



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, September 9, 2019
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from July 22, 2019

2) Consent

- a) John and Pamela Cooper. The applicant is seeking approval to vacate a Public Road Reservation that extends across the applicant's property and terminates at Outlot 3 of Knightsbridge Estates for the property located at 10961 N. Wauwatosa Road.
- b) SMJ International, LLC for American Tower. The applicant is seeking site plan amendment to allow for a backup generator to be installed inside the existing compound for the existing telecommunications tower located at 8320 W. Freistadt Road.
- c) Wilmer Wetzel. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 13104 -13106 N. Granville Road.
- d) Mequon Nature Preserve. The applicant is seeking building and site plan amendment approval to allow for the installation of 2 greenhouse structures for the property located at 9011 W. Donges Bay Road.
- e) Alliance Bible Church. The applicant is seeking site plan amendment approval to allow for additional parking areas for the property located at 13939 N. Cedarburg Road.

3) Public Hearing

- a) Missing Links Golf. The applicant is seeking conditional use grant and building and site plan amendment approval to allow for a miniature golf course and extended parking lot for the property located at 12590 N. Port Washington Road.

4) Regular Business

- a) Ozaukee County Planning and Parks Department. The applicant is seeking fill permit approval to allow for the excavation and fill of soil up to 24,050 cubic yards. The excavation is associated with a stream and wetland restoration project for the property located at 9104 W. Mequon Road.

- b) Concordia University. The applicant is seeking building and site plan amendment to allow for a dome over the football field for the property located at 12800 N. Lake Shore Drive.
- c) Fred Bersch & Paul Apfelbach. The applicant is seeking preliminary plat, development agreement and rezoning recommendation; from R-1/OA (Rural Residential Detached/Agricultural Overlay) to R-1B (Rural Residential Detached 2.5 acre minimum), approval to allow for a 6-lot single-family subdivision for the property located at the southwest corner of N. Birchwood Lane and W. Hemlock Lane.

5) Announcements

The next meeting is Monday, October 7, 2019 at 6:00 pm.

6) Adjourn

Dated: September 9, 2019

/s/ John Wirth, Chairman

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

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

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



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

Minutes

1) Call to Order, Roll Call

Present:

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

a) Approval of Minutes May 28, 2019

Action

Commissioner Stoker made a motion to approve the May 28, 2019 and June 10, 2019 minutes.
Commissioner Parrish seconded the motion
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Wirth, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker, Baka
ABSENT:	Strzelczyk

Attachment: PC Minutes 07.22.19 DRAFT (4406 : Meeting Minutes from July 22, 2019)

c) PLANNING COMMISSION MEETING MINUTES from June 10, 2019

Action

Commissioner Stoker made a motion to approve the May 28, 2019 and June 10, 2019 minutes.

Commissioner Parrish seconded the motion

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

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Wirth, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker, Baka
ABSENT:	Strzelczyk

2) Consent

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

Action

Commissioner Stoker made a motion to approve the consent agenda.

Commissioner Choren seconded the motion

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker, Baka
ABSENT:	Strzelczyk

3) Public Hearing/Consent

- a) Interior Architects for D1 Sports. The applicant is seeking conditional use grant approval for a sports training facility for the property located at 11020 N. Port Washington Road (Pavilions).

Action

Commissioner Stoker made a motion to approve the consent item.

Commissioner R. Schaefer seconded the motion

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

- b) Lumen Christi Church. The applicant is seeking conditional use grant approval to allow for expansion of the cemetery for the property located at 2723 W. Mequon Road.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Stoker, Commissioner
SECONDER:	R, Commissioner
AYES:	Wirth, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker, Baka
ABSENT:	Strzelczyk

4) Public Hearing

- a) Boulder Venture for Panera Bread. The applicant is seeking conditional use grant for a single-story, 4,393 sq. ft restaurant (Panera Bread) and for modifications to one or more standard distinct regulations of the B-2 zoning district for a vacant parcel which is non-conforming to the district standards for minimum lot size and building and site plan approval for the property located at 11249 N. Port Washington Road. REMOVE FROM TABLE

Action

Commissioner Stoker made a motion to remove from table.

Commissioner R. Schaefer seconded the motion

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

Action

Commissioner Baka made a motion to go into public hearing.

Commissioner Parrish seconded the motion

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

Scott Nyholm, 1222 W. Venture Court - stated that he is very concerned about the traffic in this location and he believes there are safety issues and that it is already too congested.

Action

Commissioner Choren made a motion to close the public hearing.

Commissioner R. Schaefer seconded the motion

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

Planner Vang stated that there is a detailed report for the proposed building and site plan and the conditional use grant. There are two updates since the last meeting. One is that the parking onsite has been increased to 62 stalls; the code requires 66 stalls. Staff reached out to other communities in the state that have a Panera in their community and six communities reported that there were no waivers granted as all the parking requirements were met; the requirements were for fewer stalls than required in Mequon. The communities reported that there were no known issues regarding parking for their locations and many of the sites are part of a PUD or

have shared parking agreements with adjacent tenants.

The applicant is requesting a building set back waiver; the building is proposed at 63.5 feet instead of 65 feet as required by the code. They are also asking for parking offset and set back waivers in order to match the adjacent development to the south.

There were improvements made to the building plan such as fenestration added on all the elevations, which staff supports. Staff is asking for feedback from the Commission regarding the proposed roof as there are two proposed options. The first option is a flat roof with a height of 24 feet or a gabled roof with a proposed height of 28 feet.

The applicant thanked staff for the help through the process. They explained the drive thru flow as requested by the Commission.

The Commission provided feedback that they like the revised building plan and the majority prefer the flat roof. There was feedback regarding adding some needed features to the west side of the building; as it is seen from the multi-tenant building to the west. There was also a suggestion to add an exit access to the north of the site to help with the traffic flow in this area. It was also commented that the roof line is lacking detail; especially compared to other buildings recently approved.

Mayor Wirth stated he would like to require two spandrel windows with awnings on the west elevation and one on the south elevation. He stated that this is a high profile location and that all four sides of the building need to be appealing; especially because this building faces the retail center to the west that will be able to see this building.

Asst. Eng. Henk stated that there have been conversations regarding traffic mitigation focused on the alignment of the access drive. Currently, the median and the driveway do not line up which creates an awkward turn into the site and an awkward turn out. The applicant's proposal is to align the median and access drive.

Planner Vang stated that the proposed landscape plan shows screening along the west elevation. There is some existing mature landscaping where the drainage easement and the wetlands are located. Based on the landscape consultant's review, the landscape plan is sufficient based on what has previously been required in the city; but the Commission can increase the requirement for landscaping on the west elevation if desired.

The applicant stated that they can match the size of the window on the north elevation on the west elevation.

Action

Mayor Wirth made a motion to approve the item with the added requirement of two spandrel windows with awnings on the west elevation.

Commissioner J. Schaefer seconded the motion

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

Action

Commissioner Parrish made a motion to approve the item as amended with a flat roof and subject to all 23 of the conditions in the report.

Commissioner Lemke seconded the motion

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

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	John Wirth, Chairman
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker, Baka
ABSENT:	Strzelczyk

5) Regular Business

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

Action

Commissioner J. Schaefer made a motion to remove from table.

Commissioner Lemke seconded the motion

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

Planner Vang stated that the landscape plan for the Pavilions is back before the Commission. The landscape consultant and staff have reviewed the plan which shows the removal of the landscape beds adjacent to the building. They will be removed and paved over. The applicant is accommodating for the removal by providing landscape and parking islands on the north side of the site; around DSW and around the Chancery patio. These are all new landscape areas. The applicant is proposing 11 new trees and staff has added a condition recommending 5 additional trees. The landscape consultant indicated some concerns about the parking islands being too narrow and that they should be widened. He also recommended additional interior islands be installed. The proposed plan will not meet the 30% shading requirement, staff has expressed these concerns throughout this process. The applicant stated they are unable to make the changes at this time. Although there is not a previously approved plan on file, based on the existing conditions, it is evident that the existing site is currently non-conforming to the required standards. Although the proposed plan maintains the non-conforming status; staff believes that in addition to the building exterior improvements, this will enhance the development. The entrances will be heavily landscaped which does not currently exist. The applicant is willing to work with staff and has agreed to plant the additional requested 5 trees. Landscape plans do require a 3-year escrow so anything that dies within the first three years will need to be replaced by the applicant. Another recommendation from the landscape consultant, that staff has added as a condition of approval, is that two damaged trees on site be removed and replaced. Additionally, the landscape plan should include existing tree details. Staff does recommend approval.

The applicant is agreeable to the 10 conditions listed in the report.

Commission feedback questioned some of the landscaping decisions regarding the narrow parking lot islands and the longevity of trees planted there. There is also a feeling that there could have been more done within this project. It was mentioned that the back of the building facing the freeway needs attention.

The applicant responded that the entire back of the building will be painted and awnings will be added there. He also stated there will be repair work done to the fence on that elevation.

Action

Commissioner Choren made a motion to approve based on the 10 conditions in the staff report.

Commissioner Lemke seconded the motion

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Choren, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker, Baka
ABSENT:	Strzelczyk

6) Policy

- a) The City of Mequon is seeking a text amendment to Chapter 58 of the Zoning Code as it relates to Animal Uses

Asst. Dir. Zader reminded the Commission that this item was before them in April. There have been some issues that have come up since that time. There was a lot of feedback from the community regarding bees being allowed starting at 1.5 acres. The Nature Preserve staff met with city staff and explained the benefit of bees and of having them on smaller lots. The minimum requirement was changed to allow on any size lot and the amount of hives was staggered accordingly to acreage size. There were also changes to the setback due to allowing for the smaller lots.

There was a change to the leash ordinance. The ordinance was changed to allow for a dog on a leash to be 20 feet (current requirement is 10 feet) and to allow for a pedestrian to request that a leash be put on an animal if they felt uncomfortable.

Agricultural buildings that are not intended to be used for housing of animals are being added into the Agricultural Overlay District. This was inadvertently omitted when changes were made in the previous amendment.

The full ordinance with all the changes is included in the packet.

Action

Commissioner R. Schaefer made a motion to approve the item.

Commissioner Parrish seconded the motion

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Wirth, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker, Baka
ABSENT:	Strzelczyk

b) Establishment of a Planning Commission Subcommittee to address public policy matters

Mayor Wirth stated that this incentive is to create a subcommittee of the Planning Commission to review and discuss policy issues and ordinances that support the decisions made by the Commission. There have been a number of state laws and statute changes that need to be reviewed to ensure the city is operating in compliance. Recommendations from the subcommittee will be presented to the Commission and Council for feedback and for final approvals.

Action

Commissioner Stoker made a motion to approve this item.

Commissioner Parrish seconded the motion

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Stoker, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Wirth, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker, Baka
ABSENT:	Strzelczyk

7) Regular Business

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

Mayor Wirth reminded the audience that this is a consultation only; and while there is not a vote tonight, the feedback to the applicant is important in helping them proceed forward.

The applicant was represented by Attorney Brian Randall, Paul Bussing and Rehan Zaid with Prominence Hospitality Group.

Asst. Dir. Zader stated the proposed site is on the east side of Port Washington Road. This parcel was rezoned in 2014 from B-3 (Office) to IPS (Institutional and Public Service) for a 70-bed

memory care facility that was approved for this site. The project never went forward and the site is actively for sale. The request for a hotel would require a change to the B-2 zoning district. One of the main concerns is the height limit for this proposed project. The current IPS zoning allows for 42 feet in height as well as the B-2 zoning, if it were to be rezoned. The height could be increased by up to 10 feet to 52 feet in height if the setback is increased; per the ordinance.

This is a consultation so the plans are only and full elevations and building plans are not required to be submitted. The site plan shows the hotel perpendicular to Port Washington Road. The plan shows a potential second building which has not yet been identified by a specific user; possibly a restaurant or office. If the project goes forward with the rezone, a PUD would be placed so that a number of uses would be limited at this site based on the B-2 Zoning (Community Commercial). Staff has concerns about the height of this building as there are very few other tall buildings or massive buildings in this area. Most of the other large structures; Elite, Marcus Theatre and Metro Market, are all set back from the road. Staff understands the advantages of this site as it is located close to the freeway interchange, Concordia and Ascension Hospital; although there are many sites along Port Washington Road that could also be considered.

The applicant, Mr. Randall gave an overview of the Prominence Hospitality Group:

- Core business is hospitality and focused on brands that want to operate in upscale markets/communities.
- Home to Suite model plan.
- Invests back into the community
- 19 properties currently under management (2,100 room keys and 700 employees)
- Currently in development or construction of 6 properties in Wisconsin; in growth mode.
- Vertically integrated

Reasons for this specific site:

- Upscale market – looking to bring a Hilton Hotel
- Raise the shortage of hotel room stock
- Market numbers show demand in this region for hotel business
- Hospital and Concordia demand for hotel rooms
- All the rooms are suites and are family friendly, business friendly, pet friendly

He stated that the tallest height of the building is 47'-9" feet; including the tower element. The majority of the building is 43'-9" feet. He explained there is excess land on that site and they are proposing a possible office or restaurant, understanding the PUD limitations. They are open to working with neighbors and staff regarding concerns addressed. They are looking forward to hearing the feedback from the Commission.

Mayor Wirth stated that there were feedback letters from residents included in the packet and about a dozen letters on the dais for the Commissioners to review.

Winston Ojeda – 1348 W. Stillwater Circle - he is opposed and does not think this is the correct project for Mequon.

John Manning – 11940 N. Sandhill Circle – he is opposed and feels that many residents do not want this hotel so close to their neighborhood and that it will adversely affect the value of the homes in his neighborhood (Preserve at Glen Oaks). He believes that it is an eye sore, that hotels are places that attract crime, the light pollution to the surrounding sites, environmental issues, congested traffic issues, additional signage on Port Washington Road and that the entire character of that area will be negatively affected

Robert Ashmore – 1635 W. Edward Drive - President of Riverland HOA; he stated that many members of the HOA are very concerned about this development. He stated that he and his neighbors share many of Mr. Manning's concerns. He stated that there is concern in the community that the Council does not listen to the residents' concerns (he was an alderman for 6 years). He stated that the legitimate concerns of the residents are; the 4-story building, the massing, the traffic, the lights, the aesthetics, the setback and possible runoff. He asked that the Commission be sensitive to what the residents want in the community.

Jan Effinger – 12257 N. River Glenn Lane – she is opposed and feels that this is the wrong decision as it negatively affects home values. She lives in the River Glen subdivision. A concern she mentioned is the proximity of the fire station and concern for traffic in this area. She also feels that a local architect is better suited to know what the community wants.

David Charney – 1440 W. Windpointe Court – he is the President of the Hidden River Condominium Association. He is opposed and stated that he has heard from about 40% of the residents in his neighborhood that are opposed to this project; no one is supportive. He does not feel this is the appropriate location for a hotel.

Alex Krakovich – 11985 N. Sandhill Circle – he is opposed and feels that this changes the character of the city. He thinks there will be flooding there and worries about potential crime.

Some of the feedback provided by the Commission is that this site is not ideal and that possibly a little further north with less impact on resident neighborhoods would be a more appropriate location. There was some feedback that a high end hotel is needed and would not necessarily bring crime. There was a comment that no matter where the hotel is located there will be opposition from nearby residents. This site is located in a business park and it will have a commercial use on it; which has always been known. The primary issues are the height and whether the location is the correct one for this project.

The applicant stated that their main question they would like to have answered is whether the community is agreeable to another hotel.

Commission feedback was that there is support for an upscale hotel in a different location. There is an emphasis on a high-end hotel product in the hope of not attracting problems or crime to the location.

8) Policy

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

Dir. Tollefson stated that this was discussed in June and there was some feedback from the Planning Commission for suggested names. There was consensus for a name that has some local history to provide some character and some uniqueness. The Code of Ordinances gives the Planning Commission the authority of naming streets. The long list has been narrowed to the following five names:

- Cannery Row
- Opitz Drive
- Weston Drive
- Red Ocher Road
- Beaver Tail Road

Dir. Tollefson did reach out to the Foxtown and Spur 16 teams, as the majority of the roadway serves those two developments. Foxtown prefers Weston Drive and Spur 16 prefers Cannery Row.

Mayor Wirth stated he likes the name Weston Drive as John Weston could probably be considered the founder of Mequon; he cut through the original road through the town, he was one of the original land owners in town, he sold the land that Thein ultimately bought and Mayor Wirth likes the name Weston because it is easy to pronounce and spell. It is also not associated with either of the developments and it also represents the west side of town.

Action

Commissioner Stoker made a motion to rename the road to Weston Drive.

Commissioner Lemke seconded the motion

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker, Baka
ABSENT:	Strzelczyk

9) Announcements

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

10) Adjourn

Action

Commissioner Baka made a motion to adjourn.

Commissioner Parrish seconded the motion

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

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC Minutes 07.22.19 DRAFT (4406 : Meeting Minutes from July 22, 2019)

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 9, 2019
SUBJECT: John and Pamela Cooper. The applicant is seeking approval to vacate a Public Road Reservation that extends across the applicant's property and terminates at Outlot 3 of Knightsbridge Estates for the property located at 10961 N. Wauwatosa Road.

Applicant:	John and Pamela Cooper
Status of Applicant:	Owner
Requested:	Road Reservation Vacation
Existing Zoning:	R-4 (Residential ¾ Acre) R-4/PUD (Residential ¾ acre/Planned Unit Development)
Lot size:	2.65 acres
Location:	10961 N. Wauwatosa Road
Tax Key:	#14-028-01-021.00
District:	#4

Background: The application is requesting approval to vacate a 60 foot road reservation on the parcel located at 10961 N Wauwatosa Road. The 2.65 acre parcel contains a 60 foot wide road reservation which begins at Wauwatosa Road and terminates at Outlot 3 of Knightsbridge Estates.

Road Reservation:

It appears the intent of the road reservation was to provide access to development west of Wauwatosa Road. Early conceptual plans showed access to proposed subdivisions using the road reservation. The land to the west was eventually approved and developed as Knightsbridge Estates. The minutes from the 11/2/92 Planning Commission meeting for a preliminary plat amendment to Knightsbridge Estates clarified that WisDOT was concerned about maintaining a certain distance between median cuts along Wauwatosa Road; therefore, the applicant was forced to amend their road pattern for the subdivision. The access to the development was provided further south on Wauwatosa Road (Knightsbridge Drive) which makes the existing road reservation unnecessary. The current owner is now requesting approval from the Planning Commission to vacate this road reservation prior to construction of a new home on the site. All parcels to the west have access off Knightsbridge Drive. The only vacant lot is Outlot 3 of Knightsbridge Estates which has frontage on Wauwatosa Road and Knightsbridge Drive. The vacation of the road reservation would not result in any land locked parcels. Since the road reservation is only on the subject property and terminates at Knightsbridge Estates Outlot 3, any potential road would not be able to provide access to the west without affecting Outlot 3 and property at 11010 N Knightsbridge Drive (see attached Map 1).

Engineering Report:

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

A road reservation, unlike road right-of-way, indicates the intent for a road to be constructed. Road reservations “reserve” the land for road purposes. It is sometimes used for setback references on the adjacent lots. However, in legal and survey terms, it does not provide the right to construct a public road. In order to construct a public road within a road reservation, the road reservation would need to be dedicated as right-of-way.

The Engineering Department does not typically advocate for the vacation of right of way or the elimination of the ability to obtain right of way. For this parcel, the road reservation appeared to be intended to serve the subdivision now known as Knightsbridge Estates. The Knightsbridge Estates subdivision is established, with access to the south at the request of WisDOT and the existing road reservation is no longer required at this location.

Staff Recommendation:

Planning staff recommends the Planning Commission approve the vacation of the 60’ wide public right-of-way reservation subject to the following condition(s):

1. Common Council action on the vacation.
2. City Attorney approval of the form of the vacation document and recording with the Ozaukee County Register of Deeds.

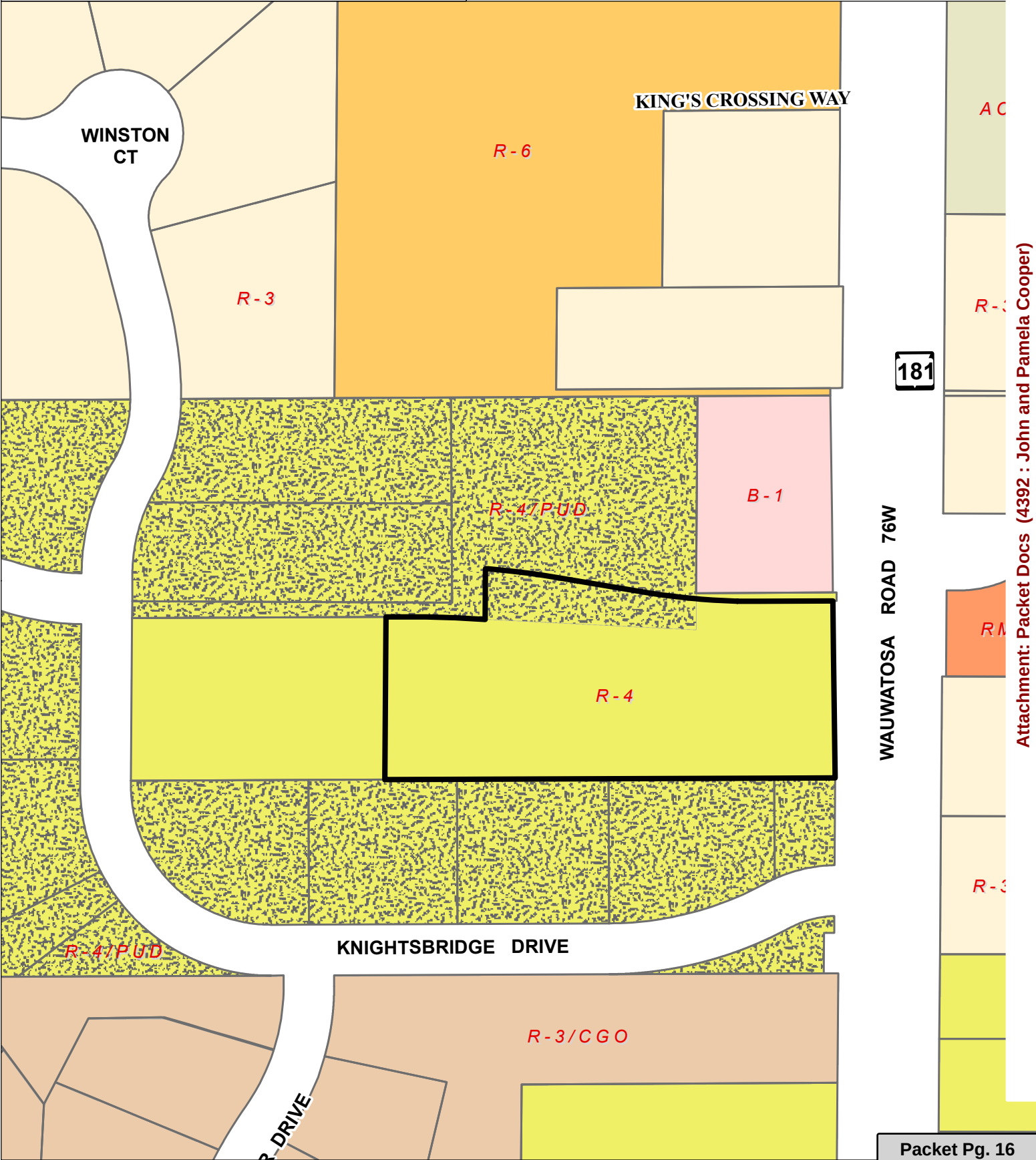
Attachments:

Packet Docs (PDF)

John Cooper

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

2.a.a



REQUEST TO VACATE PUBLIC ROAD RESERVAION ON 10961 N. WAUWATOSA ROAD

BACKGROUND

The current owners of the above property are John C. Cooper III and Pamela A. Maxson-Cooper (Current Owners). They acquired the property on May 27, 2019 from Mr. and Mrs. Knapp. On July 24, 2019 Current Owners had a survey prepared by Edgewood Surveying, Inc. a copy of which is attached as Exhibit A.

Exhibit B is a copy of the deed between the Knapps and the Current Owners, the legal description contained therein matches that on Exhibit A.

On information and belief, the Knapps owned the portion of the property adjacent to Wauwatosa Road, known as Parcel 1, C.S.M. 808, since at least 1976. A survey of that parcel is attached as Exhibit C. Further on information and belief the Knapps owned additional land to the West of Parcel 1, as evidenced by a survey recorded on September 10, 1998 which is marked Exhibit D (Document 611281, Vol 22 Page 16).

As indicated in Exhibit A and the last line of the legal description of Exhibit B, "Lot 1" of Exhibit D affronting Knightsbridge Drive was sold and now contains a home which, we understand, is not part of the Knightsbridge development.

Exhibit D shows approximately 0.52 acres of land between Parcel 1 and Lot 1. It is included in the legal description of both Exhibits A and B.

THE PUBLIC ROAD RESERVATION

All exhibits to this point show or describe a Public Road Reservation about 60' wide and extending 417' feet Westward from Wauwatosa Road and along the Northern edge of the Current Owner's property. Current Owners do not know and have been unable to determine from review of files when the Reservation was first placed on the land. The file reviews did, however, indicate that at least as early as the mid-1980's one developer was considering using the reserved land as an access from Wauwatosa Road to a

Attachment: Packet Docs (4392 : John and Pamela Cooper)

proposed development extending to the West. That proposed development did not materialize.

KNIGHTSBRIDGE ESTATES SUBDIVISION

In 1992 Richard Rogge on behalf of Knightsbridge Estates Subdivision had several meetings with the Planning Commission. In August of that year, the Commission gave Concept Approval to a plan that utilized the Public Road Reservation land as the access to its proposed development. See the drawing Exhibit E.

Later in November a new access was proposed to the South of 10961 N. Wauwatosa Road. See the discussion of the changed location in the minutes of Planning Commission dated 11-2-92 marked as Exhibit F, as well as the drawing marked as Exhibit G showing the road relocation. Note also in connection with the 11-2-92 meeting that an annotation was placed on the earlier August drawing (Exhibit E) that it was "No longer valid-See 11-2-92." Preliminary plat approval was granted by the Commission at its meeting on 11-16-92, referencing again the road relocation. These minutes are attached as Exhibit H.

The Common Council granted final plat approval in Resolution 1518 on March 8, 1994, Exhibit I, noting particularly the plan shown on page 4 of the exhibit.

REASONS FOR REQUEST TO VACATE

Knightsbridge Estates is completed. There is no longer a need for a Public Road Reservation that extends across the property of Current Owners and terminates in Outlot 3 of Knightsbridge Estates. See Exhibit J from Ozaukee County. Current Owners intend to build a farmhouse-style home beginning in the Fall of 2019 at a location about 200 or more feet from Wauwatosa Road. To begin construction, it is imperative that Current Owners understand risks inherent in any type of question about future use of its land or encumbrances against the title of its property. Furthermore, if City of Mequon planners had historically reserved this road to provide access westward from Wauwatosa Road toward Swan Road and between Mequon Road and Donges Bay Road, any such need has been more than satisfied by the three large developments south of the land in question.

Map 1

Legend

-  10961 N Wauwatosa Road
-  Road Reservation (approximate)
-  Parcel Lines

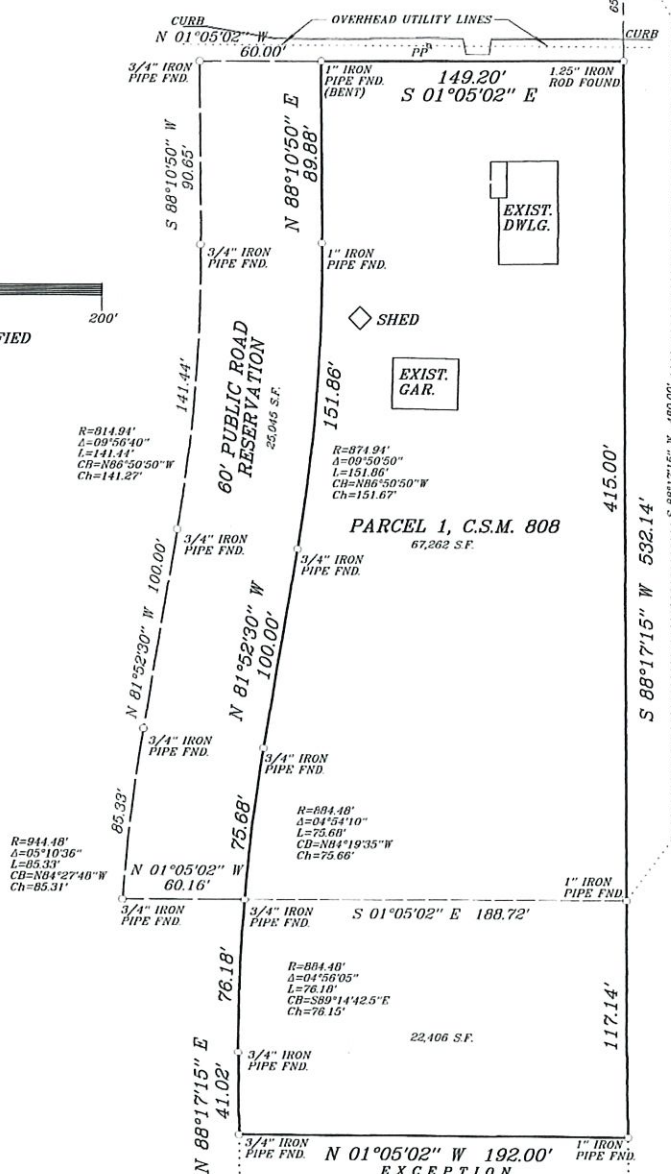
14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329
PLAT OF SURVEY

OZK-1104

JULY 24, 2019

EAST LINK NE 1/4 SEC 28-9-21
S 01°05'02" E 1448.00'

WAUWATOSA ROAD
(130')



I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

EXHIBIT D

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between

Edward J. Knapp, Jr. and Agnes E. Knapp, husband and wife

("Grantor," whether one or more), and

John C. Cooper, III and Pamela A. Maxson-Cooper

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Ozaukee County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

Recording Area

Name and Return Address:

John C. Cooper, III and Pamela A. Maxson-Cooper
10961 North Wauwatosa Road
Mequon, WI 53097

140280102100

Parcel Identification Number (PIN)

This is homestead property.

Parcel 1 of Certified Survey Map No. 808, dated June 11, 1976, and recorded in the Register of Deeds office for Ozaukee County, on August 4, 1976, as Document No. 282190, being a part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

AND

That part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast corner of said 1/4 Section thence South 01 degrees 05 minutes 02 seconds East along the East line of said 1/4 Section 1448.00 feet to a point; thence South 88 degrees 17 minutes 15 seconds West 480.00 feet to the point of beginning of the land to be described, said point being the Southwest corner of Certified Survey Map No. 808, recorded on August 4, 1976, in Volume 4 of Certified Survey Maps Page 14, as Document No. 282190, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin; thence continuing South 88 degrees 17 minutes 15 seconds West 417.14 feet to a point; thence North 01 degrees 05 minutes 02 seconds West and parallel to the East line of said 1/4 Section 192.00 feet to a point; thence North 88 degrees 17 minutes 15 seconds East 341.02 feet to a point; thence Easterly 76.18 feet along the arc of a curve whose center lies to the South, whose radius is 884.48 feet, and whose chord bears South 89 degrees 14 minutes 42.5 seconds East 76.15 feet to the Northwest corner of Parcel 1 of Certified Survey Map No. 808; thence South 01 degrees 05 minutes 02 seconds East along the Westerly line of Parcel 1 aforesaid 188.72 feet to the point of beginning. Excepting therefrom, that part conveyed in Warranty Deed Document No. 611060.

Tax ID No. 140280102100

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year hereof, and will warrant and defend the same.

Dated: June 27, 2019

Edward J. Knapp, Jr.
Edward J. Knapp, Jr.

Agnes E. Knapp
Agnes E. Knapp

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

WARRANTY DEED

*Type name below signatures

FORM NO. 1-2003

Packet Pg. 21

Attachment: Packet Docs (4392 : John and Pamela Cooper)

14-028-01-009.00

CM R21

282190

VOL 4 PAGE 14

CERTIFIED SURVEY MAP NO. 808

BEING A PART OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T 9 N, R 21 E, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

UNPLATTED LANDS

EXHIBIT C

EAST LINE OF 1/4 SEC.

S.01°05'02"E. 1448.00

S.01°05'02"E. 1238.66

S.01°05'02"E. 209.34

N.E. CORNER OF N.E. 1/4 SEC. 28 T. 9 N, R. 21 E.

WAUWATOSA ROAD

S.01°05'02"E.

LANDS

RESERVATION

LANDS

W. OF MEQUON RD.

NORTH LINE OF 1/4 SEC.

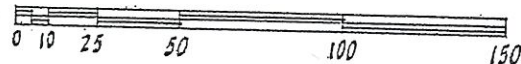
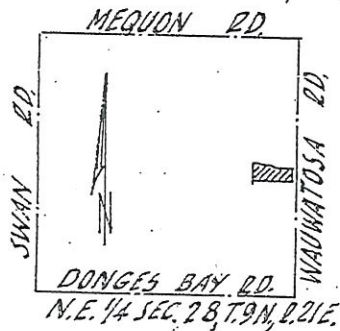
20' / 100'

CURVE DATA

NO	RADIUS	ARC	CHORD	CHORD BEARING	Δ ANGLE	Δ/2 ANGLE
1	874.94	151.86	151.67	N.86°50'50"W.	09°56'40"	04°58'20"
2	884.48	75.68	75.66	N.84°19'35"W.	04°54'10"	02°27'05"
3	814.94	141.44	141.27	N.86°50'50"W.	09°56'40"	04°58'20"
4	944.48	85.33	85.30	N.84°27'48"W.	05°10'36"	02°35'18"

INDICATES 1" IRON PIPE, 24" IN LENGTH, WEIGHT 11.3 LBS. PER LINEAL FOOT.

ALL DIMENSIONS ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



SCALE: 1" = 60'

UNPLATTED

S.81°52'30"E. 100.00

60' PUBLIC ROAD

30.0

30.0

30.0

30.0

30.0

30.0

30.0

30.0

30.0

30.0

30.0

30.0

30.0

30.0

30.0

30.0

30.0

CITY OF MEQUON APPROVAL

I certify that this map has been approved as a "plat" pursuant to the provisions of the Subdivision Ordinance of the City of Mequon, by action of the City Planning Commission taken on

June 21, 1976

6/21/76

Thomas J. P. [Signature]

N.01°05'02"W. 248.88

UNPLATTED

LANDS

WISCONSIN

KENNETH BERKE

Packet Pg. 22

Attachment: Packet Docs (4392 : John and Pamela Cooper)

R21 Cgma

Doc
611281

Csm
3081

VOL 22 PAGE 16

CERTIFIED SURVEY MAP
STATE OF WISCONSIN
OZAUKEE COUNTY) SHEET 1 OF 1

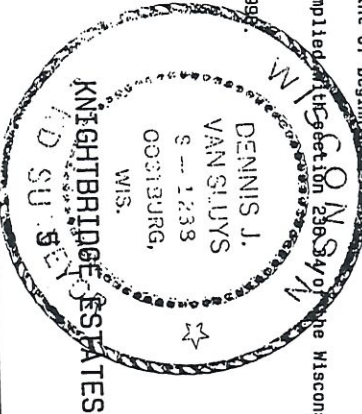
SURVEYOR'S CERTIFICATE

I, Dennis J Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys, certify that under the direction of EDWARD J. KNAPP JR., I have surveyed, divided and mapped a part of the NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, T.9 N., R.21 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN containing 1.32 acres of land and described as: commencing at the East quarter corner said section 28; thence N 01°05'09" W., 1207.29 feet; thence S 88°17'08" W., 597.14 feet to the point of beginning; thence continue S 88°17'08" W., 300.00 feet; thence N 01°05'09" W., 192.00 feet; thence N 88°17'08" E., 300.00 feet; thence S 01°05'09" E., 192.00 feet to the point of beginning.

I, do further certify that I have complied with the Wisconsin Statutes in surveying and mapping the same.

Dated this 14th day of August 1998

Dennis J Van Sluys M.R.L.S. S-1238
D & H Land Surveys
526 S. 8th St.
Sheboygan, WI.



OWNER'S CERTIFICATE

As Owner (s), I (We) hereby certify that I (We) caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Edward J Knapp Jr.
Owner: Edward J Knapp Jr.
Agnes E Knapp
Owner: Agnes E Knapp

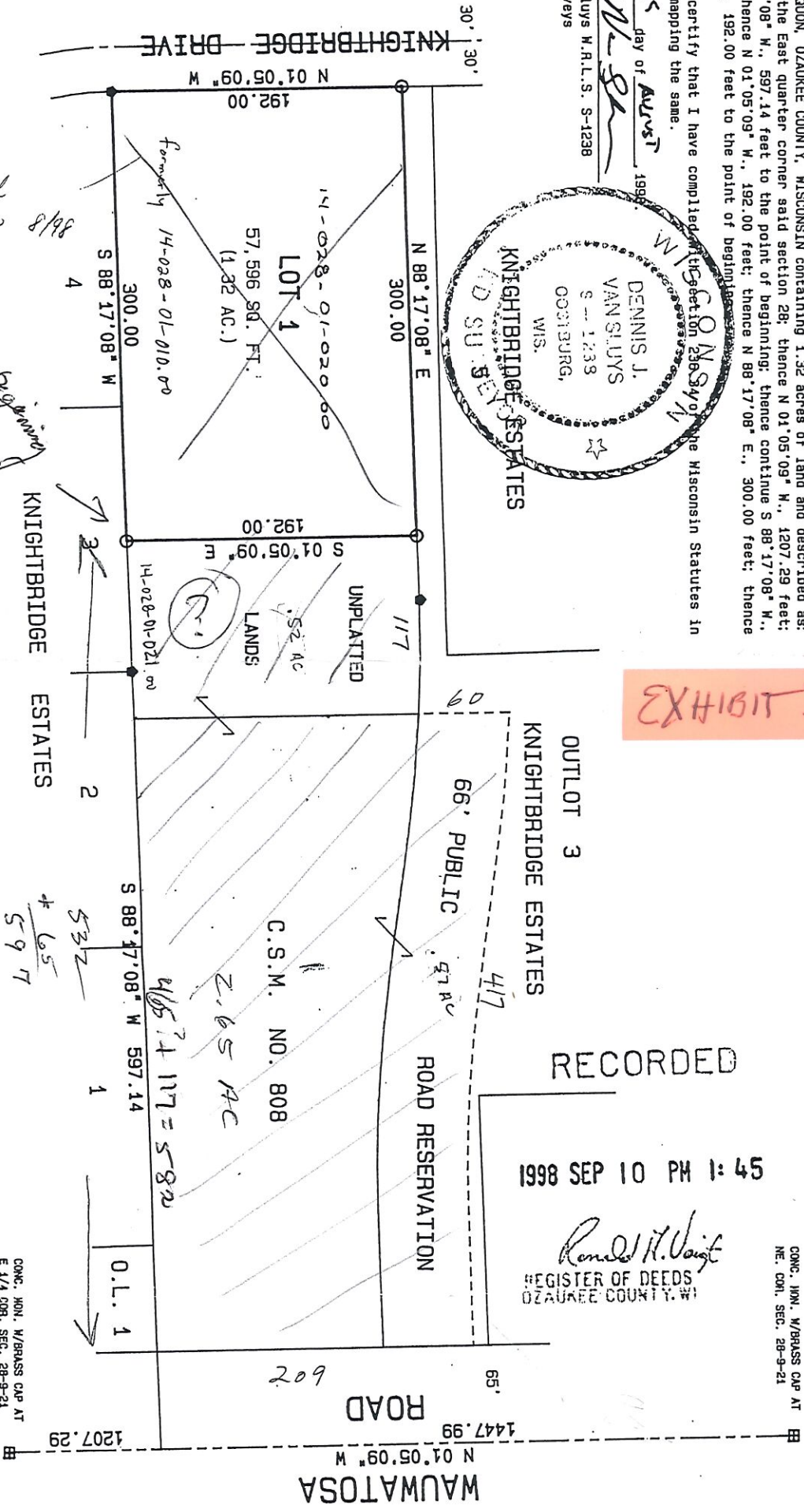
EXHIBIT D

RECORDED

1998 SEP 10 PM 1:45

Register of Deeds
OZAUKEE COUNTY, WI

CONC. MON. W/BASS CAP AT
NE COR. SEC. 28-9-21



CONC. MON. W/BASS CAP AT
E 1/4 COR. SEC. 28-9-21

1" = 1" X 24" IRON PIPE WEIGHING 1.13 LBS/FT.

THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/MEQUON/KNAPP L-16278

Attachment: Packet Docs (392) : John and Pamela Cooper



WAUWATOSA ROAD

EXHIBIT E

CONCEPT	APPROVAL	☒
PRELIM.	APPROVAL	☐
FINAL	APPROVAL	☐
AUG 17, 1992		
DENIED		☐
MEQUON PLAN COMMISSION		

See the map of approval.

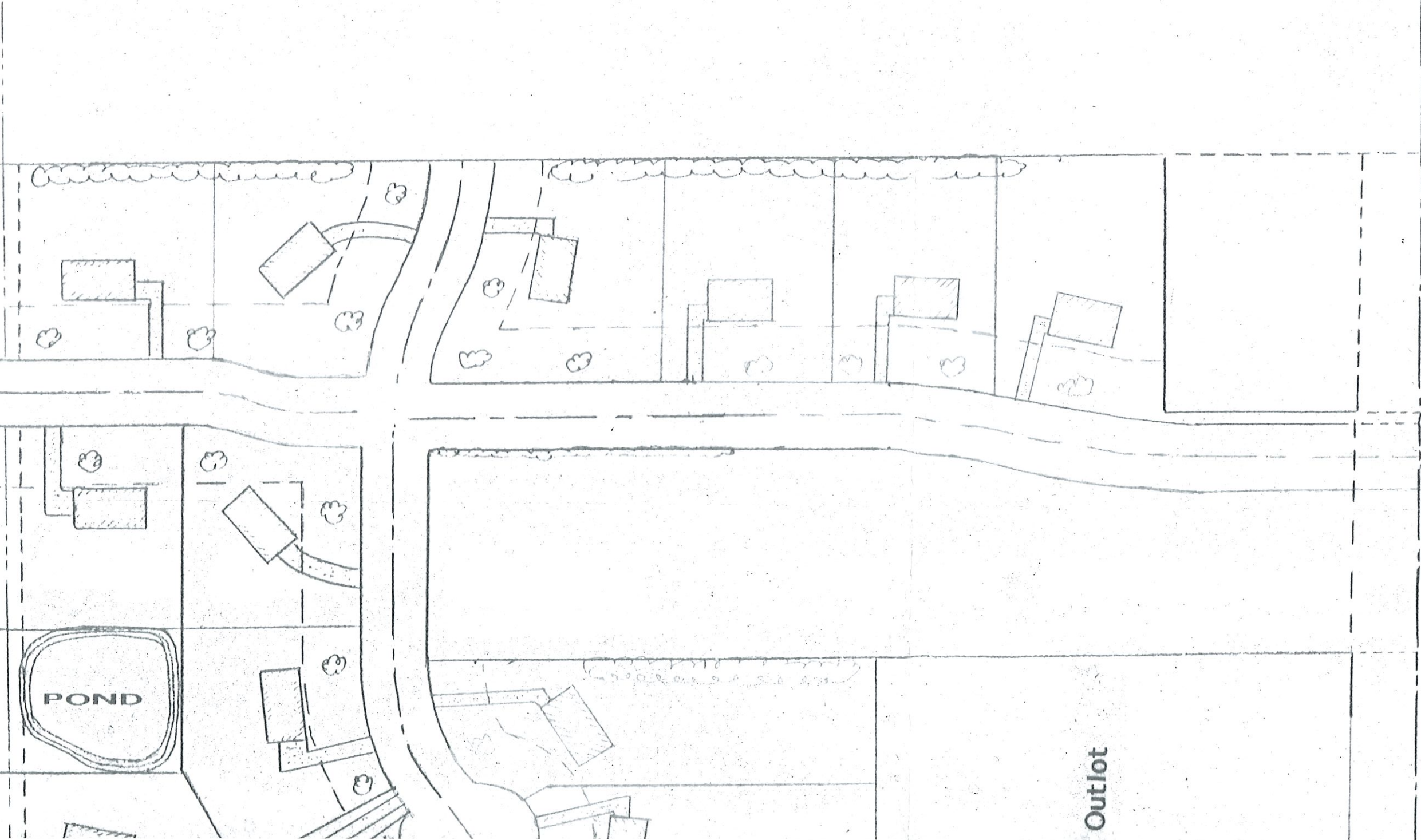


EXHIBIT F

2. Glen Helgeland (cont.)

Censky further advised members that the applicant has not submitted the required perc test information for the remnant parcel. However, he has agreed to deed restrict that parcel from development until either sanitary sewers become available or a perc test shows that the soils are suitable for an onsite conventional septic or mound system.

Action:

Commissioner Richter moved to approve the land division subject to:

- 1) Submittal of an amended certified survey map showing the required 65 foot Wauwatosa Road dedication.
- 2) The remnant parcel being deed restricted until sanitary sewers become available or the necessary perc test shows that the soils are suitable for an onsite conventional septic or mound system.

The motion was seconded by Commissioner Duncan and passed unanimously by acclamation.

3. Richard Rogge (Knights Bridge Subdivision)

District 4; Key #14-028-03-002.00; Zoning: RS-2 & RS-2(OPS)

Request:

Preliminary plat amendment

Explanation:

The applicant is seeking preliminary plat amendment for a revised road layout in support of the Knights Bridge Subdivision located adjacent to and surrounding 10961 N. Wauwatosa Road.

Discussion:

Assistant Director Censky commented that due to the Wisconsin Department of Transportation's concern about maintaining a certain distance between median cuts along Wauwatosa Road, the applicant is forced to consider a slight change to their approved road pattern for this subdivision.

Attachment: Packet Docs (4392 : John and Pamela Cooper)

Planning Commission
11-2-92 - page 4

3. Richard Rogge (Knights Bridge Subdivision) (cont.)

Censky further commented that the applicant received concept approval on July 20, 1992 with the stipulation that to minimize the impact on the woods, the home building pads be relocated to the southwest corner of this site. The applicant, on August 17, 1992, submitted a second concept plan which depicted the building pads adjacent to the woods and a change to the location of the interior road intersecting Wauwatosa Road. It is this concept plan which now needs to be amended.

Action:

Commissioner Richter moved to approve the relocation of the median cut and the interior road due to safety concerns. The motion was seconded by Commissioner Ridley and passed unanimously by acclamation.

REGULAR BUSINESS

4. City of Mequon

Request:

Signage policy discussion

Explanation:

The Planning Commission will review its current policy with regards to the administration of neon signs throughout the city.

Discussion:

Commissioner Richter opened discussion by reviewing pictures he had taken of neon signs along Port Washington Road. He suggested that while some neon signs are rather elaborate, and can be seen for great distances, others are subdued and tastefully created. Richter recommended that the Planning Commission consider restricting the size of these neon "open" signs to 14" x 20"; they be permitted only at the discretion of the Sign Code Administrator; they be tastefully created with non-obtrusive colors; and be limited to window installation only.

Commissioner Ridley commented that it seemed reasonable to establish certain dimensional standards but beyond that point a sign's design becomes very subjective. He opined that it would be difficult to establish artistic standards for these signs because what may look good to one person may be objectionable to another.

Commissioner Duncan recommended minimizing the number of permanent neon signs, including "open" signs, to no more than one because multiple neon signs per tenant becomes very confusing.

equon

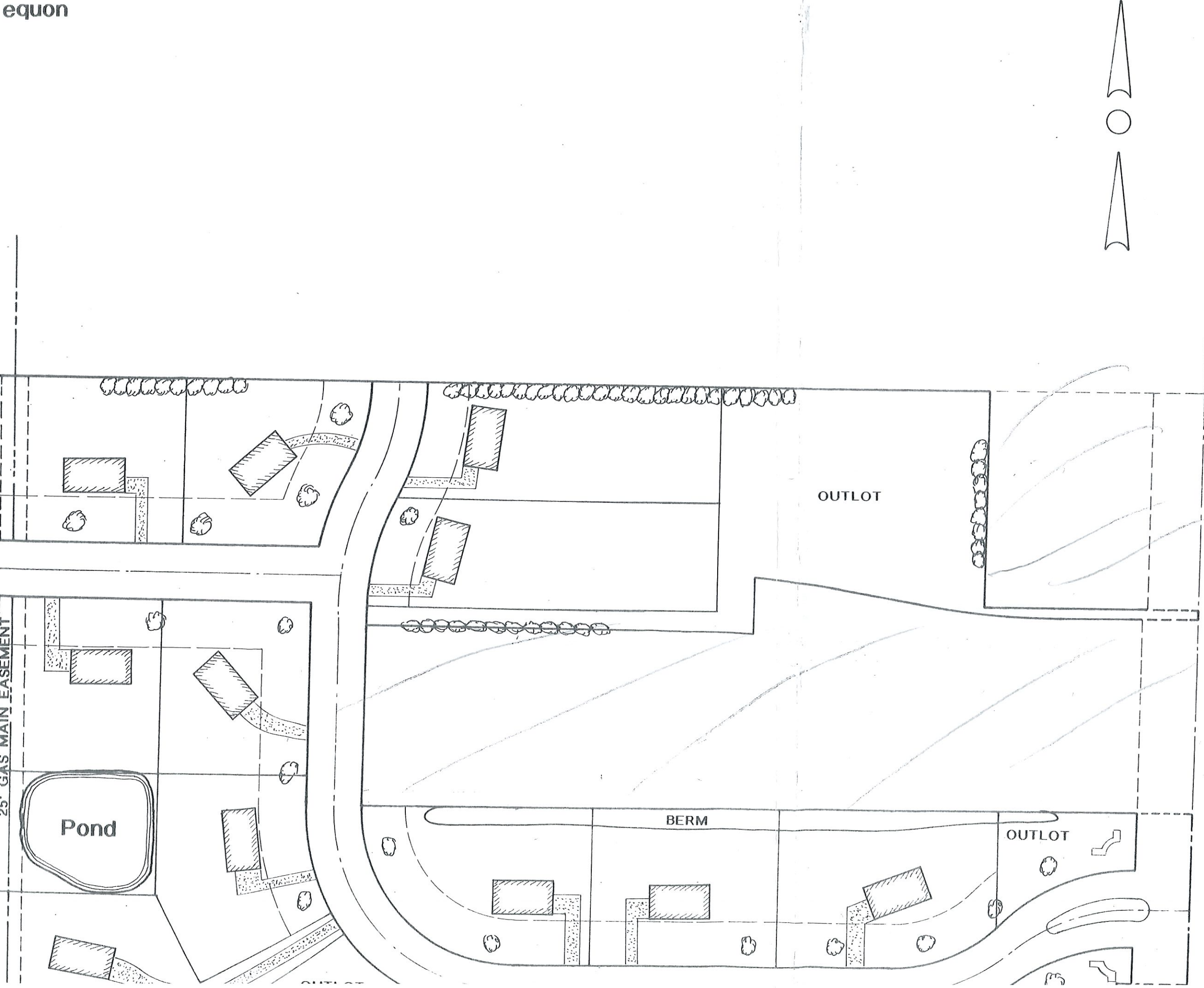
CONCEPT
PRELIMINARY
FINAL

NO

MEQUO

2.a.a

EXHIBIT C



WAUWATOSA ROAD

EXHIBIT 14

9. Richard Rogge (cont.)

Action:

Commissioner Richter moved sign code waiver and sign plan approval for the Eastbrook Estates subdivision identification sign subject to the following:

- 1) Both to be constructed of fieldstone, and capped with concrete.
- 2) Sign and decorative wall to be constructed to a depth of four and one-half feet for frost protection.
- 3) Letters for the sign will be bronze.

The motion was seconded by Commissioner Falkman and passed unanimously by acclamation.

10. Richard Rogge

District 4; Key #14-028-03-002.00 & 14-028-01-005.00;
Zoning: RS-2(OGP)

Request:

- 1) Preliminary plat approval
- 2) Development agreement recommendation

Explanation:

The applicant is seeking preliminary plat approval and development agreement recommendation for his 32 lot single family development located adjacent to 10961 N. Wauwatosa Road.

Discussion:

Assistant Director Censky reminded Commissioners that concept approval was granted the applicant on July 20, 1992 with the condition that the building pads be relocated to minimize the impact on the wooded area at the southwest corner of this project. That concept was revised and subsequently approved at the August 17, 1992 Planning Commission meeting. The rezoning petition was then brought before the Common Council on November 10, 1992, resulting in an approved OGP project.

Attachment: Packet Docs (4392 : John and Pamela Cooper)

10. Richard Rogge (cont.)

Staff review of this proposed preliminary plat does indicate one change from the approved concept. Specifically, the applicant has relocated one lot from the area adjacent to outlot four and introduced it in the area adjacent to the woods at the west end of the site. While the overall density remains the same, the clustering of lots at the west end of the project results in lots that are very narrow, and this may, therefore, result in future variance requests for offset modification. After discussing this with the applicant, he has agreed to remove one of lots #14 thru #21 and relocate that lot to the north of Knights Bridge Drive adjacent to Wauwatosa Road. With that change, staff feels comfortable with this preliminary plat.

In relocating Knights Bridge Drive intersection with the Wauwatosa Road, as approved at the November 2nd meeting, Censky explained that the traffic flow from this subdivision will be directed right at 10944 N. Wauwatosa Road. In order to reduce or eliminate the glare from traffic lights onto this existing residence, staff recommended that the applicant work with that property owner to introduce sufficient landscaping on his site in an effort to mediate future problems.

With respect to the development agreement, staff noted that the standard language including a statement of potential future impact fees is included and should be considered.

There was a general discussion among Commissioners of the layout and disposition of the interior parcel of property not owned by Mr. Rogge or included in the project that will at some point in the future be developed. Various scenarios for access to this parcel were discussed.

Action:

Alderman Abendroth moved for preliminary plat approval, subject to:

- 1) Relocation of one of lots #14 through #21 to the area immediately north of Knights Bridge Drive adjacent to Wauwatosa Road.
- 2) The applicant working with the property owner at 10944 N. Wauwatosa Road to introduce landscaping which would resolve potential future glare from traffic lights.
- 3) Setbacks established at 50 feet and offsets at 20 feet.
- 4) Engineering Department review and approval of all utility plans.

Planning Commission
11-16-92 - page 14

10. Richard Rogge (cont.)
- 5) Engineering Department review and approval of grading, drainage, and erosion control plans.
 - 6) Submittal of a landscaping plan prior to final plat approval.
 - 7) The applicant performing a well test with results indicating that there is an adequate potable water supply which will not negatively effect surrounding properties prior to any construction.
 - 8) Compliance with State platting requirements.

The motion was seconded by Commissioner Duncan and passed unanimously by acclamation.

Further action:

Commissioner Duncan moved for development agreement recommendation. The motion was seconded by Commissioner Richter and passed unanimously by acclamation.

9. Approval of the October 19, 1992 minutes.

Action:

Commissioner Ridley moved approval. The motion was seconded by Commissioner Richter and passed by acclamation (Commissioner Mooney, abstained).

gjf

Attachment: Packet Docs (4392 : John and Pamela Cooper)

APPROVED 3-8-94

COMMON COUNCIL
OF THE
CITY OF MEQUON
WISCONSIN

EXHIBIT I

Resolution 1518

GRANTING FINAL PLAT APPROVAL TO THE KNIGHTSBRIDGE ESTATES SUBDIVISION
PHASE I

WHEREAS, the Planning Commission granted preliminary approval to the Knightsbridge Estates Subdivision plat on November 2, 1992; and

WHEREAS, the Development Agreement entered into between the Developer and the City of Mequon stipulates the terms that must be met prior to and after final plat approval; and

WHEREAS, the Planning Commission on March 7, 1994 recommended that the Common Council grant final approval to the Knightsbridge Estates Subdivision Phase I.

NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL, of the City of Mequon that final plat approval is hereby granted to the Knightsbridge Estates Subdivision Phase I.

Approved: _____
James Moriarty, Mayor

Date Approved: _____, 1994

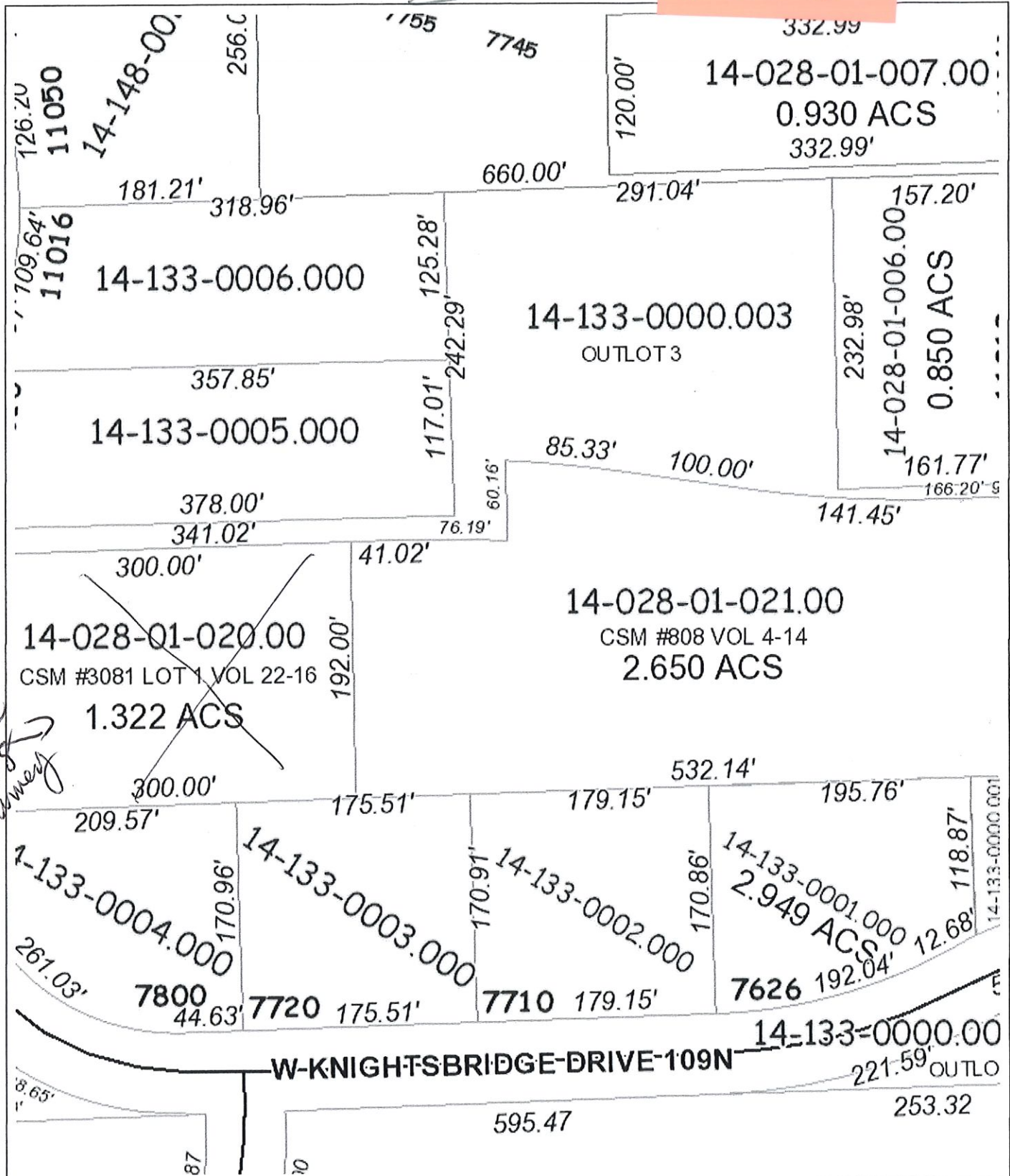
This is to certify that the foregoing resolution was adopted by the City of Mequon, Wisconsin, at a meeting held on the ____ day of _____, 1994.

Louise M. Rzentkowski, City Clerk

Published: _____, 1994

Attachment: Packet Docs (4392 : John and Pamela Cooper)

EXHIBIT J

See
1998
Summary

Ozaukee County GIS

DISCLAIMER: Ozaukee County does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 100'



Ozaukee County

121 W Main St
P.O. Box 994
Port Washington WI 53074
262-284-9411

Print Date: 2/27/2019



11333 N. Cedarburg Road 60W
Mequon, Wisconsin 53092-1930
Phone (414) 242-3100
Fax (414) 242-9655

DEPARTMENT OF COMMUNITY DEVELOPMENT

March 3, 1994

By: Brad Steinke, Director of Community Development

SUBJECT FOR RESOLUTION & APPROVAL: COMMON COUNCIL

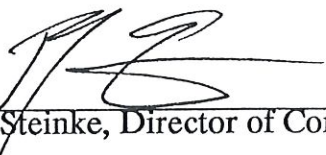
Final plat for Knightsbridge Estates Subdivision Phase I

BACKGROUND:

The applicant is requesting final subdivision plat approval for the 22 lot 1st phase of their 32 lot development located adjacent to and west of 10901 N. Wauwatosa Road. This phase results in 22 lots on 25 acres.

PLANNING COMMISSION RECOMMENDATION:

At their March 7, 1994 meeting, the Mequon Planning Commission is scheduled to act on this matter.



Brad Steinke, Director of Community Development

CITY ADMINISTRATOR'S COMMENTS:

Harry J. Kollman, City Administrator

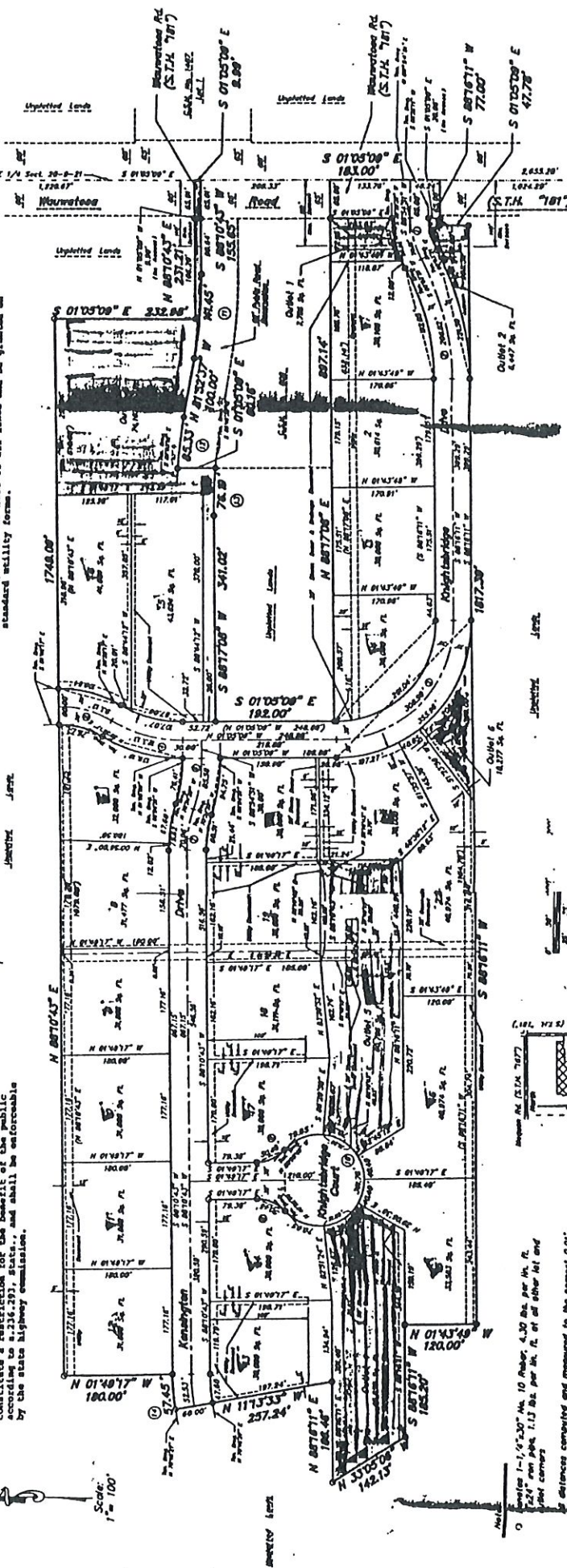
Attachment: Packet Docs (4392 : John and Pamela Cooper)

Knightsbridge Estates

the NE 1/4, SE 1/4, NW 1/4, and the NE 1/4 of Section 28, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

As owners I hereby restrict all Lots and Outlets, in that no owner, possessor, user, nor licensee, nor other person shall have the right of direct vehicular ingress or egress to or from any lot or outlet of this subdivision, whether owned by the developer or third parties, such shall, so far as is reasonably possible be confined to the street, within 20 feet of all lines and be granted on standard utility forms.

