**

PROJECT NO: \LC-01-23\

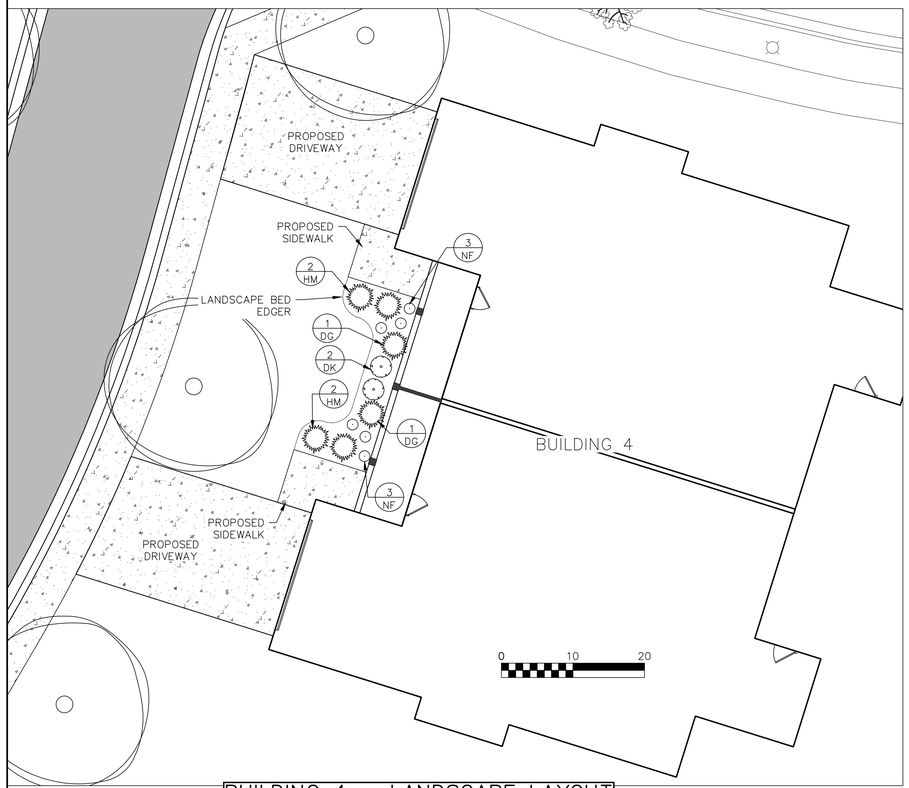
FINAL

SHEET NO:
C1.08

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)



BUILDING 3 – LANDSCAPE LAYOUT
(TYPICAL OF 3)



BUILDING 4 – LANDSCAPE LAYOUT
(TYPICAL OF 2)

PLANT SCHEDULE FOR BUILDING 3 (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
2	DG	Deutzia gracilis 'Nikko'	Nikko Deutzia	2' x 4'	POT	2 Gal	Deciduous Shrub
2	DK	Diervilla x 'Kodiak Orange'	Kodiak Orange Diervilla	3'-4'	POT	2 Gal	Deciduous Shrub
2	PO	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5' x 5'	POT	24"	Deciduous Shrub
1	TSC	Malus Sargentii 'Tina'	Sargent Crabapple	6'-8'	BB	1 1/2"	Evergreen Shrub
4	HH	Hemerocalis x 'Happy Returns'	Happy Returns Daylily	18"-24"	POT	1 Gal	Perennial
3	HM	Hydrangea macrophylla "Bailmacfive"	Summer Crush Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub

PLANT SCHEDULE FOR BUILDING 4 (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
2	DG	Deutzia gracilis 'Nikko'	Nikko Deutzia	2' x 4'	POT	2 Gal	Deciduous Shrub
2	DK	Diervilla x 'Kodiak Orange'	Kodiak Orange Diervilla	3'-4'	POT	2 Gal	Deciduous Shrub
6	NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	18"-24"	POT	1 Gal	Perennial
4	HM	Hydrangea macrophylla "Bailmacfive"	Summer Crush Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub

NOTES:

1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
2) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH #2 RIVER ROCK STONE MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
3) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3".
4) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
5) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.
6) THE QUANTITIES SHOWN AND LISTED FOR ALL PLANTINGS ARE FOR A SINGULAR BUILDING.
7) SEE SHEET C1.08 FOR THE OVERALL LANDSCAPING PLAN.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
BUILDING LANDSCAPE PLAN 2

DRAWN BY: **MBS**
DESIGNED BY: **MBS**
CHECKED BY: **KJP**

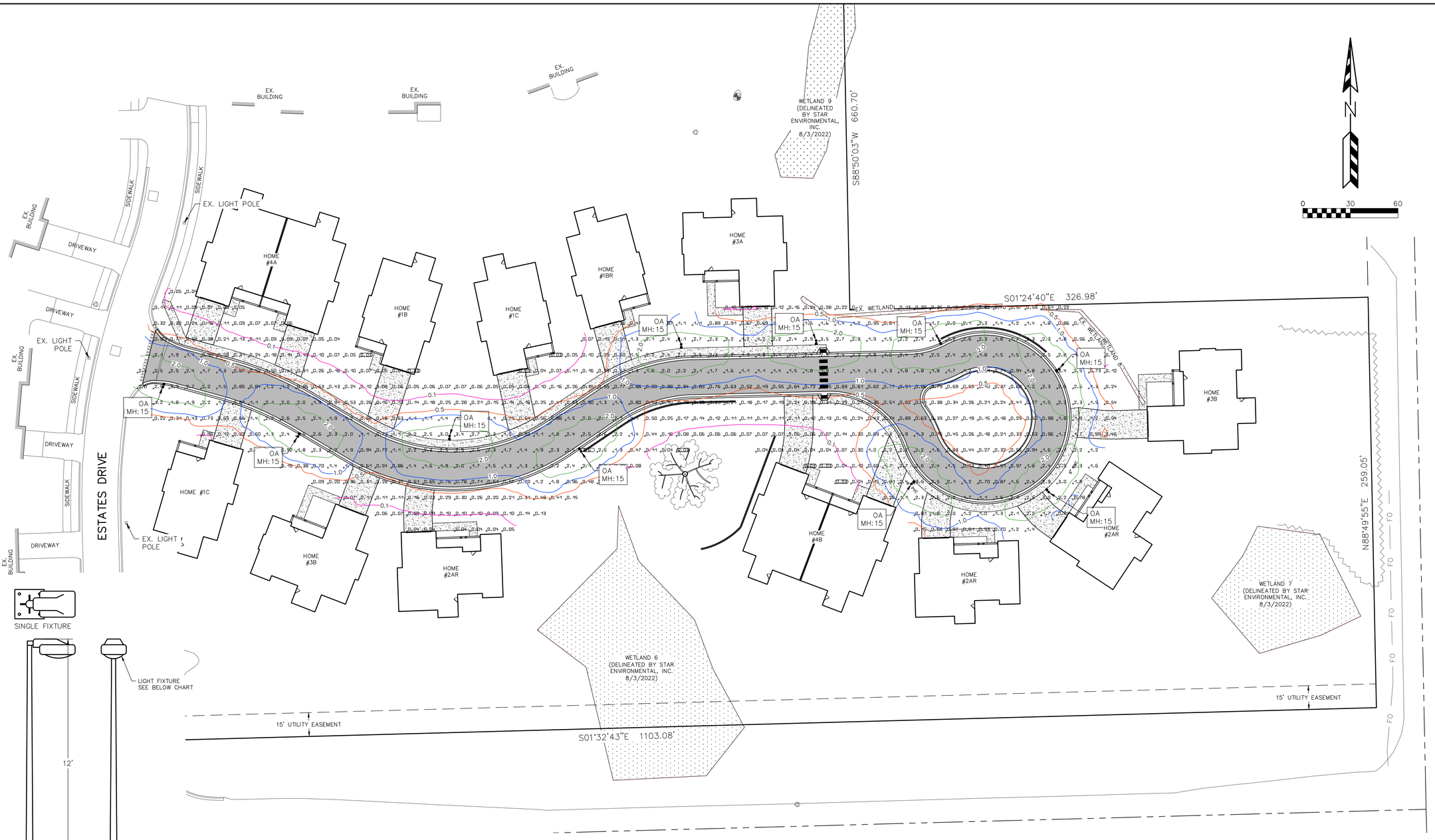
PLAN DATE: **05-13-2025**

PROJECT NO: \LC-01-23\

FINAL

SHEET NO:
C1.09

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)



SINGLE FIXTURE

LIGHT POLE DETAIL

LUMINAIRE SCHEDULE

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	10	OA	COOPER LIGHTING SOLUTIONS – LUMARK	MEM-E03-LED-E-U-T3	SINGLE	8,809	75.2	0.900

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.01	3.56	0.00	N.A.	N.A.

NOTES:

1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
3) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
4) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
LIGHTING PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

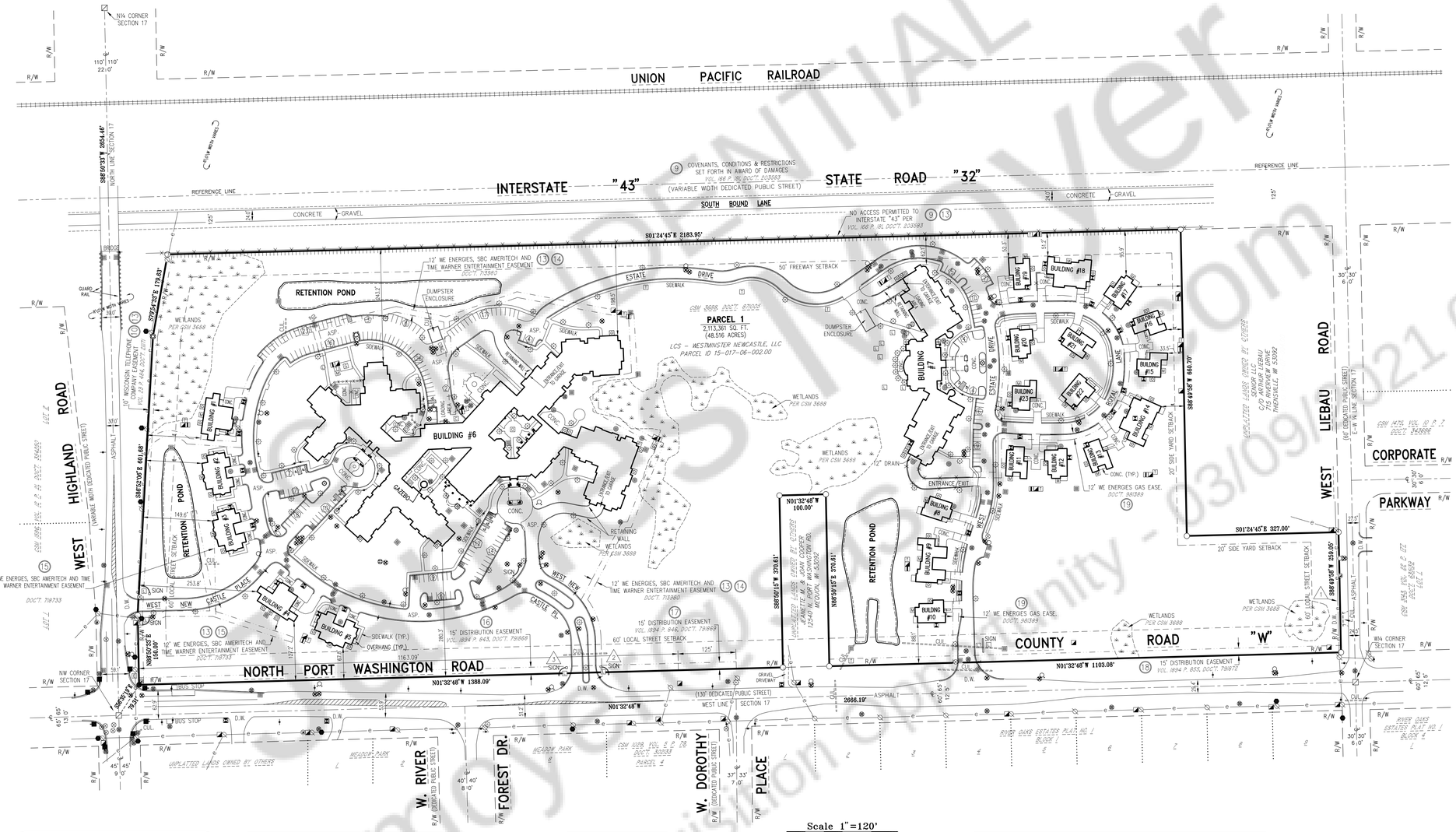
PLAN DATE: **05-13-2025**

PROJECT NO: \LC-01-23\

FINAL

SHEET NO:
C1.10

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)



NOTES CORRESPONDING TO SCHEDULE B

The commitment for title insurance issued by First American Title Insurance Company Commitment No. NCS-1048870-ORL with an effective date of January 25, 2021 at 7:30 A.M. contains the following exceptions which are survey matters:

(9) Access restriction set forth in Award of Damages, recorded on March 19, 1965, in Volume 166 of Records, at Page 181, as Document No. 203583. (Plotted) (Affects subject property).

(10) Right of Way Grant recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on June 16, 1966, in Volume 23, at Page 484, as Document No. 211171. (Plotted) (Affects subject property).

(11) Waiver recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on August 5, 1994, in Volume 902, at Page 415, as Document No. 524844. (Not plotted, blanket in nature) (May affect subject property – No French Gothic picket fence in public road right-of-way. The fence may have been removed and waiver no longer applies).

(12) Conditional Use Grant recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on August 28, 2001, in Volume 1354, at Page 555, as Document No. 685941 and Amendment recorded on October 5, 2007 as Document No. 871334. (Not plotted, blanket in nature) (Affects subject property).

(13) Easement, restrictions and notes as contained in Certified Survey Map No. 3688 recorded in the office of the Register of Deeds of Ozaukee County, Wisconsin on October 1, 2007 as Document No. 871005. (Plotted) (Affects subject property).

(14) Easement granted to Wisconsin Electric Power Company, Wisconsin Bell, Inc., d/b/a SBC Ameritech Wisconsin, and Time Warner Entertainment Company, L.P. recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on June 26, 2002, in Volume 1487, at Page 487, as Document No. 713980. (Plotted) (Affects subject property).

(15) Distribution Easement Underground Joint granted to Wisconsin Electric Power Company, Wisconsin Bell, Inc., d/b/a SBC Ameritech Wisconsin, and Time Warner Entertainment Company, L.P. recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on August 22, 2002, in Volume 1510, at Page 650, as Document No. 718733. (Plotted) (Affects subject property).

(16) Distribution Easement Underground Joint granted to Wisconsin Electric Power Company, a Wisconsin corporation recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on May 3, 2004, in Volume 1894, at Page 843, as Document No. 791868. (Plotted) (Affects subject property).

(17) Distribution Easement Underground Joint granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on May 3, 2004, in Volume 1894, at Page 846, as Document No. 791869. (Plotted) (Affects subject property).

(18) Distribution Easement Underground Joint granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on May 3, 2004, in Volume 1894, at Page 855, as Document No. 791872. (Plotted) (Affects subject property).

(19) Gas Easement granted to Wisconsin Gas LLC doing business as We Energies recorded on February 19, 2013 as Document No. 981389. (Plotted) (Affects subject property).

REPORT OF FINDINGS

1. There are encroachments as shown. There is no observable evidence of any overlaps and boundary line disputes shown on the survey.
2. There are no areas devoted or restricted in reciprocal easement agreements, and all other matters visible on the ground or of record (as reflected in the below referenced title commitment), or of which the undersigned has otherwise been advised as located on, encumbering or appurtenant to the Property;
3. As shown on this map of survey, ingress and egress to the land described in this map of survey is provided by West Highland Road and North Port Washington Road, the same being paved and dedicated right of ways maintained by the City of Mequon. The Point of Beginning of the surveyed property is 0 feet from the intersection of the following public right-of-ways: West Highland Road and North Port Washington Road.
4. The land described in this map of survey does not serve the adjoining property for drainage, (drainage can not be determined without a complete topographic survey of the property and the abutting properties) ingress, egress, or any other visible purpose;
5. I have consulted the applicable Federal Insurance Maps, Map Panel Nos. 55089C0193F & 55089C0256F, both dated December 4, 2007, and found that the land described in this map of survey is not situated within a federally-designated Special Flood Hazard Area zoned X – Areas determined to be outside the 0.2% annual chance floodplain).
6. The land described in this map of survey is the same property as that described in First American Title Insurance Company, title insurance commitment no. NCS-1048870-ORL with an effective date of January 25, 2021 at 7:30 A.M.
7. All utility services to the land described in this map of survey either enter to such land through adjoining public streets or this survey shows the point of entry and location of any visible evidence of utilities which pass through or are located on adjoining private land (per Schedule B-II Exceptions and as shown);
8. The location of loading areas (including the location of each striped loading space) is as shown and the total number of loading spaces on the surveyed property is 2;
9. The surveyed property does not constitute an assemblage or subdivision;
   (a) interior lines and lot numbers and facts sufficient to insure contiguity are shown
   (b) there are no gaps or gores within the Property as shown;
10. The acreage contained to the nearest 1/1000th of an acre is 48.516 being 2,113,361 square feet of land contained within the boundaries of the property.
11. At the time of this survey, there was no observable surface evidence of current earth moving work, building construction, or building additions.
12. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed or observed evidence of recent street construction or repairs.
13. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
14. At the time of this survey, there was no observable evidence of the subject property being used for a cemetery or family burial ground.
15. At the time of this survey, there was no observable evidence of any division or party walls.
16. The wetlands shown on this survey were based on CSM 3688.
17. Due to the snow & ice cover on the site, the surveyor maintains no responsibility for features either missed or overlooked.

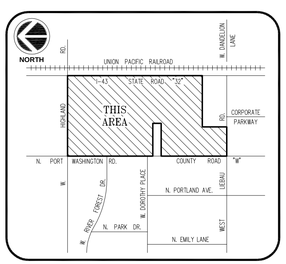
SURVEYOR CERTIFICATE

To: Lifespace Communities, Inc., and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA AND NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on February 23, 2021.

Date of Plat or Map: February 26, 2021

Thomas J. Trzinski
License/Registration 2636



VICINITY MAP

NOT TO SCALE

PARKING

204 Outdoor Parking Spaces
58 Cottage Unit Driveway Parking (2 Per Unit)
131 Underground Garage Parking Spaces
11 Handicapped Spaces
2 Bus Parking Spaces
406 Total Parking Spaces

ENCROACHMENT STATEMENT

1. Possible encroachment by aerial electric line across subject property by 4.8 feet.
2. Possible encroachment by subject property's sign into street right-of-way by 5.8 feet.
3. Possible encroachment by subject property's sign into street right-of-way by 4.8 feet.

ZONING DATA

ZONED: IPS/PUD, Institutional and Public Service District/Planned Unit Development Overlay District
SETBACKS:
FREEWAY: 50 feet
LOCAL STREETS: 60 feet
SIDE & REAR: 20 feet
MAXIMUM BUILDING HEIGHT: 42 feet
MINIMUM LOT AREA: 1 acre
MINIMUM LOT WIDTH: Average lot width and minimum average lot lenght shall be 150 feet
MAXIMUM FLOOR AREA: 30%
MINIMUM PARKING:
HOUSING FOR THE ELDERLY: 1 per dwelling unit plus 1 per employee
NURSING HOME: 1 per 3 patient beds plus 1 per employee for the work shift with the largest number of employees

The zoning jurisdiction applicable to the property is the city of Mequon, Wisconsin.

FLOOD NOTE

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X, Areas determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Maps, Community Panel Nos. 55089C0193F & 55089C0256F, Both with an Effective Date of December 4, 2007.

BASIS OF BEARINGS

The basis for all bearings shown hereon is the West line of the NW1/4, Section 17, T9N, R22E, known as being N01°32'48"W, per Certified Survey Map 3688, recorded as Document Number 871005 of Ozaukee County Records.

MISCELLANEOUS NOTES

1. The locations of all utilities shown on the survey are from visible surface evidence only and appear to enter the subject property from a public right-of-way.
2. This is an as-built survey.
3. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor has the surveyor received any documentation of any wetlands being located on the subject property.
4. There are no discrepancies between the boundary lines shown on this survey and the legal description contained in the title commitment.
5. The boundary lines of the subject property are contiguous with the boundary lines of all adjoining streets, highways, rights-of-ways and easements, public or private, as described in their most recent respective legal descriptions of record.

Scale 1"=120'
120' 80' 40' 0' 60' 120'

SURVEY LEGEND

- CONCRETE MONUMENT FOUND
- ¾"x24" REBAR SET-1.502 LB/FT.
- 1" O.D. PIPE FOUND
- WOOD R/W POST FOUND
- POWER POLE
- POWER POLE ANCHOR
- LIGHT STANDARD
- TRAFFIC SIGNAL
- BOLLARD LIGHT
- TRANSFORMER
- ELECTRIC METER
- ELECTRIC PANEL
- ELECTRIC PEDESTAL
- CONTROL PANEL
- FLOOD LIGHT
- ELECTRICAL OUTLET
- A/C UNIT
- TELEPHONE JUNCTION BOX
- UNDERGROUND UTILITY VAULT
- CABLE TV JUNCTION BOX
- MANHOLE
- SEWER CLEAN OUT
- SEPTIC SYSTEM VENT
- SEWER CLEAN OUT
- SEPTIC TANK
- CATCH BASIN
- HYDRANT
- WATER MAIN VALVE
- GAS MAIN VALVE
- GAS METER
- MAILBOX
- SIGN
- FLAG POLE WITH FLOOD LIGHTS
- DENOTES WETLANDS
- FENCE
- AERIAL ELECTRIC LINE
- DENOTES NO ACCESS
- PREVIOUSLY RECORDED AS (DOC#)
- B.H. BUILDING HEIGHT LOCATION
- D.W. DRIVEWAY
- R/W RIGHT-OF-WAY
- CULVERT

TITLE COMMITMENT LEGAL DESCRIPTION

Parcel 1 of Certified Survey Map No. 3688 recorded in the Office of the Register of Deeds for Ozaukee County, Wisconsin on October 01, 2007, as Document No. 871005, being part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 17, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

The land described on this map of survey is the same property as that described in First American Title Insurance Company Commitment No. NCS-1048870-ORL~~-ORL~~ with an effective date of January 25, 2021 at 7:30 A.M.

Drawn By: Jim Brasel Checked By: T.J.T.

DATE: February 26, 2021

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SURVEYOR:

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 or 715-344-0068 • FAX 715-423-8774

Job No. 21-38
J.A.B.-Mar 03, 2021, 13:58:50, CADD FILE: 9870-B-1-D.dwg

SURVEYOR DRAWING NUMBER
9870-B-1-D

SHEET TITLE
2021 ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

LIFESPACE COMMUNITIES, INC.
4201 Corporate Drive
West Des Moines, IA 50266

PROJECT NUMBER
LCI-1

SITE ADDRESS
12600-12740 North Port Washington Road
Mequon, WI 53092

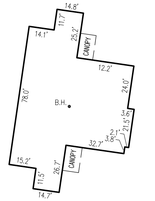
WORK COORDINATED BY:

COX LEVIN
National Land Survey Consultants
surveys@coxlevin.com
781-640-3309 • www.coxlevin.com

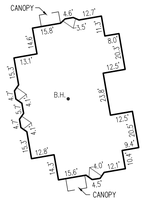
SITE NAME
Newcastle Place

SHEET NUMBER
1 of 2

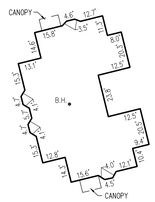
Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)



BUILDING #1
1070 & 1080 WEST NEW CASTLE PLACE
MEQUON, WI 53092
HEIGHT: 29.0 (1 STORIES)
4,284 SQ. FT.



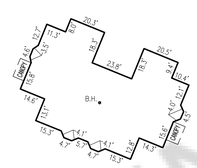
BUILDING #2
1110 & 1120 WEST NEW CASTLE PLACE
MEQUON, WI 53092
HEIGHT: 25.2 (1 STORIES)
4,405 SQ. FT.



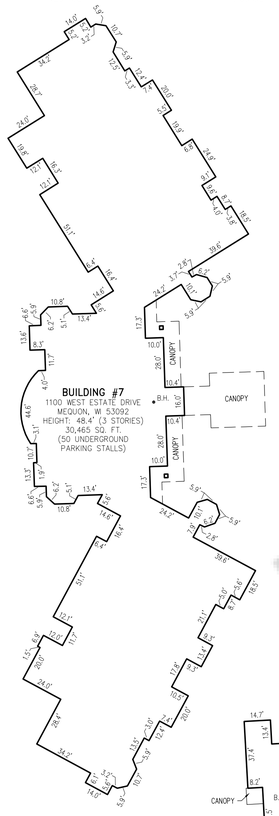
BUILDING #3
1140 & 1150 WEST NEW CASTLE PLACE
MEQUON, WI 53092
HEIGHT: 25.2 (1 STORIES)
4,266 SQ. FT.



BUILDING #4
1190 & 1200 WEST NEW CASTLE PLACE
MEQUON, WI 53092
HEIGHT: 29.0 (1 STORIES)
3,998 SQ. FT.



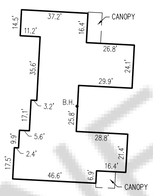
BUILDING #5
1210 & 1220 WEST NEW CASTLE PLACE
MEQUON, WI 53092
HEIGHT: 25.2 (1 STORIES)
4,261 SQ. FT.



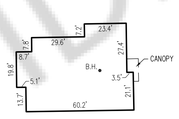
BUILDING #7
1100 WEST ESTATE DRIVE
MEQUON, WI 53092
HEIGHT: 48.4' (3 STORIES)
30,465 SQ. FT.
(50 UNDERGROUND PARKING STALLS)



BUILDING #8
1210 WEST ESTATE DRIVE
MEQUON, WI 53092
HEIGHT: 27.3' (1 STORIES)
2,341 SQ. FT.



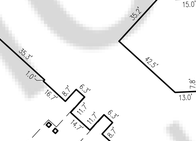
BUILDING #9
1230 & 1220 WEST ESTATE DRIVE
MEQUON, WI 53092
HEIGHT: 25.0' (1 STORIES)
4,146 SQ. FT.



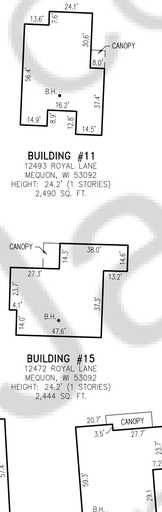
BUILDING #10
1240 WEST ESTATE DRIVE
MEQUON, WI 53092
HEIGHT: 27.3' (1 STORIES)
2,656 SQ. FT.



BUILDING #6
12600 NORTH PORT WASHING ROAD
MEQUON, WI 53092
HEIGHT: 37.6' (2 STORIES)
115,655 SQ. FT.
(81 UNDERGROUND PARKING STALLS)



GAZEBO
HEIGHT: 12.0'
158 SQ. FT.
ALL SIDE 5.7'



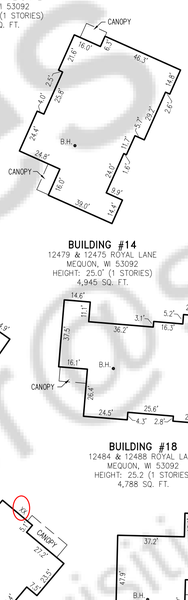
BUILDING #11
12493 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 24.2' (1 STORIES)
2,490 SQ. FT.



BUILDING #12
12489 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 27.3' (1 STORIES)
2,623 SQ. FT.



BUILDING #13
12483 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 24.2' (1 STORIES)
2,515 SQ. FT.



BUILDING #14
12479 & 12475 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 25.0' (1 STORIES)
4,945 SQ. FT.

BUILDING #15
12472 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 24.2' (1 STORIES)
2,444 SQ. FT.

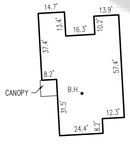


BUILDING #16
12476 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 24.2' (1 STORIES)
2,314 SQ. FT.



BUILDING #17
12480 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 27.3' (1 STORIES)
2,634 SQ. FT.

BUILDING #18
12484 & 12488 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 25.2 (1 STORIES)
4,788 SQ. FT.



BUILDING #19
12494 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 24.2' (1 STORIES)
2,469 SQ. FT.

BUILDING #20
12491 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 20.0' (1 STORIES)
2,616 SQ. FT.

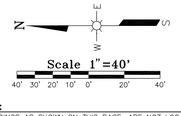


BUILDING #21
12485 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 24.2' (1 STORIES)
2,469 SQ. FT.



BUILDING #22
12478 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 22.5' (1 STORIES)
2,674 SQ. FT.

BUILDING #23
12492 ROYAL LANE
MEQUON, WI 53092
HEIGHT: 25.6' (1 STORIES)
2,438 SQ. FT.



NOTE:
BUILDINGS AS SHOWN ON THIS PAGE, ARE NOT LOCATED IN RELATIONSHIP TO EACH OTHER OR THE PROPERTY BOUNDARY, BUT ARE ORIENTATED IN THE CORRECT DIRECTION.

CONFIDENTIAL
Property Research.com
Senior Housing Acquisition Opportunity
07:15 AM
09/2021

Drawn By: Jim Brasel Checked By: T.J.T.

DATE: February 26, 2021

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SURVEYOR:
ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 or 715-344-0068 • FAX 715-423-8774

Job No. 21-38
J.A.B.-Mar 3, 2021, 02:00:00, CADD FILE: 9870-B-1-D.dwg

SURVEYOR DRAWING NUMBER
9870-B-2-D

SHEET TITLE
2021 ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LIFESPACE COMMUNITIES, INC.
4201 Corporate Drive
West Des Moines, IA 50266

PROJECT NUMBER
LCI-1

SITE ADDRESS
12600-12740 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

WORK COORDINATED BY:
COX LEVIN
National Land Survey Consultants
surveys@coxlevin.com
781-640-3309 • www.coxlevin.com

SITE NAME
NEWCASTLE PLACE

SHEET NUMBER
2 of 2

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

DOCUMENT NO.

RETURN TO:

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

PARCEL NO.:

CONDITIONAL USE GRANT AMENDMENT

12600-12740 N Port Washington Road

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 26th day of June 2023, by and between _____ and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the development and operation of a continuum of care senior housing facility; the original Grant recorded as Document #685941 in Volume 1354 pages 555-577 on August 28th, 2001 and amended as Document #871334 in the Ozaukee County Register of Deeds Office, be amended as follows:

a. Elevations for Phase III: As attached Exhibit A-2

b. Site Plan for Phase III: As per attached Exhibit B-2

c. Landscaping Plan for Phase III: As per attached Exhibit C-2.

