City of Mequon

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

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, September 27, 2021
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Approval of Minutes from July 27, 2021

2) Consent

a) Emily and Mike Hallam. The applicant is seeking minor request for an accessory structure greater than 1,000 sq. ft. approval to allow for a 2,016 sq. ft. agricultural building for the property located at 13800 N. Wasaukee Road.

b) Patricia and George Kashou. The applicant is seeking certified survey map approval to allow for a 3-lot land division for the property located a 10425 N. Granville Road.

c) Ewald Toldt. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 9900 N. Granville Road and 9733 W. Hunt Club Drive.

d) Walter Buildings for Dean Schoessow. The applicant is seeking minor request approval for an accessory structure greater than 1,000 sq. ft. to allow for a 3,888 sq. ft. agricultural building for the property located at 11805 N. Farmdale Road and rezoning recommendation approval to R-1/OA for 11805 N. Farmdale and R-3 for 11915 N. Farmdale Road to keep consistent zoning for a proposed boundary line adjustment.

e) Karen and Fred Bersch. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 600 W. Bonniwell Road.

3) Public Hearing

a) Dream Acres Agility, LLC. The applicant is seeking conditional use grant approval to allow for dog agility training business for the property located at 8349 W. Pioneer Road (Public Hearing).

4) Regular Business

a) City of Mequon - Ulao Creek Neighborhood Zoning Districts. The City of Mequon is requesting approval of the Ulao Creek Neighborhood Zoning Districts (Neighborhood Commercial, Mixed-Use Commercial, Senior Housing and Residential Cluster Zoning), Land Use Plan Map amendment for Ulao Creek and Zoning Map amendment for Ulao Creek (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane / Ulao Creek to west and Pioneer Road to north). The City of Mequon is requesting approval of the Ulao Creek Outdoor Storage Permit requirements.

b) Jones Sign Company, Inc. for QAB Enterprises, LLC. The applicant is seeking waiver approval to allow for a 38 sq. ft. wall sign for the property located at 11065 N. Cedarburg Road (Crash Champions).

c) Graphic House, Inc. for Alliance Bible Church. The applicant is seeking approval for a master sign plan amendment to allow for 3 wall signs, 2 directional signs exceeding 4-feet in height and a monument sign and lighting plan amendment for the property located at 13939 N. Cedarburg Road.

d) Expedite The Diehl, LLC for Mequon Medical, LLC. The applicant is seeking master sign plan approval to allow for 5 wall signs and 2 monument signs for the property located at 12831 N. Port Washington Road.

e) Creative Sign Company, Inc. for Froedtert Health. The applicant is seeking master sign plan approval to allow for 2 wall signs, 4 illuminated awning signs, 3 directional signs, and a monument sign for the property located at 11421 N. Port Washington Road (Froedtert Community Hospital).

f) P2 Development Company, LLC. The applicant is seeking rezoning recommendation approval from Town Center zoning to Town Center/PUD (Planned Unit Development) zoning for the properties located at 11040 & 11110 N. Buntrock Avenue.

g) RINKA+ for Midland Commercial Development Group. The applicant is seeking a consultation to allow for a +/- 5,000 sq. ft. single-story retail branch bank for the property located at 10352 N. Port Washington Road (Sobelman's).

5) Announcements

a) Sign Code Enforcement

b) The next meeting is Monday, October 25, 2021 at 6:00 p.m.

6) Adjourn

Dated: September 23, 2021 /s/ John Wirth, Chair

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

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

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

City of Mequon

See Agenda Packet for
Login and Complete Packet Details
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, July 26, 2021
6:00 PM
Virtual Meeting

Minutes

1) Call to Order, Roll Call

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

a) Approval of Minutes from June 28, 2021

Action
Commissioner Stoker made a motion to approve the June 28, 2021, meeting minutes. Commissioner Choren seconded the motion.
A voice vote was taken; voted passed (5-0)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Choren, Lemke, J. Schaefer, Stoker
ABSENT:	Strzelczyk, Bach, Gentges, Goldberger, Hawley, R. Schaefer

Attachment: PC_07.26.21_DRAFT (6625 : Meeting Minutes from July 27, 2021)

2) Public Hearing/Consent Agenda

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

Action
Commissioner J. Schaefer made a motion to open a public hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken; voted passed (5-0)

No public comment.

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner J. Schaefer seconded the motion.
A voice vote was taken; voted passed (5-0)

3) Consent Agenda

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

Action
Commissioner Choren made a motion to approve the 4 consent agenda items.
Commissioner J. Schaefer seconded the motion.
A voice vote was taken; voted passed (5-0)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Martin Choren, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Choren, Lemke, J. Schaefer, Stoker
ABSENT:	Strzelczyk, Bach, Gentges, Goldberger, Hawley, R. Schaefer

DRAFT

Attachment: PC_07.26.21_DRAFT (6625 : Meeting Minutes from July 27, 2021)

4) Announcements

The next meeting is Monday, September 27, 2021, at 6:00 p.m. and the meeting will be in person without a hybrid option.

5) Adjourn

Action
Commissioner Stoker made a motion to adjourn the meeting.
Commissioner Lemke seconded the motion.
A voice vote was taken; voted passed (5-0)

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_07.26.21_DRAFT (6625 : Meeting Minutes from July 27, 2021)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **September 27, 2021**

SUBJECT: **Emily and Mike Hallam. The applicant is seeking minor request for an accessory structure greater than 1,000 sq. ft. approval to allow for a 2,016 sq. ft. agricultural building for the property located at 13800 N. Wasaukee Road.**

Applicant:	Emily and Mike Hallam
Status of Applicant:	Owner
Requested:	Accessory structure in excess of 1,000 sq. ft. approval
Existing Zoning:	R- 1(5-Acre Min. Rural Residential) OA (Agricultural Overlay)
Existing Land Use Plan:	Residential 5-Acre
Lot size:	10 acres
Location:	13800 N. Wasaukee Road
Tax Key Number:	#14-006-10-007.00
District:	#1

Background:
The applicant is requesting approval for a 2,016 square foot agricultural building at 13800 N Wasaukee Road. The agricultural structure will be used for storage of hay and grains. The property is 10 acres and is zoned R-1 (5 acre minimum rural residential) with an Agricultural Overlay. Planning Commission approval is required for agricultural structures over 1,000 square feet.

Accessory Structure:
The proposed 56’ x 36’ square foot building is designed with steel-panel siding with decorative wainscot paneling on all four elevations. The plan shows 10’x10’ overhead doors on the south and west elevations. The applicant indicated that the proposed building will be white with charcoal trim wainscot and a charcoal roof. The existing house is tan, and the proposed structure does not match the color of the house. The applicant indicated that they plan to restore the roof and repaint the house to match the proposed structure (white with black trim and black roof). The changes to the exterior of the house shall be made no later than one (1) year from the time of building permit approval for the agricultural structure. Architectural Review Board approval of changes to the house may be required.

The proposed structure is setback 175 feet from Wausaukee Road and meets the 30-foot side and rear offset. The proposed structure meets the R-1 district requirements including lot coverage, setback, offsets, and height.

Based on the survey that was submitted, there are two existing sheds on the property. The sheds are under 150 square feet and house permitted animals. The animal code allows for poultry houses and other similar structures for animals. Prior to building permit approval for the

accessory structure, applications shall be submitted for the existing sheds to confirm compliance with building and zoning codes. Removal of any non-conforming sheds may be required prior to issuance of building permits.

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

Access is provided through an existing driveway on Wausaukee Road. No access modifications are proposed in association with the project.

There is no indication of wetlands on the site.

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

The proposed structure will add not add more than 5,000 square feet of impervious surface and is therefore not required to prepare a green infrastructure plan per MMSD rules.

The proposed structure construction does not appear to disturb a surface area of more than 4,000 square feet and is therefore not subject to a City of Mequon Erosion Control Permit. The final plans shall show disturbed area. If disturbed area exceeds 4,000 square feet, applicant shall submit a City erosion control permit application and related fees.

Staff Recommendation:
Since the proposed structure is consistent with prior approvals of agricultural structures and appears to be harmonious with the surrounding area, staff recommends **approval** based on the following condition(s):

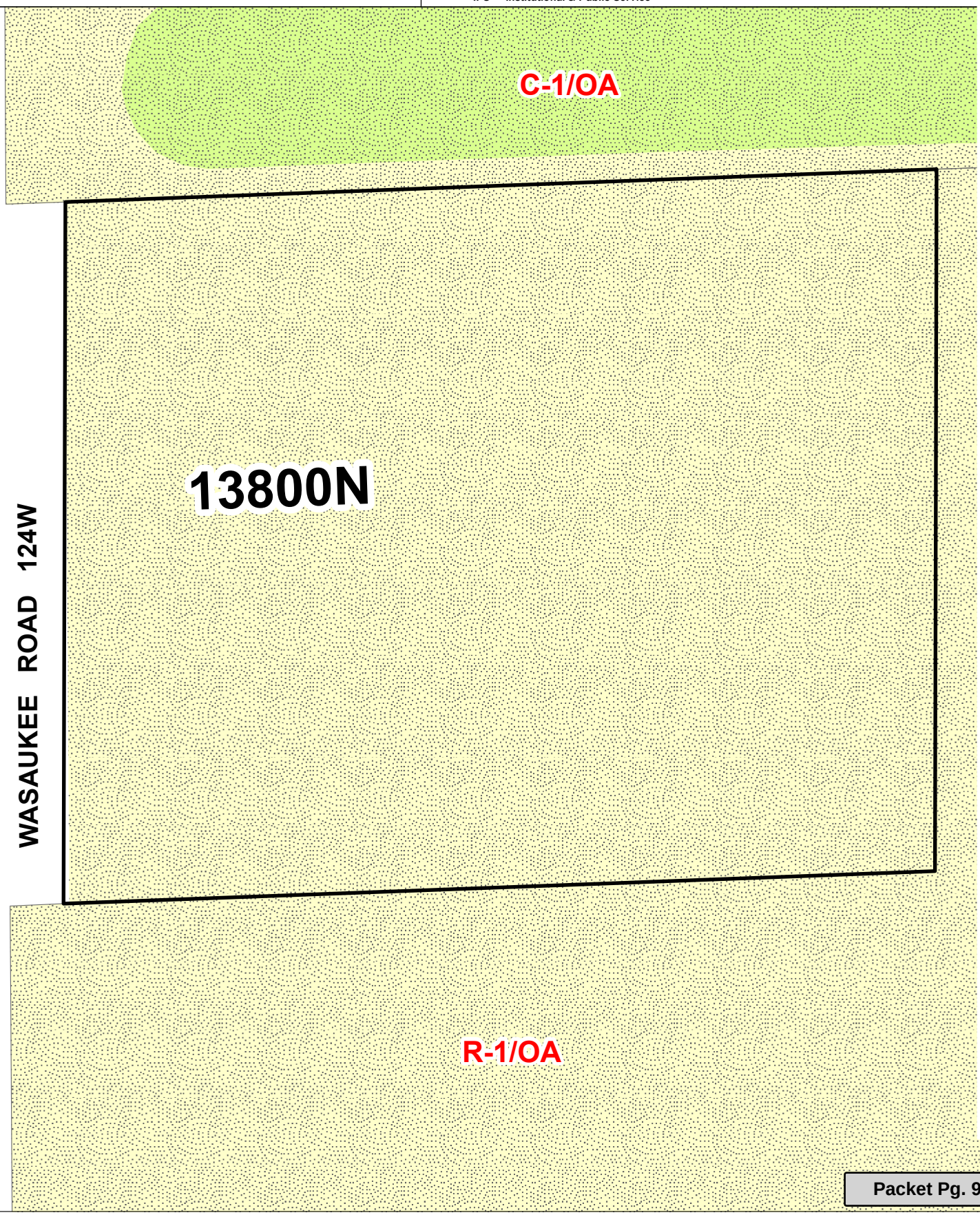
1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. The structure shall be used for agricultural related equipment and activities only.
3. Prior to building permit approval for the agricultural structure, applications shall be submitted for the existing sheds to confirm compliance with building and zoning codes. Removal of any non-conforming sheds may be required prior to issuance of building permits.
4. Exterior changes shall be made to the existing residential structure to match the proposed building no later than one (1) year from the building permit approval of the agricultural structure.
5. Any proposed lighting for the building shall be approved by staff.
6. No structures housing producing animals shall be closer than 50 feet to any lot line.
7. Architectural Review Board approval of changes to the house may be required.
8. Any future land division shall comply with the lot coverage and setback and offset requirements of the R-1 zoning district or the removal of the accessory structure(s) is required.

9. The building plans shall show disturbed area. If disturbed area exceeds 4,000 square feet, applicant shall submit a City erosion control permit application and related fees.

Attachments:
Packe Docs_Hallam (PDF)

Hallam

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



Attachment: Packe Docs_Hallam (6611 : Emily and Mike Hallam)

CLEARY BUILDING CORP.
ClearyBuilding.com

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

6/9/2021
HALLAM, MIKE/EMILY
Doc ID: 6766320210609104251
Job ID: 2021102571

Elevations & Floor Plan

Customer Information

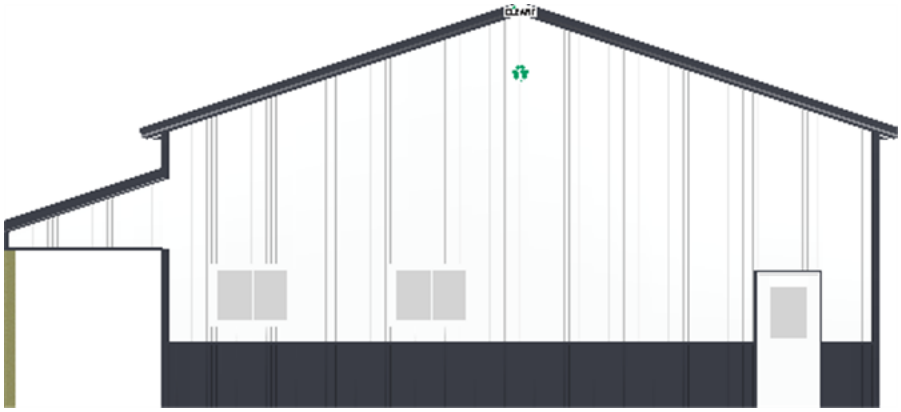
Building Specification For:

HALLAM, MIKE/EMILY
13800 N. WASAUKEE ROAD
MEQUON, WISCONSIN 53097
Cell Phone: (608) 239-8850
Email: mhallam2@gmail.com

Building Site Location:

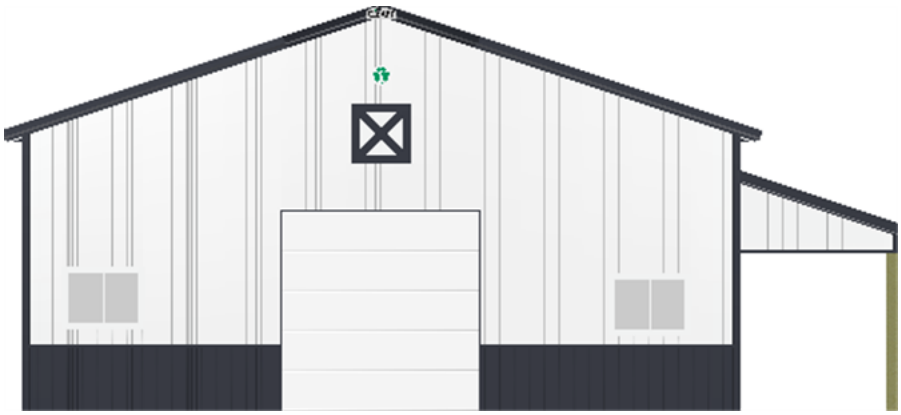
Location: N/A
Tenant: N/A
13800 N. WASAUKEE ROAD
MEQUON, WISCONSIN 53097
County: OZAUKEE

Elevations for Building 1



East End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



West End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

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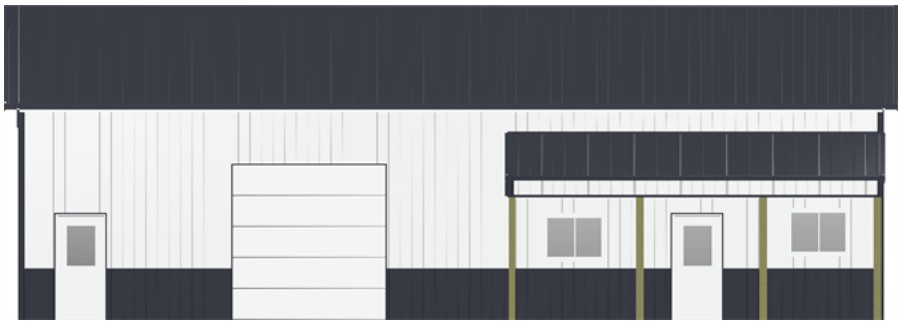
P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

6/9/2021
HALLAM, MIKE/EMILY
Doc ID: 6766320210609104251
Job ID: 2021102571

Elevations & Floor Plan



South Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

North Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

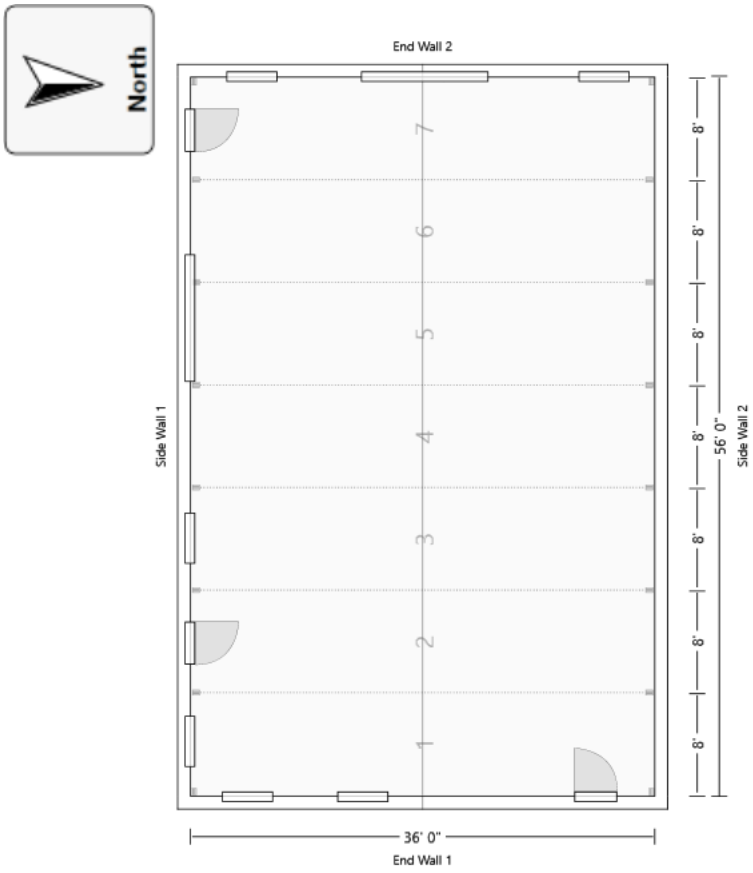
Attachment: Packe Docs_Hallam (6611 : Emily and Mike Hallam)

CLEARY BUILDING CORP.
ClearyBuilding.com
P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

6/9/2021
HALLAM, MIKE/EMILY
Doc ID: 6766320210609104251
Job ID: 2021102571

Elevations & Floor Plan

Floor Plan



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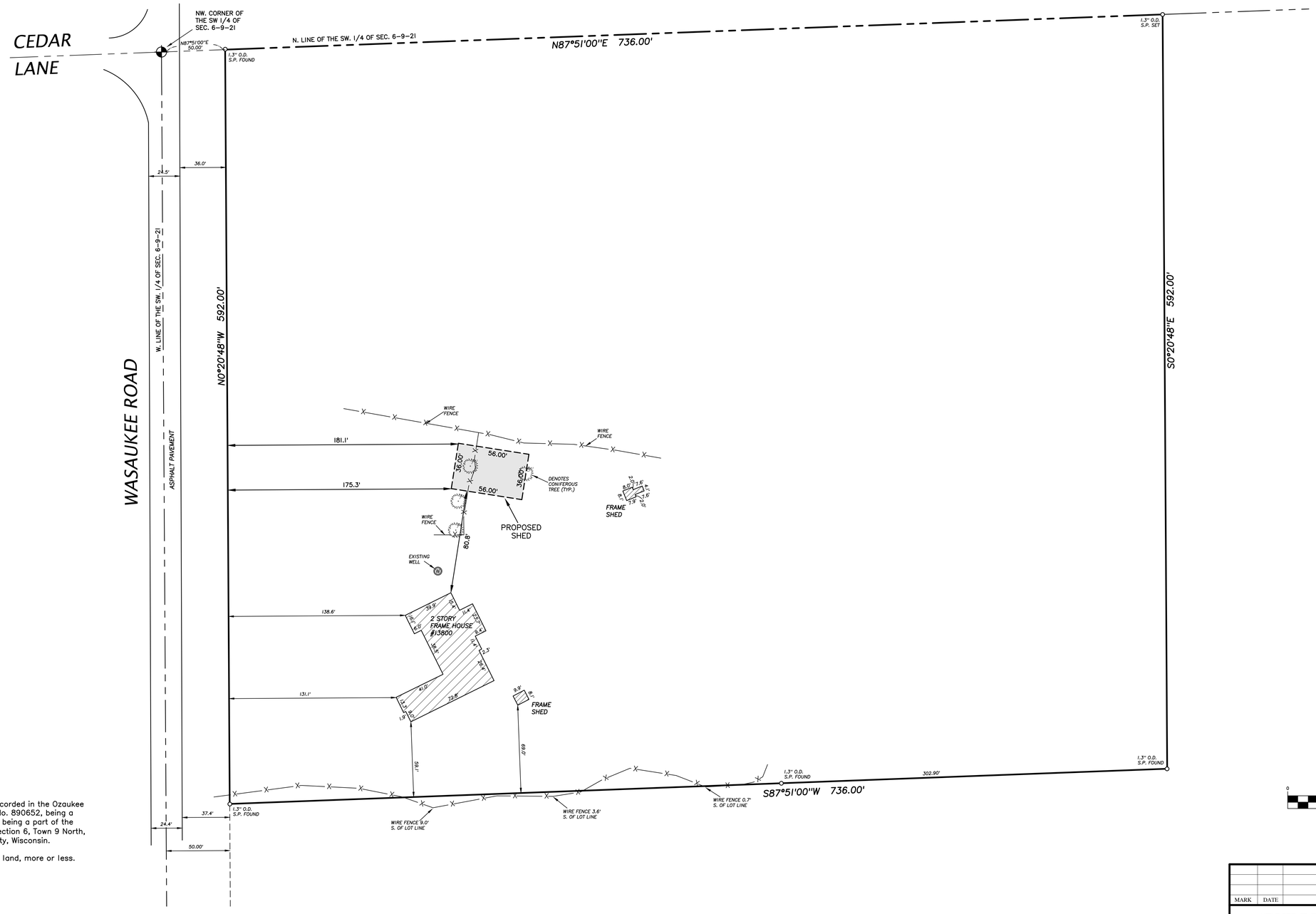

LEGAL DESCRIPTION :
Lot 1 and Lot 2 of Certified Survey Map No. 3734, recorded in the Ozaukee County Registry on October 6, 2008, as Document No. 890652, being a redivision of Parcel 1 of Certified Survey Map #3182, being a part of the Fractional Northwest 1/4 of the Southwest 1/4 of Section 6, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 435,499 sq. ft/10.0 acres of land, more or less.

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 15th day of July, 2021

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED

NOTE :
1. ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (THE WEST LINE OF THE SW. 1/4 OF SECTION 6-9-21 WHICH BEARS N0°20'48"W, PER C.S.M. NO. 3734.)

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

MARK	DATE	REVISION	BY	APVD

"BUILDING PERMIT SURVEY"

for
Michael & Emily Hallam

13800 N. Wasaukee Rd.
Mequon, WI

FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:	
DWN. BY:	A.R.H.	DATE:	July 15, 2021
CHKD. BY:	J.G.S.	Plat No.	LS-5049-21

Attachment: Packe Docs_Hallam (6611 : Emily and Mike Hallam)

Existing Residence

Attachment: Packe Docs_Hallam (6611 : Emily and Mike Hallam)

Existing Shed

Attachment: Packe Docs_Hallam (6611 : Emily and Mike Hallam)

Existing Chicken Enclosure

Attachment: Packe Docs_Hallam (6611 : Emily and Mike Hallam)

City of Mequon

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www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **September 27, 2021**

SUBJECT: **Patricia and George Kashou. The applicant is seeking certified survey map approval to allow for a 3-lot land division for the property located a 10425 N. Granville Road.**

Applicant:	Patricia and George Kashou
Status of Applicant:	Owner
Requested:	Final Land Division Approval
Existing Use:	Agricultural
Existing Zoning:	R-1 (Rural Residential 5 Acres) OA (Agricultural Overlay)
Lot size:	17.04 acres
Location:	10425 N. Granville Road
Tax Key Number:	#14-030-16-005.00
District:	#3

Background: The applicant is requesting approval for a three-lot land division of property located at 10425 N Granville Road. The land division would create three lots; Lot 1 is 5.4 acres; Lot 2 is 5.01 acres and Lot 3 is 5.02 acres.

Zoning District Standards and Site Conditions:
The proposed certified survey map is consistent with the current zoning designation of R-1, requiring a five (5) acre minimum lot size and 300 minimum average lot width and depth. There is an existing shed on proposed Lot 1.

Site Conditions:
Proposed Lot 2 and Lot 3 are vacant. There is an existing shed on Lot 1. The owner indicated that the shed will be removed prior to obtaining a building permit for the property. Wetlands are shown on Lot 1. See Engineering section for more information on the wetlands. An existing gas distribution easement is shown on all lots. The site is currently used as a tree farm. The City Forester, Mike Gies, inspected the site for specimen trees and has no issues with the proposed land division.

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

There are two existing asphalt driveway access points within Lot 1. Lot 1 shall not have additional access points, and Staff recommends that the existing east driveway access be removed to lengthen distance between the access point and intersection. Staff also recommends

that proposed Lots 2 and 3 share a single driveway. Donges Bay Road is an arterial roadway, and staff recommends that access points be reduced where possible.

The proposed certified survey map includes the dedication of right-of-way along Donges Bay Road and Granville Road. Dedication is a condition of approval.

Wetlands are present on site. A wetland delineation report has been submitted. Proof of concurrence by the Wisconsin Department of Natural Resources (WDNR) is required. The wetland and wetland setbacks shall be shown on the face of the CSM.

The site is located outside the City's sewer service area and is therefore not required to connect to public sewer or water. Soil boring locations are shown on the CSM, but a soil evaluation report for the usage of septic or mound systems is required. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility. Private wells will be required and are regulated by the WDNR.

The land division itself does not propose an increase in impervious surface. However, the combination of home and driveway construction will likely trigger the MMSD requirement for green infrastructure. The individual lot owners will be required to provide the green infrastructure with individual home construction prior to the issuance of a building permit. If green infrastructure is required, the buildings permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

Other Technical Corrections:
Engineering will provide a full technical review of the CSM upon Planning Commission approval.

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

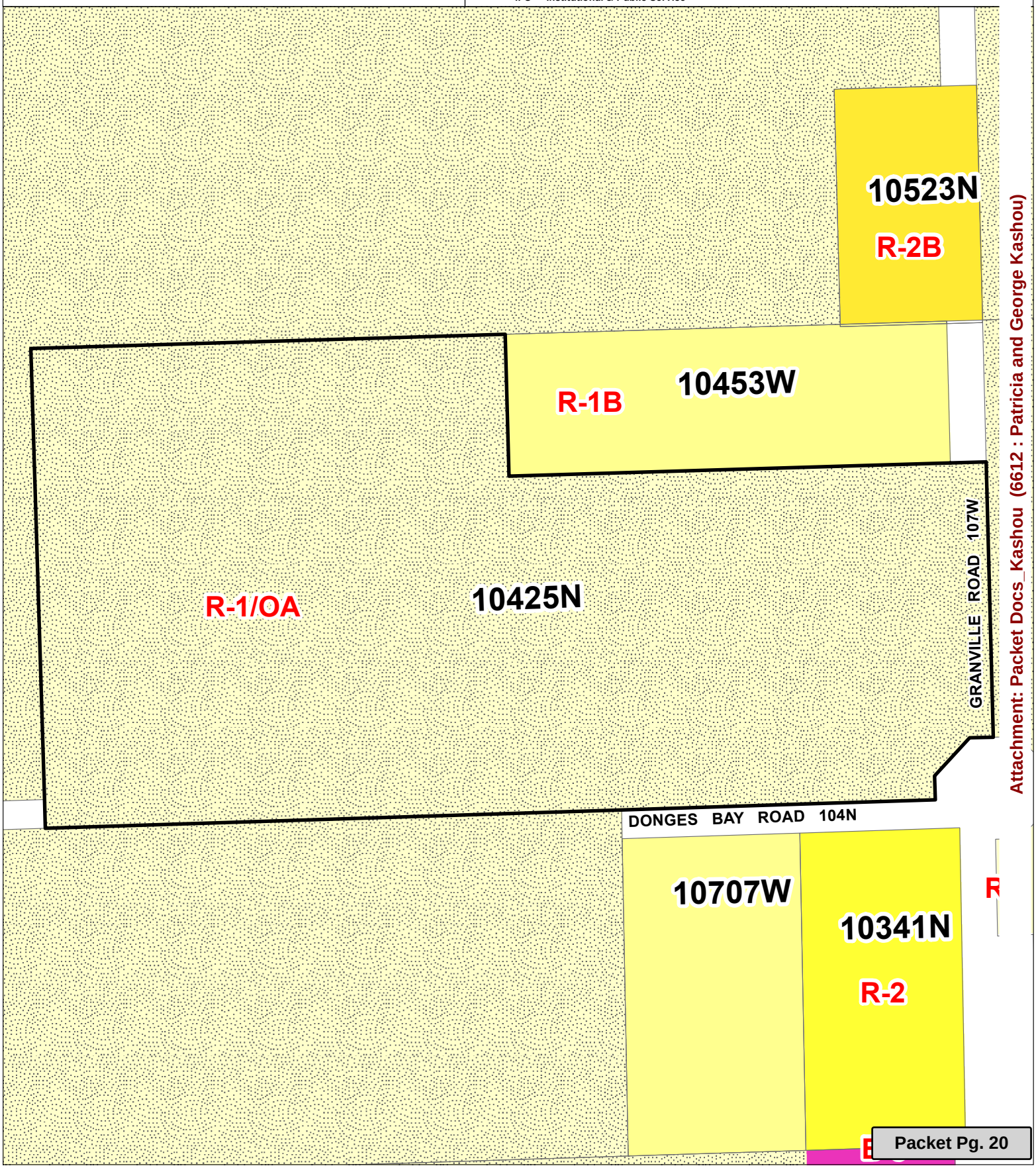
1. The applicant shall make any technical corrections to the final CSM.
2. Compliance with the Tree Preservation Ordinance.
3. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
4. Final staff technical review and approval of CSM.
5. The shed shall be removed prior to obtaining a building permit for Lot 1.
6. Lot 2 and 3 shall share an access point with a shared driveway easement.
7. A shared access agreement shall be approved by the City Attorney prior to recording of the CSM. The shared access shall be described on the face of the CSM.
8. Common Council acceptance of right-of-way on Granville Road and Donges Bay Road.
9. Applicant shall provide proof of concurrence by the WDNR and show the survey from the wetland delineation, the name of the delineator, the date of delineation, the date of WDNR concurrence and the protective area setback on the certified survey map. Per City ordinance, the certified survey map shall further restrict the protective areas setbacks to natural, vegetated areas of land. If the combination of wetland area and protective setback renders a lot unbuildable, the certified survey map shall be adjusted to conform with City ordinances.
10. Applicant or individual home builders shall provide wetland fill approval from the WDNR, if filling of the wetlands is proposed.

11. Applicant shall provide soil boring information and evaluation that soil conditions allow for usage of septic or mound systems unless parcel deeds restricted to uses which do not require a sewage disposal facility.
12. For home/driveway construction that exceeds 5,000 square feet, each individual lot will be required to provide green infrastructure meeting MMSD requirements. Alternatively, the developer could plan for a regional stormwater facility that meets City ordinances and MMSD Chapter 30.
13. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a stormwater maintenance and easement agreement for the green infrastructure. If a regional stormwater facility is proposed, the developer would be required to provide a stormwater maintenance and easement agreement. Both require drainage financial guarantees.
14. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:
Packet Docs_Kashou (PDF)

Kashou

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



Attachment: Packet Docs_Kashou (6612 : Patricia and George Kashou)

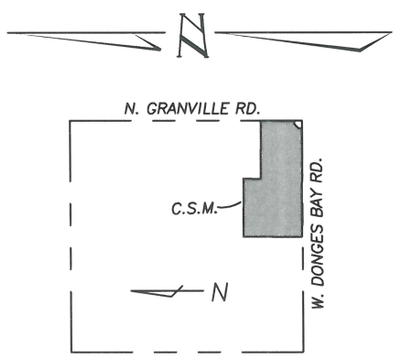
CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

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



LOCATION MAP

SOUTHEAST 1/4 SEC. 30-9-21
(SCALE 1"=2000')

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

8-17-2021

OWNERS :

GEORGE & PATRICIA KASHOU
MARITAL TRUST
7047 W. RIDGEVIEW DRIVE
MEQUON, WI. 53092

NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED R-1/OA (RURAL RESIDENTIAL DISTRICT /AGRICULTURAL OVERLAY)
3. SEE SHEET 2 OF 5 FOR WETLAND INFORMATION.