The developer reserves the right for a period of 1 year after the completion of the subdivision, to erect elements for utility purposes over, upon, under, or across all or part of the subdivision, whether owned by the developer or third parties, such shall, so far as is reasonably possible be confined to the street, within 20 feet of all lines and be granted on standard utility forms.



Distances computed and measured to the nearest 0.01' and angles computed to the nearest 0.01° and

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 9, 2019
SUBJECT: SMJ International, LLC for American Tower. The applicant is seeking site plan amendment to allow for a backup generator to be installed inside the existing compound for the existing telecommunications tower located at 8320 W. Freistadt Road.

Applicant:	Paul H. Prins
Status of Applicant:	Agent
Requested:	Site Plan Amendment
Existing Use:	Single-Family
Existing Zoning:	R-1 (Residential 5 Acre) R-2B (Residential 1.5 Acre)
Land Use Plan:	Residential 5 Acre
Location:	8320 W. Freistadt
Tax Key:	#14-016-12-005.00
District:	#3

Background: The applicant requests site plan amendment approval for a backup generator for the telecommunication facility located at 8320 W Freistadt Road.

Site Plan Amendment:

The site plan amendment shows the proposed generator and related equipment within the existing chain link fence enclosure. The proposed generator will be no larger than 9.5 feet long and 8.5 feet tall. The generator will be located on a new pad. As a condition of approval, staff requires that the sound level not exceed 65 dBA at the property line which has been the standard that the Planning Commission has used in the past. If the levels exceed 65 dBA, the applicant shall be required to provide additional sound dampening measures to achieve compliance. Staff will also require that the weekly testing of the generator shall only occur on weekdays between the hours of 10:00 AM and 2:00 PM.

Staff Recommendation:

Planning staff recommends approval of the site plan amendment based on the following conditions:

1. Planning staff review and approval of final site plans prior to the issuance of permits. The applicant shall submit such plans within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Any changes to approved plans are subject to Planning Commission approval.
3. The generator shall not exceed 65 dBA at the property line. If the levels exceed 65 dBA, the applicant shall be required to provide additional sound dampening measures to achieve compliance.

4. The generator shall not be larger than 9.5 feet wide and 8.5 feet tall.
5. Weekly testing of the generator shall only occur on weekdays between the hours of 10:00 AM and 2:00 PM.

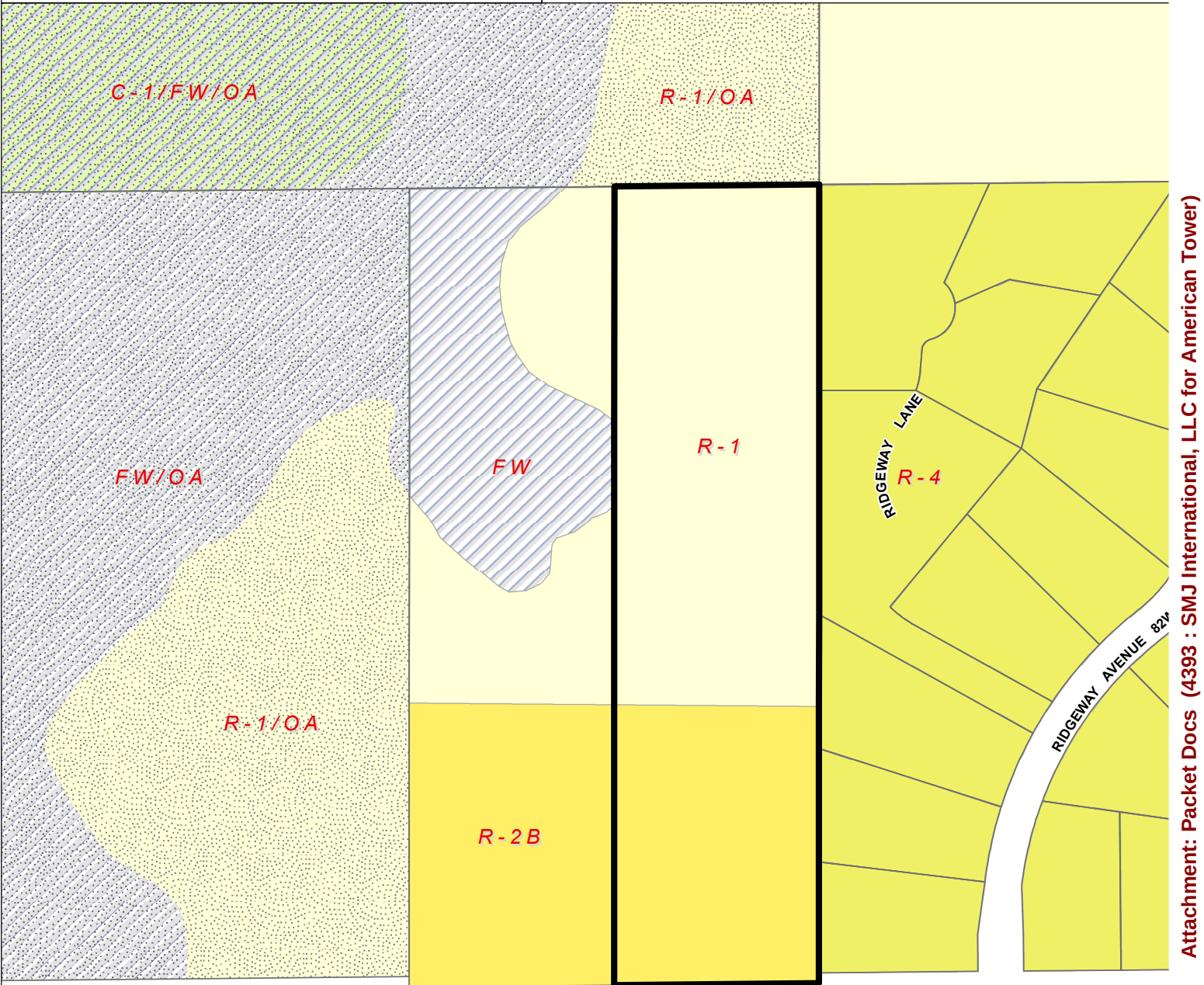
Attachments:

Packet Docs (PDF)

SMJ International, LLC for American Tower

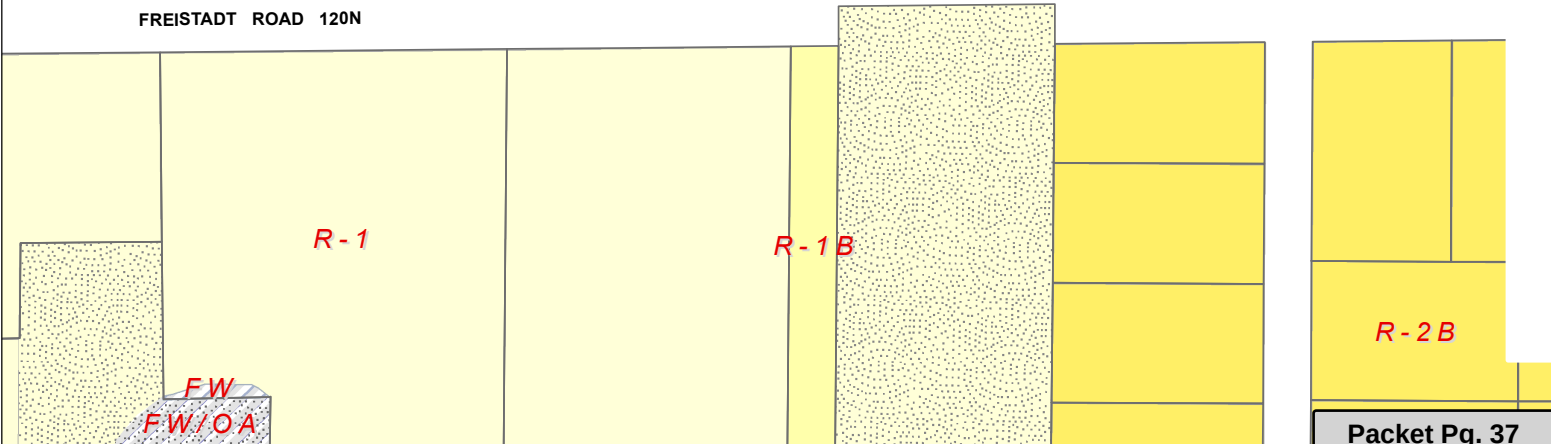
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family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

2.b.a



Attachment: Packet Docs (4393 : SMJ International, LLC for American Tower)

FREISTADT ROAD 120N





LETTER OF AUTHORIZATION

SITE NO: 410777

SITE NAME: SACHSE FARM WI

**ADDRESS: 8320 W FREISTADT RD
MEQUON, WI 53097-2732**

APN: 14-016-12-005.00

I, Margaret Robinson, Senior Counsel, US Tower Division on behalf of American Tower*, operator of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize SMJ International, its successors and assigns, to act as American Tower's non-exclusive agent for the purpose of filing and securing any zoning, land-use, building permit and/or electrical permit application(s) and approvals of the applicable jurisdiction for and to conduct the construction of the installation of antennas and related telecommunications equipment on the Tower Facility located at the above address. This installation shall not affect adjoining lands and will occur only within the area leased by American Tower.

American Tower understands that the application may be denied, modified or approved with conditions. The above authorization is limited to the acceptance by American Tower of conditions related to American Tower's installation. Any such conditions of approval or modifications will not be effective unless approved in writing by American Tower.

The above authorization does not permit SMJ International to modify or alter any existing permit(s) and/or zoning or land-use conditions or impose any additional conditions unrelated to American Tower's installation of telecommunications equipment without the prior written approval of American Tower.

Signature: _____


Margaret Robinson, Senior Counsel
US Tower Division

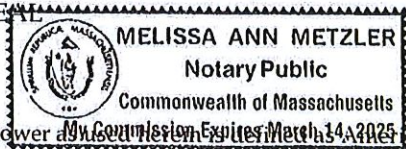
NOTARY BLOCK

COMMONWEALTH OF MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Senior Counsel of American Tower (Tower Facility owner and/or operator), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal, this 29th day of July, 2019.

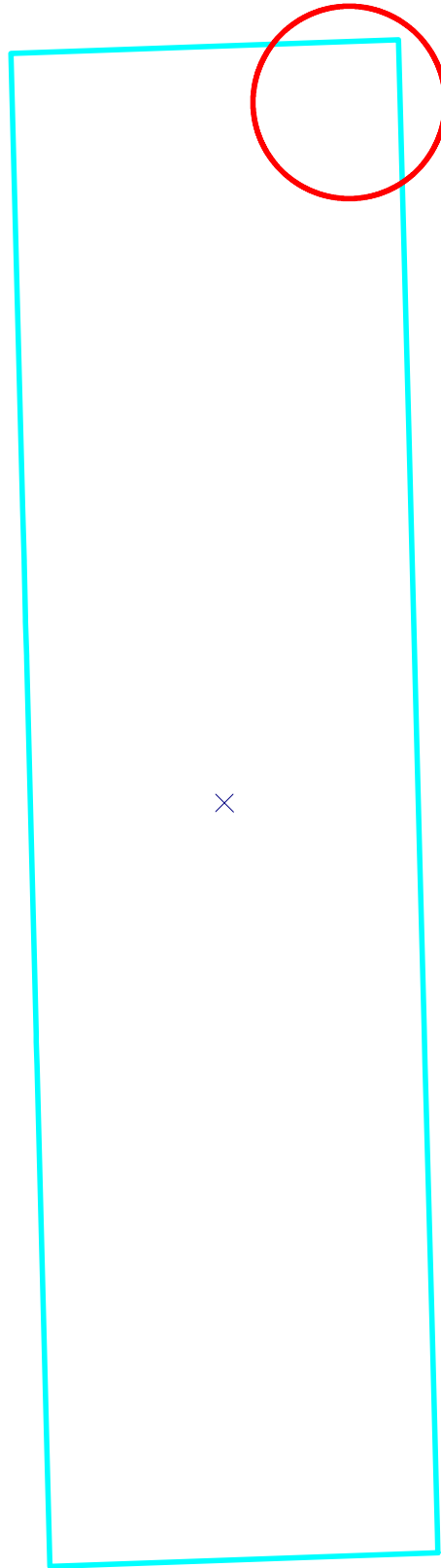
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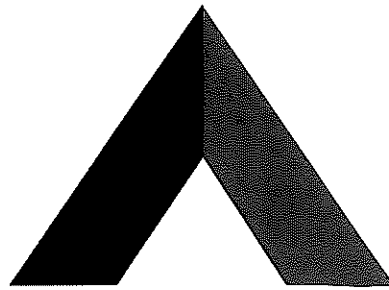


Notary Public 
My Commission Expires: March 14, 2025

* American Tower and its affiliates are not responsible for the actions of SMJ International, LLC for American Tower Corporation and any of its affiliates or subsidiaries.

Project Location





ATC SITE NAME: SACHSE FARM WI
SITE NUMBER: 410777
SITE ADDRESS: 8320 W FREISTADT RD
MEQUON, WI 53097



LOCATION MAP



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ATC SITE NUMBER:
410777
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SACHSE FARM WI

410777

SACHSE FARM WI

8320 W FREISTADT RD
MEQUON, WI 53097

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TITLE SHEET

G-001

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Attachment: Packet Docs (4393 : SMJ International, LLC for American Tower)

GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC MASTER SPECIFICATIONS.
- CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
- ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
- DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
- CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
- EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
- ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
- WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
- CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
- CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
- CONTRACTOR SHALL FURNISH ATC WITH A PDF MARKED UP AS-BUILT SET OF DRAWINGS UPON COMPLETION OF WORK.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
- CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH ATC SPECIFICATIONS AND REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING PPE AND PPM AND CONSTRUCTION DEVICES SUCH AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, TRENCH BOXES/SLOPING, BARRIERS, ETC.
- THE CONTRACTOR SHALL PROTECT AT HIS OWN EXPENSE, ALL EXISTING FACILITIES AND SUCH OF HIS NEW WORK LIABLE TO INJURY DURING THE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED BY NEGLIGENCE ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, OR BY THE ELEMENTS DUE TO NEGLIGENCE ON THE PART OF THIS CONTRACTOR OR HIS

REPRESENTATIVES, EITHER TO THE EXISTING WORK, OR TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTOR, SHALL BE REPAIRED AT HIS EXPENSE TO THE OWNER'S SATISFACTION.

- ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. THE QUALITY OF WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE ATC CM. ANY WORK FOUND BY THE ATC CM TO BE OF INFERIOR QUALITY AND/OR WORKMANSHIP SHALL BE REPLACED AND/OR REWORKED AT CONTRACTOR EXPENSE UNTIL APPROVAL IS OBTAINED.
- IN ORDER TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS LISTED HEREINAFTER BY MANUFACTURER'S NAMES AND/OR MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THESE MANUFACTURERS AS SPECIFIED.

CONCRETE AND REINFORCING STEEL NOTES:

- DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
- MIX DESIGN SHALL BE APPROVED BY ATC CM PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL BE NORMAL WEIGHT, 6 % AIR ENTRAINED (+/- 1.5%) WITH A SLUMP RANGE OF 3-5" AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED.
- THE FOLLOWING MATERIALS SHALL BE USED:
PORTLAND CEMENT: ASTM C150, TYPE 2
REINFORCEMENT: ASTM A185, PLAIN STEEL WELDED WIRE FABRIC
REINFORCEMENT BARS: ASTM A615, GRADE 60, DEFORMED
NORMAL WEIGHT AGGREGATE: ASTM C33
WATER: ASTM C 94/C 94M
ADMIXTURES:
-WATER-REDUCING AGENT: ASTM C 494/C 494M, TYPE A
-AIR-ENTERING AGENT: ASTM C 260/C 260M
-SUPERPLASTICIZER: ASTM C494, TYPE F OR TYPE G
-RETARDING: ASTM C 494/C 494M, TYPE B
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE NO LESS THAN 3".
- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
- ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN "METHOD 1" OF ACI 301.
- DO NOT WELD OR TACK WELD REINFORCING STEEL.
- ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
- REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
- DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
- FOR COLD-WEATHER(ACI 306) AND HOT-WEATHER(ACI 301M) CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
- ALL CONCRETE SHALL HAVE A "SMOOTH FORM FINISH."
- UNLESS OTHERWISE NOTED:
A. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615/A 615M/A-996, GRADE 60.
B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
- REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPLICED LENGTHS SHOWN IN THE

DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.

- DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
- ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
- LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS.
- SPLICES OF WWF, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 6".
- BAR SUPPORTS SHALL BE ALL-GALVINIZED METAL WITH PLASTIC TIPS.
- ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE OF SUFFICIENT STRENGTH FOR INTENDED PURPOSE, BUT NOT LESS THAN NO. 18 GAUGE.
- SLAB ON GROUND:
A. COMPACT SUBGRADE AND ENSURE THERE IS PLACE 6" GRAVEL BENEATH SLAB.
B. PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.

STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."
- STRUCTURAL STEEL ROLLED SHAPES, PLATES AND BARS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:
A. ASTM A-572, GRADE 50 - ALL W SHAPES, UNLESS NOTED OR A992 OTHERWISE
B. ASTM A-36 - ALL OTHER ROLLED SHAPES, PLATES AND BARS UNLESS NOTED OTHERWISE.
C. ASTM A-500, GRADE B - HSS SECTION (SQUARE, RECTANGULAR, AND ROUND)
D. ASTM A-325, TYPE SC OR N - ALL BOLTS FOR CONNECTING STRUCTURAL MEMBERS
E. ASTM F-1554 07 - ALL ANCHOR BOLTS, UNLESS NOTED OTHERWISE
- ALL EXPOSED STRUCTURAL STEEL MEMBERS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. EXPOSED STEEL HARDWARE AND ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 OR B695.
- ALL FIELD CUT SURFACES, FIELD DRILLED HOLES AND GROUND SURFACES WHERE EXISTING PAINT OR GALVANIZATION REMOVAL WAS REQUIRED SHALL BE REPAIRED WITH (2) BRUSHED COATS OF ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.
- DO NOT DRILL HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
- CONNECTIONS:
A. ALL WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS AND CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS WELDING CODE D1.1.
B. ALL WELDS SHALL BE INSPECTED VISUALLY. 25% OF WELDS SHALL BE INSPECTED WITH DYE PENETRANT OR MAGNETIC PARTICLE TO MEET THE ACCEPTANCE CRITERIA OF AWS D1.1. REPAIR ALL WELDS AS NECESSARY.
C. INSPECTION SHALL BE PERFORMED BY AN AWS CERTIFIED WELD INSPECTOR.
D. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE BURNING/WELDING PERMITS AS REQUIRED BY LOCAL GOVERNING AUTHORITY AND IF REQUIRED SHALL HAVE FIRE DEPARTMENT DETAIL FOR ANY WELDING ACTIVITY.
E. ALL ELECTRODES TO BE LOW HYDROGEN, MATCHING FILLER METAL, PER AWS D1.1, UNLESS NOTED OTHERWISE.
F. MINIMUM WELD SIZE TO BE 0.1875 INCH FILLET WELDS, UNLESS NOTED OTHERWISE.
G. PRIOR TO FIELD WELDING GALVANIZING MATERIAL, CONTRACTOR SHALL GRIND OFF GALVANIZING 1/2" BEYOND ALL FIELD WELD SURFACES. AFTER WELD AND WELD INSPECTION IS COMPLETE, REPAIR ALL GROUND AND WELDED SURFACES WITH ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS RECOMMENDATIONS.



AMERICAN TOWER®
ATC TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 4069-11

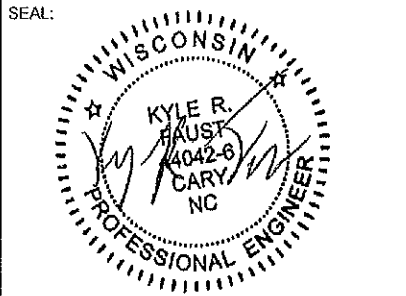
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	MG	03/29/19

ATC SITE NUMBER:
410777

ATC SITE NAME:
SACHSE FARM WI

SITE ADDRESS:
8320 W FREISTADT RD
MEQUON, WI 53097



Authorized by "EOR"
Mar 29 2019 4:10 PM cosign
T-Mobile

DRAWN BY:	MG
APPROVED BY:	KRF
DATE DRAWN:	03/29/19
ATC JOB NO:	12944200

GENERAL NOTES

SHEET NUMBER:
G-002

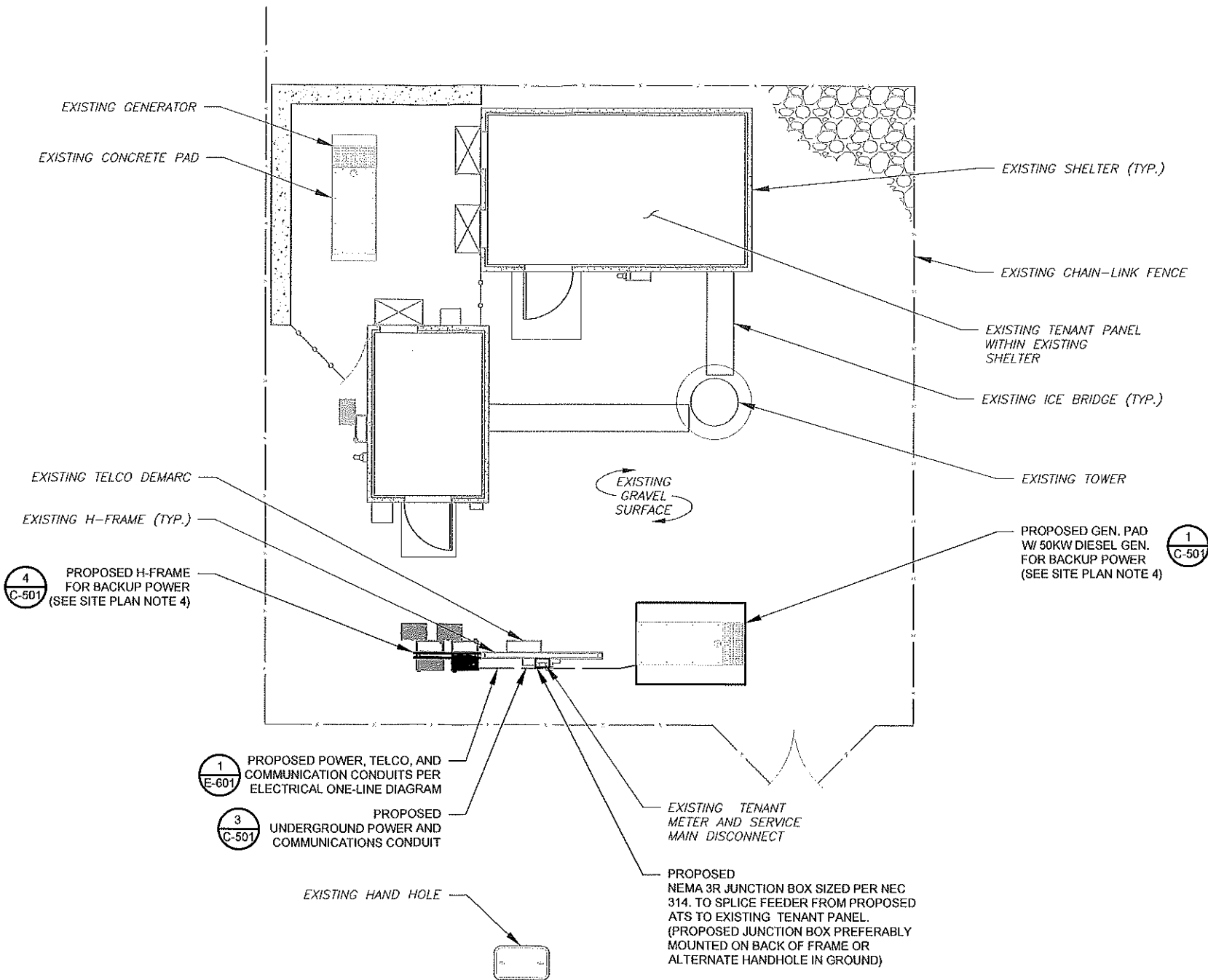
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SITE PLAN NOTES:

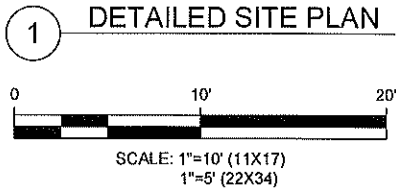
1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE ATC CONSTRUCTION MANAGER AND LOCAL UTILITY COMPANY FOR THE INSTALLATION OF CONDUITS, CONDUCTORS, BREAKERS, DISCONNECTS, OR ANY OTHER EQUIPMENT REQUIRED FOR ELECTRICAL SERVICE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROJECT.
4. CONTRACTOR SHALL INSURE THAT ALL WORKING SPACE REQUIREMENTS ARE MET PER APPLICABLE CODES AND MANUFACTURER SPECIFICATIONS.
5. ABOVE GROUND CONDUITS NEED TO BE SUPPORTED/FASTENED PER NEC 344 AND PER ATC MASTER SPECIFICATIONS.
6. THE FOLLOWING SIGNS SHALL BE INSTALLED AT TENANT SERVICE MAIN DISCONNECT PER NEC 702.7.
 - 6.1. "CAUTION: TWO SOURCES OF SUPPLY STANDBY GENERATOR LOCATED OUTDOORS"
 - 6.2. "WARNING: SHOCK HAZARD EXISTS IF GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER CONNECTION IN THIS EQUIPMENT IS REMOVED WHILE ALTERNATE SOURCE IS ENERGIZED"

RODENT CONTROL AROUND GENERATOR ENVELOPE:

1. INSTALL ALL PROVIDED SEALS, PLUGS, COVERS, ETC. IN GENERATOR AND FUEL TANK ENVELOPE. SEAL ALL REMAINING OPENINGS (EXCEPT NORMAL VENTING) WITH RODENT FOAM SEALANT. NO OPENING SHALL BE LARGER THAN 1/4 INCH ANY DIMENSION.
2. SEAL ALL CONDUITS INCLUDING CONDUITS ENTERING GENERATOR EQUIPMENT, BOXES, ATTACHMENTS, ETC. WITH RODENT FOAM SEALANT.
3. SEAL ALL CONDUIT ACCESS OPENINGS THROUGH CONCRETE PAD WITH CONCRETE.
4. SLOPE GRAVEL BASE AT CONCRETE PAD PERIMETER FROM ABOVE PAD BASE TO EXISTING GRADE LEVEL TYPICAL ALL PERIMETER SIDES.



APPROXIMATE DISTANCES	
7'	LINEAR DISTANCE FROM STANDBY GENERATOR TO POWER SOURCE



AMERICAN TOWER®
ATC TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 4069-11

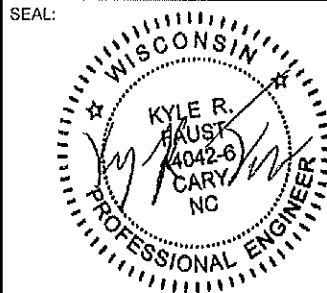
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	MG	03/29/19
1			
2			
3			
4			

ATC SITE NUMBER:
410777

ATC SITE NAME:
SACHSE FARM WI

SITE ADDRESS:
8320 W FREISTADT RD
MEQUON, WI 53097



Authorized by "EOR"
Mar 29 2019 4:10 PM cosign
T-Mobile

DRAWN BY:	MG
APPROVED BY:	KRF
DATE DRAWN:	03/29/19
ATC JOB NO:	12944200

SITE PLAN	
SHEET NUMBER: C-101	REVISION: 0



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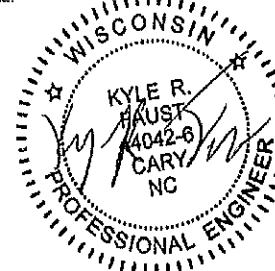
ATC SITE NAME:

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SEAL



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DRAWN BY:	MG
APPROVED BY:	KRF
DATE DRAWN:	03/29/19
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CONCRETE PAD DETAILS

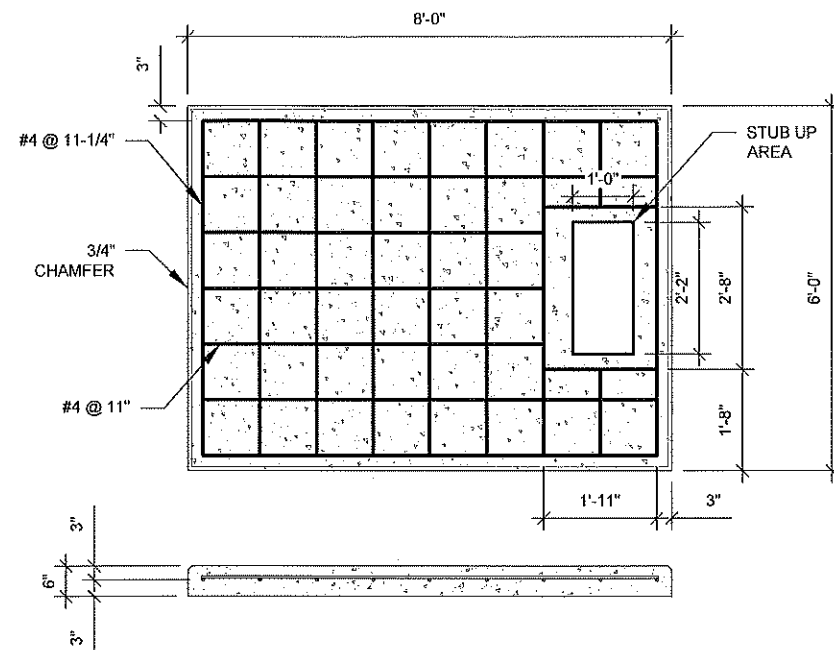
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REVISION:

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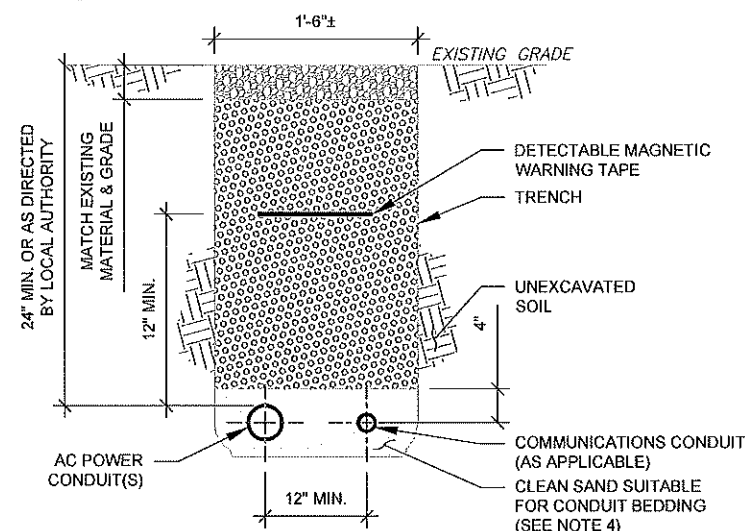


PAD NOTES:

1. PADS SHALL BE PRE-CAST MATCHING THIS DESIGN WHERE ALLOWED BY LOCAL JURISDICTION.
2. PADS SHALL HAVE A MIN 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI MIN.
3. REFER TO CONCRETE & REINFORCED STEEL NOTES ON SHEET G-002 & ATC SPEC 033000 FOR CAST-IN-PLACE PADS.
4. STUB UP AREA SHALL BE FILLED WITH QUIKRETE, OR APPROVED EQUAL, PRIOR TO FINAL SET OF GENERATOR ON PAD.
5. AFTER FINAL SET OF GENERATOR ON PAD, GROUT ALL EXTERIOR OPENINGS AT PAD INTERFACE SO THAT FINISHED MAXIMUM OPENING SHALL BE 1/4 INCH.
6. GROUT SHALL BE PER ATC MASTER SPECIFICATION DIVISION 03, CONCRETE.

① REINFORCED PAD LAYOUT

SCALE: N.T.S.

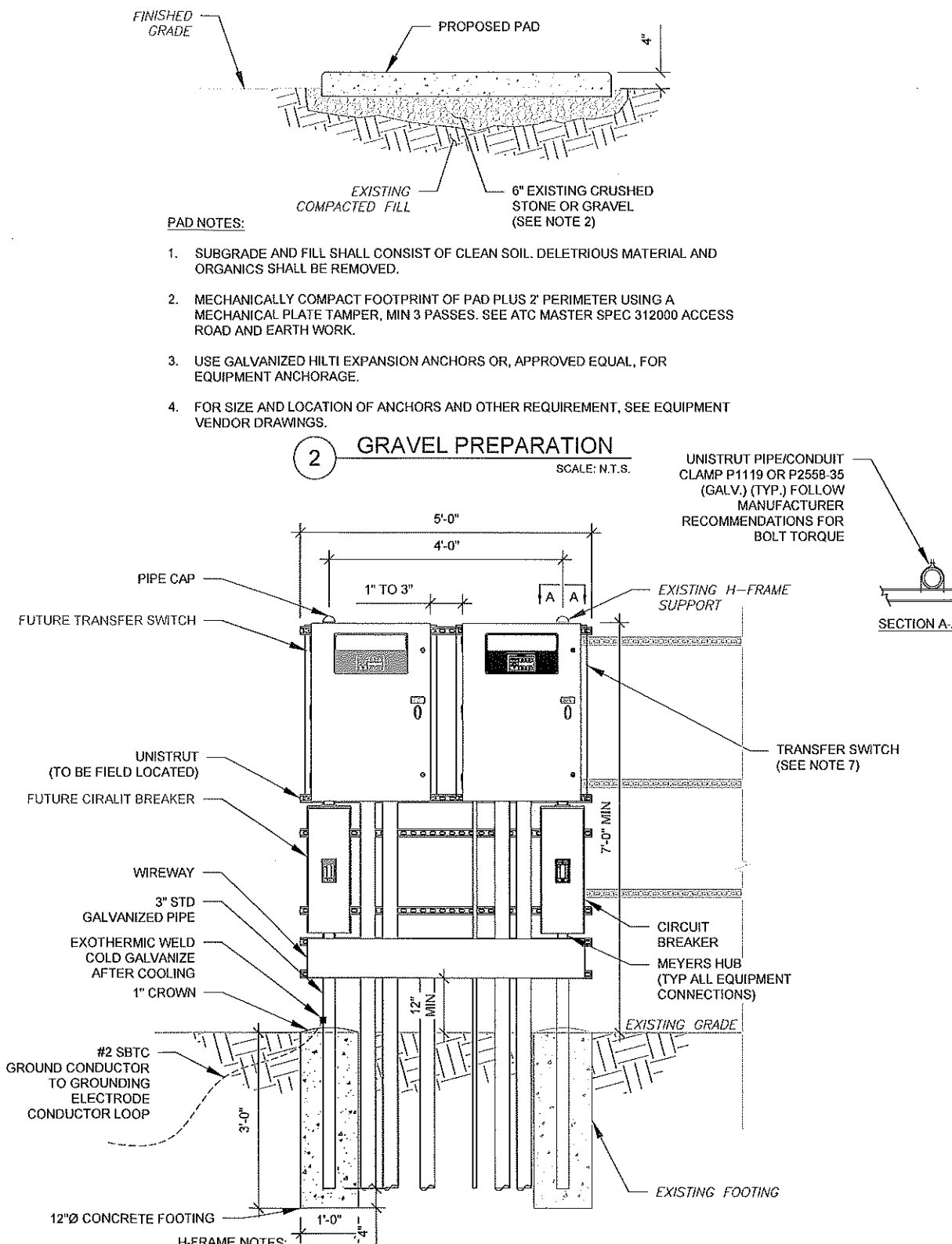


TRENCH NOTES:

1. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL.
2. COMPACT IN 8" LIFTS USING A MECHANICAL PLATE TAMPER, MIN 3 PASSES. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING. SEE ATC MASTER SPEC 312000 SECTION 3.15.
3. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.
4. CONFIRM SPACING AND DEPTH WITH NEC OR LOCAL CODE REQUIREMENTS

② CONDUIT TRENCH DETAILS

SCALE: N.T.S



2 GRAVEL PREPARATION

SCALE: N.T.S

UNISTRUT PIPE/CONDUIT
CLAMP P1119 OR P2558-35
(GALV.) (TYP.) FOLLOW
MANUFACTURER
RECOMMENDATIONS FOR
BOLT TORQUE

2

PAD NOTES:

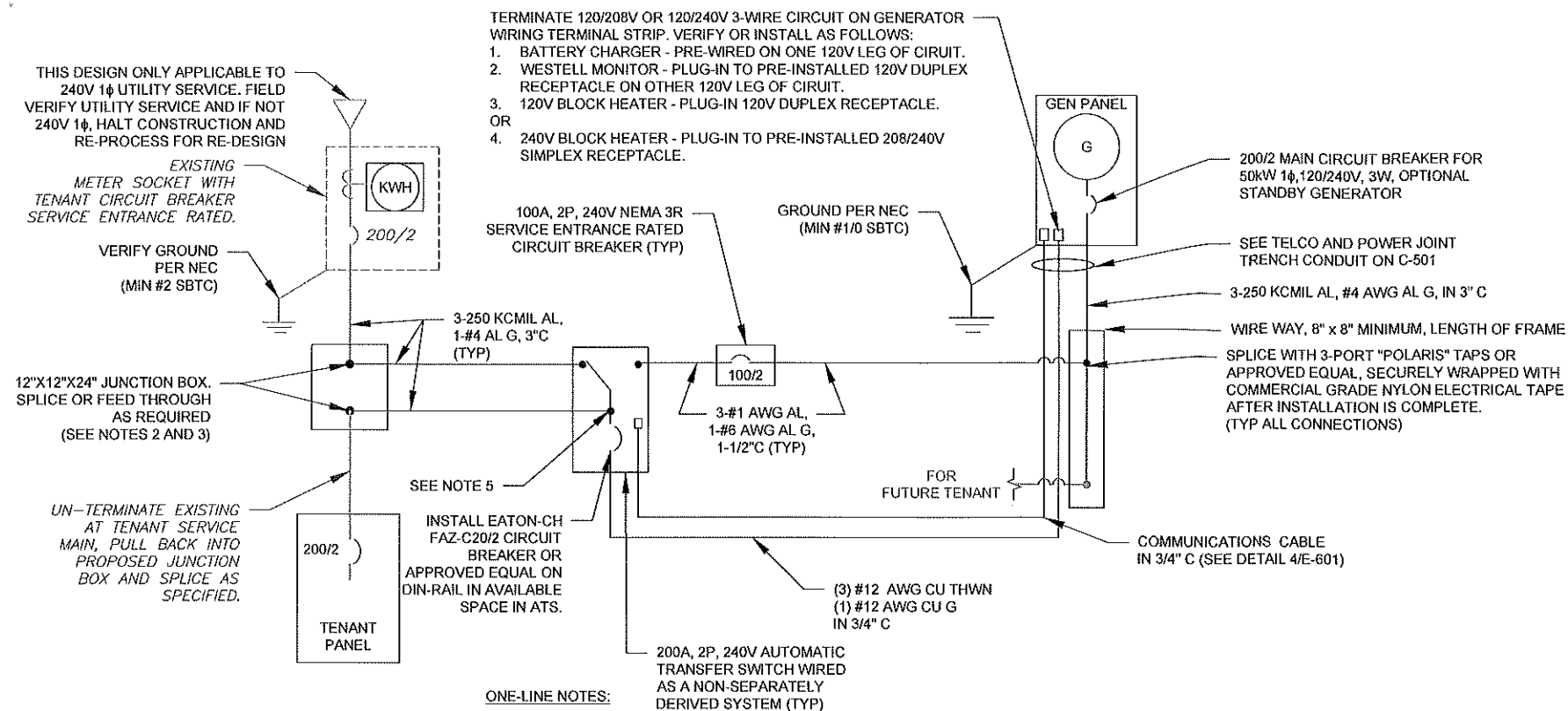
1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. DELETRIOUS MATERIAL AND ORGANICS SHALL BE REMOVED.
2. MECHANICALLY COMPACT FOOTPRINT OF PAD PLUS 2' PERIMETER USING A MECHANICAL PLATE TAMPER, MIN 3 PASSES. SEE ATC MASTER SPEC 312000 ACCESS ROAD AND EARTH WORK.
3. USE GALVANIZED HILTI EXPANSION ANCHORS OR, APPROVED EQUAL, FOR EQUIPMENT ANCHORAGE.
4. FOR SIZE AND LOCATION OF ANCHORS AND OTHER REQUIREMENT, SEE EQUIPMENT VENDOR DRAWINGS.

H-FRAME NOTES:

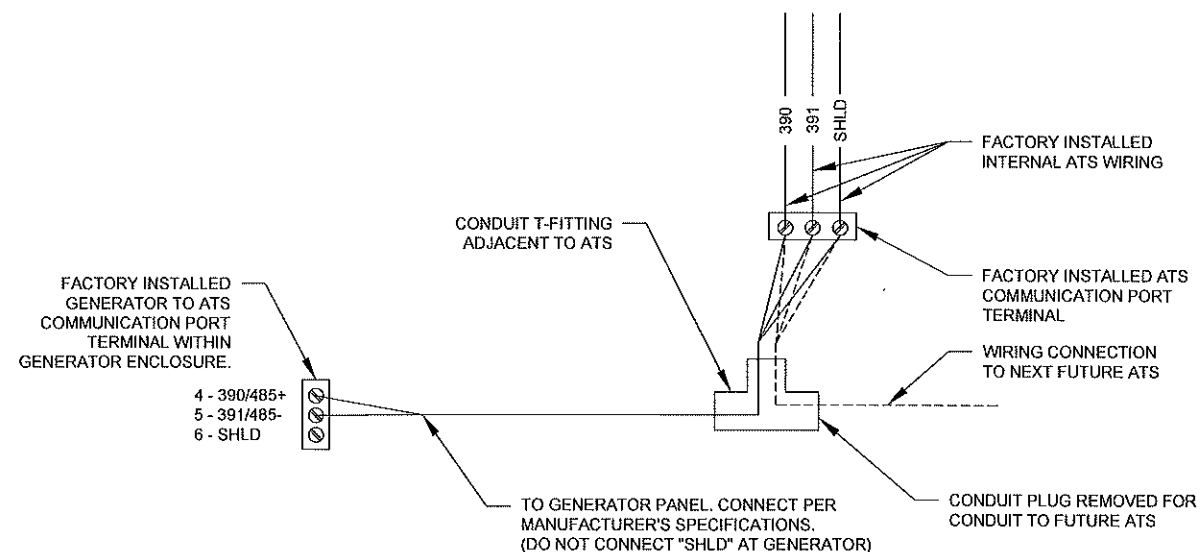
1. IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST SHALL BE REQUIRED.
2. PROPOSED UNISTRUTS TO BE FIELD CUT AND SHALL NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
3. SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT, ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
4. UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
5. ALL PROPOSED HARDWARE TO BE MOUNTED AND GROUNDED PER MANUFACTURERS SPECS
6. ALL ITEMS ARE PROPOSED UNLESS OTHERWISE NOTED.
7. LAYOUT H-FRAME & PROPOSED EQUIPMENT EXACTLY AS SHOWN TO ALLOW FOR FUTURE EQUIPMENT. ANY DEVIATIONS MUST BE APPROVED BY ATC CM, IN WRITING, NO EXCEPTIONS.
8. FOOTINGS SHALL BE ONE OF THE FOLLOWING: USS POLECRETE STABILIZER SYSTEM, PRECAST CONCRETE (WHERE ALLOWED BY JURISDICTION) OR CAST IN PLACE. FOR PRECAST FOOTINGS, CONTRACTORS SHALL THOROUGHLY COMPACT THE PERIMETER (2' MIN) OF FOOTING WITH MECHANICAL PLATE TAMPER.

4 H-FRAME

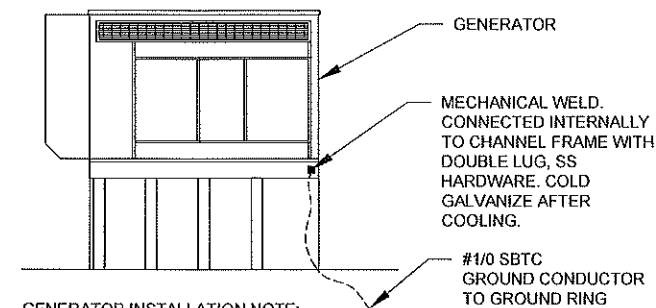
SCALE: N T S



1 ELECTRICAL ONE-LINE DIAGRAM
SCALE: NOT TO SCALE



4 COMMUNICATIONS CABLE DETAIL
SCALE: NOT TO SCALE

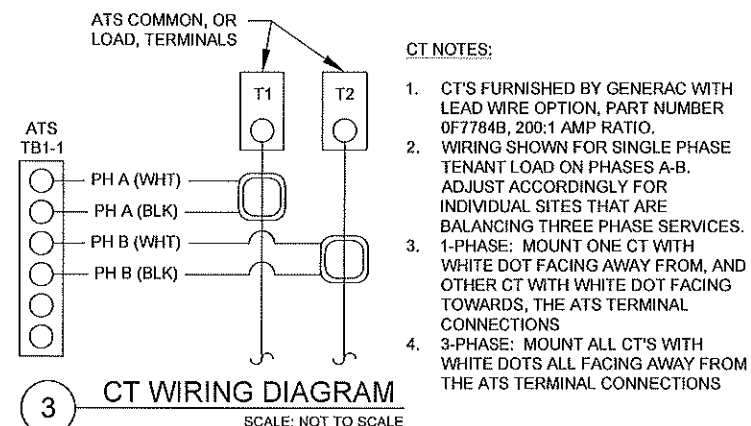


GENERATOR INSTALLATION NOTE:

INSTALL GENERATOR AND TRANSFER SWITCH WITH ALL SUPPLIED ACCESSORIES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, ACCESSORIES FOR THE EXHAUST SYSTEM, FUEL SYSTEM, ENCLOSURE INTEGRITY (CAPS, PLUGS, COVERS, ETC.), ELECTRICAL CONNECTIONS, AND GROUNDING CONNECTIONS.

2 GENERATOR GROUNDING
SCALE: NOT TO SCALE

DEMAND LOAD CALCULATION	
GENERATOR LOADS	2.5 KW
TENANT PANEL DEMAND LOADS	15.0 KW
TOTAL DEMAND LOADS (KW)	17.5 KW
TOTAL DEMAND CURRENT (A)	73.0 A
AT 120/240V, 1PH, 3W	



3 CT WIRING DIAGRAM
SCALE: NOT TO SCALE

NOTES:

- INSTALL NETWORK OPERATING CENTER (NOC) MONITORING COMMUNICATION SYSTEM (RMC-700) IN GENERATOR. THE RMC-700 IS FURNISHED BY ATC, COMPLETE WITH MOUNTING MAGNETS TO MOUNT OPPOSITE THE H-100 GENERATOR CONTROLLER PANEL INSIDE THE GENERATOR ENCLOSURE.
- INSTALL EXTERNAL ANTENNA KIT (FURNISHED BY ATC). ANTENNA MOUNTS TO GENERATOR ENCLOSURE TOP NEAR TOP VENT. FEED CABLE THROUGH TOP VENT TO RMC-700. PRESS FIT CABLE INTO GENERATOR INSULATION FOLDS AND CREVICES WITHOUT DAMAGE TO CABLE, INSULATION, OR ENCLOSURE. FEED CABLE THROUGH RMC-700 ENTRY PORT #3 AND CONNECT TO ANTENNA PORT TX/RX. HAND TIGHTEN ONLY. LEAVE POWER AND DATA CABLES IN RMC-700 UNCONNECTED FOR COMMISSIONING TEAM
- SEE ATC MOP 2017.01.04 RMC-700 GEN ONLY-METHOD OF PROCEDURE BY ATC (VER 1.11)

5 PROPOSED MONITORING
SCALE: NOT TO SCALE

AMERICAN TOWER®
ATC TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	MG	03/29/19

ATC SITE NUMBER:

410777

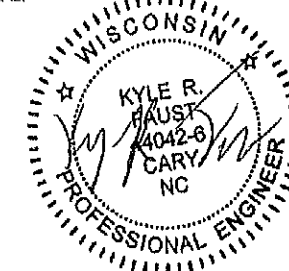
ATC SITE NAME:

SACHSE FARM WI

SITE ADDRESS:

8320 W FREISTADT RD
MEQUON, WI 53097

SEAL:



Authorized by "EOR"

Mar 29 2019 4:10 PM cosign

T-Mobile

DRAWN BY:	MG
APPROVED BY:	KRF
DATE DRAWN:	03/29/19
ATC JOB NO:	12944200

ELECTRICAL ONE-LINE
AND WIRING DETAILS

SHEET NUMBER:

E-601

REVISION:

0

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 9, 2019
SUBJECT: Wilmer Wetzel. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 13104 -13106 N. Granville Road.

Applicant:	Wilmer Wetzel
Status of Applicant:	Owner
Requested:	Final Land Division Approval
Existing Use:	Residential
Existing Zoning:	R-5 (Residential 5 Acre) OA (Agricultural Overlay)
Lot size:	13.650 acres
Location:	13104-13106 N. Granville Road
Tax Key:	#14-008-10-011.00
District:	#1

Background: The applicant is requesting approval for a two-lot division of property located at 13104-13106 N Oriole Lane. The land division would create two lots; Lot 1 is 5.014 acres and Lot 2 is 7.151 acres.

Zoning District Standards and Site Conditions:

The proposed certified survey map is consistent with the current zoning designation of R-1, requiring five (5) acre minimum lot size and 300 minimum average lot width and depth.

Site Conditions:

Proposed Lot 1 is vacant and Lot 2 has an existing dwelling, barn and multiple sheds. Access to Lot 1 is available off Hawthorne Road and Granville Road. Access to Lot 2 is off Granville Road. If Lot 1 and Lot 2 decide to share the existing drive on Lot 2, a shared access easement shall be reviewed and approved by the City Attorney.

The City Forester, Mike Gies, will inspect the site and note any specimen trees on site. Staff will add a condition of approval that the removal of any specimen tree requires Planning Commission approval.

Engineering Report:

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

The proposed CSM is located on Granville Road and Hawthorne Road. The applicant is dedicating 50-feet of right-of-way on Granville Road and 40-feet of right-of-way on Hawthorne

Road. Both right-of-way dedications meet the ultimate road right-of-way designations. The acceptance of the dedicated ROW requires Common Council approval.

The site is located outside the City's sewer service area. A soil evaluation report for the usage of septic or mound system is required. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility. The soil report dated 12/14/04 indicates the soils are suitable for a mound system.

Wetlands do not appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that there are likely no wetlands present.

Other Technical Corrections:

Engineering will provide a full technical review of the CSM.

Staff Recommendation:

Planning staff recommends approval of the land division subject to the following conditions:

1. The applicant shall make any technical corrections to the final CSM.
2. Final staff review and approval of CSM.
3. Compliance with the Tree Preservation Ordinance. The removal of any specimen tree requires Planning Commission approval.
4. Acceptance of the dedicated right-of-way by the Common Council.
5. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
6. If Lot 1 and Lot 2 decide to share the existing drive on Lot 2, a shared access easement shall be reviewed and approved by the City Attorney.
7. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:

Packet Docs (PDF)

Wilmer Wetzel

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.c.a

R-1/OA

R-1

HAWTHORNE ROAD 132N

R-1

R-1/OA



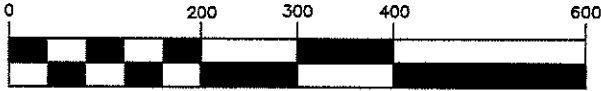
GRANVILLE ROAD 107W

R-1

Attachment: Packet Docs (4394 : Wilmer Wetzel)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



SCALE 1" = 200'

NSE

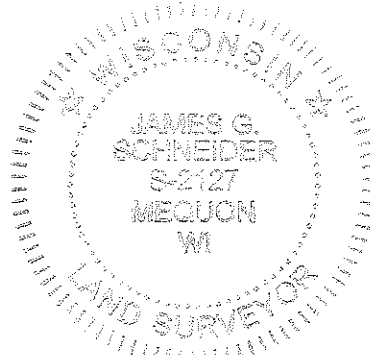
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11430 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5367
www.northshoreengineering.net

OWNERS:
WILMER F. WETZEL
13104 N. GRANVILLE RD.
MEQUON, WI 53092

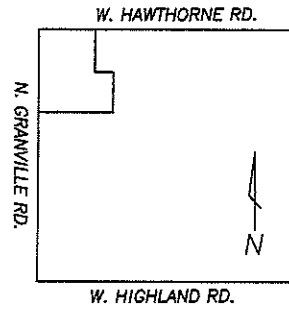
LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES STEEL PIPE (FOUND)
- () - DENOTES RECORDED AS BEARINGS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SW. 1/4 OF SECTION 8-9-21 WHICH BEARS N1°25'24"W)

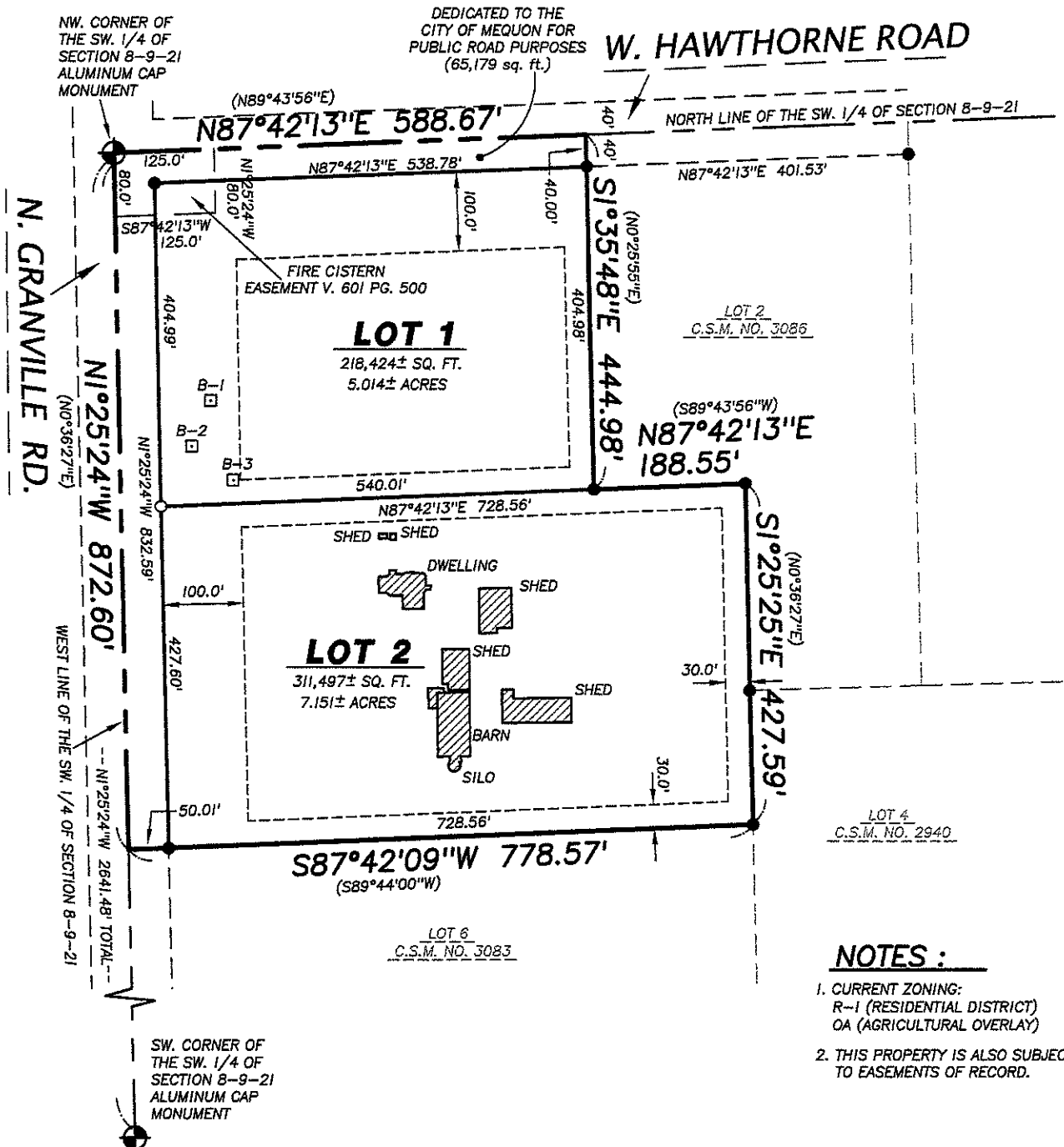


8-5-2019



LOCATION MAP

SOUTHWEST 1/4 SEC. 8-9-21
(SCALE 1"=2000')



NOTES:

- CURRENT ZONING:
R-1 (RESIDENTIAL DISTRICT)
OA (AGRICULTURAL OVERLAY)
- THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 9
NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

Part of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 8; thence N87°42'13"E along the North line of said 1/4 Section, said line also being the centerline of Hawthorne Road, 588.67 feet to a point in the West line of Certified Survey Map No. 3086; thence S1°35'48"E along said West line, 444.98 feet to a point; thence N87°42'13"E and parallel to the North line of said 1/4 Section and along the South line of Certified Survey Map No. 3086, 188.55 feet to a point in the West line of Certified Survey Map No. 3086; thence S1°25'25"E along said West line and along the West line of Certified Survey Map No. 2940, 427.59 feet to a point in the North line of Certified Survey Map No. 3083; thence S87°42'09"W along the North line of said Certified Survey Map No. 3083, 778.57 feet to a point in the West line of said 1/4 Section; thence N1°25'24"W along the West line of said 1/4 Section, said line also being the centerline of Granville Road, 872.60 feet to the point of beginning.

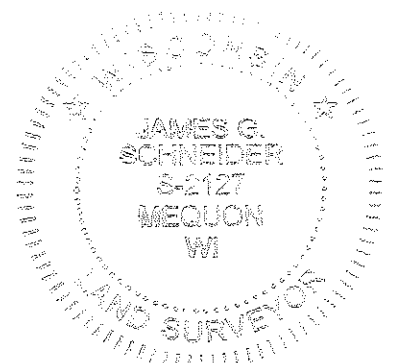
Said lands containing 13.662 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Wilmer F. Wetzel, OWNER of said lands.

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

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

James G. Schneider S-2127



8-5-2019

This instrument was drafted by James G. Schneider

Sheet 2 of 4 Sheets

Attachment: Packet Docs (4394 : Wilmer Wetzel)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 9
NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN

OWNER'S CERTIFICATE

I, Wilmer F. Wetzel, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided, mapped and dedicated.

Witness Wilmer F. Wetzel

WITNESS the hand and seal of said OWNERS on this ____ day of _____
20__.

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}
PERSONALLY came before me on this _____ day of _____, 20____
Wilmer F. Wetzel, to me known to be the person who executed the foregoing certificate
and acknowledged the same.

Notary Public My Commission expires _____

CONSENT OF MORTGAGEE
COUNTRY WIDE MORTGAGE LOAN, existing under and by virtue of the laws of the
State of California, mortgagee of the above described land does hereby consent to the
surveying, dividing, mapping and dedicating of the land described on this Certified
Survey Map and does hereby consent to the above certificate of Wilmer F. Wetzel,
OWNER.

In witness whereof, the said COUNTRY WIDE MORTGAGE LOAN has caused these
presents to be signed by _____, it's _____
_____ at _____, California, this _____ day of
_____, 20__.

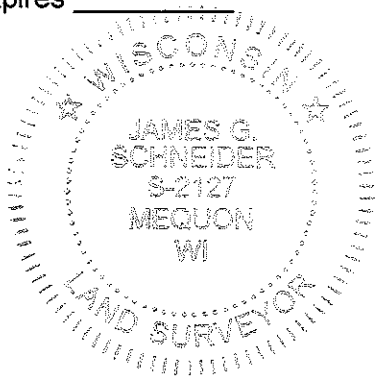
IN THE PRESENCE OF: COUNTRY WIDE MORTGAGE LOAN

By: _____

STATE OF CALIFORNIA)
COUNTY)^{ss}
PERSONALLY came before me on this _____ day of _____
, 20____, _____, to me known to be the person who executed the
foregoing certificate and acknowledged the same.

Notary Public My Commission expires _____

This instrument was drafted by James G. Schneider



Attachment: Packet Docs (4394 : Wilmer Wetzel)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 9
NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

Chairman

Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No.
_____, adopted by the Common Council of Mequon on _____, and
does hereby accept the dedication of road right of way for Granville Road and
Hawthorne Road as depicted on face of this map.

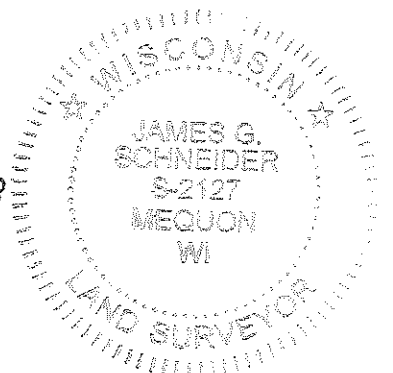
City Clerk

Mayor

This instrument was drafted by James G. Schneider

Sheet 4 of 4 Sheets

8-5-2019



RECEIVED

2.c.a

Wisconsin Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT #1795

Page ____ of ____

In accordance with Comm 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

Property Owner WILMER F. / ARLEEN W. F. WETZEL		Property Location SW	
Property Owner's Mailing Address 13106 N. GRANVILLE ROAD		Govt. Lot NW 1/4 SE 1/4 S 8 T 9 N R 21 E (or) W	
City MEQUON	State WI	Zip Code 53097	Phone Number (262) 242 2129
County OSHAUKEE		Parcel I.D. 19-008-10-011-00	
Reviewed by Bamphill		Date 12/14/04	
City MEQUON		Nearest Road GRANVILLE ROAD	

☒ New Construction Use: ☒ Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD

☐ Replacement ☐ Public or commercial - Describe: _____

Parent material **GLACIAL TILL** Flood Plain elevation if applicable _____ ft.

