



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, September 11, 2017
7:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from July 24, 2017

2) Consent/Public Hearing

- a) Ryan Companies Us, Inc. The applicant is seeking conditional use grant approval to allow for a fitness center operated by NX Level within the Froedtert Mequon Health Center located at 11430 N. Port Washington Road.

3) Regular Business/Consent

- a) Poblocki Sign Company for Ryan Companies Us, Inc. The applicant is seeking master sign plan approval for the property located at 11430 N. Port Washington Road (Froedtert Medical College of Wisconsin).
- b) Charles Burczyk. The applicant is seeking certified survey map approval to allow for 2 lots (5.03 acres includes farmhouse and buildings and 11.19 acres of vacant land) for the property located at 11623 W. Donges Bay Road.
- c) Artesa LLC. The applicant is seeking landscape review approval for the north border for the property located at 11130 N. Buntrock Avenue (Dermond Property Investment),

4) Regular Business

- a) Innovative Signs for 11201 LLC. The applicant is seeking a sign waiver approval to allow for a building wall sign to be larger than the required 30 sq. ft. allowed by the sign code for the property located at 11201 N. Port Washington Road (Ziegler Wealth Management).
- b) Roettgers Company, Inc.. for Mequon LLC. The applicant is seeking a sign waiver and lighting approval to allow for the replacement of stripping and signage on the canopy and illumination of the canopy for the property located at 11155 N. Wauwatosa Road.
- c) David Hoff. The applicant is seeking at text amendment related to the minimum lot size required for a Planned Unit Development per Section 58-331 of the City of Mequon Zoning Code.

- d) City of Mequon. The City of Mequon is seeking rezoning recommendation from B-6 (Rural Industrial)/OA (Agricultural Overlay) to R-3 (Single Family 1 AC) and Land Use Plan Map amendment from Rural Industrial to Residential 1-1.5 AC for the four properties located at 9757, 9749, 9731 and 9715 N. Granville Road.
- e) City of Mequon. The City of Mequon is seeking a text amendment related to residential uses in the Town Center and Arrival Corridor Zoning Districts related to single family and multi-family dwellings.

5) Announcements

The next meeting is Monday, October 9, 1027 at 7:00 pm.

6) Adjourn

Dated: **September 11, 2017** /s/ Dan Abendroth, Chairman

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

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

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



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www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: September 11, 2017
SUBJECT: PLANNING COMMISSION MEETING MINUTES from July 24, 2017

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of July 24, 2017 for your review.

Attachments:
07.24.17 DRAFT (PDF)



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PLANNING COMMISSION
Regular Meeting
Monday, July 24, 2017
7:00 PM
Christine Nuernberg Hall

Minutes

I) Call to Order/Minutes Approval

Present:

Chairman Dan Abendroth
Commissioner Martin Choren
Commissioner John Mason
Commissioner Brian Parrish
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Alderman John Wirth
Commissioner Rick Lemke
Alternate Stephanie Hawley

Action

Ald. Wirth made a motion to approve the June 24, 2017 meeting minutes
Commissioner Becky Schaefer seconded the motion.
All voted aye; vote passed (8-0)

II) Consent/Public Hearing

- a) Concord 2, LLC. The applicant is seeking conditional use grant approval to operate a 1,650 square foot fitness center for the property located at 11521 N. Port Washington Road.

Action

Ald. Wirth made a motion to go into public hearing
Commissioner Lemke seconded the motion.
All voted aye; vote passed (8-0)

Action

Ald. Wirth made a motion to close into public hearing
Commissioner Lemke seconded the motion.
All voted aye; vote passed (8-0)

Attachment: 07.24.17 DRAFT (2635 : Minutes from July 24, 201758)

RESULT: **APPROVED [8 TO 0]**
MOVER: Rebecca Schaefer, Commissioner
SECONDER: John Wirth, Alderman
AYES: Abendroth, Choren, Mason, Parrish, B. Schaefer, J. Schaefer, , Wirth,
 Lemke
ABSTAIN: Hawley
EXCUSED: Stoker

III) Consent/Regular Business

- a) Metropolitan Builders Association. The applicant is seeking minor request for a temporary use approval (August 6th - September 6th) for directional signs for the 2017 Parade of Homes located at the Highlander Estates subdivision.

Ald. Wirth asked about an item that staff recommended that is different than what the Metropolitan Builders Association requested.

Asst. Dir. Zader stated that they are comfortable with the change and they did not show up for the meeting.

Action

Commissioner Becky Schaefer made a motion to approve the consent items according to staff recommendations.

Ald. Wirth seconded the motion.

All voted aye; vote passed (8-0)

RESULT: **APPROVED [8 TO 0]**
MOVER: Rebecca Schaefer, Commissioner
SECONDER: John Wirth, Alderman
AYES: Abendroth, Choren, Mason, Parrish B. Schaefer, J. Schaefer, Wirth,
 Lemke
ABSTAIN: Hawley
EXCUSED: Stoker

IV) Regular Business

- a) Signs Now Milwaukee for Yamato. The applicant is seeking sign approval to use Polystyrene foam for a monument sign for the property located at 6300 W. Eastwood Court.

Planner Vang stated that the applicant is proposing a free standing sign made out of Polystyrene foam. This is a material that staff has not approved in the past. The sign does meet all technical requirements but due to the material requested it is in front of the Planning Commission for review. She stated that the base of the sign will also be made out of the same material. It will closely match the block material of the building. The applicant wants to use this material due to the lower cost and the fact that they feel it will stand the conditions of winter.

The applicant brought an example of the material to show the Commissioners. He stated that the material has been in use for many years, it seems to be far more durable, to last longer and look better for a longer period of time. He stated that the sign would be manufactured with a design style on the base to look like the stones used in the existing product on the building.

Commissioner Choren stated that he does not have concerns about the durability but he is concerned about the look of the sign and the ability to match the stones on the building. He also questioned that if it is approved, would it set a precedent.

Asst. Dir. Zader answered that the only other sign of a similar type of material approved was an after-the-fact approval of the Huntington Park subdivision.

Ald. Wirth stated that he searched for a sign made of the same material to view and he felt that it looked old. He talked to a sign representative that stated it does look good when it is first put up, but birds can peck on it and it does tend to break and not last.

The applicant stated that there are many different types of Polystyrene. He stated that the product is an encapsulated product. He provided photos of examples of the product.

Mayor Abendroth stated that per the Sign Code, the base of the sign should match the materials of the building to the greatest extent possible.

Asst. Dir. Zader stated that the applicant is seeking approval for the material of the sign only. Sign permits state that a landscaping bed is required around the signage and any illumination would need to be approved by staff as there are lighting code requirements for signage.

Commissioner Jim Schaefer stated that he does not like the look of imitation stone. He stated he would possibly be comfortable with the Polystyrene used for the sign but not for the base. He feels that the base should be real stone.

Commissioner Parrish stated that the applicant is a reputable company and the product is reputable as well. He is comfortable approving the proposal as long as it stays at the quality level proposed.

Asst. Dir. Zader stated that if it is approved, he has concerns about the shift in policy because there is no real justification for not using real stone except for an economical one. He suggested that this should be looked at to allow it city-wide if approved.

Ald. Wirth stated that according to the ordinance it is very clear that the base is supposed to be the same material if possible. He feels this would be a significant policy change. He feels that good policies should be supported and followed. He offered an option to table this item if necessary to enable the Commission to physically see an actual example and then address a sign code amendment if plausible. He feels that all applicants should be treated equally.

Commissioner Choren asked staff about the possibility of the sign above the base being made of this material but not the base. He would like to see an example of the product as well.

Asst. Dir. Zader stated that the sign code does not really address this issue. Materials have come a long way with technology and this is something that will need to be vetted out to see if the product is durable over time. He feels there is a distinction between the base and the sign.

Commissioner Mason asked the applicant if he has statistics about the longevity of the product. He agrees that the sign ordinance should not be changed at this meeting as many others have requested similar permissions and have been denied.

The applicant answered that he does not have actual facts but he stated that the product has been used in Florida and Arizona for over 20 years and there have not been any problems.

Action

Ald. Wirth made a motion to approve a natural base and the Polystyrene sign on top with a contingency that if the product does not hold up that it must be replaced by the owner.

Commissioner Parrish seconded the motion.

All voted aye; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	John Wirth, Alderman
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, B. Schaefer, J. Schaefer, Wirth, Lemke
ABSTAIN:	Hawley
EXCUSED:	Stoker

- b) Mike Mehta. The applicant is seeking master sign plan approval for the property located at 10400-10412 N. Baehr Road (Moro Performance).

Planner Vang stated that this business is located in the business park and is zoned B-5. For multi-tenant buildings requesting more than one wall sign, a master sign plan is required. The applicant is requesting a master sign plan that would allow each tenant to have one wall sign unless the tenant occupies more than one tenant space and then they would be allowed the number of signs per space. The proposed floorplan shows seven tenant spaces but nine wall signs. The nine wall signs are to allow for an ultimate build-out of the property, the two most southern buildings could be divided into two tenant spaces. Staff only supports seven signs as that is what is currently shown as actual spaces. Staff only supports one sign per tenant regardless of the amount of tenant spaces occupied. Ms. Vang stated that the materials proposed are aluminum sheet with a polyethylene core (example in the packet). The sign meets all the requirements of 30 sq. ft. with a black dark background with white lettering placed about the tenant space. Staff does not support the dark black background as it does not relate to the architectural features of the exterior as listed under Criteria C. Staff is willing to work with the applicant to come to a consensus to what would be more fitting for the

building.

The applicant was not present.

Mayor Abendroth stated that owner could ask for more signs if more tenant spaces are added.

Asst. Dir. Zader stated that the staff has talked to the applicant several times. The proposed sign is rather economical and is only about 3 inches thick. The lettering is flat and it will not project on that building. The concern is that this is the only tenant at this point that is requesting a sign and staff does not want all the potential signs on that building to look like this one going forward.

Action

Mayor Abendroth made a motion to approve the master sign plan based on staff comments. Commissioner Choren seconded the motion.

All voted aye; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
AYES:	Abendroth, Choren, Mason, Parrish, B. Schaefer, J. Schaefer, Wirth, Lemke
ABSTAIN:	Hawley
EXCUSED:	Stoker

- c) Joe & Marie Kelly. The applicant is seeking specimen tree removal approval to remove one Red Oak tree for the property located at 13817 N. Hillside Drive.

Asst. Dir. Zader stated the request is to remove one Red Oak tree that will be close to the foundation wall of a proposed addition to the residence. The City Forester does not recommend the removal of the tree per the Tree Preservation Ordinance. If the Commission does grant approval to remove the tree, there are conditions in the staff report regarding the replacement value. It would be a \$1,350.00 donation to the Mequon Tree Fund or the equivalent plantings on site. Per the City Foresters recommendation, staff recommends denial of the request. He stated that the City Forester is present to answer any questions.

The applicant, Joe Kelly, stated that in 2001 he planted the tree there and he is now requesting to remove it. He stated that he has planted several other trees on the property and brought an aerial plot to show all the trees on his property.

Asst. Dir. Zader stated that the applicant sought a variance for a reduced side yard setback for the proposed garage and it was approved by the Board of Appeals.

Mayor Abendroth asked the City Forester asked if the tree is not removed how would the garage be enlarged.

The City Forester, Mike Gies, answered that he believes the tree could be saved if the garage could be shifted back. He stated that he considered the health of the tree, per the ordinance,

to make his decision.

Mr. Kelly stated that the garage addition started back in 2006 and the plans were verbally approved. They completed one section of the addition; but did not yet do the garage. They have been trying to get the necessary permissions for the last 18 months. He stated the garage is rotted out and will not stand for much longer. He stated that he has planted many trees on his property but he does not feel that he should have to pay the fee.

Ald. Wirth stated he feels this is one of the injustices of the tree ordinance. He does not feel that if someone plants a tree on their property, they should then be told that they cannot remove it. He commented that the Tree Board is looking at some modifications to the code and he hopes that this is one that will be made. He feels that a tree is private property and he will vote for the tree to be removed. He stated he hopes that the applicant plants other trees instead of paying the fee.

Mr. Gies stated that there is some discrepancy on whether the applicant actually planted the tree. He explained this has a 18" dbh Red Oak and many sources quote a growth rate which would place the tree at about 60-70 years old.

The applicant affirms that he planted the tree.

Ald. Wirth stated it is irrelevant as it is on his personal property.

Commissioner Lemke stated that he feels strongly that this is landscaping and that the applicant should not be accountable to pay the tree replacement fee. He will vote to allow the tree to be removed.

Commissioner Parrish stated that he is in favor of granting the requested waiver because he feels that the applicant has demonstrated a hardship; he planted the tree and he has spent \$20,000 on fees to get through the city processes.

Mayor Abendroth asked if this is a motion.

Commissioner Parrish confirmed it as such.

Ald. Wirth seconded the motion.

Commissioner Becky Schaefer cautioned the applicant about being negative about the city codes because many municipalities have similar regulations and processes. She is in favor of the waiver based on the plantings that have already been planted on the applicant's property. She stated that the City Forester is doing his job by following the code and he is not trying to create more hardship for the applicant.

Mayor Abendroth stated that he supports a waiver.

All voted aye; vote passed (8-0)

RESULT: **APPROVED [8 TO 0]**
MOVER: Brian Parrish, Commissioner
SECONDER: John Wirth, Alderman
AYES: Abendroth, Choren, Mason, Parrish, B. Schaefer, J. Schaefer, Wirth, Lemke
ABSTAIN: Hawley
EXCUSED: Stoker

d) Chapter 58 of the Zoning Code as it relates to uses in the LTD Zoning District.

Asst. Dir. Zader stated the next two items are somewhat related to each other. The first item is for a text amendment to change the LTD zoning district sponsored by the owner of Lexington Square who recently purchased the property. He has a potential tenant that wants to operate a smoothie bar and it is not currently a permitted use under the LTD Overlay. He is requesting that type of use be allowed as a conditional use in the LTD zoning district. There are only two properties in the city that have the LTD zoning and this is one of them. Staff reviewed the conditional uses permitted in this zoning district. Staff feels that the smoothie bar is too narrowly defined and staff researched different resources for use categories established in the NAICS (National American Industry Classification System). Staff found that the category of Snack and Nonalcoholic Beverage Bars would be the most appropriate for the situation. This incorporates the smoothie bar, bakery, bagel shops and ice cream stores. Staff is supportive of the text amendment. This would be a conditional use grant so the applicant will need to appear back before the Commission for the approval for a conditional use grant.

Action

Ald. Wirth made a motion to recommend the text amendment to the Common Council. Commissioner Lemke seconded the motion.

Ald. Wirth asked staff if the city code incorporates the NAICS (National American Industry Classification System) definitions.

Asst. Dir. Zader stated that it does not currently incorporate them but that it is a very good idea to do so going forward.

Ald. Wirth made a friendly amendment to recommend that the NAICS (National American Industry Classification System) definitions be included in the city code. Commissioner Lemke accepted the amendment to the motion.

All voted aye; vote passed (8-0)

RESULT: **APPROVED [8 TO 0]**
MOVER: John Wirth, Alderman
SECONDER: Rick Lemke, Commissioner
AYES: Abendroth, Choren, Mason, Parrish, B. Schaefer, J. Schaefer, Wirth, Lemke
ABSTAIN: Hawley
EXCUSED: Stoker

- e) Jim Forester. The applicant is seeking rezoning ordinance amendment approval to allow changes to the conditions of the PUD Ordinance related to the hours of operation and location of conditional uses for the property located at 11649 N. Port Washington Road.

Asst. Dir. Zader stated that this item was also related to the potential tenant looking to operate the smoothie shop in Lexington Square. The tenant is looking to go into a space on the south elevation of the building. There were conditions of the original PUD for this property that stated; *“no customer access and or signage shall be allowed along the south building elevation of Phase 1 for LTD uses”*. He explained that on the original site plan there was a road connection on the south to Eastbrook Drive. The condominium development to the west objected due to concern about the impact from the amount of traffic. A subsequent ordinance in 1997 eliminated that road and a connection was made to Port Washington Road. Due to this, staff feels that the restriction on customer access or signage on that elevation does not have very much of an impact on the neighboring development. Over the past 20 years a significant tree line has grown and helps provide a buffer that makes it difficult to see the building. By changing the requirement it would allow LTD uses to go into the building along the south elevation.

The second portion is a requirement that the hours of operation in the LTD zone were allowed to be between 9:00 am to 5:00 pm., but only for a maximum of five hours on Sundays. This applied to LTD users only. Staff could not find documents to how and why the five hour maximum was chosen. Staff is supportive of the amendment to this ordinance. It will go to Common Council for a public hearing in September.

He added that a few residents from the Eastbrook subdivision did contact him with concerns about a potential Phase III behind this building. He has not heard anything about another phase being added. That issue is not on this agenda nor is it on the agenda before the Common Council at this time.

Staff does recommend approval based on the conditions in the staff report.

Jim Hlavacek – 1512 W. Eastbrook Drive – stated that he is concerned about what food shops could additionally be added at the property.