GRANTED by action of the Planning Commission of the City of Mequon this 26th day of June 2023.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 20023 the above named, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

OWNER(S):

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

Milwaukee Protestant Home

By:_____

Acknowledgment

STATE OF _____)
)SS
_____COUNTY)

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

_____ My Commission (expires) _____
Notary Public

Drafted By:
City of Mequon
11333 N Cedarburg Road
Mequon, WI 53092

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE NO. 2000-999

To amend the map portion of the "Development Ordinance of the City of Mequon" (i.e., Chapter 3) with respect to 50.37 acres of land located east of Port Washington Road, south of Highland Road, west of I-43, and north of Liebau Road (Milwaukee Protestant Home)

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

SECTION I. Following recommendation of the Planning Commission on the 1st day of May, 2000, and after due notice and hearing by the Common Council of the City of Mequon on the 13th day of June, 2000, the 11th day of July, 2000, and the 8th day of August, 2000, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of property as legally described in Exhibit A from R-4 (i.e., 1 acre, single-family residential) to IPS PUD (i.e., institutional & public service district with a planned unit development overlay) subject to the following special considerations:

1. The developer is entitled to a maximum density of 6.89 units per acre (i.e., 347 living units as described on the face of the site plan illustrated in Exhibit B and a minimum open space ratio of 77%).
2. Final site plan, architectural plan, landscaping plan, open space management/stewardship plan, lighting plan, and signage plan details, and all subsequent amendments thereto, shall be subject to conditional use grant approval by the Planning Commission, and shall be additionally subject to review and approval by the Common Council, on a phase by phase basis.
3. Construction of all independent living apartments, assisted living apartments, community based residential facility units, skilled nursing units, and the development infrastructure (i.e., roads, sewer, water, and drainage facilities) for the duplex phase south of the woods shall be completed within 120 months (10 years) of the effective date of this ordinance, or the developer must reapply for IPS PUD rezoning and conditional use grant approval for any portion of these senior housing elements that are incomplete and shall also be subject to contemporary zoning standards for any such remaining incomplete portion. Completion shall be deemed to have occurred as to each independent apartment, assisted living apartment, community based residential facility, and skilled nursing building when a permit for its occupancy shall have been issued. Completion shall be deemed to have occurred as to the duplex phase when the engineering department has certified that the infrastructure improvements are properly installed. Any contiguous time period of more than thirty days during which circumstances beyond the control and not the fault of the developer shall halt construction or preparation therefore, shall not be counted against the 120 -month time period.
4. Grading, drainage, erosion control, and other engineering plans are subject to Engineering Department and City chosen outside engineering consultant review and approval.

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

5. Driveway openings along Port Washington Road shall be subject to approval of the Ozaukee County Highway Commission.
6. Filling, excavating, and/or regrading of the wetland areas shall be subject to appropriate Wisconsin Department of Transportation and U.S. Army Corps of Engineers approval.
7. Improvements within the Trans 233 setback area of I-43 shall be subject to Wisconsin Department of Transportation approval, if applicable.
8. Any substantial change to the general concept plans illustrated in the attached exhibits shall require appropriate amendment to this ordinance and, if necessary, the approved conditional use grant.
9. Potable water for this development shall be provided by Wisconsin Gas Water Services.
10. Specimen trees, as identified by the City Forester, shall not be damaged or destroyed as a result of this development without appropriate approval by the City.
11. Common Council approval of a "fees in lieu of taxes" agreement with the developer prior to this ordinance taking effect.
12. Developer shall make available landscape screening of comparable design and quality to all property owners directly across from the development on North Port Washington Road who wish the installation of such landscaping, at developer's expense, according to the direction and approval of the Plan Commission.

SECTION II: All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION III: This ordinance shall take effect and be in full force upon its passage and the day after publication.

Approved: Christine Nuernberg
Christine Nuernberg, Mayor

Date Approved: August 14, 2000

This is to certify that the foregoing ordinance was adopted by the Common Council of the City of Mequon, Wisconsin at a meeting held on the 8th day of August, 2000.

Louise M. Rzentkowski
Louise M. Rzentkowski, City Clerk

Published: August 14, 2000

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2023-1644

An Ordinance Amending the Planned Unit Development (PUD) for New Castle Place (Lifespace) Located at 12500-12700 North Port Washington Road, Approving a New Concept Plan, Extending the Development Timeline, Modifying the Open Space Requirement and Updating Certain Approval Requirements

RECITALS

A. Pursuant to Section 62.23(3) of the Wisconsin Statues, the City of Mequon is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in Section 66.1001(1)(a) and 66.1001(2) and 66.1001(4)(c) and 66.1001(4)(d).

B. The Planning Commission by majority vote made a recommendation for approval on the 27th day of February, 2023.

C. The required due notice and public hearing by the Common Council of the City of Mequon occurred on the 11th day of April, 2023.

BASED UPON THE FOREGOING RECITALS, the Common Council of the City of Mequon, Wisconsin, do ordain as follows:

SECTION I

The 2000-999 PUD Ordinance is hereby amended subject to the conditions approved by the Planning Commission's action of February 27, 2023, as follows:

Condition 1 shall now read: The developer is entitled to a maximum density of 6.89 units per acre and a minimum open space ratio of 60% as shown on the concept plan, attached as Exhibit A.

Condition 2 shall now read: Final site plan, architectural plan, landscaping plan, open space plan, lighting plan, and signage plan details, and all subsequent amendments thereto, shall be subject to conditional use grant approval by the Planning Commission, on a phase-by-phase basis.

Condition 3 shall be eliminated.

Condition 10 shall now read: Specimen trees, as identified by the City Forester, shall not be damaged or destroyed as a result of this development.

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

Condition 13 shall be added that states: No building constructed after the date of this Ordinance shall exceed two stories in height.

Condition 14 shall be added that states: Tree protection measures shall be installed in accordance with the City Forester's recommendation prior to any land disturbing activity.

Condition 15 shall be added that states: Condition 11 shall apply to the amendment of the PUD zoning for the Property such that the amendment shall be effective upon the applicant/developer entering into such agreement for "fees in lieu of taxes" as deemed necessary and appropriate by the City Attorney.

Condition 16 shall be added that states: Landscape screening shall be installed along the south and east property line adjacent to 1200 W Liebau Road.

SECTION II

The terms and provision of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION III

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

SECTION IV

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

Approved by: Andrew Nerbun, Mayor

Date Approved: April 11, 2023

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 11, 2023.

Caroline Fochs, City Clerk

Published: April 18, 2023

Attachment: Packet Docs_LifeSpace (10433 : Parish Survey & Engineering, LLC for Lifespace Communities)

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

TO: **Planning Commission**

FROM: **NATALIE REDDING, CITY PLANNER**

DATE: **June 23, 2025**

SUBJECT: **TNT Fireworks. The applicant is seeking minor request for temporary use approval for a firework sale tent in the parking lot of the property located at 10906-11116 N. Port Washington Road (Mequon Pavilions).**

Applicant:	Matt Sokel
Status of Applicant:	Agent
Requested:	Minor Request – Temporary Use
Existing Zoning:	B-2
Land Use Plan:	Community Commercial
Lot size:	19.41 Acres
Location:	10906-11116 N. Port Washington Road
Tax Key Number:	#15-029-06-010.00
District:	#8

Background: The applicant is seeking minor request approval to allow for a temporary use at the Brixmor Pavilions parking lot, located at 10906-11116 N Port Washinton Road. The temporary use proposes the placement of a tent and a storage container within The Pavilion's parking lot for the sale of fireworks.

Public Notice and Input: Staff received two written letters from the public indicating their objection to the use (please see attached) and two phone calls objecting to the same.

Temporary Use:
The applicant is proposing placing a 20x40 tent at the northern end of the Mequon Pavilions property, towards the west side of the parking lot between Sierra and The Tile Shop. The tent is roughly 20 feet tall at its peak, and roughly 7 feet tall from the ground to the top of each pole forming its base. The tent would occupy ten parking spaces total, and a 20x8 storage container - roughly 9 feet in height - would be located just south of the tent, occupying two parking spaces (see Exhibit A). The storage container would be locked in the evenings and serve as fireworks storage and overnight security. The applicant proposes operating for a total of ten days, from June 26th through July 6th, between the hours of 9:00 AM and 9:00 PM daily. Two employees are proposed to staff the tent during this ten-day period.

The applicant has received written permission from Brixmor, the landlord of the property, to conduct this temporary use. Brixmor granted permission to locate the tent anywhere within the parking lot, and this location was ultimately selected by the applicant as being best for space and safety. The applicant stated plans to contact Southern Ozaukee Fire Department (SOFD) for safety measures prior to opening and to create a safety barrier to ensure all customers have a safe

entrance and exit into the tent area.

Analysis:
In the past, temporary uses that are retail in nature and span more than 1-2 days are recommended to be located indoors and utilize vacant storefronts. The indoor location provides a more secure location of merchandise, does not disrupt parking and traffic maneuvering nor the consumer sales experience for other retail tenants during a longer period of time, in this case ten (10) days. Further, the integrity of the retail environment and aesthetic is maintained.

Staff confirmed there are multiple empty storefronts where the temporary use could be located, including adjacent to the proposed outdoor location, in the storefront directly north of Sierra. Alternatively, there is an empty storefront next to Hearing Life as well as one next to the European Wax Center (please see attached site plan with those locations). Given these available indoor spaces at the site of interest, staff recommends approval of the temporary use based on the condition that it is located within one of the empty storefronts on site rather than in the parking lot.

Legal Opinion and SOFD Analysis:
SOFD Fire Chief, David Bialk, was notified of the temporary use and in response referenced the following code (see attached email):

> **Sec. 30-72. - Sale and use of fireworks restricted.**
> *No person shall sell, expose or offer for sale, use, keep, and discharge or explode any fireworks within the limits of the City of Mequon except as provided in section 30-91 <https://library.municode.com/wi/mequon/codes/code_of_ordinances?nodeId=PTIICOOR_CH30FIPRPR_ARTIVFI_DIV2PE_S30-91FIPE>.*
>
> (Ord. No. 2004-1128, § I(11.01(1)), 1-11-2005)

After further discussion between the Fire Chief and City Attorney Sajdak, those offices recommend the following condition, should the Planning Commission approve the temporary use:

> *The applicant shall certify to SOFD that they are selling fireworks as that term is defined in section 30-71 (2)(a-n)*

Staff Recommendation:
Staff recommends **approval** of the temporary use based on the following conditions:

1. TNT Fireworks shall operate the temporary use within one of the empty storefronts on site, subject to Brixmor's written approval of storefront usage to the city.
2. The dates and hours of operation will be limited to Thursday, June 26th through Sunday, July 6th, 9:00 AM to 9:00 PM.
3. One 30-foot banner may be allowed and is subject to a city approved banner permit and fee.
4. SOFD review and confirmation of the applicant's compliance with section **30-71** of the City of Mequon code of ordinances prior to commencement of the temporary use.

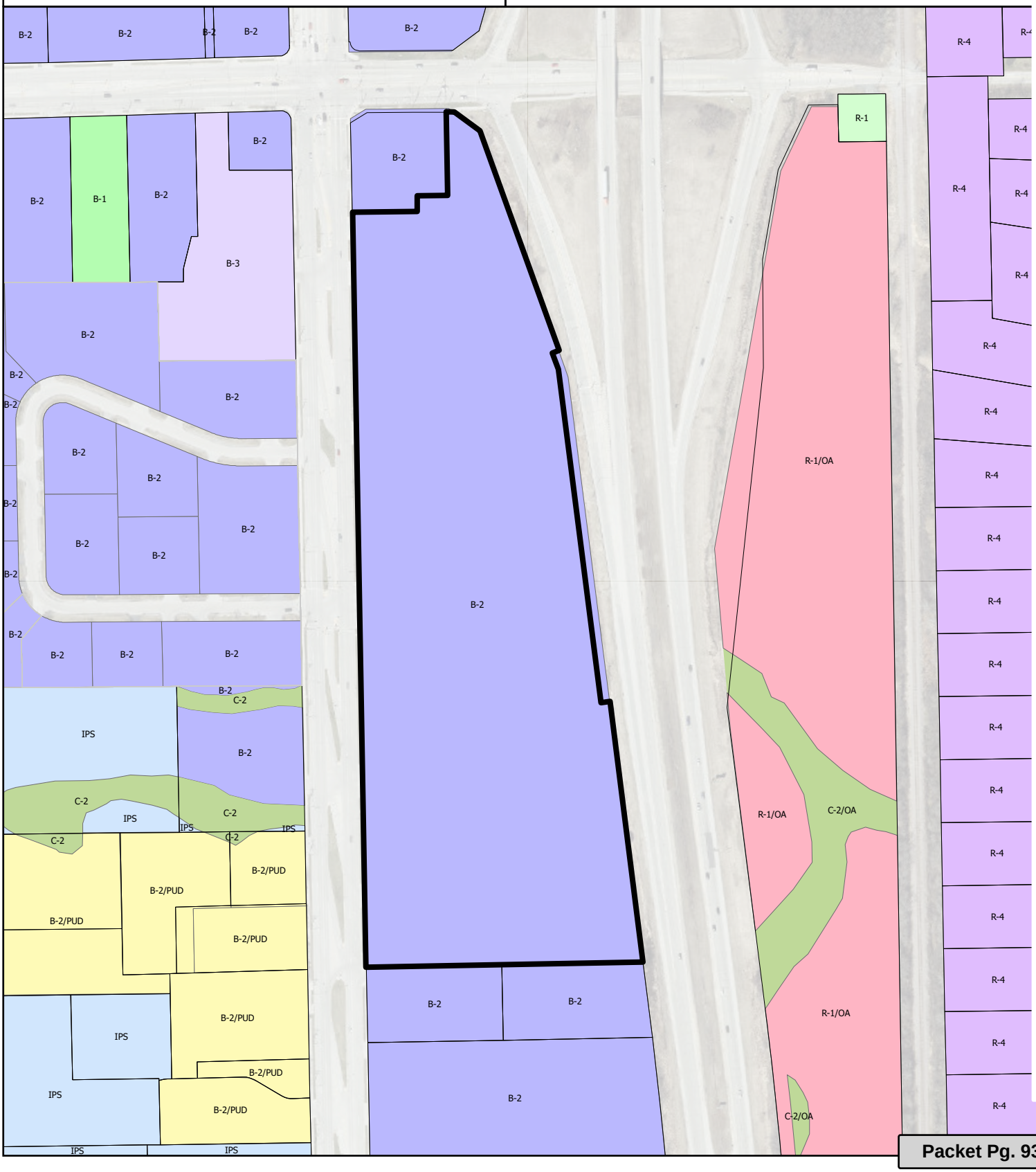
Alternative Recommendation:
Alternatively, if the Planning Commission moves to allow for a tent within the parking lot area, staff recommends **approval** subject to the following conditions:

1. The site plan/tent set-up shall follow what is laid out in Exhibit A. No flags or signage shall be allowed on or around the tent itself. One 30-foot banner may be allowed where it is labeled in Exhibit A and is subject to a city approved banner permit and fee.
2. The tent is to be no taller than 20 feet.
3. The dates and hours of operation will be limited to Thursday, June 26th through Sunday, July 6th, 9:00 AM to 9:00 PM.
4. SOFD review and confirmation of the applicant's compliance with section **30-71** of the City of Mequon code of ordinances prior to commencement of the temporary use.

Attachments:
Packet Docs_TNT FIreworks (PDF)

TNT FIREWORKS

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



Attachment: Packet Docs_TNT Flreworks (10454 : TNT Fireworks)

Public Feedback

1) Name: Bruce Vielmetti
Email: bvielmetti@outlook.com

Message: I would like to register opposition to fireworks sales, even on a temporary basis, at the Pavilions. I don't really see any extra wide open space in the Pavilions lot, and there are plenty of other places to buy fireworks from more permanent stores in the metro area, and we don't need more personal fireworks in Mequon anyway.

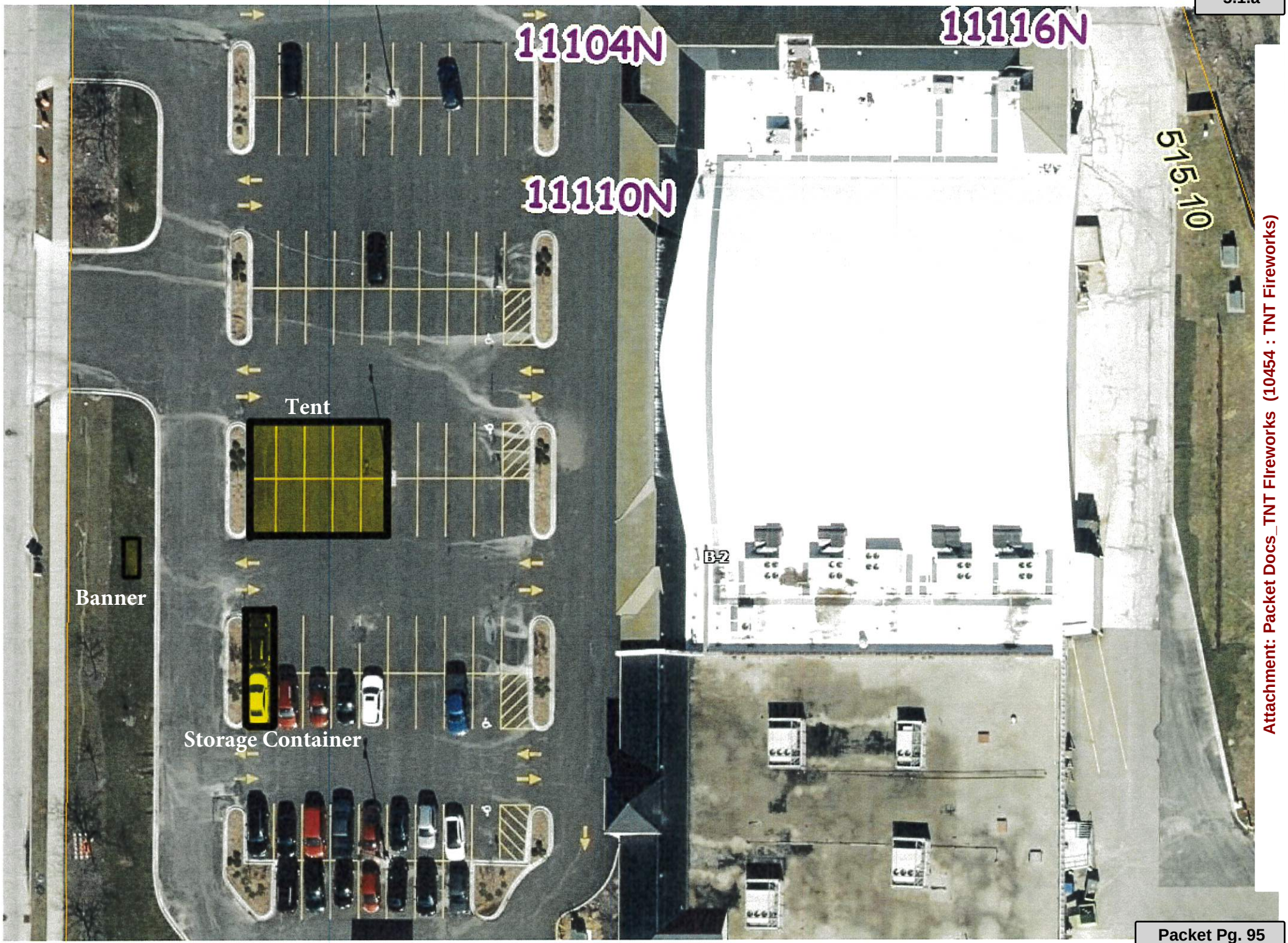
2) Name: Julie Lori
Email: julielori2@gmail.com

Message: I received the yellow notice card about TNT Fireworks wanted permission to run a tent at Mequon Pavilions. That's such a bad idea on so many levels. In case I can't attend the planning commission meeting on the 23rd, I wanted to register my opposition.

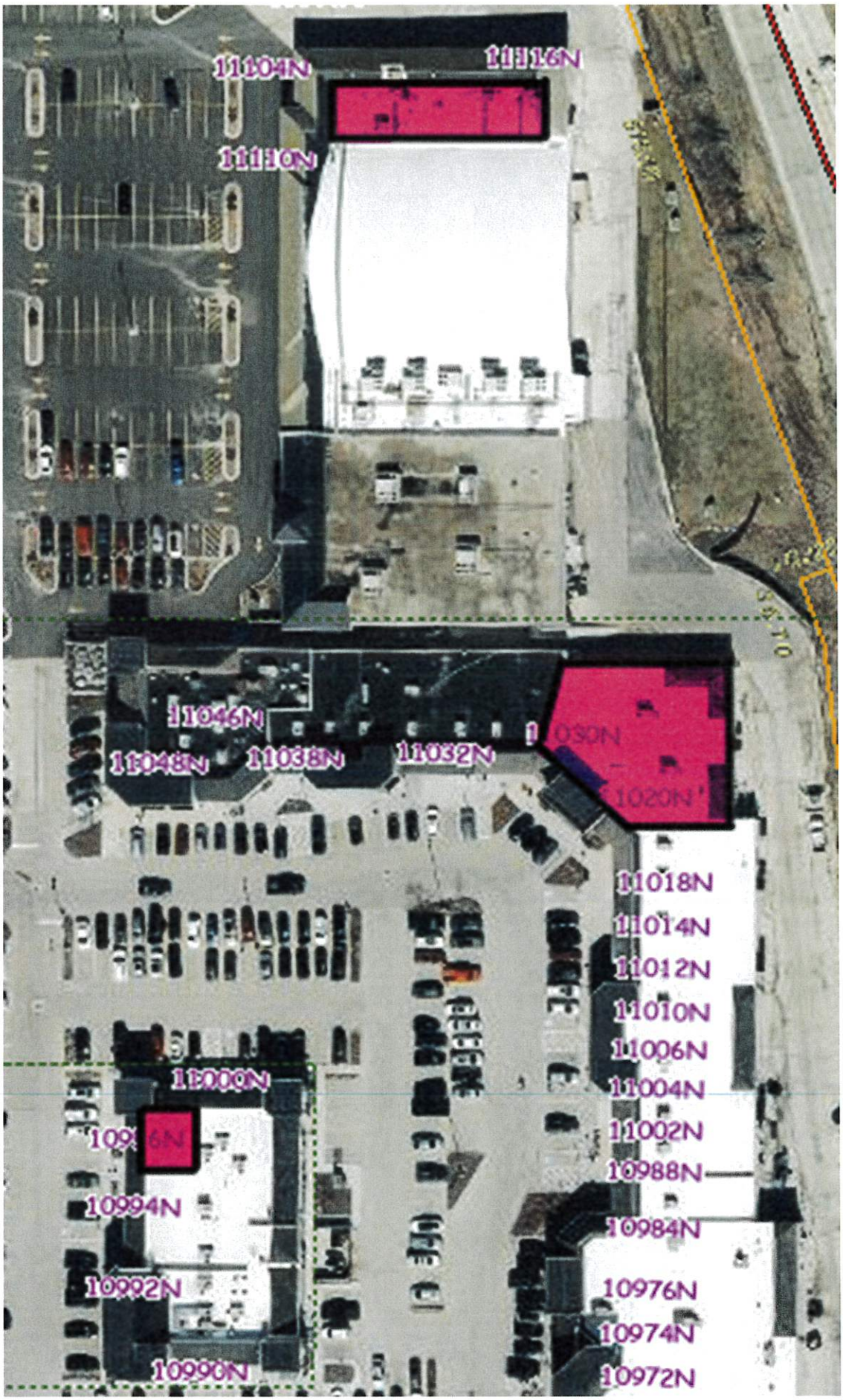
Message: Dear Mr. Zader, I recently received the courtesy notice re the TNT Fireworks application to place a tent for fireworks sales in the parking lot of Mequon Pavilions. I am strongly opposed to this, particularly since the Mequon Road/Port Washington intersection and adjacent areas is already crowded and difficult to navigate due to all of the construction there right now. Additional traffic would make it even more challenging to navigate. As someone who frequents this area daily, I am opposed. Thank you.

Attachment: Packet Docs_TNT Flreworks (10454 : TNT Fireworks)

Exhibit A



Attachment: Packet Docs_TNT Fireworks (10454 : TNT Fireworks)



Attachment: Packet Docs_TNT Fireworks (10454 : TNT Fireworks)

Natalie Redding

From: David Bialk
Sent: Wednesday, June 11, 2025 3:42 PM
To: Natalie Redding
Subject: RE: Fireworks sales/upcoming PC request

according to our code

- **Sec. 30-72. - Sale and use of fireworks restricted.**

No person shall sell, expose or offer for sale, use, keep, and discharge or explode any fireworks within the limits of the City of Mequon except as provided in section 30-91.
(Ord. No. 2004-1128, § I(11.01(1)), 1-11-2005)

they cannot sell in Mequon.

Fire Chief David L Bialk
Southern Ozaukee Fire and EMS
11300 N Buntrock Ave.
Mequon, WI 53092
dbialk@sofdwi.gov
262-242-2530

Integrity • Trust • Empathy • Grit • Excellence • Stewardship

From: Natalie Redding <nredding@cityofmequonwi.gov>
Sent: Wednesday, June 11, 2025 1:25 PM
To: David Bialk <dbialk@sofdwi.gov>
Subject: Fireworks sales/upcoming PC request

Hi David,

We have an upcoming project going to the June 23rd planning commission meeting that I wanted to touch base with you on. TNT Fireworks is proposing placing a temporary tent at the Mequon Pavilions parking lot for the sale of fireworks, between the 26th of June and the 6th of July. We are recommending that they locate within an empty storefront on site rather than occupying the parking lot, however we've also prepared an alternative recommendation in case the commission decides to allow for the outdoors tent. Just wanted to reach out so you are aware in case there are any measures the fire department would want or need to take regarding safety/set-up.

Let me know if you have any questions or need any further details from me about this – thank you!

Attachment: Packet Docs_TNT Fireworks (10454 : TNT Fireworks)

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

TO: **Planning Commission**

FROM: **COLE MCCRAW, ASSISTANT CITY ENGINEER**

DATE: **June 23, 2025**

SUBJECT: **MT Trails Foundation. The applicant is seeking minor request approval for specimen tree removal of one 14" black walnut tree located in the right-of-way immediately south of 4124 W. Highland Road.**

Applicant:	MT Trails Foundation
Status of Applicant:	Agent
Requested:	Minor Request – Specimen Tree Removal
Existing Zoning:	R-1
Location:	Right-of-way along Highland Road immediately south of 4124 W. Highland Road
Tax Key Number:	#14-012-11-002.00
District:	#1

Background

The applicant is requesting Planning Commission approval of the removal of a specimen tree within the Highland Road right-of-way, adjacent to 4124 West Highland Road. MT Trails indicated that one specimen tree is proposed for removal due to the necessary alignment of the proposed trail. According to the application, the trail was originally aligned to avoid this tree. However, the original alignment required temporary easements on private property. The timeline to secure the easement extends beyond that allowable for the grant funding. To avoid the need for the easements, the trail alignment had to be moved south which conflicted with the location of this specimen tree.

MT Trails Foundation, Inc. (MT Trails) is a local non-profit whose mission is to develop and support a system of family friendly bicycling and walking off road trails throughout Mequon and Thiensville. The Common Council previously approved a resolution in support of an application by the MT Trails for a Transportation Alternatives Program (TAP) grant for construction of an off-road bicycle path connecting the Ozaukee Interurban Trail (OIT) to Rotary Park on Highland Road. MT Trails was awarded the TAP grant and executed a State/Municipal Agreement (SMA) for the project. MT Trails is the local sponsor for the project. Therefore, the City has no financial participation in the project, and MT Trails is the executor of all grants and contracts. Subsequently, the Common Council authorized, and the Mayor executed a Right-of-Way Agreement defining the terms and conditions for the project. In late March, MT Trails submitted final design documents to the City for review. Final design documents are pending approval.

Please find the report below from the City Forester for the analysis and staff recommendation.

Forestry Background:

The location of the specimen tree is in the City right-of-way, south of 4124 West Highland Road (see MT Rails Foundation ROW agreement between Ozaukee Interurban Trail and Rotary Park. The location includes 1 specimen tree of the following type and diameter breast height (DBH):

- Juglans nigra - Black Walnut (14")

For the specimen tree identified above, the City Forester determined that the tree is in fair or better condition and meets the following minimum criteria to be considered a specimen tree:

- The tree has a life expectancy greater than (15) years
- The tree has a relatively sound and solid trunk with no extensive decay or cavity, less than 20% radial trunk die-back
- The tree does not have more than one (1) major and several minor dead limbs
- The tree does not have any major insect or pathological issues
- The tree does not have any major structural issues, such as co-dominant stems or/and included bark

MT Trails submitted a request for the removal of a specimen tree due to (basis of request):

a) Public Health/Safety
b) Public Interest
c) General Welfare

"For the safety of the users of the trail, the Black Walnut tree needs to be removed as it is in the area where the path needs to be placed to stay within the City Right of Way and to provide adequate distance from the traffic on the road."

Analysis

The City Forester determined, pending approval of the Planning Commission, that construction cannot occur without removal of the specimen tree. The limited right-of-way and proximity to Highland Road hinders the ability to shift proposed path to preserve the specimen Black Walnut.

Replacement

The owner/developer shall replace the specimen tree as the removal of the tree is authorized to avoid or alleviate unreasonable difficulty or hardship.

The City Forester determined, pending approval of the Planning Commission, that replacement, in accordance with the tree preservation guidelines, shall be in public spaces, specifically: Rotary Park (4100 West Highland Road). The total DBH of all replacement trees shall be 75% of the total DBH of the removed specimen trees. The City Forester shall select replacement species after considering the species removed and those present on the lot. Strong preference shall be given to Wisconsin native species.

Recommendation

The City Forester recommends Planning Commission **approval** for removal of a specimen tree within City right-of-way, south of 4124 West Highland Road, subject to the following conditions:

.

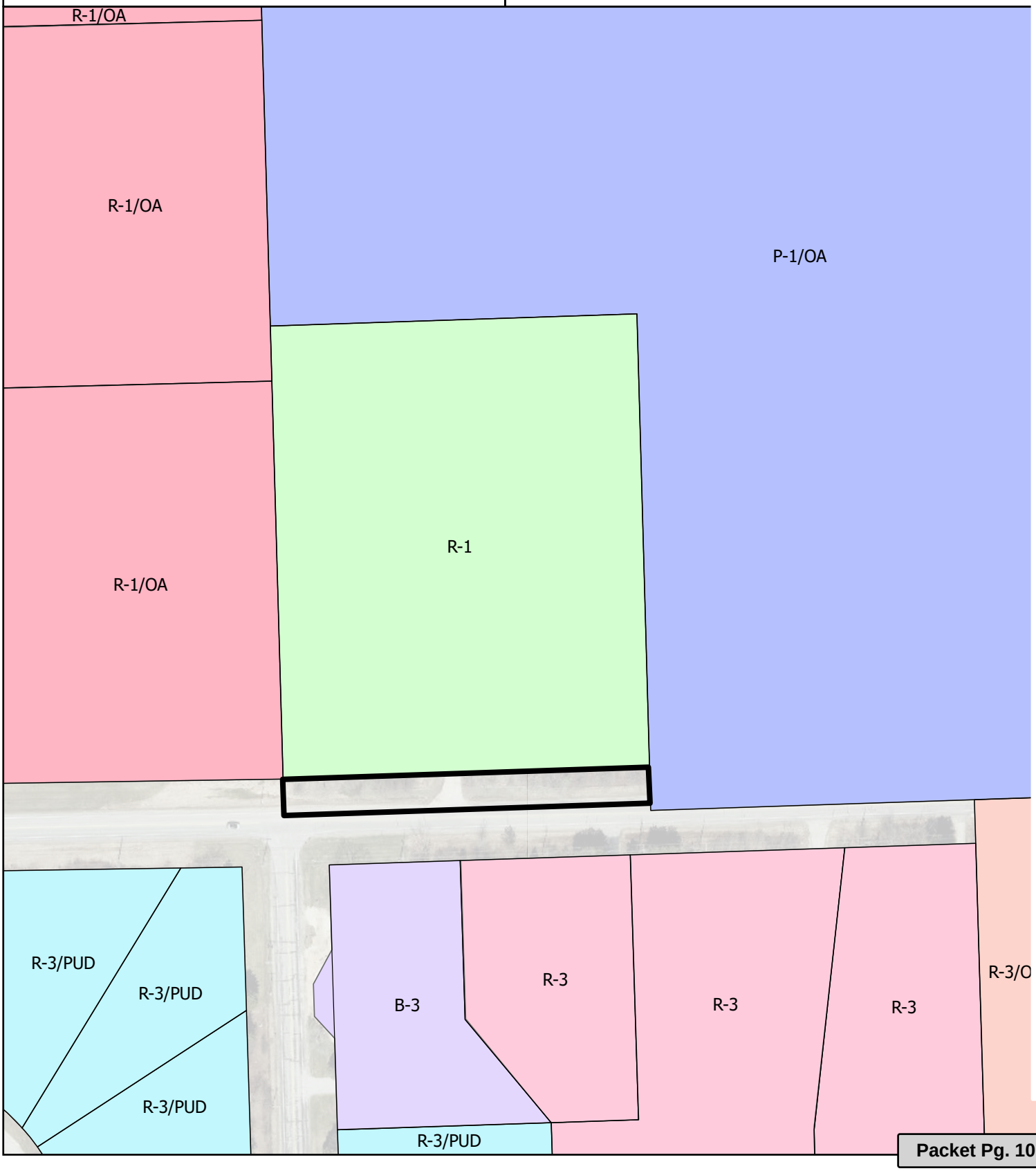
1. Replacement, in accordance with the tree preservation guidelines, shall be in public spaces, specifically: Rotary Park (4100W Highland Road).
2. The total DBH of all replacement trees shall be 75% of the total DBH of the removed specimen trees.