LEGEND

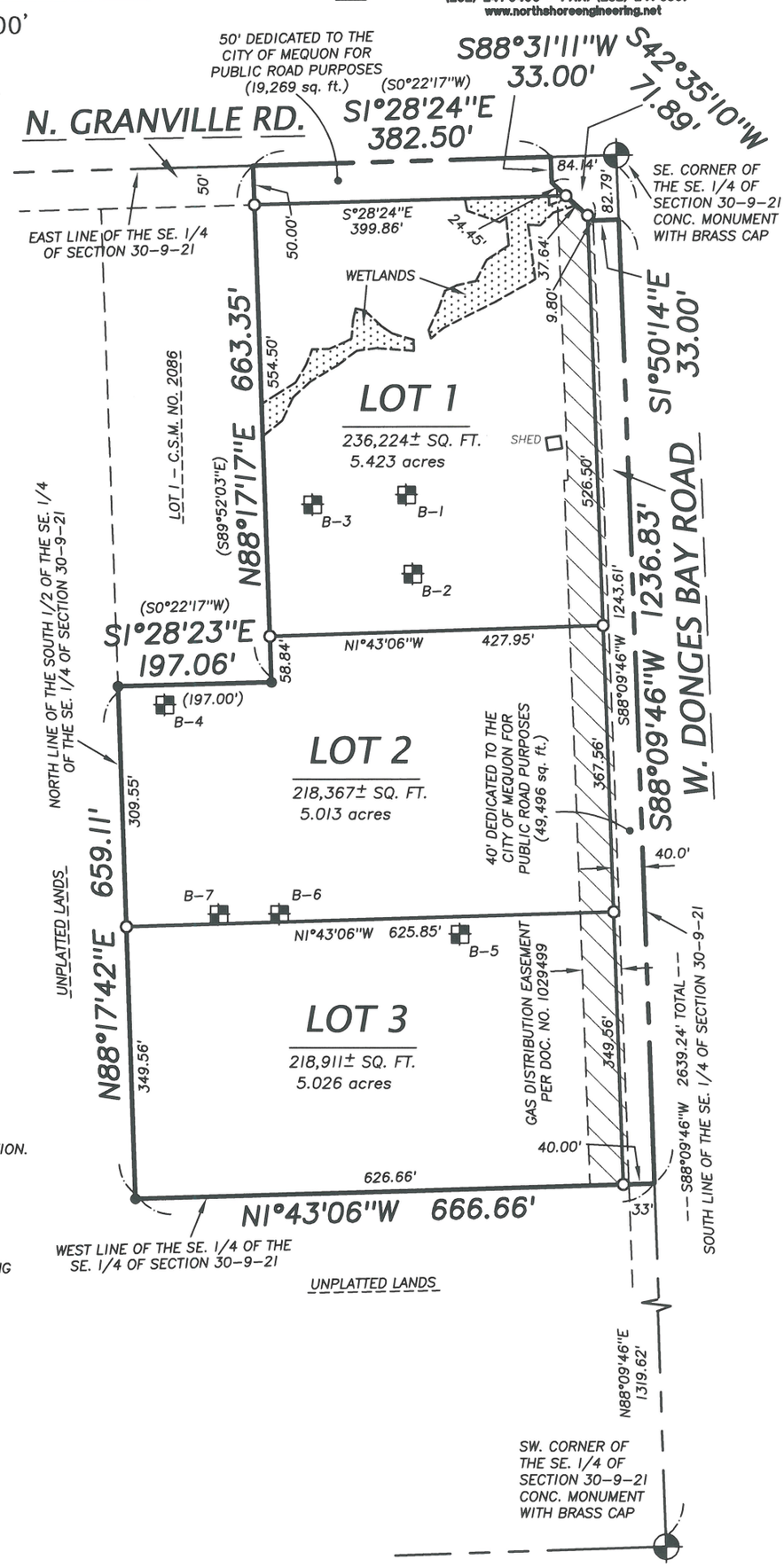
○ -DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

● -3/4" REBAR (FOUND)

■ -DENOTES SOIL TEST LOCATION

( ) -DENOTES ALSO RECORDED AS DIRECTION OR DISTANCE

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (SOUTH LINE OF THE SE. 1/4 OF SECTION 30-9-21, WHICH BEARS S88°09'46"W) (JAN. 2016 DATUM/NAD-83)



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 5 SHEETS

Attachment: Packet Docs_Kashou (6612 : Patricia and George Kashou)

CERTIFIED SURVEY MAP NO. _____

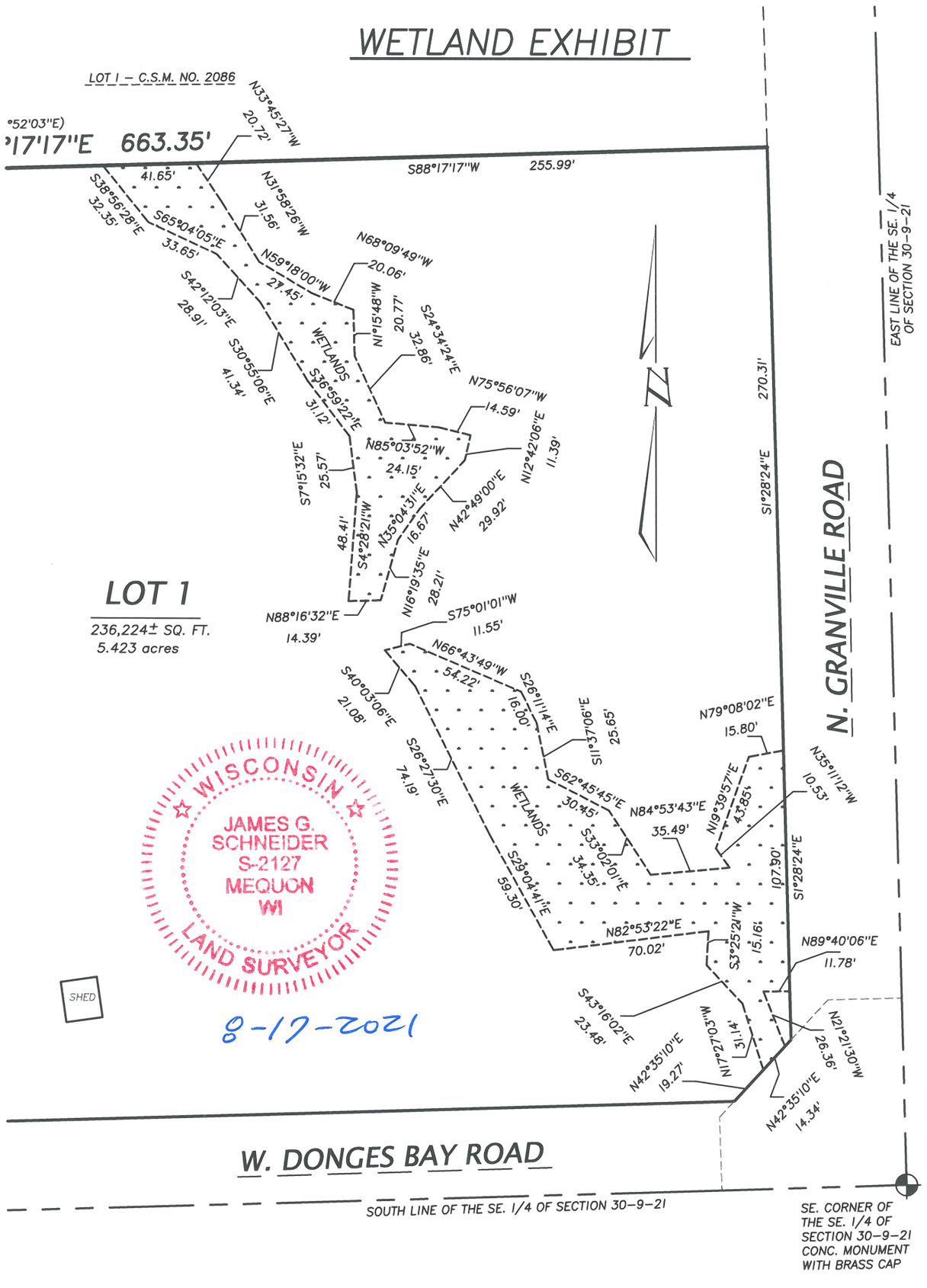
A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 60 90 120 180

SCALE 1" = 60'

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

WETLAND EXHIBIT



LOT 1
236,224± SQ. FT.
5.423 acres

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

8-17-2021

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 2 OF 5 SHEETS

Attachment: Packet Docs_Kashou (6612 : Patricia and George Kashou)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

Part of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 30; thence S88º09'46"W along the South line of said 1/4 Section and the centerline of W. Donges Bay Road, 82.79 feet to the point of beginning of lands to be described; thence continuing S88º09'46"W along the South line of said 1/4 Section and said centerline, 1,236.83 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 30; thence N1º43'06"W along the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 30, 666.66 feet to a point in the North line of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 30; thence N88º17'42"E along the North line of said South 1/2, 659.11 feet to the Northwest corner of Lot 1 of Certified Survey Map No. 2086; thence S1º28'23"E along the West line of said Lot 1, 197.06 feet to the Southwest corner of said Lot 1; thence N88º17'17"E along the South line of said Lot 1, 663.35 feet to a point in the East line of the Southeast 1/4 of said Section 30 and the centerline of N. Granville Road; thence S1º28'24"E along the East line of said 1/4 Section and said centerline, 382.50 feet; thence S88º31'11"W, 33.00 feet; thence S42º35'10"W, 71.89 feet; thence S1º50'14"E, 33.00 feet to the point of beginning.

Said lands containing 17.04 acres of land, more or less.

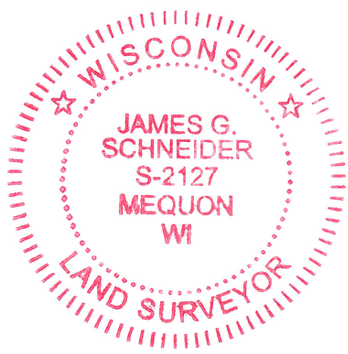
That I have made such survey, land division, and plat at the direction of George and Patricia A. Kashou Marital Trust, OWNER of said lands.

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

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

8-17-2021

_____
James G. Schneider S-2127



This instrument was drafted by James G. Schneider

Attachment: Packet Docs_Kashou (6612 : Patricia and George Kashou)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

We, George Kashou and Patricia A. Kashou, Trustees of the George and Patricia A. Kashou Marital Trust, OWNER, do hereby certify: THAT I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided, mapped and dedicated.

_____ _____
Witness George Kashou, Trustee

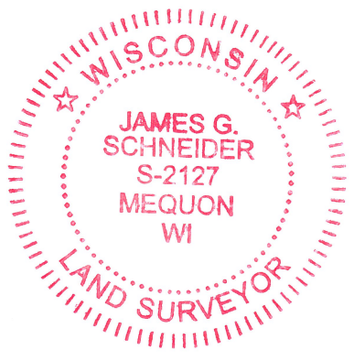
_____ _____
Witness Patricia A. Kashou, Trustee

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

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this _____ day of _____,20____ George Kashou and Patricia A. Kashou, to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____
Notary Public



This instrument was drafted by James G. Schneider

8-17-2021

Attachment: Packet Docs_Kashou (6612 : Patricia and George Kashou)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

_____ _____

Chairman Secretary

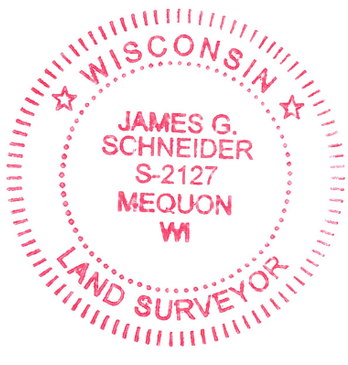
COMMON COUNCIL CERTIFICATE OF APPROVAL

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

_____ _____

City Clerk Mayor

Attachment: Packet Docs_Kashou (6612 : Patricia and George Kashou)



This instrument was drafted by James G. Schneider

8-17-2021

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

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

DATE: **October 10, 2013**

SUBJECT: **Ewald Toldt. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 9900 N. Granville Road and 9733 W. Hunt Club Drive.**

Applicant:	Ewald Toldt
Status of Applicant:	Property Owner
Requested:	Final Land Division Approval
Existing Zoning:	R-1 (Rural Residential) B-5 (Light Industrial) FW (Floodway) C-2 (General Conservancy)
Lot size:	33 acres
Location:	9900 W. Granville Road and 9733 W. Hunt Club Drive
Tax Key Number:	#14-032-09-002.00
District:	#4

Background:
The applicant is requesting Planning Commission approval for a two-lot land division of 33.7 total acres located at 9900 W Granville Road and 9733 W Hunt Club Drive. The land currently consists of two lots. The parcel at 9900 W Granville Road is 17 acres in size and is zoned B-5 (Industrial) and contains a landscape contractor business. The parcel at 9733 W Hunt Club Drive is 16 acres and contains a single-family home. The proposed CSM will reduce the parcel at 9900 W Granville Road to 10 acres and 9733 W Hunt Club Drive will be increased to 23 acres. The owner is in the process of selling the 10 acres along with the landscape contractor business.

Land Use Plan Map and R-1District Standards:
The proposed certified survey map (CSM) is consistent with the Land Use Plan map designation and with the R-1 and B-5 district standards. The Land Use Plan designates adjacent properties as Rural Industrial and Rural Residential.

Site Conditions:
Lot 1 and Lot 2 contain wetlands and floodplain which will not be impacted by the proposed land division since no new development is being proposed. Staff will require the applicant show the location of the floodplain line on the final CSM.

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

Applicant shall provide ingress egress easement document for access to proposed Lot 2 and house #9733.

The land division does not propose any building, impervious area, or utility modifications. Staff will not require a wetland delineation with the CSM since there will be no impact by the land division. However, since wetlands are found on the property, a delineation will be required should a building permit be submitted for either lot.

Applicant shall provide an AutoCAD drawing of the proposed CSM adhering to City ordinances and standards after approval.

Other Technical Corrections:
Planning staff understands Engineering will provide a full technical review of the CSM.

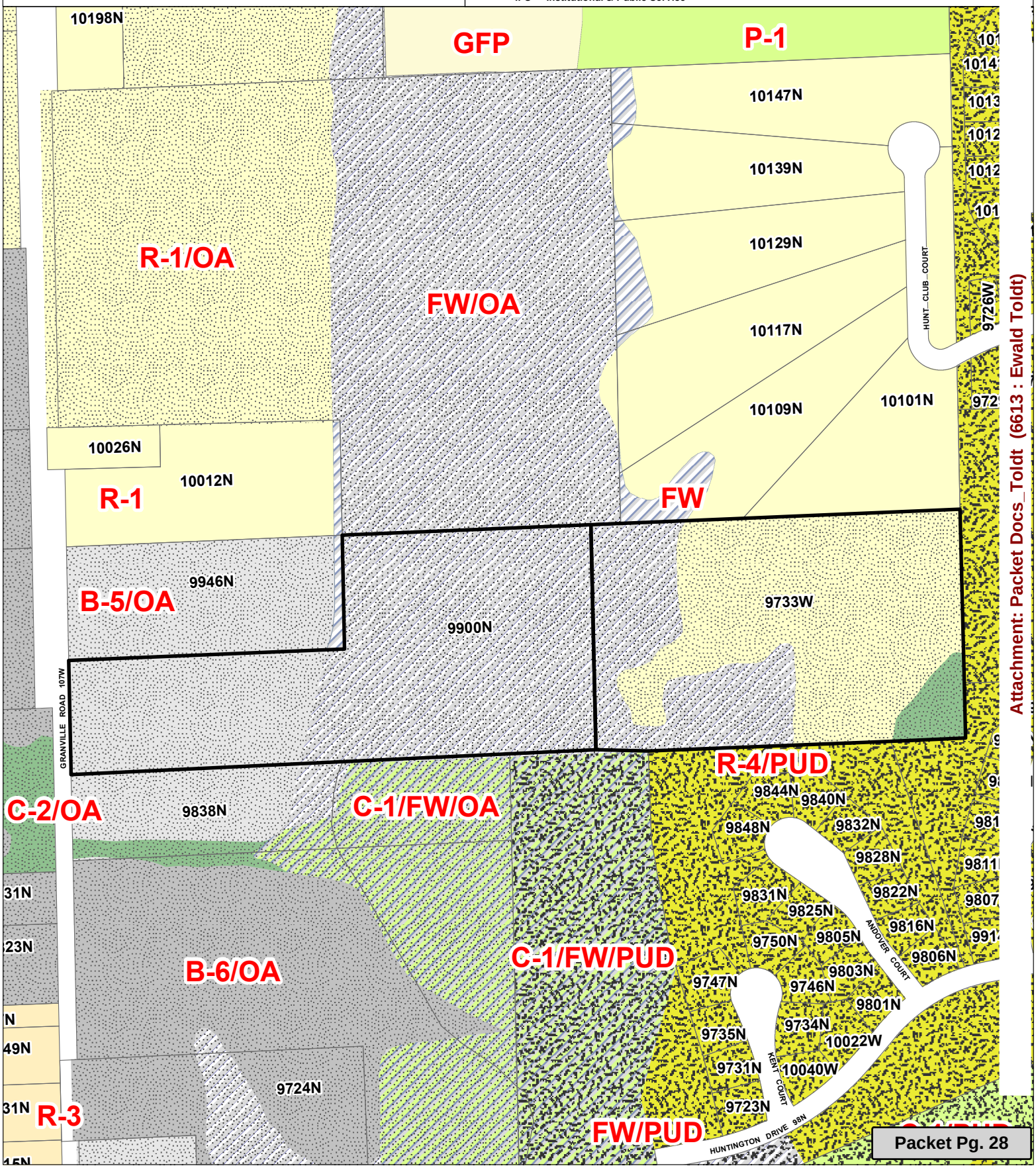
Staff Recommendation:
The proposed land division complies with the Zoning Code and Land Use Plan, therefore Planning staff recommends **approval** subject to the following conditions:

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. All required setbacks and offsets shall be shown on final CSM.
5. The floodplain line shall be shown on the final CSM.
6. A wetland delineation shall be performed should a building permit be submitted for Lot 1 or Lot 2.
7. The applicant shall provide ingress egress easement document for proposed Lot 2.
8. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:
Packet Docs_Toldt (PDF)

Toldt

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



Attachment: Packet Docs_Toldt (6613 : Ewald Toldt)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2093, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

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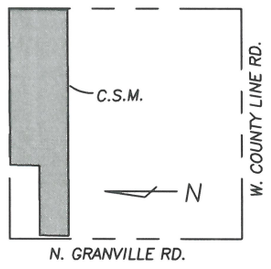


LOCATION MAP

SOUTHWEST 1/4 SEC. 32-9-21
(SCALE 1"=2000')

WISCONSIN
JAMES G. SCHNEIDER
S-127
MEQUON
WI
LAND SURVEYOR

9-3-2021

OWNERS :
TOLDT JOINT REVOCABLE
LIVING TRUST
9733 W. HUNT CLUB CIRCLE
MEQUON, WI. 53097

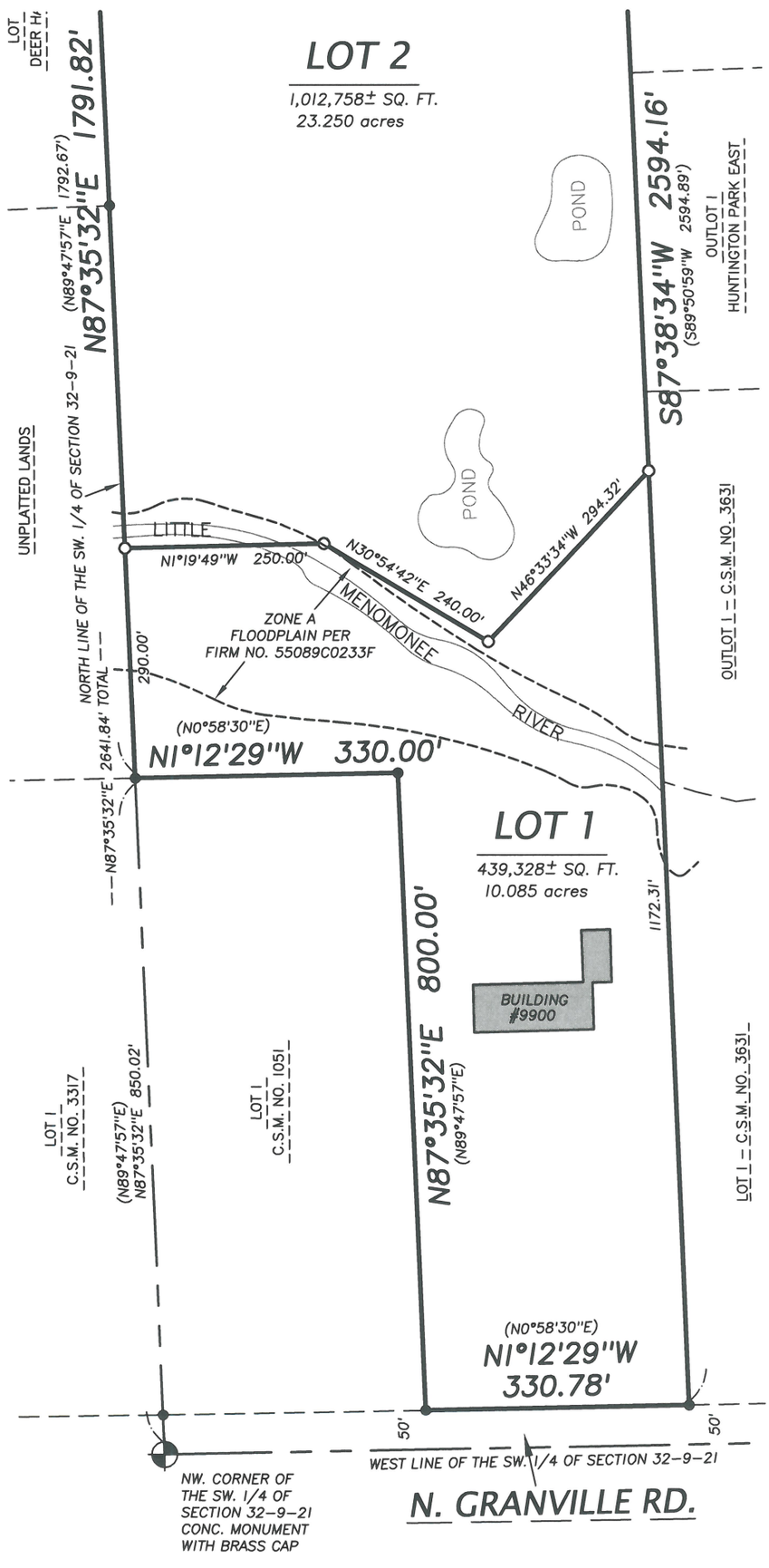
NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED B-5, R-1, FW/OA (LIGHT INDUSTRIAL DISTRICT, RURAL RESIDENTIAL DISTRICT, FLOODWAY /AGRICULTURAL OVERLAY)

LEGEND

- O -DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- ● -1.3" STEEL PIPE (FOUND)
- ( ) -DENOTES ALSO RECORDED AS DIRECTION OR DISTANCE

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NORTH LINE OF THE SW. 1/4 OF SECTION 32-9-21, WHICH BEARS N87°35'32"E) (JAN. 2016 DATUM/NAD-83)



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 5 SHEETS

Attachment: Packet Docs_Toldt (6613 : Ewald Toldt)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2093, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

NORTH SHORE ENGINEERING, INC.
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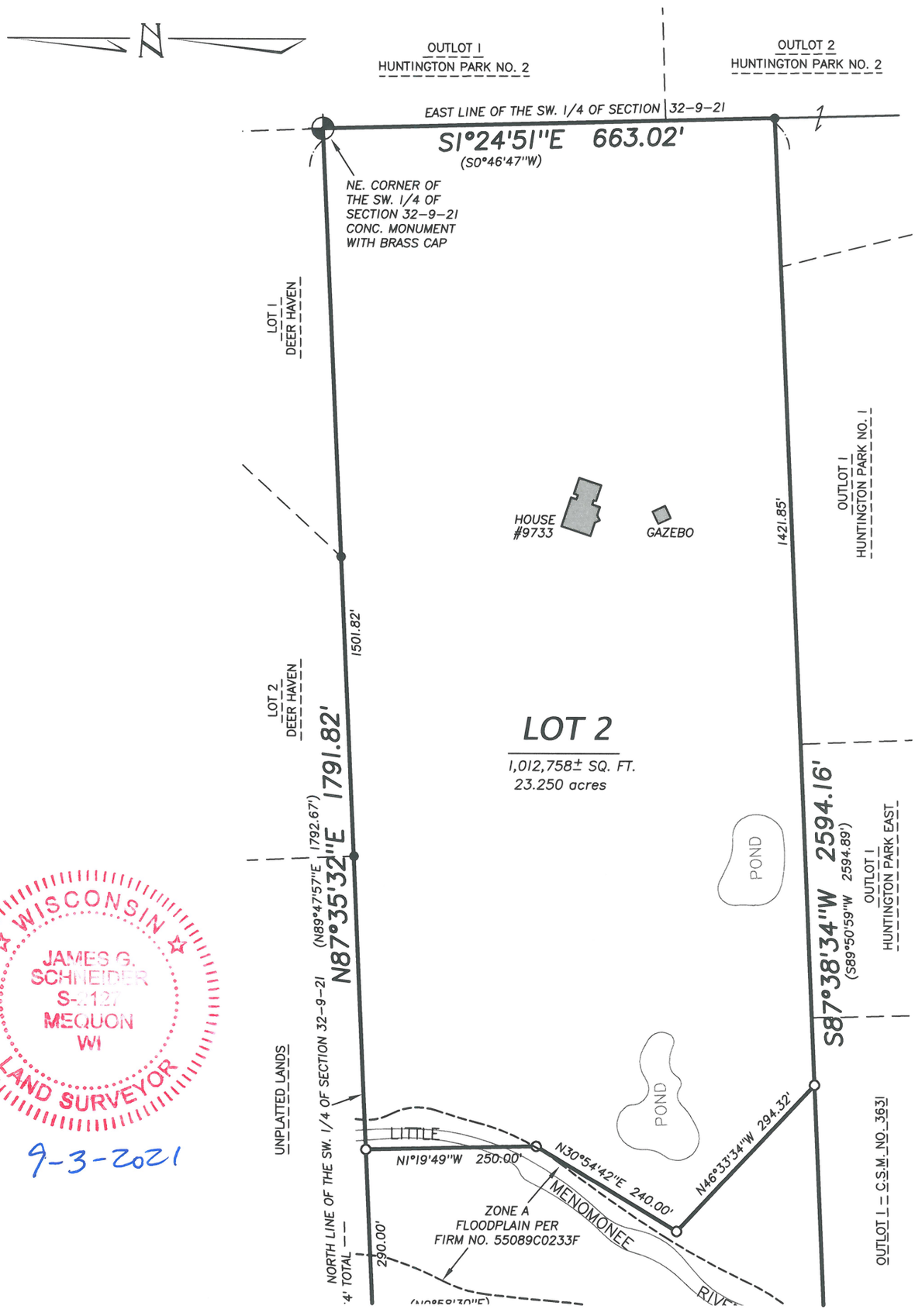


WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON
WI
LAND SURVEYOR

9-3-2021

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 2 OF 5 SHEETS

Attachment: Packet Docs_Toldt (6613 : Ewald Toldt)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2093, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

Part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 32, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 32; thence N87°35'32"E along the North line of said 1/4 Section, 850.02 feet to the point of beginning of lands to be described; thence continuing N87°35'32"E along the North line of said 1/4 Section, 1791.82 feet to the Northeast corner of said 1/4 Section; thence S1°24'51"E along the East line of said 1/4 Section, 663.02 feet to a point in the North line of "Huntington Park No. 2" a recorded subdivision; thence S87°38'34"W along the North line of said subdivision and the North line of "Huntington Park No. 1", "Huntington Park East" and Certified Survey Map No. 3631, 2594.16 feet to a point in the East right of way line of N. Granville Road; thence N1°12'29"W along said East right of way line, 330.78 feet to the Southwest corner of Certified Survey Map No. 1051; thence N87°35'32"E along the South of said Certified Survey Map, 800.00 feet to the Southeast corner of said Certified Survey Map; thence N1°12'29"W along the East line of said Certified Survey Map, 330.00 feet to the point of beginning.

Said lands containing 33.33 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Toldt Joint Revocable Living Trust, OWNER of said lands.

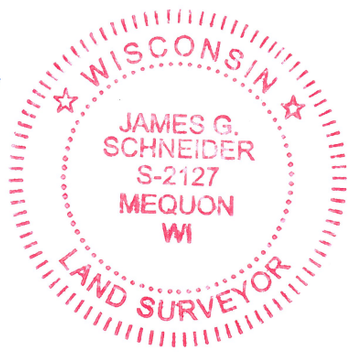
That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

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

_____

James G. Schneider S-2127

8-20-2021



This instrument was drafted by James G. Schneider

Attachment: Packet Docs_Toldt (6613 : Ewald Toldt)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2093, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

We, Ewald Toldt and Karen L. Toldt, Trustees of the Toldt Joint Revocable Living Trust, OWNER, do hereby certify: THAT I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

_____ _____
Witness Ewald Toldt, Trustee

_____ _____
Witness Karen L. Toldt, Trustee

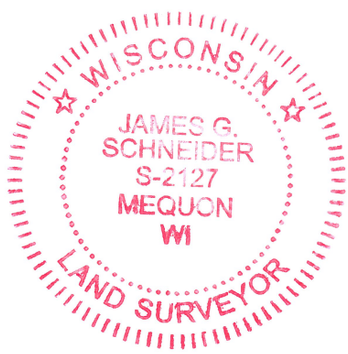
WITNESS the hand and seal of said OWNER on this _____ day of _____ 20__.

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this _____ day of _____,20____ Ewald Toldt and Karen L. Toldt, to me known to be the persons who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____
Notary Public

Attachment: Packet Docs_Toldt (6613 : Ewald Toldt)



This instrument was drafted by James G. Schneider

8-20-2021

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2093, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

_____ Chairman

_____ Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Be it resolved by the Common Council of the City of Mequon, Wisconsin, that this Certified Survey Map of a parcel of land in the Southwest 1/4 of Section 32, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin and the same is hereby adopted and approved.

Approved:_____

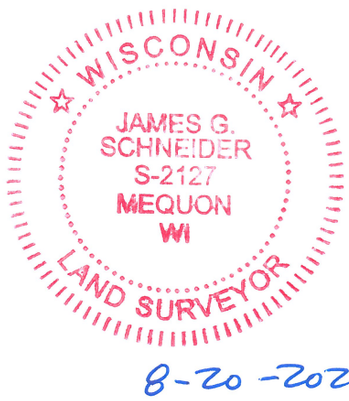
_____ John Wirth, Mayor

Adopted:_____

_____ City Clerk

Attachment: Packet Docs_Toldt (6613 : Ewald Toldt)

This instrument was drafted by James G. Schneider



8-20-2021

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **September 27, 2021**

SUBJECT: **Walter Buildings for Dean Schoessow. The applicant is seeking minor request approval for an accessory structure greater than 1,000 sq. ft. to allow for a 3,888 sq. ft. agricultural building for the property located at 11805 N. Farmdale Road and rezoning recommendation approval to R-1/OA for 11805 N. Farmdale and R-3 for 11915 N. Farmdale Road to keep consistent zoning for a proposed boundary line adjustment.**

Applicant:	Walter Builders
Status of Applicant:	Agent
Requested:	Agricultural structure in excess of 1,000 sq. ft. approval Rezoning Recommendation
Existing Zoning:	R-1 (5-acre Min. Rural Residential) OA (Agricultural Overlay) R-3 (1-acre min. single-family)
Land Use Plan:	Residential 5 acre minimum
Lot size:	72.46 acres
Location:	11805 N. Farmdale Road
Tax Key Numbers:	#14-020-05-002.00 & #14-020-05-001.00
District:	#3

Background:
The applicant is requesting rezoning recommendation for properties at 11805 and 11915 N Farmdale Road and approval for a 3,888 square foot agricultural building for the property at 11805 N Farmdale Road. The structure will replace an existing building that was damaged and will be used for storage of equipment related to the agriculture use of the property. The rezoning affects two existing lots that are modified in parcel size and layout through a boundary line adjustment. Since the replacement will be larger in size than the damaged structure, the applicant proposes to adjust the boundary line between 11805 and 11915 N Farmdale Road to meet the required 30-foot offset for the proposed agricultural structure. The applicant owns both properties.

The property at 11805 N Farmdale Road is zoned R-1 (5-acre minimum rural residential) with an Agricultural Overlay. The property at 11915 N Farmdale Road is zoned R-3 (1-acre minimum acre). Planning Commission approval is required for agricultural structures over 1,000 square feet.

The proposed boundary line adjustment would create split-zoned parcels since the properties have different zoning classifications. The rezoning recommendation is intended to keep consistent zoning for each parcel. The property at 11805 N Farmdale Road will remain R-1/OA and the property at 11915 N Farmdale Road will be remain R-3 after the boundary line

adjustment. The proposed rezoning keeps the same conditions and will not change the use or character of the area.

Accessory Structure:
The proposed 48'W x 81'L building is designed with steel-panel siding with decorative wainscot paneling on all four elevations. The plan shows a 14'x20' sliding door on the south elevation. The applicant indicated that the structure will be red to match the existing agricultural buildings on site. The proposed structure will meet the required 30-foot offset from the side lot line and is setback over 200 feet from Farmdale Road. The proposed structure meets the R-1 district requirements including lot coverage, setback, offsets, and height.

