



11333 N. Cedarburg Road
Mequon, WI 53092
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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, July 26, 2021
6:00 PM
Go To Meeting Platform/Virtual Meeting
AGENDA

1ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC, various regulatory agencies and the WEDC, and to provide safe access to the meeting to those people unwilling or unable to attend in-person because of COVID-19, this meeting will be held virtually through the GoToMeeting platform and in-person with each member accessing the meeting in the manner they choose. Citizens wishing to attend the meeting are encouraged to watch the live broadcast of the meeting on the City's YouTube Account , [YouTubeLink](#) on the City's Agenda Management website [City of Mequon](#). Citizens may also join the meeting online or by phone. Please go to <https://global.gotomeeting.com/join/116424117> to join the meeting online or call into the meeting by dialing 1.877.309.2073 and enter access code 116-424-117. You may also attend the meeting in person at the address listed above.

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Department of Community Development at least 2 hours prior to the meeting by email at DCD1@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS and PUBLIC HEARING APPEARANCES will be accepted only from members of the public who register in advance if attending remotely. Registration shall be made by sending an email to Planner Pa Phouala Vang at DCD1@ci.mequon.wi.us or by leaving a message at 262.236.2904 no later than 2 hours prior to the meeting. Those attending in person should register at the meeting.

Reasonable accommodations will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least 2 hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

1) Call to Order, Roll Call

- a) Approval of meeting minutes from June 28, 2021

2) Public Hearing/Consent Agenda

- a) Canfield Buildings for Cedar Stone Equine Center. The applicant is seeking conditional use grant amendment and accessory structure exceeding 1,000 sq. f. approval to allow for two new buildings (storage building and run-in shelter building) for the property located at 14111-14115 N. Cedarburg Road (**Public Hearing**).

3) Consent Agenda

- a) Pinnacle Engineering Group for Lakeshore Estates. The applicant is seeking final plat approval to allow for a 9-lot subdivision for the property located at the southwest corner of Lakeshore Drive and Pioneer Road.
- b) Lakeside Development Mequon, LLC. The applicant is seeking final plat approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive (Residence at Foxtown).
- c) Wade Weissman Architecture for Grebe The applicant is seeking setback waiver approval for a proposed addition to the existing house for the property located at 11417 N. Spring Avenue.

4) Announcements

The next meeting is Monday, September 27, 2021.

5) Adjourn

Dated: July 23, 2021 _____ /s/ John Wirth, Chair

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

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

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



See Agenda Packet for
Login and Complete Packet Details
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 28, 2021

6:00 PM

Virtual Meeting

Minutes

1) Call to Order, Roll Call

Present:

Chair John Wirth
Commissioner Gregg Bach
Commissioner Martin Choren
Commissioner Dan Gentges
Commissioner Rick Lemke
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alternate Joe Goldberger
Alderman Robert Strzelczyk – **Absent**

Mayor Wirth stated the protocols for the hybrid meeting.

a) Approval of Meeting Minutes from May 24, 2021

Action

Commissioner Stoker made a motion to approve the May 24, 2021, meeting minutes.

Commissioner Becky Schaefer seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Wirth, Bach, Choren, Gentges, Lemke, Schaefer, Schaefer, Stoker
ABSTAIN:	Goldberger

Attachment: PC_06.28.21_DRAFT (6442 : Meeting Minutes from June 28, 2021)

2) Consent Agenda

- a) Veridian Homes. The applicant is seeking final plat approval to allow for a 12-lot subdivision for the properties located at 7711 and 7801 W. Preserve Parkway.

Action

Commissioner Bach made a motion to approve the final plat.

Commissioner Stoker seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	Gregg Bach, Commissioner
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

3) Public Hearing/Regular Business

- a) TRK Tavern LLC for The White Rabbit Bar & Grill. The applicant is seeking conditional use grant ratification and amendment approval to allow for an addition of an outdoor deck for the property located at 14015 N. Cedarburg Road (Public Hearing).

Action

Commissioner Stoker made a motion to open a public hearing.

Commissioner Becky Schaefer seconded the motion.

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

There was no public comment.

Action

Commissioner Stoker made a motion to close the public hearing.

Commissioner Becky Schaefer seconded the motion.

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

Planner Vang stated the applicant is seeking approval for an outdoor patio to provide additional seating. The site has been used as a restaurant for a few years although there is not a conditional use grant (CUG) recorded for the site. This patio proposal does include a CUG amendment which will be recorded, thus a CUG will also be recorded for the site. Staff has received some feedback regarding loud music at the property recently. Through the CUG, reasonable conditions such as noise, traffic and other issues that may threaten the peace of the surrounding neighborhood can be controlled. A condition is included in the CUG to only allow a maximum of 65 dba at the property line. Similar to other restaurants in the community, staff recommends loud music be prohibited past 10:00 pm.

Staff also informed the applicant that a Special Event permit approved by staff is required for all

outdoor special events taking place at the property.

Staff recommends hours of operation be 11:00 a.m. – 10:00 p.m. Planner Vang stated that there are a few conditions on the site that need to be addressed and staff recommends them as part of the Planning Commission approval. Staff believes if the conditions of approval listed in the staff report are complied with than the outdoor patio should be harmonious with the surrounding neighborhood and recommends approval based on the recommended conditions.

The applicant, Rick Kosidowski, stated that he is agreeable to all the conditions in the staff report.

There was a short discussion about other restaurants in the community and if the conditions recommended for this location are similar. Staff commented that the conditions are similar and explained that the Special Event permit helps staff monitor and control activity at the site.

Action

Commissioner Stoker made a motion to approve the CUG amendment.

Commissioner Lemke seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSTAIN:	Goldberger

- b) Julia Klimkovich for Aleska Learning Center. The applicant is seeking conditional use grant approval to allow for a daycare for the property located at 1415 W. Donges Bay Road (Public Hearing).

Action

Commissioner Stoker made a motion to open a public hearing.

Commissioner Becky Schaefer seconded the motion.

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

There was no public comment.

Action

Commissioner Stoker made a motion to close the public hearing.

Commissioner Becky Schaefer seconded the motion.

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

Planner Vang stated that in 2013 the Commission approved a daycare for this site, but it has been vacant for over a year and the previous conditional use grant (CUG) is now void and approval of a new one is required. The applicant is seeking approval for a CUG for a daycare for 52 students. The site is surrounded by residential condominiums to the south and to the west. She commented

that other than the outdoor playground, all activities will be conducted indoors. There were some noise complaints in the past from the previous daycare, but now there is additional landscaping buffering and a 6-foot-tall fence was installed on the west side of the property. Staff believes the property is well screened and the daycare use is a nice transition between the residential properties and the commercial uses on Port Washington Road.

Planner Vang stated the hours of operation are 7:00 a.m. – 6:00 p.m. Monday -Friday and 9:00 a.m. – 6:00 p.m. on Saturdays. The applicant is requesting additional extended evening hours and staff is supportive of extended hours for 3 days out of the month with a sunset clause of 18 months at which time the applicant would need Commission approval for extended evening hours. This is in place to monitor noise issues as well as provide the applicant some flexibility as she builds her business.

There are added conditions requesting a revised site plan to accurately depict the playground area as well as the removal of the non-conforming monument sign. Based on all the conditions listed in the staff report, staff recommends approval of the requested CUG.

The applicant, Julia Klimkovich, stated that she is the owner and operator of the daycare; Aleska Learning Center. She described this as a high-quality daycare for 52 children. She explained that the requested extended hours will be used for the parents to form relationships with other parents at the daycare. One day may also be used for additional daycare time in the evening for pizza and a movie for parents to have a date night.

There was a question about the number of requested students, which is fewer than previously approved. The hours of operation were discussed, and there was agreement that the operating hours should be clarified that those are the hours when the children are allowed to be present but that staff may be in the building outside of those specific hours.

Action

Commissioner Becky Schaefer made a motion to approve the CUG with the amendment that the hours of operation be clarified to specify those hours are for clientele on site.

Commissioner Bach seconded the motion.

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

RESULT:	APPROVED WITH CONDITIONS [8 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Gregg Bach, Commissioner
AYES:	Wirth, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

- c) Matter X, LLC for Artis Senior Living of Mequon, LLC. The applicant is seeking conditional use grant, building and site plan and fill permit approval for a proposed 68-unit senior assisted living and memory care development for the property located at 11900 N. Port Washington Road (Public Hearing).

Commissioner Choren recused himself from this item.

Action

Commissioner Stoker made a motion to open a public hearing.

Commissioner Becky Schaefer seconded the motion.

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

There was no public comment.

Action

Commissioner Stoker made a motion to close the public hearing.

Commissioner Becky Schaefer seconded the motion.

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

Asst. Dir. Zader stated that this is a request for conditional use grant (CUG) and building and site plan approval for an assisted living facility and memory care. The request includes 26 memory care beds and 42 assisted living units. He explained that staff has been working with the applicant on this proposal over the past several months and that most of the issues have been worked out. Overall, the site plan does comply with the zoning requirements, the parking meets the code requirements but there are some issues with the wetlands and the floodplain; they will need to fill some of these areas which will require approvals from the DNR and FEMA. The only outstanding issue not settled is regarding a proposed 8-foot fence in the rear of the building; the code requirement limits the height to 6-feet. The applicant has modified the landscaping plan per the recommendations of the landscape consultant. The lighting plan has mostly been signed off on except for one question about a lumen amount on a partially shielded fixture which will be addressed.

Asst. Dir. Zader showed the building elevations and some of the proposed renderings. Overall staff is supportive of the design and believes it fits in well with the surrounding area. It is 2-stories on one side and 1-story on the other side and staff believes this low-profile design is desirable to the community.

He explained that there is a retaining wall on the south elevation as there is a 10-foot drop off. Staff recommends some greenery there, but the applicant communicated that the area is not visible from any public view, and they do not want to provide additional landscaping there. Based on this feedback, the recommendation from staff is modified to require landscaping there only if it is visible from public view. Staff is supportive of the project and recommends approval based on the conditions in the report.

The applicant, John Ford, President of Catalyst Partners, stated that they are excited about the proposed project. and although this vacant parcel has multiple site challenges, they believe it will be an asset to the community.

Action

Commissioner Stoker made a motion to approve the CUG and building and site plan per staff recommendations.

Commissioner Jim Schaefer seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Bach, Gentges, Goldberger, Lemke, J. Schaefer, R. Schaefer, Stoker
RECUSED:	Choren

4) Regular Business

- a) Blue Ribbon Management for Life Storage. The applicant is seeking master sign plan approval for the property located at 10448 N. Port Washington Road.

Asst. Dir. Zader stated that this request is for a master sign plan approval for Life Storage, and they are requesting some deviations from the sign code. They are requesting 4 wall signs and 1 freestanding monument sign. The freestanding sign is compliant with the code.

Overview of the 4 proposed wall signs:

- 1. West Side of the Building sign:** applicant proposed a 159 sq. ft. wall sign which is above the 60 sq. ft. sign code maximum. They are requesting this size due to the massing of the building. Staff recommends placing the sign in the brown band above the windows. They would need a height waiver, but staff believes it would fit in that area well.
- 2. South elevation signs:** applicant is proposing a drive-in sign and an office sign. The reasoning is that it is directional signage; per the code it does not apply to this type of application, it would be considered an additional wall sign. They are also requesting the size of the signs be larger and staff does support the drive-in sign use but does not support the proposed size. Staff recommends a sign larger than the office sign but not as large as the proposed drive-in sign. Staff recommends both signs be 15 square feet.
- 3. East Side/I-43 Signage:** applicant is proposing a sign larger than code allowance due to poor visibility from I-43 due to foliage there. Staff does not support this request.

Overall, staff does not support the larger signs for I-43 or the west elevation but does support slightly larger sized signs for the two wayfinding signs.

The applicant, Michael Kelly from Blue Ribbon Management, stated that they understand the proposed signs are not code compliant, but the sign sizes are typical of what the brand has previously done at other locations, and they believe that due to the size of the building and the large facades, the proposed signs are a more appropriate size. He also stated that there are a few larger signs located nearby at The Pavilions (Bed, Bath & Beyond and Sendiks).

Mr. Kelly agreed to the 15-foot allowance of the two wayfinding signs. He stated that the monument sign is only being resurfaced.

The Commission questioned the reasoning for wall signs in addition to the monument sign, as

some believe it is redundant, although this is allowed per the sign code. There was some discussion regarding the I-43 sign and the applicant stressed the importance of brand recognition, and that they specifically wanted a site on the interstate for this reason. Staff commented that over the past several years waivers have not been granted for signage on I-43.

Mayor Wirth made a motion that supports staff recommendations and explained that although he understands branding, he does not feel that a hardship is incurred in this situation or a reason for the community to deviate from the sign code requirements.

Action

Mayor Wirth made a motion to approve per staff recommendations.

Commissioner Stoker seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	John Wirth, Chair
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

5) Policy

- a) **ORDINANCE 2021-1594** - An Ordinance Amending Chapter 58 of the Mequon Municipal Code, Related to the Minimum Lot Size and Setback of Producing Animals, Specifically Chickens.

Asst Dir. Zader stated that this policy issue was brought by Alderwoman Schneider to the Public Welfare Committee (PW), they discussed the size of the lot requirement for permitting chickens be lowered from 1.5-acres to $\frac{3}{4}$ -acres. She has received feedback from some of her constituents requesting this change. PW reviewed the ordinance and recommended approval of the lot size requirement change to the Planning Commission, and then it will be presented to the Common Council. Staff did add some language to include the 50-foot setback requirement for the coops but acknowledged this would not work on a $\frac{3}{4}$ -acre lot, so language was added to stipulate that the adjacent neighbor can approve the 50-foot setback be waived and the property would be grandfathered in at that time.

Some Commissioners do not support the lot size change as they believe the proposed lot size is too small and would have a negative impact on neighbors or new homeowners moving in next to properties with existing chickens. Mayor Wirth stated that anyone residing in a subdivision would not be allowed to have chickens per their HOA guidelines; this ordinance mostly applies to older homes not located in subdivisions.

Action

Commissioner Becky Schaefer made a motion to approve the lot size change to $\frac{3}{4}$ -acres.

No second.

Action

Commissioner Stoker made a motion to deny the lot size requirement to ¾-acre lots and forward to the Council not to approve the proposed lot size change.

Commissioner Lemke seconded the motion.

A roll vote call was taken; vote passed (7-1) (No: Becky Schaefer)

RESULT: APPROVED [7 to 1]

MOVED BY: Mayor Wirth

SECONDEDER: Rick Lemke, Commissioner

AYES: Wirth, Bach, Choren, Gentges, Lemke, J. Schaefer, Stoker

NAYS: R. Schaefer

6) Announcements

The next meeting is Monday, July 26, 2021, at 6:00 p.m.

7) Adjourn**Action**

Commissioner Stoker made a motion to adjourn the meeting.

Commissioner Choren seconded the motion.

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

Respectfully Submitted,

Jac Zader



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www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: July 26, 2021
SUBJECT: Canfield Buildings for Cedar Stone Equine Center. The applicant is seeking conditional use grant amendment and accessory structure exceeding 1,000 sq. f. approval to allow for two new buildings (storage building and run-in shelter building) for the property located at 14111-14115 N. Cedarburg Road (Public Hearing).

Applicant:	Cedar Stone Equine Lori & Dale Moeller
Status of Applicant:	Owner
Requested:	Conditional Use Grant Accessory Structure over 1,000 square feet
Proposed Use:	Riding Stable
Existing Zoning:	R-1/OA (5-acre Residential Agricultural Overlay)
Land Use Plan:	Residential 5-Acre Minimum
Lot size:	28.34 Acres
Location:	14111-14115 N. Cedarburg Road
Tax Key Number:	#14-003-03-003.00
District:	#1

Background: The applicant requests conditional use grant amendment and agricultural structure over 1,000 square feet approval for two new structures at 14111-14115 N Cedarburg Road. The applicant is proposing a 2,880 square foot agricultural storage structure and a 2,808 square foot run-in shelter. The property has a conditional use grant for horse breeding farm, farming & partial use as a public stable approved by the Planning Commission in 1972.

Site Plan:

The applicant is proposed two new structures for the Cedar Stone Equine. The first building is a 36' x 80' storage structure located immediately south of the existing barn. The storage structure is located 60 feet from the east property line and 352 from the south property line. The second proposed structure is a 39' x 72' run-in shelter for the existing horses on the site. No additional horses will be added to the site. The proposed run-in shelter is located 236 feet from the north property line and west property line. The proposed structures meet the setback, offset and lot coverage requirements of the R-1 district. The farm structures shall not exceed 60 feet in height.

The applicant indicated that the proposed building exterior is charcoal and gray to match the existing agricultural buildings on site.

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 use should not endanger the surrounding area; all activities will take place on the property and will be monitored by staff.

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

The Land Use Plan designates the site as Residential 5 Acre Minimum. Surrounding properties are zoned R-1/OA (5-Acre Single Family/Agricultural Overlay) and B-7 rural business district. The proposed structures meet the R-1 zoning requirements. The applicant indicated that no additional horses will be added to the site.

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

The proposed activities of the stable fit the character of the surrounding area. Planning staff believes the proposed addition and activities should be harmonious with the surrounding uses and the property's existing Conditional Use Grant.

Engineering Report:

Kristen Lundeen, City Engineer, has reviewed the application and has the following comments:

Access is provided through an existing driveway on Cedarburg Road. No access modifications are proposed in association with the project and no further driveway access points are approved with the application.

There is no indication of wetlands on the site.

The site is not located within the City's sewer service area, and therefore is not required to connect to public sewer or water. Soil evaluation reports were not provided with the application. If sanitary or water service for the building is contemplated, it shall be permitted through Ozaukee County and the WDNR.

The proposed structures will add more than 5,000 square feet of impervious surface and are not covered by a stormwater management plan, therefore per MMSD rules, green infrastructure will be required. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances. Green infrastructure plans also require the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee.

The proposed structure will disturb a surface area of more than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

Staff Recommendation:

Planning staff recommends approval of the conditional use grant amendment and structures over 1,000 square feet based on the following condition(s):

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits.

Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

2. Compliance with the stipulations of the original conditional use grant Document No. 246641 as well as the amended conditional use grant Document No. 259974.
3. The structure shall match the color of other agricultural building on site.
4. Structures housing producing animals shall be located at least 50 feet from any lot line.
5. Farm structures shall not exceed 60 feet in height.
6. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances.
7. Submittal and City Attorney approval of a Stormwater Maintenance and Easement Agreement.
8. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.
9. Application for and approval of a City Filling and Excavation Permit, if applicable.
10. 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 Docs_Cedar Stone Equine_Updated (PDF)

Cedar Stone Equine Center

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

2.a.a

R-1

14201N

14157N

14145N

R-3

14143N

14139N

14135N

R-1/OA

14115N

14113N

B-7

14015N

IPS

R-1B

CEDARBURG ROAD 64W

Packet Pg. 15

Attachment: Packet Docs_Cedar Stone Equine_Updated (6438 : Canfield Buildings for Cedar Stone Equine Center)



Mequon Planning Commission
11333 N. Cedarburg Rd
Mequon, WI 53092

Dale & Lori Moeller
14113 N. Cedarburg Rd
Mequon, WI 53092
16 Jun 2021

Project Narrative: Cedar Stone Equine Center

Dear Mequon Planning Commission, Dale & Lori Moeller, Owners of Cedar Stone Equine Center request approval to build 2 new buildings on their property.

