



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

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, July 22, 2019
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes May 28, 2019 and June 10, 2019

2) Consent

- a) Ryan Companies US, Inc. The applicant is seeking fill permit for 2,600 C.Y. of fill for a commercial development site for building foundation, storm water detention, site utilities and site balancing for the property located at 11409-11421 N. Port Washington Road (Neighborhood Hospital).

3) Public Hearing/Consent

- a) Interior Architects for D1 Sports. The applicant is seeking conditional use grant approval for a sports training facility for the property located at 11020 N. Port Washington Road (Pavilions).
- b) Lumen Christi Church. The applicant is seeking conditional use grant approval to allow for expansion of the cemetery for the property located at 2723 W. Mequon Road.

4) Public Hearing

- a) Boulder Venture for Panera Bread. The applicant is seeking conditional use grant for a single-story, 4,383 sq. ft restaurant (Panera Bread) and for modifications to one or more standard distinct regulations of the B-2 zoning district for a vacant parcel which is non-conforming to the district standards for minimum lot size and building and site plan approval for the property located at 11249 N. Port Washington Road. REMOVE FROM TABLE

5) Regular Business

- a) NORR LLC for Brixmor SPE 1 LLC. The applicant is seeking landscape plan approval for landscape upgrades for the property located at 10906-11116 N. Port Washington Road (The Pavilions). REMOVE FROM TABLE.

6) Policy

- a) The City of Mequon is seeking a text amendment to Chapter 58 of the Zoning Code as it relates to Animal Uses
- b) Establishment of a Planning Commission Subcommittee to address public policy matters

7) Regular Business

- a) Prominence Hospitality Group. The applicant is seeking consultation feedback for a proposed 4-story hotel for the property located at 11900 N. Port Washington Road.

8) Policy

- a) The City of Mequon is seeking approval for the renaming of Industrial Drive.

9) Announcements

- a) Updated 2019 Planning Commission Meeting Calendar (07/19-12/19) which included the Policy Subcommittee meeting dates.

10) Adjourn

Dated: July 19, 2019

/s/ John Wirth, Chairman

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

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

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



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 22, 2019
SUBJECT: PLANNING COMMISSION MEETING MINUTES from May 28, 2019

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of May 28, 2019 for your review.

Attachments:

PC Minutes_05.28.19 Spur 16 _DRAFT (DOC)



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

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Special Meeting
Tuesday, May 28, 2019
6:00 PM
Christine Nuernberg Hall

Minutes

I) Call to Order

Present:

Chairman John Wirth
Alderman/Vice Chair Robert Strzelczyk
Commissioner Martin Choren
Commissioner Rick Lemke
Commissioner Brian Parrish
Commissioner James Schaefer
Commissioner John Stoker
Alternate Dan Gentges
Alternate Stephanie Hawley
Alternate James Baka
Commissioner Rebecca Schaefer - **Absent**

Mayor Wirth called the meeting to order at 6:00 pm

II) Shaffer Development LLC for Spur 16

- 1) Shaffer Development LLC for Spur 16. The applicant is seeking building plan amendment, landscape plan, lighting plan amendment and master sign plan amendment approval for the Spur 16 development located at 6300 W. Mequon Road. The applicant is requesting changes to the approved plans for the Wellness Building, Public Market and St. Paul Fish Company. The request includes waivers to 58-301 related to the covering of windows and 58-566 related to the screening of mechanical equipment. The request also includes an after the fact waiver to exceed the 20 foot requirement to the light pole height requirement.

Polly Kaplan – owner of Beans and Barley at Spur 16. They are excited about being part of the Public Market and they feel that it is going to be a wonderful asset to the community. She is hopeful that any outstanding issues can be resolved.

Meg Hopkins – owner of La Terra at Spur 16 – stated that she is the only non-restaurant business in the Public Market. She is very excited about being part of the Mequon community. She was

alarmed about the items on the agenda and her concern is that there not be any delays in the process of opening as she has hired staff that are dependent on this business opening.

Wellness Building Awning

Asst. Dir. Zader stated Dir. Tollefson is unable to attend the meeting but did provide some commentary in the beginning of the packet; she has a vested interest in the success of the project and in keeping with the Town Center (“TC”) guidelines.

The applicant’s legal counsel, Deb Tomczyk, stated they are troubled by some of the staff comments. She listed many goals that have not only achieved but surpassed. They do respect the partnership with the city but do not feel that words used in the staff reports; “default” and “penalty”, are appropriate nor do these words support a partnership. Their intent is to be fully in compliance and to move forward in efforts to fully honor their contractual obligations to the tenants expecting to open their businesses as well as their lenders, private investors and employees.

Asst. Dir. Zader stated that the first request is regarding the Wellness Building and the request to not install the fabric or steel awnings as previously approved. The applicant states that the steel awnings were a sign feature and are no longer an option and is not applicable. There is also a request not to require the fabric awnings as the tenant does not want the sunlight blocked.

Exhibit A in the packet is the PUD, which specially references the awnings as a requirement from the beginning of the development process. Staff does not feel that the request can be modified without amending the PUD.

Exhibit B is the August 7, 2017 staff report in which the applicant received initial approval of the PUD including the requirements of the steel and fabric awnings. The June 11, 2018 approvals showed both buildings as multi-tenant for the yoga and Pilates buildings with a shared space and the awnings in accordance of the PUD. State approved plans and renderings of the building with the awnings were shown. When the occupancy permit was approved for this building there was a condition included that the awnings be installed by May 1, 2019. Staff recommends that the applicant either follow the approved plan that includes the steel awnings as well as the fabric awning or install one long awning that covers both windows.

The applicant was represented by:	Cindy Shaffer	Owner, Shaffer Development
	Mark Taylor	Engberg Anderson
	Mark Ernest	Engberg Anderson
	Deb Tomczyk	Reinhart Boerner Van Deuren
	Jenni Vetter	Shaffer Development

Ms. Shaffer explained that they have been in discussions with staff about this issue but they have never stated they planned not to install the awnings. Mr. Taylor stated that the awnings were shown on elevations as part of a sign design when the building was planned for a single tenant. He stated that at this point the awnings are not serving any purpose and the question is whether they need to be installed. Ms. Shaffer summarized that the architects and the tenant do not want the awnings as they no longer serve a purpose, but that they are willing to do what the city would

like them to do.

Some of Commissioner's commented that the awnings are an interesting architectural feature and should not necessarily be required but that a horizontal feature adds a nice element to the building. Other Commissioners commented that once a plan is approved, the developer is obligated to build to the plan as it was approved. All builders and developers are held to this standard.

Action

Ald. Strzelczyk made a motion that the metal awning on the corner of the building is required but the fabric awning is not required.

Commissioner Choren seconded the motion.

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

It was noted that the PUD does not need to be amended due to this change.

The state approved plan should be used as the plan to be followed regarding the metal awning.

Public Market Window Coverings

Asst. Dir. Zader stated that the request is a waiver to 58-301 as it relates to the obstruction of windows. The request is to install spandrel glass over six of the windows that are obstructed by kitchen vent hoods. The applicant is also requesting to cover up two windows that are obstructed by a walk-in cooler and a partial window due to a half wall with a sink. The applicant has provided four different alternatives that include logos and Spandrel glass.

In August of 2017, this was in front of the Commission for building and site plan approval and the applicant requested a blanket waiver to cover the windows because of the issue with kitchens and potential hood obstructions. At the time there were not signed leases with tenants and they did not know which windows would need to be covered or to what extent. At the time the Commission directed the applicant to come back before the Commission once the tenants were secured as that they were not going to approval a blanket waiver. On June 11, 2018 the applicant was in front of the Commission for final building plan approval which showed three obstructions on the east side due to kitchen hoods being visible.

Staff conditions from the approval from the meeting are included in the packet from the June 11, 2018 meeting to February 26, 2019 there were not discussions regarding the market window obstructions. The second floor mezzanine was issued on February 26, 2019. The individual tenant build-out plans starting being submitted at the beginning of March; which prompted a meeting with staff and Spur 16 representatives due to additional hood obstructions. There were no specifics provided to staff at the meeting but the applicant did request that the tenant permits not be delayed. There was an on-site meeting in April at which time it was discovered that most of the mechanical equipment had been installed and many more windows were covered than were approved by the Commission in June 2018. An action plan of how to be in compliance was requested but not received. At the May 7, 2019 meeting this issue was discussed along with other items that were not compliant with the approved plan. Staff advised the applicant that they could continue at their own risk but there may be options that could be presented to the Commission

which could result in the need to remove certain structural materials on the building. Included in the packet are letters from the Building, Health and Fire officials stating that it was not suggested that the only option was to entirely close off the windows. There is a mezzanine that intersects with the windows which had not been detailed previously. There are also windows partially covered by a drop ceiling. Pictures are included in the packet.

Staff recommends one of the options detailed in the packet:

Option 1: Wood paneling with steel awning

Option 2: Awnings

Option 3: Brick Inlay & Wall Mural/Signage

Ms. Tomczyk stated that they are not supportive of any of the options suggested by staff. She explained that nine of the ten tenants need cook spaces which they need to create in an existing building with no back of house space. The elevation is not facing a public street and faces another building. This is the item they are most concerned about as there are potential costs associated with decisions made. The propose covering the windows with Spandrel glass so that you are not seeing the cooking spaces.

The applicant architects stated that they have been working with each tenant since the fall to overcome challenges in each of the spaces. They balanced working with hood issues as well as striving to maintain transparency as well. They feel that the proposed plan provides a cleaner, more sophisticated industrial look.

The applicant states that they have been working with the tenants since the fall, but staff did not have any conversation with the applicant until mid-late March with regard to these issues. Unfortunately these conversations did not take place at an earlier time and now the Commission is put in a position to make some decisions. Some of staff's recommendations do include covering some of the windows but also include architectural features. Asst. Dir. Zader stated there were no compelling reasons that the windows could not be kept opened in regards to building, health or fire codes. Staff does not support the proposed option from the applicant.

There was discussion regarding the hoods and the dry walling and materials used. City Building Inspector, Paul Launer, stated that the applicant was allowed to drywall except for the hood areas because there were concerns regarding how the fire, health and building code was being addressed with the hoods. He contacted the State of Wisconsin and the Health Department and it was determined that the open windows were acceptable. It is not acceptable to the planning department of the approvals of the Commission. He mentioned that there are a number of options to solve this issue; one option being a top portion of a window closed to hide the hoods and an open bottom portion of the window.

Ms. Vetter explained that many of the options they proposed came from conversations and direction she received with Dir. Tollefson to incorporate some patterning into the window design (options B, C & D). She stated that the spandrel glass looks similar during the day to having a clear window. They feel that Option A will look the best. The top window panel is clear and the bottom 6 window panels are Spandrel glass.

Mayor Wirth mentioned that it was not the responsibility of staff to address this issue; the applicant should have come back to the Commission to ask for a change from the original approval four months ago.

Feedback from the some of the Commission is that Option A proposed by the applicant is preferable (spandrel glass). Some feel that there is too much variation among the different windows. One suggestion was to add a dark tint on the bottom sash to be added to create some uniformity.

Action

Commissioner Choren made a motion to approve Option A; proposed by the applicant; on the east elevation to incorporate spandrel glass, on the remaining windows the bottom $\frac{3}{4}$ of the window shall be a slightly darker tint which shall be evaluated by staff; the west elevation two windows that conceal walk-in coolers shall be spandrel glass and the north elevation knee wall window shall incorporate the Spur 16 logo on the face.

Commissioner J. Schaefer seconded the motion.

Ms. Shaffer requested that the window tint be postponed and to wait six months to assess if the tint is needed as she feels it will be detrimental to the look they are aiming to achieve.

A friendly amendment was made and seconded to wait six months to analyze the need for tint on the windows and to be determined by the Commission Architects and the applicant.

Mayor Wirth stated that he is not in favor of this resolution but will support the vote as there seems to be consensus among the Commission.

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

Mechanical Screening Public Market

Asst. Dir. Zader stated that at the June 2018 meeting the plans showed the hoods unscreened on the east elevation and there was no discussion of the west elevation. The applicant is requesting a waiver to leave the west elevation unscreened and staff has no objection to this request as staff feels the screening will look less appealing.

Action

Commissioner Stoker made a motion to approve the requested waiver.

Commissioner Lemke seconded the motion.

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

Mechanical Screening St. Paul's Fish Market

Asst. Dir. Zader stated that the applicant is requesting that the two mushroom vents on the St/Paul Fish Company roof not require screening. They are visible from both westbound and eastbound traffic on Mequon Road. There is screening on the building for other mechanicals but the two mushroom vents are not enclosed. At the time of the approval there was a conditional requiring all mechanicals to be screened and staff supports this condition.

Ms. Tomczyk stated that they do not want these two mushroom vents screened, same as the approval just received for the two mushroom vents on the Public Market not to be screened. They believe the condition of approval requiring mechanicals to be screened refers to the HVAC mechanicals and not the vents as they have been shown unscreened on the plans all along.

Asst. Dir. Zader stated that according to the Ordinance, all mechanicals, which these vents fall under, are to be screened and staff supports this requirement. He explained that the design of the Public Market building makes it very difficult to incorporate a roof top enclosure that would look aesthetically pleasing with the building. The St. Paul's building already has a nice looking enclosure and staff feels that expanding that enclosure to include these vents does not take away from the architecture of the building.

Action

Mayor Wirth made a motion to approve the applicant's request.

Ald. Strzelczyk seconded the motion.

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

Master Sign Plan Amendment

Asst. Dir. Zader stated there are several requests. One is to add a sign on the clubhouse building. There is also a request to add several small signs on the trail in the back of the site. Staff is supportive of the sign plan amendment with a few conditions added. The first condition is that the location of the trail signs was not indicated and staff recommends that the signs be placed on private property and that the posts match the TC black metal posts. The second condition is that the clubhouse sign incorporate some wayfinding to identify that building as the Spur 16 office. The third condition relates to the ghosting paint on the stack. If the UV does not fade by October 1, the applicant will need to sand blast or do something to fade that sign. This already was an approval of condition of the MSP but staff wanted to include it as a matter of record in the master sign plan conditions.

Ms. Shaffer agrees to all of the conditions of the master sign plan amendment.

Action

Commissioner Stoker made a motion to approve the Master Sign Plan Amendment.

Ald. Strzelczyk seconded the motion.

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

Lighting Plan Amendment

Asst. Dir. Zader stated the applicant is requesting an after the fact waiver to the lighting code. There are two sets of lights in the development; one is in the parking lot and one is located along the private roadway. The lights in the parking lot exceed the 20 ft. height requirement and the lights along the roadway do not exceed the 20 ft. height requirement. The request is to keep the parking lot lights at approximately 22 ft. in height. Staff does not support this request and suggests that the poles be switched out in order to meet the lighting code requirement. An alternative recommendation by staff is that the raised concrete bases be screened by year-round grasses in an effort to shadow the impact of the raised bases.

The applicant explained the light pole base height is set at 2 feet which is common practice, due to snowplowing and maintenance and so that the poles do not deteriorate over time. They stated that this was shown on the plan and that all the bases are currently already poured in the parking lot.

Asst. Dir. Zader stated that the plans did not detail the base and the interior poles were shown at 12 ft. in height and the parking lot pole was shown at 20 ft. There is not a code requirement that dictates the height of the base; the overall height is the limiting factor. Staff feels that with a 12 ft. high decorative fixture and a 2 foot base it is a little out of scale and staff prefers a lower base. At this point the goal is to screen some of the base from view with some year-round grasses.

Action

Commissioner Stoker made a motion to approve the variance with the condition to include year-round grasses around the bases; to be approved by staff.

Ald. Strzelczyk seconded the motion.

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

Landscaping Plan including plantings, benches, bike racks and trash receptacles.

Asst. Dir. Zader stated this is a request for landscaping plan approval. The only part of the landscaping plan that has been approved was for the front part of the development between the buildings and Mequon Road. There are a number of recommendations from staff, the City Forester as well as the independent landscaping consultant whom reviewed the plans. There has been landscaping installed onsite without plan approval.

- Street trees along Buntrock Avenue. A condition of approval from previous reports is that street trees be in accordance with the Ordinance because Buntrock is a public street.
- Japanese Tree Lilacs that are planted in the parking lot should be single stemmed and not multiple stemmed. City Forester, Mike Gies, explained that multi-stemmed trees are not allowed because the branches start low and spread out inhibiting walkways for pedestrians and vehicles.
- Trees shall be added in the gaps between the fences adjacent to the parking lot. The final plan does not show trees added in. This is also contributing to not meeting the 30% shading requirement.
- An additional flowering crab is requested along the railroad ROW. Staff requested 40 foot on center spacing and based on that there is a gap to allow for another tree.
- All single stem trees shall be 2.5" caliper. All the trees that are installed must meet the minimum requirements; 2.5" for parking lot trees and 3" for roadways trees. Many of the trees already planted on site do not meet the requirements.
- A bike rack be added adjacent to the interurban trail.
- Benches should be added near the clubhouse and adjacent to the trail along Buntrock Avenue.
- Trash receptacles should be located adjacent to each commercial building.

Staff recommends that the applicant use TC bike racks, benches and trash receptacles. The applicant has requested to use a separate bench that does not meet the TC requirements.

Ms. Shaffer stated that they submitted plans over the three years ago, have gone through ten revisions based on staff comments and they feel that they have gone above and beyond. She stated that she misunderstood and thought they had received approval for both the residential and the commercial plans. She stated that the street trees along Buntrock Avenue have been slightly shifted due to fiber optic wiring in the ROW that needs to be avoided. She offered that the Japanese Lilacs could be pruned to meet the requirements. She stated that the trees that are to be added in the gaps of the fencing is a contentious item between her and staff. They do not like the look of the fences nor does she feel the functionality is appropriate as it will be difficult to plow the snow. The cost to install the fencing is significant and they do not want to install the fences.

Asst. Dir. Zader explained that due to the requirement of the buildings being located close to the street with adjacent parking lots to the interior private roads; the fencing helps to visually break up the parking lot and the sidewalk. He stated that staff is adamant about the fences and the plan currently shows the fencing but it does not show the trees in between. Staff strongly recommends that the trees get added to the plan.

There were questions from the Commission regarding the staff recommendations about the trees. Mr. Gies explained that the Ginkgo and Crabapple trees that are small and do not meet the code requirement can be planted elsewhere on site but he prefers that the size deficiency be made up by planting additional trees on site and leaving the smaller trees as is.

Ms. Shaffer stated her responses to staff recommendations in the packet:

1. Shifted trees due to fiber optic wiring.
2. Japanese Lilacs – they prefer to prune the multi-stem trees as opposed to removing them.
3. They request not to be required to install the fencing as the fence does not face a public street as well as there is the option to add a building on the site that would cause the fencing to be taken out.
4. The additional tree cannot be added due to the road and the spacing.
5. Size of the trees was discussed
6. Size of the trees was discussed
7. 30% coverage according to the code needs to be done over a ten year period
8. Trees installed without approval was discussed
9. Prefer not to put a bike at the interurban trail because they want to encourage people to come into the development. There are bike racks adjacent to every commercial building.
10. They do not want to put a bench on the residential side as they want to maintain privacy for the residences. They will add benches on the commercial side.
11. They are proposing to do custom benches, tables, chairs, garbage receptacles, recycling and composting. They are planning for 16 benches total;
 - 10 between the Public Market and Wellness Building,
 - 4 benches at St. Paul's
 - 2 benches at the pond

They feel that these match aesthetically more than the TC items and they are excited about these features.

Mayor Wirth stated that the plan is to go through the 13 recommendations by staff and take a vote on each item.

1). Action

Mayor Wirth made a motion to approve the requirement to comply with code to install street trees s along Buntrock Avenue subject to feasibility due to fiber optic wiring and applicant will demonstrate constraints to staff.

Commissioner Parrish seconded the motion.

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

2). Mr. Gies stated that the Japanese Lilacs are not able to be pruned as the branches are too low and will continue to grow and spread.

Action

Commissioner Lemke made a motion to approve the requirement that the multi-stemmed Japanese Lilacs be removed and replaced by single-stemmed Japanese Lilacs.

Commissioner Baka seconded the motion.

A voice vote was taken; vote passed (6-2) (No: Wirth, Strzelczyk)

3). The Commission discussed the possibility of a building added to the development as well as the issue of a private road requiring a fence. Asst. Dir. Zader explained the reasons for the fencing are to control where people can walk by directing them to the sidewalk, it provides a safety buffer from the vehicles and it creates an edge (TC zoning requires 70% building frontage).

The applicant expressed their desire not to require the fence and suggested planting additional trees instead which would help make up the deficiency from smaller trees planted on site.

Mr. Gies discussed the various areas in question for fencing and trees and stated that trees would not be viable in the smaller area; he suggested a planter could be installed.

Action

Mayor Wirth made a motion to require trees on the east side of the Industrial Drive extension along the parking lot.

The west side of the street shall have the fence installed as approved or staff approved planters installed. If an agreement cannot be reached, the item shall be returned to the Commission for approval.

Commissioner Lemke seconded the motion.

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

4). Action

Commissioner Choren made a motion to approve the requirement to install an additional flowering crab along the ROW.

Commissioner Parrish seconded the motion.

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

5). Action

Ald. Strzelczyk made a motion to allow additional trees be planted to make up the diameter difference elsewhere on site.

Commissioner Choren seconded the motion.

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

6). Action

Mayor Wirth made a motion that all street trees shall be a minimum 3” caliper, including along Industrial Drive, and to allow additional planted trees to make up the deficiency.

Ald. Strzelczyk seconded the motion.

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

7). Action

Commissioner Stoker made a motion to allow for additional trees planted can make up the deficiency in caliber as well as to be allowed to be counted toward the 30% shading requirement. They must meet the 30% code requirement.

Commissioner Parrish seconded the motion.

A friendly amendment was made to take into account the 12 year time frame to meet the 30% shading code requirement.

Amendment was accepted.

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

9). Action

There was discussion from the Commission that a bike rack at the Interurban trail is preferred as it is safer to get off the bikes there rather than riding through the site. Mayor Wirth stated the concept of the TC was to have amenities that expand across properties and this was discussed when originally approving Spur 16.

The applicant stated that the plan is to have bike racks at every commercial building and the intent is to have people ride into the development.

Ms. Shaffer offered to place a bike rack at the Clubhouse.

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

10 & 11). Ms. Shaffer stated their preference to not have bench by the Clubhouse as it is intended for private residential use.

Asst. Dir. Zader stated that they just offered to place the public bike rack at the Clubhouse and this is the same concept. It was also recommend that a bench be place by the walking trail.

Action

Commissioner Lemke made a motion to approve both benches be required.

Commissioner Baka seconded the motion.

12). Trash receptacles to be placed at each commercial building.

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

13). Action

Commissioner Lemke made a motion to approve the applicants proposed benches, trash receptacles and bike racks.

Commission feedback was mixed on the appeal of the proposed benches. The applicant stated that they are being custom made and they find them more attractive. Ms. Shaffer feels very strongly about this item and she is passionate about the approval to use their proposed amenities.

Asst. Dir. Zader stated the TC common amenities were created to carry a uniform theme throughout the TC district and staff recommends they be required to install the TC amenities.

Ald. Strzelczyk seconded the motion.

A voice vote was taken; vote passed (6-2) (No: J. Schaefer, Stoker)

Action

Ald. Strzelczyk made a motion to approve the amended landscape plan.

Commissioner Lemke seconded the motion.

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

Action

Ald. Strzelczyk made a motion to adjourn.

Commissioner Stoker seconded the motion.

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

III) Adjourn

Respectfully Submitted,

Jac Zader



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 22, 2019
SUBJECT: PLANNING COMMISSION MEETING MINUTES from June 10, 2019

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of June 10, 2019 for your review.

Attachments:

PC Minutes_06.10.19 DRAFT (DOC)



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

www.ci.mequon.wi.us

Department of Community Development
 Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, June 10, 2019
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Mayor Wirth called the meeting to order at 6:00 pm.

Present:

Chairman John Wirth
 Alderman/Vice Chair Robert Strzelczyk
 Commissioner Martin Choren
 Commissioner Rick Lemke
 Commissioner Brian Parrish
 Commissioner James Schaefer
 Commissioner Rebecca Schaefer
 Alternate Stephanie Hawley
 Alternate Gregg Bach
 Commissioner John Stoker - **Absent**

a) Approval of Minutes from May 13, 2019.

Action

Ald. Strzelczyk made a motion to approve the May 13, 2019 minutes.

Commissioner Lemke seconded the motion.

Voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, Parrish, J. Schaefer, R. Schaefer
ABSENT:	Stoker

2) Public Hearing

- a) Boulder Venture for Associated Bank and Panera Bread. The applicant is seeking conditional use grant for a restaurant and for modifications to one or more standard district regulations of the B-2 zoning district for a vacant parcel which is non-conforming to the district standards for minimum lot size and building and site plan approval for a 4,500 sq. ft. restaurant (Panera Bread) for the property located at 11249 N. Port Washington Road.

Action

Ald. Strzelczyk made a motion to go into public hearing.

Commissioner Becky Schaefer seconded the motion.

Voice vote was taken; vote passed (8-0)

Scott Nyholm, 1222 W. Venture Court – stated that he is located at the end of Venture Court and he is concerned about the traffic on Port Washington Road. He feels that the proposed site is a dangerous area given the businesses across the street and the proximity to the intersection at Mequon Road. He also stated that the parking at the current Panera Bread location is limited and he feels that they should not be granted a waiver for reduced parking. He also stated that he does not feel that the setback waiver should be approved as he feels that the building should be set as far back from the road as possible.

Action

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

Commissioner Becky Schaefer seconded the motion.

Voice vote was taken; vote passed (8-0)

Planner Vang stated that the applicant is seeking building and site plan and conditional use grant (CUG) approvals for a 4,500 sq. ft. restaurant for Panera Bread. The CUG is required for the restaurant use as well as because the applicant is seeking waivers to the B-2 zoning district standards. Staff is recommending the item be tabled but would like to present the project to the Commission in order to receive feedback regarding the project.

Staff has several concerns with the building design proposed. Commissioner architect Jim Schaefer and staff have overall issues with the design including the lack of fenestration on the front of the building facing Port Washington Road; the north elevation which is visible from southbound traffic and feel that there are opportunities to improve the design. The concerns were communicated to the architect and the applicant. The applicant did submit revised plans but there was not sufficient time for the plans be fully reviewed. Staff feedback is that the revised plans are a step in the right direction but there are still issues to be addressed and the design needs to be looked at more closely; and this is the reason for recommending the item be tabled.

Another area of concern is the proposed parking is deficient by 19 stalls. The code requires 68 stalls for the proposed use. Staff did ask for a parking analysis to support the requested waiver but one has not yet been submitted; and without any support documentation staff is unable to make a determination regarding the parking waiver request.

There has been discussion with the applicant regarding the setback waiver requested and the

positioning of the building; especially in relation to the PNC Bank on the corner and Starbucks to the north. This building is proposed to sit back further than the Starbucks and staff feels that this does not create a consistent building line from the Mequon Road corner. Additionally, staff is concerned that if the parking is required to be increased on site that it may affect other factors such as site layout and open space requirements. Due to these concerns and unsolved issues; staff recommends the item be tabled and recommends that Commission provide feedback to the applicant.

The applicant was represented by Curt Smith from Boulder Venture, Brian Barnard from Panera Bread, Bryan Slonski from NORR Architects and Ryan Birschbach from Kapur & Associates.

Mr. Smith stated that after a phone call with staff they revised the building plans to address concerns about the massing of the building. Additionally, more articulation was added to the roofline and the articulation of the façade; particularly the north elevation. On the east elevation, a gabled roofline was added to emphasize the entrance along with glazing and awnings. The south elevation; which is visible from traffic heading northbound, has the patio and some articulation was added there as well. They have considered the materials and brick colors used on nearby structures to be more in line and similar to these adjacent structures.

Mr. Barnard stated that they want their business to be accessible and that the parking is important to them. He discussed the changes the business has gone through over the past several years and the importance of the drive-thru to their operations. They do a lot of online ordering pickup and delivery and they will have specific parking stalls assigned for these types of orders; which reduces general parking stall needs. They have done an internal parking analysis and they have determined that they need 48 stalls; 32 stalls needed plus a 50% contingency, as well as a potential cross-parking agreement with Associated Bank next door. They feel very comfortable with the parking proposed for this site. They will provide their analysis to city staff.

Mr. Smith explained that the initial plan included parking stalls on the east side of the site but after meeting with staff it was determined that this was not a good plan as it was a traffic and safety issue. The parking was shifted away from there and the patio was moved to that face of the building. The reason for the building proposed to be positioned further back on the site is due to the 62 foot trailer that delivers to Panera Bread needing to be able to make a left-hand turn into the site and a right-hand turn into the back of the project for their deliveries. The larger driveway also allows the Associated Bank customers to maneuver smoothly.

Commission feedback is that the revised plan is better but they recommend more articulation of the roofline to differentiate the massing. More windows were recommended on the north elevation. It was also noted that the color of the building appears very dark compared to the Associated Bank building. It was suggested that the west elevation also be addressed as it is visible to the shopping strip behind them. Overall, more architectural details are recommended. It was communicated that the parking will be an important issue and most likely it will be difficult for the Commission to approval a waiver to deviate from the code requirement. Feedback regarding the drive-thru is that there is not a residential neighborhood behind this location and would most likely not be adversarial to the community. There was also a sense of concern about the congestion and safety in that area and the traffic that may be generated due to the drive-thru.

Mr. Smith offered to provide analysis of peak hours of business for both Panera Bread and Associated Bank in regards to the shared parking. He also commented that they are willing to reduce the green space in order to accommodate more parking stalls.

Asst. Dir. Zader stated that he feels that the peak use times; most likely lunch time would be the same for both businesses. He reminded the Commission that they had strongly recommended that this site not be allowed to reduce the green space requirement at the time of the Associated Bank approval.

Action

Ald. Strzelczyk made a motion to table the item.

Commissioner Hawley seconded the motion.

Voice vote was taken; vote passed (8-0)

RESULT:	TABLED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, Parrish, J. Schaefer, R. Schaefer
ABSENT:	Stoker

3) Consent Agenda

- a) Richard Weyker. The applicant is seeking certified survey map approval for a 2-lot land division for the property located at 11063 Oriole Lane.

This item was removed from the Consent Agenda because someone registered to speak.

Planner Vang stated that this is a request for a 2-lot land division. One lot will be 1.4 acres and the second lot will be 1.6 acres. These are consistent and meet the R-3 zoning district standards which require 1 acre minimum. Lot 1 and Lot 2 are both currently vacant and access to the lot is currently shown through a private easement off Oriole Lane. As a condition of approval, staff will require that a shared access agreement be approved by the City Attorney to allow access to Lot 2 from Oriole Lane. The City Forester walked the site and noted that specimen trees are present; but they are concentrated on the perimeter of the lots. Staff added a conditional of approval that any trees that may be requested to be removed will need to be presented to the Commission for approval.

Asst. Eng. Henk stated that there are wetlands on the site and they are noted on the CSM. They are missing the setbacks for that particular wetland and a wetland delineation report will be required. This site is located within the City's sewer service area. There is sanitary sewer to the northeast corner of Lot 1. There is not water access to that lot so a water deferral agreement will need to be created.

Adam Gerol – 11067 N. Oriole Lane – he is the neighbor to the east of the property. He has a shared driveway with this property. His concerns are based on historical issues with past projects related to this site. He does not want to be an impediment to the applicant but he is requesting that legal concerns are addressed such as work done only within allowed hours and bonding for driveway repair. He stated there are 4 different documents that relate to this easement. He explained the history of the easement and road agreement. He stated that he feels that if this is approved it creates a land-locked parcel that cannot be developed. He is willing to amend the easement as long as he is guaranteed that the roadway will be repaired.

The applicant, Richard Weyker, stated the dwelling was removed three years ago. He feels that the road damage mentioned by Mr. Gerol is from garbage trucks.

Asst. Eng. Henk stated that staff did review the easements and the parcel would be land-locked except for condition #5 in the staff report which states that there must be a shared access agreement. It can be an amendment to the existing easement or a new easement to the new parcel; but it must show access to the newly created parcel before the CSM can be recorded.

Asst. Dir. Zader stated that in a complicated situation such as this, the City Attorney will review the shared access agreement to ensure that a new parcel can be legally added to the road.

Action

Commissioner Parrish made a motion to approve the item subject to the conditions in the staff report.

Commissioner Lemke seconded the motion.

Voice vote was taken; vote passed (8-0)

- b) Pinnacle Engineering Group, LLC for Jim Forester. The applicant is seeking fill permit approval for 6,800 C.Y. of fill to construct a storm water pond for a future residential development for the property located at 11649 N. Port Washington Road.

Asst. Eng. Henk stated that the applicant has proposed a condominium development at Lexington Square. The fill permit application was not included in the initial submittal to the Commission. They have gotten all other required approvals including the MMSD review of their stormwater plans. Due to more than 1,000 C.Y. of fill being excavated from the site, they will need a haul bond. This is a technicality and staff recommends approval.

Bernie Berson, President of Eastbrook HOA – they did not know about this issue until notified by the courtesy cards. They are concerned about the water and a new pond in this location. The concerns are related to where the water will drain in the event of a large storm. They would like a little time to have an expert look at the situation.

The applicant, Jim Forester, stated that he did not inform Mr. Benson or the Eastbrook HOA

about this item as he was surprised that a permit was required.

Asst. Eng. Henk explained that there are emergency overflow plans in place and a full analysis was done on this site. There are safe routes for water from heavy storms.

Action

Commission Choren made a motion to approve the item.

Commissioner Hawley seconded the motion.

Voice vote was taken; vote passed (8-0)

4) Regular Business

- a) John Graham for Oldenburg Farm, LLC. The applicant is seeking preliminary plat and development agreement approval for a six-lot single-family subdivision, 5 acres per lot on 36 acres, for the property located at the northwest corner of Mequon Road and Farmdale Road.

Planner Vang stated that the request is for a proposed 6-lot subdivision located on the northwest corner of Farmdale and Mequon Roads. The plot shows lots ranging from 5-6 acres. When reviewing new subdivisions, staff looks for opportunities for connectivity. There are no opportunities to the north and although there is an opportunity to the west, they are proposing a private road ending in a cul du sac. The proposed lots meet the R-1 zoning district requirements of 5-acre minimum and 300 minimum average lot width and depth. There is also a cross access easement around the perimeter of the site and this is for the purpose of a pedestrian walking path. Staff added as a condition of approval that a cross access easement is required for the walking path as well as for the private road. The applicant has indicated that the trees along Farmdale and Mequon Roads will remain. They are proposing additional landscaping for the site and the applicant will need to submit a landscape plan for approval from the Commission at a future date. The City Forester walked the site and has no concerns with the proposed development.

Asst. Eng. Henk stated that deceleration and acceleration lanes are required as well as a bypass lane. She stated that similar to the last few approved subdivisions; the Commission has the authority to eliminate the requirement for the bypass lane.

The applicant was represented by John Graham, acting as the agent developer on behalf of Mr. Oldenburg. Mr. Graham stated that he is partnering with The Victory Companies, LLC who will be the sole developer of the homes. Their intent is to be in compliance with all of the zoning requirements while developing a high-value 6-lot subdivision including the intent to install a private road. The only waiver they are requesting is for the elimination of the bypass lane on Farmdale Road. He feels that the bypass lane encourages drivers to speed on the 2-lane road and he would like that to be avoided. He explained that it is a very nice country road and their development will add very little traffic. He stated that everyone in that area is on individual wells and septic mound systems.

Asst. Dir. Zader explained that the private road will have the same standards required for a public road. The benefit of a private road is that the property lines can extend to the center of the road and the lots do not lose the area as being dedicated to the lot size. Additionally, the issue of

connectivity is not forced on a private road. He stated that staff will ask for the 60 feet needed between Lots 3 & 4 for possible connectivity in the future.

A few of the Commissioners gave feedback that they feel that the bypass lane is not necessary in that area.

Action

Commissioner Becky Schaefer made a motion to approve with the exception of staff report condition #13 (bypass lane) and the condition that 60 feet be required between Lot 3 & Lot 4 for future connectivity.

Ald. Strzelczyk seconded the motion.

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

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, Alderman/Vice Chair
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, Parrish, J. Schaefer, R. Schaefer
ABSENT:	Stoker

- b) NORR LLC for Brixmor SPE I LLC. The applicant is seeking building and site plan and landscape plan approval for facade and site upgrades for the property located at 10906-11116 N. Port Washington Road (The Pavilions).

Planner Vang stated the request is back before the Commission for building and site plan amendment and landscape plan which were tabled at the previous meeting as well as master sign plan amendment (MSP). The proposed elevations are similar to what was shown at the last meeting except there is now a reduction in height for some of the parapet walls. This was a concern voiced by the Commission regarding the massing. Most of the parapet walls and tower elements have been reduced with the exception of three which are shown at the 30'-2" height, which is the height of the existing roof ridge. The proposed height does meet the requirement of the B-2 zoning district.

During a meeting with the applicant, which included Commissioner Jim Schaefer and Commissioner Marty Choren, there were concerns about the massing proposed for the Chancery. Since that meeting the applicant has reduced that height by 2 feet which is more in line with the massing with that corner of the property and this height is supported by staff for that location.

The revised plan also shows the north and east elevations are to be painted beige to match the paint on the street frontage elevations as well as awnings added to match as well.

Based on Commission comments and concerns from the last meeting, staff did meet with the applicant regarding the configuration of the site to discuss possible improvements. The applicant communicated that at this time they are unable to commit to changes due to limited funding and

existing lease agreements, so no changes to the configuration are part of the site amendment tonight.

The site plan amendment does show sidewalks to be replaced and as previously discussed; landscape beds adjacent to the buildings will be removed and paved. Staff added a condition that the removal of these landscape beds should be approved as part of the landscape plan amendment and is not considered approved tonight as part of the site amendment.

The site plan also shows new trash receptacles and new benches for the site as well as improvements to the trash enclosures. Staff added a condition of approval that the southern-most dumpster be addressed as well due to the concerns raised by the property owner to the south. That is not shown as updated to the site at this time as it is not part of Phase I but the added condition of approval will ensure that that enclosure is included as well.

The property owner to the south also expressed concerns regarding the south entrance and since the last meeting, stop signs and pavement markings have been installed. In addition to the condition of approval requiring the trash dumpster and enclosure to be updated, staff also recommends Do Not Enter/Wrong Way signs be installed at the south entrance as well. Staff was pleased to see the applicant address the concerns of their neighbor.

The lighting plan is the same as last time and shows updates to the fixtures and light poles on site. Staff added a condition that all fixtures be full cutoff to meet the lighting code requirement. There are no improvements proposed for the parking lot lights.

The MSP amendment does not request the allowable size be changed but it does amend the language so that the proposed façade changes to the building are reflected. It also will allow for a sign to be placed above 20 feet in three areas; the three tower elements previously discussed. It will also amend the allowable logo size to up to 20% of the allowable square footage of the sign or 12 square feet, whichever is less. Staff will work with the applicant to clarify the language and to revise Exhibit A of the Master Sign Plan.

The landscape plan amendment was tabled last month and staff is again recommending that it be tabled tonight due to changes that were recently submitted but unable to be reviewed by staff due to limited time. Along with the landscape beds proposed to be removed from the buildings, the plan shows increased landscape beds in the parking lots and other areas of the site. In an effort to ensure that a portion of the allocated funds awarded for this project go towards the landscaping improvements, staff is requesting a Letter of Credit equal to the amount of the landscaping installation be required as a condition of approval.

The applicant was represented by Mike Pallella from Brixmor and Brad Smith from NORR Architects. Mr. Pallella thanked staff for the time spent on this project as he feels they have been able to make significant strides to advance this project. He stated they have made changes in regards to safety issues at the south entrance. They listened to the feedback from the last meeting and they have made necessary changes to the plans. They are hoping to be able to move forward after tonight.

In regards to phasing, the applicant stated they do want to continue making improvements to the entire development and their tenants will also be pushing them to finish the bookends on the site. Commissioners thanked the applicant for working with staff and for listening to previous feedback and adjusting the plans accordingly. There was support for continued phasing and completion of improvements for the entire site.

Action

Ald. Strzelczyk made a motion to table the landscape plan.
Commissioner Becky Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

Action

Ald. Strzelczyk made a motion to approve the building and site plan amendment and the master sign plan amendment subject to the conditions in the staff report.
Commissioner Jim Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker
RECUSED:	Parrish

- c) Lakeside Development for Residence at Foxtown. The applicant is seeking rezoning recommendation, preliminary plat and development agreement approval for 23 single-family homes for the property located at 11050 N. Industrial Drive (Foxtown Venture).

Asst. Dir. Zader stated that this request is for the pocket homes for the Foxtown development. The proposed plan is for 23-single family lots and is consistent with the PUD approved for Foxtown. There are three items for approval; preliminary plat, development agreement and rezoning recommendation.

The applicant was previously approved for setbacks of 0 feet on the west and 8.5 feet on the east, the applicant is requesting a change to 3 feet on the west and 3.5 feet on the east. Another request is to reduce the rear setback from 5 feet to 3 feet for the detached garages as it gives a little more space for a yard. Staff recommends approval and if approved by the Commission, this item will go to Common Council for final approval.

The applicant was represented by Brian Sheive and Ryan Zabjek from Lakeside Development. Mr. Sheive stated that after reviewing the development agreement he learned that the number of dwellings allowed to be started before the final plat is limited to 2. They are requesting that number be increased to 4-8 due to timing of site development as well as the nature of the design of the homes all lined in a row; as it relates to efficiency of construction.

Asst. Eng. Henk stated that the phasing of Industrial Drive, the E buildings and D building at the same time as this parcel will be very crowded and can be complicated on such a small construction area.

Mr. Zader stated that Mequon has always been conservative in the process of building houses and only allows construction, except for the 2 spec homes, until the final plat is approved. This is a very tight development and he does not feel the timing is a compelling argument and he recommends no more than 4 homes be approved.

Action

Ald. Strzelczyk made a motion to approve the item.

Commissioner Jim Schaefer seconded the motion.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, Parrish, J. Schaefer, R. Schaefer
ABSENT:	Stoker

- d) ICAP Development for Jewish Home and Care Center, Inc. The applicant is seeking concept plan, specimen tree removal and rezoning recommendation approval from IPS (Institutional and Public Service) to B-2/PUD (Commercial Business/Planned Unit Development) to redevelop the site for multiple commercial uses for the property located at 10865-10911 N. Port Washington Road and parcel to the south. REMOVE FROM TABLE.

Commissioner Parrish recused himself.

Action

Mayor Wirth made a motion to remove the item from the table.

Ald. Strzelczyk seconded the motion.

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

Asst. Dir. Zader stated that a letter from a neighbor was left on the dais for the Commissioners regarding the driveway access. This is the third time this item has been in front of the Commission for a request for rezoning from IPS to B-2/PUD. Much of the past discussions have been centered around the specimen trees on site. The applicant has been working with the City Forester, Mike Gies, as well as they have hired their own arborist and there seems to be an agreement of the scope of the removal. The applicant is now requesting to remove only 7 trees, which are all located in the front of the site. They have decided which trees are less desirable due to the quality as well as the impact they have had over the years from when the previous development was on site. The buildings have been slightly shifted to accommodate additional trees on site. Staff is supportive of the request and has some added conditions that should be

noted:

- All facades along Port Washington Road are to be the primary front entrance of the development.
- Use of rear of site has a restriction with a PUD that only allows certain uses past the 300 foot line (no restaurants or retail).
- Sidewalk connection is required from Building A to the rear parking lot and is important throughout the site.