General comments and recommendations:

1 Boring # ☐ Boring ☒ Pit Ground surface elev. **97.8** ft. Depth to limiting factor **16** in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
1	0-10	10YR 3/2	NONE	sil	2f56K	mfr	cs	zf	0.6	0.8
2	10-16	10YR 4/4	NONE	cl	2f56K	mfr	gn	if	0.4	0.6
3	16-30	10YR 5/4	m3p10YR 5/8 7/1	sil	Om	mfr	-	-	0.0	0.2

2 Boring # ☐ Boring ☒ Pit Ground surface elev. **97.8** ft. Depth to limiting factor **15** in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
1	0-10	10YR 3/2	NONE	sil	2f56K	mfr	cs	zf	0.6	0.8
2	10-15	10YR 4/4	NONE	grcl	2f56K	mfr	gn	if	0.4	0.6
3	15-30	10YR 5/4	c2d10YR 5/8 7/1	grcl	1f56K	mfr	-	-	0.4	0.6

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) ROGER J. HILMER	Signature <i>Roger J. Hilmer</i>	CST Number 226473
Address 1615 S. ARCADIAN DR. N.B. 53151	Date Evaluation Conducted 10/1/04	Telephone Number 1-888-TE

Packet Pg. 52

Attachment: Packet Docs (4394 : Wilmer Wetzel)

Property Owner _____

Parcel ID # _____

Page _____ of _____

3

Boring #

☐ Boring☒ PitGround surface elev. 98.9 ft.Depth to limiting factor 14 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
1	0-9	10YR 3/2	NONE	sil	2f5bK	mfr	LS	2f	0.6	0.8
2	9-14	10YR 4/4	NONE	grcl	2f5bK	mfr	gw	1f	0.4	0.6
3	14-30	10YR 5/4	22/10YR 5/8 7/1	sil	Om	mfr	-	-	0.0	0.2

Boring #

☐ Boring☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

Boring #

☐ Boring☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.



badgerland
soil testing, Inc.

HAWTHORNE ROAD

537.44'

SEE THE ATTACHED PLAT MAP
FOR ADDITIONAL INFORMATION.

1615 S. Arcadian Dr
New Berlin, WI 531

262.754.1670

262.754.1671 fax

1.88.TEST.SOIL

www.testsoil.com

LOT 1
HAWTHORNE
FARMS ESTATES

CONTOUR LINES
ARE APPROXIMATE

2-3%

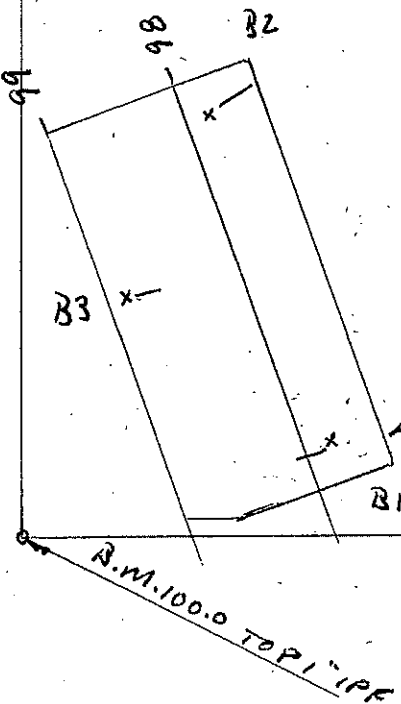
SCALE 1" = 6'

Regina Hilmer

Attachment: Packet Docs (4394 : Wilmer Wetzel)

LEANVILLE ROAD

438'



SUITABLE AT 4"
MOUND AREA

537.44'

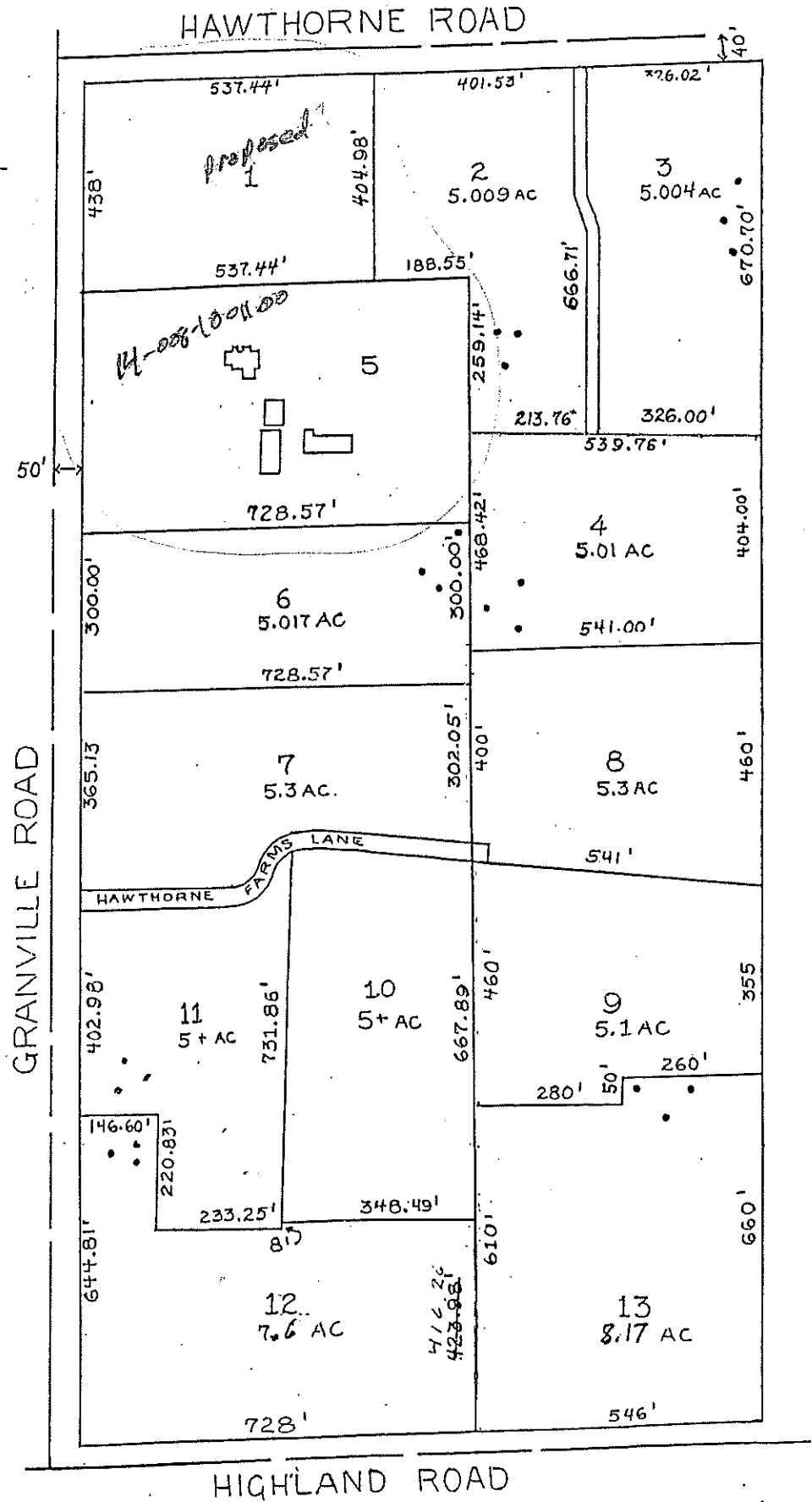
R.M. 100.0 TO P1" I.P.F.

HAWTHORNE FARMS ESTATES

• • • MOUND SITE

• EQUESTRIAN TRAIL

• MOUND APPROVED



Attachment: Packet Docs (4394 : Wilmer Wetzel)

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 9, 2019
SUBJECT: Mequon Nature Preserve. The applicant is seeking building and site plan amendment approval to allow for the installation of 2 greenhouse structures for the property located at 9011 W. Donges Bay Road.

Applicant:	Mequon Nature Preserve
Status of Applicant:	Tenant
Requested:	Building and Site Plan Amendment
Existing Use:	Nature Preserve
Existing Zoning:	P-1 (Park and Recreation) OA (Agricultural Overlay)
Land Use Plan:	Park
Lot size:	87.59 acres
Location:	9011 W. Donges Bay Road
Tax Key:	#14-033-06-000.00
District:	#4

Background: The applicant is requesting a building and site plan amendment for the Mequon Nature Preserve at 9011 W Donges Bay Road. The applicant is proposing the installation of two hoop houses at the Stauss Farmstead. The hoop houses will aid in the Nature Preserve's native seed collection and propagation program and will also be utilized as a temporary holding area for trees and shrubs during the planting seasons. All permitted and conditional uses in the P-1 park and recreation district require Planning Commission review and approval.

Site Plan:

The site plan shows two hoop houses immediately west of the existing barns. The proposed structures are 1,920 square feet. The required setback from the centerline of Swan Road is 130 feet. The structures meet the setback requirement of the P-1 district.

Landscape Plan:

The site has existing mature black walnut, oak and spruce which helps screen the green houses from Swan Road. The applicant is proposing a cluster of five arborvitaes to better screen the green houses from the road. Staff is also recommending a minimum of three arborvitaes at the entrance to the site, south of the driveway, to help screen the view from south bound vehicles. See Exhibit A for staff recommendation.

Building Plan:

The proposed hoop houses will be constructed with Gatorshield stakes and arches. The structures will be covered with poly film. The structures are 10 feet in height which complies with the height requirement of the district.

Engineering Report:

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

Access is provided to the proposed greenhouses through a private drive on Swan Road. No changes to the drive location are proposed as part of the project.

Wetlands do not appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that there are likely no wetlands present.

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

The site proposes land disturbance of less than 4,000 square feet, therefore a City erosion control permit is not required.

The site proposes an increase in impervious surface of approximately 3,840 square feet and site disturbance of less than an acre therefore a green infrastructure plan is not required per the MMSD Chapter 13 rules adopted on April 1, 2019. Additional impervious area may trigger the need for a green infrastructure plan.

Staff Recommendation:

Staff recommends **approval** of the building and site plan review based on the following condition(s):

1. Planning staff review and approval of final site, building and landscape plans prior to the issuance of permits. The applicant shall submit such plans within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. A minimum of three arborvitaes at the entrance to the site, south of the driveway, to help screen the view from south bound vehicles.
3. Minimum height of 7 feet required for all proposed evergreen trees.
4. Application for and approval of a City Filling and Excavation Permit.

Attachments:

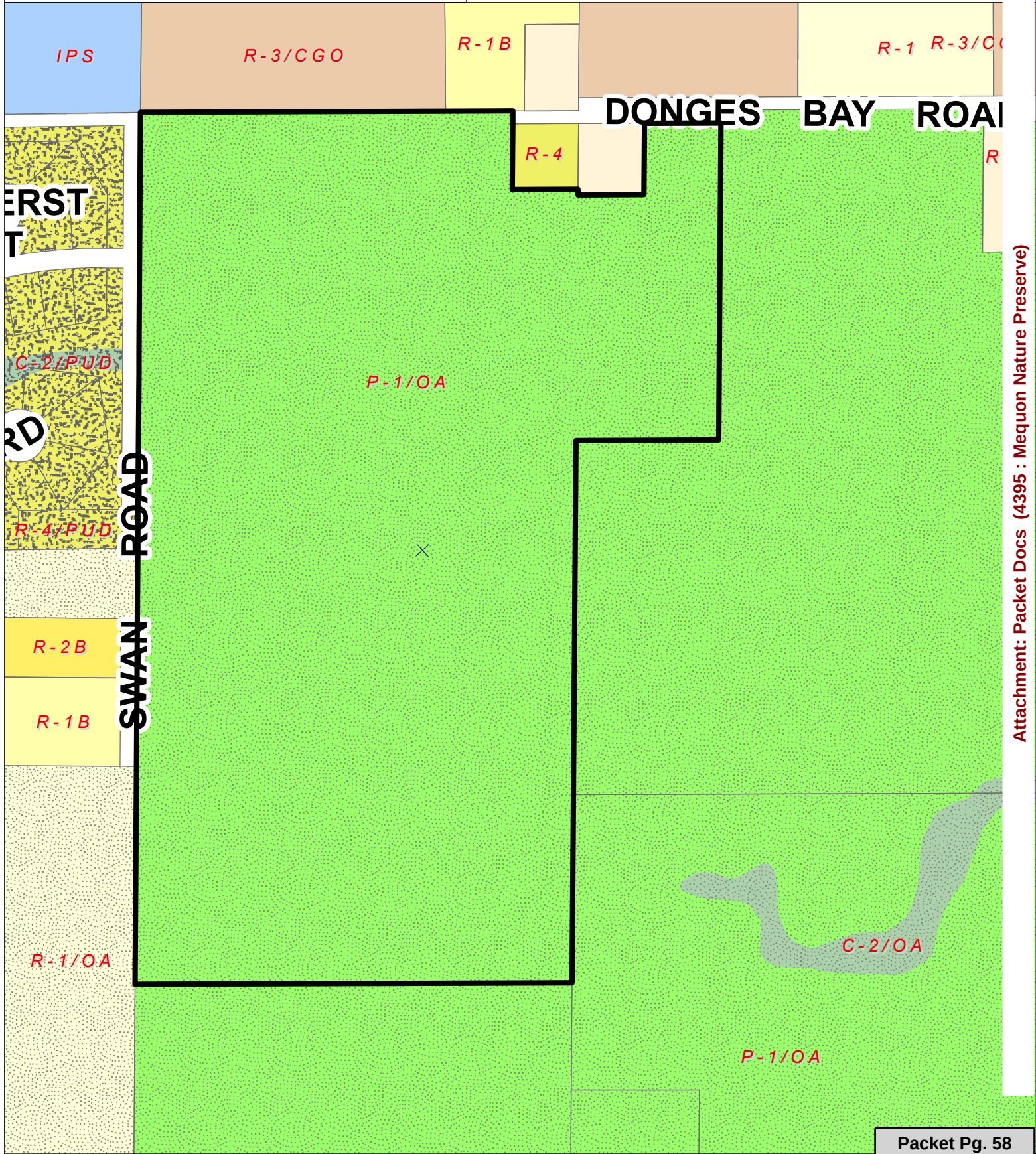
Packet Docs (PDF)

Mequon Nature Preserve

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.d.a



Attachment: Packet Docs (4395 : Mequon Nature Preserve)

MEQUON *Nature Preserve*



Restore >>> Explore >>> Discover >>> Get Off the Path!

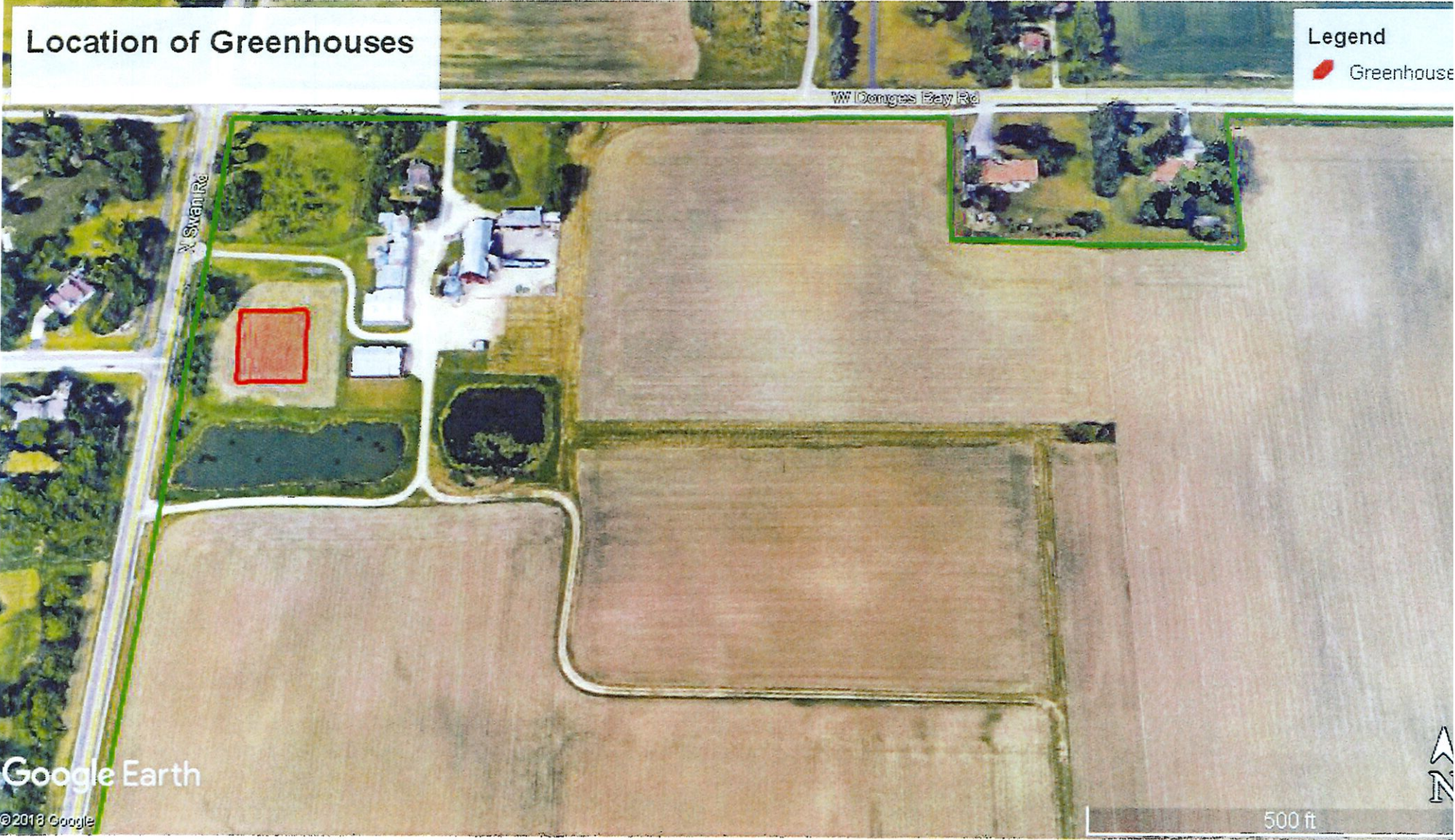
Good Afternoon,

Mequon Nature Preserve will be installing two hoop houses at the Stauss Farmstead located at 9011 W. Donges Bay Rd. The hoop house dimensions are 20' wide and 96' long and 10' in height. We will not be installing electricity to the structures at this time. MNP will install a gravel base for one of the hoop houses and other will be left dirt. MNP's purpose for the structures are to aid in our native seed collection and propagation program that is essential to our restoration projects on property. The structures will also provide a temporary holding area for the native trees and shrubs during spring and fall planting seasons. We will add additional plantings to the existing tree line to provide additional screening along Swan Rd. for the project.

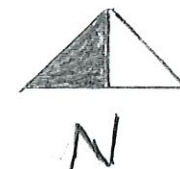
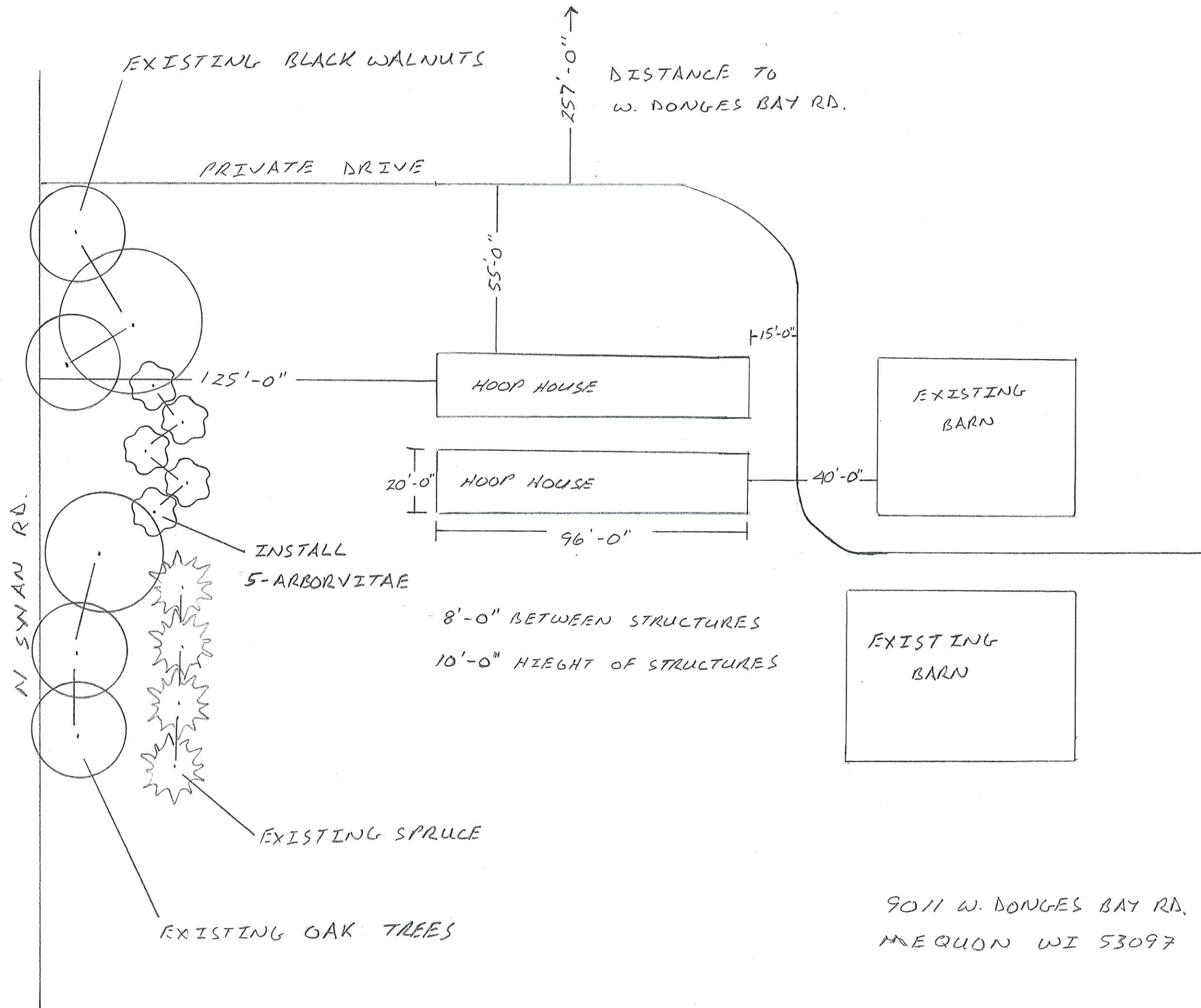
Thanks,

Cory Gritzmacher
Director of Restoration and Operations
Tel:262-242-8055
Cell:920-948-7530
coryg@mequonnaturepreserve.org

Attachment: Packet Docs (4395 : Mequon Nature Preserve)



Attachment: Packet Docs (4395 : Mequon Nature Preserve)



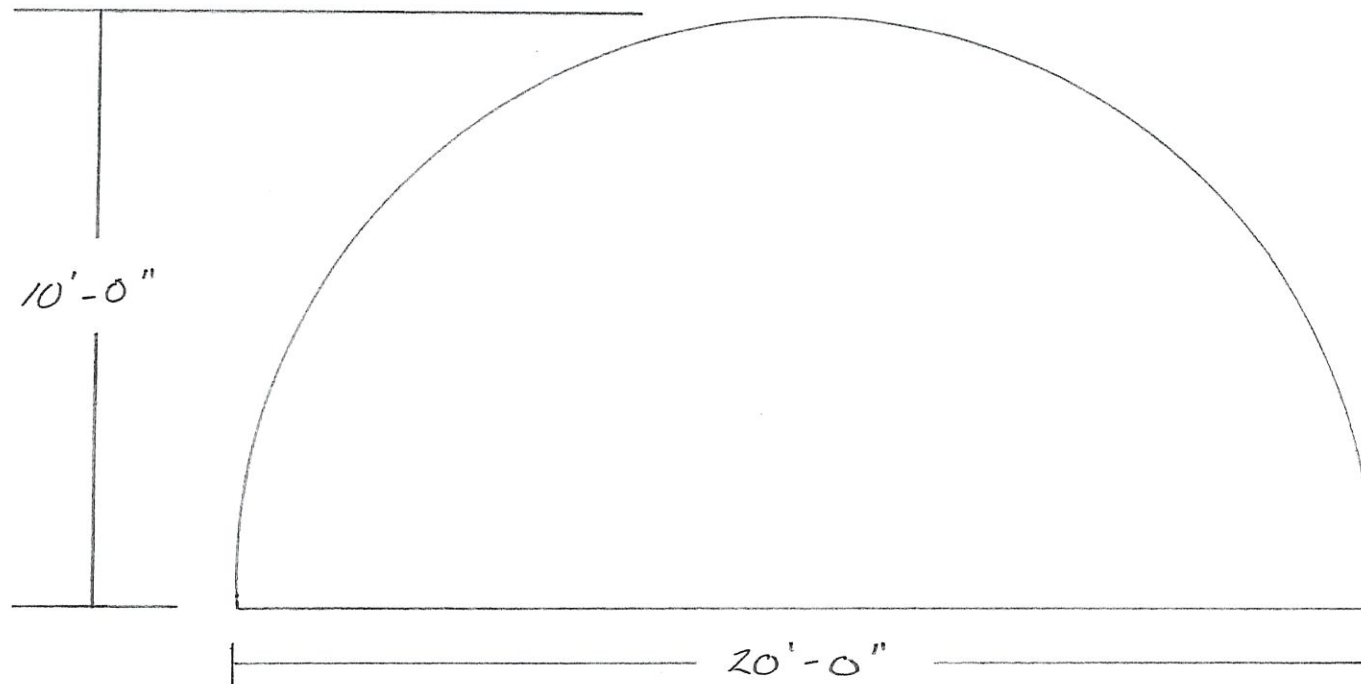
1" = 30'-0"

MEQUON NATURE PRESERVE

2- 20' x 96' GREENHOUSES

INSTALL GRAVEL BASE FOR ONE GREENHOUSE

TOTAL SQ' = 3,840



OVERALL LENGTH = 96'-0"



20' x 96' ProGreen Plus RoundHouse

The 20' RoundHouse is a fantastic structure manufactured with Gatorshield tubing that can be used for year-round growing, high tunnel production, greenhouse or overwintering. The round shape sheds rain, snow, and wind. The RoundHouse can be covered with single layer poly, inflated double poly or PCSS. The RoundHouse is shipped with three purlins and our exclusive LockUp purlin brackets. The RoundHouse has optional endwall packages, doors and additional purlins available for added strength and if PCSS covering is desired.

Package includes structure framing only – other options available.

The **20' x 96' RoundHouse** ships with the following components:

- 50 each Gatorshield Ground Stakes 1.66" x 36" x 14 gauge
- 25 each Gatorshield Arches - Two Piece 4' On Center 1.315" x 16' x 17 gauge
- 18 each Gatorshield Purlin Swaged 1.315" x 16' 3" x 17 gauge
- 69 each LockUp Purlin Clamps
- 1 each Drive Cap 1.66"
- Hardware
- 10' 0" Ridge Height (approx.) / 20' Width On Center

EXHIBIT A



Attachment: Packet Docs (4395 : Mequon Nature Preserve)

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 9, 2019
SUBJECT: Alliance Bible Church. The applicant is seeking site plan amendment approval to allow for additional parking areas for the property located at 13939 N. Cedarburg Road.

Applicant: Don Stauss
Stauss Architect
Status of Applicant: Agent
Requested: Site Plan Amendment
Proposed Use: Religious Institution
Existing Zoning: IPS (Institutional and Public Service)
Lot size: 8.17 acres
Location: 13939 N. Cedarburg Road
Tax Key: #14-033-06-000.00
District: #4

Background: The applicant is requesting site plan amendment for expansions to the parking lot at 13939 N Cedarburg Road. The parking lot expansion is being requested to accommodate patrons for high demand occasions, particularly on Sunday mornings and in between services.

Site Plan Amendment:

The proposed site plan shows two new parking areas. One parking area is proposed south of the building in the existing grass field and will add 39 parking stalls. Another parking area is proposed immediately east of the existing building and will add 18 parking stalls and a new concrete walk to the building entrance. The layout of the proposed stalls complies with code requirements. The plan proposes a landscape island for the south parking area to meet the 10% interior parking lot landscaping. Five new trees are proposed for the northeast parking area and 13 new trees are proposed for the new parking area to the south. Three trees will be removed to accommodate the parking area east of building. The City Forester does not have any concerns regarding the proposed tree removals. Staff recommends a condition of approval that proposed trees shall meet the 3" minimum caliper requirement. The site plan amendment complies with the 30% open space requirement.

Lighting Plan:

A total of nine new parking lot poles are proposed for the new parking areas. The proposed lighting will match existing lighting on site. Staff will add as a condition of approval that all fixtures shall be full cutoff and cut sheets shall be submitted for staff review and approval. The parking lot lighting meets the two foot candle average. The applicant shall confirm that the parking lot lighting also meets the 12:1 uniformity ratio.

Engineering Review:

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

Access is provided through the existing driveways on Cedarburg Road. No changes to the access are proposed.

The site is located outside the City's sewer service area. No changes to the sewer or water services are proposed with this project.

Wetlands do not appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that there are likely no wetlands present.

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

The site proposes land disturbance greater than 4,000 square feet, therefore a City erosion control permit is required. The land disturbance is less than an acre and a WDNR WRAPP permit is not required.

The site proposes an increase in impervious surface in excess of 5,000 S.F. and site disturbance of less than an acre therefore requires a green infrastructure plan is required per the MMSD Chapter 13 rules adopted on April 1, 2019. If the land disturbance exceeds an acre or the new impervious area exceeds a half acre, additional stormwater management will be required to meet the current City of Mequon, WDNR and MMSD criteria.

Staff Recommendation:

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

1. Planning staff review and approval of final site, lighting and landscaping plans prior to the issuance of permits. The applicant shall submit such plans within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
3. Parking lot lighting shall meet two foot candle average requirement and 12:1 uniformity ratio.
4. All fixtures shall be full cutoff and cut sheets shall be submitted for staff review and approval.
5. All proposed trees shall have a minimum 3" caliper.
6. Compliance with tree preservation ordinance. Removal of any specimen trees require Planning Commission approval.
7. Engineering Department review and approval of grading, drainage, stormwater management and erosion control plans.
8. Application for and approval of a City erosion control permit, subject to applicable fees.
9. Application for and approval of a City Filling and Excavation Permit.
10. Approval of a green infrastructure plan for the site in conformance to MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement
11. 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).

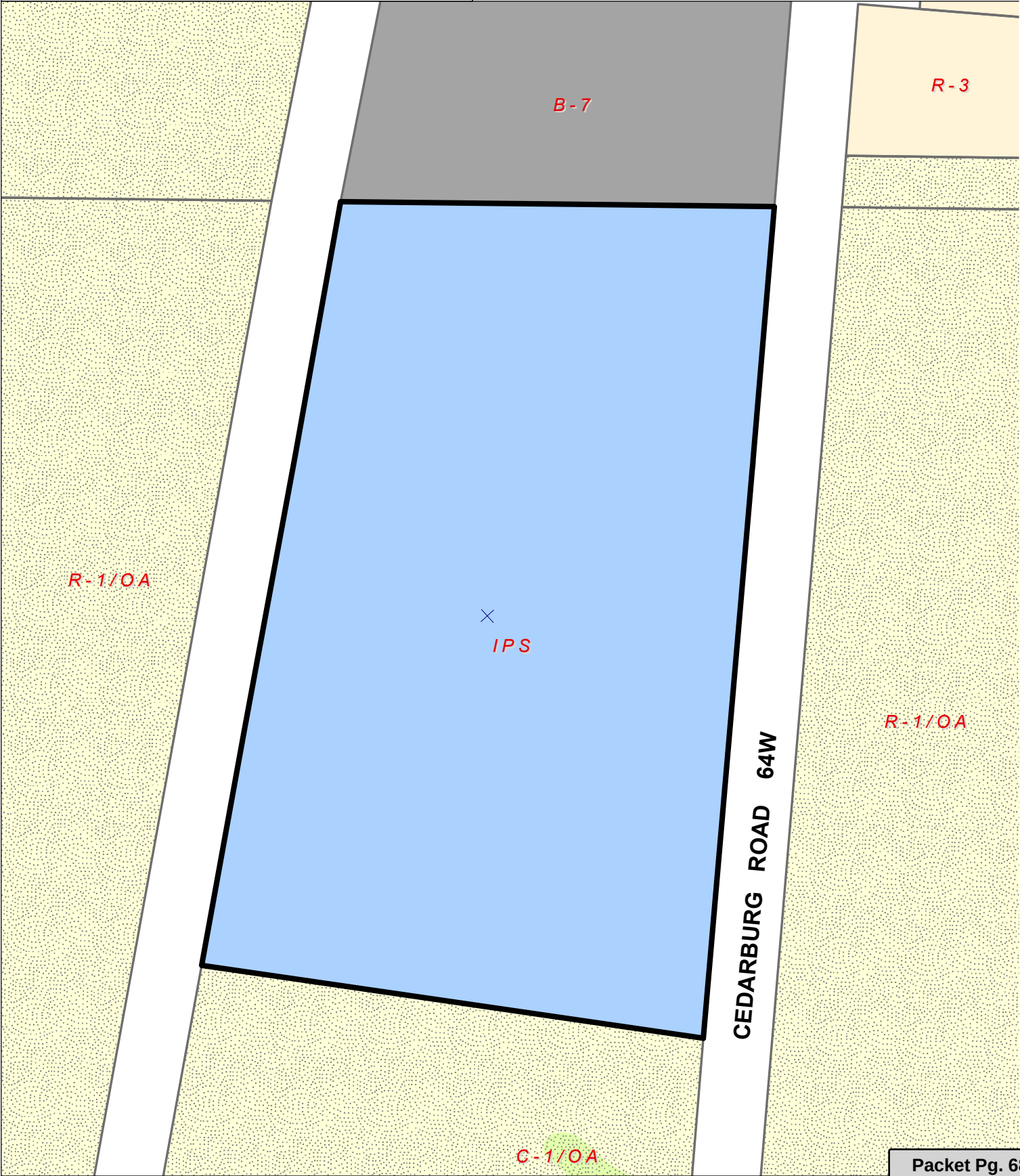
Attachments:

Packet Docs (PDF)

Alliance Bible Church

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

2.e.a



Attachment: Packet Docs (4396 : Alliance Bible Church)



3.September.2019

Dear Pa Phouala Vang

Re: Alliance Bible Church Parking

Below is a brief narrative as requested.

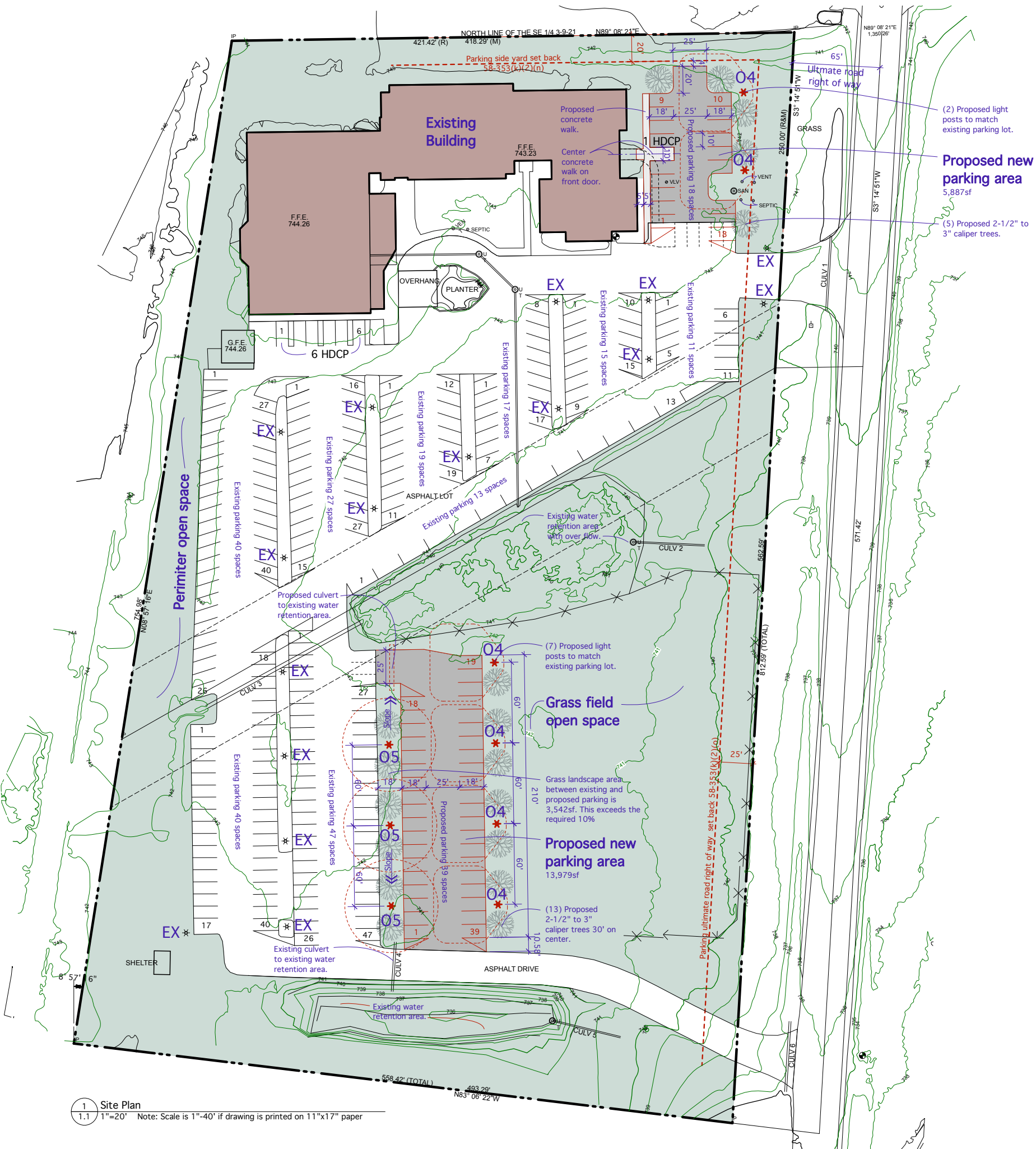
Alliance Bible Church is requesting provision for additional parking. Occasionally on Sunday mornings, between services, the existing parking lot is full to capacity and patrons have, in the past, parked on the grass along the south entrance causing congestion. The additional parking as shown would allow for all patrons to park on a marked asphalt surface eliminating the congestion.

Please let me know if you need any additional information.

Sincerely;

Don Stauss

Attachment: Packet Docs (4396 : Alliance Bible Church)



1 Site Plan
1.1 1"=20' Note: Scale is 1"=40' if drawing is printed on 11"x17" paper

Zoning 58-353 IPS
Institutional and public service district

58-353(k)(1)a.

Open space ratio:
30%

Lot area: 355,530sf
30% 355,530x.30=**106,659sf required**

Note: Open area calculation does not include parking landscape areas or childrens play area near building.

58-441(5)
HDGP Parking Requirements:
At least 2% of off-street parking spaces shall be reserved for use by the physically handicapped.

235 Existing parking spaces
67 Proposed parking spaces
302 total parking spaces
x 2%
6.04 handicapped spaces required by code
7 handicapped spaces provided

Proposed Parking Area:
 5,887 sf 18 spaces near front entrance
13,979 sf 39 spaces next to Grass field
 19,866 sf Total proposed asphalt parking

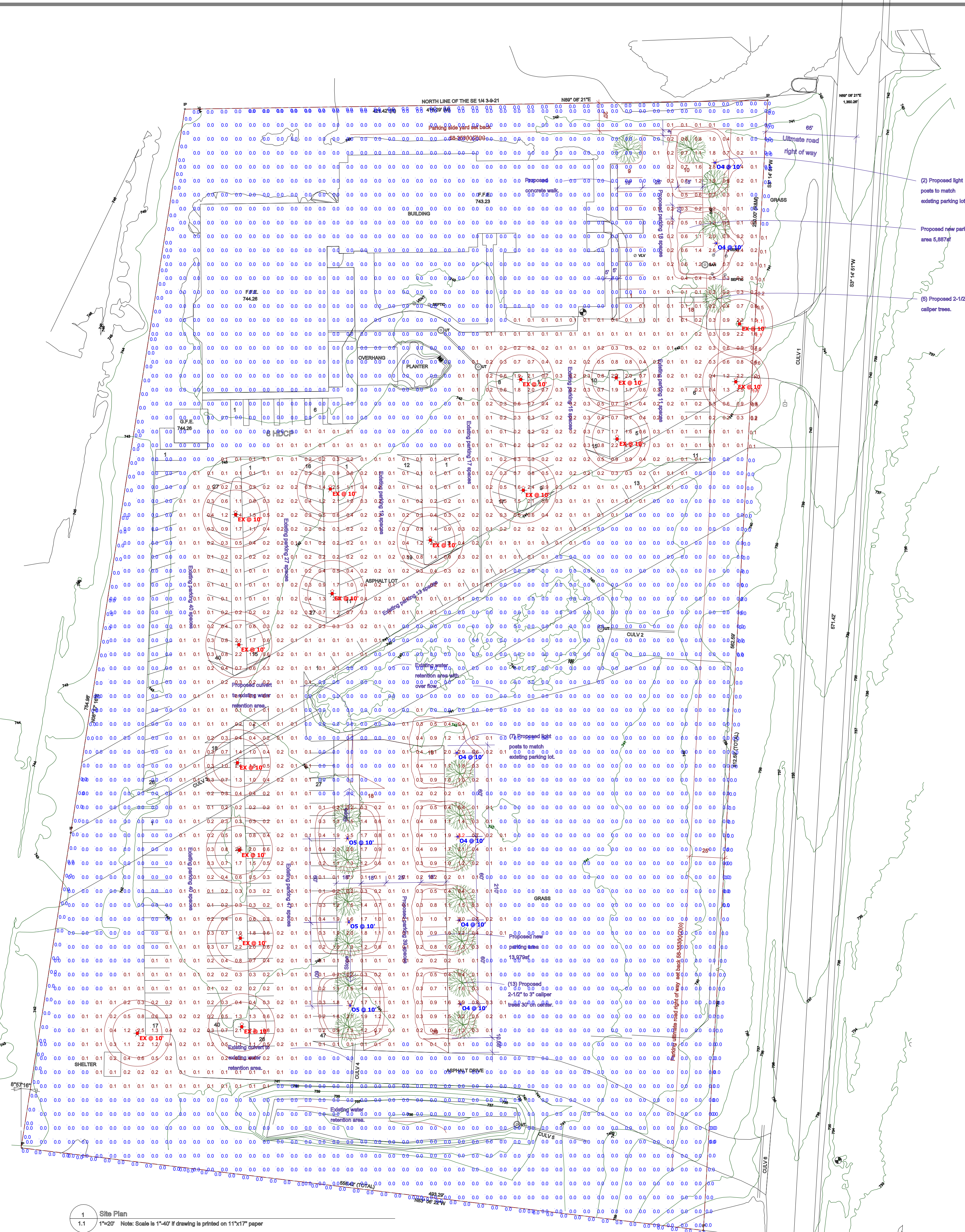
19,866 sf equals **.46 acres**

Parking Lot Lighting:
See Hein Electric plan sheet 1 of 1 schedule for 10' pole with EX, 04 and 05 fixture specification.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	O4	6	Amerlux LLC	CSL-P/1M/4K/T4/XXX/XXX	CSL Lantern	LED 4000K	1	CSL-P-1M-4K-T4-XXX-XXX.ies	2337	1	24.272
	O5	3	Amerlux LLC	CSL-P/1M/4K/T5/XXX/XXX	CSL Lantern	LED 4000K	1	CSL-P-1M-4K-T5-XXX-XXX.ies	2440	1	24.272
	EX	16	LEDTRONICS	EXISTING 70W MH			1	~A Lamp (EDITABLE) 1-5-18 LEDtronics.ies	5600	0.8	70

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	0.2 fc	3.2 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	1.1 fc	0.0 fc	N/A	N/A

Note
FC measured at 0' AFG

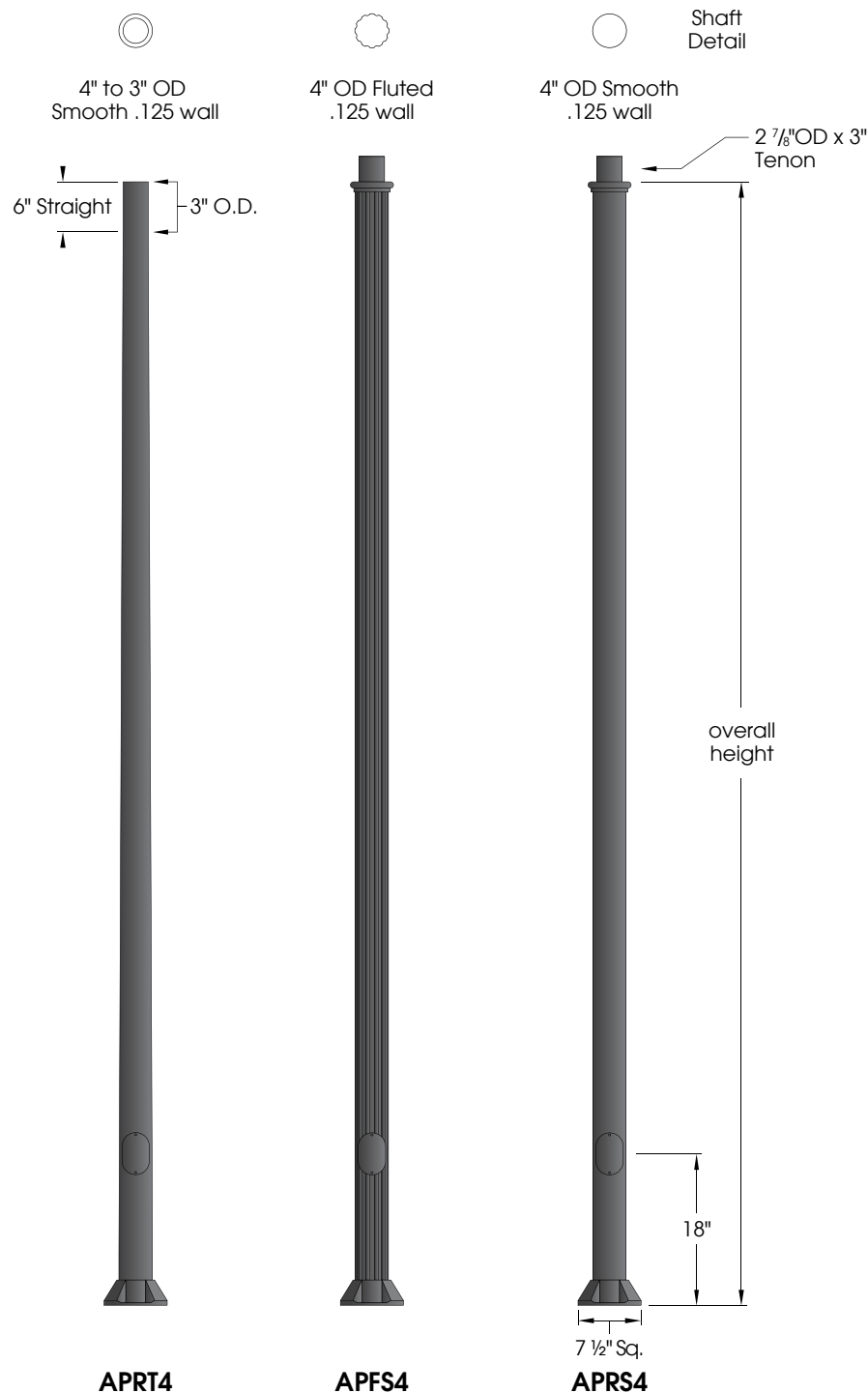


Plan View
Scale - 1" = 40'

4" Extruded Series

U.1.11.16

2.e.a



Features:

7 1/2" square cast aluminum base flange

Choice of extruded shafts (.125 wall)

- 4" to 3" tapered smooth
- 4" OD fluted (12 flutes)
- 4" OD smooth round

Extruded shaft is circumferentially welded to the base

A 2x4" handhole with curved lap style aluminum door and two stainless steel self-tapping screws is standard. A grounding provision incorporating a tapped 1/4" 20NC hole is provided opposite the handhole.

Ground lug provided inside base

Materials:

Base - Cast aluminum (356-T6)

Shaft - Extruded Aluminum (6063-T6)

- Tapered Aluminum (6063-T6)

Anchor Bolts - Hot dipped galvanized steel

Finish:

Premium quality thermoset polyester powdercoat for a durable finish.



Part String

Example: **APRT4-10/BLK**

APRT4	APFS4	APRS4	Overall Height	Finish	Accessories
APRT4-08	APFS4-08	APRS4-08	8'-0"	BLK CLB GBZ GRN GTB TBK TGR	4-COV BA18 BA24 FPH-4 FPH-5 GFCI
APRT4-10	APFS4-10	APRS4-10	10'-0"		
APRT4-12	APFS4-12	APRS4-12	12'-0"		
APRT4-14	APFS4-14	APRS4-14	14'-0"		
APRT4-16	APFS4-16	APRS4-16	16'-0"		

See next page for more complete accessory options

800.364.0098 • Fax: 281.997.5441 • www.amerluxexterior.com

Amerlux reserves the right to change details that do not affect overall function and performance.

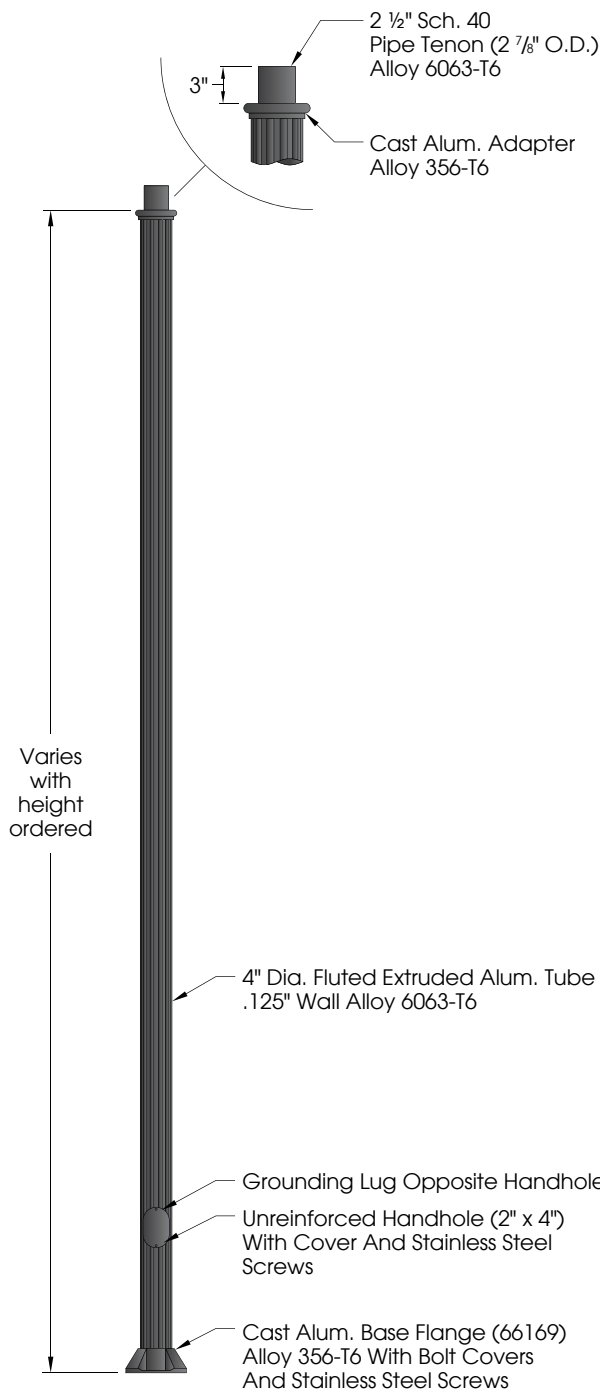
amerlux

Packet Pg. 72

Attachment: Packet Docs (4396 : Alliance Bible Church)

Accessories

See "Accessories" section for more information



Finish

The post will be finished with an electrostatically applied thermoset polyester powder coat. Prior to finishing, the parts are thoroughly cleaned. Our powder coat finish is durable, long lasting, attractive and scratch resistant as well as environmentally friendly. We offer 6 stock finishes or hundreds of special order colors including custom matching for existing projects (additional charges apply).

BLK - Satin Black
CLB - Classic Bronze
GBZ - Gloss Textured Bronze
GRN - Green
GTB - Gloss Textured Black
TBK - Textured Black
TGR - Gloss Textured Green

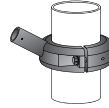
Banner Arms

Single or double sided field rotatable banner arms.
BA18 (18") or **BA24** (24") banner arms
FRC4 (4"OD shaft) or **FRC5** (5"OD shaft)
 Add a (2) for a double arm. Example: **2BA18-FRC4**



FPH-4

Extruded aluminum holder for 1" OD flag poles. Available for 4" OD non-tapered pole.



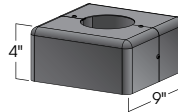
GFCI

Ground fault circuit protected duplex outlet. Available Recess mounted (GFCI-RM) as shown or surface mount (GFCI-SM).

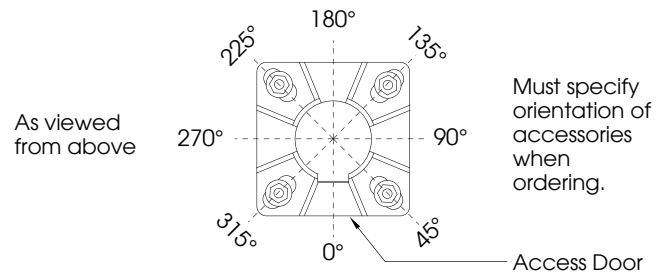


4-COV

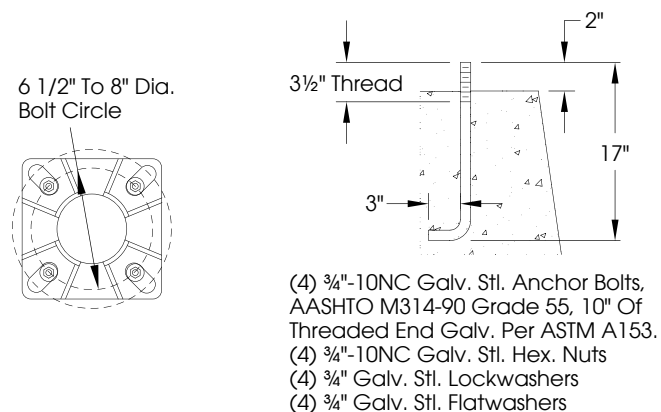
Two piece cover is fabricated from stamped and formed aluminum.



Accessory Orientation Guide



Anchor Details



Anchor bolts and templates can be requested prior to product shipment.

COACH STYLE LANTERN

POST-TOP-MOUNT

U11.8.18

O4

2.e.a

CSL-P
LED

DESCRIPTION:

The **CSL-P** luminaire is a classically styled post-top lantern that offers a choice of several optical systems.

CONSTRUCTION:

Die-cast aluminum housing ensures rigidity and longevity in application. The rooftop casting is hinged to the cage and utilizes tool-less hardware for ease of installation and maintenance.

OPTICAL MODULE:

The luminaire utilizes up to four IP66 sealed optical modules consisting of a high performance LED board with an acrylic (TIR) lens to deliver maximum spacing and uniformity. A choice of Type 2 (**T2**), Type 3 (**T3**), Type 4 (**T4**), or Type 5 (**T5**), IES distributions are available with the scalability to meet application criteria. Custom configurations available.

ELECTRICAL:

- 12 LEDs per module
- LED Board Drive Current 530mA (Custom drive currents available)
- Universal input voltage 120-277 VAC (50/60Hz)
- Operational Temp: -40°C/40°C
- Power consumption up to 79W
- Series wired 20kV/10kA surge protector (Per ANSI C82.77-5-2015)
- 0-10V dimming is standard
- A 347V/480V option is available
- DLC listed

PHOTO CONTROL:

- A 3-pin twistlock photocell receptacle is standard.
- An optional rotatable 7-pin (**7P**) twistlock photocell receptacle is available.
- The 3-pin Twistlock photocell is an accessory and must be specified (**TW-PCL**).

FINISH:

Durable thermoset polyester powdercoat finish in the following:

- Textured Black (**TBK**)
- Classic Bronze (**CLB**)
- Gloss Textured Bronze (**GBZ**)
- Gloss Textured Black (**GTB**)

MOUNTING:

Slip fits Ø3" tenon

LIGHT DISTRIBUTION:

- Type II (**T2**)
- Type III (**T3**)
- Type IV (**T4**)
- Type V (**T5**)

CCT:

- 3,000K (**3K**)
- 4,000K (**4K**)

OPTIONAL LENS:

- Textured Acrylic (**TA**)

ACCESSORIES:

- Bird Guard (**BG**)
- Backlight Shield (**BLS**) Type II and Type III dist.
- Twistlock Photocell (**TW-PCL**)

EPA: 1.61

(2.77 with optional lens)

Approx. Luminaire Wt: 18lb (8.1kg)

Approx. Shipping Wt: 24b (10.8kg)



ORDERING #

PROJECT:

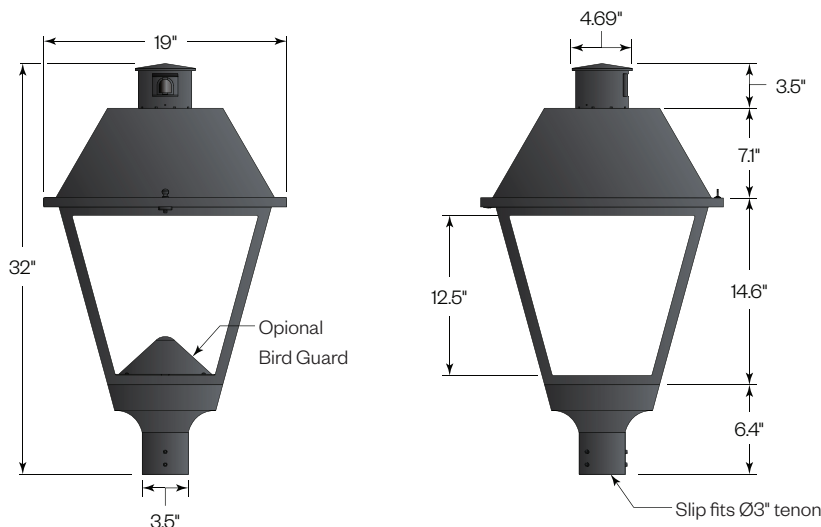
TYPE:

DATE:

PREPARED BY:

COMMENTS:

Attachment: Packet Docs (4396 : Alliance Bible Church)



5 year limited warranty
AMERLUX LED
10 Year Warranty Available.
Consult Factory For Details.



COACH STYLE LANTERN
POST-TOP-MOUNT

2.e.a

CSL-P
LED

Ordering Information

CSL-P / / / / / / / /

123456789

1

Model

CSL-P

7

Finish

TBK - Textured Black

CLB - Classic Bronze

GBZ - Gloss Textured Bronze

GTB - Gloss Textured Black

2

LED Modules

1M - 1 Module

2M - 2 Modules

3M - 3 Modules

4M - 4 Modules

8

Optional Lens

TA - Textured Acrylic

3

CCT

30 - 3,000K

40 - 4,000K

9

Accessory

BG - Bird Guard

BLS - Backlight Shield (Type II and Type III dist.)

TW-PCL - Twistlock Photocell

4

Light Distribution

T2 - Type 2

T3 - Type 3

T4 - Type 4

T5 - Type 5

5

Voltage

120-277V (Standard)

347V/480V

6

Photocell Receptacle

3-pin (Standard)

7P - 7-pin

Attachment: Packet Docs (4396 : Alliance Bible Church)

COACH STYLE LANTERN

POST-TOP-MOUNT

2.e.a

CSL-P
LED

Power

LED Modules	1M	2M	3M	4M
Power	24W	44W	60W	79W
Amperage Draw @ 120V (A)	.2	.36	.50	.65
Amperage Draw @ 277V (A)	.08	.15	.21	.28

Performance Chart

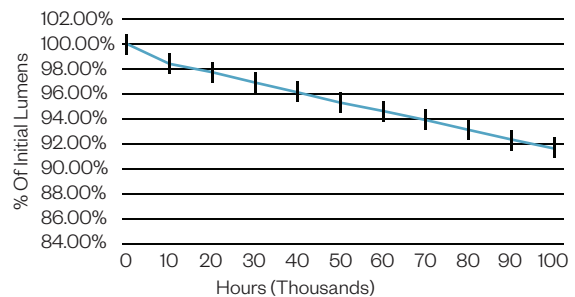
Driver Output	System Watts	Light Distribution	OCT	Lumens	BUG Rating	Lumens With TA Lens
1M	24W	T2	3,000K	2,215	1-0-1	2,060
			4,000K	2,395	1-0-1	2,227
		T3	3,000K	2,234	1-0-1	2,078
			4,000K	2,416	1-0-1	2,247
		T4	3,000K	2,161	1-0-1	2,010
			4,000K	2,336	1-0-1	2,228
		T5	3,000K	2,257	1-0-0	2,099
			4,000K	2,440	1-0-0	2,269
2M	44W	T2	3,000K	4,326	1-0-1	4,023
			4,000K	4,677	1-0-1	4,350
		T3	3,000K	4,366	1-0-1	4,060
			4,000K	4,720	1-0-1	4,390
		T4	3,000K	4,224	1-0-1	3,928
			4,000K	4,567	1-0-2	4,247
		T5	3,000K	4,411	2-0-1	4,102
			4,000K	4,769	2-0-1	4,435
3M	60W	T2	3,000K	6,471	1-0-1	6,018
			4,000K	6,996	2-0-2	6,506
		T3	3,000K	6,524	2-0-2	6,067
			4,000K	7,054	2-0-2	6,560
		T4	3,000K	6,318	1-0-2	5,876
			4,000K	6,831	1-0-2	6,353
		T5	3,000K	6,598	3-0-1	6,136
			4,000K	7,134	3-0-1	6,635
4M	79W	T2	3,000K	8,503	2-0-2	7,908
			4,000K	9,374	2-0-2	8,718
		T3	3,000K	8,570	2-0-2	7,970
			4,000K	9,193	2-0-2	8,549
		T4	3,000K	8,302	2-0-2	7,721
			4,000K	8,976	2-0-2	8,616
		T5	3,000K	8,350	3-0-1	7,766
			4,000K	8,976	3-0-1	8,348

*Approximate lumens delivered from raw light engine.

Lumen Maintenance

Ambient Temp.	50,000 Hours*	70,000 Hours*	90,000 Hours*	100,000 Hours*	Theoretical L70 Hours
25°C	>95.4%	>93.9%	>92.4%	>91.6%	>200,000

* Per IESNA TM-21 data.



Lumen maintenance values apply to all output levels and distributions.

COACH STYLE LANTERN

POST-TOP-MOUNT

2.e.a

CSL-P
LED

Standard And Optional Lens Offering



An open cage with no lens is standard.



A textured acrylic lens is optional. Specify (TA) when ordering.

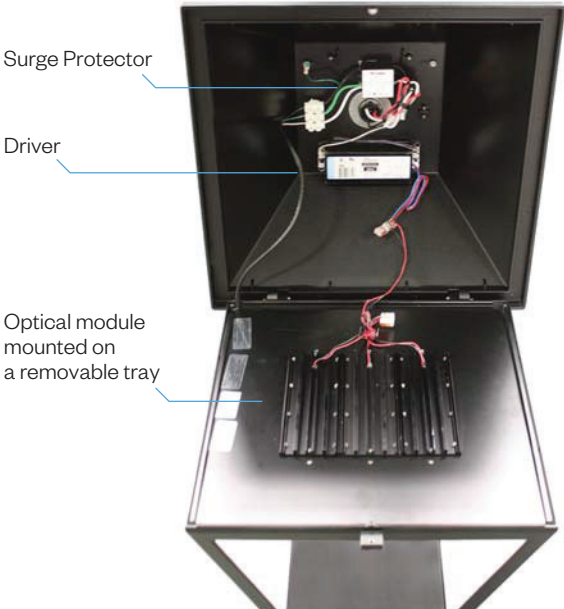
Installation Access

The CSL luminaire comes fully wired and ready for a simple installation. The terminal block is located below a tool-less access plate in the base of the luminaire.