Building #1 is a 36' x 80' Storage Building. It will be used to store equipment that is used in tending to the horses and it will store vehicles. It will also be used partially as a place for maintaining equipment .

Building #2 is a 39' x 72' Run – In shelter. It will be used as place for horses to seek shelter from adverse weather and hot sun. There is already an existing similar shelter on Paddock Pasture #1. This building will serve the same purpose on Paddock Pasture #2. The Moeller are not planning on adding horses. This second building will allow a rotation of the horses between Paddock Pastures so that while the horses are grazing on pasture #2 the grass in Pasture #1 will be growing back to grazing height. It is a simple rotation system.

Cedar Stone Equine is currently operating under a Conditional Use Permit. They have followed the requirements of the CU. They have been good neighbors to the surrounding landowners and there have been no complaints regarding Cedar Stone Equine. The property is kept clean and organized and in good order. The horses grazing in the Paddocks add to a nice environment and culture in the Mequon area.

Respectfully submitted,

Bill Canfield
Owner: Canfield Buildings

Attachment: Packet Docs_Cedar Stone Equine_Updated (6438 : Canfield Buildings for Cedar Stone Equine Center)

PLAT OF SURVEY

CLIENT

Lori and Dale Moeller

SITE ADDRESS

14113-14115 North Cedarburg Road, City of Mequon, Ozaukee County, Wisconsin.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID 1/4 SECTION 527.33 FEET TO A POINT; THENCE SOUTH 88°39' EAST ON A LINE PARALLEL TO THE PLACE OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 420.0 FEET TO A POINT; THENCE SOUTH 88°39' EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION 340.43 FEET TO A POINT IN THE WESTERN LINE OF A 50 FOOT PROPOSED ROAD; THENCE SOUTHERLY ALONG THE WESTERN LINE OF THE AFOREMENTIONED PROPOSED ROAD ON A CURVED LINE WITH A RADIUS OF 5813.61 FEET AND WHOSE CENTER IS TO THE WEST, (LONG CHORD 421.84 FEET SOUTH 6°46' WEST) A DISTANCE OF 421.90 FEET TO A POINT; THENCE NORTH 88°39' WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION 290.55 FEET TO THE PLACE OF BEGINNING.

ALSO,

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID 1/4 SECTION, WHICH POINT IS 489.85 FEET SOUTH 88°39' EAST OF THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 947.33 FEET TO A POINT; THENCE SOUTH 88°39' EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION 78.00 FEET TO A POINT; THENCE SOUTH 88°39' EAST ON A LINE PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 420.00 FEET TO A POINT; THENCE SOUTH 88°39' EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION 290.44 FEET TO A POINT, WHICH IS 50.00 FEET DISTANT FROM THE RADIAL LINE FROM THE WESTERN LINE OF THE WISCONSIN ELECTRIC POWER CO. RIGHT OF WAY; THENCE NORTHERLY ON A CURVED LINE, AND PARALLEL TO THE WESTERN LINE OF SAID RIGHT OF WAY (WHOSE CENTER LIES TO THE WEST, HAVING A RADIUS OF 5813.61 FEET, AND WHOSE LONG CHORD IS 184.04 FEET LONG, AND BEARS NORTH 7°56'56" EAST) A DISTANCE OF 184.05 FEET TO A POINT; WHICH IS 710.00 FEET NORTH 7°21' EAST FROM THE SOUTH LINE OF SAID 1/4 SECTION; THENCE SOUTH 88°39' EAST ON A LINE PARALLEL TO AND 710.00 FEET DISTANT FROM THE SOUTH LINE OF SAID 1/4 SECTION 50.19 FEET TO A POINT IN THE WESTERN LINE OF SAID RIGHT OF WAY; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY ON A CURVED LINE (WHOSE CENTER LIES TO THE WEST, HAVING A RADIUS OF 5863.61 FEET, AND WHOSE LONG CHORD IS 420.18 FEET LONG, AND BEARS SOUTH 9°02'48" WEST) A DISTANCE OF 420.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 11°00' WEST ALONG THE WESTERN LINE OF SAID RIGHT OF WAY 297.85 FEET TO A POINT IN THE SOUTH LINE OF SAID 1/4 SECTION; THENCE NORTH 88°39' WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 320.65 FEET TO THE PLACE OF BEGINNING.

ALSO,

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 0°36'40" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 1327.95 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID 1/4 SECTION; THENCE SOUTH 87°55'47" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID 1/4 SECTION 980.43 FEET TO A POINT IN THE WESTERN LINE OF THE WISCONSIN ELECTRIC POWER CO. RIGHT OF WAY; THENCE SOUTH 3°37' WEST ALONG THE WESTERN LINE OF SAID RIGHT OF WAY 209.84 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG THE WESTERN LINE OF SAID RIGHT OF WAY ON A CURVED LINE (WHOSE CENTER LIES TO THE NORTHWEST, HAVING A RADIUS OF 5863.61 FEET, WITH A CHORD OF 406.89 FEET, BEARING SOUTH 5°30'38" WEST) A DISTANCE OF 406.97 FEET TO A POINT; THENCE NORTH 88°02' WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION 50.24 FEET TO A POINT; THENCE NORTHERLY ON A CURVED LINE PARALLEL TO, AND 50.00 FEET DISTANT FROM THE WESTERN LINE OF SAID RIGHT OF WAY (WHOSE CENTER LIES TO THE NORTHWEST, HAVING A RADIUS OF 5813.61 FEET, WITH A CHORD OF 237.81 FEET, BEARING NORTH 6°28'11" EAST) A DISTANCE OF 237.83 FEET TO A POINT; THENCE NORTH 88°02' WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION 418.15 FEET TO A POINT; THENCE SOUTH 0°36'40" WEST ON A LINE PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 947.33 FEET TO A POINT IN THE SOUTH LINE OF SAID 1/4 SECTION; THENCE NORTH 88°02' WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 489.85 FEET TO THE POINT OF COMMENCEMENT.

ALSO,

ALL THAT PART OF THE NORTH 60.00 FEET OF THE SOUTH 770.00 FEET OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, LYING BETWEEN THE CENTERLINE OF THE CEDARBURG ROAD (STATE TRUNK HIGHWAY 57) AND THE EASTERLY LINE OF THE WISCONSIN ELECTRIC POWER CO. RIGHT OF WAY.

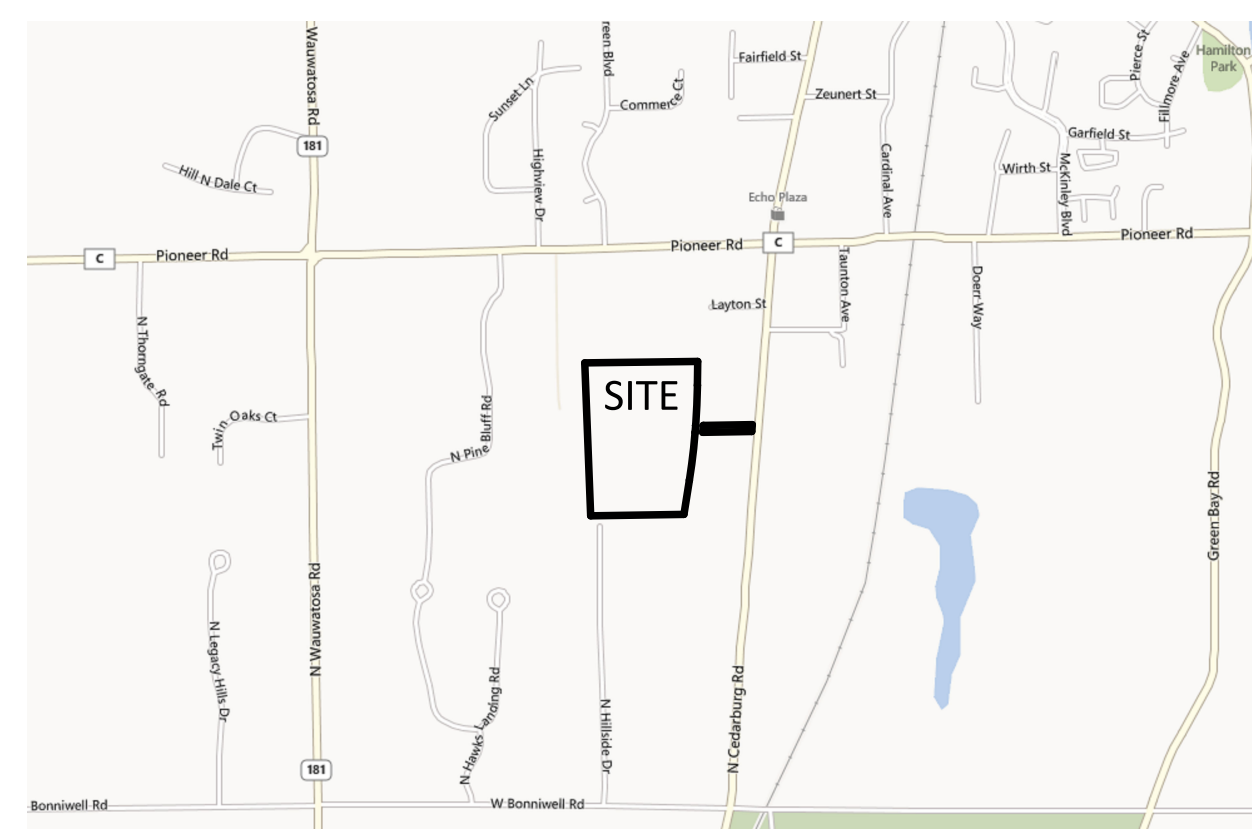
BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the West line of the NE 1/4 bears N02°11'30"W.

LAND AREA

The Land Area of the subject property is: 25,520 square feet or 0.5859 acres, (East Parcel).
1,215,305 square feet or 27.8995 acres (West Parcel).
1,240,825 square feet or 28.4854 acres (Total area).

VICINITY MAP



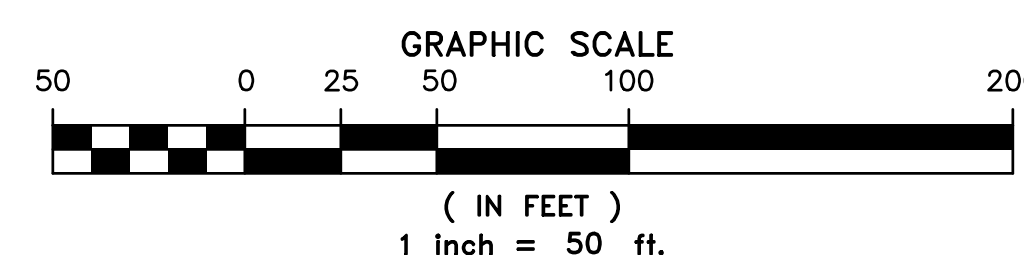
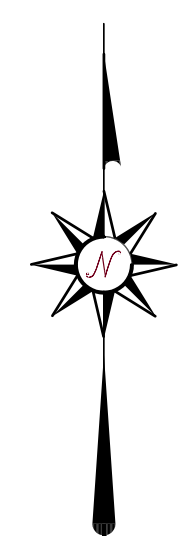
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Radius=5863.61'
CB=N02°30'15"E
Chord=351.17'
Delta=3°25'55"

Arc=60.26°
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CB=N04°27'17"E
Chord=60.26'
Delta=0°34'56"

Arc=417.46°
Radius=5863.61'
CB=N06°50'55"E
Chord=417.37'
Delta=4°04'45"

LEGEND

- INDICATES FOUND 1" IRON PIPE - INDICATES SET 1" IRON PIPE - INDICATES FOUND CHISELED CROSS - SANITARY MANHOLE - SANITARY CLEANOUT OR VENT - M.I.S. MANHOLE - UNKNOWN MANHOLE - STORM MANHOLE - INLET (ROUND) - INLET (SQUARE) - STORM SEWER END SECTION - GAS VALVE - GAS METER - WATER VALVE - HYDRANT - WATER MANHOLE - WATER SERVICE CURB STOP - WELL HEAD - STAND PIPE - WALL INDICATOR VALVE - POST INDICATOR VALVE - UTILITY POLE - SPOT/YARD LIGHT - GUY WIRE - ELECTRIC MANHOLE - ELECTRIC PEDESTAL - ELECTRIC METER - TELEPHONE MANHOLE	- TELEPHONE PEDESTAL - CABLE PEDESTAL - CONTROL BOX - FIBER OPTIC SIGN - TRAFFIC LIGHT - COMMUNICATION MANHOLE - SOIL BORING/MONITORING WELL - WATER SURFACE - WETLANDS FLAG - MARSH - FLAGPOLE - PARKING METER - SIGN - MAILBOX - RAILROAD CROSSING SIGNAL - HANDICAP SPACE - CONIFEROUS TREE - DECIDUOUS TREE - SANITARY SEWER - STORM SEWER - WATERLINE - MARKED GAS MAIN - MARKED ELECTRIC - OVERHEAD WIRES - MARKED TELEPHONE - MARKED CABLE TV LINE - MARKED FIBER OPTIC - FENCE
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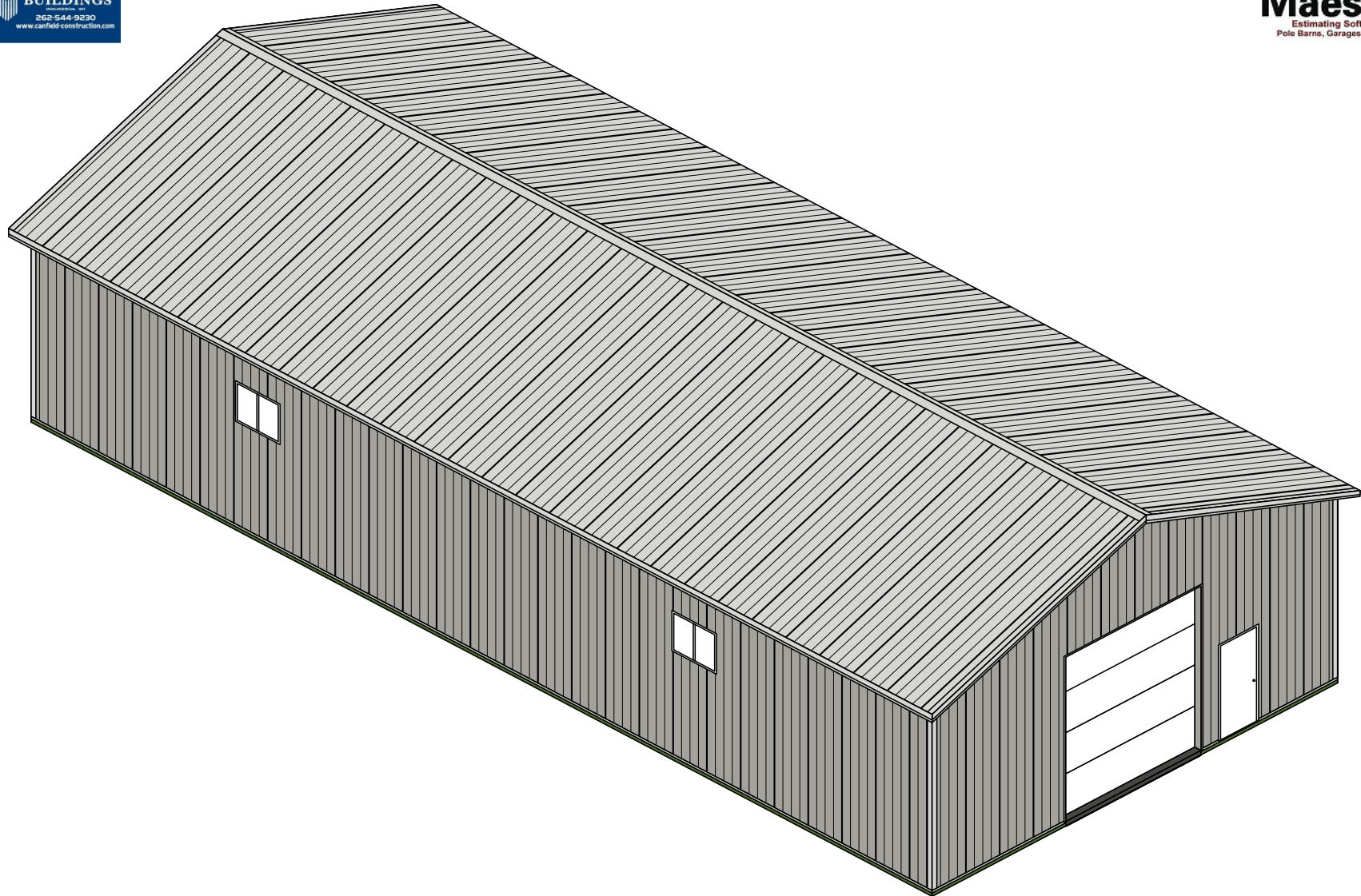
I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: June 26, 2013
Revised: July 12, 2021

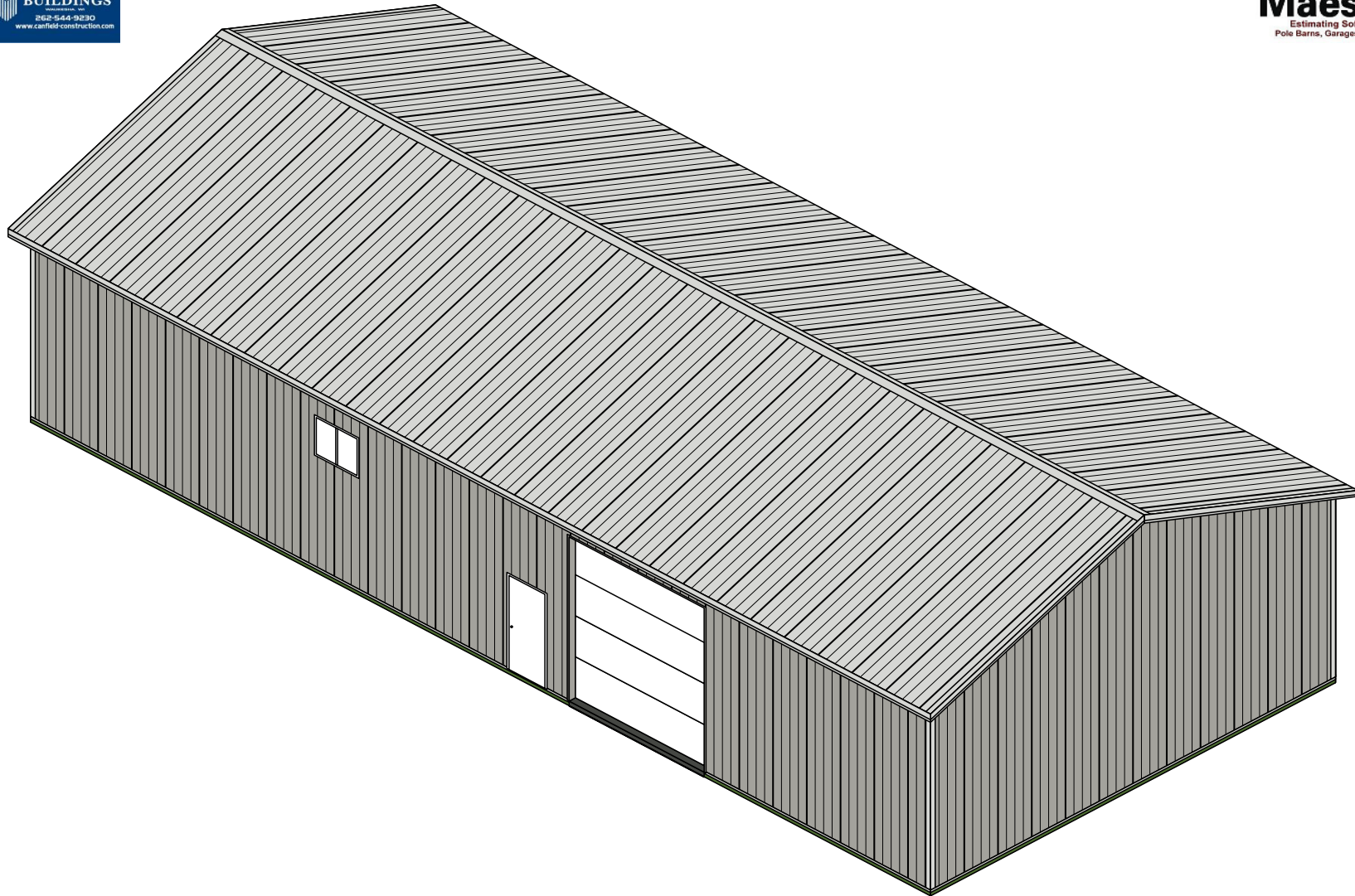
Donald C. Chaput
S-1316
MILWAUKEE
LAND SURVEYOR
Registration Number S-1316