3. The City Forester shall select replacement species after considering the species removed and those present on the lot. Strong preference shall be given to Wisconsin native species.

Attachments:
PacketDocs_MTTrails (PDF)

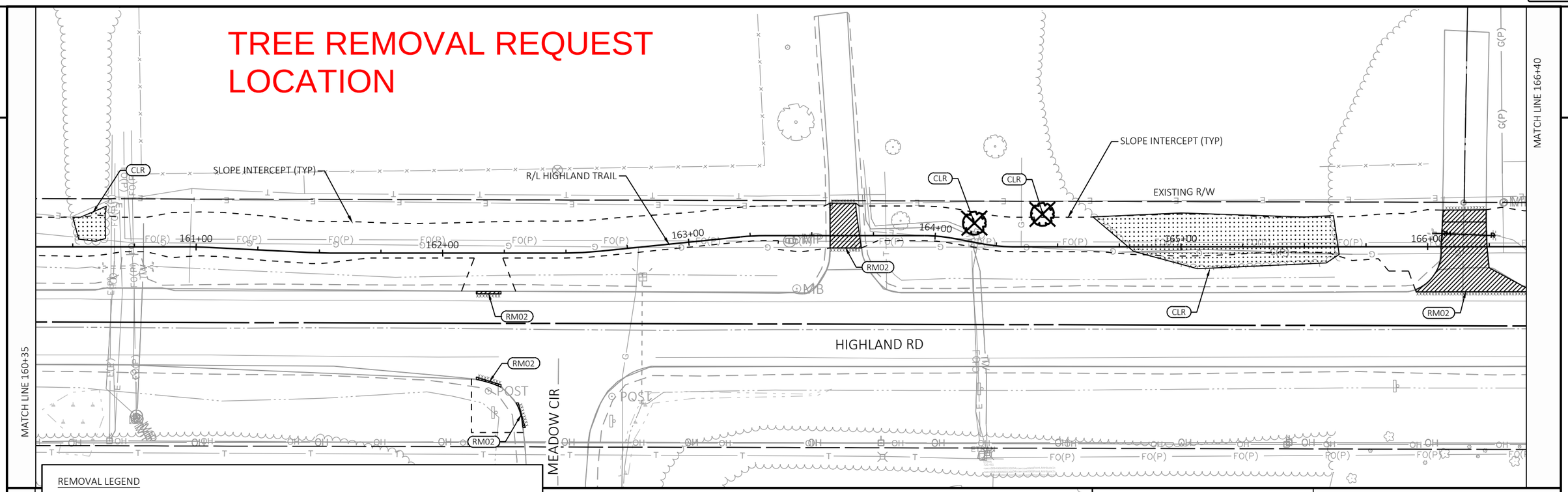
MT TRAILS FOUNDATION

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



Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)

TREE REMOVAL REQUEST LOCATION



PROJECT NO: 2697-22-70	HWY: HIGHLAND ROAD BIKE SPUR	COUNTY: OZAUKEE	REMOVAL PLANS	SHEET	E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\021201-RM.DWG
LAYOUT NAME - RM6
PLOT DATE : 6/4/2025 11:49 AM
PLOT BY : MITCHELL FULLER
PLOT NAME :
PLOT SCALE : 1 IN:40 FT

Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)

PROJECT ID: WITH: **2697-22-70**

COUNTY: **OZAUKEE**

ORDER OF SHEETS

Section No.	1	Title
Section No.	2	Typical Sections and Details
Section No.	3	Miscellaneous Quantities
Section No.	3	Right of Way Plat
Section No.	4	Plan and Profile
Section No.	5	Standard Detail Drawings
Section No.	6	Sign Plates
Section No.	9	Computer Earthwork Data
Section No.	9	Cross Sections

TOTAL SHEETS =



N

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

PLAN OF PROPOSED IMPROVEMENT

HIGHLAND ROAD BIKE SPUR

OZAUKEE INTERURBAN TRAIL TO ROTARY PARK

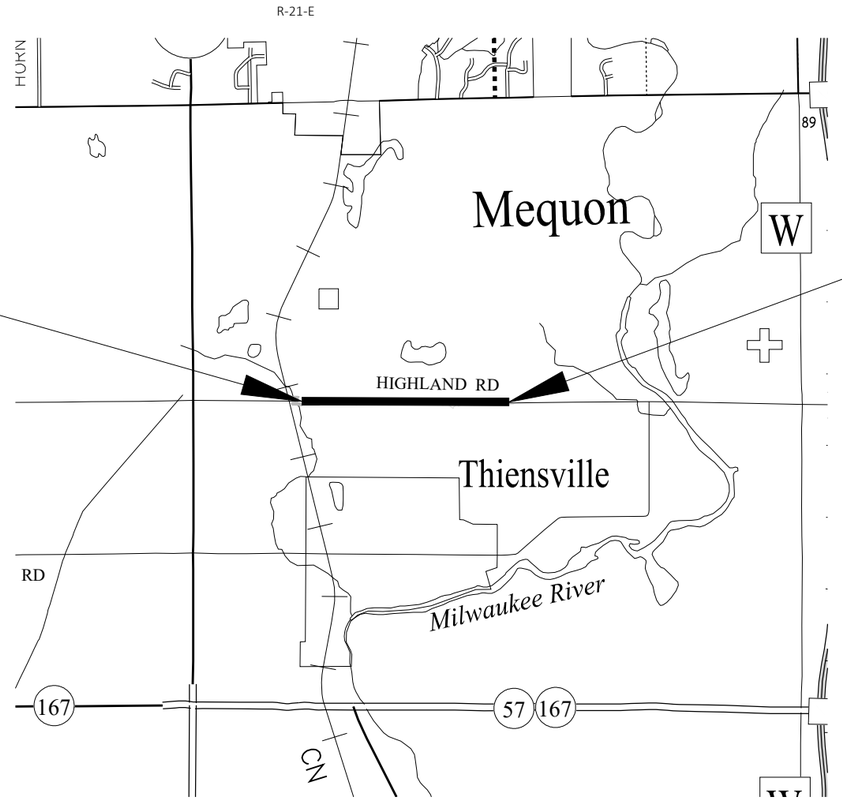
HIGHLAND ROAD
OZAUKEE

STATE PROJECT NUMBER
2697-22-70

STATE PROJECT	FEDERAL PROJECT	
	PROJECT	CONTRACT
2697-22-70		

THIS IS A FEDERALLY FUNDED PROJECT
DBE GOAL IS DISCRETIONARY

JUNE 04, 2025
REVISED



BEGIN PROJECT
STA 100+47.44
X=584476.037
Y=376914.658

END PROJECT
STA 175+23.57
X=376874.500
Y=591944.841

DESIGN DESIGNATION			HIGHLAND ROAD
A.A.D.T.	2023	=	6,200 - 7,700
A.A.D.T.		=	
D.H.V.		=	
D.D.		=	
T.		=	
DESIGN SPEED		=	45 MPH
ESALS		=	

CONVENTIONAL SYMBOLS

PLAN
- CORPORATE LIMITS
- PROPERTY LINE
- LOT LINE
- LIMITED HIGHWAY EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED OR NEW R/W LINE
- SLOPE INTERCEPT
- REFERENCE LINE (300'EB')
- EXISTING CULVERT
- PROPOSED CULVERT (Box or Pipe)
- COMBUSTIBLE FLUIDS (CAUTION)
- MARSH AREA
- WOODED OR SHRUB AREA

PROFILE
- GRADE LINE
- ORIGINAL GROUND
- MARSH OR ROCK PROFILE (To be noted as such) (ROCK)
- SPECIAL DITCH (LABEL)
- GRADE ELEVATION (95.36)
- CULVERT (Profile View)

UTILITIES
- ELECTRIC (E)
- FIBER OPTIC (FO)
- GAS (G)
- SANITARY SEWER (SAN)
- STORM SEWER (SS)
- TELEPHONE (T)
- WATER (W)
- UTILITY PEDESTAL
- POWER POLE
- TELEPHONE POLE

LAYOUT
SCALE 0 1 MI

TOTAL NET LENGTH OF CENTERLINE = 1.41 MILES

HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), OZAUKEE COUNTY, NAD83 (2011), IN U.S. SURVEY FEET. POSITIONS SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES ARE THE SAME AS GROUND DISTANCES.

ELEVATIONS ARE REFERENCED TO NAVD 88 (2012). GPS DERIVED ELEVATIONS ARE BASED ON GEOID 12a.

ORIGINAL PLANS PREPARED BY

kapur

DATE: _____ _____
(Professional Engineer Signature)

PREPARED BY

Surveyor	AYRES & ASSOC. / KAPUR & ASSOCIATES
Designer	KAPUR & ASSOCIATES
Project Manager	KURT FARRENKOPF

PROJECT SPONSOR MT TRAIL FOUNDATION

DATE: _____ _____
(Signature)

E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\010101-TI.DWG PLOT DATE : 6/4/2025 10:36 AM PLOT BY : MITCHELL FULLER PLOT NAME :

Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)

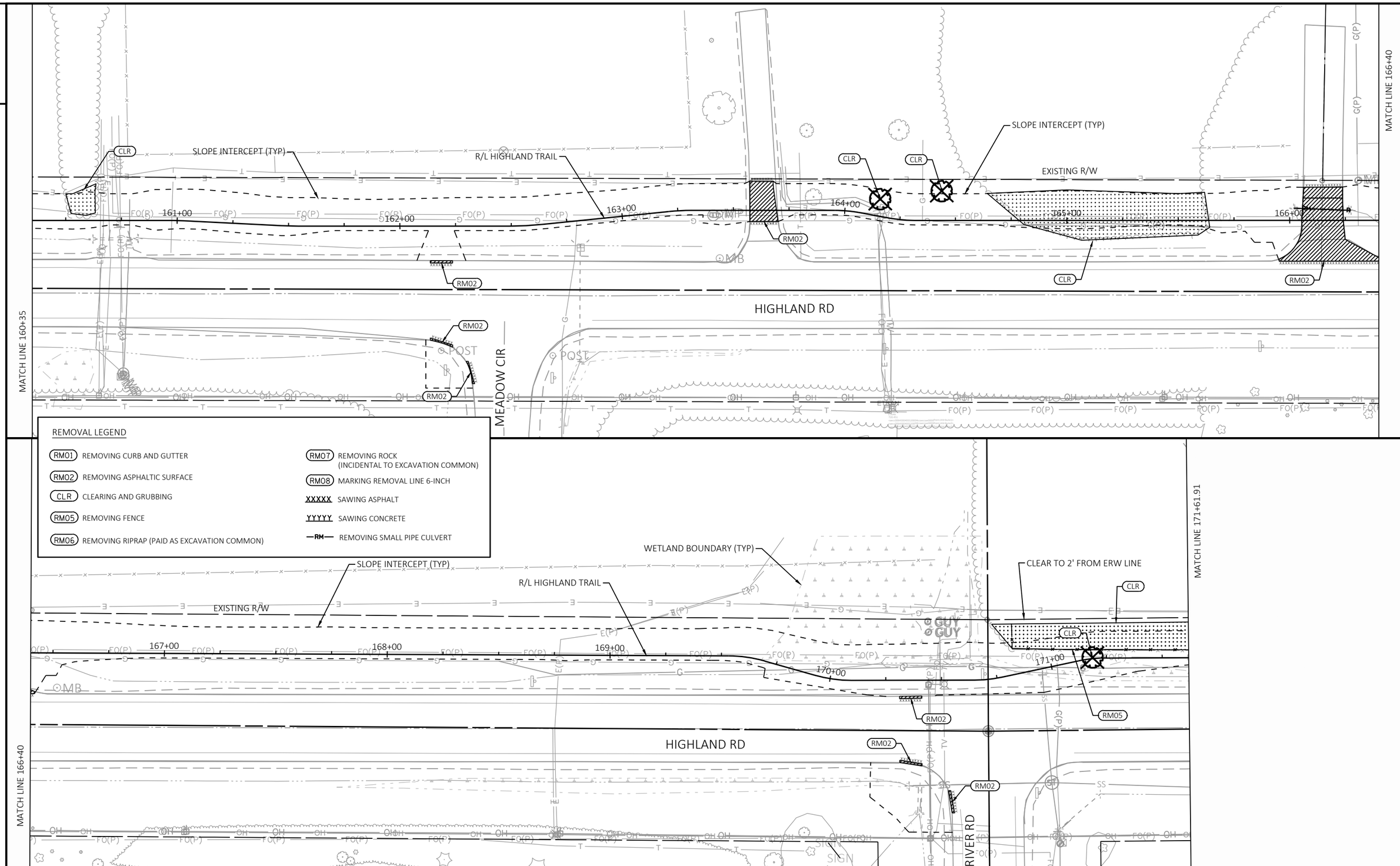


PROJECT NO: 2697-22-70	HWY: HIGHLAND ROAD BIKE SPUR	COUNTY: OZAUKEE	PROJECT OVERVIEW	SHEET	E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\020201-PO.DWG
LAYOUT NAME - PO-01

PLOT DATE : 6/4/2025 10:51 AM PLOT BY : MITCHELL FULLER PLOT NAME : PLOT SCALE : 1 IN:250 FT

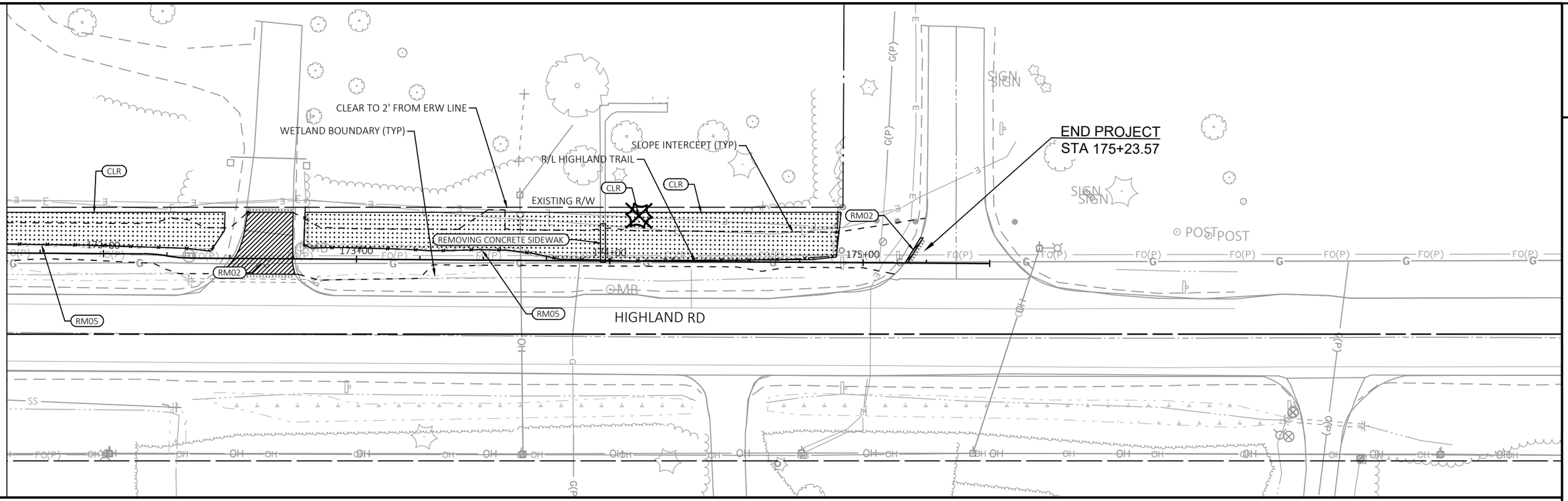
Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)



PROJECT NO: 2697-22-70	HWY: HIGHLAND ROAD BIKE SPUR	COUNTY: OZAUKEE	REMOVAL PLANS	SHEET	E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\021201-RM.DWG
LAYOUT NAME - RM6
PLOT DATE : 6/4/2025 11:49 AM
PLOT BY : MITCHELL FULLER
PLOT NAME :
PLOT SCALE : 1 IN:40 FT

Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)



REMOVAL LEGEND

RM01	REMOVING CURB AND GUTTER	RM07	REMOVING ROCK (INCIDENTAL TO EXCAVATION COMMON)
RM02	REMOVING ASPHALTIC SURFACE	RM08	MARKING REMOVAL LINE 6-INCH
CLR	CLEARING AND GRUBBING	XXXXX	SAWING ASPHALT
RM05	REMOVING FENCE	YYYYY	SAWING CONCRETE
RM06	REMOVING RIPRAP (PAID AS EXCAVATION COMMON)	—RM—	REMOVING SMALL PIPE CULVERT

PROJECT NO: 2697-22-70	HWY: HIGHLAND ROAD BIKE SPUR	COUNTY: OZAUKEE	REMOVAL PLANS	SHEET	E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\021201-RM.DWG
LAYOUT NAME - RM7
PLOT DATE : 6/4/2025 11:49 AM PLOT BY : MITCHELL FULLER PLOT NAME : PLOT SCALE : 1 IN:40 FT

Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)

2

EXISTING FIELD ENTRANCE TO REMAIN

SLOPE INTERCEPT (TYP)

R/L HIGHLAND TRAIL

SHLD

161+00

162+00

PV01

PV03

STA 162+07.61
15.46' RT

STA 162+29.61
15.55' RT

STA 162+23.61
54.34' RT

STA 162+13.61
51.19' RT

STA 162+29.68
60.64' RT

STA 162+32.40
70.64' RT

MEADOW CIR

MATCH LINE 160+35

STA 163+57.15
-12.99' LT

DWY1

STA 163+67.53
-13.39' LT

EXISTING R/W

163+00

164+00

STA 163+57.36
5.16' RT

STA 163+70.02
5.00' RT

HIGHLAND RD

SLOPE INTERCEPT (TYP)

165+00

166+00

STA 166+06.28
-14.80' LT

STA 166+23.66
-14.94' LT

STA 165+95.28
18.27' RT

MATCH LINE 166+40

N

PLAN DETAIL LEGEND

CG01	CONCRETE CURB AND GUTTER 36-INCH, TYPE D
CG02	CONCRETE CURB AND GUTTER 18-INCH, TYPE D
DWY1	4" ASPHALTIC SURFACE DRIVEWAYS AND FIELD ENTRANCES OVER 8" BASE AGGREGATE DENSE 3/4-INCH
DWY2	12" BASE AGGREGATE DENSE 3/4-INCH
PV01	3" ASPHALTIC SURFACE OVER 9" BASE AGGREGATE DENSE 1 1/4-INCH
PV03	6" ASPHALTIC SURFACE PATCHING
SHLD	3" CRUSHED LIMESTONE SHOULDER
	CONCRETE SIDEWALK 5-INCH OVER 4" BASE AGGREGATE DENSE 1 1/4-INCH

NOTES:

1) SEE CURB RAMP DETAILS FOR ADDITIONAL INFORMATION.

MATCH LINE 166+40

WETLAND BOUNDARY (TYP)

SLOPE INTERCEPT (TYP)

R/L HIGHLAND TRAIL

EXISTING R/W

SHLD

167+00

168+00

169+00

170+00

171+00

STA 166+41.74
18.26' RT

STA 170+31.20
6.39' RT

STA 170+41.18
6.32' RT

STA 170+31.18
37.13' RT

STA 170+41.17
38.18' RT

STA 170+52.72
49.52' RT

STA 170+53.66
59.51' RT

HIGHLAND RD

RIVER RD

MATCH LINE 171+61.91

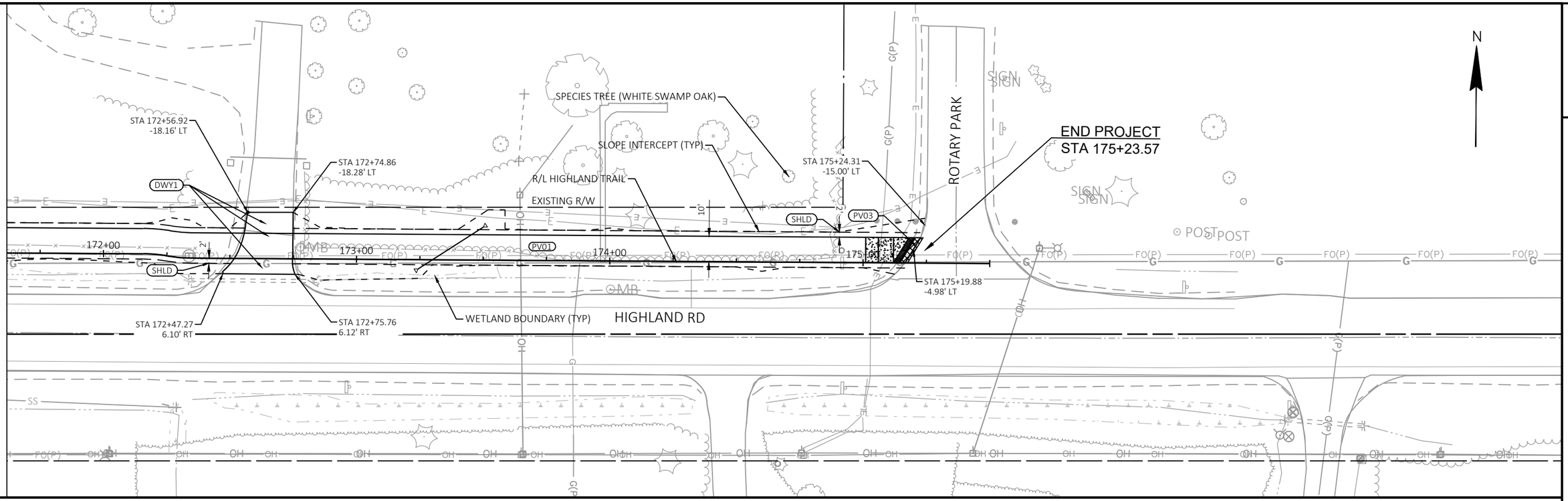
N

PROJECT NO: 2697-22-70	HWY: HIGHLAND ROAD BIKE SPUR	COUNTY: OZAUKEE	PLAN DETAILS	SHEET E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\021203-PD.DWG
LAYOUT NAME - PD6

PLOT DATE : 6/4/2025 10:58 AM PLOT BY : MITCHELL FULLER PLOT NAME : PLOT SCALE : 1 IN:40 FT

Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)



PLAN DETAIL LEGEND

CGO1	CONCRETE CURB AND GUTTER 36-INCH, TYPE D
CGO2	CONCRETE CURB AND GUTTER 18-INCH, TYPE D
DWY1	4" ASPHALTIC SURFACE DRIVEWAYS AND FIELD ENTRANCES OVER 8" BASE AGGREGATE DENSE 3/4-INCH
DWY2	12" BASE AGGREGATE DENSE 3/4-INCH
PVO1	3" ASPHALTIC SURFACE OVER 9" BASE AGGREGATE DENSE 1 1/4-INCH
PVO3	6" ASPHALTIC SURFACE PATCHING
SHLD	3" CRUSHED LIMESTONE SHOULDER
	CONCRETE SIDEWALK 5-INCH OVER 4" BASE AGGREGATE DENSE 1 1/4-INCH

NOTES:

1) SEE CURB RAMP DETAILS FOR ADDITIONAL INFORMATION.

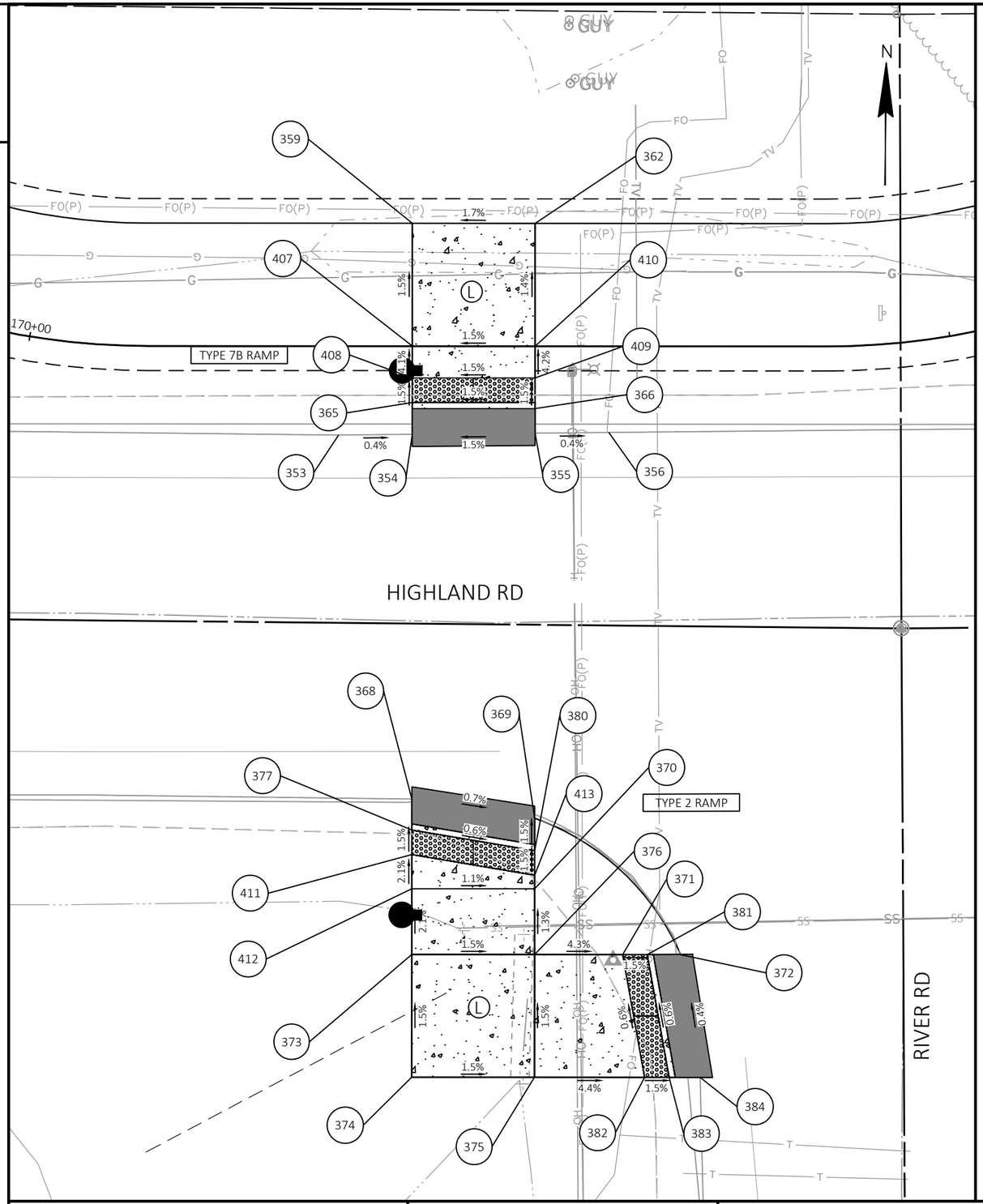
PROJECT NO: 2697-22-70	HWY: HIGHLAND ROAD BIKE SPUR	COUNTY: OZAUKEE	PLAN DETAILS	SHEET	E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\021203-PD.DWG
LAYOUT NAME - PD7

PLOT DATE : 6/4/2025 10:58 AM PLOT BY : MITCHELL FULLER PLOT NAME : PLOT SCALE : 1 IN:40 FT

Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)

2



STATION & OFFSET TABLE					
PT#	STA	OFFSET	Y	X	ELEV
351	162+22.30	73.42 RT	376809.058	590647.391	726.41
352	162+12.30	73.42 RT	376809.131	590637.391	726.56
353	170+94.62	16.60 RT	376858.582	591447.459	713.05
354	170+99.62	16.64 RT	376858.639	591453.450	713.04
355	171+09.62	16.72 RT	376858.732	591463.450	712.94
356	171+14.62	16.78 RT	376858.789	591469.457	712.96
359	170+99.72	0.00 RT	376875.819	591453.461	712.52
362	171+09.76	0.00 RT	376875.813	591463.461	712.69
365	170+99.65	13.65 RT	376861.230	591453.451	713.01
366	171+09.64	13.73 RT	376860.732	591463.421	712.90
407	170+99.72	0.00 RT	376865.819	591453.455	712.67
408	170+99.72	0.00 RT	376863.230	591453.456	712.98
409	170+99.72	0.00 RT	376863.236	591463.453	712.86
410	170+99.72	0.00 RT	376865.813	591463.455	712.82

STATION & OFFSET TABLE					
PT#	STA	OFFSET	Y	X	ELEV
365	170+99.65	13.65 RT	376861.230	591453.451	713.01
366	171+09.64	13.73 RT	376860.732	591463.421	712.90
368	170+84.95	69.69 RT	376828.933	591453.429	713.02
369	170+87.02	59.71 RT	376827.371	591463.428	712.95
370	170+99.36	48.79 RT	376821.629	591463.424	713.04
371	171+09.37	47.38 RT	376816.277	591470.592	712.80
372	171+14.37	47.45 RT	376816.273	591475.297	712.73
373	170+99.19	69.79 RT	376816.288	591453.421	713.26
374	171+09.19	69.88 RT	376806.288	591453.414	713.41
375	171+09.27	59.88 RT	376806.281	591463.414	713.26
376	170+99.27	59.79 RT	376816.281	591463.421	713.11
377	170+88.45	69.71 RT	376826.409	591453.428	713.06
380	170+88.53	59.71 RT	376824.733	591463.426	712.99
381	170+99.33	51.79 RT	376816.275	591472.592	712.77
382	170+99.32	53.79 RT	376806.275	591472.373	712.86
383	171+09.33	51.88 RT	376806.274	591474.373	712.83
384	171+09.32	53.88 RT	376806.272	591476.898	712.77
411	170+88.45	69.71 RT	376824.409	591453.426	713.09
412	170+88.45	69.71 RT	376821.635	591453.424	713.14
413	170+88.45	69.71 RT	376822.733	591463.425	713.02