Maintenance Access

Although not required for installation, all components are easily accessed below a hinged roof for maintenance if required.



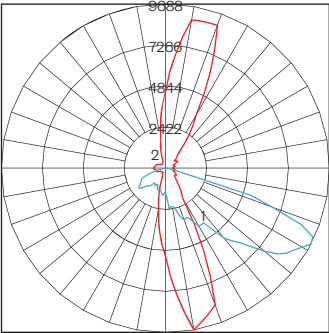
COACH STYLE LANTERN
POST-TOP-MOUNT

2.e.a

CSL-P
LED

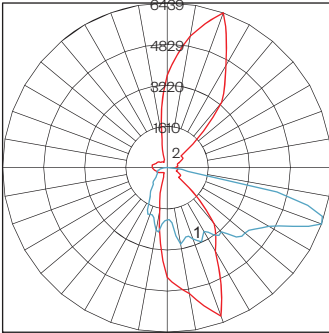
Performance Detail:

POLAR GRAPH: CSL-P-4M-T2-4K



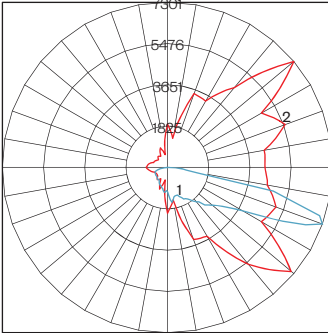
Maximum Candela = 9688. Located At Horizontal Angle = 280, Vertical Angle = 62.5
1 - Vertical Plane Through Horizontal Angles (280 - 100) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (62.5) (Through Max. Cd.)

POLAR GRAPH: CSL-P-4M-T3-4K



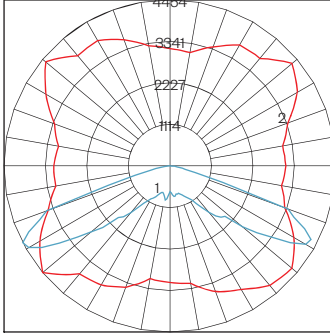
Maximum Candela = 6439. Located At Horizontal Angle = 70, Vertical Angle = 70
1 - Vertical Plane Through Horizontal Angles (70 - 250) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (70) (Through Max. Cd.)

POLAR GRAPH: CSL-P-4M-T4-4K



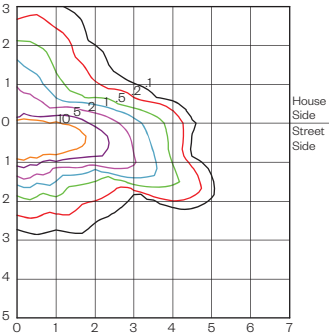
Maximum Candela = 7301. Located At Horizontal Angle = 40, Vertical Angle = 70
1 - Vertical Plane Through Horizontal Angles (40 - 220) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (70) (Through Max. Cd.)

POLAR GRAPH: CSL-P-4M-T5-4K



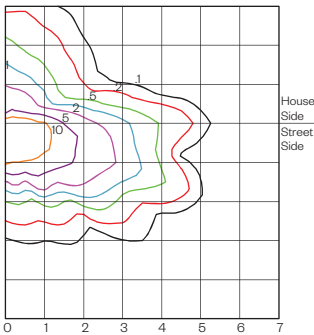
Maximum Candela = 4454. Located At Horizontal Angle = 220, Vertical Angle = 62.5
1 - Vertical Plane Through Horizontal Angles (220 - 40) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (62.5) (Through Max. Cd.)

ISOFOOTCANDLE LINES OF
HORIZONTAL ILLUMINANCE



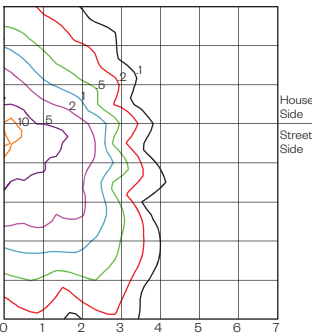
Distance In Units Of Mounting Height

ISOFOOTCANDLE LINES OF
HORIZONTAL ILLUMINANCE



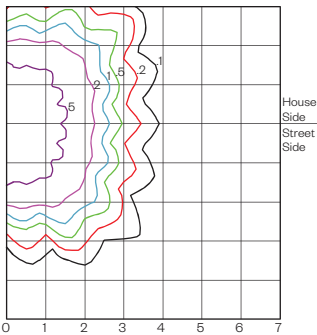
Distance In Units Of Mounting Height

ISOFOOTCANDLE LINES OF
HORIZONTAL ILLUMINANCE



Distance In Units Of Mounting Height

ISOFOOTCANDLE LINES OF
HORIZONTAL ILLUMINANCE

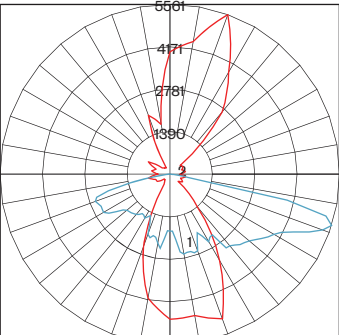


Distance In Units Of Mounting Height

Customizable Performance

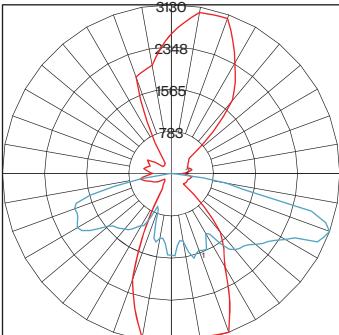
Photometry can be modified using different drive currents and a combination of lenses.
Consult factory. See examples below.

CSL-P-4M-4K-T3ST2H-580M



Maximum Candela = 5561. Located At Horizontal Angle = 70, Vertical Angle = 72.5
1 - Vertical Plane Through Horizontal Angles (70 - 250) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (72.5) (Through Max. Cd.)

CSL-P-3M-T3ST2H-4K-470M



Maximum Candela = 3130. Located At Horizontal Angle = 290, Vertical Angle = 70
1 - Vertical Plane Through Horizontal Angles (290 - 110) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (70) (Through Max. Cd.)

Backlight Shield

Shield can be easily installed in the field when required.



COACH STYLE LANTERN

POST-TOP-MOUNT

U11.8.18

O5

2.e.a

CSL-P
LED

DESCRIPTION:

The **CSL-P** luminaire is a classically styled post-top lantern that offers a choice of several optical systems.

CONSTRUCTION:

Die-cast aluminum housing ensures rigidity and longevity in application. The rooftop casting is hinged to the cage and utilizes tool-less hardware for ease of installation and maintenance.

OPTICAL MODULE:

The luminaire utilizes up to four IP66 sealed optical modules consisting of a high performance LED board with an acrylic (TIR) lens to deliver maximum spacing and uniformity. A choice of Type 2 (**T2**), Type 3 (**T3**), Type 4 (**T4**), or Type 5 (**T5**), IES distributions are available with the scalability to meet application criteria. Custom configurations available.

ELECTRICAL:

- 12 LEDs per module
- LED Board Drive Current 530mA (Custom drive currents available)
- Universal input voltage 120-277 VAC (50/60Hz)
- Operational Temp: -40°C/40°C
- Power consumption up to 79W
- Series wired 20kV/10kA surge protector (Per ANSI C82.77-5-2015)
- 0-10V dimming is standard
- A 347V/480V option is available
- DLC listed

PHOTO CONTROL:

- A 3-pin twistlock photocell receptacle is standard.
- An optional rotatable 7-pin (**7P**) twistlock photocell receptacle is available.
- The 3-pin Twistlock photocell is an accessory and must be specified (**TW-PCL**).

FINISH:

Durable thermoset polyester powdercoat finish in the following:

- Textured Black (**TBK**)
- Classic Bronze (**CLB**)
- Gloss Textured Bronze (**GBZ**)
- Gloss Textured Black (**GTB**)

MOUNTING:

Slip fits Ø3" tenon

LIGHT DISTRIBUTION:

- Type II (**T2**)
- Type III (**T3**)
- Type IV (**T4**)
- Type V (**T5**)

CCT:

- 3,000K (**3K**)
- 4,000K (**4K**)

OPTIONAL LENS:

- Textured Acrylic (**TA**)

ACCESSORIES:

- Bird Guard (**BG**)
- Backlight Shield (**BLS**) Type II and Type III dist.
- Twistlock Photocell (**TW-PCL**)

EPA: 1.61

(2.77 with optional lens)

Approx. Luminaire Wt: 18lb (8.1kg)

Approx. Shipping Wt: 24b (10.8kg)



ORDERING #

PROJECT:

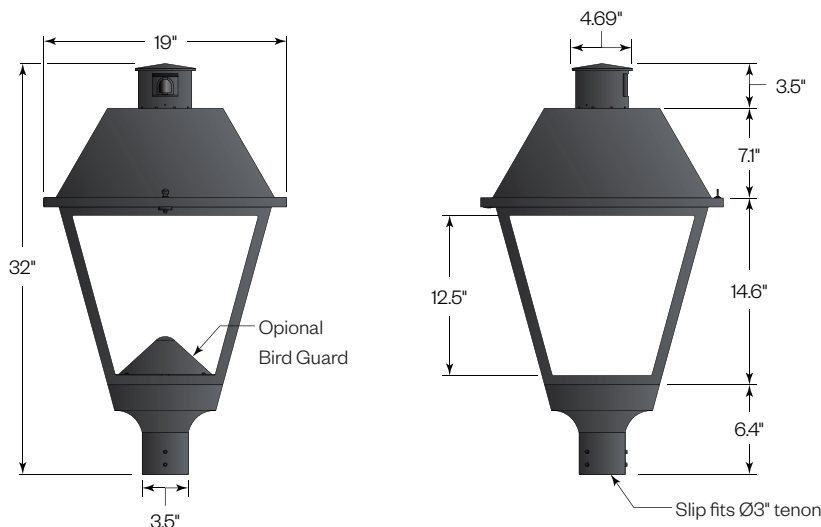
TYPE:

DATE:

PREPARED BY:

COMMENTS:

Attachment: Packet Docs (4396 : Alliance Bible Church)



5 year limited warranty
AMERLUX LED
10 Year Warranty Available.
Consult Factory For Details.



PARKING CALCULATION FOR ALLIANCE BIBLE CHURCH

ZONING CODE	
Use	Religious Institution
Parking Requirement	<i>Churches and temples.</i> One space per four seats based on the maximum capacity of the facility.

Maximum capacity	
Total capacity	628 occupants

PARKING CALCULATION	
Parking Required	157 stalls
Parking Proposed	292 stalls
Code Requirement	Meets/exceeds code requirement.



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: September 9, 2019
SUBJECT: Missing Links Golf. The applicant is seeking conditional use grant and building and site plan amendment approval to allow for a miniature golf course and extended parking lot for the property located at 12590 N. Port Washington Road.

Applicant:	Peter Epperson
Status of Applicant:	Owner
Requested:	Conditional Use Grant Site Plan Amendment
Existing Use:	Outdoor recreational facility 9 hole Par 3 Golf Course Driving range Putting green
Existing Zoning:	R-1 (Rural Residential) Agricultural Overlay (OA)
Land Use Plan:	Rural Residential
Lot size:	20.01 acres
Location:	12950 N. Port Washington Road
Tax Key:	#15-008-10-004.00
District:	#5

Background:

The applicant requests a conditional use grant and building and site plan amendment approval to expand the existing outdoor recreational facility, which includes a driving range and a putting green, with an 18-hole miniature golf course at the Missing Links Golf Course property located at 12950 North Port Washington Road. The request also includes the expansion of the existing parking lot and a new patio area. The applicant received approval for a similar proposal in 2006 and in 2011, but did not go forward with the project. Since the project did not commence within a year of approval, the applicant is required to obtain a new conditional use grant.

Conditional Use Grant Findings:

According to 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.**

According to the applicant, the miniature course is intended to resemble a real golf course with raised tees, natural looking fairways and hazards such as ponds and cascading water over real

rock formations. Staff does not see how the proposed use would endanger the health, safety or general welfare of the surrounding area.

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

The Land Use Plan designates the site as Rural Residential and is zoned R-1, Single-Family Residential District. All adjacent properties are zoned Residential or IPS (Institutional and Public Service). Typically, outdoor recreational facilities can be considered compatible with the Land Use Plan designation and adjacent residential uses. Often, golf courses are located within residential neighborhoods and even designed as an open space feature in planned residential developments.

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

The proposed activity of a miniature golf course certainly fit the character of the existing site and is compatible with activities occurring on site. The hours of operation of the mini golf course will be consistent with the existing approved hours of operation of 7:00 a.m. to 10:30 p.m. Planning staff believes the proposed use and activities, which currently occur at the site, should continue to be harmonious with the surrounding uses.

Site Plan:

The site plan shows the addition of the miniature golf course south of the existing clubhouse. Design of the course may vary slightly in hole length or width, but the entire 18-holes will be generally contained within the parameters shown in the attached plan. The plan will have a nautical theme with a water conservation educational component. The course is designed to avoid the typical mini-golf image and not resemble a tourist attraction.

The existing parking lot will be resurfaced and accommodate 90 stalls which is an increase of 12 from the current inventory. The parking and traffic analysis that was done in 2006 showed a minimal impact to the traffic and parking due to the mini-golf use. Staff feels the data and the analysis remains valid as it relates to the current proposal.

The changes to the parking lot will allow for a more efficient traffic flow in that it creates an appropriate turnaround at the north end of the lot. The north and east drive aisle as shown on the plan fail to comply with the zoning code. The drive aisles shall be a minimum of 22 feet in width. The new design also includes upgraded landscaping islands that break up the expanse of asphalt. The existing and proposed parking lot is shown to be set back five foot setback from the ultimate road right of way of Port Washington Road. With no immediate plans to widen Port Washington Road, staff does not believe it is necessary to adjust the parking lot to meet the 25 foot setback from the ultimate right of way. Compliance with the parking setback requirement would eliminate at least 16 of the proposed parking spaces.

The plan also shows the relocation of the dumpster away for the mini-golf course. Staff is supportive of the move but recommends it be located further east to reduce its visibility from Port Washington Road. Staff will work with the applicant on the final location of the dumpster.

Peak Time Parking Demand		
Use	Parking Required During Peak Hours	Parking Provided On Site
Driving Range and Golf	59 spaces	78 stalls
Mini Golf	27 spaces	12 stalls
Total	86 stalls	90 stalls

Landscaping Plan:

The landscaping plan is similar to what was reviewed and approved by the Planning Commission in 2011. The applicant did eliminate several deciduous trees along the west property line from the previous plan. An inspection of the site revealed that there are several dead ash trees along the west property line adjacent to Port Washington Road. Staff feels that the additional trees in this area are warranted even more due to the dying ash trees. Staff recommends the landscaping plan be amended to include additional deciduous trees along the west property line.

Lighting Plan:

The proposed lighting plan shows new 16 foot high light poles in the parking area and in the miniature golf course. The dispersion plan shows that light levels in the parking lot exceed the 2.0 foot-candle average. As a condition of approval, staff will require the applicant adjust the light output to meet the 2.0 foot-candle average. The applicant also did not provide cut sheets for the light fixture. Staff will also add as a condition of approval that all lights are classified as full cutoff in accordance with the lighting code.

Engineering Report:

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

Access is provided through an existing access on Port Washington Road. The proposed project does not include any changes to the access. Any changes to the access would require Ozaukee County approval.

The site is located within the City's sewer service area; however, no changes to the sewer or water are anticipated as part of the proposed project.

Wetlands appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required.

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

The site proposes land disturbance greater than 4,000 square feet; therefore, a City erosion control permit is required. The land disturbance on the proposed parking lot is less than an acre; however, the land disturbance for the miniature golf course does not appear to be included in the quantity included on the plans. The additional disturbance will likely trigger the need for a WDNR WRAPP permit.

The site proposes an increase in impervious surface of greater than 4,000 square feet and site disturbance of less than an acre therefore a green infrastructure plan is required per the MMSD Chapter 13 rules adopted on April 1, 2019. If the increase of impervious surface is greater than a half acre, the proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The provided calculations do not appear to include the miniature golf course which will likely trigger the additional stormwater management.

Staff Recommendation:

Planning staff recommends approval of the conditional use grant and building and site plan amendment based on the following condition(s):

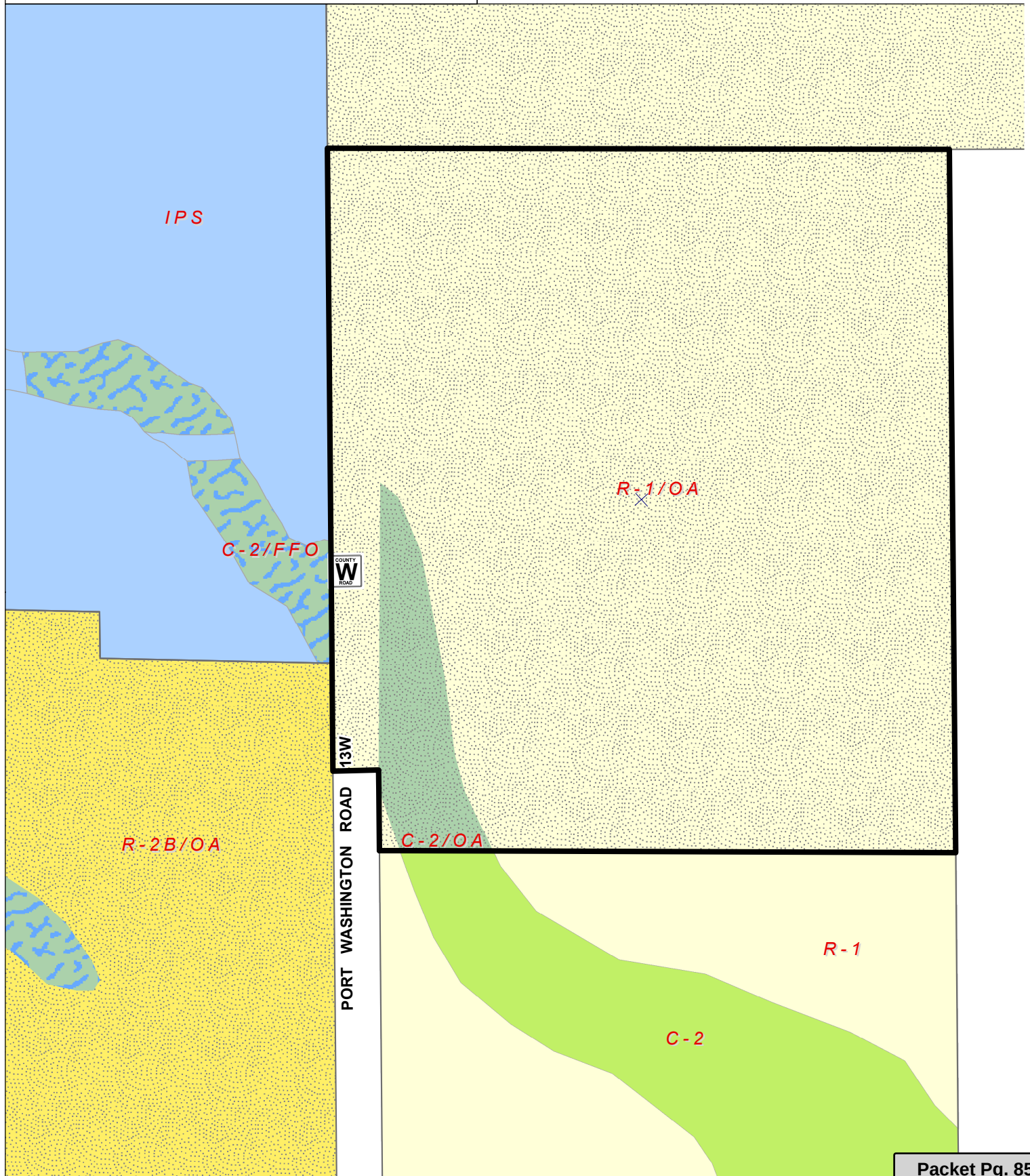
1. Staff approval of the final dumpster location.
2. The parking lot lighting shall not exceed a two foot-candle average.
3. The applicant shall provide cut sheets for all site lighting.
4. The drive aisles on the north and east shall be a minimum of 22 feet in width
5. The landscaping plan shall be amended to include additional deciduous trees along the west property line.
6. A final, detailed miniature golf course layout with associated landscaping shall be submitted for staff review and approval.
7. Planning staff review and approval of final site, lighting and landscaping plans prior to the issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
8. Planning staff review and approval of final site, landscaping, signage, lighting and elevation plans prior to the issuance of permits.
9. Engineering Department review and approval of grading, drainage, and stormwater management plans.
10. Applicant shall provide the wetland delineation report.
11. Applicant shall provide wetland fill approval from the WDNR.
12. Application for and approval of a City Filling and Excavation Permit.
13. Application for and approval of a City erosion control permit, subject to applicable fees. If there is greater than one acre of disturbance a WDNR WRAPP is also required.
14. Approval of a green infrastructure plan for the site in conformance to MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement. If the new impervious area is greater than a half acre, approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13 is required.
15. 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 (PDF)

Missing Links

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

3.a.a



Attachment: Packet Docs (4397 : Missing Links Golf)

**Missing Links Golf
12950 N. Port Washington Rd.
Mequon, WI 53092**

July 25, 2019

Mr. Jac Zader
City of Mequon Planning Commission
11333 N. Cedarburg Road
Mequon, WI 53092

RE: Missing Link/BE Golf, LLC Property – 12950 N. Port Washington Road
Conditional Use Grant, Building/Site Plan Approval

Dear Mr. Zader and Planning Commissioners:

We are requesting a conditional use grant to expand the existing outdoor recreational use of the above-referenced property, which includes parking lot improvements and the addition of an 18-hole practice putting course (a/k/a mini-golf) course. We have enclosed proposed site, grading, paving, landscaping, photometric and practice putting course as well as a signage update exhibit. Our current request is fundamentally consistent with plans previously approved in June of 2011.

Practice Putting Course: The practice putting course is designed to resemble a full-scale course and will incorporate elements and features with a natural-looking golf course appearance, including artificial ponds, sand traps and rock formations. There will be two underlying themes to the course to give it personality and make it educational. Being so close to Lake Michigan we have chosen a nautical fishing theme with tasteful decorations such as buoys, rope bound pier pilings, etc. and scaled down features from nautical settings. The second theme will be water conservation education. We will have informational posters on each hole provided by Concordia University and University of Wisconsin – Milwaukee Water Study Programs, highlighting water conservation issues and more specifically the Great Lakes. Please see enclosed draft plan for course details. Future adjustment maybe made in the coming months prior to build and we request the ability to consult with Department of Community Development Staff and the City's landscape consultant for review and approval of future changes to the plan to achieve an aesthetically pleasing mini course. {1} The course is designed to avoid the typical mini-golf image and not resemble a tourist attraction. Rather, it will allow new golfers to develop and practice their skills in a relaxing, fun, educational, small-scale environment and provide Mequon's residents with an additional opportunity for outdoor, family-focused entertainment.

Parking and Traffic: The main entrance to the site from Port Washington Road will remain unchanged. We propose to create a turnaround at the north end of the parking lot, which results in a total of 92 parking stalls, including 4 accessible stalls, for which we are requesting approval. Drive aisles are a minimum of 24' wide. A traffic study was completed in 2002 and updated in 2004, which anticipated that

Attachment: Packet Docs (4397 : Missing Links Golf)

the expanded use would generate an additional six trips between 4:30pm and 5:30 pm during peak hours. The study concluded that the practice course will not have detrimental impact on the access driveway or Port Washington Road and does not warrant a full Traffic Impact Study. Further, we expect that the variety of proposed uses on site (i.e. par 3 course, driving range, putting course) will result in a moderate use of parking and roadways during the course of daily operations. Based on our experience and information from operators of similar courses, we expect that the par 3 will be used only during daylight hours, while the lighted miniature golf course will be in greater demand in the evening hours. Further, as the business is seasonal, there will be virtually zero impact during the winter months.

Landscaping and Lighting: A detailed landscape plan for the site is being worked on, which represents a significant improvement in parking area landscape treatment and screening along Port Washington Road. A landscape plan for the practice putting course will be developed as course details are further refined. We request the ability to consult with Department of Community Development Staff for approval of the final practice course layout and associated landscaping plan. We are requesting approval of the enclosed photometric plan for new site lighting. We are proposing a total of twenty-four (24) cut off fixtures each 16' in overall height. The above-referenced fixtures have been specifically selected, with regard to both type and height, to provide efficient lighting with effective back light shielding and uniform distribution. A depiction of the new fixture is enclosed.

Parking Offsets: The parking offset is 5' feet from the West property/right of way line; 530' from the North property line; and 140' from the South property line.

Signage: The existing free standing sign, which is located within the right of way, will be slightly modified to reference the putting course, which modification will be consistent with the existing sign. We request approval for modification of the sign, consistent with the attached photograph, at the existing location within the right of way. {2}

Engineering: Site work will consist of reconfiguration and resurfacing of pavement and construction of new parking area. Customary grading and erosion control is anticipated. Drainage from the new improvements will be directed to the existing on-site pond and roadside ditches on the same flowpaths as currently exist.

Operational Information, Building Schedule and Project Value: The average total number of employees is four (4). Peak operational hours in summer months are from 7am to 10:30pm. Improvements are scheduled to start in Fall of 2019, subject to required approvals. The total value of improvements and new construction is estimated to exceed Four Hundred Thousand Dollars (\$500,000.00).

DNR Review: We are currently in the process of meeting Department of Natural Resources' requirements. Previously delineated wetlands are present on site. An updated wetland delineation was conducted in Spring, 2011.

In summary, the Epperson family has owned and operated this successful business at its current location since April of 1995. The Eppersons have made, and continue to make, significant contributions to our community, including donations of thousands of golf rounds to local charities and golf instruction to over 34,000 individuals over the past 23 years, 60% of which are junior golfers. It is our hope that the addition of the practice putting course will allow the facility to remain economically viable to ensure both the perpetuation of open space at the approximately 20 acre site and the opportunity for a variety of age groups and skill levels to enjoy golf's recreational benefits.

We look forward to working with the City on this project. Should you have any questions, please call me at (414) 732-6097 Thank you.

Sincerely,

Peter D. Epperson
Owner



Missing Links Site Plan
August 8, 2019
Parking lot design plan
Miniature golf design plan
Paver patio design plan

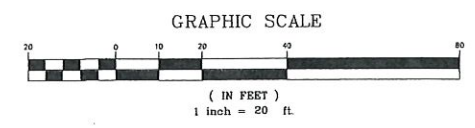
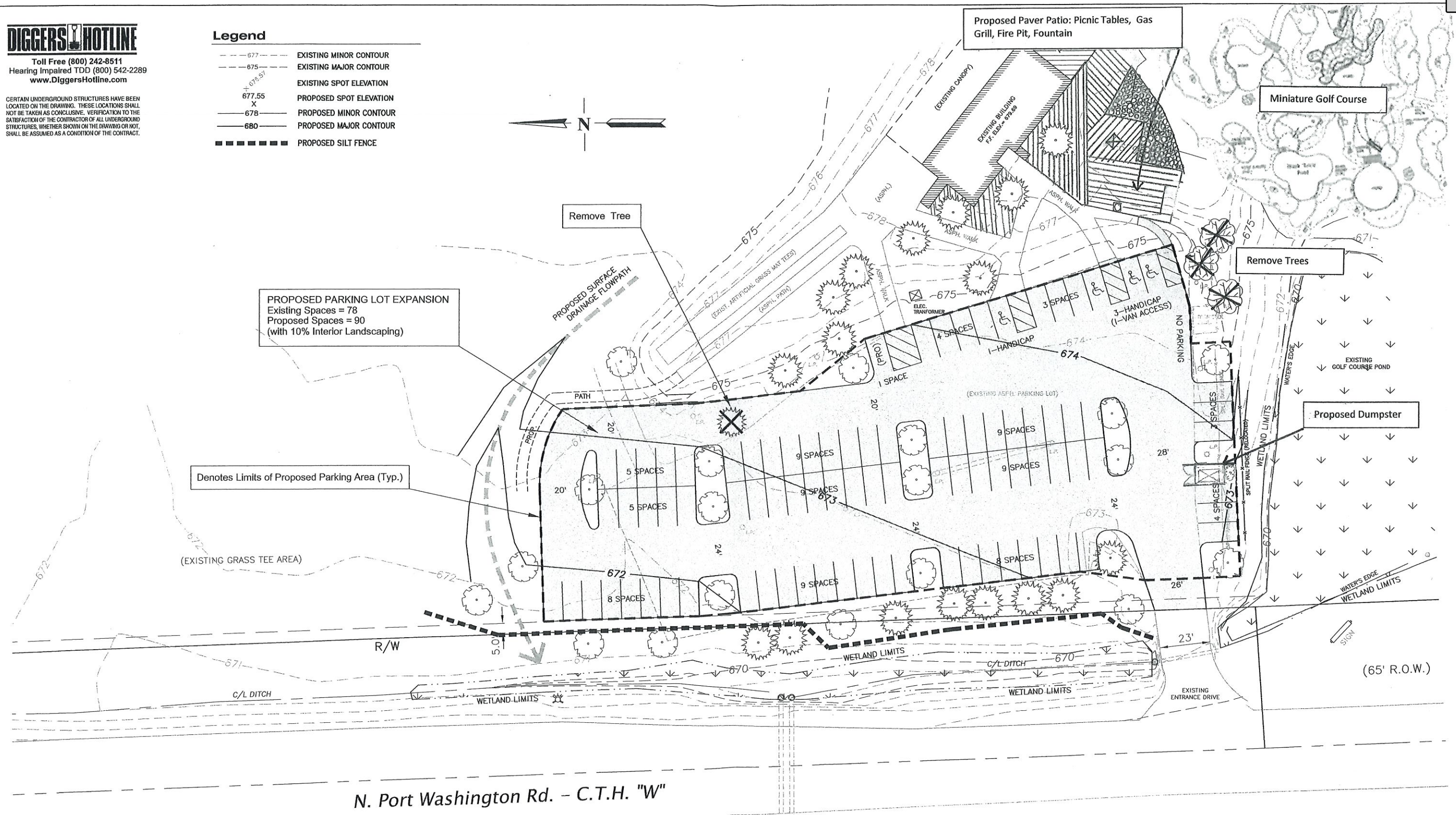
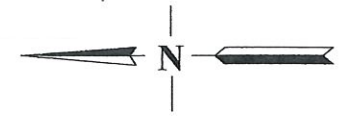
Missing Links/ Be Golf LLC Property
12950 N. Port Washington Rd
Mequon, WI 53097
Ozaukee County



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

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

- Legend**
- 677 --- EXISTING MINOR CONTOUR
 - 675 --- EXISTING MAJOR CONTOUR
 - + 675.57 EXISTING SPOT ELEVATION
 - 677.55 X PROPOSED SPOT ELEVATION
 - 678 --- PROPOSED MINOR CONTOUR
 - 680 --- PROPOSED MAJOR CONTOUR
 - PROPOSED SILT FENCE



Total Site Disturbed Area = 40,670 s.f. (0.933 Ac.)
Total Site New Impervious Area = 2,521 s.f. (0.058 Ac.)

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

REVISIONS				
MK	DATE	BY	REVISION	CHK'D

CITY OF MEQUON			
OSHAUKEE COUNTY		WISCONSIN	
Missing Links / B.E. Golf, LLC Property			
Parking Lot Design Plan			
Missing Links Golf Course			
12950 N. Port Washington Rd.			
DESIGNED: J.A.W.	DRAWN: J.A.W.	CHECKED: J.W.H.	SHEET C1
DATE: 12-19-2013	SCALE: H: 1"=20'		
APPROVED:	PROJECT: LS-1720		

Attachment: Packet Docs (4397 : Missing Links Golf)

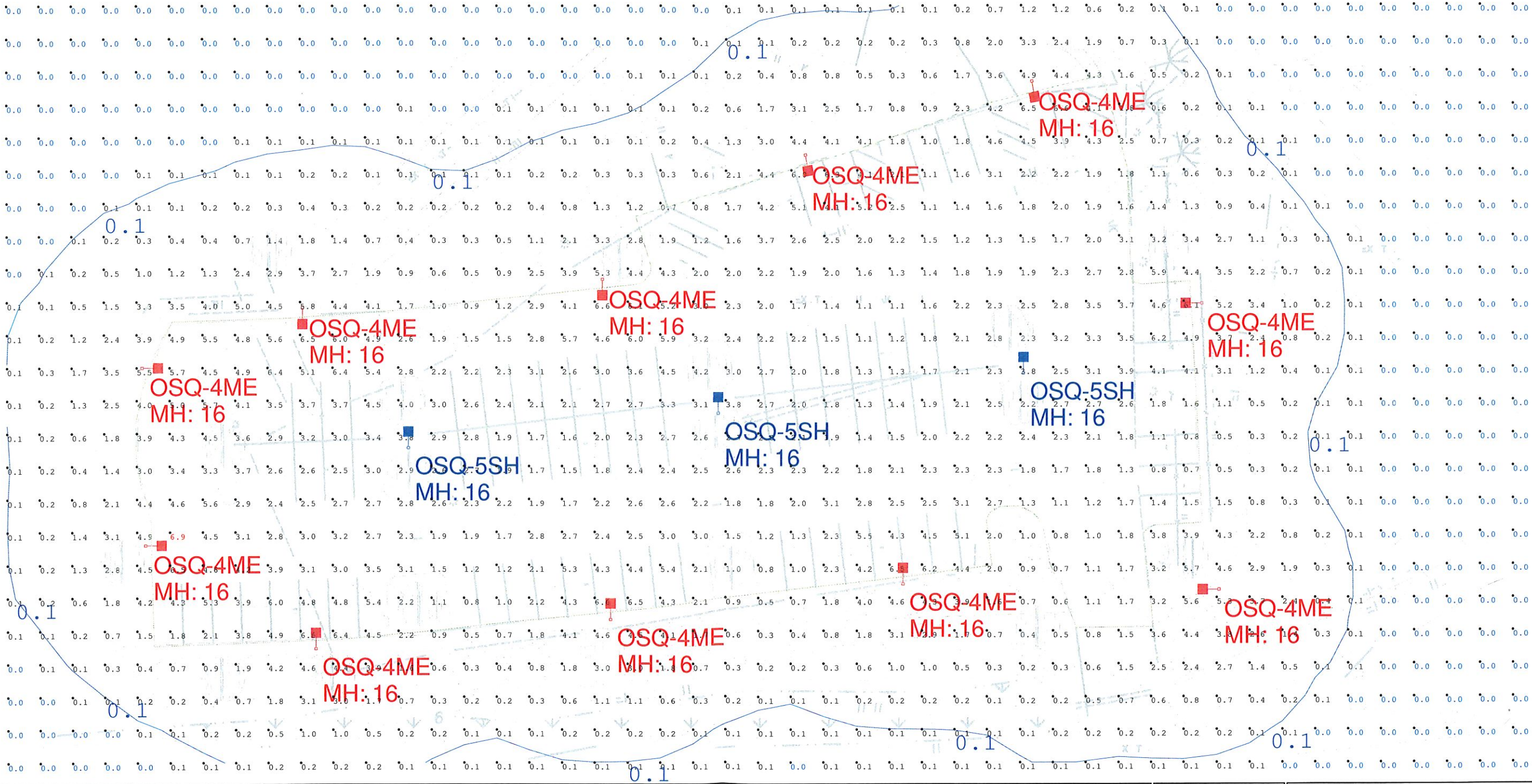
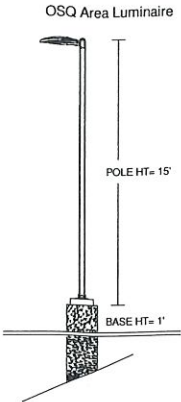
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
■	11	OSQ-4ME	SINGLE	1.010	11424	86	OSQ-A-NM-4ME-B-40K-UL-XX
■	3	OSQ-5SH	SINGLE	1.030	11478	86	OSQ-A-NM-5SH-B-40K-UL-XX

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
GRADE	Fc	1.43	6.9	0.0	N.A.	N.A.
PAVED AREA	Fc	2.89	6.9	0.7	4.13	9.86

Mounting heights listed on plan: MH
Fixture Mounting Height: 16' AFG (15' Pole + 1.0' Base)
Proposed poles meet 140mph sustained winds.

Additional Required Equipment:
(14) - OSQ-DAXX - (Direct Arm Mount)
(14) - PS4S15C1XX - (15' x 4" x 0.125", SQUARE STEEL POLE)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 <https://creeighting.com> - (800) 236-6800

Project Name: Missing Link- Mequon, WI

SR-38274

Footcandles calculated at grade

Layout By: Angel Cortez

Date: 8/13/2019

Filename: 110210CD1TGCR1.AGI

Scale 1" = 16'

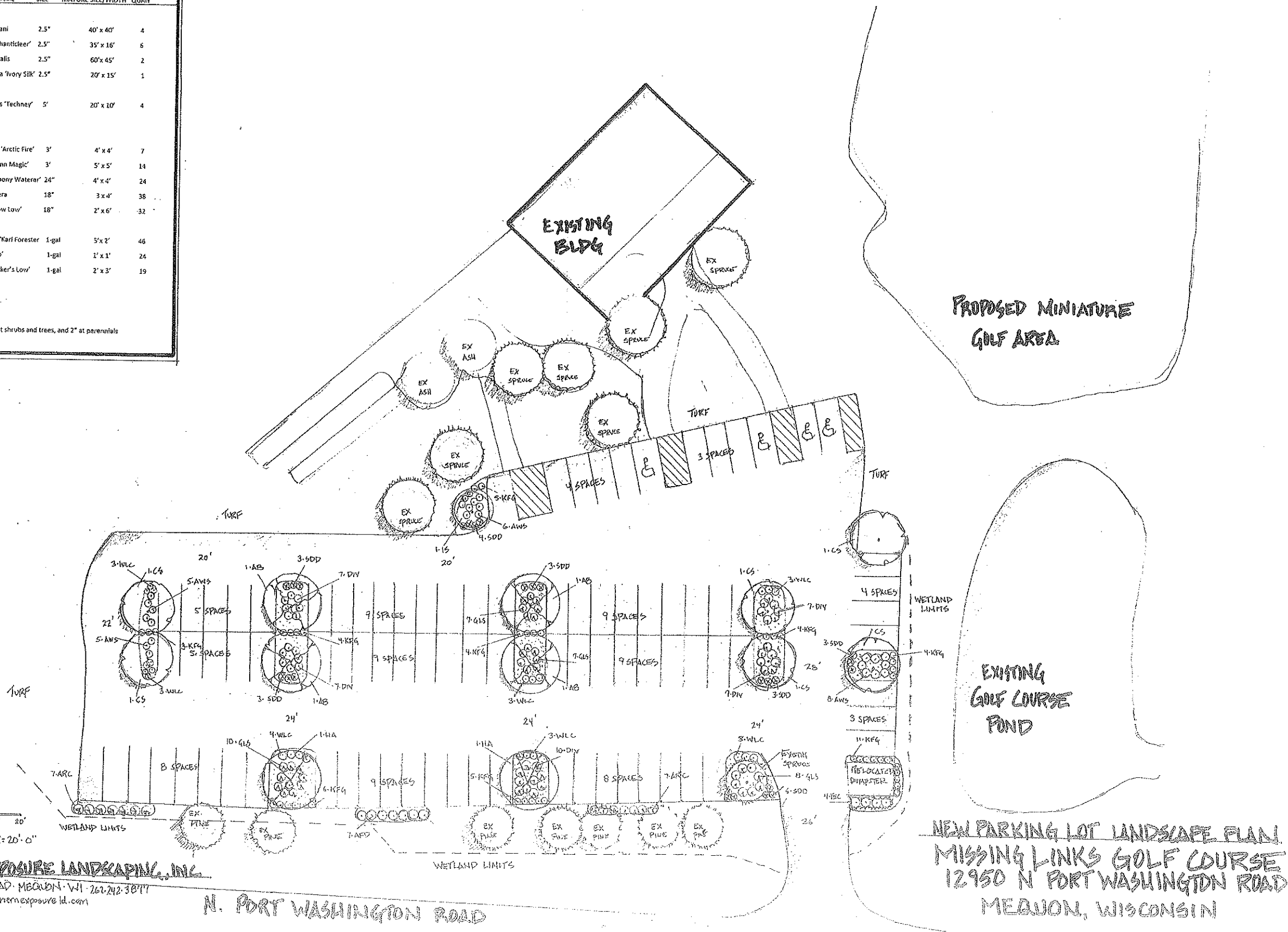
Attachment: Packet Docs (4397 : Missing Links Golf)

Missing Links Proposed Miniature Golf Course Layout
August 13, 2019
12950 N. Port Washington Rd.
Mequon, WI 53092



PLANT LIST					
SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE/WIDTH	QUAN
TREES					
AB	Autumn Blaze Maple	Acer x Freemanii	2.5"	40' x 40'	4
CS	Cleveland Select Pear	Pyrus Calleryana 'Chanticleer'	2.5"	35' x 16'	6
HA	Common Hackberry	Celtis Occidentalis	2.5"	60' x 45'	2
IS	Warty Silk Japanese Lilac Tree	Syringa Reticulata 'Warty Silk'	2.5"	20' x 15'	1
EVERGREENS					
TEC	Techney Arborvitae	Thuja Occidentalis 'Techney'	5'	20' x 10'	4
SHRUBS					
AFD	Arctic Fire Dogwood	Cornus Stolonifera 'Arctic Fire'	3'	4' x 4'	7
ARC	Autumn Magic Chokeberry	Aronia Mel. 'Autumn Magic'	3'	5' x 5'	14
AW5	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	24"	4' x 4'	24
DIV	Dwarf Bush Honeysuckle	Diervilla Lonicera	18"	3 x 4'	38
GLS	Grow Low Sumac	Rhus Aromatica 'Grow Low'	18"	2' x 6'	32
PERENNIALS					
KFG	Karl Forester Grass	Calamagrostis x Acutifolia 'Karl Forester'	1-gal	5' x 2'	46
SDD	Stella D' Oro Daylily	Hemerocallis 'Stella D' Oro'	1-gal	1' x 1'	24
WLC	Walker's Low Catmint	Nepeta x Faassenii 'Walker's Low'	1-gal	2' x 3'	19

All disturbed areas to be topsoiled and Hydroseeded
Parking Lot Islands to receive 18" of Topsoil
Planting Beds to receive 3" Shredded Hardwood Bark at shrubs and trees, and 2" at perennials





NORTHERN EXPOSURE LANDSCAPING, INC.
7950 N WASAUKEE ROAD • MEQUON, WI 53001 • 262.242.3877
WWW.NORTHERNEXPOSURELD.COM
LANDSCAPE ARCHITECT
JON A KOERNER, A.S.L.A.
8/26/19

DOCUMENT NO.

RETURN TO:

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

PARCEL NO.:

150081000400

CONDITIONAL USE GRANT AMENDMENT

12950 North Port Washington Road

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 9th day of September 2019, by and between Missing Links Golf Course and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the use of property as a golf course, driving range, putting green, pro-shop, miniature golf course courts; the original Grant recorded as Document #306091 in Volume 426 pages 43-45 on October 20, 1978 and subsequent amendments recorded as Document #354713 in Volume 517 pages 636-638 and as Document #354712 in Volume 517 pages 632-635 be amended as follows:

1.
- Exhibit A of the original and amended Conditional Use Grant recorded shall be null and void and no longer effective and shall be replaced with attached Exhibit A-1 and A-2 indicating the site plan.
2.
- Parking lot and landscaping plan as shown in Exhibit B.
3.
- Miniature golf course and landscaping plan as shown in Exhibit C.
4.
- Elevations of the facility as shown in Exhibit C-1.
5.
- Commencement of the construction for the mini golf course shall occur prior to March 6, 2013.

GRANTED by action of the Planning Commission of the City of Mequon this 9th day of September 2019.

John Wirth, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

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

My Commission (expires) _____

Notary Public, Ozaukee County, Wisconsin

Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

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

Attachment: Packet Docs (4397 : Missing Links Golf)

Notary Public, Ozaukee County, Wisconsin

My Commission (expires) _____

OWNER(S):

Missing Links Golf Course

By:_____

Acknowledgment

STATE OF _____)

_____COUNTY)

)SS

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

Notary Public

My Commission (expires) _____

Attachment: Packet Docs (4397 : Missing Links Golf)

TO: Planning Commission

FROM: BRIDGET HENK, ASSISTANT CITY ENGINEER

DATE: September 9, 2019

SUBJECT: Ozaukee County Planning and Parks Department. The applicant is seeking fill permit approval to allow for the excavation and fill of soil up to 24,050 cubic yards. The excavation is associated with a stream and wetland restoration project for the property located at 9104 W. Mequon Road.

Applicant:	Ozaukee County Planning and Parks
Status of Applicant:	Agent
Requested:	Minor Request – Fill permit
Existing Use:	Open Space
Existing Zoning:	FW/OA (Floodway/Agricultural Overlay)
Lot size:	55.81 acres
Location:	9104 W. Mequon Road
Tax Key:	#14-020-15-001.00
District:	#3

Background:

The applicant requests Plan Commission approval of a Minor Request - Filling and Excavating Permit to remove material from the property at 9104 West Mequon Road as part of the proposed Little Menomonee River Ecosystem Restoration. The primary goal of the Little Menomonee River Ecosystem Restoration Project is to enhance wetland and stream habitat for a wide variety of fish and wildlife, including Species of Local Conservation Interest, and ensure that habitat is accessible to target fish species through fish passage impediment removal.

The Minor Request - Filling and Excavating Permit application noted up to 24,060 cubic yards to be excavated and removed from the site. Planning Commission approval is required when the total fill or excavation exceeds 1,000 cubic yards.

Engineering Report

The City of Mequon Engineering Division has reviewed the grading, drainage, and erosion control for conformance with the City of Mequon Standard Specifications. The plans were also reviewed by the Wisconsin Department of Natural Resources (WDNR) and the US Army Corps of Engineers (USACOE).

The proposed excavation is in alignment with the proposed plans. The haul route was not provided with the application, however due to the amount of excavation and haul off the haul route shall be limited to county or state roadways.

At the August 10 Common Council meeting, the Council approved Resolution 3634 which authorized staff to issue permits to Ozaukee County for this project. As a condition of the issuance of municipal permits, the City requires that the Intergovernmental Cooperation

Agreement between MMSD and Ozaukee County address, in form and content reasonably acceptable to the City of Mequon, the control and abatement of invasive species, define the responsible party to ensure that the project performance and water quality monitoring is addressed in perpetuity and define the recourse if the project results in a compromised drainageway.

Staff Recommendation:

Staff recommends Planning Commission approval of the Minor Request - Filling and Excavating Permit with conditions based upon the following:

1. The haul route shall be limited to county and state roadways, unless otherwise approved by staff.
2. Permittee must notify the Engineering Division before starting any land disturbing activity and again not more than five days after project completion.
3. Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
4. Permittee shall keep a copy of the permit on site at all times.
5. The City Engineer reserves the right to stop work, amend or alter construction measures.

Attachments:

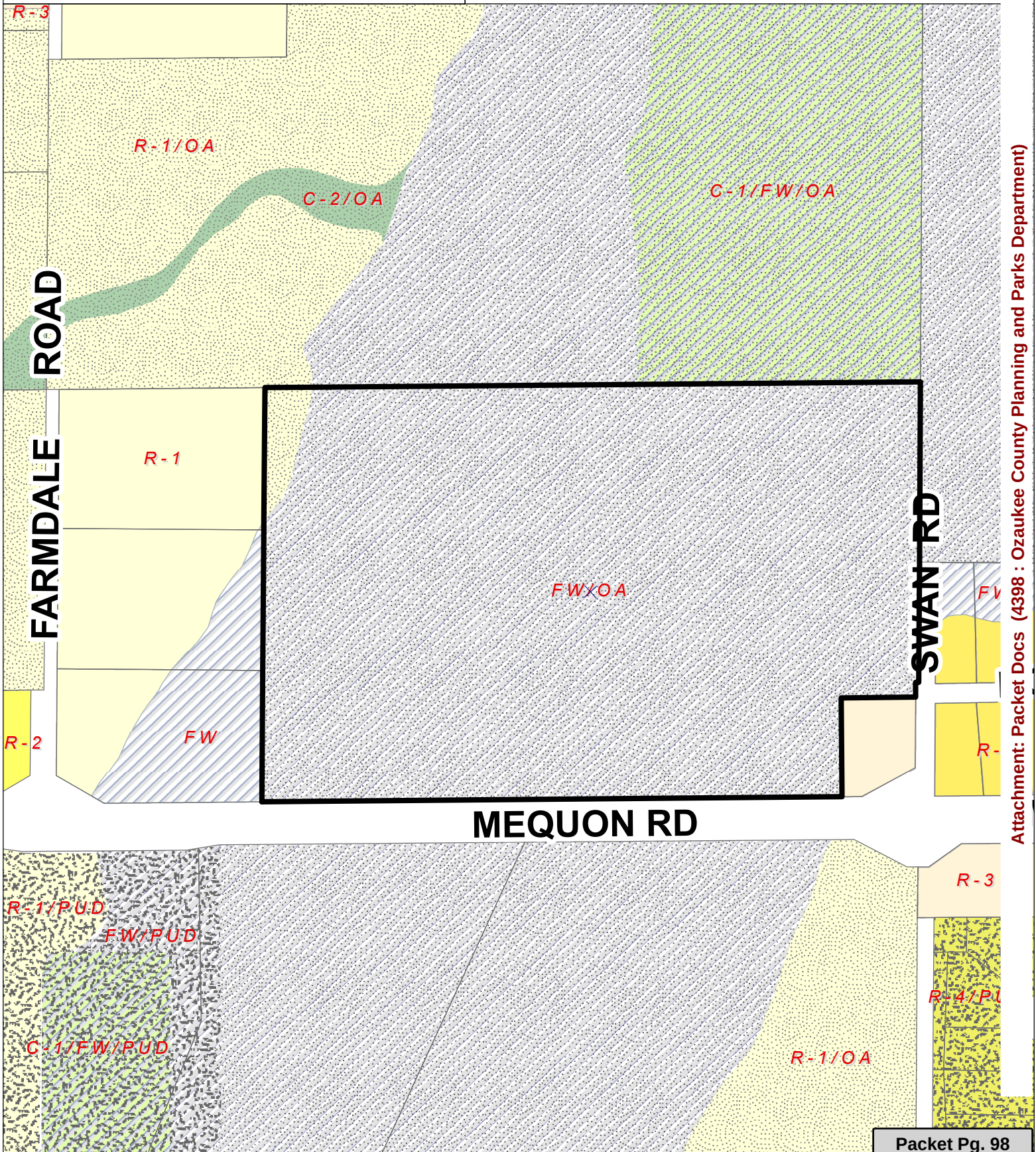
Packet Docs (PDF)

Ozaukee County Planning and Parks Dept

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

4.a.a



Attachment: Packet Docs (4398 : Ozaukee County Planning and Parks Department)



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

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

Engineering Division
Permit Application for Filling, Excavating and Berms

PLEASE PRINT CLEARLY

Agent / Contact Name: Andrew Struck Phone #: 262-689-9437

Property Owner Name: Milwaukee Metropolitan Sewerage District Phone #: 414-225-2100

Agent Or Owner Contact Address: 260 W. Seeboth St., Milwaukee, WI 53204

Attn: Stephen McCarthy

Location Or Address Of Work Site: 9104 W. Mequon Rd.

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

Tax Key No. _____

Subdivision _____ Lot _____ Block _____

Estimated Date Of Completion: December 2021

Reason For Fill/Removal/Excavation Improve habitat for fish and wildlife, improve stream function
of the Little Menomonee River, convey and store flood water, improve water quality

Name Of Contact Other Than Applicant: _____ Phone #: _____

FEE COMPUTATION

\$60.00 – 0 – 250 C.Y.

\$120.00 – 250 C.Y. – 1,000 C.Y. Total Fee \$ N/A

Total Cubic Yards To Be Deposited/Removed/Excavated 24,060 Net Excavation C.Y.*

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

SIGNED: Andrew T. Struck

DATE: 07/16/2019

Department of Community Development Approval _____
Engineering Division Approval _____

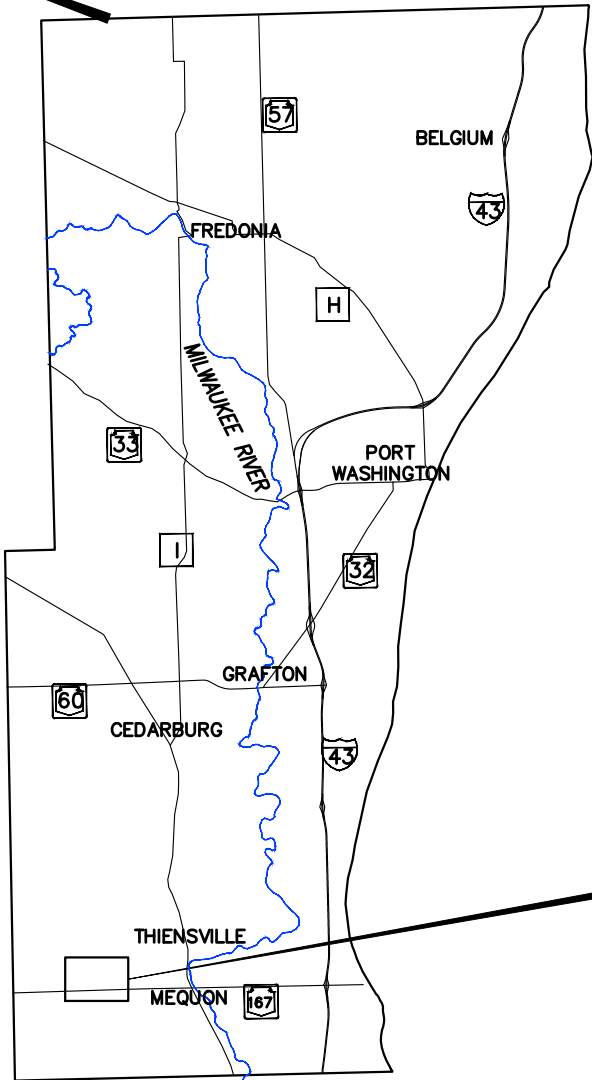
Date _____
Date _____

LITTLE MENOMONEE RIVER CORRIDOR ECOSYSTEM RESTORATION

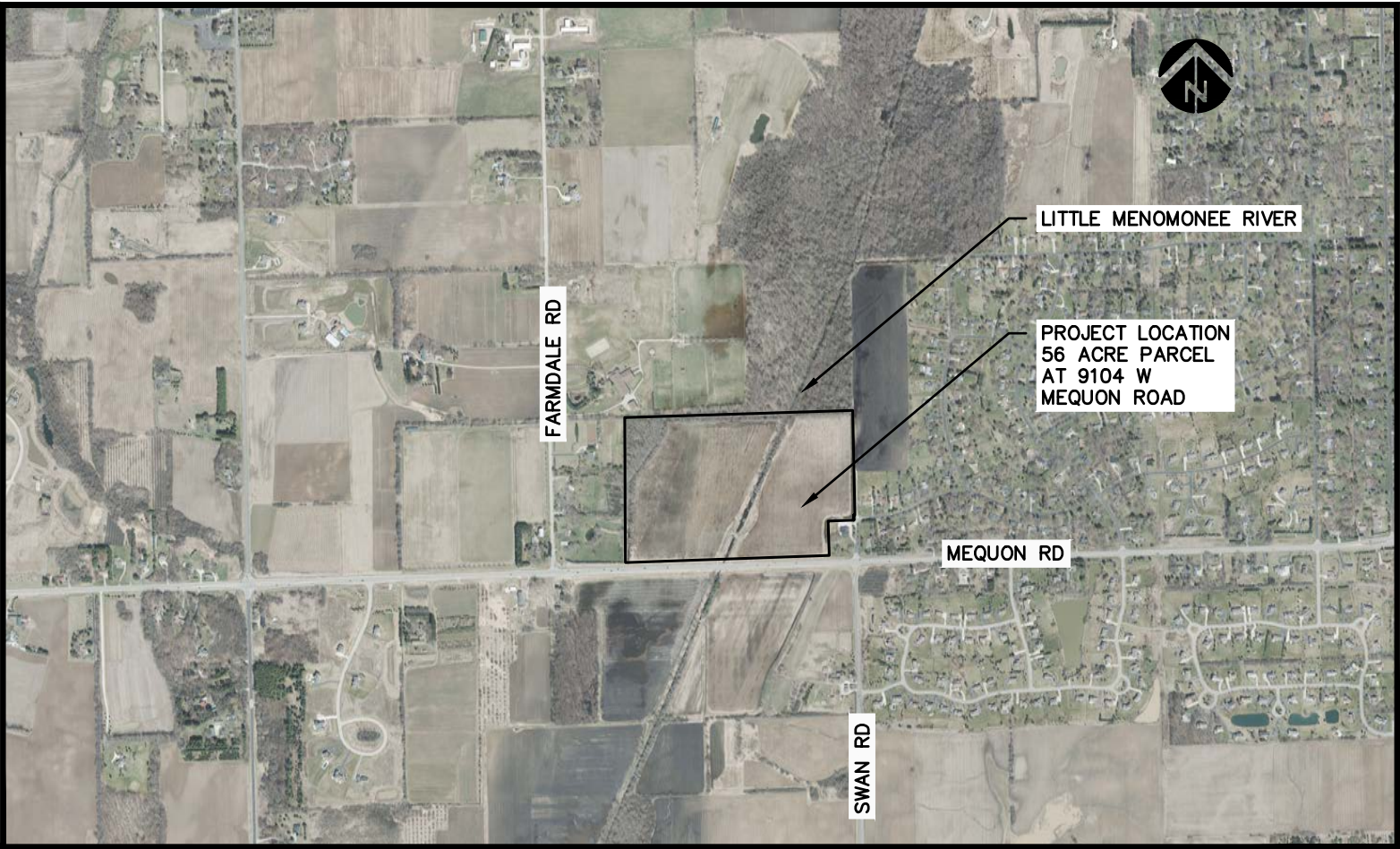
MEQUON ROAD PARCEL

MEQUON, WI

99% Design, August 8, 2019



LOCATION MAP – OZAUKEE COUNTY
NTS



LOCATION MAP
SCALE 1" = 1500'

SHEET INDEX

- 1 – TITLE & INDEX

2 – NOTES AND SUGGESTED SEQUENCING

3 – SITE PLAN AND PROJECT OVERVIEW

4 – EROSION AND SEDIMENT CONTROL PLAN

5 – EROSION AND SEDIMENT CONTROL DETAILS

6 – EROSION CONTROL FABRIC DETAILS

7 – SOIL REUSE PLAN

8 – PLAN AND PROFILE 1

9 – PLAN AND PROFILE 2

10 – PLAN AND PROFILE 3

11 – PLAN AND PROFILE 4
- 12 – CROSS SECTIONS 1

13 – CROSS SECTIONS 2

14 – CROSS SECTIONS 3

15 – CROSS SECTIONS 4

16 – CROSS SECTIONS 5

17 – TYPICAL STREAM SECTIONS

18 – WETLAND GRADING 1

19 – WETLAND GRADING 2

20 – WETLAND GRADING 3

21 – PLANTING PLAN

CONTACT INFORMATION

OZAUKEE COUNTY PLANNING AND PARKS DEPARTMENT:

ANDREW STRUCK, DIRECTOR – 262-238-8275
BETH WENTZEL, CIVIL ENGINEER – 262-284-8277
MATT AHO, PROGRAM MANAGER – 262-236-2005

PE STAMP TO
BE INSERTED
FOLLOWING
REGULATORY
APPROVAL



GENERAL NOTES

- 1. ALL MATERIALS, SPECIFICATIONS, AND CONSTRUCTION PROCESSES AND METHODS SHALL CONFORM TO ALL WISCONSIN STATUTES, ADMINISTRATIVE CODE PROVISIONS AND SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION AS WELL AS WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITIONS.
- 2. CONTRACTOR SHALL MINIMIZE THE AMOUNT OF GROUND DISTURBANCE OUTSIDE THE GRADING LIMITS.
- 3. THE LOCATIONS OF ANY UTILITIES, NOTED ON THE PLANS, ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A LOCATE REQUEST WITH DIGGERS HOTLINE AT LEAST 3 WORKING DAYS PRIOR TO DIGGING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT UTILITIES ARE NOT DAMAGED DURING CONSTRUCTION.
- 4. ANY TILE DRAINS ENCOUNTERED DURING EXCAVATION SHALL BE CUT AT THE INTERSECTION WITH ANY WETLAND, NEW STREAM, OR NEW FLOODPLAIN SURFACE REGARDLESS OF WHETHER IT IS SPECIFICALLY IDENTIFIED ON THE PLANS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ANY STOCKPILE/STAGING AREAS ALONG WITH ANY HAUL ROUTES USED FOR CONSTRUCTION.
- 6. THE INFORMATION IN THIS PLAN SET REPRESENTS THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION IN THE FIELD.
- 7. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY CONFLICTS TO ENGINEER PRIOR TO COMMENCING WORK.
- 8. ANY SIGNS, FENCES, OR GUARDRAIL REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE RESTORED THEIR TO THE ORIGINAL LOCATION AND CONDITION. COST ASSOCIATED WITH THIS REQUIREMENT IS INCIDENTAL TO CONSTRUCTION.
- 9. CONTRACTOR SHALL ABIDE BY ALL PERMIT REQUIREMENTS AND SHALL NOTIFY ENGINEER AND OWNER IF ADDITIONAL PERMITTING IS REQUIRED TO START ANY CONSTRUCTION WORK.