Mayor Abendroth answered that the uses allowed are all low impact. He offered the list of allowable uses to Mr. Hlavacek.

Bernie Berson – President of the Eastbrook Condo HOA – stated that the residents of the

association are concerned about what could happen in the future in the back of Lexington Square. They would like more information regarding this issue.

Ald. Wirth stated that all the issues on the agenda tonight are conditional uses which need individual approval. The businesses are not able to just go into the building without a public hearing and opportunity for public feedback. He also stated that a retail use behind a business office is not typical.

Asst. Dir. Zader stated that ordinance condition #3 in the packet states “*there shall be no retail uses, including B-3 District retail uses, allowed in Phase III of this development*”. The back of the building is restricted to office only and it is more restrictive than the front of the building.

He explained that the PUD approval stated that if Phase III is not completed within 70 months, they would need to comply with current zoning standards. They would need to go through the building and site plan approval process.

Steve Richman – Eastbrook HOA – stated they are hyper-aware of the changes due to the issues associated when the Taco Bell was approved. They will keep informed about what is happening next to their neighborhood.

Action

Ald. Wirth made a motion to approve the proposed amendments to the PUD Ordinance. Commissioner Choren seconded the motion.
All voted aye; vote passed (8-0)

The next meeting is August 7, 2017.

Action

Ald. Wirth made a motion to adjourn
Commissioner Parrish seconded the motion.
All voted aye; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	John Wirth, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, B. Schaefer, J. Schaefer, Wirth, Lemke
ABSTAIN:	Hawley
EXCUSED:	Stoker

Respectfully Submitted,

Jac Zader

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 11, 2017
SUBJECT: Ryan Companies Us, Inc. The applicant is seeking conditional use grant approval to allow for a fitness center operated by NX Level within the Froedtert Mequon Health Center located at 11430 N. Port Washington Road.

Applicant:	Ryan Companies US, Inc.
Status of Applicant:	Owner
Requested:	Conditional Use Grant
Existing Zoning:	B-2 (Community Business) PUD (Planned Unit Development)
Land Use Plan:	Neighborhood Commercial
Lot size:	7.2 acres
Location:	11430 N. Port Washington Road
Tax Key:	#15-020-10-019.00
District:	#5

Background:

The applicant is requesting a Conditional Use Grant for a training facility to be located in the new Froedtert and Medical College of Wisconsin Mequon Health Center at 11430 N Port Washington Road. The training facility will be a third party operation staffed by NX Level. NX Level offers sport performance training for male and female athletes, middle school through college and professional athletes. They also train adults who are looking for an alternative to the typical health club. The site is zoned B-2, which categorizes fitness centers as a conditional use.

Site Plan:

The proposed plan shows the main entrance to the facility on the east side of the building. The Building/Site Plan for the medical office building was approved with consideration for this type of use. No new changes to the site are proposed. Staff believes the existing parking will be adequate to handle the proposed demand for the fitness center.

Building Design:

NX Level will be occupying the 15,000 square feet field house in the new medical office building. NX Level staff will also be utilizing offices in the building. The training facility will incorporate a wide array of features, designed to enhance sports training. Features include a synthetic turf field, batting cages and weightlifting areas. The training facility will also be available as rental space for sport teams in the area. The facility was constructed to be contiguous with the rehabilitation and therapy space. The applicant has indicated that a shared doorway between the therapy gym and fieldhouse will allow for patients receiving therapy services at the clinic to utilize the field and equipment.

The training facility will be open from 6:00 AM – 8:00 PM, Monday-Saturday. The facility will

be open on Sundays during heavy facility rental times.

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

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

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

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

The Land Use Plan designates the site as Commercial and is zoned B-2 (Community Commercial) and PUD (Planned Unit Development). Adjacent properties are zoned B-3 and B-2. A fitness center can be considered compatible with the Land Use Plan designation and with other commercial uses in the area. The Planning Commission has approved other similar uses (Athletic Performance, Rockstar Fitness, Cycle Bar) in areas that have a mixture of commercial, office and retail uses.

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

The proposed activities of the health club fit the character of the surrounding area. The hours of operation at the site will be between 6:00 A.M. to 8:00 P.M. Monday thru Saturday and Sundays as needed. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

Staff Recommendation:

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

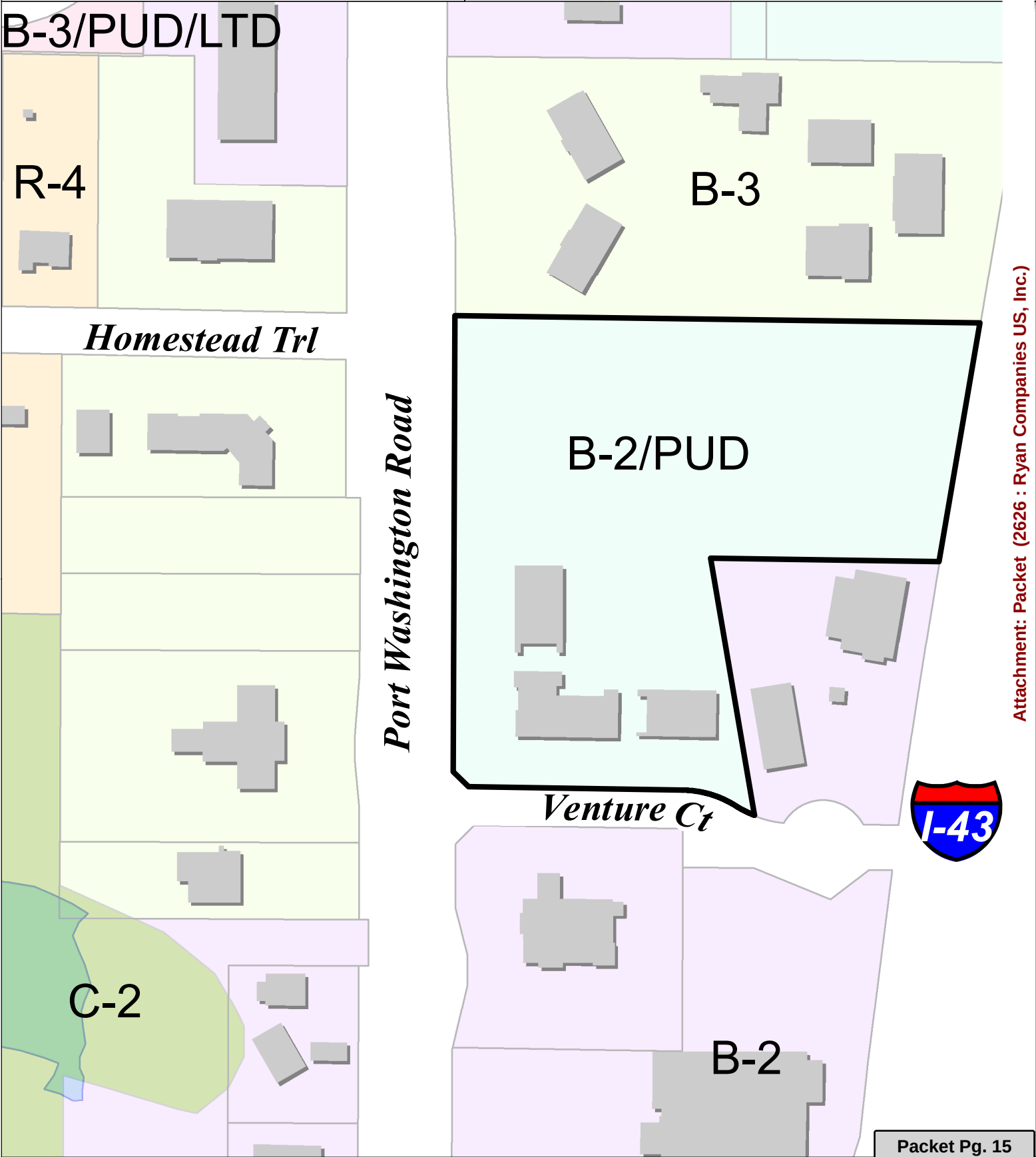
1. Staff review and approval of final floor plans.

Attachments:
Packet (PDF)

ITEM 2

Ryan Companies US, Inc.

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





This plan describes a partnership between NX Level and Froedtert and the Medical College of Wisconsin. The partnership with NX Level Sports entails development and management of a sports training facility adjacent to the Mequon Clinic site which will house several sports medicine and orthopedic related operations.

NX Level has successfully been servicing the Waukesha area since 2005. NX Level offers sports performance training for male and female athletes, middle school through college, and professional athletes. They also train many adults who are looking for an alternative to the typical health club. Their reputation in the community and commitment to the delivery of quality programming made them an ideal partner for the new training facility in Mequon.

More than 200 athletes who have trained at NX Level since 2005 have gone on to play at the collegiate and professional levels. The core business is intense, hard-core sports training. Both performance training, which is designed to make athletes faster, stronger and more agile, and general fitness training will be offered at the facility. Coaches and trainers employed by NX Level, train scholastic athletes and adults in group settings in a manner that gives them the experience that top "Division 1" college athletes receive. The facility will incorporate a wide array of state-of-the-art features designed to enhance sports training and notable features include a synthetic turf field, batting cages and weightlifting areas. The training facility will also be available for rental of space to various sport teams in the area.

The facility was constructed so it is contiguous with the rehabilitation and therapy space. A shared doorway between the therapy gym and the fieldhouse allows for patients receiving physical therapy services at the clinic to utilize the field and equipment and flow between the two spaces..

The Mequon training facility will be operated and staffed by NX Level under a management agreement using the model they have successfully implemented at their Waukesha site and will be co-branded with F & MCW. F & MCW will also establish a Sports Medicine clinic and programs at the Mequon site which will be run independently from NX Level. These services will include the following:

1. Sports Medicine/Orthopedic clinic staffed by a MD and/or APP
2. Orthopedic Walk-In clinic staffed by an APP (extended hours and Saturday)
3. Therapy services
4. Radiology services (diagnostic)

Hours of operation: On average, the training facility will be open from 6 am-8 pm with days of operation Monday-Saturday morning and Sundays during heavy facility rental times. Hours and days may vary dependent on client demand.

NX Level leadership has been actively engaged in the facility planning, layout of space and identification of necessary equipment for the Mequon site. The plan is to launch the programming with the opening of the Mequon Health Clinic in October 2017.



eppstein uhen : architects

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telephone 414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

Froedtert & the
Medical College of
Wisconsin - Mequon
Health Center

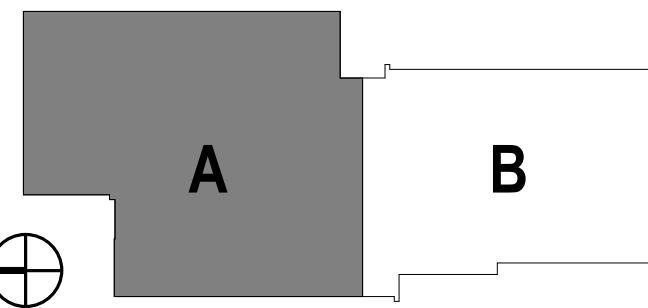
11402 N PORT
WASHINGTON RD
MEQUON WI 53092

ISSUANCE AND REVISIONS

CONSTRUCTION DOCUMENTS

#	DATE	DESCRIPTION
1	01/18/2017	ADDENDUM 01
2	03/08/2017	CONSTRUCTION BULLETIN 01
3	03/30/2017	CONSTRUCTION BULLETIN 02
4	04/14/2017	RFI 36
5	04/14/2017	RFI 35

KEY PLAN



SHEET INFORMATION

PROJECT MANAGER CD
PROJECT NUMBER 415628-01
DATE 12/16/2016

FIRST FLOOR PLAN -
AREA A

A101A

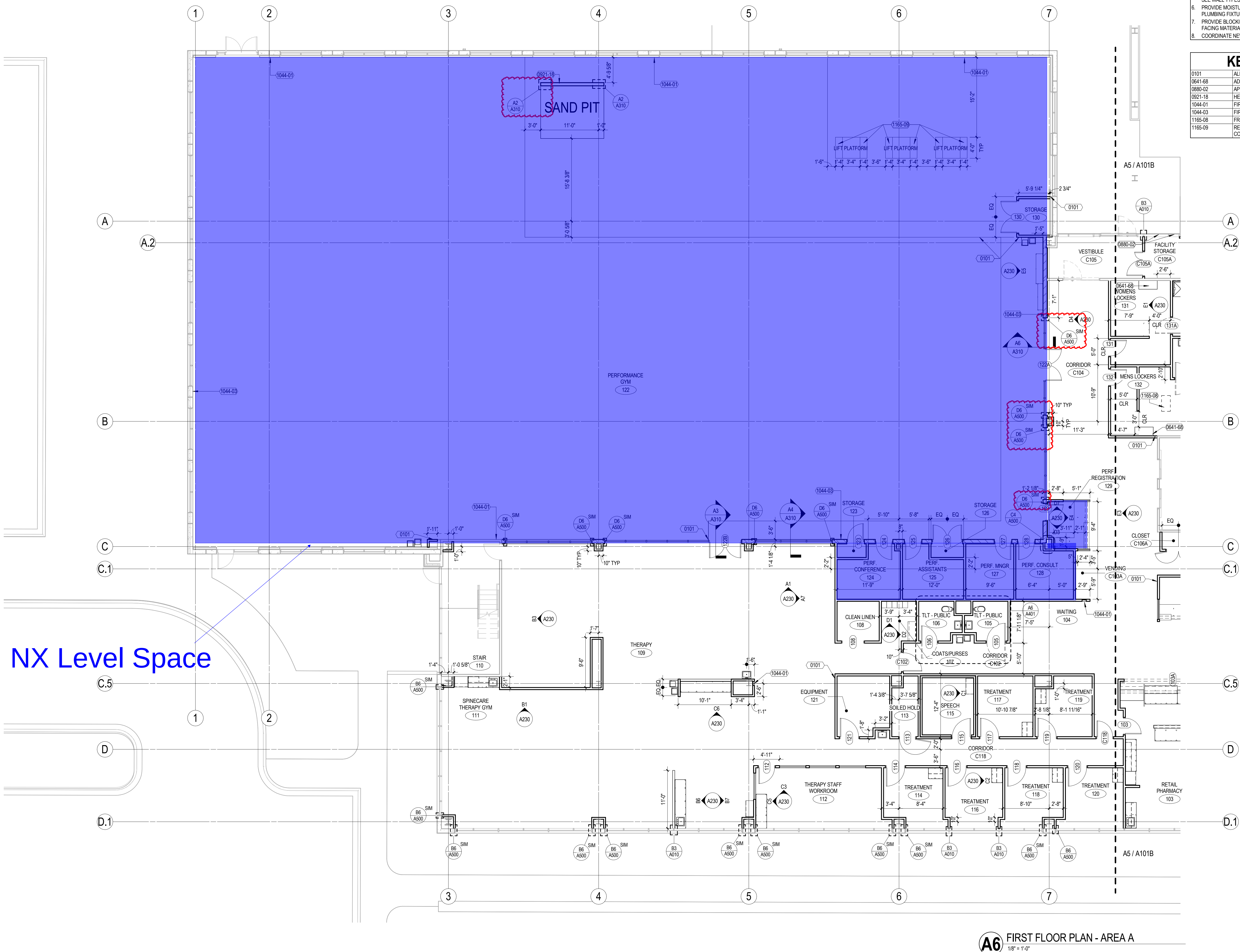
© Eppstein Uhen Architects, Inc.

SHEET NOTES - FLOOR PLAN

- BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
- DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
- VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
- ALL WALLS SHALL BE WALL TYPE S3A-S11 UNLESS NOTED OTHERWISE. SEE WALL TYPES ON SHEET A010.
- ALL COLUMN COVER WALLS SHALL BE WALL TYPE S3B-01 UNLESS NOTED OTHERWISE. SEE WALL TYPES ON SHEET A010.
- PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS AND WET WALLS.
- PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
- COORDINATE NEW LEAD LINED WALLS, WINDOW & DOORS WITH PHYSICIST REPORT.

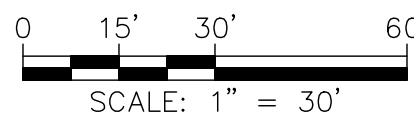
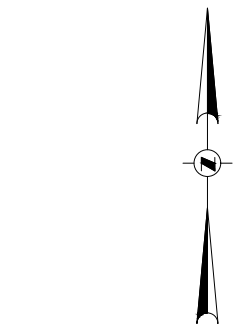
KEYNOTES PER SHEET

0101	ALIGN
0641-68	ADA BENCH
0880-02	APPLY OPAQUE FILM TO GLAZING
0921-18	HEIGHT OF WALL BEHIND SAND PIT TO BE 6'-0"
1044-01	FIRE EXTINGUISHER IN RECESSED CABINET
1044-03	FIRE EXTINGUISHER IN FACE MOUNTED CABINET
1165-08	FREESTANDING BENCH FURNISHED AND INSTALLED BY TENANT
1165-09	RECESSED FLOOR SLAB FOR OLYMPIC LIFT WEIGHT DROP ZONES. SEE CORE/SHELL DRAWINGS FOR REFERENCE.