There is a stand-alone Swamp Oak that the application is requesting to have removed and the City Forester does not approve and he is requesting that the site plan be modified and the tree preserved.

Staff recommends the rezoning which will go to Council for a first reading in July and then public hearing and final decision in August.

Rob Irwin-1501W. Winding Hollow Lane – He is Board Chairman of the current owner of the property and a resident for 44 years. He urges the Commission to approve the item as it has been vacant for many years and the addition of neighbor uses are desirable to residents nearby. He appreciates that the applicant modified the plan to preserve as many trees as possible and to incorporate them into the site.

The applicant was represented by Jerod Protaskey from ICAP. He stated that they are in agreement with the City Forester regarding preserving the stand-alone Swamp Oak. The concept plan was developed in January and it has been modified to accommodate the trees as well as the needs of potential users. The site plan continues to be influx as specific users are secured.

Action

Commissioner Choren made a motion to approve the item.

Commissioner Lemke seconded the motion.

A voice vote was taken; vote passed (8-0) (Bach voted in place of Parrish)

RESULT:	APPROVED [8 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, J. Schaefer, R. Schaefer, Bach
ABSENT:	Stoker
RECUSED:	Parrish

5) Policy

a) Renaming of Industrial Drive.

Asst. Dir. Zader stated that handouts were provided to the Commissioners and included in the

packet from Dir. Tollefson who submitted a memo and a map showing the portion of Industrial Drive that will be renamed along with some suggested names. He stated that the Commission should provide feedback on their preferences for a new name. He explained that some of the suggested names came from historical references connected to the city.

Mayor Wirth also submitted a memo as part of the board packet and stated he also likes the historic connection or the recognition of someone that may not have recognition in the city. He feels that it would be nice if there is a story behind the name chosen.

Feedback is that most Commissioners like the idea of a historic connection or story. There is agreement that the name should not be connected to a current development.

6) Announcements

The next meeting is Monday, July 22nd at 6:00 pm

7) Adjourn

Action

Ald. Strzelczyk made a motion to adjourn.

Commissioner Jim Schaefer seconded the motion.

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

Meeting concluded at 8:08 pm.

Respectfully Submitted,

Jac Zader



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: BRIDGET HENK, ASSISTANT CITY ENGINEER
DATE: July 22, 2019
SUBJECT: Ryan Companies US, Inc. The applicant is seeking fill permit for 2,600 C.Y. of fill for a commercial development site for building foundation, storm water detention, site utilities and site balancing for the property located at 11409-11421 N. Port Washington Road (Neighborhood Hospital).

Applicant:	Karen Catura Ryan Companies US, Inc.
Status of Applicant:	Agent
Requested:	Minor Request – Fill Permit
Existing Zoning:	B-3 (Office)
Proposed Zoning:	IPS (Institutional)
Existing Use:	Vacant
Existing Land Use Plan:	Office
Proposed Land Use Plan:	Institutional
Lot size:	1.79 Acres
Location:	11409-11421N. Port Washington Road
Tax Keys:	#15-019-13-013.00 & #15-019-13-014.00
District:	#5

Background:

The applicant requests Planning Commission approval of a Minor Request for a Filling and Excavating Permit to haul off material from the proposed commercial development and associated pond.

The Filling and Excavating Permit application noted 2,600 cubic yards to be excavated and removed from the site. Planning Commission approval is required when the total fill or excavation exceeds 1,000 cubic yards.

Engineering Report

The Building and Site plan approval for this project did not include a grading plan or an estimate of fill to be removed as part of the project when it initially appeared before Planning Commission.

Since the Building and Site Plan approval on July 23, 2018, the City of Mequon Engineering Division has reviewed the grading, drainage, and utility plans for conformance with the City of Mequon Standard Specifications. In addition, the stormwater management plan has been reviewed by the City of Mequon and is currently being reviewed by MMSD. The proposed excavation is in alignment with the proposed plans.

Staff Recommendation:

Staff recommends Planning Commission approval of the issuance of a Fill Permit with conditions based upon the following:

1. All Engineering requirements from previous approvals remain in effect.
2. Submittal of a \$5,000.00 road bond and proposed haul route. The haul route is to be reviewed and approved by the Engineering Division. Staff will inspect the haul route prior to and after the filling project and any road repairs staff suspects resulted from the fill transport trucks will be repaired as a condition of the fill permit. Release of the road bond is subject to City's standard Surface Condition Ratings (SCR) evaluation. Ozaukee County approval of the haul route may also be required.
3. The applicant shall submit final plans within 60 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.
4. Permittee must notify the Engineering Division before starting any land disturbing activity and again not more than five days after project completion.
5. Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
6. Permittee shall keep a copy of the permit on site at all times.
7. The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
8. The City Engineer reserves the right to stop work, amend or alter construction measures.

Attachments:
Packet (PDF)

Ryan Companies

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

2.a.a

HOMESTEAD TRAIL 115N

PORT WASHINGTON ROAD 13W

R - 4

IPS

B - 2 / P U D

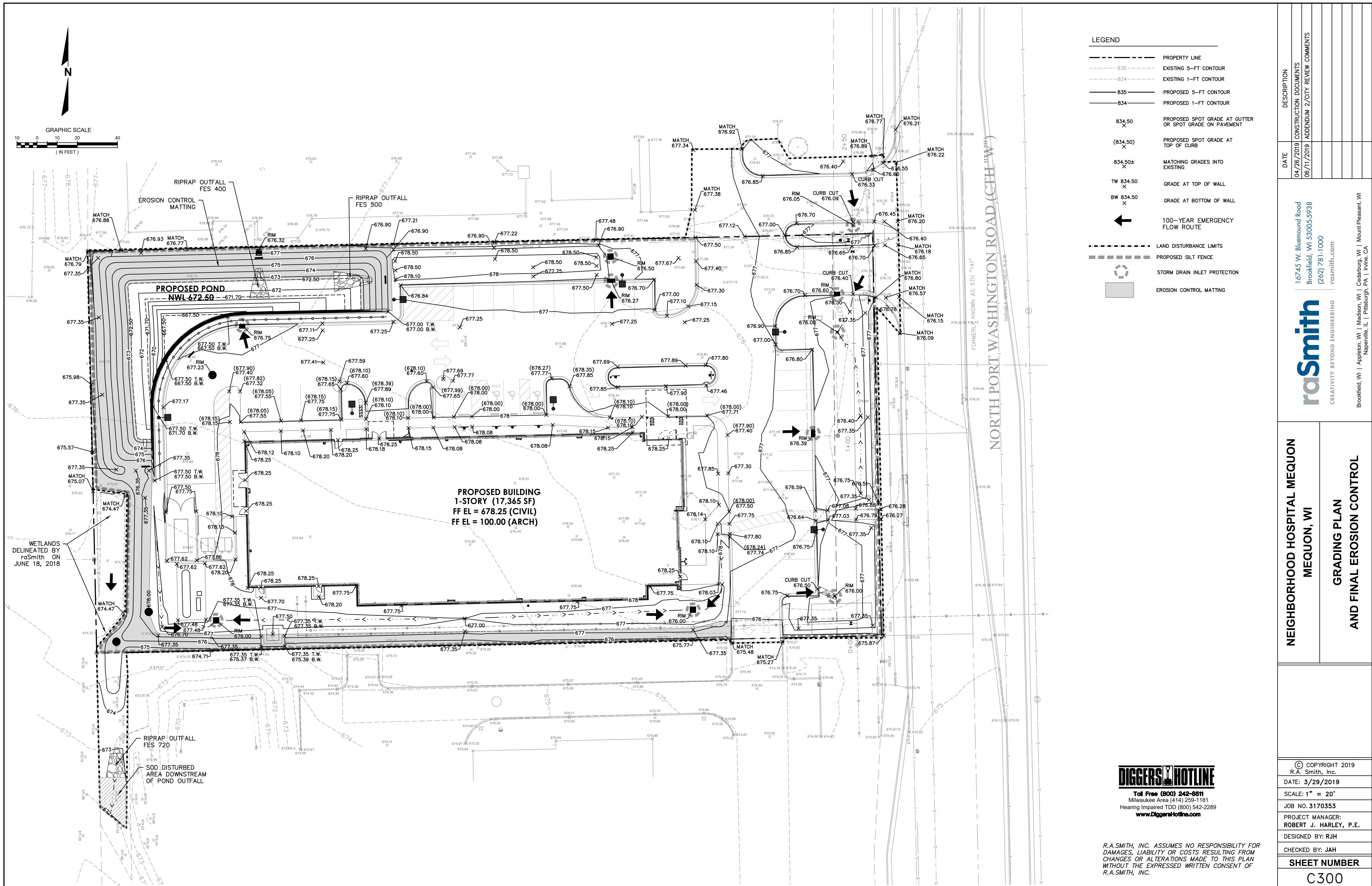
C - 2

B - 3

B - 2

VEN1







11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092

2.a.a

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

Engineering Division
Permit Application for Filling, Excavating and Berms

PLEASE PRINT CLEARLY

Agent / Contact Name: Karen Cature Phone #: 414-918-6523 or 414-255 58

Property Owner Name: Ryan Companies US Inc Phone #: 414-918-6508 or 414-335-59

Agent Or Owner Contact Address: 309 N. Water Street, Suite 425 (as of 7/31)
415 (until 7/31)
Milwaukee, WI 53202

Location Or Address Of Work Site: 11409/11421 N. Port Washington Rd

Or: Description _____ 1/4 Section _____ T9n, R _____ E

Tax Key No. _____

Subdivision _____ Lot _____ Block _____

Estimated Date Of Completion: 10/18/19 (Major Earthmoving activities) 8/21/20 Final project complete

Reason For Fill/Removal/Excavation Commercial Development - Building foundation,
storm water detention, site utilities, site balancing

Name Of Contact Other Than Applicant: Nick Kaminski Phone #: 414-918-6506
630-606-2471

FEE COMPUTATION

\$60.00 - 0 - 250 C.Y.

\$120.00 - 250 C.Y. - 1,000 C.Y. Total Fee \$ _____

Total Cubic Yards To Be Deposited/Removed/Excavated 2,600 C.Y.*

*Over 1000 cubic yards and Berms greater than 4 1/2 feet in height requires Planning Commission approval. Separate application to the next available Planning Commission meeting is necessary. When Planning Commission review is required, the Filling, Excavating and Berm Permit fee is waived. Planning Commission review fees would be required.

SIGNED: Karen Cature

DATE: 6/26/19

Department of Community Development Approval _____ Date _____
Engineering Division Approval _____ Date _____



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: July 22, 2019
SUBJECT: Interior Architects for D1 Sports. The applicant is seeking conditional use grant approval for a sports training facility for the property located at 11020 N. Port Washington Road (Pavilions).

Applicant:	Sports Med Properties, LLC
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Proposed Use:	Fitness Center
Existing Zoning:	B-2 (Community Commercial)
Land Use Plan:	Commercial
Location:	11020 N. Port Washington Road
Tax Key:	#15-029-06-007.00
District:	#8

Background:

The applicant requests a conditional use grant to operate D1 Fitness, a fitness center located at 11020 N Port Washington Road in the Mequon Pavilions. The applicant is proposing to lease 9,038 square feet of the existing multi-tenant building. The floor plan shows the ability to serve a maximum of 25 individuals at any given time with a total of six employees on site. The services include coach led group workouts which are scheduled in hour blocks throughout the day.

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 proposed use should not endanger the surrounding area; all of the activities will take place within the building and will be monitored by certified instructors.

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

The Land Use Plan designates the site as Commercial, The site is zoned B-2 (Community Commercial). All adjacent properties are zoned B-2 as well. A fitness center can be considered compatible with the Land Use Plan designation and with other commercial uses in the area. The Planning Commission has approved other similar uses (Athletic Performance, Cycle Bar, Burn Bootcamp) in areas that have a mixture of commercial, office and retail uses.

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

The proposed activities of the health club fit the character of the surrounding area. The hours of operation at the site will be between 5:00 A.M. to 8:00 P.M. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

Staff Recommendation:

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

1. Staff review and approval of final floor plans.
2. The applicant shall submit final plans within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.

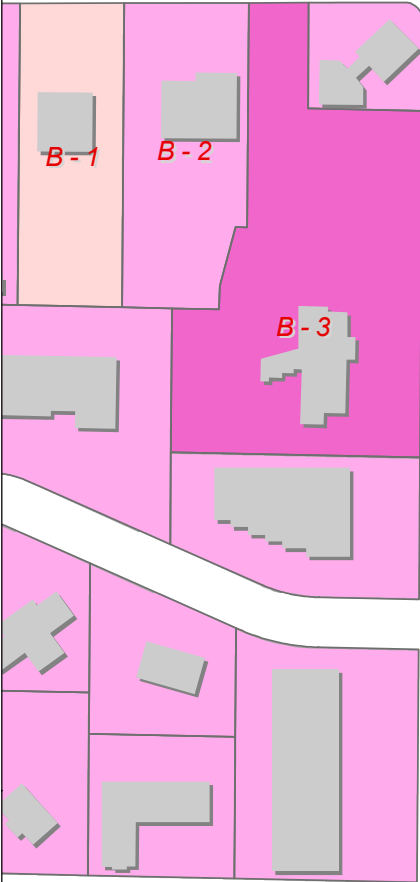
Attachments:

Packet (PDF)

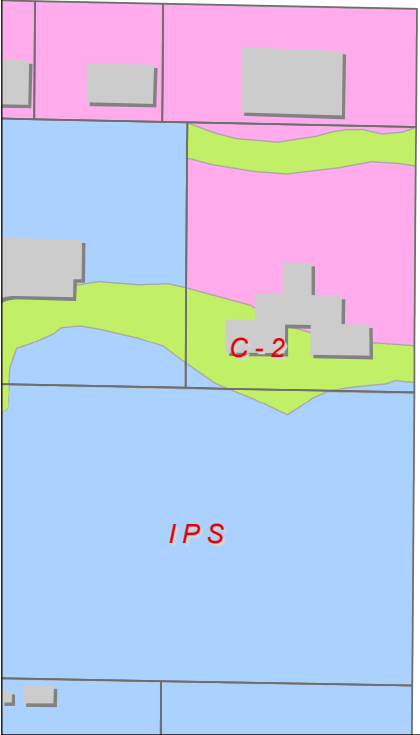
D1 Sports

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

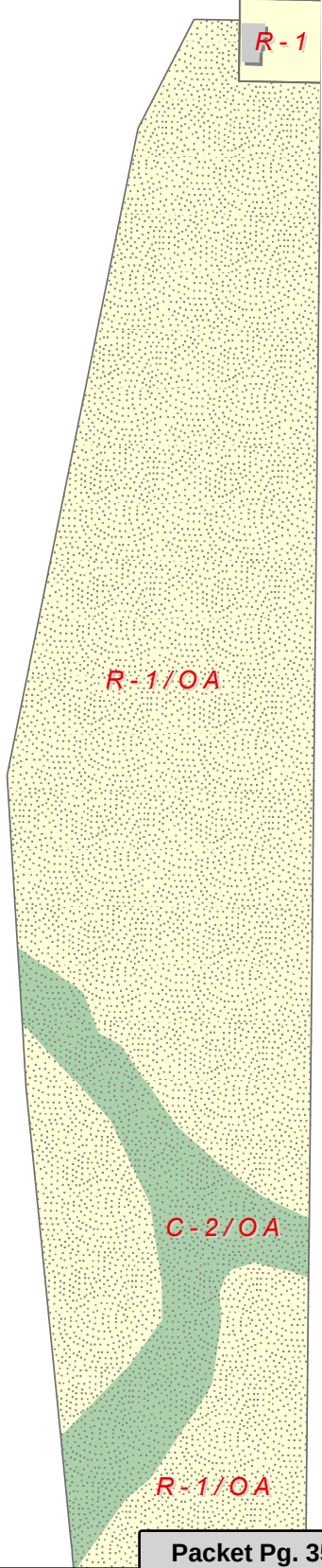
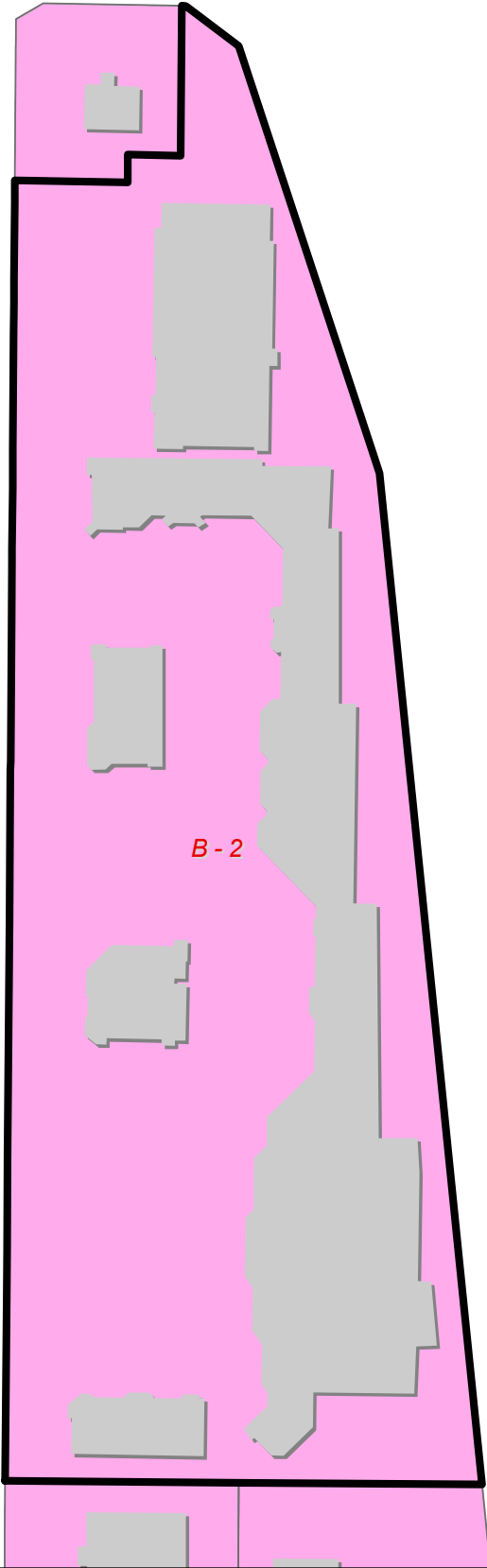
MEQUON ROAD 112N



TOWNE SQUARE ROAD 110N



COUNTY W
PORT WASHINGTON ROAD 13W



Attachment: Packet (4233 : Interior Architects for D1 Sports)



June 3, 2019

Attn: Community Development Team for Mequon, WI
Business Narrative for Tenant Upfit

Business Name: D1 Training Mequon (d1training.com)

Address: 11020 N. Port Washington Road, SP#8, Mequon, WI 53092

Owner: Thanh Nguyen (thanhnguyen@d1training.com)

Hours of Operation: 5am to 8pm

Typical Use and Function: D1 Training is an instructor led sports training facility that caters to the athlete inside all of us. The services include coach led group workout sessions utilizing strength and conditioning programs for athletes of all ages, skill levels, and goals. The facility includes an open field area with artificial turf flooring as well as a dedicated area with weights (squat racks and dumbbells). D1 uses their 5-component workout programs ensuring that every athlete is on the most efficient and effective path to achieve their goals. Workouts are scheduled in hour blocks throughout the day.

Employee Structure: Each D1 facility maintains a general manager, front desk support specialists, and coaches. D1 Mequon is anticipated to have 6 employees on site at any given time.

Anticipated Visitors: Classes range from 1 to 20 people on average, with a standard maximum of 25 people. Roughly 60 percent of guests are youth athletes who are dropped off by parents and picked up at the completion of the session.

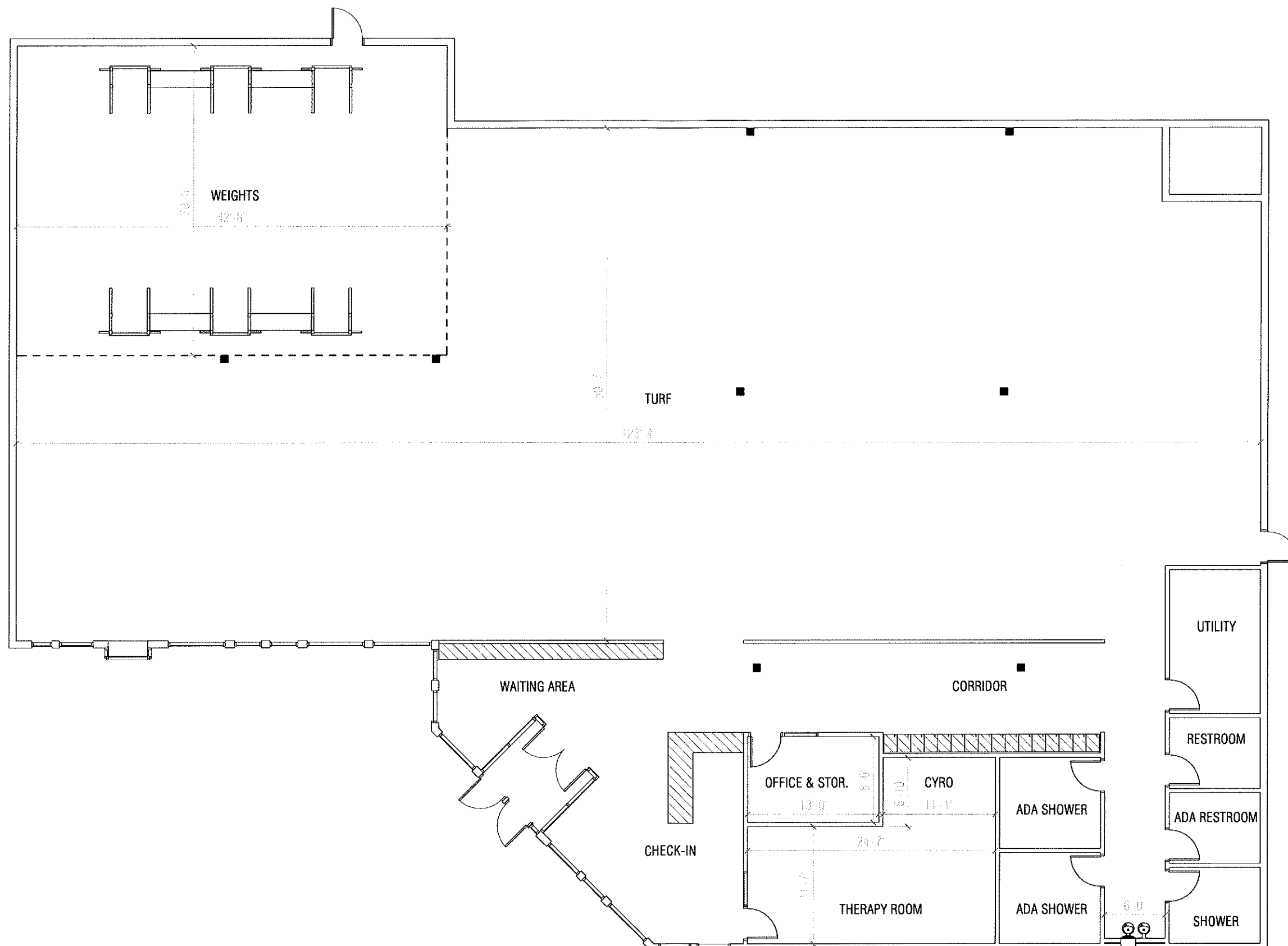
Exterior Work: There is no work required to the exterior of the building as part of this interior upfit.

Sincerely,

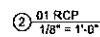
James Canales
Project Manager

JC

615 SOUTH COLLEGE STREET
SUITE 725
CHARLOTTE, NC 28202
704.908.1540
www.interiorarchitects.com
IA INTERIOR ARCHITECTS GLOBAL ALLIANCE



11020 N. PORT
WASHINGTON RD.
SP#8 MEQUON, WI
53092



IA PARTITION SCHEDULE									
EXP.	TYPE PART.	NO.	DESCRIPTION	SSWA #	STUD STRENGTH (N)	MAX DEFLECTION	WEIGHT	THICKNESS	DETAIL REF.
EXP. 1	TYPE 1	NR	VERTICALLY STIFF WALL STUD. FULL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 2	TYPE 2	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 3	TYPE 3	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 4	TYPE 4	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 5	TYPE 5	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 6	TYPE 6	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 7	TYPE 7	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 8	TYPE 8	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 9	TYPE 9	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 10	TYPE 10	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 11	TYPE 11	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 12	TYPE 12	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 13	TYPE 13	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 14	TYPE 14	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 15	TYPE 15	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 16	TYPE 16	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 17	TYPE 17	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 18	TYPE 18	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 19	TYPE 19	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 20	TYPE 20	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 21	TYPE 21	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 22	TYPE 22	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 23	TYPE 23	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 24	TYPE 24	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 25	TYPE 25	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 26	TYPE 26	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 27	TYPE 27	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 28	TYPE 28	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 29	TYPE 29	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 30	TYPE 30	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 31	TYPE 31	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 32	TYPE 32	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 33	TYPE 33	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 34	TYPE 34	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 35	TYPE 35	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 36	TYPE 36	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 37	TYPE 37	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 38	TYPE 38	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 39	TYPE 39	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 40	TYPE 40	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 41	TYPE 41	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 42	TYPE 42	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 43	TYPE 43	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 44	TYPE 44	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 45	TYPE 45	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 46	TYPE 46	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 47	TYPE 47	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 48	TYPE 48	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 49	TYPE 49	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 50	TYPE 50	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 51	TYPE 51	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 52	TYPE 52	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 53	TYPE 53	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 54	TYPE 54	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 55	TYPE 55	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 56	TYPE 56	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 57	TYPE 57	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 58	TYPE 58	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 59	TYPE 59	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 60	TYPE 60	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 61	TYPE 61	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 62	TYPE 62	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 63	TYPE 63	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 64	TYPE 64	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 65	TYPE 65	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 66	TYPE 66	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 67	TYPE 67	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 68	TYPE 68	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 69	TYPE 69	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 70	TYPE 70	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 71	TYPE 71	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 72	TYPE 72	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 73	TYPE 73	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 74	TYPE 74	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 75	TYPE 75	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 76	TYPE 76	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 77	TYPE 77	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 78	TYPE 78	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 79	TYPE 79	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 80	TYPE 80	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 81	TYPE 81	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 82	TYPE 82	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 83	TYPE 83	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 84	TYPE 84	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 85	TYPE 85	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 86	TYPE 86	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 87	TYPE 87	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 88	TYPE 88	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 89	TYPE 89	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 90	TYPE 90	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 91	TYPE 91	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 92	TYPE 92	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 93	TYPE 93	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 94	TYPE 94	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 95	TYPE 95	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 96	TYPE 96	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 97	TYPE 97	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 98	TYPE 98	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 99	TYPE 99	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	
EXP. 100	TYPE 100	NR	VERTICALLY STIFF WALL STUD. PARTIAL HEIGHT	3025-75-31	16	1/40	17.5	4.714	

1	ISSUE FOR PERIOD	4/26/2018
Delta	Issue	Description
		Date

A | INTERIOR
ARCHITECTS

CHICAGO
104 S. MICHIGAN AVENUE, STE 1200
CHICAGO, IL 60603
TEL 312-488-5200 FAX 888-292-8361

C2018ATERORAR011016 PC ILLICITS: 476407385 ATTORNEY
PROFESSIONAL SERVICES CORPORATION, ALL DRAWINGS AND WRITTEN
MATERIAL HEREIN CONSTITUTE THE DESIGN AND INVENTIVE WORK
OF THE ARCHITECT, AND THE SAME MAY NOT BE REPRODUCED, USED
OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

SH	JC	
Drawn	Check	Owner Approval
9960019.00		1/8 = 1.0
Job No.		Scale

FLOOR & REFLECTED CEILING PLANS

A100

She

Packet Pg. 38

[illegible]

PARKING CALCULATION FOR D1 FITNESS

ZONING CODE	
Proposed Use	Health and athletic clubs.
Parking Requirement	Health and athletic clubs. One space per three persons that can be accommodated at the same time and one space per employee.

PROPOSED FITNESS CENTER	
Max. visitors	25
Max. employees on one shift	6

PARKING CALCULATION	
Parking Required	15 stalls
Parking Proposed	Part of Pavilions shopping center, 900+ stalls

		3.a.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 22nd day of July, 2019 by and between Brixmor, LLC, owner of the property located at 2723 W Mequon Road, and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 29, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: 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 <u>City of Mequon</u> 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 <u>fitness center</u>. GRANTED by action of the Planning Commission of the City of Mequon this 22nd day of July 2019. ----- John Wirth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2019, the above named John Wirth, 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 _____, 2019, 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) _____		RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: 150290600700

Attachment: Packet (4233 : Interior Architects for D1 Sports)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. **Conditions on the Operations:**
 - a. Hours of operation: 5:00 AM – 8:00 PM, daily.
 - 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:
N/A
 - d. Provisions for sewage disposal:
N/A
 - e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
10. **Conditions of the Structures:**
 - a. Site Plan: As on file with Community Development Department, City of Mequon
 - b. Landscaping Plan: As on file with Community Development Department, City of Mequon
 - c. Elevations: N/A
 - d. Signs: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: Exhibit B
 - f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
 - g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
 - h. The building shall comply with the building code.

11. **Conditions on the site:**
 - a. Street access (number, location, design): As on file with Community Development Department, City of Mequon
 - b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon
 - c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon
 - d. Parking, exterior lighting of the site, location design and power: Any changes subject to Planning Commission approval.
 - e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2019, the above named _____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument
on behalf of the petitioner acknowledged
the _____ day of _____, 2019

Attachment: Packet (4233 : Interior Architects for D1 Sports)



TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: July 22, 2019
SUBJECT: Lumen Christi Church. The applicant is seeking conditional use grant approval to allow for expansion of the cemetery for the property located at 2723 W. Mequon Road.

Applicant: Lumen Christi Congregation
Jane Bartlett
Status of Applicant: Agent
Requested: Conditional Use Grant
Existing Zoning: IPS Institutional and Public Service
C-2 General Conservancy
Existing Land Use: Institutional
Lot size: .75 Acres
Location: 2723 W. Mequon Road
Tax Key: #14-025-01-002.00
District: #2

Background:

The applicant is seeking conditional use grant approval for the property located 2723 W Mequon Road. The Common Council approved the request to rezone from R-3 to IPS on July 9, 2019. Cemeteries are considered a conditional use in the IPS institutional and public service district. On June 11, 2018, the Planning Commission approved the rezoning to IPS and tabled the conditional use grant due to concerns regarding the access and driveway. The applicant has since addressed these concerns.

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 proposed use should not endanger the surrounding area; all of the activities will take place within the site. The applicant has indicated that the neighbor to the west has an existing well. Wisconsin State Statutes requires fifty feet between a well and the nearest or future grave site in cemeteries. The applicant has indicated that the new cemetery will meet this requirement. The final, approved site shall represent such.

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

The Land Use Plan designates the property as Institutional. Adjacent properties are zoned R-3 and IPS. The value of the previous house on the property was similar in value to the property to the west at 2737 W Mequon Road. This provides some indication that the location next to the

cemetery does not significantly impact the value of single-family dwelling. A cemetery can be considered compatible with the Land Use Plan designation and other institutional users in the area.

Access to the new cemetery will be off Mequon Road. Currently, the property shares access with the neighbor to the west. At the last meeting, the Planning Commission tabled the Conditional Use Grant due to concerns regarding access and the driveway. Since the last meeting, the applicant received approval from WisDOT to expand the existing approach on Mequon Road from 16 feet to 35 feet. The site plan also shows a new driveway which will be exclusively on the cemetery property. In addition to expanding the approach and driveway, the applicant has agreed to a number of conditions with the neighboring property owner. Please see attached letter addressed to the neighbor (Welke's). Because of this, staff adds as a condition of approval, that a revised site plan shall be submitted to show a paved driveway on the cemetery property that also shows a 2-3 foot landscaped median strip along the western boundary of its property so that there is a clear delineation between the driveway on the cemetery property and the Welke's driveway. The intent is to make it clear that cemetery visitors are to enter on the east side of the median strip.

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

The proposed use fits the character of the surrounding area. The current area has a cemetery use adjacent to a single-family residential use. The proposed use expands the cemetery but creates the same circumstance with a cemetery adjacent to a single-family residential property. Planning staff believes the proposed use should be harmonious with the surrounding uses because it maintains the same land use pattern. Staff will add as a condition of approval that any service on the property shall occur within the hours of 8:00 AM – 7:00 PM. At the last meeting, the applicant indicated that the existing cemetery uses the church's parking lot. The driveway and turnaround area will allow hearse and vehicle access during funerals. Per the agreement with the Welke's, Lumen Christi agrees and commits to using its cemetery driveway off Mequon Road only as access during funerals. There will be no general parking allowed. The zoning ordinance does not have parking requirements for cemeteries. For uses not listed with parking requirements, parking spaces shall be provided per Planning Commission recommendation. Based on cemetery parking requirement from other communities, two stalls to 273 stalls would be required (see parking calculation sheet attached). Staff did not find that many communities regulated cemetery parking and that the high end for the parking requirement is extreme. Staff feels that the church parking lot will provide sufficient parking for the proposed cemetery. The existing cemetery has utilized the church's parking lot and to the best of staff's knowledge, there have been no issues with the current arrangement.

Based on the landscape plan that was submitted with the original request, berms are proposed on south half of the east property line and along a portion of the west property line that include a mix of black hills spruce and Colorado blue spruce. The City Forester has inspected the site and found no specimen trees on the property. Staff adds a condition of approval that a revised landscape plan showing the updated site plan be submitted for staff review and approval prior to recording on the Conditional Use Grant.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

A Certified Survey Map (CSM) combining the parcels and dedicating the public right-of-way along Mequon Road and Range Line Road will be required. The CSM approval process will require a separate application for Planning Commission review.

Mequon Road is under the jurisdiction of the Wisconsin Department of Transportation (WisDOT). The access to the site is through a shared driveway with the single family property to the west. With the change in use, proof of WisDOT approval is required and was provided. A shared access agreement between both owners will be required. The access easement shall be shown on the CSM. Access to the single family home at 2737 West Mequon Road shall be provided at all times.

Wetlands appear to be present at the southeast corner of the site. A wetland delineation is required. The concurrence letter for the wetland delineation was provided. The wetland setback shall be shown on the face of the CSM.

Staff Recommendation:

Planning staff recommends approval of the Conditional Use Grant based on the following conditions:

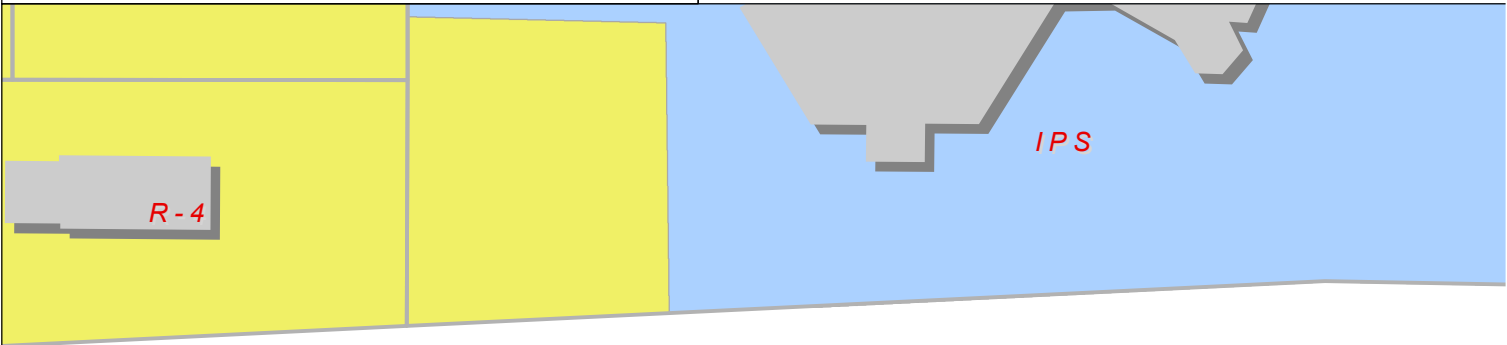
1. Submit a revised site plan showing a paved driveway on the cemetery property and a 2-3 foot landscaped median strip along the western boundary of the property for delineation between the driveway on the cemetery property and the Welke's driveway. The intent is to make it clear that cemetery visitors are to enter on the east side of the median strip.
2. An updated landscape plan shall be submitted to staff for review and approval.
3. The applicant shall submit final plans within 60 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.
4. Access to the single family home at 2737 West Mequon Road shall be provided at all times.
5. A shared access agreement between both property owners for the driveway access on Mequon Road shall be reviewed and approved by the City Attorney.
6. Driveway off Mequon Road will allow access during funerals. There shall be no general parking allowed.
7. Compliance with all WisDOT requirements.
8. Any service on the property shall occur within the hours of 8:00 AM – 7:00 PM.
9. Submittal of a wetland delineation.
10. The wetland setbacks and the shared access easement shall be shown on the face of the CSM.
11. A Certified Survey Map (CSM) combining the parcels and dedicating the public right-of-way along Mequon Road and Range Line Road shall be submitted for approval before recording of the Conditional Use Grant.

Attachments:
Packet (PDF)

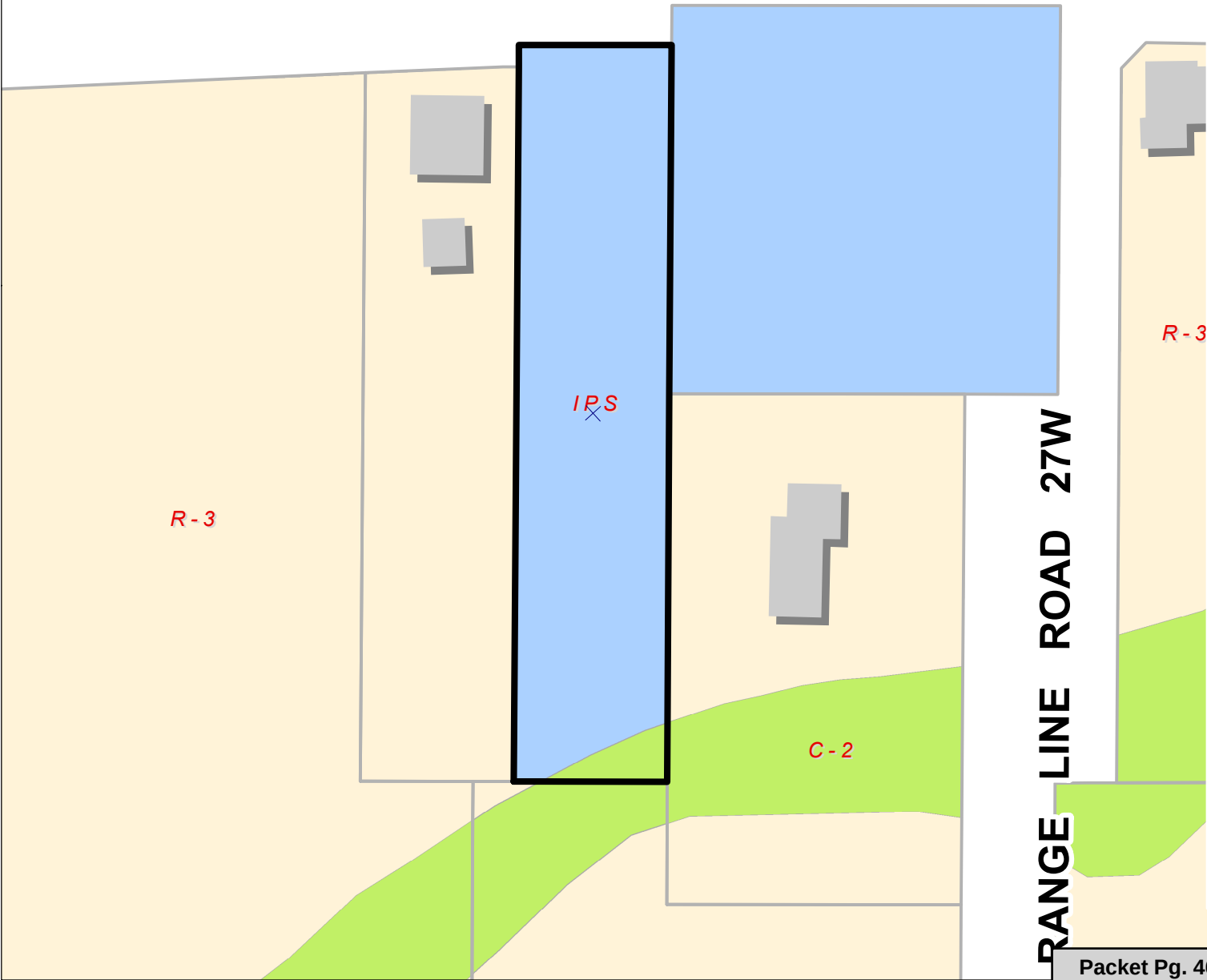
Lumen Christi

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

3.b.a



MEQUON ROAD 112N



Attachment: Packet (4232 : Lumen Christi Church)



May 10, 2018

City of Mequon Planning Commission
11333 N. Cedarburg Road
Mequon, WI 53092-1930

Re: 2723 W. Mequon Road

Dear Planning Commission,

Please accept this letter as Lumen Christi Congregation's "Business Operation Plan" in support of its application to the Planning Commission for rezoning, conditional use permit and site plan approval. We would like to be considered for the agenda on June 1st, 2018. *+ July 9, 2019.*

Lumen Christi Congregation is a Catholic Parish consisting of approximately 2,400 member families. The Parish has a cemetery at 2721 West Mequon Road, immediately across Mequon Road from our church. We recently acquired the home and land at 2723 West Mequon Road which is immediately to the west of our existing cemetery. Our sole purpose in purchasing this property was and is to use it for an expansion of our cemetery. We understand this necessitates both a rezoning and a conditional use permit for the property. We will soon be seeking a demolition permit to demolish the existing home and garage on the property.

Enclosed is a preliminary, proposed layout for the cemetery expansion. This plan shows the additional plots which would be made available to our parishioners, a proposed enhancement of the existing driveway and the construction of landscape berms to provide some privacy for the two neighboring homes.

We trust this letter is sufficient to support the application. Please let us know if any further information is needed.