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APPROVAL

SUGGESTED CONSTRUCTION SEQUENCE

- 1. COORDINATE THE LOCATING OF EXISTING UTILITIES.
- 2. PRIOR TO COMMENCING ANY GRADING OR LAND DISTURBING ACTIVITIES, INSTALL NECESSARY EROSION CONTROL PRACTICES AS SHOWN ON THE CONSTRUCTION DRAWINGS AND/OR AS DESCRIBED IN THE EROSION AND SEDIMENT CONTROL NOTES.
- 3. CLEAR MATURE TREES AND SHRUBS ALONG THE PROPOSED EXCAVATION AREA AND WHERE NECESSARY TO ACCESS WORK AREAS. STAGE CLEARED TREES ALONG THE EDGE OF THE EXCAVATION AREA FOR INSTALLATION AS LARGE WOOD BANK STABILIZATION AND HABITAT. AVOID DISTURBANCE OF TREES MARKED FOR SAVING. YOUNG TREES ON THE WEST SIDE OF THE STREAM THAT ARE IDENTIFIED BY THE OWNER FOR REPLANTING SHALL BE CAREFULLY DUG OUT OF THE GROUND, PRESERVING AS MUCH OF THE ROOT BALL AS POSSIBLE AND REPLANTED WHERE DIRECTED BY THE OWNER.
- 4. STRIP AND STOCKPILE TOPSOIL.
- 5. EXCAVATE NEW STREAM CHANNEL AND FLOODPLAIN, INSTALL NEW CULVERT, AND INSTALL LARGE WOOD, LEAVING THE EXISTING STREAM INTACT AND LEAVING A VEGETATED BERM OF EXISTING SOIL BETWEEN THE NEW CHANNEL AND THE EXISTING CHANNEL, AS SHOWN IN THE EROSION AND SEDIMENT CONTROL PLAN AND DETAILS. ENOUGH SOIL SHOULD BE TEMPORARILY LEFT IN THE BERM TO PARTIALLY FILL THE EXISTING CHANNEL AS SHOWN IN THE PLANS. LOCATIONS WHERE THE PROPOSED STREAM TIES INTO THE EXISTING STREAM AND THE LOCATION WHERE THE PROPOSED STREAM CROSSES THE EXISTING STREAM SHALL NOT BE EXCAVATED UNTIL WATER MAY BE ROUTED INTO THE NEW CHANNEL. IF NECESSARY FOR DEWATERING AND IF APPROVED BY THE PROJECT OWNER, DOWNSTREAM CONNECTIONS MAY BE EXCAVATED.
- 6. SPREAD SALVAGED TOPSOIL AND APPLY SEED TO DISTURBED AREAS ALONG THE NEW CHANNEL AND FLOODPLAIN.
- 7. AFTER VEGETATION IS ESTABLISHED ALONG THE NEW STREAM CHANNEL AND FLOODPLAIN, EXCAVATE REMAINING PORTIONS OF THE NEW CHANNEL STARTING AT THE DOWNSTREAM END OF THE PROJECT.
- 8. PLUG THE UPSTREAM END OF THE FORMER CHANNEL TO ROUTE ALL FLOW INTO THE NEW CHANNEL. PLACE SOIL IN THE FORMER CHANNEL TO THE LINES AND GRADES SHOWN IN THESE PLANS. APPLY SEED TO THE FORMER CHANNEL AND ALL OTHER REMAINING DISTURBED AREAS.
- 9. EXCAVATION OF WETLAND AREAS MAY OCCUR PRIOR TO, CONCURRENT WITH, OR FOLLOWING STREAM CONSTRUCTION WITH THE APPROVAL OF THE PROJECT OWNER.
- 10. SPREAD EXCAVATED SOIL IN SOIL REUSE AREA TO FINAL GRADE AND STABILIZE WITH SEED AS SOON AS PRACTICAL AS THE PROJECT PROGRESSES.
- 11. PLANT TREES DURING APPROPRIATE SEASON WITH APPROVAL OF THE PROJECT OWNER.
- 12. RESTORE ACCESS ROUTES, REMOVE GRAVEL CONSTRUCTION ENTRANCES AND REMOVE SILT FENCE WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH VEGETATION.



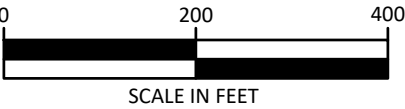
(800) 242-8511
www.diggershotline.com



PLAN LEGEND

- EXISTING 1 FT CONTOUR
- PROPOSED 1 FT CONTOUR
- EXISTING CHANNEL ALIGNMENT
- PROPOSED CHANNEL ALIGNMENT
- PROPOSED ACCESS
- LIMIT OF GRADING
- SILT FENCE
- BENCHMARK
- SOIL REUSE AREA
- STAGING AREA
- GRAVEL CONSTRUCTION ENTRANCE

BENCHMARKS				
Point #	Elevation	Northing	Easting	Description
BM 1	733.32	451430.28	2525641.89	PK NAIL IN ASPHALT
BM 2	743.84	451450.22	2526796.26	PERMANENT MONUMENT
BM 3	747.46	451357.73	2524142.06	PERMANENT MONUMENT



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APPROVAL



MBW, ATS
DESIGNED
8/9/19
DATE

MBW
CHECKED

OZAUKEE COUNTY PLANNING AND PARKS DEPARTMENT
LITTLE MENOMONEE RIVER CORRIDOR ECOSYSTEM RESTORATION
MEQUON ROAD PARCEL



SITE PLAN AND
PROJECT OVERVIEW

SHEET
3 OF 21
Packet Pg. 102

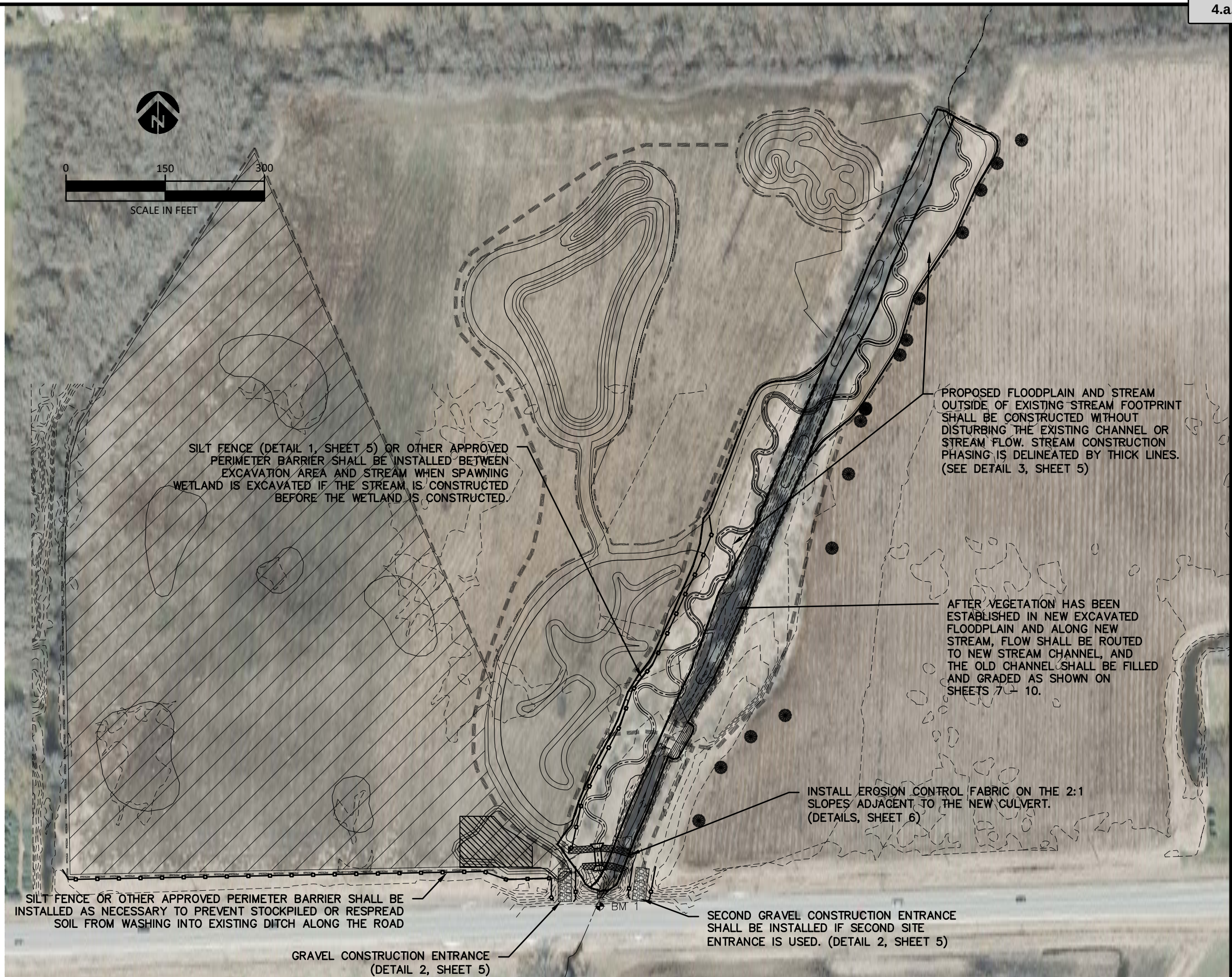
PLAN LEGEND

- EXISTING 1 FT CONTOUR
- PROPOSED 1 FT CONTOUR
- EXISTING CHANNEL ALIGNMENT
- PROPOSED CHANNEL ALIGNMENT
- PROPOSED ACCESS
- LIMIT OF GRADING
- SILT FENCE
- BENCHMARK
- SOIL REUSE AREA
- STAGING AREA
- GRAVEL CONSTRUCTION ENTRANCE
- EROSION CONTROL FABRIC

EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND OZAUKEE COUNTY REQUIREMENTS.
- FINAL STABILIZATION OF DISTURBED AREAS SHALL CONSIST OF PLACEMENT OF SALVAGED TOPSOIL, COVER CROP AND PERMANENT SEED. STABILIZATION OF STEEP SLOPES ASSOCIATED WITH THE NEW CULVERT CROSSING EMBANKMENT SHALL BE INCLUDE INSTALLATION OF EROSION CONTROL FABRIC IN ACCORDANCE WITH THESE PLANS, WDNR TECHNICAL STANDARDS, AND MANUFACTURERS GUIDELINES.
- EROSION CONTROL FABRIC SHALL BE 100% BIODEGRADABLE AND CONSIST OF DOUBLE JUTE NET AND MATRIX THAT CONSISTS OF AT LEAST 30% COCONUT FIBER MATRIX. UP TO 70% OF THE MATRIX MAY BE STRAW. TENSAR NORTH AMERICAN GREEN S150BN IS PRE-APPROVED. OTHER PRODUCTS MUST BE APPROVED BY THE ENGINEER PRIOR TO DELIVERY TO THE SITE. NO PRODUCTS WITH POLYPROPYLENE NETTING WILL BE ALLOWED.

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MBW, ATS
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8/9/19
DATE

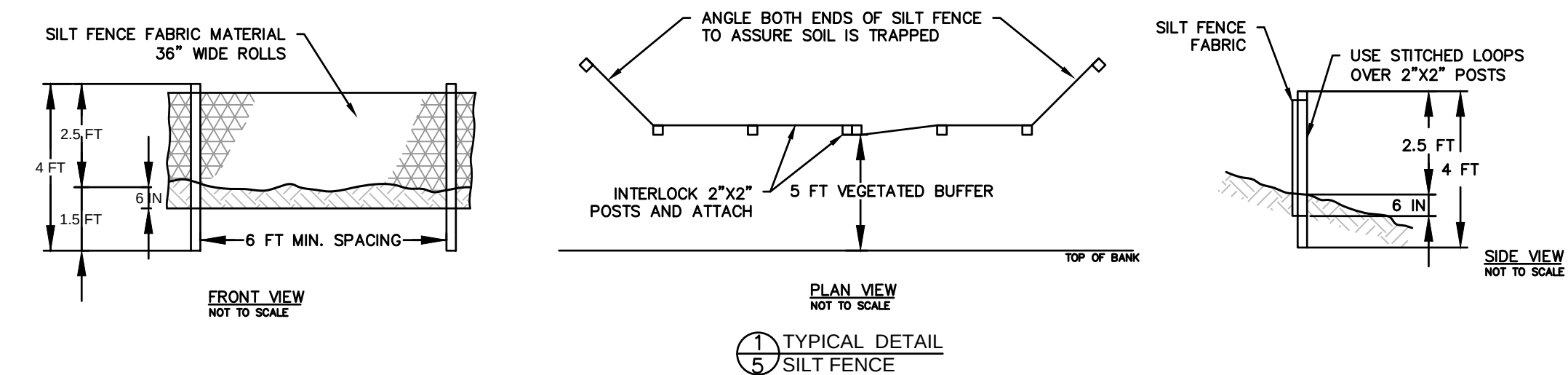
MBW
CHECKED

OZAUKEE COUNTY PLANNING AND PARKS DEPARTMENT
LITTLE MENOMONEE RIVER CORRIDOR ECOSYSTEM RESTORATION
MEQUON ROAD PARCEL

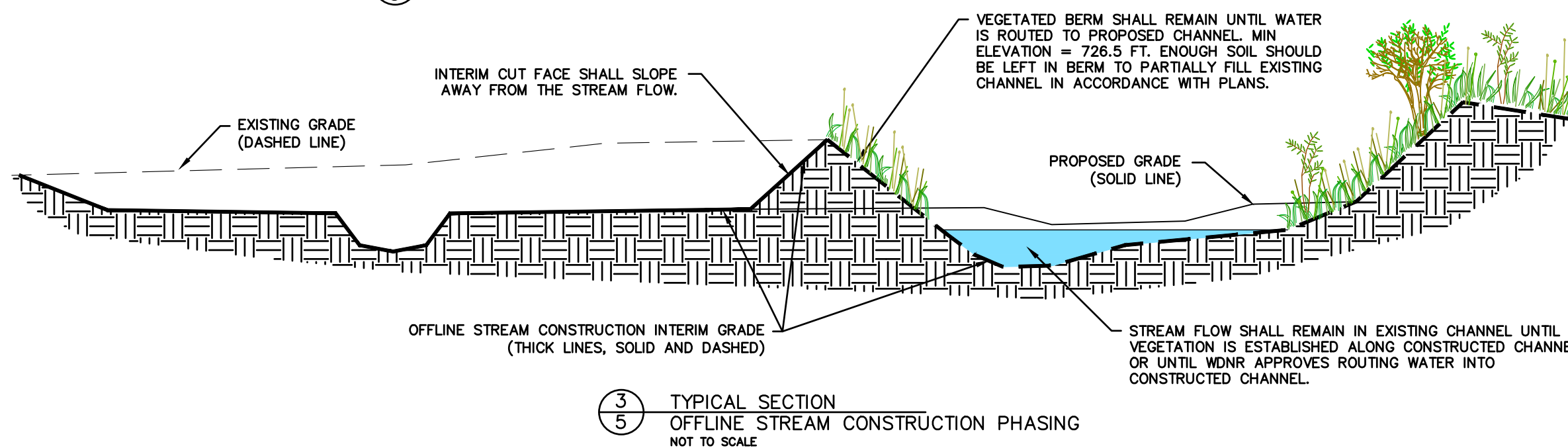
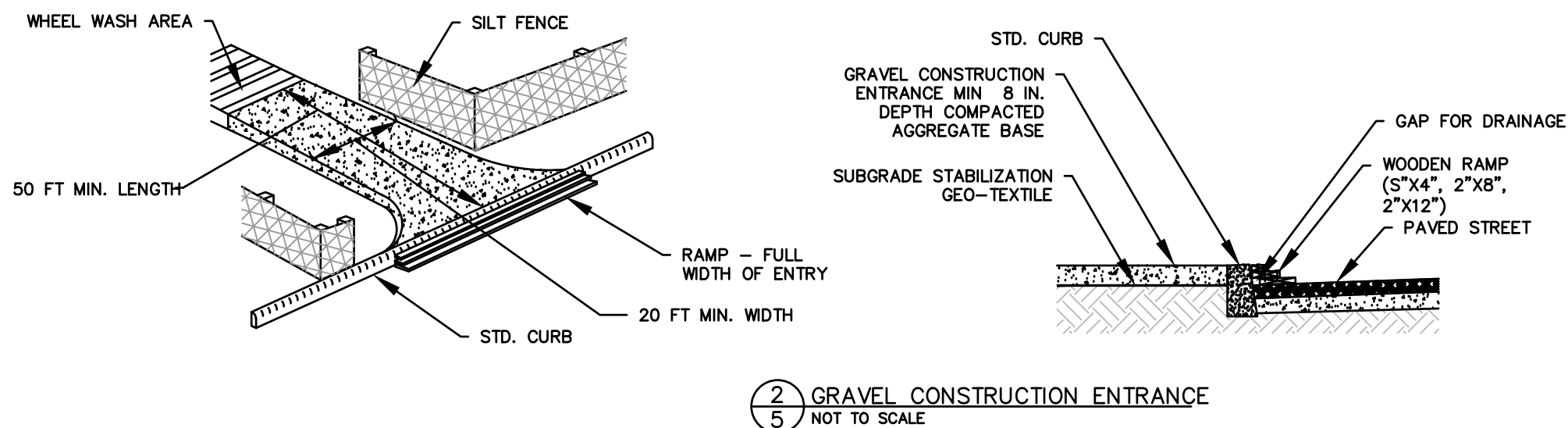


EROSION AND
SEDIMENT
CONTROL PLAN

SHEET
4 OF 21
Packet Pg. 103

**SILT FENCE NOTES**

1. THE SILT FENCE FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST. ALTERNATIVELY, OVERLAP AND INTERLOCK TWO POSTS WITH ATTACHED FABRIC AS APPROVED BY THE OWNER'S REPRESENTATIVE.
2. THE SILT FENCE IS TO BE INSTALLED AT LOCATIONS SHOWN IN THESE DRAWINGS ALONG THE DOWNHILL PERIMETER OF DISTURBED AREAS. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES APART.
3. THE SILT FENCE FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES. ALL EXCAVATED MATERIAL FROM SILT FENCE INSTALLATION SHALL BE BACK-FILLED AND COMPACTED ALONG THE ENTIRE DISTURBED AREA.
4. STANDARD OR HEAVY DUTY SILT FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2 INCHES X 2 INCHES POST INSTALLATION.
5. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. AN ALTERNATIVE EROSION CONTROL PERIMETER BARRIER MAY BE USED IF MATERIALS AND INSTALLATION ARE CONSISTENT WITH WDNR TECHNICAL STANDARDS AND IF IT IS APPROVED BY THE OWNER.



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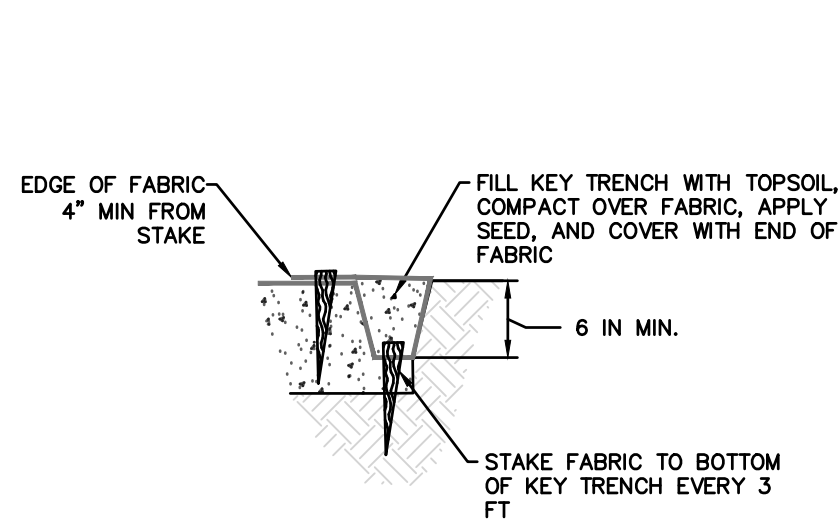
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OZAUKEE COUNTY PLANNING AND PARKS DEPARTMENT
LITTLE MENOMONEE RIVER CORRIDOR ECOSYSTEM RESTORATION
MEQUON ROAD PARCEL

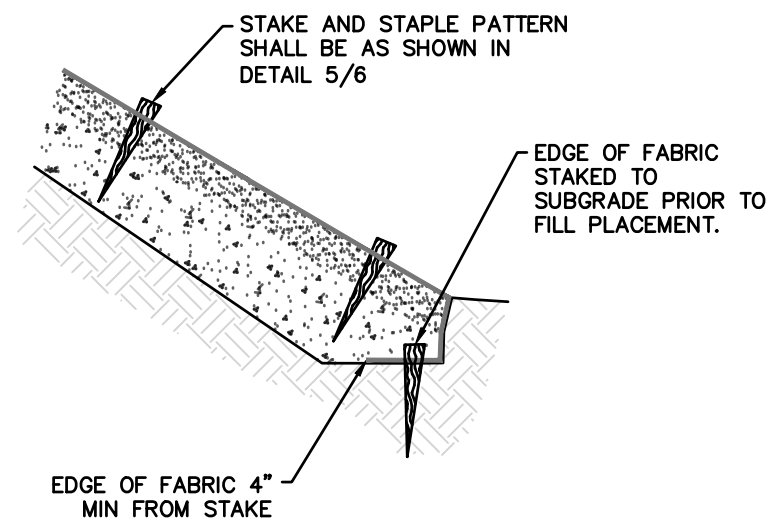


EROSION AND
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DETAILS

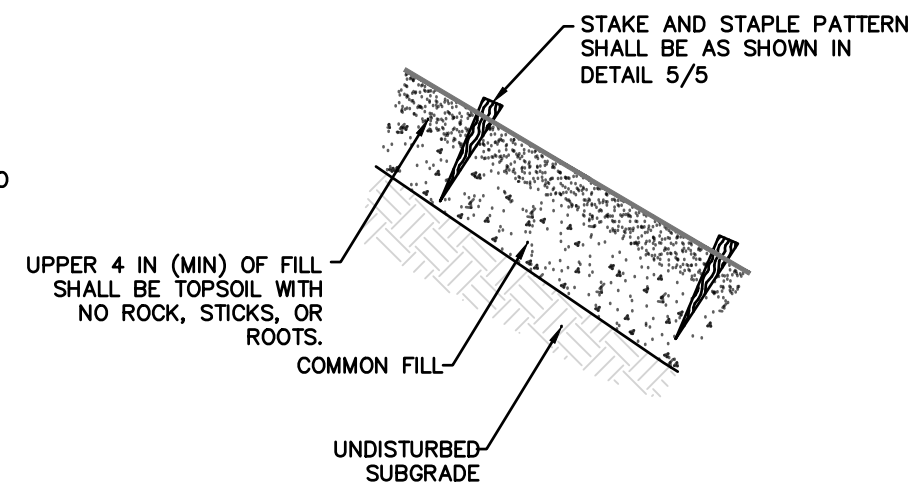
SHEET
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Packet Pg. 104



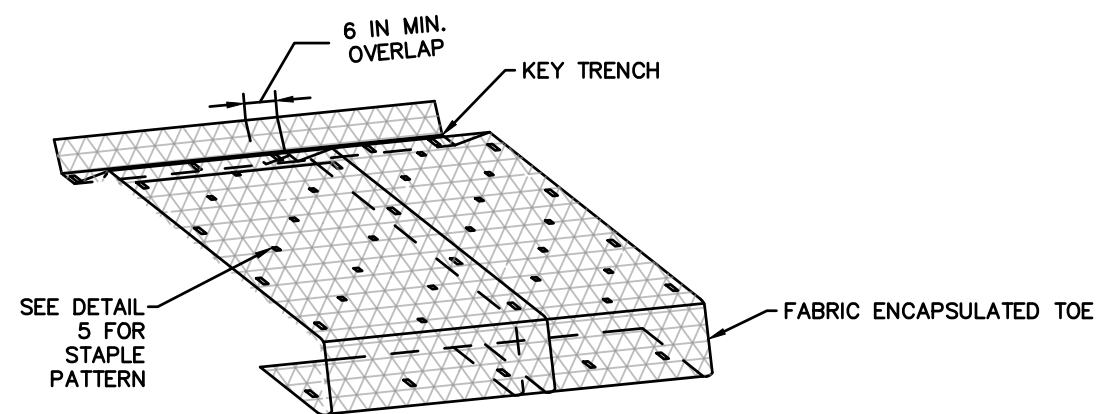
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6 TYPICAL SECTION
KEY TRENCH DETAIL
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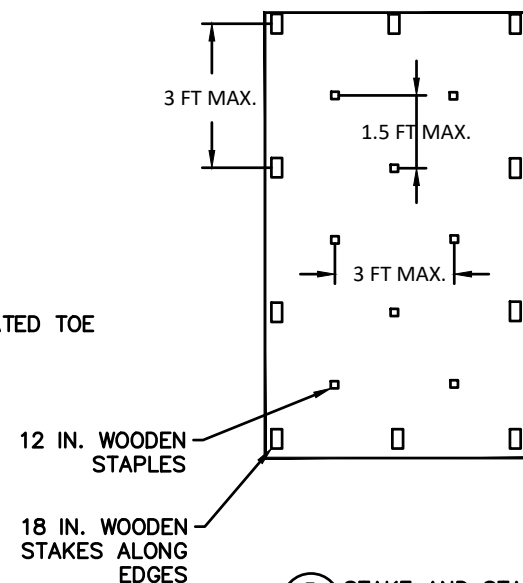
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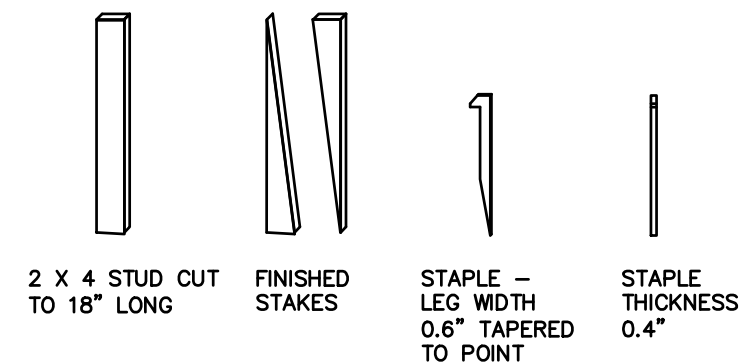
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6 TYPICAL SECTION
FILL WITH EROSION CONTROL MATTING
NOT TO SCALE



4
6 ISOMETRIC DETAIL
FABRIC INSTALLATION
NOT TO SCALE



5
6 STAKE AND STAPLE PATTERN
FABRIC INSTALLATION
NOT TO SCALE



6
6 WOODEN STAKES AND STAPLES
FABRIC INSTALLATION
NOT TO SCALE

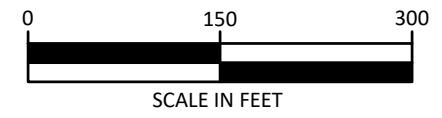
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APPROVAL

PLAN LEGEND

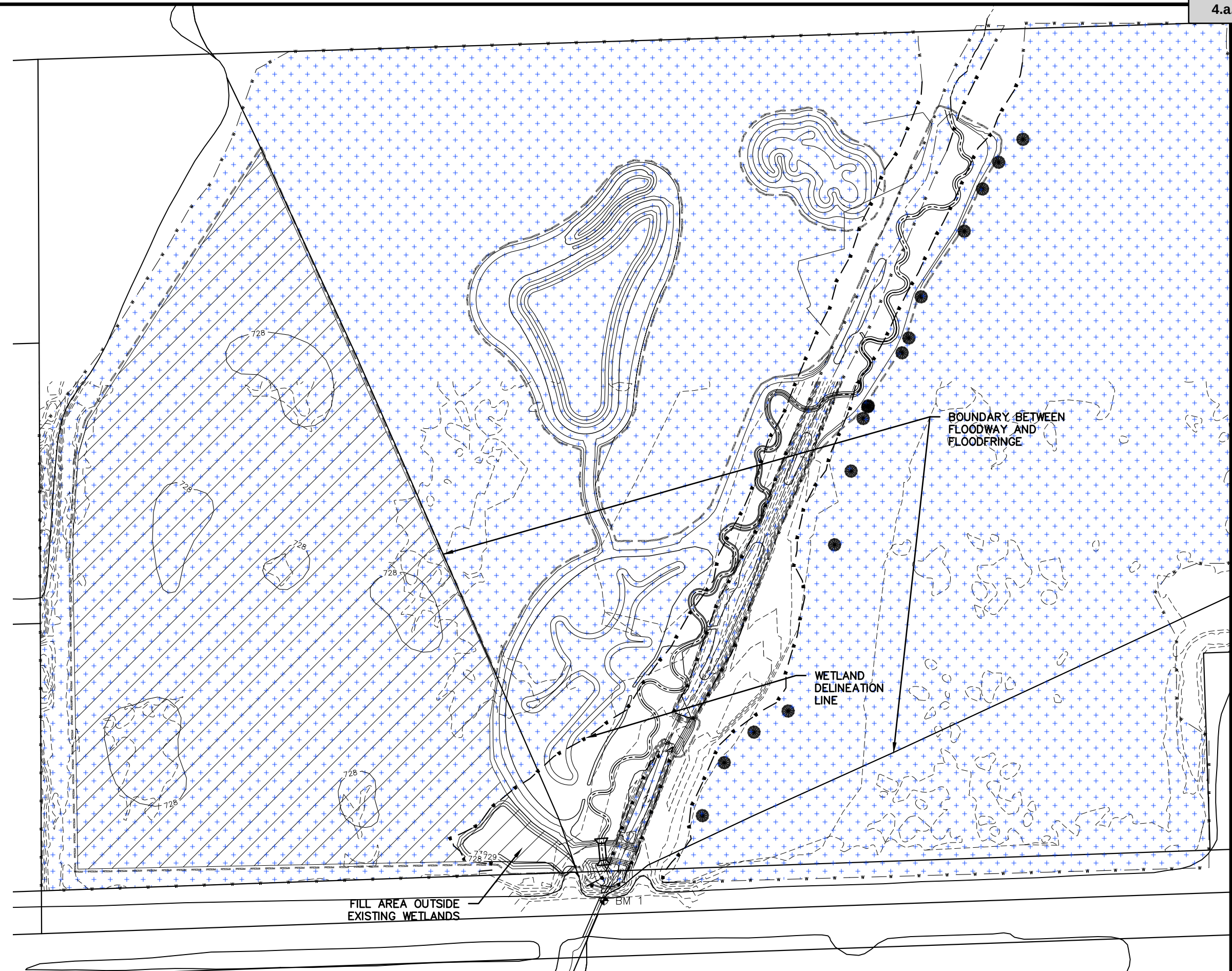
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- PROPOSED 1 FT CONTOUR
- EXISTING CHANNEL ALIGNMENT
- PROPOSED CHANNEL ALIGNMENT
- LIMIT OF GRADING
- BENCHMARK
- WETLAND DELINEATION LINE
- SOIL REUSE AREA
- EXISTING DELINEATED WETLANDS

SOIL REUSE NOTES

- THE GRADING SHOWN ON THE PLANS REPRESENTS THE MAXIMUM QUANTITY OF SOIL THAT MAY BE REUSED ON THE SITE. A PORTION OF THE EXCAVATED MATERIAL WILL BE HAULED OFF SITE.
- ALL FILL REUSED ON SITE OTHER THAN THAT REQUIRED TO PARTIALLY FILL THE EXISTING CHANNEL AND THAT REQUIRED TO CREATE THE EMBANKMENT FOR THE CROSSING WILL BE PLACED OUTSIDE OF THE REGULATORY FLOODWAY.
- THE MAXIMUM DEPTH TO WHICH FILL MAY BE PLACED WITHIN EXISTING DELINEATED WETLANDS IS 12 INCHES. THE ELEVATION OF THE FINAL GROUND SURFACE IN THOSE AREAS SHALL BE VARIABLE.
- THE MAXIMUM DEPTH TO WHICH FILL MAY BE PLACED OUTSIDE OF THE EXISTING DELINEATED WETLANDS IS 3 FT.



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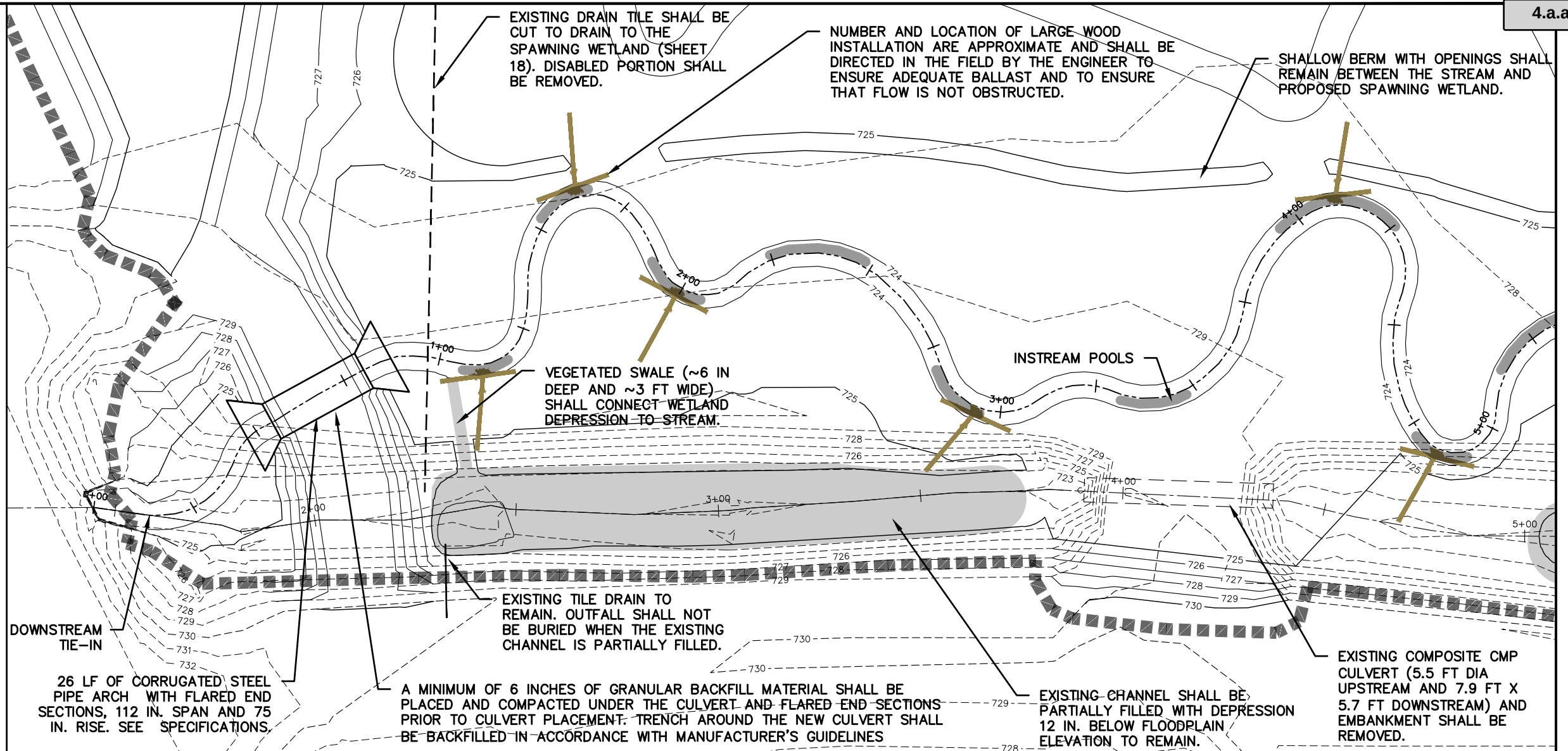
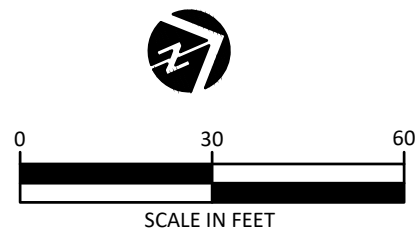
SOIL REUSE PLAN

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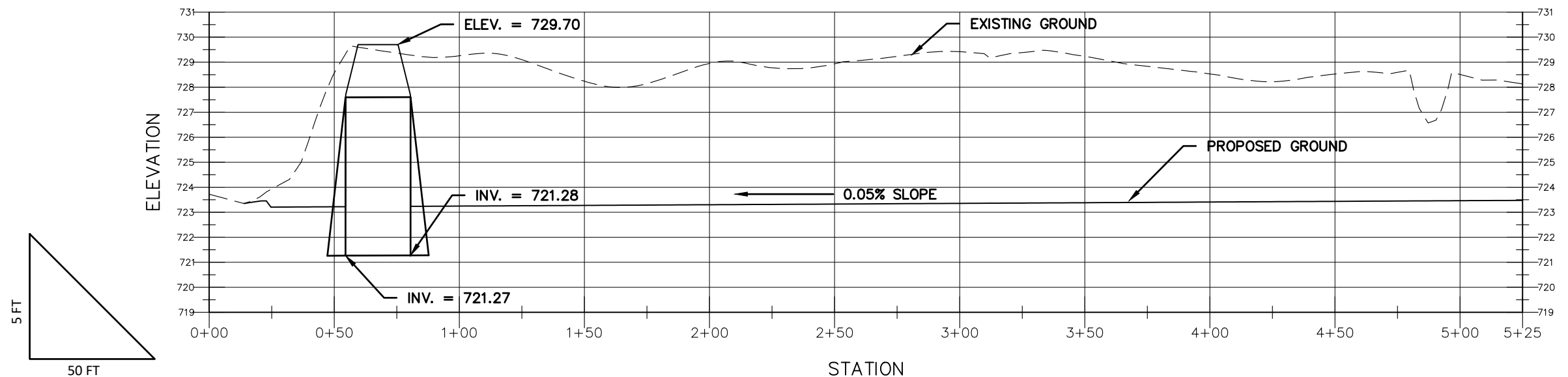
Attachment: Packet Docs (4398 : Ozaukee County Planning and Parks Department)

PLAN LEGEND

- EXISTING 1 FT CONTOUR
- PROPOSED 1 FT CONTOUR
- EXISTING CHANNEL ALIGNMENT
- PROPOSED CHANNEL ALIGNMENT
- EXISTING TILE DRAIN TO REMAIN
- EXISTING TILE DRAIN TO BE REMOVED
- LIMIT OF GRADING
- LARGE WOOD
- INSTREAM POOL
- FLOODPLAIN WETLAND DEPRESSION
- CROSS SECTION LINE



STREAM PROFILE



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MEQUON ROAD PARCEL



PLAN AND
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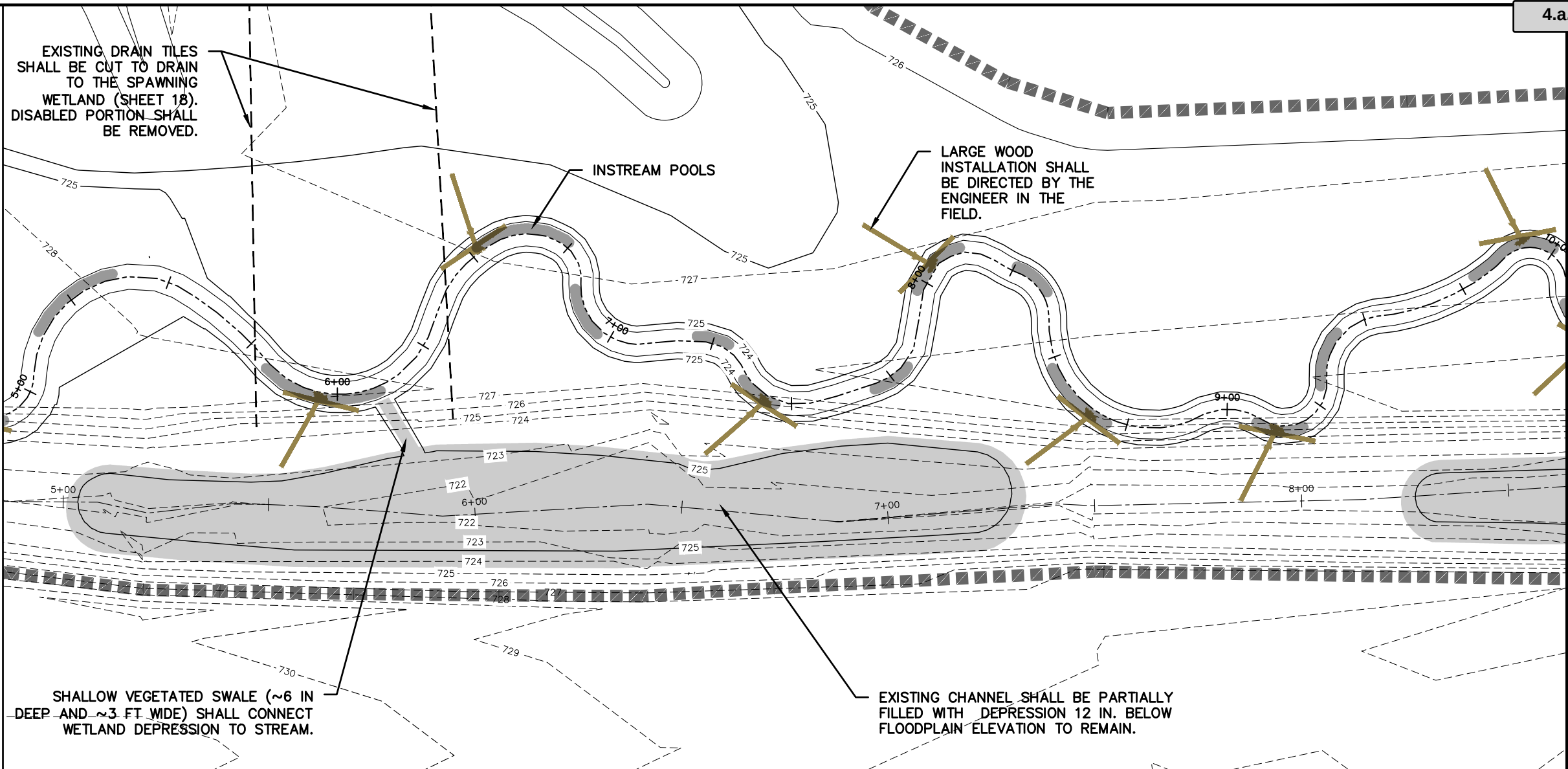
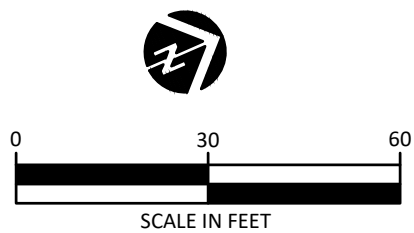
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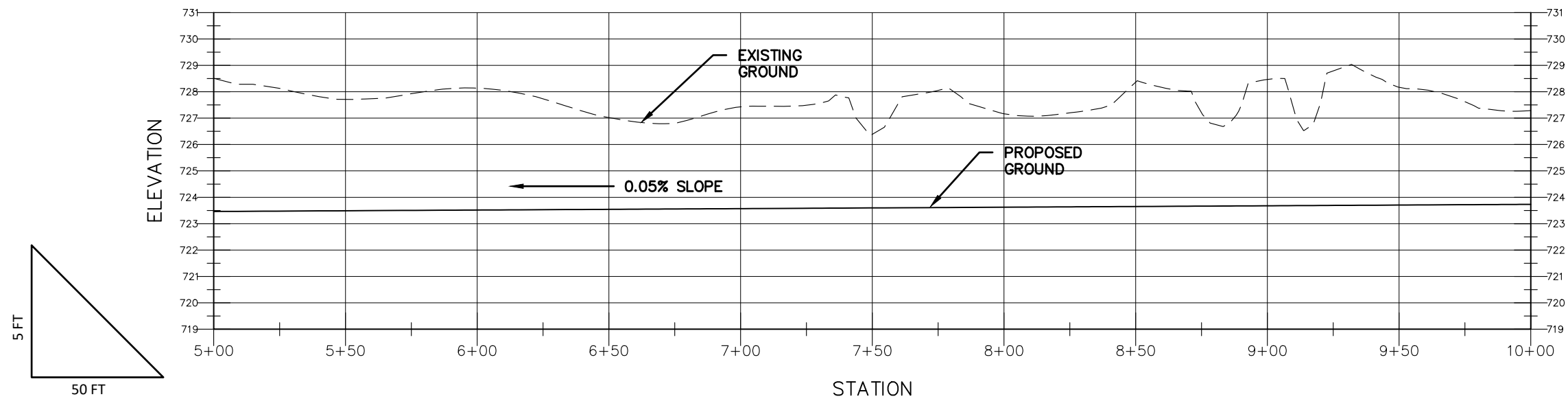
Packet Pg. 107

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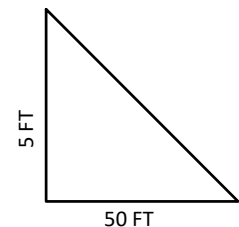
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- PROPOSED 1 FT CONTOUR
- EXISTING CHANNEL ALIGNMENT
- PROPOSED CHANNEL ALIGNMENT
- EXISTING TILE DRAIN TO REMAIN
- EXISTING TILE DRAIN TO BE REMOVED
- LIMIT OF GRADING
- LARGE WOOD
- INSTREAM POOL
- FLOODPLAIN WETLAND DEPRESSION
- CROSS SECTION LINE



STREAM PROFILE



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MEQUON ROAD PARCEL

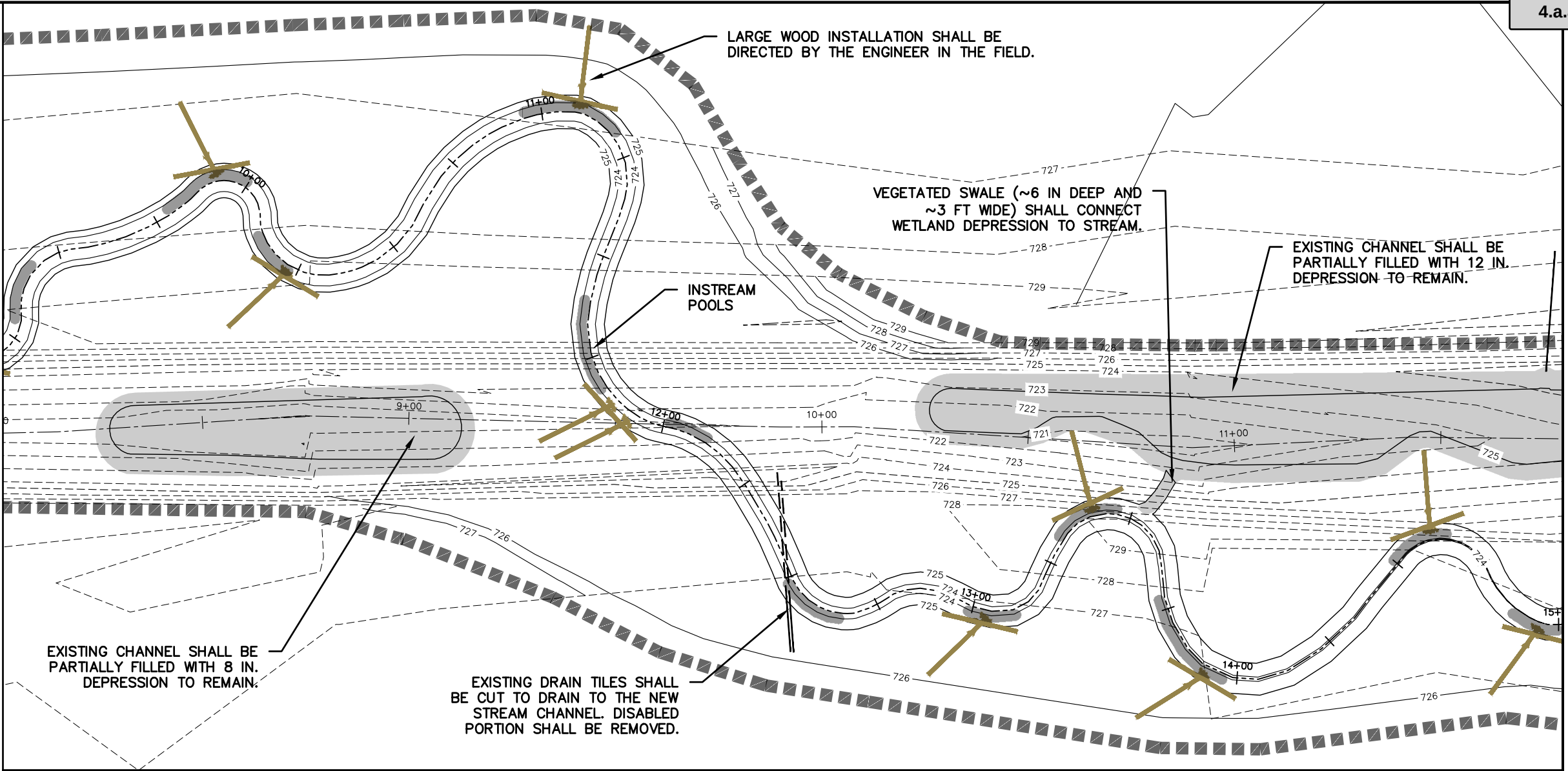
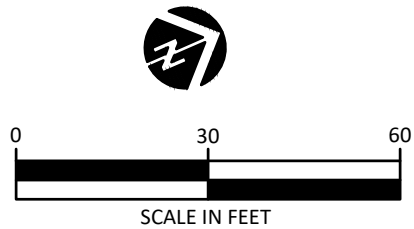


PLAN AND
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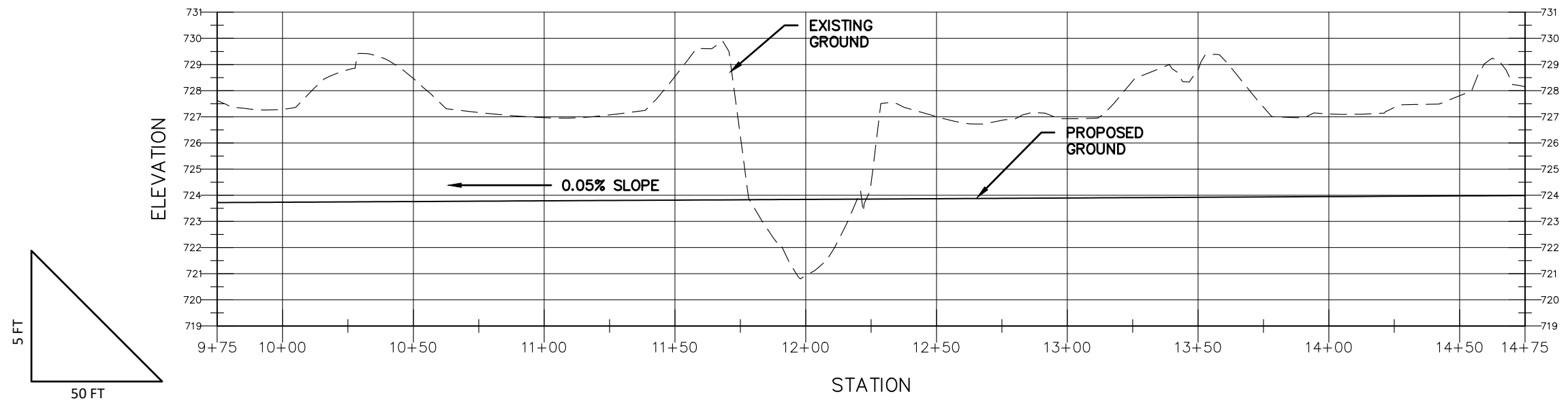
SHEET
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PLAN LEGEND

- EXISTING 1 FT CONTOUR
- PROPOSED 1 FT CONTOUR
- EXISTING CHANNEL ALIGNMENT
- PROPOSED CHANNEL ALIGNMENT
- EXISTING TILE DRAIN TO REMAIN
- EXISTING TILE DRAIN TO BE REMOVED
- LIMIT OF GRADING
- LARGE WOOD
- INSTREAM POOL
- FLOODPLAIN WETLAND DEPRESSION
- CROSS SECTION LINE



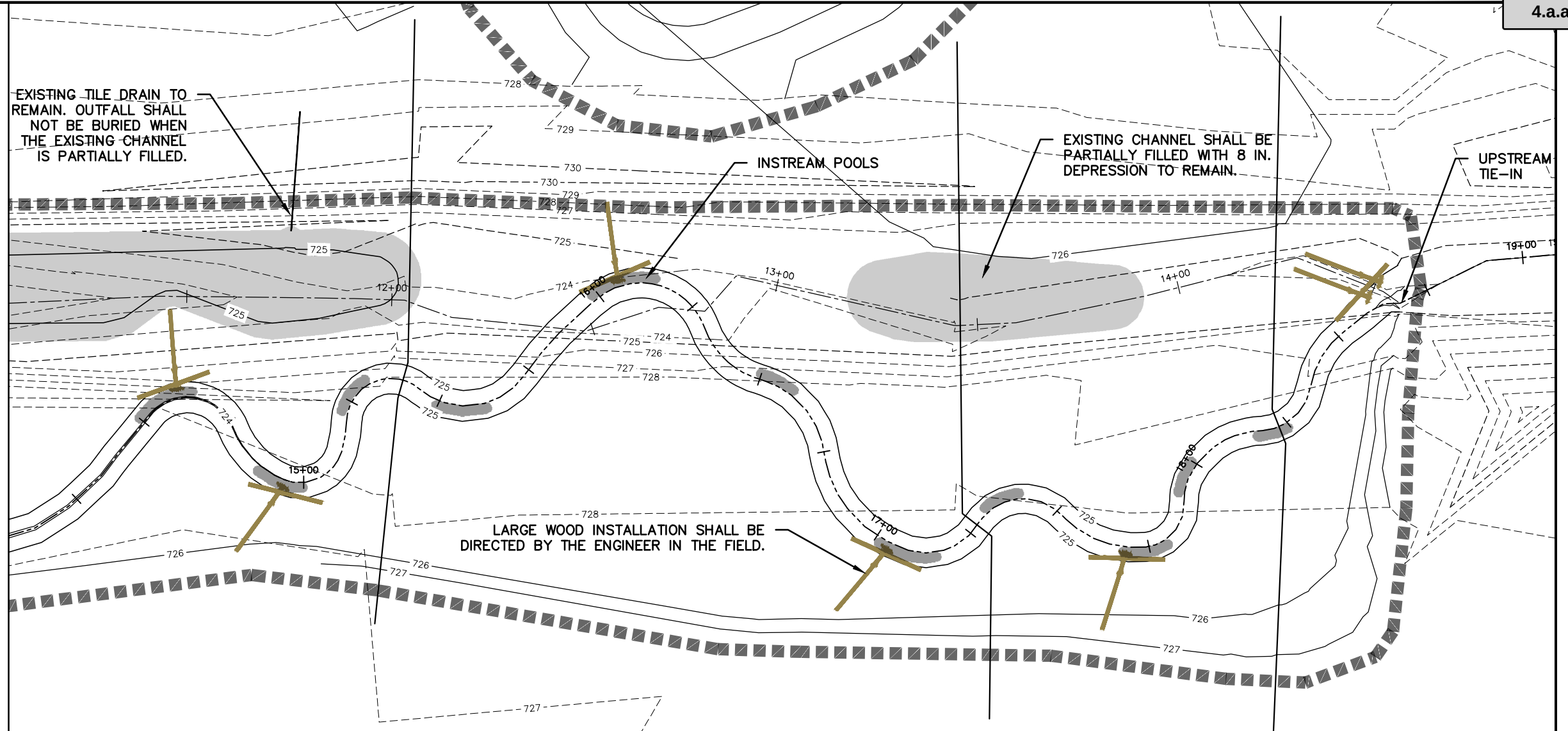
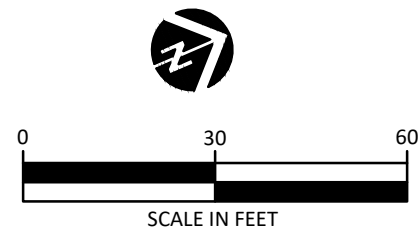
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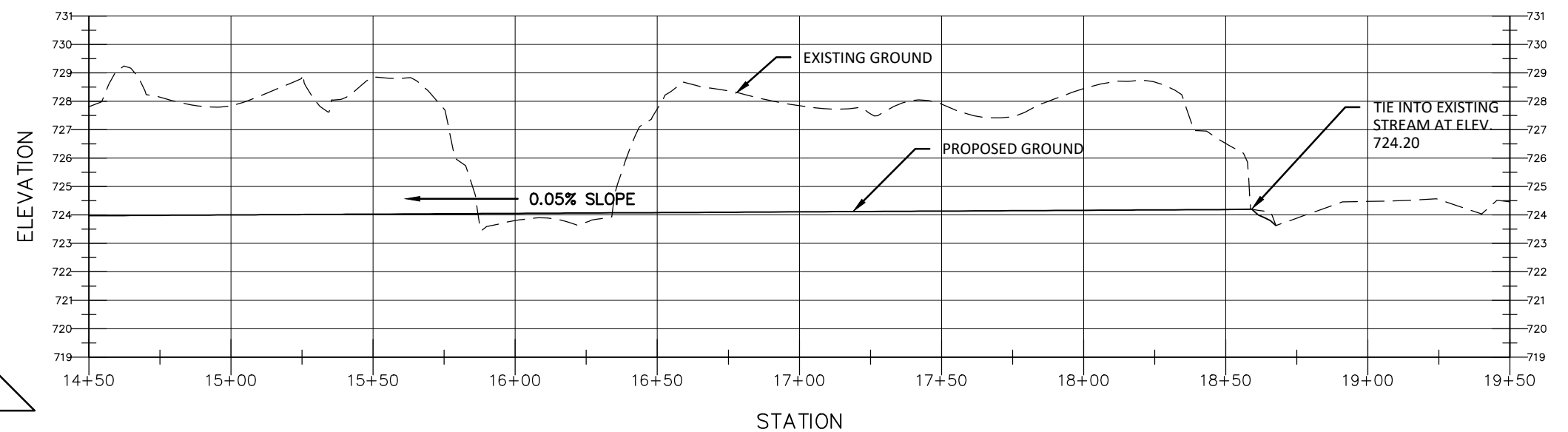
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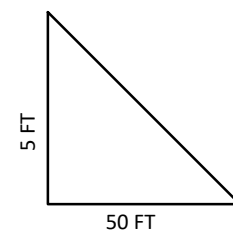
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- EXISTING TILE DRAIN TO REMAIN
- EXISTING TILE DRAIN TO BE REMOVED
- LIMIT OF GRADING
- LARGE WOOD
- INSTREAM POOL
- FLOODPLAIN WETLAND DEPRESSION
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STREAM PROFILE



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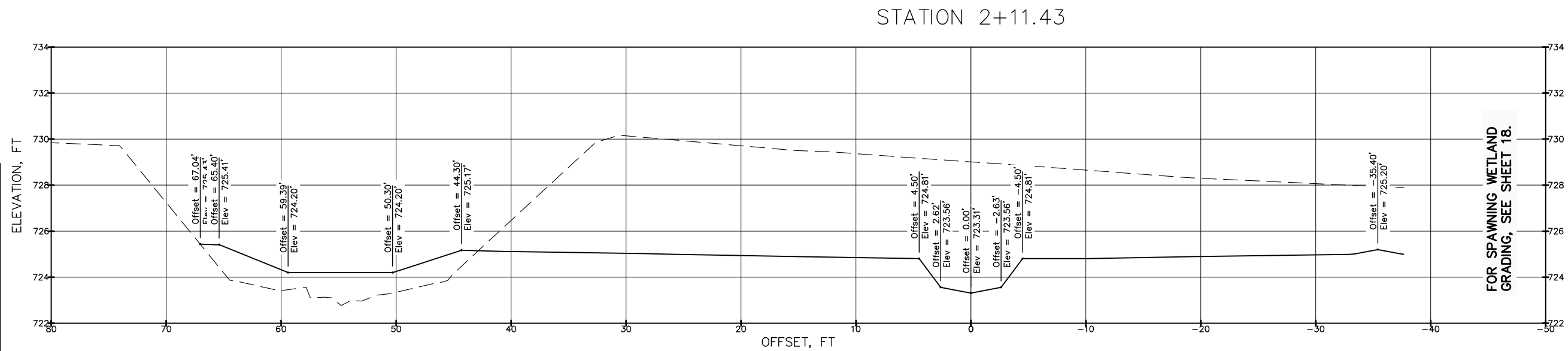
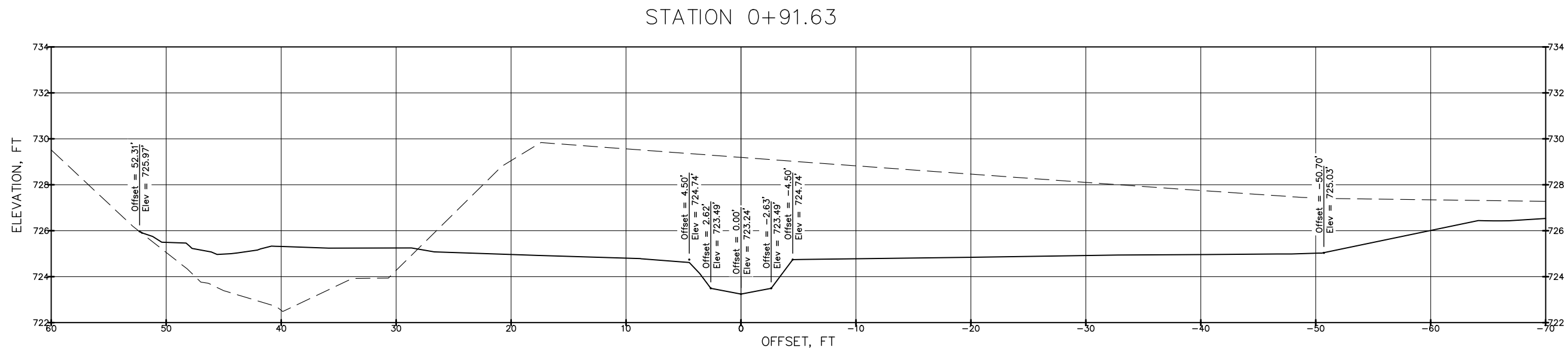
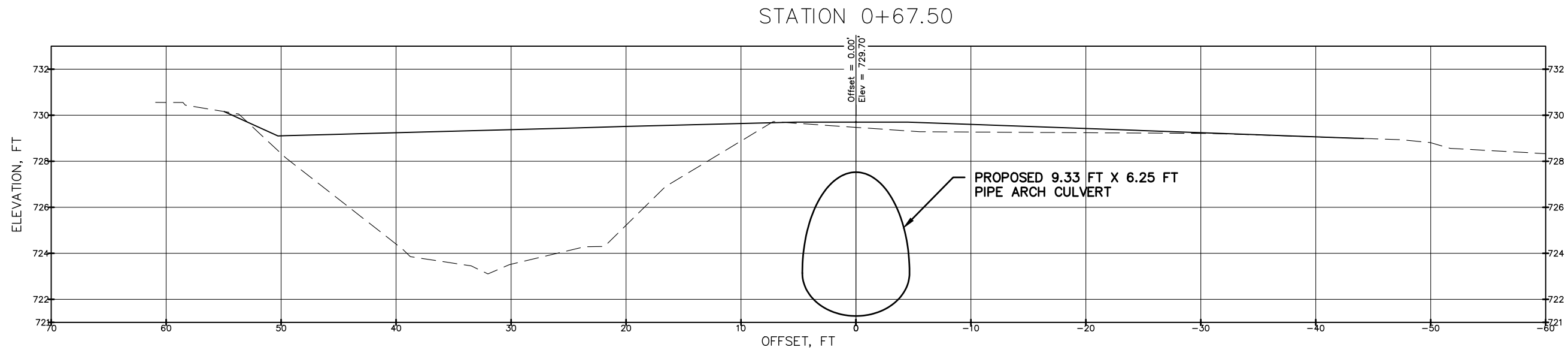
OZAUKEE COUNTY PLANNING AND PARKS DEPARTMENT
LITTLE MENOMONEE RIVER CORRIDOR ECOSYSTEM RESTORATION
MEQUON ROAD PARCEL



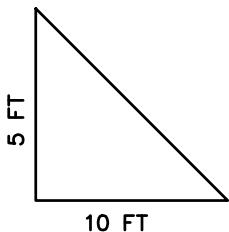
PLAN AND
PROFILE 4

SHEET
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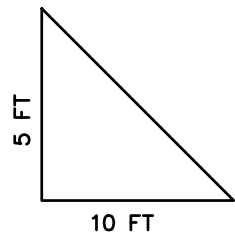
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FOR SPAWNING WETLAND
GRADING, SEE SHEET 18.