CHAPUT
LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com Drawing No. 1517 - deb



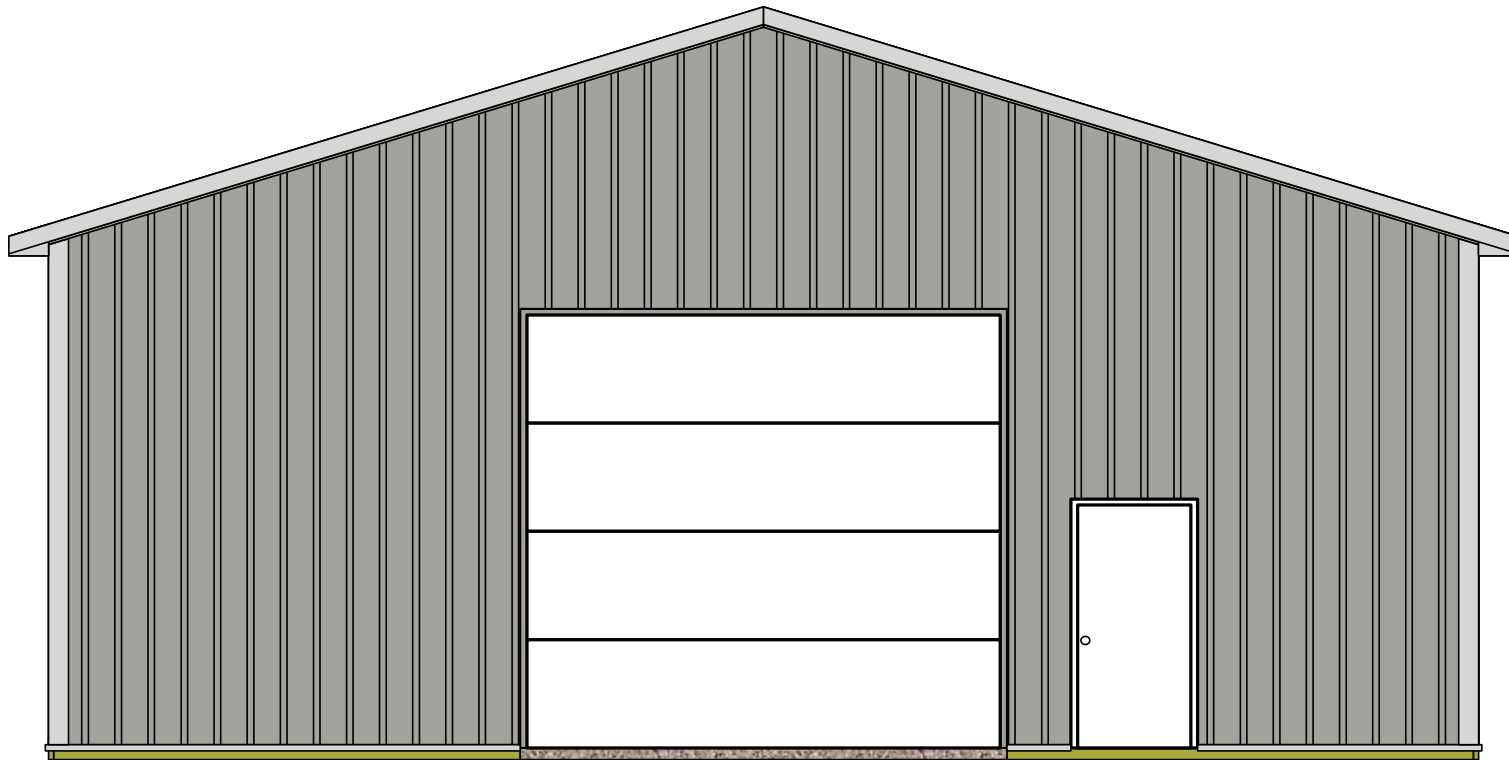
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Estimate Number: 294
3/27/2021"



"Dale Lori Moeller
Estimate Number: 294
3/27/2021"



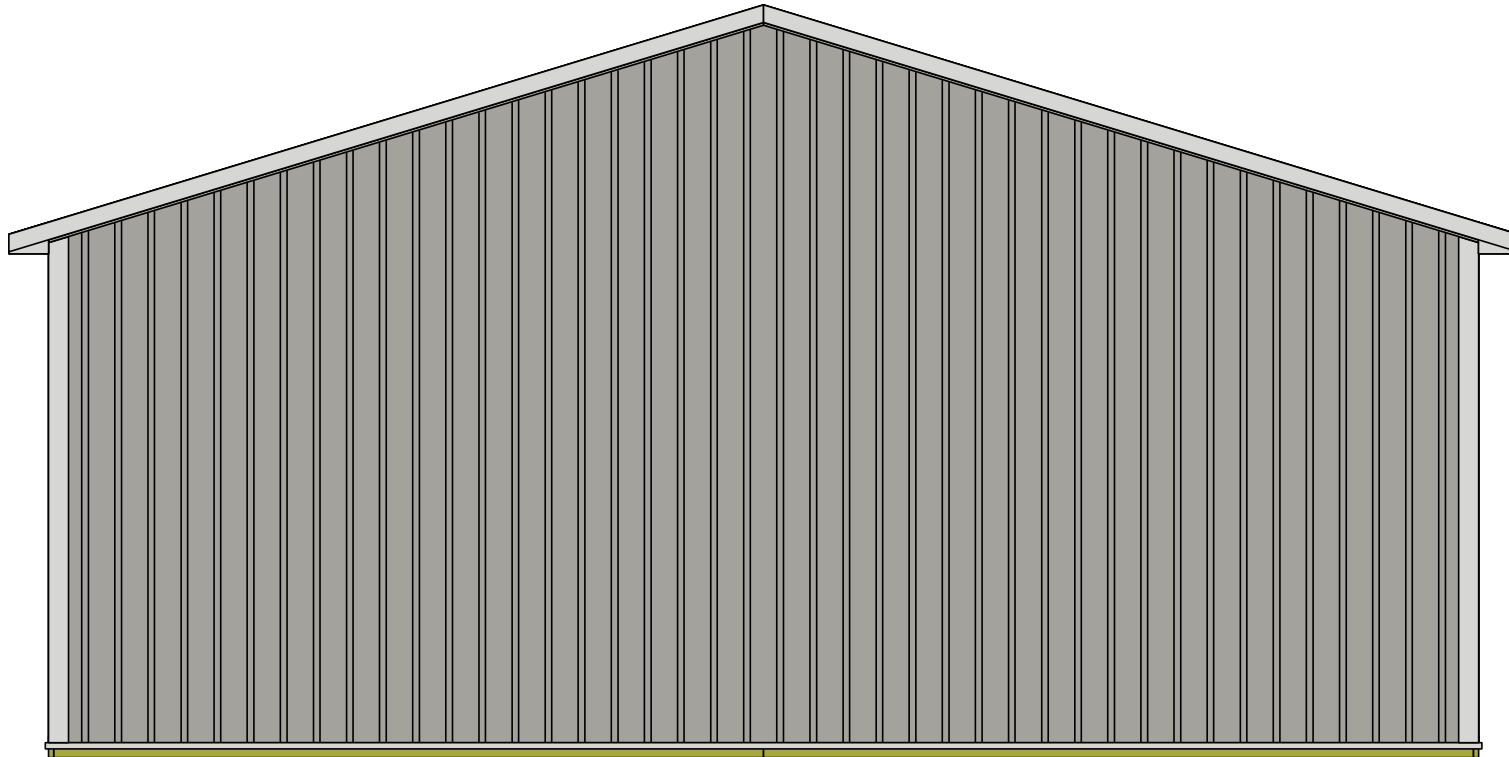
NORTH SIDE-GABLE SIDE 1 ELEVATION



"Dale Lori Moeller
Estimate Number: 294
3/27/2021"



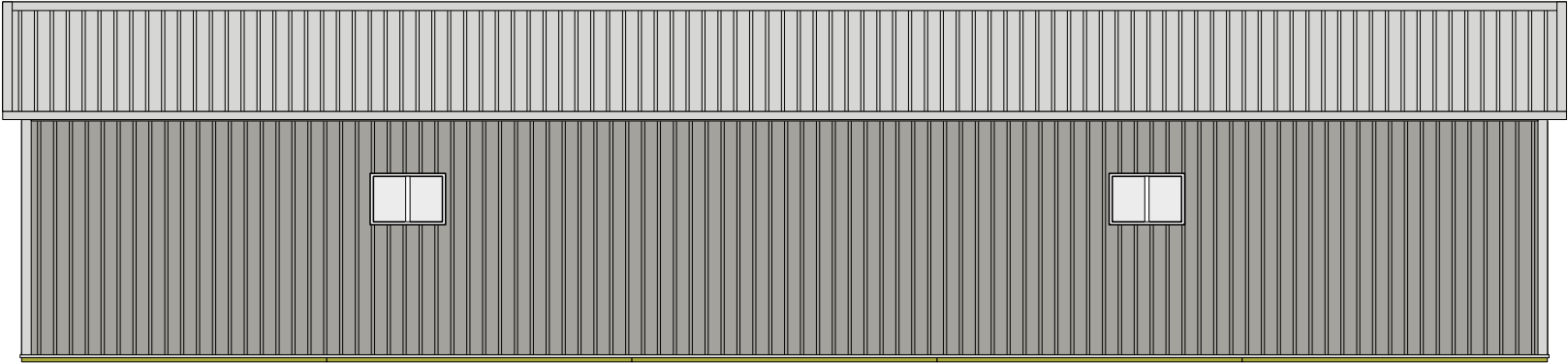
SOUTH SIDE-GABLE SIDE 2 ELEVATION



"Dale Lori Moeller
Estimate Number: 294
3/27/2021"