A6 FIRST FLOOR PLAN - AREA A
1/8" = 1'-0"

NX Level Space



One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1469
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com



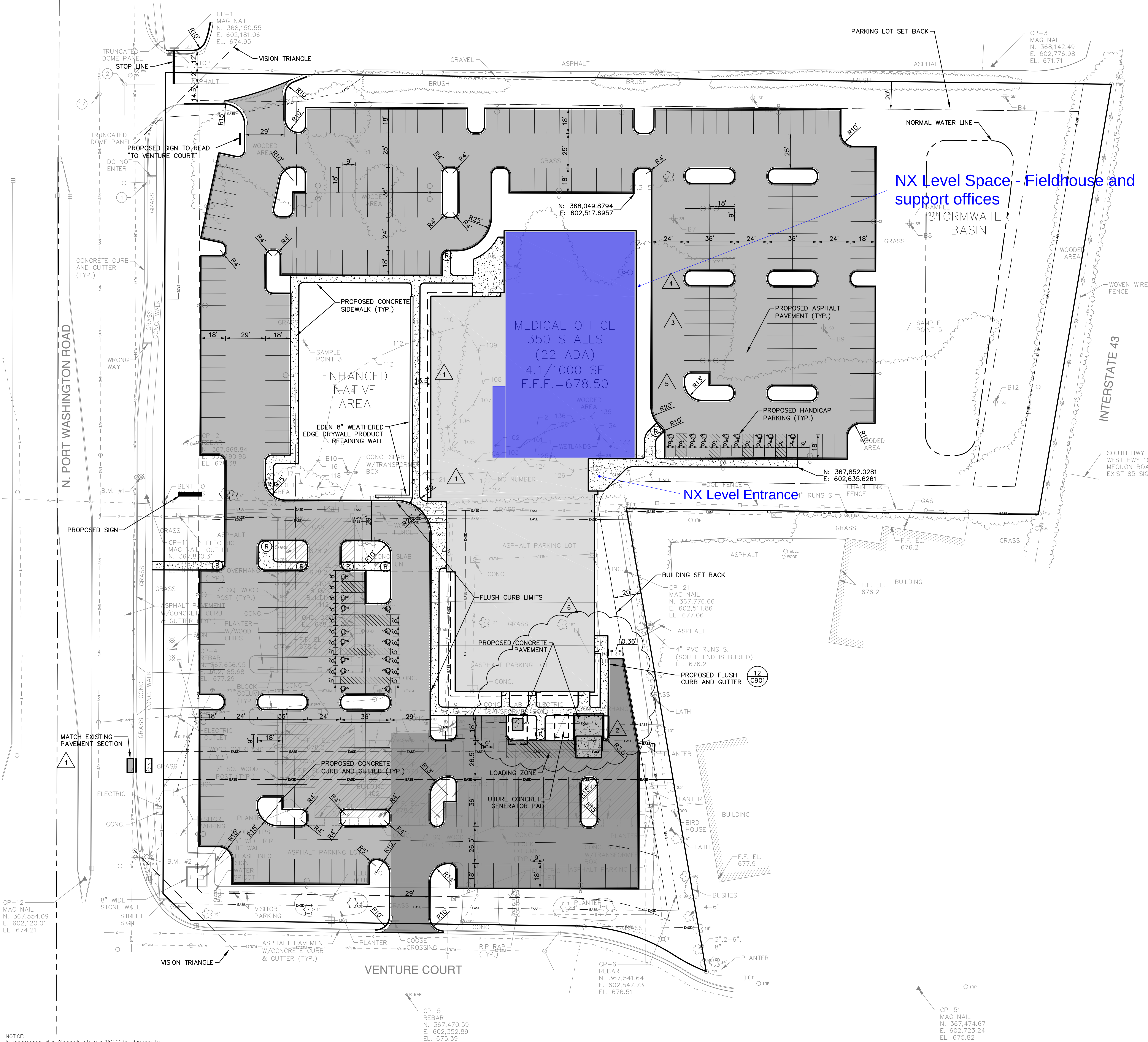
RYAN COMPANIES US, INC.
756 North Milwaukee Street, Suite 220
Milwaukee, WI 53202

414-918-6500 tel
414-918-6499 fax

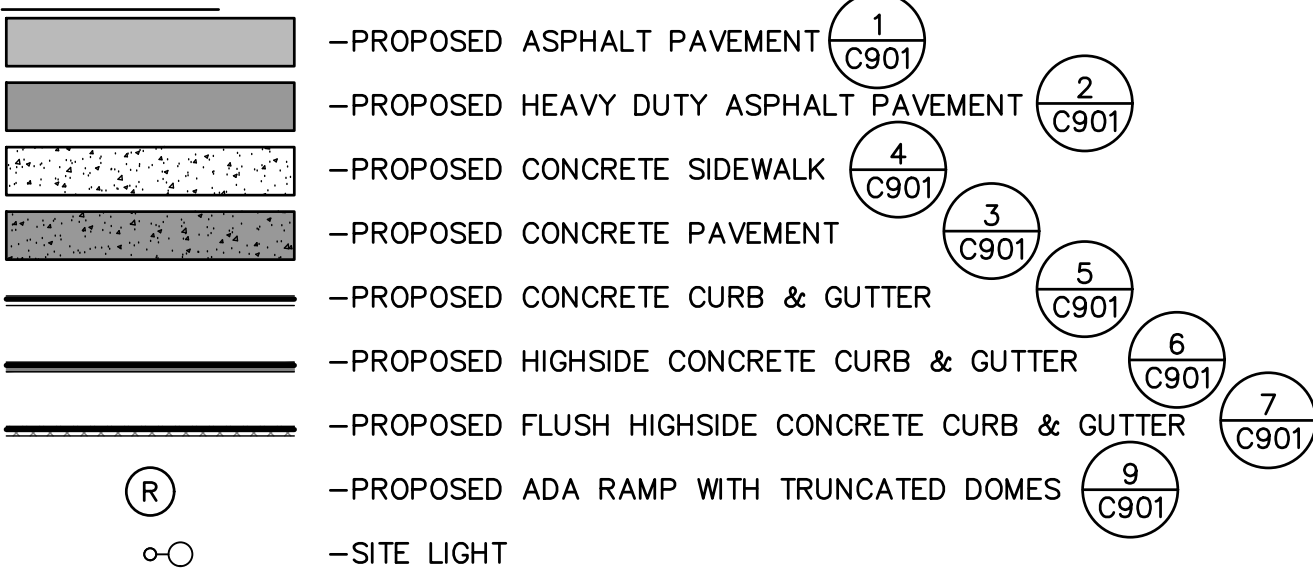
WWW.RYANCOMPANIES.COM

PROJECT TITLE
VENTURE COURT
MEQUON, WISCONSIN

NO. DATE		REVISIONS	ISSUE
1	1/29/16	CB02	JPH
2	2/9/16	CB03	JPH
3	8/15/16	CB05	JPH
4	9/13/16	CB07	JPH
5	11/02/16	CB09	JPH
6	1/24/17	CB10	JPH



LEGEND



OUT NOTE

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
- STANDARD CURB RADIUS IS 5' UNLESS INDICATED OTHERWISE.
- THE BUILDING OUTLINE IS FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON STAKING OF THE BUILDING.

GENERAL NOTE

- THE BASE SURVEY WAS PREPARED BY GRAEF IN 2015. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
- CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- SEE LANDSCAPE DRAWINGS FOR RESTORATION.

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

PROJECT INFORMATION

PROJECT NUMBER: 2015-1004.00
DATE: JAN. 29, 2016
DRAWN BY: TR
CHECKED BY: JMK
APPROVED BY: JPH
SCALE: AS NOTED
FILE PATH: C:\00\ C300\ OVL\A\ OUT\ 1004

SHEET TITLE

OVERALL SITE LA: OUT PLAN

SHEET NUMBER

C300

		2.a.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 11th day of September, 2017 by and between Ryan Companies US, LLC, owner of the property located at 11430 N Port Washington Road, and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 20, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A-1 WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of <u>fitness center</u>. GRANTED by action of the Planning Commission of the City of Mequon this 11th day of September 2017. ----- Dan Abendroth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2017, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. _____ Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ ----- Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2017, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. _____ Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____		RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: 150201001900

Attachment: Packet (2626 : Ryan Companies US, Inc.)

The **CONDITIONS** of this Grant are:

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

11. **Conditions on the site:**
- a. Street access (number, location, design): As per attached Exhibit A

b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon

c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon

d. Parking, exterior lighting of the site, location design and power: Any changes subject to Planning Commission approval.

e. Other: N/A

Owner

Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of _____, 2017, the above named _____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

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

Attachment: Packet (2626 : Ryan Companies US, Inc.)



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 11, 2017
SUBJECT: Poblocki Sign Company for Ryan Companies Us, Inc. The applicant is seeking master sign plan approval for the property located at 11430 N. Port Washington Road (Froedtert Medical College of Wisconsin).

Applicant: Poblocki Sign Company
Status of Applicant: Agent
Requested: Master Sign Plan
Existing Zoning: B-2 (Community Business)
PUC (Planned Unit Development)
Existing Use: Medical Office
Existing Land Use Plan: Community Commercial
Lot size: 7.23 Acres
Location: 11430 N. Port Washington Road
Tax Key: #15-020-10-019.00
District: #5

Background: The applicant is seeking approval for a Master Sign Plan for the new Froedtert and Medical College of Wisconsin Mequon Health Center at 11430 N Port Washington Road. The property is considered a multi-tenant building and is zoned B-2.

Master Sign Plan:

The applicant is proposing a Master Sign Plan that will allow the following:

Sign Type	Size	Height
Wall Sign (west elevation)	59.2 SF	43'-3"
Wall Sign (north elevation)	29 SF	24'
Monument	47.5 SF	7'-10.5"
Directional (3)	16.3 SF	4'
Directional (3)	12.25 SF	3'

Wall Signs:

Size

The sign code allows multi-tenant buildings in the B-2 District one wall sign per tenant not to exceed 30 square feet. The proposed north elevation sign is within this requirement. The west elevation sign has been reviewed in the past by Planning Commission and was compliant as a single tenant sign in the district. Since the building will now have more than one user, the sign currently exceeds the allowable square footage for multi-tenant buildings in the B-2 District.

Staff feels that the size of the west elevation sign is appropriate in the scale to the façade and building and supports the proposed size.

Height

The sign code allows a maximum height of 20 feet for wall signs. The sign on the west elevation previously received approval for a waiver relating to the height of the wall sign. The Commission supported placing the sign at a height of 43 feet on the west elevation. The proposed north elevation sign will be placed 24 feet above grade. Staff supports this placement because the sign will be in an appropriate location in relation to the design of the building. This location also avoids the covering of window space to meet the 20 feet height requirement. Staff supports the size and location of the north and west elevation signs.

Monument Sign:

The proposed monument sign is 47.5 square feet and 7'-10.5" in height. The base of the sign will be constructed of materials to match the building. Staff supports the monument sign, which meets the requirements of the sign code.

Directional Signs:

The sign code allows up to four directional signs for any business, not to exceed 3 square feet in area or 4 feet in height. The applicant is proposing a total of 6 directional signs which exceed the allowable square footage. Staff believes the directional signs will assist in guiding visitors to the appropriate building entrance. In the past, the Commission has supported waivers to directional signs for other medical users. Staff supports the proposed directional signs as part of the MSP.

Staff Recommendation: Planning staff recommends approval of the sign waiver subject to the following conditions:

1. Sign permit approval for all signs.

Attachments:

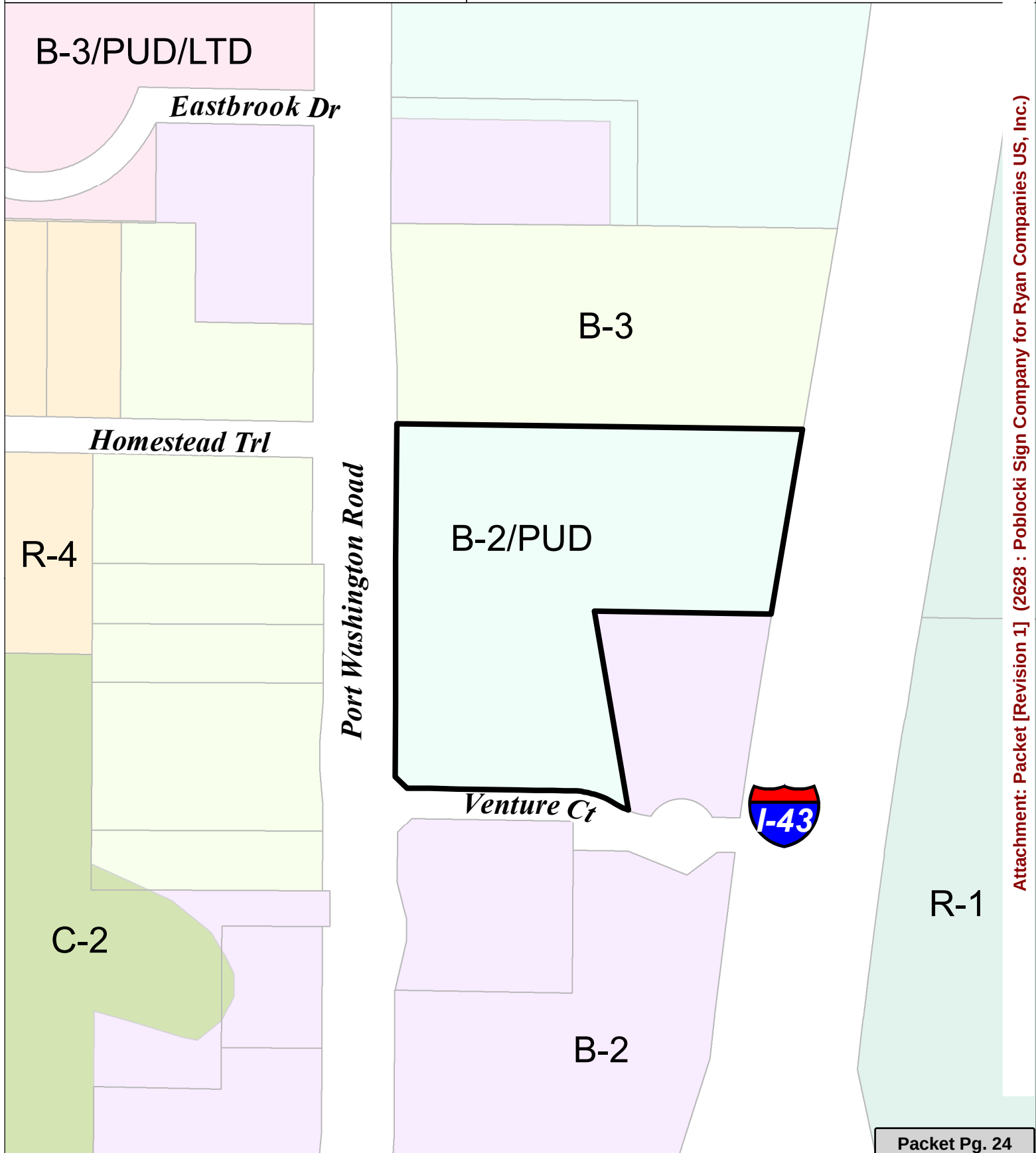
Packet (PDF)

ITEM 3 Poblocki Sign Company

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

3.a.a





Master Sign Plan Narrative

On behalf of Froedtert Medical College, Poblocki Sign Company would like to present the following Master Sign Plan narrative.

The proposed signage is as follows:

CAB-01: One (1) internally illuminated push-thru cabinet sign measuring 7'-3" by 4'-0" mounted to the North Elevation. This sign will serve as the main building sign for NX Level, Froedtert's sport's therapy and sports training operational partner, in the Froedtert Mequon Health Center. The total proposed square footage of this sign is 29 square feet.

LL-01 West: One (1) internally illuminated channel letters measuring at 18'-7" by 1'-7 11/16" and one (1) internally illuminated cabinet sign measuring at 7'-10 7/8" by 2'-2" mounted to the west elevation. This sign will serve as the main building sign for the Froedtert Mequon Health Center. The total proposed square footage of the signs on this elevation is 59.2 square feet.

MON-01: One (1) internally illuminated aluminum monument freestanding sign with vinyl copy measuring at 6' by 7'-10 1/2". This sign is to have a brick base that will match the building and a 5'-0" radius of landscaping. The monument sign will have a LED sign as part of the "Urgent Care" panel indicating the open/closed status. The total proposed square footage of this sign is 47.5 square feet.

PP-01: Three (3) non-illuminated aluminum post and panel signs with vinyl copy measuring at 4'-1" by 4'. These signs are to provide visitors with directions to the various entrances/areas at the Mequon Health Center. Each sign has a proposed sign face square footage of 16.3 square feet and is to be 4' tall.

PP-02: Three (3) non-illuminated aluminum post and panel signs with vinyl copy measuring at 4'-1" by 3'. These signs are to provide visitors to the Mequon Health Center directions to the NX Level entrance. Each sign has a proposed sign face square footage of 12.25 square feet and is to be 3' tall.