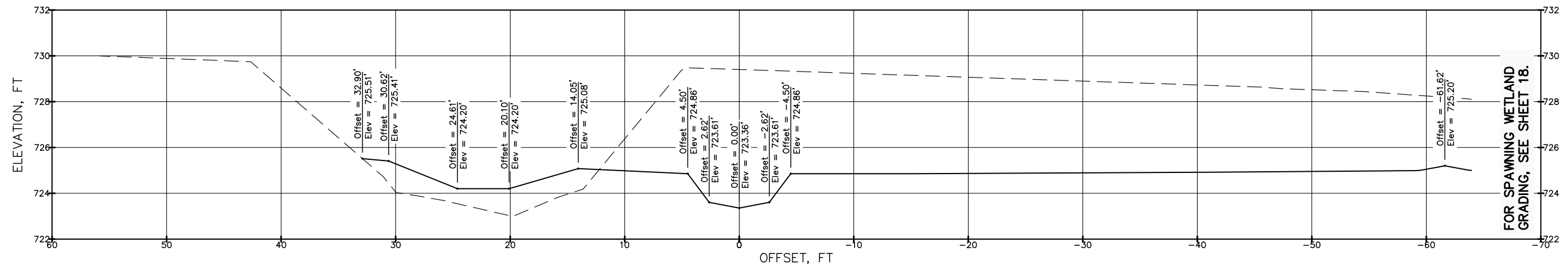


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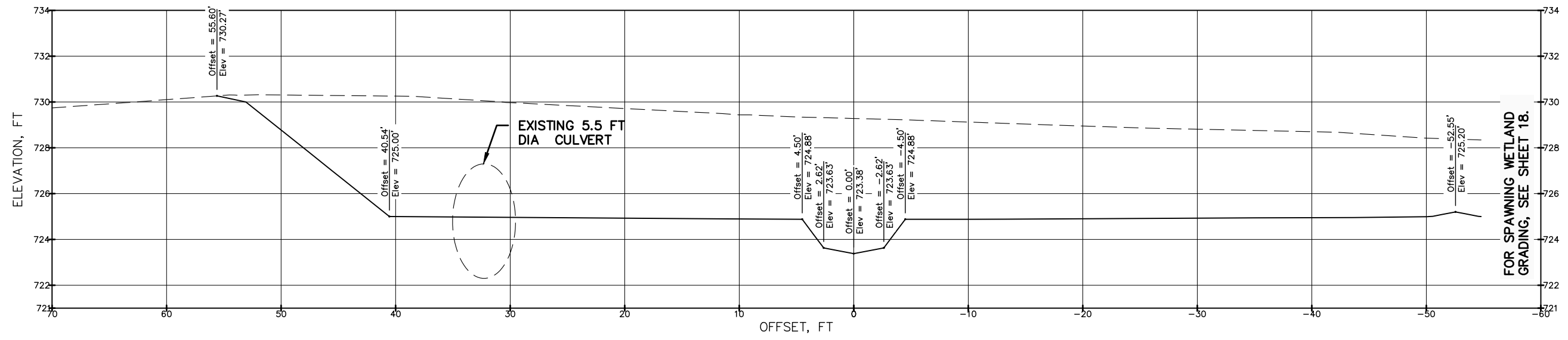


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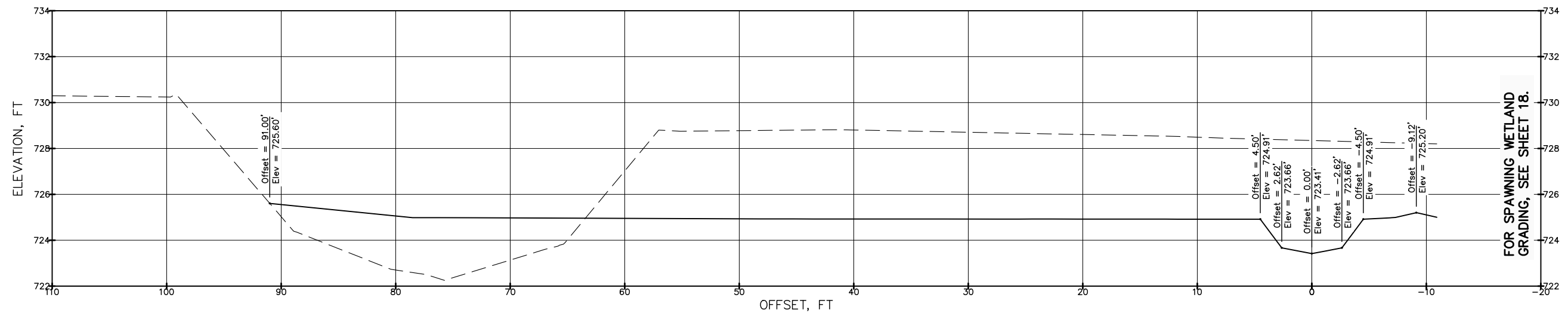
STATION 3+02.30



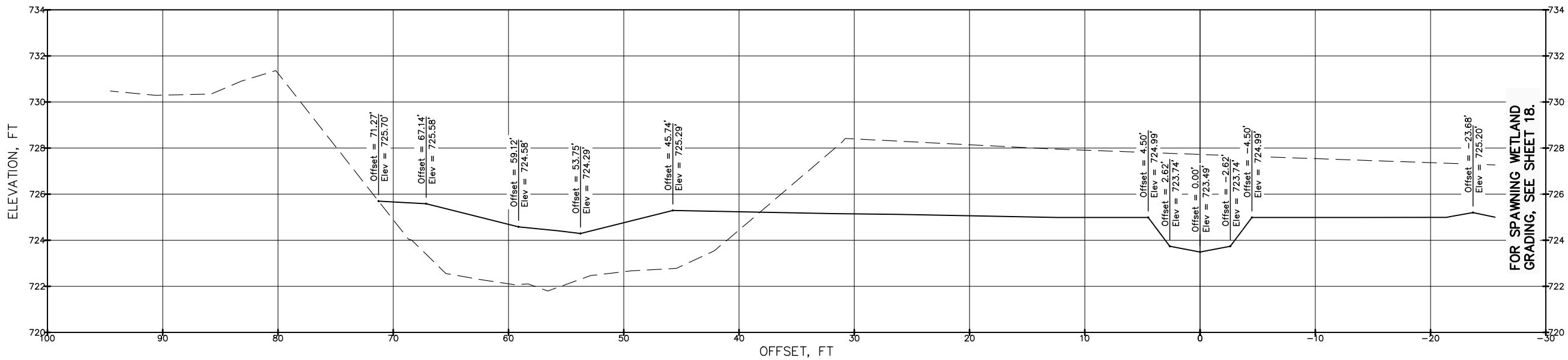
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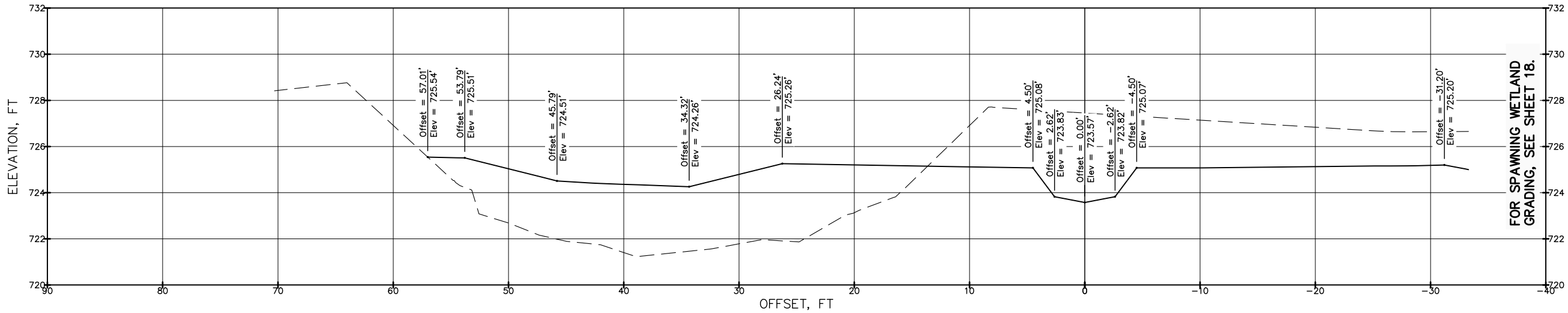
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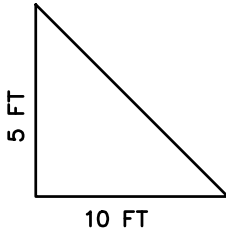
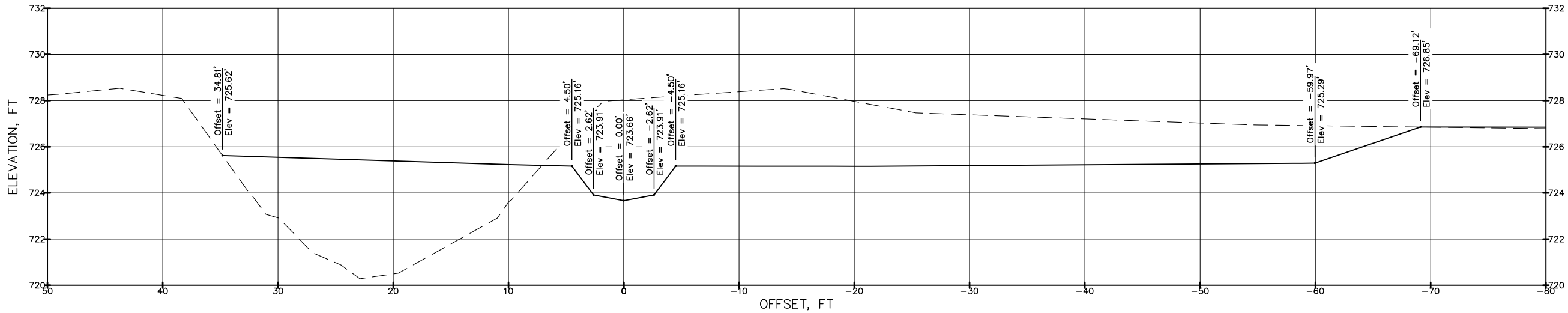
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STATION 7+08.88

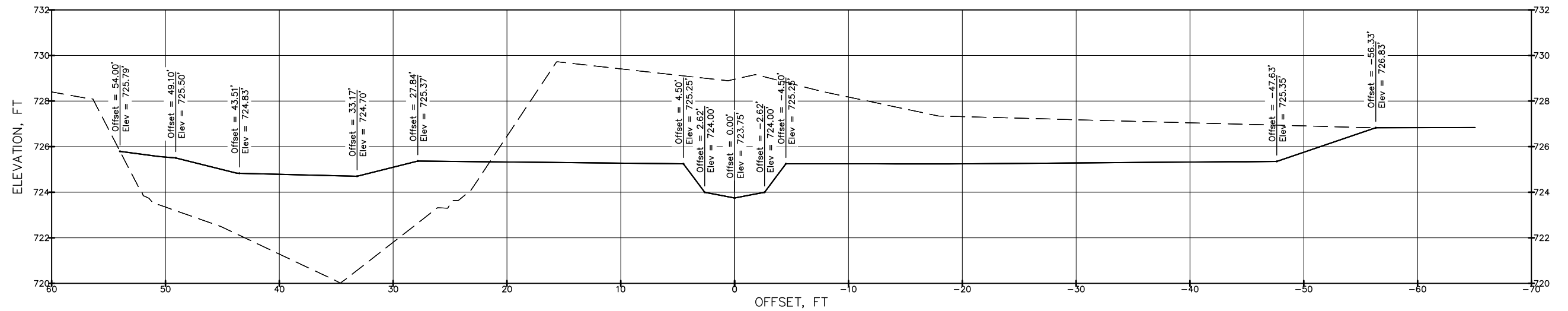


STATION 8+67.94

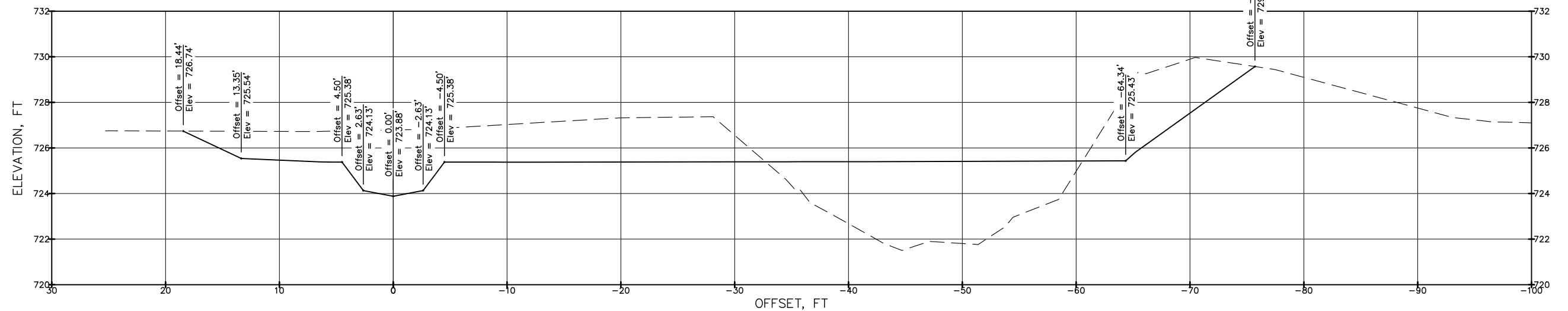


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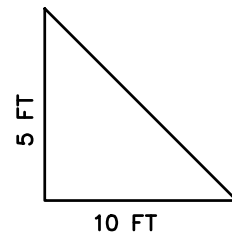
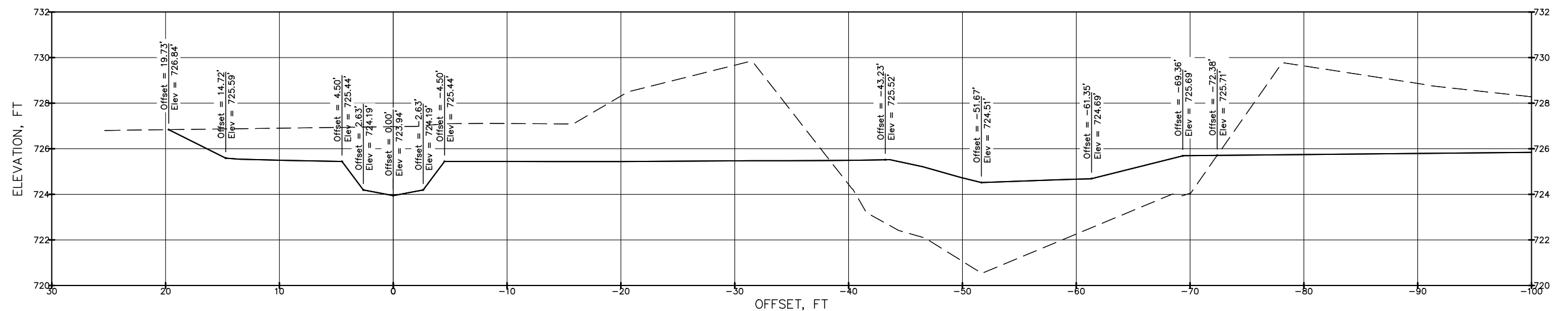
STATION 10+27.88



STATION 12+71.16

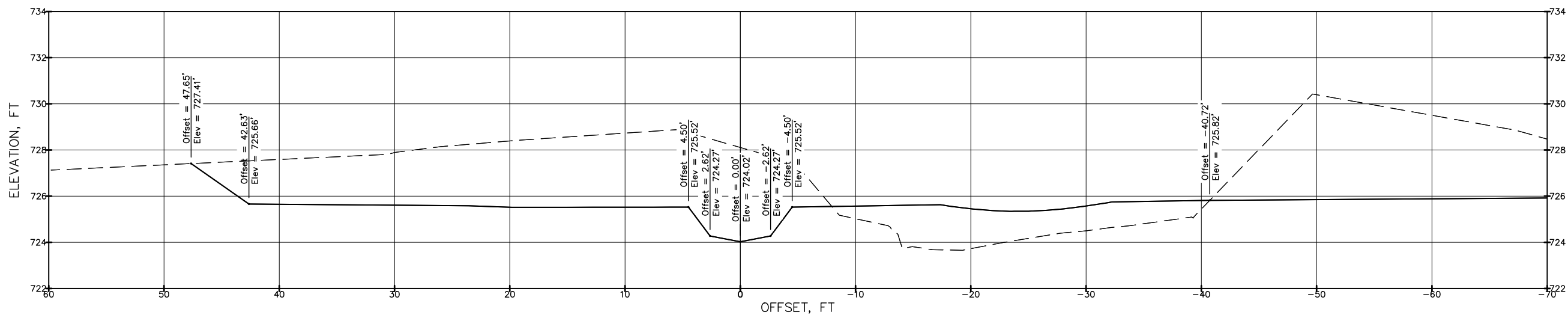


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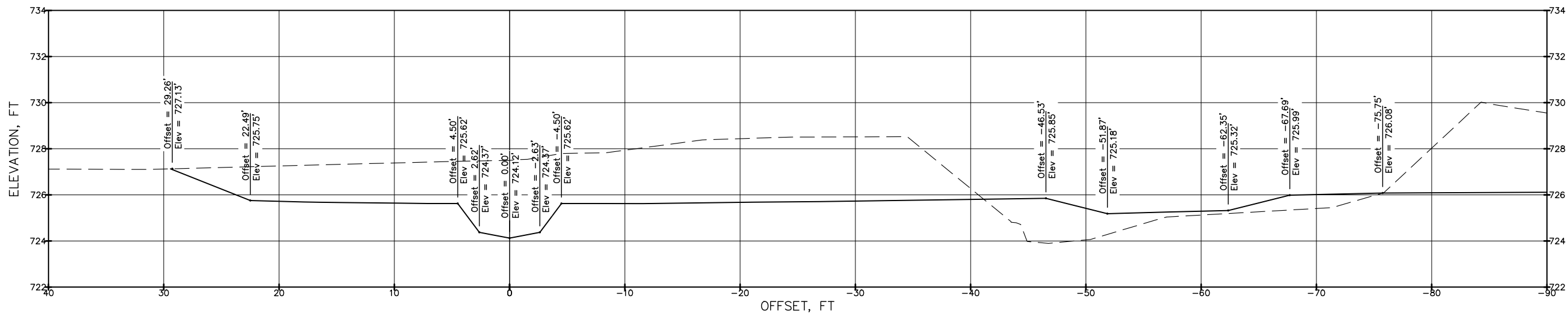


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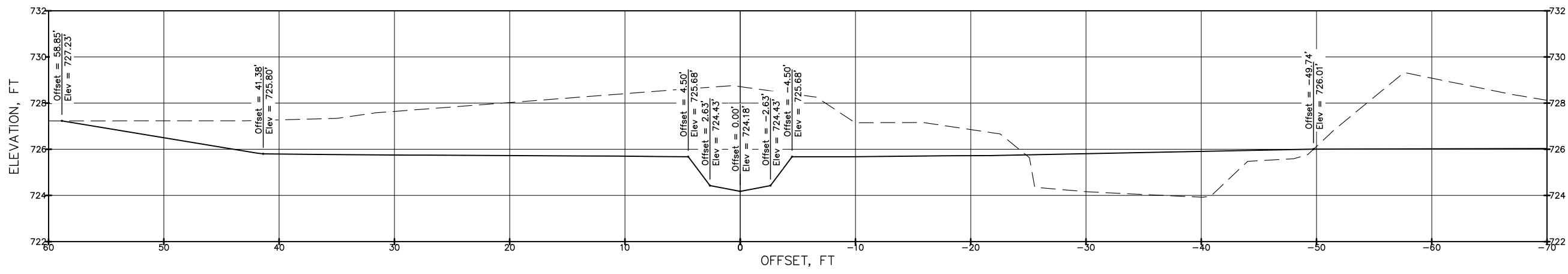
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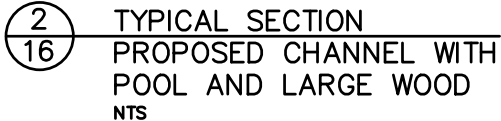
STATION 17+27.57



STATION 18+22.80



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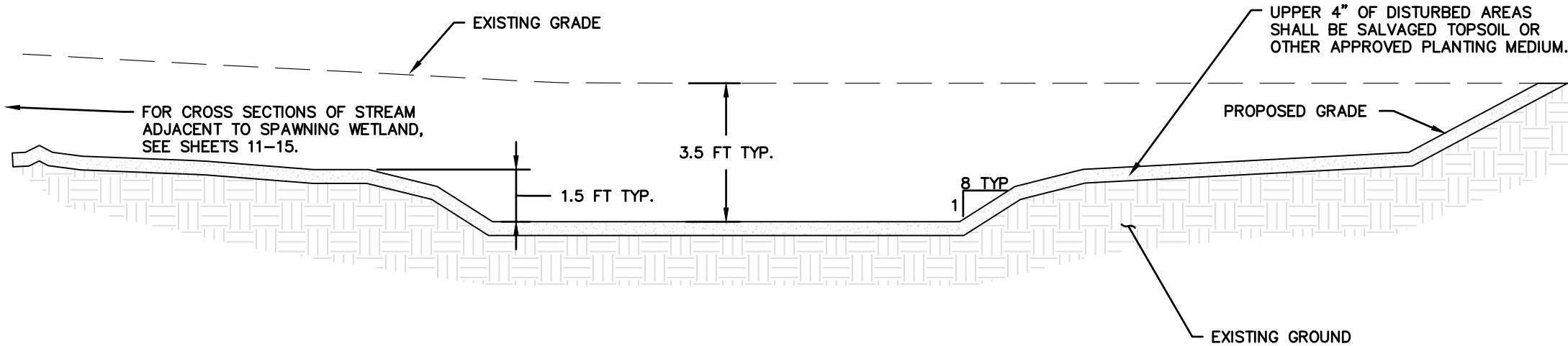
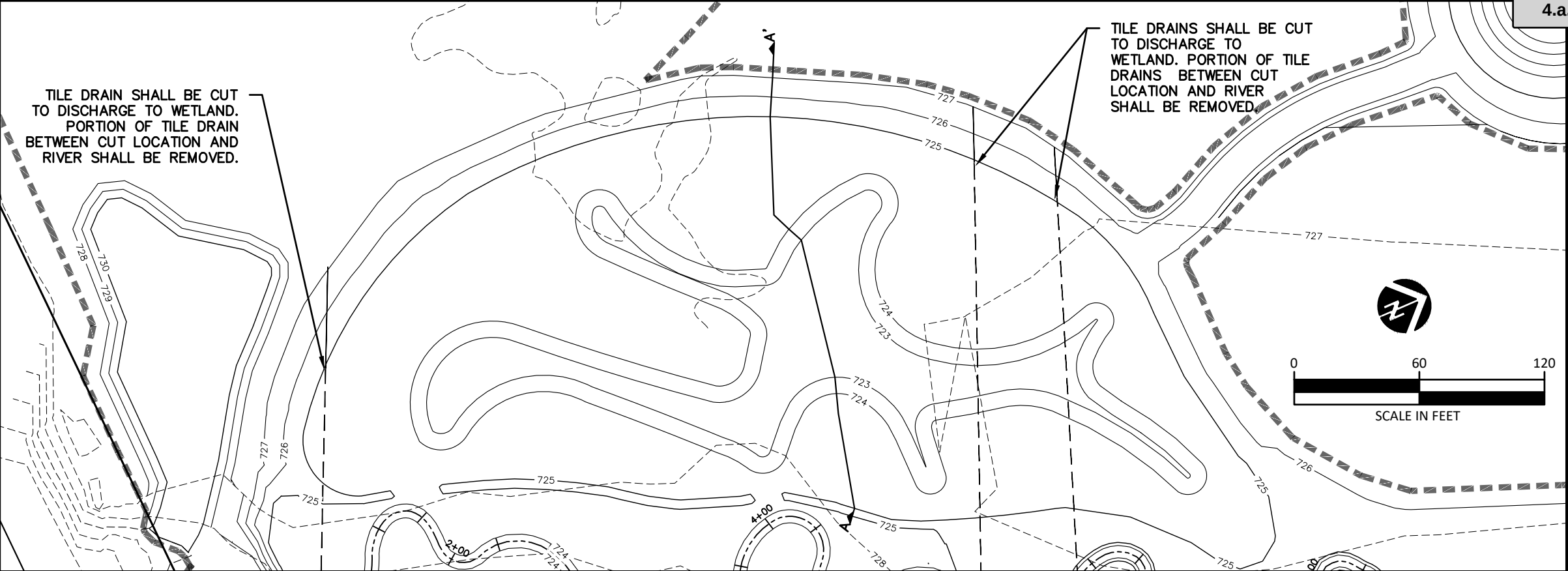
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DATE



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PLAN LEGEND

- EXISTING 1 FT CONTOUR
- PROPOSED 1 FT CONTOUR
- EXISTING TILE DRAIN TO REMAIN
- EXISTING TILE DRAIN TO BE REMOVED
- LIMIT OF GRADING
- LARGE WOOD
- CROSS SECTION LINE

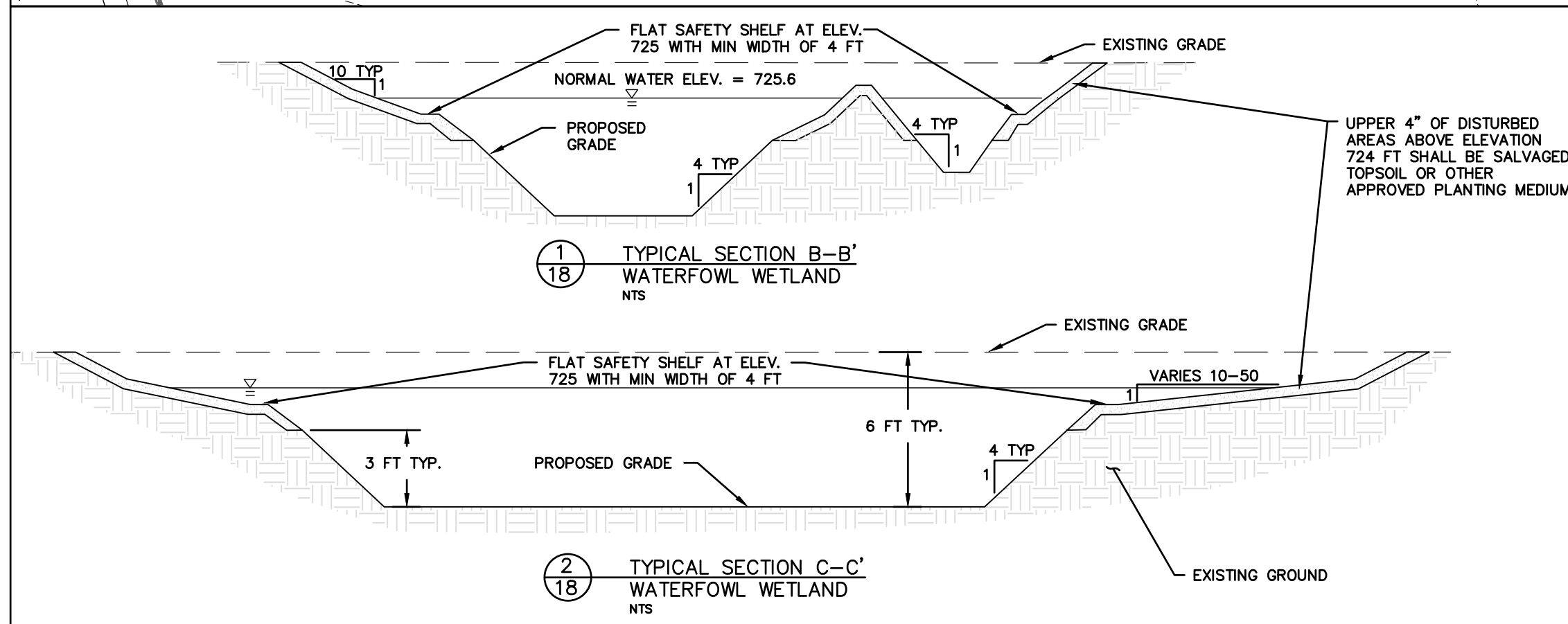
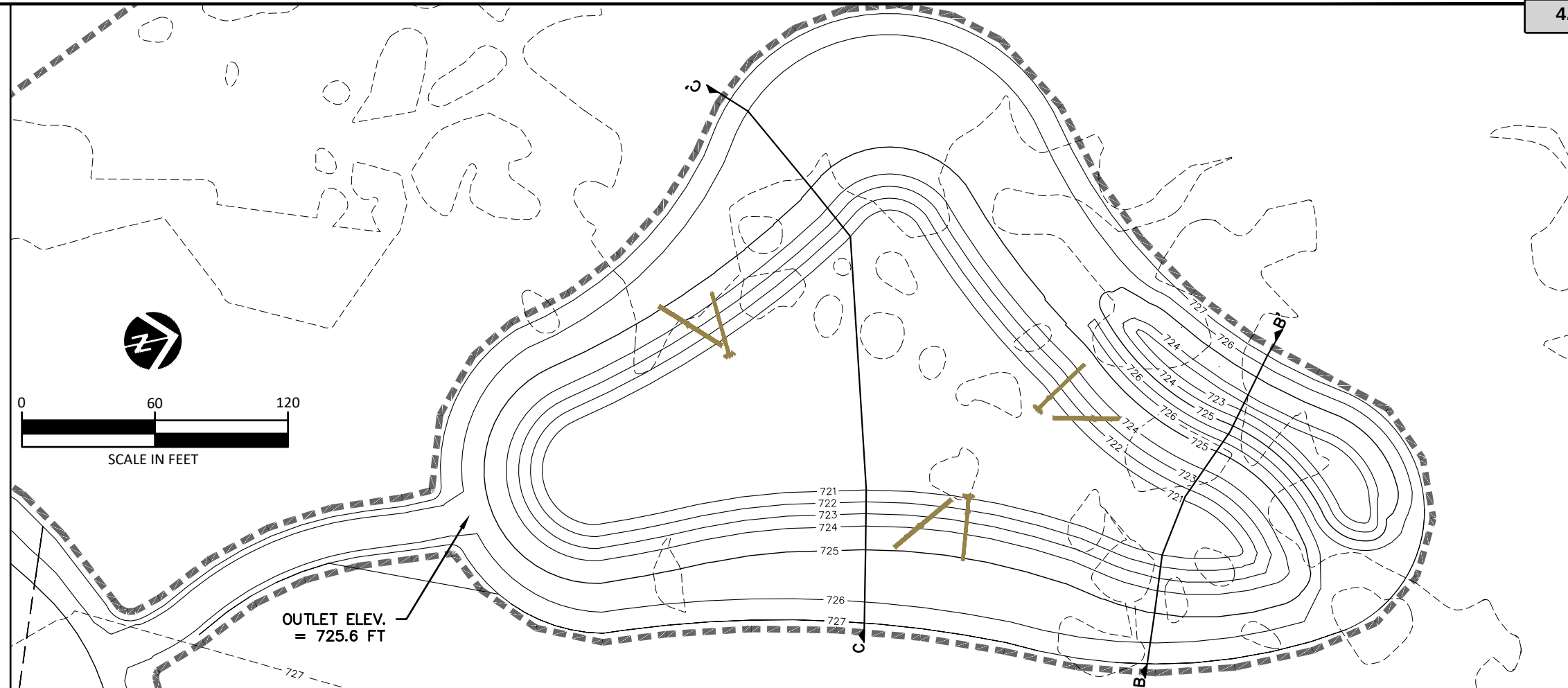


1
17 TYPICAL SECTION A-A'
SPAWNING WETLAND
NTS

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PLAN LEGEND

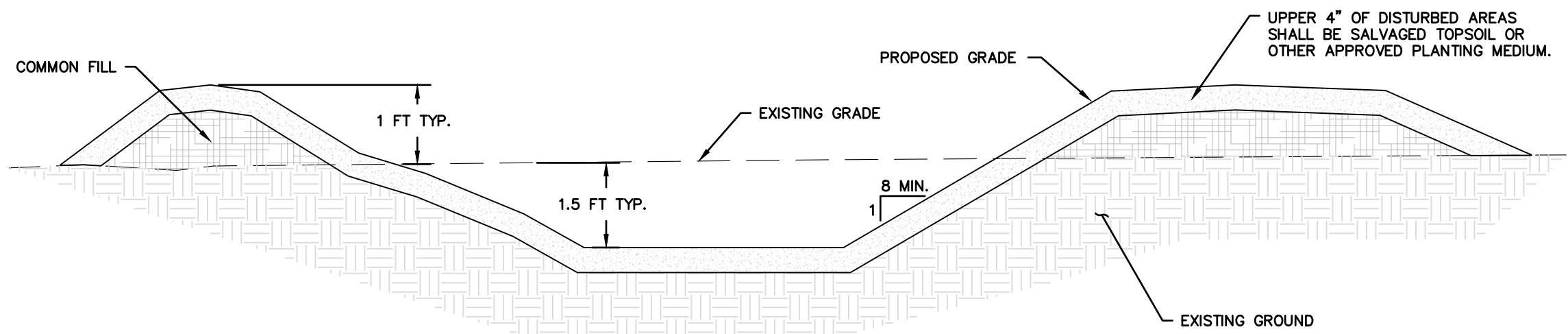
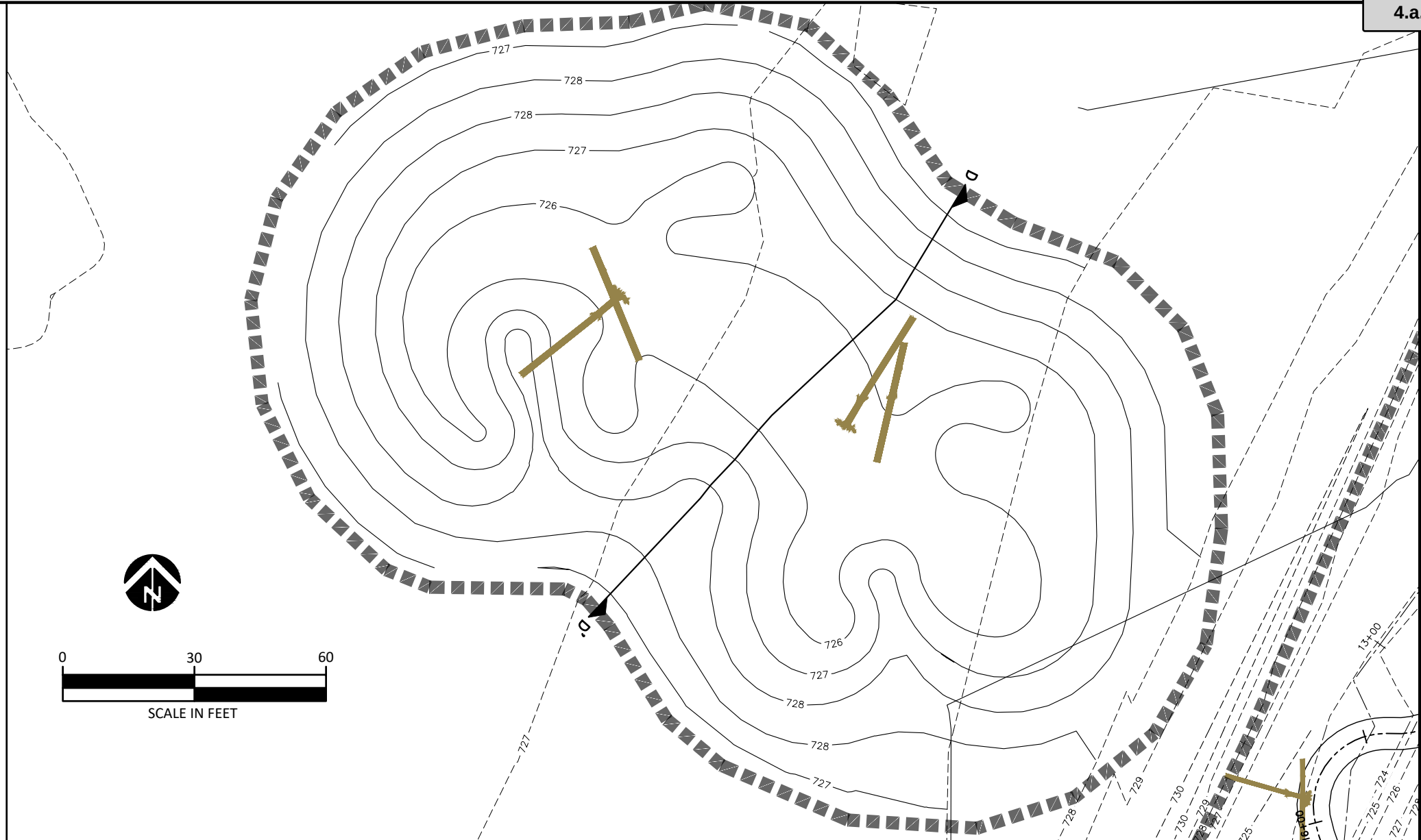
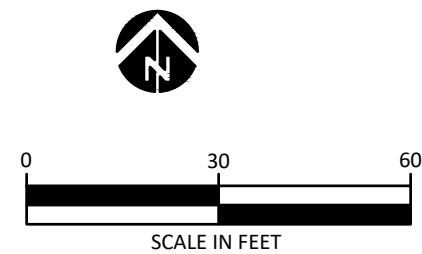
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- PROPOSED 1 FT CONTOUR
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PLAN LEGEND

- EXISTING 1 FT CONTOUR
- PROPOSED 1 FT CONTOUR
- EXISTING TILE DRAIN TO REMAIN
- EXISTING TILE DRAIN TO BE REMOVED
- LIMIT OF GRADING
- LARGE WOOD
- CROSS SECTION LINE



1
19 TYPICAL SECTION D-D'
WOODED EPHEMERAL WETLAND
NTS

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LITTLE MENOMONEE RIVER CORRIDOR ECOSYSTEM RESTORATION
MEQUON ROAD PARCEL



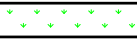
WETLAND GRADING 3

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PLAN LEGEND



DIVERSE MESIC PRAIRIE (SEEDING)



WET PRAIRIE DOMINATED BY GRASSES (SEEDING)



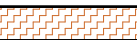
EMERGENT WETLAND (SEEDING)



MESIC WOODS – WOODED WITH UNDERSTORY AND CANOPY TREE SPECIES



FLOODPLAIN MESIC WOODS – WOODED WITH CANOPY TREE SPECIES



SAVANNA – OPEN WITH SCATTERED CANOPY TREE SPECIES



LIMIT OF GRADING

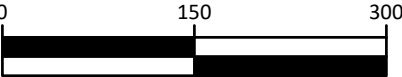
SPECIES LISTS

Tree and Shrub Species	Latin Name	Mesic Woods	Floodplain Mesic Woods	Savanna
Speckled Alder	<i>Alnus incana</i>	x	x	
Serviceberry	<i>Amelanchier canadensis</i>	x	x	x
Silky Dogwood	<i>Cornus amomum</i>	x		
Gray Dogwood	<i>Cornus racemosa</i>	x		
Red Osier Dogwood	<i>Cornus sericea</i>	x		
Winterberry	<i>Ilex verticillata</i>	x		
American Elderberry	<i>Sambucus canadensis</i>	x		
Meadowsweet	<i>Spiraea alba</i>	x		
Nannyberry	<i>Viburnum lentago</i>	x		
Yellow Birch	<i>Betula alleghaniensis</i>	x	x	
American Hornbeam	<i>Carpinus caroliniana</i>	x	x	
Hackberry	<i>Celtis occidentalis</i>	x	x	x
American Tamarack	<i>Larix laricina</i>	x	x	x
Ironwood	<i>Ostrya virginiana</i>	x	x	
Balsam Poplar	<i>Populus balsamifera</i>	x	x	
Quaking Aspen	<i>Populus tremuloides</i>	x	x	x
Black Cherry	<i>Prunus serotina</i>	x	x	
Swamp White Oak	<i>Quercus bicolor</i>	x	x	x
Bur Oak	<i>Quercus macrocarpa</i>	x	x	x
Basswood	<i>Tilia americana</i>	x	x	

Seed Mix Species	Latin Name	Diverse Mesic Prairie	Emergent Wetland	All Other Planting Zones
Annual Ryegrass (cover crop)	<i>Lolium multiflorum</i>	x	x	x
Redtop (cover crop)	<i>Agrostis gigantea</i>			
Big Bluestem	<i>Andropogon gerardii</i>	x		x
Swamp / Marsh Milkweed	<i>Asclepias incarnata</i>		x	x
Butterfly Milkweed	<i>Asclepias tuberosa, var. clay</i>	x		
Calico Aster	<i>Aster lateriflorus</i>	x		
New England Aster	<i>Aster novae-angliae</i>	x		
Swamp Aster	<i>Aster puniceus</i>		x	
Blue Joint Grass	<i>Calamagrostis Canadensis</i>	x		
Bristly/Bottlebrush Sedge	<i>Carex comosa</i>		x	
Bottlebrush/Porcupine Sedge	<i>Carex hystrixina</i>	x		
Fox Sedge	<i>Carex vulpinoidea</i>	x		
Sand Coreopsis	<i>Coreopsis lanceolata</i>	x		
Canada Wild Rye	<i>Elymus canadensis</i>	x		x
Virginia Wild Rye	<i>Elymus virginicus</i>	x		x
Spotted Joe Pye Weed	<i>Eupatorium maculatum</i>	x		x
Common Boneset	<i>Eupatorium perfoliatum</i>	x		
Dogtooth Daisy	<i>Helenium autumnale</i>	x		
Ox Eye Sunflower	<i>Heliopsis helianthoides</i>	x		
Northern Blue Flag Iris	<i>Iris versicolor</i>		x	
Prairie Blazingstar	<i>Liatris pycnostachya</i>	x		
Marsh Blazingstar	<i>Liatris spicata</i>		x	
Water Horehound/Bugleweed	<i>Lycopus americanus</i>		x	
Wild Bergamot	<i>Monarda fistulosa</i>	x		x
Yellow Pond Lily	<i>Nuphar lutea</i>		x	
White Water Lily	<i>Nymphaea odorata</i>		x	
Switchgrass	<i>Panicum virgatum</i>	x		x
Wild Quinine	<i>Parthenium integrifolium</i>	x		
Yellow Coneflower	<i>Ratibida pinnata</i>	x		x
Black-eyed Susan	<i>Rudbeckia hirta</i>	x		x
Sweet Blacked-eyed Susan	<i>Rudbeckia subtomentosa</i>	x		
Brown-eyed Susan	<i>Rudbeckia triloba</i>	x		x
Great Water/Marsh Dock	<i>Rumex orbiculatus</i>		x	
Dark Green Bulrush	<i>Scirpus atrovirens</i>		x	
Woolgrass	<i>Scirpus cyperinus</i>	x		
Wild Senna	<i>Senna hebecarpa</i>	x		
Ohio Goldenrod	<i>Solidago ohioensis</i>	x		
Stiff Goldenrod	<i>Solidago rigida</i>	x		
Indian Grass	<i>Sorghastrum nutans</i>	x		x
Blue Vervain	<i>Verbena hastata</i>	x		x
Ironweed	<i>Vernonia fasciculata</i>	x		
Golden Alexanders	<i>Zizia aurea</i>	x		

NOTE: SPECIES LISTS ARE APPROXIMATE. SUBSTITUTIONS MAY BE MADE BASED ON AVAILABILITY AND CONDITIONS ENCOUNTERED DURING CONSTRUCTION.

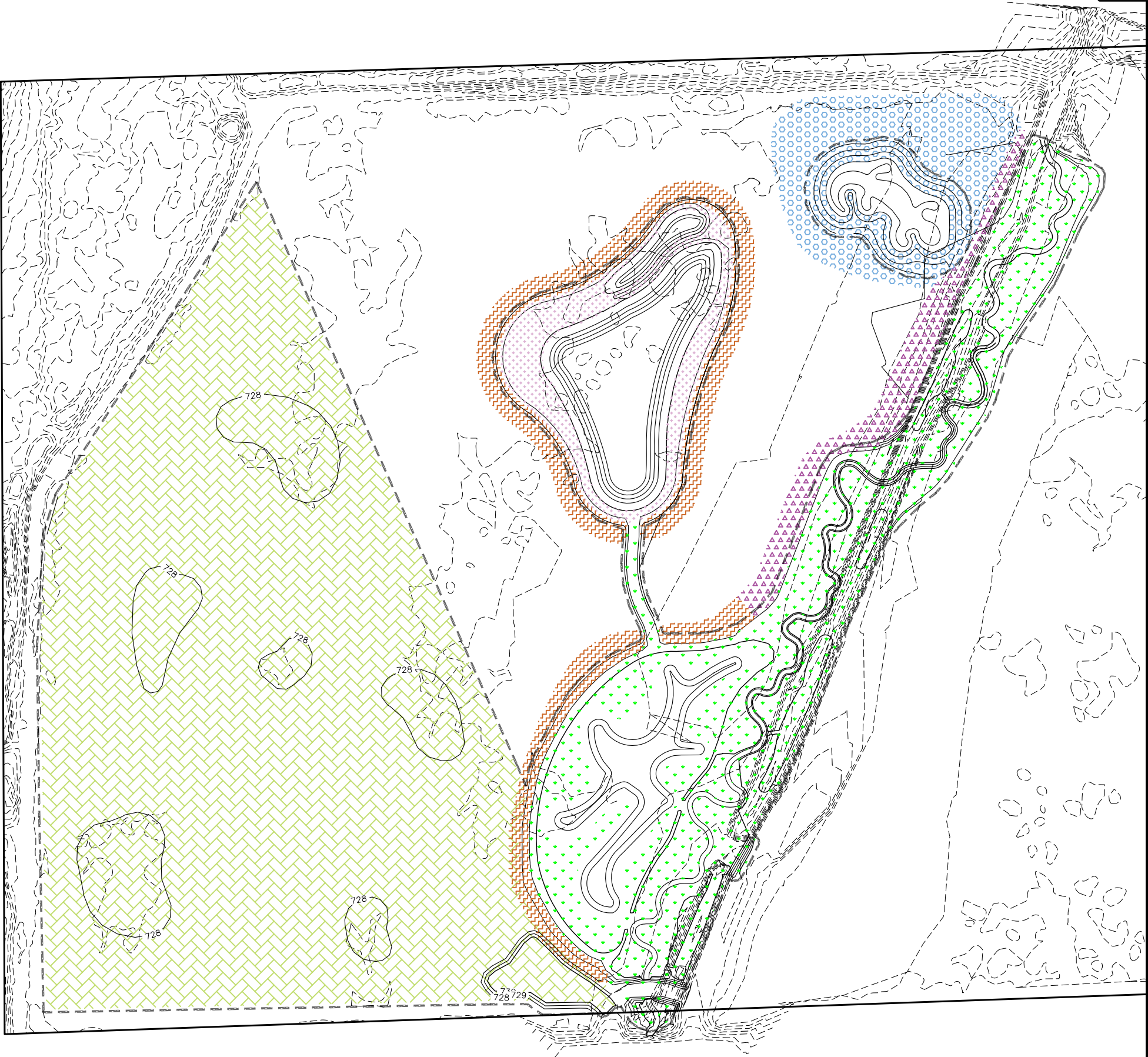
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0150300

SCALE IN FEET







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: September 9, 2019
SUBJECT: Concordia University. The applicant is seeking building and site plan amendment to allow for a dome over the football field for the property located at 12800 N. Lake Shore Drive.

Applicant:	Concordia University
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Use:	University
Existing Zoning:	IPS (Institutional and Public Service) C-2 (General Conservancy)
Land Use Plan:	Institutional
Lot size:	126 acres
Location:	12800 N. Lake Shore Drive
Tax Key:	#15-008-09-001.00
District:	#5

Background: The applicant is requesting building and site plan amendment for an inflatable dome over the football field at Concordia University. The inflatable dome will be used during the winter months and will comply with the 52 foot height requirement. In December of 2014, the applicant was in front of the Planning Commission for a consultation for an inflatable dome over the soccer field which at the time was proposed at 72 feet in height.

Site Plan:

The dome is shown over the existing football field and will be inflated from October to April. The applicant has submitted several site line renderings of the dome which show limited view of the structure from nearby residential properties and the public right of way. The height of the dome has been reduced from the previous proposal to meet the code required 52 feet. Domes similar to this proposed for this development are common place on many college campuses and are become a typical part of the campus skyline. Staff is supportive of the dome over the football field due to its location on the campus far removed from many of the adjacent single family homes and its adjacency to the parking structure which screens a majority of the structure from public view. Other than the proposed dome, the site plan does not change significantly. There is also new mechanical equipment and a storage container for the dome when it is not in use located adjacent to the parking structure. The container and mechanical equipment are screened by the parking structure and vegetation and will not be visible to the public.

Building Plan:

The proposed 180W x 400L dome is constructed of a white fabric with an airlock entry system and several emergency exits. Staff will require that the mechanical equipment that inflates the dome be limited to 65dBA at the property line. Based on the information provided and the

proximity to the property line, staff believes the noise impact on any neighboring parcels will be negligible.

Engineering Report:

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

The site stormwater management report indicates that the football field is pervious surface. The field is actually artificial turf which is considered an impervious surface and should be accounted for in the stormwater management report. The artificial turf and dome creates an increase in impervious surface in excess of one half acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

Staff Recommendation:

Planning staff recommends the Planning Commission approval of the building and site plan amendment based on the following:

1. Staff review of final site, building and lighting plans.
2. The mechanical equipment associated with the dome shall be limited to 65dBA at the property line.
3. Engineering Division review and approval of grading and drainage plans in conformance to City ordinances and the Standard Specifications for Land Development.
4. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
5. 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).

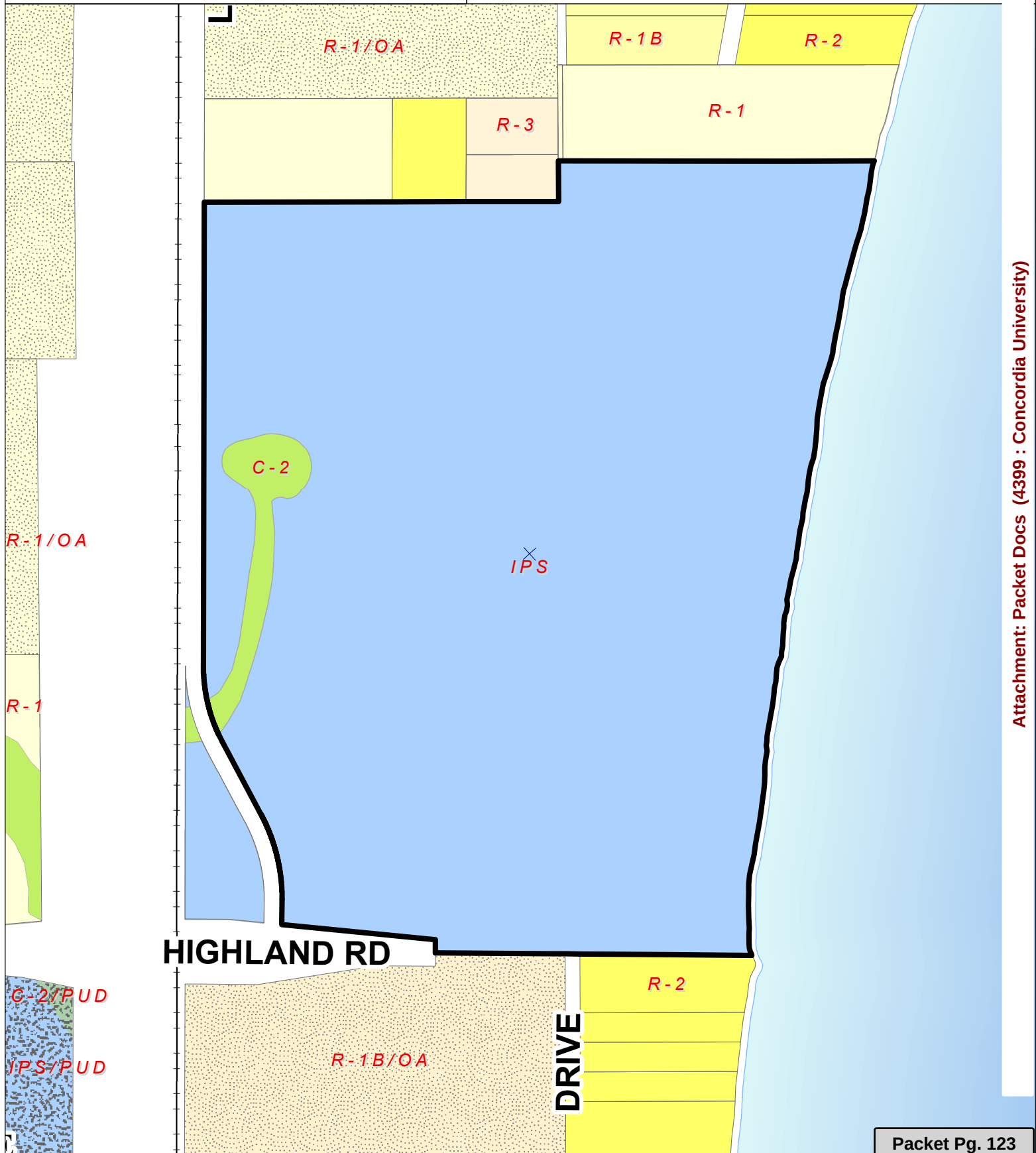
Attachments:

Packet Docs (PDF)

Concordia University

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

4.b.a



Attachment: Packet Docs (4399 : Concordia University)

CONCORDIA FALCONS

Seasonal Air Dome Proposal

Respectfully Submitted: Dr. Rob Barnhill – Director of Athletics

Proposal:

To construct a footing and attachment system around the current football field to accommodate the anchoring of a seasonal air dome. The air dome would cover the football field and would be put up in late October and taken down in early April.

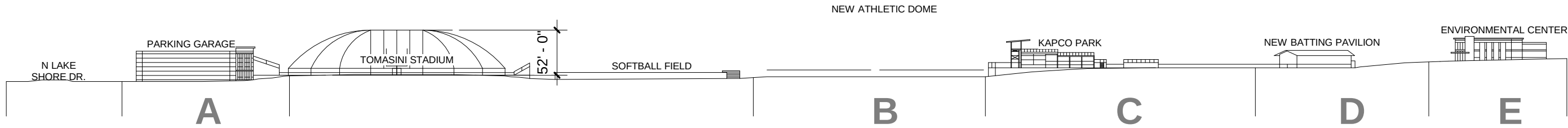
Rationale:

Concordia University Wisconsin has 32 varsity sports programs consisting of nearly 700 student athletes and a very robust campus recreation and intramural program. Our current indoor facilities consist of the RJ Buuck Field house and the Catalyst Sports Training Center. These facilities lack the square footage to adequately accommodate the athletic, recreation, education, and wellness needs of our students. The proposed air dome would allow us to offer better opportunities to accomplish our programming goals and create a better quality of life for all individuals affected.

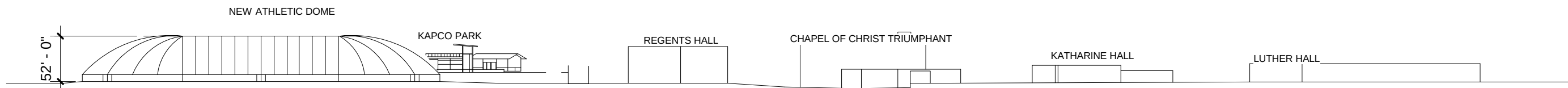
During the winter/spring, overlap period (January – March) we will have 10 teams competing for space in our existing 2 indoor facilities. The field house is a multi-purpose facility that was design built for basketball, volleyball, and indoor track. Our field sports like baseball, softball, and men's and women's lacrosse do make use of the field house space but that use is limited due to the design of the building. The field sports also make limited use of the Catalyst Sports Training Center but that effectively accommodates 1 team at a time and is purpose built as a hitting and pitching facility for baseball and softball. It is not large enough to accommodate full fielding for baseball and softball and is not nearly large enough to accommodate the space requirements for men's and women's lacrosse.

Our campus intramural and recreation programming is prioritized after intercollegiate athletics. This means that the students wishing to participate in those offerings do so after 10pm. The athletic department currently occupies the indoor spaces from 6:00 am to 7:30 am and then again from 3:00 pm to 10:00 pm. These special and time constraints limit the number and types of programs that we can offer and puts a tremendous amount of pressure on the athletes and non-athletes alike, as they are up very late during school nights.

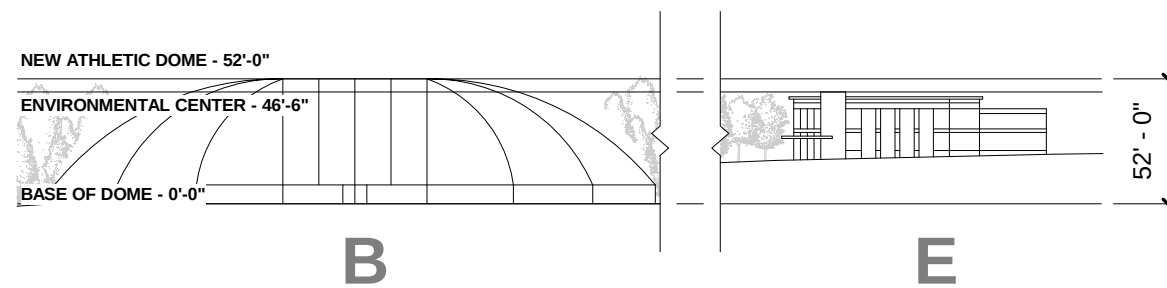
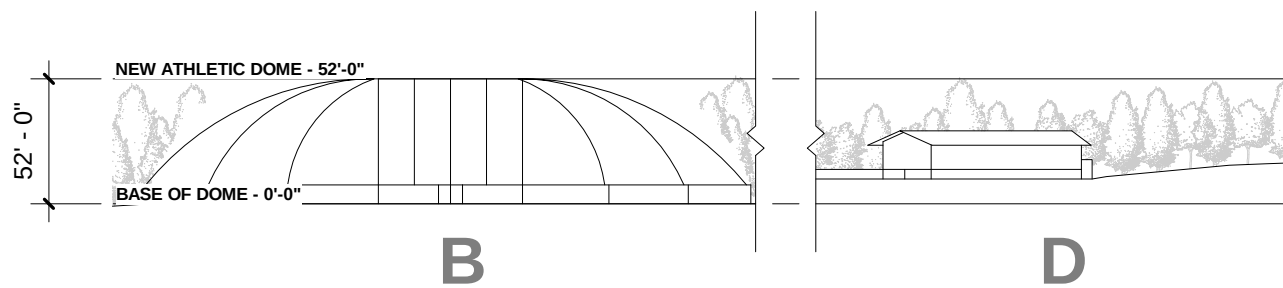
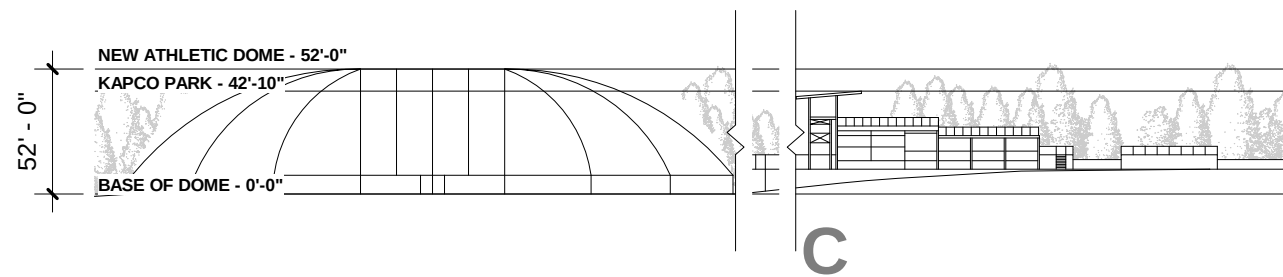
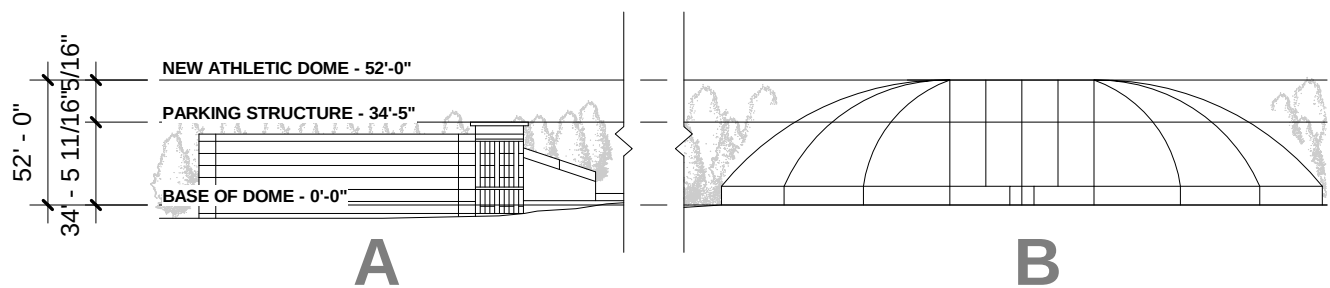
The seasonal air dome would address all of the aforementioned challenges. The dome would allow us to move our field sports outside on a full turf field where they belong. Campus recreation and intramurals would then be able to access the open times inside for better start times and create opportunity for a greater number of indoor and outdoor program offerings. The air dome would create a better quality of life for our students, coaching and support staffs.



2 E-W ELEVATION.
A-1 1 : 1500



3 N-S ELEVATION.
A-1 1 : 1500



Athletic Facilities

View from on Campus



Mayer | Helminiak
Architects, LLC

10521 N. Port Washington Rd.
Suite 220
Mequon, WI
53092-5561

(262)241-3700
mayer-helminiak.com



Attachment: Packet Docs (4399 : Concordia University)

Athletic Facilities

A wide-angle photograph of a large, modern sports complex. In the foreground, a green artificial turf soccer field is visible, enclosed by a black metal fence. To the right, a section of blue stadium seating is partially visible. In the background, a large, white, dome-shaped structure, likely an indoor sports arena, stands next to a dense line of trees. The sky is clear and blue.

Attachment: Packet Docs (4399 : Concordia University)

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Concordia University Wisconsin

12800 N Lake Shore Dr, Mequon, WI
07/19/2019
14025.1

SKETCHES

A-3

Packet Pg. 128

View from Lake Drive



Athletic Facilities



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Architects, LLC

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Suite 220
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53092-5561

(262)241-3700
mayer-helminiak.com



Attachment: Packet Docs (4399 : Concordia University)

View from Highland Road Intersection



Athletic Facilities



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Architects, LLC

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53092-5561

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Attachment: Packet Docs (4399 : Concordia University)

Athletic Facilities

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SUBMITTALS & REVISIONS			
NO.	TYPE	DATE	SUBMITTED BY

Concept Drawings

Seasonal Dome (over Football Field) 180' W x 400'L x 52'H

Concordia University Wisconsin
12800 N Lake Shore Dr. Mequon WI 53097
Contact: Rob Barnhill

ArizonBuildingSystems.com|| 11880 Dorsett Rd, Maryland Heights, MO 63043
Sales Contact: Dave Fenton| 8155094670 | dfenton@arizoncompanies.com

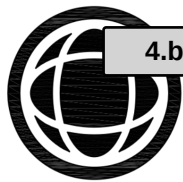
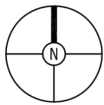
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AA1.01	FLOOR PLAN						
AA2.01	DOM E ELEVATIONS						
AA2.02	DOM ELEVATIONS						
AD1.01	DOOR DETAILS						
AD1.02	DOOR DETAILS						
AE1.01	LIGHTING DETAILS						
AF1.01	FOUNDATION DETAILS						

Concordia University Wisconsin

PROJECT NAME

MANUFACTURING NO.

PROJECT NO.



4.b.a

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www.arizonstructures.