The property line for both parcels currently extend to the centerline of Farmdale Road. As part of the boundary line adjustment, the owner intends to dedicate the portion of right-of-way along 11915 N Farmdale Road. The boundary line adjustment shall create a legal, conforming lot with the dedication of right-of-way. Common Council approval of the rezoning and acceptance of right-of-way is required.

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

No access modifications are proposed in association with the project.

No wetlands are found on the site.

No utility modifications are proposed.

The proposed plan shows right-of-way dedication along N Farmdale Road. Ultimate right-of-way along N Farmdale Road is 80', therefore the dedication shall be 40' from the existing property line at the road centerline. Dedication is a condition of approval.

The proposed structure will not add more than 5,000 square feet of impervious area and is therefore not subject to MMSD rules or other storm water regulations.

The proposed structure construction does not appear to disturb a surface area of more than 4,000 square feet and is therefore not subject to a City of Mequon Erosion Control Permit.

Staff Recommendation:
Since the proposed structure is consistent with prior approvals of agricultural structures and appears to be harmonious with the surrounding area, staff recommends **approval** based on the following condition(s):

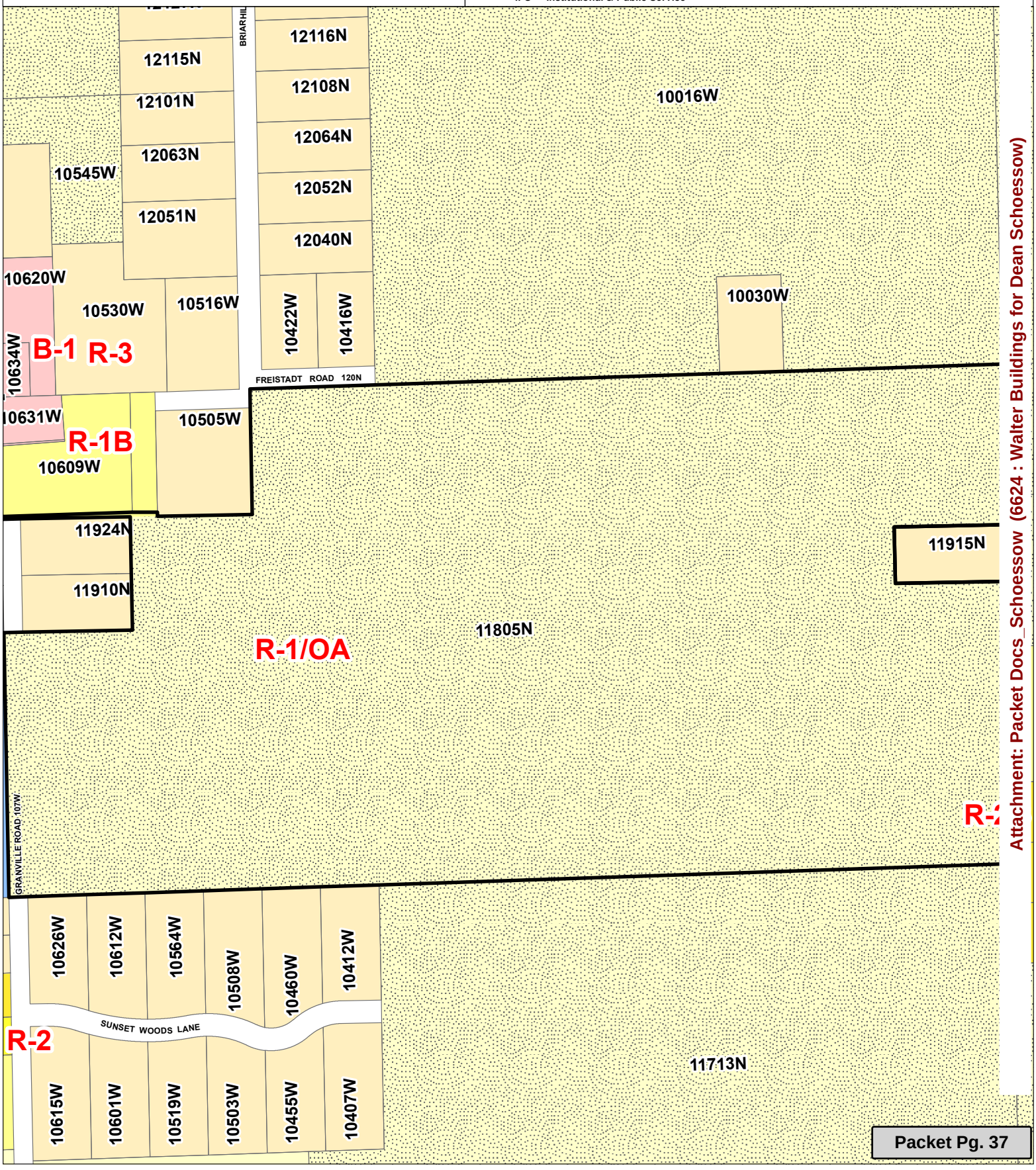
1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Common Council approval of the rezoning.
3. Common Council acceptance of dedication of right-of-way.
4. The structure shall be used for agricultural related equipment and activities only.

5. The structure shall match the color of other agricultural building on site.
6. Any proposed lighting for the building shall be approved by staff.
7. No structures housing producing animals shall be closer than 50 feet to any lot line.
8. The R-3 property (11915 N Farmdale Road) shall be a minimum of 1-acre in size after the road area is dedicated.
9. The final building plans shall show disturbed area. If disturbed area exceeds 4,000 square feet, applicant shall submit a City erosion control permit application and related fees.

Attachments:
Packet Docs_Schoessow (PDF)

Schoessow

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



Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)

Walters Buildings

PHONE: 262-629-5521 - FAX: 262-629-5233 - www.waltersbuildings.com

July 15, 2021

To: Kim Tollefson
Community Development Director
City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

Client: Dean Schoessow
11805 N. Farmdale Rd.
Mequon, WI 53097

Subject: Machine Shed Building Repair

Dear Kim Tollefson:

Dean Schoessow had a 40' wide x 60' long x 12' high (2,400 sq. ft.) post frame machine shed that was damaged this last winter. The roof collapsed under the heavy snow load. He would like to replace that building with a new one that is 48' wide x 81' long x 14' high (3,888 sq. ft.). The building will once again be used as a machine shed.

The building will be located in roughly the same location as the existing building on the property know as Tax Key #14-020-05-002.00 VOL 1236 PG 532 (R1). But by doing this we will be infringing on the adjacent parcel, Tax Key #14-020-05-001.00 DOC. No. 1093900 (R3), that Mr. Schoessow also owns. We are requesting the minor lot adjustment to both properties. We are proposing taking roughly 40.02' from the west property line and add that square footage to the north side of that property. Also note that the zoning of both properties will need to be amended at the same time.

Mr. Schoessow would be willing to dedicate the road right of way for the north parcel Tax Key #14-020-05-001.00 DOC. No. 1093900 (R3) if it is required. But in doing so, will need to move the north property line north farther to adjust for that square footage? Please advise if that would be the case.

Along with this letter please see the preliminary elevations, floor plan, section and site plan for review. We are looking to get conceptual approval so that Mr. Schoessow can get the ball rolling. If we can get conceptual approval, we will then proceed with revising the survey and deed amendment.

WALTERS BUILDINGS
P.O. BOX 388 - 6600 MIDLAND COURT - ALLENTON, WI 53002-0388

Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)

Walters Buildings

PHONE: 262-629-5521 - FAX: 262-629-5233 - www.waltersbuildings.com

Any questions please contact me at (262) 689-5688 or email me at bhamm@waltersbuildings.com.

Thank you for your timely consideration on this matter.

Sincerely,

Bill Hamm
District Sales/Construction Manager
Walters Buildings

c: Dean Schoessow
Job File

Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)

GENERAL NOTES AND SPECIFICATIONS

GENERAL NOTES

DEVIATION FROM PLANS - Any deviation from these plans shall have been consulted with and documented by the supervising professional.

NON-CONTRACT ITEMS - Items may appear on these plans that are done by others and are not part of the Walters Buildings' contract.

STRUCTURAL PERFORMANCE - Walters Buildings and the Certifying Engineer's responsibility is limited to the structural performance of the post frame shell and listed items. The parties are not acting as the supervising professional of record for onsite supervision of construction, installation, or inspection. Check with local municipality for any special requirements.

SPECIFICATIONS

SITE WORK - The building site shall be graded to provide drainage away from the building. Maintain the grade levels shown on the plan around the building.

FOUNDATION PLACEMENT NOTES - All footings or Sakrete shall be placed on undisturbed virgin soil remaining consistent with the soil bearing capacity as noted in the 'LOADS' Table on this page. If any loose soil is found at footing locations notify engineer at once so adjustments to footings can be made accordingly, as may be necessary.

Column holes are dug per the dimensions shown on the wall sections and ready-mix concrete pads or dry concrete pads are poured in place (Note plans for size and type). Additional concrete-mix is poured around the base of the column.

Backfill around columns above footings shall be placed in 8" maximum depth layers and thoroughly compacted. Backfill material shall remain consistent with the presumed lateral soil pressure noted in the 'LOADS' table as well. Typical soil types meeting the requirements include firm sand and loose sandy gravel. Backfill of excavated holes in soil around wood columns may be made with concrete at contractors option.

Foundations shall not be placed prior to confirmation of the soil type at a depth of 5 feet below the bottom of the footing.

CONCRETE (if applicable) - Concrete placement shall be in accordance with ACI 318-14.

Design mixes shall be obtained from the following:

1. Strength to be a minimum of 3000 PSI at 28 days for walls and footings.
2. Strength to be a minimum of 3500 PSI at 28 days for floor slabs.
3. Slump not to exceed 4 inches.

REINFORCING STEEL (if applicable) - Reinforcing steel shall be placed in accordance with CRSI Standards.

Steel reinforcing shall meet the requirements of the "Standard Specifications" for:

1. Billet-Steel Concrete Reinforcing Bars Grade 60 (ASTM designation A-615).
2. All steel bars shall meet the requirements of ASTM designation A-615. All welded wire mesh for concrete reinforcement shall meet the requirement shall meet the requirements set forth in Standard Specification (ASTM designation A-185). The reinforcement shall not be painted and must be free from grease, dirt or deep rust when placed in the work. To prevent rust, the material must be protected from moisture. The reinforcement shall be protected by the proper thickness of concrete.

Where not otherwise shown, the thickness of concrete over the reinforcement shall be:

1. Where concrete is deposited against the ground without the use of forms, the thickness of concrete shall not be less than 3 inches.
2. Where concrete is exposed to weather, the thickness of concrete shall not be less than 1 1/2 inches.
3. In columns or pedestals not exposed to weather or ground, the thickness of concrete shall not be less than 1 1/2 inches.

ANCHOR BOLTS (if applicable) - The contractor shall set all anchor bolts to receive the building. The bolts shall be the size as shown or required and shall be set with the use of a template. They may be drilled into place as allowed. Many states require a ½" bolt with a minimum of 7" embedment.

STRUCTURAL LAMINATED COLUMNS - The No. 2 or better southern yellow pine S4S structural columns used in this Walters Building shall consist of a 3 or more members sized as shown on the plans, steel plate laminated, and designed to meet the structural load requirements. Column lumber is kiln-dried to a 19% moisture content.

The members for use in contact with the soil shall be pressure treated to a retention of 0.8 pounds of Copper Chromate Arsenate Type C, oxide type formulation, as listed in American Wood Preservers Assoc. Standard U1. The treatment process shall be as described in the current AWPA Standard U1 Commodity Specification A, Use Category 4B.

Splices in columns shall conform to Jack Walters & Sons Corp. Standard details and the columns shall bear a permanent Jack Walters & Sons Corp. stamp in a visible location. Wisconsin DILHR Material Approval No. 201610-W.

SPLASHBOARDS - Splashboards are S4S #2 or better Southern Pine, pressure treated to a net retention of 0.4 pounds per cubic foot with Smart SenseTM copper based treatment. Approved for G-90 galvanized protected connectors and for aluminum contact. Building code compliant - NER #628. One row is furnished for building on a level grade. Smart SenseTM is a trademark of S-T-N Holdings, Inc.

FRAMING - Side girts are 2" x 6" S4S 1650 MSR or better Spruce Pine Fir spaced approximately 32" o.c. with all joints staggered at attachment to columns. Roof purlins are 2" x 4" S4S 1650 MSR or better Spruce Pine Fir spaced on edge approximately 24" o.c. All other framing lumber is standard grade or better.

All wood design shall conform to ANSI/AF&PA NDS-2015.

WALL BRACING - 2" x 6" bracing in all unobstructed corners. 2" x 4" lateral truss ties and 2" x 6" end bracing as shown on plans.

STRUCTURAL STEEL (if applicable) - Design shall conform to the latest AISC Specifications.

SIDING PANELS - Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat. Conforms to ASTM A 653.

ROOFING PANELS - Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat. Conforms to ASTM A 653.

TRIM - Die formed trim of Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat on gables, ridges, corners, base, windows and doors.

WALL FINISHES - Exterior cracks, joints, and holes in the buildings envelope are caulked, gasketed, weatherstripped, or otherwise sealed. Interior finish of walls & ceiling shall have a flame spread rating of less than 200. Interior finish Class III Rating - flame spread rating less than 200 and smoke development rating of less than 450.

MASONRY WORK (if applicable) - All masonry work shall be performed by skilled workmen in a competent manner. Joints shall be clean, straight, plumb, level and uniform. Chipped, cracked and broken units shall not be used. Transverse reinforcing shall be used every second course of all masonry block walls. Provide three solid courses for bearing. "Dur-O-Wall" shall be standard weight. Lap all reinforcements 8 inches. All masonry shall conform to ACI 530-11/ASCE 5-11/TMS 402-11.

FIRE WALL NON COMBUSTIBLE PENETRATIONS (if applicable) - shall be tested in accordance with ASTM E119 as part of fire resistance rated assembly or shall be protected by an approved through penetration fire stop system. Combustible penetrations - combustible pipes etc., shall be tested in accordance with ASTM E119 or shall be protected by an approved through penetration fire stop system. Fire dampers - any dampers through fire walls need a three-hour rating.

SOUND & INSULATION - Exposed insulation shall have a flame spread rating of 25 or less and smoke development rating of 450 or less. Concealed shall have a flame spread rating of 75 or less and a smoke development rating of 450 or less. Vapor retarder shall be installed to the warm side of the insulation.

EXIT SIGN - Sign shall have an illumination intensity of not less than 5 foot-candles. Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss. Per IBC 1003.2.10.1, exit signs are not required in rooms or areas which require only one exit. Provide an approved type illuminated sign bearing the word "EXIT" in 6" high letters above all doors shown as a circled letter "E" with four radiated dashes.

MEANS OF EGRESS ILLUMINATION - The intensity of floor lighting shall not be less than 1 foot-candle at the floor level.

WALK DOORS - Solid Blank Polyurethane Foam Core or With Double Pane Window.

WINDOWS - Double Pane Clear Thermal Break Metal Frame Windows.

OVERHEAD DOORS - Thermal Core.

ROOF TRUSSES - Factory assembled with 16 or 20 gauge galvanized steel Eagle truss plates as required and graded kiln dried lumber as specified. In-plant quality control inspection is conducted under the auspices of the Truss Plate Institute. Trusses are designed with current standards and specifications for the stated loading.

TRUSS BRACING - All wood members must be properly braced until the complete structural system has been completed. Erection bracing is supplied by the erection contractor. The contractor must refer to TPI publication BCSI-B10 POST FRAME SUMMARY SHEET, "POST FRAME TRUSS INSTALLATION & TEMPORARY RESTRAINT / BRACING" for erection, handling and bracing guidance.

Refer to the truss detail for permanent lateral bracing requirements. All lateral bracing specified on the truss detail are intended to provide lateral restraint for individual truss members only. Additional permanent structural bracing specified on the drawings is supplied with the building package and must be installed as shown.

ATTIC DRAFTSTOPS (if applicable) - Maintain attic draft stops every 3,000 sq. ft. for enclosed attic spaces. Minimum attic access opening is 20"x30".

GUTTERS (if applicable) - 5" box type gutters, color to match trim, on both side of the building.

SKYLIGHTS (if applicable) - 0.06" nominal translucent FRP Alsynite/Structoglas Building Panel. These panels are used as exterior eavelight, skylight or roof panel applications.

HEATING AND VENTILATING (if applicable) - All work shall be done in strict accordance with state and local codes. Others shall submit separate plans and calculations for approval.

ELECTRICAL (if applicable) - All work shall be done in strict accordance with state and local codes. Electrical work in not part of this plan.

PLUMBING (if applicable) - All work shall be done in strict accordance with state and local codes. Provide thermal protection (insulation) of pipes under lavatory. Plumbing work is not part of this plan.

DRINKING FACILITIES (if applicable) - Drinking facilities (not in toilet rooms) must be provided in all public buildings.

ABBREVIATIONS

ABV	Above	d	Penny	L.A.V.	Lavatory	R.C.	Raised Chord
AFF	Above Finish Floor	DBL	Double	LVR	Louver	R.O.	Rough Opening
ASPH	Asphalt	Ea.	Each	MAS	Masonry	R.O.W.	Right of Way
BD	Base Board	E.E.	Each End	MIL	Millimeter(s)	S.C.	Straight Chord
BBP	Blocking Between Purlins	E.F.	Each Face	M.O.	Masonry Opening	S.O.G.	Slab on Grade
BIT	Bituminuous	E.W.	Each Way	NBW	Not By Walters Buildings	IN.	Square
BLK(G)	Block(ing)	F.D.	Floor Drain	N.I.C.	Not In Contract	STP	Steel Transfer Plate
BOT	Bottom	F.E.	Fire Extinguisher	N.T.S.	Not To Scale	T&G	Tongue & Groove
BRG	Bearing	F.O.	Framed Opening	O.C.	On Center(s)	T.O.L.	Top of Ledger
B.S.	Both Sides	FT	Feet	OHD	Overhead Door	T.O.W.	Top of Wall
℄	Centerline	GA	Gage, Gauge	O/O	Out to Out	TYP	Typical(ly)
CFT	Cubic Foot	GTE	Grade to Eave	PERI	Perimeter	TRTD	Treated
C.H.	Ceiling Height	GTH	Grade to Heel	PL	Property Line	U.O.N.A.	Unless Otherwise Noted
CLOS	Closet	GV	Galvanized	PSF	Pounds per Square Foot	WH	Water Heater
COM	Common	IN.	Inch	PSI	Pounds per Square Inch	WWF	Welded Wire Fabric
CMU	Concrete Masonry Unit	LAM	Laminated	P.T.	Pressure Treated		

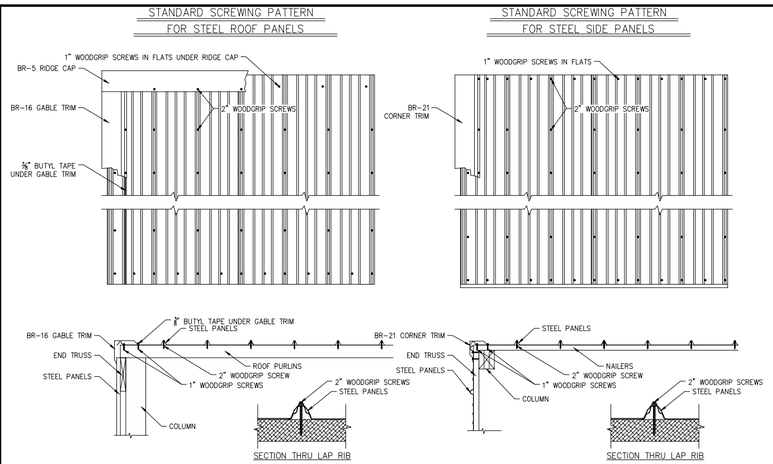
GENERAL SPECIFICATIONS

The project consists of a post frame structure for DEAN SCHOESSOW @ 11805 N. FARMDALE RD per WALTERS BUILDINGS Specifications.
The building is a total of 3,888 sq. ft.

BUILDING LOCATION : DEAN SCHOESSOW
11805 N FARMDALE RD
MEQUON, WI 53097
OZAUKEE COUNTY

Walters Buildings

Jack Walters & Sons, Corp.
P.O. Box 388
6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.com



FASTENING SCHEDULE

BUILDING ELEMENT	NAIL/STAPLE SIZE /TYPE	NUMBER & LOCATION
FLOOR CONSTRUCTION		
Built-up girders & beams	20d common	32" o.c. direct
Bridging to joists	8d common	2 ea. direct end
Floor joists to studs	10d common	5 direct or 3 direct
Floor joists to studs(w/ceiling joist)	10d common	2 direct
Floor joists to sill or girder	8d common	3 toe nail
Ledger strip	16d common	3 ea. direct joist
1" subflooring(6" or less)	8d common	2 ea. direct joist
1" subflooring(8" or more)	8d common	3 ea. direct joist
2" subflooring	16d common	2 ea. direct joist
Particleboard underlayment(1/4"-3/4")	6d annular threaded	6"o.c. direct edges & 12"o.c. intermediate
WOOD STRUCTURAL PANEL SUBFLOORING		
(1/2" or less)	6d common or 6d annular/spiral thread	6"o.c. direct edges & 12"o.c. intermediate
(19/32" - 3/4")	8d common or 6d annular/spiral thread	6"o.c. direct edges & 12"o.c. intermediate
(7/8" - 1-1/8")	10d common or 8d ring shank 8d annular or spiral thread	6"o.c. direct edges 6"o.c. intermediate
(1/2" or less)	16ga galvanized wire staples	4"o.c. edges & 7" o.c. intermediate
(19/32" - 5/8")	3/8" min. crown, 1-5/8" length	2-1/2"o.c. edges & 4"o.c. intermediate
WALL CONSTRUCTION		
Stud to sole plate	8d common	4 toe nail
	16d common	2 direct nail
Stud to cap plate	16d common	2 toe nail or 2 direct nail
Double studs	10d common	12"o.c. direct
Corner studs	16d common	24"o.c. direct
Sole plate to joist or blocking	16d common	16"o.c.
Interior-braced wall sole plate-parallel joist	16d common	12"o.c.
Double cap plate	10d common	16"o.c. direct nail
Cap plate laps	10d common	2 direct nail
Ribbon strip, 6" or less	10d common	2 ea. direct bearing
Ribbon strip, 6" or more	10d common	3 ea. direct bearing
Diagonal brace (to stud & plate)	8d common	2 ea. direct bearing
Interior-braced wall top plate-joist/blocking	10d common	12"o.c.
Tail beams to headers(nailing permitted)	20d common	1 ea. end 4 sq.ft. floor area
Header beams to trimmers(nailing permitted)	20d common	1 ea. end 8 sq.ft. floor area
Continuous header to stud	8d common	4 toe nail
Continuous header, two pieces	16d common	16"o.c. direct
ROOF & CEILING CONSTRUCTION		
Ceiling joists to plate	16d common	3 toe nail
Ceiling joists (laps over partition)	10d common	3 direct nail
Ceiling joists (parallel to rafter)	10d common	3 direct nail
Collar beam	10d common	3 direct
Roof rafter to plate	8d common	3 toe nail
Roof rafter to ridge	16d common	2 toe nail or direct nail
Jack rafter to hip	10d common	3 toe nail
	16d common	2 direct nail
1" roof decking (6" width or less)	8d common	2 ea. direct rafter
1" roof decking (over 6" width)	8d common	3 ea. direct rafter
WALL & ROOF SHEATHING		
1" wall sheathing (8" width or less)	8d common	2 ea. direct stud
1" wall sheathing (over 8" width)	8d common	3 ea. direct stud
1/2" fiberboard sheathing	1-1/2" GV roofing nail or 6d common 16ga staple, 1-1/8" w/min crown of 7/16"	3"o.c. exterior edge, 6"o.c. intermediate
25/32" fiberboard sheathing	1-3/4" GV roofing nail or 8d common or 16ga staple, 1-1/2" w/min crown or 7/16"	3"o.c. exterior edge, 6"o.c. intermediate
Gypsum sheathing	12ga 1-1/4" large head, corrosion resistant	4"o.c. on edge, 8"o.c. intermediate
Gypsum sheathing (seismic tracing)	11ga 1-3/4"long 7/16"head, diamond point GV	4"o.c. all bearing points
Particleboard wall sheathing(1/2" or less)	6d common	6"o.c. direct edges & 12"o.c. intermediate
Particleboard wall sheathing(5/8" or less)	8d common	6"o.c. direct edges & 12"o.c. intermediate
WOOD STRUCTURAL PANEL ROOF & WALL SHEATHING		
(1/2" or less)	6d common(walls); 8d common(roofs)	6"o.c. direct edges & 12"o.c. intermediate
(19/32"-1")	8d common	6"o.c. direct edges & 12"o.c. intermediate
(1" or greater)	10d common	6"o.c. direct edges & 12"o.c. intermediate
(1/2" or less)	16ga GV wire staples, 3/8"min. crown length of 1"+panel thickness	4"o.c. edges & 8"o.c. intermediate
(19/32", 5/8")	same as immediately above	2-1/2"o.c. edges & 5"o.c. intermediate
Shingles	#14 B&S ga corrosion resistant	2 ea. bearing
Weatherboarding	8d corrosion resistant	2 ea. bearing

Note A: Single nails shall penetrate not less than 3/4" into nailing strips, sheathing or supporting construction except as otherwise provided for in Section 1507.0.
Note B: For regions having a basic wind speed of 90 mph or greater where the main roof height is less than 25 ft. and for regions having basic wind speed of 80 mph or less, nails which attach wood structural panel roof sheating to gable end wall framing shall be spaced 6" o.c. Where basic wind speed is greater than 80 mph, nails which attach panel roof sheathing to intermediate supports shall be spaced 6" o.c. of a minimum of a 48" distance from ridges, eaves & gable end walls; & 4" o.c. to gable end wall framing.
Note C: For regions having a basic wind speed of 90 mph greater, 8d deformed shank nails shall be utilized to attach wood structural panel roof sheathing to framing within a minimum 48" distance from gable end walls provided the mean roof height is between 25' and 35'. For roof heights greater than 35' in a 90 mph or greater wind region, attachment of wood structural panel roof sheathing shall be designed for the wind loads in Section 1609.0.
Note D: Nails shall be spaced 6" o.c. direct to panel edges and 6" o.c. to intermediate supports where panel spans are 48" o.c. or greater.
Note E: 1" = 25.4mm, 1' = 304.8mm.

SHEET INDEX

A1.....SPECIFICATIONS
A2,A2.1.....ELEVATIONS
C1.....FOOTING PLAN
A3.....FRAMING PLAN
A4-A6.....SECTIONS
T1.....47'-9" TRUSS PRINT

2.d.a

Walters Buildings
Jack Walters & Sons, Cor
P.O. Box 388
6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.cor

REVISIONS:

PLANS NOT T
BE USED FOR
CONSTRUCTIO

OWNER:
DEAN SCHOESSOW

PROJECT:
MACHINE SHED

LOCATION:
11805 N FARMDAL
RD. MEQUON, WI

SALES REP / DEALER:
BILL HAMM

DRAWN BY:
DAVID M.

ESTIMATED BY:

LAST SAVED BY:
TBROWN ON: 5/18/

SCALE:

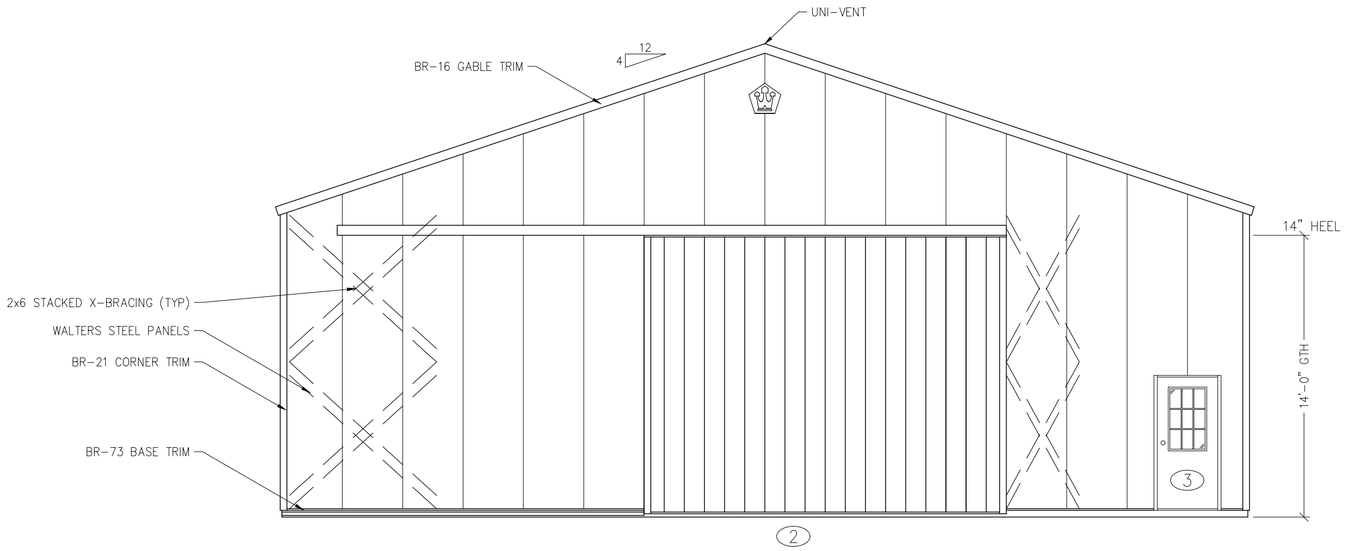
JOB NUMBER:
95-1576

SHEET NUMBER:
A1

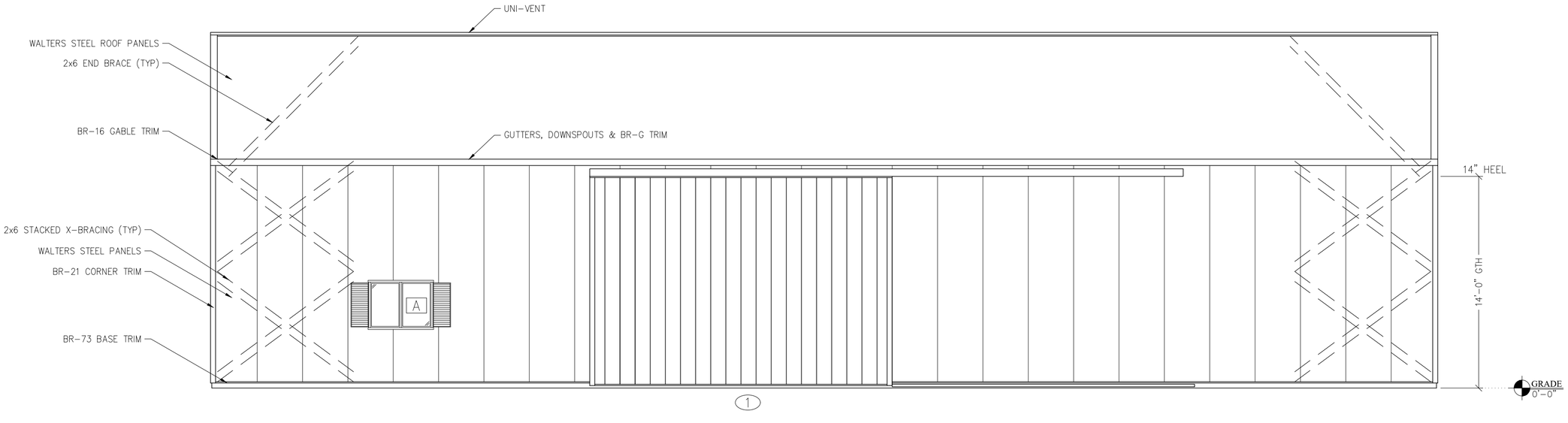
Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)

DOOR & WINDOW SCHEDULE

TAG	TYPE	QUANTITY
1	20'x14' SINGLE SLIDING DOOR	1
2	18'x14' SINGLE SLIDING DOOR	1
3	3'x6'-8" 9-LITE	1
A	4'x3' WINDOW W/14"x25" VINYL SHUTTERS	1



2 / A2 SOUTH END ELEVATION
SCALE: 3/16" = 1'-0"



1 / A2 EAST SIDE ELEVATION
SCALE: 3/16" = 1'-0"

Walters Buildings
Jack Walters & Sons, Cor
P.O. Box 388
6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.co

REVISIONS:

PLANS NOT T
BE USED FOR
CONSTRUCTIO

OWNER:
DEAN
SCHOESSOW

PROJECT:
MACHINE SHED

LOCATION:
11805 N FARMDAL
RD. MEQUON, WI

SALES REP / DEALER:
BILL HAMM

DRAWN BY:
DAVID M.