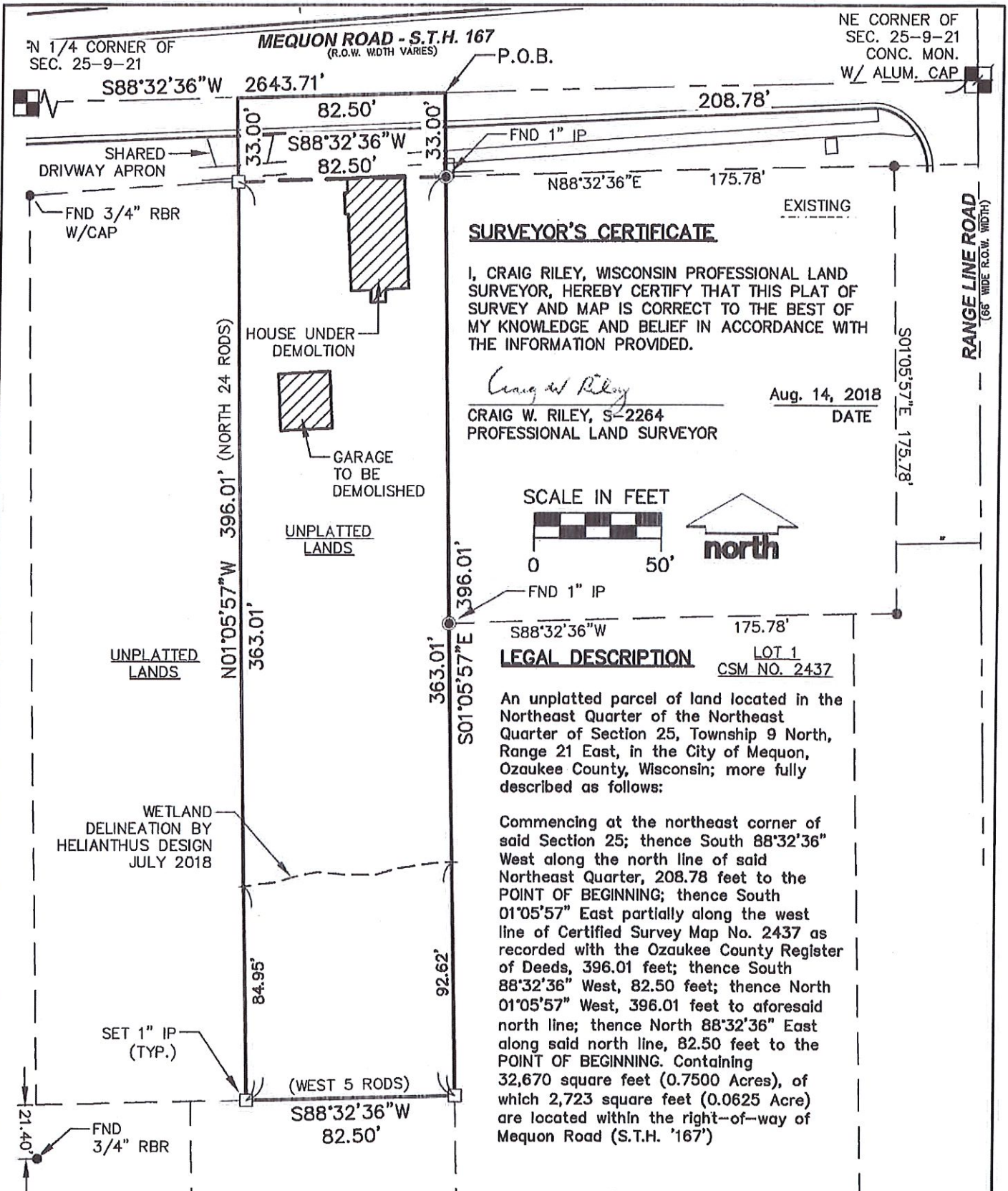
Sincerely,

Rev. Daniel J. Sanders
Pastor

2750 West Mequon Road
Mequon, Wisconsin 53092
262-242-7967
www.lumenchristiparish.org

Attachment: Packet (4232 : Lumen Christi Church)

File: J:\USD Projects\13C5842 Lumen Christi Church - Berghammer.dwg 13C5842 New Cemetery Location.dwg Layout: Plot of Survey User: mpiering Plotted: Aug 14, 2018 - 8:38am



Attachment: Packet (4232 : Lumen Christi Church)

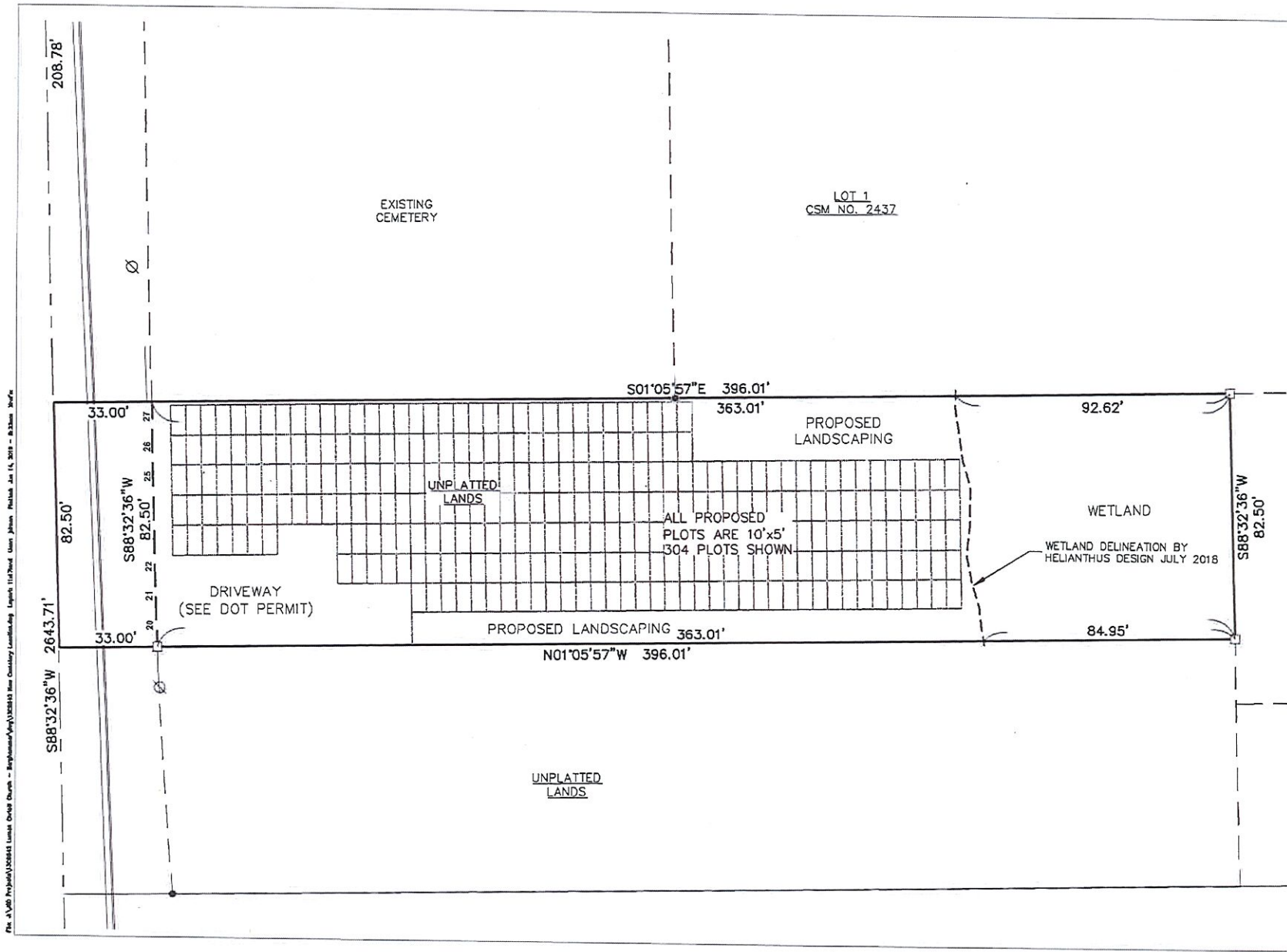
JSD Professional Services, Inc.
• Registered • Surveyors • Planners
MILWAUKEE REGIONAL OFFICE
W239 N1610 BUSSE ROAD
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE 262.513.1232 FAX

PROJECT:
2723 W. MEQUON ROAD
MEQUON, WI

SHEET TITLE:
PLAT OF SURVEY

JSD PROJECT NUMBER:
13-5842E
DRAWN BY: CHECKED BY:
CJH CWR
DATE:
12-2-16

SHEET NUMBER:
1



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENDISHA | APPLETON | WAUWATOSA

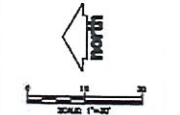
MILWAUKEE REGIONAL OFFICE
1234 W. WISCONSIN AVE., SUITE 100
MILWAUKEE, WISCONSIN 53233
P. 262.511.1111

CLIENT:
**LUMEN CHRISTI
CONGREGATION**

CLIENT ADDRESS:
11300 N. ST. JAMES LN.
MEQUON, WI 53092

PROJECT:
PROPOSED CEMETERY
2723 W. MEQUON RD.
MEQUON, WI 53092

PROJECT LOCATION:
TAX PARCEL ID
14-025-01-002.00



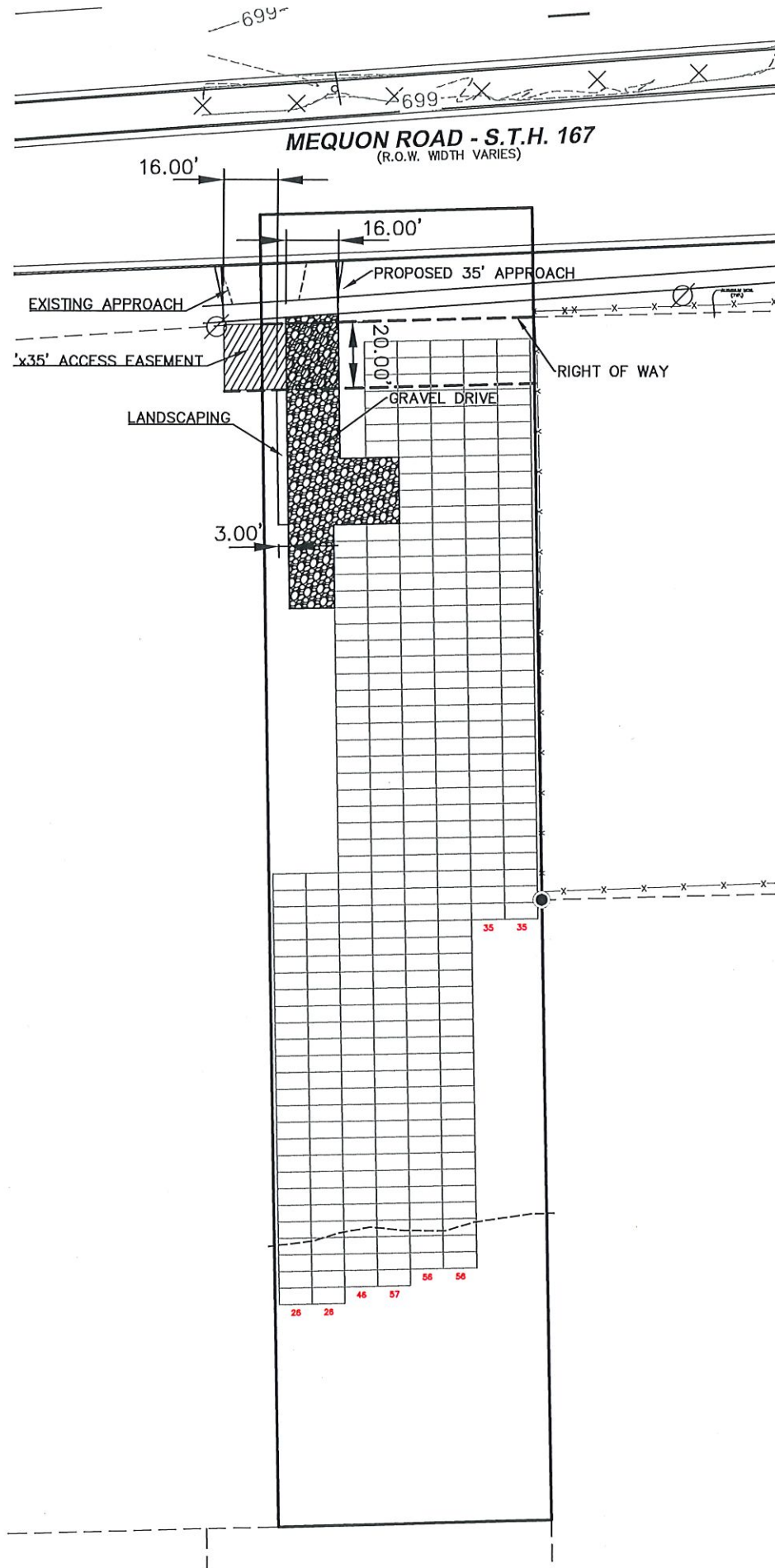
Design/Drawn: MJP
Approved: CWR

SHEET TITLE:
**NEW
CEMETERY
LAYOUT**

SHEET NUMBER:
1 OF 1

6/14/19

Attachment: Packet (4232 : Lumen Christi Church)



MADISON | MILWAUKEE | KENOSHA | APPLETON

CONSTRUCTION SITE SEQUENCING

1. INSTALL TRAFFIC CONTROL MEASURES.
2. DEMOLISH EXISTING PAVEMENT.
3. CONDUCT ROUGH GRADING EFFORTS.
4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PAVEMENTS, WALKS, ETC.
5. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH SEEDING.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

GENERAL GRADING NOTES

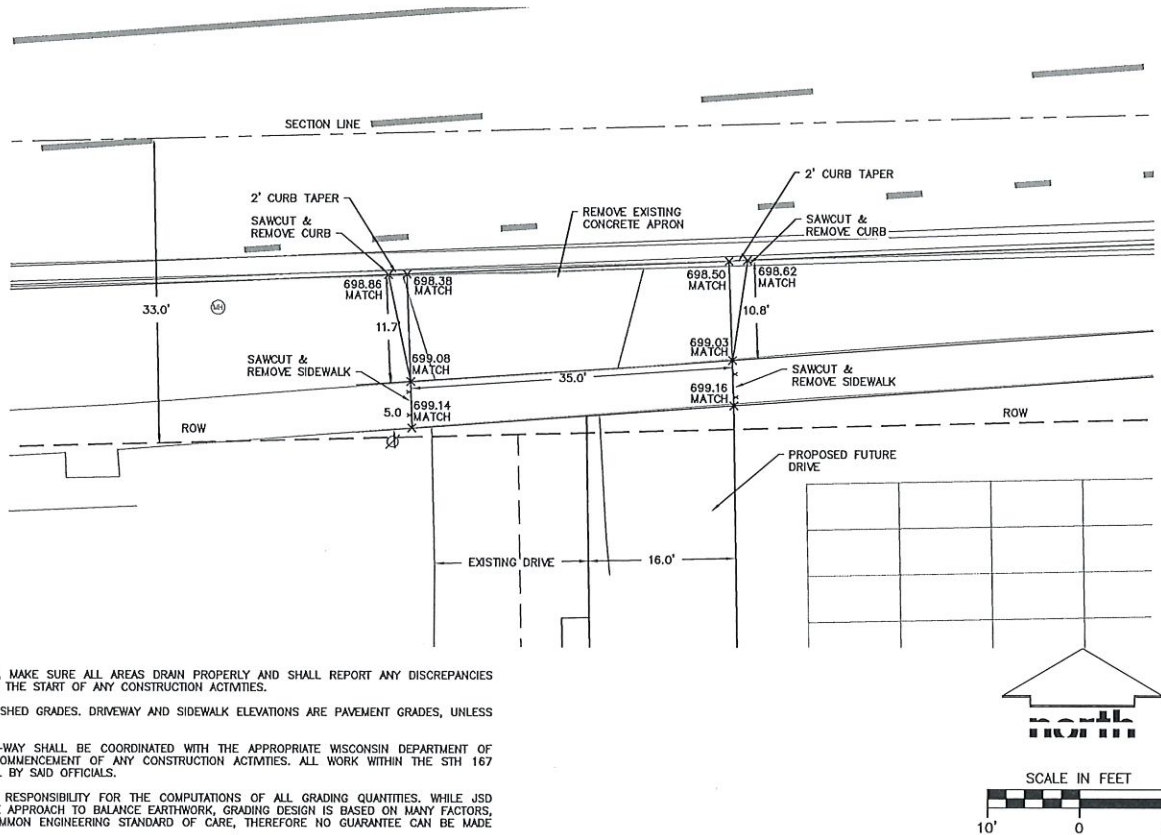
1. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. DRIVEWAY AND SIDEWALK ELEVATIONS ARE PAVEMENT GRADES, UNLESS OTHERWISE NOTED.
3. WORK WITHIN THE STH 167 RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL WORK WITHIN THE STH 167 RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

JSD Professional Services, Inc.
 "Integrity • Innovation • Excellence"
 1071 WISCONSIN HIGHWAY 107
 1071 WISCONSIN HIGHWAY 107, SUITE 107
 WILKESHA, WI 53191-1071
 262.313.0008 PHONE | 262.313.4232 FAX
 www.jsdinc.com

PROJECT:
**LUMEN CHRISTI
 CEMETERY DRIVE**

SHEET TITLE:
GRADING PLAN

JSD PROJECT NUMBER:
 13-5842
 DRAWN BY: CMJ
 CHECKED BY:
 DATE: 10-19-18
 SHEET NUMBER:
C100



Attachment: Packet (4232 : Lumen Christi Church)

MEQUON ROAD - S.T.H. 167
(R.O.W. WIDTH VARIES)

EXISTING FENCE

EXISTING
CEMETERY

LOT 1
CSM NO. 2437

PROPOSED EXTENSION
OF EXISTING FENCE
(65 FT)

SEED, FERTILIZER &
MULCH ALL DISTURBED
AREAS (TYP.)

PROPOSED BERM

SEED, FERTILIZER &
MULCH ALL DISTURBED
AREAS (TYP.)

ALL PROPOSED
PLOTS ARE 10'x5'
337 PLOTS SHOWN

POSSIBLE
WETLAND

PROPOSED
GRAVEL DRIVEWAY/
TURNAROUND

PROPOSED BERM

SEED, FERTILIZER &
MULCH ALL DISTURBED
AREAS (TYP.)

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- PROPOSED FENCE
- EDGE OF GRAVEL
- PROPOSED GRAVEL DRIVEWAY

GENERAL NOTES

- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARD CONSTRUCTION SPECIFICATIONS AND SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- CONTRACTOR RESPONSIBLE FOR OBTAINING PERMITS FOR WORK IN MUNICIPAL OR STATES RIGHT OF WAY

PLANT SCHEDULE					
DECIDUOUS TREES	COMMON NAME	BOTANICAL NAME	ROOT CONDITION	SIZE AT PLANTING	QTY.
	Red Oak	Quercus rubra	B & B	3" Cal	1
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	ROOT CONDITION	SIZE AT PLANTING	QTY.
	Black Hills Spruce	Picea glauca densata	B & B	7ft ball min.	9
	Colorado Blue Spruce	Picea pungens 'Glauca'	B & B	7ft ball min.	7



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MILWAUKEE REGIONAL OFFICE
N238 W1610 BUSSE ROAD, SUITE 100
WALKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

LUMEN CHRISTI
CONGREGATION

CLIENT ADDRESS:

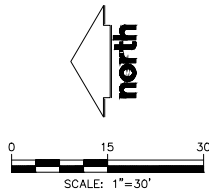
11300 N ST. JAMES LN.
MEQUON, WI 53092

PROJECT:

PROPOSED CEMETERY
2723 W. MEQUON RD.
MEQUON, WI 53092

PROJECT LOCATION:

TAX PARCEL ID
14-025-01-002.00



Design/Drawn: KJS

Approved: KJY - MAS

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

L1.0

JSD PROJ

Packet Pg. 52

PARKING CALCULATION FOR LUMEN CHRISTI CEMETERY

ZONING CODE	
Use	Cemetery
Parking Requirement	<i>Other uses.</i> Parking spaces for uses not listed shall be provided in accordance with recommendations of the planning commission, or park and open space board if parking is proposed within a city owned park or preserve.

PROPOSED CEMETERY	
Proposed Plots	304
Acreage Used for grave space	~0.68 acres

PARKING CALCULATION	
Parking Required	Determined by Planning Commission
Parking Proposed	Shared with Lumen Christi Church
Code Requirement	Determined by Planning Commission

Cemetery parking requirement from other communities:	
Other Zoning Code Req.	Stalls required for proposed cemetery
3 per acre of land used as grave space	2 stalls
10 space per interment based on max. # per hour	10 stalls
1 per full-time employee	N/A (zero full time cemetery staff)
1 parking space for every 3 seats in any church chapel	273 stalls

Copy

APPLICATION/PERMIT FOR CONNECTION TO STATE TRUNK HIGHWAY

Wisconsin Department of Transportation (WisDOT)
DT1504 9/2009 s. 86.07(2) Wis. Stats. & Ch. Trans 231 Wis. Adm. Code

- This form is an application for permission for a STH Connection. If approved, the permit does not create a right of access or access easement for the property. - If the property has any legal restrictions that prohibit access to a state trunk highway (STH), WisDOT cannot approve a STH connection permit for the property. Please type or print neatly in ink. Fill out the required information on both sides of this form per the instructions. One form is required per connection. For more information, visit: http://wisconsindot.gov/Pages/doing-bus/real-estate/permits/default.aspx Please provide a copy of the property deed with all applications.			Document Identification Number: 45-01-19 Wisconsin Department of Transportation SE Regional Office 141 NW Barstow Street P.O. Box 798 Waukesha, WI 53187		
APPLICANT INFORMATION	1. Applicant Name and Mailing Address – Street/PO Box, City, State, ZIP Code Lumen Christi Catholic Parish 2750 W. Mequon Rd Mequon, WI 53092		2. Property Owner Name / Address (If not applicant)		
			3. If Not Property Owner, Reason for Application		
CONNECTION LOCATION INFORMATION	4. Highway Number(s) 57 & 167	5. County Ozaukee	6. ☒ City ☐ Village ☐ Town of: Mequon		
	8. Located within the NE Quarter, of the NE Quarter, Section 25, Town 9 North, Range 21		7. Side of the Highway ☐ North ☒ South ☐ East ☐ West		
	10. Name of Nearest Side Road from Location Distance and Direction from Side Road N Range Line Rd 263 West (Feet or Miles) (N, S, E, W)		9. Fire or Street Number (If applicable) 2723 W Mequon Road		
	11. How far is the location from the nearest non-side road connection on the same highway? 142 ft (Feet or Miles)				
Log Mile or Reference Point (Filled in by WisDOT): STH 57N STN Mile: 017.227 (2017)					
CONNECTION TYPE INFORMATION	12. Proposed Activity (Check one) ☐ Construct New ☒ Alter Existing ☐ Remove Existing ☐ Permit Existing	13. Proposed Use (Check one – See instructions for category description) ☒ Urban – Commercial/Industrial ☐ Rural – Agricultural ☐ Urban – Residential ☐ Public Road ☐ Rural – Commercial/Industrial ☐ Trail or Trail Crossing ☐ Rural – Residential Is this a change of the existing use (If applicable)? ☐ Yes ☐ No		16. Proposed Trips Per Day (Check one) ☐ Seasonal ☐ 101-1000 ☒ 1-50 ☐ Over 1000 ☐ 51-100 Peak hour traffic count: 11,842	
	14. Proposed Width: 35'	15. Proposed Surface: 638 SF		QUESTIONS 17-27 on BACK PAGE	

All connections have restrictions, which include the information preprinted and filled-in on this application along with any conditions, covenants, supplemental provisions, superimposed notes, and detail drawings added by WisDOT. The applicant shall be responsible for complying with these restrictions along with the construction and maintenance of the connection. It is further understood that WisDOT's approval is subject to applicant's full compliance with relevant state statutes and administrative rules, plus any laws, codes, rules, regulations, ordinances and permit requirements of other jurisdictional agencies. The alteration of this form by the applicant is prohibited. Under s. 86.073 Wisconsin Statutes, WisDOT's permit denial or revocation may be appealed.

The applicant affirms that all information provided on and submitted with this form is correct and complete. Providing incorrect or incomplete information may result in permit denial or revocation as well as criminal prosecution under s. 946.32 Wisconsin Statutes.

X *Fr. Quinn J. Landon* Oct. 22, 2018
(Property Owner or Authorized Representative) (Date)

(262)-215-0669 djssrb@gmail.com
(Area Code and Telephone #) (E-mail address if available)

FOR OFFICIAL WISDOT USE ONLY – DO NOT WRITE BELOW THIS LINE

☒ THE FOLLOWING SUPPLEMENTAL PROVISIONS APPLY

HRID: 100271886

☒ Permit APPROVED (THIS PERMIT IS REVOCABLE)
☐ Permit DENIED
☐ Application DISMISSED

X *Sue King* 4/16/2019
(WisDOT Authorized Representative) (Date)
(If Computer-filled, Brush Script Font)

☐ Temporary permit. Expiration date:

☐ This permit voids / replaces permit #

☒ Shared connection

Co-user name: John and Beverly Welke

Related permit # 45-02-19

Attachment: Packet (4232 : Lumen Christi Church)

File:

17. ☒ Yes ☐ No Is the property zoned? Provide documentation from the jurisdictional zoning authority.
18. Explain how the land is currently being used: R-3 Single Family Residential
19. ☒ Yes ☐ No Are you aware of any plan to change the zoning or land use for the property? If yes, explain. Institutional Public Service
20. ☐ Yes ☒ No Is this connection for property that was part of a land division or assemblage created on or after 2/1/99? If yes, explain.
21. ☒ Yes ☐ No Do you own other property abutting the highway that is next to the property that this connection will serve? If yes, describe. St James Cemetary to East of property: Tax ID14-025-01-001
22. ☐ Yes ☒ No Does the property abut or border another public road? If yes, provide the road's name.
23. ☒ Yes ☐ No Are there any existing connections to any road serving the property? If yes, how many? 1
24. ☐ Yes ☒ No Are there any restrictions on the number, use, or location of connections to the property?
25. ☐ Yes ☒ No Are there any access easements across the property (recorded or unrecorded)?

Note 1: Answering "yes" to #20 or 21 may result in a Wis. Administrative Code Trans 233 review by WisDOT. If this is needed, the processing of your application may be delayed.

Note 2: If you answered "yes" to #24 or 25, provide a copy of all documents relevant to the restrictions and/or easements

26. Provide the property tax identification number: 14-025-01-002
27. What is the proposed construction completion date for the connection? See Conditions of Issuance #9. October 2019

FOR ANY NEW CONNECTION OR CONNECTION TO BE MOVED, APPLICANT SHALL PLACE A FLAG OR MARKER IN THE HIGHWAY DITCH OR FORESLOPE (VISIBLE FROM THE HIGHWAY) AT THE PROPOSED LOCATION.

CONDITIONS OF ISSUANCE

1. WisDOT reserves the right to make such changes, additions, repairs, relocations and removals within statutory limits to the connection or its appurtenances on the right-of-way as may at any time be considered necessary to facilitate relocation, reconstruction, widening, and maintenance of the highway, or to provide proper protection to life and property on or adjacent to the highway, or if alternative access to the property becomes available.
2. Except in cases where the indicated connection may be constructed by forces acting on behalf of WisDOT due to a highway improvement or maintenance project, the permittee shall do all of the following: (a) Furnish all materials, do all work, and pay all costs for the construction and maintenance of the connection and its appurtenances on the right-of-way. Materials used and the type and quality of the work shall be appropriate for the connection type specified in this permit; (b) Do all work without jeopardy to, or interference with, traffic using the highway; (c) Promptly restore to WisDOT's satisfaction and at least pre-existing conditions, highway surfaces, shoulders, ditches, vegetation, drainage appurtenances, guardrail, signs, electric conduits/cables, etc. disturbed by any work; (d) Maintain the connection and its appurtenances within the right-of-way limits, which includes keeping them in a proper state of repair, preventing the blockage or impairment of right-of-way drainage, and preventing aboveground obstacles to occur that could cause serious injury or death to a motorist in an errant vehicle; (e) Not disturb or cause the disturbance of any survey marker without the prior written approval of WisDOT.
3. The permittee, indicated on the reverse side, represents all parties in interest, and agrees that any connection or approach constructed by or for the permittee is for the purpose of obtaining access to the property (listed in #26) and not for the purpose of parking or servicing vehicles, or for advertising, storage, or merchandising of goods on the right-of-way.
4. The permittee shall not make any changes to the connection, its appurtenances, or adjacent right-of-way, including, without limitation, changes to the location (#4-11), use (#13), width (#14), surface (#15), or increase the number of trips per day (#16) approved by this permit without obtaining prior written approval from WisDOT. WisDOT will evaluate all potential highway impacts that may arise from the proposed change(s) and therefore, does not guarantee approval.
5. The permittee, successors or assigns agree to hold harmless the State of Wisconsin and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
6. WisDOT does not assume any responsibility for the removal or clearance of snow, ice or sleet, or the opening of windrows of such material upon any portion of any connection along any state trunk highway even though snow, ice or sleet is deposited or windrowed on said connection by its authorized representative engaged in normal winter maintenance operations.
7. Under Wisconsin Administrative Rule Trans 401, the permittee shall implement proper erosion control and storm water management measures at all times during work operations and upon completion of the connection to protect all restored areas until the replacement vegetation achieves sustained growth.
8. Rock, asphalt, concrete, timber or other embankment retention or marking treatments for the connection are prohibited.
9. If the permitted work has not been started by the construction completion date, this permit is null and void. If the work has been started but is not finished by the construction completion date, no additional work shall be done unless authorized through an approved written time extension or a subsequent permit from WisDOT. Accomplishment of any part of the work shall verify agreement by the permittee to conform to this permit and to be bound by all of its requirements, restrictions, and obligations, all of which shall continue to be in full force and effect. WisDOT does not guarantee the approval of a time extension or subsequent permit since the conditions WisDOT based its permit approval upon may have changed between the permit approval date and time extension request date.

Copy

APPLICATION/PERMIT FOR CONNECTION TO STATE TRUNK HIGHWAY

Wisconsin Department of Transportation (WisDOT)
 DT1504 9/2009 s. 86.07(2) Wis. Stats. & Ch. Trans 231 Wis. Adm. Code

• This form is an application for permission for a STH Connection. If approved, the permit does not create a right of access or access easement for the property. • If the property has any legal restrictions that prohibit access to a state trunk highway (STH), WisDOT cannot approve a STH connection permit for the property. • Please type or print neatly in ink. Fill out the required information on both sides of this form per the instructions. One form is required per connection. For more information, visit: http://wisconsindot.gov/Pages/doing-bus/real-estate/permits/default.aspx • Please provide a copy of the property deed with all applications.				Document Identification Number: 45-02-19 Wisconsin Department of Transportation SE Regional Office 141 NW Barstow Street P.O. Box 798 Waukesha, WI 53187		
APPLICANT INFORMATION 1. Applicant Name and Mailing Address – Street/PO Box, City, State, ZIP Code John Doyle Welke and Beverly S. Welke 2737 W. Mequon Road Mequon, WI 53092		2. Property Owner Name / Address (If not applicant)				
		3. If Not Property Owner, Reason for Application				
CONNECTION LOCATION INFORMATION		4. Highway Number(s)	5. County	6. ☒ City ☐ Village ☐ Town	7. Side of the Highway	
		57 & 167	Ozaukee	of: Mequon	☐ North ☒ South ☐ East ☐ West	
		8. Located within the				9. Fire or Street Number (If applicable)
		NE Quarter, of the NE Quarter, Section 25, Town 9 North, Range 21				2737 W Mequon Road
CONNECTION TYPE INFORMATION		10. Name of Nearest Side Road from Location		11. How far is the location from the nearest non-side road connection on the same highway?		
		Distance and Direction from Side Road				
		N Range Line Rd 263 West (Feet or Miles) (N, S, E, W)		142 ft (Feet or Miles)		
12. Proposed Activity (Check one)		13. Proposed Use (Check one – See instructions for category description)		16. Proposed Trips Per Day (Check one)		
☐ Construct New ☒ Alter Existing ☐ Remove Existing ☐ Permit Existing		☒ Urban – Commercial/Industrial ☐ Rural – Agricultural ☐ Urban – Residential ☐ Public Road ☐ Rural – Commercial/Industrial ☐ Trail or Trail Crossing ☐ Rural – Residential Is this a change of the existing use (If applicable)? ☐ Yes ☐ No		☐ Seasonal ☐ 101-1000 ☒ 1-50 ☐ Over 1000 ☐ 51-100 Peak hour traffic count: 11.842		
14. Proposed Width: 35'		15. Proposed Surface: concrete		QUESTIONS 17-27 on BACK PAGE		

All connections have restrictions, which include the information preprinted and filled-in on this application along with any conditions, covenants, supplemental provisions, superimposed notes, and detail drawings added by WisDOT. The applicant shall be responsible for complying with these restrictions along with the construction and maintenance of the connection. It is further understood that WisDOT's approval is subject to applicant's full compliance with relevant state statutes and administrative rules, plus any laws, codes, rules, regulations, ordinances and permit requirements of other jurisdictional agencies. The alteration of this form by the applicant is prohibited. Under s. 86.073 Wisconsin Statutes, WisDOT's permit denial or revocation may be appealed.

The applicant affirms that all information provided on and submitted with this form is correct and complete. Providing incorrect or incomplete information may result in permit denial or revocation as well as criminal prosecution under s. 946.32 Wisconsin Statutes.

J. D. Welke 11-21-16
Beverly S. Welke 11/21/18
 (Property Owner or Authorized Representative) (Date)
 262-242-5328 beaver.welke@att.net
 (Area Code and Telephone #) (E-mail address if available)

FOR OFFICIAL WISDOT USE ONLY – DO NOT WRITE BELOW THIS LINE

☒ THE FOLLOWING SUPPLEMENTAL PROVISIONS APPLY

☐ Permit APPROVED (THIS PERMIT IS REVOCABLE)
☐ Permit DENIED
☐ Application DISMISSED

X Sue King 4/16/19
 (WisDOT Authorized Representative) (Date)
 (If Computer-filled, Brush Script Font)

☐ Temporary permit. Expiration date:

☐ This permit voids / replaces permit #

☒ Shared connection

Co-user name: Lumen Christi Catholic Parish
 Related permit # 45-01-19

HRID: 100272095

Attachment: Packet (4232 : Lumen Christi Church)

File:

17. ☒ Yes ☐ No Is the property zoned? Provide documentation from the jurisdictional zoning authority.

18. Explain how the land is currently being used:

R-3 Single Family Residential

19. ☐ Yes ☒ No Are you aware of any plan to change the zoning or land use for the property? If yes, explain.

20. ☐ Yes ☒ No Is this connection for property that was part of a land division or assemblage created on or after 2/1/99? If yes, explain.

21. ☐ Yes ☒ No Do you own other property abutting the highway that is next to the property that this connection will serve? If yes, describe.

Note 1: Answering "yes" to #20 or 21 may result in a Wis. Administrative Code Trans 233 review by WisDOT. If this is needed, the processing of your application may be delayed.

22. ☐ Yes ☒ No Does the property abut or border another public road? If yes, provide the road's name.

23. ☒ Yes ☐ No Are there any existing connections to any road serving the property? If yes, how many? 1

24. ☐ Yes ☒ No Are there any restrictions on the number, use, or location of connections to the property?

25. ☐ Yes ☒ No Are there any access easements across the property (recorded or unrecorded)?

Note 2: If you answered "yes" to #24 or 25, provide a copy of all documents relevant to the restrictions and/or easements

26. Provide the property tax identification number: 14-025-01-00300

27. What is the proposed construction completion date for the connection? See Conditions of Issuance #9. October 1, 2019

FOR ANY NEW CONNECTION OR CONNECTION TO BE MOVED, APPLICANT SHALL PLACE A FLAG OR MARKER IN THE HIGHWAY DITCH OR FORESLOPE (VISIBLE FROM THE HIGHWAY) AT THE PROPOSED LOCATION.

CONDITIONS OF ISSUANCE

1. WisDOT reserves the right to make such changes, additions, repairs, relocations and removals within statutory limits to the connection or its appurtenances on the right-of-way as may at any time be considered necessary to facilitate relocation, reconstruction, widening, and maintenance of the highway, or to provide proper protection to life and property on or adjacent to the highway, or if alternative access to the property becomes available.

2. Except in cases where the indicated connection may be constructed by forces acting on behalf of WisDOT due to a highway improvement or maintenance project, the permittee shall do all of the following: (a) Furnish all materials, do all work, and pay all costs for the construction and maintenance of the connection and its appurtenances on the right-of-way. Materials used and the type and quality of the work shall be appropriate for the connection type specified in this permit; (b) Do all work without jeopardy to, or interference with, traffic using the highway; (c) Promptly restore to WisDOT's satisfaction and at least pre-existing conditions, highway surfaces, shoulders, ditches, vegetation, drainage appurtenances, guardrail, signs, electric conduits/cables, etc. disturbed by any work; (d) Maintain the connection and its appurtenances within the right-of-way limits, which includes keeping them in a proper state of repair, preventing the blockage or impairment of right-of-way drainage, and preventing aboveground obstacles to occur that could cause serious injury or death to a motorist in an errant vehicle; (e) Not disturb or cause the disturbance of any survey marker without the prior written approval of WisDOT.

3. The permittee, indicated on the reverse side, represents all parties in interest, and agrees that any connection or approach constructed by or for the permittee is for the purpose of obtaining access to the property (listed in #26) and not for the purpose of parking or servicing vehicles, or for advertising, storage, or merchandising of goods on the right-of-way.

4. The permittee shall not make any changes to the connection, its appurtenances, or adjacent right-of-way, including, without limitation, changes to the location (#4-11), use (#13), width (#14), surface (#15), or increase the number of trips per day (#16) approved by this permit without obtaining prior written approval from WisDOT. WisDOT will evaluate all potential highway impacts that may arise from the proposed change(s) and therefore, does not guarantee approval.

5. The permittee, successors or assigns agree to hold harmless the State of Wisconsin and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.

6. WisDOT does not assume any responsibility for the removal or clearance of snow, ice or sleet, or the opening of windrows of such material upon any portion of any connection along any state trunk highway even though snow, ice or sleet is deposited or windrowed on said connection by its authorized representative engaged in normal winter maintenance operations.

7. Under Wisconsin Administrative Rule Trans 401, the permittee shall implement proper erosion control and storm water management measures at all times during work operations and upon completion of the connection to protect all restored areas until the replacement vegetation achieves sustained growth.

8. Rock, asphalt, concrete, timber or other embankment retention or marking treatments for the connection are prohibited.

9. If the permitted work has not been started by the construction completion date, this permit is null and void. If the work has been started but is not finished by the construction completion date, no additional work shall be done unless authorized through an approved written time extension or a subsequent permit from WisDOT. Accomplishment of any part of the work shall verify agreement by the permittee to conform to this permit and to be bound by all of its requirements, restrictions, and obligations, all of which shall continue to be in full force and effect. WisDOT does not guarantee the approval of a time extension or subsequent permit since the conditions WisDOT based its permit approval upon may have changed between the permit approval date and time extension request date.

ADDITIONAL SPECIAL PERMIT PROVISIONS

1. This permit allows for the construction to alter the existing residential driveway to a commercial driveway connection to STH 57. Once construction is completed, any further modifications to the permitted driveway shall require a subsequent permit.
2. During the performance of work described within this permit, the applicant and/or their contractor shall have a fully signed and executed copy of this permit on site. The permit copy shall be shown to State inspecting forces upon request. Failure to do so may cause this permit to be suspended or revoked and the work shall not be completed unless authorized through a subsequent permit.
3. **The applicant's contractor shall notify the Wisconsin department of Transportation at (262) 548-5891 a minimum of 72 hours prior to the start of work within WisDOT right of way and:**
 - Supply the name and telephone number of the contact person for the prime contractor and all subcontractors and a schedule of operations to the Wisconsin Department of Transportation. (262-548-5891)
 - **Supply the name and number of the contact person responsible for traffic control to Wisconsin Department of Transportation.**
4. The applicant/contractor shall notify the Wisconsin department of Transportation at (262) 548-5891 a minimum of 72 hours prior to the contractor leaving the site so that a final inspection of the work and restoration can be scheduled.
5. Work affecting the pavements and/or traffic on the WisDOT right of way **SHALL NOT** be performed from November 1 to March 31 of any calendar year. During this winter maintenance period, all lanes and shoulders shall be open to traffic. There shall be no equipment or materials placed within twenty feet of the highway pavements that would be deemed an obstruction for winter maintenance operations.
6. Wisconsin Department of Transportation Holiday Work Restrictions apply to this permit. **Work shall not be performed from noon Friday to 6:00 a.m. the following Tuesday for the following weekends: Memorial Day, Fourth of July, and Labor Day.**
7. Traffic control shall be in accordance with Part VI of the Manual on Uniform Traffic Control Devices (MUTCD). Traffic control during construction shall be altered at any time upon request of the Wisconsin Department of Transportation, the County Highway Department, or any law enforcing agency. Replace any existing signs which may have been disturbed during construction activities.
8. A minimum of fourteen (14) days prior to the closing of any traffic lane or shoulder or the changing of traffic patterns the applicant shall make an entry into the Wisconsin

Lane Closure System (WISLCS) (<http://transportal.cee.wisc.edu/closures/>). Questions regarding the WISLCS should be directed to Rebecca Klein at 262-548-8728 or Rebecca.klein@dot.wi.gov. The closing of lanes or switching of traffic without prior notification may cause this permit to be suspended or revoked.

9. **Once the work described within this permit begins, all work, including final grading and restoration, shall be completed within fifteen (15) calendar days of the date of starting work.** Disruption to the traffic must be kept to a minimum and long term lane closures will not be allowed.
10. Existing curb and gutter shall be completely removed for the construction of the proposed driveway and the removal of all other remnant driveways. Such removal shall be to the nearest construction joint and or saw cut a minimum of three (3) feet beyond the end of the proposed curb opening. All new concrete shall be tied to existing concrete with no. 4 tie bars.
11. The concrete curb and gutter shall be constructed such that it matches the elevation of the existing curb and gutter to allow for tie bars to be drilled into the existing concrete pavement and to allow for the required asphaltic overlay.
12. The existing asphaltic pavement shall be saw cut at a sufficient distance to allow for the concrete curb and gutter removal and prevent damage of the remaining asphaltic pavement. After sufficient cure time of the new concrete curb and gutter and driveway apron, the curb flange shall be overlaid with asphaltic pavement to match existing
13. Erosion control devices shall be in place prior to the commencement of **ANY** work within the WisDOT right of way and maintained until restoration is completed and there is sufficient vegetative growth. Approved erosion control devices shall be in accordance with the Wisconsin Department of Natural Resources "Construction Site Best Management Practices Handbook."
14. The proposed driveway shall be constructed as shown on the attached detail and shall be in accordance with "State of Wisconsin Standard Specifications for Highway and Structure Construction" latest addition. **However, the applicant shall be responsible for all additional work deemed necessary by the department due to plan error, omission, or unknown or changed field conditions.**
15. All disturbed areas within the WisDOT right-of way shall be restored to a condition acceptable to an authorized representative of the Department of Transportation- SE Region.
16. The applicant, its successors, or assigns agrees to accomplish the highway restoration to the quality prescribed by the Wisconsin Department of Transportation and within the time constraints set forth as a condition for approval of this permit. Failure to perform

said restoration will cause the disturbed area to be corrected by forces acting on behalf of the State, and the costs in relation thereto shall be billed to the applicant.