LEGEND

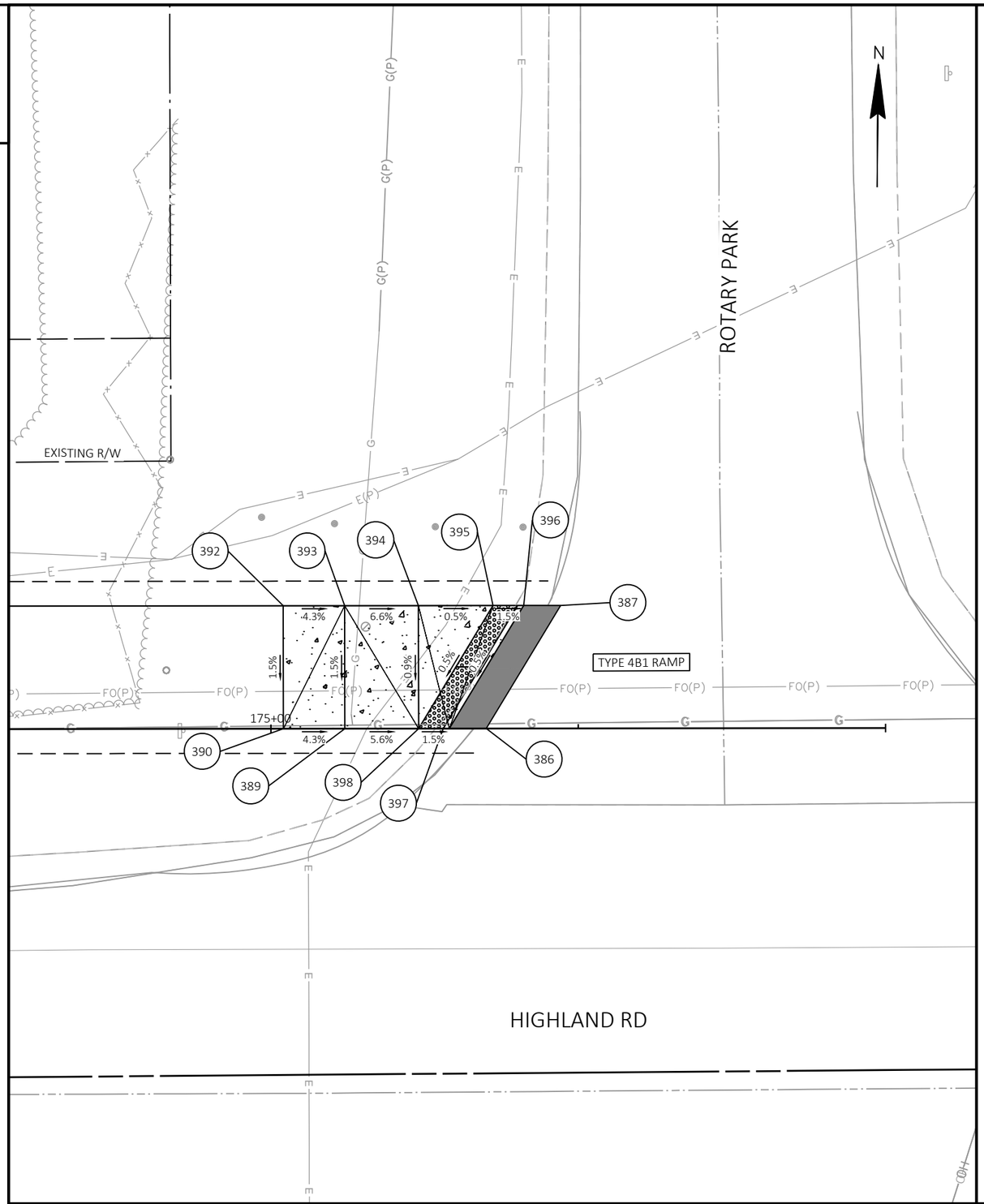
- CONCRETE SIDEWALK 5-INCH OVER 4" BASE AGGREGATE DENSE 1 1/4-INCH
- GRADED FLARE (MAXIMUM 6:1 SLOPE)
- DETECTABLE WARNING FIELD
- 6" ASPHALTIC SURFACE PATCHING
- (L) LEVEL LANDING
- SIGNAL/RRFB BASE AND PUSH BUTTON ORIENTATION

PROJECT NO: 2697-22-70	HWY: HIGHLAND ROAD BIKE SPUR	COUNTY: OZAUKEE	CURB RAMPS	SHEET	E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\021301-CR.DWG
LAYOUT NAME - CR09

PLOT DATE : 6/4/2025 11:02 AM PLOT BY : MITCHELL FULLER PLOT NAME : PLOT SCALE : 1 IN:10 FT

Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)



STATION & OFFSET TABLE					
PT#	STA	OFFSET	Y	X	ELEV
383	171+09.33	51.88 RT	376806.274	591474.373	712.83
384	171+09.32	53.88 RT	376806.272	591476.898	712.77
386	175+16.20	0.00 RT	376874.493	591938.781	716.14
387	175+20.66	10.00 LT	376884.500	591944.829	716.27
389	175+08.20	0.00 RT	376874.479	591927.281	716.52
390	175+03.22	0.00 LT	376874.475	591922.281	716.73
392	174+98.20	10.00 LT	376884.473	591922.269	716.88
393	175+03.20	10.00 LT	376884.479	591927.269	716.67
394	175+08.20	10.00 LT	376884.486	591933.269	716.27
395	175+14.43	10.00 LT	376884.493	591939.328	716.24
396	175+16.69	10.00 LT	376884.496	591941.829	716.20
397	175+12.20	0.00 RT	376874.488	591935.281	716.15
398	175+10.00	0.00 RT	376874.486	591933.280	716.18

LEGEND

- CONCRETE SIDEWALK 5-INCH OVER 4" BASE AGGREGATE DENSE 1 1/4-INCH
- GRADED FLARE (MAXIMUM 6:1 SLOPE)
- DETECTABLE WARNING FIELD
- 6" ASPHALTIC SURFACE PATCHING
- (L) LEVEL LANDING
- SIGNAL/RRFB BASE AND PUSH BUTTON ORIENTATION

PROJECT NO: 2697-22-70	HWY: HIGHLAND ROAD BIKE SPUR	COUNTY: OZAUKEE	CURB RAMPS	SHEET	E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\021301-CR.DWG
LAYOUT NAME - CR10

PLOT DATE : 6/4/2025 11:02 AM PLOT BY : MITCHELL FULLER PLOT NAME : PLOT SCALE : 1 IN:10 FT

Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)

R/W PROJECT NUMBER: 2697-22-70	EXHIBIT NUMBER: 1

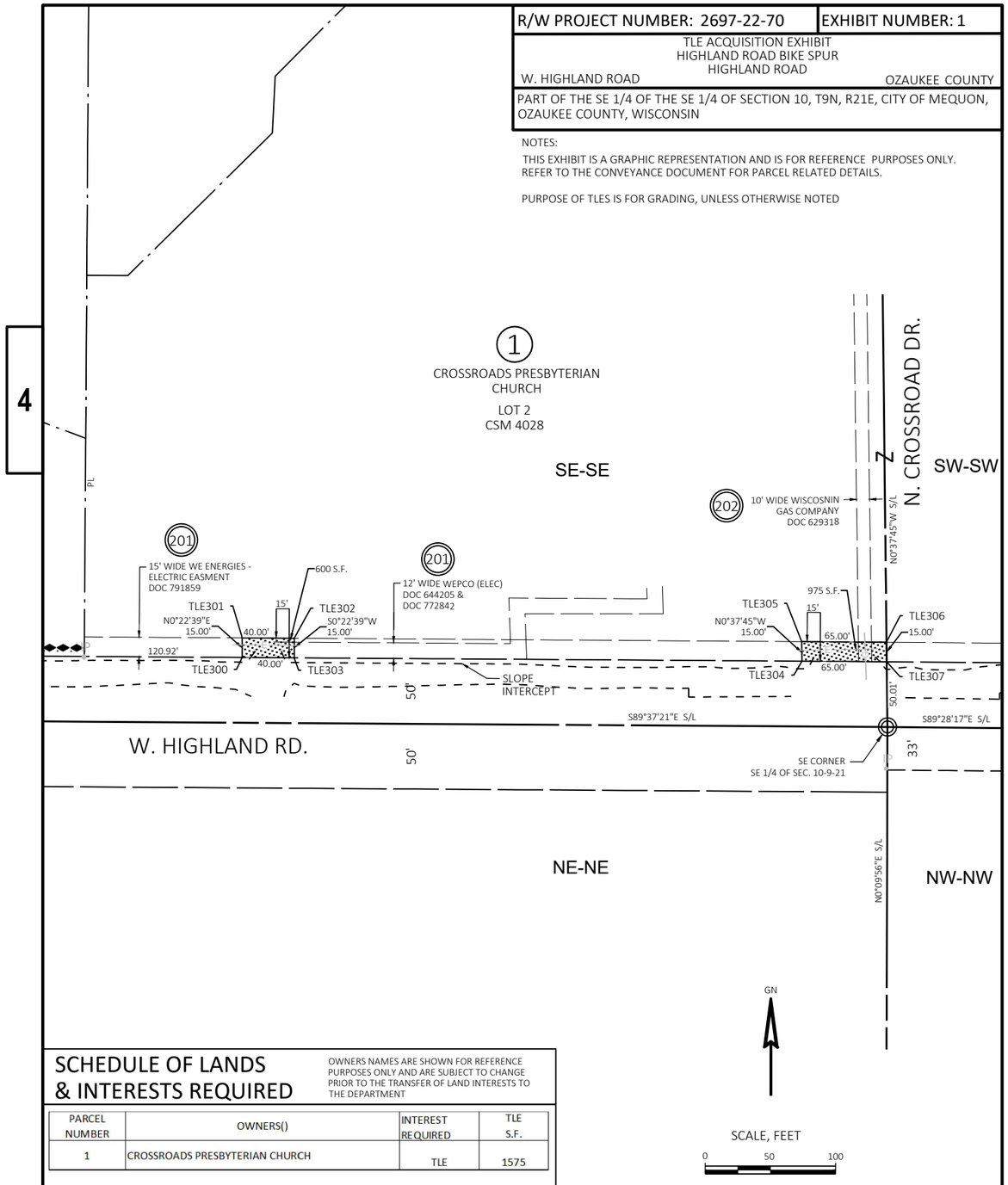
TLE ACQUISITION EXHIBIT
HIGHLAND ROAD BIKE SPUR
HIGHLAND ROAD

W. HIGHLAND ROAD — OZAUKEE COUNTY

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 10, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

NOTES:
THIS EXHIBIT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. REFER TO THE CONVEYANCE DOCUMENT FOR PARCEL RELATED DETAILS.

PURPOSE OF TLES IS FOR GRADING, UNLESS OTHERWISE NOTED



SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT

PARCEL NUMBER	OWNERS()	INTEREST REQUIRED	TLE S.F.
1	CROSSROADS PRESBYTERIAN CHURCH	TLE	1575

UTILITY INTERESTS REQUIRED

PARCEL NUMBER	UTILITIES OWNERS()	INTEREST REQUIRED
201	WE ENERGIES - ELECTRIC	RELEASE OF RIGHTS
202	WISCONSIN GAS COMPANY	RELEASE OF RIGHTS

THIS MAP IS APPROVED FOR THE MEQUON-THIENSVILLE TRAIL FOUNDATION

SIGNATURE: Lori H Lorenz DATE: 5/22/25

PRINT NAME: Lori H Lorenz

FILE NAME : 240017_TLE_EXHIBITS.DWG PLOT DATE : 5/22/2025 7:32 AM R/W PROJECT: R/W PROJ NO

R/W PROJECT NUMBER:	EXHIBIT NUMBER:

TLE ACQUISITION EXHIBIT

HIGHWAY — COUNTY

NOTES:
THIS EXHIBIT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. REFER TO THE CONVEYANCE DOCUMENT FOR PARCEL RELATED DETAILS.

PURPOSE OF TLES IS FOR GRADING, UNLESS OTHERWISE NOTED

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SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT

UTILITY INTERESTS REQUIRED

GN

SCALE, FEET
0 50 100

THIS MAP IS APPROVED FOR THE MEQUON-THIENSVILLE TRAIL FOUNDATION

SIGNATURE: DATE:

PRINT NAME:

FILE NAME : 240017_TLE_EXHIBITS.DWG PLOT DATE : 5/22/2025 7:32 AM R/W PR

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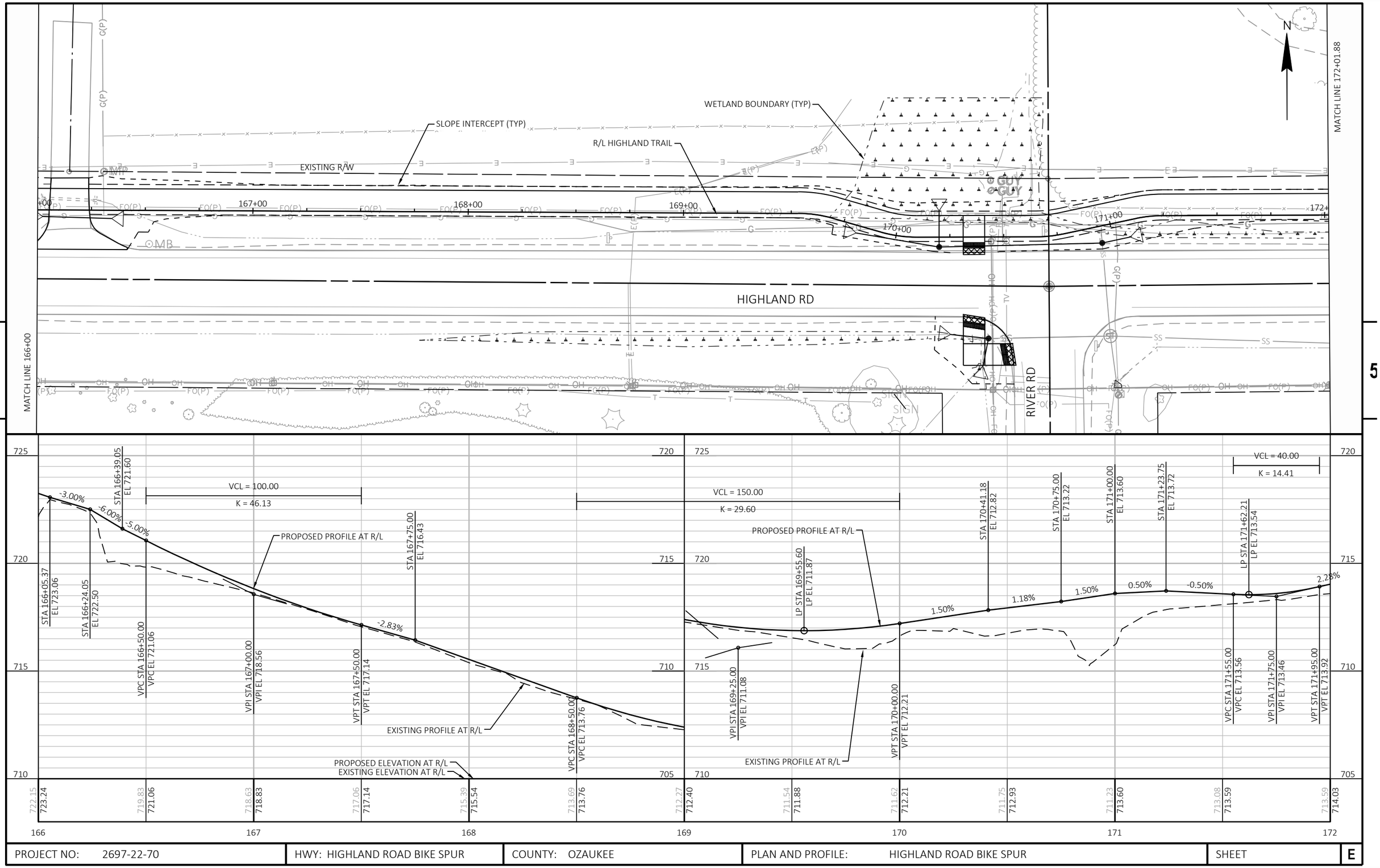

PROJECT NO: 2697-22-70	HWY: HIGHLAND ROAD BIKE SPUR	COUNTY: OZAUKEE	PLAN AND PROFILE: HIGHLAND ROAD BIKE SPUR	SHEET E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\050101-PP.DWG
LAYOUT NAME - 12

PLOT DATE : 6/4/2025 12:04 PM PLOT BY : MITCHELL FULLER PLOT NAME : PLOT SCALE : 1 IN:40 FT

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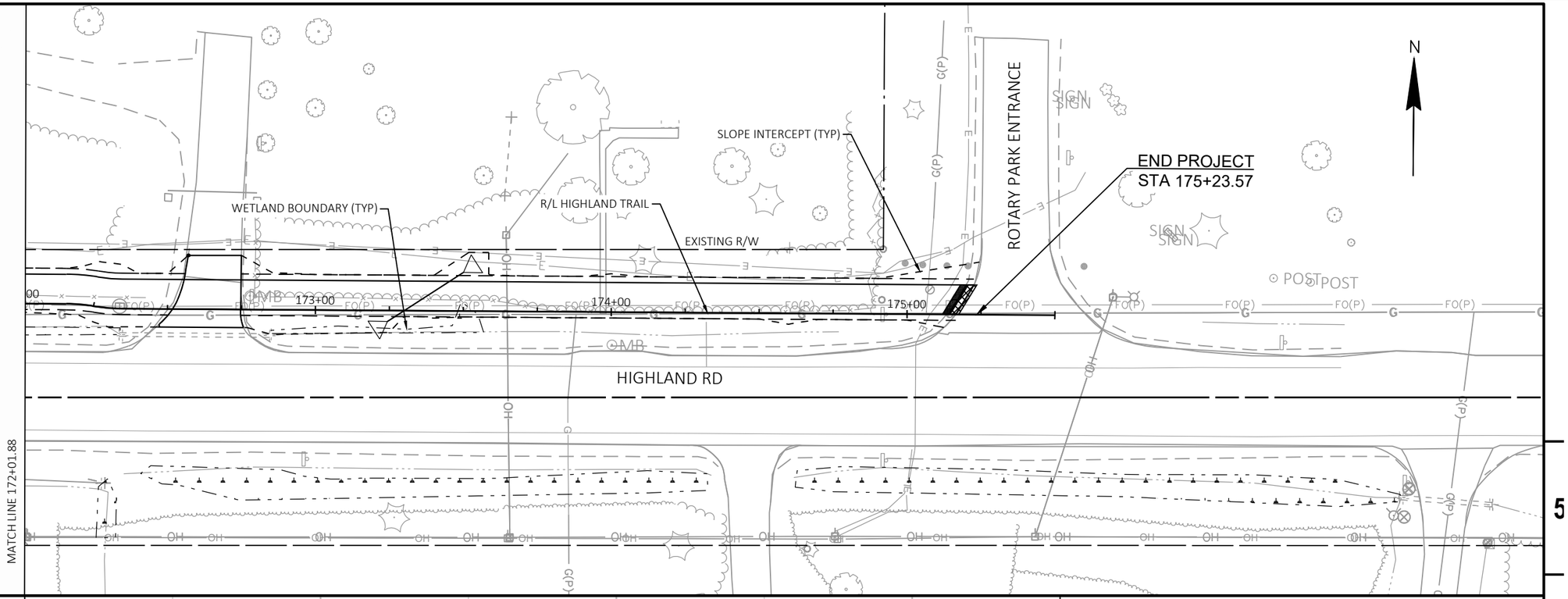
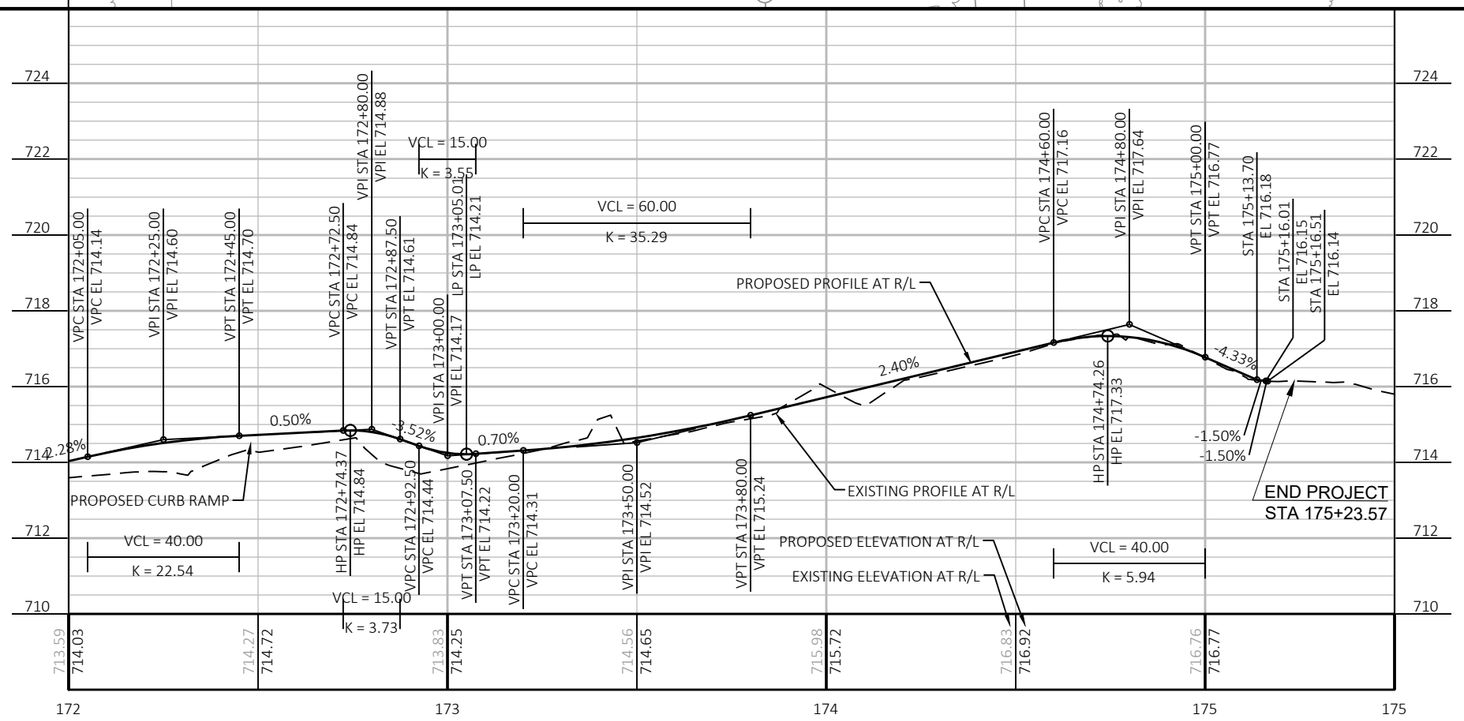




PROJECT NO: 2697-22-70	HWY: HIGHLAND ROAD BIKE SPUR	COUNTY: OZAUKEE	PLAN AND PROFILE: HIGHLAND ROAD BIKE SPUR	SHEET	E

FILE NAME : S:\OZAK_CO\MEQUON\GOV\240017 HIGHLAND ROAD BIKE SPUR\26972200\SHEETS\050101-PP.DWG
LAYOUT NAME - 13
PLOT DATE : 6/4/2025 12:04 PM
PLOT BY : MITCHELL FULLER
PLOT NAME :
PLOT SCALE : 1 IN:40 FT

Attachment: PacketDocs_MTTrails (10452 : MT Trails Foundation)

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

TO: **Planning Commission**

FROM: **NATALIE REDDING, CITY PLANNER**

DATE: **June 23, 2025**

SUBJECT: **Ware Design Build. The applicant is seeking a consultation for 14 condominiums for the properties located at 5117 W. Donges Bay Road and 10351-10465 N. Cedarburg Road (Donges Cove)**

Applicant:	Tyler Foster
Status of Applicant:	Agent
Existing Zoning:	NC (Neighborhood Commercial)
Land Use Plan:	Neighborhood Commercial
Lot size:	5.93 Acres
Location:	5117 W. Donges Bay Road, and 10351 & 10365 N. Cedarburg Road
Tax Key Number:	#14-050-10-020.00 #14-050-10-000.00 & #14-050-10-030.00
District:	#4

Background: The applicant is requesting consultation for a condominium development at the southwest corner of West Donges Bay Road and North Cedarburg Road. The project includes the assemblage of multiple properties including:

- 5117 W Donges Bay Road
- 10365 N Cedarburg Road
- 10351 Cedarburg Road

The properties are currently zoned NC (Neighborhood Commercial) and are 5.93 acres in total. The current request requires rezoning the site to R-6 or pursuing a text amendment to change the current language within the Neighborhood Commercial zoning district.

Concept Plan Analysis

The concept plan submitted proposes 14 buildings, with two units per building, for a total of 28 units. The proposed plan meets the setback and offset requirements from the ultimate right-of-way, and access to the site is shown from a single access point on Donges Bay Road, which staff is supportive of. The city forester confirmed that there are three specimen trees located roughly in the center of the proposed site, including two Red Cedars and a Hackberry. Preserving the trees may be obtainable but would likely be more difficult with the currently proposed building layout.

In either the case of a rezoning or a text amendment, staff would recommend that the baseline density follow the R-6 standards, requiring no more than four (4) units per acre. As such, the

current proposed plan would not meet the density requirement, as it proposes ~4.72 units per acre. Staff has conveyed this to the applicant, and they have expressed willingness to be flexible with the presented layout and number of units. In keeping with the R-6 density requirements, a compliant plan would therefore require the removal of five units. Taking into consideration the two-family design of the condos, this would mean the removal of three buildings (six units). By reducing the number of buildings/units on site, the development would stay in compliance with density standards and would see numerous potential aesthetic benefits and amenities, including but not limited to the following:

- Increased separation between buildings
- Larger front/back lawn spaces
- Improved interior road circulation
- A larger buffer from the intersection
- The preservation of existing specimen trees
- Improved design of stormwater management area

Rezoning Analysis:
Between the options to rezone the site to R-6 or considering a text amendment to the Neighborhood Commercial zoning district, staff recommends the text amendment approach. This allows the city to maintain the desired objectives for the creation and implementation of the NC zoning district, which was the result of a development moratorium, while meeting the interests of the developer. The Neighborhood Commercial zoning district does allow for residential uses as either permitted (P) or conditional (C), however they are limited to the following:

- Artist's live/work units (P)
- Bed and breakfast (C)
- Single-family residential cluster developments (C)
- Age restrictive housing for persons of 55 years of age or older (PUD)

A text amendment to the existing zoning district would thus require an additional residential use, by which staff would recommend the following language: *"Two-family residential developments,"* allowed as a conditional use. Staff would recommend that the conditional use refer to the current R-6 density requirements, as previously mentioned.

Building Design:
The proposed buildings are more contemporary than many of the existing residential plex developments within the City of Mequon, which tend to skew more traditional in design. However, neither the Neighborhood Commercial district nor any residential zoning district in the city restricts a particular architectural style. Many single-family dwellings have been approved by the City's Architectural Review Board in a modern or contemporary form and material selection. Staff does not object to the modern design given the existing architectural context of the current neighborhood.

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

Access to the 14 buildings is proposed on Donges Bay Road. All new street entrances are subject to acceleration/deceleration lanes and bypass lane requirements by the Mequon Standard Specifications for Land Development (SSLD). Both acceleration/deceleration lanes and a bypass lane would be required for 21 or more residential units. Donges Bay Road is functionally classified as an arterial street by the City. The latest WisDOT traffic counts in 2023 indicate approximately 6,200 average daily vehicles on Donges Bay Road near this location. It should be noted that Cedarburg Road / STH 57 is under WisDOT jurisdiction.

An entrance island will also be required at the connection point, per the SSLD.

Right-of-way dedication for Donges Bay Road will be required at the ultimate right-of-way width. Right-of-way dedication on Cedarburg Road / STH 57 may be required by WisDOT.

The site is located within the City's sewer service area and connection to the public utility is required. There is sanitary sewer main in Donges Bay Road and in Cedarburg Road. Public water connection is also required in accordance with the Mequon Water Utility Water Connection Policy. There is water main in Donges Bay Road. The water main must extend to the south property line of the development on N Cedarburg Rd, per Section XI.B.4 of the Water Connection Policy.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Sec. 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance.

Other engineering permits, including an erosion control permit and a filling, excavation, and berms permit, will be required for construction.

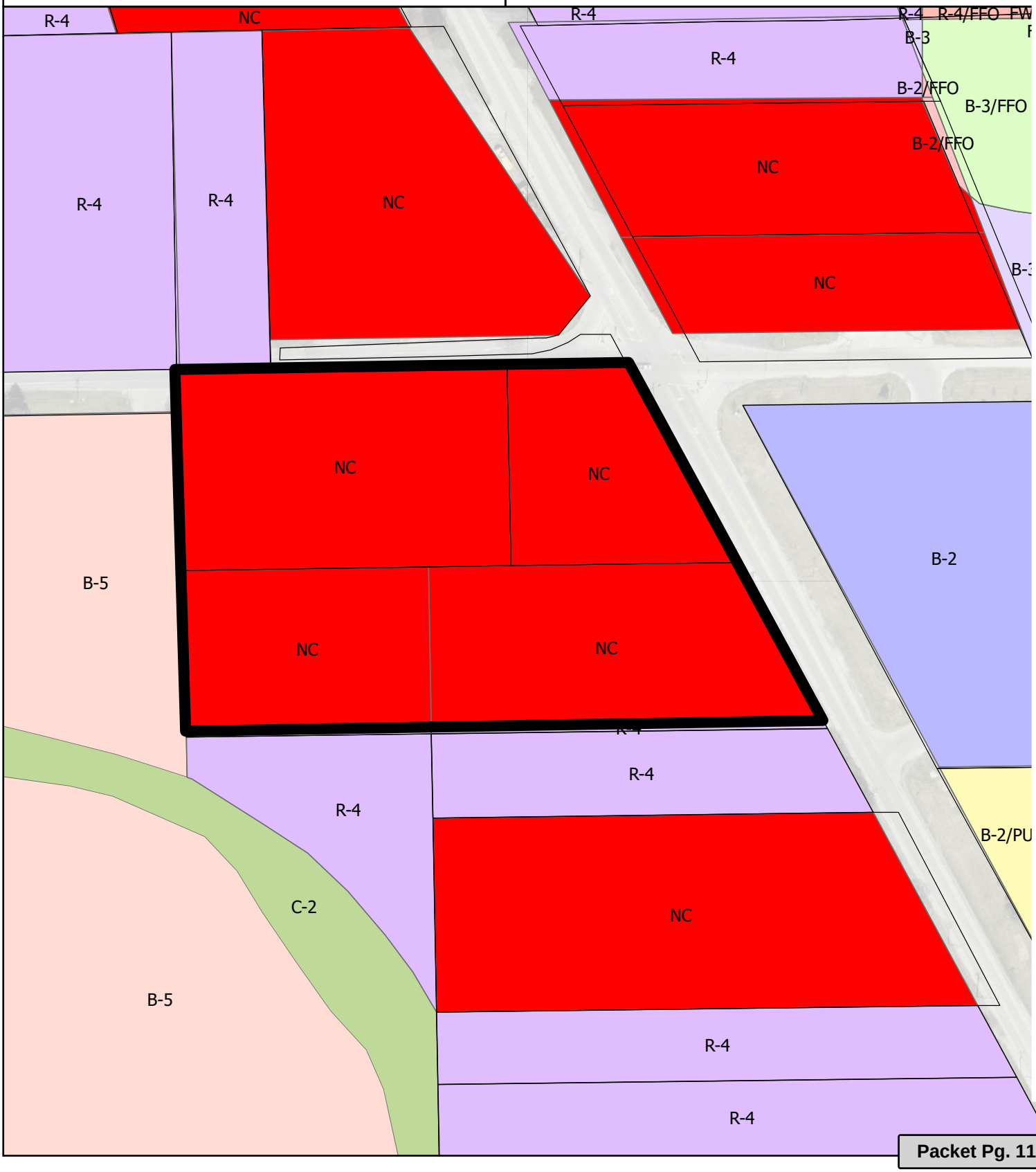
Staff Summary:

Overall, staff is supportive of the project and the redevelopment of these underutilized parcels. Staff believes a text amendment to the NC zoning district would be the best path to pursue the development of two-unit buildings. Based on the code and previously approved previously approved plex densities, there will be a reduction to the number of dwelling units which will require a revised site plan. An updated plan with less units will undoubtedly improve the number of amenities and open space features throughout the site.