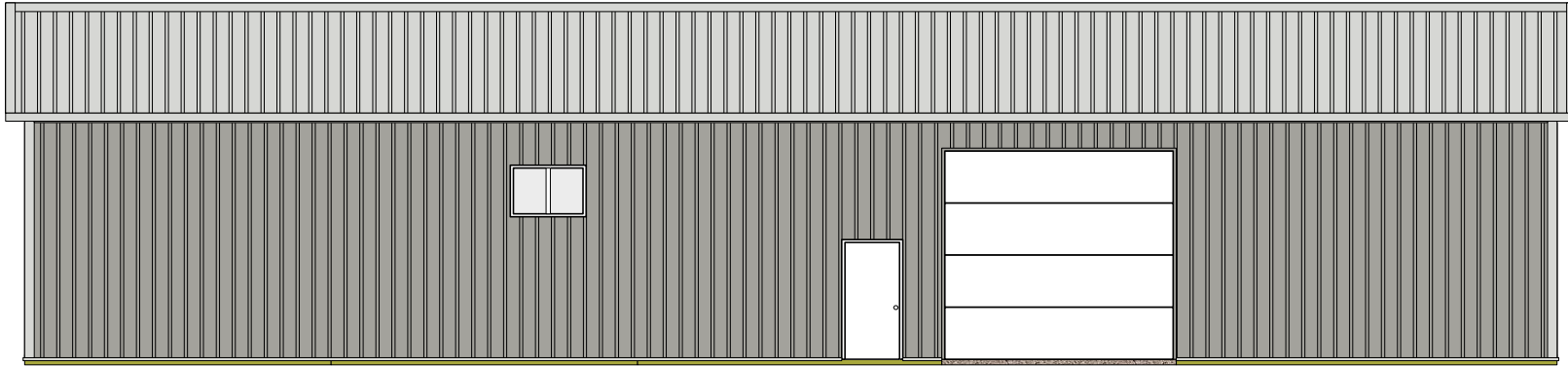


EAST SIDE-EAVE SIDE 1 ELEVATION

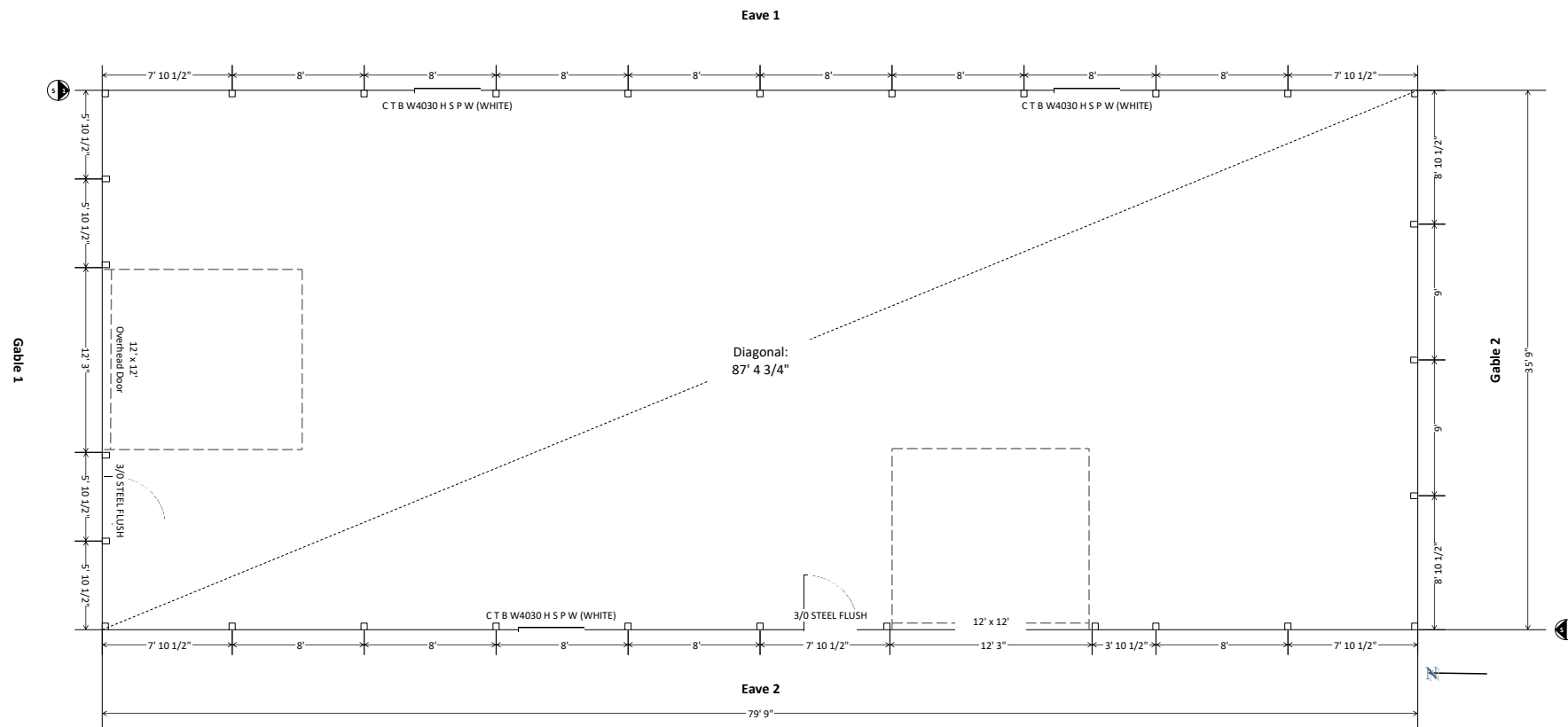


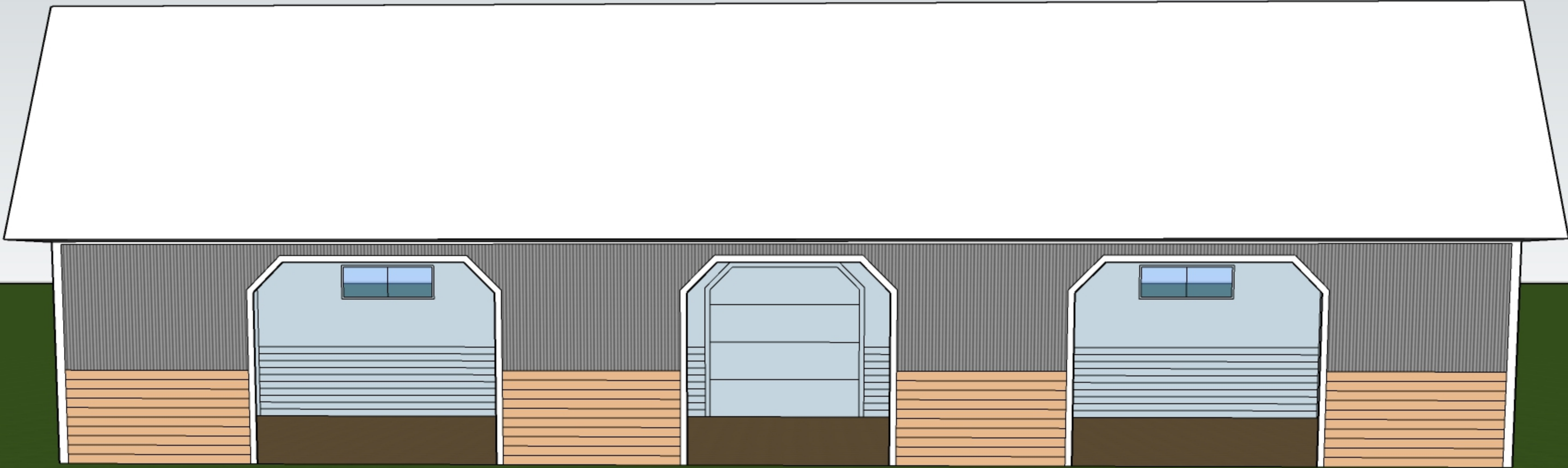


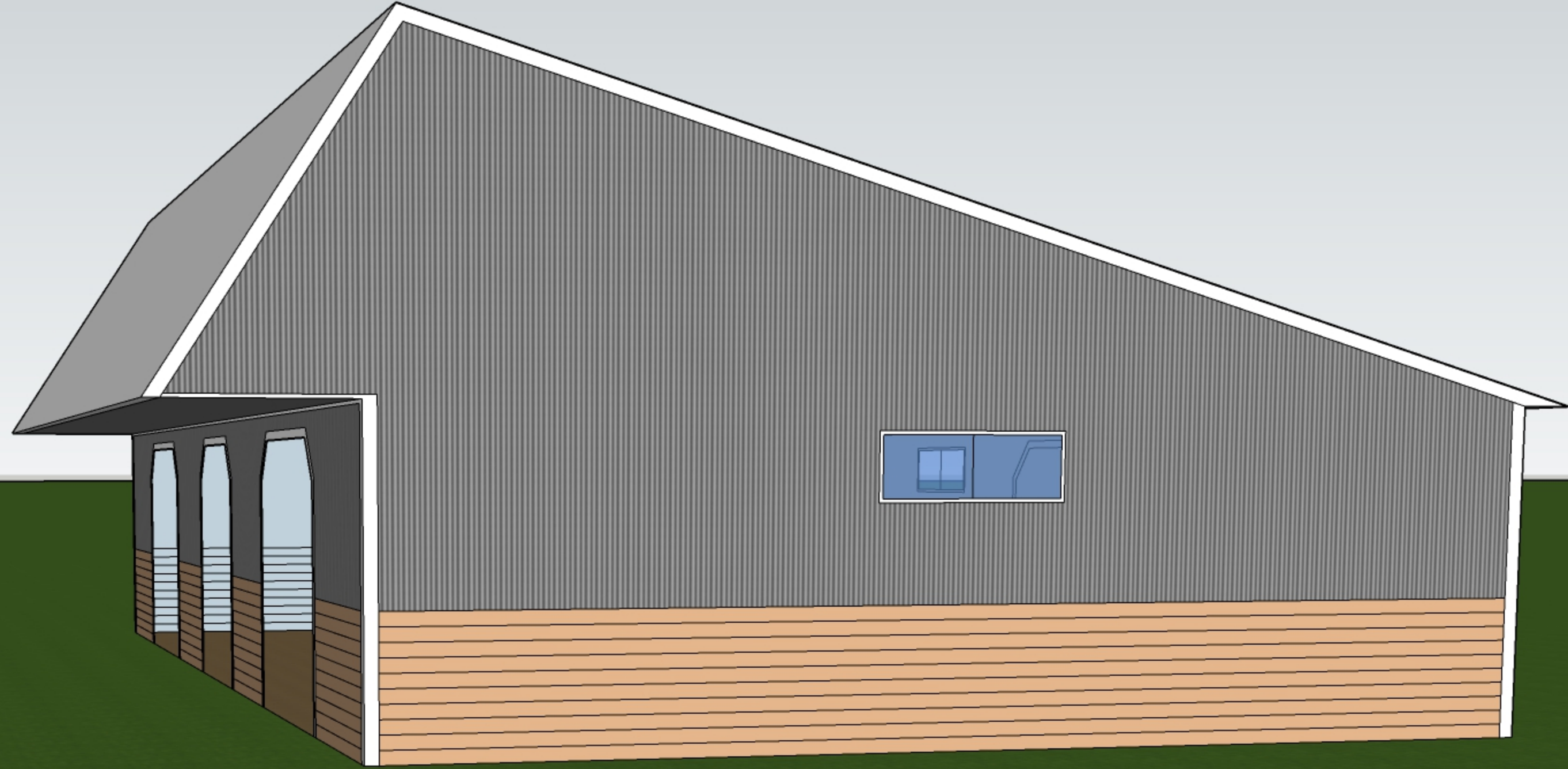
WEST SIDE-EAVE SIDE 2 ELEVATION

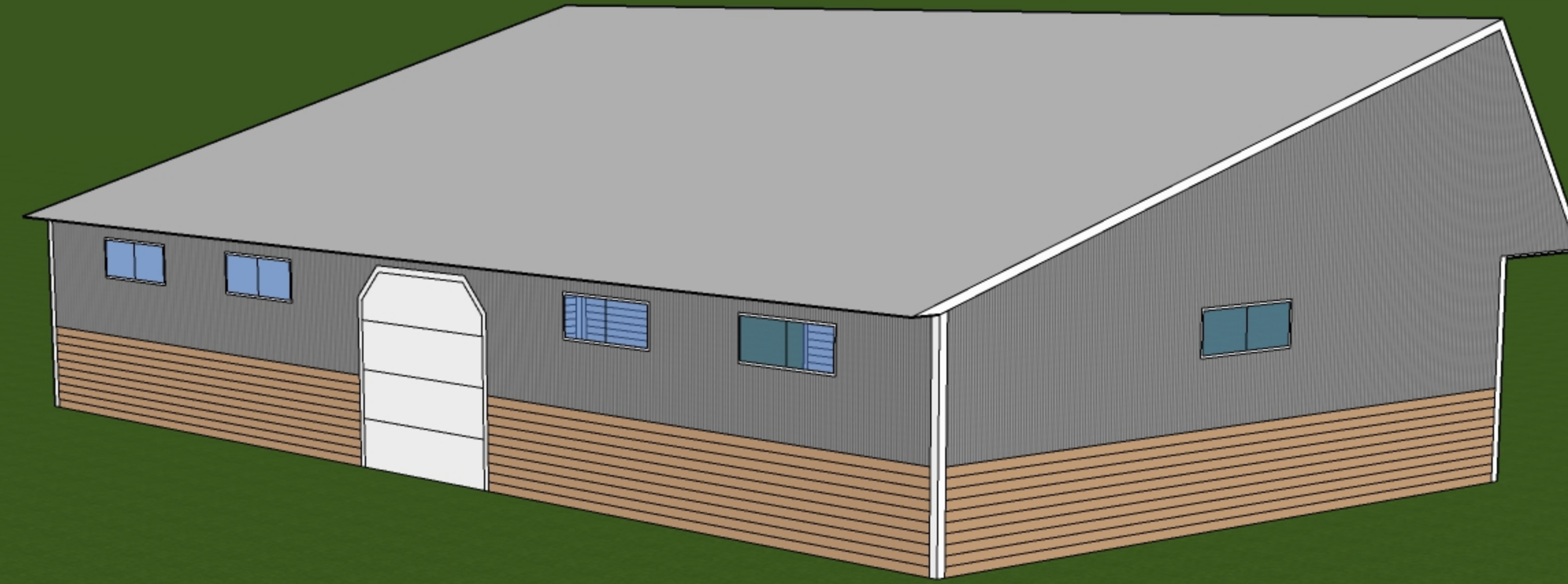


Personal Use, 2880 sq. ft.









Before the Planning Commission of the City of Mequon

(Acting Body)

(City, Village, Town, County)

Ozaukee County, Wisconsin, in regard to Premises at 14115 N. Cedarburg Road 63WSection 3 in Township 9 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:

That part of the southwest, northeast quarter lying west of the inter-urban right-of-way in Section 3, T9N, R21E.

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

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon, Ozaukee County having determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, 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 Horse Breeding Farm, Farming & partial use as Public Stable.

GRANTED by action of the Plan Commission of the City of Mequon, Ozaukee Cou the 3rd day of January, 1972.

Attest:

Walter M. Andersen
Walter M. Andersen
 Title City Clerk
 (City, Village, Town, County) Clerk

Thomas P. Leisle (Seal)
Thomas P. Leisle
 Title Mayor, Chairman
 (Mayor, President, Chairman)

Original filed in the office of the Planning Commission of the City of Mequon, Ozaukee Co

Signed:

Lyman Rigby, Sec'y.The **CONDITIONS** of this Grant are:

1. This Grant shall become effective upon the execution and recording by the Owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This Grant shall be void unless proper application, pursuant to the building and zoning codes of the municipality, for appropriate Building, and Zoning Use and Occupancy Permits in conformity to this Grant, is made within _____ months of the date hereof.
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 operation 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. Conditions on the Operations

- a. Hours of operation: 7:00 A.M. to 9:00 P.M.
- b. Performance standards relating to noise, vibration, odor, smoke or dust: Regular removal of manure and treatment of fly control.
- c. Water supply requirements: Private Well
- d. Provisions for sewage disposal: Septic system - as approved by the City of Mequon
- e. Other: A State approved combination colored metal and concrete building is planned. Building size will be approximately 160' x 96' to enclose a maximum of 28 stalls with the necessary sanitary provisions for public use.

7. Conditions on the Buildings

- a. Facade material of each building side: Combination colored metal and concrete.
- b. Entrances, Design and Location: As plans to be submitted.
- c. Signs attached to the Building, Location, Size, Design (including lighting): All signs to be approved by the Planning Commission.
- d. Exterior Lighting of the Building: All lighting to be approved by the Plan Commission
- e. Other:

8. Conditions on the Site

- a. Street Access (number, location, design): 14115 N. Cedarburg Road 63W
- b. Off-Street Parking (location and design including screening thereof): Provisions for 28 parking spaces at new building site.
- c. Loading and Service Areas (location and design): Rear of new building.
- d. Outside Storage of Materials, Products or Refuse (location and screening thereof): No outside storage of any kind.
- e. Finished topography and building grades, retaining walls, storm water run-off:
- f. Landscaping of the Site and Buildings (including plant types, size, spacing): All pasture areas to be fenced with 4 ft. stable type fence and additional electric hot wire at top board. Board facing to be placed on the inside of the post.
- g. ~~Pedestrian walkways, terraces, malls (location and design):~~ prevent them from being pushed off by horses.
- h. Signs (free standing) location, size, design (including lighting): All signs to be approved by the Planning Commission.
- i. Exterior Lighting of the Site, location design and power: Exterior safety lighting - to be approved by the Plan Commission
- j. Other: Manure disposal site will be at far-rear of existing barn (west) Regular removal and complete fly control at manure site.

Receipt of a True Copy of this instrument on behalf of the petitioner
acknowledged the 11 day of April, 1972

John F. Cassel
John F. Cassel

Note: Where the conditions are shown on maps, drawings, photographs, or similar attachments, Enter: "See Exhibit....."

Attachment: Packet Docs_Cedar Stone Equine Updated (6438 : Canfield Buildings for Cedar Stone Equine Center)

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Page (2)

6. Conditions on the Operations

- a. Hours of operation:
- b. Performance standards relating to noise, vibration, odor, smoke or dust:
- c. Water supply requirements:
- d. Provisions for sewage disposal:
- e. Other: Plan Commission on 10/1/73 approved a horse shelter in the pasture area. It will take care of approximately 10 horses. It will be 36 feet wide and 70 feet long. The exterior will be 1 x 12 boards with battens. The building will be 27 feet high over all to the peak.

7. Conditions on the Buildings

- a. Facade material of each building side:
- b. Entrances, Design and Location:
- c. Signs attached to the Building, Location, Size, Design (including lighting):
- d. Exterior Lighting of the Building:
- e. Other:

8. Conditions on the Site

- a. Street Access (number, location, design):
- b. Off-Street Parking (location and design including screening thereof):
- c. Loading and Service Areas (location and design):
- d. Outside Storage of Materials, Products or Refuse (location and screening thereof):
- e. Finished topography and building grades, retaining walls, storm water run-off:
- f. Landscaping of the Site and Buildings (including plant types, size, spacing):
- g. Pedestrian walkways, terraces, malls (location and design):
- h. Signs (free standing) location, size, design (including lighting):
- i. Exterior Lighting of the Site, location design and power:
- j. Other:

Return to:

City of Mequon
11333 N. Cedarburg Rd.
Mequon, Wis. 53092
Att'n: Planning Commission

\$4.00

Receipt of a True Copy of this instrument on behalf of the petitioner
acknowledged the 10th day of January, 1973

Marynne Lassell

Note: Where the conditions are shown on maps, drawings, photographs, or similar attachments, Enter: "See Exhibit. "A" "

Attachment: Packet Docs_Cedar Stone Equine_Updated (6438 : Canfield Buildings for Cedar Stone Equine Center)

Secs. 62.23, 61.35, 60.74 and 59.97 Wis. Stats.

Before the Plan Commission of the City of Mequon,
(Acting Body) (City, Village, Town, County)
Ozaukee County, Wisconsin, in regard to Premises at 14115 N. Cedarburg Rd. 63W
Section 3 in Township 9 North, Range 21 East, Ozaukee County,
State of Wisconsin, further described as follows:

That part of the southwest, northeast quarter lying west of the inter-urban right of way in Section 3, T9N, R 21 E.

WHEREAS the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, 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 Plan Commission
City Mequon, Ozaukee County (Acting Body)
of the City of Mequon, Ozaukee County having determined that by reason of the
(City, Village, Town, County)
particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, 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 Horse breeding Farm, Farming and partial use as Public Stable.

GRANTED by action of the Plan Commission of the City of Mequon, Ozaukee County
the 3rd day of January, 1972 (City, Village, Town, County)

Attest:
Walter M. Andersen
City Clerk
Title (City, Village, Town, County) Clerk

Thomas P. Leisle
Thomas P. Leisle (Seal)
Mayor, Chairman
Title (Mayor, President, Chairman)

Original filed in the office of the Planning Commission of the City of Mequon, Ozaukee Cty.
(City, Village, Town, County)

Signed: Lyman Rigby Sec'y

- The **CONDITIONS** of this Grant are:
1. This Grant shall become effective upon the execution and recording by the Owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
 2. This Grant shall be void unless proper application, pursuant to the building and zoning codes of the municipality, for appropriate Building, and Zoning Use and Occupancy Permits in conformity to this Grant, is made within.....months of the date hereof.
 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 operation 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.

Attachment: Packet Docs_Cedar Stone Equine_Updated (6438 : Canfield Buildings for Cedar Stone Equine Center)

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: July 26, 2021
SUBJECT: Pinnacle Engineering Group for Lakeshore Estates. The applicant is seeking final plat approval to allow for a 9-lot subdivision for the property located at the southwest corner of Lakeshore Drive and Pioneer Road.

Applicant: Pinnacle Engineering Group
Anthony Zanon
Status of Applicant: Agent
Requested: Final Plat
Existing Zoning: R-1 (5-Acre minimum)
OA (Agricultural Overlay)
Land Use Plan: Residential 5 Acre
Lot size: 72.68 Acres
Location: Southwest of Pioneer Road and Lake Shore Drive
Tax Key Number: #15-005-05-000.00
District: #5

Background:

The applicant is requesting final plat for a 9-lot subdivision development on 72.63 acres of land located southwest of Pioneer Road and Lake Shore Drive. Planning Commission approved the preliminary plat and development agreement on May 24, 2021.

Final Plat:

The final plat for the 9-lot subdivision is consistent with the approved preliminary plat. The lots will be served by individual driveways off Pioneer Road and shared driveways off Lake Shore Drive. One lot has proposed access off Shady Lane. The approved open space plan shows trees within a landscape easement along Lakeshore and Pioneer Road. Trees shall be installed per the approved plan prior to recording of the Final Plat.

Engineering Report:

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

The proposed preliminary plat includes the dedication of right-of-way along Pioneer Road to Ozaukee County and along Lake Shore Drive to the City of Mequon. Dedication of both is a condition of approval and subject to Common Council approval.

The final plat and supporting shared driveway access easements adequately address the preliminary plat approval requirements relating to driveway location. The agreements are subject to City Attorney review and approval.

Wetlands are represented on the final plat with required protective area setbacks shown as well. A wetland delineation report by an assured delineator is on file with the City. The existing drainageway is within and protected by the protective area setback for the wetlands.

The site is not located within the City's sewer service area, and therefore is not required to connect to public sewer or water. Soil evaluation reports were provided with the application indicating that all of the lots can support mound systems. Private wells will be required and are regulated by the WDNR.

The land division itself does not propose an increase in impervious surface. The final plat includes a note indicating that the combination of home and driveway construction may trigger the MMSD requirement for green infrastructure and City administrative requirements thereof.

The conditions of preliminary plat approval have been noted on the final plat.

Staff Recommendation:

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

1. Common Council approval of the Final Plat.
2. Trees shall be installed per the approved landscape plan prior to recording of the Final Plat.
3. Submittal and approval of a 14-month bond for street trees.
4. Note 11 on the plat shall be amended to state that all lots are subject to compliance with the City of Mequon Policy Manual for Tree Protection and Preservation.
5. Final legal documents are subject to City Attorney review and approval prior to recording of the Final Plat.
6. Dedication of right-of-way for Pioneer Road and Lake Shore Drive, subject to Common Council approval.
7. Technical review in conformance with Chapter 236 and City of Mequon Standard Specifications for Land Development
8. Submittal of one (1) full size 24" x 36" and one (1) 8½"x11" 200 scale copy of the final plat on 4 mil thick double matte mylar conforming to Section 236.25 (2)(c) and (d) of the Wisconsin Statutes shall be submitted to the City within 10 days of recording. Copies shall be a black line mylar.
9. A digital file of the final plat compatible with AutoCAD LT 2015 in DWG format shall also be submitted.
10. The Developer shall, prior to Final Plat approval, provide to the City a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin. The form and content of the lot pipe certification shall be acceptable to the City Engineer.

Attachments:

Packet Docs_Lakeshore Estates_Updated (PDF)

3.a.a

Attachment: Packet Docs_Lakeshore Estates_Updated (6439 : Pinnacle Engineering Group for Lakeshore Estates)





6/21/2021

Pa Phouala Vang
 Planner
 City of Mequon
 11333 N Cedarburg Road
 Mequon, WI 53092-1930

RE: Final Plat Submittal – Lakeshore Estates

Dear Ms. Vang,

With this transmittal I am requesting that the final plat of Lakeshore Estates be placed on the July 26, 2021 Plan Commission Agenda. I have e-mailed the documents to you and have included the following in this packet:

1. Plan Commission application for the final plat and a check for the application fee (check #4124 in the amount of \$757.00).
2. Three copies of the final plat.
3. One copy of the overall landscape plan. The plan was revised to increase the caliper of tree to be installed per comments from City staff as noted below.
4. One copy each of the shared driveway easement agreements.
5. One copy of the 50' wide street tree preservation and maintenance agreement.
6. One copy of the Declaration of tree Preservation Covenant.