17. The applicant is responsible for obtaining any and all applicable permits and/or approvals from Federal Highways, the Army Corps., WIDNR, County, and/or Municipality which the proposed work may require. Issuance of this permit represents approval from the Wisconsin Department of Transportation ONLY.
18. All disturbed/damaged public side walk shall be replaced in kind in full stone sections with no additional transverse joints. All construction specifications for the public sidewalk shall be to municipal specifications. Maintenance of all sidewalk sections shall be in accordance with the local municipal ordinance.
19. The applicant and/or its contractor shall take measures to ensure that the WisDOT highway pavements be kept clean of mud/dirt or stones caused by equipment during the course of the approved construction activities.
20. The 3 ft landscaping strip cannot be within the 20' X 35' access easement area.
21. **Rock, block, asphalt, concrete, timber or other embankment retention or driveway marking treatments are strictly prohibited.**

State of Wisconsin
 DEPARTMENT OF NATURAL RESOURCES
 101 S. Webster Street
 P.O. Box 7921
 Madison, WI 53707-7921

Scott Walker, Governor
 Daniel L. Meyer, Secretary
 Telephone 608-266-2621
 Toll Free 1-888-936-7463
 TTY Access via relay - 711



December 19, 2018

WIC-SE-2018-46-03214

Lumen Christi Congregation
 Jane Bartlett
 11300 N. St. James Ln.
 Mequon, WI 53092

RE: Wetland Delineation Report for a project area (proposed cemetery expansion) located in the NE1/4 of the NE1/4 of Section 25, Township 09 North, Range 21 East, City of Mequon, Ozaukee County

Dear Ms. Bartlett:

We have reviewed the wetland delineation report from Helianthus prepared for the project area referenced above. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon an October 4, 2018 field visit. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is typically valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <https://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

Attachment: Packet (4232 : Lumen Christi Church)

If you have any questions, please contact me at (608) 261-6430 or email
Neil.Molstad@wisconsin.gov.

Sincerely,



Neil Molstad
Wetland Identification Specialist

cc: April Marcangeli, Project Manager, U.S. Army Corps of Engineers
City of Mequon
Kristi Sherfinski, Helianthus
Joshua Wied, DNR Water Management Specialist
Chris Jors, SEWRPC

Attachments:

Project Area Location Map
Wetland Delineation Mapping for the Project Area

Attachment: Packet (4232 : Lumen Christi Church)

		3.b.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 22nd day of July, 2019 by and between Lumen Christi Congregating, owner of the property located at 2723 W Mequon Road, and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 25, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: 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 <u>City of Mequon</u> 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 <u>cemetary</u>. GRANTED by action of the Planning Commission of the City of Mequon this 22nd day of July 2019. ----- John Wirth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2019, the above named John Wirth, 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 _____, 2019, 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) _____		RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: 140250100200

Attachment: Packet (4232 : Lumen Christi Church)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. **Conditions on the Operations:**
 - a. Hours of operation: Any service on the property shall occur within the hours of 8:00 AM – 7:00 PM.
 - b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
 - c. Water supply requirements:
N/A
 - d. Provisions for sewage disposal:
N/A
 - e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
10. **Conditions of the Structures:**
 - a. Site Plan: Exhibit B
 - b. Landscaping Plan: Exhibit B
 - c. Elevations: N/A
 - d. Signs: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: N/A
 - f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
 - g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
 - h. The building shall comply with the building code.

- a. Street access (number, location, design): As per attached Exhibit B
- b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon
- c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon
- d. Parking, exterior lighting of the site, location design and power: Any changes subject to Planning Commission approval.
- e. Other:
 - 1) Compliance with all WisDOT requirements.
 - 2) Access to the single family home at 2737 West Mequon Road shall be provided at all times.
 - 3) A shared access agreement between both property owners for the driveway access on Mequon Road shall be reviewed and approved by the City Attorney.
 - 4) Submit a revised site plan showing a paved driveway on the cemetery property and a 2-3 foot landscaped median strip along the western boundary of the property for delineation between the driveway on the cemetery property and the Welke's driveway. The intent is to make it clear that cemetery visitors are to enter on the east side of the median strip.
 - 5) An updated landscape plan shall be submitted to staff for review and approval prior to recording of the Conditional Use Grant.
 - 6) Driveway off Mequon Road will allow access during funerals. There shall be no general parking allowed.
 - 7) Any service on the property shall occur within the hours of 8:00 AM – 7:00 PM.
 - 8) Submittal of a wetland delineation.
 - 9) The wetland setbacks and the shared access easement shall be shown on the face of the CSM.
 - 10) A Certified Survey Map (CSM) combining the parcels and dedicating the public right-of-way along Mequon Road and Range Line Road shall be submitted for approval before recording of the Conditional Use Grant.

Personally came before me, this ____ day of _____, 2019, the above named _____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument
on behalf of the petitioner acknowledged
the _____ day of _____, 2019

Document drafted by: The City of Mequon, Wisconsin

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: July 22, 2019
SUBJECT: Boulder Venture for Panera Bread. The applicant is seeking conditional use grant for a single-story, 4,383 sq. ft restaurant (Panera Bread) and for modifications to one or more standard distinct regulations of the B-2 zoning district for a vacant parcel which is non-conforming to the district standards for minimum lot size and building and site plan approval for the property located at 11249 N. Port Washington Road. REMOVE FROM TABLE

Applicant: Boulder Venture
 Status of Applicant: Agent
 Requested: Building and Site Plan
 Conditional Use Grant
 Existing Use: Vacant
 Existing Zoning: B-2 (Community Business)
 Land Use Plan: Community Commercial
 Lot size: 1.668 Acres
 Location: 11249 N. Port Washington Road
 Tax Key: #15-019-16-015.00
 District: #8

Background: The applicant is requesting building and site plan and conditional use grant approval for the construction of a 4,393 square foot building on 1.668 acres located at 11249 N Port Washington Road. The property is owned by Associated Bank and is currently zoned B-2. The current Associated Bank building on site will remain open and operating until the new facility is constructed. Once the bank relocates to the new facility, the current branch will be vacated and the building will be demolished. The item was tabled at the June 10, 2019 meeting.

The applicant is requesting conditional use grant approval to allow for a Panera Bread restaurant and for waivers to the requirements of the B-2 district. Since the site is non-conforming to the lot size and width of the district, the Planning Commission may approve modifications to one or more standard district regulations through a conditional use grant.

B-2 District Standards: The following table compares the proposed plan to the B-2 district standards:

District Regulations:	B-2:	Proposed Use:
Minimum Lot Area:	2 acres	1.668 acre
Minimum Lot Width:	150 feet	274 feet
Building Size	20,000 SF	4,393 SF
Open Space Ratio:	40%	40%

Maximum FAR:	30%	6.05%
Maximum Building Height:	42 feet	24 feet
Building Setback	65 feet	63.5 feet
Building North Side Yard Offset:	20 feet	110.45 feet
Building South Side Yard Offset	20 feet	88 feet
Building West Side Yard Offset:	20 feet	133.93 feet
Minimum Parking Setback:	25 feet	15 feet
Minimum Parking Offset:	20 feet	9 feet
Off-Street Parking:	66 stalls	62 stalls

Site Plan

The plan shows access to the site from Port Washington Road. A drive-thru is shown circling around the northwest corner. The order window is to the west and in the rear of the building. The site plan shows a building setback of 63.5 feet which is further set back than the PNC Bank building to the south and the Starbucks development to the north. The applicant, as part of the conditional use grant, is requesting waivers to the B-2 district requirements. The required setback is 65 feet. A reduced setback would create consistent building placement with the adjacent developments. However, based on Planning Commission comments at the last meeting, the proposed setback is desired over a reduced setback.

The applicant is requesting a waiver for the parking lot setback of 15 feet which does not meet the 25 feet requirement. The proposed drive aisle aligns with the proposed development to the south. The Planning Commission approved a parking setback of 15 feet for Associated Bank. The applicant is also requesting waivers to the parking lot offset. The site plan shows an 11.43 foot parking rear offset and a 9 foot south yard offset which does not meet the district offset requirement of 20 feet. The Planning Commission approved parking offset waivers for the Associated Bank building and the same waivers are requested for Panera in order to create a development that is cohesive with the adjacent site. Staff supports the waivers to the parking lot setback and offset due to the size of the non-conforming lot. In addition, staff supports aligning the south row of parking with the adjacent parking which will share the proposed sidewalk that runs along the south property line.

The concept plan shows a total FAR of 6.19% for the site which complies with the 30% requirement. The plan shows a 40% green space ratio which meets the code requirement. The proposed site plan shows a new dumpster enclosure. The applicant shall submit dumpster enclosure details to staff for review and approval as a condition of approval.

According to the Zoning Code, the 4,393 square foot restaurant would require 59 parking spaces plus one space per two employees. Based on the daily number of 12-15 employees expected on site per shift, the required parking for the proposed restaurant is 66 stalls. The site plan shows a total of 62 parking stalls. All stalls will be 9x18' with the exception of the south row of parking which will be 10x18' to match the approved parking to the south. The Associated Bank building to the south was approved with 41 parking stalls, which met the parking requirement for the bank. The applicant has provided parking counts for other Panera locations with similar square footage (see Exhibit A). The parking counts for those locations are consistent with the parking proposed at this site. Staff has reached out to the other Wisconsin communities listed in Exhibit A and will provide an update at the meeting.

Based on the proposed 4,393 square foot building, the 62 parking stalls exceed the number of stalls provided at other Panera sites with a similar building size. At the last meeting, the applicant indicated that their current business structure has expanded options to include drive-thru, carry

out and delivery which has resulted in a decrease in demand for dine-in parking. They stated that based on an internal parking analysis, Panera needs 48 stalls; 32 stalls needed plus a 50% contingency. At the last meeting, the applicant indicated that they are comfortable with the parking proposed for this site, especially considering the parking agreement proposed with Associated Bank.

Associated Bank and Panera each provided peak time hours and parking demand for their use. Based on the data provided, peak time hours only overlap during Saturday mornings (see attached letters). In both cases, the parking provided on each individual site will accommodate each user's peak time demand as shown in table below:

Peak Time Parking Demand		
Use	Parking Required During Peak Hours	Parking Provided On Site
Associated Bank	22 spaces	41 stalls
Panera Bread	48 spaces	62 stalls

In order to meet the parking count, either the open space would need to be reduced and would become non-conforming or the building would need to be reduced in size. Based on the information that was shared regarding other Panera locations and the proposed shared parking agreement with the bank which has different peak time hours, staff supports the parking waiver for 62 stalls instead of 66. Staff adds a condition that a cross access easement be reviewed and approved by the City Attorney prior to the issuance of building permits.

Building Plan:

Since the last meeting, the applicant has revised the building plan to address concerns expressed at the meeting. The revised design includes more fenestration on the north elevation. The new building plan introduces stone as a building material along with brick. The east and south elevations show aluminum storefront glazing system with clear glass. Spandrel glass is proposed on the east, north and west elevations where the kitchen will be located. Aluminum canopies are proposed for the entrance on the south and east elevation and also above the drive thru window. Fabric awnings are proposed on all elevations. Green screens are proposed on the west elevation, which will face the existing adjacent commercial development. Since the cedar screen has been removed, a service door, CO2 tank and electrical meter/disconnect will be visible on the north elevation. Staff is recommending that a new service door to match the exterior elevation be proposed and the electrical meter/disconnect be painted to match the façade. Staff will work with the applicant on appropriate door replacement and paint color options.

The previous submittal showed a gable roof for the proposed restaurant which is included in the packet as 'Previous Submittal'. Staff requested a revised building plan with a flat roof option which is the current building plan submitted for approval. The gable roof design has a proposed height of 28 feet and the flat roof option has a maximum height of 24 feet. Both proposed designs meet the height requirement of the B-2 district. Staff will defer to the Planning Commission for approval of roof type for the proposed restaurant. Staff supports the design elements shown with the flat roof option as outlined above and recommends approving these design elements with whichever roof type is approved by the Planning Commission. If the Planning Commissions approves the gable roof, staff recommends that improvements be made to the pitch (greater pitch), overhang (larger) and fascia (wider).

Landscape Plan:

The landscape plan was reviewed by landscape architect consultant Michael Higgins, who provided a thorough review of the plan. In keep with previous Planning Commission recommendations, staff recommends the following from the landscape architect's review:

1. Minimum 3" caliper for all proposed deciduous trees.
2. Minimum height of 7 feet for all proposed evergreen trees.
3. Periphery landscaping does not provide 30% parking lot shading. Provide additional trees to meet requirement and/or reduce the percentage of small trees to not more than 35% of total deciduous species and replace with medium height/canopy trees.
4. The north side of the parcel has no planting proposed. Add a minimum of eight trees along north property line.

Street Trees

Existing conditions including the size of the parkway and overhead infrastructure do not allow for the preferred street tree species. Ornamental trees that are similar to the street tree type treatment along Port Washington Road are proposed. Such trees shall be provided one per every 30 feet of frontage. Staff will work with the applicant on final approval of appropriate species and caliper of trees to be installed.

Lighting Plan:

As a condition of approval, the applicant shall submit a lighting plan, dispersion plan and cut sheets for staff review and approval. All fixtures shall be classified as full cutoff.

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.

State and City health departments regulate restaurants. The proposed service is similar in nature to the existing services being offered within the Port Washington commercial corridor including McDonald's, Culver's, Taco Bell and Jimmy John's. The use should not endanger the public health, safety and general welfare.

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

The Land Use Plan designates the site as Commercial. The site is zoned B-2 (Community Commercial). All adjacent properties are zoned B-2 as well. A restaurant can be considered compatible with the Land Use Plan designation and with other commercial uses in the area. The Planning Commission has approved other similar uses (McDonald's, Culver's, Taco Bell, Jimmy John's) in areas that have a mixture of commercial, office and retail uses. As with other outdoor seating establishments, staff will require no amplified music or public address system use past 10:00 P.M.

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

The proposed use is similar in nature to other restaurants (McDonalds, Taco Bell, Culver's) along the Port Washington Road commercial corridor. The proposed restaurant and drive thru will have the following hours of operation:

- Monday-Saturday (lobby & drive-thru): 6:00 AM – 10:00 PM
- Sunday (lobby & drive-thru): 7:00 AM – 9:00 PM
- Deliveries: 12:00 – 2:00 AM (daily) for dough deliveries and twice weekly during normal business hours for dry goods

The drive-thru hours are consistent with previously approved drive-thru hours for other locations with a drive-thru:

- Starbucks: 5:30 AM – 10:00 PM, daily
- Culver's: 10:00 AM – 10:00 PM, daily
- Taco Bell: Sunday-Thursday (drive-thru): open until 11:00 PM; Friday-Saturday (drive-thru): open until 12:00 AM

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Port Washington Road is the jurisdiction of Ozaukee County, approval of the alignment and access points is subject to Ozaukee County approval. Access to the site is proposed through a shared driveway with the parcel to the south. The access point does not align with the median and is recommended to be aligned with the development on the east side of Port Washington Road. The exit shall have a dedicated left turn and a dedicated thru lane. A shared access agreement is required for the shared driveway.

The site is located within the City's sewer service area and connection to the public sewer and water is required. There is currently sanitary sewer service and water service available on the site.

Wetlands are present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required. The concurrence letter has been received by the WDNR, but a copy of the wetland delineation report is still needed. Wetlands to remain shall be shown on the plans, including any wetland setbacks and any wetland disturbance shall be approved by the WDNR.

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

The site proposes an increase in impervious surface in excess of one half acre and land disturbance greater than an acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

A Filling and Excavation permit is required for any export or import of materials.

Staff Recommendation:

Planning staff recommends **approval** the building and site plan and conditional use based on the following conditions:

1. Planning staff review and approval of final site, landscaping, dumpster, lighting and elevation plans prior to the issuance of permits.
2. The applicant shall submit final plans within 60 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.
3. Sign permit approval for all proposed signs.
4. Minimum 3" caliper for all proposed deciduous trees.
5. Minimum height of 7 feet for all proposed evergreen trees.
6. Periphery landscaping does not provide 30% parking lot shading. Provide additional trees to meet requirement and/or reduce the percentage of small trees to not more than 35% of total deciduous species and replace with medium height/canopy trees.

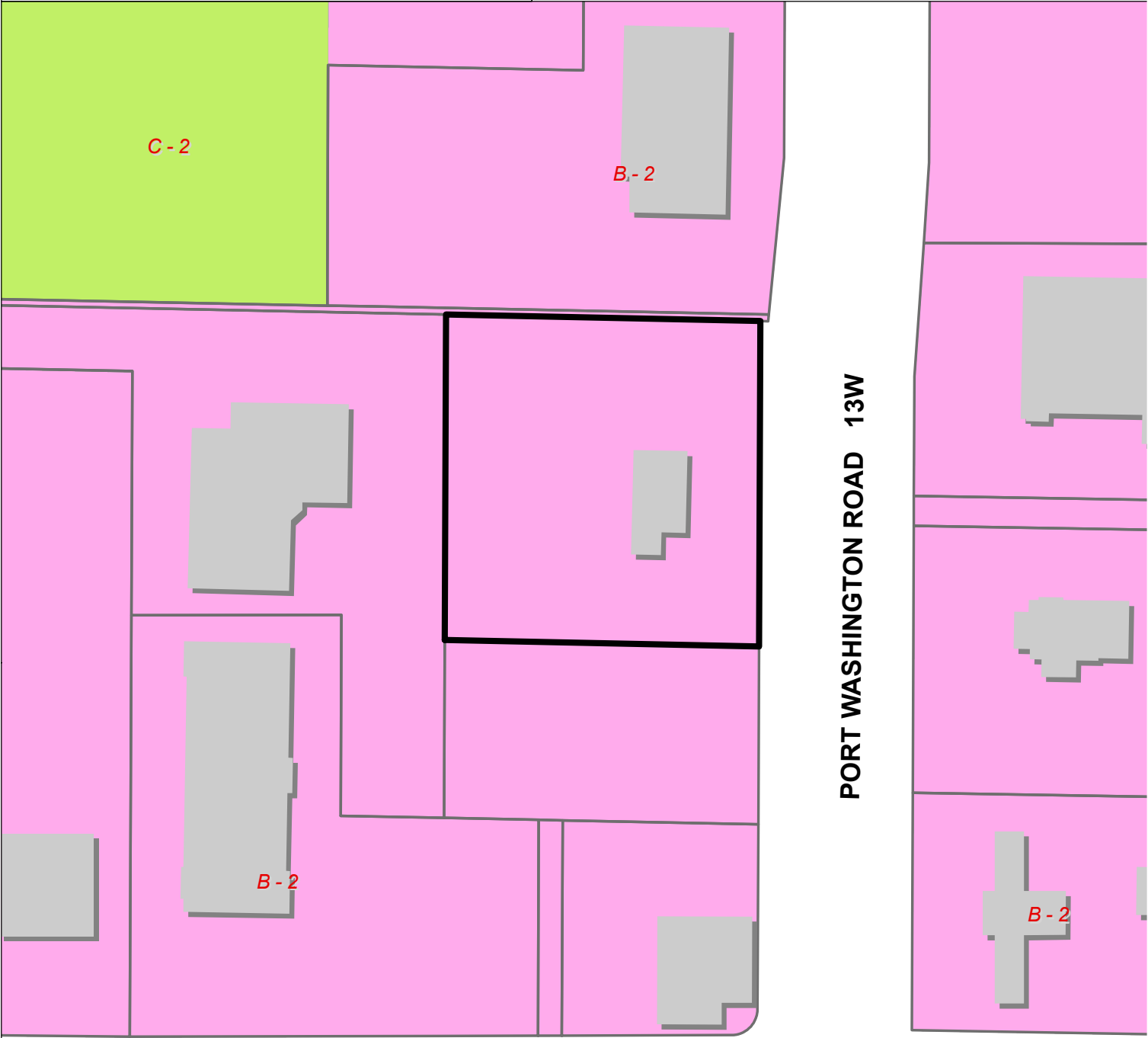
7. The north side of the parcel has no planting proposed. Add a minimum of eight trees along north property line.
8. If the Planning Commissions approves the gable roof, staff recommends that improvements be made to the pitch (greater pitch), overhang (larger) and fascia (wider).
9. Ornamental trees that are similar to the street tree type treatment along Port Washington Road. Such trees shall be provided one per every 30 feet of frontage. Staff will work with the applicant on final approval of appropriate species and caliper of trees to be installed.
10. Replace service door on north elevation and paint CO2 tank, electrical meter/disconnect to be reviewed and approved by staff.
11. No amplified music or public address system use past 10:00 P.M.
12. 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.
13. Submittal of dispersion plan and cut sheets for staff review and approval. All fixtures shall be classified as full cutoff.
14. Review and approval by City Attorney and recording of shared access agreement between properties.
15. Realignment of the north driveway to align with the median opening. The exit shall have a dedicated left turn and a dedicated thru lane.
16. Ozaukee County approval of the alignment and access points.
17. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
18. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
19. Application for and approval of a City Filling and Excavation Permit for any export or import of materials.
20. Connection to public water and sanitary sewer.
21. Applicant shall provide the wetland delineation report. Any wetlands to remain shall be shown on the plans including wetland setbacks.
22. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
23. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
Packet (PDF)

Panera Bread

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

4.a.a



Attachment: Packet (4234 : Boulder Venture for Panera Bread)

11249 North Port Washington Road

Project Narrative

Boulder Venture LLC plans to develop the existing 1.668 acre property into a new commercial development containing a state of the art retail building. The property is currently occupied by a single-tenant Associated Bank.

The project plan is to develop a single-story, 4,393 square foot facility for Panera Bread once Associated Bank relocates to their new facility at 11223 North Port Washington Road. The current bank branch will be demolished.

Panera Bread Operations

Panera Bread operates as a bakery café, fast-casual restaurant, with over 2,000 locations around the United States and Canada. Panera is committed to serving food that does not contain artificial preservatives, flavors or sweeteners and colors from artificial sources.

Panera offers a wide variety of pastries and baked goods, which are typically every morning by an on-staff baker. Aside from the bakery selections, Panera serves a regular menu for dine-in or takeout including, sandwiches, flatbreads, pastas, soups, salads, Panera Kids, smoothies, coffee drinks, and tea.

The proposed hours of operation for both the store and drive-thru of this location will be Monday through Saturday, 6:00 AM-10 PM, and Sunday, 7 AM-9 PM.

This location will employ about 12-15 employees per shift, with a total of 60-70 employees.

Product deliveries will occur daily overnight for dough deliveries (approx. 12:00-2:00am), and twice weekly for dry goods (during normal business hours).

Floor Area Ratio: The FAR for the project is proposed at 6.05% (4,393 / 72,658)

Greenspace: The site greenspace ratio is 40%. The interior greenspace ratio is 11%.

Parking Ratio: The parking ratio for the proposed Panera Bread is 14.1 : 1,000 (/4.4)

Access: The property currently has a full access drive that aligns with the median opening. The project plan is to utilize this drive and provide cross easement access to the future Associated Bank. A cross access easement will be established.

Storm-water: Storm-water for the development will be managed in a new bio retention basin.

Ownership Structure: The property is currently owned by Associated Bank. Boulder Venture will acquire the property once Associated Bank opens in their new building. Boulder Venture will own the Panera Bread.

Requested Variances: Based upon the B-2 zoning, the developer is requesting the following variances:

Parking:

- 62 total parking stalls (60 regular and 2 ADA)
 - Proposed parking stalls are 9 feet by 18 feet
 - Zoning Ordinance: 66 parking stalls **(Waiver Required)**

Setbacks:

- Street to Parking/Drive: 15.00'
 - Zoning Ordinance: 25.00' **(Waiver Required)**
- Side/Rear to Parking/Drive: 11.43'
 - Zoning Ordinance: 20.00' **(Waiver Required)**

Conditional Use Grant: Based upon the B-2 zoning, developer is requesting a conditional use grant to allow for the operation of a restaurant as part of the planned development.

Construction Plan: The work is expected to begin in the spring of 2020, and be completed by the fall of 2020.



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

Bakery-Cafe:

#1550

SYSTEM: G4

Project Team:

NORR

325 N. LaSalle St. | Suite 500 | Chicago, IL 60654
t 312.424.2400 | f 312.424.2424 | www.norr.com



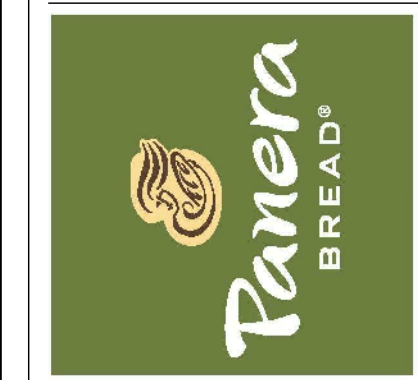
William J. Albemeyer, P.E.
353 Marshall Avenue
St. Louis, Missouri 63119
Phone (314) 772-1782
Fax (314) 372-3514

Engineering Consultant

Professional Seal:

Project Title:

Bakery Cafe #1550
N. PORT WASHINGTON RD
& MEQUON RD
MEQUON, WI 53092



COPYRIGHT (C) NORR, INC. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE
REPRODUCED, STORED IN A RETRIEVAL SYSTEM,
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC, MECHANICAL, PHOTOCOPYING,
RECORDING OR OTHERWISE, WITHOUT THE
EXPRESS WRITTEN CONSENT OF NORR INC. ANY
MODIFICATIONS MADE TO THIS DOCUMENT
WITHOUT THE WRITTEN PERMISSION OF NORR INC.
SHALL RENDER IT INVALID AND UNUSABLE.
THIS DRAWING HAS BEEN PREPARED SOLELY FOR
THE USE OF PANERA BREAD AND THERE ARE NO
REPRESENTATIONS OF ANY KIND MADE BY NORR
INC. TO ANY PARTY WITH WHOM NORR INC. HAS
NOT ENTERED INTO A CONTRACT.

No.	Description	Date
	ENTITLEMENT DOCUMENTS	05.13.19

SITE LAYOUT PLAN

Project Number:

NICH18.0338

Drawn By:

Author:

Issue Date:

05.13.19

CPM:

BB

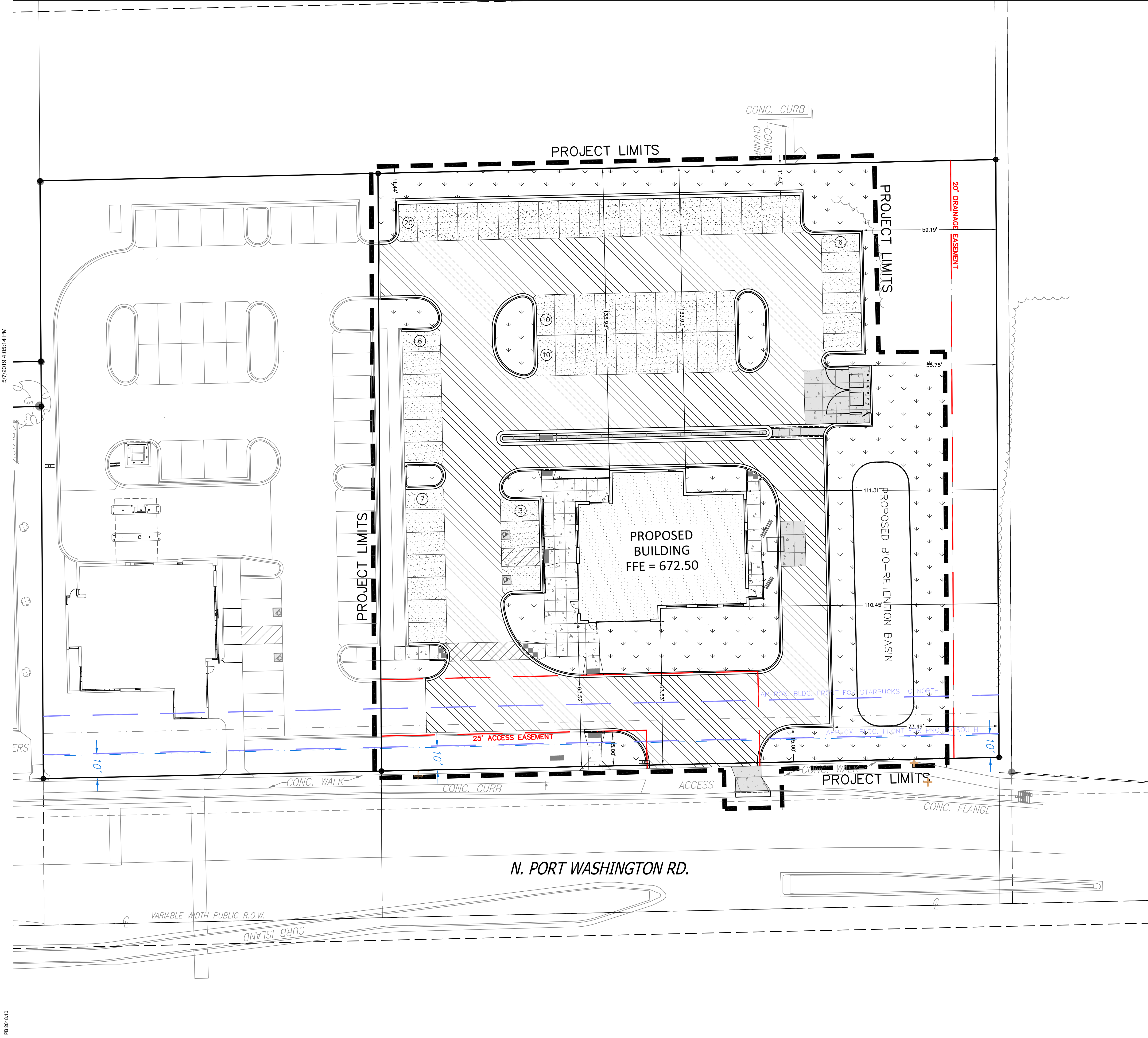
Sheet Number:

C10

CPM:

DC

Packet Pg. 76



Scale: 0 10 20 40
Scale: 1" = 20'



Dial 811 or (800)242-8511
www.DiggersHotline.com

SITE STATISTICS

GREEN SPACE:
PARCEL AREA: 72,609 SQ. FT.
TOTAL GREEN SPACE: 28,771 SQ. FT. (40%)
TOTAL INTERNAL GREEN SPACE: 7,710 SQ. FT. (11%)

PARKING:
TOTAL PARKING STALLS: 62
ADA STALLS: 2

HATCH LEGEND

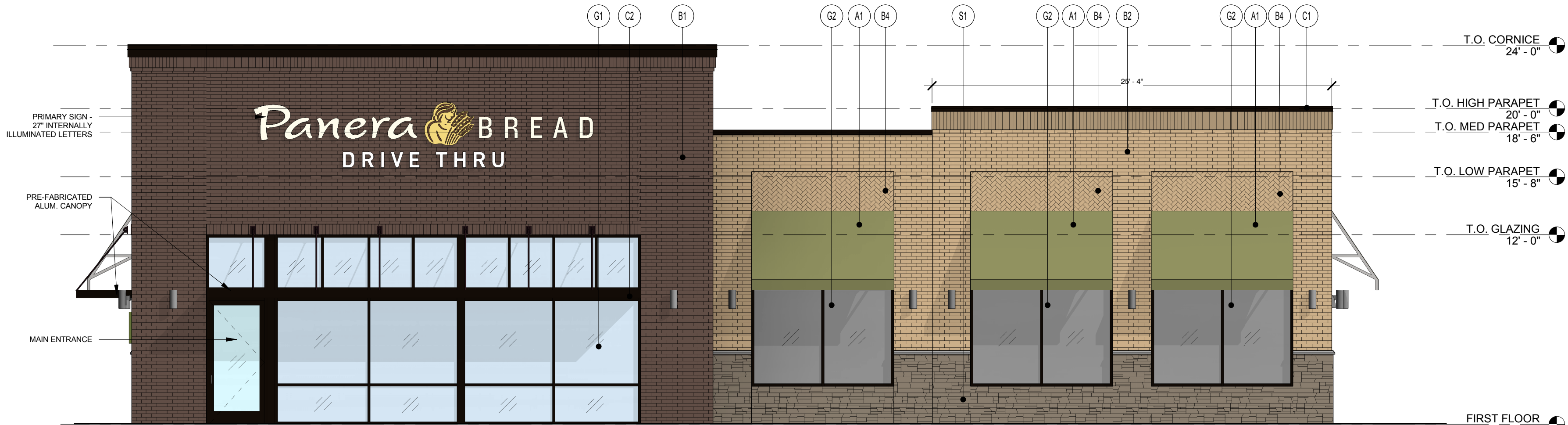
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL -----
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL -----
- NEW CONCRETE SLAB (LIGHT DUTY) SEE DETAIL -----
- NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL -----
- NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED. SEE DETAIL -----
- NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED. SEE DETAIL -----

7/5/2019 5:27:06 PM

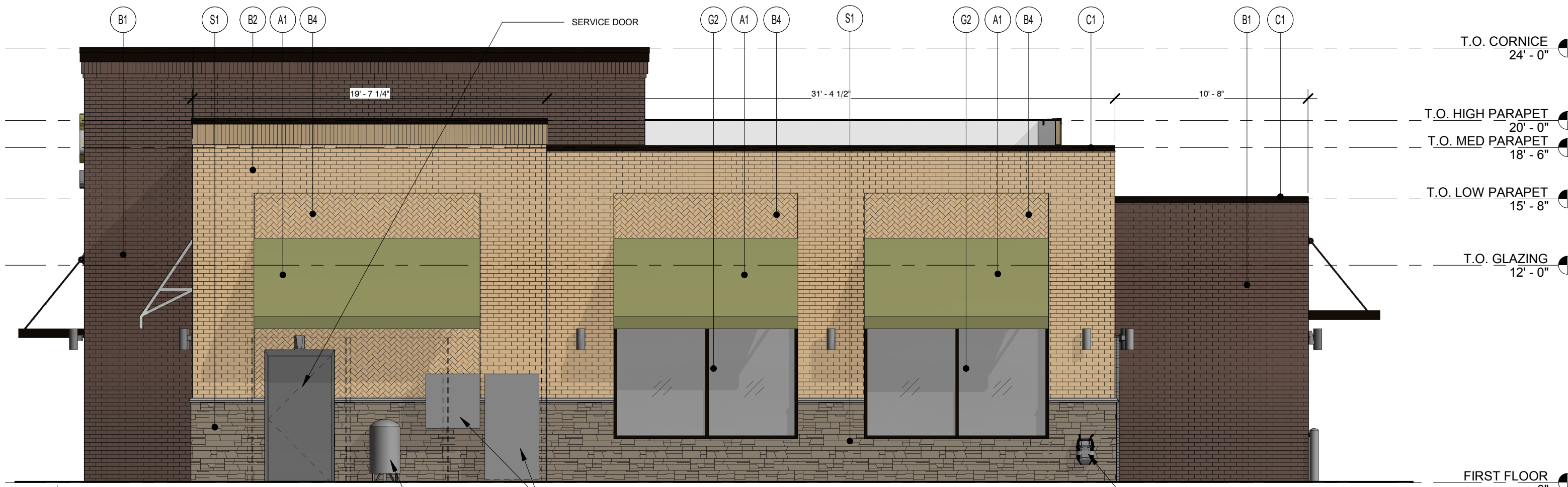
PG 2019.10



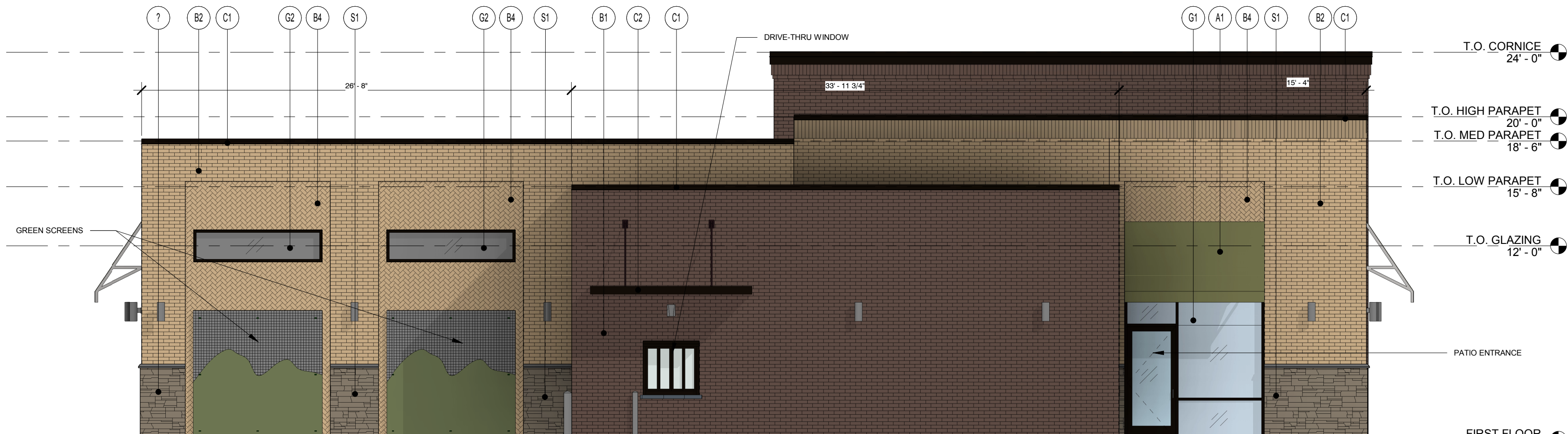
1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS:

- (B1) CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: EXECUTIVE IRONSPOT
- (B2) CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: IVORY BLEND
- (B3) CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, HERRINGBONE
COLOR: IVORY BLEND
- (S1) CULTURED STONE,
PRO-FIT ALPINE LEDGESTONE,
COLOR: PHEASANT
- (C1) PRE-FINISHED METAL COPING
COLOR: TO MATCH STOREFRONT
- (C2) PRE-FINISHED ALUMINUM CANOPY
COLOR: TO MATCH STOREFRONT
- (M1) STANDING SEAM ROOF PANELS
COLOR: DARK BRONZE
- (G1) ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: DARK BRONZE,
GLAZING: 1" INSULATED CLEAR GLASS
- (G2) ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: DARK BRONZE,
GLAZING: OPAQUE GLAZING (GRAY SPANDREL GLASS)
- (A1) FABRIC AWNING, COLOR: SUNBRELLA 'UNITY LEAF' FABRIC

MATERIAL SAMPLE BOARD:



- (B1) CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: EXECUTIVE IRONSPOT



- (B2) CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: IVORY BLEND



- (S1) CULTURED STONE,
PRO-FIT ALPINE LEDGESTONE,
COLOR: PHEASANT



- (G1) ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: DARK BRONZE, GLAZING: 1" INSULATED CLEAR GLASS



- (A1) FABRIC AWNING, COLOR: SUNBRELLA 'UNITY LEAF' FABRIC

Bakery-Cafe:

#1550

SYSTEM: G4

Project Team:

NORR

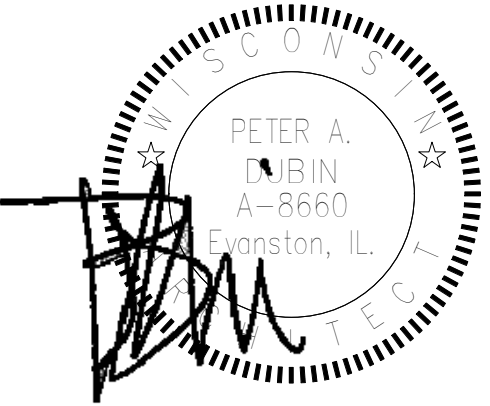
325 N. LaSalle St. | Suite 500 | Chicago, IL 60654
t 312.424.2400 | f 312.424.2424 | www.norr.com



William J. Akemeyer, P.E.
353 Marshall Avenue
St. Louis, Missouri 63119
Phone (314) 772-1752
Fax (314) 373-3514

Engineering Consultant

Professional Seal:



07.02.19

Project Title:

Bakery Cafe #1550
N. PORT WASHINGTON RD
& MEQUON RD
MEQUON, WI 53092



COPYRIGHT (C) NORR, INC. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE
REPRODUCED, STORED IN A RETRIEVAL SYSTEM,
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC, MECHANICAL, PHOTOCOPYING,
RECORDING, OR OTHERWISE WITHOUT THE
EXPRESS WRITTEN CONSENT OF NORR INC. ANY
MODIFICATIONS MADE TO THIS DOCUMENT
WITHOUT THE WRITTEN PERMISSION OF NORR INC.
SHALL RENDER IT INVALID AND UNUSABLE.
THIS DRAWING HAS BEEN PREPARED SOLELY FOR
THE USE OF PANERA BREAD AND THERE ARE NO
REPRESENTATIONS OF ANY KIND MADE BY NORR
INC. TO ANY PARTY WITH WHOM NORR INC. HAS
NOT ENTERED INTO A CONTRACT.

No.	Description	Date
	ENTITLEMENT DOCUMENTS	05.13.19

COLOR EXTERIOR ELEVATIONS

Project Number:

NICH18.0338

Drawn By:

TSONG

Issue Date:

07.02.19

DPM:

BB

Sheet Number:

A202

DM:

DC

CPM:

--



1 | NORTHWEST VIEW



2 | SOUTHWEST VIEW

EXTERIOR MATERIALS:

- (B1) CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: EXECUTIVE IRONSPOT
- (B2) CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: IVORY BLEND
- (B3) CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, HERRINGBONE
COLOR: IVORY BLEND
- (S1) CULTURED STONE,
PRO-FIT ALPINE LEDGESTONE,
COLOR: PHEASANT
- (C1) PRE-FINISHED METAL COPING
COLOR: TO MATCH STOREFRONT
- (C2) PRE-FINISHED ALUMINUM CANOPY
COLOR: TO MATCH STOREFRONT
- (M1) STANDING SEAM ROOF PANELS
COLOR: DARK BRONZE
- (G1) ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: DARK BRONZE,
GLAZING: 1" INSULATED CLEAR GLASS
- (G2) ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: DARK BRONZE,
GLAZING: OPAQUE GLAZING (GRAY SPANDREL GLASS)
- (A1) FABRIC AWNING, COLOR: SUNBRELLA 'UNITY LEAF' FABRIC

MATERIAL SAMPLE BOARD:



- (B1) CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: EXECUTIVE IRONSPOT



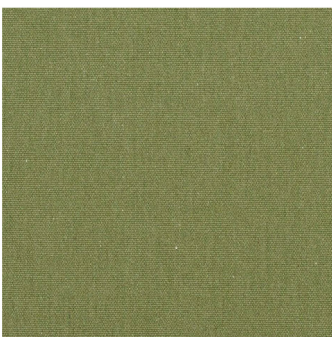
- (B2) CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: IVORY BLEND



- (S1) CULTURED STONE,
PRO-FIT ALPINE LEDGESTONE,
COLOR: PHEASANT



- (G1) ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: DARK BRONZE, GLAZING: 1" INSULATED CLEAR GLASS



- (A1) FABRIC AWNING, COLOR: SUNBRELLA 'UNITY LEAF' FABRIC

Bakery-Cafe:

#1550

SYSTEM: G4

Project Team:

NORR

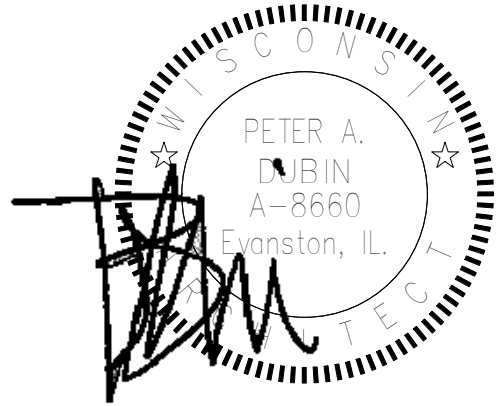
325 N. LaSalle St. | Suite 500 | Chicago, IL 60654
t 312.424.2400 | f 312.424.2424 | www.norr.com



William J. Alkemyer, P.E.
353 Marshall Avenue
St. Louis, Missouri 63119
Phone (314) 772-1752
Fax (314) 373-3514

Engineering Consultant

Professional Seal:



Project Title:

Bakery Cafe #1550
N. PORT WASHINGTON RD
& MEQUON RD
MEQUON, WI 53092



COPYRIGHT (C) NORR, INC. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE
REPRODUCED, STORED IN A RETRIEVAL SYSTEM,
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC, MECHANICAL, PHOTOCOPYING,
RECORDING, OR OTHERWISE WITHOUT THE
EXPRESS WRITTEN CONSENT OF NORR INC. ANY
MODIFICATIONS MADE TO THIS DOCUMENT
WITHOUT THE WRITTEN PERMISSION OF NORR INC.
SHALL RENDER IT INVALID AND UNUSABLE.
THIS DRAWING HAS BEEN PREPARED SOLELY FOR
THE USE OF PANERA BREAD AND THERE ARE NO
REPRESENTATIONS OF ANY KIND MADE BY NORR
INC. TO ANY PARTY WITH WHOM NORR INC. HAS
NOT ENTERED INTO A CONTRACT.