Attachments:
Packet Docs - Donges Cove (PDF)

DONGES COVE

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



Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)

5/19/2025

Donges Cove Cover Letter

To whom it may concern,

The above-named project is a proposed condo development at the Southwest corner of West Donges Bay Road and North Cedarburg Road. The proposed development will consist of (14) buildings. Each building will be a two-family residence with private entry. The development will consist of curb and gutter as well as a stormwater detention pond. We are seeking city staff comments to determine if on-site wells and septic will be needed in lieu of city water/sanitary to service the property.

If there are any additional questions regarding the project, please contact Tyler Foster at (414) 708-1833.

Thank you,

Tyler Foster | Project Manager

WARE DESIGN • BUILD

17500 W. Liberty Lane | New Berlin, WI 53146

Office: 262.303.4935 | Mobile: 414.708.1833

Email: tyler@waredesignbuild.com

Website: waredesignbuild.com

YOUR VISION | OUR FOCUS

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)

PLANNING & ZONING

Currently District NC
Must rezone to R-6 Zoning District

The R-6 District is intended to provide for high quality medium density (i.e., 4 units per acre) single family attached residential development within the City's sewer service area on land designated in the Land Use Plan map as "single family attached."

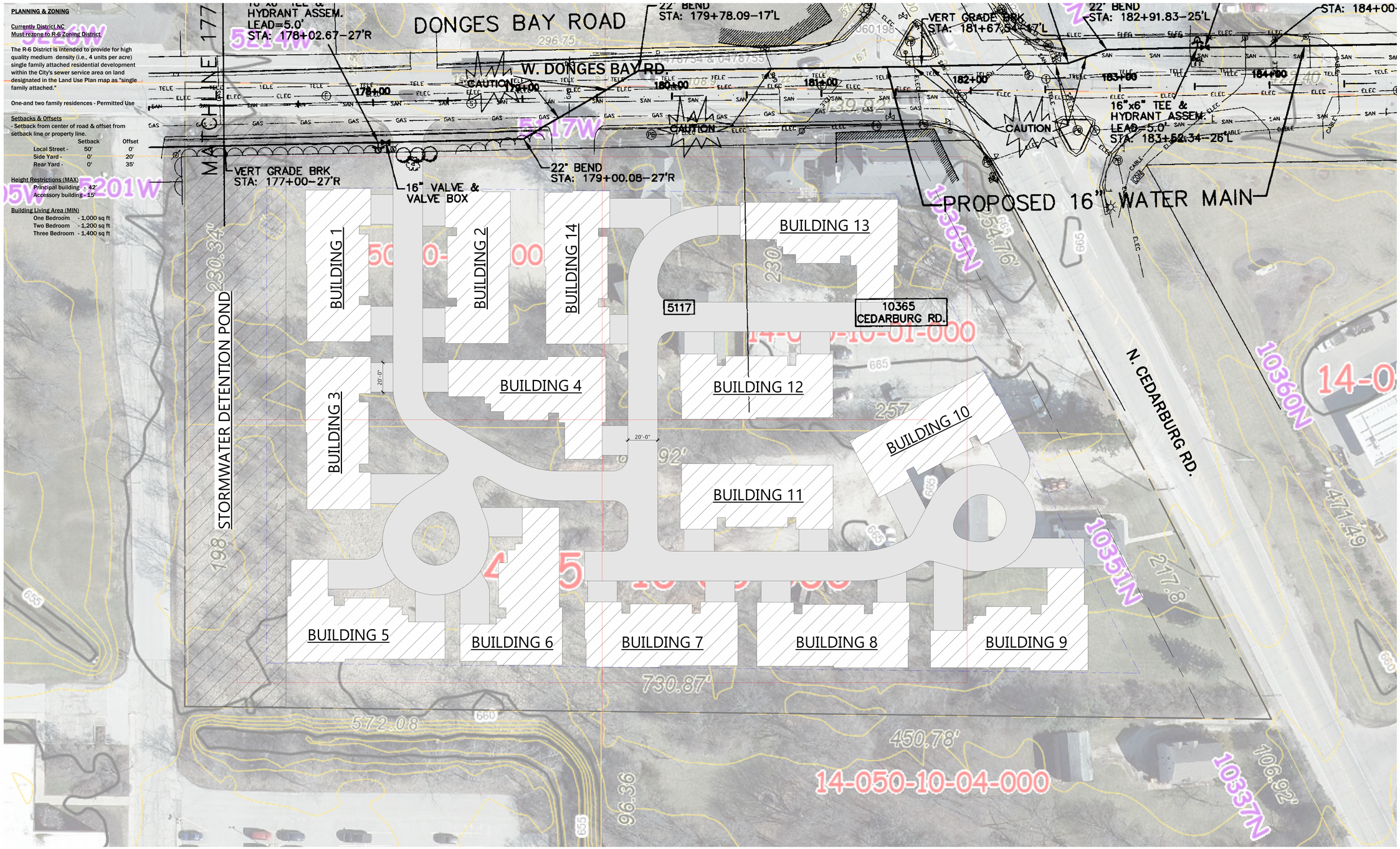
One-and two family residences - Permitted Use

Setbacks & Offsets
- Setback from center of road & offset from setback line or property line.

	Setback	Offset
Local Street -	50'	0'
Side Yard -	0'	20'
Rear Yard -	0'	35'

Height Restrictions (MAX)
Principal building - 42'
Accessory building - 15'

Building Living Area (MIN)
One Bedroom - 1,000 sq ft
Two Bedroom - 1,200 sq ft
Three Bedroom - 1,400 sq ft



1 SITE PLAN
SCALE: 1" = 30'-0"

WARE
DESIGN • BUILD
17500 W. Liberty Lane
New Berlin, WI 53146
Office: (262) 303-4935
waredesignbuild.com

NOT FOR CONSTRUCTION

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DONGES COVE
WEST DONGES BAY ROAD
MEQUON, WI 53092

REVISION NUMBER	DATE

PROJECT #:	R1133
DATE:	5/5/2025
DRAWN BY:	NAT
SHEET SIZE:	24"x36"
SHEET TITLE:	CONCEPTUAL SITE PLAN

CP.A

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)

THE 805 - BUILDING 1 (WEST) CONDOMINIUMS

GENERAL NOTES

A. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

B. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

C. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND WARE DESIGN BUILD.

D. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF WARE DESIGN BUILD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING IN CONJUNCTION WITH (AND ALL OTHER TRADES AFFECTED) SAID SUBSTITUTIONS.

E. WARE DESIGN BUILD SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

F. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.

G. CONTRACTORS SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING DURING CONSTRUCTION

H. EACH CONTRACTOR SHALL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS/HER WORKMANSHIP AND/OR MATERIAL.

I. ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY WARE DESIGN BUILD.

J. DO NOT SCALE THE DRAWINGS,WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

K. CONTRACTORS SHALL VERIFY ALL DIMENSION AND/OR DISCREPANCIES IN THE PLAN AND REPORT ERROR(S) TO WARE DESIGN BUILD PRIOR TO COMMENCEMENT OF THE WORK, OR TO BE RESPONSIBLE FOR SAME.

L. THESE PLANS, DETAILS, AND SPECIFICATIONS REMAIN THE PROPERTY OF WARE DESIGN BUILD AND MAY NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF WARE DESIGN BUILD.

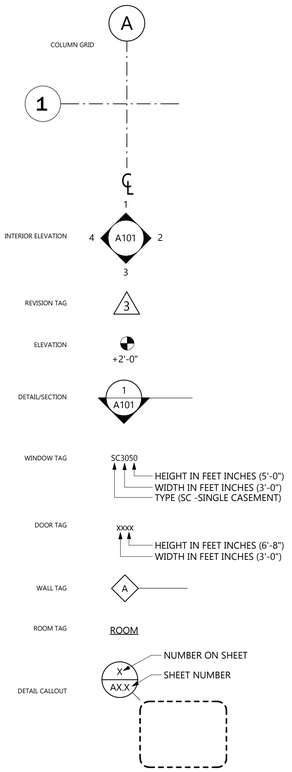
FABRICATION NOTES

TRUSS FABRICATION:
THE TRUSS MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND, AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. TRUSS MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

WALL PANEL FABRICATION (OR LOOSE LUMBER SUPPLIER):
THE WALL PANEL MANUFACTURER OR LOOSE LUMBER SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES WALL PANELS. THE WALL PANEL SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A WALL PANEL PLAN INDICATING ALL STRUCTURAL HEADERS AND BEAM SIZING, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARINGS REQUIREMENTS. THE WALL PANEL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, WIND, AND SEISMIC LOADS AS REQUIRED BY ALL APPLICABLE CODES. WALL PANEL MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

FLOOR JOIST FABRICATION:
THE FLOOR JOIST MANUFACTURER/ SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES FLOOR SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR JOIST PLAN INDICATING ALL STRUCTURAL BEAM SIZING, BLOCKING LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE FLOOR JOISTS SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE & DEAD LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. FLOOR JOIST MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

STANDARD SYMBOLS



CONTACTS

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jorie@waredesignbuild.com

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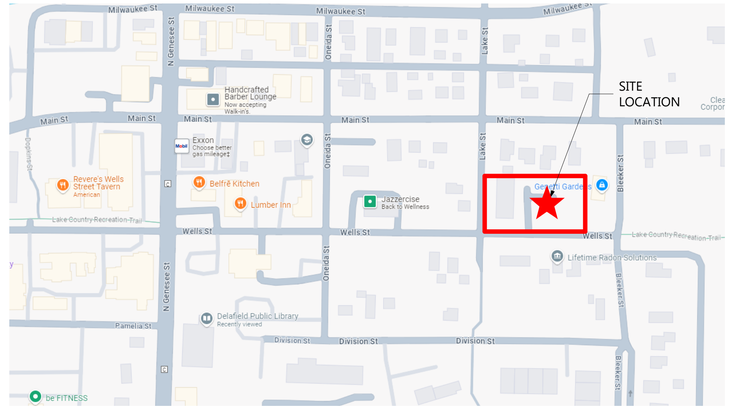
Mobile: 815.258.5200
nikko@waredesignbuild.com

PROJECT SUPERINTENDENT:
--
Office: 262.303.4935
Mobile: --
--@waredesignbuild.com

SITE LOCATION

805 WELLS STREET
DELAFIELD, WI 53018



SET INFORMATION

SHEET LIST

SHEET NUMBER	SHEET TITLE
C1.0	COVERSHEET
V1.0	SITE PLAN
A1.0	FOUNDATION PLAN
A1.1	LOWER LEVEL PLAN
A1.2	FIRST FLOOR PLANS
A1.3	UNIT 1 FLOOR PLANS
A1.4	UNIT 2 FLOOR PLANS
A1.5	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS
A3.4	WALL SECTIONS
A3.5	WALL SECTIONS
A5.1	BUILDING DETAILS
I2.1	INTERIOR ELEVATIONS
I2.2	INTERIOR ELEVATIONS
I2.3	INTERIOR ELEVATIONS

REVISION TABLE

REVISION NUMBER	DESCRIPTION	DATE

LIVING SQUARE FOOTAGES

NAME	AREA
UNIT 1 - FIRST FLOOR	1683 SF
UNIT 1 - LOWER LEVEL	1316 SF
UNIT 2 - FIRST FLOOR	1647 SF
UNIT 2 - LOWER LEVEL	1233 SF
TOTAL SF	5879 SF

NON-LIVING SQUARE FOOTAGES

NAME	AREA
UNIT 1 - GARAGE	614 SF
UNIT 1 - UNFINISHED LOWER LEVEL	210 SF
UNIT 2 - GARAGE	614 SF
UNIT 2 - UNFINISHED LOWER LEVEL	242 SF
TOTAL SF	1680 SF

Discipline Designator | Sheet Type | Sequence Number

AD1.1

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THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

REVISION NUMBER	DATE

PROJECT #:	R1120
DATE:	4/22/2025
DRAWN BY:	NAT
SHEET SIZE:	24"x36"
SHEET TITLE:	COVERSHEET

C1.0

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)

ZONING INFORMATION

District CBD-2 (Central Business District)
Currently the predominant uses in the CBD-2 district are residential, the area is in the process of changing to a mixture of commercial and residential uses.

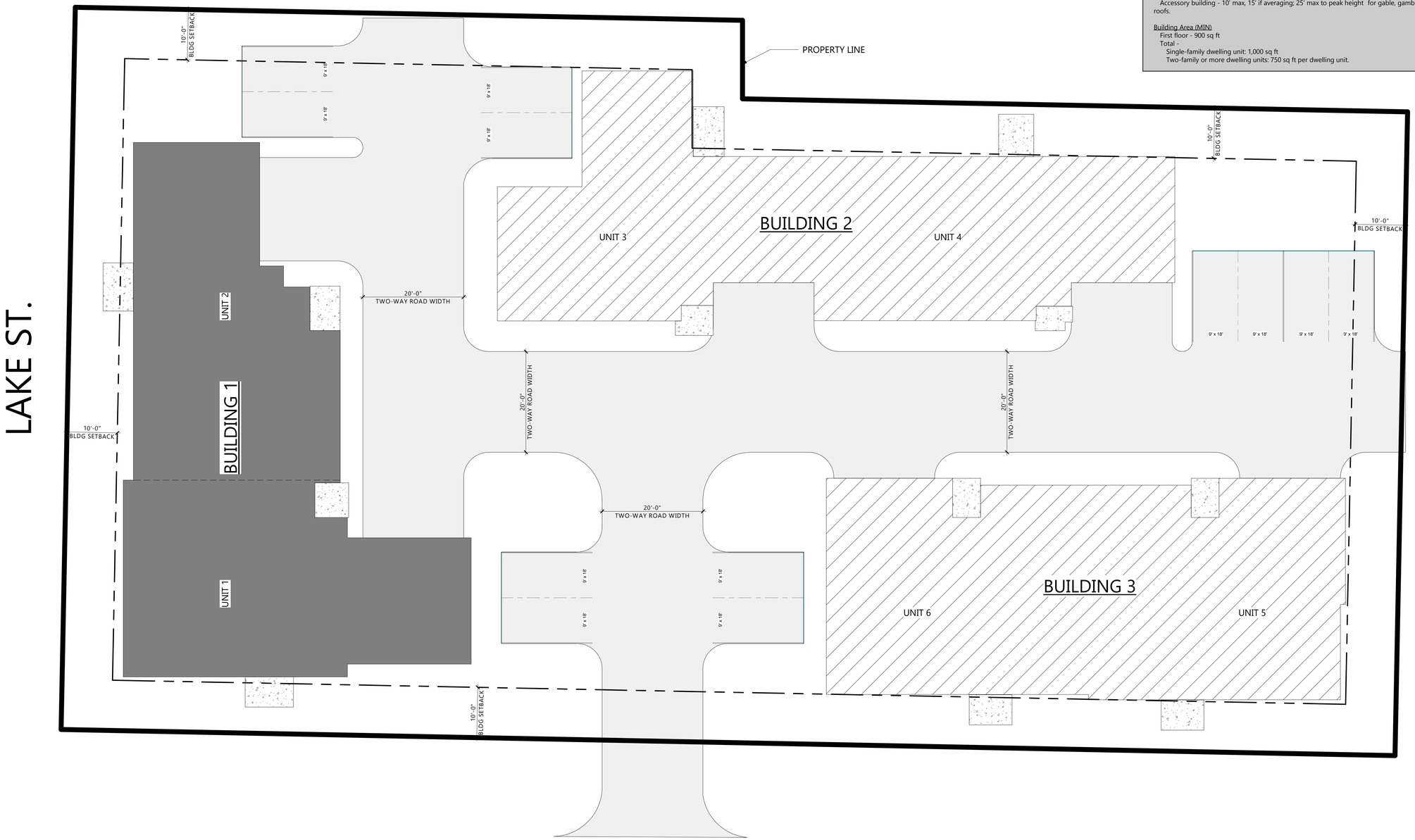
One-and two family residences - Permitted Use

Setbacks
Front Yard - 10'
Side Yard - 10'
*except where a side yard abuts a parcel under the same property ownership.
Corner Yard - 10'
Rear Yard - 10'

Height Restrictions (MAX)
Principal building - 25' max, 35' if averaging; 45' max to peak height for gable, gambrel, hip and pitch roofs.

Accessory building - 10' max, 15' if averaging; 25' max to peak height for gable, gambrel, hip and pitch roofs.

Building Area (MIN)
First floor - 900 sq ft
Total -
Single-family dwelling unit: 1,000 sq ft
Two-family or more dwelling units: 750 sq ft per dwelling unit.



1 SITE PLAN
SCALE: 1" = 10'-0"

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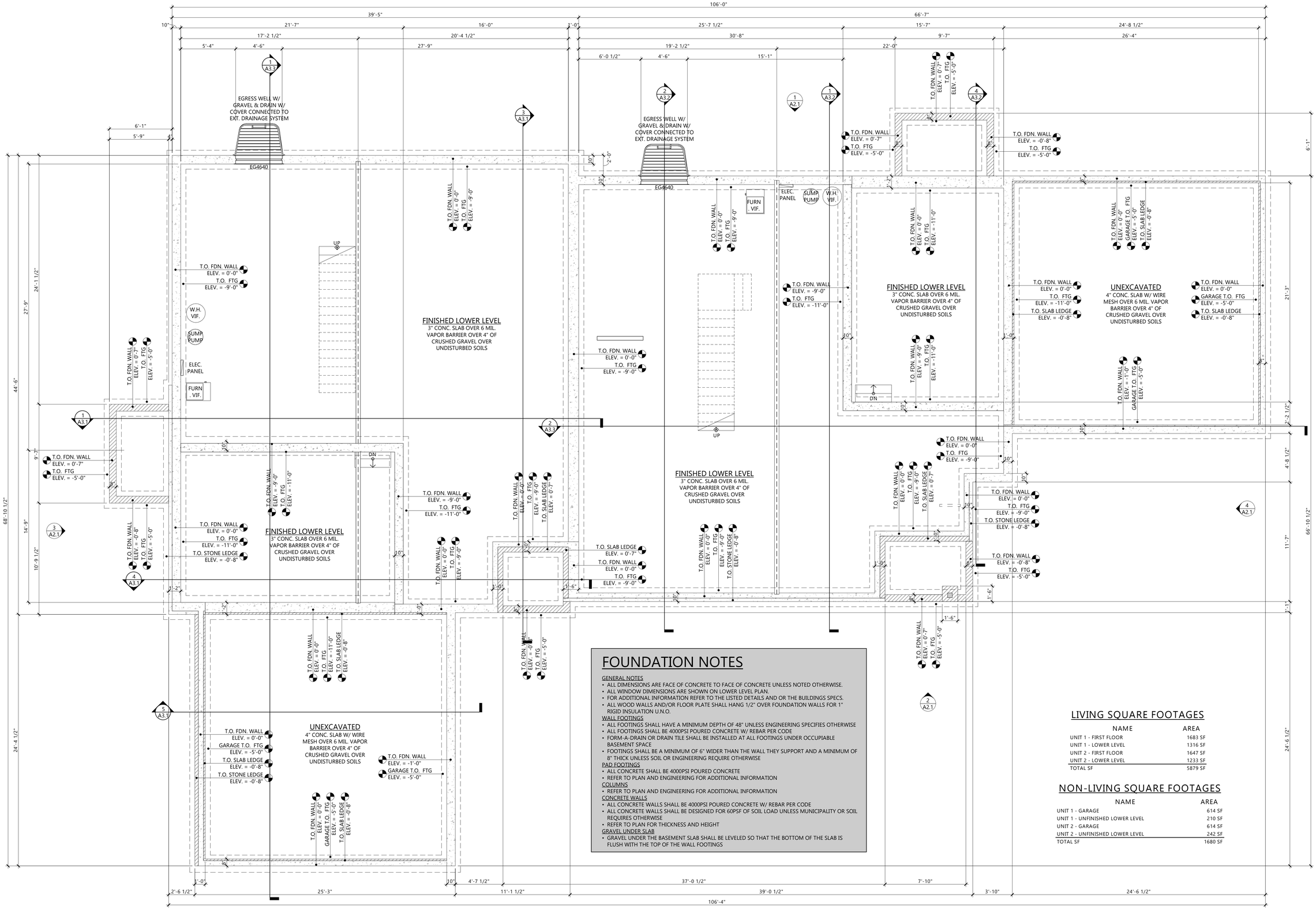
SITE PLAN

V1.0

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



FOUNDATION NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF CONCRETE TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL WINDOW DIMENSIONS ARE SHOWN ON LOWER LEVEL PLAN.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

WALL FOOTINGS
- ALL FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 48" UNLESS ENGINEERING SPECIFIES OTHERWISE
- ALL FOOTINGS SHALL BE 4000PSI POURED CONCRETE W/ REBAR PER CODE
- FORM-A-DRAIN OR DRAIN TILE SHALL BE INSTALLED AT ALL FOOTINGS UNDER OCCUPIABLE BASEMENT SPACE
- FOOTINGS SHALL BE A MINIMUM OF 6" WIDER THAN THE WALL THEY SUPPORT AND A MINIMUM OF 8" THICK UNLESS SOIL OR ENGINEERING REQUIRE OTHERWISE

PAD FOOTINGS
- ALL CONCRETE SHALL BE 4000PSI POURED CONCRETE
- REFER TO PLAN AND ENGINEERING FOR ADDITIONAL INFORMATION

COLUMNS
- REFER TO PLAN AND ENGINEERING FOR ADDITIONAL INFORMATION

CONCRETE WALLS
- ALL CONCRETE WALLS SHALL BE 4000PSI POURED CONCRETE W/ REBAR PER CODE
- ALL CONCRETE WALLS SHALL BE DESIGNED FOR 60PSF OF SOIL LOAD UNLESS MUNICIPALITY OR SOIL REQUIRES OTHERWISE
- REFER TO PLAN FOR THICKNESS AND HEIGHT

GRAVEL UNDER SLAB
- GRAVEL UNDER THE BASEMENT SLAB SHALL BE LEVELED SO THAT THE BOTTOM OF THE SLAB IS FLUSH WITH THE TOP OF THE WALL FOOTINGS

LIVING SQUARE FOOTAGES

NAME	AREA
UNIT 1 - FIRST FLOOR	1683 SF
UNIT 1 - LOWER LEVEL	1316 SF
UNIT 2 - FIRST FLOOR	1647 SF
UNIT 2 - LOWER LEVEL	1233 SF
TOTAL SF	5879 SF

NON-LIVING SQUARE FOOTAGES

NAME	AREA
UNIT 1 - GARAGE	614 SF
UNIT 1 - UNFINISHED LOWER LEVEL	210 SF
UNIT 2 - GARAGE	614 SF
UNIT 2 - UNFINISHED LOWER LEVEL	242 SF
TOTAL SF	1680 SF

1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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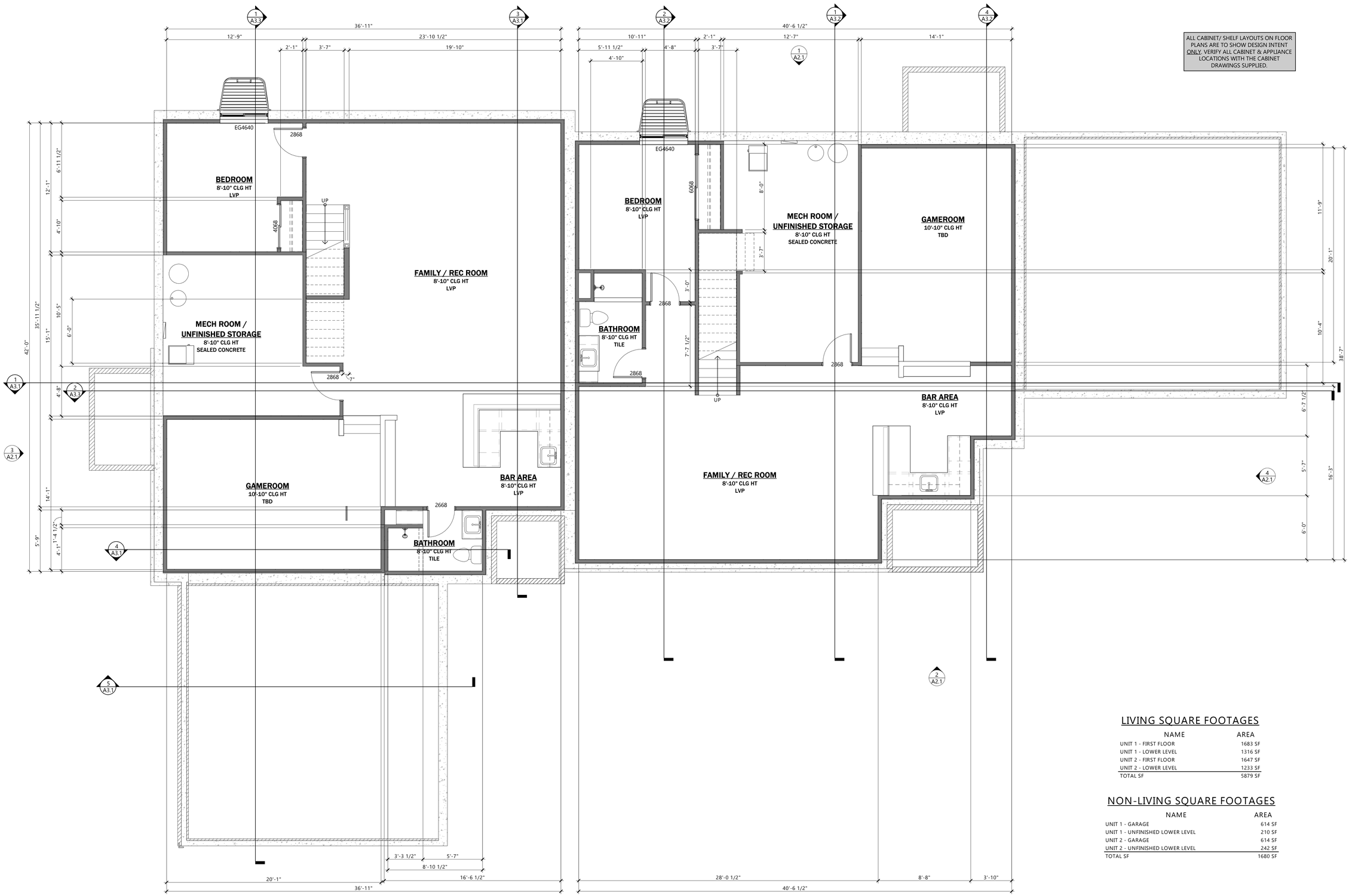
FOUNDATION PLAN

A1.0

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

LIVING SQUARE FOOTAGES

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TOTAL SF	1680 SF

1 LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

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LOWER LEVEL PLAN

A1.1

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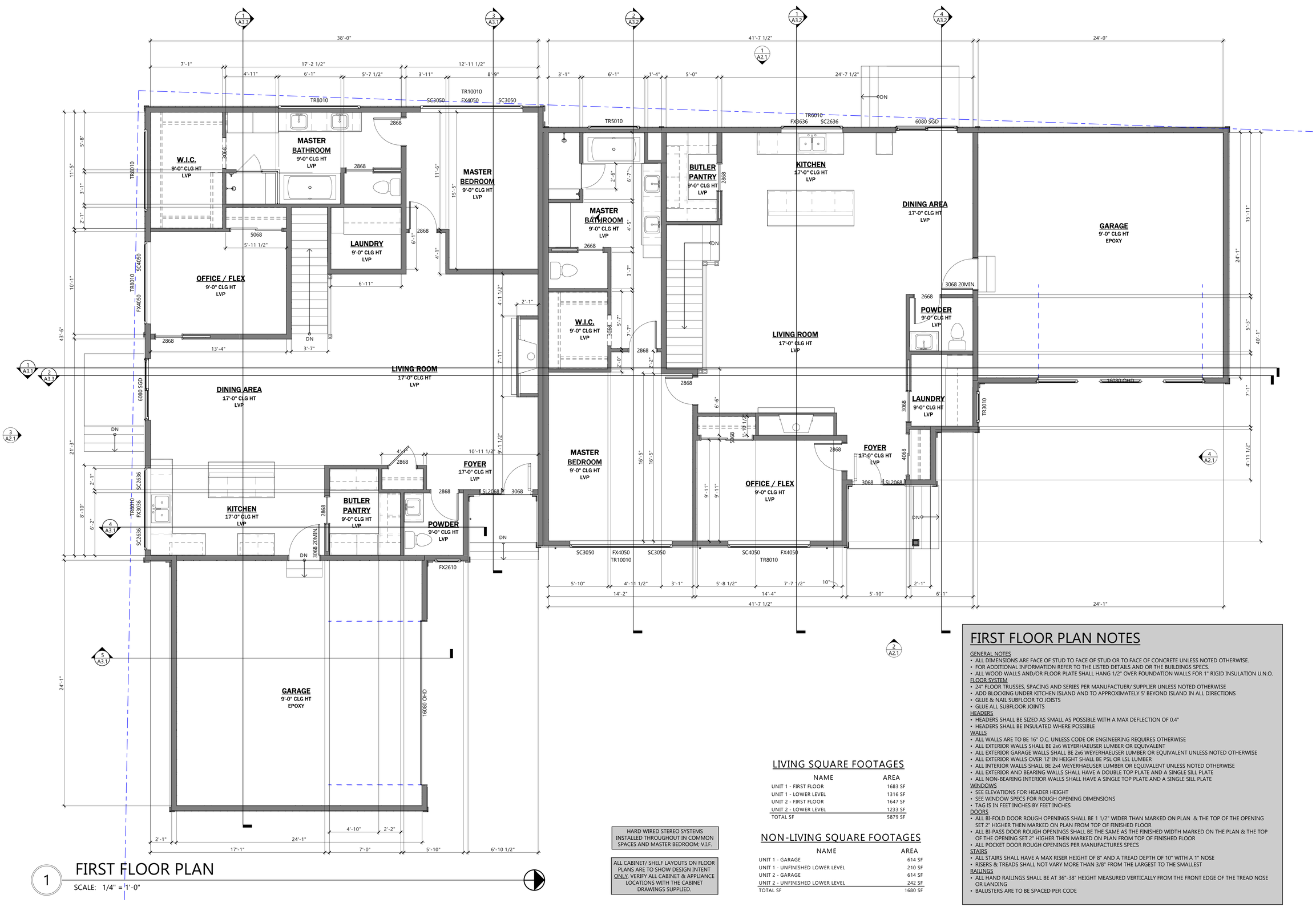

FIRST FLOOR PLAN

1 — SCALE: 1/4" = 1'-0"

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

LIVING SQUARE FOOTAGES

NAME	AREA
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UNIT 1 - LOWER LEVEL	1316 SF
UNIT 2 - FIRST FLOOR	1647 SF
UNIT 2 - LOWER LEVEL	1233 SF
TOTAL SF	5879 SF