SIGN SPECIFICATIONS

[A] - ILLUMINATED LETTERS

Lighting: LED
Voltage: Tbd
Description: 3" Deep Face-Lit Letters With Raceway
Face Color: White
Return Color: TBD
Trimcap Color: Same as returns
Installation: Raceway

[B] - RACEWAY

Material: Aluminum
Color: Paint To Match Wall

[C] - CABINET

Lighting: LED
Voltage: TBD
Material: Sign Comp
Face Material: .177 White Poly
Cabinet Color: Paint To Match Cobalt Blue 3M 230-157 and Holly Green 3M 230-76
Return Color: Paint To Match Cobalt Blue 3M 230-157 and Holly Green 3M 230-76
Installation: Flush-mount

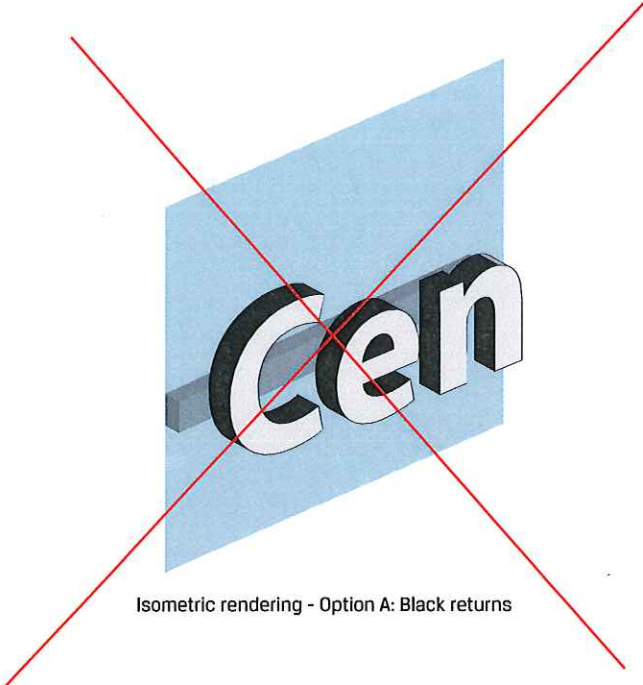
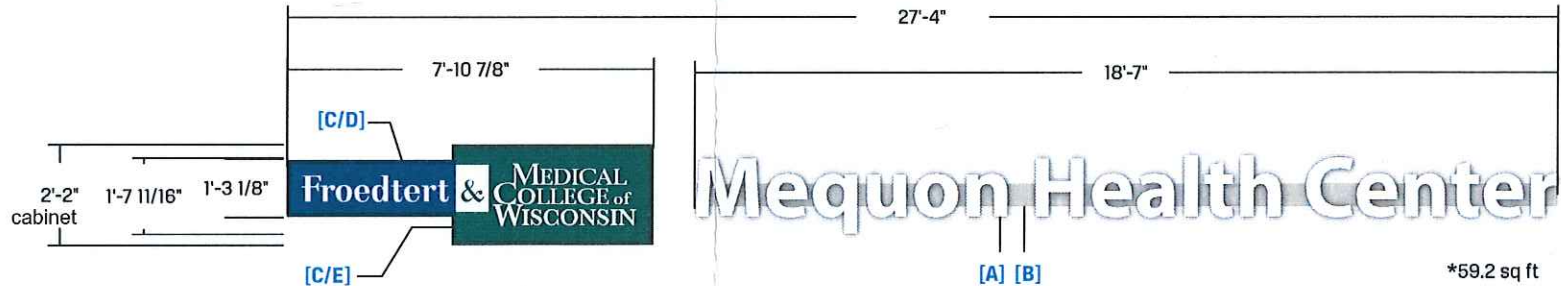
[D] - GRAPHICS

Material: Vinyl
Color: 3M Cobalt Blue 230-157 [Translucent]
NO Outline Needed

[E] - GRAPHICS

Material: Vinyl
Color: 3M Holly Green 230-76 [Translucent]
NO Outline Needed

Proposed West Elevation



922 S. 70th St., West Allis, WI 53214
414.453.4010 • www.poblocki.com

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Project



Mequon Health Center

Mequon, WI

Scale: 1/4" = 1'

Original Page Size: 11" x 17"

Notes

RACEWAY COLOR

LOCATION DOES NOT FOLLOW RATIO/ BRANDING

Revisions

REV	DESCRIPTION	BY	DATE
01	remove urgent PH	jmh	5/5/17
02	preprod/return option	RAK	6.27.17

Rep.: Dan Schumann

Drawn By: Jean Hardeman Orig. Date: 4/26/17

Sign Loc. No. west

LL-01

Lit Letters

Sign. Type

76915

OPP - Project - Job No.

103

Design

Perspective Day View



Perspective Night View



SIGN SPECIFICATIONS

[A] - CABINET

Lighting: Led
Voltage: Tbd
Cabinet Color: Color/ Tbd
Material: Flex Face
Color: White

[B] - GRAPHICS

Material: 3M Vinyl
Color: Black

[C] - GRAPHICS

Material: Vinyl
Color: 3M Red 3630-33

[D] - GRAPHICS

Material: Vinyl
Color: Background Color/ Tbd

Attachment: Packet [Revision 1] (2628 : Poblocki Sign Company for Ryan Companies US, Inc.)



Proposed North Elevation



2 CONCEPTUAL NORTH ELEVATION
3/32"=1'-0"



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Project



Mequon Health Center
Mequon, WI

Scale: 3/8" = 1'

Original Page Size: 11" x 17"

Notes

BACKGROUND COLOR TBD
NX LEVEL ART

Revisions

REV	DESCRIPTION	BY	DATE
01	placement	jmh	7/27/17
02	sq ft	jmh	7/31/17

Rep.: Dan Schumann

Drawn By: Jean Hardeman Orig. Date: 7/21/17

Sign Loc. No. north

CAB-01

Cabinet
Sign. Type

76915

OPP - Project - Job No.

C01

Design

SIGN SPECIFICATIONS

- [A] - CABINET
Lighting: White LED
Voltage: Tbd
Material: Aluminum body, white poly faces
- [B] - GRAPHICS
Material: 3M Vinyl
Color: Cobalt Blue 230-157
- [C] - LOGO
Material: 3M Vinyl
Color: Holly Green 230-76
- [D] - GRAPHICS
Material: 3m Vinyl
Color: Red 3630-33
- [E] - BASE
Material: Brick to Match
Endicott "Ivory Blend Velour" and
Code Requires 5'-0" Radius of Landscaping
Around Monument
Color: Paint To Match Cobalt Blue 3M 230-157
- [F] - LED DISPLAY
TCL 1026G-180DS
10"x26"x 2.5"
- [G] - ADDRESS
Material: 1/4" Aluminum/ Stud
Color: Black
- [H] - REVEAL
Material: Aluminum
Color: Paint To Match Cobalt Blue 230-157



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414.453.4010 • www.poblocki.com

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Project



Mequon Health Center

Mequon, WI

Scale: 1/2"=1'

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	add tag	jmh	4/12/17
02	spacing	jmh	4/24/17
03	removable panels	jmh	5/5/17
04	add copy to blank	jmh	5/10/17
05	removable nx client	jmh	6/2/17
06	preprod	RAK	6.27.17
07	add nx as tenant	jmh	7/27/17
08	remove future tenant copy	jmh	7/31/17
09	nx option, base	jmh	8/11/17
10	nx option 1 larger text	jmh	8/14/17
11	address	jmh	8/14/17

Rep.: Dan Schumann

Drawn By: Jean Hardeman Orig. Date: 3/9/17

Sign Loc. No. .

MON-01

D/F Monument

Sign. Type

76915

OPP - Project - Job No.

J03

Sheet

SIGN SPECIFICATIONS

[A] - PANEL

Material: Aluminum
Color: Paint to match Sapphire Blue 7725-37
Backside Color:
Paint to match Sapphire Blue 7725-37

[B] - GRAPHICS/ F&MCW LOGO

Method: Vinyl
Color: 230-157 Cobalt Blue Leaving White
Outline

[C] - GRAPHICS/ F&MCW LOGO

Method: Vinyl
Color: 230-76 Holly Green Leaving White
Outline

[D] - GRAPHICS - COPY/ ARROWS

Method: Vinyl
Color: 7725-20 White

[E] - GRAPHICS/ NX LOGO

Material: 3M Vinyl
Color: Black

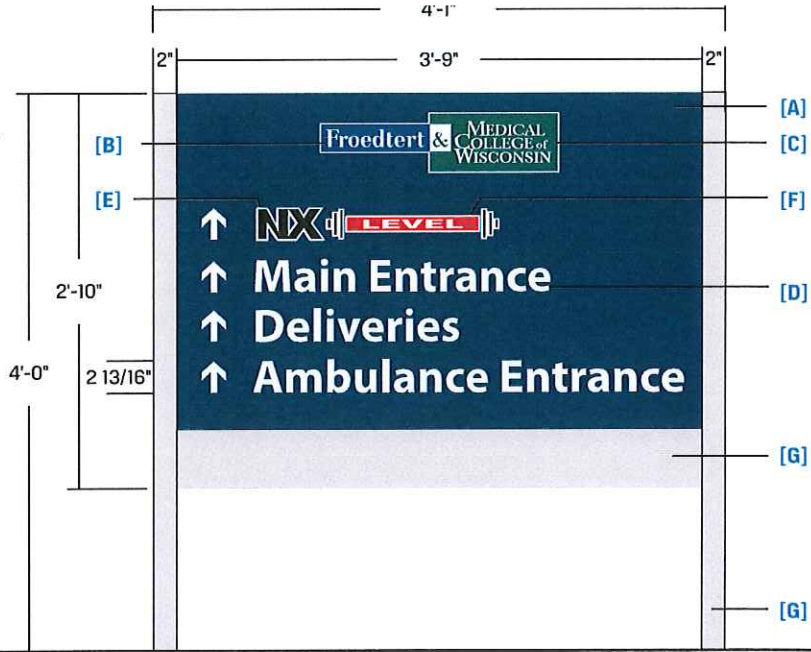
[F] - GRAPHICS/ NX LOGO

Material: 3m Vinyl
Color: Red 3630-33

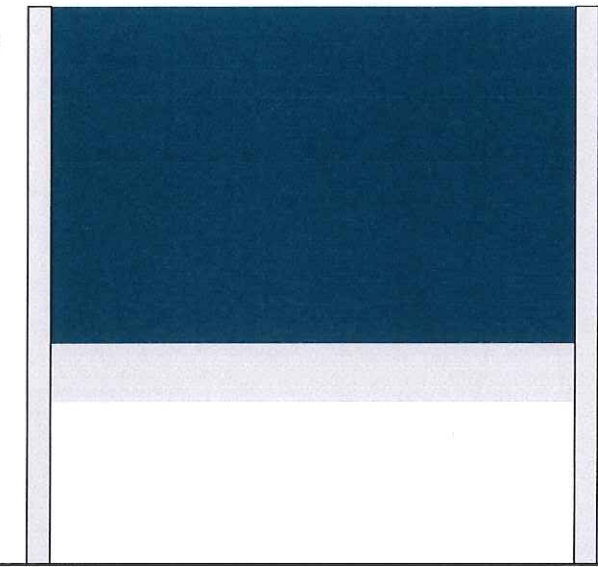
[G] - POST/ DECOR

Material: Aluminum
Shape: Square
Size: 2" x 2"
Color: Paint AKZO Standard
Brushed Aluminum 390473
Installation: Direct Bury

PP-01/ Sign A/ Side A



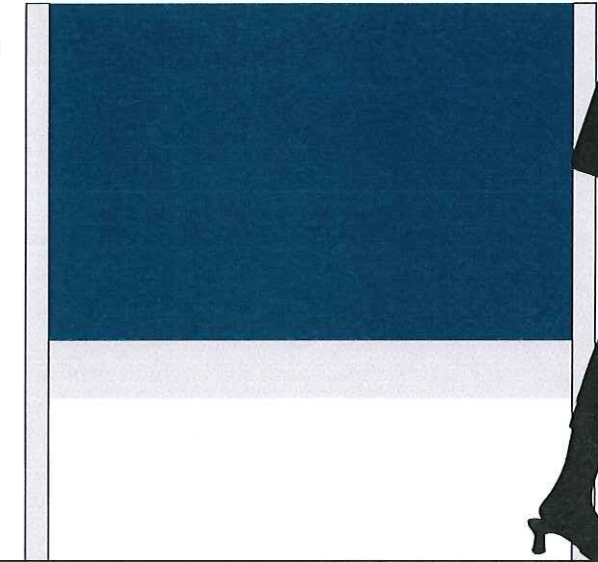
PP-01/ Sign A/ Side B



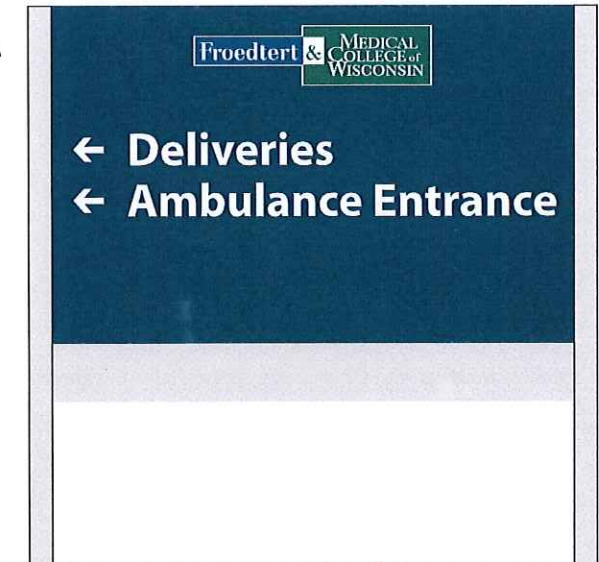
PP-01/ Sign B/ Side A



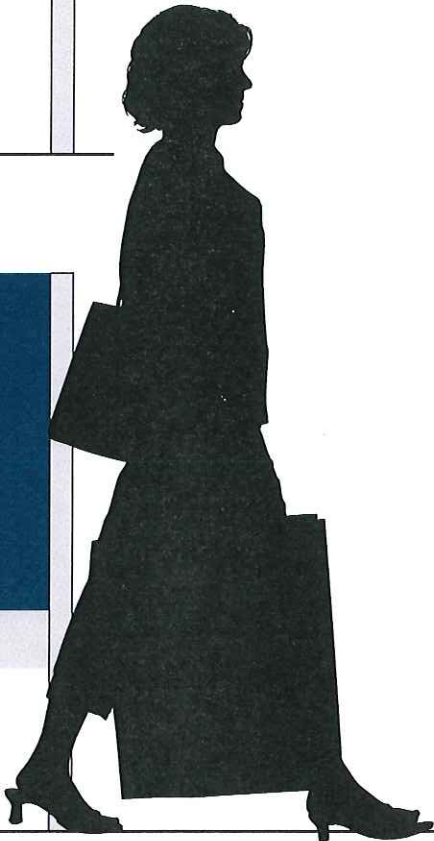
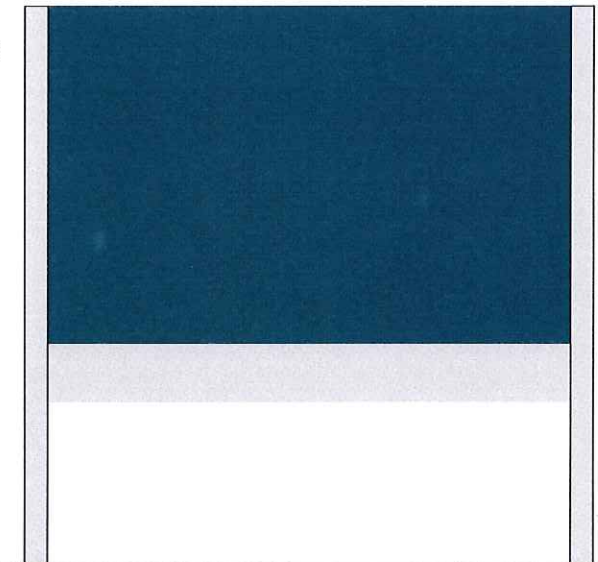
PP-01/ Sign B/ Side B



PP-01/ Sign C/ Side A



PP-01/ Sign C/ Side B



922 S. 70th St., West Allis, WI 53214
414.453.4010 • www.poblocki.com

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Project



Mequon
Health Center

Mequon, WI

Scale: 3/4"=1'

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	preprod	RAK	6.27.17

Rep.: Dan Schumann

Drawn By: Jean Hardeman Orig. Date: 7/27/17

Sign Loc. No. various (yellow) (A-B-C)

PP-01

Post & Panel

Sign. Type

76915

OPP - Project - Job No.