ESTIMATED BY:

LAST SAVED BY:
TBROWN ON: 5/18/

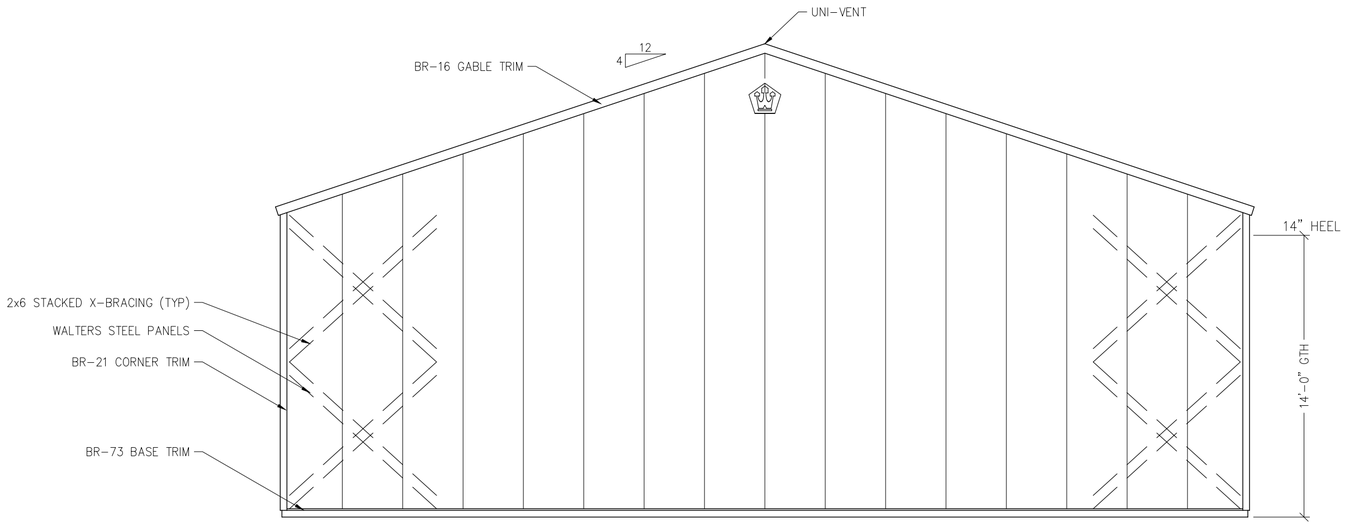
SCALE:
3/16" = 1'
0 5

JOB NUMBER:
95-1576

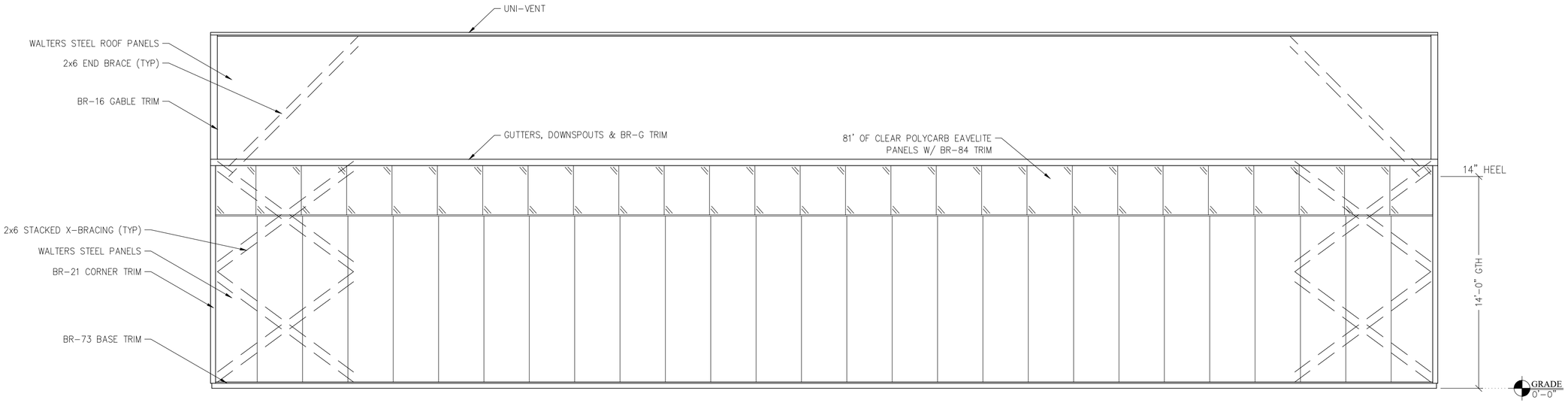
SHEET NUMBER:
A2

Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)

DOOR & WINDOW SCHEDULE		
TAG	TYPE	QUANTITY
1	20'x14' SINGLE SLIDING DOOR	1
2	18'x14' SINGLE SLIDING DOOR	1
3	3'x6'-8" 9-LITE	1
A	4'x3' WINDOW W/14"x25" VINYL SHUTTERS	1



2 A2.1 NORTH END ELEVATION
SCALE: 3/16" = 1'-0"



1 A2.1 WEST SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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DRAWN BY:
DAVID M.

ESTIMATED BY:

LAST SAVED BY:
TBROWN ON: 5/18/

SCALE:
3/16" = 1'
0 5

JOB NUMBER:
95-1576

SHEET NUMBER:
A2.1

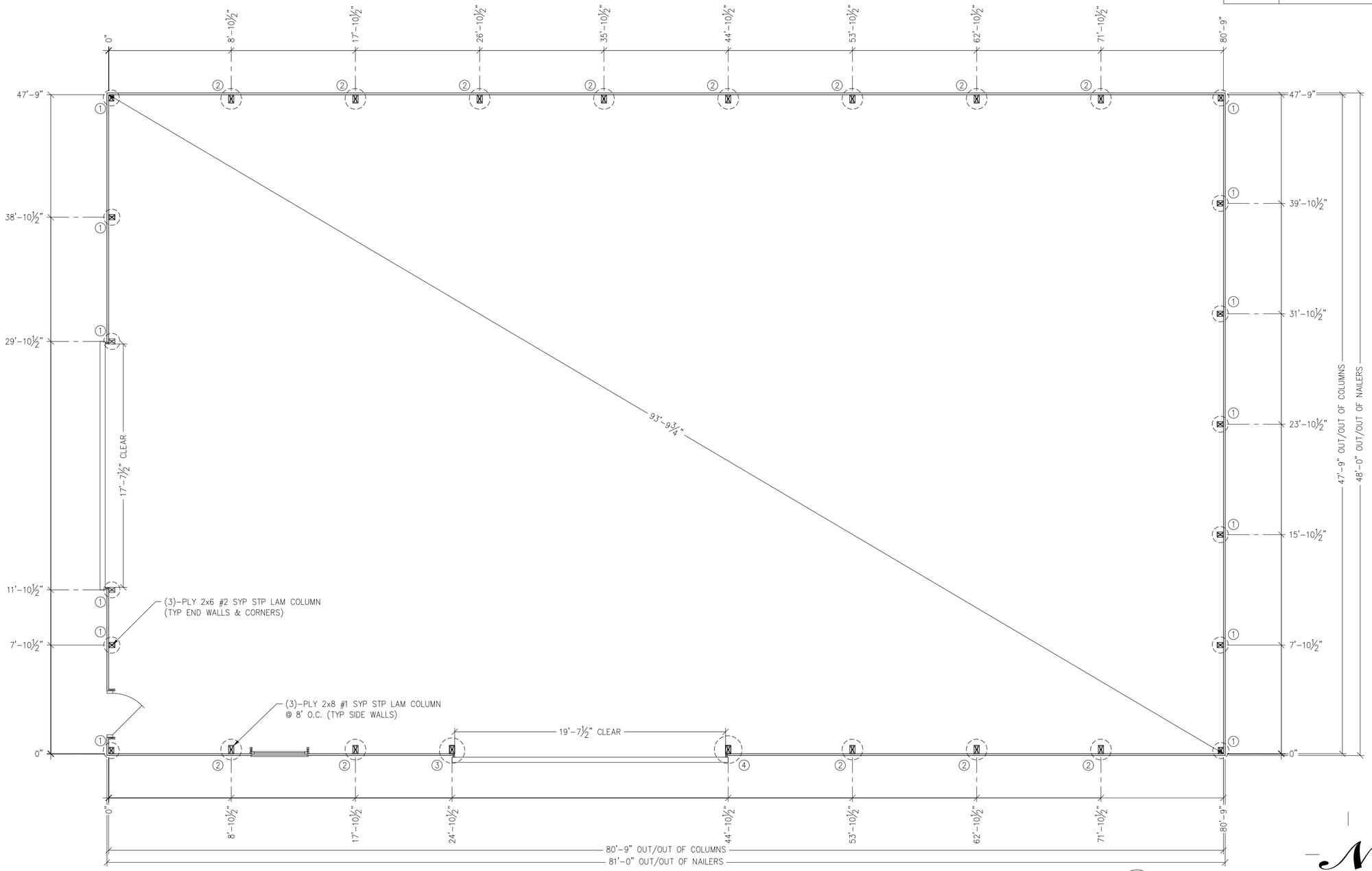
Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)

COLUMN & FOOTING SCHEDULE

TAG	COLUMN TYPE	DIAMETER	EMBEDMENT
①	(3)-PLY 2x6 #2 SYP STP LAM COLUMN	14" DIA	3'-9"
②	(3)-PLY 2x8 #1 SYP STP LAM COLUMN	18" DIA	3'-9"
③	(3)-PLY 2x8 #1 SYP STP LAM COLUMN	22" DIA	3'-9"
④	(3)-PLY 2x8 #1 SYP STP LAM COLUMN	24" DIA	3'-9"

FILL SCHEDULE

DIAMETER	FILL NOTE	QUANTITY
14" DIA	PLACE (0.5)-90# BAG SAKRETE, BACKFILL w/(0.5)-90# BAG SAKRETE	13
18" DIA	PLACE (1.0)-90# BAG SAKRETE, BACKFILL w/(1.0)-90# BAG SAKRETE	13
22" DIA	PLACE (1.5)-90# BAG SAKRETE, BACKFILL w/(1.5)-90# BAG SAKRETE	1
24" DIA	PLACE (2.0)-90# BAG SAKRETE, BACKFILL w/(2.0)-90# BAG SAKRETE	1



1 / C1 COLUMN PLAN
SCALE: 3/16" = 1'-0"

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REVISIONS:

PLANS NOT T
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CONSTRUCTIO

OWNER:
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SCHOESSOW

PROJECT:
MACHINE SHED

LOCATION:
11805 N FARMDAI
RD. MEQUON, WI

SALES REP / DEALER:
BILL HAMM

DRAWN BY:
DAVID M.

ESTIMATED BY:

LAST SAVED BY:
TBROWN ON: 5/18/

SCALE:
3/16" = 1'
0 5

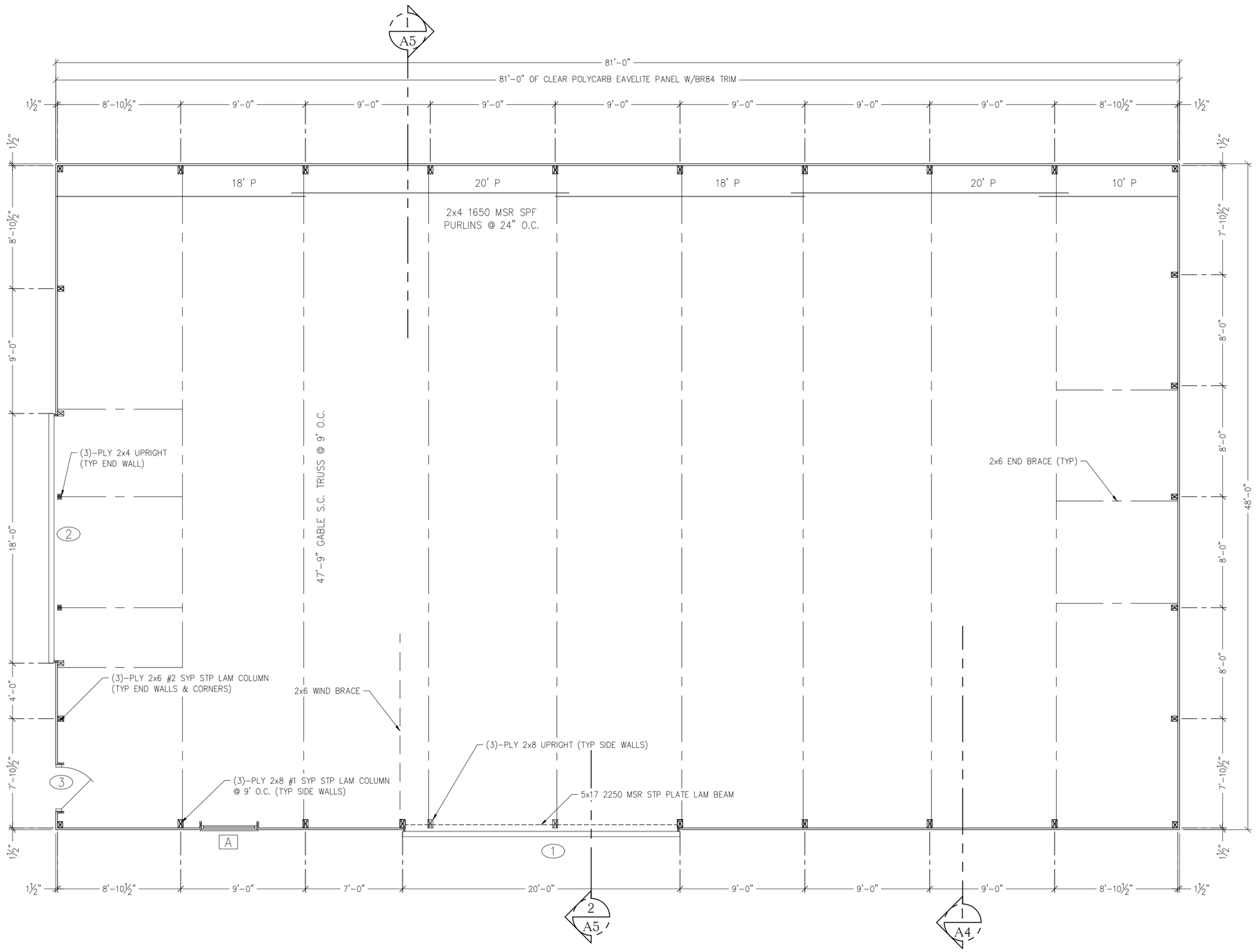
JOB NUMBER:
95-1576

SHEET NUMBER:
C1

Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)

DOOR & WINDOW SCHEDULE

TAG	TYPE	QUANTITY
1	20'x14' SINGLE SLIDING DOOR	1
2	18'x14' SINGLE SLIDING DOOR	1
3	3'x6'-8" 9-LITE	1
A	4'x3' WINDOW W/14"x25" VINYL SHUTTERS	1



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PROJECT:
MACHINE SHED

LOCATION:
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RD. MEQUON, WI

SALES REP / DEALER:
BILL HAMM

DRAWN BY:
DAVID M.

ESTIMATED BY:

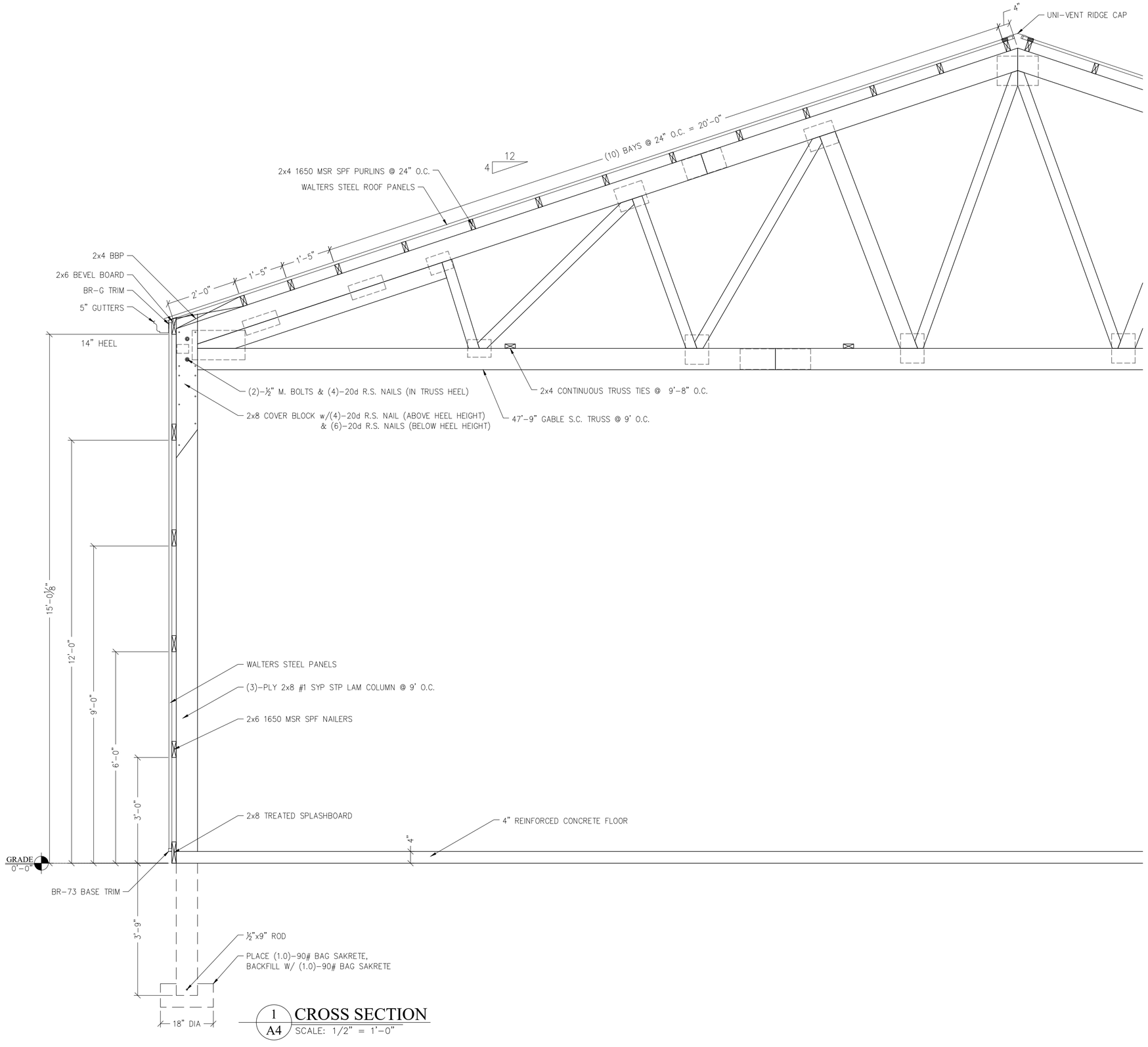
LAST SAVED BY:
TBROWN ON: 5/18/

SCALE:
3/16" = 1'
0 5

JOB NUMBER:
95-1576

SHEET NUMBER:
A3

Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)



1 / A4 CROSS SECTION
SCALE: 1/2" = 1'-0"

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OWNER:
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PROJECT:
MACHINE SHED

LOCATION:
11805 N FARMDAL
RD. MEQUON, WI

SALES REP / DEALER:
BILL HAMM

DRAWN BY:
DAVID M.

ESTIMATED BY:

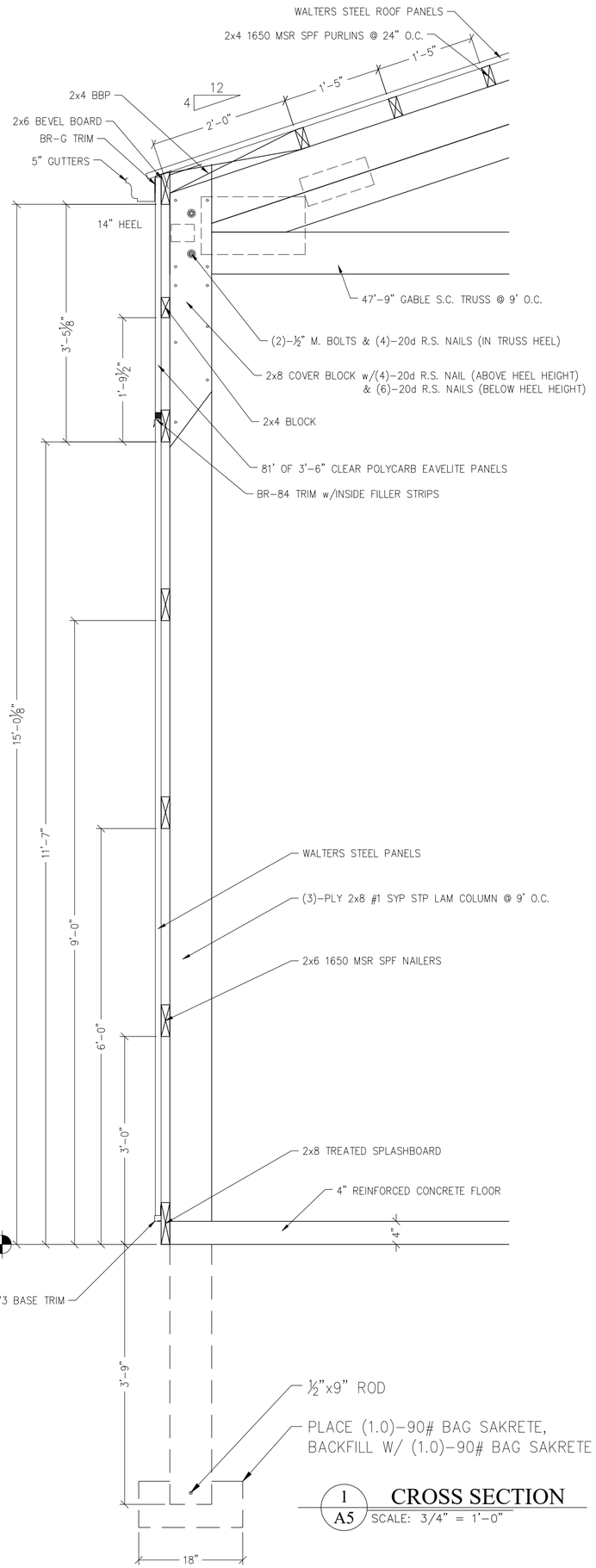
LAST SAVED BY:
TBROWN ON: 5/18/

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

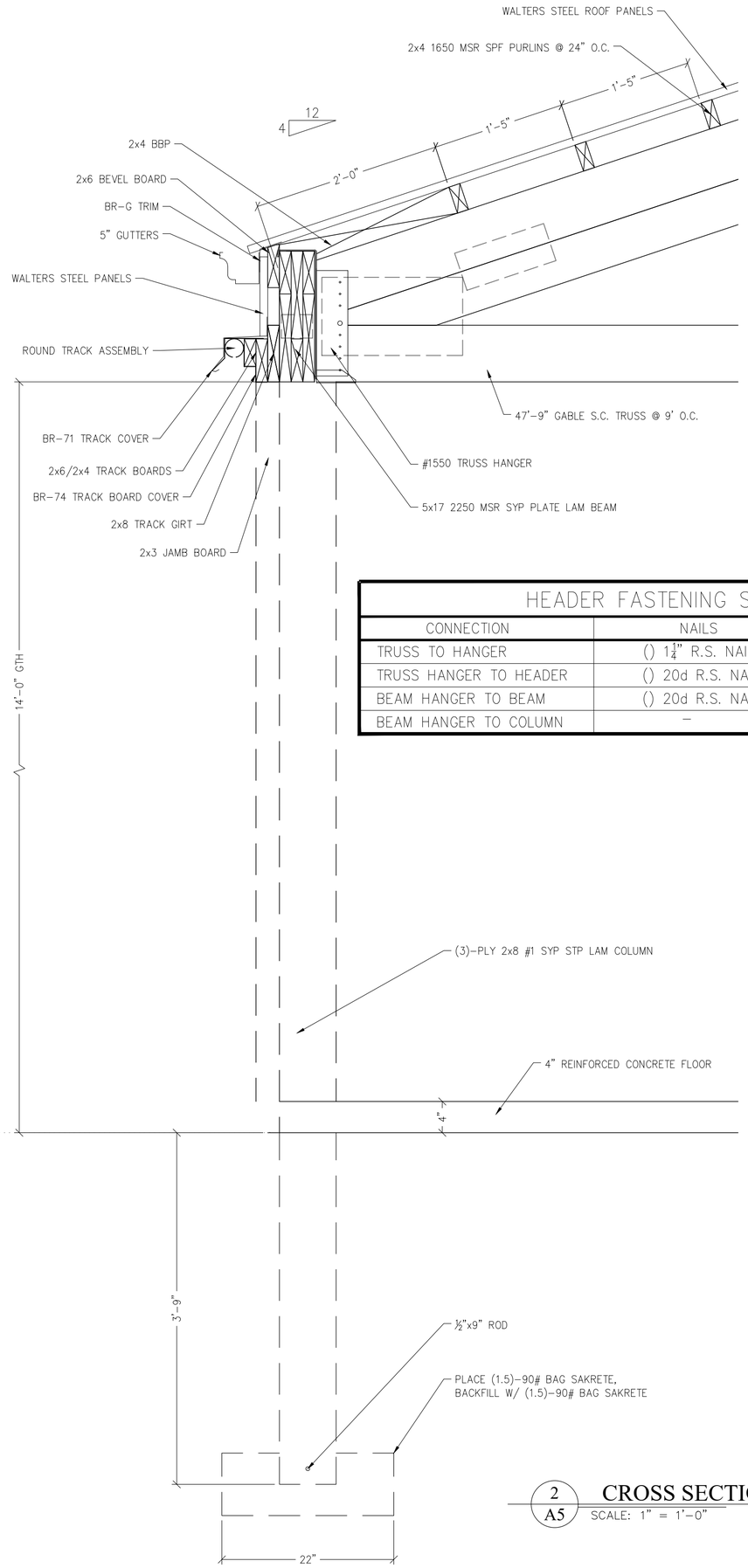
JOB NUMBER:
95-1576

SHEET NUMBER:
A4

Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)



1 A5 **CROSS SECTION**
SCALE: 3/4" = 1'-0"



HEADER FASTENING SCHEDULE		
CONNECTION	NAILS	BOLTS
TRUSS TO HANGER	() 1¼" R.S. NAILS	() 1/2" M. BOLT(S)
TRUSS HANGER TO HEADER	() 20d R.S. NAILS	–
BEAM HANGER TO BEAM	() 20d R.S. NAILS	() 1/2" C. BOLT(S)
BEAM HANGER TO COLUMN	–	() 1/2" M. BOLT(S)

2 A5 **CROSS SECTION**
SCALE: 1" = 1'-0"

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REVISIONS:

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OWNER:
DEAN
SCHOESSOW

PROJECT:
MACHINE SHED

LOCATION:
11805 N FARMDAI
RD. MEQUON, WI

SALES REP / DEALER:
BILL HAMM

DRAWN BY:
DAVID M.

ESTIMATED BY:

LAST SAVED BY:
TBROWN ON: 5/18/

SCALE:
AS NOTED

JOB NUMBER:
95-1576

SHEET NUMBER:
A5

Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

PARCEL A

BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, T.09 N., R.21 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN CONTAINING 10,952 SQ. FT. OF LAND AND DESCRIBED AS; COMMENCING AT THE NORTH QUARTER CORNER SAID SECTION 20; THENCE S 01°09'18" E, 375.44 FEET ALONG THE EAST LINE SAID NW 1/4; THENCE S 88°50'42" W., 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88°50'42" W., 220.98 FEET., THENCE S 01°09'18" E., 49.56 FEET., THENCE N 88°50'42" E., 220.98 FEET; THENCE N 01°09'18" W., 49.56 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL A TO BE MERGE IN TITLE WITH

TAX PARCEL NUMBER 14-020-05-001.00AS RECORDED IN DOCUMENT NUMBER 1093900.

PARCEL B

BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, T.09 N., R.21 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN CONTAINING 6,002 SQ. FT. OF LAND AND DESCRIBED AS; COMMENCING AT THE NORTH QUARTER CORNER SAID SECTION 20; THENCE S 01°09'18" E, 375.44 FEET ALONG THE EAST LINE SAID NW 1/4; THENCE S 88°50'42" W., 33.00 FEET, THENCE CONTINUE S 88°50'42" W., 220.98 FEET, THENCE S 01°09'18" E., 49.56 FEET TO THE POINT OF BEGINNING; THENCE CONTIUNE S 01°09'18" E., 150.00 FEET; THENCE S 88°50'42" W., 40.02 FEET; THENCE N 01°09'18" W., 150.00 FEET; THENCE N 88°50'42" E., 40.02 FEET TO THE POINT OF BEGINNING.

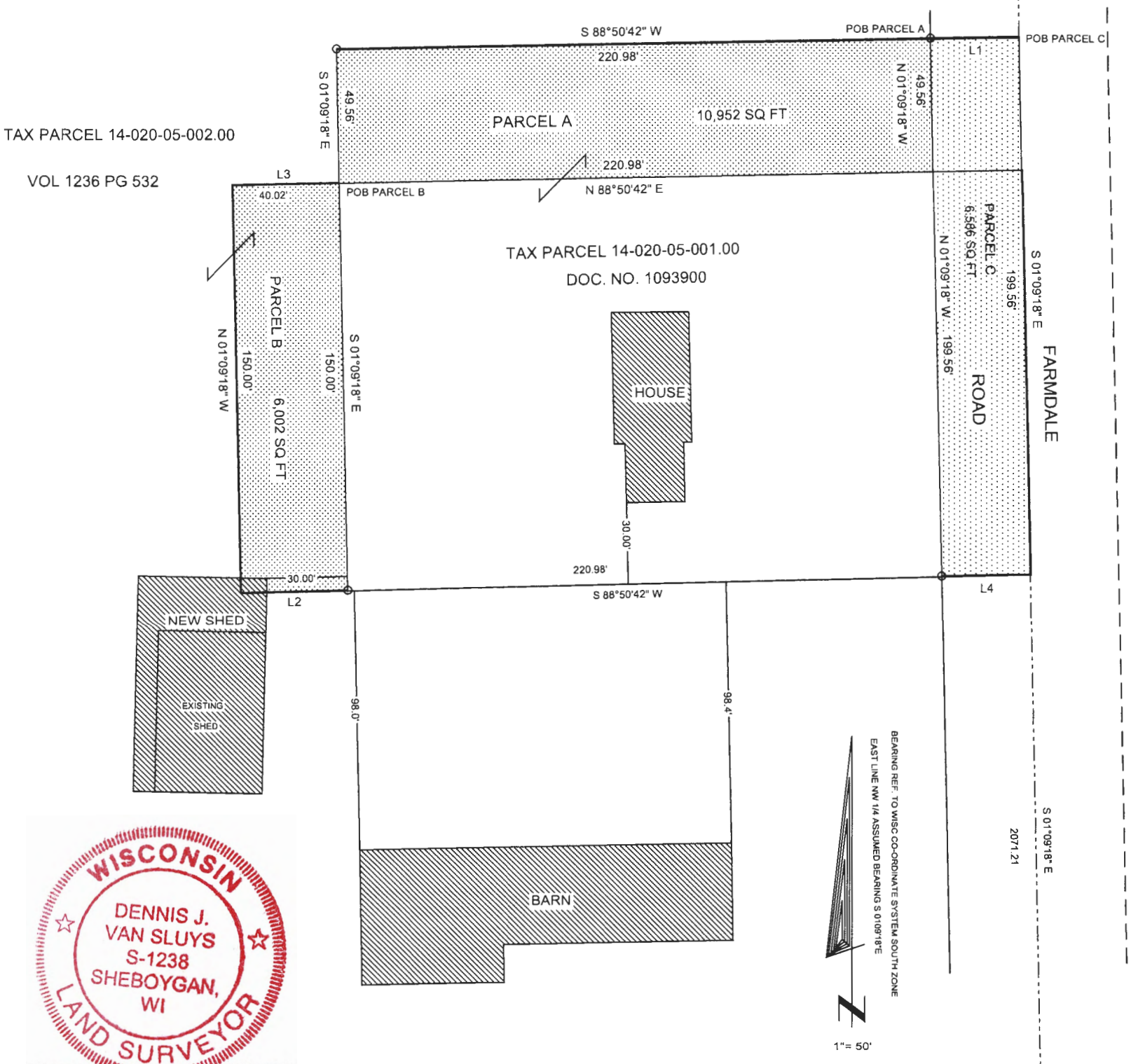
THE ABOVE DESCRIBED PARCEL TO BE MERGE IN TITLE WITH TAX PARCEL NUMBER 14-020-05-002.00 AS DESCRIBED IN VOLUME 1236 OF PAGE 532 OF RECORDS.

PARCEL C

RIGHT OF WAY

BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, T.09 N., R.21 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN CONTAINING 6,586 SQ. FT. OF LAND AND DESCRIBED AS; COMMENCING AT THE NORTH QUARTER CORNER SAID SECTION 20; THENCE S 01°09'18" E, 375.44 FEET ALONG THE EAST LINE SAID NW 1/4; TO THE POINT OF BEGINNING; THENCE CONTINUE S 01°09'18" E., 199.56 FEET; THENCE S 88°50'42" W., 33.00 FEET; THENCE N 0109'18" W., 199.56 FEET; THENCE N 88°50'42" E., 33.00 FEET TO THE POINT OF BEGINNING.

LINE	BEARING	DISTANCE
L1	S 88°50'42" W	33.00
L2	S 88°50'42" W	40.02
L3	N 88°50'42" E	40.02
L4	S 88°50'42" W	33.00



WISCONSIN
DENNIS J.
VAN SLUYS
S-1238
SHEBOYGAN,
WI
LAND SURVEYOR

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

Dennis J. Van Sluys S-1238

Dated this 10th day of August ,2021.