No.	Description	Date
	ENTITLEMENT DOCUMENTS	05.13.19

EXTERIOR VIEWS

Project Number:

NICH18.0338

Drawn By:

TSONG

Issue Date:

07.02.19

DPM:

BB

Sheet Number:

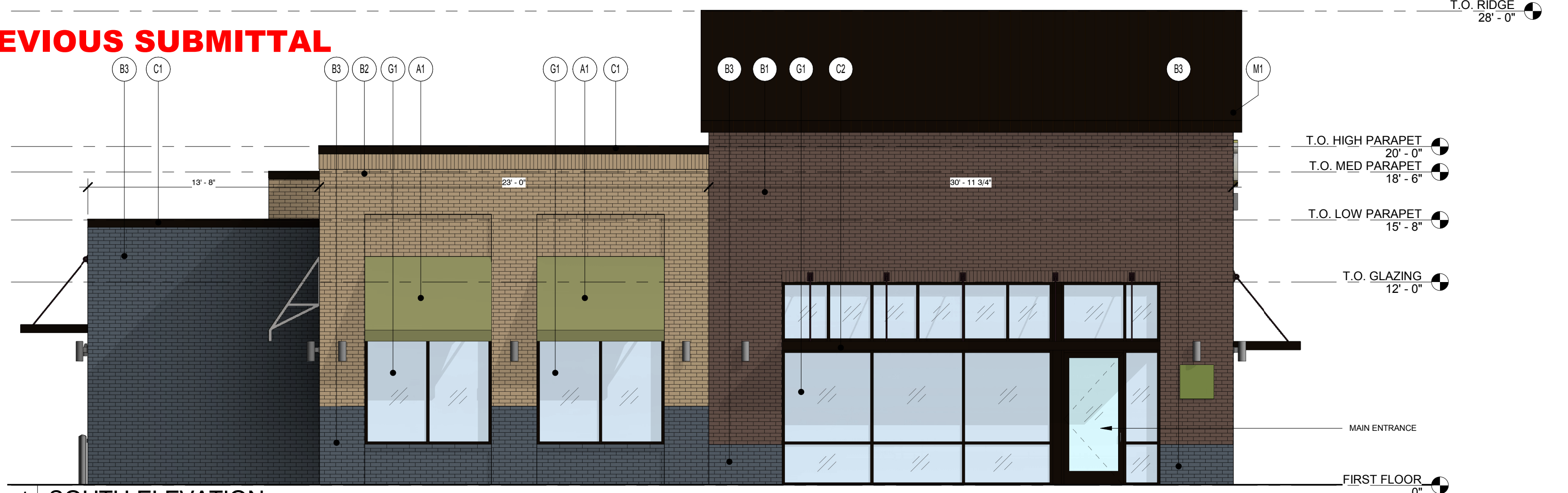
A204

CPM:

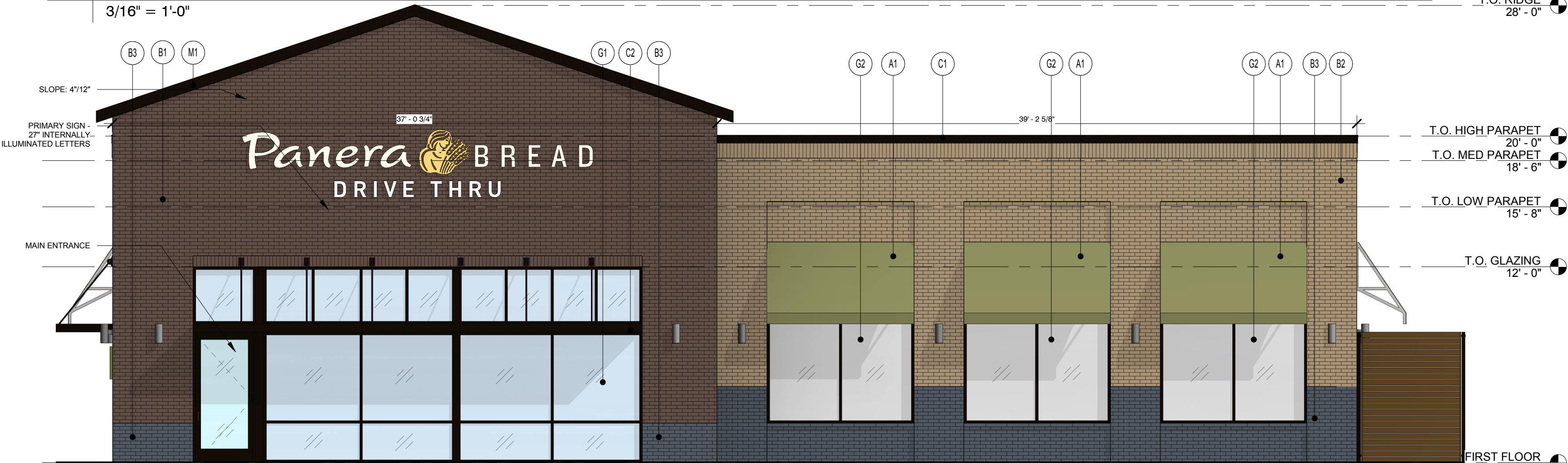
DC

Packet Pg. 79

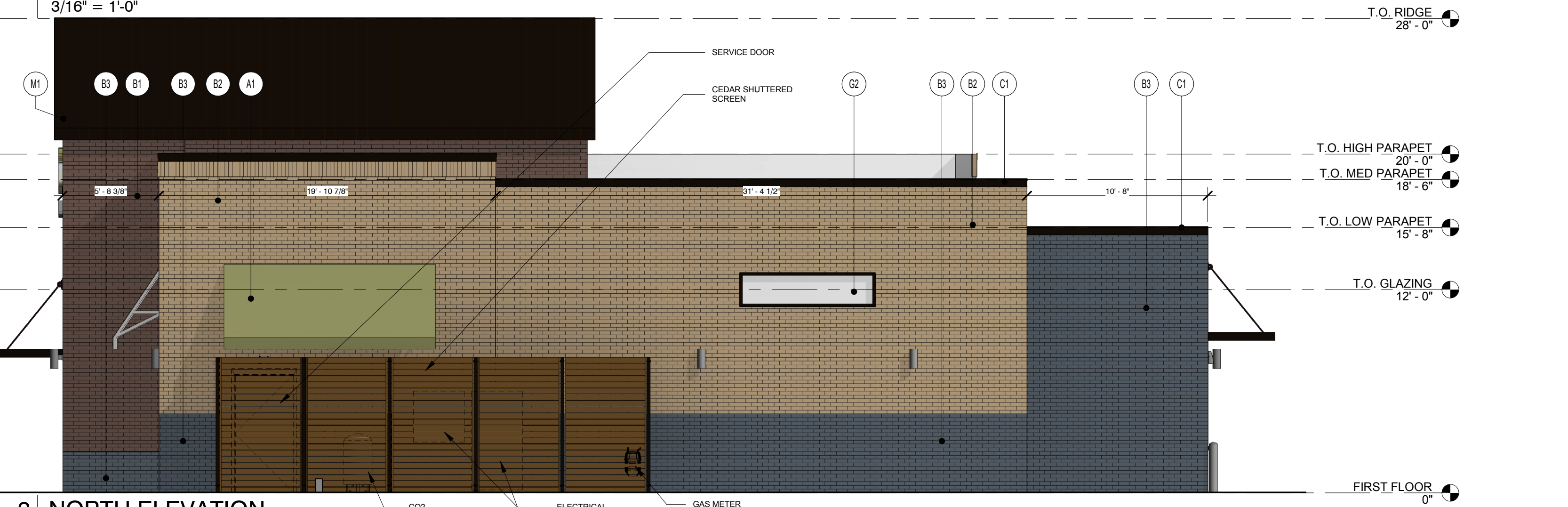
PREVIOUS SUBMITTAL



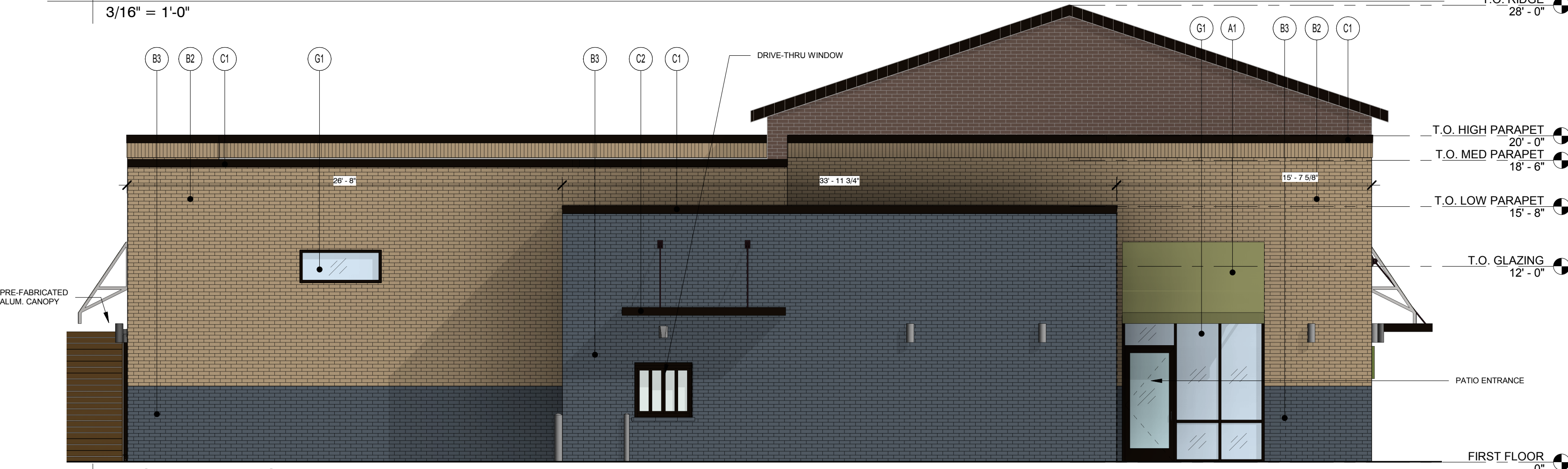
1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

MATERIAL SAMPLE BOARD:



B1 CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: EXECUTIVE IRONSPOT



B2 CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: IVORY BLEND



B3 CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: MANGANESE IRONSPOT



G1 ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: DARK BRONZE, GLAZING: 1" INSULATED CLEAR GLASS



A1 FABRIC AWNING, COLOR: SUNBRELLA 'UNITY LEAF' FABRIC

EXTERIOR MATERIALS:

- B1 CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: EXECUTIVE IRONSPOT
- B2 CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: IVORY BLEND
- B3 CLAY BRICK MASONRY VENEER
ENDICOTT, MODULAR SIZE, RUNNING BOND
COLOR: MANGANESE IRONSPOT
- C1 PRE-FINISHED METAL COPING
COLOR: TO MATCH STOREFRONT
- C2 PRE-FINISHED ALUMINUM CANOPY
COLOR: TO MATCH STOREFRONT
- M1 STANDING SEAM ROOF PANELS
COLOR: DARK BRONZE
- G1 ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: DARK BRONZE,
GLAZING: 1" INSULATED CLEAR GLASS
- G2 ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: DARK BRONZE,
GLAZING: OPAQUE GLAZING (SPANDREL GLASS)
- A1 FABRIC AWNING, COLOR: SUNBRELLA 'UNITY LEAF' FABRIC



5 SOUTHEAST VIEW



6 NORTHEAST VIEW

Bakery-Cafe:

#1550

SYSTEM: G4

Project Team:

NORR

325 N. LaSalle St. | Suite 500 | Chicago, IL 60654
t 312.424.2400 | f 312.424.2424 | www.norr.com



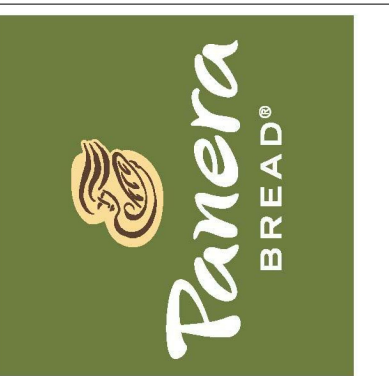
Professional Seal:



05.21.19

Project Title:

Bakery Cafe #1550
N. PORT WASHINGTON RD
& MEQUON RD
MEQUON, WI 53092



COPYRIGHT (C) NORR, INC. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE
REPRODUCED, STORED IN A RETRIEVAL SYSTEM,
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC, MECHANICAL, PHOTOCOPYING,
RECORDING, OR OTHERWISE WITHOUT THE
EXPRESS WRITTEN CONSENT OF NORR INC. ANY
MODIFICATIONS MADE TO THIS DOCUMENT
WITHOUT THE WRITTEN PERMISSION OF NORR INC.
SHALL RENDER IT INVALID AND UNUSABLE.
THIS DRAWING HAS BEEN PREPARED SOLELY FOR
THE USE OF PANERA BREAD AND THERE ARE NO
REPRESENTATIONS OF ANY KIND MADE BY NORR
INC. TO ANY PARTY WITH WHOM NORR INC. HAS
NOT ENTERED INTO A CONTRACT.

No.	Description	Date
	ENTITLEMENT DOCUMENTS	05.13.19

COLOR EXTERIOR
ELEVATIONS

Project Number: _____ Sheet Number: _____
NICH18.0338
Drawn By: _____
TSONG
Issue Date: _____
05.21.19
DPM: _____ DM: _____ CPM: _____
BB DC

A202



William J. Albemeyer, P.E.
353 Marshall Avenue
St. Louis, Missouri 63119
Phone (314) 772-1782
Fax (314) 372-3514

Engineering Consultant

Professional Seal:

Project Title:

Bakery Cafe #1550
N. PORT WASHINGTON RD
& MEQUON RD
MEQUON, WI 53092

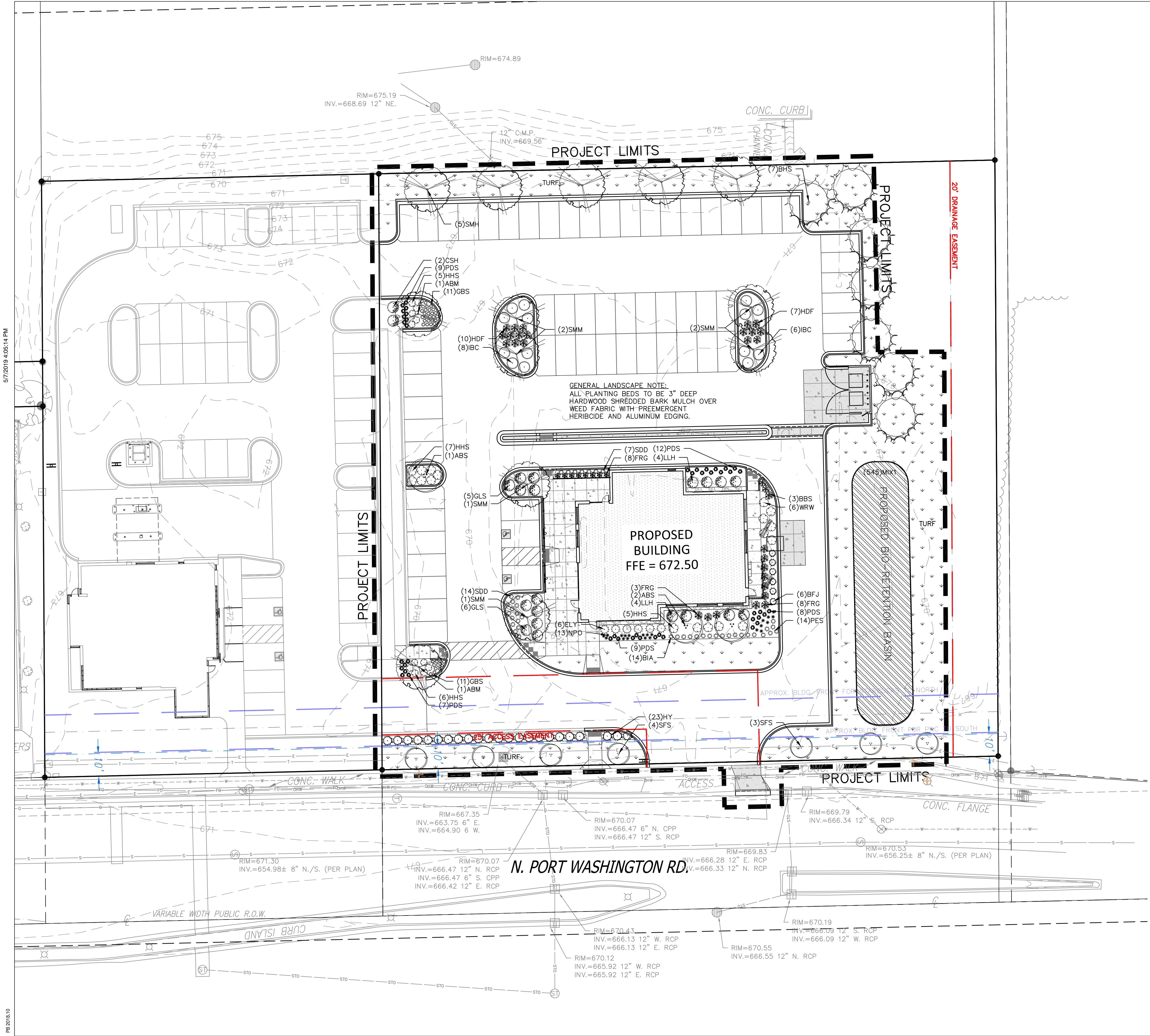


COPYRIGHT (C) NORR, INC. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE
REPRODUCED, STORED IN A RETRIEVAL SYSTEM,
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC, MECHANICAL, PHOTOCOPYING,
RECORDING, OR OTHERWISE, WITHOUT THE
EXPRESS WRITTEN CONSENT OF NORR INC. ANY
MODIFICATIONS MADE TO THIS DOCUMENT
WITHOUT THE WRITTEN PERMISSION OF NORR INC.
SHALL RENDER IT INVALID AND UNUSABLE.
THIS DRAWING HAS BEEN PREPARED SOLELY FOR
THE USE OF PANERA BREAD AND THERE ARE NO
REPRESENTATIONS OF ANY KIND MADE BY NORR
INC. TO ANY PARTY WITH WHOM NORR INC. HAS
NOT ENTERED INTO A CONTRACT.

No.	Description	Date
ENTITLEMENT DOCUMENTS		05.13.19

SITE LANDSCAPE
PLAN

Project Number: NICH18.0338
Drawn By: **L10**
Author: **L10**
Issue Date: 05.13.19
DPM: BB DM: DC CPM: -



Scale: 0 10 20 40
Scale: 1" = 20'



Dial 811 or (800)242-8511
www.DiggersHotline.com

PARKING CALCULATION FOR PANERA BREAD

ZONING CODE	
Use	Restaurant, fast food/carryout
Parking Requirement	1 space per 75 square feet of gross floor area plus one space per two employees for the work shift with largest number of employees. Sufficient space shall be provided for a minimum of five waiting vehicles at each drive-thru.

PROPOSED RESTAURANT	
Gross floor space	4,393 SF
Max. employees on one shift	15 employees

PARKING CALCULATION	
Parking Required	66 stalls
Parking Proposed	62 stalls
Code Requirement	Deficient by 4 stalls



111 E Kilbourn Avenue
Milwaukee, WI 53202

June 17, 2019

Curt Smith
Boulder Venture, LLC
311 E Chicago Street
Milwaukee, WI 53202

Dear Curt:

Please find the following activity Associated Bank has at the branch on Port Washington Road, Mequon.

Associated Bank Parking Summary – Mequon

Peak hours:	Weekdays:	3:00 pm – 5:00 pm
	Friday:	2:00 pm – 4:00 pm
	Saturday:	8:00 am – 12:00 pm

Number of Employees:	6 - first floor branch
	4 - second floor
Employee Parking During Peak Hours:	10 parking spots

Customer Parking During Peak Hours:	8 - bank branch
	4 - second floor
Parking Needed During Peak Hours:	22 parking spaces

Average Transaction Time:	2 -3 minutes
---------------------------	--------------

Sincerely,

A handwritten signature in blue ink, appearing to read "David Knight", with a long horizontal flourish extending to the right.

David Knight
SVP, Director of Corporate Real Estate

Attachment: Packet (4234 : Boulder Venture for Panera Bread)



June 17, 2019

Ref.: Panera Bread – Mequon, WI

Curt Smith
Boulder Ventures
311 E. Chicago Street, Suite 210
Milwaukee, WI 53202

Dear Mr. Smith:

This letter is to provide project and site specific details related to the parking needs for the new Panera project on North Port Washington Road. This data is based upon sales forecasts developed by analyzing the current café sales along with market and nationwide sales data for drive-thru locations.

<u>Daily Peak Hours:</u>	Breakfast: 6:30am-8:30am Lunch: 11am-2pm Dinner: 5pm-6:30pm
<u>Maximum Number of Employees:</u>	15 during peak lunch hours; 10-12 during breakfast/dinner
<u>Peak Hour Parking Needs:</u>	
Employee Parking During Peak Hours:	8 parking stalls
Dine In Parking:	21 parking stalls
Dine In Average Transaction Time:	20 minutes
Rapid Pick Up / To Go Parking:	2 parking stalls
RPU/To Go Average Transaction Time:	5 minutes
Delivery Peak Hour Parking:	1 parking stall
Delivery Waiting Transaction Time:	5 minutes
Peak Hour Cross-over/Contingency Parking:	16 parking stalls
Total Parking Needed During Peak Hours:	48 parking stalls
<u>Drive-Thru Lane Stacking Needs:</u>	
Drive-Thru Peak Hour Stacking:	6 vehicles in queue from pickup window
DT Average Transaction Time:	5 minutes from ordering to departing window

If you have any questions, please do not hesitate to contact me at 314-984-2609.

Sincerely,

Brian Barnard
Senior Development Project Manager

Panera, LLC
3630 S. Geyer Rd, Suite 100
Sunset Hills, MO 63127
(314) 984-1000 | Fax (314) 909-3370

Attachment: Packet (4234 : Boulder Venture for Panera Bread)

Exhibit A
PANERA PARKING COMPARISONS

Location	Building SF	Parking
Maryland Heights MO	4,779 SF	55 stalls
Lincoln, NE	4,940 SF	55 stalls
Glen Ellyn, IL	4,333 SF	48 stalls
Northbrook, IL	4,323 SF	30 stalls plus another 38 shared with adjacent bank
Fenton, MO	4,600 SF	47 stalls
Louisville, KY	4,348 SF	49 stalls shared with bank in same building
Aurora, IL	4,323 SF	14 stalls and additional shared
Woodhavent, MI	-	46 stalls shared with 3 other tenants
Louisville, KY	-	36 stalls
Wisconsin Locations		
Hudson, WI	4,100 SF	59 stalls shared with Five Guys
Fond du Lac, WI	5,521 SF	66 stalls
New Berlin, WI	4,335 SF	58 stalls
Manitowac, WI	4,281 SF	60 stalls
Oshkosh, WI	4,370 SF	61 stalls
Sheboygan, WI	4,400 SF	52 stalls
Wausau, WI	4,400 SF	68 stalls shared w/ Toppers and Cellcom
Green BayMWI	4,318 SF	54 stalls
MEQUON, WI	4,383 SF	62 with additional shared with Associated bank

Code Requirement: 68 stalls

June 1st, 2019

Mr. Kim Tollefson, Dir. of Community Development
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for the Café 1550/Panera Bread Site plan, a proposal for a commercial development located on Port Washington Rd (PWR). This is the first review of the landscape plan dated 05/13/19. The landscape plans were submitted by Kapur & Assoc. Engineering.

The nature of this review will be to assess the landscape plan for completeness. Per the direction of Mequon City Staff, the landscape plan must address the site aesthetic design, sustainability of the proposed palette and how well the design addresses adjacency & buffering. The landscape plan will be assessed how the proposed plant palette and proposed plant density addresses the Planning Commission's request for greater buffering/treatments at the following site zones/adjacencies: 1. Street Frontage Zone; 2. Property Line Buffer Zone; 3. Out-Lot Zones; 4. Open Space Zone; 5. Detention/Retention Basins; 6. Loading Dock Buffer; 7. Refuse/Recycle station buffer.

General Overview: Dated 05/13/19 the plan sheet is titled: L101 & L102, Landscape Plans.

- ❖ The plan is NOT sealed or signed by a WIRLA, as required by code. Provide.
- ❖ The overall proposed Landscape sheet is at 20 scale. The plan sheet is clean and the information is discernable.
 - o The plan provided a complete plant schedules, with: common name, scientific name, size specified and the total quantities, as required. Please see enclosed notes below regarding the proposed plant sizes. Amend Plant Schedule per notes below.
 - o The plan indicates there are not any ROW (terrace or center islands) Street trees. The plan fails to propose the inclusion of ROW trees. While the plans indicate there are overhead Electric, that has not precluded the planting of street trees in the Terrace in 1000's of cities throughout North America. This proposal fails to provide any ROW Island Plantings. Direction by City Staff/Planning Board.
 - o In the case of both proposed Amelanchier plants listed in the schedule; the City of Mequon does distinguish between large shrubs and small trees. Unless judiciously used, upright, multi-trunk, large shrubs (small trees) fail to have a long-life expectancy when confronted with repetitive snow loading (plowed P-lots, or when adjacent to a regional collector roadway due to snow plow/snow throw). The best observed example of this, was at Homestead HS, where 4" caliper trees (proposed plot Island plantings) were substituted with 7' multi-trunk tall shrubs. Out of the 100+ small trees/large multi-trunked shrubs planted, zero survived one winter of snow loading. In the case of Homestead HS, the plants failed to provide sustainability in Islands that were 9-12' wide (BOC-BOC). While these graceful plants have a role to play in the landscape, it is my opinion thriving adjacent to a roadway or within a plot

island, is not one of them. Revise the plans, substitute the large shrub/small trees species with medium /large canopy trees. The revised plantings should meet the caliper requirements and will contribute to meeting the 30% shade requirements. The required proposed caliper size is below the standards enforced on other Industrial Drive corridor applications. (see size comments below, Amend plans accordingly.)

- The plan provides minimal planting notes, directions or standards to the landscape contractor. Notes help define the designer's intent, as well as, protect the owner from defective work and, or which contractor(s) have responsibility for what construction areas.
- ❖ The submittal specifies seed TURF, but it fails to provide a seeding plan with: the rate of application of the interim turf/erosion control seeding mix. Plans should be amended, to indicate: 1. Sod/seeding area SYD. Currently seeding is proposed, amend plans to specify: 1.type of seed mix, 2. rate of application, 3. fertilizer type, 4. fertilizer application rates, 5. number of total proposed applications <seed & fertilizer>, Define which contractor is responsible for fine grading and define the performance level of the finished surface prior to seeding. 6. The City of Mequon applies a performance criterion for approving TURF acceptance. 7. The OWNER accepts multiple seeding may be required to meet the performance requirements of turf. 8. Failure to meet the TURF performance criteria is grounds for withholding permit of occupancy, or bonding requirements. 9. Failure to implement seeding without enough time to establish a turf that meets the performance criteria, is the OWNER's responsibility. The City has the right to require the execution of fine grading and turf implementation until the performance standards are met. 10. The OWNER may wish to apply SOD if fine grading is not complete to enable the seed turf establishment.

❖ **Landscape Schedule Review:**

➤ **Outline of the proposed plant types and quantities:**

- Three deciduous Tree Species, (Total proposed deciduous trees – 15)
- One Coniferous Tree Species, (Total proposed conifer trees –7)
- Eight Deciduous Shrub Species, (Total proposed decid. shrubs –74)
- Three Coniferous Shrub Species, (Total proposed conifer shrubs --35)
- Four Perennials, Bulbs/corms, plants & MIX 1= is a mix of 3” plugs to form a groundcover (Total proposed groundcovers/perennials)
- Four Decorative Grass species
- Zero vines

Plant Schedule Comments:

- ◆ The Proposal is adjacent to the Port Washington Road Corridor; the proposed commercial site use has one ingress/egresses off PWR. PWR is one of Mequon's regional collectors and part of the City of Mequon's designated "Gateway" roadways. Since 2012, the P&Z board has requested additional density landscape treatments and larger scale plantings, especially in terrace treatments and site planting areas adjacent to the PWR ROW.
- ◆ For sites adjacent to the PWRd Gateway Corridor, a minimum 4" caliper precedent has been previously established and enforced, for Deciduous Trees. In addition, since 2012, all proposed deciduous trees have been required to have a minimum of 3.5" caliper @ 16" (throughout the site) above the top of root ball. The City of Mequon will reject any poorly formed, undersized plant "for cause". Most often, nursery trees with a stated "range of caliper" (ex: 3"-3.5") caliper, fails to meet the 3.5" caliper requirement when field measured. It is the contractor's responsibility to measure and

ensure all stock brought on sight meets the City of Mequon stated requirements. Multi stemmed Trees will have an equivalent diam root ball, height and a sum of leaders shall have a greater sum diameter area. Per ansi Z60.1, a 3.5" caliper large shrub w/ multi-trunk shall have a minimum height of 12-18 feet at planting. **Revise plant schedule to reflect the minimum plant sizes.**

- ◆ The species proposed have the ability to perform in the local soils.
- ◆ Again, another proposal that has a large majority of small trees/large shrubs in the Plot Islands. Of the two "Medium Height/Canopy" deciduous tree species this design proposed (seven total), only two "Medium" trees are in Plot planter islands. The majority trees shown inside the islands are small trees, or large multi-trunked shrubs. Of all the 23 proposed deciduous trees, only 30% are a medium height/canopy trees; 91% of the trees in the plot islands are small height/canopy trees. When considering this and considering the lack of required density, it is clear why this proposal does not meet the 30% shade requirement. It is this reviewer's opinion, the total % of small trees should not exceed 35% of total deciduous species.
- ◆ The 3.5-4' wide planter along the East entrance is a line of Upright Yews (conifer). This would provide a nice screen /hedge. Unfortunately, Yews are highly susceptible to winter burn and then do not adapt well to salt throw (like what occurs when sandwiched between a Plot and PWRd). Additionally, this is another plant that does not fare well when confronted with snow loading. Considering this and the previous comments concerning the nine (9) Amelanchier shrub/trees along PWRd, the entrance of this commercial development may not be very visually appealing in a few short years. I would suggest a revision of design.
- ◆ There are multiple areas where the planting plans are in conflict with the interior pedestrian/sidewalk system: Walk at North of site to Refuse Center; northern walk to PWR Terrace, provide appropriate separation (6') from sidewalk.
- ◆ The plan shows a proposed Bio-detention/retention basin. The plan provides an outline of a mix perennial layout for the basin. The detail & plan notes seem to indicate this area will have a hard wood mulch cover. While I do not have the advantage of grading, I suspect the hard wood mulch will not stay in place. Please provide additional information. If a true Retention Basin/Storm water collector, I would recommend the plan to be amended, and show an installed the erosion matt that will reduce soil suspension and support the plantings until they are fully established.
- ◆ The plan labels turf areas, but it fails to provide the total SY of turf. Please add to plans. If SOD is NIOT proposed, please ensure the rate of application of the interim turf/erosion control seeding mix. Plans should be amended, to indicate: 1. Sedge/seeding area SYD. 2.type of seed mix, 3. rate of application, 4. fertilizer type, 5. fertilizer application rates, 6. number of total proposed applications <seed & fertilizer>, Define which contractor is responsible for fine grading and define the performance level of the finished surface prior to seeding. 7. The City of Mequon applies a performance criterion for approving TURF acceptance. 8. The OWNER accepts multiple seeding may be required to meet the performance requirements of turf. 9. Failure to meet the ground cover performance requirements, may result in failure to secure a building occupancy permit.
- ◆ The proposed plant palettes are commonly reused throughout Ozaukee Co. None of the proposed plants are listed in the 2017 Wisconsin NCRS Invasive prohibited or regulated lists.
- **Recommended Revisions to the Planting Schedule, includes:**
 - 1) Please add planting notes.
 - 2) As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:
 - The plant schedule shall be amended to specify all:

- o All Deciduous trees shall have a minimum 3.5-inch caliper @ 16" above the root ball
- o The Conifer tree shall have a minimum 7ft height (to the top lateral branch, not to the top of the central leader) above the rootball.
- Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper. Planting instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, or root ball size requirements will be rejected by the city for cause.
- The plant schedule quantiles match the graphic representation of the proposed layout.

➤ **Zone Review/Comments:**

- o The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Zone; 3. Property Line Buffer Zone; 4. Open Space Zone; 5. Detention Basin; 6. Loading Dock Buffer; 7. Refuse Bin Buffer

- o **Street (ROW) Frontage Zone:**

The Proposed ROW Code requires 1 tree per each 35 CL length of:

- PWRd ROW & the PWR Islands: **Fails to meet Code intent; no plantings proposed. Address per City staff directives.**

- o **Parking Lot:**

Proposed Parking Lot Interior Zone.

- A) The parking/interior drives fails to meet a 25' setback/buffer.
- B) There are limited proposed interior landscape islands: 91% of the interior Plot islands have a "low/small canopy" deciduous tree. Revise the concentration of small trees/ low canopy trees.
- C) The south P-lot perimeter is not addressed. Add Trees, shrubs, perennials, ornamental grasses in this area.
- D) As provided, the plan fails to meet the interior P-lot 30% shade requirement.

Fails to meet Code intent; no plantings proposed. Address per City staff directives.

Parking Periphery Buffer: The proposed Landscape Code requires 1 tree per 30 linear feet of parking adjacent to Private Drive/ROW's (not counting street trees). **Plan mostly meets code. See Comments above for east side of Plot.**

Property Line Buffer: the plan fails address much of the northern PL edge. I am unsure why the north side of the parcel < which all turf & Detention Basin> has no trees proposed? The plan fails to meet the code along this section of the PL. I believe a minimum of 8 trees are required along this segment of PL. **- Plan fails to meet new code requirements, but comes close to meeting the proposed code; - Enforcement is per staff & P&Z Board decision.**

Building Foundation Plantings –

The proposed palette should provide seasonal color, texture and variety through all four seasons. **Plan meets the new code requirements.**

- o **Loading Dock:** N/A. None shown on plans.

- **Trash Enclosure:** The Refuse/Recycle bin is shown on site. The proposed refuse bin, is not fully addressed on the east side. There is plenty of space to provide a couple of the HY Taxus. **Plan fails to meet new code requirements, but comes close to meeting the proposed code; - Enforcement is per staff & P&Z Board decision.**
- **Detention/Retention Basin Buffer:** See comments regarding Bio-swale/Rain Garden design. Plan fails to address/ provide the 30% of the perimeter with a 20' wide buffer that includes: Conifer/Deciduous trees and shrubs. The perennial cover will address the needs perennials and ornamental grasses. **Plan fails to meet new code requirements, but comes close to meeting the proposed code; - Enforcement is per staff & P&Z Board decision.**
- ***Additional Landscape Observations:***

It is this reviewer's opinion, the Planning Commission/City Staff should require: 1) revise the deciduous tree sizes to the defined minimum, 2) readdress/ expand the buffering and planting (minimally) along the N PL, 3) Revise the Interior Plot small tree concentration, not to exceed 35% of the trees. 4) readdress plans, as cited by the planting notes & revised requirements, 5) provide a buffer, 30 % around the detention basin.

Lastly, I would continue to request the Planning Commission and City Staff ask for incorporation of an expanded pallet of zone appropriate deciduous & conifers: trees and shrubs, as well as, perennials, bulbs, corms, and ornamental grasses though out the areas of strong public interface.

This concludes the landscape review of the Café 1550/Panera Bread submittal. I hope City of Mequon planning staff and the commission finds the information presented and recommendations useful.

Sincerely,



M. Terry Higgins, RLA, AICP, PMP, MBA



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: July 22, 2019
SUBJECT: NORR LLC for Brixmor SPE 1 LLC. The applicant is seeking landscape plan approval for landscape upgrades for the property located at 10906-11116 N. Port Washington Road (The Pavilions). REMOVE FROM TABLE.

Applicant: NORR LLC for
Brixmor SPE I LLC

Status of Applicant: Agent
Requested: Landscaping Plan Amendment
Existing Use: Shopping Center
Existing Zoning: B-2 (Community Business)
Existing Use Plan: Community Commercial
Lot size: 19.7 Acres
Location: 10902 -11116 N. Port Washington Road
Tax Key: #15-029-06-007.00
District: #8

Background:

The applicant is requesting landscape plan amendment approval for the Pavilions Shopping Center located at 10906-11116 N Port Washington Road. The item was tabled at the June 10, 2019 Planning Commission meeting.

Landscape Plan Amendment:

The plan shows landscape beds adjacent to the building to be removed and paved as part of Phase I renovations. The plan shows removal of 4,382 square foot of existing landscape beds adjacent to the main building and the two outbuildings. The applicant has indicated that plant growth and maintenance is difficult in these areas. To make up for the removal of green space, the plans proposes 4,408 square foot of new landscape areas which include parking lot islands in the north parking lot and landscape beds in front of DSW and around the perimeter of Chancery's outdoor dining space. The plan shows 14,448 square feet of landscape beds and 74 trees to remain. Ten trees will be removed and 11 new trees are proposed. Eight of the new trees proposed will line the main center drive. The plan proposes various planting tiers. The entrances will receive the highest level of treatment which includes a combination of prairie grass, flowers and shrubbery. Low tiered areas on the site will receive prairie grass or shrub treatments.

The landscape plan was reviewed by landscape architect consultant Michael Higgins who provided a thorough review of the plan. The review states that many of the parking lot islands are too narrow to sustain parking lot trees. He indicated that the proposed apple trees are small trees with low canopy profiles and have limited survival rate in islands with less than 9 foot width in large commercial parking lots. The landscape consultant's report states that the interior

landscaping equals approximately 4% of the parking paved area. He notes that interior islands plant areas shall be widened and more interior parking lot islands should be installed. The overall landscaping will not provide 30% parking lot shading. To meet the 30% requirement, the plan will need to expand existing islands to support multiple trees.

Staff expressed similar concerns to the applicant and the Commission; however, the applicant has indicated numerous times that they are unwilling and unable to expand parking lot island size or add islands at this time. Although the previously approved landscape plan is not on file, based on existing conditions, the existing site does not meet the shading or green space code requirement.

Although the proposal maintains the non-conforming landscape status, staff believes that along with the approved changes to the building exterior, the proposed landscape plan will be an improvement to the site and will enhance and provide attractive entrances into the shopping center. The plan proposes new landscape islands for the northern most parking lot and northern tenant spaces which currently lack green space. The north end of the site is outside the Phase I project limit; however, the applicant was able to add parking lot islands and landscape beds without eliminating any parking stalls on this end of the site. These proposed areas account for the square footage of greenspace that will be removed. The applicant is also proposing to bring water to the site for drip irrigation for the landscape beds at the entrances since those areas will be heavily landscaped. The plan proposes new trees in parking lot islands but they are inconsistently placed throughout the site. For example, some parking rows have one tree proposed for one parking island endcap but not the other, or no trees proposed in both parking islands. Staff adds a condition of approval that five additional trees be added so that trees are uniformly placed throughout the site. With these additional five trees recommended by staff, the site will receive a total of 16 new trees along with the 74 to remain (10 trees will be removed). See Exhibit A for locations of recommended trees.

Above ground planters were proposed on previous plans but removed from this submittal. Staff recommends one to two planters at each corner of the outbuildings and will work with applicant on planter details and locations. See Exhibit A for general locations. With the proposed removal of the landscape beds, there will be a lack of greenery at the corner entrances of the outbuildings. Staff will work with applicant on planter details and locations.

In addition to staff recommendations, and in keeping with previous Planning Commission recommendations, staff recommends the following from the landscape architect's review:

1. Minimum 3" caliper for all proposed deciduous trees.
2. Minimum height of 7 feet for all proposed evergreen trees.
3. Two existing parking lot island trees are severely damaged. These trees shall be removed. Staff will work with landscape consultant and applicant to identify said trees.
4. Amend plant schedule to include existing trees and identify number, genus and species.

Recommendation:

Staff recommends approval of the landscape plan amendment based on the following condition(s):

1. Staff review and approval of final landscaping plan.
2. The applicant shall submit final plans within 60 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.
3. Five additional trees are required per Exhibit A.
4. Minimum 3" caliper for all proposed deciduous trees.

5. Minimum height of 7 feet for all proposed evergreen trees.
6. Two existing parking lot island trees are severely damaged. These trees shall be removed and replaced. Staff will work with landscape consultant and applicant to identify said trees.
7. Provide one to two planters at each corner of the outbuildings. Staff review and approval of planter details and locations required. See Exhibit A for general locations.
8. Amend plant schedule to include existing trees and identify number, genus and species.
9. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
10. Planning Commission approval of any future phase is required.