Arizon Companies

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815-509-4670

CUSTOMER

CONCORDIA UNIVERSITY
WISCONSIN
SEASONAL FOOTBALL DO

JOB SITE ADDRESS

CONTACT INFO

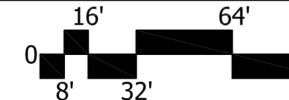
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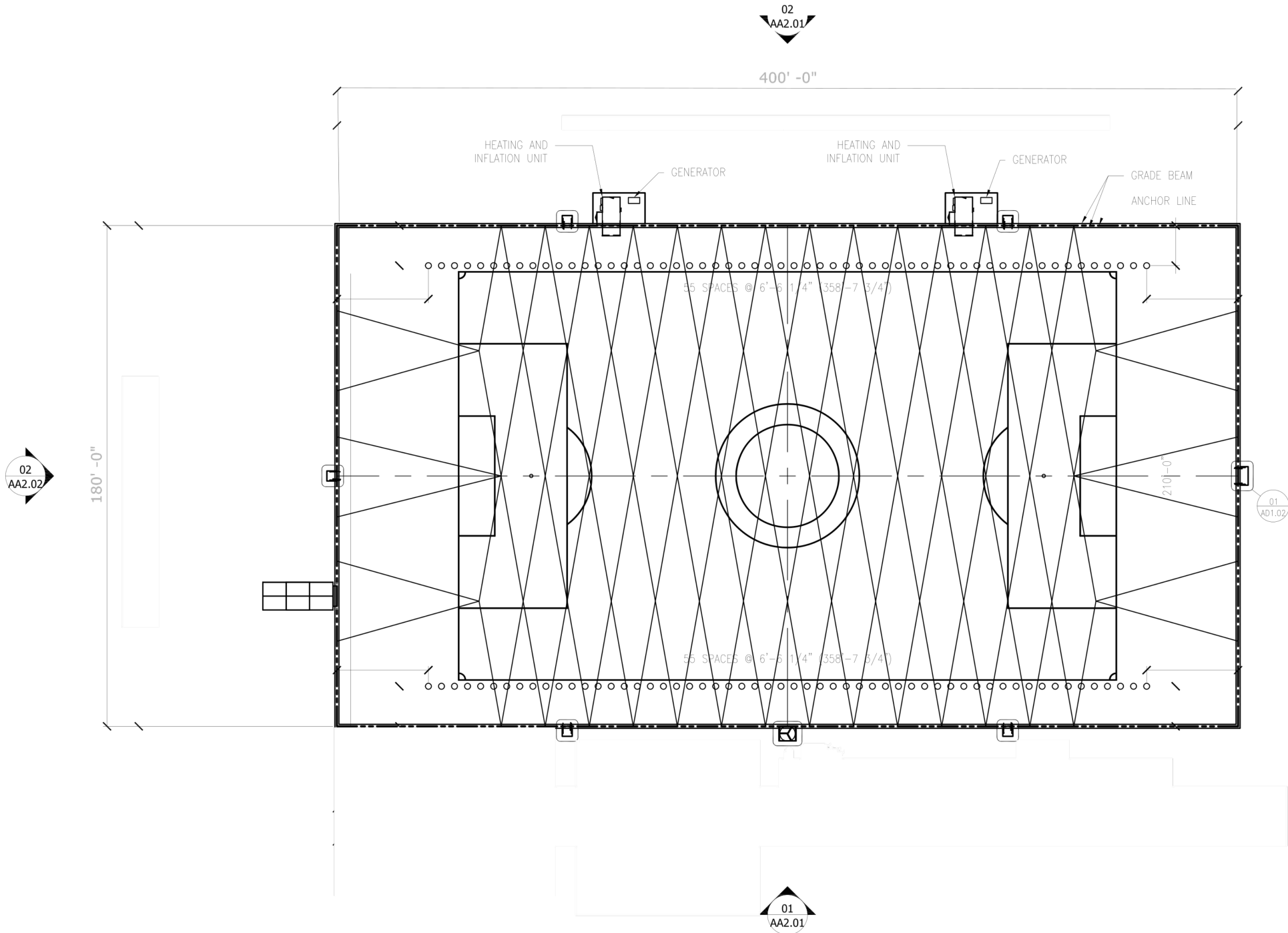
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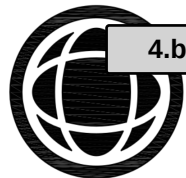
SEASONAL FOOTBALL DO

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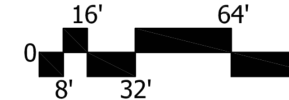
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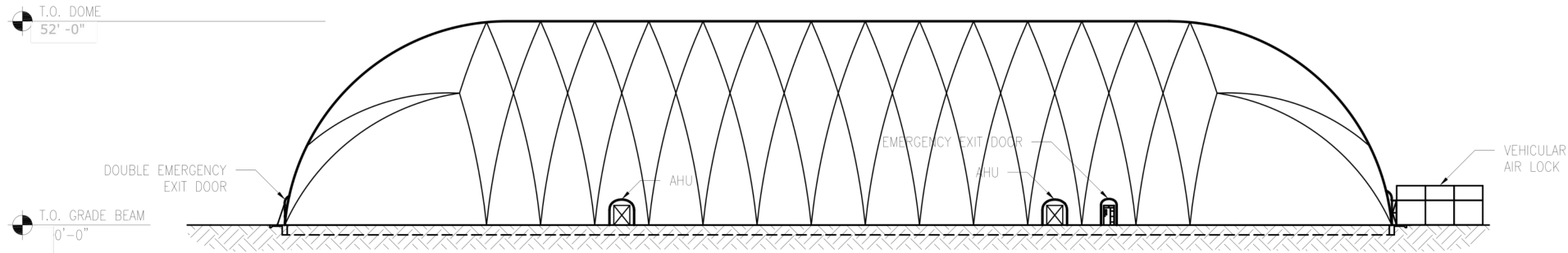
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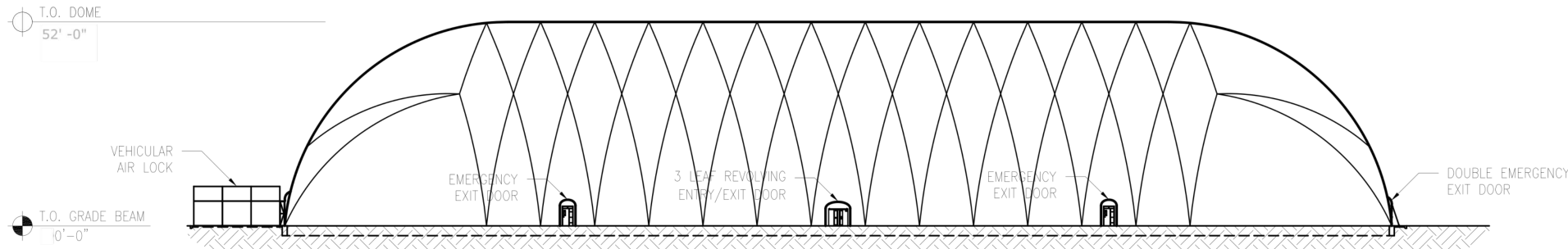
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Attachment: Packet Docs (4399 : Concordia University)



02 NORTH PROFILE
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01 SOUTH PROFILE
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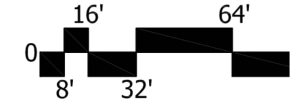
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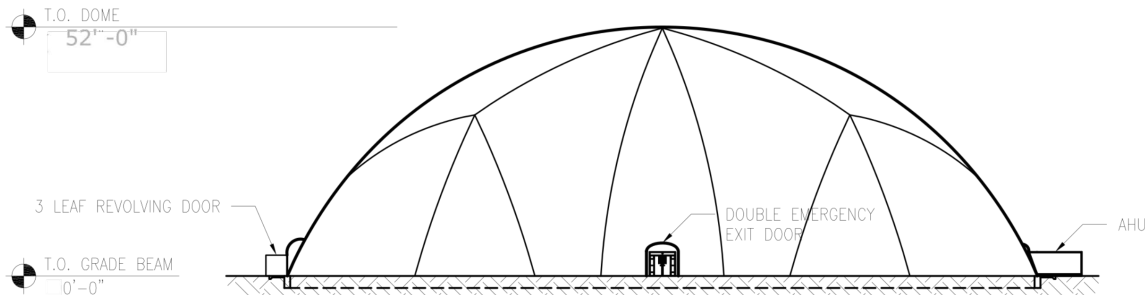
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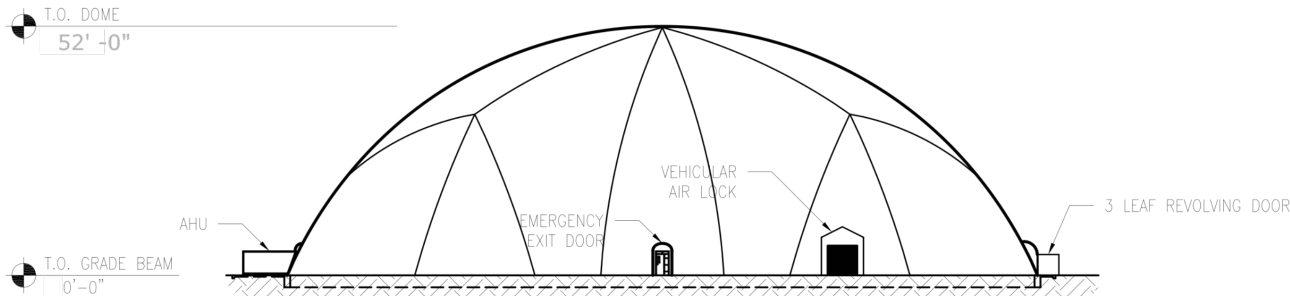
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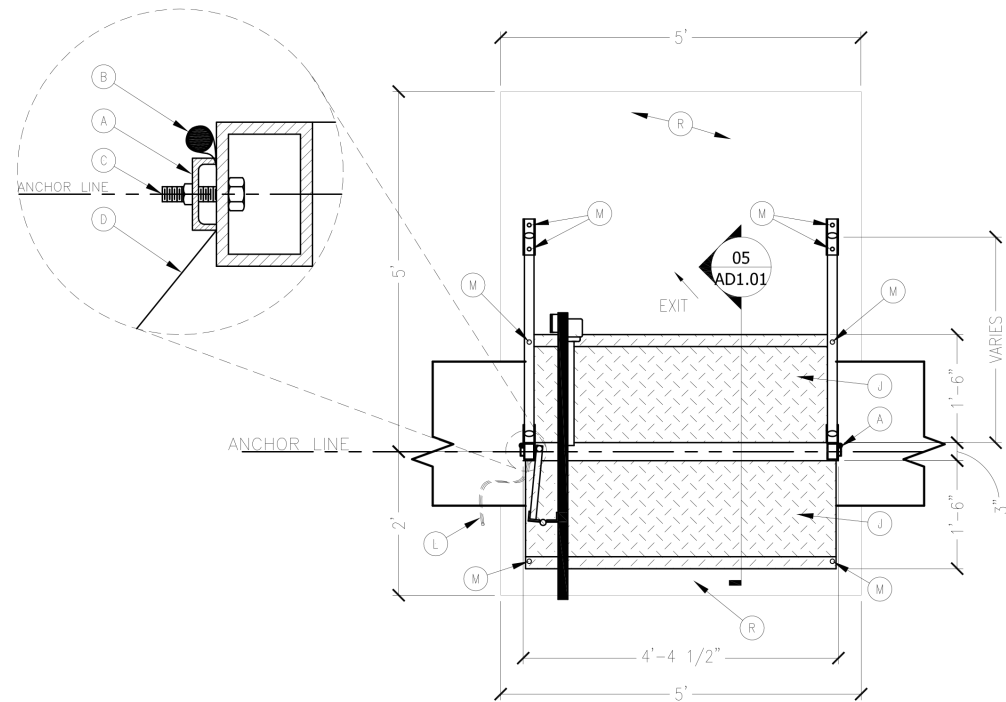


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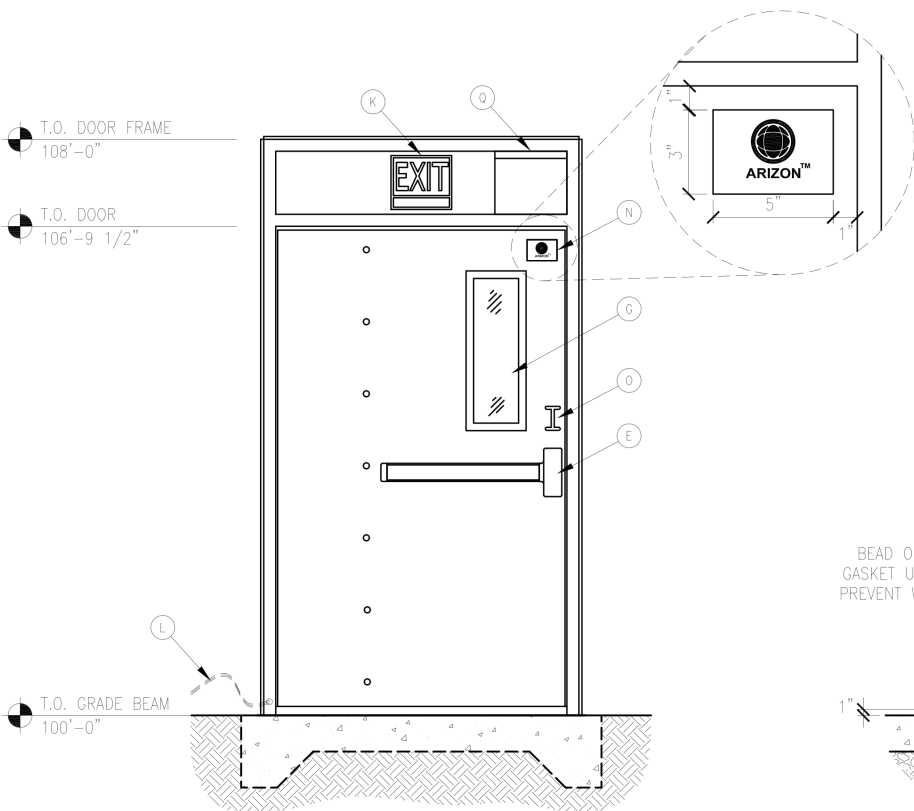


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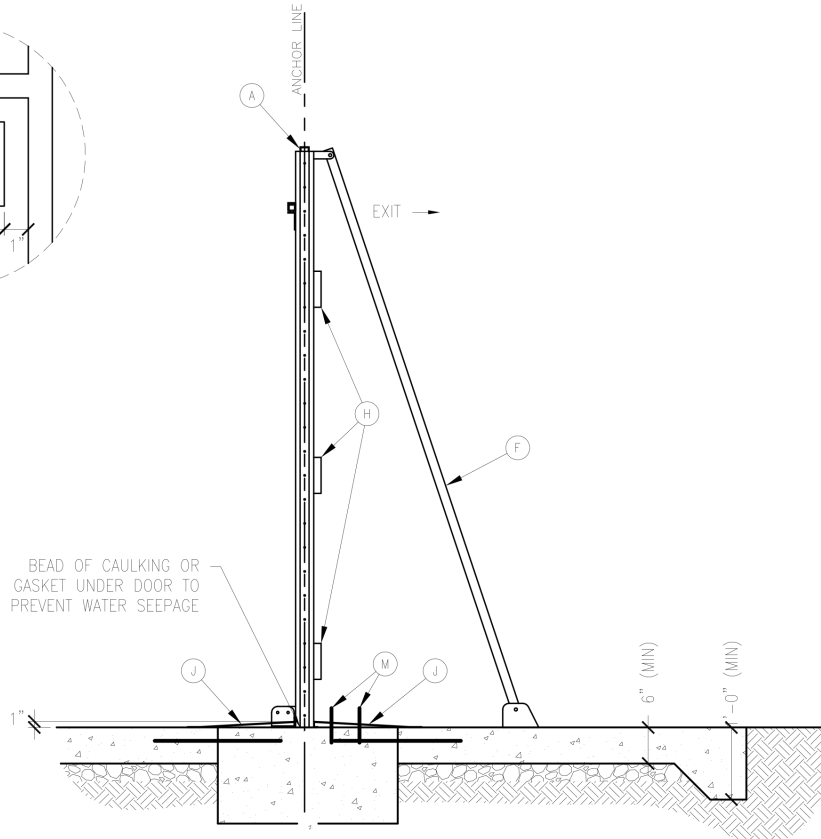
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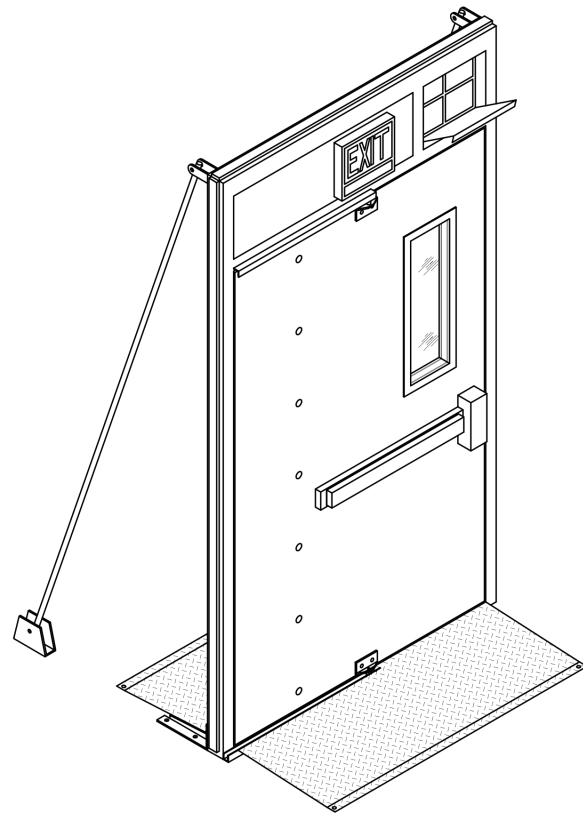
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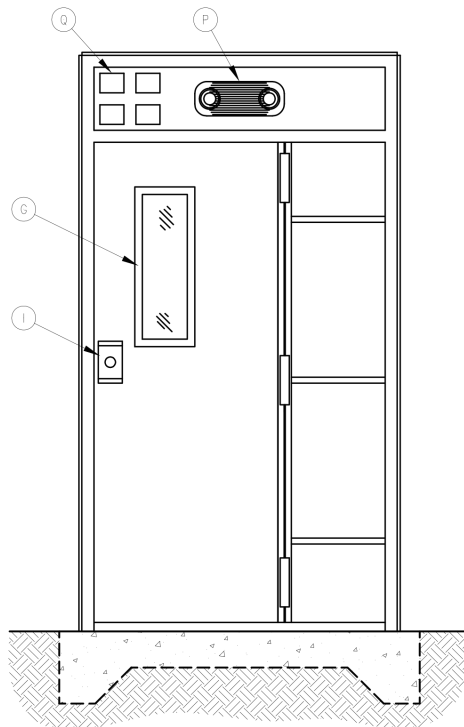
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03 PROFILE VIEW
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05 ISOMETRIC
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04 EXTERIOR VIEW
SCALE: 3/4" = 1'-0"

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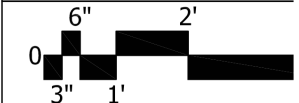
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DOOR DETAILS

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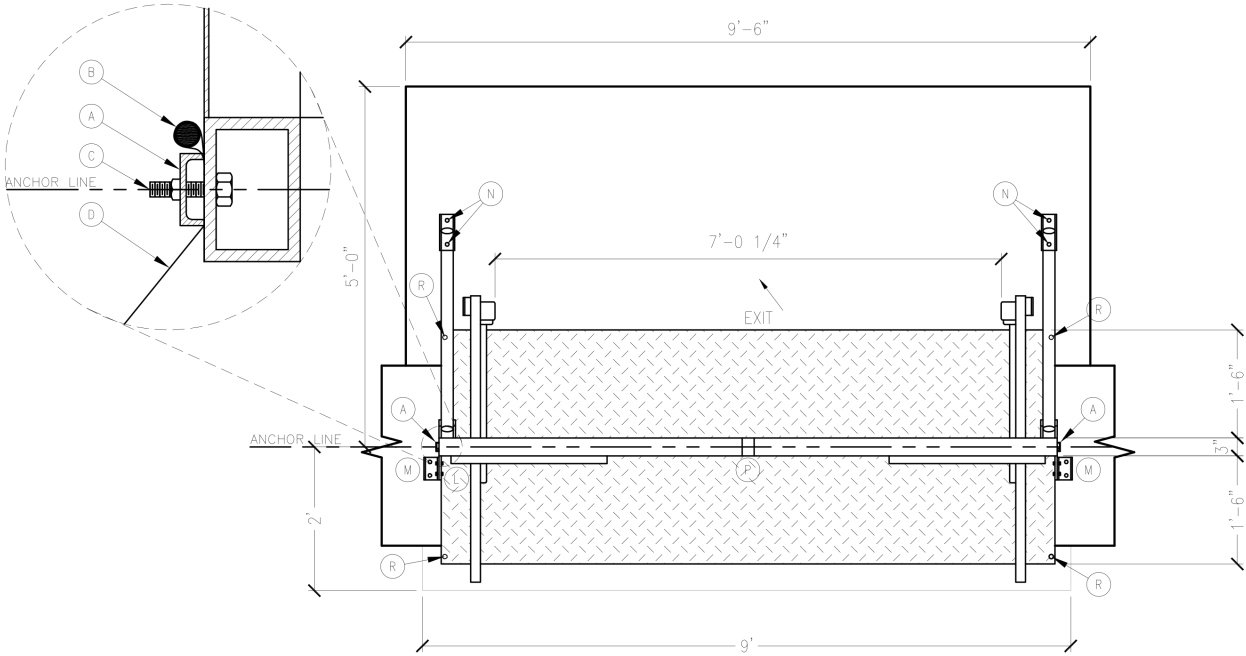
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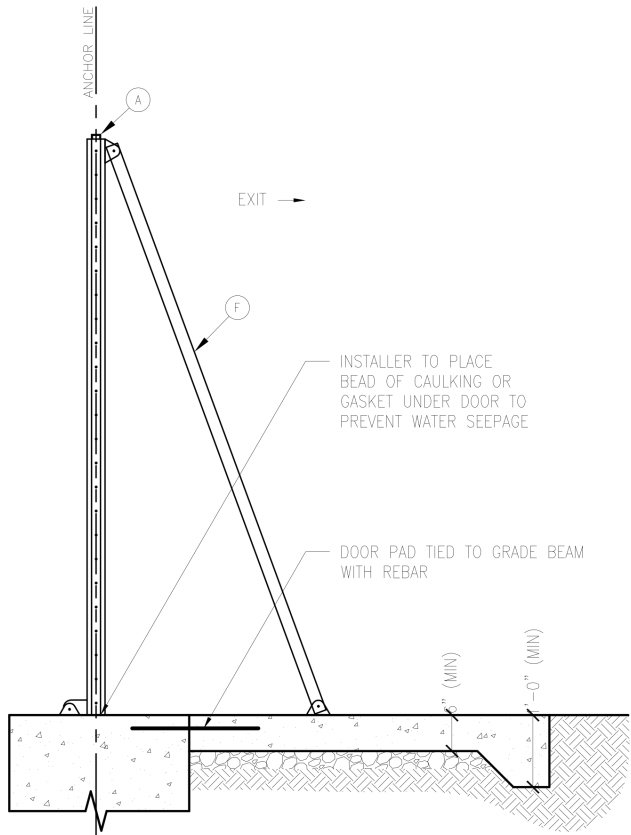
Attachment: Packet Docs (4399 : Concordia University)

- GENERAL NOTES:
1. APPROXIMATE SHIPPING WEIGHT 250 LBS
 2. ANODIZED ALUMINUM CONSTRUCTION (CLEAR)
 3. DETAILS MAY VARY

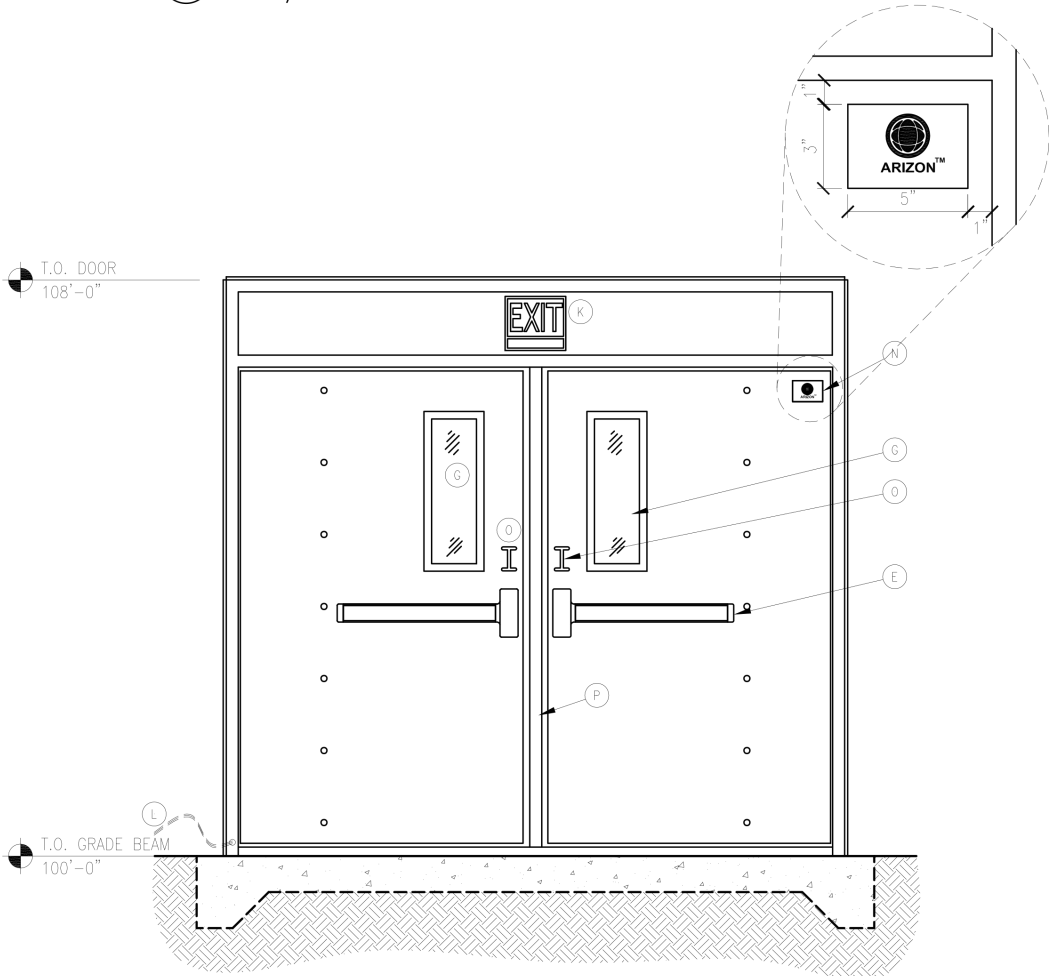
- KEYED NOTES:
- A. FABRIC CLAMP (SEE DETAIL 06)
- B. ROPE BEAD EDGE
- C. BOLT W/ NUT
- D. FABRIC
- E. PANIC HARDWARE
- F. SUPPORT LEGS, 1.9" ALUMINUM PIPE
- G. VISION PANEL - 2 PANES OF 1/8" THICK TEMPERED GLASS. 3/4" TOTAL THICKNESS - COMPLIANT WITH THE REQUIREMENTS OF IBC 2012 2406.4.1.
- H. ADJUSTABLE SPRING HINGES
- I. KEY LOCK AND PULL
- J. DOOR RAMPS
- K. ILLUMINATED EXIT SIGN & LIGHTS WITH BATTERY BACKUP PER IBC 1011 AND 1011.6.3
- L. EXIT SIGN POWER CORD - 3 FOOT PIGTAIL AT HINGE SIDE OF DOOR FRAME (120V POWER)
- M. 5/8" HOLE FOR 1/2" CONCRETE ANCHOR
- N. 3" X 5" ARIZON SIGN
- O. PULL HANDLE
- P. EXTERIOR REMOTE HEAD TO PROVIDE ILLUMINATION PER IBC 1006.
- Q. TRANSOM VENT



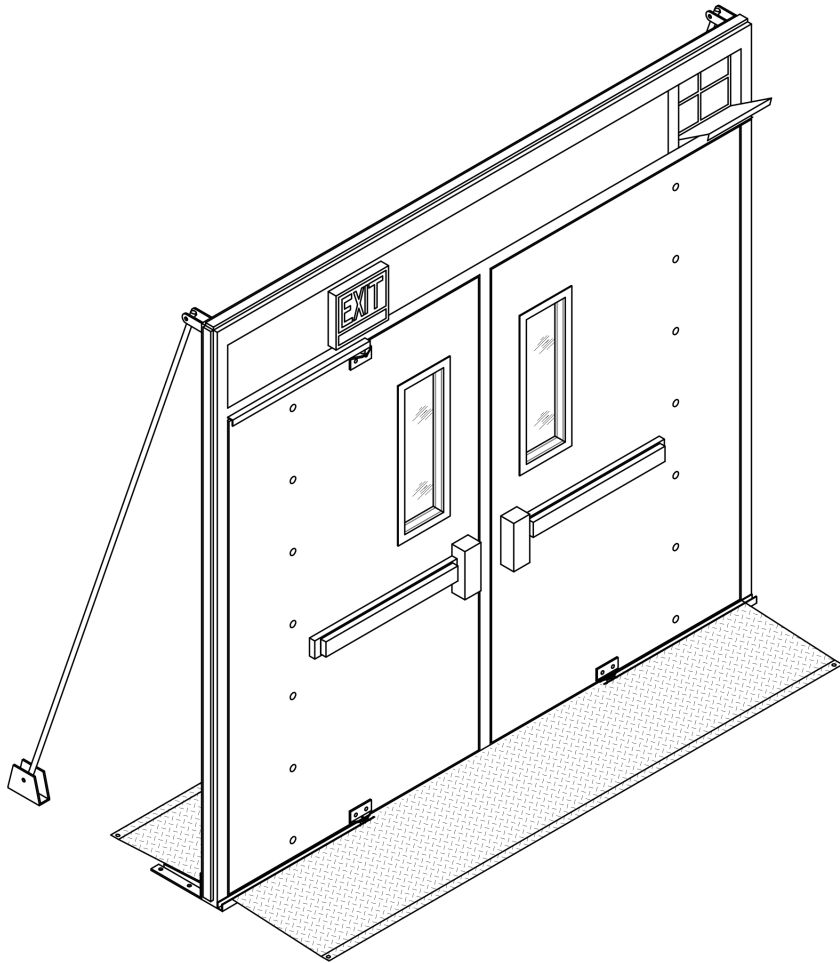
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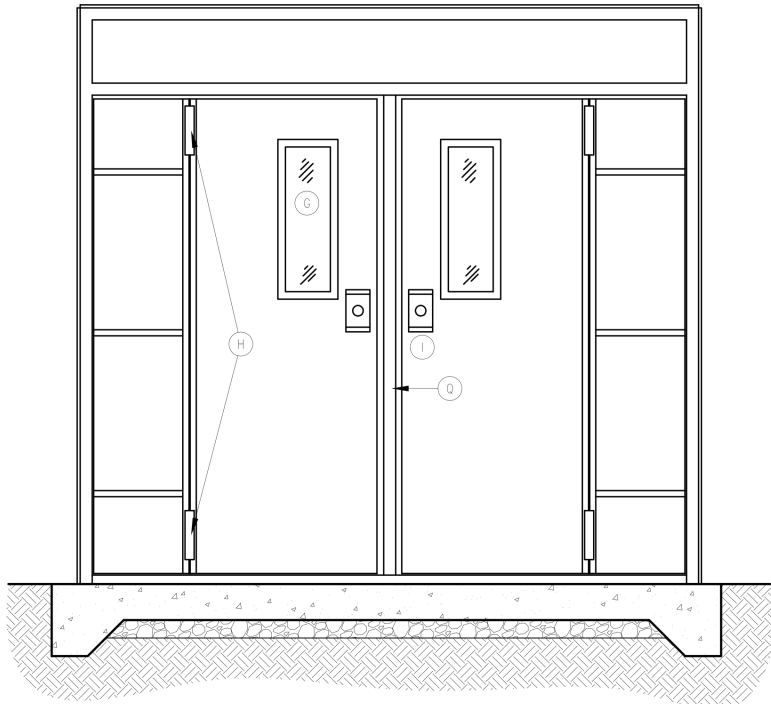
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02 INTERIOR VIEW
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05 ISOMETRIC
SCALE: 3/4"=1'-0"



04 EXTERIOR VIEW
SCALE: 3/4"=1'-0"

NOT FOR CONSTRUCTION



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ARIZON
STRUCTURE

www.arizonstructures.

David Fenton
dfenton@arizoncompanies
815-509-4670

CUSTOMER

CONCORDIA UNIVERSITY
WISCONSIN
SEASONAL FOOTBALL DO

JOB SITE ADDRESS

CONTACT INFO

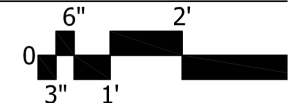
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ISSUES AND REVISIONS

DRAWN BY:	DATE:
APPROVED:	DATE:

SCALE ANSI-B SIZE: 3/8"=1'-0"
ANSI-D SIZE: 3/4"=1'-0"



DRAWING TITLE

DOOR DETAILS

PROJECT
SEASONAL FOOTBALL DOME

DRAWING NO.

Packet Pg. 137

AD1.02

Attachment: Packet Docs (4399 : Concordia University)



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CUSTOMER

CONCORDIA UNIVERSITY
WISCONSIN
SEASONAL FOOTBALL DO

JOB SITE ADDRESS

CONTACT INFO

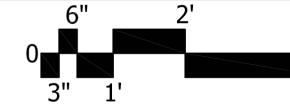
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ISSUES AND REVISIONS

DRAWN BY:	DATE:
APPROVED:	DATE:

SCALE ANSI-B SIZE: 3/8"=1'-0"
ANSI-D SIZE: 3/4"=1'-0"



DRAWING TITLE

DOOR DETAILS

PROJECT

SEASONAL FOOTBALL DOME

DRAWING NO.

Packet Pg. 138

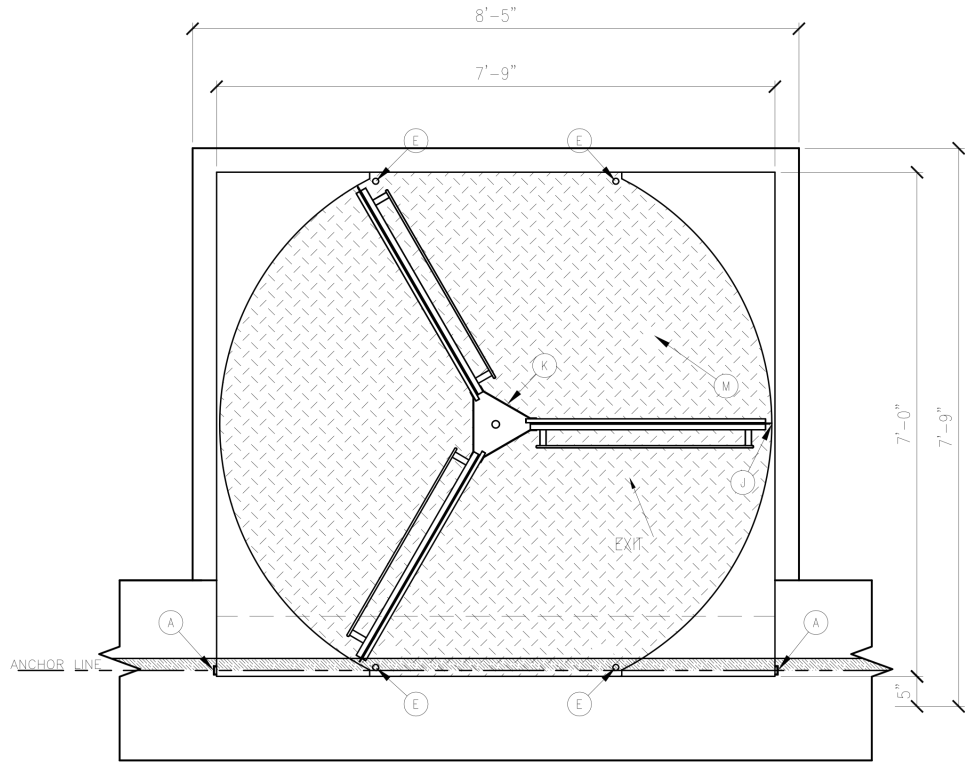
AD1.03

GENERAL NOTES:

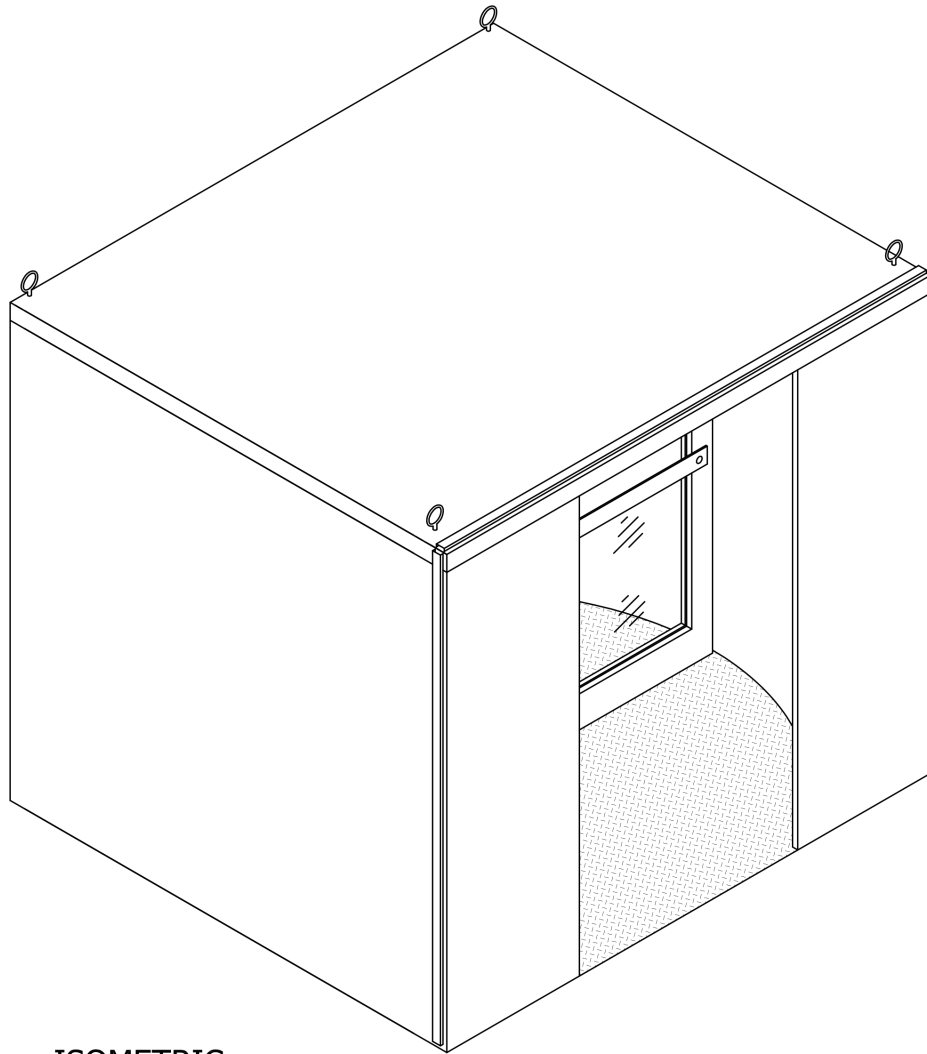
1. REVOLVING DOOR
2. APPROXIMATE SHIPPING WEIGHT - 1,200 LBS
3. ALUMINUM CONSTRUCTION
4. NON-SLIP TREAD FLOORING
5. BRUSH AIR SEALS

KEYED NOTES:

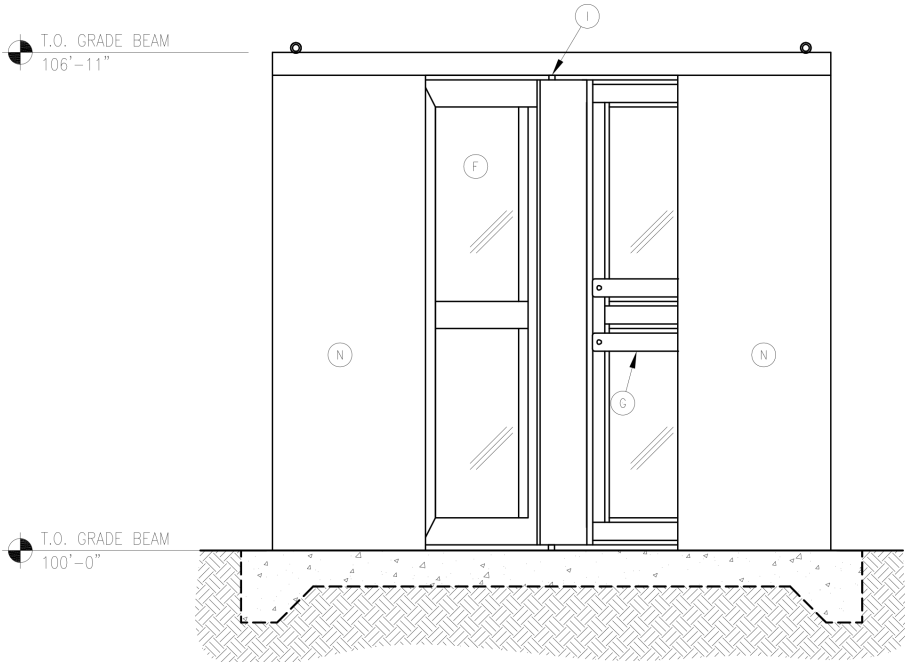
- A. FABRIC CLAMP (SEE DETAIL 06)
- B. ROPE BEAD EDGE
- C. BOLT
- D. FABRIC
- E. 1/2" EXPANSION ANCHOR
- F. FULL LENGTH GLAZING PANEL
- G. PUSH BARS
- H. PADLOCK ABLE DEAD BOLT (SEE DETAIL 04)
- I. FLANGED BEARINGS W/ GREASE FITTINGS
- J. LOW DRAG AIR SEALS
- K. REMOVABLE SERVICE PANEL
- L. REMOVABLE LIFTING EYES
- M. NON-SLIP TREADPLATE FLOORING
- N. CLEAR ANODIZED SKIN
- O. 5" x 7" ARIZON SIGN (SEE DETAIL 05)



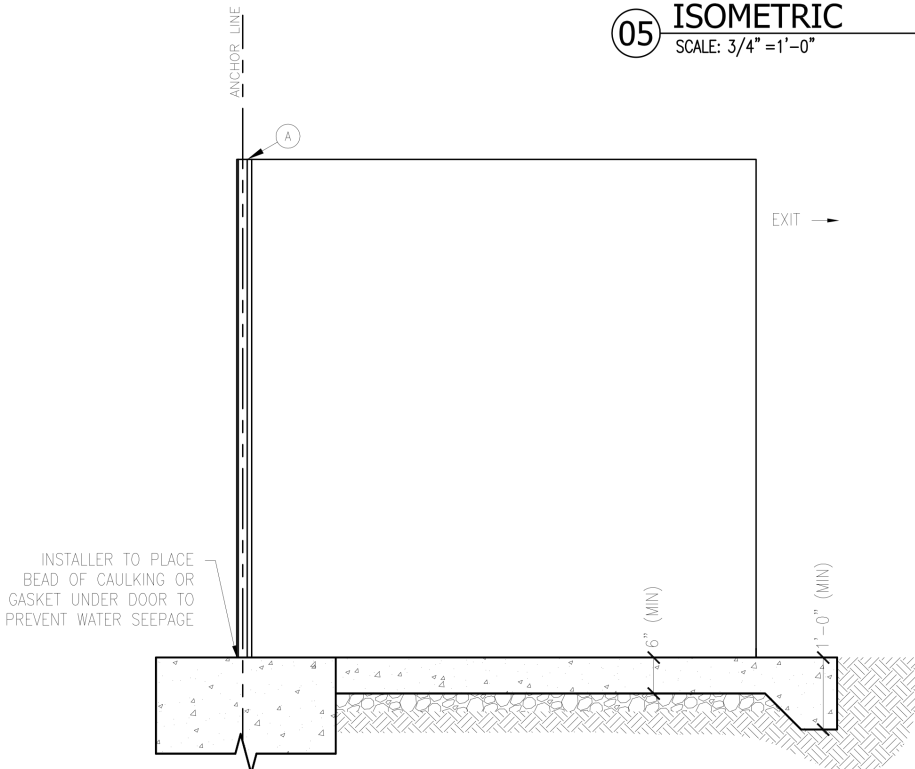
01 PLAN VIEW
SCALE: 3/4"=1'-0"



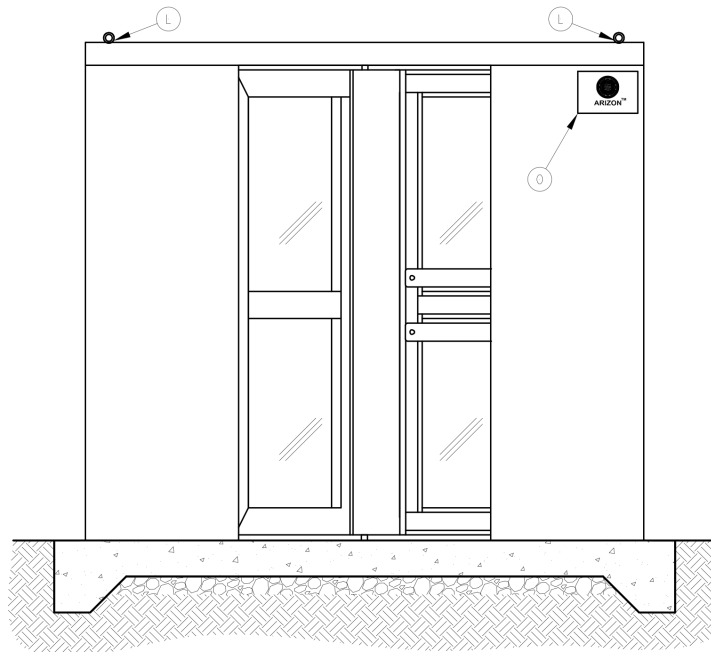
05 ISOMETRIC
SCALE: 3/4"=1'-0"



02 INTERIOR VIEW
SCALE: 3/4"=1'-0"



03 PROFILE VIEW
SCALE: 3/4"=1'-0"



04 EXTERIOR VIEW
SCALE: 3/4"=1'-0"

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JOB SITE ADDRESS

CONTACT INFO

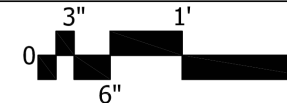
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ISSUES AND REVISIONS

DRAWN BY:	DATE:
APPROVED:	DATE:

SCALE
ANSI-B SIZE: 3/4"=1'-0"
ANSI-D SIZE: 1-1/2"=1'-0"



DRAWING TITLE

LIGHTING DETAILS

PROJECT
SEASONAL FOOTBALL DOME

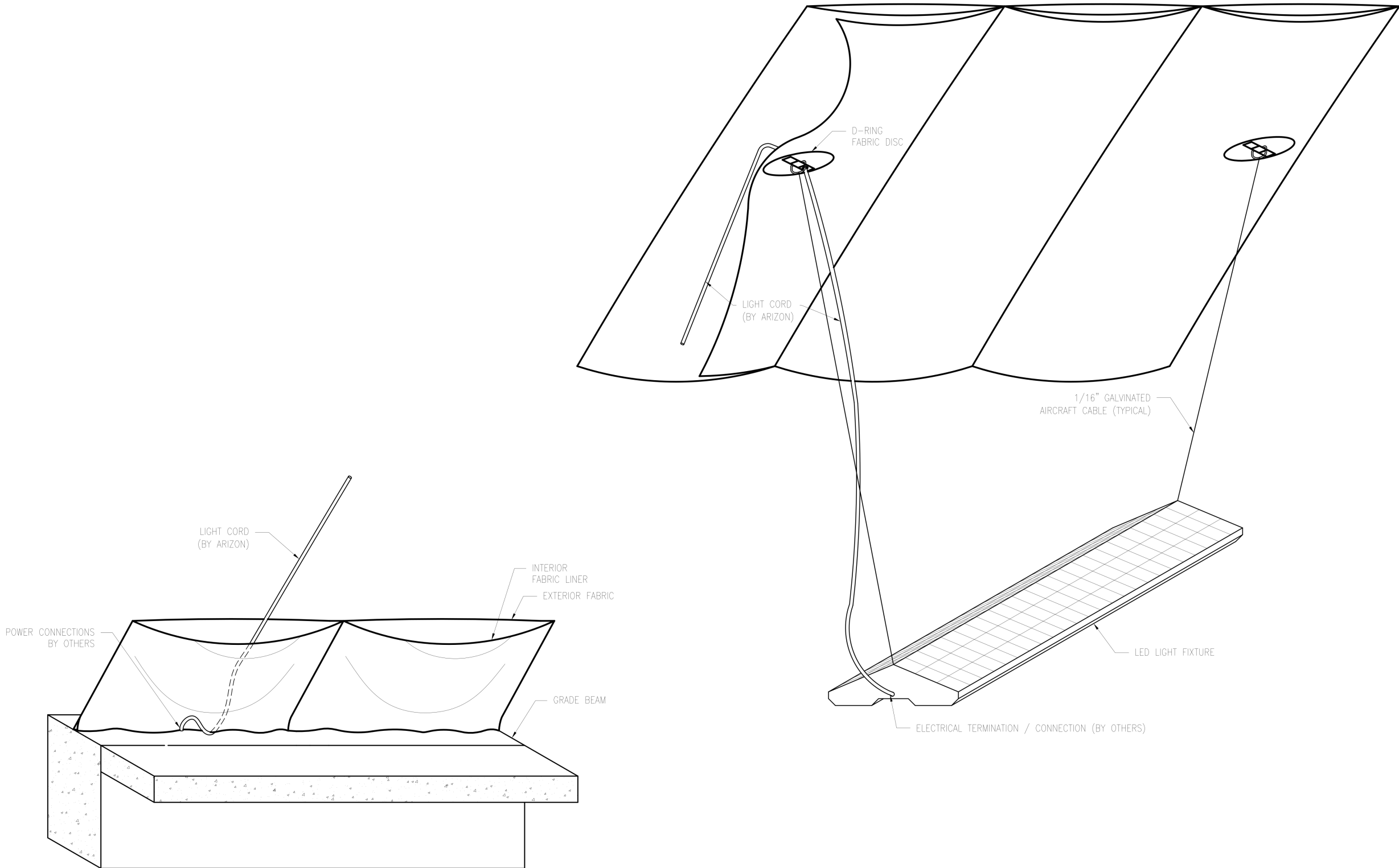
DRAWING NO.

Packet Pg. 139

AL1.01

GENERAL NOTES:

1. FINAL WIRING AND TERMINATION, RECEPTACLES, JUNCTION BOXES AND CONDUIT BY OTHERS UNLESS NOTED OTHERWISE.
2. OWNER/ARCHITECT TO VERIFY THAT CORD SIZE AND TYPE ARE ADEQUATE PER LOCAL CODES.
3. SEE TAB 6 OF ARIZON'S SUBMITTAL FOR MORE INFORMATION



02 POWER CONNECTION DETAIL

SCALE: 1-1/2"=1'-0"

01 INDIRECT LED LIGHT FIXTURE DETAILS

SCALE: 1-1/2"=1'-0"

NOT FOR CONSTRUCTION

Attachment: Packet Docs (4399 : Concordia University)



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: September 9, 2019
SUBJECT: Fred Bersch & Paul Apfelbach. The applicant is seeking preliminary plat, development agreement and rezoning recommendation; from R-1/OA (Rural Residential Detached/Agricultural Overlay) to R-1B (Rural Residential Detached 2.5 acre minimum), approval to allow for a 6-lot single-family subdivision for the property located at the southwest corner of N. Birchwood Lane and W. Hemlock Lane.

Applicant:	Fred Bersch & Paul Apfelbach
Status of Applicant:	Agent
Requested:	Rezoning Recommendation Land Use Plan Amendment Preliminary Plat Development Agreement
Proposed Zoning:	R-1B (2.5 Acre Residential)
Existing Zoning:	R-1 (5 Acre Rural Residential)
Proposed Land Use Plan:	Residential 1.5 - 5 Acre
Land Use Plan:	Rural Residential
Lot Size:	15.23 acres
Location:	Southwest Corner of Hemlock and Birchwood Lane
Tax Key:	#15-005-14-014.00
District:	#5

Background:

The applicant is requesting Planning Commission to rezone 15.23 acres from R-1 (5 Acre Residential) to R-1B (2.5 Acre Residential) at the Southwest Corner of Hemlock and Birchwood Lane. The applicant is also requesting Preliminary Plat and Development Agreement approval for a six lot subdivision. The plat shows six lots equal to or in excess of 2.5 acres in size.

History:

The area between the freeway and Lake Michigan, north of Concordia was originally zoned for 2.5 acre lots. When the city wide rezoning was done in 2000, all vacant land over five acres in size outside the sewer service area was rezoned to R-1 (Rural residential) with a 5 acre minimum lot size. One result of the rezoning was that a number of undeveloped properties with the new 5 acre zoning were now adjacent to and in close proximity to existing developments that contained lots with substantially less acreage.

In January of 2012, the Common Council discussed the broader policy issue of whether to proactively rezone parcels in this area to their pre-2000 zoning category. The Council decided at the time not to proactively rezone parcels and to handle rezoning requests on an individual basis.

Rezoning Analysis: Some factors to consider when analyzing a rezoning request include:

Is the proposed rezoning consistent with existing and surrounding Land Use Designations? The Land Use Plan Map designates the site as Rural Residential. Other land use designations in the area are Rural Residential as well. The surrounding parcels are zoned R-1B (2.5 acre), R-2 (2 acre), and R-2B (1.5 acre). The lots in the immediate vicinity range from 1.6 to 10 acres with a majority of the lots between 2 and 3 acres in size. The proposed rezoning would result in lots of approximately 2.5 acres in area, which would be consistent with the character of the surrounding area.

Are there reasonable uses under existing zoning?

The existing zoning as well as the proposed zoning both permit single family dwellings. The existing R-1 zoning is intended for large lot rural developments which are “not yet appropriate for development at higher densities.” It is difficult to contend site and the surrounding area fits this description. Staff feels the R-1B zoning classification is a better fit for the property and is more consistent with the surrounding zoning.

Has there been a change in character or trend in development in area of proposal?

Since a majority of the area has been developed for years, the character of the area has remained unchanged. In addition to this parcel, there are a few other scattered parcels that are undeveloped. Staff estimates the potential for 20 additional dwellings in the area at full buildout.

Preliminary Plat:

The preliminary plat shows a six lot development with access from three existing streets. Lot 5 will be accessed through Lot 2 via a driveway easement which will require DNR approval to cross an existing wetland. In order to minimize the number of driveways and avoid filling a portion of the wetland, staff is recommending that Lot 5 and 6 share a driveway off Lakeshore Drive. All of the lots comply with the 2.5 acre minimum and the 250 foot average lot width of the R-1B zoning district. The plat shows a storm water detention facility located within an outlot on the west end of the parcel. There are two ponds shown on both sides of the existing wetland complex. The ponds are required to be located out of the wetland setback.

Site Conditions:

The City Forester, Mike Gies, has walked the site to identify specimen trees and has determined that there are three specimen trees on the northeast end of the site on Lot 3 and numerous specimen trees along the south property line. The specimen trees along the south property lines are protected by a 30 foot tree preservation easement. The three trees located on Lot 3 shall be protected by tree protection measure during the development in accordance with the City Forester's recommendation. There are wetlands on the site that drain from east to west portion of the site. A wetland delineation report was completed as part of the submittal.

Development Agreement:

Please see attached draft development agreement authored by Planning and Engineering staff to address the necessary improvements for the development. The development agreement provides the opportunity to construct one (1) model dwelling prior to final plat approval with the understanding that the unit can't be sold or title transferred until the associated plat is recorded.

Engineering Report:

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

Access is provided through individual driveways to Birchwood Lane, Hemlock Lane and Lake Shore Drive. Right of Way dedication is shown on the preliminary plat for Birchwood Lane (30-feet), Hemlock Lane (30-feet), and Lake Shore Drive (40-feet). Both right-of-way dedications meet the ultimate road right-of-way designations. The acceptance of the dedicated ROW requires Common Council approval.

The site is located outside the City's sewer service area. A soil evaluation report for the usage of septic or mound systems is required. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility.

Water service to each site will be provided through individual private wells. Fire cisterns are required for fire protection of the site per the Standard Specifications for Land Development. The Fire Chief has indicated that a fee in lieu of the installation of a fire cistern(s) would be acceptable. This type of fee has been accepted by the City in the past, the requirements of which are outlined in the Development Agreement.

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources (WDNR) was provided. Any wetland fill is required to be approved by the WDNR. Wetland setbacks shall be shown on the preliminary plat.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards and would not require Planning Commission review. An erosion control permit is required by the City of Mequon prior to the issuance of a building permit.

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

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

Staff Recommendation:

Planning staff recommends the Planning Commission approval of the rezoning, land use plan amendment, preliminary plat and development agreement based on the following:

1. Common Council approval of the rezoning and land use plan amendment.
2. Common Council approval of the Development Agreement.
3. Common Council approval of the Right of Way Dedication.
4. Access to Lot 5 shall be shared with Lot 6 from Lakeshore Drive.
5. Compliance with the Tree Preservation Ordinance.
6. All buildings shall maintain a minimum building setback of 50' from the public road right-of-way and a minimum 25' 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).
7. The development shall comply with preliminary plat, development agreement, and final plat requirements.

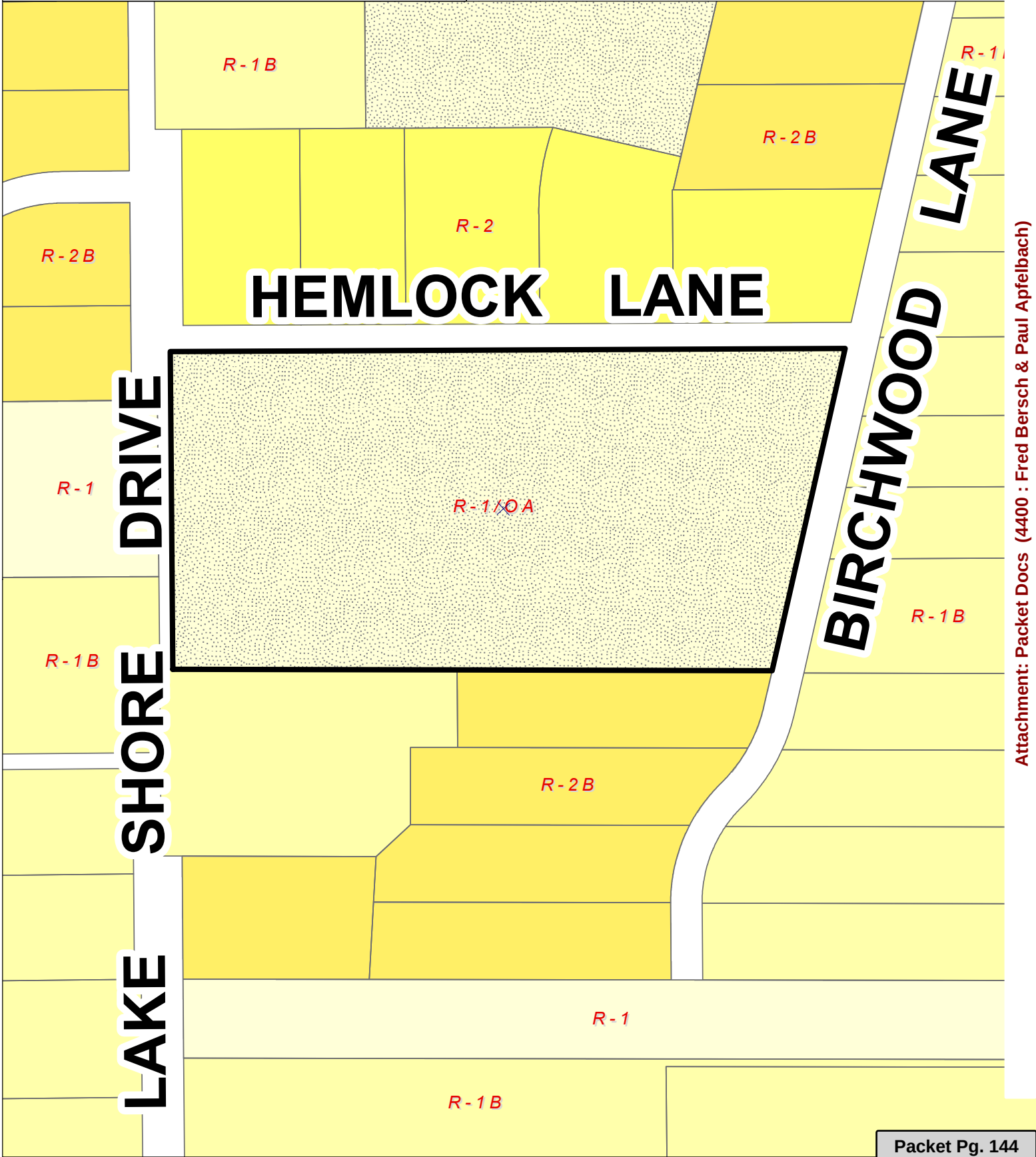
8. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
9. Street trees are subject to the approval of the Tree Board and Planning Commission.
10. Street lighting, if proposed, is subject to the approval of the Planning Commission.
11. The applicant shall submit an electronic file for the proposed preliminary plat in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).
12. Street names shall be shown on the preliminary plat.
13. Engineering Department review and approval of grading, drainage, storm water management, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
14. Applicant shall provide a soil evaluation report verifying that each of the 6 lots may be served via approved private onsite wastewater system.
15. Fire Department approval of the number and location of fire cisterns. Alternatively, a fee in lieu of fire cistern(s) could be accommodated through the Development Agreement.
16. Wetland setbacks shall be shown on the preliminary plat.
17. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
18. Application for and approval of a City Filling and Excavation Permit.
19. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
20. 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 (PDF)

Fred Bersch & Paul Apfelbach

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



Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)

Proposed Rezoning of Parcel 15-005-14-014.0
18.59 Acres, Lake Shore Drive at Hemlock Lane, Mequon, Wisconsin
Proposed Preliminary Plat for 6 lot Hemlock Lane Subdivision
 Submitted by Fred Bersch, Bonnilake Real Estate, LLC

August 12, 2019

INTRODUCTION

We are requesting Rezoning for the vacant 18.59 acre parcel south of Hemlock Lane between Lake Shore Drive and Birchwood Lane from R-1 to R-1B, Preliminary Plat approval for a 6 lot single family residential subdivision and approval of a Development Agreement for the proposed project.

The Schmidt family has owned this 18.59 acre parcel since 1943 when Catharine M. Blix and her sister Francis M. Allison purchased the vacant parcel. Now, 76 years later, four of Catharine's grandchildren, the third generation, still own the parcel. This application for rezoning is being coordinated by Linda C. de la Mora, one of those four grandchildren.

In April 2019 Fred Bersch and Paul Apfelbach began working with Linda de la Mora, with the approval of her three siblings to get the 2.5 acre Minimum Lot Size designation restored through Rezoning, and to prepare a development plan for a six lot subdivision. The R-1 zoning district formerly was 2.5 acre minimum lot size, until 2000 when a mass rezoning changed the R-1 district to a 5 acre minimum lot size. We are now seeking a return to the former 2.5 acre Minimum Lot Size (now R-1B) and the approval of a Preliminary Plat and Development Agreement for a six lot subdivision. Each lot equals or exceeds 2.5 acres.