DATA/MEQUON/1105FAR D-3491

Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)

Existing Structure

Attachment: Packet Docs_Schoessow (6624 : Walter Buildings for Dean Schoessow)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

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

DATE: **September 27, 2021**

SUBJECT: **Karen and Fred Bersch. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 600 W. Bonniwell Road.**

Applicant:	Karen and Fred Bersch
Status of Applicant:	Property Owner
Requested:	Final Land Division Approval
Existing Zoning:	R-1B (Rural Residential)
Land Use Plan:	Residential 1.5 – 5 Acres
Lot size:	5 acres
Location:	600 W. Bonniwell Road
Tax Key Number:	#15-005-12-013.00
District:	#5

Background:
The applicant is requesting Planning Commission approval for a two-lot land division of 5 acres located at 600 W Bonniwell Road. The land division would create two lots of 2.5 acres each. Lot 1 contains an existing single-family dwelling and has direct access to Bonniwell Road. Lot 2 will utilize an existing shared driveway that exists on the parcel to the east at 584 W Bonniwell Road.

Land Use Plan Map and R-1District Standards:
The proposed certified survey map (CSM) is consistent with the Land Use Plan map designation and with the R-1B district standards. The Land Use Plan designates adjacent properties as Residential 1.5-5 Acres. Surrounding zoning is Residential as well.

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

Access to proposed Lot 2 will utilize an existing shared driveway that exists on the parcel to the east at 584 W Bonniwell Road. The shared ingress-egress easement shall be reviewed by the City Attorney prior to recording of CSM.

Wetlands are present on-site. A wetland delineation report and concurrence by the WDNR was provided with the CSM application. Wetland protective areas are shown on the proposed CSM.

A soil evaluation report was provided with the application indicating that the proposed Lot 2 can support private onsite wastewater treatment systems. Private wells will be required and are regulated by the WDNR.

The land division does not propose an increase in impervious surface. However, the combination of home and driveway construction can trigger the MMSD requirement for green infrastructure. In this case, the lot owner will be required to provide the green infrastructure with individual home construction prior to the issuance of a building permit. If green infrastructure is required, the buildings permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

Other Technical Corrections:
Planning staff understands Engineering will provide a full technical review of the CSM.

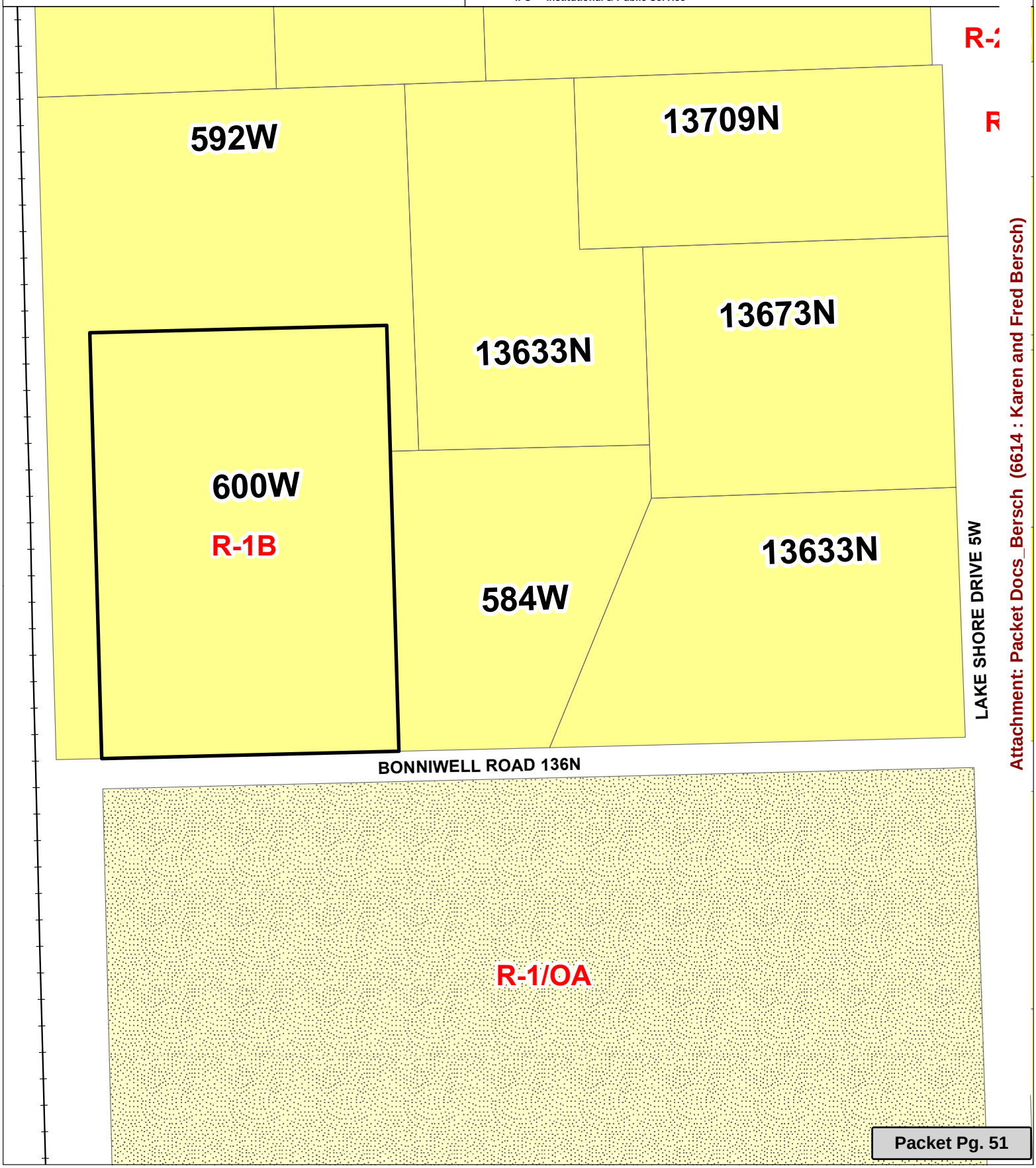
Staff Recommendation:
The proposed land division complies with the Zoning Code and Land Use Plan, therefore Planning staff recommends **approval** subject to the following conditions:

1. The applicant shall make any technical corrections to the final CSM.
2. City Attorney review of the Shared Access Easement prior to the recording of the CSM.
3. Compliance with the Tree Preservation Ordinance.
4. Final staff review and approval of CSM.
5. All required setbacks and offsets shall be shown on final CSM.
6. Applicant shall provide wetland delineation report.
7. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:
Packet Docs_Bersch (PDF)

Bersch

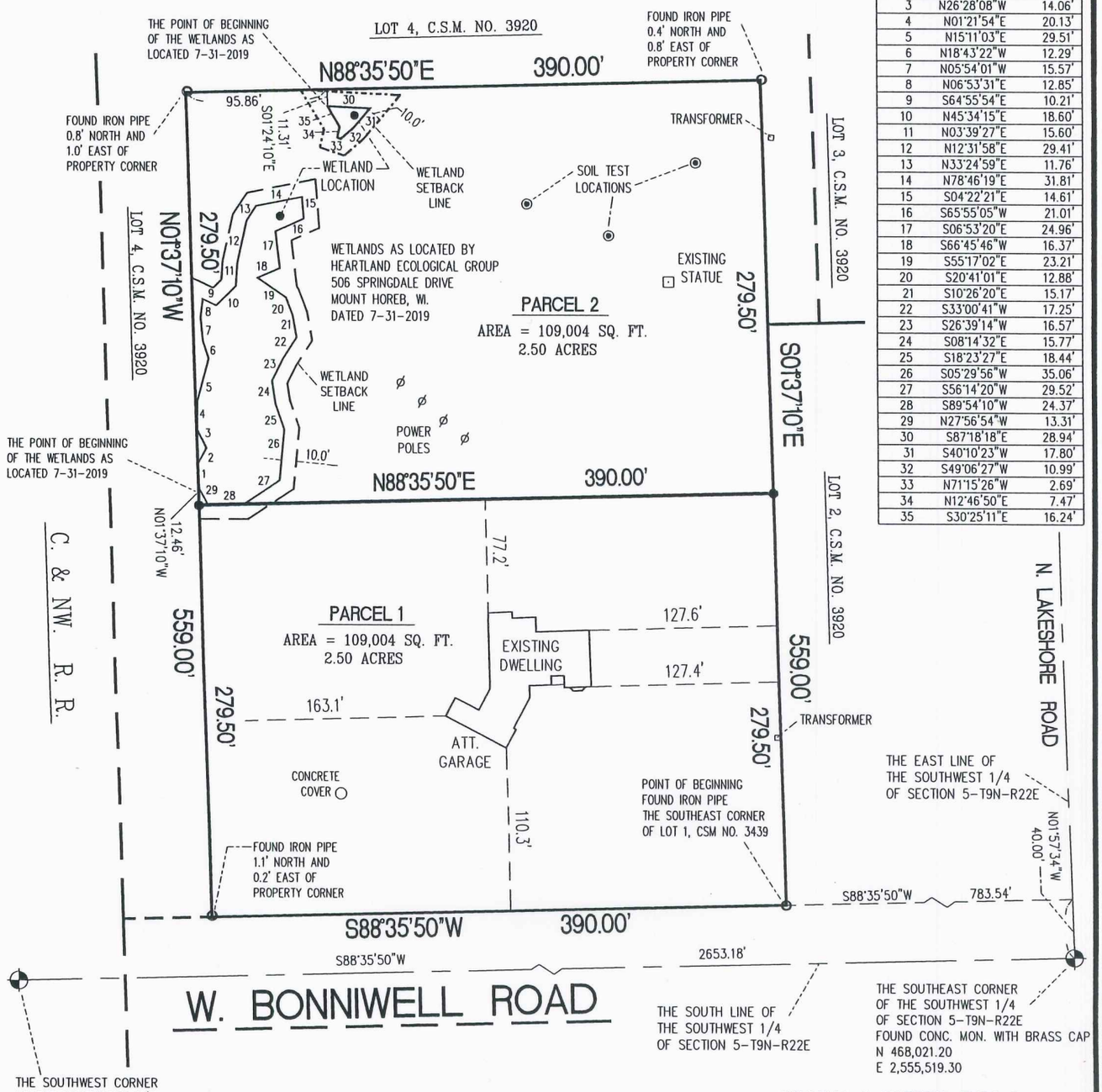
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family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



Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

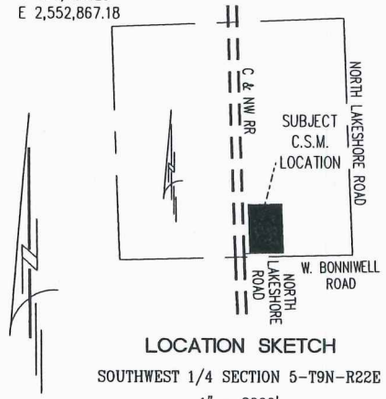
OZAUKEE COUNTY CERTIFIED SURVEY MAP NO._____

BEING A RE-DIVISION OF LOT 1 CERTIFIED SURVEY MAP NO. 3439, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



WETLAND LINE DATA

LINE	DIRECTION	DISTANCE
1	N01°25'48"W	15.83'
2	N28°48'46"E	12.18'
3	N26°28'08"W	14.06'
4	N01°21'54"E	20.13'
5	N15°11'03"E	29.51'
6	N18°43'22"W	12.29'
7	N05°54'01"W	15.57'
8	N06°53'31"E	12.85'
9	S64°55'54"E	10.21'
10	N45°34'15"E	18.60'
11	N03°39'27"E	15.60'
12	N12°31'58"E	29.41'
13	N33°24'59"E	11.76'
14	N78°46'19"E	31.81'
15	S04°22'21"E	14.61'
16	S65°55'05"W	21.01'
17	S06°53'20"E	24.96'
18	S66°45'46"W	16.37'
19	S55°17'02"E	23.21'
20	S20°41'01"E	12.88'
21	S10°26'20"E	15.17'
22	S33°00'41"W	17.25'
23	S26°39'14"W	16.57'
24	S08°14'32"E	15.77'
25	S18°23'27"E	18.44'
26	S05°29'56"W	35.06'
27	S56°14'20"W	29.52'
28	S89°54'10"W	24.37'
29	N27°56'54"W	13.31'
30	S87°18'18"E	28.94'
31	S40°10'23"W	17.80'
32	S49°06'27"W	10.99'
33	N71°15'26"W	2.69'
34	N12°46'50"E	7.47'
35	S30°25'11"E	16.24'



LOCATION SKETCH

SOUTHWEST 1/4 SECTION 5-T9N-R22E

1" = 2000'

WISCONSIN
WILLIAM J. KARPEN
S-1927
MUSKEGO, WI
LAND SURVEYOR

WILLIAM J. KARPEN R P L S
S63 W13007 JANESVILLE ROAD
MUSKEGO, WI 53150
(414) 469-2149 (CELL)
EMAIL : bk1survey@gmail.com

SCALE : 1" = 100'

100' 75' 50' 25' 0' 50' 100' 150'

● - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.5 LBS. PER LINEAL FOOT.

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5-9-22, WHICH IS ASSUMED TO BEAR N 88°35'50" E, STATE PLANE COORDINATE SYSTEM SOUTH ZONE JUNE 2018 DATUM.

William Karpen 8-26-2019

INSTRUMENT DRAFTED BY : WILLIAM J. KARPEN

WILLIAM J. KARPEN S - 1927

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

OZAUKEE COUNTY CERTIFIED SURVEY MAP NO._____

BEING A RE-DIVISION OF LOT 1 CERTIFIED SURVEY MAP NO. 3439, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE
STATE OF WISCONSIN)
SS
OZAUKEE COUNTY)

I, WILLIAM J. KARPEN, A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED, RE-DIVIDED, AND MAPPED LOT 1 OF CERTIFIED SURVEY MAP NO. 3439 BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, RUNNING THENCE N01°57'34"W ALONG THE EAST LINE OF SAID 1/4 SECTION 40.00 FEET TO A POINT; THENCE S88°35'50" W, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 SECTION, 783.54 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LOT 1, C.S.M. NO. 3439 AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S88°35'50"W, ON THE SOUTH LINE OF SAID LOT 1 OF CSM NO. 3439, 390.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID C.S.M.; THENCE N01°37'10"W, ALONG THE WEST LINE OF LOT 1 OF SAID C.S.M., 559.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID C.S.M.; THENCE N88°35'50"E, 390.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID C.S.M.; THENCE S0137'10"E ALONG THE EAST LINE OF LOT 1 OF SAID C.S.M., 599.00 FEET TO THE FOUND IRON PIPE AND THE POINT OF BEGINNING.
SAID LANDS CONTAINING 218,008 SQUARE FEET MORE OR LESS, 5.00 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF FREDERICK P BERSCH AND KAREN BERSCH, OWNERS OF SAID LAND.
THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED.
THAT I HAVE FULLY COMPLIED WTH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUES AND THE SUBDIVISION ORDINANCE OF THE CITY OF MEQUON IN SURVEYING, MAPPING AND RE-DIVIDING THE SAME.
DATED THIS 26th OF August 2019.

William Karpen
WILLIAM J KARPEN S-1927
WISCONSIN REGISTERED LAND SURVEYOR

WISCONSIN
WILLIAM J. KARPEN
S-1927
MUSKEGO, WI
LAND SURVEYOR

OWNER'S CERTIFICATE:

FREDERICK P. BERSCH AND KAREN BERSCH, AS OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE LANDS DESCRIBED ON THIS MAP TO BE SURVEYED, MAPPED, AND RE-DIVIDED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUES AND THE SUBDIVISION ORDINANCE OF THE CITY OF MEQUON.

IN WITNESS WHEREOF, THE SAID, HAVE CAUSED THESE PRESENTS TO BE SIGNED AT _____, WISCONSIN, THIS _____DAY OF_____, 2019.

_____ _____, OWNERS.
FREDERICK P BERSCH KAREN BERSCH

STATE OF WISCONSIN)
SS
_____COUNTY)

PERSONALLY CAME BEFORE ME THIS _____DAY OF_____, 2019, FREDERICK P. BERSCH AND KAREN BERSCH 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 PLAN COMMISSION APPROVAL:

APPROVED BY THE CITY OF MEQUON PLAN COMMISSION ON THIS_____DAY OF _____, 2019

_____ _____
CHAIRPERSON SECRETARY

PREPARED FOR:
FREDERICK P. BERSCH AND KAREN BERSCH
592 WEST BONNIWELL ROAD
MEQUON, WI 53097

PREPARED BY:
WILLIAM J. KARPEN RPLS
S63W13007 JANESVILLE ROAD
MUSKEGO, WI 53150

THIS INSTRUMENT DRAFTED BY: WILLIAM KARPEN

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212-3128

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

July 24, 2019 WIC-SE-2019-46-02323

Bonnilake Real Estate
Fred Bersch
592 West Bonniwell Road
Mequon, WI 53097

RE: Wetland Delineation Report for 600 West Bonniwell Road site located in the SE1/4 of the SW1/4 of Section 05, Township 09 North, Range 22 East, City of Mequon, Ozaukee County

Dear Mr. Bersch:

We have received and reviewed the wetland delineation report prepared for the above-mentioned site by Eric Parker at Heartland Ecological Group. This letter will serve as confirmation that the wetland boundaries as shown on the included wetland delineation map are acceptable. This finding is based upon a 07/23/2019 field visit. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

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

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

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

If you have any questions, please contact me at (414) 308-6780 or email.

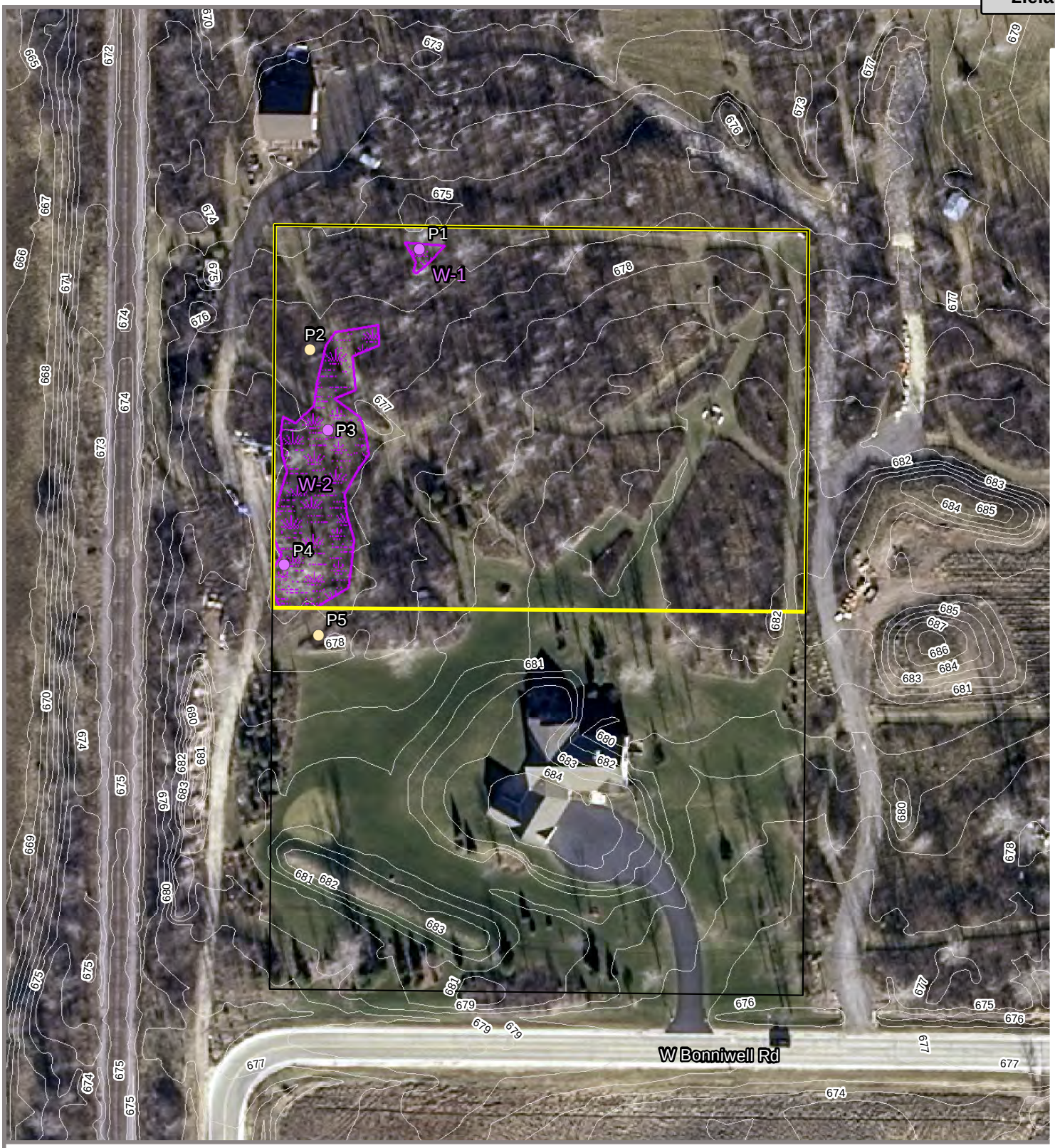
Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

Sincerely,

Kara Kikkert
Wetland Identification Specialist

cc: April Marcangeli, Project Manager, U.S. Army Corps of Engineers
Eric Parker, Heartland Ecological Group
Al Ramminger, DNR Water Management Specialist

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)



Study Area (2.50 ac)
Parcel Limits (5.00 ac)
Ozaukee Co Contours
Field Delineated Wetlands (0.22 ac)

0 50 100 Ft

Sample Points

Upland
Wetland

Heartland ECOLOGICAL GROUP INC

Figure 6. Field Delineated Wetlands

600 W. Bonniwell Road
Project #20190196
T9N, R22E, S05
C Mequon, Ozaukee Co, WI

2018 NAIP
Data: Ozaukee Co, HEG 7/12/2019

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

Driveway Easement

Document Number | Document Title

8120295
Tx:4092487

1012988
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
02/04/2015 10:48 AM
REC FEE: 30.00
PAGES: 5
EXEMPT #:

Recording Area

Name and Return Address

Frederick P. Bersch
13633 N. Lake Shore Dr
Mequon, WI 53097 $30

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and $2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99

215-32 (2/99)

5

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

DECLARATION OF PRIVATE DRIVEWAY EASEMENT

THIS DECLARATION OF PRIVATE DRIVEWAY EASEMENT is made this 2nd day of February, 2015 by Frederick P. and Karen L. Bersch ("Declarant").

R E C I T A L S:

WHEREAS, Declarant is the current owner of, and holder of fee simple title to real property more particularly described as follows:

Lot 1 of CSM 3439 and Lots , 2 and 3 and 4 of Certified Survey Map No. 3920 of Part of the Southeast ¼ of the Southwest ¼ of Section 5, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, State of Wisconsin, recorded in the Office of the Register of Deeds for Ozaukee County on February 3, 2015.

Said parcels containing 14.9 acres of land, more or less.

("Property"); and

WHEREAS, Declarant desires to create a private driveway easement across Lot 2 for the based benefit of Lot 1 of CSM 3439 and Lots 3 and 4.

WHEREAS, Declarant desires to clarify and define the rights with respect to the aforementioned shared private driveway easement.

NOW, THEREFORE, in consideration of the mutual covenants and easements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is herby acknowledged, it is agreed as follows:

1. Easement. A sixty-foot (60') wide perpetual easement and right of way for the construction, operation, repair, replacement, maintenance (including but not limited to snow plowing and sealing), and use over, beneath, and across for private shared access for ingress and egress purposes ("Easement") is hereby declared and granted for the mutual benefit of the owners of Lot 1 of CSM 3439 and Lots 2, 3 and 4 over that portion of Lot 2 as depicted on CERTIFIED SURVEY MAP NO. 3920, recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on February 3, 2015, as Document No. 1012952, in Exhibit A attached hereto and incorporated herin by reference.

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

2. Costs. The cost of constructing, operating, repairing, replacing, maintaining, servicing, inspecting, and/or improving the Easement shall be borne equally by the owners of the divided portion of Lot 1 of CSM 3439 using the easement for access and Lots 2, 3 and 4 provided that only one parcel of the divided Lot 1 of CSM 3439 uses the easement land for access. Decorative Landscaping, entrance monuments and address markers of a unified design, including resident name plaques if so desired, shall be constructed and maintained along Bonniwell Road with the mutual agreement of Lot owners.

3. Decision Making Rights. Any decisions regarding the constructing, operating, repairing, replacing, maintaining, servicing, and/or improving of the Easement shall first be approved in writing by a majority of the owners of all Lots with each lot being entitled to one vote with respect to said matters. Notwithstanding the above decision making rights, the owners of all Lots shall keep the Easement sufficiently maintained, open and passable so that public safety vehicles, such as fire trucks, ambulances and police vehicles, may use the grounds for relief in the form of mandatory injuction sought by or against one or more of the owners of all Lots to compel work, or monetary contribution to the cost of work, necessary to render said Easement safe and passable: and/or the City may at its option perform or cause to be performed any work necessary to insure unfettered and safe access by public safety vehicles to all Lots, and charge back the cost of same to all Lots pursuant to Section 66.0627, Wis. Stats., 66.0701, et seq., or any other applicable provision of law.

4. Assignment of Transfer. The rights and obligations granted, reserved, or imposed under this Agreement shall attach to and run with the land, and they shall be binding upon and inure to the benefit of the heirs, administrators, assignees, successors, or transferees of all the parties hereto.

5. Lein Rights. If any party fails, within thirty (30) days of receiving a written notice therefore, to pay to the other party its share of any costs incurred pursuant to Section 2 of this Agreement, such share of costs, plus interest at the rate provided in Wis. Stat. 814.04 (4), shall be a lien on the property of the non-paying party, and said lien shall remain in effect until the sum due has been fully paid.

6. Restraints. The owners of all Lots covenant and agree that no structures will be erected in the Easement area and further covenant and agree that no trees or shrubs shall be planted that interfere with the intended driveway purpose of the Easement area and that the elevation of the existing ground surface within the Easement area will not be altered except as necessary for driveway access to the benefited Lots.

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

7. Commercial Purposes. The owners of all Lots shall in no event use the Easement for any type of commercial purpose and shall not permit use of the Easement for non-commercial purposes in such a manner as to interfere with the reasonable ability of the owner's of all Lots to quietly enjoy their property.

8. Insurance. The owners of all Lots shall at all times provide and maintain, at their sole expense, public liability insurance in an amount of at least One Million Dollars ($1,000,000) with respect to the Easement. Said policy of insurance shall be obtained by the owners of all Lots under valid and enforceable standard form policies through a responsible carrier authorized to do business within the State of Wisconsin. Said policy or policies shall be endorsed to protect the owners of all other Lots as their interest may appear, and certificates evidencing such insurance coverage shall be provided to the owners of all Lots annually, at least thirty (30) days before the expiration of said insurance. The certificate of insurance shall contain an undertaking by the insurer that said policy shall not be cancelled, terminated, or coverage materially altered or modified without at least thirty (30) days prior thereto.

9. Recording. This Agreement shall be prepared and executed in recordable form and shall be recorded in the Office of Register of Deeds for Ozaukee County, Wisconsin.

10. Arbitration. In the event that a controversy or claim shall arise between the parties hereto that cannot be settled by the parties, such controversy or claim shall be submitted to arbitration by a disinterested person. If the parties are unable to agree by a majority on a disinterested person to arbitrate the controversy or claim, then the owner of each Parcel shall select a disinterested person and the four (4) disinterested persons selected will then arbitrate the controversy or claim. The decision of a majority of the arbitrators so appointed shall be binding on the parties hereto. To be disinterested, a person selected must be a non-relative of the parties and be possessed of some special knowledge regarding the subject matter in controversy.

11. Notice. Notices provided pursuant to this Agreement shall be in writing and shall be deemed delivered when sent by U.S. Mail to the respective addresses of each party.

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

12. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Wisconsin.

13. Entire Agreement. When duly signed and acknowledged, this Agreement shall be effective, binding upon, and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

2nd IN WITNESS WHEREOF, the undersigned have hereunto set their hands this day of February 2015.

Owner

By: _____
Frederick P. Bersch
Owner

By: _____
Karen L. Bersch
Owner

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

Personally came before me this 2 day of February 2015, the above named Frederick P. Bersch and Karen L. Bersch to me known to be the persons who executed the foregoing instrument and acknowledged the same in the capacity intended.

NOTARY PUBLIC MICHELE M. PADOVANO STATE OF WISCONSIN

_____
Notary Public, State of Wisconsin
My Commission Expires: 5/13/15

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

3920

CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
OZAUKEE COUNTY) SHEET 1 OF 3

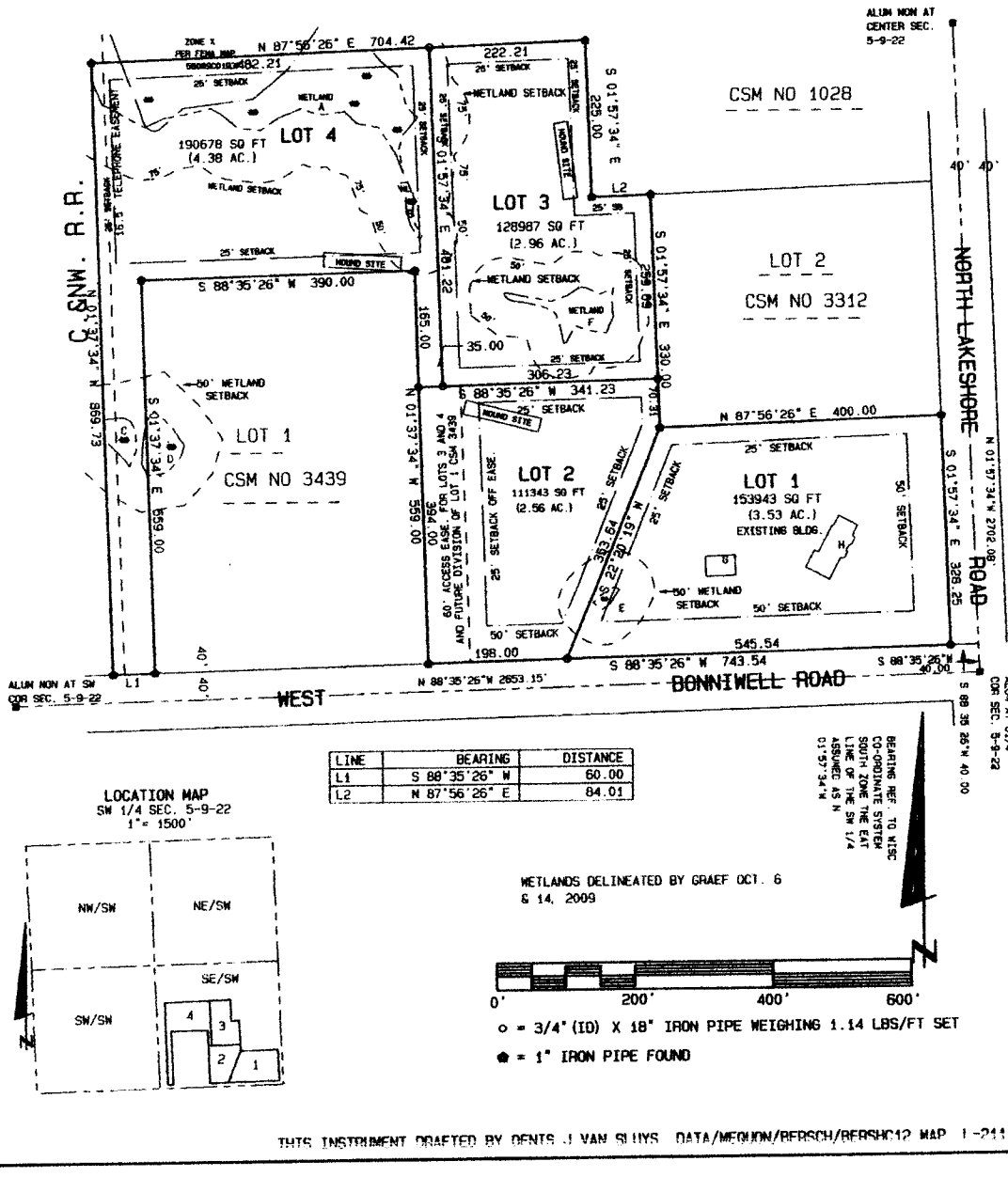
BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3439, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, T.9 N., R.22 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

WISCONSIN
DENNIS J.
VAN SLUYS
S-1238
SHEBOYGAN,
WI
LAND SURVEYOR

Dennis J. Van Sluys S-1238

dated this 15th day of May 2014
REVISED 9/1/14

UNPLATTED LANDS



LINE	BEARING	DISTANCE
L1	S 88°35'26" W	60.00
L2	N 87°56'26" E	84.01

LOCATION MAP
SW 1/4 SEC. 5-9-22
1" = 1500'

BEARING REF. TO WISC CO-ORDINATE SYSTEM SOUTH ZONE THE EAST LINE OF THE SW 1/4 ASSUMED AS N 01°57'34" W

WETLANDS DELINEATED BY GRAEF OCT. 6 & 14, 2009

0' 200' 400' 600'

○ = 3/4" (ID) X 18" IRON PIPE WEIGHING 1.14 LBS/FT SET

● = 1" IRON PIPE FOUND

THIS INSTRUMENT DRAFTED BY DENTS J VAN SLUYS DATA/MEQUON/BERSCH/BERSHC12 MAP 1-21110

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

3920

CERTIFIED SURVEY MAP

STATE OF WISCONSIN)
OZAUKEE COUNTY) SHEET 2 OF 3

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3439, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, T.9 N., R.22 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys LLC, certify that under the direction of KAREN BERSCH (owner, I have surveyed, divided and mapped a ALL OF LOT 2 CERTIFIED SURVEY MAP NUMBER 3439 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, T.9 N., R.22 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN and described as: COMMENCING AT THE SOUTHQUARTER CORNER OF SAID SECTION 5; THENCE N 01°57'34" W. 40.00 FEET; THENCE S 88°35'26" W., 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88°35'26" W., 743.54 FEET; THENCE N 01°37'34" W., 559.00 FEET; THENCE S 88°35'26" W., 390.00 FEET; THENCE S 01°37'34" E., 559.00 FEET; THENCE S 88°35'26" W., 60.00 FEET; THENCE N 01°37'34" W., 869.73 FEET; THENCE N 87°56'26" E., 704.42 FEET; THENCE S 01°57'34" E., 225.00 FEET; THENCE N 87°56'26" E., 84.01 FEET; THENCE S 01°57'34" E., 330.00 FEET; THENCE N 87°56'26" E., 400.00 FEET; THENCE S 01°57'34" E., 328.25 FEET TO THE POINT OF BEGINNING.