Attachments:
Packet (PDF)

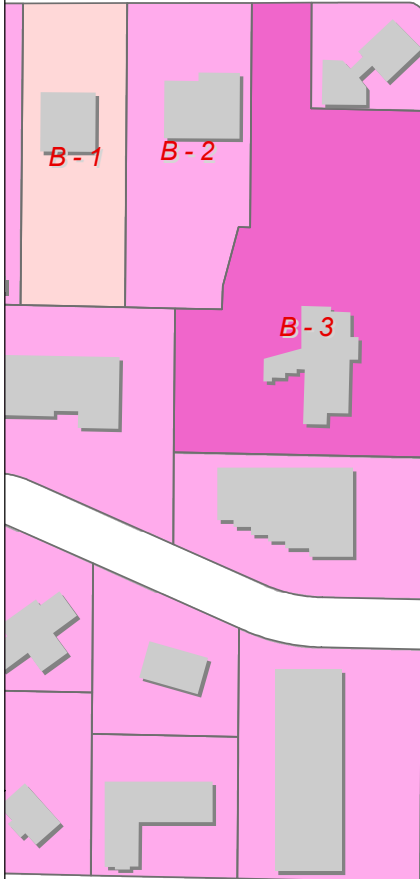
NORR LLC for Brixmor SPE 1 LLC

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

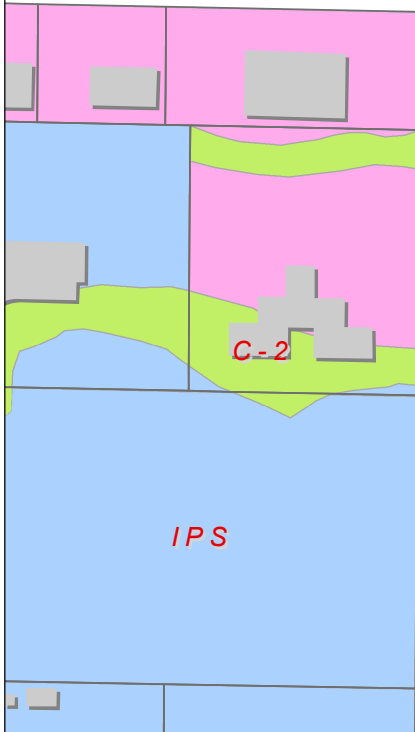
LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

5.a.a

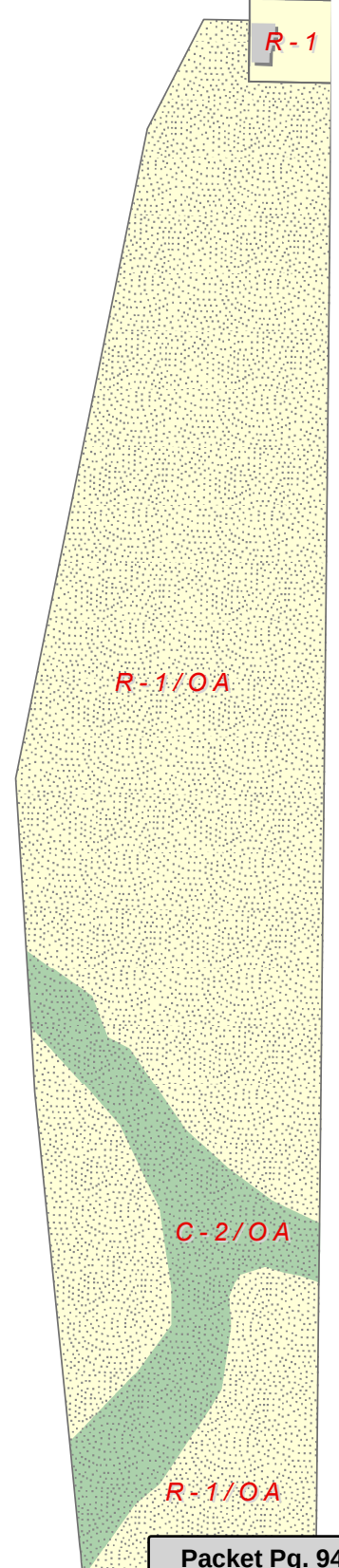
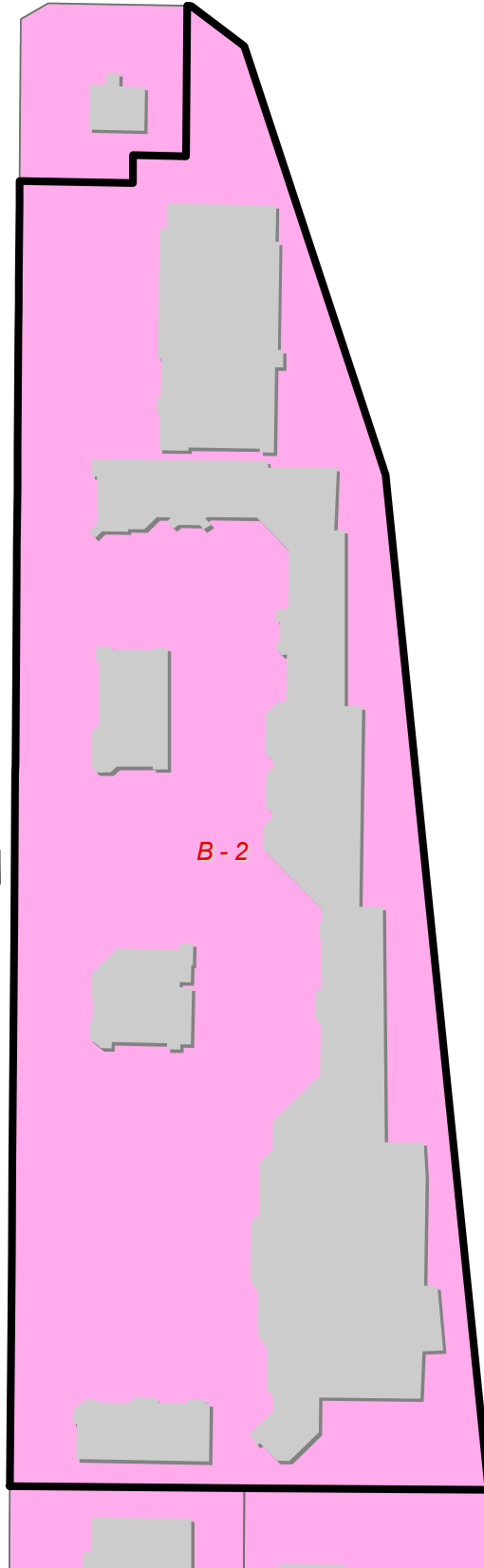
MEQUON ROAD 112N



TOWNE SQUARE ROAD 110N



PORT WASHINGTON ROAD 13W



Attachment: Packet (4235 : NORR LLC for Brixmor SPE 1 LLC)



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA

Drawn By

Sheet 1
14

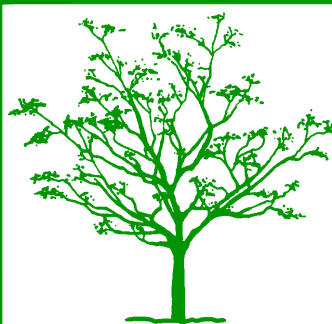
Date: 11/27/18

Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19



Demo Plan

Scale: 1" = 60'-0"



Mequon Pavilions

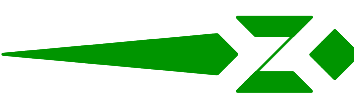
PROJECT AREA

Future Development Plans
North Construction Limit

South Construction Limit
Future Development Plans

Key

	Proposed Tree To Be Removed - 10 Total
	Proposed Bed Removal - 4382sf



TO OBTAIN LOCATIONS OF
PARTICIPATING UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE
WIS. STATUTE 18.27(5)(b)7A
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

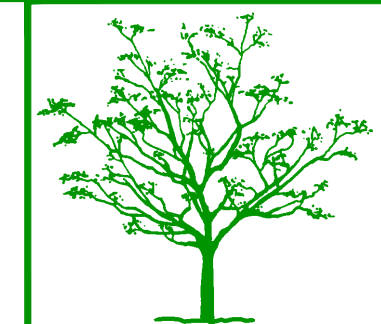
Attachment: Packet (4235 : NORR LLC for Brimmer SPE 1 LLC)

Landscape
Development by
Michael Seaman,
PLA

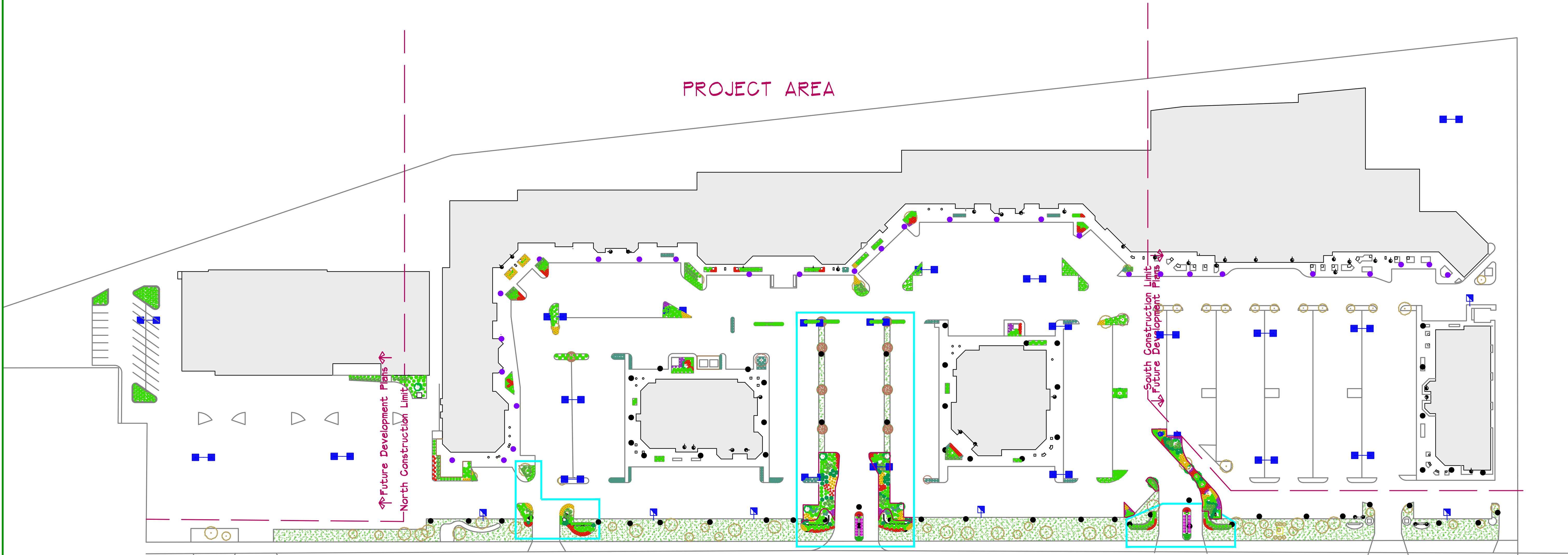
Drawn By

Sheet 2
14

Date: 11/27/18
Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19
7/17/19



Mequon Pavilions



PROJECT AREA

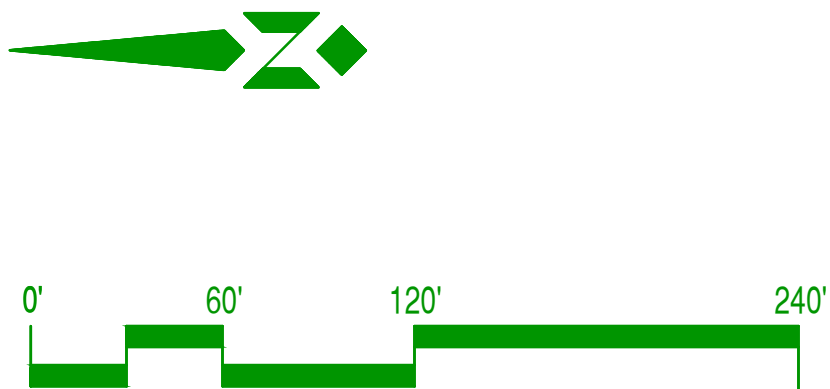
Future Development Plans
North Construction Limit

South Construction Limit
Future Development Plans

Trees
74 Existing Trees To Remain
10 Existing Trees To Be Removed
11 Proposed New Trees

Key	
	Proposed New Tree
	Existing Tree
	Proposed Irrigated Areas

Planting Bed Areas
Project Area Existing Beds To Remain: 14488sf
Project Area Beds To Be Removed: 4382sf
Addition of Planting Bed Space: 4408sf
Project Area Total: 14514sf

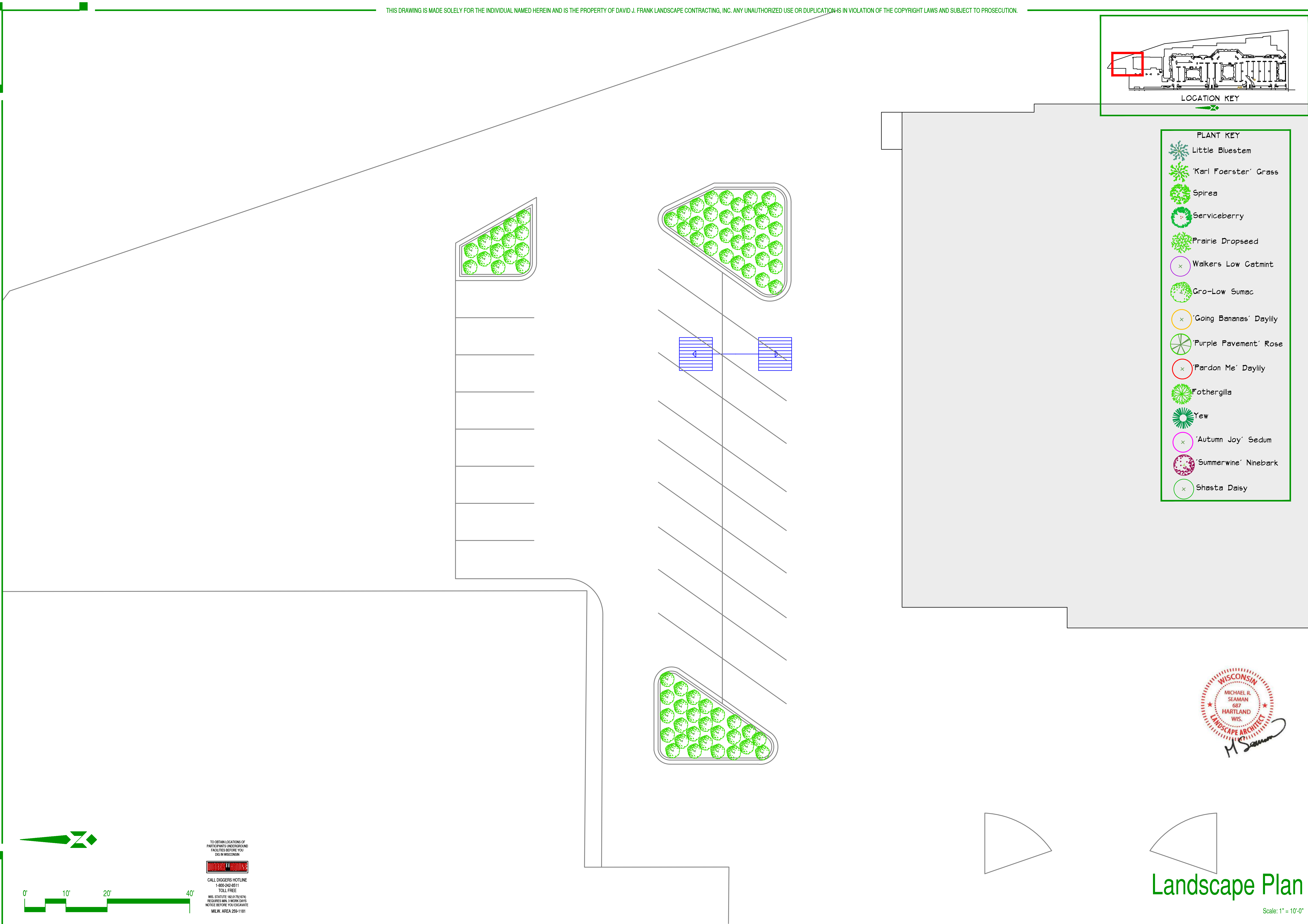


TO OBTAIN LOCATIONS OF
PARTICIPATING UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN
MISSOURI
CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE
WIS. STATUTE 18.27(5)(b)7A
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

Site Landscape Plan

Scale: 1" = 60'-0"

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**

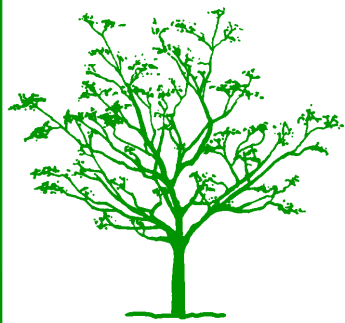
N120 W21350 Freistadt Road
P.O. Box 70
Germanstown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA

Drawn By

Sheet 3
14

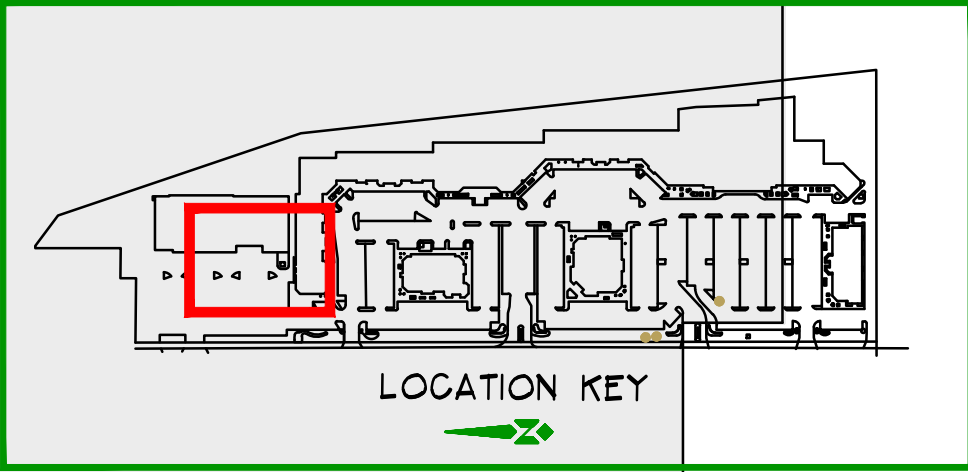
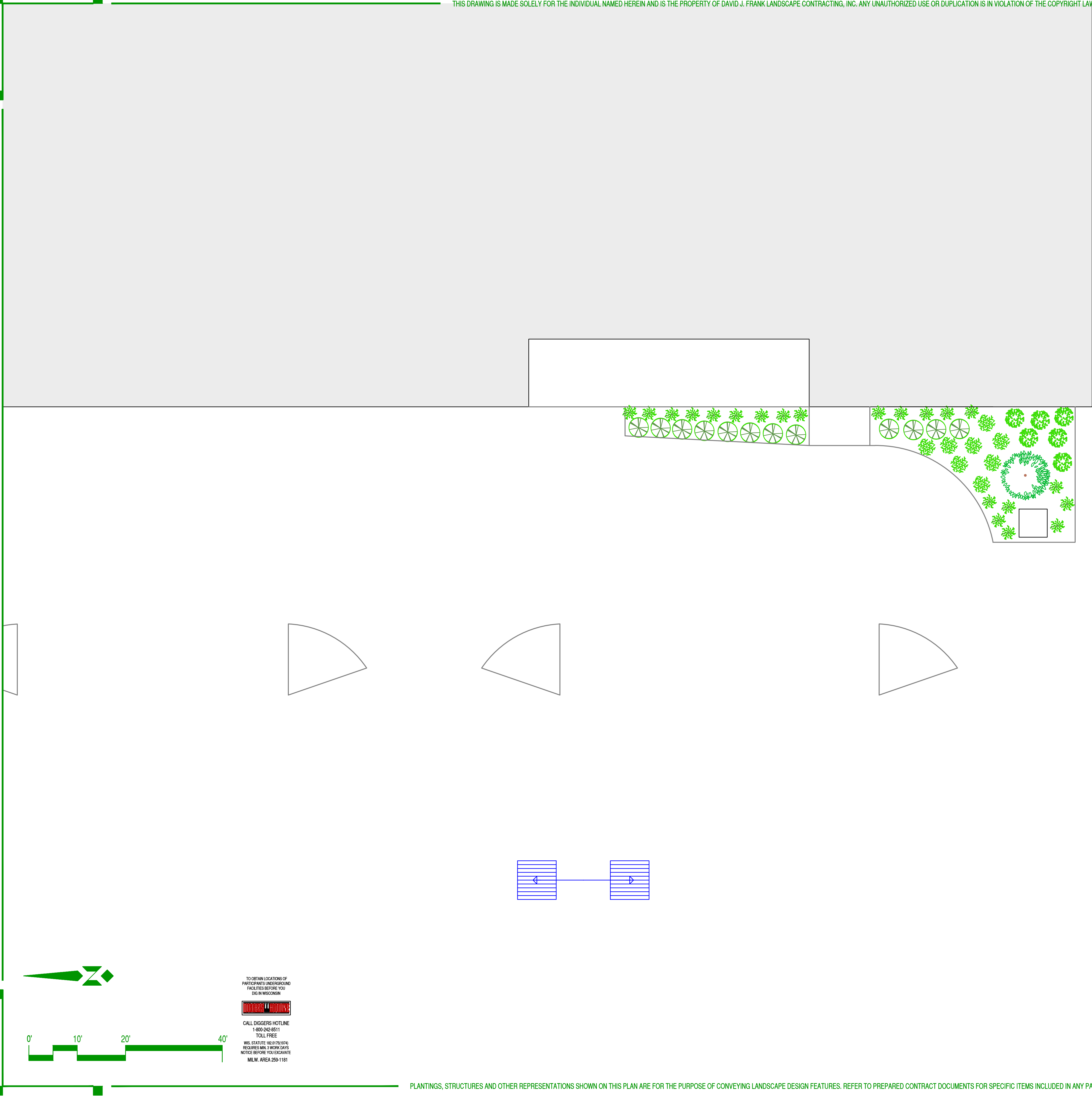
Date: 11/27/18
Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19



Mequon Pavilions

Attachment: Packet (4235 : NORR LLC for Brimmer SPE 1 LLC)

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.



- PLANT KEY
- Little Bluestem
 - 'Karl Foerster' Grass
 - Spirea
 - Serviceberry
 - Prairie Dropseed
 - Walkers Low Catmint
 - Gro-Low Sumac
 - 'Going Bananas' Daylily
 - 'Purple Pavement' Rose
 - 'Pardon Me' Daylily
 - Fothergilla
 - Yew
 - 'Autumn Joy' Sedum
 - 'Summerwine' Ninebark
 - Shasta Daisy
 - Compact Burning Bush



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

David J. Frank
Design Group

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mseaman@davidfrank.com
www.davidfrank.com

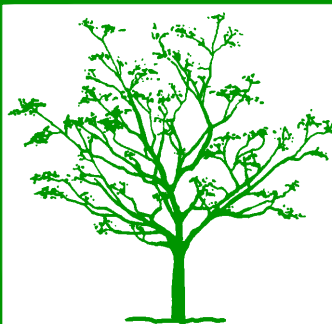


Landscape
Development by
Michael Seaman,
PLA

Drawn By

Sheet 4
14

Date: 11/27/18
Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19

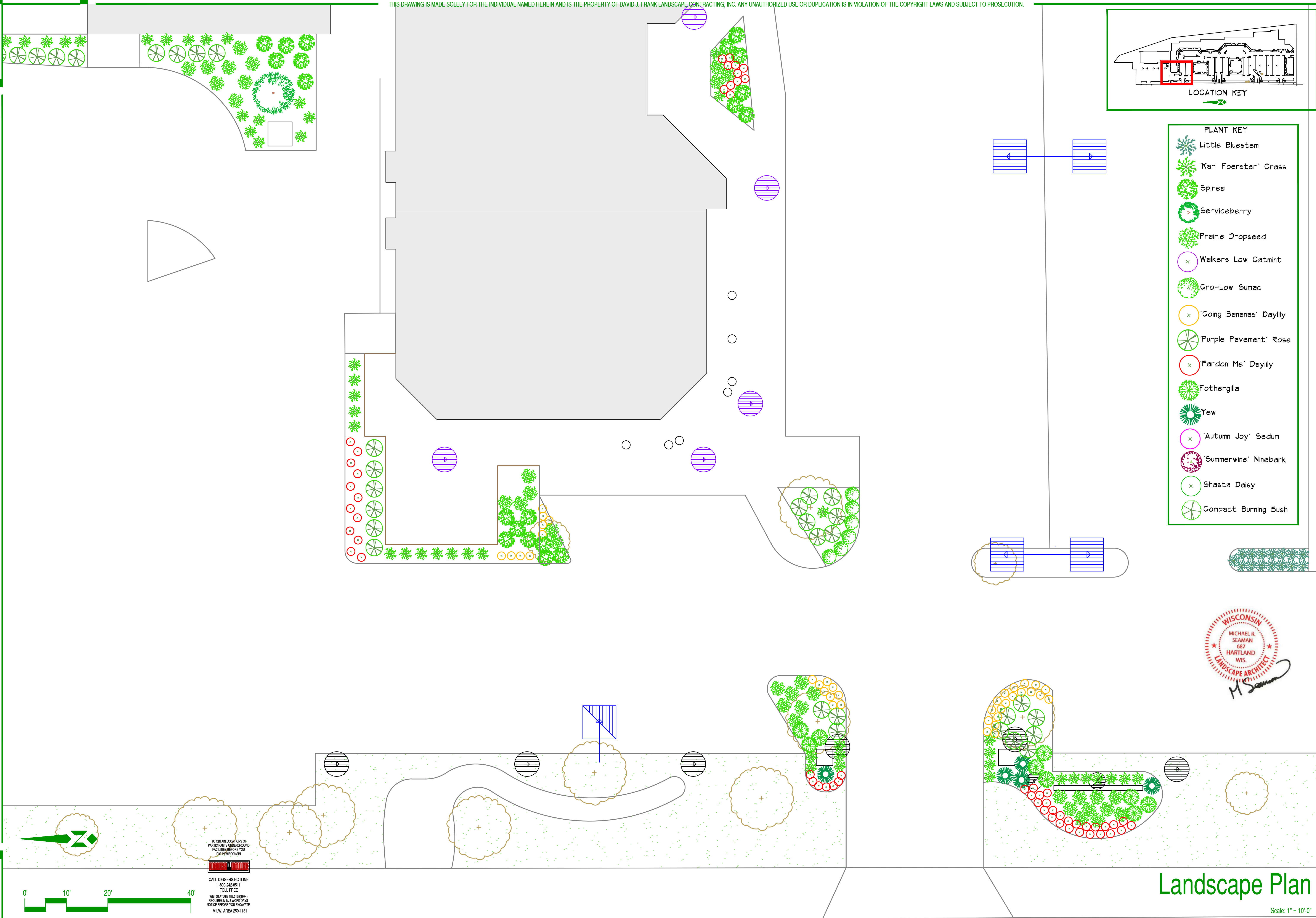


Landscape Plan

Scale: 1" = 10'-0"

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

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

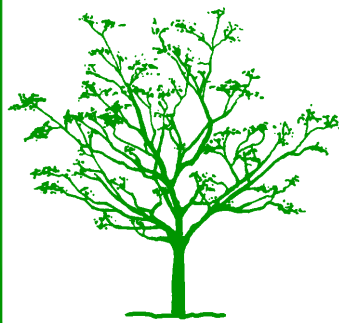


Landscape
Development by
Michael Seaman,
PLA

Drawn By

Sheet 5
14

Date: 11/27/18
Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19
7/17/19



Mequon Pavilions



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

David J. Frank
Design Group

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA

Drawn By

Sheet 6
14

Date: 11/27/18

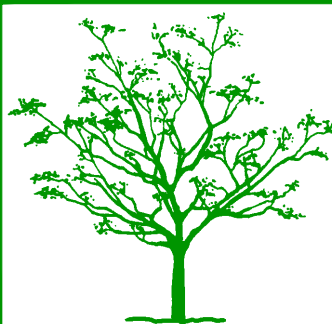
Revision: 2/6/19

2/18/19

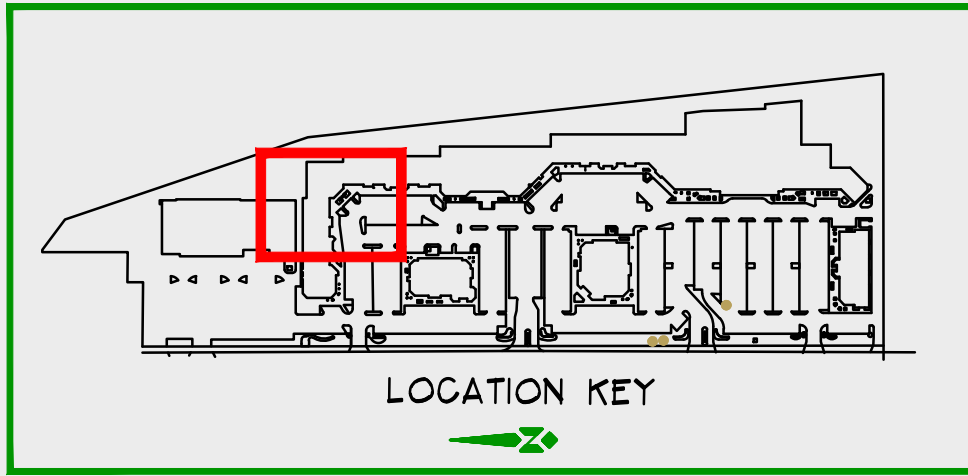
2/27/19

3/5/19

5/6/19



Mequon Pavilions



LOCATION KEY



- PLANT KEY
- Little Bluestem
 - 'Karl Foerster' Grass
 - Spiraea
 - Serviceberry
 - Prairie Dropseed
 - Walkers Low Catmint
 - Gro-Low Sumac
 - 'Going Bananas' Daylily
 - 'Purple Pavement' Rose
 - 'Pardon Me' Daylily
 - Fothergilla
 - Yew
 - 'Autumn Joy' Sedum
 - 'Summerwine' Ninebark
 - Shasta Daisy



0' 10' 20' 40'

TO OBTAIN LOCATIONS OF
PARTICIPATING UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE

WIS. STATUTE 18.27(5)(b)7A
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

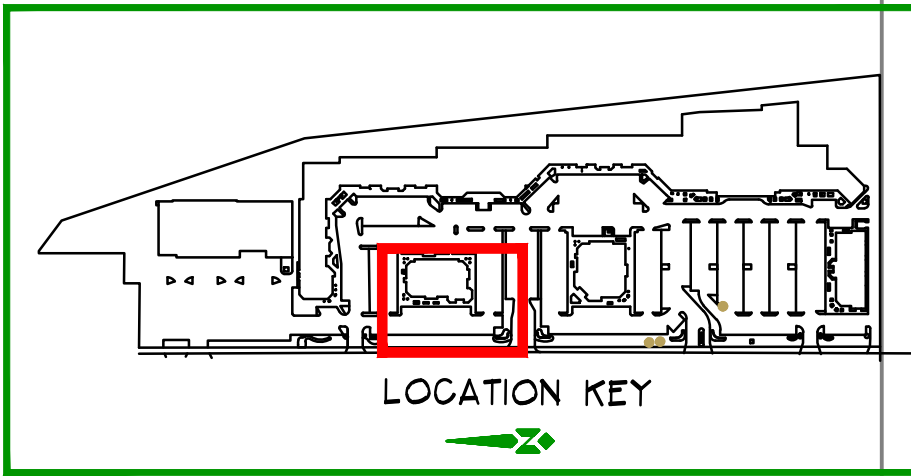
MILWAUKEE AREA 262-4481



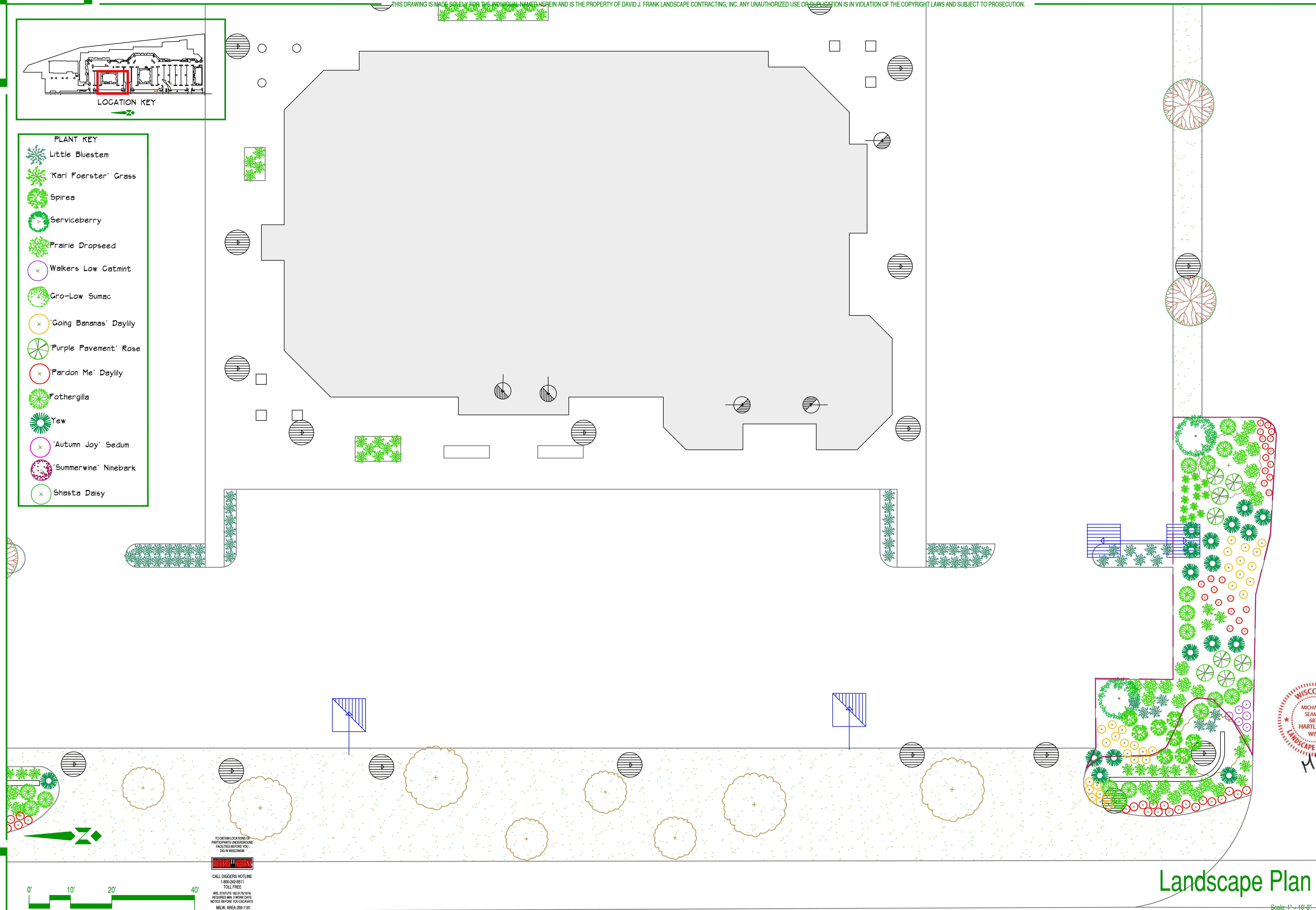
Landscape Plan

Scale: 1" = 10'-0"

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.



- PLANT KEY
- Little Bluestem
 - 'Karl Foerster' Grass
 - Spirea
 - Serviceberry
 - Prairie Dropseed
 - Walkers Low Catmint
 - Gro-Low Sumac
 - 'Going Bananas' Daylily
 - 'Purple Pavement' Rose
 - 'Pardon Me' Daylily
 - Fothergilla
 - Yew
 - 'Autumn Joy' Sedum
 - 'Summerwine' Ninebark
 - Shasta Daisy



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

David J. Frank
Design Group

N120 W21350 Freistadt Road
P.O. Box 70
Germanstown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA

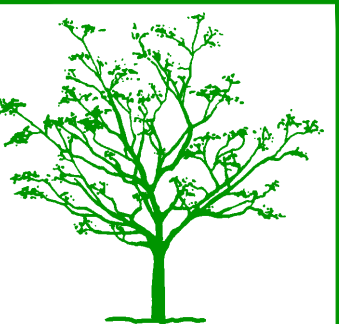
Drawn By

Sheet 7
14

Rev: 11/27/18
1/18/19
2/27/19
3/5/19
5/6/19



Landscape Plan



Mequon Pavilions



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**

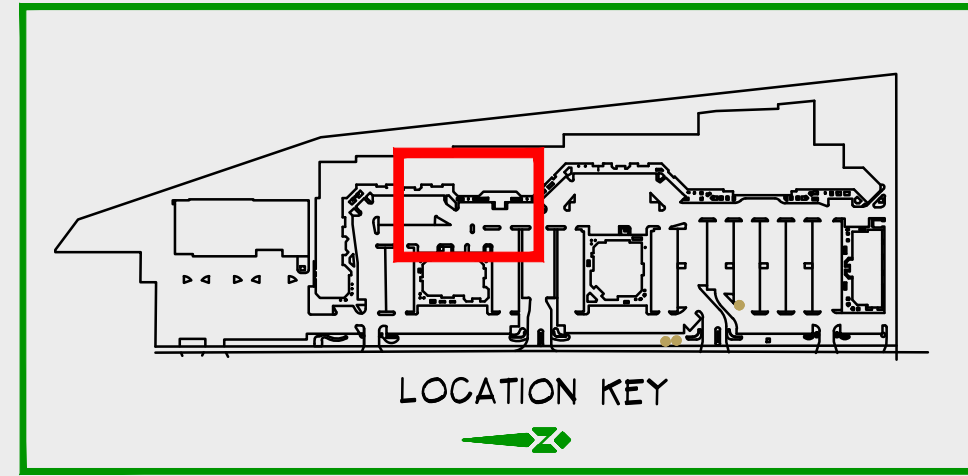
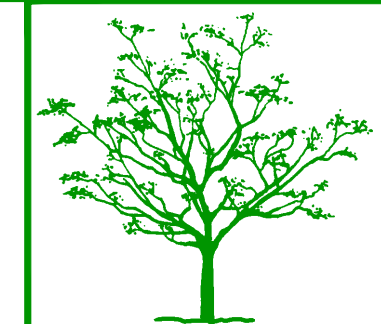
N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA

Drawn By

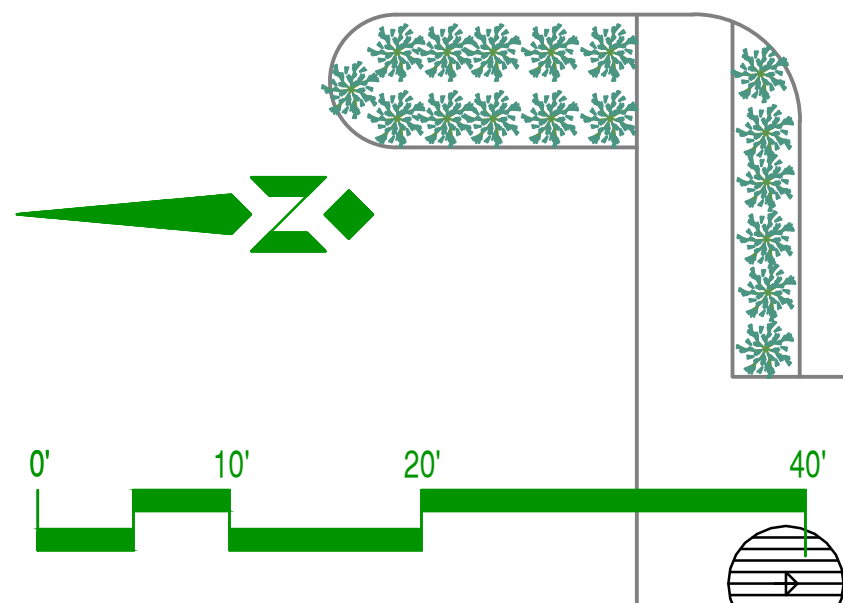
Sheet 8
14

Date: 2/6/19
Revision: 2/18/19
2/27/19
3/5/19
5/6/19



LOCATION KEY

- PLANT KEY**
- Little Bluestem
 - 'Karl Foerster' Grass
 - Spiraea
 - Serviceberry
 - Prairie Dropseed
 - Walkers Low Catmint
 - Gro-Low Sumac
 - 'Going Bananas' Daylily
 - 'Purple Pavement' Rose
 - 'Pardon Me' Daylily
 - Fothergilla
 - Yew
 - 'Autumn Joy' Sedum
 - 'Summerwine' Ninebark
 - Shasta Daisy



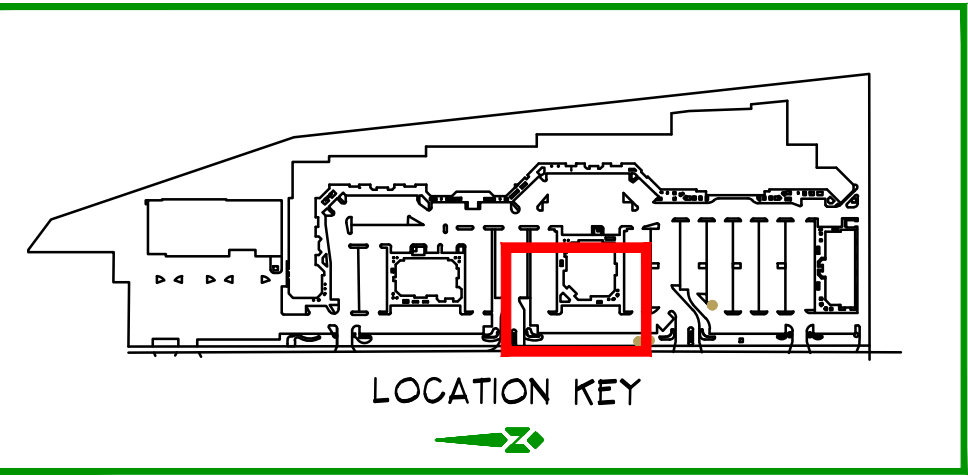
TO OBTAIN LOCATIONS OF
PARTICIPATING UNDERGROUND
UTILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE
WIS. STATUTE 18.27(5)(b)7A
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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

Landscape Plan

Scale: 1" = 10'-0"

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.



- PLANT KEY
- Little Bluestem
 - 'Karl Foerster' Grass
 - Spirea
 - Serviceberry
 - Prairie Dropseed
 - Walkers Low Catmint
 - Gro-Low Sumac
 - 'Going Bananas' Daylily
 - 'Purple Pavement' Rose
 - 'Pardon Me' Daylily
 - Fothergilla
 - Yew
 - 'Autumn Joy' Sedum
 - 'Summerwine' Ninebark
 - Shasta Daisy

Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

David J. Frank
Design Group

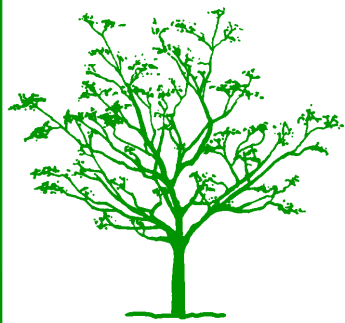
N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA

Drawn By

Sheet 9
12

Date: 11/27/18
Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19



Mequon Pavilions



Landscape Plan

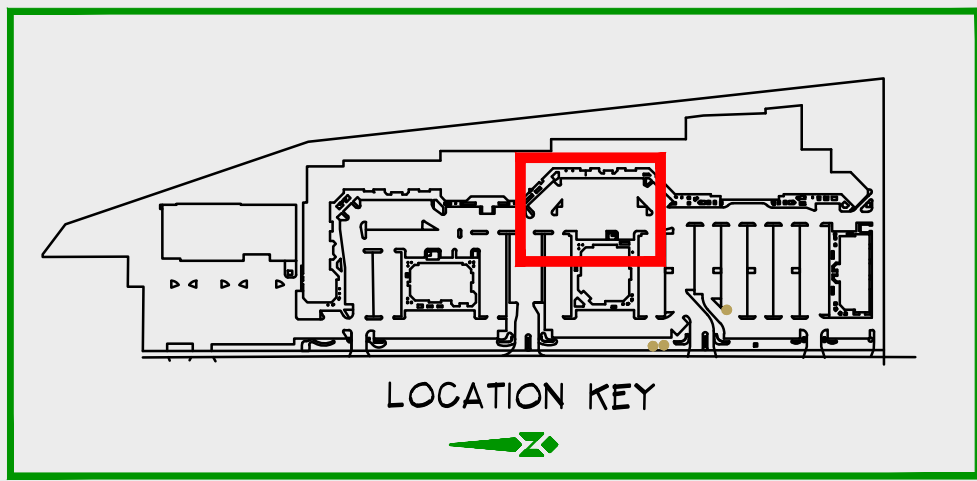
Scale: 1" = 10'-0"

TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE
WIS. STATUTE 18.27(15)(16)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

0' 10' 20' 40'

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

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.