PARCEL HISTORY

The Ozaukee County GIS website historical Orthophotos from 1941, 1950, 1963 and 1970 show that the Schmidt Family owned this parcel of land prior to the creation of Hemlock Lane (a private drive until the 1963 photo) and Birchwood Lane (first seen in the 1970 photo). According to Knight Barry Title Group research, the land for both of these roads has been reserved but has never been dedicated to the city. It will finally be dedicated as part of the future land division shown on the Preliminary Plat submitted with this application.

In February 1992 the Schmidt Family was prepared for the development of this parcel when they were first contacted by Fred Bersch. Like many of the undeveloped parcels in the neighborhood, the family was holding this parcel as an investment. These parcels were zoned "R-1 COUNTRY HOME" with a Minimum Lot Size of 2.5 acres (see attached Zoning District Map and Summary of Zoning Regulations from the City of Mequon). Several adjacent parcels had the same zoning but with lots smaller than 2.5 acres. Other adjacent parcels had RLE (LAKE ESTATE) zoning allowing for 2 acre minimum lot sizes. Prior to 1992 all of the adjacent lots on Hemlock Lane, Lake Shore Drive and Birchwood Lane existed in the same size as they exist today, but with different zoning.

In 2000, this parcel, and many other parcels larger than 5 acres in Mequon, were downzoned to require a 5 acre "Minimum Lot Size." This was done without input or consent from the owners, and it was done without changing the R-1 designation. Although the parcel was still zoned R-1, the R-1 Zoning District requirement became a 5 acre Minimum Lot Size instead of the previous 2.5 acre Minimum Lot Size. Many land owners were unaware of this "subtle" change since their zoning appeared to remain the same.

Additionally, the Land Use plan for the entire area was changed to five-acre density even though numerous vacant parcels of approximately 2 acres existed in the area. None of those smaller parcels were required to be combined, rather these lots were considered non-conforming because of their smaller size. In 2000 they were not re-zoned in conformance with their actual size.

ZONING RESTORATION OF NEIGHBORHOOD PROPERTIES (NE Infill Area)

In 2011 there were several neighborhood meetings, Planning Commission Meetings and Common Council Meetings for the area north of Highland Road/Concordia University and East of I-43 (identified as the NE Infill Area) regarding future land use. This was partially in response to two divisible parcels where existing landowners had requested to have their zoning (2.5 acre minimum lot size) restored.

As part of the final approval process, city staff had considered recommending restoring the minimum lot size for all divisible parcels to their previous zoning district requirements, but a decision was made to require/allow landowners who owned parcels prior to the year 2000 downzoning to individually petition for the restoration of their zoning in the future. (see Planning Commission December 13, 2011) The Schmidt parcel would become one of those parcels that would have to come forward at a future time to show an interest in rezoning back to 2.5 acre Minimum Lot Size.

As part of the "public involvement process" Linda de la Mora attended the December 5, 2011 open house meeting at Mequon City Hall, and discussed her family's land with Kim Tollefson during that process. On December 13, 2011 Kim Tollefson prepared a memorandum "Housing Policy Analysis: NE Infill Area" for the Common Council as a summary of that meeting. (See attached) In a later meeting, the Common Council took action and approved the two rezonings to 2.5 acres and supported "the fairness" of restoring zoning on future requests. At that meeting one alderman even suggested creating a streamlined process for future landowner requests.

Because of the Memorandum and Common Council discussion, the lots that were smaller than 5 acres were rezoned by city staff to the appropriate conforming 2.5 acre (R1-B), 2.0 acre (R2) and 1.5 acre (R2-B) Districts. Additional property owners with larger parcels were quietly invited to come forward for rezoning.

After a very long period of Schmidt family ownership, this application for Rezoning is one of those anticipated requests.

SUBDIVISION PLAN, PRELIMINARY PLAT

This parcel is part of the surrounding neighborhood and we are proposing to develop it as part of that established community. We are not proposing an exclusive subdivision, with separate identity or entry monuments. Our proposed lots are similar in acreage to the surrounding lots although they are generally wider than the existing lots.

The parcel is generally open, having been farmed for more than 75 years. The parcel has a varied slope to the west, dropping 36' in an undulating series of hills and valleys. This contour provides for six interesting and beautiful homesites with exposures to the west, northwest and southwest depending on the lot.

We propose to develop six 2.5 acre lots plus an outlet for stormwater management. Private driveways are proposed off Lake Shore Drive, Hemlock Lane and Birchwood Lane. Lot 5 will be accessed through a driveway easement from Hemlock Lane.

Right-of-Way will be dedicated for the existing roads on three sides of the parcel. There are no proposed public roads or public improvements related to the creation of the six lots.

SEPTIC MOUNDS AND WELLS

We have completed soil testing and have located six proposed mound sites on the Preliminary Plat.

Each home will have a private water well.

WETLAND DELINEATION

We have completed an assured Wetland Delineation for the property and provided a copy with this application. The primary wetland complex goes through the center of the property from east to west and is shown on the Preliminary Plat. There are some additional isolated wetlands which are also shown on the Preliminary Plat.

We do not intend to fill the wetlands as part of the development process other than where we will be requesting one wetland crossing for access to Lot 5 and we will be requesting a permit to install culverts through a portion of the wetland on Lot 5 in order to divert storm water from Lot 4 to a detention pond instead of sheet flowing this water into the existing wetland.

DRAINAGE, GRADING AND STORMWATER MANAGEMENT

As noted above, there is a wetland complex which begins at the ditch and culvert along/under Birchwood Lane and exits at the ditch along Lake Shore Drive. Most of the farmland flows to the west and spills into the Lake Shore Drive ditch and into this wetland complex as it also flows to the west. There is no flow onto adjacent parcels.

In the development plan all of the water will continue to flow unchanged to the ditch on Lake Shore Drive. There will be three distinct drainage flows.

First, the water flowing through the site from the ditch and culvert on Birchwood will continue to flow through the site without change to the drainage pattern.

Second, the surface water on the developed site north of the wetland complex will be directed to a pond located on the NW corner of the site for treatment and flow control.

Third, the surface water on the developed site south of the wetland complex will be directed to a pond located on the SW corner of the site for treatment and flow control. A culvert will be installed on Lot 5 to convey the water across the wetland to the pond.

Because of recent utility work and farming activity nearly all of the water exits at the NW corner of the parcel through a culvert under Lake Shore Drive, with less water traveling south in the ditch. This flow will be balanced by the creation of the two new ponds.

A Home Owner's Association will be created to manage and maintain the stormwater management features of the new subdivision.

SPECIMEN TREES

We have met with Mike Gies regarding specimen trees on the parcel. There are two specimen trees (cedar) on lot 3. We have proposed to protect those two trees plus one additional cedar tree on that lot.

There are no specimen trees in the wetland complex through the center of the parcel. Nearly all of these trees are ash.

There are several specimen trees along the south property line, inside of the required 25' building setback. We propose to protect these trees. There is no grading, paving or construction proposed in this area. There are also several smaller trees of desirable species in this area which we propose to protect through a 30' Tree Preservation Easement, allowing these trees to mature into protected specimen trees over time.

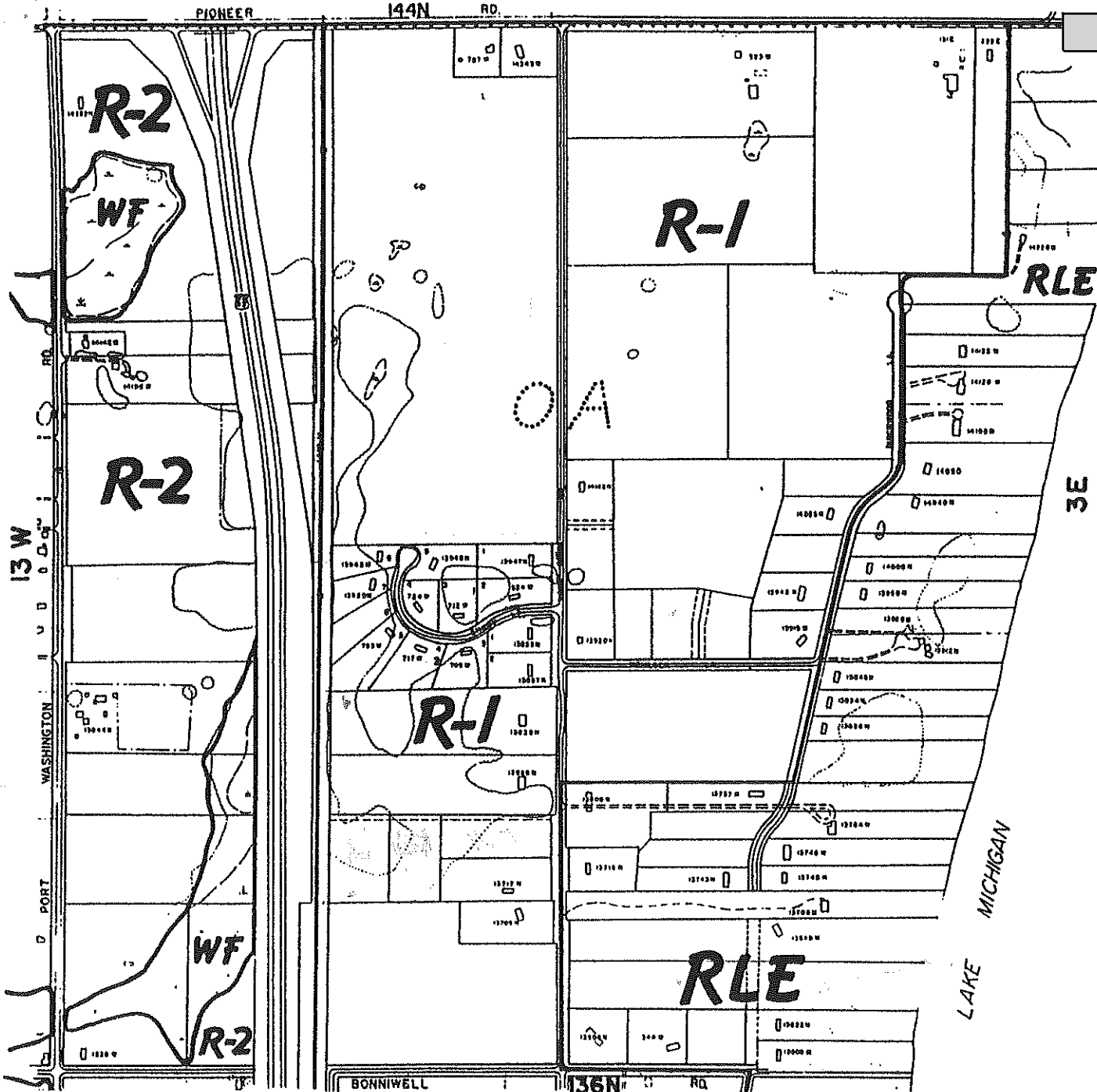
DEVELOPMENT AGREEMENT

We are proposing a simple development agreement using the standard City of Mequon template for similar subdivisions.

HOMES

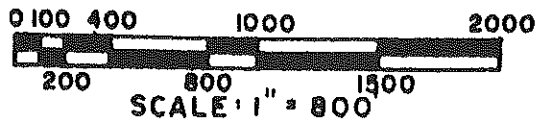
We are not proposing to build the six homes in the Hemlock Lane subdivision. The lots will be sold to individual homeowners and builders. We believe that there is demand in this area of Mequon for new housing.

We will have very few restrictions on the type of home to be constructed, relying on the ordinances and architectural standards of the City of Mequon to prevail.

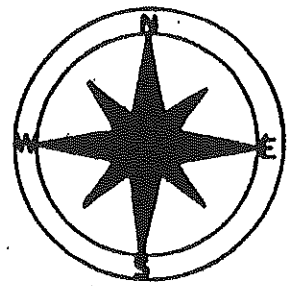


4.c.a

ZONING DISTRICT MAP



CITY OF MEQUON
OZAUKEE COUNTY
WISCONSIN



- SIC DISTRICTS**
- R-1 COUNTRY ESTATE
 - R-2 RIVER ESTATE
 - R-3 LAKE ESTATE
 - R-4 COUNTRY HOME
 - R-5 COUNTRY HOME
 - R-6 COUNTRY HOME
 - R-7 SUBURBAN ESTATE
 - R-8 RURAL ESTATE
 - R-9 SUBURBAN ESTATE
 - R-10 SINGLE FAMILY SUBURBAN
 - R-11 SINGLE FAMILY SUBURBAN
 - R-12 SINGLE FAMILY SUBURBAN
 - R-13 SINGLE FAMILY ATTACHED
 - R-14 MULTIPLE FAMILY

- C-1 COMMERCIAL
 - C-2 COMMERCIAL
 - C-3 COMMERCIAL
 - C-4 COMMERCIAL, BUSINESS PARK
 - I-1 INDUSTRIAL
 - I-2 INDUSTRIAL
 - WF WETLANDS AND FLOODPLAINS
- OVERLAY DISTRICTS**
- OH HIGHWAY
 - OGP GROUP PROJECT
 - OIP INSTITUTIONAL & PUBLIC SERVICE
 - OA AGRICULTURAL
 - OPS OFFICE, PROFESSIONAL & SPECIAL SERVICE

SECTION NO. **5**

RANGE **22** EAST

PAGE NO. **Packet Pg. 149**

Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)

SUMMARY OF ZONING REGULATIONS

CITY OF MEQUON, WISCONSIN

MAXIMUM STRUCTURE HEIGHT ALLOWED

BASIC DISTRICTS	MINIMUM FLOOR AREA PER DWELLING UNIT		MINIMUM LOT SIZE	MINIMUM AVERAGE LOT WIDTH	MINIMUM SETBACK	MINIMUM OFFSET	MAXIMUM STRUCTURE HEIGHT ALLOWED	
	1ST FLOOR	TOTAL					PRINCIPAL STRUCTURE	ACCESSORY STRUCTURE
RCE COUNTRY ESTATE	1200 SQ. FT.	1800 SQ. FT.	5 ACRES	300 FEET	100 FEET	30 FEET	35 FEET	15 FEET
RRE RIVER ESTATE	1200 SQ. FT.	1800 SQ. FT.	2 ACRES	200 FEET	75 FEET	30 FEET	35 FEET	15 FEET
RLE LAKE ESTATE	1200 SQ. FT.	1800 SQ. FT.	2 ACRES	150 FEET	75 FT(a)	20 FEET	35 FEET	15 FEET
R-1 COUNTRY HOME	1000 SQ. FT.	1600 SQ. FT.	2.5 ACRES	200 FEET	75 FEET	30 FEET	35 FEET	15 FEET
R-2 COUNTRY HOME	1000 SQ. FT.	1400 SQ. FT.	1.5 ACRES	175 FEET	(b)	25 FEET	35 FEET	15 FEET
R-3 COUNTRY HOME	1000 SQ. FT.	1200 SQ. FT.	1 ACRE	150 FEET	(b)	20 FEET	35 FEET	15 FEET
RSE SUBURBAN ESTATE	1200 SQ. FT.	1800 SQ. FT.	1 ACRE	150 FEET	(b)	20 FEET	35 FEET	15 FEET
RSRE RURAL ESTATE	1200 SQ. FT.	1800 SQ. FT.	2 ACRES	200 FEET	(b)	20 FEET	35 FEET	15 FEET
RSE-2 RURAL ESTATE	1200 SQ. FT.	1800 SQ. FT.	1.5 ACRES	175 FEET	(b)	25 FEET	35 FEET	15 FEET
RS-1 SINGLE FAMILY SUBURBAN	1000 SQ. FT.	1600 SQ. FT.	40,000 SQ. FT.	150 FEET	(b)	20 FEET	35 FEET	15 FEET
RS-2 SINGLE FAMILY SUBURBAN	1000 SQ. FT.	1400 SQ. FT.	40,000 SQ. FT.	150 FEET	(b)	20 FEET	35 FEET	15 FEET
RS-3 SINGLE FAMILY SUBURBAN	1000 SQ. FT.	1200 SQ. FT.	30,000 SQ. FT.	120 FEET	(b)	15 FEET	35 FEET	15 FEET
RS-4 SINGLE FAMILY ATTACHED	1 BEDROOM 2 BEDROOMS 3 BEDROOMS	1000 SQ. FT. 1200 SQ. FT. 1400 SQ. FT.	20,000 SQ. FT.	100 FEET	50 FEET	15 FEET	25 FEET	15 FEET
RM-1 MULTIPLE FAMILY GARDEN APART.	1 BEDROOM 2 BEDROOMS 3 BEDROOMS	900 SQ. FT. 1100 SQ. FT. 1300 SQ. FT.	6,000 SQ. FT. 7,000 SQ. FT. 10,000 SQ. FT.	100 FEET	50 FEET	15 FEET	30 FEET	15 FEET
RM-2 MULTIPLE FAMILY MED. RISE APT.	1 BEDROOM 2 BEDROOMS 3 BEDROOMS	800 SQ. FT. 1000 SQ. FT. 1200 SQ. FT.	3,000 SQ. FT. 4,000 SQ. FT. 5,000 SQ. FT.	100 FEET	50 FEET	15 FEET	50 FEET	15 FEET
C-1 NEIGHBORHOOD CONVENIENCE	900 SQ. FT. for accessory residential use No minimum for approved business use		WITH SEWER 12,000 SQ. FT. WITHOUT SEWER 20,000 SQ. FT.	WITH SEWER 80 FEET WITHOUT SEWER 120 FEET	(b)	15 FEET	35 FEET	15 FEET
C-2 LOCAL SERVICE CENTER	900 SQ. FT. for accessory residential use No minimum for approved		WITH SEWER 9,000 SQ. FT. WITHOUT SEWER 20,000 SQ. FT.	WITH SEWER 60 FEET WITHOUT SEWER 100 FEET	(b)	10 FEET	35 FEET	15 FEET

4.c.a

Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)



11333 N. Cedarburg Rd 60W
 Mequon, WI 53092-1930
 Phone (262) 242-2903
 Fax (262) 242-9655
 www.ci.mequon.wi.us

Department of Community Development

MEMORANDUM

To: Common Council Committee of the Whole
From: Kim Tollefson, Director of Community Development
Date: December 13, 2011
Subject: Housing Policy Analysis: NE Infill Area

Background: At the recent meetings, Council has discussed the October report regarding housing policy authored by planning staff. To date, Council has focused on some initial steps related to two of three growth areas suggested. In addition, the Council thought the approach towards the neighborhood zoning study for the NE Infill Area seemed reasonable. Given that broad consensus, staff held an open house with property owners residing in the northeast neighborhood. Both Alderman Abendroth and Seider were present for the discussion.

The outcome of the meeting resulted in some general consensus of the property owners present. Those include the following:

- There is an equity or fairness issue that should be addressed in that the lots that were rezoned in 2000 under the mass rezoning (and without notification) should be allowed to restore the previous lot size. But this should be done on an individual basis as property owners come forward with a request. This should only be allowed for those owning the land prior to 2000.
- The general tolerance for density holds at about 2.5 acres, not 1.5 acres.
- An increase in density would affect the quality of life in neighborhood (the specific issue raised related to quality of life issue was traffic).
- Rezoning the 72 acre parcel positioned west of Lake Shore Drive and south of Pioneer Road to 1.5 acres was not welcomed.

Some additional, individual comments or questions stated included the following:

- Sewer service
- The impact of these decisions on future decisions related to CUW
- A concern for the impact that additional dwellings could have on private wells and drainage
- Lack of interest in resolving non-conforming lot sizes where feasible

Considerations:

Staff suggests the Council consider the following as a minimum, based on the views expressed by owners present at the open house:

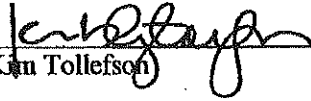
- Take supportive action on the two rezoning applications pending for Bersch and Ramaker because it meets the criteria expressed at the meeting and because it is compatible with surrounding zoning and lot sizes. Both applications request rezoning to R1-B (2.5 acre) and are scheduled for action by Council at this meeting.
- Set aside the issue of rezoning the 72 acre parcel until a proposal comes forward requesting a change.

Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)

- Restore now the lot size, through rezoning, that existed prior to 2000 for property owners where staff can determine the current owners have an interest in the change.
- Correct now the non-conforming lots, through rezoning, for property owners where staff can determine the current owners have an interest in the change.

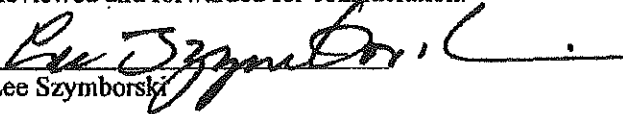
Summary:

If the Committee is interested in this approach, staff will work further with the specific owners and return with specific ordinances.


Kim Tollefson

City Administrator's Comments:

Reviewed and forwarded for consideration.


Lee Szymborski

-----ADDENDUM TO NARRATIVE-----

Proposed Rezoning of Parcel 15-005-14-014.0
18.59 Acres, Lake Shore Drive at Hemlock Lane, Mequon, Wisconsin
Proposed Preliminary Plat for 6 lot Hemlock Lane Subdivision
 Submitted by Fred Bersch, Bonnilake Real Estate, LLC

September 3, 2019

INTRODUCTION

On Wednesday August 28, 2019 we hosted an Open House at Concordia University. Twelve residents attended. We had sent an invitation to the property owners identified by the City of Mequon for the required notification for the Rezoning Request. In response to general discussion during the open house, we would like to add the following information in regard to specific questions or comments:

PREVIOUS COUNCIL ACTION

This property is one parcel in a series of properties coming forward to "request restoration of pre-2000 zoning" since the December 2011 and January 2012 Common Council meetings. This is not a request for increased density. This rezoning is following a pattern of equity and fairness made available to land owners as pre-2000 rights have been restored to individual land owners. At the January 2012 meeting each impacted land owner was asked to come forward independently. The minimum City of Mequon Rezoning application fee paid by each land owner is \$1,275 for the restoration of their pre-2000 zoning (Lot size). We have included the Meeting Minutes from the January 10, 2012 City of Mequon Common Council to support this request. (see attached)

DRIVEWAYS

As we discussed at the Open House, in the event that we are not granted the wetland crossing necessary to access Lot 5 through an easement on Lot 1, we will locate the driveway access to Lot 5 from Lake Shore Drive in an easement along the north side of Lot 6. Lot 6 will have a private driveway from Lake Shore Drive on the south side of Lot 6.

STORMWATER MANAGEMENT

In addition to the storm water management comments in our original narrative, a rain-garden pond will be required to capture water near the NW corner of Lot 4. The engineering details of this pond will be part of the detailed stormwater management plan that will be submitted to the city.

SIDE YARD SETBACKS

Although the R1-B zoning requires a 25' setback from the south property line of Lots 4 and 6, we are proposing to increase the setback from the south lot line on these two lots to 50' based on a request from John and Mary Crawford. Their existing home is approximately 26' from Lot 4. The increased setback is similar to the existing 51' distance on the existing Utt residence. The Utt's were not at the Open House.

Thank you.

Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)

CITY OF MEQUON COMMON COUNCIL

Regular Meeting

January 10, 2012

Mayor Gielow called the regular meeting of the Common Council to order at 7:30 PM with the Pledge of Allegiance and the roll call.

PRESENT: Aldermen Abendroth, Zganjar, Mayr, Wirth, Seider, Hawkins, Gannon, Adams; City Administrator/Clerk Szymborski, Assistant City Administrator Bohse, Public Works Director/City Engineer Check, Substitute City Attorney Nick DeStefanis, Deputy City Clerk Kowalchuk, Engineering Services Manager Lundeen, Community Development Director Tollefson, Community Development Assistant Director Zader, Aldermanic Candidates Anderson and Nerbun; press and interested public

1) **Personal appearances and public comment:** None

2) **Public official's reports:**

- a) **Mayor:** Mayor Gielow stated Don and Bev Silldorff diligently led the Mequon Historical Society for many years. Membership voted to become the Mequon-Thiensville Historical Society and elected Bob Blazich as President. Don and Bev will be honored on a future date for their many years of service.

Mayor Gielow read a proclamation honoring Dan Minahan for his volunteer service and generous contributions to the City of Mequon.

City Administrator: None

3) **Consent Agenda:**

- a) Common Council regular meeting minutes – December 13, 2011
- b) Public Welfare Committee meeting minutes – November 8, 2011
- c) Park Board meeting minutes - October 19, 2011
- d) Appropriations Committee meeting minutes - October 18, 2011
- e) Architectural Board meeting minutes - November 14, 2011
- f) Zoning Enforcement and Compliance report - December 2011
- g) RESOLUTION 3071 - Profession Service contract between the City of Mequon and Urban Wildlife Specialist Inc.

Moved by Alderman Zganjar, seconded by Alderman Hawkins to remove item g - Resolution 3071 from the consent agenda. The motion passed by voice acclamation. Moved by Alderman Zganjar, seconded by Alderman Gannon to approve remaining items a-f on the consent agenda. The motion passed by voice acclamation.

4) Mayor Gielow stated the Council would now take up **RESOLUTION 3071** - Professional Service contract between the City of Mequon and Urban Wildlife Specialists Inc.

Moved by Alderman Zganjar, seconded by Alderman Hawkins to amend **RESOLUTION 3071** to authorize a total expenditure of \$10,875 to cull 75 deer as recommended by the Public Safety Committee. The motion passed by voice acclamation.

Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)

11448

Moved by Alderman Zganjar, seconded by Alderman Gannon to approve **RESOLUTION 3071** as amended. The motion passed by voice acclamation (7/1).

- 5) **Convene as the Committee of the Whole:** The Common Council convened as the Committee of the Whole at 7:45 PM.

- a) **Housing policy update:** Community Development Director Tollefson stated staff requested a policy discussion because there are two distinct efforts taking place relating to the NE Infill neighborhood. A neighborhood zoning study was requested to determine if consensus could be achieved to allow the Common Council to take action on the pending Bersch and Ramaker rezoning applications. Director Tollefson stated enough signatures were obtained to retract the protest petition for the Ramaker rezoning. Staff recommends approval of the requests. The second issue is a much broader policy discussion on whether there should be a change in density throughout the city. The NE Infill area is a potential area for a density change. Staff proposes allowing lot sizes of 1.5 to 2.5 acres for this neighborhood and correcting non-conforming parcels. Lots that were rezoned in 2000 under the mass rezoning should be allowed to restore the previous lot size.

The committee discussed whether staff should query homeowners to determine if they want their parcel rezoned or leave it up to homeowners to approach the city with their request.

Direction to staff is to correct non-conforming lots and inform residents that they can request restoration of pre-2000 zoning.

Moved by Alderman Mayr, seconded by Alderman Zganjar to suspend the rules to sit as the Common Council to take up Ordinances 2011-1355 and 2011-1356. The motion passed upon roll call vote (8/0):

Favor: Abendroth, Zganjar, Mayr, Wirth, Seider, Hawkins, Gannon, Adams

- 6) **Ordinances:**

- a) Moved by Alderman Zganjar, seconded by Alderman Wirth to suspend the rules and take up item 6a - **ORDINANCE 2011-1355** - Amendment to the City of Mequon Zoning Map and Land Use Plan Map for property located at 13451 N. Lakewood Drive to allow for a zoning change from R-1/OA to R-1B and a Land Use Plan Map change from Rural Residential to Residential 1.5-5 acres to allow for a land division, out of order. The motion passed by voice acclamation.

Moved by Alderman Zganjar, seconded by Alderman Wirth to remove **ORDINANCE 2011-1355** from the table. The motion passed by voice acclamation.

Moved by Alderman Zganjar, seconded by Alderman Hawkins to approve **ORDINANCE 2011-1355**.

One person spoke in support of **ORDINANCE 2011-1355** and one person registered their support of **ORDINANCE 2011-1355** but did not wish to speak.

The motion to approve **ORDINANCE 2011-1355** passed upon roll call vote (8/0):

Favor: Zganjar, Mayr, Wirth, Seider, Hawkins, Gannon, Adams, Abendroth

11449

- b) Moved by Alderman Gannon, seconded by Alderman Hawkins to remove **ORDINANCE 2011-1356** - Amendment to the City of Mequon Zoning Map and Land Use Plan Map for the property located at 13633 N. Lakeshore Drive to allow for a zoning change from R-1 to R-1B and a Land Use Plan Map change from Rural Residential to Residential 1.5-5 acres to allow for a land division, from the table. The motion passed by voice acclamation.

Moved by Alderman Zganjar, seconded by Alderman Adams to approve **ORDINANCE 2011-1356**.

One person spoke in opposition to **ORDINANCE 2011-1356** and one person spoke in support of **ORDINANCE 2011-1356**.

Approval of **ORDINANCE 2011-1356** requires six votes in favor of approval.

The motion to approve **ORDINANCE 2011-1356** passed upon roll call vote (8/0):
Favor: Mayr, Wirth, Seider, Hawkins, Gannon, Adams, Abendroth, Zganjar

- 7) Moved by Alderman Zganjar, seconded by Alderman Hawkins to reconvene as the Committee of the Whole. The motion passed by voice acclamation.
a) **2011-1371** - Amending Chapter 62-18 relating to enforcement and penalties of the sign code.

Community Development Director Tollefson stated additional language mirrors the language in other ordinances as related to enforcement.

- b) **2012-1372** - Text Amendment to Section 58-173 Temporary Uses of Chapter 58 Zoning Code.

Director Tollefson stated the code currently has some limitations in terms of standards. Revisions address the requirements of the applicant, responsibility of staff, parameters for approval, and oversight of staff's authority. Director Tollefson reviewed recent temporary uses in the city. Staff is directed to develop a venue for aggrieved residents with no associated fee for review at the second reading of this ordinance.

- 8) **Reconvene as the Common Council:** The Common Council reconvened at 8:40 PM.
9) **Ordinances:**
a) Moved by Alderman Wirth, seconded by Alderman Hawkins approve **ORDINANCE 2011-1371** - Amending Chapter 62-18 relating to enforcement and penalties of the sign code.

The motion to approve **ORDINANCE 2011-1371** passed by voice acclamation.

- b) **ORDINANCE 2012-1372**- Text Amendment to Section 58-173 Temporary Uses of Chapter 58 Zoning Code. **Recommended by Planning Commission January 9, 2012 and Committee of the Whole January 10, 2012; First Reading**

- 10) **Specified Unfinished Business:** None

- 11) **Presentation of Petitions, Memorials, and/or Remonstrances and Communications:**
None

11450

- 12) **Specified Miscellaneous New Business:** Conditional Use Grant confirmation for the United Financial Group's senior living apartment project at 10908 N. Cedarburg Road

Eleven people spoke in opposition to the conditional use grant. Four people registered their opposition to the conditional use grant, but did not wish to speak.

Ten people spoke in support of the conditional use grant. Four people registered their support of the conditional use grant, but did not wish to speak.

Jon McMurtrie of United Financial Group, Inc. reviewed the history of the senior living project proposal in Mequon. He stated the other Highlands Senior Communities developed by United Financial Group were all successfully located adjacent to single family housing.

Moved by Alderman Zganjar, seconded by Alderman Adams to confirm the Conditional Use Grant.

Community Development Director Tollefson stated the Riverwalk Highlands proposed footprint of 55.7 was similar to the River Trace development footprint of 51.5 initially approved in 2005 for a difference of .09 acres. In no case does the United Financial Group proposal further encroach upon side yard setbacks.

Jon McMurtrie stated that subject to review by his legal counsel, he would be willing to accept a deed restriction requiring payment in lieu of taxes if the development was sold to a non-profit organization.

Council members discussed the prior commercial zoning on the parcel, impact on adjoining properties, increased traffic, and proposed three story building height.

Alderman Wirth stated if the applicant was unable to agree to the payment in lieu of taxes provision, he would bring a motion to reconsider confirmation of the Conditional Use Grant.

The motion to confirm the Conditional Use Grant passed upon roll call vote (5/3):

Favor: Wirth, Hawkins, Gannon, Adams, Zganjar

Oppose: Seider, Abendroth, Mayr

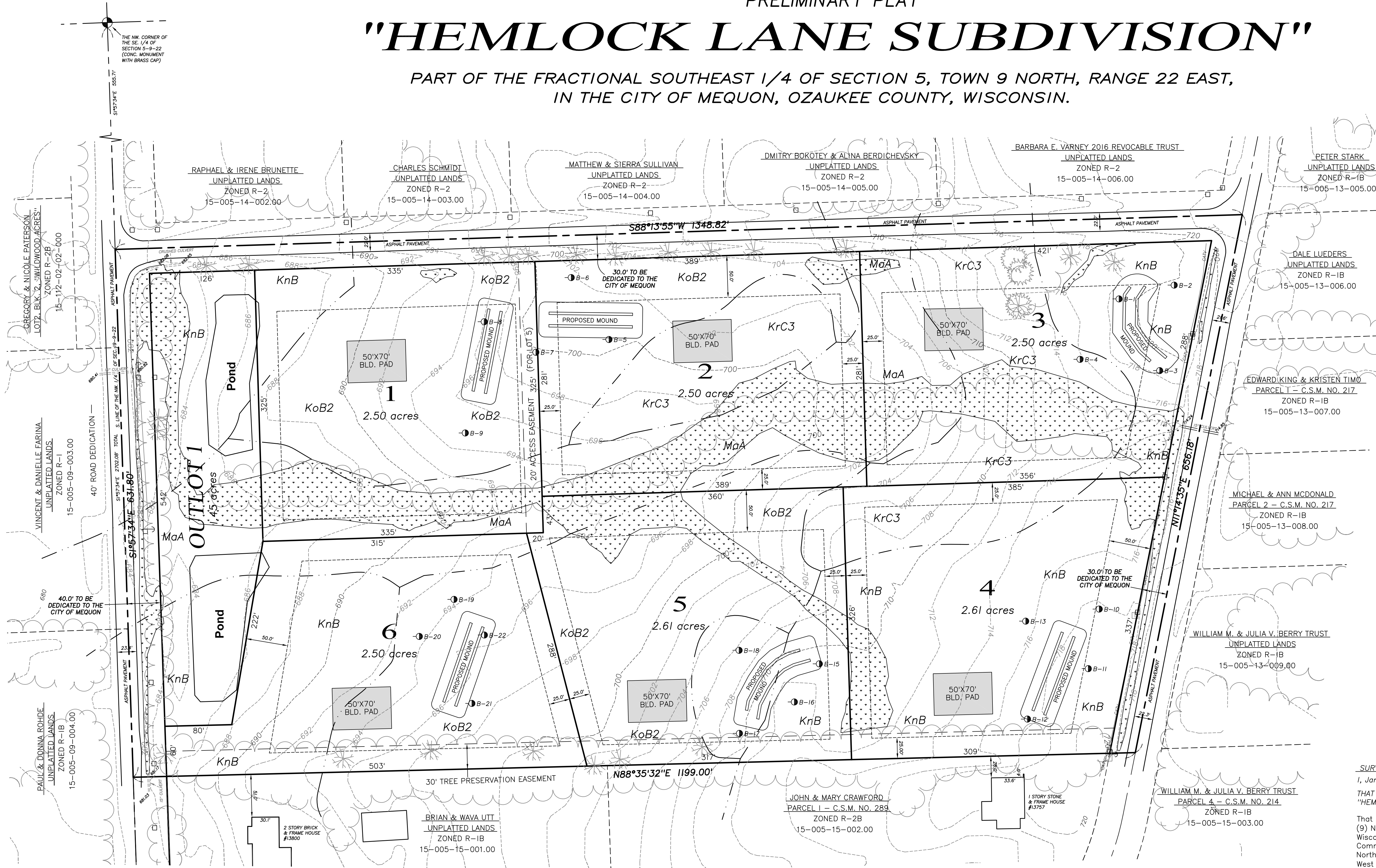
- 13) **Adjourn:**

At 11:00 PM moved by Alderman Zganjar, seconded by Alderman Wirth to adjourn. The motion passed by voice acclamation.

Lee Szymborski, City Clerk

PRELIMINARY PLAT
"HEMLOCK LANE SUBDIVISION"

PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST,
IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



NOTES :

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- STORM WATER POND SIZES AND LOCATIONS MAY VARY PENDING OUTCOME OF STORM WATER CALCULATIONS.
- LOTS IN THIS DEVELOPMENT WILL USE ON-SITE SOIL ABSORPTION SANITARY SEWERAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
- UNLESS NOTED OTHERWISE BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD (LAKE SHORE DR.) = 100.0'
FRONT YARD = 50.0'
SIDE YARD = 25.0'
REAR YARD = 25.0'

APPROVING AGENCIES :

CITY OF MEQUON

OBJECTING AGENCIES :

DEPARTMENT OF ADMINISTRATION

SUBDIVIDER :

BONNILAKE REAL ESTATE, LLC
C/O FRED BERSCH
592 W. BONNILL RD.
MEQUON, WI 53097
(414) 940-9912

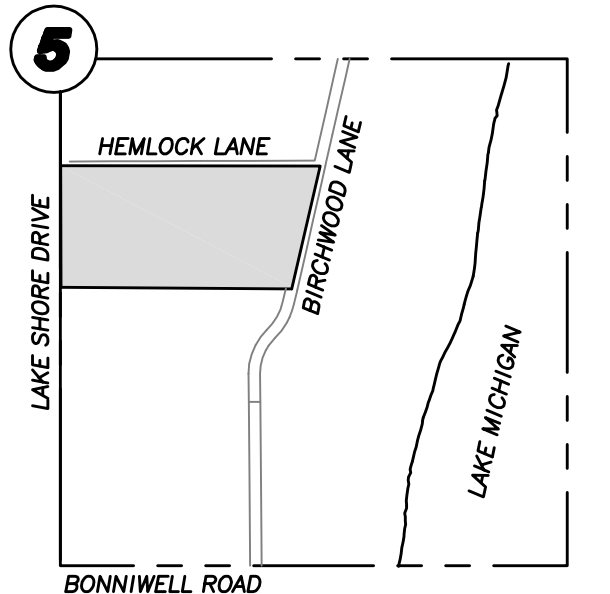
SURVEYOR :

JAMES G. SCHNEIDER
NORTH SHORE ENGINEERING, INC.
11433 N. PORT WASHINGTON ROAD
MEQUON, WI 53092
(262) 241-9400

ZONING :

EXISTING ZONING : R-1/OA

PROPOSED ZONING : R-1B



LOCATION MAP
SOUTHEAST 1/4 OF SEC. 5-9-22

SURVEYOR'S CERTIFICATE

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

THAT I have surveyed, divided, and mapped the preliminary plat of "HEMLOCK LANE SUBDIVISION", described as follows:

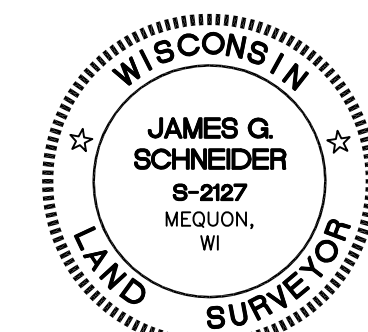
That part, of the East One-half (E1/2) of Fractional Section Five (5), Town Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:
Commencing at a point in the West line, 3389.20 feet, S.0°10'50"E of the Northwest corner of the East 1/2 of said Section; thence S0°10'50"E, along the West line of the East 1/2 of said Section, 631.80 feet to a point; thence S89°35'35"E on a line which is parallel to the South line of said Section, 1199.00 feet to a point; thence N13°E on a line, 657.19 feet to a point; thence West on a line which is parallel to the north line of the East 1/2 of said Section, 1348.82 feet to the place of beginning.
Reserving from the above parcel of land the West 25 feet, or more, by reason of a curve in the road; the North 25 feet and the Easterly 25 feet for road purposes.

THAT I have made such survey, land division and preliminary plat at the direction of BONNILAKE REAL ESTATE, LLC, owner of said land.

THAT such plat 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 provisions of the City of Mequon Land Division Code.

James G. Schneider
P.L.S. No. S-2127



Dated this 12th day of August, 2019

SOILS LEGEND :

SYMBOL	NAME	Slopes
KnB	Kewaunee silt loam	2-6%
KoB2	Kewaunee silty clay loam	2-6%, eroded
KrC3	Kewaunee silty clay	6-12% severely eroded
MaA	Manawa loam	0-3%

Property Statistics:

Total Property Area = 18.59 acres (100%)

Birchwood In., Hemlock In. & Lake Shore Dr.

Dedication Area = 1.91 acres (10.27%)

Outlot 1 Area = 1.45 acres (7.80%)

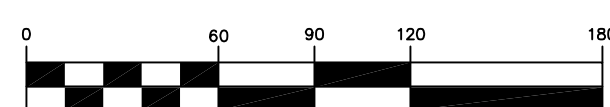
Average Lot Area = 2.54 acres x 6 = 15.23 acres (81.93%)

LEGEND :

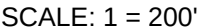
- 710 ----- DENOTES EXISTING MAJOR CONTOURS
- 711 ----- DENOTES EXISTING MINOR CONTOURS
- DENOTES U.S.D.A. SOIL BOUNDARY
- DENOTES BUILDING SETBACK LINES
- DENOTES WETLAND LIMITS LINE
- [Pattern] DENOTES WETLAND AREAS
- [Symbol] DENOTES SOIL BORING LOCATION

F.E.M.A. NOTE :

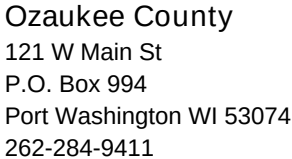
I, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 55089C 0193 F, MAP REVISED: DECEMBER 4, 2007.



SCALE 1" = 60'



DISCLAIMER: Ozaukee County does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



Print Date: 7/12/2019



Ozaukee County GIS



SCALE: 1 = 200'



Ozaukee County
121 W Main St
P.O. Box 994
Port Washington WI 53074
262-284-9411

Print Date: 7/12/2019

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Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)

DEVELOPMENT AGREEMENT

Hemlock Lane Subdivision

Articles of agreement made and entered into this ____ day of _____, 2019, by and between _____, hereinafter called the Developer, and the City of Mequon, a municipal corporation of Ozaukee County, Wisconsin, hereinafter called the City.

WITNESSETH:

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

See Exhibit A

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

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

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

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

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

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

1. The area to be improved shall consist of that area designated in Exhibit A in the proposed development plan granted preliminary plat approval by the Planning Commission.
2. Preliminary plat approval was granted by the Planning Commission on _____.
3. The Improvements shall be as described on Exhibit B.
4. The Developer will, at its expense, have plans and specifications prepared for the aforesaid Improvements and such plans and specifications shall be submitted to the City Engineer for approval. The plans and specifications to be submitted are indicated in Exhibit B.
5. The Developer will contract for and have constructed, at its expense, all of the Improvements. The City, as a condition of final certification by the City Engineer, and approval and acceptance of dedication of the Improvements by the City, will require that copies of lien waivers from all contractors and/or material suppliers performing work or supplying materials for the installation of the Improvements be filed with the City.

Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)

6. The Developer will pay for all reasonable costs incurred by the City, or its consultant in the review of the engineering plans, landscaping plans, inspection of the construction and/or installation of the Improvements, installation of street signs, review of record drawings for City files, and any other costs that may be incurred by the City in the installation of the Improvements for this Development. The Developer will pay the costs above enumerated within thirty (30) days after being billed by the City. Billing will be made periodically and/or monthly as the improvements are completed and as costs are incurred. Full cost will include labor, equipment, materials, engineering, inspection and overhead costs incidental to said work. Past due amounts on invoices generated by the City are subject to a one and one-half (1.5) percent per month charge, computed from the date of the original invoice.
7. All dedicated Improvements shall be warranted against defects due to faulty materials or workmanship which appear within one (1) year from the date of acceptance of dedication by the City, and Developer shall assign to the City applicable contractor warranties for the Improvements. If any defect should appear during this warranty period, the City shall first seek to enforce any applicable contractor warranty; however, Developer hereby guarantees the Improvements and shall indemnify the City to the extent of any default or failure of any contractor to honor the warranty. Each repair or replacement performed pursuant to this paragraph shall be guaranteed for one (1) year from the completion thereof.
8. Upon verification by the City Engineer that all of the Improvements have been satisfactorily constructed, installed or escrowed in accordance with City of Mequon Zoning Code, inspected and found to be in compliance with City requirements and with the following conditions as described below, and that all other requirements of this agreement have been complied with, Final Plat approval will be granted by the Common Council.
 - A. The City Engineer shall only recommend Final Subdivision Plat approval to the Planning Commission and Common Council upon certification that:
 - i. All of the Improvements have been satisfactorily constructed or installed, completed and approved.
 - ii. In the event that installation of the street trees, open space landscaping and/or minimal site restoration as contemplated in Developer's plans approved by the City cannot be completed due to weather conditions at the time in which Developer wishes to obtain Final Plat approval, the City may, in its sole discretion, accept from Developer a Letter of credit in form approved by the City Attorney and in an amount determined by the City Engineer to provide appropriate security to ensure installation is completed within 14 months from Final Plat approval.
 - B. The Department of Community Development shall schedule Final Subdivision Plat recommendation before the Planning Commission and Common Council only upon certification by the City Engineer that all the improvements have been constructed, installed and approved.
9. No special assessments are contemplated in connection with the development.
10. The following special provisions shall apply:
 - A. Easements are to be provided with the plat for the use of WE Energies, phone, Cable T.V. and other utilities for provision of services to the Subdivision Development. The Developer shall provide proof of payment in full for installation of the utilities prior to Final Plat approval.
 - B. Underground utility installations shall be made without any street pavement removal, unless otherwise specifically approved by the City Engineer.

- C. A building permit may be issued for 1 principal structures prior to the Final Plat being approved and recorded. The Developer agrees and understands that the transfer of title to any lot/residence in this development may not occur until after final certification by the City Engineer that the terms of this agreement have been complied with and the final subdivision plat is approved and recorded.
 - D. Subject to ¶5 above, the title to the public improvements and the land on which they stand, unless located within a dedicated public easement, shall be dedicated and given in fee simple by the Developer to the City upon recording the Final Plat, as provided by State Statutes, and without recourse, and free and clear of all encumbrances and with access provided from a dedicated street, where necessary. Title to the fire protection facilities shall be given to the City of Mequon, if applicable.
 - E. The Improvements shall be constructed in strict accordance with the requirements of the City and the City Engineer or his/her authorized representative, or as directed by said City Engineer; and shall be under and subject to constant inspection by the City Engineer or representative.
 - F. The Developer agrees that it shall be fully responsible for the Improvements for the Development and appurtenances thereto during the period of the construction of the Improvements, and until certification by the City Engineer, approval of the Improvements, and acceptance of dedication by the City, any damage as may occur to these facilities during this period shall be replaced or repaired by the Developer.
 - G. Excess topsoil shall only be removed from the subdivision Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.
 - H. The covenants, conditions and restrictions recorded against the property described on Exhibit A shall prohibit future property owners from removing any berms, landscaping or amenities installed on this Development as a condition of landscaping, open space, grading or drainage plans, and from placement of landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans, without express written consent from the City Engineer and by action of the Planning Commission.
 - I. The Developer, its successors and assigns along with individual future lot owners are hereby notified that "impact" fees will be assessed by the City against the Developer and/or lot owners, pursuant to the requirements of Sections 58-138 et seq. of the Mequon Code of Ordinances, which payment is due prior to obtaining a building permit. The parties understand and acknowledge at this time that the City retains full right and authority to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future, such that the resultant impact fee amounts in effect from time to time may differ from the impact fee assessment which is currently in effect as of the date of this agreement, and that such modifications and amendments are not susceptible of determination at this time.
- 11. The Developer shall not be released or discharged from the obligations assumed under this agreement until final inspection and verification of all the Improvements has been made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.
 - 12. The Developer hereby agrees that the costs and value of said improvements will become an integral value of the abutting lots and that no future lot assessment will be made on behalf of the Developer.

13. Provisions of this agreement which may specify design criteria for the construction of required improvements are subject to change by the City Engineer, upon written notice to Developer and based on changes in applicable codes or regulations, for the purpose of reflecting the most up-to-date design standards for required improvements. The design standards in effect at the preliminary approval shall apply to all improvements for a period of two years.
14. Developer shall indemnify, defend, and hold the City and its officers harmless from, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Subdivision Plat or this Agreement including, but not limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of all Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air or any other receptor. The City agrees that it will immediately notify Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The City also agrees that following notification to Developer that contamination may exist, the City shall make all reasonable accommodations to allow Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.
15. Execution of this agreement shall be accepted by the City as adequate provision for improvements within the meaning of Section 236.13(2) of the Wisconsin Statutes.
16. This agreement shall be binding upon the heirs, successors, executors and assigns of the parties hereto.
17. If the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval and to local plans and ordinances adopted as authorized by law, it is entitled to approval. If the final plat is not submitted within 24 months of satisfaction of the last required condition of approval of the preliminary plat, any approving authority may refuse to approve the final plat. The final plat may, if permitted by the approving authority, constitute only that portion of the approved preliminary plat, which the Developer proposes to record at that time. The Preliminary Plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission.
18. It is understood that this Development Agreement may need to be amended to cover changes to the standards regarding landscaping, stewardship plans, stormwater management, grading and/or other plans.
19. In accordance with section 58-635(3)(e), if the Developer fails to commence construction within two (2) years of development agreement approval, then the development agreement shall become null and void.

CITY OF MEQUON**OWNER**

Hemlock Lane Subdivision

By _____
John Wirth, Mayor

By: _____

By: _____

By _____
Caroline Fochs, City ClerkSTATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

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

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

Approved by: _____
City Attorney

Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)

EXHIBIT A
DEVELOPMENT AGREEMENT

Hemlock Lane Subdivision

DESCRIPTION OF AREA INCORPORATED IN THE SAID DEVELOPMENT:

Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)

EXHIBIT B
CITY OF MEQUON
WISCONSIN
* * * * *

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TERMS AND CONDITIONS INCORPORATED INTO DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF MEQUON AND _____.

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

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

The following public works improvements and conditions are necessary:

1. Sanitary Sewer System

- a. Developments covered by this agreement require a Private On-Site Waste Treatment System (POWTS).
- b. A plan of the subdivision shall include the location of soil boring and designated area for the POWTS

2. Water Supply System

- a. The proposed development is not located within the municipal water service boundary.
- b. The lots in the subdivision will be developed with private wells in accordance with NR812 and permitted through the WDNR.
- c. The private wells shall be installed and maintained by the respective property owner.
- d. Through the permitting process, the well digger must follow proper procedures with respect to the draw down effect on adjacent wells.

3. Fire Protection Water Supply

- a. The Developer and City shall establish an escrow fund which shall be in the total amount of \$50,000 when fully funded ("Escrow"). The Escrow shall be used for the installation of a fire cistern at the Subdivision or as the City may otherwise decide to use the Escrow for fire protection purposes for the Subdivision. The Escrow shall be funded as follows: at such time as the owner of a lot in the Subdivision applies for a building permit, in addition to all other fees and costs that are due, the owner shall pay \$8,333.33 to the City ("Fire Protection Fee"). The Fire Protection Fee shall be deposited into the Escrow. When the Escrow is fully funded, the City may withdraw the funds from the Escrow and use the funds for a cistern or for other fire protection for the Subdivision in the City's discretion.

4. Grading and Drainage Plan

- a. The Developer shall submit a master site grading plan. The master grading plan shall indicate which lots are designed for the following: full exposure, partial exposure, and lots that are limited to front load entry garage only. The Developer shall grade the site in conformance with the approved grading and drainage plan. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.
- b. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition.
- c. Grading and drainage plan showing 2' contours for both existing and proposed grades, City approved building pad grades, culverts or storm sewers. Cross-section and profiles of all drainage ways and erosion protection as required, must be indicated on the plans and detailed.
- d. Site grading plan showing only minimum setback and offset dimensions, and City approved building grades.
- e. Erosion Control Plan for land disturbing activities showing existing contours at least 200' into adjacent parcels. This plan will show location and dimension of all construction site management measures to control erosion and sedimentation.
- f. Rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion.
- g. The grading plan shall include minimum elevations for proposed top of principal building foundation wall based on proposed building envelopes shown on the approved specimen tree plan and City approved finished yard grades.
- h. Grading and filling shall be kept to a minimum, including in individual building envelopes.
- i. The Developer is responsible for top-soiling, seeding and mulching, as required to all exposed ground surfaces to prevent erosion, including disturbance by utility contractors.
- j. Wetland fill requires the approval of the WNDR.

5. Storm Drainage System

- a. Drainage System Plan showing all tributary areas to the proposed subdivision drainage system and downstream analysis. Included on the system plan should be all proposed and existing drainage structures in the drainage system area.
- b. Drainage easements must be shown by dimension and detailed cross-section.
- c. Installation and construction of a complete storm drainage system, including culverts, storm sewer, and open ditches as required to adequately drain the surface water from and through the Development. Erosion protection and minimum velocity design shall be provided for in the storm drainage system design. All areas adjacent to existing and proposed roadways shall be restored to conform with the approved roadway cross-section.
- d. The storm water facilities shall be installed before the impervious surface.

- e. Additional considerations will be required on all ditch slopes exceeding five percent (5%). All roadside ditches or drainage easements shall have a minimum one percent (1%) slope. Areas less than one percent (1%) will require further analysis.
- f. The Development will be required to provide on-site stormwater detention and demonstrate to the City Engineer that the Development shall comply with the City's stormwater ordinance and MMSD Chapter 13 rules and regulations.
- g. The Developer shall submit hydrologic calculations for the 2, 10 and 100 year development conditions.
- h. The Developer shall provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, the stormwater management must demonstrate that the 2, 10 and 100 year discharge rate will be less than pre-settlement conditions.
- i. All sump pump discharge pipes shall discharge to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section a sump pump collection system shall be required in accordance with the City's Standard Specifications for Land development, latest edition.
- j. Submittal, at the time of architectural review and approval, of a sump pump discharge and roof drainage plan in accordance with Storm Water Management Plan approved by the City Engineer.
- k. If the storm sewer design includes underground piping, a set of utility plans showing all plan and profile views of sanitary water and storm sewer shall be used and kept current during all phases of construction.
- l. Stormwater Best Management Practices Maintenance Agreement:

The Developer shall design and construct storm water facilities, including detention and/or retention pond(s), in accordance with the approved storm water drainage plan such that they are adequate to accommodate expected surface water flow within and through the Development, in accordance with applicable City ordinances, Chapter 13 of the Milwaukee Metropolitan Sewerage District rules, and the regulations of WDNR, as may be applicable. Thereafter, it shall be the responsibility of the Developer and/or its successors and assigns, as provided below, that such storm water facilities shall be maintained to meet or exceed the standards to which they were constructed, such that in the future, they continue to accommodate the maximum potential volumes of flow through and within the development, and meet applicable performance standards for storage and release.

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

- i. All stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be maintained and cared for by the Developer and subsequently, at such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance thereof to the Homeowners Association they shall be maintained in accordance with this Section 5.g.
- ii. In order that the perpetual care and maintenance of all stormwater drainage and storage facilities shall be provided for, the Developer shall create or cause to be created an entity (the Homeowners Association) with a perpetual existence under the laws of the State of Wisconsin for the express purpose, *inter alia*, of assuming all responsibility in connection with the perpetual maintenance of the stormwater

facilities. Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that all homeowners in the development, including Developer, shall be members of the Association solely by virtue of being a homeowner, and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. If, as contemplated by the parties, any portions of the Development in or on which is located stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be conveyed to other assigns and/or successors in interest, then Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that such other assigns and/or successors in interest shall assume all responsibility in connection with the perpetual maintenance of those stormwater facilities. The Developer shall have no further responsibility for such maintenance, only after arms length sale of the lots by the Developer, conveyance of outlots and/or common areas to the Homeowners Association or other good faith grantees, and acceptance of dedication of the Improvements by the City.

- iii. The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be adhered to by Developer and Developer's assigns and successors in interest:
 - A. Provide normal and customary cleaning and maintenance to the detention basin(s), and pond(s) located in this Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.
 - B. As necessary, dredging of the storm water facilities shall require permits and approvals under Section 30.20 Wisconsin Statutes, to remove materials from the bed of a pond ultimately connected to a navigable waterway from the Wisconsin Department of Natural Resources (WDNR).
 - C. Make chemical treatments as necessary, in keeping with the regulatory requirement(s) that the application of EPA/State Registered Chemicals to detention basins/ponds or lakes is regulated by the WDNR. With few exceptions, a permit must be filed with, and approved by the WDNR, prior to chemical treatment. In certain circumstances, a representative of the WDNR will monitor or supervise the chemical treatment. Contact the WDNR for additional information.
 - D. The detention basin(s)/pond(s) shall be certified by a licensed professional engineer or land surveyor as a condition of Final Plat approval. To assure compliance with the approved plans, the Developer shall be responsible to recertify the detention basin(s)/pond(s) as a condition of transferring ownership to the Homeowners Association, but in no event shall such recertification occur later than two years after the approval of the Final Plat.
 - E. The detention basin(s), pond(s) certification shall be submitted with an as-built record drawing.
 - F. The detention basin(s)/pond(s) shall be inspected in compliance with the Inspection Report Form supplied by the City. Any deficiencies shall be corrected immediately. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Homeowners Association, and any other assigns and successors in interest of Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:

- Bio-retention facility
 - Pond containment berms are stable and free of animal burrowings
 - Detention storage volume
 - Erosion
 - Vegetative cover
 - Sediment accumulation
 - Trash rack/culvert functions
 - Outlet flow
 - High water level
 - Water surface elevation at time of survey
 - Normal pond water level
 - Emergency overflow
- iv. To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basin(s)/pond(s), the developer shall, in accordance with City ordinance 58-677(b), 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).
- v. Not less than ninety days prior to the final expiration of the Developer's LOC obligations, or at such time as the Developer shall convey the outlot(s) or common area(a) in or on which are located the stormwater drainage and storage facilities, including detention basin(s)/pond(s), to the Homeowners Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basin(s)/pond(s) recertified in accordance with d. and e. above.
- vi. At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed herein), the Homeowners Association, or any other assigns or successors in interest, shall fail to maintain the stormwater drainage and storage facilities, including detention basin(s)/pond(s), the City, at its option, may give the Developer, the Homeowners Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within thirty (30) days thereafter, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right, but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost thereof, including administrative charges, to the Developer, and/or to the Homeowners Association, and/or other assigns and successors in interest, by drawing upon the LOC, and/or by imposing such charge as a special charge for services pursuant to §66.0627, Wisconsin Statutes, and if not promptly paid by the party to whom the charges were invoiced, as a lien and special tax on the property(ies).
- vii. The City Engineer has the authority to stop work, amend, or alter remediation measures to the detention basin/ponds. Failure to comply will result in the issuance of a municipal citation by a forfeiture as prescribed by law, or may be addressed in an action for injunction, mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.
- viii. Upon 75% (or fewer) of the lots within this Development being sold, a Homeowners Association shall be created.

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

6. Erosion and Run-off Control

- a. Installation and construction of improvements in the proposed Development shall be done in conformance with the City in cooperation with the Ozaukee County Land Conservation Guidelines (SCS) and Department of Natural Resources "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements, with respect to erosion and sedimentation control. Temporary stormwater quality measures during construction activities shall include, as a minimum, the installation of silt fence and temporary sediment basins.
- b. The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or designated agent. The City may request temporary mulching if ground is exposed for more than 7 days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established Best Management practices. The City will decide what situation is appropriate for sod and will determine the sediment trap method to be used.
- c. The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.
- d. Excavated soil shall not be allowed to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.
- e. The surface of exposed bare soils shall be protected by mulches or by temporary annual grasses, or erosion matting.
- f. The Developer will periodically inspect and maintain any measures utilized above. All erosion control devices shall be inspected after each rain event.

7. Streets

- a. Private access roads/driveways shall be approved by the City Engineer and Fire Chief.
- b. The Developer shall provide to the City a performance bond, Letter of Credit or Cash Bond, in a form approved by the City Attorney subject to prior review and approval by the City, to provide security for compensation to the City for wear and tear and accelerated deterioration of City streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the approved Development.

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

- i. The Developer shall meet with City Engineering and Public Works staff to identify and agree to a specific "haul" route for all construction equipment and material supplies associated with the Development. The Developer shall agree to confine the movement of its construction equipment to the approved route unless approved otherwise by the City Engineer or Public Works Director.
- ii. Prior to commencement of construction, the City shall videotape and perform a road evaluation of the agreed to haul route. This evaluation, known as a service condition rating or SCR, shall be used as the base line for establishing the level of damage that occurs as a result of the Development.
- iii. At the conclusion of the construction activity and prior to the recording of the final plat, the City will again videotape and perform a post development SCR of the Developer's "haul" route.
- iv. Prior to the City acceptance of the Improvements, the Developer will repair the road or pay to the City for the Dollar amount for the estimated repairs.

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

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

8. Landscaping and Open Spaces

- a. A street tree plan shall be subject to the review and approval of the Tree Board and Planning Commission. The species and installation of street trees shall conform to the street tree ordinance.
- b. Landscape plans for the detention pond buffering shall be designed by a licensed landscape architect and shall be reviewed and approved by City staff. The City may have a licensed landscape architect review the submitted landscape plans. All amenities located in this phase of the development shall be constructed prior to Final Plat approval.
- c. Signage and entryway landscape plans, if applicable, shall be reviewed and approved by City staff.
- d. A letter of credit issued by a local bank on the US Chamber of Commerce model form or reasonable equivalent, and subject to prior review and approval by the City Attorney, equal to 25% of the landscape and street trees contract cost to insure that all private open space landscaping that dies within three (3) years of installation will be replaced by the Developer.
- e. A performance bond equal to 25 percent of the installation costs of the street trees is required to ensure that all street trees that die within the first 14 months will be replaced by the developer.
- f. Any required pedestrian paths shall be installed and shall be maintained by the developer or home owners association. Pedestrian and bike path plans shall address the public use of the paths and maintenance and shall be subject to the review and approval of the City Engineering Department. A ten (10) foot wide pedestrian and bike path easement shall provide for public access. An eight (8) foot wide path shall be designed and constructed in accordance with the Department of Transportation (DOT) Bike Path Facilities Handbook.

9. Miscellaneous

- a. The Developer shall be responsible for maintaining and repairing all damage done to City streets as a result of excessive hauling operations and Development construction pursuant to section 7(b) above.
- b. All construction shall conform to the “Standard and Specifications for Development Construction in the City of Mequon,” latest edition.
- c. Wetland Boundaries shall be identified and marked in the field and verified by the Wisconsin Department of Natural Resources. The wetlands and setbacks shall be identified on the plat. Wetland boundary markers shall be maintained and setbacks observed during all phases of land disturbance and construction.
- d. The City Engineer may make changes to the approved plans and specifications for any of the improvements covered under this agreement which are necessary to correct oversights, omissions, and errors to compensate for changing site conditions, or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work as changed entirely at its expense without any claim for reimbursement.
- e. Submittal and Planning Commission approval of the maintenance agreement and street tree landscape plan, if applicable.
- f. Submittal of underground utility easements.
- g. All sanitary, drainage, water and other utility easements must be shown on the plat. All sanitary, water and drainage easements must be prepared separately for each lot or parcel and recorded at the Developer’s expense. These documents shall be required at the time of final plat approval and approved by the City.
- h. Submittal of proposed driveway culvert size plan where applicable.

10. Special Provisions

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

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EXHIBIT C

CITY OF MEQUON
WISCONSIN

ENGINEERING DEPARTMENT
DEVELOPMENT AGREEMENT**Hemlock Lane Subdivision**

In addition, the Developer shall provide a lot pipe guarantee. The Developer shall provide a financial guarantee in the amount of \$600, which is equivalent to \$100 per lot. The financial guarantee is subject to release upon receipt by the City of a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin.

Attachment: Packet Docs (4400 : Fred Bersch & Paul Apfelbach)