I, do further certify that I have complied with section 236.34 of the Wisconsin Statutes and the subdivision ordinace of the City of Mequon in surveying and mapping the same. Such plat correctly represents all exterior boundries and the subdivision of the land surveyed.

Dated this 1st day of September, 2014.

Dennis J Van Sluys W.R.L.S. S-1238
D & H Land Surveys
1620 GEORGIA AVE.
Sheboygan, WI.
REVISED 9/1/14

WISCONSIN
DENNIS J. VAN SLUYS S-1238 SHEBOYGAN, WI
LAND SURVEYOR

OWNER'S CERTIFICATE

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

Owner: FREDERICK P. BERSCH
13633 N. LAKESHORE DR.
MEQUON, WI 53097

Owner: KAREN BERSCH

NOTARY CERTIFICATE

Personally came before me this 10th day of December 2014 the above named [illegible] to me known to be the persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)

Notary Public: [illegible]

My commission ~~expires~~ is permanent.

NOTARY PUBLIC
MARK C [illegible]
STATE OF WIS

CITY OF MEQUON PLAN COMMISSION APPROVAL:

approved by the City of Mequon Plan Commission on this 4th day of June, 2014.

Chairperson

Secretary

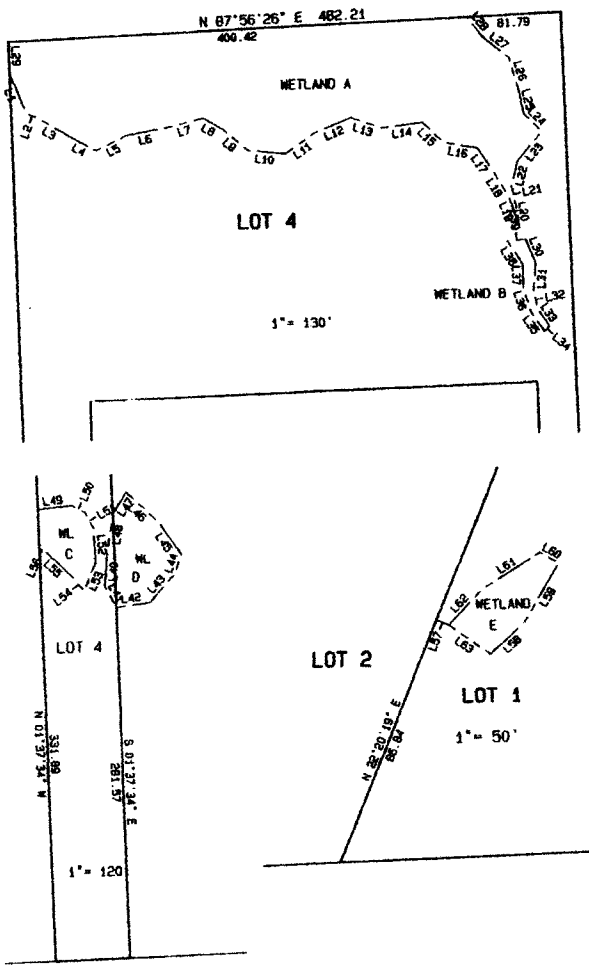
THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/MEQUON/BERSCH/BERSCG4.MAP/COMPAQ L-21110

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

3920

CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
OZAUKEE COUNTY) SHEET 3 OF 3

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3439, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, T.9 N., R.22 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



LINE	BEARING	DISTANCE
L1	S 22°52'34" E	37.21
L2	S 67°45'18" E	10.36
L3	S 59°33'05" E	32.32
L4	S 62°28'56" E	26.89
L5	N 65°09'20" E	20.67
L6	N 80°30'24" E	32.70
L7	N 77°02'56" E	35.46
L8	S 60°29'38" E	19.65
L9	S 49°11'20" E	28.37
L10	S 84°13'59" E	32.82
L11	N 56°02'58" E	30.42
L12	N 66°28'44" E	34.79
L13	S 71°24'04" E	28.16
L14	N 83°28'16" E	35.37
L15	S 45°47'46" E	24.80
L16	S 79°02'55" E	29.86
L17	S 33°27'15" E	26.75
L18	S 31°42'49" E	21.95
L19	S 19°28'38" E	26.97
L20	N 08°35'15" W	18.39
L21	N 11°41'42" W	15.47
L22	N 13°48'19" E	21.37
L23	N 41°17'28" E	33.58
L24	N 46°34'49" W	21.53
L25	N 13°30'24" W	19.75
L26	N 16°32'45" W	30.00
L27	N 51°17'04" W	28.82
L28	N 37°46'07" W	21.92
L29	N 01°37'34" W	26.58
L30	S 22°20'20" E	21.98
L31	S 03°16'38" W	23.91
L32	S 11°39'58" E	16.46
L33	S 33°36'42" E	18.35
L34	S 42°16'33" W	6.00
L35	N 34°46'12" W	21.72
L36	N 15°56'13" W	21.39
L37	N 02°00'48" W	20.00
L38	N 33°57'34" W	24.12
L39	N 84°16'27" E	16.14
L40	S 09°42'57" W	27.47
L41	S 28°11'22" E	18.89
L42	N 82°09'36" E	27.59
L43	N 41°45'43" E	30.41
L44	N 17°02'42" E	16.46
L45	N 34°04'35" W	29.61
L46	N 45°52'27" W	37.06
L47	S 34°50'18" W	18.89
L48	S 09°44'55" W	33.59
L49	N 84°26'05" E	26.84
L50	S 62°37'04" E	12.50
L51	S 28°26'47" E	14.84
L52	S 02°02'44" E	27.67
L53	S 23°28'47" W	24.47
L54	N 37°14'40" W	13.75
L55	N 45°45'33" W	32.18
L56	N 64°34'41" W	4.29
L57	S 67°39'41" E	4.58
L58	N 48°11'19" E	15.83
L59	N 30°55'56" E	22.56
L60	N 59°02'09" W	7.53
L61	S 57°56'53" W	23.05
L62	S 42°54'43" W	16.04
L63	S 53°59'48" E	15.70
L64	S 88°02'26" W	58.48
L65	S 04°58'44" E	5.38
L66	S 52°25'09" E	10.59
L67	S 62°14'02" E	21.13
L68	S 76°30'29" E	24.37
L69	S 69°56'57" E	17.42
L70	S 26°02'51" E	16.84
L71	S 13°06'01" E	32.04
L72	N 76°43'48" E	3.76
L73	N 26°23'54" E	26.38
L74	S 73°22'41" E	27.09
L75	S 82°47'38" E	19.33
L76	N 22°59'00" E	24.56
L77	N 03°24'44" W	22.99
L78	N 65°34'46" E	17.64
L79	S 86°39'27" W	20.64
L80	N 65°13'38" W	23.13
L81	N 88°22'26" W	8.09
L82	S 56°00'05" W	20.20
L83	S 70°09'44" W	23.22
L84	N 77°20'39" W	16.25
L85	N 79°52'52" W	20.66
L86	N 78°29'30" W	30.84

Dennis J. Van Sluys S-1238

dated this 15th day of September 2014.

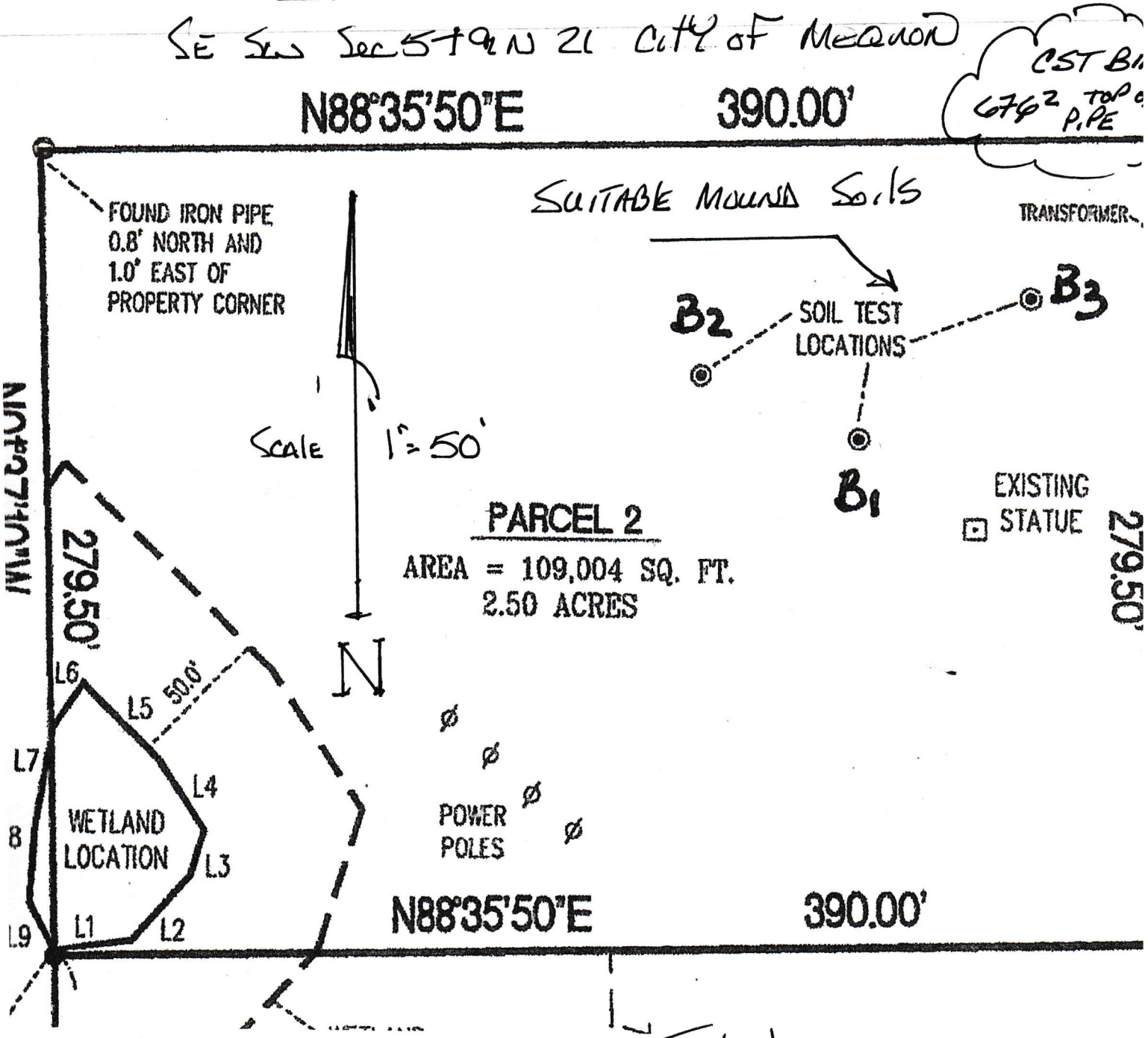
THIS INSRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/MEQUON/BERSCH/BERSMET.MAP L-21110

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

FRED BERSCH SOIL BORING PLOT PLAN

LOT 2 PROPOSED CSM.

SE SW SEC 5 T9N R2E CITY OF MEQUON



JACK LUTZAU
CST 222853
3-10-19

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

Property Owner _____ Parcel ID # 6792 Page _____ of _____

3 Boring # ● Boring ○ Pit Ground surface elev. _____ ft. Depth to limiting factor 19 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft *Effl#1	GPD/ft *Effl#2
1	0-12	7.5YR 3/2	—	CL	2FABK	MFR	AS	2F	.4	.6
2	12-19	7.5YR 4/4	—	CL	2FABK	MFR	CW	2F	.4	.6
3	19-27	10YR 5/4	C D 7.5YR 5/8	SICL	1FSBK	MFI	—	—	.2	.3

_____ Boring # ○ Boring ○ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft *Effl#1	GPD/ft *Effl#2
			Jack Lietzau							
			CST 222853							
			11-2-18							

_____ Boring # ○ Boring ○ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

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

* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

SBD-83k (R4/11)

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

Wisconsin Department of Safety and Professional Services
Division of Industry Services

Page ____ of ____

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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

Please print all information.

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

County: OZAUKEE
Parcel I.D.:
Reviewed by: Date:

Property Owner: BONNI LAKE REAL ESTATE C/O FRED BERSCH
Property Location: ☑ E (or) ☐ W — SE ¼ SW ¼ S 5 T 9 N R 22
Property Owner's Mailing Address: 520 W BONNIWELL ROAD
Lot # 2 | Block # | Subd. Name or CSM# PROPOSED CSM
City: MEQUON | State: WISCONSIN | Zip Code: 53097 | Phone Number: (—)
☑ City ☐ Village ☐ Town: MEQUON
Nearest Road: N. LAKE DRIVE

☑ New Construction ☐ Replacement
Use: ☐ Residential / Number of bedrooms 3-5 Code derived design flow rate → GPD 450-900
☐ Public or commercial – Describe: ____
Parent material: GLACIAL TILL
Flood Plan elevation if applicable N/A ft. MOUND A++
General comments and recommendations: BORINGS OBSERVED BY CO REP + CONDITIONS CONFIRM

Boring #1

☑ Boring ☑ Pit
Ground surface elev. 685 ft.
Depth to limiting factor 14 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Ra GPD/Ft² *Eff#1	*Eff#
1	0-7	10YR3/2	—	CL	2FSBK	MFR	AS	3F	.4	.6
2	7-14	7.5YR4/4	—	CL	2FSBK	MFR	CW	2F	.4	.6
3	14-21	7.5YR5/4	FZD 5/8 MOTK	SICL	1FSBK	MFI	—	—	.2	.3

Boring #2

☑ Boring ☑ Pit
Ground surface elev. 679 ft.
Depth to limiting factor 15 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Ra GPD/Ft² *Eff#1	*Eff#
1	0-9	10YR3/2	—	CL	2FSBK	MFR	AS	3F	.4	.6
2	9-15	7.5YR4/4	—	CL	2FSBK	MFR	CW	2F	.4	.6
3	15-27	10YR5/4	FZD 7.5YR5/8	SICL	1FSBK	MFI	—	—	.2	.3

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print): JACK LIETZAU
Signature:
CST Number: 222853
Address: P.O BOX 121 COLGATE WIS
Date Evaluation Conducted: 10-10-18
Telephone Number: 262-993-0152

SBD-8330 (R04/

Attachment: Packet Docs_Bersch (6614 : Karen and Fred Bersch)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

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

DATE: **September 27, 2021**

SUBJECT: **Dream Acres Agility, LLC. The applicant is seeking conditional use grant approval to allow for dog agility training business for the property located at 8349 W. Pioneer Road (Public Hearing).**

Applicant:	Dream Acres Agility, LLC
Status of Applicant:	Offer to Purchase
Requested:	Conditional Use Grant
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay) C-2 (Critical Environmental)
Land Use Plan:	Rural Residential
Lot size:	10 acres
Location:	8349 W. Pioneer Road
Tax Key Number:	#14-004-05-004.00
District:	#1

Background:
The applicant requests conditional use grant approval for a kennel. The property is zoned R1 (Rural Residential) and C-2 (Critical Environmental) with an OA (Agricultural Overlay). Kennels are a conditional use in the OA district. The conditional use grant is required based on two separate requirements in the code. First, the owner is requesting to have up to six dogs that will reside on the property. The code requires a CUG when there are more than 5 dogs on the premise. In addition, the owner is requesting dog agility training which falls under the use of a kennel. The site was granted a conditional use in 2009 for a commercial horse stable (see attached minutes).

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

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

The use of a dog agility training should not endanger the public health or safety of the immediate neighborhood. All dog owners will be present during the training session with no boarding of dogs permitted. There is an indoor waiting area for the dogs that are starting training and a cool down area for dogs after training. None of these activities will take place outdoors. As with the previous use, staff will require a sealed dumpster to store dog waste until it is collected by a waste hauler at least once a week. The dumpster shall be located on the east side of the proposed structure. There is an existing gravel parking lot that was used by the previous owner that is sufficient to handle the proposed parking demand.

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

The abutting property to the west contains a single-family home on 35 acres of the land. The current structure will be approximately 450 feet from the existing dwelling. There is an existing tree line that runs along the property line. The property to the east is an active farm site with no existing structures. The closest residential properties to the east are located on Thorngate Road which is approximately ¼ mile away. The parcel is 10 acres in size which can accommodate both the six dogs owned by the applicant and the proposed business. The proposed use will take place entirely inside the indoor arena with hours of operation from 7:00 AM to 8:00 PM daily. The hours are the same as the previous horse stable operations. The existing outdoor pastures will be maintained in their current condition and will be only used by the dogs owned by the applicant. The use should not injure the value of adjoining properties.

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

The site is located in the R-1 (Rural Residential District) with an OA (Agricultural Overly) which is intended to provide for, maintain, preserve and enhance agricultural land and uses. Adjacent sites are zoned R-1 with an OA (Agricultural Overly) as well. The area has remained relatively unchanged over the last several years with the exception of a few minor land divisions. Since there is no change to the building and site and all of the activities of the business will take place in the building, the proposed use can be considered compatible with the area in which it is located.

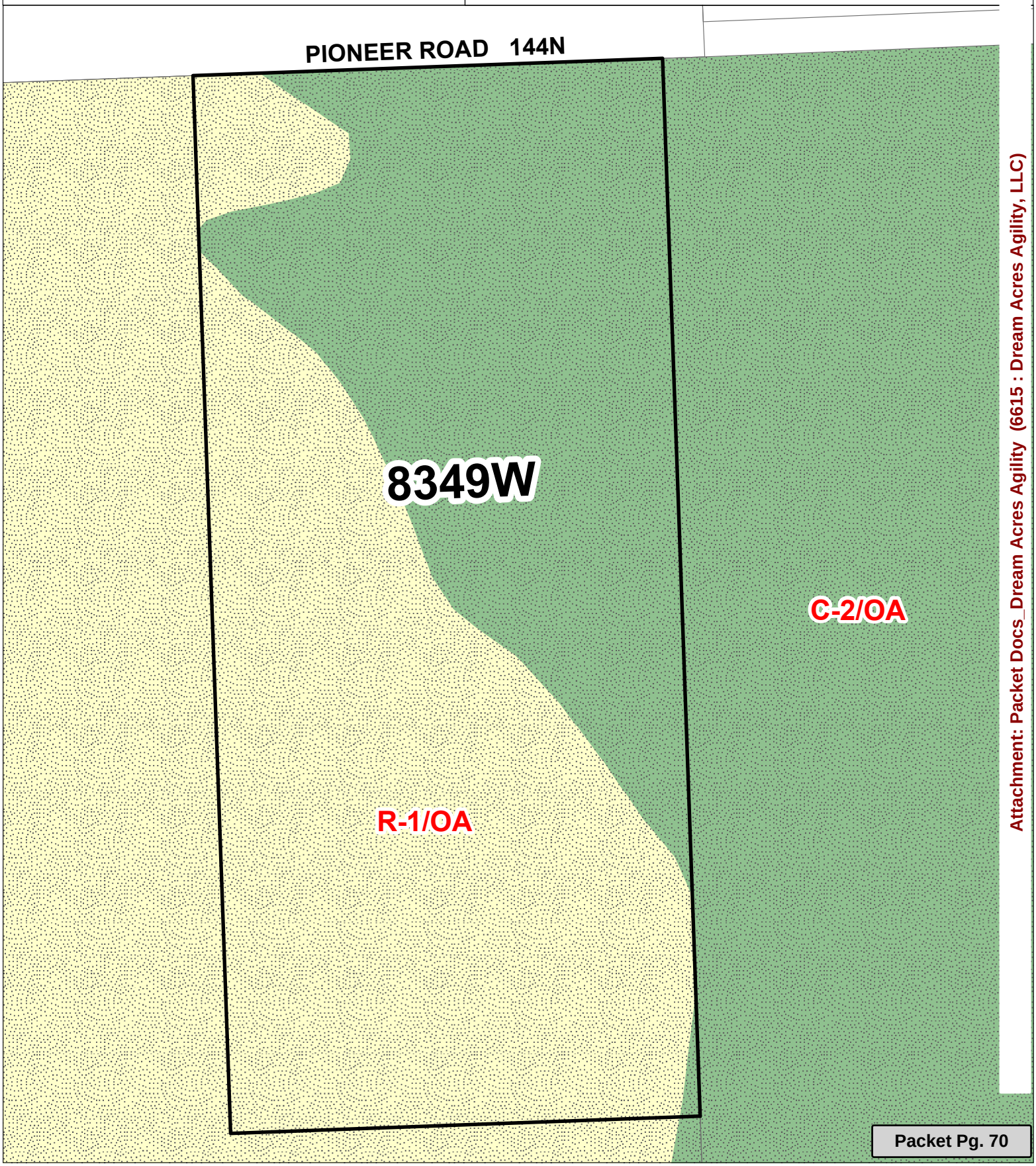
Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. The dog agility training shall take place inside the building. No outdoor commercial use allowed.
2. No boarding of dogs not owned by the applicant is permitted.
3. The owner shall be permitted to have up to six dogs on the premises.
4. The hours of operation shall be from 7:00 AM to 8:00 PM daily
5. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 30 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.

Attachments:
Packet Docs_Dream Acres Agility (PDF)

Dream Acres Agilility, 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



Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

Dream Acres Agility, LLC

Business Plan

Rachel Evers, Owner

June 21, 2021

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

Executive Summary

About Dream Acres Agility, LLC

Dream Acres Agility will provide a peaceful haven for the focused work of training for national and international competition in the sport of dog agility.

Owner Rachel Evers will reside on the property with her competition agility dogs and provide 1-on-1 coaching, clinics, and practice sessions for private clients.

The equestrian property at 8349 W. Pioneer Road in Mequon, with its sizeable and fully insulated indoor arena and stables, provides the opportunity to offer these services such that they will integrate seamlessly into the existing community, with great care being taken to preserve the agricultural beauty of the 10-acre parcel.

What is Agility?

Inspired by the equestrian event of Grand Prix show jumping, dog agility originated in England in the late 1970s and has since become a sport celebrated the world over.

With obstacles arranged to provide a fast-paced flowing course and a scoring system emphasizing proper performance and speed, canine athletes and their handlers showcase their training skills and athletic ability on course while running as a team.

As the sport developed, dog agility found a natural fit in the arenas used for equestrian disciplines, and that tradition continues at prominent equestrian events around the world—the Agility Stakes tournament finals in Great Britain held in conjunction with the Olympia International Horse Show each December and the American Kennel Club (AKC) Agility Premier Cup held at the World Equestrian Center in Ocala, Florida are two examples.

Our Clients

Clients of Dream Acres Agility look to take their training skills and competitive experience in the sport of dog agility to the next level. They seek to improve their fluidity on course, enhance their teamwork with their canine partner, and understand the details of training that result in podium-worthy performances.

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

Dream Acres Agility, LLC

Mission Statement

To provide a peaceful haven for the focused work of champions.

Principal Members

Rachel Evers — owner, resident, coach

Legal Structure

Dream Acres Agility will be operating as an LLC.

Location

Pending Approval

8349 W. Pioneer Road
Mequon, WI 53097-1314

Services and Pricing:

- Private Dog Agility Training, $180/hour
  - 1-on-1 Sessions
  - Small groups, limited to 6 clients per group
- Specialized Clinics, $1200/day
  - Small groups, limited to 10 clients per group
- Individual Practice Sessions, $50/hour

Hours of Operation:

- 7:00am-8:00pm (By Appointment Only)

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

Market Research

Industry

Dream Acres Agility serves a focused subset of the dog training industry. Generally, agility enthusiasts begin their education at pet dog training establishments that may offer a basic introduction to the sport, but due to the facilities and equipment required, clients will seek out the expertise of a specialized agility coach for advanced training.

Due to the high demand created by the limited availability of these specialized training programs, once committed to pursuing the sport to competition level, the client turnover rate is usually very low. A well-coached client will often remain with their coach for several generations of dogs.

With shared culture and compatible skills, crossover athletes with interests in both horse show jumping and dog agility are prevalent. For that reason, private agility training firms structured like Dream Acres Agility have become well-established businesses that thrive in areas that are also well served by the equestrian community.

Detailed Description of Customers

Clients of Dream Acres Agility are canine athlete and handler teams looking to take their training skills and competitive experience in agility to the next level. They seek to improve their fluidity on course, enhance their teamwork with their canine partner, and understand the details of training that result in podium-worthy performances. The detailed focus required for training at this level commonly attracts Type A, successful professionals from a variety of industries. They pursue their hobby passionately and often reside in multi-dog households. It is typical for clients with a dog competing at the Masters level to have their next competition dog beginning its agility training within 1-3 years of reaching that level, which provides continuity and stability to the business and its client base.

Company Advantages

Dream Acres Agility offers quality coaching services that are state-of-the-art, providing clients with expertise that can only come from a seasoned competitor who is also a master instructor.

Aside from ensuring the excellence of our coaching, we will maintain an environment for this work that:

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

- Maintains the highest standards for sportsmanship and behavior by fostering a culture of mutual appreciation and kindness.
- Upholds the community's ideals for a peaceful environment.
- Ensures a training environment that is ideal for learning and fitness, including premier arena footing, competition-grade equipment, and dedicated warm-up, cool-down, and waiting areas.
- Ensures a focused training environment, with access to the facility by appointment only.

Regulations

Dream Acres Agility must meet all Federal and state, and local regulations concerning the operation of a dog training business. In Mequon (Ozaukee County), this business falls under the classification of "Kennel."

Applicable Mequon Ordinances, Division 11:

Sec. 58-516. - Definitions.

> *Kennel* means a lot, building, structure, enclosure, or premise on or in which (a) four or more dogs or cats are maintained, boarded, bred, kept, or cared for in return for remuneration, or are kept for sale, or are groomed, trained, or handled for others; or (b) on or in which five or more dogs over five months of age are kept for any other purpose.

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

Table 58-517(b)

Category	Zoning Districts	Quantity	Permitted or Conditional	Permit or License Required	Specific Requirements
Dogs	R-1 to R-6	4 or 5	Permitted	Animal fancier's permit; dog licenses	✓
Dogs	A-1, A-2, OA	1 to 5	Permitted	Dog license	✓
Dogs	A-1, A-2, OA	More than 5 (limit per conditional use grant)	Conditional	Conditional use permit; dog licenses	✓

Table 58-517(c)

Animal-related uses, structures and businesses	Minimum Lot Size	Zoning Districts	Size	Permitted or Conditional	Permit or License Required	Specific Requirements
Kennels	None	A-1, A-2, OA, B-2, B-4, B-5	Per conditional use permit	Conditional	Conditional use permit;	✓
Stables, barns, poultry houses, riding arenas and other similar structures for animals (*)	1.5 acres	R-1 to R-4, OA, A-1, A-2	Over 1,000 square feet	Permitted	None	✓

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

Sec. 58-532. - Specific requirements—Animal-related uses, businesses and structures.

(d) Kennels.

(2) Kennels shall be operated in accordance with the following requirements:

a. All animals shall be maintained in a healthy condition or, if ill, shall be given appropriate treatment immediately.

b. The quarters in which animals are kept shall be maintained in accordance with section 58-519.

c. Food supplies shall be stored in rodent-proof containers, and food and water containers shall be kept clean.

d. Litter or bedding material shall be changed as often as necessary to prevent an odor nuisance.

e. Feces shall be removed from yards, pens and enclosures daily and stored in tightly covered metal containers until final disposal.

f. Yards, pens, premises and animals shall be kept free of insect infestations.

g. No odor nuisance shall be permitted.

h. All animal pens or enclosures shall be sufficiently large to permit confined animals freedom of movement.

(3) All dogs over five months of age kept at a kennel must by licensed by the city or, if a dog is kept commercially at the kennel, by the municipality in which the owner of the dog resides.

Resident Dogs

The owner's dogs will be the only dogs residing on the property. As well-trained, well-mannered companions they reside with the owner and have very comfortable living quarters within the house.

Typically, the owner has 3 dogs maintained at competition level, and 2-3 retired dogs (depending on lifespan). They are exceptionally well cared for and will be licensed appropriately.

No boarding will be done on the property for others.

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

Services Summary

On-Site Services Include:

- Private Dog Agility Training
  - 1-on-1 Sessions
  - Small groups, limited to 6 clients per group
- Specialized Clinics
  - Small groups, limited to 10 clients per group
- Individual Practice Sessions

Off-Site Services Include:

- Event Coaching
- Competition Course Analysis
- Video Analysis

Pricing Structure

Dream Acres Agility will offer its services at the following rates in 2021:

- Private Coaching, $180/hour
- Specialized Clinics, $1200/day
- Individual Practice Sessions, $50/hour
- Off-Site Event Coaching, $200/day
- Competition Course Analysis, $30/course
- Video Analysis, $50/event

Intellectual Property Rights

Dream Acres Agility will be a trademarked name in the state of Wisconsin and will pursue protection of proprietary processes and other intellectual property, such as our logo, as needed. We have also registered our domain name and parked relevant social media accounts.

Future of the Company

The focus of Dream Acres Agility is on quality and longevity, building client relationships that last. While in-person coaching at the facility will be self-limiting due to scheduling availability, areas for growth include content development for online distribution and other sponsorship opportunities that may arise due to podium finishes at national and international events.