In addition to the documents noted, I have also addressed the comments from the City staff Preliminary Plat/Landscape Plan letter dated May 26, 2021. The following are the comments and my response to each:

1. Any changes to the preliminary plat related to modifications of the proposed wetland boundary which impact the buildability of the lots will require Planning Commission approval. **The wetland has now been delineated by an assured delineator and all lots remain buildable. The wetland report is attached.**
2. All buildings shall maintain a minimum building setback of 100' from the ultimate road right-of-way of any public street, road or highway and a minimum 30' offset from the side and rear property lines, with increased offsets on lots adjacent to wetlands as required by the Department of Natural Resources (DNR). **The setbacks are shown and noted on the final plat.**
3. The development shall comply with preliminary plat and final plat requirements. **Comment only, no change.**
4. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board. **This note is shown as note 9 on the final plat.**
5. Street lighting, if proposed, is subject to the approval of the Planning Commission and shall be owned and maintained by the Homeowner's Association. **Street lighting is not proposed.**
6. Entryway signage and landscaping is subject to the approval of staff. **There is no entryway signage or associated landscaping proposed.**

7. City Attorney review and approval of shared driveway easements for shared driveways. **The “shared driveway easement agreement” documents have been attached.**
8. A tree preservation easement on Lot 8 shall be identified on the plat. The Tree Preservation Easement on Lot 8 should reference a separate easement document to be recorded with the Register of Deeds. City Attorney review and approval of easement is required. **A “Declaration of Tree Preservation Covenant” has been attached. This covenant is referred to in note 11 of the plat and covers the entire property. A specific tree preservation easement has not been shown on Lot 8 as the entire lot is covered by the covenant. I spoke with Mike Gies, the City Parks and Forestry Superintendent, and he felt the covenant over the entire property was sufficient. If an additional easement is needed, the applicant will work with the City on that document.**
9. Minimum 3” caliper for all proposed deciduous trees shall be installed. **The landscape plan has been revised to note 3” caliper trees and the revised landscape plan is being resubmitted with the final plat.**
10. A 50-foot landscape easement along Pioneer Road and Lake Shore Drive. The landscape easement should reference a separate easement document to be recorded with the Register of Deeds. City Attorney review and approval of easement is required. **A “50’ wide street tree preservation and maintenance easement” is shown on the final plat and a separate easement document has been prepared and attached.**
11. The preliminary and final plat document shall include a note that driveway construction shall adhere to the location and configuration as shown on the final plat, unless otherwise approved by the City Engineer. **This note is shown as note 3 on the final plat.**
12. The preliminary and final plat document shall include a note that the driveway locations for Lots 8 and 9 are subject to the approval of Ozaukee County. **This note is shown as note 4 on the final plat.**
13. The preliminary and final plat shall include a note indicating that the driveway for Lot 1 shall be located to maximize the separation between the driveways for 13940 and 13943 Shady Lane. **This note is shown as note 5 on the final plat.**
14. Dedication of right-of-way on Pioneer Road to Ozaukee County and along Lake Shore Drive for the City of Mequon is required at the time of final plat. **The road dedications are shown on the final plat.**
15. Prior to final plat approval, a POWTS permit for Lot 9, and any applicable wetland fill permitting from the WDNR shall be provided. **The delineated wetlands are much less restrictive when compared with the WDNR wetland inventory mapping that was shown on the preliminary plat. A wetland fill permit is not required to develop Lot 9. This note is not shown on the final plat.**
16. The applicant shall submit an electronic file for the proposed preliminary plat, updated with the final wetland delineation and protective area designations, in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate System South Zone (NAD 83). **The preliminary plat CAD file has been included with the final plat submittal.**
17. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any. **This note is shown as note 11 on the final plat.**
18. Applicant shall provide the wetland delineation report with concurrence by the WDNR and show the survey from the wetland delineation, the name of the delineator, the date of delineation, the date of WDNR concurrence and the protective area setback on the final plat. Per City ordinance, the final plat shall further restrict the protective areas setbacks to natural, vegetated areas of land. If the combination of wetland area and protective setback renders a lot unbuildable, the final plat shall be adjusted to conform with City ordinances. **The delineated wetlands are much**

less restrictive when compared with the WDNR wetland inventory mapping that was shown on the preliminary plat. All lots are buildable. The delineated wetland is detailed on the final plat, the wetland information is shown as note 12 on the final plat, and the wetland report is attached.

19. Applicant or individual home builders shall provide wetland fill approval from the WDNR, if filling of the wetlands is proposed. **This note is shown as note 6 on the final plat and it is specified that the "individual lot owners" shall provide wetland fill approval from the WDNR, if filling of the wetlands is proposed.**
20. For home/driveway construction that exceeds 5,000 square feet, each individual lot will be required to provide green infrastructure meeting MMSD requirements. Alternatively, the developer could plan for a regional stormwater facility that meets City ordinances and MMSD Chapter 30. **This note is shown as note 7 on the final plat.**
21. If a regional stormwater facility is proposed, then legal documents requiring the Homeowners Association to maintain wetland buffers and stormwater facilities are required and subject to review and approval by City Attorney (none proposed). **There is still no regional facility proposed.**
22. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a stormwater maintenance and easement agreement for the green infrastructure. **Combined with comment 20 above and included in note 7 on the final plat.**
23. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a drainage financial guarantee. City ordinance 58-677(b) requires 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 anti 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). **This note is shown as note 8 on the final plat.**
24. If the existing drainageway is not included within the protective area setback required along the wetlands, then a separate drainage protection easement area shall be reviewed and approved by the City Attorney and recorded against each lot. **The drainageway is located entirely in the wetland and therefore the protective area setback.**
25. Final legal documents are subject to City Attorney review and approval prior to recording of final plat. **Comment only, no change.**

Please feel free to contact me if you have any questions or if you need any additional information.

Sincerely,

PINNACLE ENGINEERING GROUP



Anthony S. Zanon, P.E.
Senior Project Manager | Principal

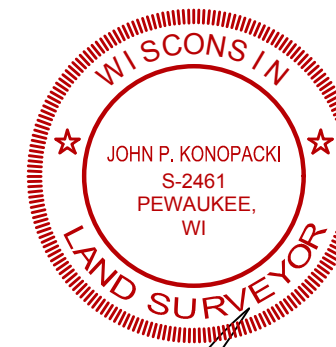
LAKESHORE ESTATES

Being a part of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

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

Certified _____, 20____

Department of Administration



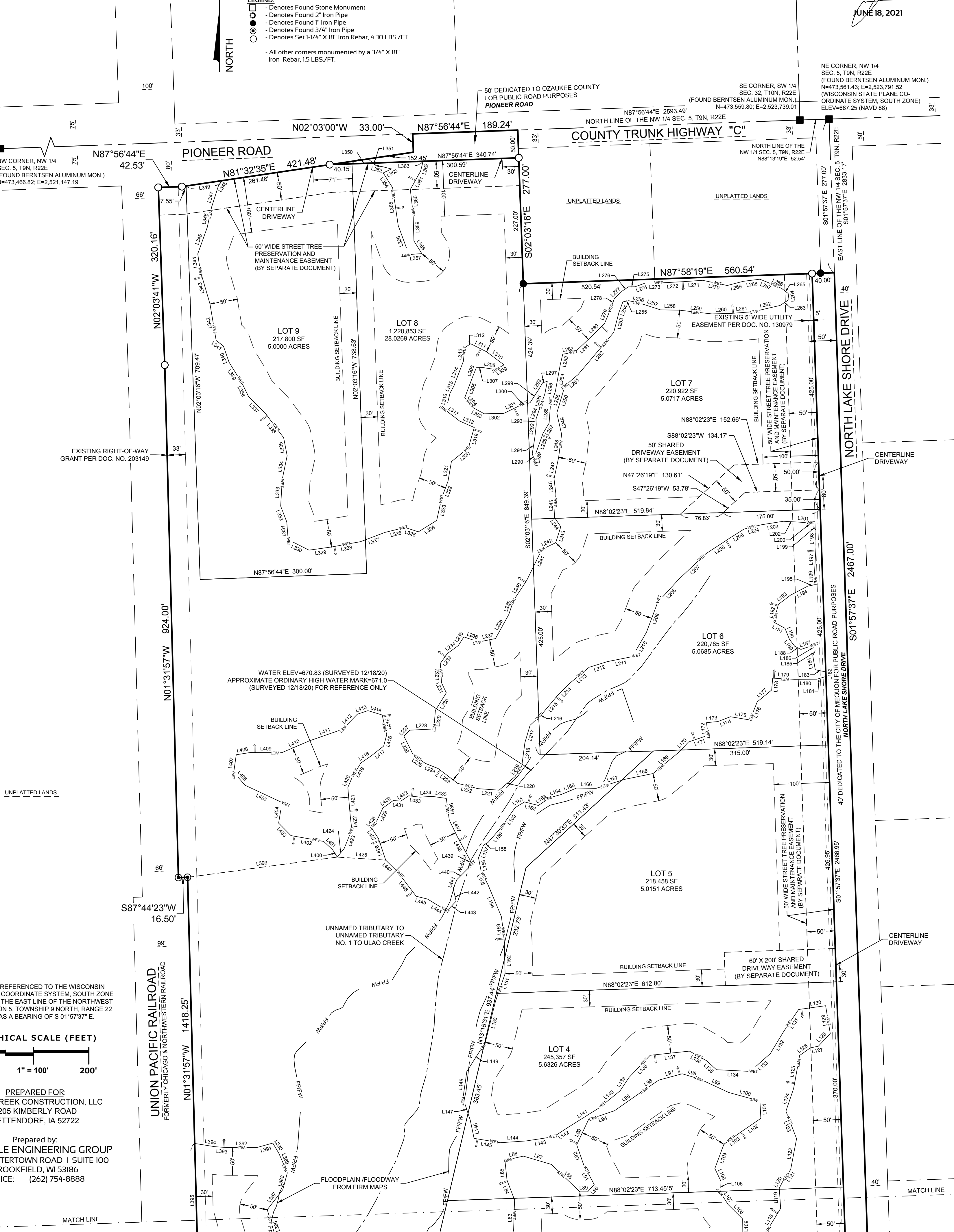
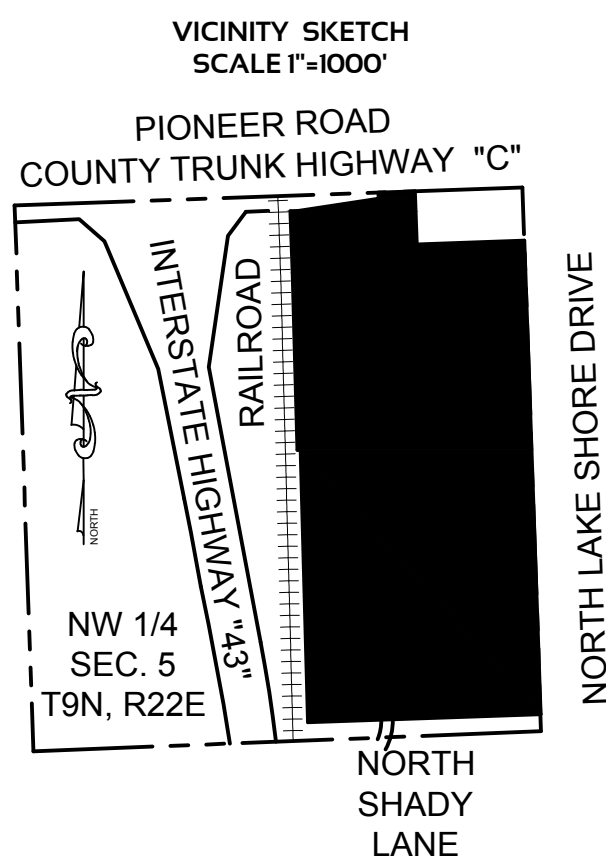
JUNE 18, 2021

NOTES:

1. SEE NOTES ON SHEET 2.
2. SEE WETLAND LINE TABLE ON SHEET 3.

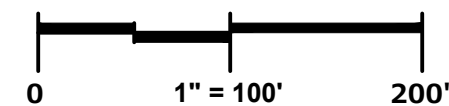
LEGEND:

- Denotes Found Stone Monument
- Denotes Found 2" Iron Pipe
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Pipe
- Denotes Set 1-1/4" X 18" Iron Rebar, 4.30 LBS./FT.
- All other corners monumented by a 3/4" X 18" Iron Rebar, 15 LBS./FT.



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1983). THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 22 EAST HAS A BEARING OF S 01°57'37" E.

GRAPHICAL SCALE (FEET)



PREPARED FOR
DOOR CREEK CONSTRUCTION, LLC
2205 KIMBERLY ROAD
BETTENDORF, IA 52722

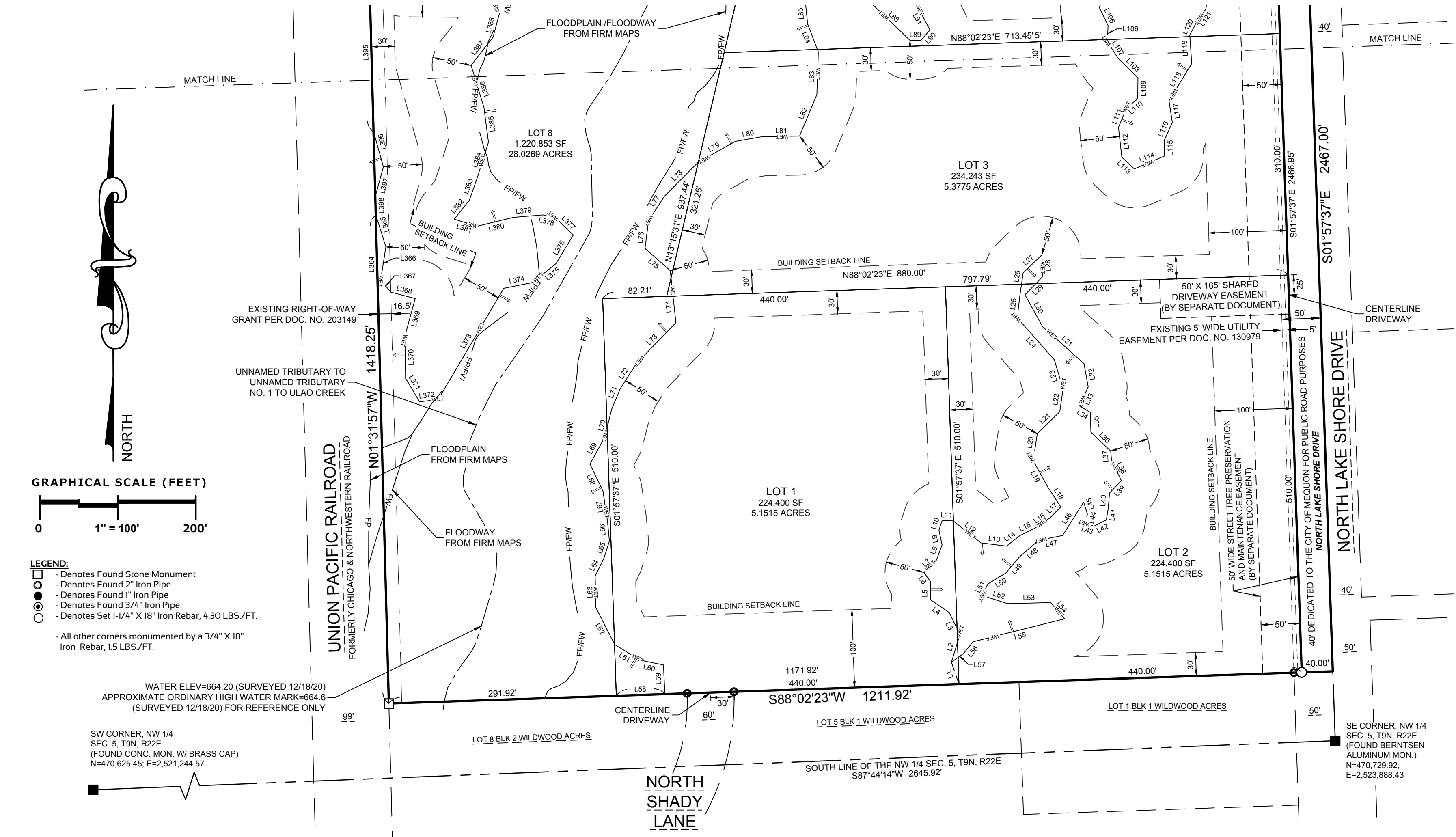
Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

PINNACLE ENGINEERING GROUP

LAKE SHORE ESTATES

Being a part of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.