C01

Design

SIGN SPECIFICATIONS

[A] - PANEL

Material: Aluminum

Color: Paint to match Sapphire Blue 7725-37

Backside Color:

Paint to match Sapphire Blue 7725-37

[B] - GRAPHICS/ F&MCW LOGO

Method: Vinyl

Color: 230-157 Cobalt Blue Leaving White

Outline

[C] - GRAPHICS/ F&MCW LOGO

Method: Vinyl

Color: 230-76 Holly Green Leaving White

Outline

[D] - GRAPHICS - ARROW

Method: Vinyl

Color: 7725-20 White

[E] - GRAPHICS/ NX LOGO

Material: 3M Vinyl

Color: Black

[F] - GRAPHICS/ NX LOGO

Material: 3m Vinyl

Color: Red 3630-33

[G] - POST/ DECOR

Material: Aluminum

Shape: Square

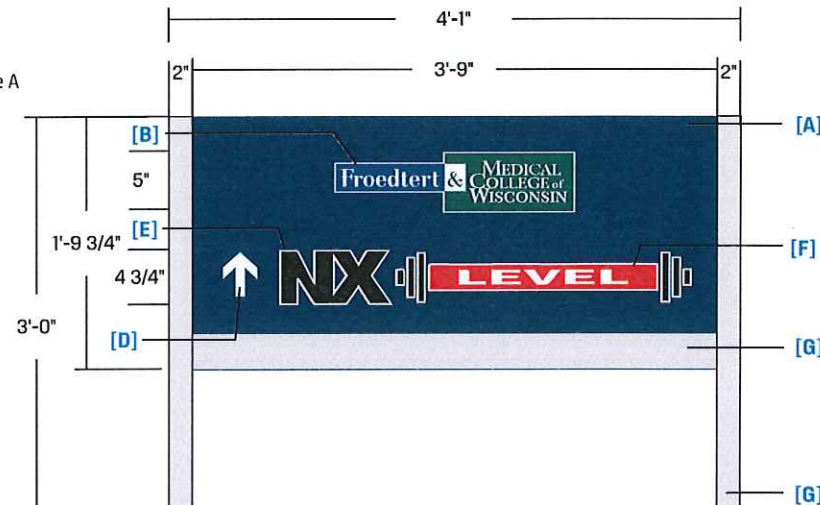
Size: 2" x 2"

Color: Paint AKZO Standard

Brushed Aluminum 390473

Installation: Direct Bury

PP-02/ Sign A/ Side A



PP-02/ Sign A/ Side B



PP-02/ Sign B/ Side A



PP-02/ Sign B/ Side B



PP-02/ Sign C/ Side A



PP-02/ Sign C/ Side B

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Project**Mequon Health Center**

Mequon, WI

Scale: 3/4"=1'

Original Page Size: 11" x 17"

Notes**Revisions**

REV	DESCRIPTION	BY	DATE
01	preprod	RAK	6.27.17

Rep.: Dan Schumann

Drawn By: Jean Hardeman Orig. Date: 7/27/17

Sign Loc. No. various (orange) (A-B-C)

PP-02

Post & Panel

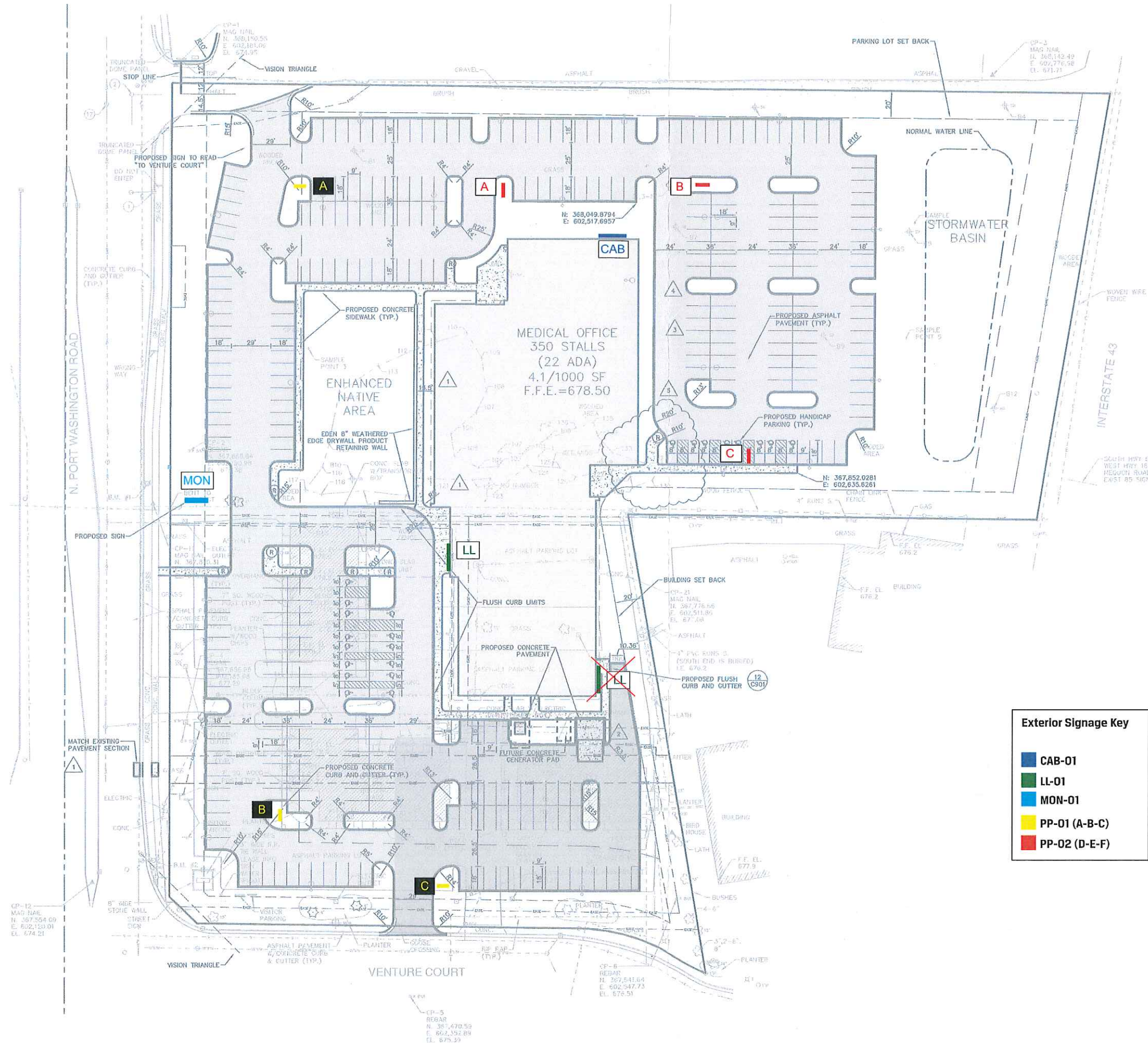
Sign. Type

76915

OPP - Project - Job No.

C01

Design



Exterior Signage Key

- CAB-01
- LL-01
- MON-01
- PP-01 (A-B-C)
- PP-02 (D-E-F)

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Project
Froedtert & MEDICAL COLLEGE OF WISCONSIN
Mequon Health Center
 Mequon, WI

Scale: N/A
Original Page Size: 17" x 22"
Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	locs	JP	04/07/17
02	PP-01A/B	jmh	4/26/17
03	move LL	jmh	5/5/17
04	move cab	jmh	5/10/17
05	remove cab/ move LL	jmh	6/2/17
06	see scan on airbnd	jmh	7/27/17

Rep: Dan Schumann
 Drawn By: Karen Pizur
 Date: 03/14/17

Sign Loc. No. 00-EX
 Sign Location Plan
 Sign Type
76915
 OPP - Project - Job No. **CO1**
 Design

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 11, 2017
SUBJECT: Charles Burczyk. The applicant is seeking certified survey map approval to allow for 2 lots (5.03 acres includes farmhouse and buildings and 11.19 acres of vacant land) for the property located at 11623 W. Donges Bay Road.

Applicant:	Charles Burczyk
Status of Applicant:	Property Owner
Requested:	Final Land Division Approval
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay)
Land Use Plan:	Residential 5 Acre Minimum
Lot size:	16.2 Acres
Location:	11623 W. Donges Bay Road.
Tax Key:	#14-031-05-003.00
District:	#4

Background:

The applicant is requesting Planning Commission approval for a two-lot land division of 16.2 acres located at 11623 W. Donges Bay Road. The land division would create two lots; Lot 1 which contains all the existing structures is 5 acres and Lot 2 is 11.2 acres.

Land Use Plan Map and R-1 District Standards:

The proposed certified survey map (CSM) is consistent with the Land Use Plan map designation and with the R-1 district standards. The Land Use Plan designates adjacent properties as Residential 5 Acres. The surrounding properties are zoned residential and agricultural overlay.

Site Conditions:

The site contains a farmhouse, barn and sheds which will be included on Lot 1. A gas distribution easement runs along the north property line and will be included on Lot 1 and Lot 2. An existing drain tile easement is shown on Lot 1. Access to both of the lots will be gained off Donges Bay Road.

Other Technical Corrections:

Planning staff understands Engineering will provide a full technical review of the CSM.

Staff Recommendation:

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

1. The applicant shall make any technical corrections to the final CSM.
2. Compliance with the Tree Preservation Ordinance.

3. Final staff review and approval of CSM.
4. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2000 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 27).

Attachments:

Packet (PDF)

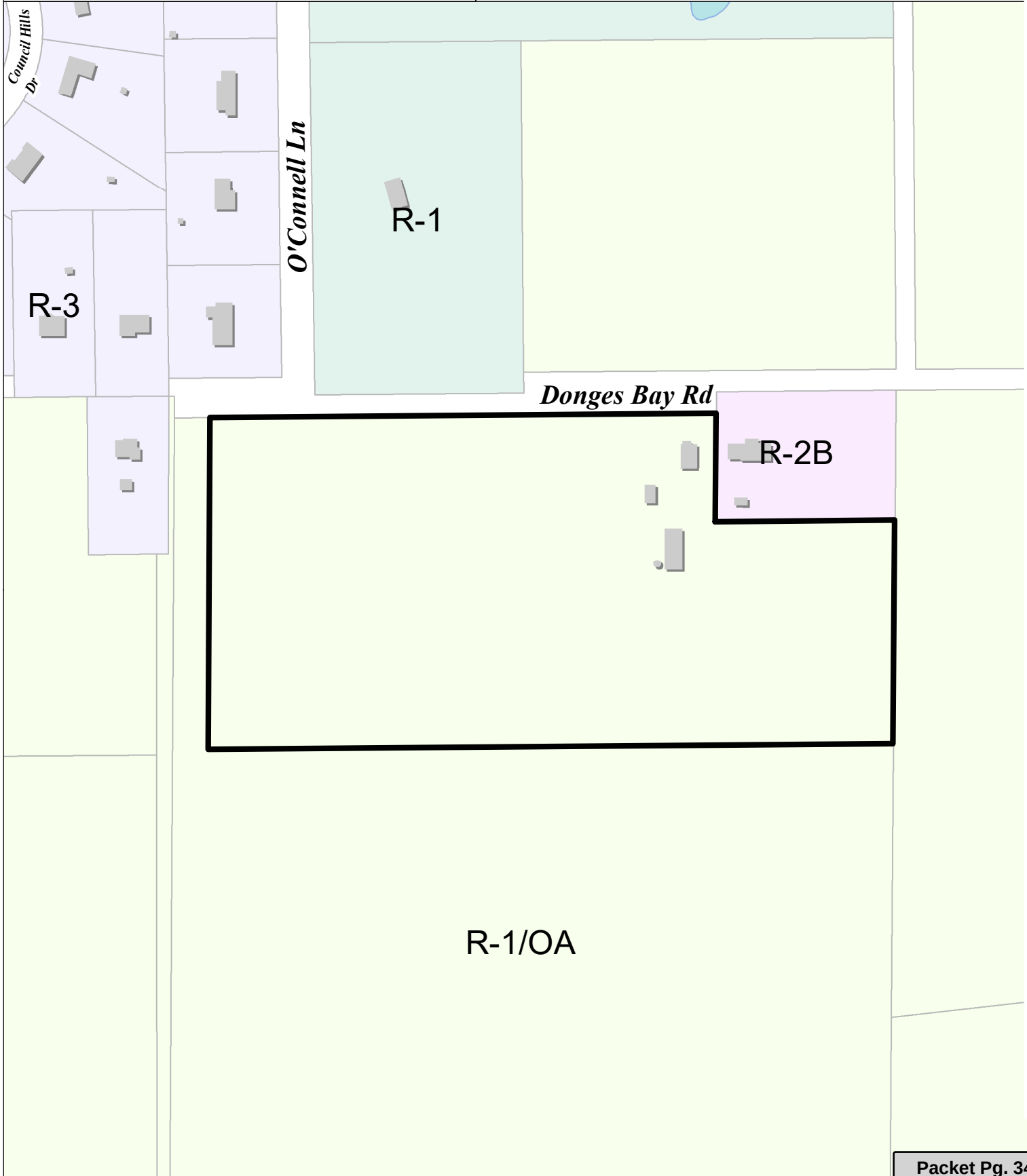
ITEM 4

Charles Burczyk

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

3.b.a



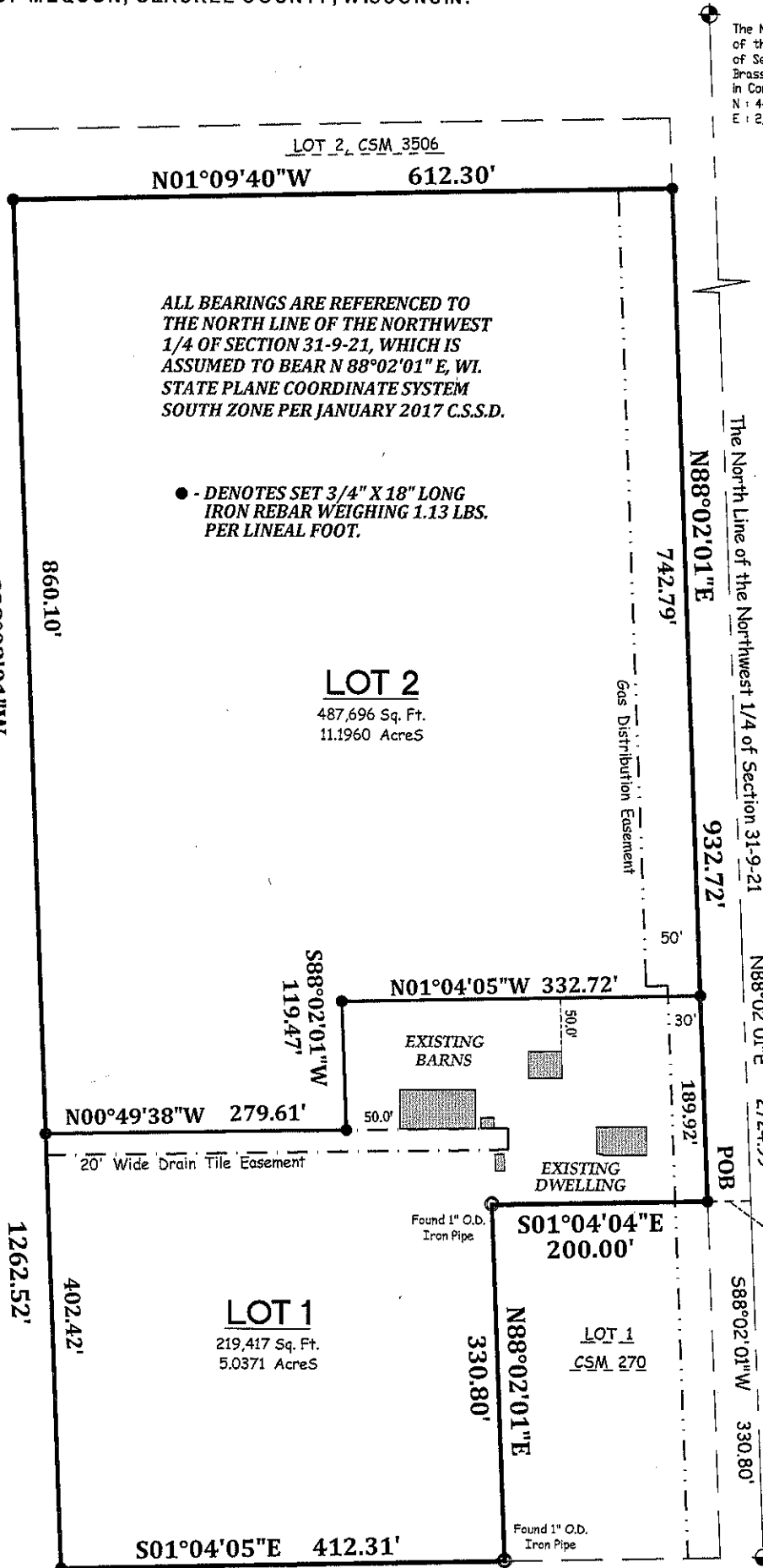
Attachment: Packet (2627 : Charles Burczyk)

Project Description for Minor Land Division**11623 W Donges Bay Rd, Mequon, WI****Charles and Shirley Burczyk****262-242-2198**

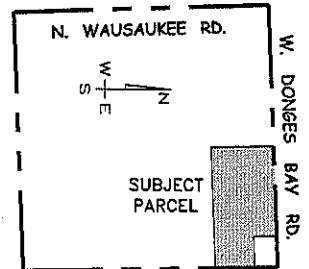
Current parcel is a total of 16.23 acres including a farmhouse, barn and sheds. We would like to split off approximately 5.0371 acres which also includes the farmhouse and all the buildings. That would leave approx 11.19 acres as a vacant land parcel and an approximately 5 acre parcel with the home and buildings.