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

Photo #1 Aerial View of
8349 W Pioneer Road

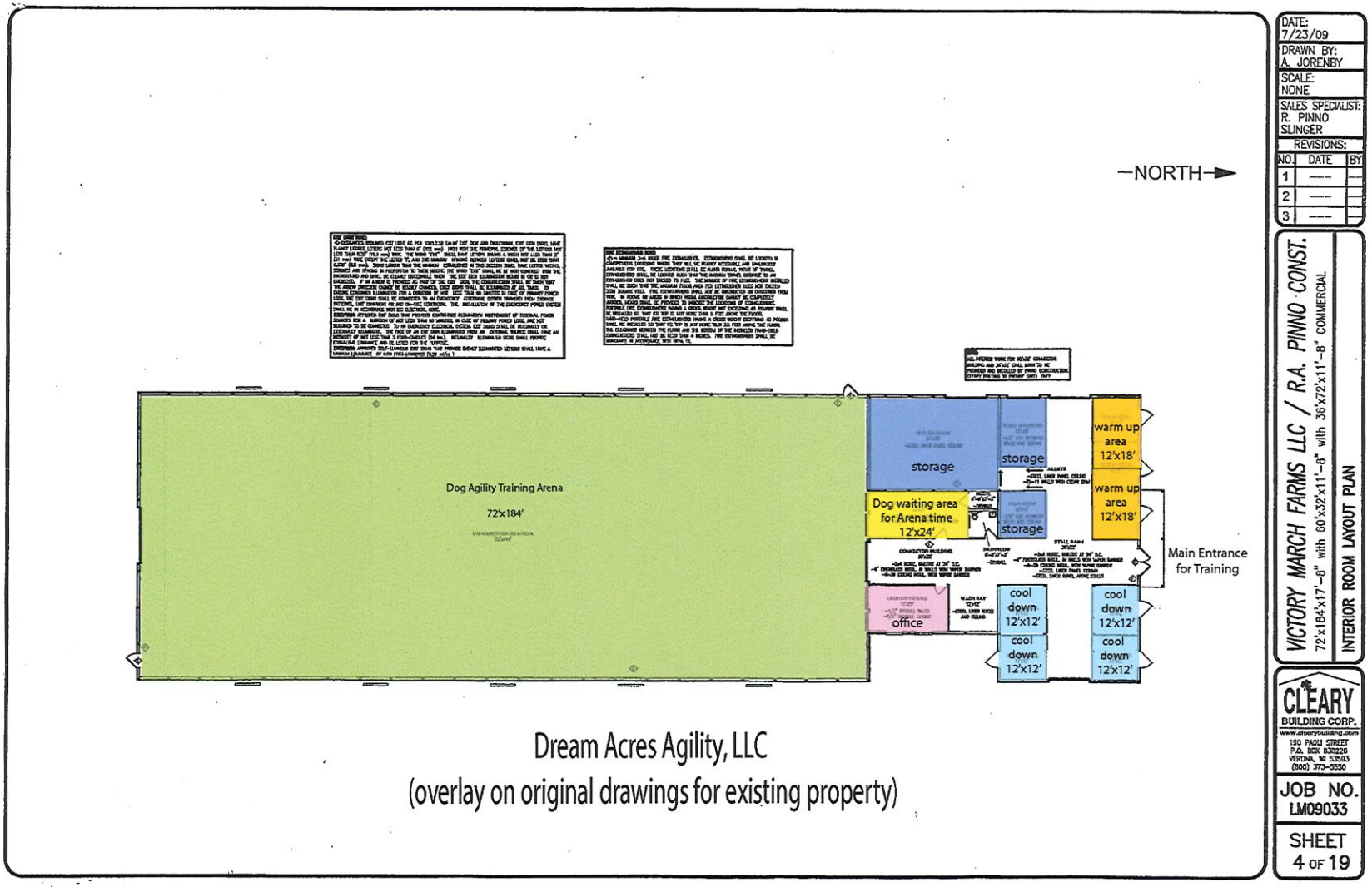
Photo #2 Access Gate and Driveway

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

Photo #3 Gravel Parking and Main Entrance

Photo # 4 Insulated Indoor Training Arena

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)



Dream Acres Agility, LLC

(overlay on original drawings for existing property)

DATE: 7/23/09
DRAWN BY: A. JORENBY
SCALE: NONE
SALES SPECIALIST: R. PINNO SLINGER

REVISIONS:

NO.	DATE	BY
1		
2		
3		

VICTORY MARCH FARMS LLC / R.A. PINNO CONST.
72'x184'x17'-8" with 60'x32'x11'-8" with 36'x72'x11'-8" COMMERCIAL
INTERIOR ROOM LAYOUT PLAN

CLEARY BUILDING CORP.
www.clearybuilding.com
150 PAOLI STREET
P.O. BOX 930220
VERONA, WI 53593
(800) 373-5550

JOB NO. LM09033

SHEET 4 OF 19

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Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

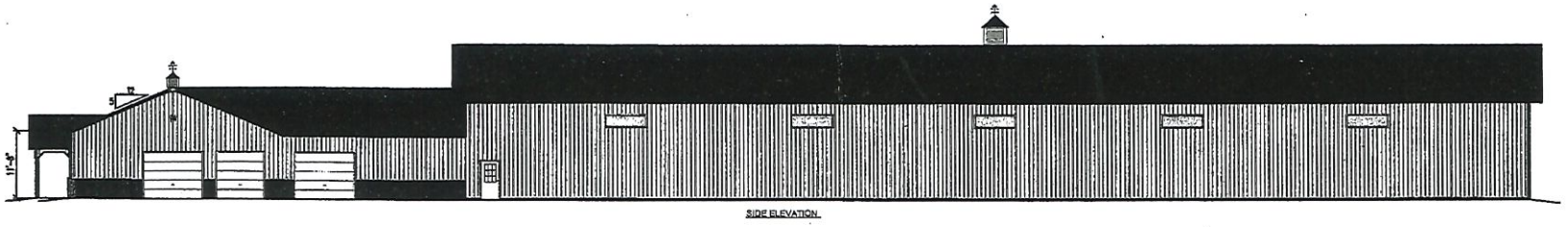
Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

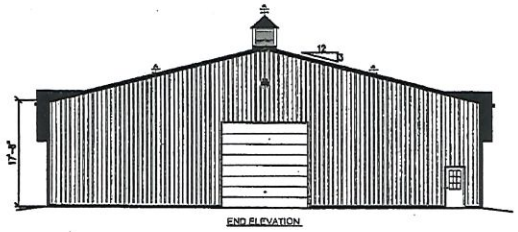
Drawings of structure already in place at 8349 W. Pioneer Road

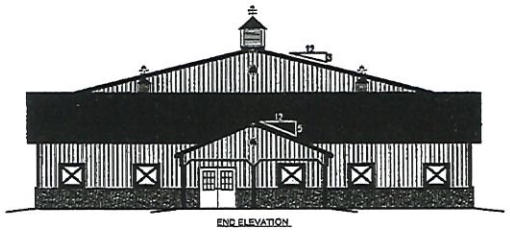
(See attached photos of actual buildings)

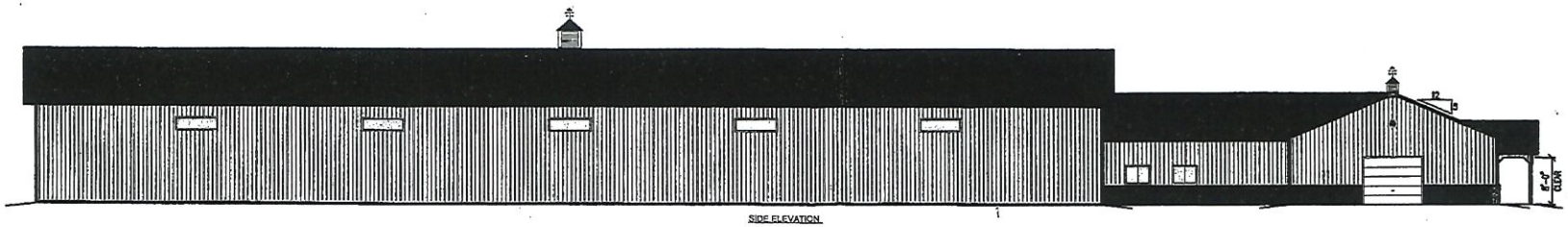
72'x184'x17'-8" Arena with 36'x72'x11'-8" Stall Barn

CLEARY BUILDING CORP.
ClearyBuilding.com









BUILDING COLORS
ROOF: CHARCOAL GRAY
SIDES:-WHITE
TRIM: CHARCOAL GRAY
DUTCH DOORS: WHITE WITH CHARCOAL GRAY X-BUCKS
WAINSCOTING: CHARCOAL

Click Here & Upgrade
Expanded Features
Unlimited Pages
PDF Complete

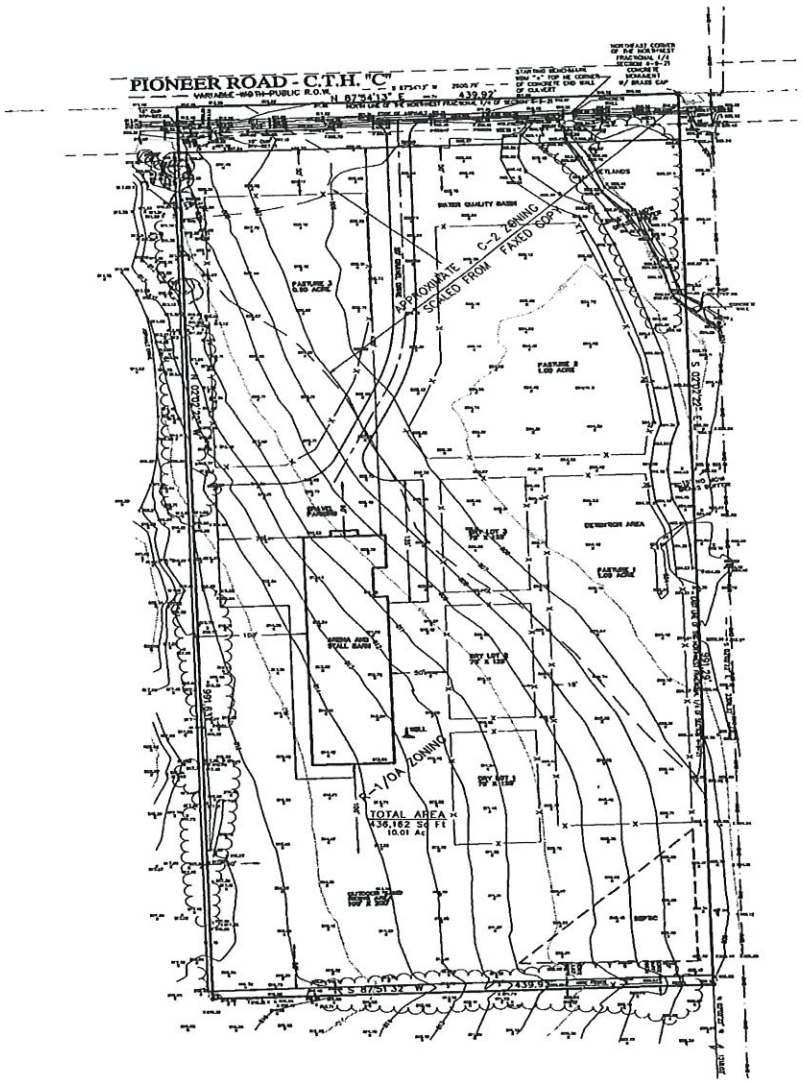
VICTORY MARCH FARMS

SITE PLAN

SITUATED ON PIONEER ROAD IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

THE EAST 10 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 4, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SEPTEMBER 22, 2009 DEBRA MATRAS EXHIBIT NO. SP003050-CON



N

LEGEND

() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT

- SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- ELECTRIC BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT LIGHT/FLOOD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- COMMUNICATIONS MANHOLE
- GAS METER
- GAS MARKING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- CATCH BASIN/INLET
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- BENCHMARK PLAQ
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S — SANITARY SEWER
- SD — STORM SEWER
- W — WATERMAIN
- G — MARKED GAS MAIN
- E — MARKED ELECTRIC
- OHP — OVERHEAD WIRES
- B — BURIED ELEC. SERV.
- T — MARKED TELEPHONE
- TV — MARKED CABLE TV LINE
- FO — MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

BY LAW UTILITIES HAVE SIZES PER RECORD PLANS, OTHER PIPE SIZES MAY EXIST. ALL PIPE SIZES SHOULD BE FIELD VERIFIED WITHOUT FURTHER VERIFICATION.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Exhibit A

R.A. Smith National, Inc.
Beyond Surveying and Engineering

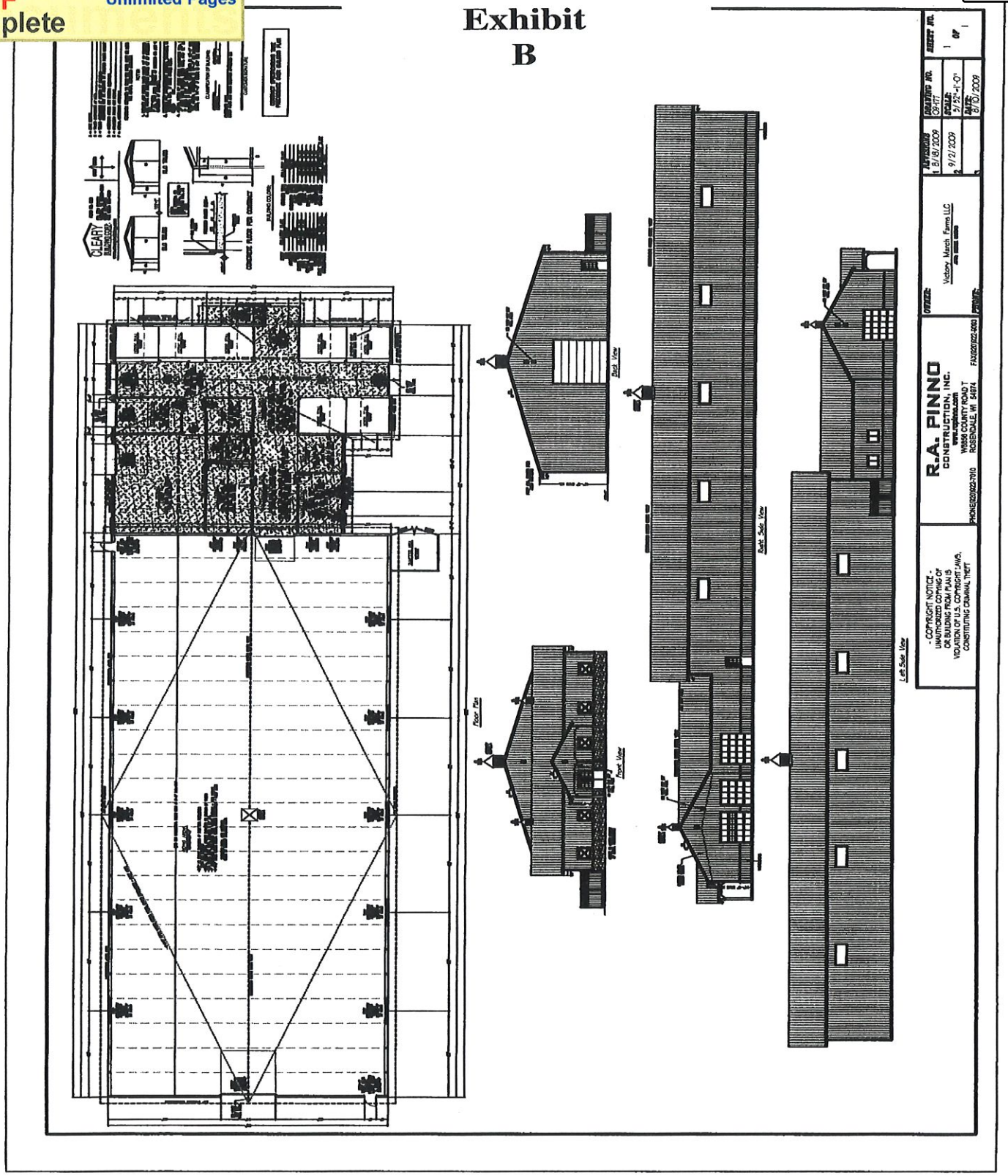
SHEET 1 OF 1

No changes planned to Existing structure or Landscape

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

Click Here & Upgrade
Expanded Features
Unlimited Pages
PDF Complete

Exhibit B

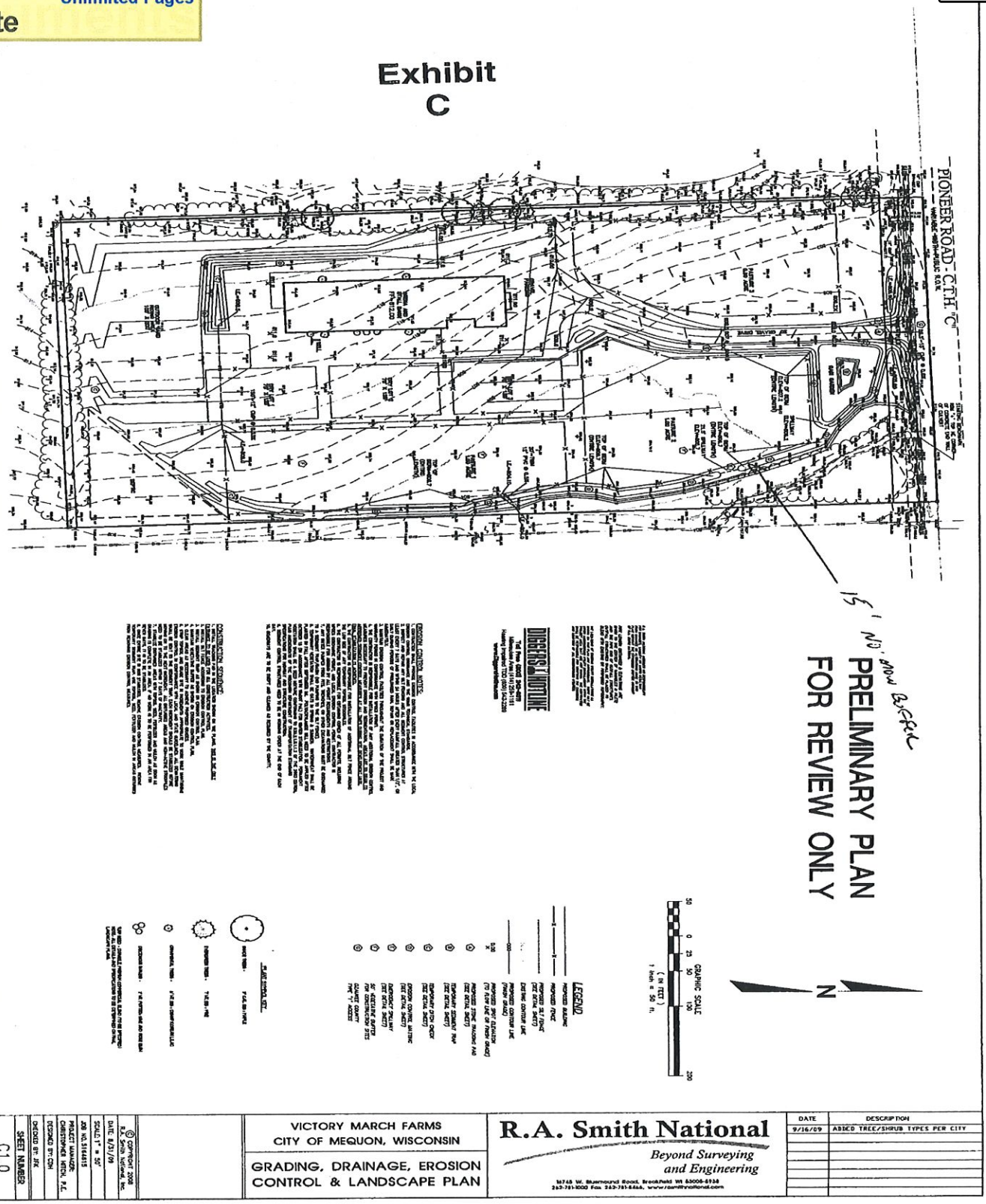


NO changes planned to EXISTING STRUCTURE or Landscape.

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

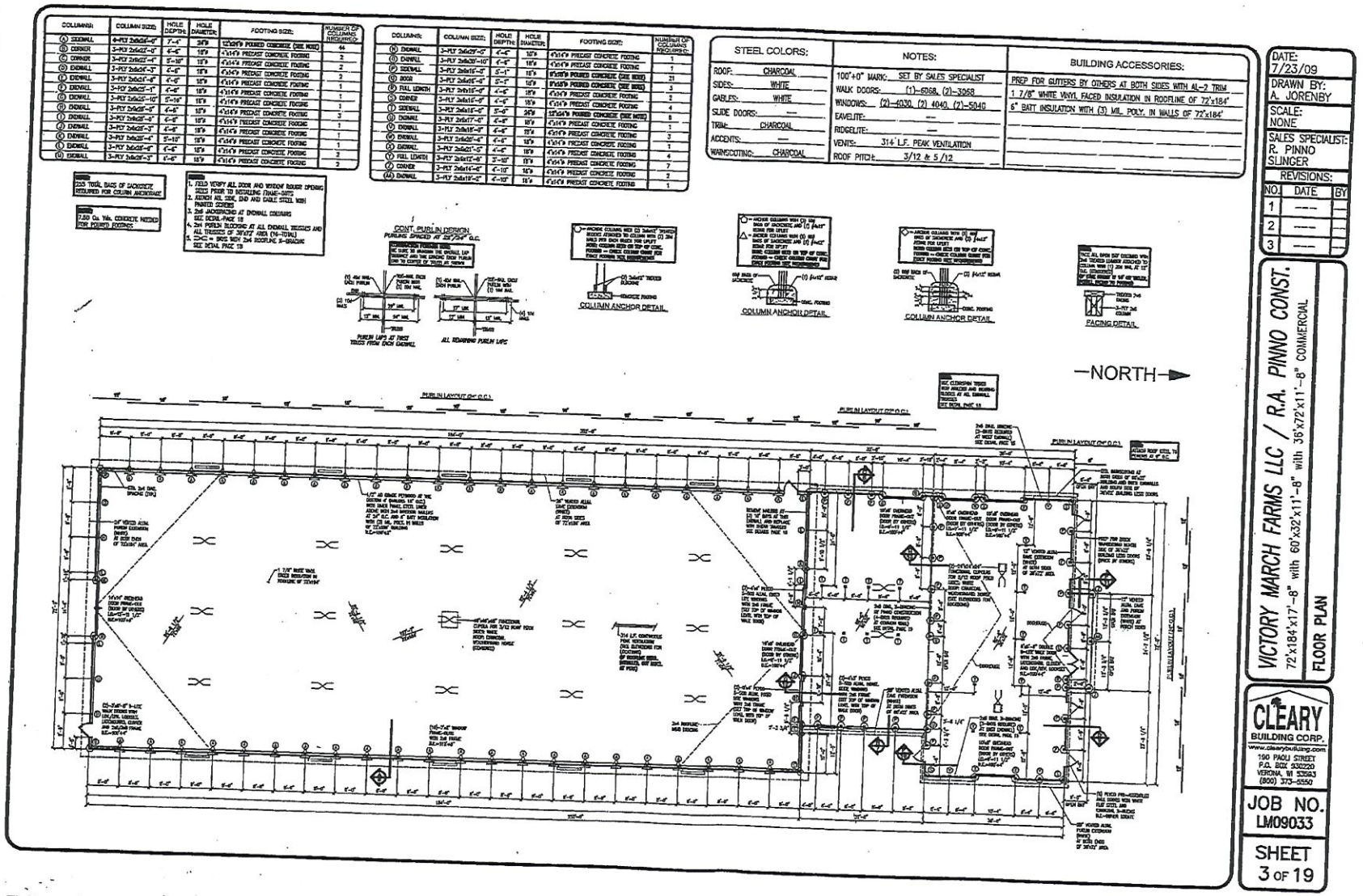
PDF Complete
Click Here & Upgrade
Expanded Features
Unlimited Pages

Exhibit C



No changes planned to existing structure or landscape

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)



DATE: 7/23/09
DRAWN BY: A. JORENBY
SCALE: NONE
SALES SPECIALIST: R. PINNO SLINGER
REVISIONS:

NO.	DATE	BY
1	---	
2	---	
3	---	

VICTORY MARCH FARMS LLC / R.A. PINNO CONST.
72'x184'x17'-8" with 60'x32'x11'-8" with 36'x72'x11'-8" COMMERCIAL
FLOOR PLAN

CLEARY BUILDING CORP.
www.clearybuilding.com
150 PAOLI STREET
P.O. BOX 930220
VERONA, WI 53593
(800) 373-5550

JOB NO. LM09033

SHEET 3 OF 19

File Name and Path: I:\Commercl\A-Personal\Aaron\LM09033\LM09033-FP.dwg
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No changes planned to existing structure or landscape

Attachment: Packet Docs_Dream Acres Agility (6615 : Dream Acres Agility, LLC)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
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www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

FROM: **KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT**

DATE: **September 27, 2021**

SUBJECT: **City of Mequon - Ulao Creek Neighborhood Zoning Districts. The City of Mequon is requesting approval of the Ulao Creek Neighborhood Zoning Districts (Neighborhood Commercial, Mixed-Use Commercial, Senior Housing and Residential Cluster Zoning), Land Use Plan Map amendment for Ulao Creek and Zoning Map amendment for Ulao Creek (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane / Ulao Creek to west and Pioneer Road to north). The City of Mequon is requesting approval of the Ulao Creek Outdoor Storage Permit requirements.**

1. **Ulao Creek Residential Cluster Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**

2. **Ulao Creek Neighborhood Commercial Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**

3. **Ulao Creek Mixed-Use Commercial Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**

4. **Ulao Creek Senior Housing Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**

5. **Land Use Plan and Zoning Map Amendment for Ulao Creek (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**

6. **Ulao Creek Outside Storage Permit Requirements**

Attachments:
Packet Docs_Cluster (PDF)
Packet Docs_NC (PDF)
Memo_MixedUse (DOC)
NEW USE CHARTS_Mixed-Use_09.27.21 (XLSX)
UC MU PC 09.27.21 (DOCX)
Memo_SeniorHousing (DOC)
NEW USE CHARTS_SeniorHousing_09.27.21 (XLSX)
UC SH PC 09.27.21 (DOCX)
Packet Docs_LandUse1 (PDF)
Packet Docs_Outdoor Storage (PDF)

City of Mequon

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Office of Community Development

TO: **Planning Commission**
FROM: **Kim Tollefson, Director of Community Development**
DATE: **September 27, 2021**
SUBJECT: **Ulao Creek Residential Cluster Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**

Background:
The Policy Subcommittee and the community as a whole support the development of single-family residential land uses within the Ulao Creek neighborhood study area consuming 750 acres, approximately half of which is environmentally sensitive land). Throughout meetings held in 2020, the Subcommittee members gained consensus that single-family residential is an ideal land use for most of the west and east side of Port Washington Road (north of Bonniwell Road), for a portion of land within the study area along Highland Road west of Port Washington Road, and for the area along Oriole Lane.

Analysis:
In January of 2021, the Committee approved the Ulao Creek Residential Cluster zoning district. The recommended zoning is based on the Committee's consideration of market strength, individual meetings with each property owner, the 2019 City survey, the 2019 Neighborhood Open House and input from a group of residential developers and home builders in SE Wisconsin to determine the potential opportunity and location for single-family land uses within the neighborhood. In addition, it relies on the concepts and standards that are established for the Central Growth residential neighborhood located on the west side of the community and lessons from development that has concurred in that area over the past several years.

Further details of the zoning district include the following:

1. Cluster, or conservation style subdivisions, are permitted.
2. Non-residential land uses are very limited.
3. Conditional uses are limited and align with previous policy work completed by Planning Commission members.
4. Distinct lot sizes for the areas along N Port Washington Road versus areas along Oriole Lane are set and range from 30,000 square feet to two acres.
5. Open space, with amenities, is required.
6. A predetermined yield lot allocation is based on gross land area with a minimum acre lot size.
7. Design standards limit front-loading garages.
8. Design standards are refined to address driveway locations, cross street connections, pedestrian and bike paths and common open space features.
9. Process for approval is streamlined.

To provide greater understanding of the benefits of cluster style subdivisions and the results of the qualitative and quantitative measures outlined in the regulations, staff includes the open space plan of The Enclave at Mequon Preserve (located in Central Growth). The plan

Attachment: Packet Docs_Cluster (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

achieves all the open space plan requirements listed in the Ulao Creek zoning. Smaller lots sizes are permitted in Central Growth because it is served by public sewer and water. The Ulao Creek neighborhood is not intended to be served by public sewer and the district regulations reflected that policy decision by requiring larger lot sizes than Central Growth.

As a reminder, the Planning Commission should note that as a permitted use, the City will have limited authority to require additional measures of the developer based on site specific conditions identified or public commentary. Therefore, all desired aesthetic and enhanced quality features are addressed and added to the district regulations.

Planning Commission Policy Subcommittee Recommendation:
The Planning Commission Policy Subcommittee recommends approval of the Ulao Creek Residential Cluster zoning district by a vote of 7-0 on January 11, 2021. The Commission's action will be forwarded to the Common Council for final approval.

Attachments:
UC Residential Cluster PC 09.27.21 (DOCX)

Attachment: Packet Docs_Cluster (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Sec. 58-243. – Ulao Creek Residential Cluster (UCRC) district.

(a) *Purpose.* The Ulao Creek Residential Cluster (UCRC) district is established to increase the supply of single-family, market-rate dwellings located within an area not served by public sewer and provide an environment of cluster developments with a density of ¾ acre per dwelling unit in an effort to preserve critical environmental features and enhance neighborhood amenities for the public benefit.

(b) *Definitions.*

(1) *Residential cluster development.* A residential cluster development is a unified single-family residential development in which not less than five single-family lots are grouped together in order to preserve common space and reduce infrastructure for the benefit of the residents of the development and surrounding neighborhood. Cluster developments allow flexibility in the location of lots and structures and the size of individual lots in order to encourage the efficient use of land and infrastructure.

(2) *Yield Lots.* Yield lots are the total number of lots based on gross area in which the property is located as existing on date of application and permitted based on the minimum lot size and width. The number of yield lots are the equivalent number of lots allowed as a residential cluster development. The Department of Community Development shall validate the approved number of yield lots prior to filing for approval of a preliminary plat. Yield lot standards for the Ulao Creek Neighborhood: Port Washington Road shall be a minimum of ¾ acre lot size and 100 foot width. Yield lot standards for Ulao Creek Neighborhood: Oriole Lane shall be a minimum of two (2) acre lot size and 150-foot width.

(c) *Permitted uses.*

(1) Single-family detached dwellings existing prior to December 1, 2021.
(2) Residential cluster developments.
(3) Animals and animal-related uses specified in division 11.
(4) Community living arrangements for 8 or fewer persons in accordance with Wis. Stats. §62.23(7)(i).
(5) Long-term rental of a structure described in subsection (d)(1-2).

(d) *Permitted accessory uses.* Permitted accessory uses as allowed in the R-4 zoning district subject to the following:

(1) No accessory structure shall project further into the front or corner side yard than the principle structure.
(2) Fencing is prohibited in the front and corner side yard.
(3) 100% opaque fencing is prohibited.
(4) Chain link fencing is prohibited.

Attachment: Packet Docs_Cluster (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

(e) *Conditional uses.*

(1) Single-family residential developments created through a conventional subdivision design or a minor land division
(2) Public and/or private utility, transmission and distribution lines, poles and other accessories.
(3) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i).
(4) Additional attached non-income producing living accommodation with separate bath and kitchen facilities for relatives of the individual(s) residing in the primary dwelling.
(5) Guesthouse subject to, among other things, living quarters being within a detached accessory building which is located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and shall have no kitchen facilities, and not be rented or otherwise used as a separate dwelling.

(f) *Yard Requirements.* The yard requirements shall be as follows in Table 58-243-1:

Uses	Min. Lot Area	Min. Lot Width	Front Yard	Interior Side / Rear Yard	Corner Side	Lot Coverage	FAR
Port Washington Road Single-Family (S.F.)	3/4 AC	150 ft	50 ft	20 ft	50 ft	20%	n/a
Oriole Lane Single-Family (S.F.)	2 AC	150 ft	50 ft	20 ft	50 ft	20%	n/a
Residential Cluster Developments	30,000 sq. ft.	100 ft	30 ft	15 ft/ 20 ft	30 ft	20%	n/a
All Other Uses	1 AC	150 ft	50 ft	30 ft	50 ft	n/a	25%

Table 58-243-1 Lot Dimension and Yard Requirements

Attachment: Packet Docs_Cluster (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

(g) *Dwelling standards.* Single-family dwellings within the UC Neighborhood district shall have a minimum living area of 1800 square feet for a single-story and 2,100 for a multi-story.

(h) Building height. The height of any dwelling unit shall not exceed 42 feet. The height of any accessory structure shall not exceed 15 feet.

(i) *Specific design standards for residential cluster developments.* Any development designed as a cluster development shall be subject to the following standards.

(1) *Density.* All density shall be provided on the subject development site but may be in different phases of the development.
(2) *Concept development plan.* The concept development plan is required and subject to Planning Commission approval prior to or at the time of submitting the preliminary plat. The development plan shall specify the following features for protection and installation. A final approved concept plan in accordance with Planning Commission action shall be maintained on file with the City. The preliminary and final plat shall be consistent with the final approved concept plan as determined by the City.

a. Primary conservation features including but not limited to wetlands, floodplains, drainage courses, steep slopes, specimen trees shall be identified and protected.
b. Secondary conservation features including but not limited to woodlands, natural meadows, scenic features, passive and active recreational amenities or viewsheds shall be identified and protected.
c. Location of lots and buildable area of each lot shall be shown.
d. Street alignments and cross connections are required as follows:

- The development shall have two or more street connections at the boundaries of the development.
- Provided at least one street connection creates legal access to an existing street, any other connection may be made to one or more adjacent undeveloped parcels or, as approved by the planning commission, parcels likely to be redeveloped. For future street connections to undeveloped parcels, the street shall terminate in an eyebrow, in accordance with Standard Specifications of Land Development, within 150 feet of the property line of the undeveloped parcel. The area from the eyebrow to the property line shall be designated as right of way at least 60 feet in width. If an adjacent site has constructed one or more eyebrows as part of a prior development the subject parcel shall be required to provide a street connection to each previously constructed eyebrow.
- Streets shall be designed, as determined by the planning commission, to ensure that adjacent parcels have adequate connection to maximize development.
- Streets shall be dedicated to the city at or prior to final plat final approval. Approved future connections in accordance with Sections b shall be dedicated as right of way.

Attachment: Packet Docs_Cluster (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

e. A roadside sidewalk internal to the site shall be installed at the time of roadway construction, prior to final plat and shall be maintained by the homeowner or homeowner's association.
f. Hard surface (asphalt, stone or other materials) bikeway/pedestrian paths connecting internal site and external neighborhood amenities, including connections to adjacent sites are required. Connections shall be required even if the adjacent sites do not yet have paths.
g. Driveway locations shall be identified. Driveways shall be accessed from roadways that are classified as Local Streets, Land Access, as described in Resolution 607.
h. Distinction of lots with front entry or side entry garage option(s) shall be identified. No less than 50% of residential buildings shall present a side loading garage, a courtyard garage entry or a 15-degree turned garage entry. Of the remaining 50% that is allowed to present a front loading garage, the following shall apply: I) no more than two garage stalls shall present on the same linear plane, 2) all front loading garages shall contain architectural details consistent with the front elevation, 3) none of the front loading garages shall have a consistent setback to that of the habitable portion of the building and 4) no more than 30% of the front loading garages shall project further into the front yard than the habitable portion of the building. There shall be no more than three front- loading garage residential buildings in a row.
i. Open space and features adjacent to the site's entire extent of perimeter public right of way shall be identified. The development plan shall address the following open space requirements:

- Maintain not less than 30 percent of total site area as common open space and create large and contiguous areas that represent an integrated system with no one dedicated common space being less than 5,000 square feet.
- Distribute common, open space throughout the development to serve as connection from the streets and groupings of lots to the large and contiguous open space. Small or fragmented open space shall be minimized.
- Protect site features.
- Connect open space to environmental features on adjacent sites. Long, thin strips shall be prohibited unless a conservation feature is linear and necessary to provide a green belt between lots or to provide connection with other natural features, amenities and adjacent developments.
- Maintain a perimeter, low-maintenance open space buffer with a minimum width of 30 feet.
- Open space adjacent to the entire extent of any public right-of-way shall be a minimum of 20 feet in width and include light fixtures and street trees, which are subject to the approval of the City Tree Board and Planning Commission. City approved and designated UC entryway light fixture(s) are required within this defined entryway and open space. An asphalt multi-use path of 8 feet in width is required if the open space is located on the west side of North Port Washington Road.
- Entryway open space amenities include signage, landscaping, light fixture(s), utilities and utility accessories. These entryway features shall enhance the open

Attachment: Packet Docs_Cluster (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

space adjacent to the public right-of-way and serve as a transition from public to private lands. City approved and designated UC entryway light fixture(s) are required within the defined entryway.