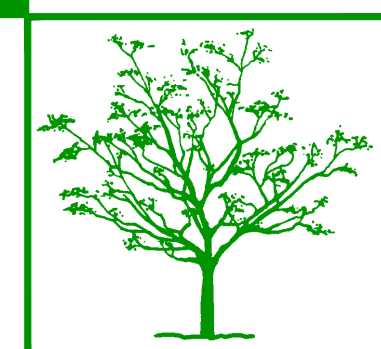


Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**
N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

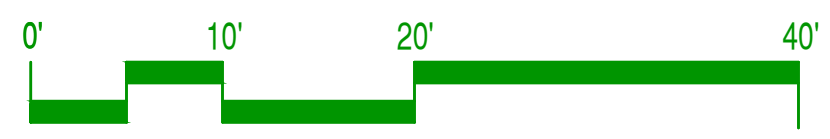
Landscape
Development by
Michael Seaman,
PLA

Drawn By
Sheet 10
14
Date: 11/27/18
Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19



Mequon Pavilions

- PLANT KEY**
- Little Bluestem
 - 'Karl Foerster' Grass
 - Spirea
 - Serviceberry
 - Prairie Dropseed
 - Walkers Low Catmint
 - Gro-Low Sumac
 - 'Going Bananas' Daylily
 - 'Purple Pavement' Rose
 - 'Pardon Me' Daylily
 - Fothergilla
 - Yew
 - 'Autumn Joy' Sedum
 - 'Summerwine' Ninebark
 - Shasta Daisy



TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE
WIS. STATUTE 18.27(1)(b)(iv)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 2591181

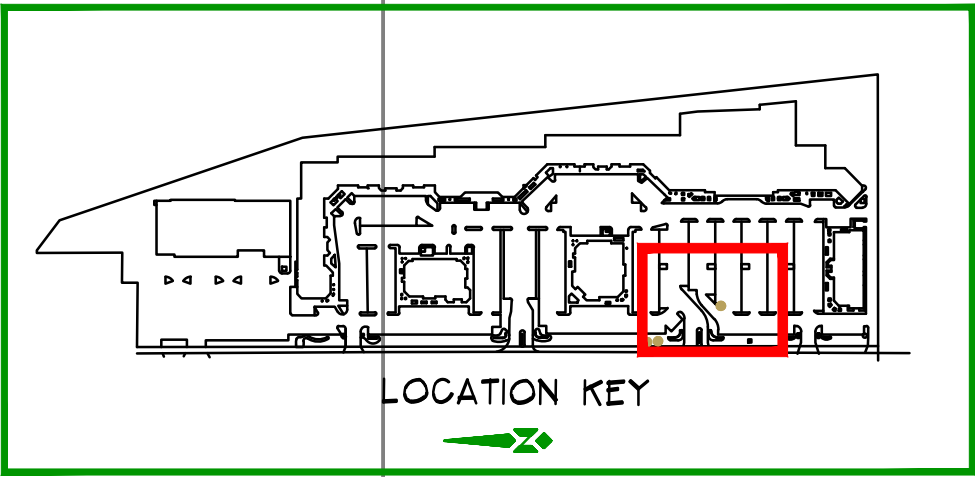


Landscape Plan

Scale: 1" = 10'-0"

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

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.



- PLANT KEY
- Little Bluestem
 - 'Karl Foerster' Grass
 - Spirea
 - Serviceberry
 - Prairie Dropseed
 - Walkers Low Catmint
 - Gro-Low Sumac
 - 'Going Bananas' Daylily
 - 'Purple Pavement' Rose
 - 'Pardon Me' Daylily
 - Fothergilla
 - Yew
 - 'Autumn Joy' Sedum
 - 'Summerwine' Ninebark
 - Shasta Daisy



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

David J. Frank
Design Group

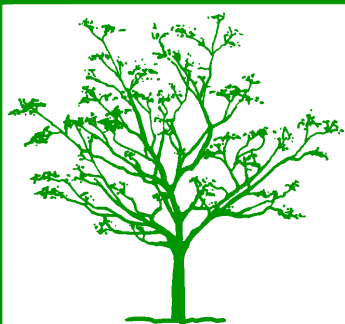
N120 W21350 Freistadt Road
P.O. Box 70
German town, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA

Drawn By

Sheet 11
14

Date: 11/27/18
Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19



Mequon Pavilions



Landscape Plan

Scale: 1" = 10'-0"

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

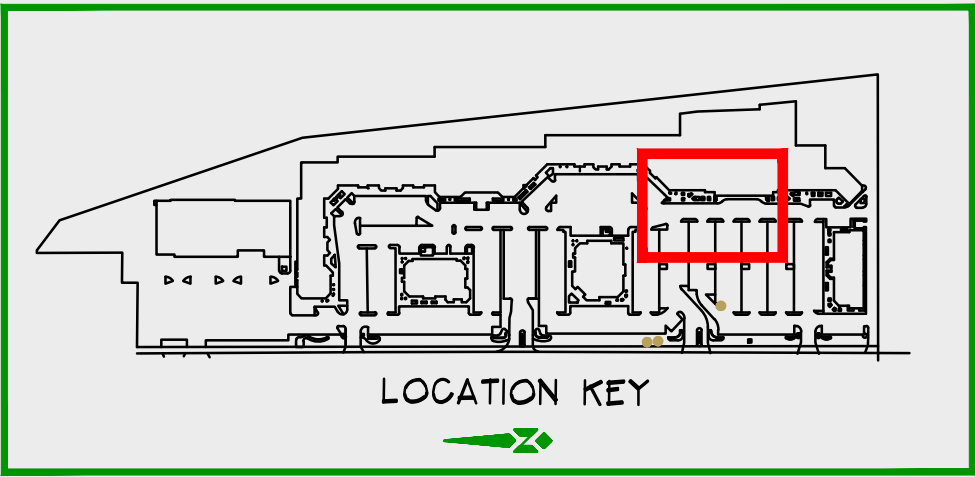
TO OBTAIN LOCATIONS OF
PARTICIPATING UNDERGROUND
UTILITIES BEFORE YOU
DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE
WIS. STATUTE 18.27(5)(b)7A
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

0' 10' 20' 40'

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**

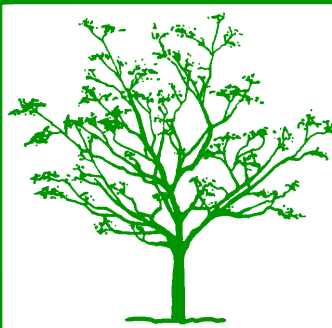
N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA

Drawn By

Sheet 12
14

Date: 11/27/18
Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19



Mequon Pavilions

- PLANT KEY**
- Little Bluestem
 - 'Karl Foerster' Grass
 - Spirea
 - Serviceberry
 - Prairie Dropseed
 - Walkers Low Catmint
 - Gro-Low Sumac
 - 'Going Bananas' Daylily
 - 'Purple Pavement' Rose
 - Pardon Me' Daylily
 - Fothergilla
 - Yew
 - 'Autumn Joy' Sedum
 - 'Summerwine' Ninebark
 - Shasta Daisy

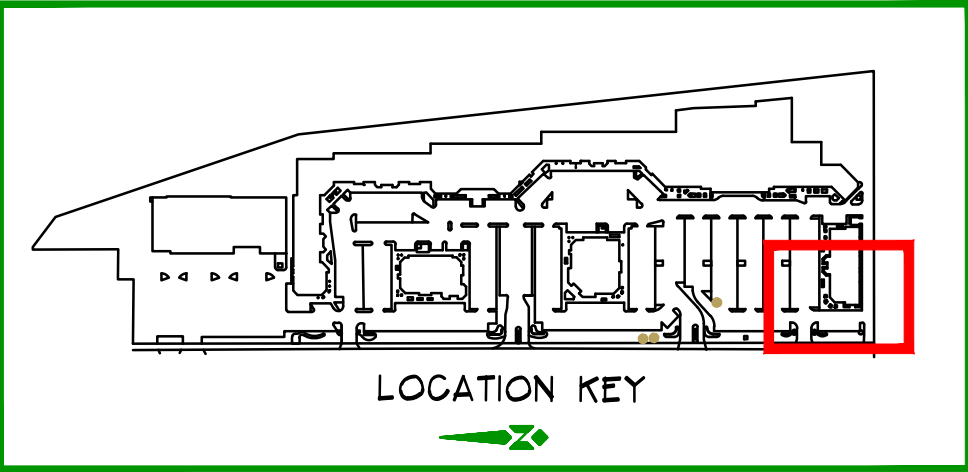


Landscape Plan

Scale: 1" = 10'-0"

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

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA

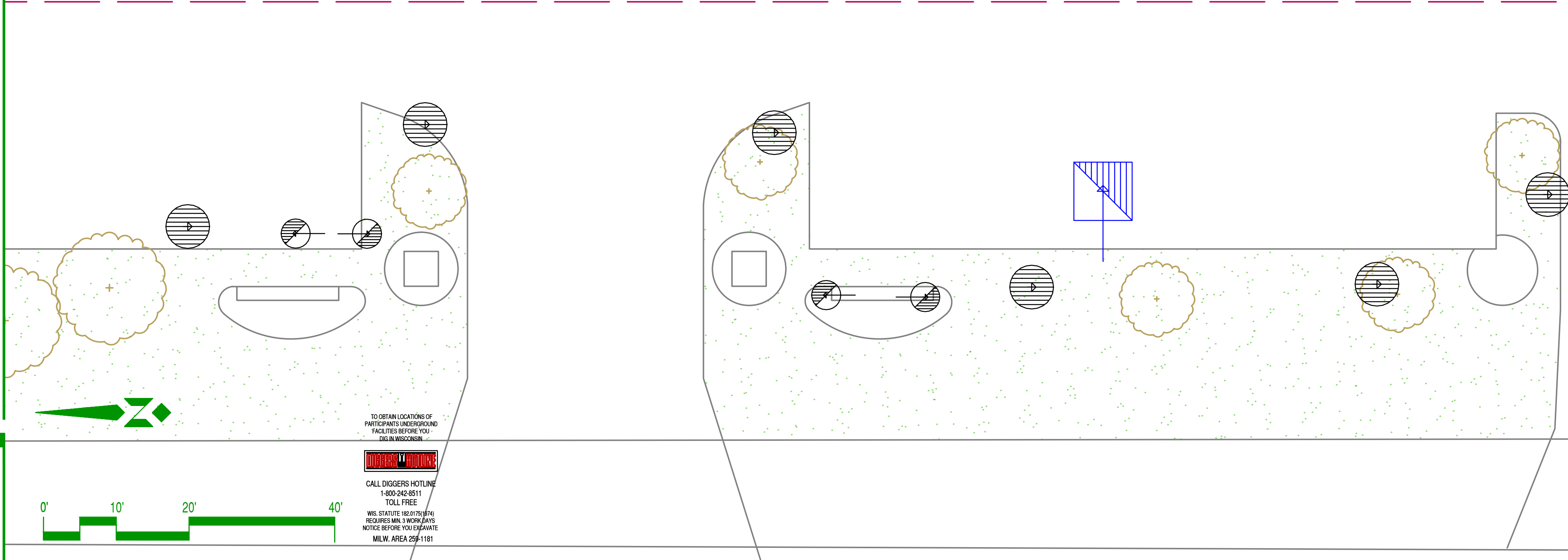
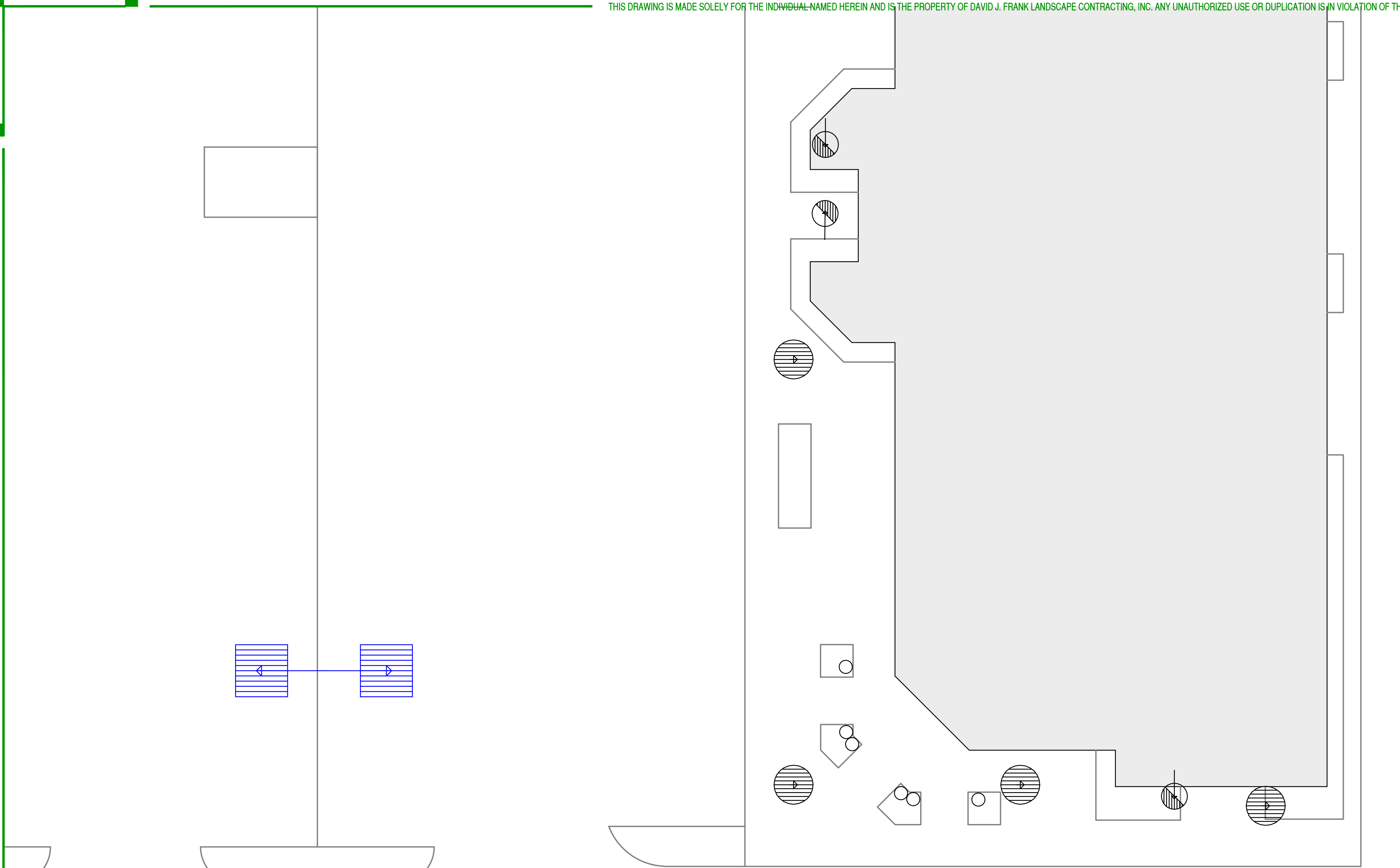
Drawn By

Sheet 13
14

Date: 11/27/18
Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19



- PLANT KEY**
- Little Bluestem
 - 'Karl Foerster' Grass
 - Spirea
 - Serviceberry
 - Prairie Dropseed
 - Walkers Low Catmint
 - Gro-Low Sumac
 - 'Going Bananas' Daylily
 - 'Purple Pavement' Rose
 - 'Pardon Me' Daylily
 - Fothergilla
 - Yew
 - 'Autumn Joy' Sedum
 - 'Summerwine' Ninebark
 - Shasta Daisy

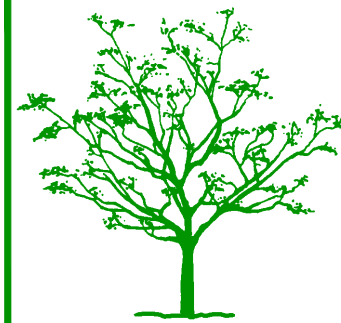


TO OBTAIN LOCATIONS OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN,
CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE
WIS. STATUTE 18.27(5)(b)M
REQUIRES MR. & MRS. JAMES
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

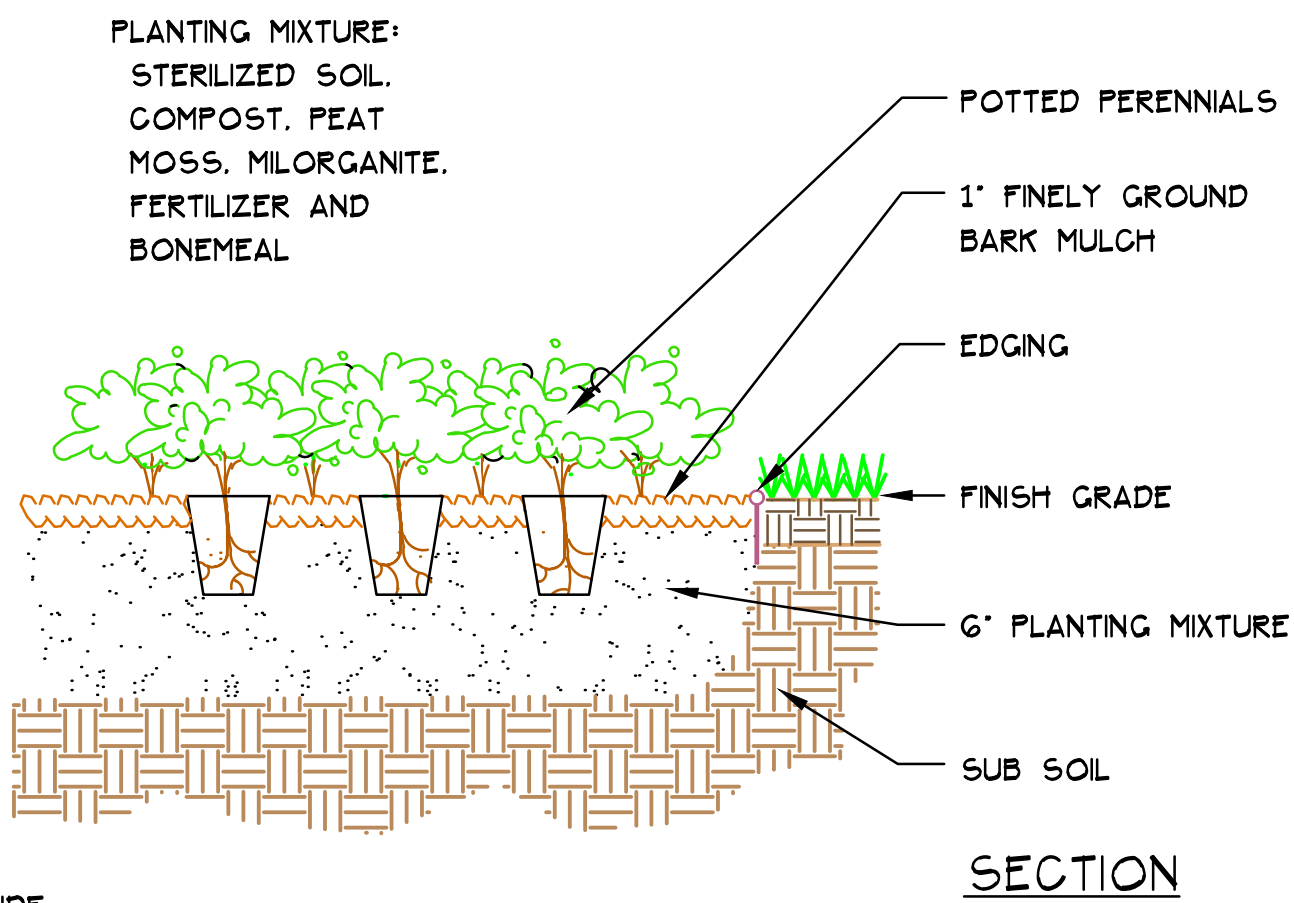
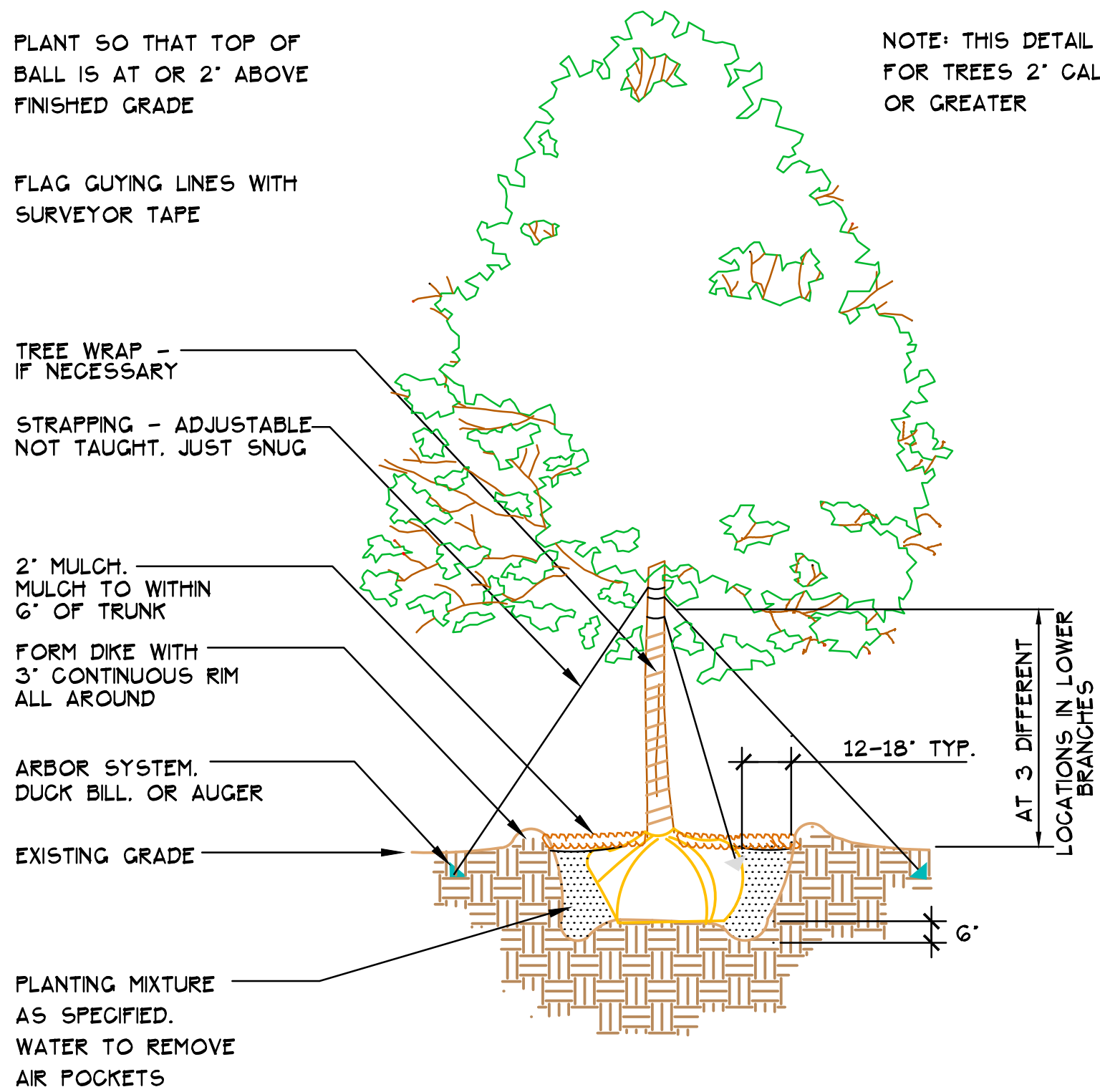
PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.

Landscape Plan

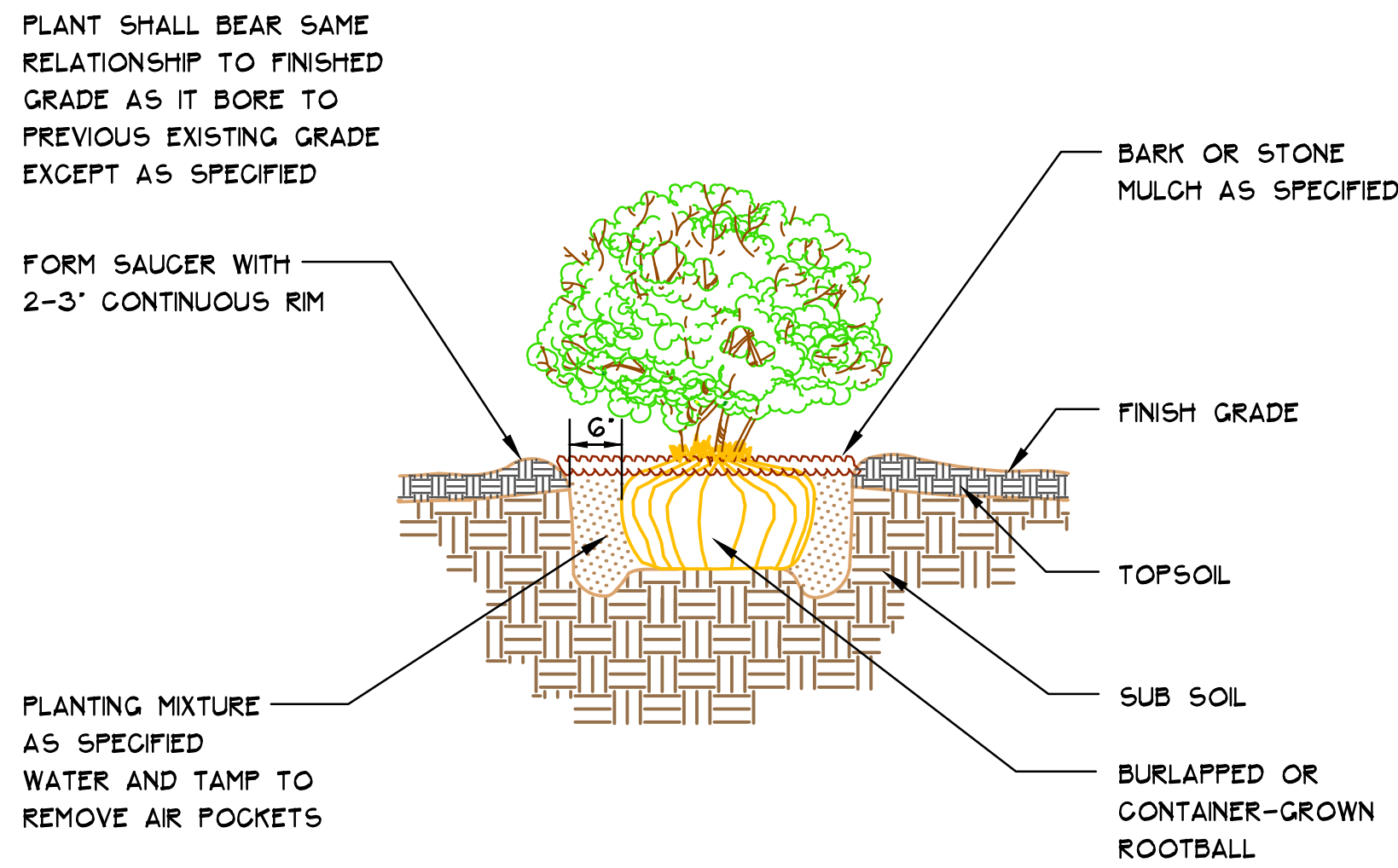
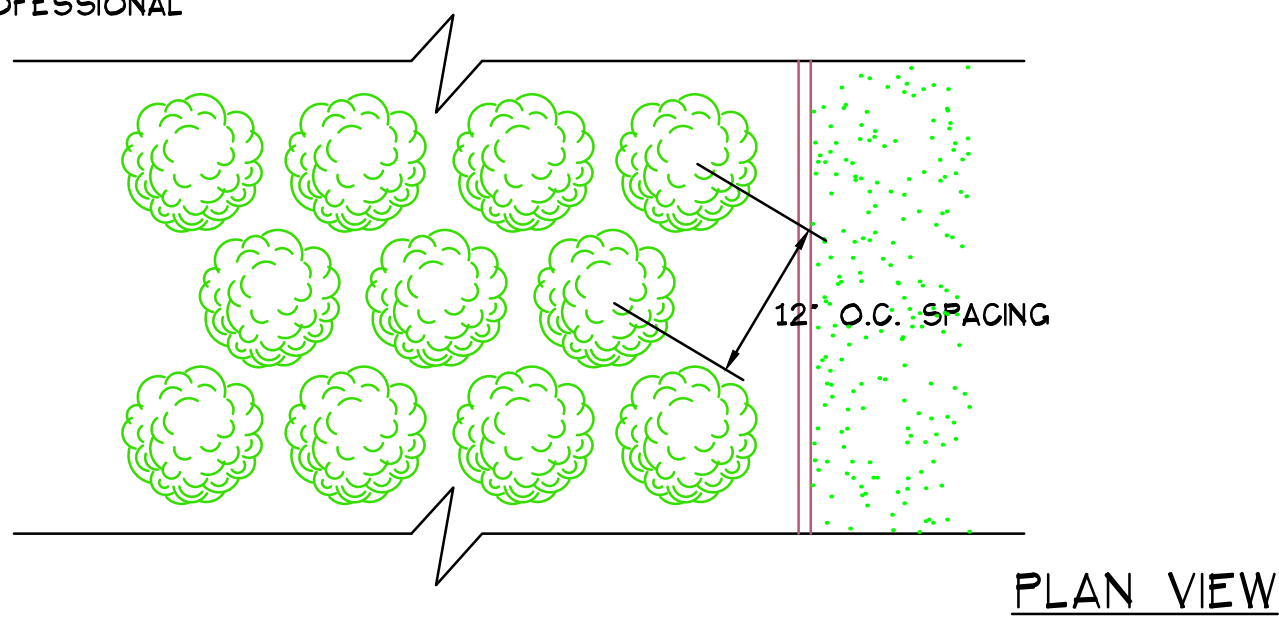
Scale: 1" = 10'-0"



Mequon Pavilions



**TREFLON HERBICIDE TO BE APPLIED BY LICENSED PROFESSIONAL



SHRUB PLANTING - DECIDUOUS

Scale: Not To Scale

TREE PLANTING - DECIDUOUS (WITH OR WITHOUT GUYING SYSTEM)

Scale: Not To Scale

PERENNIAL PLANTING

Scale: Not To Scale

Plant Key	Qty	Botanical Name	Common Name	Size	Root	Specifications
Deciduous Trees						
	3	Acer saccharum 'Bailista'	Fall Fiesta Sugar Maple	3"	BB	Evenly Shaped Tree; Single Leader; Similar Height
Ornamental Trees						
	8	Malus 'Adirondak'	Adirondak Crabapple	2"	BB	Evenly Shaped Tree; Single Leader; Similar Height
Deciduous Shrubs						
	15	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	36"	BB	Evenly Branched; Multi-Stem, Min. Three Branches
	1	Euonymus alata 'Compactus'	Compact Burning Bush	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
	61	Fothergilla gardenii	Dwarf Fothergilla	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
	2	Physocarpus opulifolius 'Seward'	Summerwine Ninebark	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
	182	Rhus aromatica 'Gro-Low'	Gro-low Sumac	18"	Cont.	Multi-Stem Evenly Sized; Similar Height
	116	Rosa rugosa 'Purple Pavement'	Pruple Pavement Rose	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
	146	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
Evergreen Shrubs						
	57	Taxus x media 'Everlow'	Everlow Yew	18"	Cont.	Full, Well Rooted, No Browning
Ornamental Grasses						
	199	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
	149	Schizachyrium scoparium	Little Bluestem Grass	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
	133	Sporobolus heterolepis	Prairie Dropseed Grass	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
Perennials						
	24	Chrysanthemum x superbum 'Becky'	Becky Shasta Daisy	4.5"	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
	250	Hemerocallis 'Going Bananas'	Going Bananas Daylily	4.5"	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
	327	Hemerocallis 'Pardon Me'	Pardon Me Daylily	4.5"	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
	75	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	4.5"	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
	24	Sedum 'Autumn Joy'	Autumn Joy Sedum	4.5"	Cont.	Full, Well Rooted Plant, Not Solid Root Mass

Notes:

- The contractor is required to notify Diggers Hotline (811 or 800-242-8511) to have site marked at least 2 business days prior to digging.
- Contractor is required to confirm all plant quantities shown on Plant & Material List and landscape planting symbols and list any inconsistencies/concerns to Landscape Architect.
- Plantings must comply with standards as defined in American Standard of Nursery Stock - Z60.1 ANSI. The Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, and diseased, improperly transported, installed incorrectly or damaged. Any potential plant substitutions that are "B Grade" or "Park Grade" plant material must be approved by Landscape Architect.
- Plantings must be planted as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any deviations to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation
- Plantings are to be watered comprehensively at the time of planting, through construction and upon completion of project as required.
- Topsoil ought to be placed to within 3" of finish grade by general / grading contractor during rough grading procedures. All parking lot islands if (applicable) to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to allow proper drainage (unless otherwise specified).
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of shredded hardwood bark mulch.
- Mulching: perennial planting areas (groupings) shall receive a 3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch.
- Manual Edging: All planting beds will be bordered with a 3" deep spade edge using a flat landscape spade or a mechanical edger. A clean definition between landscape beds and lawn is required, Bed lines are to be cut crisp, smooth.
- Plant bed amendment composition: All perennial, groundcover and annual areas are required to receive a blend of soil amendments before installation consisting of mushroom compost.
- Seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Formulate the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Erosion control actions are to be used in swales and on slopes in excess of 1:3 and where applicable as seen in () Drawings. Means of installation may differ and are at the discretion of the Landscape Contractor on his/her responsibility to establish and warranty a smooth, uniform, quality turf.
- The Landscape Contractor is accountable for the watering and maintenance of all landscape areas for a period of 60 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed. Work also includes weeding, edging, mulching fertilizing, and trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA



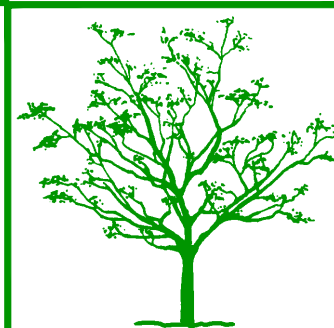
Sheet 14

14

Date: 5/6/19

Revision: 7/17/19

Details



Mequon Pavilions

EXHIBIT A



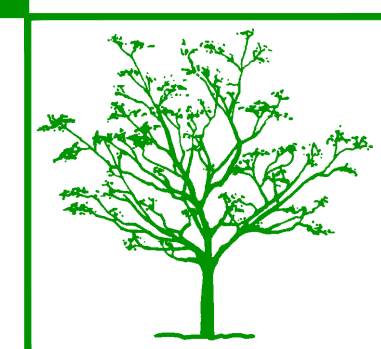
Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**
N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by
Michael Seaman,
PLA

Drawn By

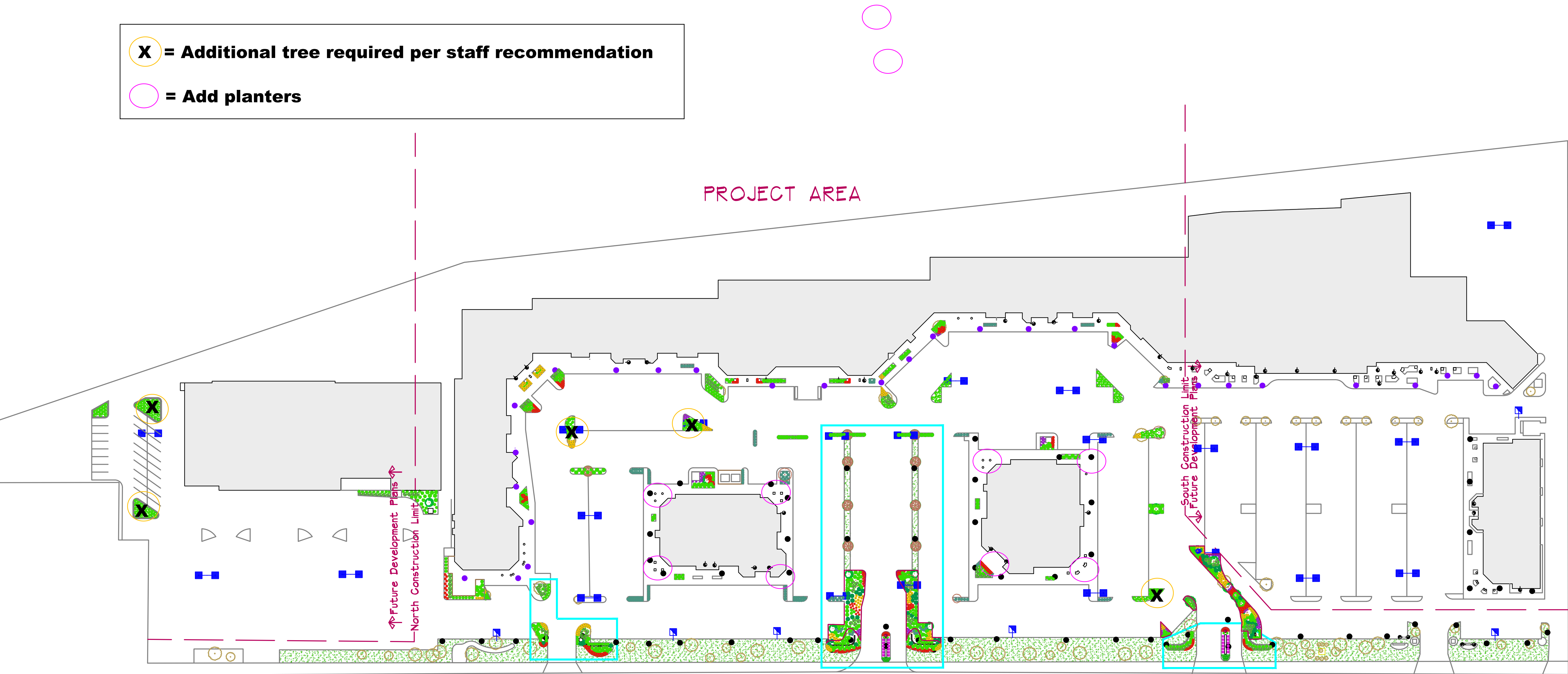
Sheet **2**
14
Date: 11/27/18
Revision: 2/6/19
2/18/19
2/27/19
3/5/19
5/6/19
7/17/19



Mequon Pavilions

Attachment: Packet (4235 : NORR LLC for Brimmer SPE 1 LLC)

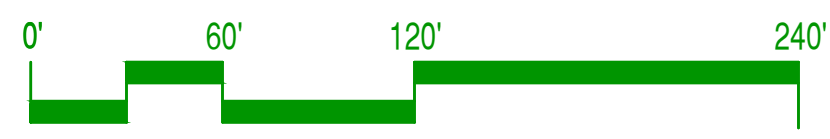
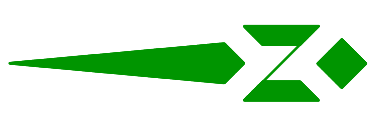
X = Additional tree required per staff recommendation
○ = Add planters



Trees
74 Existing Trees To Remain
10 Existing Trees To Be Removed
11 Proposed New Trees

Key	
	Proposed New Tree
	Existing Tree
	Proposed Irrigated Areas

Planting Bed Areas
Project Area Existing Beds To Remain: 14488sf
Project Area Beds To Be Removed: 4382sf
Addition of Planting Bed Space: 4408sf
Project Area Total: 14514sf



TO OBTAIN LOCATIONS OF
PARTICIPATING UNDERGROUND
UTILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE
WIS. STATUTE 18.27(5)(b)7A
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181



Site Landscape Plan

Scale: 1" = 60'-0"

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 22, 2019
SUBJECT: The City of Mequon is seeking a text amendment to Chapter 58 of the Zoning Code as it relates to Animal Uses

Background

The Common Council adopted Ordinance 2019-1543 relating to the regulation of animals on April 9, 2019. As part of the Ordinance, language was added to regulate the keeping of bees on parcels in Mequon. After the adoption of the Ordinance, several residents in the city as well as representatives from the Mequon Nature Preserve expressed concerns over the new language. On April 25, 2019 city officials met with representatives of MNP to discuss possible changes to the Ordinance. Based on that discussion, staff has made changes to the regulations regarding bees.

In addition, Alderman Nerbun recently received a concern from a resident regarding the current leash requirements in the city and staff has made changes to this section of the code based on his comments.

Analysis

When the bee regulations were added it was decided that a 1.5 acre minimum lot size was required for the keeping of bees. The 1.5 acre minimum was decided upon to be consistent with minimum size for horses and chickens. Based on the discussion with representatives of MNP and researching model bee ordinances, the minimum size requirement was removed. Other changes to the ordinance include reductions to the setback and offset requirements in order to accommodate the hives on smaller parcels.

The proposed ordinance also makes changes to the current leash requirements in the City of Mequon. The current requirement states that if a dog is on a leash it shall be no longer than 10 feet. If a dog is not on a leash, the dog must be within 50 feet of the owner or the agent of such owner in charge of such animal, and competent to govern such animal, at such distance, if the animal is not annoying or worrying pedestrians or trespassing on private property or public areas where such animals are forbidden. The proposed language increases the leash length to 20 feet and requires the owner or agent to have a leash available at all times and, if requested by a pedestrian, the owner or agent must leash the dog.

The proposed ordinance also makes changes to 58-265 to allow agricultural buildings that are not intended to be used for the housing of animals in the Agricultural Overlay (OA) District. This was inadvertently omitted when changes were made during the previous amendment.

Recommendation

The Public Welfare Committee recommended the proposed code language at its meeting on July 9, 2019 by a vote of 3-0.

Attachments:

Exhibits (DOCX)

Ordinance Animal Amendment (DOCX)

EXHIBIT A

Sec. 58-517. – *Permitted and conditional uses.*

- (a) *Producing animals.* No person shall own, harbor or keep any producing animals except as set forth on Table 58-517(a). Producing animals may not be kept in any zoning district except as specified on Table 58-517(a). Each zoning district in which producing animals may be kept is set forth on Table 58-517(a), together with, for each category, whether the keeping of such producing animals is a permitted or conditional use, the minimum parcel size on which such category may be kept, the number of producing animals of a category that may be kept on a parcel, any required permit or license and an indication of any specific requirements set forth below for that category. Notwithstanding the foregoing, producing animals of the following types may be kept at legal non-conforming residential properties in other zoning districts provided they would be otherwise allowed if the property were a residentially zoned property of a similar size and all other conditions for such producing animals are satisfied.