CERTIFIED SURVEY MAP NO. _____

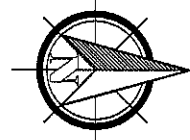
BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3506, RECORDED AS DOCUMENT NO. 0801821 ON SEPTEMBER 9, 2004 IN THE OZAUKEE COUNTY REGISTER OF DEEDS, BEING IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



THE NW 1/4 OF SECTION 31-9-21

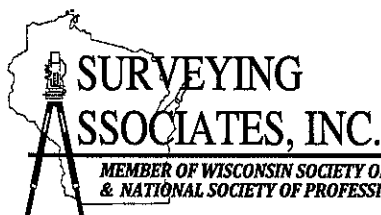


VICINITY MAP



OWNER:

BURCZYK FAMILY REVOCABLE
LIVING TRUST
11623 W. DONGES BAY RD.
MEQUON, WI 53097
ZONED R10A



2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com

MARC C. PASSARELLI P.L.S. # 2817

INSTRUMENT DRAFTED BY : MARC C. PASSARELLI JOB NO. 35079CSM DATE : AUGUST 3, 2017 SHEET 1 OF 3

Attachment: Packet (2627 : Charles Burczyk)

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3506, RECORDED AS DOCUMENT NO. 0801821 ON SEPTEMBER 9, 2004 IN THE OZAUKEE COUNTY REGISTER OF DEEDS, BEING IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 3506, recorded as Document No. 0801821 on September 9, 2004 in the Ozaukee County Register of Deeds, being in the Northeast ¼ of the Northwest ¼ of Section 31, Town 9 North, Range 21 East in the City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows: Commencing at the Northeast corner of the Northwest ¼ of said Section 31; thence South 88° 02' 01" West along the North line of said Northwest ¼, 330.80 feet; thence South 01° 04' 04" East, 40.00 feet to the point of beginning of the lands to be described; thence South 01° 04' 04" East, 200.00 feet; thence North 88° 02' 01" East, 330.80 feet; thence South 01° 04' 05" East, 412.31 feet; thence North 88° 02' 01" East, 1262.52 feet; thence North 01° 09' 40" West, 612.30 feet; thence North 88° 02' 01" East, 998.73 feet to the point of beginning.

I further certify that I have made such survey, land division and map by the order and direction of Burczyk Family Revocable Living Trust, owner of said land;

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Mequon Land Ordinance in surveying, dividing and mapping the same.

Dated: August 3, 2017



Marc C. Passarelli
Marc C. Passarelli
Wisconsin Professional Land Surveyor S-2817

Marc C. Passarelli

INSTRUMENT DRAFTED BY: Marc C. Passarelli

35079 CSM

Sheet 2 OF 3

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3506, RECORDED AS DOCUMENT NO. 0801821 ON SEPTEMBER 9, 2004 IN THE OZAUKEE COUNTY REGISTER OF DEEDS, BEING IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

Burczyk Family Revocable Living Trust, as owner, do hereby certified that we caused the land described in this document to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and regulations of the City of Mequon.

Charles J. Burczyk, Trustee

Shirley Burczyk, Trustee

STATE OF WISCONSIN)
OZAUKEE COUNTY)SS

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

NOTARY PUBLIC, State of Wisconsin
My Commission Expires _____

CITY OF MEQUON PLANNING COMMISSION APPROVAL:

This land division is hereby APPROVED by the City of Mequon Plan Commission on this _____ day of _____, 2017.

Dan Abendroth, Chairperson

Kim Tollefson, Planning Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. _____, adopted by the Common Council of Mequon on _____ day of _____, 2017.

Diane Kwalchuk, Deputy City Clerk

Dan Abendroth, Mayor



Marc Passarelli

INSTRUMENT DRAFTED BY: Marc C. Passarelli

35079 CSM

Sheet 3 OF 3

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: September 11, 2017
SUBJECT: Artesa LLC. The applicant is seeking landscape review approval for the north border for the property located at 11130 N. Buntrock Avenue (Dermond Property Investment),

Applicant:	Dermond Property Investments
Status of Applicant:	Property Owner
Requested Action:	Building Plan Amendment
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Existing Land Use Plan:	Town Center
Existing Use:	Vacant Land
Lot size:	1 Acre
Location:	11130 N. Buntrock Avenue
Tax Key:	#14-027-02-010.00
District:	#4

Background:

The applicant requests landscape plan approval for the 33 unit apartment building at 11130 N Buntrock Ave. The applicant received approval on January 13, 2017 for the removal of 13 specimen trees along the north property line. As a condition of approval, the Commission required modifications to the north elevation of the building and that a new landscaping plan is submitted for review and approval. The changes to the north elevation were approved by Planning Commission in March of 2017.

Landscaping Plan:

As the Commissioners may recall, there was an existing tree line along the north elevation of the building which included 13 specimen trees. At the time of building excavation, it was determined that the trees were located further off the property line than originally thought and would be negatively impacted by the development. The Planning Commission approved the removal of the trees on the condition that the applicant return with an updated plan for the north property line. Since there was only a 10 foot space between the building and the property line, staff recommended that the applicant work with the neighboring property owner to create a more substantial buffer between the two developments. The ownership group of neighboring parcel, which contains the newly proposed Foxtown Restaurant, was now far enough in the development process to prepare a landscaping plan for their south elevation.

Based on this collaboration, the new planning area is now 20 feet in width and includes a mixture of deciduous and evergreen trees and shrubs. The City Forester has reviewed the plan and is supportive of the overall design and species mix. There was careful attention paid to the species of the trees with regard to the lack of sunlight along the north elevation of the building. It is

anticipated that the landscaping will be installed in late September.

Staff Recommendation: Planning staff recommends **approval** of the landscaping plan t subject to the following conditions:

1. Staff review and approval of final landscaping plans.

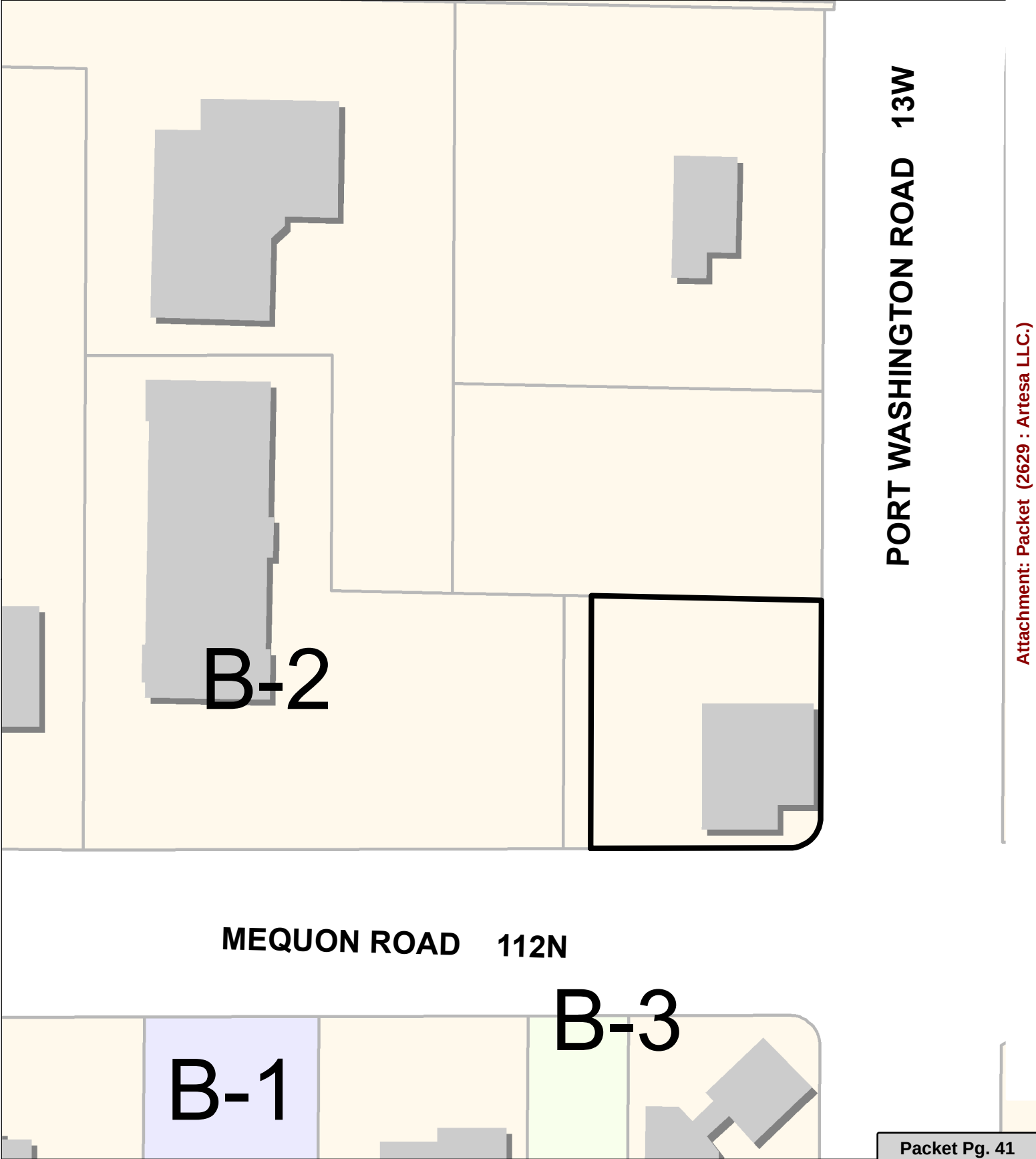
Attachments:

Packet (PDF)

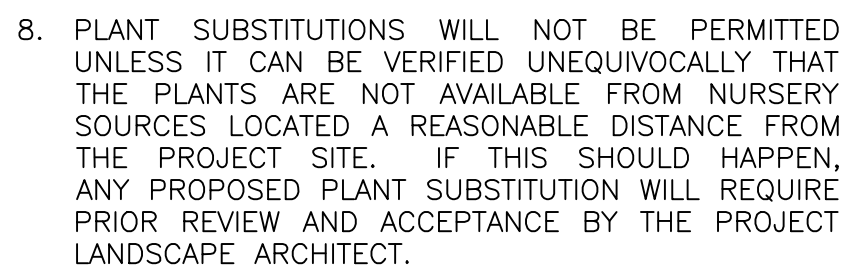
ITEM 6 Innovative Signs for 11201 LLC

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

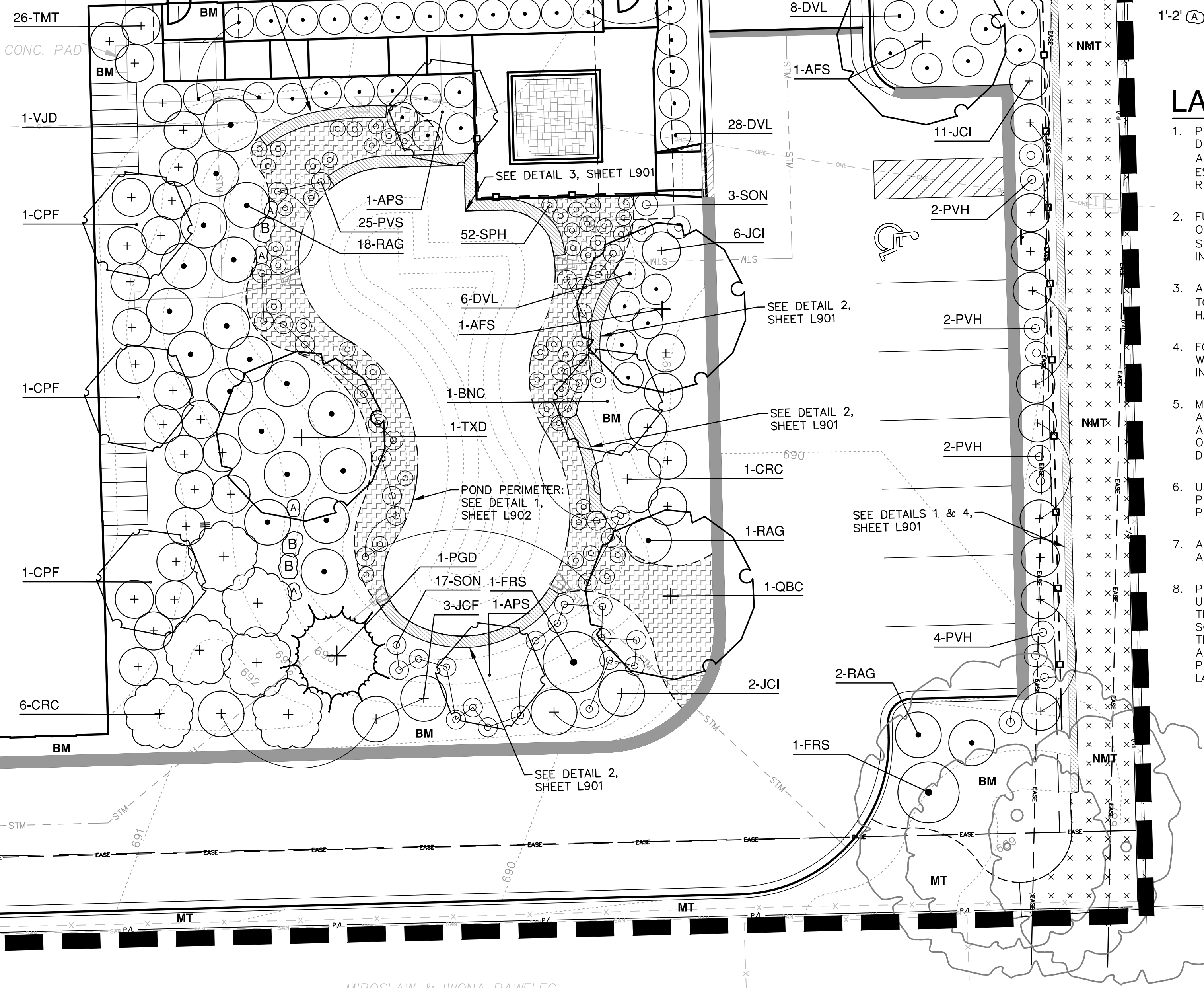
3.c.a



Attachment: Packet (2629 : Artesa LLC.)



SEE DETAIL 2,
SHEET L901



TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 11, 2017
SUBJECT: Innovative Signs for 11201 LLC. The applicant is seeking a sign waiver approval to allow for a building wall sign to be larger than the required 30 sq. ft. allowed by the sign code for the property located at 11201 N. Port Washington Road (Ziegler Wealth Management).

Applicant:	Innovative Signs
Status of Applicant:	Agent
Requested:	Sign Waiver
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community Commercial
Lot size:	.68 Acres
Location:	11201 N. Port Washington Road
Tax Key:	#15-019-16-017.00
District:	#5

Background: The applicant is requesting a sign waiver for the property at 11201 N Port Washington Road. Ziegler Wealth Management is requesting two walls signs that exceed the 30 square feet maximum size allowed for a multi-tenant building.

Sign Waiver:

The applicant is requesting to replace the signage on the east and south elevations. Per the sign code, each tenant in a multi-tenant building in the B-2 district is allowed a sign up to 30 square feet. Since the building is located on a corner, the sign code allows up to two wall signs (one wall sign for each façade facing a public street). The applicant previously received a waiver to the 20 foot height requirement which allows for their signs to be placed at 28 feet above grade. The applicant is proposing to replace the existing Ziegler Wealth Management signs with approximately 60 square feet signs. The applicant believes the larger signs will be more visible and readable to current and prospective clients. The code requires that waivers shall be granted based on site specific hardships such as topographic aberrations and visual encumbrances.

The existing Ziegler and PNC sign on the property meet the 30 square feet requirement. The applicant has provided renderings that show the proposed sign as well as a code compliant sign. Staff does not feel that the request for the increase in size meets the criteria for the waiver and that the request is based on the amount of text being proposed as part of the sign instead of a site specific hardship.