- NOTES:
- THE PROPERTY IS ZONED R-1/OA. THE REQUIREMENTS ARE:
 - MINIMUM LOT AREA = 5 ACRES
 - MINIMUM AVERAGE LOT WIDTH = 300'
 - STREET SETBACK = 100'
 - SIDE AND REAR YARD = 30'
 - WETLAND PROTECTIVE AREA SETBACK = 50' (PER WDNR NR.151.125(1)(B))
 - THE SUBDIVISION IS LOCATED IN ZONE "X" AND ZONE "AE" PER FEMA FIRM MAP COMMUNITY PANEL NO. 55089C0193F WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007.
 - DRIVEWAY CONSTRUCTION SHALL ADHERE TO THE LOCATION AND CONFIGURATION AS SHOWN ON THIS PLAT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - DRIVEWAY LOCATIONS FOR LOTS 8 AND 9 ARE SUBJECT TO THE APPROVAL OF OZAUKEE COUNTY.
 - THE DRIVEWAY LOCATION FOR LOT 1 SHALL BE LOCATED TO MAXIMIZE THE SEPARATION BETWEEN THE DRIVEWAYS FOR 13940 AND 13943 SHADY LANE.
 - INDIVIDUAL LOT OWNERS SHALL PROVIDE WETLAND FILL APPROVAL FROM THE WDNR TO THE CITY, IF FILLING OF THE WETLANDS IS PROPOSED.
 - EACH INDIVIDUAL LOT WITH HOME/DRIVEWAY CONSTRUCTION THAT EXCEEDS 5,000 SQUARE FEET OF IMPERVIOUS SURFACE WILL BE REQUIRED TO PROVIDE GREEN INFRASTRUCTURE MEETING MMMSD REQUIREMENTS. IN ADDITION FOR HOME/DRIVEWAY CONSTRUCTION WHICH TRIGGERS THE MMMSD REQUIREMENTS, THAT PROPERTY OWNER WILL ALSO BE REQUIRED TO PROVIDE A STORM WATER MAINTENANCE AND EASEMENT AGREEMENT FOR THE GREEN INFRASTRUCTURE DEVICE.
 - FOR HOME/DRIVEWAY CONSTRUCTION WHICH TRIGGERS THE MMMSD REQUIREMENT FOR GREEN INFRASTRUCTURE, EACH PROPERTY OWNER WILL ALSO BE REQUIRED TO PROVIDE A DRAINAGE FINANCIAL GUARANTEE. CITY ORDINANCE 58-877(B) REQUIRES THAT THE APPLICANT DEPOSIT AN ESCROW OR LETTER OF CREDIT TO GUARANTEE A GOOD FAITH EXECUTION OF THE APPROVED 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 58-878(H).
 - ARCHITECTURAL DESIGN OF RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE ARCHITECTURAL BOARD'S PUBLICATION ENTITLED "GUIDELINES FOR RESIDENTIAL STRUCTURES" AND ARE SUBJECT TO THE ARCHITECTURAL REVIEW BOARD.
 - ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
 - THE PLAT OF LAKE SHORE ESTATES IS SUBJECT TO THE DECLARATION OF TREE PRESERVATION COVENANT, RECORDED BY SEPARATE DOCUMENT, AND THE CITY OF MEQUON TREE PRESERVATION ORDINANCE AND RESTRICTIONS.
 - IT SHALL BE UNLAWFUL TO REMOVE, INJURE, DESTROY, OR UNDERTAKE ANY PROCEDURE THAT MAY CAUSE THE DEATH OR SUBSTANTIAL DESTRUCTION OF ANY SPECIMEN TREE LOCATED ANYWHERE ON ANY LAND IN THE CITY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE CITY FORESTER OR HIS REPRESENTATIVE. AUTHORIZATION FOR REMOVAL OF ANY SPECIMEN TREE LOCATED ON ANY LAND IN THE CITY MAY BE GRANTED FOR DEAD OR DYING TREES, DISEASED TREES, DAMAGED/INJURED TREES TO THE EXTENT THAT IT IS LIKELY TO DIE OR BECOME DISEASED OR WHERE REMOVAL WILL AVOID OR ALLEVIATE UNREASONABLE DIFFICULTY OR HARDSHIP OR IT CONSTITUTES A HAZARD TO PERSONS OR PROPERTY.
 - DOCUMENTATION REQUESTING REMOVAL SHALL BE SUBMITTED TO THE CITY FORESTER AND PLANNING COMMISSION AS PART OF A LANDSCAPE PLAN THAT SHALL PROVIDE FOR TREE REMOVAL, TREE REPLACEMENT AND ADDITIONAL TREE PLANTING.
 - IF A SPECIMEN TREE IS PROPOSED TO BE REMOVED IN THE BUILDABLE AREA ON ANY LAND IN THE CITY, THE CITY FORESTER SHALL REVIEW THE SITE FOR ANY ALTERNATIVE BUILDING LOCATIONS IN ORDER TO PRESERVE THE SPECIMEN TREES. IF IT IS FOUND THAT CONSTRUCTION CANNOT OCCUR ON THE PLATTED LOT, WITHOUT REMOVAL OF THE SPECIMEN TREE, THE CITY FORESTER AND PLANNING COMMISSION MAY ALLOW THE TREE(S) TO BE REMOVED, AND IF NECESSARY, THE CITY FORESTER MAY RECOMMEND THE HOMEOWNER/DEVELOPER SEEK SETBACK AND/OR OFFSET VARIANCES AT THE BOARD OF APPEALS IN ORDER TO PRESERVE SPECIMEN TREES.
 - IN THE EVENT THE TREE IS UNLAWFULLY REMOVED IN VIOLATION WITH THIS SUBDIVISION, THE FORESTER WILL DIRECT REPLACEMENT BASED UPON THE REPLACEMENT VALUE AS DETERMINED IN ACCORDANCE WITH THE TREE PRESERVATION GUIDELINES.
 - WETLAND WERE DELINEATED BY SHORT ELLIOTT HENDRICKSON INC., ERICA PERGANDE (WDNR ASSURED WETLAND DELINEATION) ON MAY 28, 2021. WETLAND RESTRICTIONS:
 - GRADING AND FILLING SHALL BE PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, OZAUKEE COUNTY, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, AND THE ARMY CORPS OF ENGINEERS.
 - THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
 - THE REMOVAL OR DESTRUCTION OF ANY NATIVE VEGETATIVE COVER, IE., TREES, SHRUBS, GRASSES, ETC., SHALL BE PROHIBITED, WITH THE EXCEPTION OF THE REMOVAL OF DEAD, DYING OR DISEASED VEGETATION, NON-INDIGENOUS SPECIES, OR NOXIOUS WEEDS (AS DEFINED BY LOCAL ORDINANCE) AT THE DISCRETION OF A FORESTER OR NATURALIST AND THE APPROVAL OF OZAUKEE COUNTY.
 - GRAZING BY DOMESTICATED ANIMALS, IE., HORSES, COWS, ETC., SHALL BE PROHIBITED.
 - THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE WETLAND AREA OR PRIMARY ENVIRONMENTAL CORRIDOR SHALL BE PROHIBITED.
 - CREATION OF A MOWN LANDSCAPE, GARDENING, CULTIVATING, OR DEPOSITING YARD WASTE OF ANY TYPE SHALL BE PROHIBITED.
 - PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE OZAUKEE COUNTY, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, AND THE ARMY CORPS OF ENGINEERS.
 - CONSTRUCTION OF BUILDINGS WITHIN THE WETLAND BOUNDARY IS PROHIBITED.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 5;
Thence South 01°57'37" East along the east line of said Northwest 1/4, 277.00 feet to the Point of Beginning;

Thence continuing South 01°57'37" East along said east line, 2467.00 feet;
Thence South 88°02'23" West and then along the north line of Wildwood Acres, a recorded subdivision, 1211.92 feet to the east line of the Union Pacific Railroad;
Thence North 01°31'57" West along said east line, 1418.25 feet;
Thence South 87°44'23" West along said east line, 16.50 feet;
Thence North 01°31'57" West along said east line, 924.00 feet;
Thence North 02°03'41" West along said east line, 320.16 feet to the south right-of-way line of Pioneer Road (C.T.H. "C");
Thence North 87°56'44" East along said south right-of-way line, 42.53 feet;
Thence North 81°32'23" East along said south right-of-way line, 421.48 feet;
Thence North 02°03'00" West along said south right-of-way line, 33.00 feet to the north line of said Northwest 1/4;
Thence North 87°56'44" East along said north line, 189.24 feet;
Thence South 02°03'16" East, 277.00 feet;
Thence North 87°58'19" East, 560.54 feet to the Point of Beginning.

Dedicating the Easterly and Northerly portion of subject property as graphically shown for public right of way purposes.

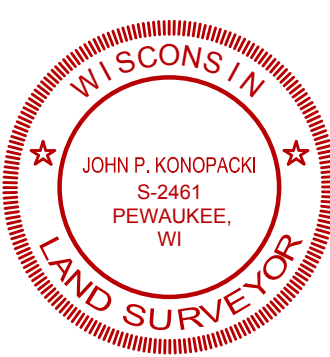
Containing 3,136,646 square feet (72.0075 acres) of land Gross and 3,027,217 square feet (69.4953 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of DOOR CREEK CONSTRUCTION, LLC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Mequon Land Division Ordinance in surveying, mapping and dividing the land within the subdivision.

Date: JUNE 18, 2021



John P. Konopacki
Professional Land Surveyor S-2461

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Mequon on this _____ day of _____, 2021.

Date _____ John Wirth, Chairman

Date _____ Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Mequon, Wisconsin, on this _____ day of _____, 2021.

Date _____ John Wirth, Mayor

Date _____ Caroline Fochs, City Clerk

CITY OF MEQUON FINANCE CERTIFICATE

I, Marie Keyser, being the duly elected, qualified, and acting Director of Finance for the City of Mequon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2021, on any of the land included in the plat of LAKE SHORE ESTATES.

Date _____ Marie Keyser, Acting Director of Finance

OZAUKEE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
OZAUKEE COUNTY) SS

I, Joshua Morrison, being duly elected, qualified and acting Treasurer of Ozaukee County, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____, 2021 on any of the lands in the plat of LAKE SHORE ESTATES.

Date _____ Joshua Morrison, Ozaukee County Treasurer

OWNER'S CERTIFICATE OF DEDICATION

DOOR CREEK CONSTRUCTION LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this subdivision plat to be surveyed, divided, mapped and dedicated as represented on this plat of LAKE SHORE ESTATES.

DOOR CREEK CONSTRUCTION LLC, as owner, does further certify that this subdivision plat is required by s.236.10 or s. 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- City of Mequon
- Department of Administration

IN WITNESS WHEREOF, the said DOOR CREEK CONSTRUCTION LLC has caused these presents to be signed by (name - print) _____, (title) _____, at _____ County, Wisconsin, on this _____ day of _____, 2021.

In the presence of: DOOR CREEK CONSTRUCTION LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2021.

Date _____ President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

NOTE:
1. SEE WETLAND LINE TABLE ON SHEET 3.



LAKESHORE ESTATES

Being a part of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

WETLAND LINE TABLE

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N19°15'18"W	29.61'
L2	N17°06'54"E	37.31'
L3	N25°53'05"W	31.29'
L4	N55°50'20"W	29.20'
L5	N00°12'12"E	23.42'
L6	N36°03'45"W	14.33'
L7	N44°55'23"E	22.72'
L8	N20°47'58"E	20.53'
L9	N12°10'51"W	19.46'
L10	N18°39'22"E	13.23'
L11	S87°11'49"E	14.09'
L12	S51°40'17"E	45.36'
L13	S82°44'30"E	33.05'
L14	N52°01'27"E	21.82'
L15	N63°18'16"E	22.18'
L16	N55°39'13"E	22.57'
L17	N44°31'47"E	20.02'
L18	N33°19'22"W	30.42'
L19	N28°52'04"W	38.96'
L20	N08°55'42"E	34.85'
L21	N45°45'34"E	40.16'
L22	N08°16'35"E	29.79'
L23	N16°55'51"W	38.90'
L24	N41°22'37"W	71.87'
L25	N06°42'04"E	27.19'
L26	N08°19'29"E	30.76'
L27	N45°58'46"E	33.28'
L28	S02°26'55"E	27.78'
L29	S44°15'31"W	32.65'
L30	S28°57'15"E	46.57'
L31	S48°10'20"E	71.46'
L32	S10°09'26"E	30.14'
L33	S24°20'11"W	26.99'
L34	S59°36'43"E	15.91'
L35	S02°09'31"E	25.49'
L36	S46°03'50"E	35.00'
L37	S05°43'53"E	12.12'
L38	S26°00'04"E	28.57'
L39	S43°18'13"W	22.24'
L40	S04°26'55"W	20.28'
L41	S10°06'24"W	14.50'
L42	S63°24'37"W	17.79'
L43	N70°49'18"W	11.85'
L44	N14°27'12"E	12.14'
L45	N17°36'08"W	15.99'
L46	S32°20'25"W	50.67'
L47	S78°29'18"W	31.70'
L48	S48°50'15"W	32.55'
L49	S40°06'25"W	26.65'
L50	S58°26'02"W	27.24'
L51	S26°13'28"W	16.20'
L52	S72°03'33"E	34.27'
L53	N88°37'21"E	55.25'
L54	S40°31'04"E	27.43'
L55	S75°56'43"W	121.00'
L56	S39°01°16"W	19.30'
L57	S54°14°54"W	19.38'
L58	N88°02'23"E	62.48'
L59	N02°55'01"W	37.50'
L60	N78°16°00"W	30.67'
L61	N58°24°47"W	38.06'
L62	N27°03'36"W	53.13'
L63	N01°24'05"W	40.28'
L64	N25°46'40"E	26.36'
L65	N17°41'21"E	22.50'
L66	N05°34'57"W	25.94'
L67	N08°31'07"W	39.14'
L68	N26°04°54"W	37.97'
L69	N28°43'07"E	39.03'
L70	N14°10'06"E	37.83'
L71	N22°47'47"E	28.06'
L72	N32°44'08"E	38.22'
L73	N43°53'27"E	73.21'
L74	N06°16'10"W	67.15'
L75	N48°41'23"W	42.99'
L76	N07°25'28"E	36.41'
L77	N33°22'32"E	37.14'
L78	N44°39'45"E	60.39'
L79	N60°41'48"E	55.57'
L80	N79°58'00"E	35.46'
L81	N89°06'23"E	47.41'
L82	N22°33'35"E	57.61'
L83	N01°58'43"E	54.88'
L84	N20°59'55"W	38.29'
L85	N05°49'47"W	36.07'
L86	N77°09'39"E	34.04'
L87	S73°19'01"E	52.70'
L88	S46°13'51"E	71.16'
L89	N89°53'36"E	13.90'
L90	N42°07'24"E	17.57'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L91	N28°00'53"W	41.04'
L92	N18°58'07"W	37.47'
L93	N25°02'58"E	50.18'
L94	N71°16'05"E	49.52'
L95	N54°59'07"E	60.52'
L96	N55°52'15"E	36.53'
L97	N74°55'52"E	43.41'
L98	S73°19'58"E	34.00'
L99	S65°03'52"E	56.60'
L100	S74°30'49"E	58.33'
L101	S03°06'59"E	31.17'
L102	S55°39'20"W	43.43'
L103	S54°21'29"W	37.85'
L104	S20°27'07"W	46.75'
L105	S25°43'51"E	25.52'
L106	S02°06'30"W	20.78'
L107	S33°00'18"E	25.47'
L108	S45°06'04"E	35.71'
L109	S00°38'06"W	26.77'
L110	S50°28'51"W	18.09'
L111	S23°13'47"W	27.13'
L112	S06°26'17"E	38.67'
L113	S46°47'37"E	21.90'
L114	N66°58'07"E	42.06'
L115	N00°05'47"E	20.62'
L116	N24°10'19"E	24.62'
L117	N08°50'55"W	28.22'
L118	N31°25'17"E	55.94'
L119	N03°57'45"W	36.47'
L120	N27°42'18"E	17.40'
L121	N34°43'32"E	21.95'
L122	N10°54'02"E	56.67'
L123	N21°14'02"W	53.26'
L124	N18°50'17"E	42.96'
L125	N10°14'41"E	60.72'
L126	N54°37'19"E	23.63'
L127	N78°21'10"E	14.80'
L128	N43°27'15"E	31.31'
L129	N09°26'47"W	50.98'
L130	S82°00'36"W	49.22'
L131	S34°01'52"W	51.28'
L132	S30°57'30"W	42.94'
L133	S48°27'34"W	48.72'
L134	N87°03'31"W	60.77'
L135	N47°50'29"W	24.19'
L136	N60°35'22"W	35.25'
L137	S83°52'00"W	71.07'
L138	S43°44'07"W	55.25'
L139	S33°51'43"W	29.15'
L140	S50°50'36"W	48.92'
L141	S57°57'23"W	62.81'
L142	S57°06'20"W	33.69'
L143	S81°06'49"W	50.19'
L144	S86°08'37"W	46.55'
L145	N80°34'00"W	47.86'
L146	N11°44'33"W	32.62'
L147	N18°12'12"W	42.65'
L148	N08°12'37"E	48.70'
L149	N32°29'19"E	62.06'
L150	N13°47'11"E	76.08'
L151	N19°11'42"E	52.77'
L152	N01°27'35"W	59.45'
L153	N06°32'06"W	43.32'
L154	N22°48'18"W	62.52'
L155	N26°55'39"W	27.46'
L156	N11°06'28"W	24.68'
L157	N21°42'33"E	24.12'
L158	N57°10'53"E	9.82'
L159	N41°07'09"E	37.60'
L160	N34°51'45"E	41.59'
L161	N58°41'50"E	20.15'
L162	S75°49'13"E	25.68'
L163	N56°14'01"E	25.41'
L164	N74°35'08"E	21.10'
L165	N67°01'27"E	29.54'
L166	S89°13'13"E	35.41'
L167	N72°35'14"E	53.79'
L168	N78°16'42"E	52.17'
L169	N50°31'20"E	61.44'
L170	N42°53'28"E	24.28'
L171	N71°17'43"E	37.00'
L172	N06°18'40"W	23.06'
L173	N84°29'37"E	20.57'
L174	N68°51'01"E	23.99'
L175	S80°39'02"E	35.78'
L176	N21°50'58"E	35.26'
L177	N50°35'10"E	33.52'
L178	N04°55'53"E	21.36'
L179	S87°16'10"E	38.87'
L180	N89°55'48"E	41.17'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L181	N73°13'14"E	16.67'
L182	N01°57'37"W	8.39'
L183	N78°21'02"W	19.34'
L184	N09°53'20"W	25.64'
L185	N25°57'48"E	13.24'
L186	N64°10'57"W	11.43'
L187	S71°51'07"W	17.81'
L188	N63°05'16"W	12.52'
L189	N36°56°14"W	15.70'
L190	N22°16'23"W	21.34'
L191	N60°59°11"W	23.07'
L192	N14°23'36"E	32.90'
L193	N52°42'29"E	27.57'
L194	N62°21'52"E	35.17'
L195	N78°42'22"E	14.60'
L196	N05°31'21"W	22.78'
L197	N03°27'10"E	44.46'
L198	N00°26°09"W	31.04'
L199	N36°57°44"W	10.01'
L200	N62°21'53"W	11.75'
L201	N86°29'32"W	14.55'
L202	N86°51°39"W	27.65'
L203	S81°05'53"W	40.38'
L204	S75°49'53"W	31.73'
L205	S57°49'45"W	32.13'
L206	S56°36'30"W	49.85'
L207	S46°50'39"W	67.30'
L208	S42°27'44"W	55.94'
L209	S20°31°18"W	57.82'
L210	S30°01'25"W	50.55'
L211	S78°41'57"W	45.84'
L212	S72°40'55"W	34.48'
L213	S50°31°05"W	46.36'
L214	S45°02'02"W	28.40'
L215	S39°52'55"W	45.77'
L216	S46°54°59"W	29.14'
L217	S16°17'58"W	32.73'
L218	S07°34'53"W	43.02'
L219	S33°23'45"W	21.90'
L220	S49°45'30"W	37.87'
L221	N85°46'57"W	38.47'
L222	N75°22'13"W	37.37'
L223	N52°39'40"W	44.01'
L224	N68°06'13"W	24.63'
L225	N56°06'04"W	26.17'
L226	N26°23'57"W	38.48'
L227	N43°51'34"E	15.11'
L228	N87°14'56"E	43.31'
L229	N05°00'22"E	33.78'
L230	N32°06'17"E	37.02'
L231	N25°18'32"W	20.40'
L232	N03°40°39"W	34.72'
L233	N35°22'38"E	21.87'
L234	N53°58'03"E	24.28'
L235	N32°47'14"E	18.78'
L236	S71°18'22"E	28.53'
L237	N78°28'30"E	30.54'
L238	N28°59'21"E	49.43'
L239	N18°51'09"E	27.83'
L240	N33°29'50"E	41.89'
L241	N26°03'44"E	62.40'
L242	N64°08'11"E	27.71'
L243	N17°50'41"E	30.09'
L244	N33°52'09"W	20.68'
L245	N03°41'08"E	42.06'
L246	N07°08'48"W	27.58'
L247	N12°19'21"E	39.65'
L248	N07°14'43"E	41.69'
L249	N12°35'57"W	39.40'
L250	N16°29'49"E	51.21'
L251	N49°31'41"E	31.34'
L252	N40°13'57"E	99.30'
L253	N14°26'28"E	36.90'
L254	N20°30'53"E	20.53'
L255	N77°57'49"E	10.98'
L256	S75°52'39"E	25.75'
L257	S72°14'51"E	33.60'
L258	S88°53'54"E	34.33'
L259	S83°22'24"E	58.66'
L260	N88°33'23"E	33.72'
L261	N85°28'05"E	40.10'
L262	N77°08'32"E	50.35'
L263	N57°00'13"E	19.26'
L264	N07°47°16"W	11.26'
L265	N52°24'14"W	15.02'
L266	N65°41'52"W	17.04'
L267	N68°08'08"W	25.49'
L268	S82°41'57"W	30.11'
L269	S75°23'00"W	29.66'
L270	N78°02°35"W	45.43'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L271	S85°55'51"W	33.47'
L272	S86°41'22"W	41.72'
L273	S89°53'46"W	28.03'
L274	S69°48'49"W	19.77'
L275	S89°08'38"W	12.04'
L276	S55°59'15"W	13.09'
L277	S46°12'32"W	20.13'
L278	S19°10'18"W	19.41'
L279	S23°01'27"W	29.11'
L280	S45°37'46"W	40.29'
L281	S46°38'02"W	33.86'
L282	S80°38'58"W	22.03'
L283	S13°15'22"W	20.38'
L284	S10°12'03"W	48.30'
L285	S19°57'15"W	26.08'
L286	S04°02'54"W	32.31'
L287	S30°56'27"W	21.04'
L288	S19°51'21"W	43.65'
L289	S09°44'52"W	7.45'
L290	N16°58'04"W	11.97'
L291	N08°57'50"E	30.19'
L292	N06°28'31"E	22.27'
L293	N02°35'05"W	10.16'
L294	N18°54'16"E	16.85'
L295	N19°26'53"E	31.34'
L296	N10°44'12"E	23.18'
L297	S71°45'48"W	8.66'
L298	S30°35'05"W	14.14'
L299	S33°07'05"W	28.32'
L300	S75°11'44"W	18.02'
L301	S63°44'45"W	33.04'
L302	S88°45'16"W	35.40'
L303	N61°26'11"W	22.29'
L304	N40°37'13"W	24.19'
L305	N20°43'11"E	40.49'
L306	N22°03'07"E	17.42'
L307	N88°33'12"E	11.81'
L308	S81°03'08"E	23.24'
L309	N61°16'29"E	17.45'
L310	N53°04'01"W	39.61'
L311	N63°17'03"W	31.80'
L312	S57°08'54"W	12.93'
L313	S05°42'54"W	24.83'
L314	S21°00'10"W	47.44'
L315	S28°13'45"W	14.69'
L316	S13°42'42"W	31.96'
L317	S52°16'28"E	31.63'
L318	S66°23'46"E	28.53'
L319	S15°48'20"W	38.52'
L320	S51°16'52"W	39.26'
L321	S09°46'25"W	36.02'
L322	S20°39'32"W	32.53'
L323	S12°26'33"W	41.05'
L324	S58°21'38"W	38.89'
L325	N71°53'18"W	25.43'
L326	S75°49'36"W	36.90'
L327	S69°19'29"W	47.49'
L328	S79°41'06"W	52.96'
L329	S82°06'33"W	40.80'
L330	N63°14'21"W	41.92'
L331	N04°39'49"W	32.00'
L332	N20°59'00"W	39.50'
L333	N03°23'07"E	40.01'
L334	N11°47'35"E	42.83'
L335	N11°08'28"W	33.04'
L336	N44°47'40"W	52.90'
L337	N44°32'13"W	45.02'
L338	N26°16'33"W	26.85'
L339	N31°35'15"W	44.08'
L340	N19°24'36"W	31.01'
L341	N53°00'38"W	16.23'
L342	N09°31'57"W	66.95'
L343	N16°20'47"W	64.00'
L344	N07°51'02"W	28.99'
L345	N19°31'30"E	50.94'
L346	N12°11'17"E	37.81'
L347	N17°57'30"E	39.75'
L348	N35°40'54"E	11.33'
L349	S81°32'35"W	65.72'
L350	N87°56'44"E	37.95'
L351	S48°14'46"E	4.70'
L352	S76°04'33"E	30.65'
L353	S64°17'21"W	16.50'
L354	S32°23'38"E	31.78'
L355	S08°23'21"E	68.63'
L356	S19°56'43"E	55.82'
L357	N85°29'51"E	23.44'
L358	N31°56'47"W	26.77'
L359	N01°45'44"W	49.69'
L360	N06°30'57"W	43.40'