NON-LIVING SQUARE FOOTAGES

NAME	AREA
UNIT 1 - GARAGE	614 SF
UNIT 1 - UNFINISHED LOWER LEVEL	210 SF
UNIT 2 - GARAGE	614 SF
UNIT 2 - UNFINISHED LOWER LEVEL	242 SF
TOTAL SF	1680 SF

FIRST FLOOR PLAN NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

FLOOR SYSTEM
- 24" FLOOR TRUSSES, SPACING AND SERIES PER MANUFACTUER/ SUPPLIER UNLESS NOTED OTHERWISE
- ADD BLOCKING UNDER KITCHEN ISLAND AND TO APPROXIMATELY 5' BEYOND ISLAND IN ALL DIRECTIONS
- GLUE & NAIL SUBFLOOR TO JOISTS
- GLUE ALL SUBFLOOR JOINTS

HEADERS
- HEADERS SHALL BE SIZED AS SMALL AS POSSIBLE WITH A MAX DEFLECTION OF 0.4"
- HEADERS SHALL BE INSULATED WHERE POSSIBLE

WALLS
- ALL WALLS ARE TO BE 16" O.C. UNLESS CODE OR ENGINEERING REQUIRES OTHERWISE
- ALL EXTERIOR WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT
- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS OVER 12' IN HEIGHT SHALL BE PSL OR LSL LUMBER
- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR AND BEARING WALLS SHALL HAVE A DOUBLE TOP PLATE AND A SINGLE SILL PLATE
- ALL NON-BEARING INTERIOR WALLS SHALL HAVE A SINGLE TOP PLATE AND A SINGLE SILL PLATE

WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
- ALL BI-FOLD DOOR ROUGH OPENINGS SHALL BE 1 1/2" WIDER THAN MARKED ON PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
- ALL STAIRS SHALL HAVE A MAX RISER HEIGHT OF 8" AND A TREAD DEPTH OF 10" WITH A 1" NOSE
- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
- ALL HAND RAILINGS SHALL BE AT 36"-38" HEIGHT MEASURED VERTICALLY FROM THE FRONT EDGE OF THE TREAD NOSE OR LANDING
- BALUSTERS ARE TO BE SPACED PER CODE

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THE 805 - BUILDING 1 (WEST)
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REVISION NUMBER	DATE

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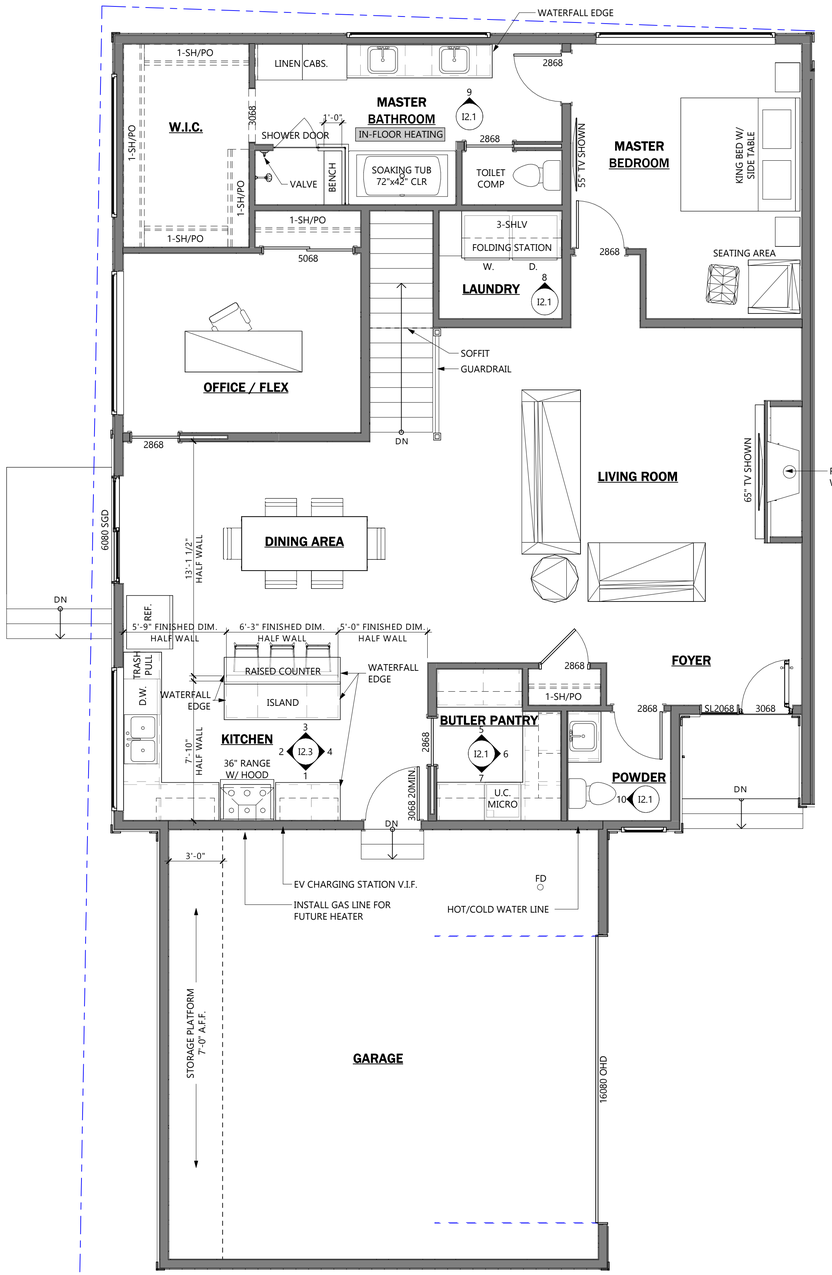
SHEET TITLE:	

FIRST FLOOR PLANS

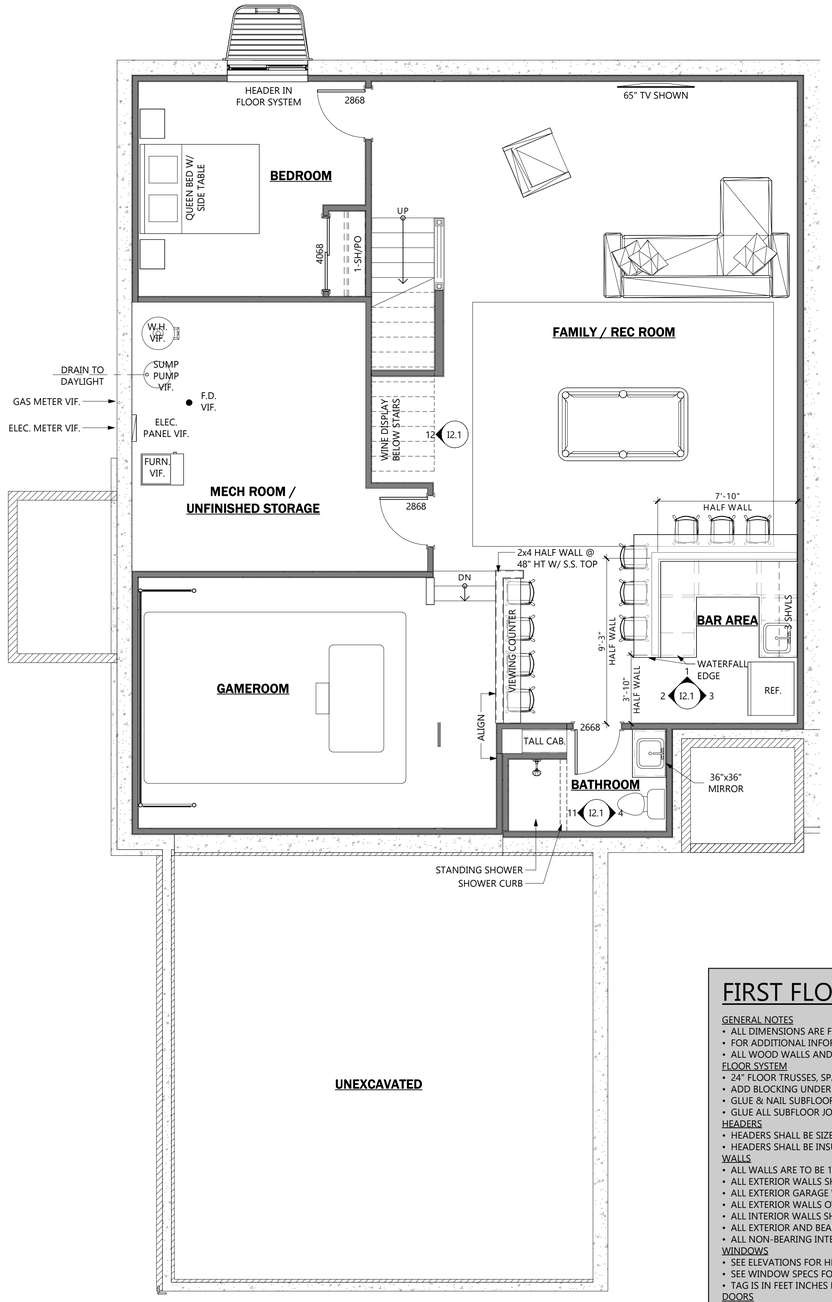
A1.2

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



1 UNIT 1 - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 UNIT 1 - LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

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LIVING SQUARE FOOTAGES

NAME	AREA
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UNIT 2 - LOWER LEVEL	1233 SF
TOTAL SF	5879 SF

NON-LIVING SQUARE FOOTAGES

NAME	AREA
UNIT 1 - GARAGE	614 SF
UNIT 1 - UNFINISHED LOWER LEVEL	210 SF
UNIT 2 - GARAGE	614 SF
UNIT 2 - UNFINISHED LOWER LEVEL	242 SF
TOTAL SF	1680 SF

FIRST FLOOR PLAN NOTES

GENERAL NOTES
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- GLUE ALL SUBFLOOR JOINTS

HEADERS
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- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS OVER 12' IN HEIGHT SHALL BE PSL OR LSL LUMBER
- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
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WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
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- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
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- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
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REVISION NUMBER	DATE

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SHEET TITLE:	

UNIT 1 FLOOR PLANS

A1.3

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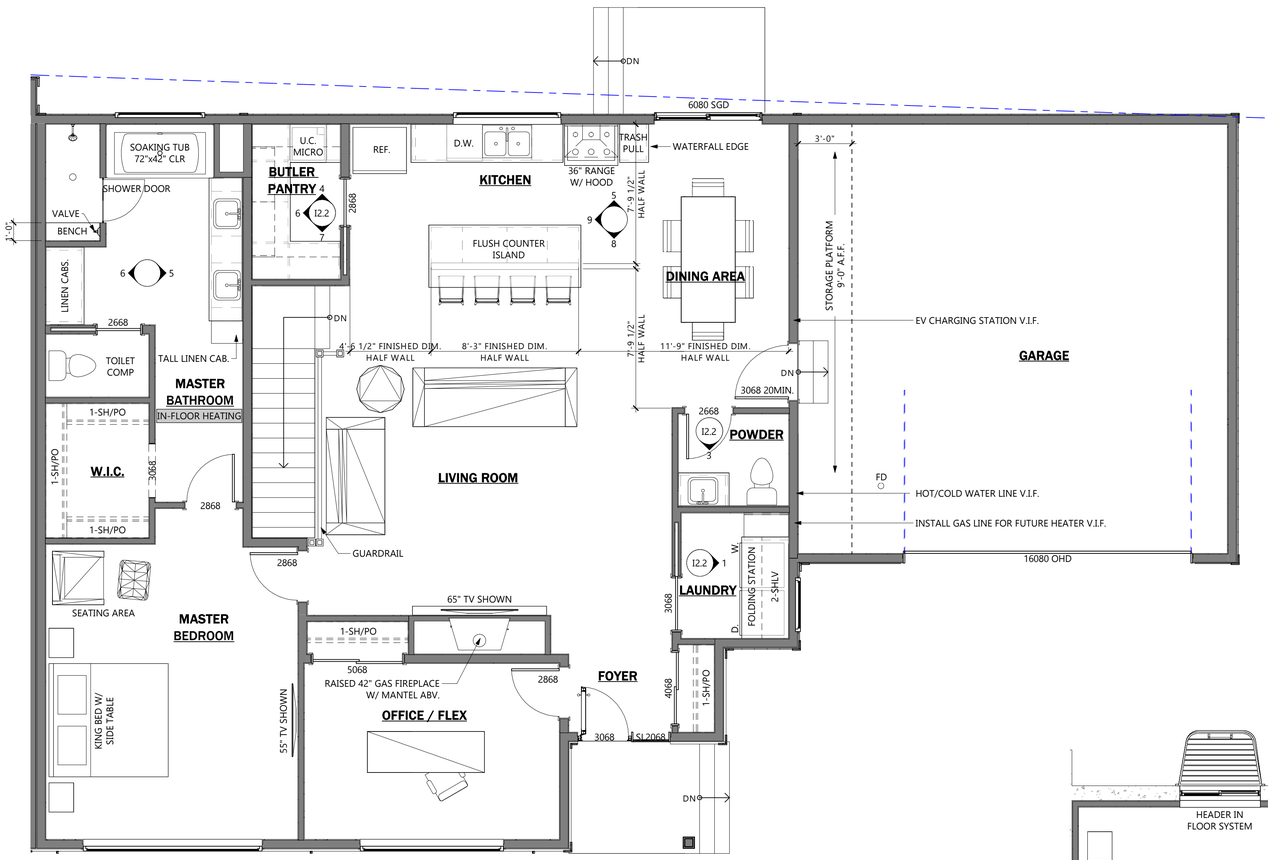
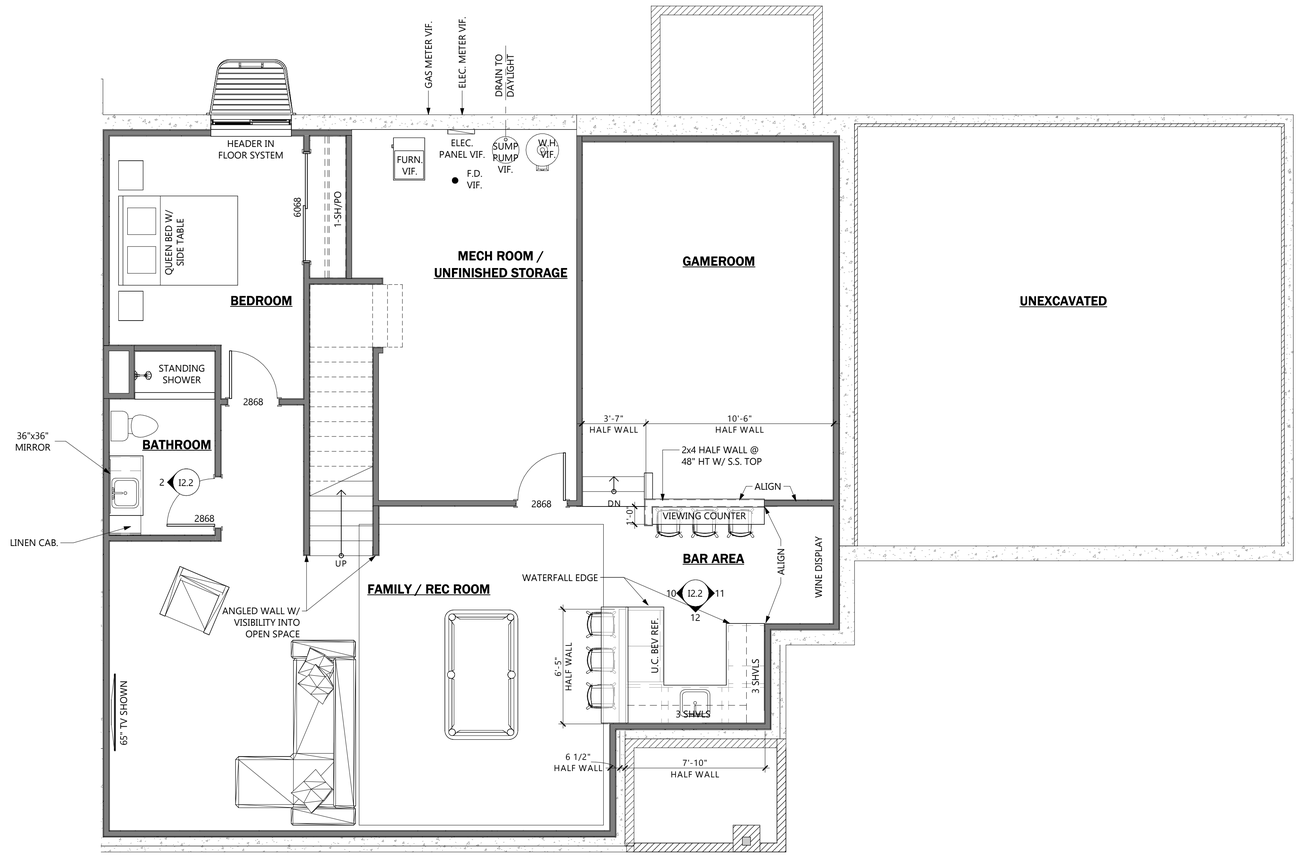


1 UNIT 2 - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 UNIT 2 - LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

LIVING SQUARE FOOTAGES

NAME	AREA
UNIT 1 - FIRST FLOOR	1683 SF
UNIT 1 - LOWER LEVEL	1316 SF
UNIT 2 - FIRST FLOOR	1647 SF
UNIT 2 - LOWER LEVEL	1233 SF
TOTAL SF	5879 SF

NON-LIVING SQUARE FOOTAGES

NAME	AREA
UNIT 1 - GARAGE	614 SF
UNIT 1 - UNFINISHED LOWER LEVEL	210 SF
UNIT 2 - GARAGE	614 SF
UNIT 2 - UNFINISHED LOWER LEVEL	242 SF
TOTAL SF	1680 SF

FIRST FLOOR PLAN NOTES

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RAILINGS
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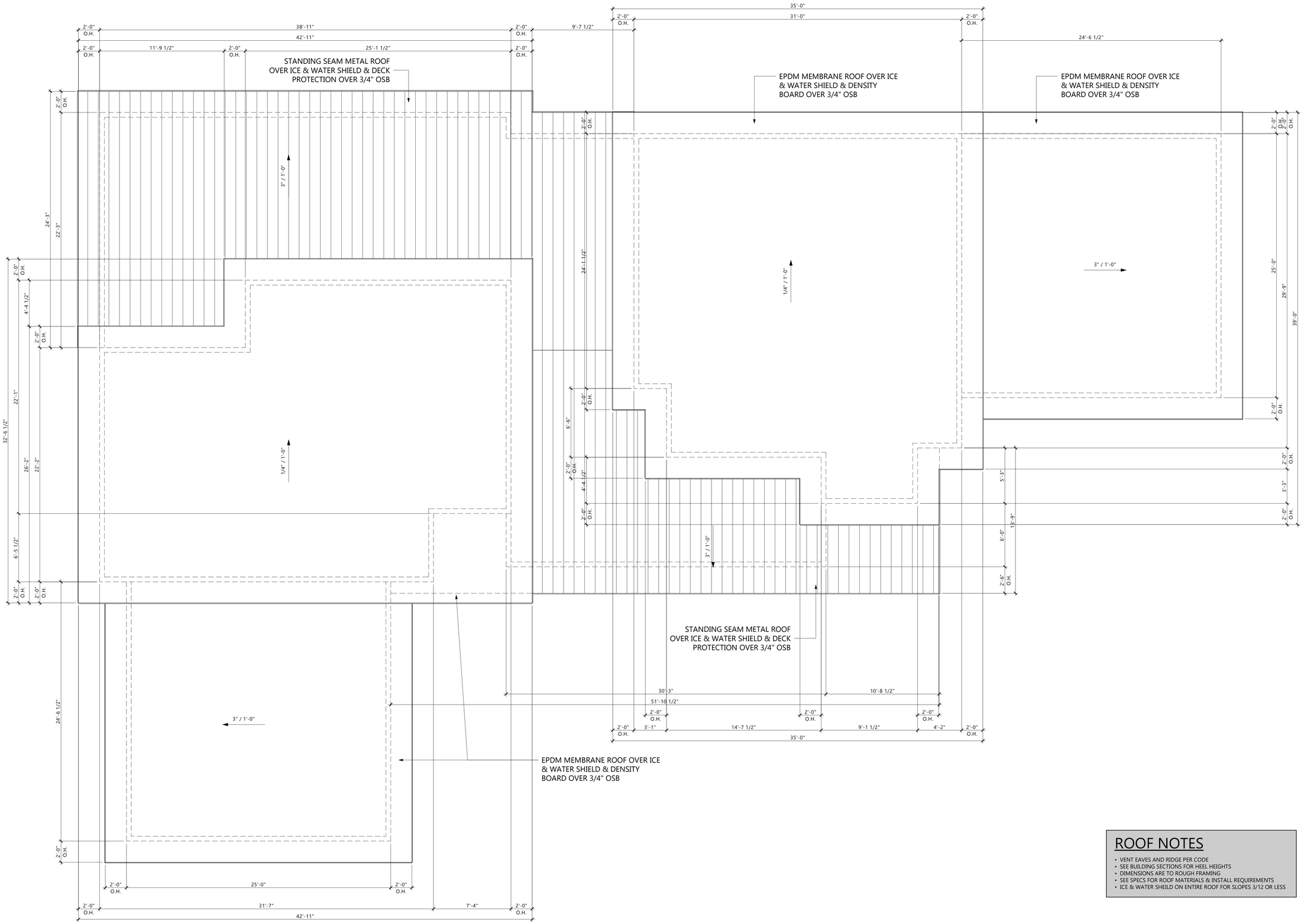
SHEET TITLE:	

UNIT 2 FLOOR PLANS

A1.4

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



ROOF NOTES

- VENT EAVES AND RIDGE PER CODE
- SEE BUILDING SECTIONS FOR HEEL HEIGHTS
- DIMENSIONS ARE TO ROUGH FRAMING
- SEE SPECS FOR ROOF MATERIALS & INSTALL REQUIREMENTS
- ICE & WATER SHEILD ON ENTIRE ROOF FOR SLOPES 3/12 OR LESS

1 ROOF PLAN

SCALE: 1/4" = 1'-0"

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REVISION NUMBER	DATE

PROJECT #:	R1120
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SHEET SIZE:	24"x36"
SHEET TITLE:	ROOF PLAN

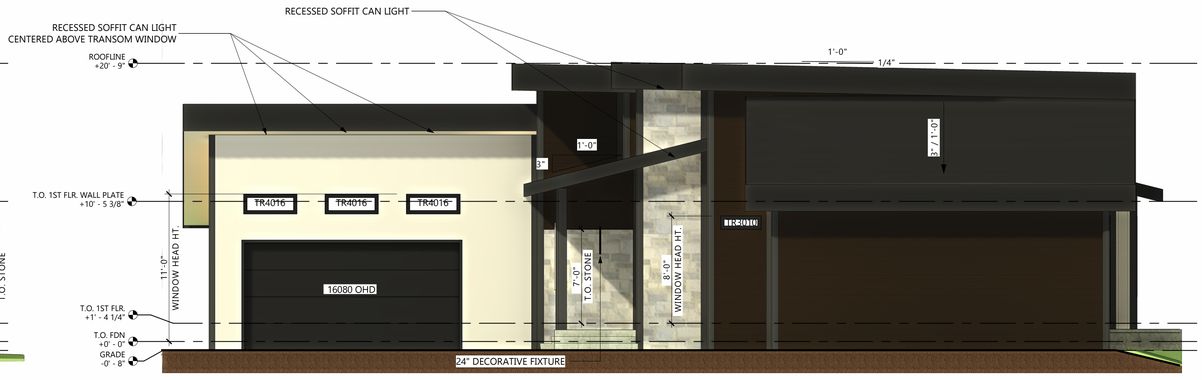
A1.5

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



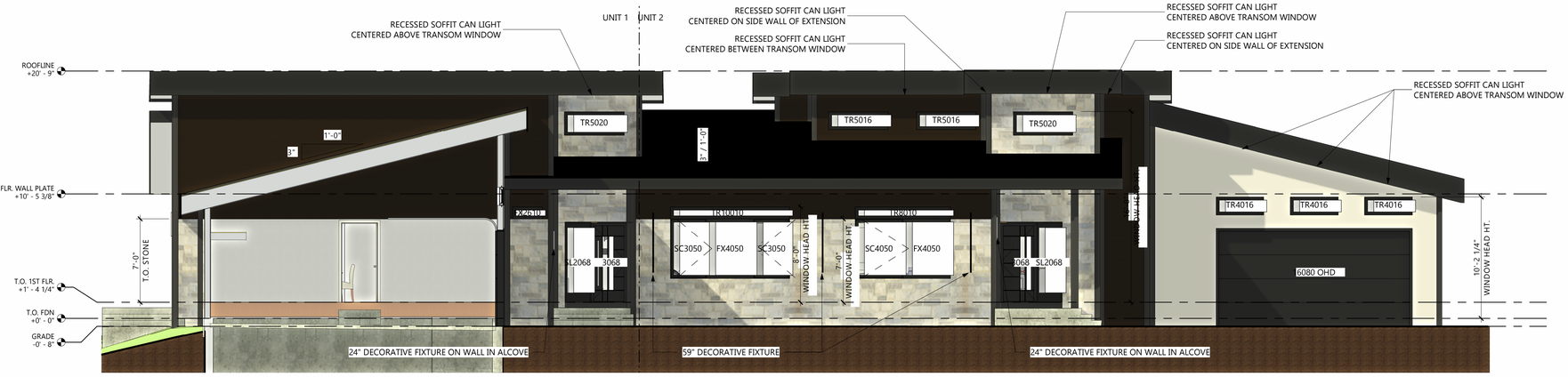
3 UNIT 1 SIDE ELEVATION

SCALE: 3/16" = 1'-0"



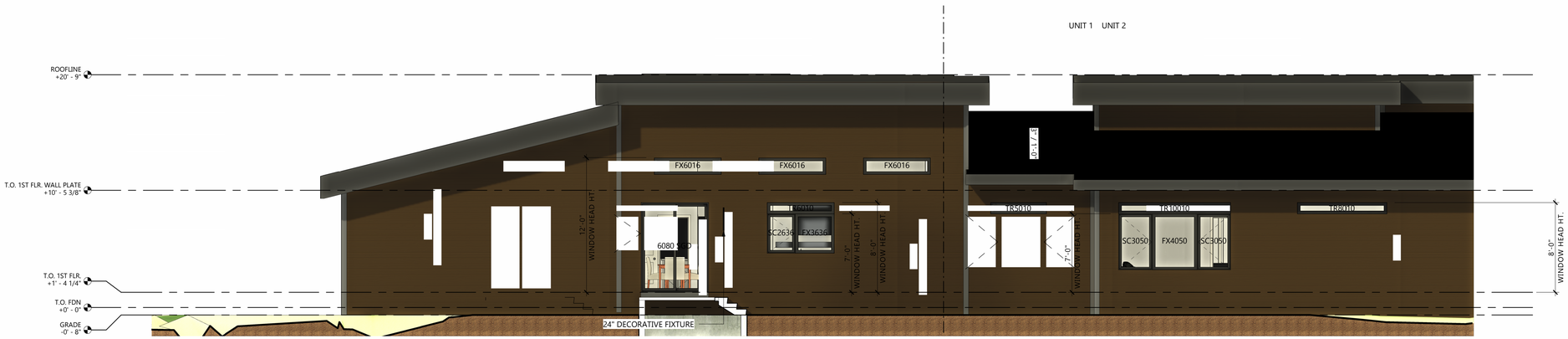
4 UNIT 2 SIDE ELEVATION

SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



1 REAR ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR LIGHT FIXTURE NOTES

- FRONT ENTRY LIGHTS TO BE CONTROLLED WITH A SWITCH
- RECESSED CAN LIGHTS AND DECORATIVE FIXTURES TO BE PHOTO CELL ON / TIMECLOCK OFF

59"DECORATIVE FIXTURE
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 59"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

24"DECORATIVE FIXTURE
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 24"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

SOFFIT FIXTURE
- MANUFACTURER: TBD
- TYPE: TBD
- STYLE: RECESSED CAN LIGHT
- SIZE: TBD
- COLOR TEMP: TBD

EXTERIOR MATERIALS: (VERIFY W/ SPECS.)