Staff Recommendation:

Planning staff recommends denial of the sign waiver based on following:

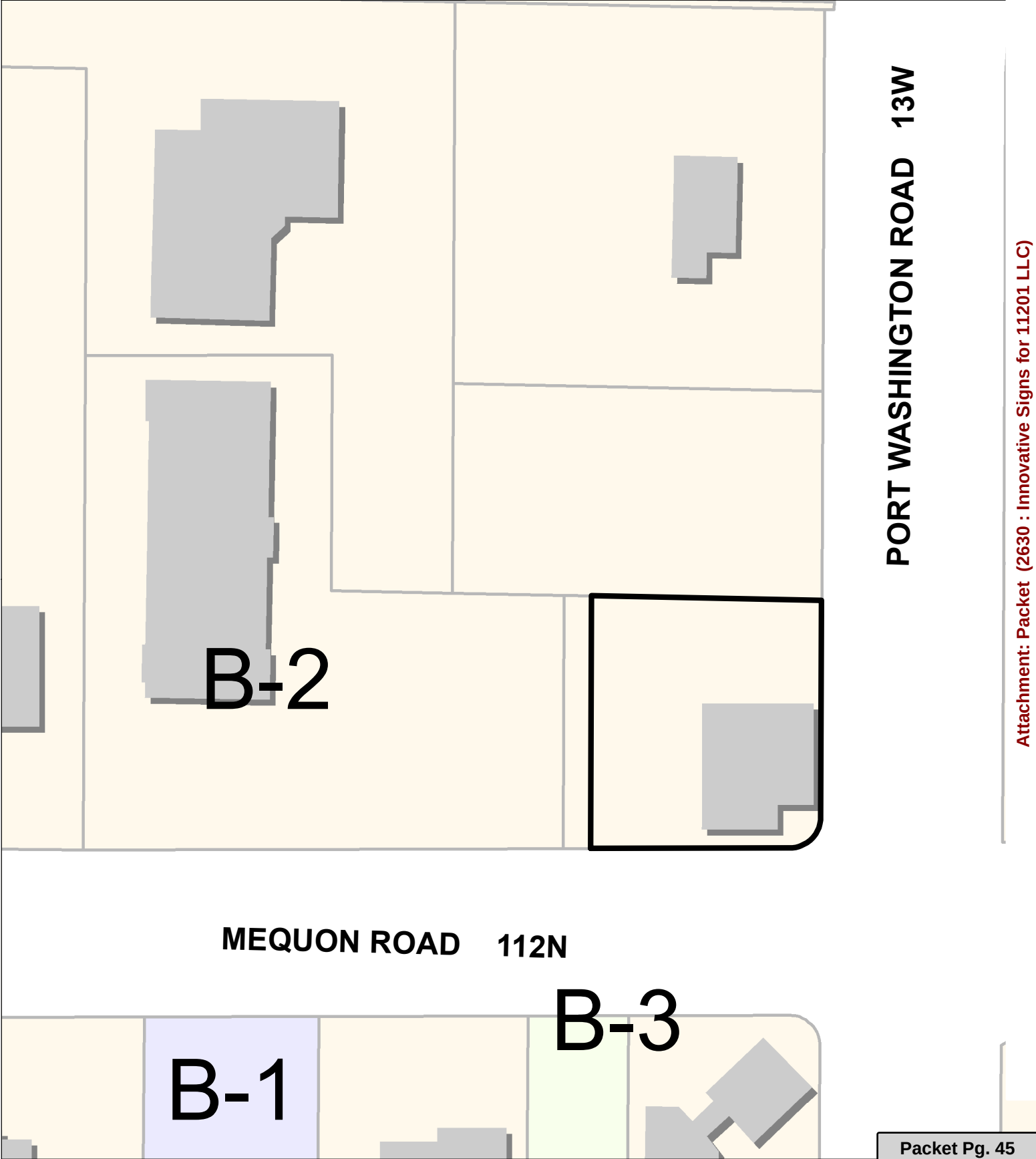
1. Lack of site specific hardship or unique physical condition of the site.

Attachments:
Packet (PDF)

ITEM 6 Innovative Signs for 11201 LLC

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

4.a.a



City of Mequon-Sign Waiver Request

Project Name: Ziegler Wealth Management

Property Address: 11201 N. Port Washington Road

Applicant Name: Innovative Signs, Inc.

Contact Person: Jaime Dieman

Applicant Address: 21795 Doral Rd, Ste B

City: Waukesha **State:** WI **Zip:** 53186

Intent

This document comprises the Sign Waiver Request for Ziegler Wealth Management located at 11201 N. Port Washington Road.

Request Explanation

Ziegler Wealth Management is requesting a sign waiver allowing for illuminate channel letter signs to be larger than the required 30 Sq. Ft. The reason this request is being made is due to the stroke width of the logo. Keeping the signage to the required 30 Sq. Ft. makes it unreadable to current and prospective clients. The size of the illuminated channel letters being proposed are 61.11 sq. ft. We have included drawings showing the signs at 30 sq. ft. and the proposed 61.11 sq. ft. sign for comparison.



www.Innovative-Signs.com

P: 262-432-1330

F: 262-432-1331

Client

Ziegler, Mequon

Quote/Order

8069

Size

See Right (qty 2)

Materials & Colors

Channel and Letter Set

Raceway Mounted
Front Lit Channel Set

Black Trim Cap & Returns
White LED Illumination

"Wealth Management"
Black Opaque Vinyl

Colors

- ☐ White Faces
☒ Black Trim & Returns

Representative

Beth D.

Designer

Nick Mason
Date: 04/10/2017

*Production cannot begin until we receive your written authorization the proof is accurate. Delays in receiving your approval will delay production times.

Attachment: Packet (2630 : Innovative Signs for 11201 LLC)



Side View



www.Innovative-Signs.com

P: 262-432-1330

F: 262-432-1331

Client

Ziegler, Mequon

Quote/Order

8069

Size

30sf OPTIONS

Materials & Colors

Channel & Letter Sets

Raceway Mounted
Front Lit Channel Set

Black Trim Cap & Returns
White LED Illumination

"Wealth Management"
Black Opaque Vinyl

Colors

- ☐ White Faces
☒ Black Trim & Returns

Representative

Beth D.

Designer

Nick Mason
Date: 7/31/2017

*Production cannot begin until we receive your written authorization the proof is accurate. Delays in receiving your approval will delay production times.

Attachment: Packet (2630 : Innovative Signs for 11201 LLC)



Side View



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 11, 2017
SUBJECT: Roettgers Company, Inc.. for Mequon LLC. The applicant is seeking a sign waiver and lighting approval to allow for the replacement of stripping and signage on the canopy and illumination of the canopy for the property located at 11155 N. Wauwatosa Road.

Applicant:	Roettgers Company, Inc. Kevin Brandis
Status of Applicant:	Agent
Requested:	Sign Waiver Lighting Wavier
Existing Use:	Gas and Convenience Store
Existing Zoning:	B-1 (Neighborhood Business District)
Land Use Plan:	Neighborhood Commercial
Lot size:	.95 Acres
Location:	11155 N. Wauwatosa Road
Tax Key:	#14-028-01-000.00
District:	34

Background:

The applicant is requesting a sign waiver and lighting waiver for the BP Service Station located at 11155 Wauwatosa Road. The property is rebranding from BP to Mobil and the applicant is requesting new signs on the north and east canopy faces and illumination of the canopy.

Sign Waiver:

Canopy signs are not permitted in the sign code and require a waiver to the sign code. The applicant is requesting two internally illuminated signs; one on the east façade and one on the north façade of the canopy. The Planning Commission has previously approved non-illuminated canopy signs for other service stations (Kwik Trip, Mobil). Staff is supportive of the proposed signs provided that they are not illuminated.

Lighting Waiver:

The proposed design includes a blue vinyl band around the canopy. The design includes a thin cap extending from the face of the canopy above the blue stripping which will feature LED down lighting for three of the canopy faces. The Zoning Ordinance does not allow for lighting to be placed on the façade or roof of service station canopies. Any lighting on the canopy will require a waiver to the lighting code. The Commission has not approved the illumination of canopies in the past. Staff does not support any illumination of the canopy given the proximity to residential and the requirements of the lighting code.

Staff Recommendation: Staff recommends **approval** of sign waiver subject to the following conditions:

1. No illumination of the canopy or sign.
2. Sign permit approval.

Attachments:

Packet (PDF)

ITEM 7 **Roettgers Co.** **for Mequon LLC**

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

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

4.b.a

B-3

B-2

MEQUON ROAD 112N

B-1

R-6/PUD

WAUWATOSA ROAD 76W

B-1/PUD

R-6

AC

KING'S CROSSING WAY

R-3

Attachment: Packet (2631 : Roettgers Company, Inc. for Mequon LLC)

CHANGE BRANDING FROM BP TO MOBIL

Replace existing BP interior illuminated monument ID and price sign with 5' x 10' interior illuminated Mobil ID and LED price sign. (mounting on existing brick base) No changes will be made to brick base.

Replace green white canopy stripping and BP canopy legends with Mobil blue white stripping Mobil interior illuminated canopy legends (2). Eyebrow LED down lighting on canopy face three sides.

Install Mobil Synergy image elements over gasoline dispensers under canopy. Wave, Blade , Koala.

Change canopy and perimeter lot lighting to LED.





TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: September 11, 2017
SUBJECT: David Hoff. The applicant is seeking a text amendment related to the minimum lot size required for a Planned Unit Development per Section 58-331 of the City of Mequon Zoning Code.

Background: The applicant is requesting a text amendment to allow reduced the minimum lot area need to have standing to apply for a Planned unit development (PUD). The applicant was in front of the Planning Commission on June 12, 2017 for a consultation regarding the construction of a six unit plex development at 10950 N Cedarburg Road. The proposal did not comply with the development standards of the R-6 zoning district and the site was less than the 10 acres to have standing to apply for a PUD.

The Planning Commission was supportive of the overall plan and advised the applicant to work with staff to either modify the plan to comply with the R-6 standards or pursue a text amendment that would address deficiencies of the plan. After reviewing several alternatives, it was determined that a complaint plan that was economically feasible was not possible. When looking at potential code modifications, staff felt the only change that would not have potential of adverse impacts in the future was the reduction in the acreage needed for a residential PUD. Staff felt that by reducing the acreage needed from ten acres to two, there would consistency with the current minimum size for a commercial PUD. To be consistent, staff has also reduced the minimum area requirement for industrial PUD's to two acres.

Sec. 58-331. - Planned unit development (PUD) overlay district.

(b) Areas designated as PUD planned unit development overlay districts shall be under single or corporate ownership or control and shall contain a minimum development area as follows:

Principal Uses	Minimum Area of PUD
Residential PUD*	10 2 acres
Commercial PUD*	2 acres
Industrial PUD	10 2 acres

* For residential or commercial developments in the TC Zoning District see section 58-301(h) (2)



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: September 11, 2017
SUBJECT: City of Mequon. The City of Mequon is seeking rezoning recommendation from B-6 (Rural Industrial)/OA (Agricultural Overlay) to R-3 (Single Family 1 AC) and Land Use Plan Map amendment from Rural Industrial to Residential 1-1.5 AC for the four properties located at 9757, 9749, 9731 and 9715 N. Granville Road.

Applicant: Alderman Wirth
Status of Applicant: Alderman
Requested: Rezoning Recommendation
Land Use Plan Amendment

Existing Zoning: B-6 (Rural Industrial)
Proposed Zoning: R-3 (Residential 1 Acre)
Existing Use: Single Family Homes
Existing Land Use Plan: Rural Industrial
Proposed Land Use Plan: Residential 1 – 1.5 Acre
Lot Sizes: .55 – 1.25 Acre
Location: 9715, 9731, 9749, 9757 N. Granville Road
Tax Keyes: #14-031-16-001.00, #14-031-16-003.00, #14-031-16-004.00
#14-031-16-005.00

District: #4

Background:

Alderman Wirth is sponsoring a rezoning recommendation for the properties located at the 9715, 9731, 9749, 9757 N Granville Road. Each of the four of the properties are currently zoned B-6 (Rural Industrial) and contain a single family home. Since single family dwellings are not permitted in the B-6 zone, each property is classified as a non-conforming use. The request is to rezone each of the four parcels to R-3 (Single Family 1 Acre). The parcels were originally zoned B-5 Industrial but were changed to B-6 in 2006 as part of a larger rezoning process that included vacant land west of Granville Road to Wausaukee Road (see attached map).

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 Industrial. Other land use designations in the area are shown as Industrial. To the north there are parcels with land use designations of Rural Residential.
- **Is there a Public Interest?** Several of the property owners have had issues selling or refinancing because of the non-conforming status. Lenders have become more restrictive

since the housing crisis and it is making non-conforming properties less marketable and therefore less valuable. The non-conforming use aspect of the property also limits improvement of the property over its lifetime to 50 percent of the assessed value. This limitation restricts the owner's ability to improve the value of the property which can negatively impact the value of the surrounding neighborhood.

- **Are there reasonable uses under existing zoning?** The sites are all currently zoned B-6. The size of the parcels varies between .55 and 1.25 acres. Staff feels that individually, the parcels are too small to be developed as industrial. While the parcels could be combined as part of a larger development project, the existing improvement value of the dwellings would make this financially infeasible. There have been several large tracts of vacant land in the area for sale which would be more desirable to a developer with very little interest from the market.

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

The character of the area has not changed over the last few years; it remains a mixture of residential, agricultural, and industrial uses. Staff does not anticipate this mixture of uses will change anytime in the future. Since the large scale zoning change in 2006, no new development has been seen. Staff believes the lack of public sewer and water makes the area less desirable for industrial uses.

Staff Recommendation:

Planning staff recommends approval of the rezoning to R-3 and Land Use Plan Map amendment to Residential 1 – 1.5 acre based on the following:

1. Common Council action on the rezoning and Land Use Plan amendment.

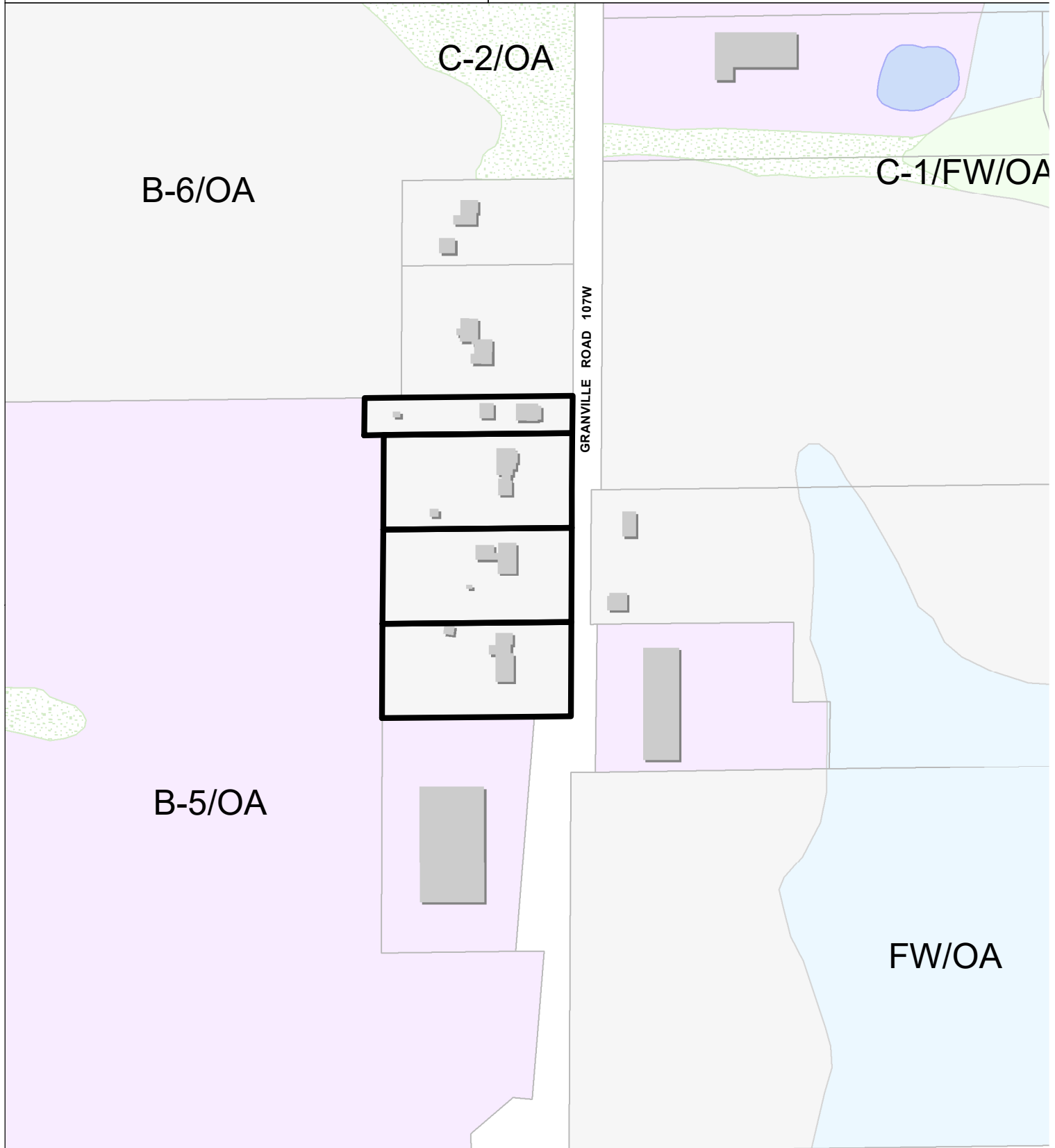
Attachments:
Packet (PDF)

ITEM 8 City of Mequon

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.)
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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.d.a



Attachment: Packet [Revision 1] (2632 : City of Mequon)

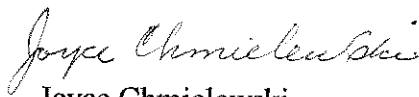
September 2, 2017

To the City of Mequon Planning Committee:

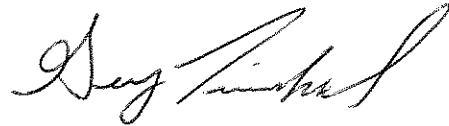
The owners of the homes at 9715, 9731, 9749, and 9757 North Granville Road request a change of zoning to R3, Residential, 1 acre lots. The current zoning significantly reduces the marketability of the properties and value of the properties.