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 26, 2021
SUBJECT: Lakeside Development Mequon, LLC. The applicant is seeking final plat approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive (Residence at Foxtown).

Applicant:	Lakeside Development
Status of Applicant:	Owner
Requested:	Final Plat
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Lot size:	3.56 Acres
Location:	East of 11050 N. Weston Drive
Tax Key Number:	#14-027-01-027.00
District:	#4

Background: The applicant is requesting final plat approval for the Residence at Foxtown subdivision located immediately east of 11050 N Weston Drive. The subdivision consists of 23 homes on 3.56 acres which was approved as part of the overall Foxtown Development.

Final Plat:

The developer requests final plat approval for the subdivision which includes 23 single-family lots with outlots that contain private roads and alleys, open space and storm water detention facilities. The final plat is consistent with the approved preliminary plat. All the required improvements associated with the development are installed on the site. The Development Agreement allows up to 24 months from plat approval to install the final lift of asphalt, street trees and sidewalks. Two of the evergreen trees installed as part of the development have not survived the winter. As a condition of approval, staff requires the replacement of the trees prior to the recording of the plat.

Engineering Report:

Kristen Lundeen, Director of Public Works and City Engineer reviewed the final plat and has the following comments:

The Public Improvements were installed and inspected. As of the date of this report, only the technical review for conformance to Chapter 236 and submittal of final forms of the final plat remain.

Staff Recommendation:

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

1. Any technical corrections identified by staff shall be made to the final plat.

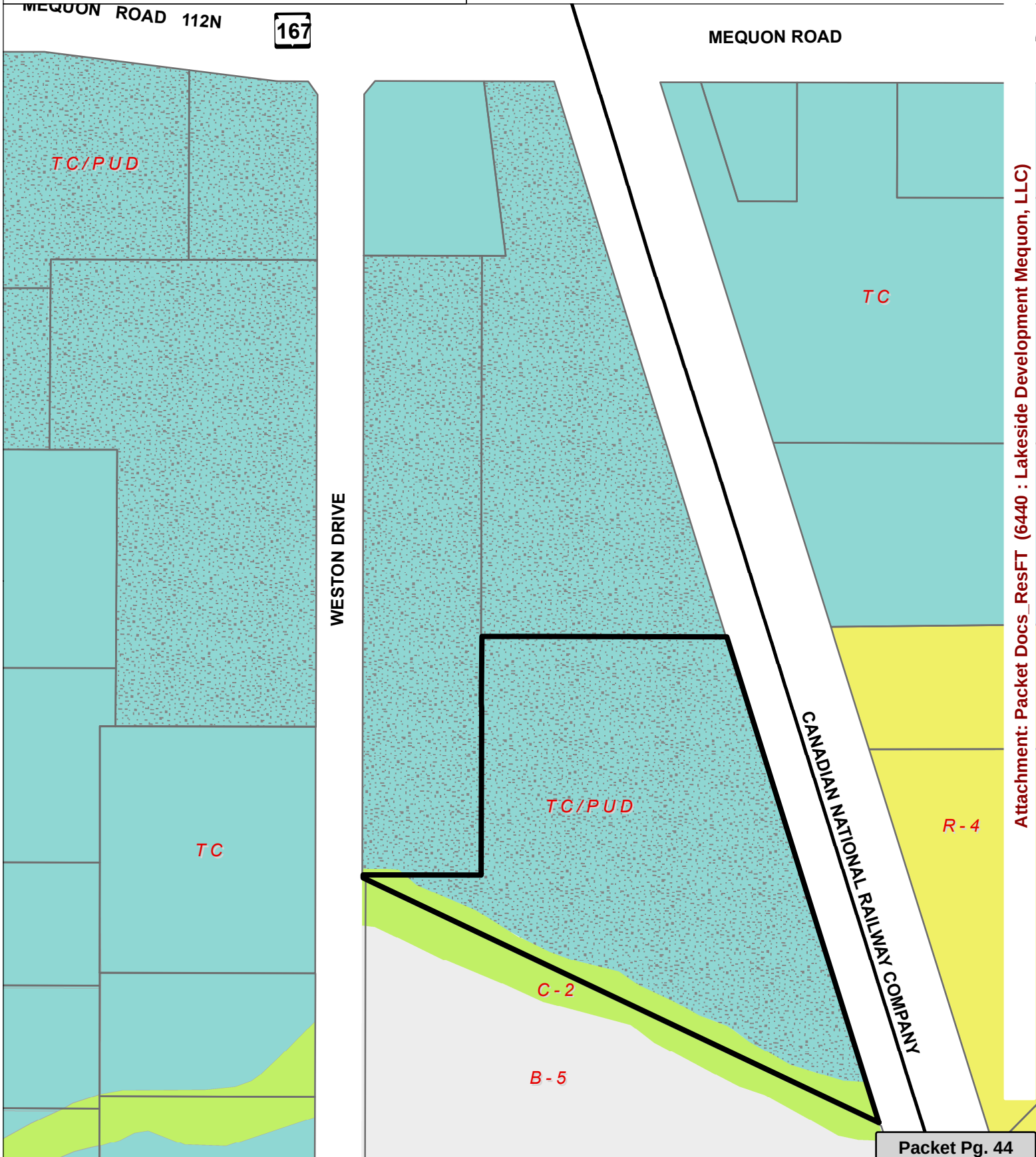
2. Replacement of the two evergreens located on the east berm prior to recording the plat.
3. Submittal of one (1) full size 24" x 36" and one (1) 8½"x11" 200 scale copy of the final plat on 4 mil thick double matte mylar conforming to Section 236.25 (2)(c) and (d) of the Wisconsin Statutes shall be submitted to the City within 10 days of recording. Copies shall be a black line mylar.
4. Submittal of a digital file of the final plat compatible with AutoCAD LT 2015 in DWG format.
5. Payment of all necessary fees and or escrows, including L.O.C. for landscaping requirements.
6. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.

Attachments:

Packet Docs_ResFT (PDF)

Residence at Foxtown

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



Attachment: Packet Docs_ResFT (6440 : Lakeside Development Mequon, LLC)

THE RESIDENCE AT FOXTOWN

LOT 2 OF CERTIFIED SURVEY MAP 4049
RECORDED AS DOCUMENT NO. 1074319 BEING
PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9
NORTH, RANGE 21 EAST, IN THE CITY OF
MEQUON, COUNTY OF OZAUKEE, STATE OF
WISCONSIN.

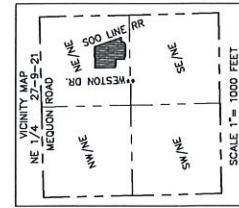
OWNER:
LAKESIDE DEVELOPMENT OF MEQUON, LLC
PO BOX 365
MEQUON, WI 53092

TOTAL AREA: 154,965 SQUARE FEET / 3.5575 ACRES

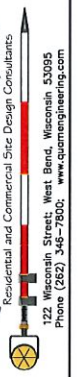
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE
COORDINATE SYSTEM SOUTH ZONE. THE NORTH LINE OF NE 1/4
OF SECTION 27-9-21 BEARS NORTH 88°38'32" EAST, AS
PUBLISHED BY SEWRPC.



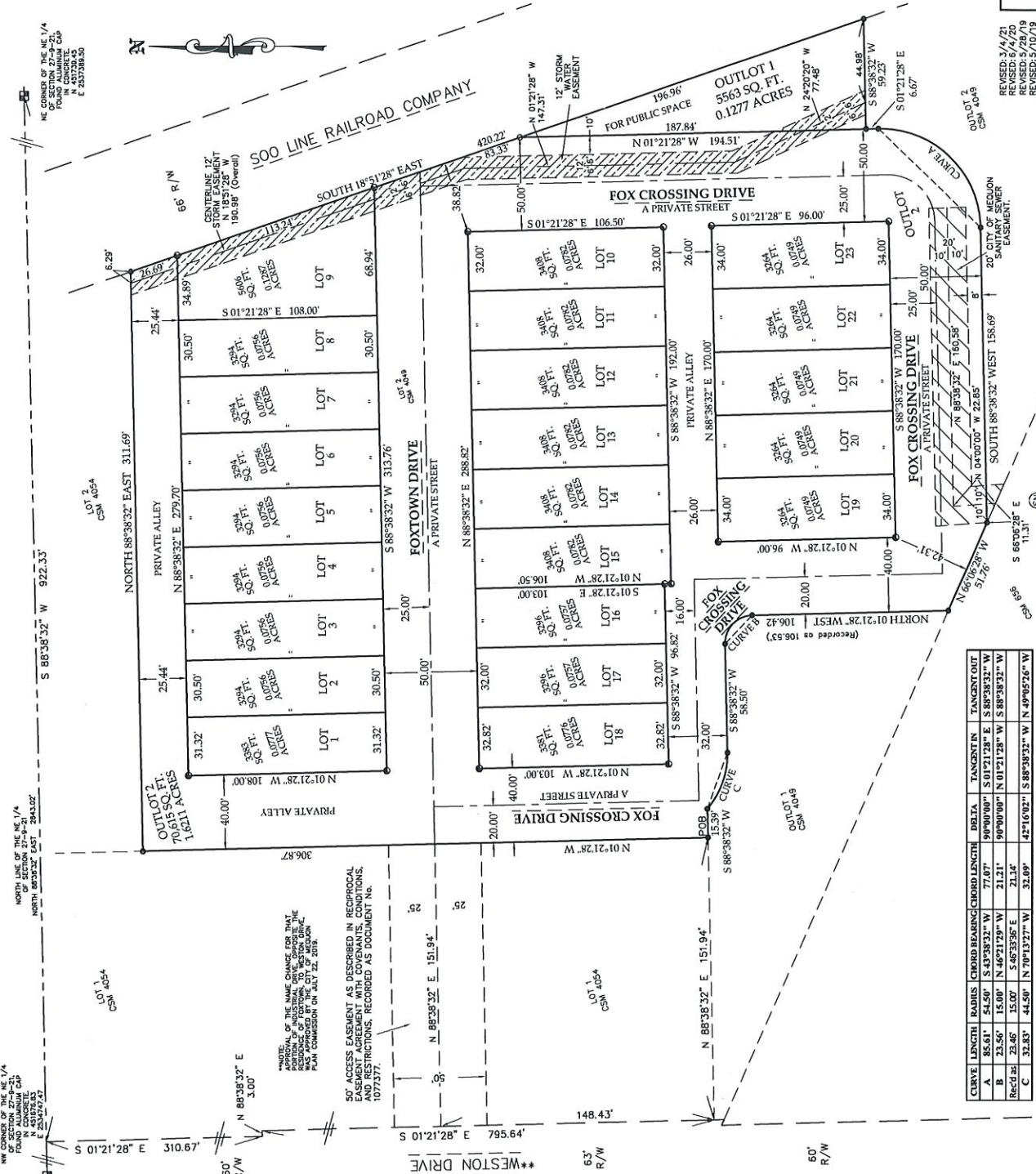
- LEGEND**
- 3/4" REBAR FOUND
 - 25-18 IRON PIPE WELDING
3.65 LBS/FOOT SET
 - 3/4"x18" REBAR WELDING
3.65 LBS/FOOT SET AT
COMPLETION OF FINAL LOT
GRADING.



QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



122 Wisconsin Street, West Bend, Wisconsin 53095
Phone (262) 340-7800; www.quamengineering.com

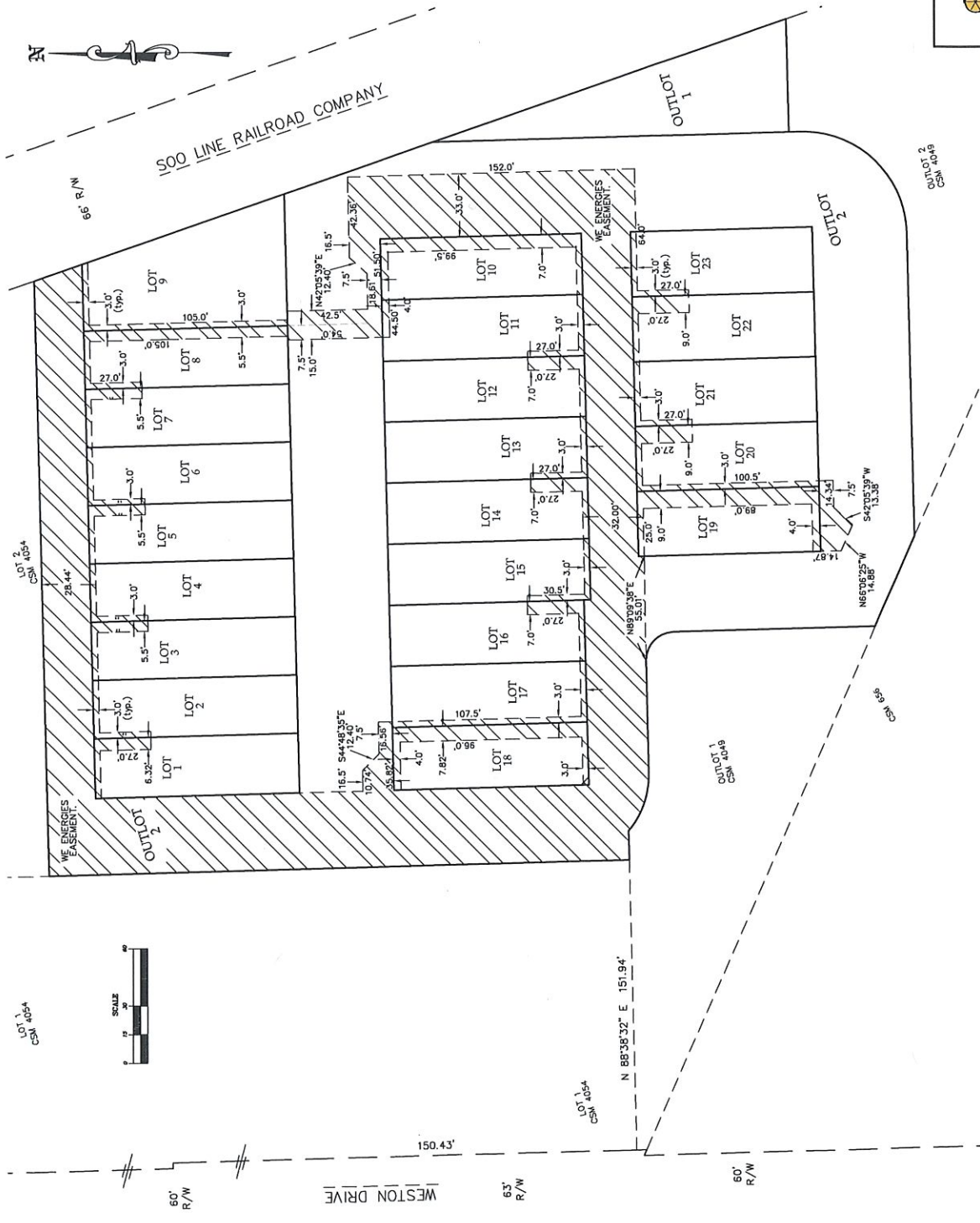


CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT IN	TANGENT OUT
A	85.61'	54.50'	S 43°28'32" W	77.07'	90°00'00"	S 01°21'28" E	S 88°38'32" W
B	23.56'	15.00'	N 46°21'28" W	21.21'	90°00'00"	N 01°21'28" W	S 88°38'32" W
Rec'd	23.46'	15.00'	S 46°33'36" E	21.14'			
C	32.83'	44.50'	N 70°13'27" W	32.09'	42°16'02"	S 88°38'32" W	N 49°05'26" W

MAPPING BY J. SCOTT HEINEL

THE RESIDENCE AT FOXTOWN

LOT 2 OF CERTIFIED SURVEY MAP 4049 RECORDED AS DOCUMENT No. 1074319 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.