ROOF
- MANUFACTURER: PAC CLAD
- COLOR: BLACK

GUTTERS
- COLOR: BLACK

DOWNSPOUTS
- COLOR: BLACK

STONE:
- MANUFACTURER: HALQUIST
- FINISH: LEDGE COLLECTION
- COLOR: ASHVILLE

PRIMARY EXTERIOR SIDING
- MANUFACTURER: WOODTONE
- FINISH: RUSTIC SERIES
- COLOR: ROASTED WALNUT
- SHEEN: SATIN

SECONDARY EXTERIOR SIDING
- MANUFACTURER: SMARTSIDE
- TYPE: VERTICAL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

TERTIARY EXTERIOR SIDING
- MANUFACTURER: SMARTSIDE
- TYPE: PANEL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

EXTERIOR TRIM
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

FASCIA
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

SOFFITS
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE
- SHEEN: SATIN

COLUMNS
- COLOR: BLACK

WINDOWS & DOORS
- WINDOWS
  - ANDERSON 100 SERIES
  - BLACK
- FRONT DOOR
  - THERMATRU
  - RAVEN
- GARAGE DOOR
  - HAAS DOOR
  - BLACK

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THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

REVISION NUMBER	DATE

PROJECT #:	R1120
DATE:	4/22/2025
DRAWN BY:	NAT
SHEET SIZE:	24"x36"

SHEET TITLE:

EXTERIOR ELEVATIONS

A2.1

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)

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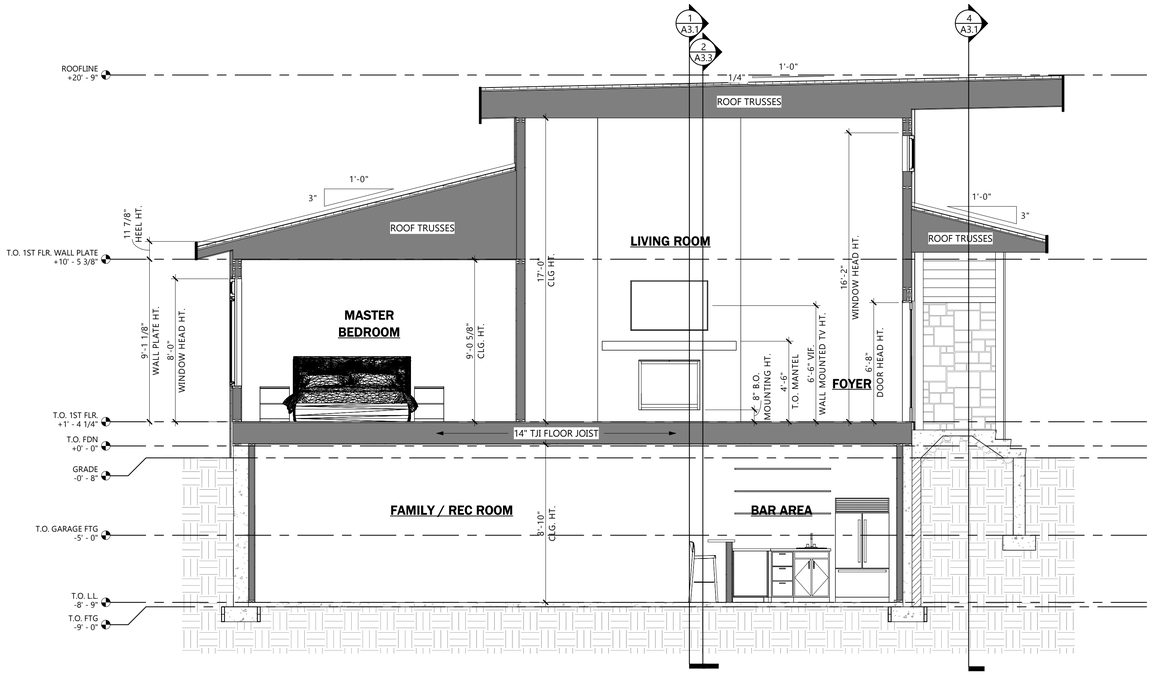
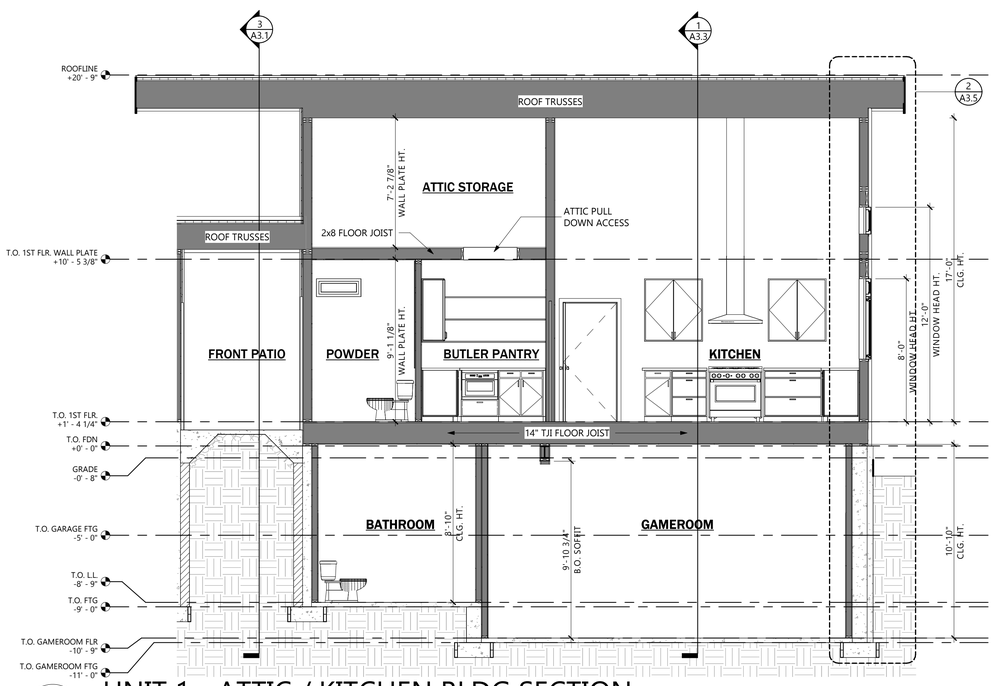


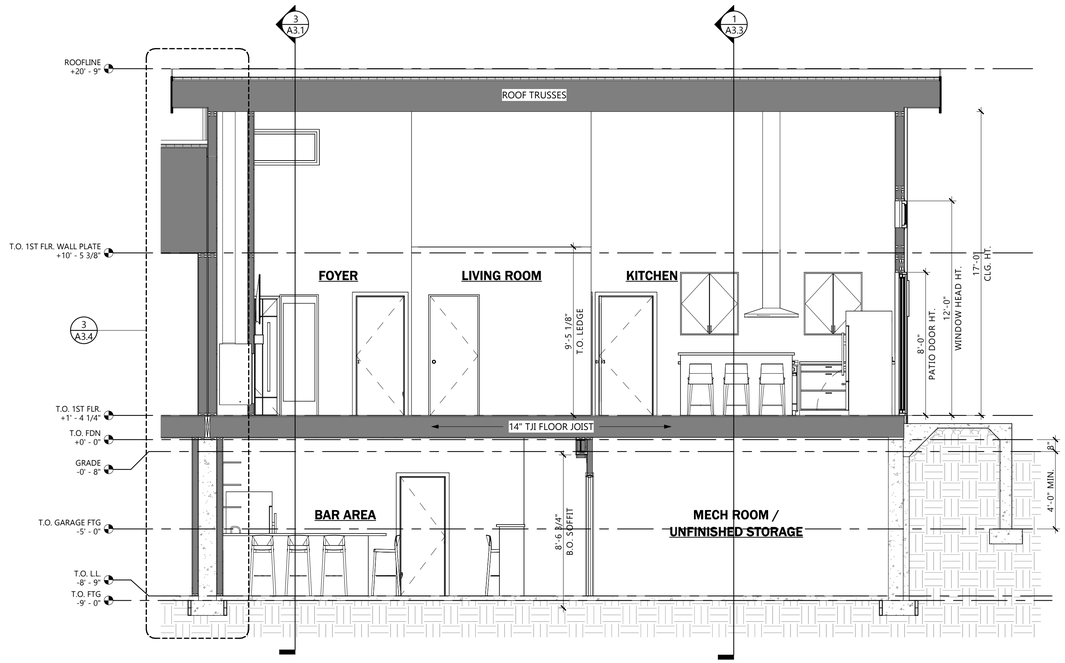
3 UNIT 1 - LIVING ROOM BLDG SECTION

SCALE: 1/4" = 1'-0"



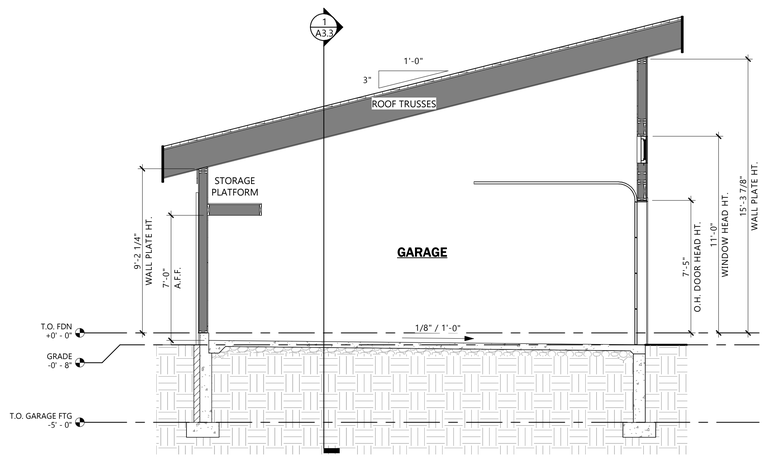
4 UNIT 1 - ATTIC / KITCHEN BLDG SECTION

SCALE: 1/4" = 1'-0"



1 UNIT 1 - LATITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"



5 UNIT 1 - GARAGE BLDG SECTION

SCALE: 1/4" = 1'-0"

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THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

REVISION NUMBER	DATE

PROJECT #:	R1120
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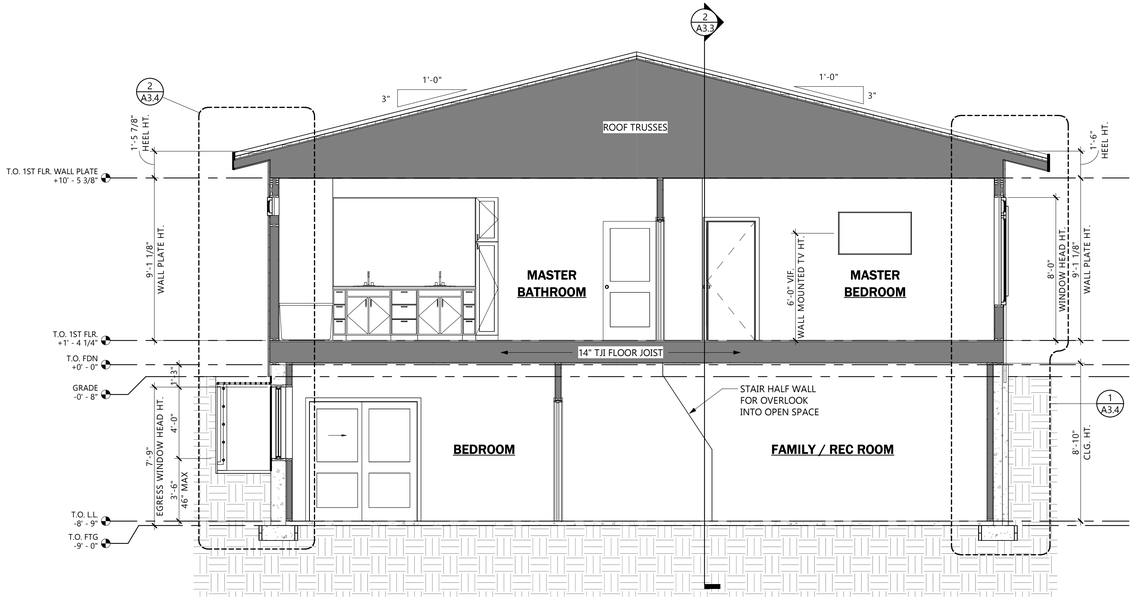
DRAWN BY:	NAT
SHEET SIZE:	24"x36"
SHEET TITLE:	

BUILDING SECTIONS

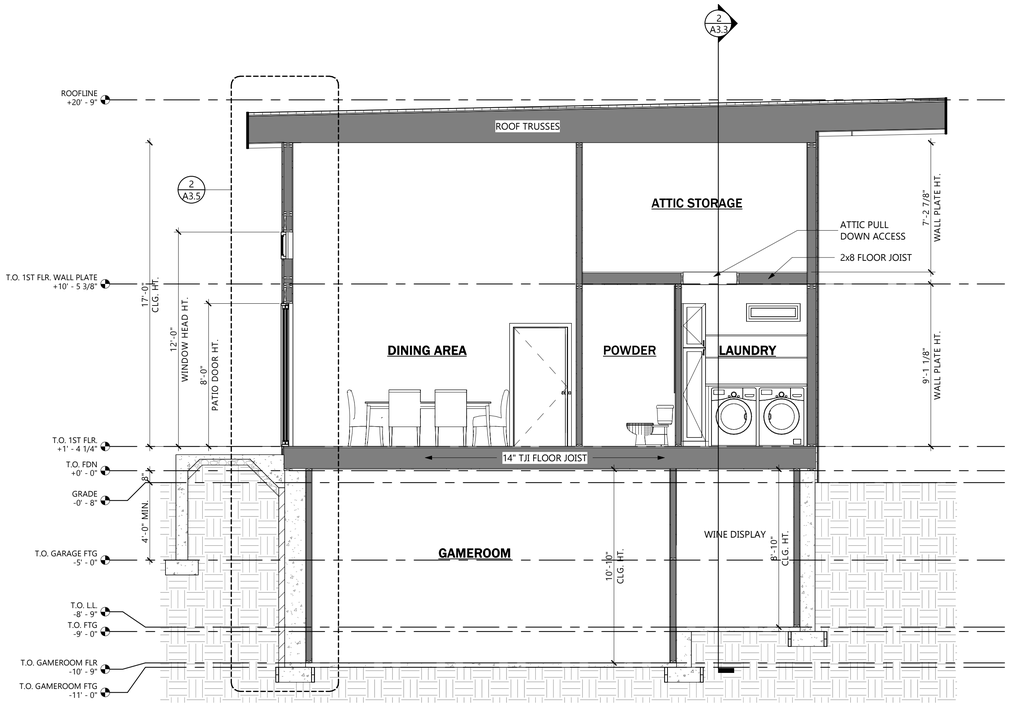
A3.1

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



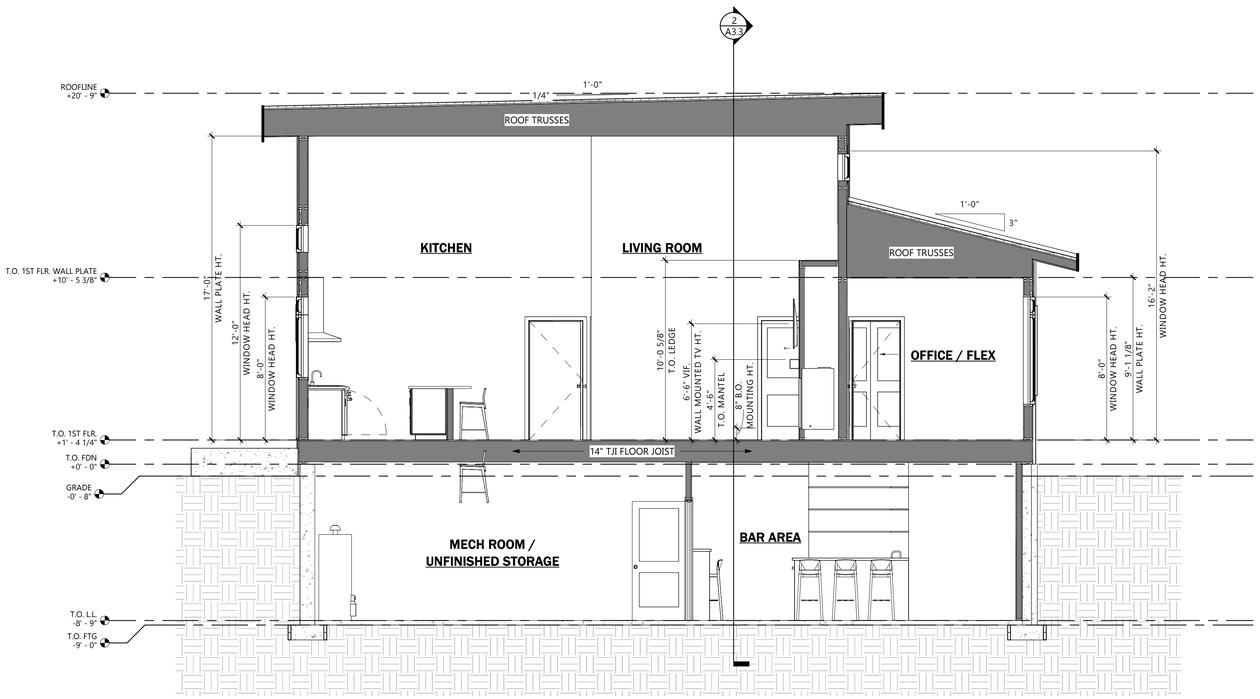
2 UNIT 2 - MASTER BEDROOM BLDG SECTION

SCALE: 1/4" = 1'-0"



4 UNIT 2 - ATTIC / DINING BLDG SECTION

SCALE: 1/4" = 1'-0"



1 UNIT 2 - LONGITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"

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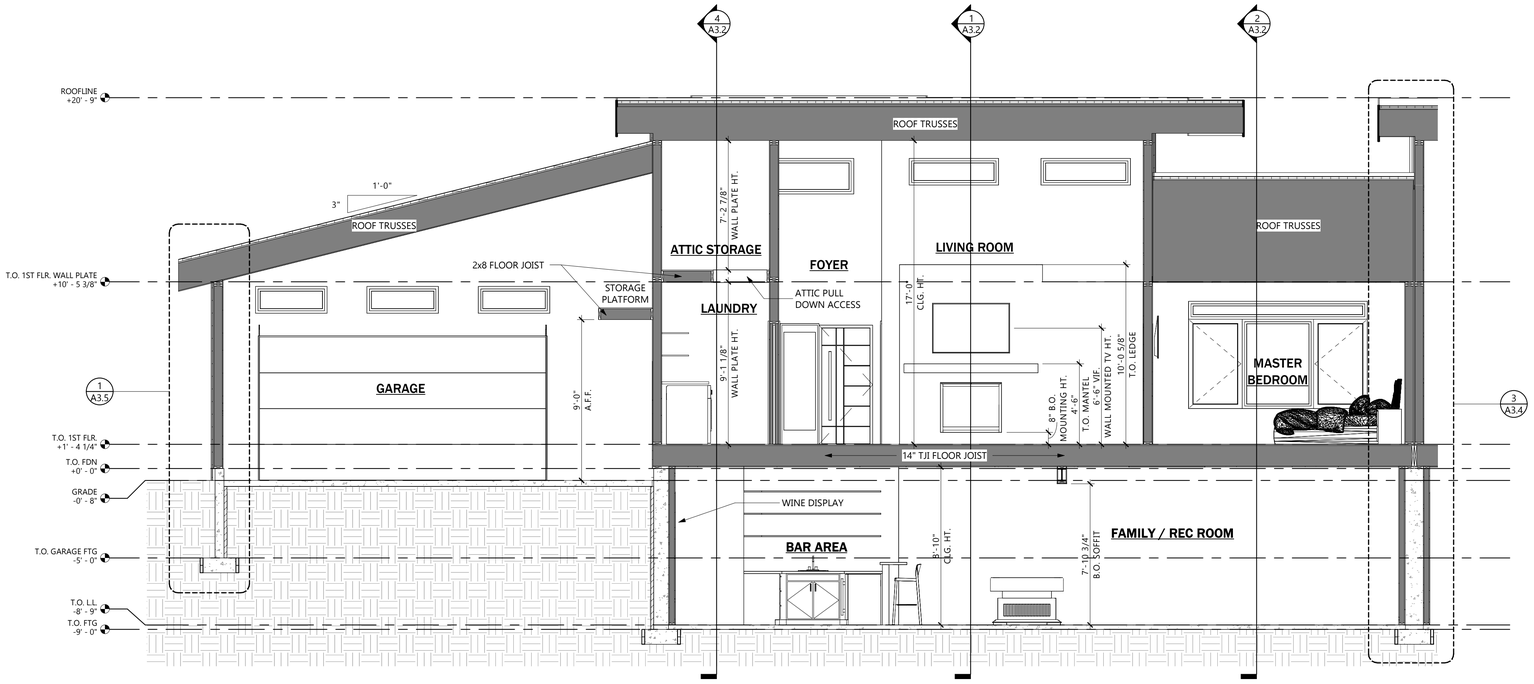
BUILDING SECTIONS

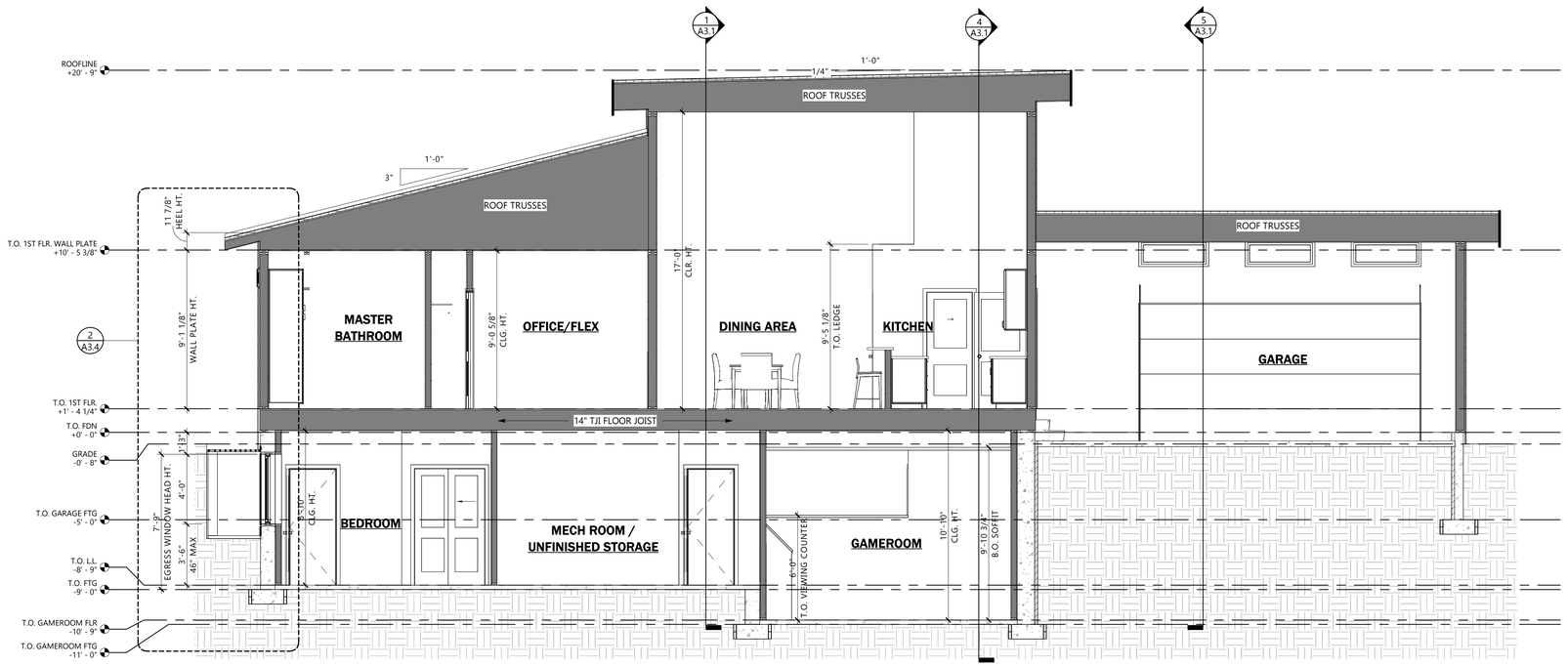
A3.2

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



2 UNIT 2 - LATITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"



1 UNIT 1 - LONGITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"

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THE 805 - BUILDING 1
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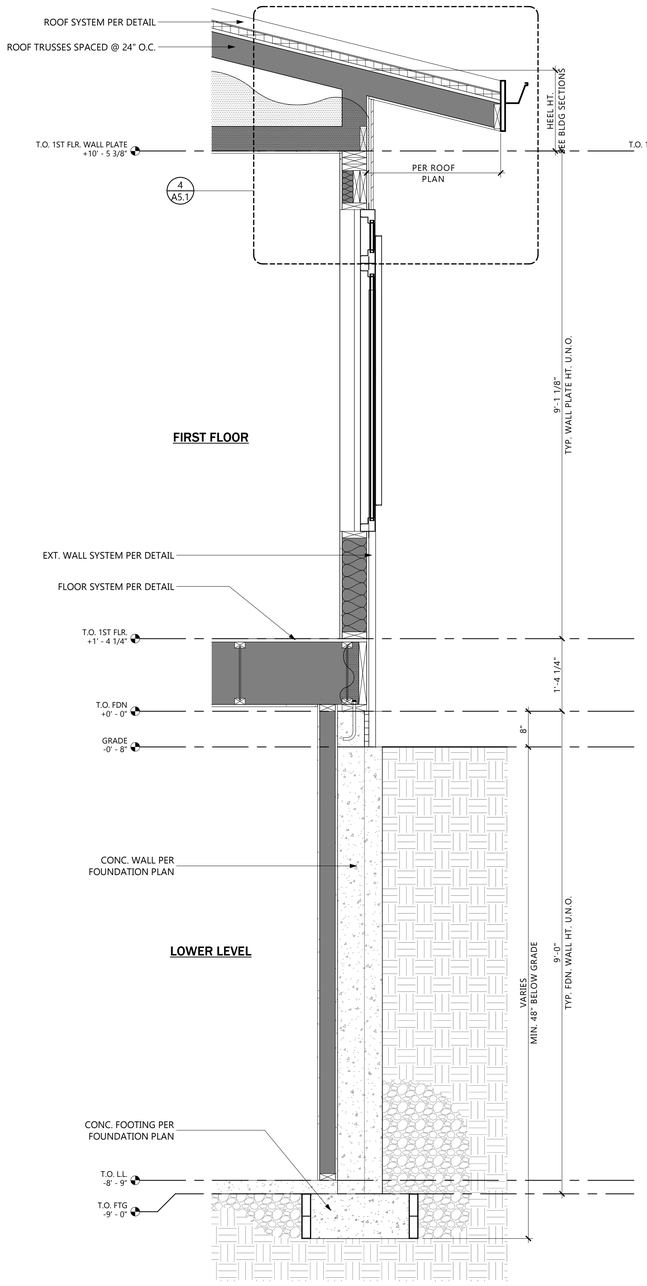
BUILDING SECTIONS

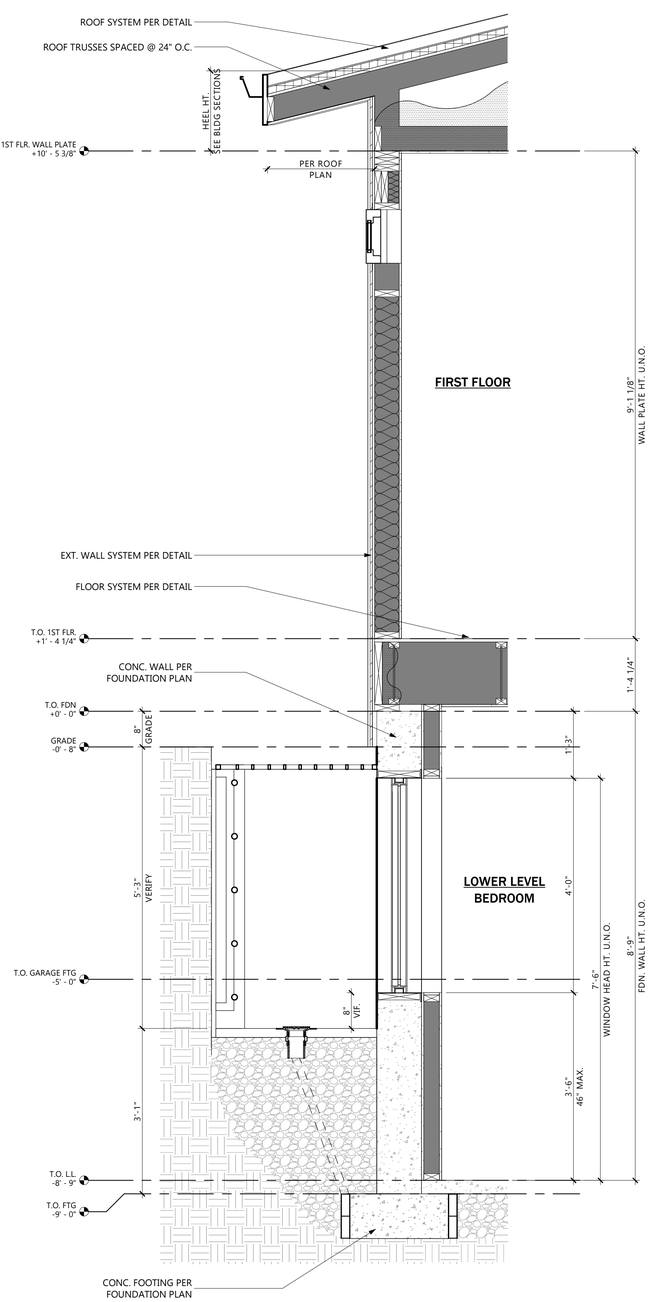
A3.3

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



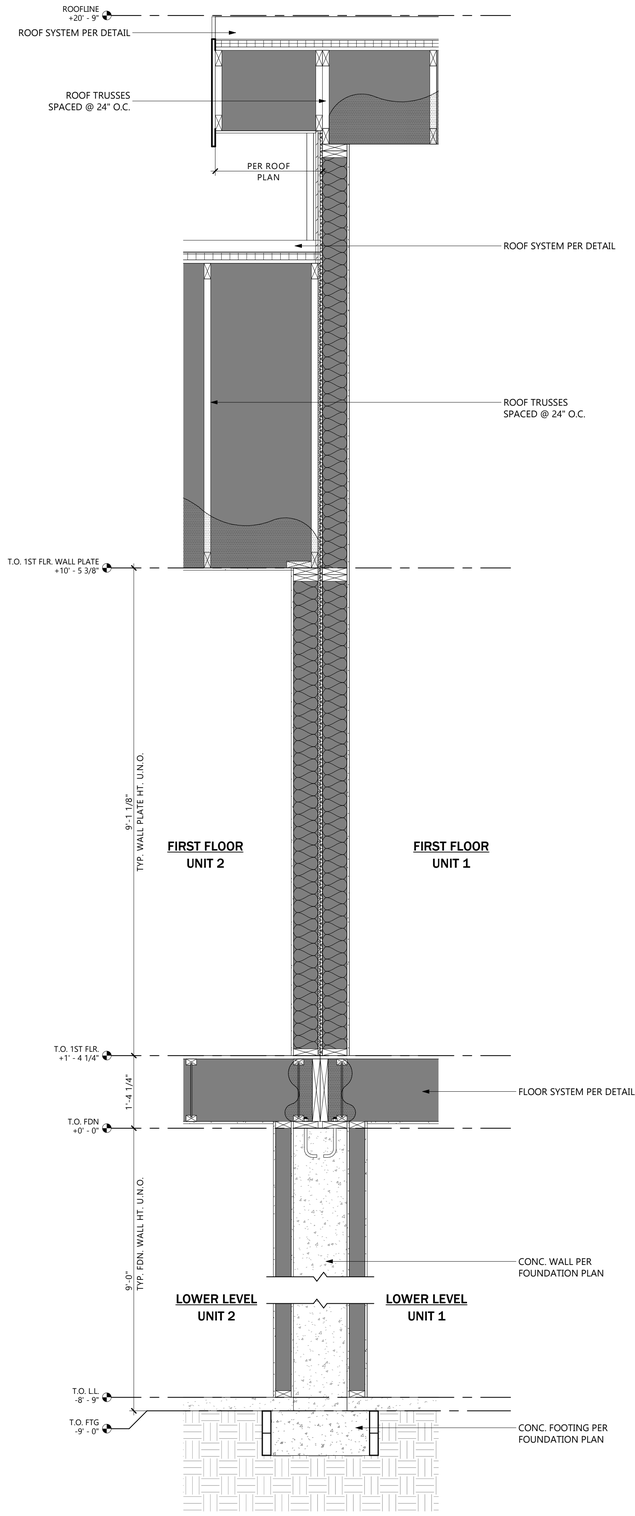
1 SIM. 1 STORY WALL SECTION

SCALE: 3/4" = 1'-0"



2 SIM. EGRESS WINDOW WALL SECTION

SCALE: 3/4" = 1'-0"



3 UNIT SHARED PARTITION WALL

SCALE: 3/4" = 1'-0"

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THE 805 - BUILDING 1 (WEST)
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REVISION NUMBER	DATE

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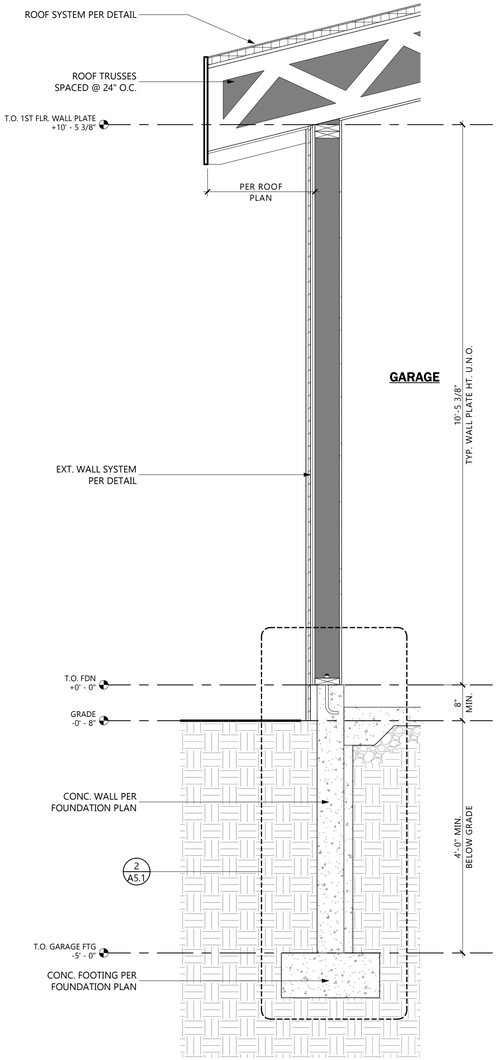
SHEET SIZE:	24"x36"
SHEET TITLE:	WALL SECTIONS