We would appreciate your consideration of this request at the September 11, 2017, Planning Committee Meeting.

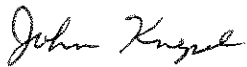
Sincerely,



Joyce Chmielewski
9715 North Granville Road



Guy Lindekugel
9731 North Granville Road



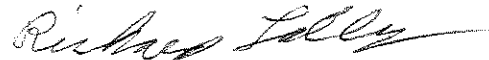
John Knepel
9749 North Granville Road



Ruth Maitland
9749 N. Granville Road

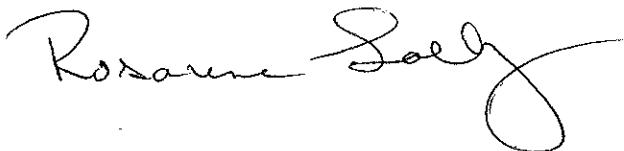


Jane Lukach
9749 North Granville Road



Richard Lally
9757 North Granville Road

Rosanne Lally
9757 North Granville Road



Attachment: Packet [Revision 1] (2632 : City of Mequon)

TO: Planning Commission

FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT

DATE: September 11, 2017

SUBJECT: City of Mequon. The City of Mequon is seeking a text amendment related to residential uses in the Town Center and Arrival Corridor Zoning Districts related to single family and multi-family dwellings.

Background

The Town Center neighborhood is meant to establish and maintain small neighborhood scale mixed uses, including a broad range of housing types at densities that support Town Center businesses and encourage high quality design standards. These elements, among others that relate to a pedestrian and human scaled environment, for all intents and purposes are necessary to create a traditional neighborhood design. The neighborhood encompasses two varying zoning districts; 1) Town Center and 2) Arrival Corridor. Both districts afford the Council the ability to approve a project, approve with conditions or deny a project, including various forms of residential uses at varying densities.

The following report will address an approach to determining future opportunities for residential development within the Town Center neighborhood and recommended modifications to the current zoning districts to align the City's goals with current development patterns. Specifically, staff recommends three changes:

1. Modify the allowance and location of multiple family residential development.
2. Allow for the provision of detached single-family residential structures.
3. Corrections for errors found within the current zoning regulations.
4. Secure professional market analysis to develop a policy directive for an acceptable level of density to meet the established goals of Town Center.

Prior to discussing the current development patterns and future opportunities for residential development, a review of the neighborhood's historical context is warranted.

Analysis

Historic Context

The Town Center vision is to "create a centrally located "heart" to both Mequon and Thiensville that fosters interaction among residents, encourages gathering and activity, provides a pleasant pedestrian atmosphere along the river, offers restaurants and shops and features quality architecture and design."

Between 2002 - 2006, various planning studies were commissioned prior to implementation of the zoning. In each of the following planning studies the necessity to attract residential

development was highly recommended to the success of the vision for Town Center. The following highlights a few of those recommendations:

- ☐ If the City were to not address the market of commercial growth in the Town Center and focus on residential growth only, it might adversely affect the market because new homeowners want convenient shopping within one and one half miles ¹
- ☐ A key element to the vision, is the introduction of additional housing opportunities throughout the corridor to expand the customer base and add activity to the pedestrian environment.²
- ☐ Retail Follows Residential: retail will follow the construction of sufficient residences to support the stores. Therefore the vision is to include developing nearby residential units to enhance the market.
- ☐ To create a pleasant walkable shopping district, additional residents are critical.
- ☐ Residents will be the pedestrian core that creates a vital downtown atmosphere by intensely using the nearby businesses.
- ☐ With additional nearby housing, the community can support a much more desirable mix of business.
- ☐ A key to improving the market, is adding more nearby residents by developing multiple-family housing within walking distance of shops and restaurants.
- ☐ A key element includes the addition of new multiple-family development to take advantage of the area's many businesses, civic activities and recreational opportunities. Additional residents will also provide new customers for area businesses and increase the number of pedestrians. Both of these byproducts of new residential development will enhance the vitality of the overall business district.

Throughout 2007-2008, the City adopted both of the new zoning districts and the TID for the neighborhood. As part of the zoning, ancillary plans were adopted and therefore development within Town Center was required to comply with the standards and objectives stated above, along with others.

At the time of adoption, staff projected approximately 450-500 dwelling units and advised the Council that this below what planners would define as a high density neighborhood and provided comparisons of other desirable mixed use neighborhoods. At the time of approval, while it was considered moderate density, it was deemed necessary in order to accomplish the stated goals of all of the previous studies.

As indicated above, the provisions of the zoning districts afford the Council the ability to approve, approve with conditions or deny various forms of residential uses at varying densities. The hierarchy and process established within the zoning was strategic in providing the City with control and authority for projects of greater mass and density, while at the same time affording the private market some ease with approvals for redevelopment that was more typical of the City's residential type and density. The following chart showcases this hierarchy.

Table A: Existing Residential Use in Town Center

Use	Town Center	Min. Lot Size	PUD Lot Size	Arrival Corridor	Min. Lot Size	PUD Lot Size	Specific Development Standards
RESIDENTIAL USES							
Dwellings							
Single Family Detached	NP			NP			
Multiple Family 4 Units or More	NP			C	1 AC		X
Multiple Family 8 Units or Less If Mixed Use	P	1/2 AC		P	1 AC		
Multiple Family 9 Units to 16 If Mixed Use	C	1/2 AC		C	1 AC		
Elderly Housing	C	1/2 AC		C	1 AC		X
Planned Residential Development	PUD		1 AC	PUD		2 AC	X

C = Conditional Use
P = Permitted
NP = Not Permitted

As indicated, the zoning allows for various forms of multiple-family dwellings, such as being a part of mixed-use or stand-alone development, and anywhere from two units per building to greater. *Attached* single-family residential development (townhomes or a rowhouse style building), are technically considered multiple family and are currently allowed in both Town Center and the Arrival Corridor. Multiple family dwellings in either district containing more than a total of 16 dwelling units, regardless of building type, requires a PUD.

Existing Conditions

The redevelopment of the Town Center was stagnant until 2012. With the development of Spectrum (2012), Outpost Natural Foods (2014) and MTC 1 (2015), the neighborhood began to see a change in character and a noticeable increase in pedestrian activity. By 2015, the City was inundated with private market interests for multiple family residential developments. A total of 1,500 units, city-wide, were presented by developers to development staff at concept level meetings. Given the established goals, zoning and financial benefits to the TID, staff directed the private market's interest and those development opportunities to the Town Center neighborhood. Since that time, the City has approved 298 multiple family units and 142 have been constructed.

Recommendation #1

Modify the allowance and location of multiple family residential development.

While staff understands the interest in increased control regarding multiple family residential developments, it is recommended that the City's focus should remain on the strategic, documented objectives of the Town Center. Those again are:

- ☐ Small neighborhood scale mixed uses
- ☐ Including a broad range of housing types at densities that support Town Center businesses, and

- ☐ Encouraging high quality design standards

In addition, an understanding of the broader and competitive market related to supply and demand as well as the absorption rate for multiple family can prove to be a useful tool in balancing density, quality and preserving long term value.

As documented in Table A, it is the City's preference to allow for multiple-family units as a component of a mixed use project. It is only within the Arrival Corridor district that a straight residential development is permissible through a conditional use, but only up to a total of 16 dwelling units. Anywhere else, in either the Town Center or Arrival Corridor, the Council has the authority to deny a project containing multiple family units through a PUD. As staff assesses the redevelopment pattern in the neighborhood since 2012, adjustments can be considered related to multiple family development with relative ease. Staff recommends the following:

1. Planned Residential Developments are no longer permitted in the Arrival Corridor.

The result is that any development containing multiple-family requires 1 acre lot size and be limited to maximum 16 dwelling units. There would be no legal provision in which to request additional dwellings other than the established density bonuses, even if the residential component is part of a mixed-use project.

2. Rezone 'The Reserve' site and the 1 parcel immediately east (6613-6619 W Mequon Road), from AC to TC.

The result is that 'The Reserve' remains conforming and a clear delineation of compact, higher density development is maintained, and is located near the intersection of Buntrock Avenue and Mequon Road to the Milwaukee River (see attached Town Center /Arrival Corridor Map).

3. No multiple family residential structure shall abut Mequon Road.

The result is that any residential structure is placed to the rear of larger sites and forces commercial uses to the street edge. Not only does this match the expected market reaction to building placement, but it reduces the impact of any larger massed buildings.

Recommendation #2

Allow for the provision of detached single-family residential uses/ structures.

With a few minor exceptions, Town Center properties are not immediately adjacent to existing single-family zoning or uses. In the Arrival Corridor, only 1 site is adjacent to single-family use. Within the Town Center, portions along the Milwaukee River on Cedarburg Road and north of Mequon Road on Buntrock Avenue are adjacent to single-family homes. In the creation of the zoning district, detached single-family dwellings were prohibited for the following reasons:

- ☐ Single-family lots did not promote moderate density necessary to accomplish goals.
- ☐ The density would not create the necessary economies of scale related to the higher cost of redevelopment projects. It is important to note, that at the time the Council was opposed to offering any development incentive through the TID.

- ☐ The density would add tax base for the benefit of the TID.

There are so few locations in which single-family detached residential development would be appropriate, that staff recommends this land use right only through a PUD with the requirement to meet several Specific Development Standards. Those Detached Single-Family Specific Development Standards are as follows:

1. No detached single-family residential structure shall abut Mequon Road.
2. Detached single-family residential structures shall maintain a 40 foot lot width.
3. Detached single-family residential structures shall design the front façade to face the public or private street, as determined by Department of Community Development, and shall include one principal entrance and a porch with a minimum depth of six feet.
4. Detached single-family residential structures shall only gain vehicular access to the lot from the rear, as determined by Department of Community Development, and shall include an attached garage and private driveway.
4. Detached single-family residential structures shall maintain a minimum interior side offset of five feet and a minimum corner side offset of eight feet. The interior side offset shall be increased by two feet for every additional story above the ground floor.

It should be noted, and discussed from a policy perspective, that the most appropriate locations in which single-family detached dwellings would be approved are at the fringes of the neighborhood. Should the detached single-family use begin a development pattern along the fringe, staff would not recommend alternating land uses on adjacent parcels. Therefore, the City will need to be mindful of the broader market and land use conditions. The PUD approval process provides the utmost control and flexibility to the City. With these recommendations in place, Table B represents the proposed residential uses allowed in the Town Center and Arrival Corridor zoning districts.

Table B: Proposed Residential Use in Town Center

Use	Town Center	Min. Lot Size	PUD Lot Size	Arrival Corridor	Min. Lot Size	PUD Lot Size	Specific Development Standards
RESIDENTIAL USES							
Dwellings							
Single Family Detached	PUD			PUD			X
Multiple Family 4 Units or More	NP			C	1 AC		X
Multiple Family 8 Units or Less If Mixed Use	P	½ AC		P	1 AC		
Multiple Family 9 Units to 16 If Mixed Use	C	½ AC		C	1 AC		
Elderly Housing	C	½ AC		C	1 AC		X
Planned Residential Development	PUD		1 AC	NP		2 AC	X

C = Conditional Use

P = Permitted

NP = Not Permitted

*Recommendation #3**Corrections to errors found within the current zoning regulations.*

City staff also recommends that the regulations associated with Section 58-303: Specific Development Standards should be corrected as follows:

1. Modify Table 58-301-1 to eliminate the requirement of compliance with Specific Development Standards for Multiple Family dwellings, eight units of less, if part of a mixed-use development and for Multiple Family dwellings, nine units to 16, if part of a mixed-use development. This was an error in the original text development.
2. Modify Table 58-302-1 to modify Multiple Family, 4 units or more as follows:
Multiple family dwellings 4 units to 16.
2. Modify Section 58-303 Specific Development Standard for Multiple Family Dwellings, four units or more, as follows:

Multiple family dwellings 4 units to 16 shall be located in detached buildings with a minimum of two and a maximum of sixteen units per building in the Arrival Corridor district. Further, no more than a total of 16 units per development project is allowed in the Arrival Corridor district.

Recommendation #4

Secure a professional market analysis to develop a policy directive for an acceptable level of density to meet the established goals of Town Center.

Staff recommends that a professional market analysis related to moderate to higher density residential development will serve as a tool to evaluate future development proposals and guide the City's policy directive for residential development within the Town Center. An analysis can

address the broader and competitive market, absorption rate and the City's potential share of the residential development mix. The analysis will focus on a mix of both rental and for-sale homes as well as various building forms including multiple-family rental, condominiums, townhomes/rowhouses and higher-density single-family. An understanding of the market in the next 5 - 10 years can then be translated into conclusions related to the preferred development mix and translate into findings related to the appropriate level of density needed to attract the desired retail and commercial service establishments.

There are several consulting services to consider. Staff has discussed this goal with a real estate market analysis firm to gauge the scope of services. Generally speaking, the analysis is estimated to take approximately 12 weeks.

Staff recommends that the action on the text amendment, as drafted, can still occur. Staff is prepared to return to the Planning Commission with proposal for a scope of services for action in October, if the Planning Commission is interested in this further understanding of the residential market and make a recommendation to the Common Council.

Fiscal Impact

The text amendment's fiscal impact is neutral.

Recommendation

Planning staff recommends approval of the text amendment.

Attachments:

Packet (PDF)

WHEREAS, the Common Council of the City of Mequon previously adopted a Zoning Code that is presently codified in Chapter 58 of the Mequon Municipal Code; and

WHEREAS, the Common Council finds that the allowance for and standards for regulating residential uses are necessary;

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

SECTION I:

Chapter 58, Zoning Code, of the Mequon Code of Ordinances as follows and having been placed on file and open to public inspection in the office of the City Clerk of the City of Mequon at City Hall, 11333 North Cedarburg Road, Mequon, Wisconsin, 53092 in accordance with the procedures provided in Sections 66.0103 and 62.11(4)(a), Wis. Stats.

Table 58-301-1 Uses in the Town Center District

Residential Uses: Table 58-301-1 Uses in Town Center		
Home occupations	P	
Artist's live/work units	P	✓
Multi-family dwellings, eight units or less, if part of a mixed-use development	P	
Multi-family dwellings, nine units to 16, if part of a mixed-use development* ¹	C	
Bed and breakfast	C	✓
Elderly housing	C	✓
Planned residential development	PUD	✓
<u>Single-Family detached</u>	<u>PUD</u>	<u>✓</u>

Table 58-302-2 Uses in the Arrival Corridor District

Residential Uses: Table 58-302-1 Uses in Town Center		
Home occupations	P	
Artist's live/work units	P	✓
Multi-family dwellings, eight units or less, if part of a mixed-use development	P	
Multi-family dwellings, nine units to 16, if part of a mixed-use development* ¹	C	
Bed and breakfast	C	✓

Elderly housing	C	✓
Planned residential development	PUD <u>NP</u>	
<u>Single-Family detached</u>	<u>PUD</u>	✓
Multiple-family dwelling, four units or more <u>to 16</u>	C	✓

Section 58-303(b). - Specific Development Standards

Detached Single-Family Dwellings. A development including detached single-family dwellings shall comply with the following:

- a. No detached single-family residential structure shall occupy the required 70 percent of the Mequon Road street frontage.**
- b. Detached single-family residential structures shall maintain a 40 foot lot width.**
- c. Detached single-family residential structures shall design the front façade to face the public or private street, as determined by Department of Community Development, and shall include one principal front entrance and a front porch facing the front yard, as determined by Department of Community Development, with a minimum depth of six feet.**
- d. Detached single-family residential structures shall only gain vehicular access to the lot from the rear yard, as determined by Department of Community Development, and shall include an attached garage and private driveway.**
- e. Detached single-family residential structures shall maintain a minimum interior side offset of five feet and a minimum corner side offset of eight feet. The interior side offset shall be increased by two feet for every additional story above the ground floor.**

Multiple family dwellings, four units or more. Multiple family dwellings shall be located in detached buildings with a minimum of two and a maximum of sixteen units per building in the Arrival Corridor district. Further, no more than a total of 16 dwelling units per development project is allowed in the Arrival Corridor district. Multiple family dwellings containing more than six units may be allowed in the Town Center district through application of, Planned Unit Development Overlay.

- Town Center District
- Arrival Corridor District
- Properties to be Rezoned from AC to TC