THE RESIDENCE AT FOXTOWN

LOT 2 OF CERTIFIED SURVEY MAP 4049 RECORDED AS DOCUMENT No. 1074319 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, LAKESIDE DEVELOPMENT OF MEQUON, LLC:

LOT 2 OF CERTIFIED SURVEY MAP 4049 RECORDED AS DOCUMENT NO. 1074319 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

LOT 2 OF CERTIFIED SURVEY MAP 4049 RECORDED AS DOCUMENT NO. 1074319 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE CITY OF MEQUON LAND DIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by
LAKESIDE DEVELOPMENT OF MICHIGAN, LLC

_____ Grantor, to
LAKESIDE DEVELOPMENT OF MEQUON, LLC
WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin
corporations doing business as We Energies, Grantee

SPECTRUM MID-AMERICA, LLC

[illegible]

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

OWNER'S CERTIFICATE

AS OWNER, LAKESIDE DEVELOPMENT OF MIQUON, LLC, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF MEQUON
WISCONSIN DEPARTMENT OF ADMINISTRATION

LAKESIDE DEVELOPMENT OF MEQUON, LLC

THOMAS ZABUEK, MANAGER

STATE OF WISCONSIN
COUNTY _____
SS: _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020,

_____, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES:

CONSENT OF CORPORATE MORTGAGEE

PORT WASHINGTON STATE BANK, EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND ON THIS SUBDIVISION PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF LAKESIDE DEVELOPMENT OF MEQUON, LLC.

IN WITNESS WHEREOF, THE SAID PORT WASHINGTON STATE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY
 ITS _____ AT PORT WASHINGTON, WISCONSIN.

THIS DAY OF 2020.

IN THE PRESENCE OF:
PORT WASHINGTON STATE BANK

BY: _____

COMMON COUNCIL, APPROVAL, CERTIFICATE

RESOLVED THAT THE PLAT OF THE RESIDENCE OF FOXTOWN IN THE CITY OF MEQUON, IS HEREBY APPROVED BY THE COMMON COUNCIL

ALL CONDITIONS HAVE BEEN MET AS OF THIS _____ DAY OF _____, 2020.

JOHN WIRTH, MAYOR, CITY OF MEQUON

CITY TREASURER'S CERTIFICATE

I, KATHY V. KRUEGER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MEQUON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2020 ON ANY OF THE LANDS INCLUDED IN THE PLAT OF THE RESIDENCE OF FORTXOWN.

DATE _____

KAITLYN KRUEGER, CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

I, JOSHUA MORRISON, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF OZARKEE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2020, AFFECTING THE LAND INCLUDED IN THE PLAT OF THE RESIDENCE OF FONTWYN.

DATE _____

JOSHUA MORRISON, COUNTY TREASURER

DRAFTED BY J. SCOTT HENKEL

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.

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:

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: July 26, 2021
SUBJECT: Wade Weissman Architecture for Grebe. The applicant is seeking setback waiver approval for a proposed addition to the existing house for the property located at 11417 N. Spring Avenue.

Applicant: Wade Weissman Architecture
Status of Applicant: Agent
Requested: Setback Waiver
Existing Zoning: R-4 (Residential $\frac{3}{4}$ Acre)
Existing Land Use Plan: Residential 1-1.5 Acres
Lot size: 1.2 Acres
Location: 11417 N. Spring Avenue
Tax Key Number: #14-042-11-161.00
District: #3

Background: The applicant is seeking setback waiver approval to allow for an addition to an existing dwelling for the property located at 11417 N Spring Avenue. The existing dwelling and the proposed addition are non-conforming to the setback requirement. The proposed addition is 1,043 square feet and does not encroach further into the south setback than the existing structure.

Setback Exception:

The Zoning Ordinance allows exceptions to the setback requirement with Planning Commission approval. The ordinance is intended to provide greater flexibility in allowing more reasonable expansion of non-conforming structures. According to the code, additions to existing buildings which lack the required setback may be allowed if the following is met:

1. The addition is setback at a distance at least equal to the existing building setback,
2. The Planning Commission determines that the addition will neither impede any likely public improvements nor cause any hardship, inconvenience or diminution in value to any adjacent properties and,
3. The Planning Commission further determines that the addition will be harmonious with neighborhood properties.

The property is located in the R-4 district along a local street, which requires a setback of 50 feet from the ultimate road right-of-way. The existing house has a south side yard setback of 27.29' feet which does not meet the required setback. The proposed addition would be setback 31'-5" feet from the south property line. The addition is located outside of the ultimate right-of-way and should not impede any public improvements nor create a public safety issue. The proposed addition meets the side and rear offsets and should be harmonious with neighboring properties; other structures along Division Street do not meet the required 50-foot setback. The proposed addition will not create a negative visual impact along the public road due to the fact it is set

back at a distance further than the existing structure.

Staff Recommendation:

Planning staff recommends approval of the building addition within the required side yard setback based on the following condition(s):

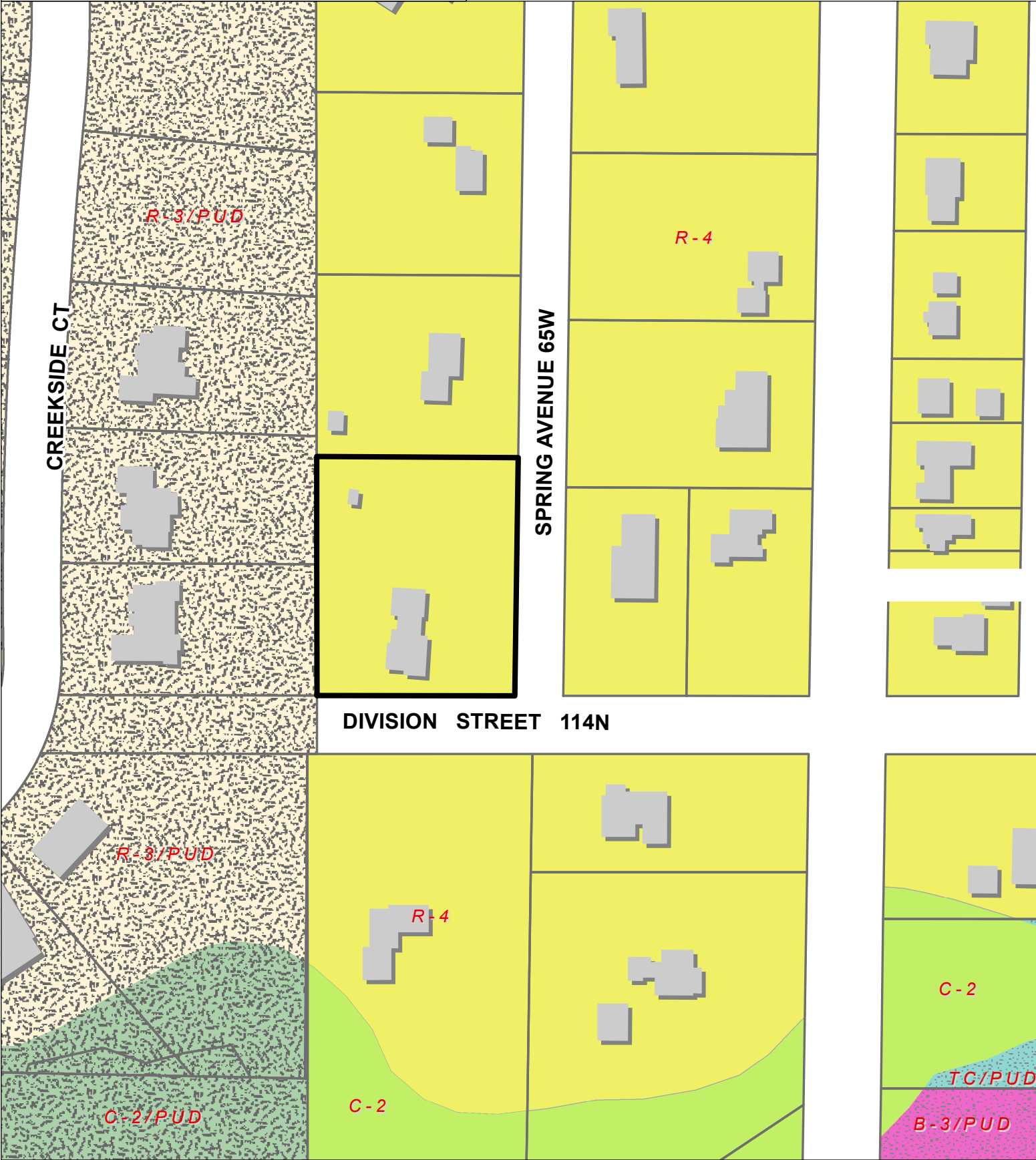
1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Architectural Review Board approval of the addition.

Attachments:

Packet Docs_Grebe (PDF)

11417 N Spring Ave

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		



GENERAL NOTES

- MAIN LEVEL T.O. SUBFLOOR = 100'-0" (ARCH) = 698.25
1. DIMENSIONS ARE TO FACE OF FOUNDATION.
 2. PROPOSED GRADES ARE FOR DESIGN INTENT ONLY.

----- PROPERTY LINE

----- SETBACK LINE

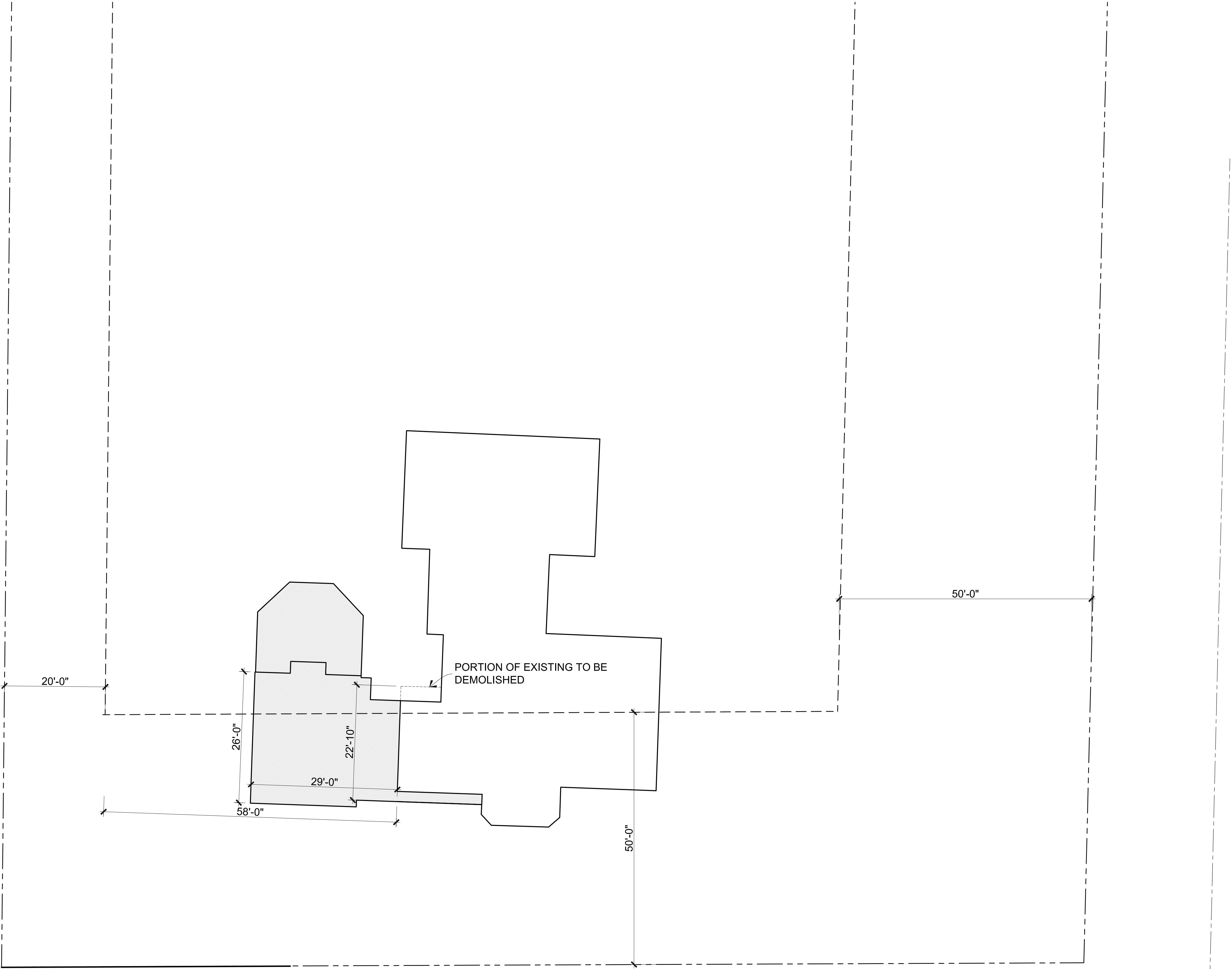
LOT COVERAGE CALCULATIONS:
R-4 ZONING DISCRIT

EXISTING LOT AREA: 52763.75 S.F.

EXISTING RESIDENCE (EXCLUDING GARAGE): 2036.69 S.F.
EXISTING RESIDENCE PERCENTAGE: 3.86%
ALLOWABLE COVERAGE: 15%

EXISTING ATTACHED GARAGE: 893.3 S.F.
EXISTING GARAGE PERCENTAGE: 1.69%

PROPOSED GFLA ADDITION: 1043.15 S.F.
PROPOSED GFLA LOT COVERAGE: 3079.84 S.F. (5.84%)
PROPOSED ATTACHED GARAGE : 893.3 S.F. (1.69%)



1 SITE PLAN

SCALE: 1" = 10'



KGM

MEQUON
RENOVATION

11417 N. Spring Avenue, Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE, INC. © 2021 / P: 414-351-1200 F: 414-352-8385
Attachment: Packet Docs_Grebe (6441 : Wade Weissman Architecture for Grebe)

ISSUE:
CITY OF MEQUON
PLANNING COMMISSION

ARCHITECTURAL
SITE PLAN

C1.00

PLAT OF SURVEY

LOCATION: 11417 North Spring Avenue, Mequon, WI

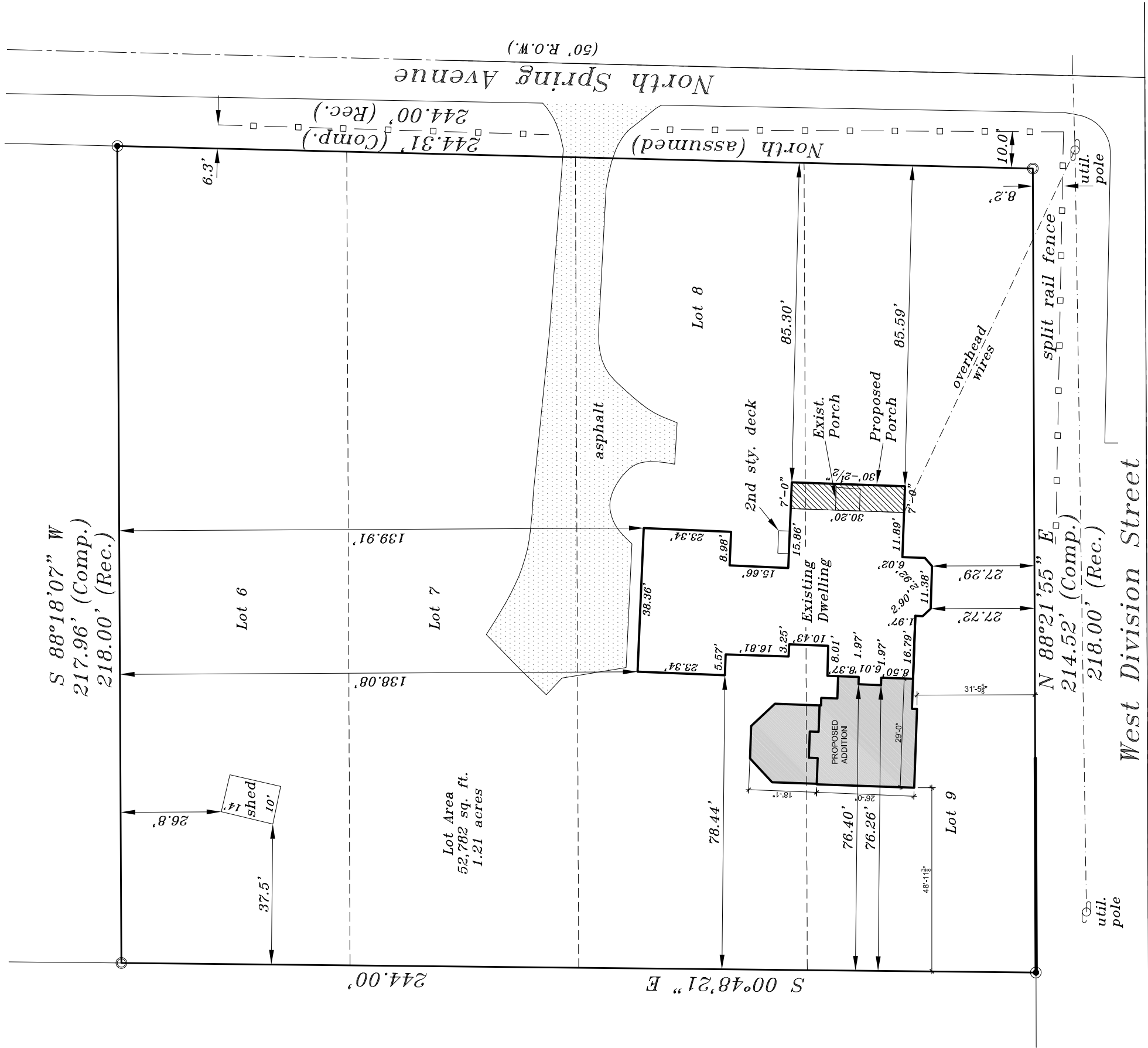
LEGAL DESCRIPTION:

Lot 6, 7, 8, and 9 in Block 11 in THE THEINSVILLE REALTY COMPANY'S PLATTED ADDITION, in the Southeast 1/4 of Section 22, Township 9 North, Range 21 East, in the Town of Mequon, (Now the City of Mequon), Ozaukee County, Wisconsin.

February 18, 2019

February 20, 2019 Added Proposed Porch (Not Staked)

Survey No. 110382

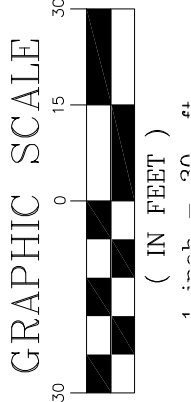
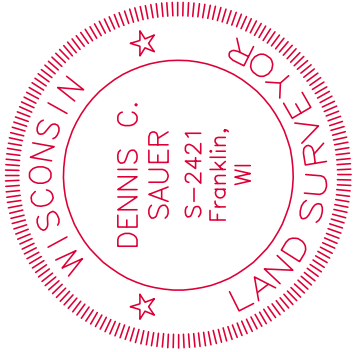


METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS

9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130

PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

● — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set



SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Packet Docs_Grebe (6441 : Wade Weissman Architecture for Grebe)