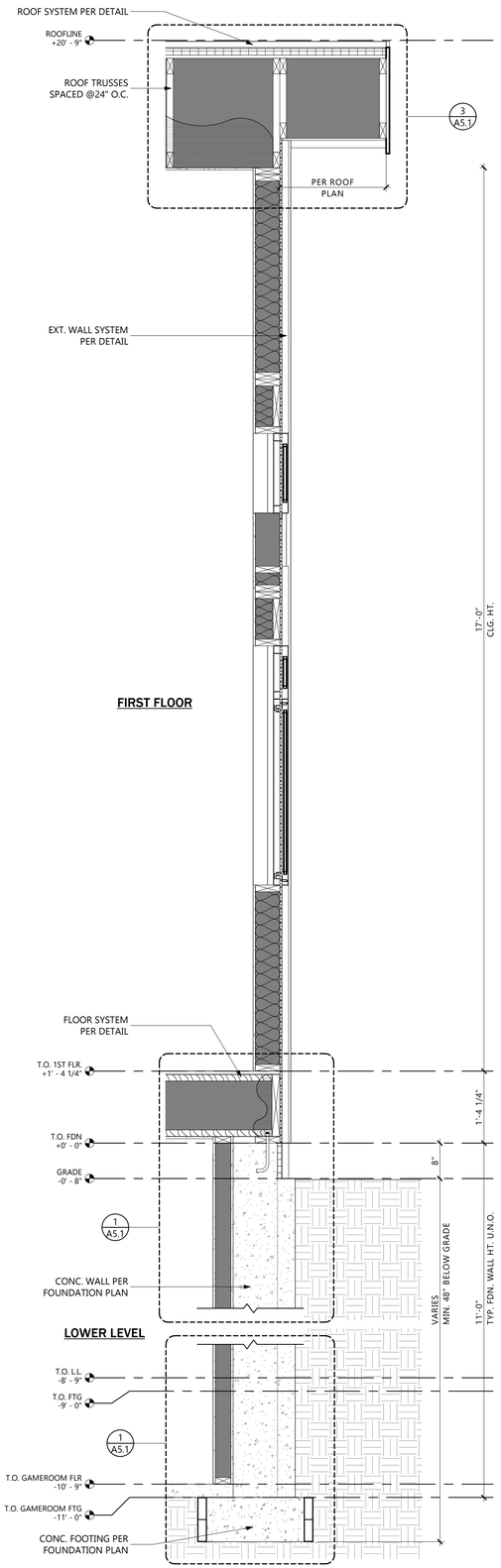
A3.4

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



1 SIM. GARAGE EAVE WALL SECTION

SCALE: 3/4" = 1'-0"



2 SIM. RAKE / GAMEROOM WALL SECTION

SCALE: 3/4" = 1'-0"

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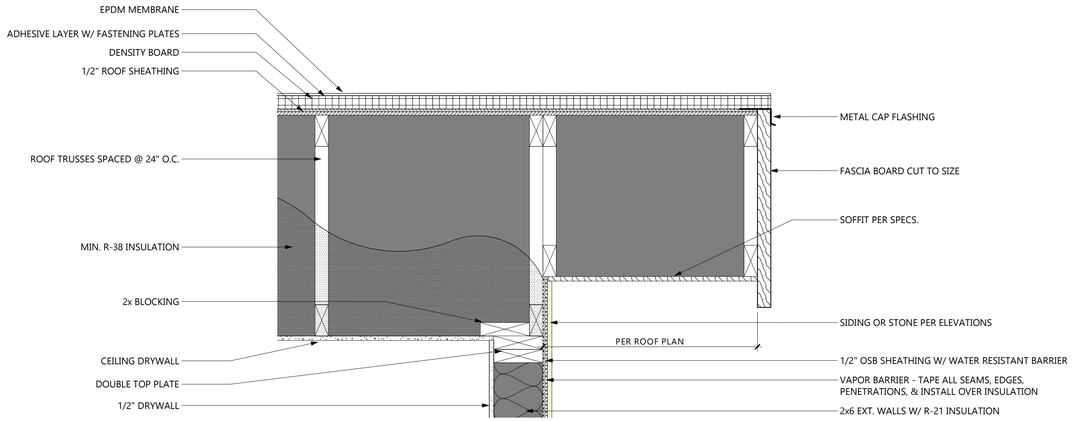
WALL SECTIONS

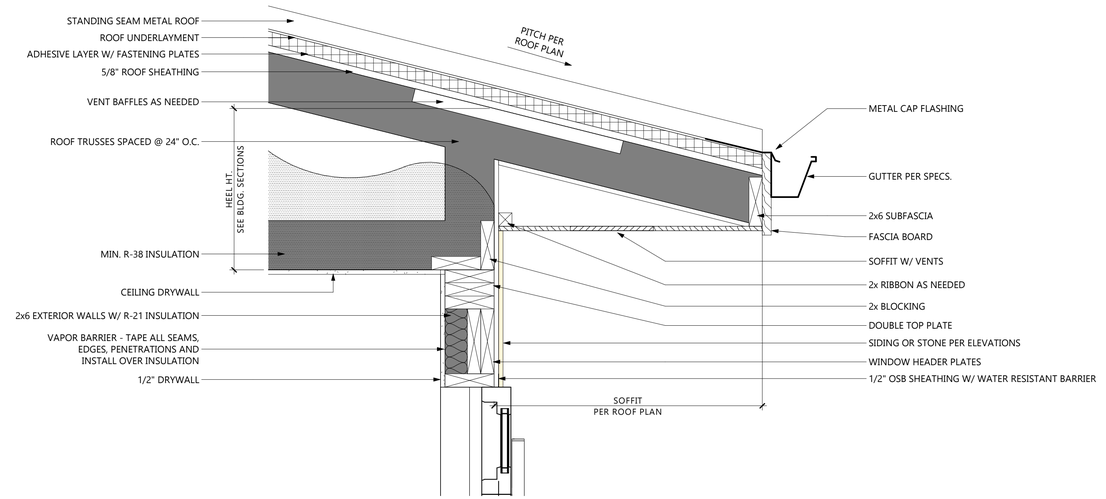
A3.5

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



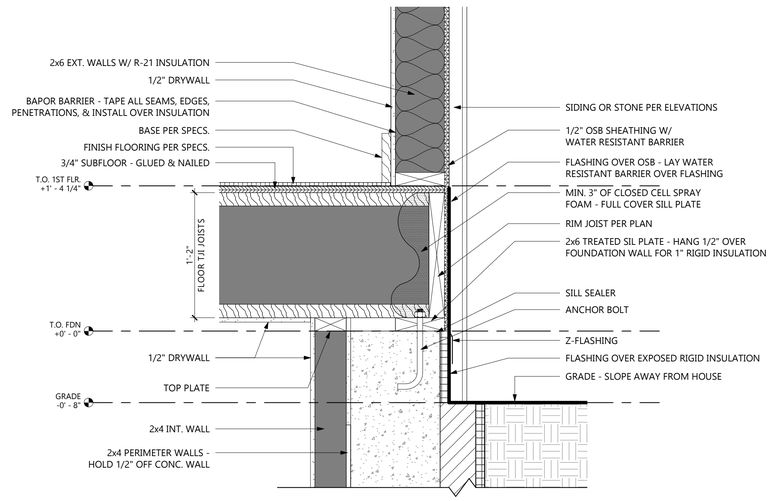
3 TYP. EPDM ROOF RAKE

SCALE: 1 1/2" = 1'-0"



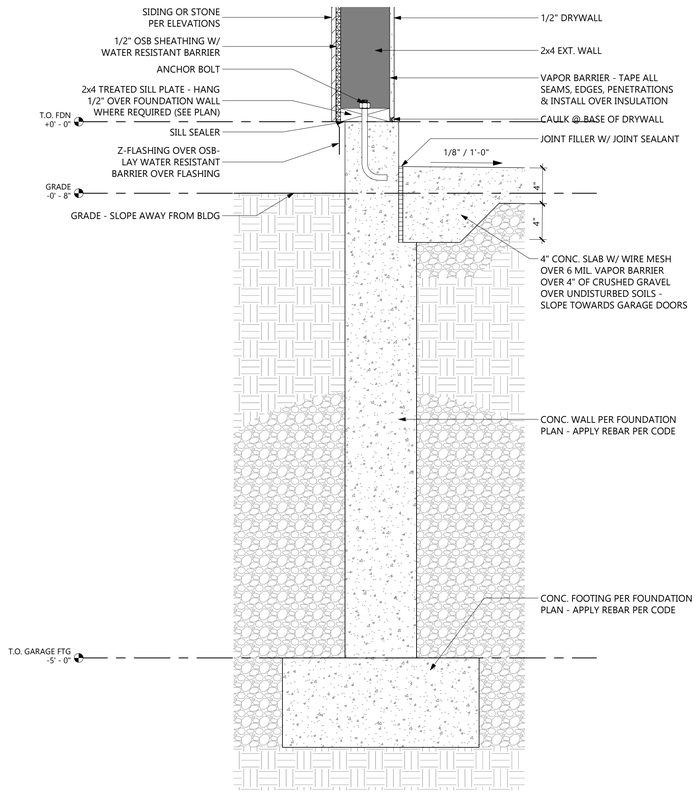
4 TYP. METAL ROOF EAVE

SCALE: 1 1/2" = 1'-0"



1 TYP. WALL SILL & FOOTING

SCALE: 1 1/2" = 1'-0"



2 TYP. WALL SILL & FOOTING @ GARAGE

SCALE: 1 1/2" = 1'-0"

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THE 805 - BUILDING 1 (WEST)
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DELAFIELD, WI 53018

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SHEET SIZE:	24"x36"
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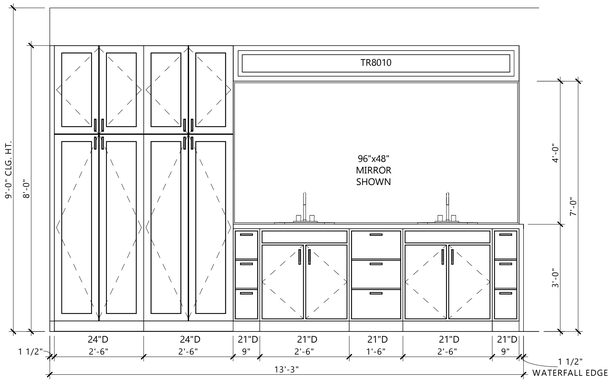
BUILDING DETAILS

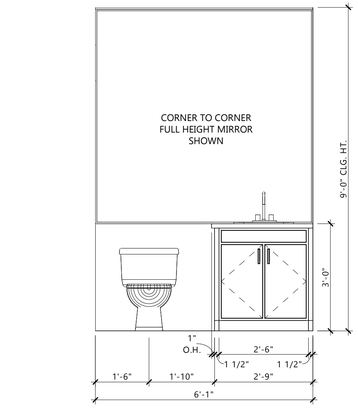
A5.1

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



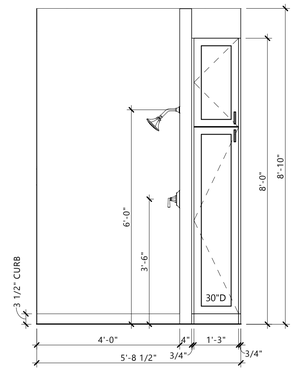
9 UNIT 1 - MASTER BATHROOM VANITY

SCALE: 1/2" = 1'-0"



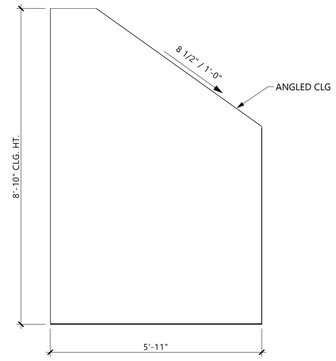
10 UNIT 1 - POWDER VANITY

SCALE: 1/2" = 1'-0"



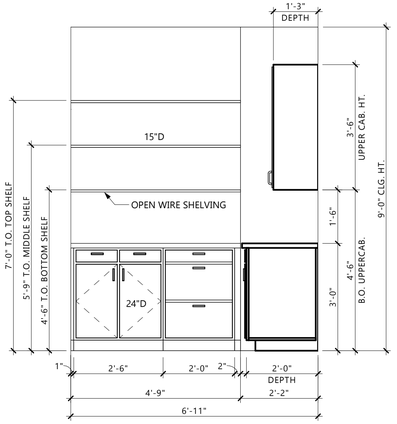
11 UNIT 1 - L.L. BATH - SHOWER

SCALE: 1/2" = 1'-0"



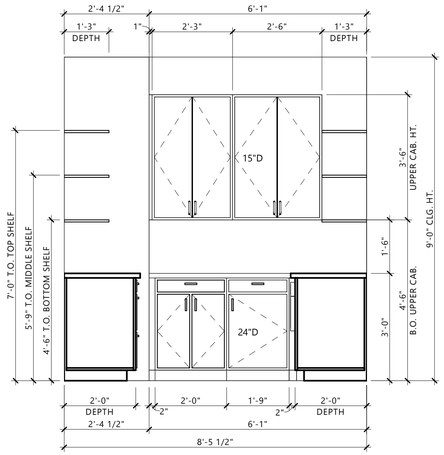
12 UNIT 1 - WINE DISPLAY

SCALE: 1/2" = 1'-0"



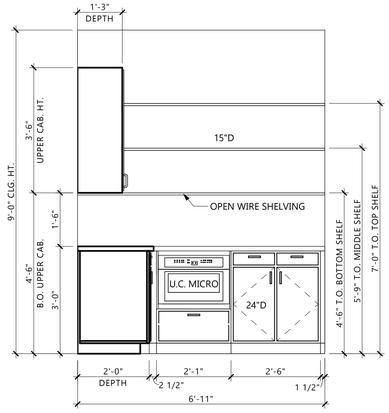
5 UNIT 1 - BUTLER PANTRY - SIDE LEFT

SCALE: 1/2" = 1'-0"



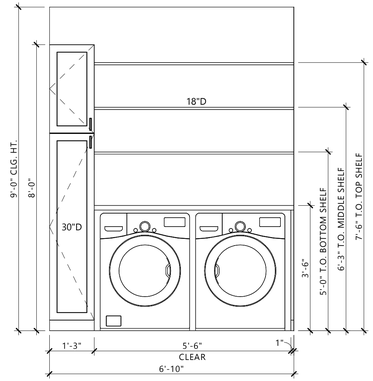
6 UNIT 1 - BUTLER PANTRY - FRONT

SCALE: 1/2" = 1'-0"



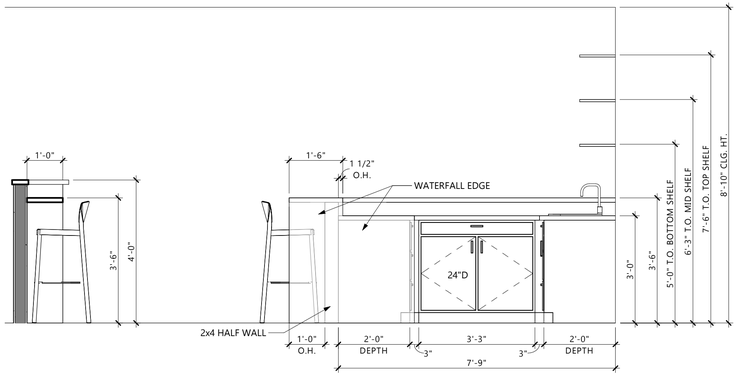
7 UNIT 1 - BUTLER PANTRY - SIDE RIGHT

SCALE: 1/2" = 1'-0"



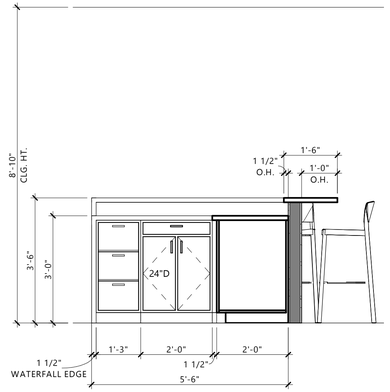
8 UNIT 1 - LAUNDRY ROOM

SCALE: 1/2" = 1'-0"



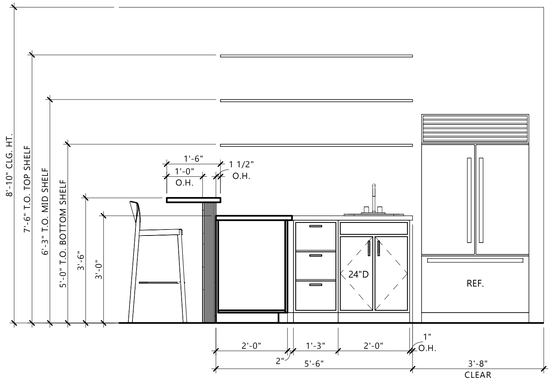
1 UNIT 1 - BAR - COUNTER - FRONT

SCALE: 1/2" = 1'-0"



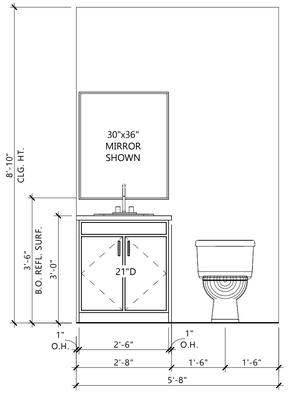
2 UNIT 1 - BAR - COUNTER - SIDE

SCALE: 1/2" = 1'-0"



3 UNIT 1 - BAR - SINK

SCALE: 1/2" = 1'-0"



4 UNIT 1 - L.L. BATH - SINK

SCALE: 1/2" = 1'-0"

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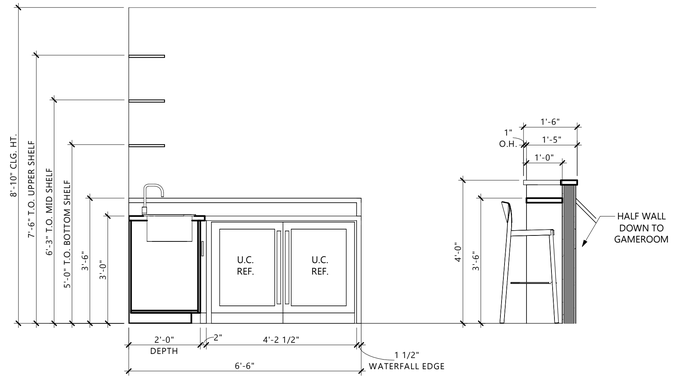
THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

REVISION NUMBER	DATE

PROJECT #:	R1120
DATE:	4/22/2025
DRAWN BY:	NAT
SHEET SIZE:	24"x36"
SHEET TITLE:	INTERIOR ELEVATIONS

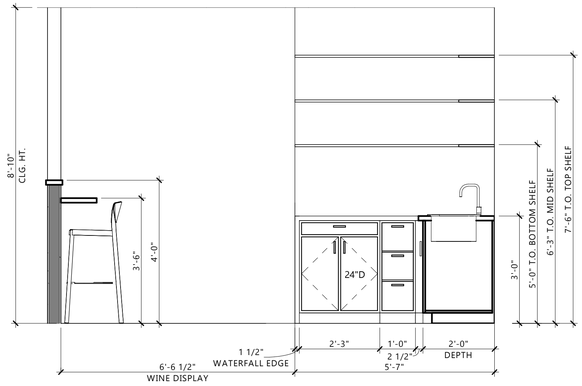
I2.1

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



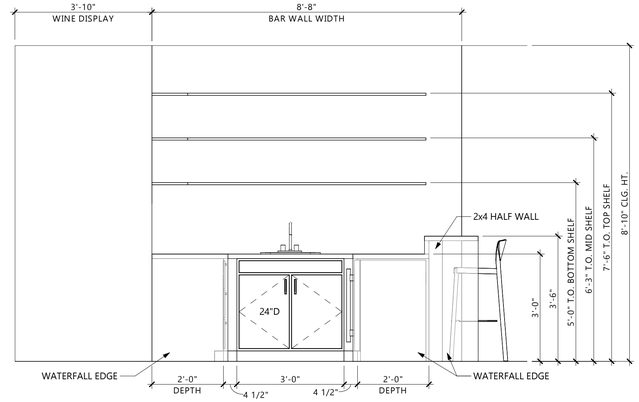
10 UNIT 2 - BAR & VIEWING COUNTER

SCALE: 1/2" = 1'-0"



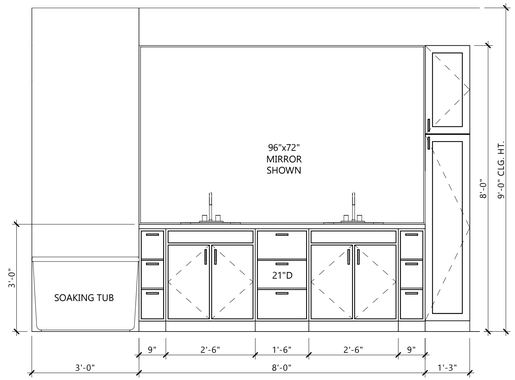
11 UNIT 2 - BAR & WINE DISPLAY

SCALE: 1/2" = 1'-0"



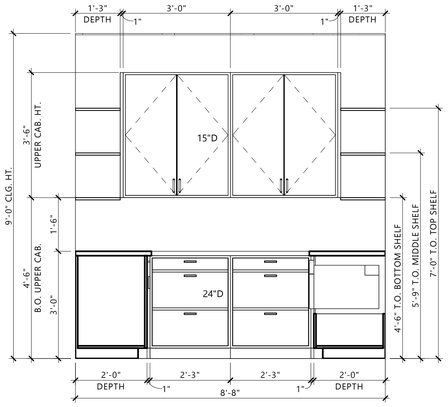
12 UNIT 2 - BAR - SINK

SCALE: 1/2" = 1'-0"



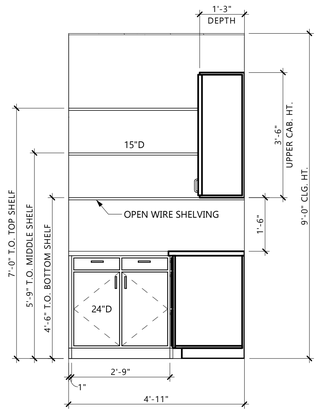
5 UNIT 2 - MASTER BATHROOM VANITY

SCALE: 1/2" = 1'-0"



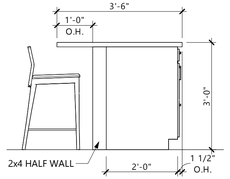
6 UNIT 2 - BUTLER PANTRY - FRONT

SCALE: 1/2" = 1'-0"



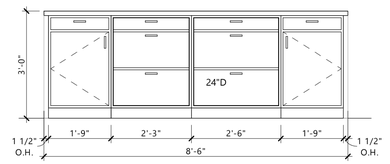
7 UNIT 2 - BUTLER PANTRY - SIDE - LEFT

SCALE: 1/2" = 1'-0"



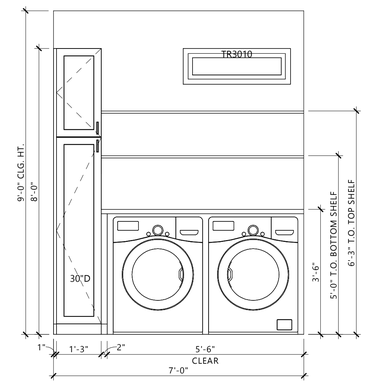
9 UNIT 2 - ISLAND - SIDE

SCALE: 1/2" = 1'-0"



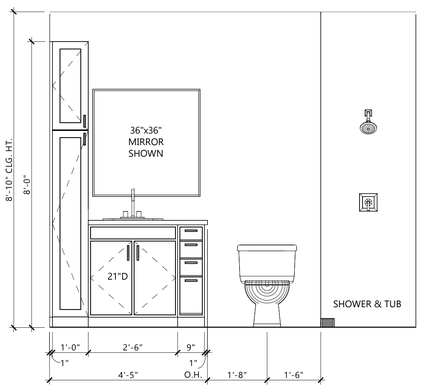
8 UNIT 2 - ISLAND - FRONT

SCALE: 1/2" = 1'-0"



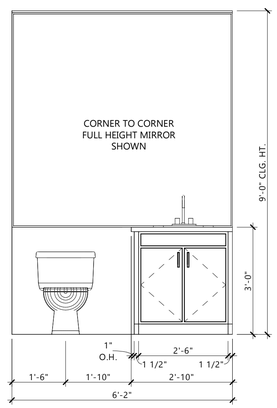
1 UNIT 2 - LAUNDRY ROOM

SCALE: 1/2" = 1'-0"



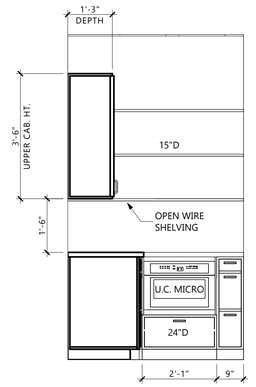
2 UNIT 2 - L.L. BATHROOM

SCALE: 1/2" = 1'-0"



3 UNIT 2 - POWDER VANITY

SCALE: 1/2" = 1'-0"



4 UNIT 2 - BUTLER PANTRY - SIDE - RIGHT

SCALE: 1/2" = 1'-0"

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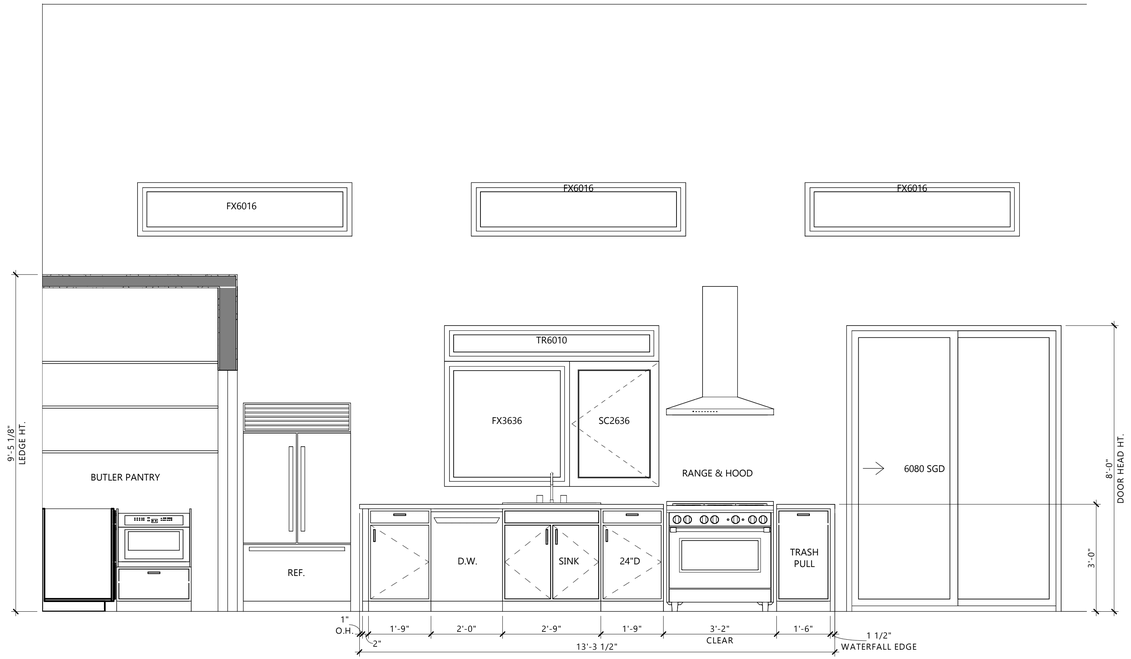
THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

REVISION NUMBER	DATE

PROJECT #:	R1120
DATE:	4/22/2025
DRAWN BY:	NAT
SHEET SIZE:	24"x36"
SHEET TITLE:	INTERIOR ELEVATIONS

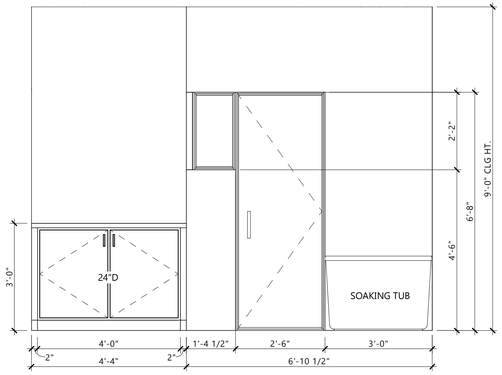
I2.2

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



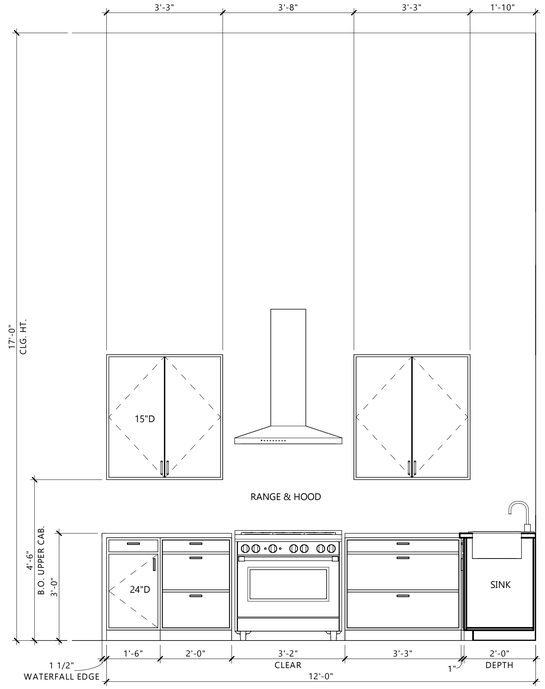
5 UNIT 2 - KITCHEN

SCALE: 1/2" = 1'-0"



6 UNIT 2 - MASTER BATHROOM LINEN CABINET

SCALE: 1/2" = 1'-0"



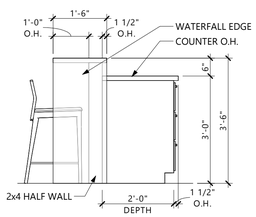
1 UNIT 1 - KITCHEN - RANGE

SCALE: 1/2" = 1'-0"



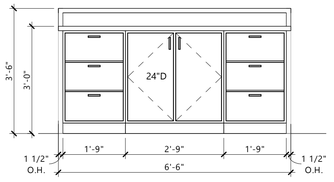
2 UNIT 1 - KITCHEN - SINK

SCALE: 1/2" = 1'-0"



4 UNIT 1 - ISLAND - SIDE

SCALE: 1/2" = 1'-0"



3 UNIT 1 - ISLAND - FRONT

SCALE: 1/2" = 1'-0"

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THE 805 - BUILDING 1
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DELAFIELD, WI 53018

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I2.3

Attachment: Packet Docs - Donges Cove (10453 : Ware Design Build)



Attachment: Packet Docs 3 Donges Cove (10453 : Wire Design Build)



Attachment: Packet Docs - Donges Cove (10453 Ware Design Build)



Attachment: Packet Docs - Dunges Cove (10453 : Wave Design Build)