Table 58-517(a)

Producing Animals	Minimum Lot Size	Zoning Districts	Quantity	Permitted or Conditional	Permit or License Required	Specific Requirements
Livestock						
Equine animals, sheep, goats, llamas and alpacas	1.5 acres (but less than 10 acres)	R-1 to R-4	1 animal for 1.5 acres and 1 more for each additional acre	Permitted	None	√
Livestock	10 acres	A-1, A-2, OA	1 per acre (including all livestock other than equine animals)	Permitted	None	
Livestock	10 acres	A-1, A-2, OA	More than allowed by right	Conditional	None	
Poultry						
Chickens	1.5 acres (but less than 10 acres)	R-1 to R-4	4 for 1.5 acres and 1 more for each additional acre	Permitted	Chicken permit	√
Poultry	10 acres	A-1, A-2, OA	20 per acre	Permitted	None	
Poultry	10 acres	A-1, A-2, OA	More than allowed by right	Conditional	Conditional use permit	
Fur-bearing animals						
Fur-bearing animals	10 acres	A-1, A-2, OA, CGA	Per conditional use permit	Conditional	Conditional use permit	√
Other producing animals						
Bees	1.5 acres <u>None- Minimum</u>	R-1 to R-45, OA, A-1, A-2, P-1	Two hives <u>for the first ¼ acre and one additional hive for each additional half per acre</u>	Permitted	None	√
Raptors	10 acres	A-1, A-2, OA	1	Permitted	State license	√

- (b) *Pets.* No person shall own, harbor or keep any pet except as set forth on Table 58-517(b). Each zoning district in which a pet may be kept is set forth on Table 58-517(b), together with, for each category, whether the keeping of such pets is a permitted or conditional use, the number of pets of a category that may be kept on a parcel, any required permit or license and an indication of any specific requirements set forth below for that category. Notwithstanding the foregoing, pets of the following types may be kept at legal non-conforming residential properties in other zoning districts provided they would be otherwise allowed if the property were a residentially zoned property of a similar size and all other conditions for such pets are satisfied.

Table 56-571(b)

Category	Zoning Districts	Quantity	Permitted or Conditional	Permit or License Required	Specific Requirements
Cats	R-1 to R-6, RM, Town Center, Arrival Corridor	1 to 3	Permitted	None	
Cats	R-1 to R-6	4 or 5	Permitted	Animal fancier's permit	
Cats	A-1, A-2, OA	Any	Permitted	None	
Dogs	R-1 to R-6, RM, Town Center, Arrival Corridor	1 to 3	Permitted	Dog license	√
Dogs	R-1 to R-6	4 or 5	Permitted	Animal fancier's permit; dog licenses	√
Dogs	A-1, A-2, OA	1 to 5	Permitted	Dog license	√
Dogs	A-1, A-2, OA	More than 5 (limit per conditional use grant)	Conditional	Conditional use permit; dog licenses	√
Pet birds	All	Any	Permitted	None	
Pet fish	All	Any	Permitted	None	
Silkie chickens	R-1 to R-6, A-1, A-2, OA	1 or 2	Permitted	None	√
Small inside pets	All	Any	Permitted	None	
Miscellaneous approved pets	R-1 to R-6, A-1, A-2, OA	Per Public Welfare Committee	Permitted provided approved by Public Welfare Committee	None	√

- (c) *Other animal-related uses, structures and businesses.* No person shall maintain any animal-related use, structure or business except as set forth on Table 58-517(c) or unless otherwise specifically provided for in this division. Each zoning district in which an animal-related use, structure or business may be maintained is set forth on Table 58-517(c), together with, for each category, whether such use is permitted or conditional, the minimum parcel size on which such use may be maintained, any required permit or license and an indication of any specific requirements set forth below for that category. Notwithstanding the foregoing, structures marked below with a (*) may be kept at legal non-conforming residential properties in other zoning districts provided they would be otherwise allowed if the property were a residentially zoned property of a similar size and all other conditions for such structures are satisfied.

Table 58-517(c)

Animal-related uses, structures and businesses	Minimum Lot Size	Zoning Districts	Size	Permitted or Conditional	Permit or License Required	Specific Requirements
Animal hospitals and veterinary clinics	None	B-2, B-7, Arrival Corridor	Per conditional use permit	Conditional	Conditional use permit	√
Bee hives (*)	1.5 acres None Min.	R-1 to R-5, A-1, A-2, OA, P-1	Two hive for the first 1/4s per acre and one additional hive for each additional half acre	Permitted	None	√
Commercial fish hatcheries	None	A-1, A-2	Per conditional use permit	Conditional	Conditional use permit	
Dog houses and dog runs (*)	None	R-1 to R-4, A-1, A-2, OA	Per specific requirements	Permitted	None	√
Kennels	None	A-1, A-2, OA, B-2, B-4, B-5	Per conditional use permit	Conditional	Conditional use permit;	√
Stables, barns, poultry houses, riding arenas and other similar structures for animals (*)	1.5 acres	R-1 to R-4, OA, A-1, A-2	1,000 square feet or less	Permitted	None	√
Stables, barns, poultry houses, riding arenas and other similar structures for animals (*)	1.5 acres	R-1 to R-4, OA, A-1, A-2	Over 1,000 square feet	Permitted	None	√
Pet daycares	None	B-4, B-5, Arrival Corridor, NC	Per conditional use permit	Conditional	Conditional use permit	√
Pet stores	None	LTD	Per conditional use permit	Conditional	Conditional use permit	
Pet supply stores and pet grooming facilities	None	B-4, B-5, Arrival Corridor, NC	Per conditional use permit	Conditional	Conditional use permit	√
Riding academies	None	A-1, A-2, OA	Per conditional use permit	Conditional	Conditional use permit	
Riding stables	None	A-1, A-2, OA	Per conditional use permit	Conditional	Conditional use permit	

- (d) Tables 58-517(a) and 58-517(b) set forth the maximum number of animals that may be kept on a property. If an animal allowed on a property gives birth, the newborns shall not be counted against the total allowed animals until the following ages:

Equine animals and camelids - 7 months

Swine - 4 months

All other livestock - 3 months

Poultry - 3 months

Dogs and cats - 5 months

- (e) Any animal or animal-related use, structure or business not listed in Tables 58-517(a), 58-517(b) or 58-517(c) as either permitted or conditional for a district shall be prohibited. Without limiting the generality of the foregoing, wild animals are prohibited in the city except as described in section 58-523.
- (f) ~~✶~~If the minimum lot size for a zoning district is greater than a minimum lot size specified in Tables 58-517(a), 58-517(b) or 58-517(c), such greater lot size shall control.

EXHIBIT B

Sec. 58-521(a)(2)

- (2) A non-vicious animal will not be deemed to be at large if:
- a. It is attached to a leash of sufficient strength to restrain the animal and not more than ~~ten~~20 feet in length where such leash is held by a person competent to govern the animal;
 - b. When the animal is properly restrained within a motor vehicle, provided that such vehicle is properly ventilated for the animal's safety; or
 - c. When not more than 50 feet from its owner or the agent of such owner in charge of such animal, and competent to govern such animal, at such distance, if the animal is not annoying or worrying pedestrians or trespassing on private property or public areas where such animals are forbidden. The owner shall have a leash available at all times and shall be required to leash such animal if requested by a pedestrian.

EXHIBIT C

Sec. 58-530(a)

(a) *Bees.*

- (1) Colonies of bees shall be kept in hives with removable frames. No hive shall exceed five feet in height and 20 cubic feet in size.
- (2) Hives on a residentially zoned property shall be located in the rear yard closer to the principle dwelling on the subject parcel than the neighboring lot lines.
- (3) No hive shall be located closer to 50 feet from any lot line. All hives shall comply with all applicable setbacks and offsets. The front of any hive shall face away from the property line of the residential lot closest to the hive. If any required setback or offset is less than 25 feet, and if a hive is kept less than 25 feet from a property line, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier at least six feet in height. The flyway barrier may consist of a wall, fence, dense vegetation or a combination of the foregoing (in every instance in compliance with other requirements) such that bees will fly over rather than through the material to reach the hive. If a flyway barrier of dense vegetation is used, the initial planting may be four feet in height, so long as the vegetation normally reaches six feet in height or higher. The flyway barrier must continue parallel to the lot line for 10 feet in either direction from the hive, or contain the hive or hives in an enclosure at least six feet in height.
- (4) Each beekeeper shall ensure that a convenient source of water is available to the colony prior to and so long as colonies remain active outside of the hive.
- (5) No wax comb or other material that might encourage robbing by other bees shall be left on the grounds of the property. Such materials once removed from the site shall be handled and stored in sealed containers or placed within a building or other insect-proof container.
- (6) Each beekeeper shall maintain his or her beekeeping equipment in good condition, including keeping the hives painted, and securing unused equipment from weather, potential theft or vandalism and occupancy by swarms.
- (7) In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition towards swarming, it shall be the duty of the beekeeper to promptly "re-queen" the colony. Queens shall be selected from stock bred for gentleness and non-swarming characteristics.
- ~~(7)~~(8) Except in the Mequon Nature Preserve, bee hives shall not be kept in the P-1 district except upon approval of the Park and Open Space Board.

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE NO. _____

AN ORDINANCE CORRECTING THE RECENTLY ADOPTED ANIMAL ORDINANCES

RECITALS

A. Effective as of April 17, 2019, the Common Council, by Ordinance 2019-1543, amended the Zoning Code to create Article IV, Division 11 of the Zoning Code, modified other sections of the Zoning Code related to animals and repealed Chapter 6 of the Code of Ordinances.

B. Since the adoption of Ordinance 2019-1543, based on public input and practical application of that ordinance, the Common Council has determined that certain corrections and changes are necessary and appropriate.

BASED ON THE FOREGOING, THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, ORDAINS AS FOLLOWS:

SECTION I

Section 58-517 of the Mequon Code of Ordinances is amended as set forth on the attached Exhibit A (additions are underlined and deletions are stricken).

SECTION II

Section 58-521(a)(2) of the Mequon Code of Ordinances is amended as set forth on the attached Exhibit B (additions are underlined and deletions are stricken).

SECTION III

Section 58-530(a) of the Mequon Code of Ordinances is amended as set forth on the attached Exhibit C (additions are underlined and deletions are stricken).

SECTION IV

The following is added as Section 58-265(b)(4):

- (4) Barns, sheds and other similar agricultural structures, but not greenhouses or structures that will house domestic animals or wild animals, each as defined in sec. 58-516. Greenhouses are regulated by the provisions of the underlying zoning district. Structures housing domestic animals and wild

animals are regulated by the provisions of division 11 of this chapter. If a structure permitted under this provision is more than 1,000 square feet, the design is subject to planning commission approval. Other district standards, such as lot coverage ratio, apply. The application processing fee will be waived. The common council has approved this waiver to minimize the burden to the city's farmers and to encourage agricultural pursuits.

SECTION V

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

SECTION VI

All ordinances and parts of ordinances that contravene this ordinance are repealed.

SECTION VII

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

Approved By: _____
John Wirth, Mayor

Date Approved: _____, 2019

I certify that the Common Council of the City of Mequon, Wisconsin, adopted this ordinance at a meeting held on _____, 2019.

Caroline Fochs, Mequon City Clerk

Published: _____, 2019.

TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: July 22, 2019
SUBJECT: Establishment of a Planning Commission Subcommittee to address public policy matters

Background

Mayor Wirth proposes the establishment of a Planning Commission subcommittee to address and analyze public policy matters facing the community and forward recommendations to the Commission and Common Council. Chapter 2, Administration, of the Code of Ordinance, specifically *Sec. 2-424(c) - Chairs and officers*, provides the following authority for creation of such a subcommittee:

- (c) The committee may appoint such other officers and such subcommittees as it deems necessary. No appointment of a subcommittee or an officer shall extend beyond the next common council organizational meeting.

Analysis

The subcommittee meetings allow the City to maintain the regular business meeting agenda for development projects seeking approvals and advancing through the process.

The subcommittee will discuss and prioritize a work program, including topics such as East Growth, Port Washington Road design standards and conservation subdivision regulations. The representatives include the following Planning Commissioners:

- Mayor Wirth
- Brian Parrish
- Daniel Gentges
- James Schaefer
- John Stoker
- Stephanie Hawley

Meetings will be held the 4th Monday of each month at 6:00 p.m. and are considered public. Other Commissioners, elected officials and city representatives are welcome to attend. The committee's first meeting is scheduled for August 5th. A full schedule of the subcommittee meetings for the remainder of 2019 is included within this month's Planning Commission packet.

Planning Staff Recommendation

Planning staff recommends approval to create the subcommittee.



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 22, 2019
SUBJECT: Prominence Hospitality Group. The applicant is seeking consultation feedback for a proposed 4-story hotel for the property located at 11900 N. Port Washington Road.

Applicant:	Prominence Hospitality Group
Status of Applicant:	Offer to Purchase
Requested:	Consultation
Existing Zoning:	IPS (Institutional) C-2 (General Conservancy) FFO (Flood Fringe Overlay)
Lot size:	4.82 Acres
Location:	11900 N. Port Washington Road
Tax Key:	#15-020-06-008.00
District:	#5

Background:

The applicant is seeking a consultation for a commercial development at 11900 N Port Washington Road which includes a four story hotel. The site is currently vacant and was rezoned to IPS (Institutional) since 2014 when a 72 bed memory care facility was approved. The Conditional Use Grant and Site Plan approval was extended in 2016 but has since expired. Staff understands that the owner no longer intends to pursue the memory care project. Prior to the IPS zoning, the land was zoned B-3 (Office). Development of the parcel that includes a hotel will require a rezoning to B-2 (Community Commercial).

Concept Plan:

The proposed concept plan shows the four story hotel at the north end of the site perpendicular to Port Washington Road and an office building on the south end of the site adjacent to the existing floodplain and wetland complex. Based on the information submitted, the concept plan appears to comply with the technical standards of the code including the greenspace and FAR requirements. In addition, the proposed hotel as shown will comply with the 52 feet height requirement of the B-2 zoning district. The plan shows 107 parking spaces for the hotel portion of the site. Based on the number of rooms, the zoning code requires 91 spaces plus employees. While the number of employees is not known at this time, the 107 spaces appears to provide adequate parking for the proposed use.

The applicant has provided renderings of the hotel which is shown to be the Home 2 Suites brand by Hilton. The renderings do not identify the materials on the building but it appears to include brick and EIFS for a majority of the building. Staff has also included several other examples of finished Home 2 Suites in the area as a comparison. The floor plans submitted for the hotel show a total of 91 rooms with amenities that include a pool and fitness area.

Depending on the final design of the hotel, the applicant states that there may be additional space for a small office building or sit down restaurant. No tenants for the office building have been secured at this time.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

The site is proposed to be accessed from an existing easement and a second right-in, right-out driveway on Port Washington Road which is the jurisdiction of Ozaukee County. Ozaukee County approval of the access is required.

The site is located within the City's sewer service area and connection to the public sewer and water utility is required. There is currently sanitary sewer service and water service available on the site.

Wetlands appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required. If proposed, the City will require WDNR approval of any wetland impact. In addition, the Planning Commission may need to consider a variance to the wetland buffer in exchange for a no mow area between the building and wetland, as well as over the floodplain compensation area.

Floodplain is present on site. Any alterations to the floodplain will require ACOE and FEMA approvals.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards and would not require Planning Commission review.

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

The site proposes an increase in impervious surface in excess of one half acre and site disturbance of greater than an acre 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.

Staff Comment:

Due to our courtesy notices, staff has received calls from neighboring properties regarding the proposal of a hotel at this location. In addition, staff has received numerous inquiries over the last several years by developers interested in building a hotel in Mequon. Despite not being located at a more typical location at a freeway interchange, the proposed site is advantageous to the developer for several reasons. The site is on the east side of Port Washington Road and not in close proximity to single family homes, it is within a mile of the freeway interchange at Mequon Road, and it is near large institutional uses such as Concordia and Ascension Hospital. These conditions would also apply to numerous sites along the Port Washington Road corridor.

While the location may have some advantages, staff does have a concern about the size and massing of the building in relation to the surrounding area. The area adjacent to the subject parcel includes primarily one and two story smaller scale commercial and office development. A

four story structure in this location may seem out of character with the smaller and less intense uses in the surrounding area. In addition, the grade change to the south will exacerbate the potential concern. While there are some larger developments in the area, such as the Marcus Theater and the Metro Market grocery store, these uses are located well off Port Washington Road and about I-43. There is less public visibility of these uses from Port Washington Road.

In 2013, the City of Mequon hired a consultant to do a market analysis of the Port Washington Road corridor from Highland Road to Pioneer Road. In addition, there was an East Growth Corridor land use plan that came out of a resident committee during the same timeframe. Both plans identified the possibility of an entertainment/hospitality area including a hotel in the Mequon market along the Port Washington Road corridor. This land use category is one of the items that will be addressed by the newly established Planning Commission Policy Subcommittee.

If the applicant decides to proceed with a rezoning request at this location, it would require a change to the B-2 zoning district. Since the B-2 allows for a number of more intense commercial uses that would not be consistent with the surrounding land use, staff believes a PUD (Planned Unit Development) that prohibits certain uses would be appropriate in this case.

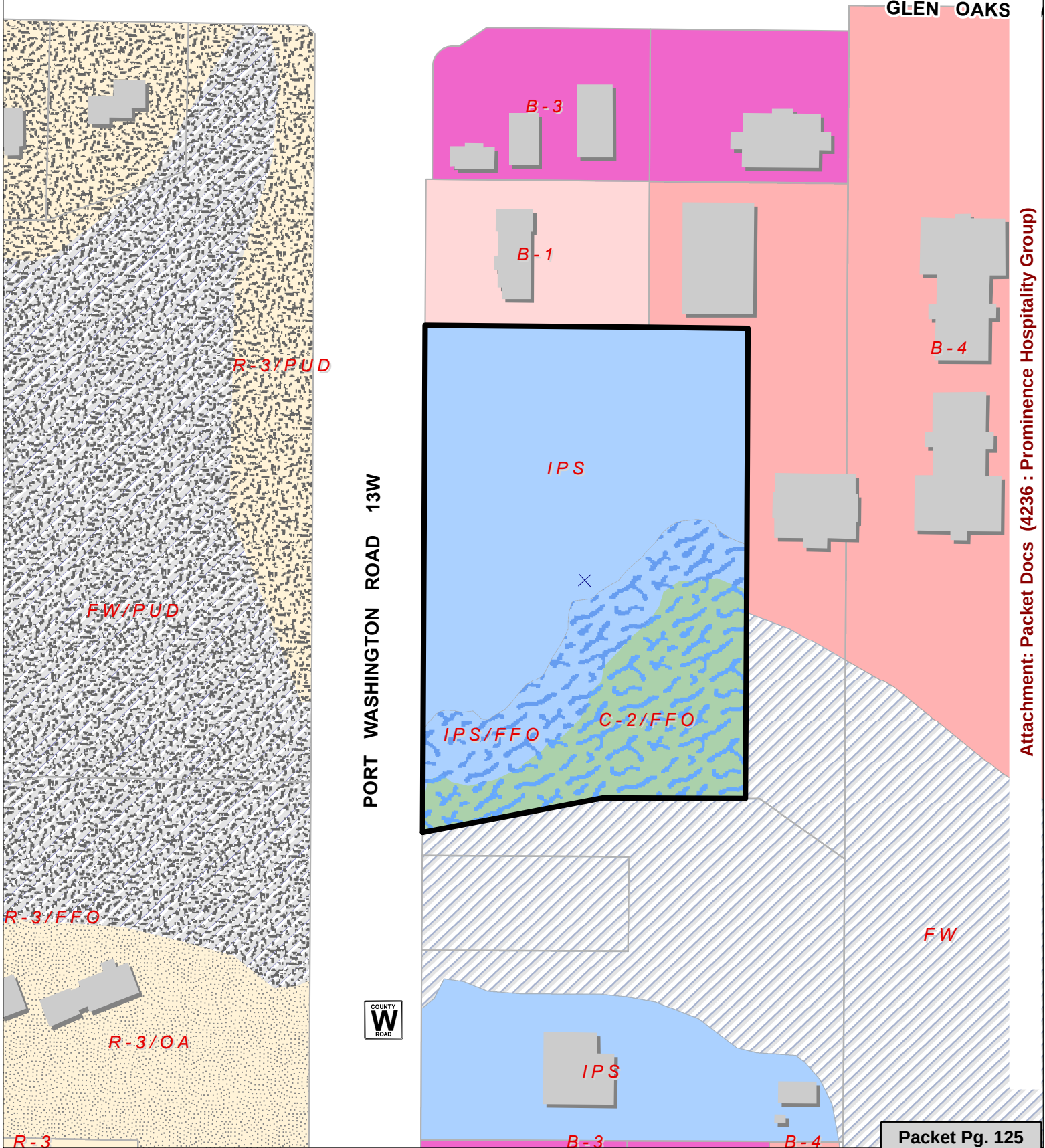
Attachments:
Packet Docs (PDF)

Prominence Hospitality Group

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

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

7.a.a



HOTEL PROJECT

Mequon, WI



Attachment: Packet Docs (4236 : Prominence Hospitality Group)



INDUSTRY TRENDSETTER

HOME2
SUITES BY HILTON

WHY GUESTS CHOOSE HOME2 SUITES

STYLISH, VERSATILE SUITES.

Every guest suite at a Home2 Suites is a stylish studio or one-bedroom suite that includes a kitchen and workspace for flexible comfort.

VALUE-ADDED BENEFITS.

Attractive complimentary amenities include free Wi-Fi and free hot breakfast each morning.

FOUR-LEGGED FRIENDS.

Guests don't need to leave their pets behind when they travel on family vacations or even business trips—fur babies are always welcome for a small fee, which covers cleaning after checkout.

PERFORMANCE*

OCCUPANCY

78.7%

ADR

\$116.91

REVPAR

\$92.03

*Comparable and currency neutral system-wide statistics as of the year ended December 31, 2017.

Home2 Suites by Hilton™ is a fresh take on the mid-scale, all-suite hotel. Expand your hotel portfolio with our signature, modern-style brand that's perfect for the sophisticated, value-conscious, extended-stay traveler. Our focus on extended stay (5+ consecutive nights) drives shoulder night and weekend occupancy. The brand's innovative prototype combined with our sustainable practices and products ensures cost-effective development and operation. Home2 Suites drives a strong value proposition for owners while offering unique amenities for guests, including our eco- and pet-friendly spaces plus free breakfast, laundry and fitness centers and more. We invite you to join the Home2 Suites' family—a smart investment for your hotel portfolio.

SYSTEM SIZE AND LOCATIONS

275+
OPEN
HOTELS

400+
HOTELS IN
THE PIPELINE

**U.S. &
CANADA**
LOCATIONS

THE HILTON PERFORMANCE ADVANTAGE

As the upper midscale, all-suite brand in the Hilton portfolio, Home2 Suites owners and operators benefit from Hilton's power, reputation, scale and performance engine—all delivered by the world's premier hospitality company.

Hilton Honors™ is our award-winning guest loyalty program that connects you with its nearly 80 million members. Hilton Honors also offers direct marketing efforts designed to drive immediate business to your property.

Regional Marketing teams supporting the Americas, EMEA and APAC regions take a purposeful, customer-oriented approach to inspiring demand for our hotels.

Hilton Enterprise Marketing initiatives leverage the power of our 15 global brands, combining resources to maximize efficiencies and the return on each marketing investment.

Hilton Worldwide Sales is a global team of sales professionals located in major markets that supports hotels in the Hilton portfolio through industry knowledge, resources, expertise and account management.

Hilton Reservations and Customer Care employs thousands of highly skilled, multilingual customer service professionals who work around the clock to keep rooms booked and guests happy.

Online Services put your property at travelers' fingertips wherever they are, with the latest mobile, search and online channels providing locally relevant content in more than 20 languages.

Revenue Management helps you maximize profits while increasing guest satisfaction, with industry-leading pricing and yield management capabilities.

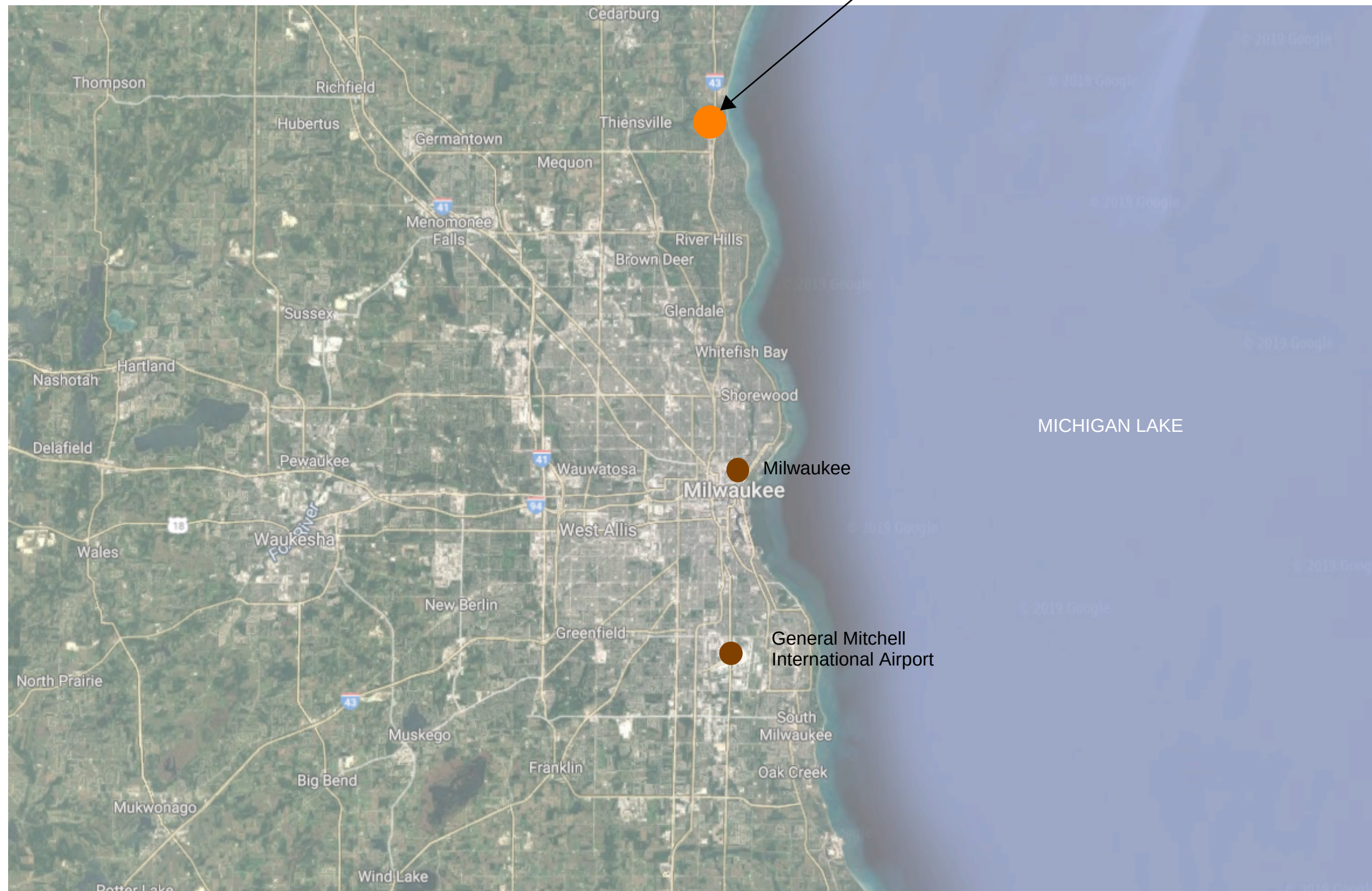
Information Technology is critical for your property's success. Our industry-leading, property management tool, OnQ suite, seamlessly handles reservations and property management systems, StayConnected provides reliable in-room internet access, and LightStay tracks your property's sustainability efforts.

Hilton Supply Management leverages Hilton's purchasing power to bring you competitive pricing on superior products and services.

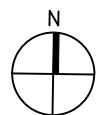
HOTEL PROJECT

Mequon, WI

SITE ADDRESS:
LOT 2, #CSM 1902,
Mequon, WI



Attachment: Packet Docs (4236 : Prominence Hospitality Group)



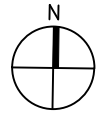
HOTEL PROJECT

Mequon, WI



LEGEND:

- GUEST ROOMS
- PUBLIC SPACE
- OFFICE BUILDING
- SITE AREA
- ~XXFT - ACTUAL HEIGHT OF STRUCTURE



Attachment: Packet Docs (4236 : Prominence Hospitality Group)

HOTEL PROJECT

Mequon, WI



LEGEND:

- GUEST ROOMS
- PUBLIC SPACE
- OFFICE BUILDING
- SITE AREA
- ~XXFT - ACTUAL HEIGHT OF STRUCTURE



Attachment: Packet Docs (4236 : Prominence Hospitality Group)

HOTEL PROJECT

Mequon, WI



LEGEND:

- GUEST ROOMS
 - PUBLIC SPACE
 - OFFICE BUILDING
 - SITE AREA
 ~XXFT - ACTUAL HEIGHT OF STRUCTURE



Attachment: Packet Docs (4236 : Prominence Hospitality Group)

HOTEL PROJECT

Mequon, WI

PRELIMINARY CODE ANALYSIS

APPLICABLE BUILDING CODES	2019 Mequin, WI Code of Ordinances (MCO) 2018 Wisconsin Commercial Building Code 2015 International Building Code (IBC) 2015 International Fuel Gas Code 2017 National Electrical Code (NEC) 2015 International Mechanical Code (IMC) Federal Fair Housing Act 2010 American with Disabilities Act (ADA) ICC/ANSI A117.1-2003		FIRE RESISTANCE RATINGS	Fire Doors in 1 hour fire barriers for shaft, exit enclosures, and exit passage walls: 1 Hour Duct penetrations and air transfer openings-Less than 3-hour rated fire-ressitance rated assemblies: 1.5 Hour 3-hour or greater fire-resistance rated assemblies: 3 Hour Furnace room with equipment over 40,000 BTU: 1 Hour or Automatic Sprinkler System Boiler Rooms with Equipment over 15 PSI and 10 Horsepower: 1 Hour or Automatic Sprinkler System Laundry Room over 100 SF: 1 Hour or Automatic Sprinkler System Waste and Linen Collection Rooms over 100 SF: 1 Hour or Automatic Sprinkler System	Table 715.4 Table 717.3.2.1 Table 509
ZONING	B-2 Community business district		EXITING REQUIREMENTS	Egress Width: Occupant Load x .3" for stairways (W/ Sprinklers) Occupant Load x .15" for other egress components At least one exit shall be accessible and shall be continuous to a public way. Accessible means of egress are not required in existing facilities Egress stair shall be a minimum of 44" wide Interior exit stairways shall lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway conforming to the requirements of section 1023, except as permitted in section 1027.1 A maximum of 50% of the number and capacity of interior exit stairways is permitted to exit through areas on the level of exit discharge provided all requirements are met. 1. Such enclosures egress to a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure. 2. The entire area of the level of exit discharge is separated from areas below by construction conforming to the fire-resistance rating for the enclosure. 3. The egress path is protected throughout by an approved automatic sprinkler system Travel distance: Occupancy A- 250' maximum with sprinkler system Occupancy R- 250' maximum with sprinkler system, 50' maximum dead end corridor Occupancy B- 300' maximum with sprinkler system Maximum occupant load for spaces with 1 exit for occupancy groups A : 49 people, R: 10 people. Three exits shall be provided from any space with an occupant load of 501-1,000. The common path of egress travel shall not exceed 75'	Table 1005.3.1 Table 1005.3.2 1007 3411.6 ex 2 1009 1009.2 1027.1 Exception 1 Table 1016.1 Table 1015.1 1015.1.1 Table 1014.3
OCCUPANCY CLASS	MIXED OCCUPANCY - NONSEPERATED OCCUPANCIES R-1 RESIDENTIAL ASSEMBLY GROUP B - BAR AND BREAKFAST ROOM, FITNESS CENTER	508.3 310.3 303.1.2			
OCCUPANCY LOAD	Assembly Un-concentrated (tables and chairs) - 15 sf/person net Exercise rooms - 50sf/person gross Residential - 200sf/person gross Accessory storage areas, mechanical equipment - 300 sf/person gross Kitchens, Commercial - 200 sf/person	Table 1004.1			
CONSTRUCTION TYPE	Type IA Maximum building height: Unlimited 42ft Maximum building area per story: Unlimited	Table 503 504.2 (MCO) 506.3			
AUTOMATIC SPRINKLER SYSTEM	Building will be fully sprinklered	903.2.8			
FIRE RESISTANCE RATINGS	Primary structural frame: 2 Hour Primary structural frame supporting roof only: 1 Hour Bearing walls - Exterior: 2 Hour Bearing walls - Interior: 2 Hour Bearing walls- Interior Supporting Roof Only: 1 Hour Floor construction and secondary members: 2 Hour Roof construction and secondary members: 1 Hour Shaft enclosures- Less than 4 stories: 1 Hour Shaft enclosures- 4 Stories or more: 2 Hours Elevator machine rooms: 1 Hour Horizontal exit: 2 Hours Fire barrier: 2 Hours Exit Passageway: 1 Hour, but not less than connected stair Interior Wall and Ceiling Finishes: Class C Rating: Flame Spread index 76-200; smoke developed index 0-450	Table 601 with exception 403.2.1.1(1) 713.4 ASME Section 1025.2 Table 707.3.10 1023.3 Table 803.9			

AREA: 91 ROOM	UNIT	SF	PROGRAM
GROSS AREA:			
GROUND LEVEL	1	15407	1382
UPPER LEVELS	3	12168	3656
TOTAL GROSS AREA			5038

BUILDING SECTION

Attachment: Packet Docs (4236 : Prominence Hospitality Group)



HOTEL PROJECT

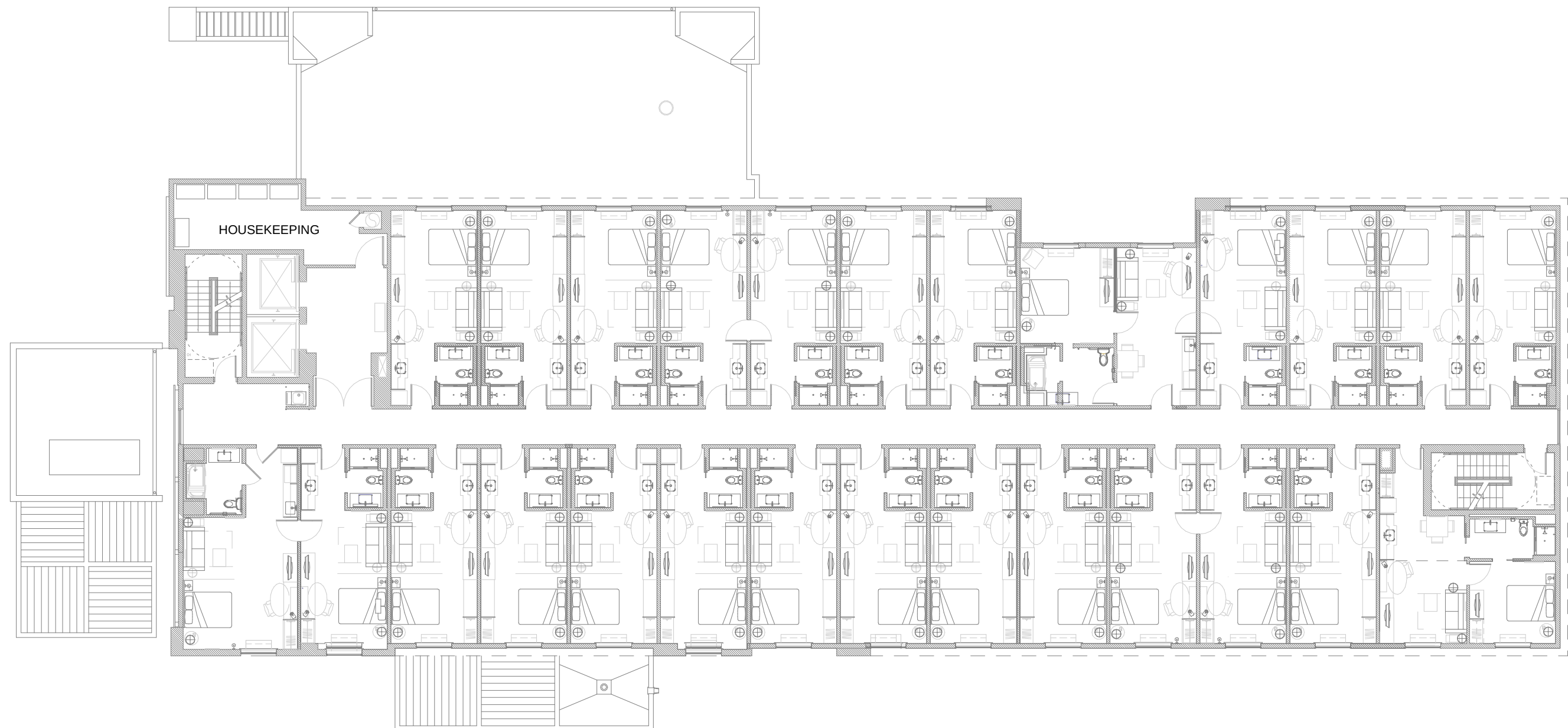
Mequon, WI



Attachment: Packet Docs (4236 : Prominence Hospitality Group)

HOTEL PROJECT

Mequon, WI



Attachment: Packet Docs (4236 : Prominence Hospitality Group)

LaCrosse, WI



Menomonee Falls, WI



Attachment: Packet Docs (4236 : Prominence Hospitality Group)

Milwaukee, WI



Minneapolis, MN



Attachment: Packet Docs (4236 : Prominence Hospitality Group)

Brookfield, WI



Attachment: Packet Docs (4236 : Prominence Hospitality Group)

Public Response

Responding to the green courtesy postcard notice of the Prominence Hospitality Group, 11900 N Port Washington Rd Proposal for a hotel at 11900 N Port Washington rd., Our position is OPPOSED. We have lived in Mequon for over 40 years and are aware the Port Rd. corridor is currently zoned for business development. We also recognize that hospitals, clinics and a college are in the area and we reside just outside Milwaukee County making lodging attractive to an investment group. Focusing on three reasons for our position:

- a) The Port Washington Mequon rd intersection with an I-43 interchange is currently saturated with traffic. Discussions of traffic pulling in and out of existing buildings across the four lanes Of Port Washington rd. is already part of many planning commission meetings. Consider also the industrial park normal commute times, which are similar to predictable hotel traffic periods, create pockets of grid-lock and risky driving. Further north, Port Washington Rd at Pioneer has an interchange, is also in the general area and has open land that could be considered for this sort of business.
- b) This area is thick with single family homes and condos. A hotel is not a transition business in the manner of an office, bank, agency or defined use clinic. The Marcus theater preceded much of the development in this area, works to be a good neighbor maintaining landscaping & parking lot cleanliness but the external lighting is bright and visible at my home 1/3 mile away. Hotels require external lighting for safety as well as design and would be equally visible.
- c) At the recent Pavilions reconstruct advisory meeting, the managing company asked to remove trees along Port Washington Rd so business' would be visible as cars move along at 40 mph. The request was denied, leaving a perception this corridor is a traffic strip with cars rapidly moving through. Those of us who live north of the retail clusters experience the area differently.

Thank you for your consideration.
Gary & Pat Watson
1473 W Windpointe ct, Mequon

Public Response

From: Jimmy Papachristou [<mailto:jpapachristou@shorewest.com>]
Sent: Wednesday, July 17, 2019 10:18 AM
To: Jac Zader
Cc: jpapachristou@shorewest.com
Subject: Hotel project

Please put me on record that I strongly oppose the building of any hotel in this area let alone a 4 story one. I work in residential real estate. Thus will kill our property value and add undesirable traffic to the road.

Please include this to the meeting on the 22nd

Public Response

Hello Mr. Mayor and Alderman Hansher,

It has recently been brought to my attention that there is a 4-story hotel being proposed on a site north of Mequon Rd on Port Washington Rd. As a resident of the Hidden River neighborhood, which is in very close proximity to this proposed development, I am writing to inform you that we would object to any hotel being built so close to the residential neighborhoods that encompass the area between Port Washington Rd and the River and Mequon Rd and Highland Rd. Please note my objection for the record as I will be unable to attend the meeting scheduled for next Monday evening. Should you have any questions or concerns please do not hesitate to contact me at your earliest convenience.

Very truly yours,

Michael Levine

The Law Offices of Robert A. Levine
Michael G. Levine
630 N. Broadway
Milwaukee, WI 53202

Public Response

I live in the Hidden River subdivision at 1444 W Windpointe Ct. in Mequon.

I am unable to attend the hotel proposal hearing but want you to know I am completely opposed to a new hotel nearby due to the increased transient traffic it will create and the resultant negative transformation of an otherwise quiet neighborhood.

Thank you.

Clarence "Mark" Christiansen
Tel: 262.302.1133

TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: July 22, 2019
SUBJECT: The City of Mequon is seeking approval for the renaming of Industrial Drive.

Background

At the June meeting, the Commission gave input regarding new names for the portion of Industrial Drive located within the Town Center.

The portion of this public road to be renamed is generally bound by Mequon Road to the north and West Industrial Drive to the south (see map). Three existing businesses located on the west side of Industrial Drive will be impacted by a street name change.

Chapter 70, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES of the Code of Ordinance, Sec. 70-1(e) states the following:

Sec. 70-1(e) Responsibility and authority for naming streets.

The planning commission shall have responsibility and authority for naming streets. The planning commission, if it sees fit, may hold public hearings at which interested residents and property owners may express their views concerning the naming or renaming of a street or streets

Analysis

The Planning Commission preferences are for names that provide a connection to the history of the City and/or this particular neighborhood. After the Commission's input, an evaluation of the former list of names and exploration of additional options, staff presents the following short list of name options:

- ***Cannery Row***
The St. Paul Fish Company building was the Old Milwaukee Cannery.
- ***Opitz Drive***
William Opitz was one of the very first German immigrants to settle in the area, arriving in 1839. The neighborhood cemetery is the Opitz cemetery and Opitz co-founded the historic brewery located on the corner of Buntrock Avenue and Mequon Road.
- ***Weston Drive***
Jon Weston cut the first road through Mequon (what is known today as Cedarburg Rd) and was the first postmaster as well as one of the area's first settlers. Weston sold land to John Henry Thein.
- ***Red Ocher Road***

The Red Ocher people were an indigenous people settled in the Upper Great Lakes. The name is arrived in reference to the materials found at the Native American burial sites.

- ***Beaver Tail Road***

Beaver Tail is the name of the dinner car on the Milwaukee train traveling on the neighborhood rail route.

The road will serve as the address to both commercial and residential uses on the public portion of this road and the north/south road serving Spur 16, as one enters the site north from Mequon Road. Because of the road's connection to the major redevelopment projects of Spur 16 and Foxtown, staff sought the preferences from both developers. The stated preference by Foxtown is Weston Drive.

Planning Staff Recommendation

Planning staff is seeking action by the Commission for selection of the street name.

Updated 2019 PLANNING COMMISSION SCHEDULE

Meeting Start Time is 6:00 pm

PC APPLICATION Deadline	PC Meeting Date	Next Available CC Meeting
	07/22/19	8/13 /19
Policy Meeting	8/5/19	09/10/19
Policy Meeting	08/26/19	09/10/19
08/12/19	09/09/19	10/08/19
Policy Meeting	09/23/19	10/08/19
09/16/19	10/07/19	11/12/19
Policy Meeting	10/21/19	11/12/19
10/14/19	11/11/19	12/10/19
Policy Meeting	11/25/19	12/10/19
11/11/19	12/02/19	01/14/20

**PC Policy meetings will meet at 6:00 pm in the North Conference Room and will not be videotaped*

07.12.19