- Include common passive recreational amenities and designated areas for common active recreational amenities. Common amenities include, but are not limited to, features such as gardens, trail systems leading to destinations, sport courts, firepits, gathering and seating areas, children's play equipment.
- Comply with applicable standards set forth in the City approved Ulao Creek Neighborhood Park and Open Space Plan.

(3) Building Placement and Composition shall comply with the City approved Ulao Creek Neighborhood Design Standards.

(j) *Park and Open Space Plan and Impact Fee.* A park and open space impact fee is required for the development in accordance with Section 58-138-152. All development shall comply with the City approved Ulao Creek Neighborhood Park and Open Space.

(k) *Development Agreement.* A development agreement is required for development in which public or private infrastructure and open space is planned and shall comply with the City Standard Specifications for Land Development, latest edition. The development agreement is subject to the approval of the City Planning Commission and Common Council.

l) E*xceptions to the district requirements*. All district requirements shall be met unless a concept plan review application is submitted to the Planning Commission that includes each of the following:

1. Project concept plan meeting all district requirements.
2. Project concept plan graphically detailing any requested exceptions to district requirements.
3. Project narrative addressing reason for exception(s), the impact and effect of exception(s) and the additional amenities proposed to mitigate the impact and effect of such exception(s).

The burden of persuasion on the issue of whether the development, if completed as proposed, will comply with the spirit and intent of this district always remains on the applicant.

The Planning Commission may approve exceptions to the district requirements upon finding that the use or development includes building or site amenities that address any adverse effects of the exception(s) and where the Planning Commission finds that strict compliance to the requirements is impractical because of site conditions or location.

Attachment: Packet Docs_Cluster (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

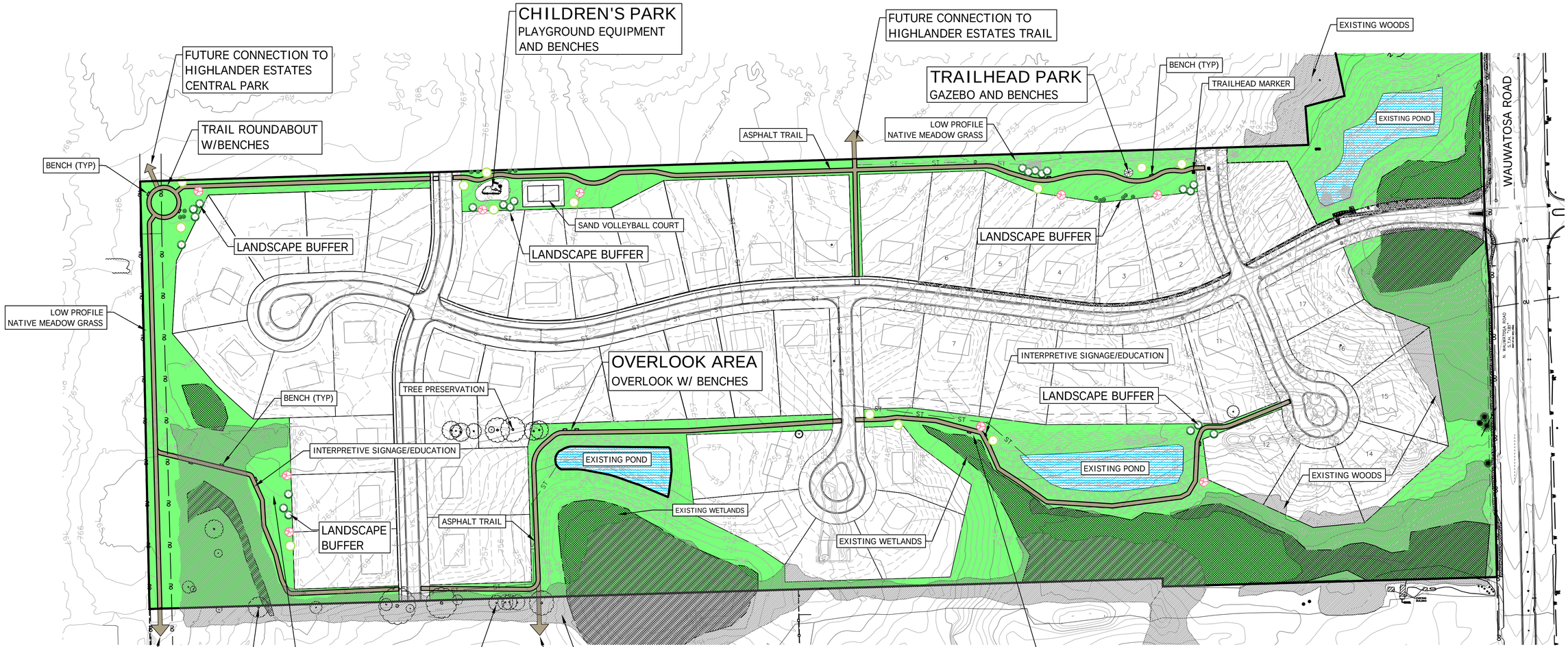
Further, Planning Commission approval of an exception shall require Common Council confirmation upon written request from two aldermen or one alderman and the mayor. Such request shall be made within 14 days of the corresponding Planning Commission approval of the exception.

Attachment: Packet Docs_Cluster (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. ALL DRAWINGS, MODELS, AND DIGITAL DATA ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

RECREATIONAL
OPEN SPACE = 16.25 acres

ASPHALT TRAIL
LENGTH = 1.08 miles



WISCONSIN
GERARD A. REWOLINSKI
29
GLENDALE, WI
LANDSCAPE ARCHITECT

Gerard A. Rewolinski

N

0 100 200
Horizontal Scale In Feet

Stantec
12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

OPEN SPACE PLAN

ENCLAVE AT MEQUON PRESERVE
VERIDIAN HOMES
MEQUON, WISCONSIN

DATE OF ISSUANCE
NOVEMBER 14, 2015

NO	REVISION	DATE
1		

SURVEY	###
DRAWN	###
DESIGNED	###
CHECKED	###
APPROVED	###
PROJ. NO.	193803307

SHEET NUMBER
L200

Attachment: Packet Docs. Cluster (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

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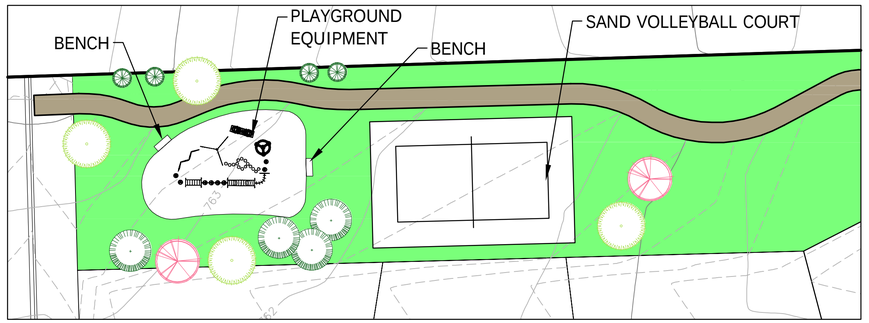


CHILDREN'S PARK

BALANCE CLIMBER

RUSH SLIDE

SAND VOLLEYBALL COURT

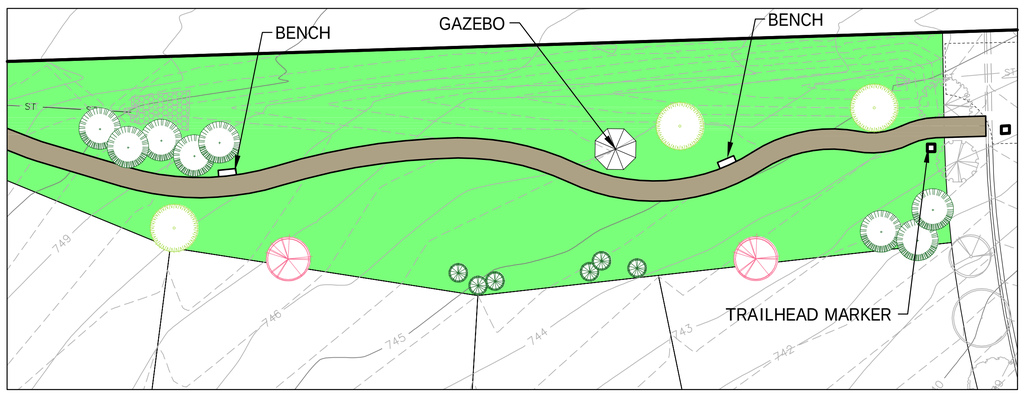
WETLAND PARK

WETLAND EDGE

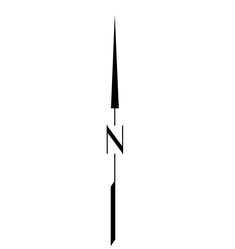
INTERPRETIVE SIGNAGE/EDUCATION

TRAILHEAD MARKER

GAZEBO



TRAILHEAD PARK



Stantec
12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

OPEN SPACE PLAN - ENLARGEMENT

ENCLAVE AT MEQUON PRESERVE
VERIDIAN HOMES
MEQUON, WISCONSIN

DATE OF ISSUANCE
NOVEMBER 14, 2015

NO	REVISION	DATE
1		

SURVEY	###
DRAWN	GAR
DESIGNED	###
CHECKED	###
APPROVED	###
PROJ. NO.	193803307

SHEET NUMBER
L201

Attachment: Packet Docs. Cluster (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

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City of Mequon

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Community Development**

TO: **Planning Commission**
FROM: **Kim Tollefson, Director of Community Development**
DATE: **September 27, 2021**
SUBJECT: **Ulao Creek Neighborhood Commercial Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**

Background:
The Policy Subcommittee wishes to control the extent of retail and office within the study area to guide certain commercial uses to the commercial areas south of Highland Road. It is recognized that certain commercial uses can be successful and are appropriate at the immediate intersections of Highland Road and Pioneer Road and therefore the Ulao Creek Neighborhood Commercial zoning district is recommended. In part, this is due to existing surrounding uses, but also due to traffic patterns given the proximity to I-43 and planned interchanges. The Committee considered market strength, commercial uses and opportunities that are ideal for the existing commercial corridor south of the study area, the 2019 City survey and the 2019 Neighborhood Open House to determine the potential opportunities.

Analysis:
To further the concept of these desired, limited commercial use nodes, staff leveraged recent zoning approved for other neighborhood scaled commercial areas within the City such as Cedarburg and Donges Bay Road. The proposed zoning groups commercial uses that can work well within a multi-tenant commercial building with similar operations and similar limiting impacts to the residential uses that exist nearby and that are desired. Therefore, targeted commercial uses are those meant to serve neighborhood residents and commuter traffic and are less likely to create conflict with adjacent or nearby residential land uses. The amount of acreage proposed for this zoning district is limited and is as shown on the zoning map.

Further details of the Ulao Creek Neighborhood Commercial zoning district include the following:

1. Retail uses are significantly limited.
2. Outdoor storage for uses will be prohibited.
3. Building and site plan review will be required for all development.
4. A multi-use path along Highland and Port Washington Road (west side only) and an internal sidewalk is required as are street trees, a city approved neighborhood light fixture, entryway features and open space along existing public roads.
5. Buildings are limited to a size of 25,000 square feet.
6. Process for approval is streamlined.
7. Conditional uses are limited and now include specific development and design standards.
8. Commercial uses with drive-through facilities were added for pharmacies and coffee shops only and include specific development and design standards. These standards are consistent with past Planning Commission actions and regulations in other zoning districts.

Attachment: Packet Docs_NC (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

The Commission should be aware that an Ad Hoc Port Washington Road Design Standards Committee has been formed to develop building and architectural design standards which will be necessary for the type of commercial uses permitted, especially since many of the commercial uses are only allowed if part of a mixed use commercial building. Staff wants to avoid a typical strip shopping center aesthetic, but also wants to prevent standalone commercial buildings inherent with chain retailers or restaurants. Moreover, the Ad Hoc Committee will ensure a neighborhood character of building composition throughout the entire corridor regardless of use.

Planning Commission Policy Subcommittee Recommendation:
The Planning Commission Policy Subcommittee recommends approval of the Ulao Creek Neighborhood Commercial zoning district by a vote of 5-2. The opposing votes (2) were based on the building size allowance of 25,000 square feet. The Commission's action will be forwarded to the Common Council for final approval.

Attachments:
UC NC PC Tech Standards 09.27.21 (DOCX)

Attachment: Packet Docs_NC (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Sec. 58-304. –Ulao Creek Neighborhood Commercial (UCNC) district.

(a) *Purpose.* The Ulao Creek Neighborhood Commercial (UCNC) district is established to provide a limited commercial environment for office and services that enhance residential, limited commercial and institutional uses desired in the Ulao Creek neighborhood by providing neighborhood scale services for nearby residential neighborhoods.

(b) *General requirements.*

(1) Buildings shall be designed in individual or small groupings and shall not exceed 25,000 square feet per structure, nor exceed two stories in height. The commercial development shall be designed and sized in a manner which is architecturally, aesthetically and operationally harmonious with surrounding development.

(2) All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings. Outside storage is prohibited.

(3) Building and site plan review required. The Planning Commission shall review and act on development within the UCNC district. All applicants are required to meet with city staff for a pre-application meeting. All development is subject to the following minimum building and site standards:

a. Primary and secondary conservation features, including but not limited to, wetlands, floodplains, drainage courses, steep slopes, specimen trees, woodlands, meadows, scenic features and viewsheds shall be integrated into an open space and landscaping plan.

b. Access to the development shall be minimized and shall be accessed from roadway that are classified as Arterials: Primary and Secondary as described in Resolution 607.

c. Street alignments and cross street connections are required. Roads shall be designed to ensure that adjacent parcels have adequate connection to maximize development. Connections shall be required even if the adjacent sites do not yet have streets. The approved alignment and cross connection(s) are to be constructed in its entirety or in a phasing plan approved by the Planning Commission.

d. A walkway internal to the site, connecting internal site and external neighborhood amenities shall be installed at the time of street construction and prior to occupancy.

e. Open space and features adjacent to the site's entire extent of perimeter public right of way shall be identified. Open space adjacent to the entire extent of any public right-of-way shall be a minimum of 20 feet in width and include light fixtures and street trees, which are subject to the approval of the City Tree Board and Planning Commission. City approved and designated UC entryway light fixture(s) are required within this defined entryway and open space. An asphalt multi-use path of 8 feet in width is required on the west side of North Port Washington Road.

f. Entryway amenities at the access to the development include signage, landscaping, light fixture(s), utilities and utility accessories. These entryway features shall enhance the open space adjacent to the public right-of-way and serve as a transition from public to private lands. City approved and designated UC entryway light fixture(s) are required within this defined entryway.

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g. No commercial tenant space shall be less than 1,500 square feet.
h. Building Placement and Composition shall comply with the City approved Ulao Creek Design Standards.

(5) Redevelopment of an existing building, where 50 percent or more of the existing building area is removed, shall be subject to the regulations in subsection (c) unless the city modifies the regulations in accordance with a conditional use process.

(c) *Permitted, accessory and conditional uses.* Table 58-304-1, Uses in the Ulao Creek Neighborhood Commercial District, lists all the permitted and conditional uses.

(d) *Lot size.* The minimum lot size shall have an area of not less than two (2) acres.

(e) *Building size/floor area ratio.* The building(s) floor area ratio shall not exceed 25 percent.

(f) *Building height.* The height of any structure shall not exceed 42 feet unless otherwise allowed in accordance with section 58-418.

(g) *Minimum and maximum building setback.* All structures within the UCNC shall be set back from the ultimate road right-of-way as follows:

(1) A minimum building front yard setback of 50 feet and a maximum of 75 feet when located on a highway,

(2) A minimum building front yard setback of 30 feet and a maximum of 50 feet when located on a local street.

(h) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 20 feet to a side or rear lot line. If, however, adjacent properties are zone or used as a residential land use, no commercial building or structure shall be placed closer than 50 feet to the adjoining residential land use or zoning. The offset area adjacent to residential land uses or zoning shall include landscaping that screens operations associated with commercial use activities including, but not limited to, vehicular headlights, service door and operations and parking.

(i) *Open space ratio.*

The open space ratio shall not be less than 30 percent and include the following open space features:

(1) Create large and contiguous areas that represent an integrated system that connects to features on adjacent sites and public amenities within the surround neighborhood.
(2) Distribute common, open space throughout the development to serve as connection from the streets and structures to areas of contiguous open space. Small or fragmented open space shall be minimized.
(3) Protection of site features.
(4) Connect to environmental features on adjacent sites. Long, thin strips shall be prohibited unless a conservation feature is linear and necessary to provide a

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green belt between lots or to provide connection with other natural features, amenities and adjacent developments.

(5) Maintain a perimeter, low-maintenance open space buffer with a minimum width of 20 feet along public streets, paved and unpaved paths.

(6) Include outdoor plazas and hardscape features intended for informal use or gatherings of customers and employees.

(j) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 150 feet.

(k) *Off-street parking.* In accordance with applicable regulation set forth in section 58-441 of this chapter.

(l) *Minimum parking and driveway offset.* No driveway or parking area shall be located closer than 20 feet from a side or rear lot line unless specifically waived by the planning commission.

(m) *Minimum parking setback.* No driveway (excluding the portion of driveway required for road access) or parking area shall be located closer than 30 feet to the ultimate road right-of-way and shall not project further into the front yard than the building(s).

Table 58-304-1
Uses in the Ulao Creek Neighborhood Commercial District

Use	Neighborhood Commercial	Specific Development Standards
Office and Clinic:		
Office		
Medical clinics	P	
Optical and vision center	P	
Veterinary clinics or hospitals	C	Use shall comply with regulations as described in Division 11 and shall not include retail pet supplies. A 24 hour emergency operational plan and outdoor use and facility plan is subject to staff review and approval.
Financial institutions without drive-through		

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Financial institutions with drive-through		
Institutional and Public:		
Public parks	P	Subject to Park and Open Space Commission and Common Council approval for acceptance of land and shall comply with the City's Policy Statement #14 Donation Policy.
Public administrative offices and services	P	
Religious institutions		
Public or private schools of 5,000 square feet or less	P	An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Public or private schools		
Private lodges and clubs of 5,000 square feet or less	P	Operations shall include open space components such as areas for private services, pools, dining, hardscape plazas and gardens, lodging is prohibited. An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Private lodges and clubs		
Fine Arts School and studios of 2,000 square feet or less	P	May include studios for photography, painting, music, sculpture, and dance or similar related arts. The performance arts school shall not exceed 2,000 square feet
Community centers		
Libraries		
Museums		

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Crematory services		
Mausoleums		
Cemeteries		
Public parking facilities, non-accessory		
Residential:		
Artist's live/work units	P	as described in 58-303
Residential uses, eight (8) units or less, if part of a mixed-use development		
Residential uses, nine (9) units to sixteen (16), if part of a mixed-use development		
Bed and breakfast		
Community Living arrangements for 8 or fewer persons		
Single-family residential cluster developments		
Age restrictive housing for persons of 55 years of age and older		
Accessory Residential:		
Residential quarters for the owner/proprietor		
Home Occupations		

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Private outdoor recreational facilities without lights		
Private outdoor recreational facilities with lights		
Retail and Services:		
Art, hobby, game and educational supply stores, studios or galleries		
Interior design services		
Graphic design services		
Antiques, collectibles, gift or florists	P	as described in 58-303
Commercial use of a designated historic structure		
Stationary stores		
Bookstores, new		
Camera and photography supply store		
Computer and software store		
Electronic goods store		
Tobacco, cigar or nicotine product/e-cigarette store 2,000 square feet or less		
Music and musical instrument store including repairs		

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Video stores		
Paint and wallpaper store		
Luggage and leather goods store		
Beauty and personal aid supply store		
Photocopying, film development, printing and publishing, packaging store of 4,000 square feet of less	P	
Dry cleaning and tailors	P	
Clothing and accessories including repairs		
Home furnishings and accessories of 4,000 square feet or less	P	
Sports and fitness centers including retail of 3,000 square feet or less	P	
Bicycle repair and sales	P	
Indoor recreation and amusement facilities		
Pet supplies, grooming and daycare		
Pet kennel		
Garden store		
Hardware store, 3,000 square feet or less, as part of	P	

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a mixed use commercial building		
Child daycare facilities, preschools, learning centers, as part of a mixed use commercial building	P	An operational plan, including outdoor use and facilitates, including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Specialty food stores	P	
Beer, wine and liquor stores, 3,000 square feet or less, as part of a mixed use commercial building	P	
Sports and fitness retail store greater than 3,000 square feet		
Gas stations		
Gas stations with car wash		
Convenience store, no greater than 1,500 square feet, without gas, as part of a mixed use commercial building	P	
Automobile service facilities including retail and repair		
Car dealerships		
Shopping centers		
Funeral homes		
Concert halls		

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Theatres, live performances only		
Sexually oriented businesses		
Hotels		
Planned commercial development	PUD	
Grocery store of 25,000 square feet or less		An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Pharmacy, 5,000 square feet or less without drive through and as part of a mixed use commercial building Pharmacy, 5,000 square feet or less with a drive-through, and as part of a mixed use commercial building	P C	Masonry or compatible building materials shall be incorporated into any proposed drive-through facility and shall include a canopy. The drive-through service area and associated canopy shall be considered accessory and located to the rear of the building. The building, including the drive-through service canopy, shall incorporate the use of awnings, varied roof forms, roof lines and other elements to provide scale. The accessory structures, such as service or menu boards, signs, speakers shall be designed to complement the principal structure through the building materials and colors and other features. All speaker systems shall be operated at a low volume (maximum of 65 decibels) to not cause a nuisance for adjacent residential uses.
Food and Beverage:		
Catering services as part of a mixed use commercial building	P	
Confectionary store without drive through as part of a	P	

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mixed use commercial building		
Bakeries, including retail sales without drive through as part of a mixed use commercial building	P	
Bakeries, including retail sales with drive through		
Coffee shop of 2,000 square feet of less without drive through as part of a mixed use commercial building	P	
Coffee shop of 2,000 square feet of less with drive through	C	Masonry or compatible building materials shall be incorporated into any proposed drive-through facility and shall include a canopy. The drive-through service area and associated canopy shall be considered accessory and located to the rear of the building. The building, including the drive-through service canopy, shall incorporate the use of awnings, varied roof forms, roof lines and other elements to provide scale. The accessory structures, such as service or menu boards, signs, speakers shall be designed to complement the principal structure through the building materials and colors and other features. All speaker systems shall be operated at a low volume (maximum of 65 decibels) to not cause a nuisance for adjacent residential uses.
Delicatessen without drive through as part of a mixed use commercial building	P	
Delicatessen with drive through		
Snack and non-alcoholic beverage bars without drive through as part of a mixed use commercial building	P	
Fast food restaurant without drive-through as part of a	P	As described in 58-303

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mixed use commercial building		
Fast food restaurant with drive-through		
Sit-down restaurants as part of a mixed use commercial building	P	As described in 58-303
Nightclubs		
P = Permitted uses		
C = Conditional uses		

(k) *Park and Open Space Plan and Impact Fee.* A park and open space impact fee is required for the development in accordance with Section 58-138-152. All development shall comply with the City approved Ulao Creek Neighborhood Park and Open Space.

(l) *Development Agreement.* A development agreement is required for development in which public or private infrastructure and open space is planned and shall comply with the City Standard Specifications for Land Development, latest edition. The development agreement is subject to the approval of the City Planning Commission and Common Council.

(m) E*xceptions to the district requirements.* All district requirements shall be met unless a concept plan review application is submitted to the Planning Commission that includes each of the following:

1. Project concept plan meeting all district requirements.
2. Project concept plan graphically detailing any requested exceptions to district requirements.
3. Project narrative addressing reason for exception, impact and effect of exception and the additional amenities proposed to mitigate the impact and effect of such exception.

The burden of persuasion on the issue of whether the development, if completed as proposed, will comply with the spirit and intent of this district always remains on the applicant.

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The Planning Commission may approve exceptions to the district requirements upon finding that the use or development includes building or site amenities that address any adverse effects of the exception and where the Planning Commission finds that strict compliance to the requirements is impractical because of site conditions or location.

Further, Planning Commission approval of an exception shall require common council confirmation upon written request from two aldermen or one alderman and the mayor. Such request shall be made within 14 days of the corresponding Planning Commission approval of the exception.

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City of Mequon

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www.ci.mequon.wi.us **Office of Community Development**

TO: **Planning Commission**
FROM: **Kim Tollefson, Director of Community Development**
DATE: **September 27, 2021**
SUBJECT: **Ulao Creek Mixed-Use Commercial Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**

Background:
The Planning Commission Policy Subcommittee recommends the Ulao Creek Mixed Use Commercial (UCMU) zoning district. The Policy Subcommittee wishes to enhance the corridor with commercial uses that have limited impact on traffic and the residential land uses desired elsewhere in the study area. The commercial uses are intentional distinct from the uses south of Highland Road. The district allows for single-family housing should the private market find these sites appealing despite its location along I-43 and details a variety of public, institutional and limited commercial uses.

Commercial Land Use Clarification and Flexibility:
The Subcommittee requested the zoning represent general uses and flexibility for companies that include office and showroom with light manufacturing or warehousing. The following uses are included and are separated into categories based on the North American Industry Classification System (NAICS):

Building Construction. Building construction includes general contractors, operative builders for dwellings, office, stores and farms. Staff recommends inclusion.

Specialty Trade. Specialty trades includes plumbers, painters, electricians, etc. Staff recommends inclusion.

Manufacturing/Trade. Manufacturing and trade related to construction includes businesses that manufacture and sell prefabricated equipment and the incidental installation of such and manufacturers of major household products, appliances or partitions for stores, banks, etc. Staff recommends inclusion.

In addition, the following flex uses, or ancillary uses, are recommended for inclusion:

- Office or Retail showrooms
- Non-medical labs
- Data Storage Centers

Attachment: Memo_MixedUse (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

The uses are itemized with specificity within the land use chart. In addition, there is a flex use category of uses that prevents large scale or office dominant uses, which the Subcommittee believes is better suited for the existing commercial area south of Highland Road. It also prevents an industrial or warehouse dominant use better suited for our industrially zoned land throughout the central part of the city. Further, it maintains the objective to create a niche of building supply and specialty trade services clustered within one area of the corridor. The result is a desired set of uses that sits between the corporate business park setting and pure industrial uses. The Ad Hoc Port Washington Road Design Standards Committee will work to create realistic architectural design approach for these types of uses. Staff believes this approach can result in quality, coordinated development that provides greater value than the commercial uses allowed under the current R-1 zoning.

In addition to the list of uses, the district provides technical standards that include a minimum tenant space, a minimum office, showroom and warehouse component to the tenant space and a minimum masonry standard.

Planning Commission Policy Subcommittee Recommendation:
The Planning Commission Policy Subcommittee recommends approval of the Ulao Creek Mixed Use Commercial zoning district by a vote of 7-0 on January 11, 2021. The Commission's action will be forwarded to the Common Council for final approval.

Attachments:
NEW USE CHARTS_Mixed-Use_09.27.21 (XLSX)
UC MU PC 09.27.21 (DOCX)

Attachment: Memo_MixedUse (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Table 58-305-1 Uses in the Ulao Creek Mixed-Use Commercial District

Land Use:	Ulao Creek Mixed Use Commercial	Specific Development Standards Notes
Agricultural		
Agriculture, horticulture or forestry	P	located on a lot of 10 acres or more in size
Community Gardens	P	Private, not for profit, gardens in which accessory structures and other structural or art features are prohibited
Residential		
Single-family detached dwellings	P	existing prior to December 1, 2021
Residential Cluster developments	P	Development shall be in accordance with 58-243
Community Living arrangements of eight or fewer persons	P	in accordance with Wis. Stats. 62.23(7)(I)
Animals and animal-related uses specified in division 11	P	as described in 58-239(b)(2)
Long-term rental of a structure	P	as described in 58-239(b)(1)
Single-family residential developments created through a conventional subdivision design	PUD	Subject to physical land constraints or surrounding development pattern that prevents the ability to meet the standards of 58-243(i)(1-2). The lots shall meet the standards of Table 58-243-1
Single-family detached dwellings, 4 lots or less	P	Subject to no further lots being derived from the parent parcel and the ability to meet the standards of 58-334(i)(2-3). The lots shall meet the standards of Table 58-243-1
Accessory Residential		
Private garages and paved parking areas as permitted in the R-4 district	P	as described in 58-239(c)(1)
Short term rental of a structure	P	as described in 58-239(c)(4)
Residential Quarters for the owner/proprietor located in the same building as the owner's business	P	as described in 58-294(d)(1)
Artists live/work units	P	as described in 58-303
Home occupations	P	as described in 58-239(c)(2)
Private outdoor recreational facilities without lights	P	
Private outdoor recreational facilities with lights	C	Hours of operation for use and illumination are permitted Sunday through Thursday; until 9:00 p.m. and Friday and Saturday; until 10:00 p.m. Organized or league play is prohibited. Parking associated with the facility is limited to four (4) vehicles. Submittal of a lighting plan and pole heights no greater than 16 feet is subject to staff review and approval.
Institutional and Public		
Public Park	P	Subject to Park and Open Space Commission and Common Council approval
Roadside farmers market	P	May be a principal use or accessory to farmstead and dwelling and shall comply with section 58-236(c)(1). May include an indoor market and accessory structures. Operations, including special, annual or seasonal events, are subject to Planning Commission approval and may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Golf courses and driving ranges	P	May include club facilities. An operational plan including hours, staffing, capacity, lighting, noise, safety and security regulations is subject to Planning Commission approval. Competitions, tournaments, or any annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.

Attachment: NEW USE CHARTS_Mixed-Use_09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Horse riding academies and stables	P	May include indoor and outdoor club facilities. An operational plan including hours, staffing, capacity, lighting, noise, safety and security regulations is subject to Planning Commission approval. Competitions, tournaments, or any annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Outdoor Recreational Facilities without lights	P	Commercial, for-profit sports operations including one or more of the following; archery ranges, basketball, volleyball, baseball, biking, disc or club golf or similar sports activities. An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Competitions, tournaments, or any annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Outdoor Recreational Facilities with lights	C	Commercial, for-profit sports operations including one or more of the following; archery ranges, basketball, volleyball, baseball, biking, disc or club golf or similar sports activities. An operational plan including hours, staffing, capacity, lighting, noise, safety and security regulations is subject to Planning Commission approval. Competitions, tournaments, or any annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Religious Institutions	P	An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Public or Private schools, colleges, universities	C	An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Cpmpetitions, tournaments, or any annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Public administrative or service facilities	P	An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Commercial Bed & Breakfast	P	Floor plans and an operational plan are subject to staff review and approval. The use shall be in accordance with Wis. Admin. Code § ATCP 73
Salon & Spa	C	Operations shall include a combination of open space components including areas for private services, pools, dining, hardscape plazas, gardens or other amenities as approved by the Planning Commission. Lodging is limited to no more than 10% of the total building.An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.

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Performing Arts Center	C	May include studios for photography, painting, music, sculpture, and dance or similar related arts. The performance arts center shall be a minimum of 20,000 square feet. An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Private Lodge / Clubs	C	Operations shall include a combination of open space components including areas for private services, pools, dining, hardscape plazas, gardens or other amenities as approved by the Planning Commission. Lodging is limited to no more than 10% of the total building.An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Commercial Greenhouse or Plant Nursery	P	May be a principal use or accessory to farmstead and dwelling and shall comply with section 58-236(c)(1). May include an indoor market and accessory structures. Operations, including annual, special or seasonal events, are subject to Planning Commission approval and may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Wineries	P	As defined and subject to Wis. Stat. § 125.53. Operations shall include a combination of open space components including areas for private services, dining, hardscape plazas, gardens or other amenities as approved by the Planning Commission. An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Breweries	P	As defined and subject to Wis. Stats. 125.29. Operations shall include a combination of open space components including areas for private services, dining, hardscape plazas, gardens or other amenities as approved by the Planning Commission. An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Specialty Trade contractor and material suppliers including landscaping, exterminating, carpentry, plumbing, electrical, environmental control, janitorial, painting, signage and furniture repair. Uses may include light manufacturing, assemblage, warehouse and distribution.	P	Each business use shall maintain a minimum 20% of the tenant building area as office, sales area, showroom, or combination thereof and a minimum 20% of the tenant building area as the zoning defined commercial use. Principle structures shall be a minimum of 10,000 square feet. All storage associated with each business use shall be either enclosed within the principle structure or subject to an approved Outdoor Storage Permit. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Light manufacturing Trade related to building construction including businesses that manufacture and sell prefebricated equipment and the incidental installation of such and manufctureers of major household products, applicances, windows, doors or partitions. Uses may include light manufacturing, assemblage, warehouse and distribution.	P	Each business use shall maintain a minimum 20% of the tenant building area as office, sales area, showroom, or combination thereof and a minimum 20% of the tenanat building area as the zoning defined commercial use. Principle structures shall be a minimum of 10,000 square feet. All storage associated with each business use shall be either enclosed within the principle structure or subject to an approved Outdoor Storage Permit. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.

Attachment: NEW USE CHARTS_Mixed-Use_09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Building Construction including general and sub contractors and operative builders for dwellings, offices, stores, industrial and farms. Manufacturing of prefabricated buildings is prohibited. Uses may include light manufacturing, assemblage, warehouse and distribution	P	Each business use shall maintain a minimum 20% of the tenant building area as office, sales area, showroom, or combination thereof and a minimum 20% of the tenanat building area as the zoning defined commercial use. Principle structures shall be a minimum of 10,000 square feet. All storage associated with each business use shall be either enclosed within the principle structure or subject to an approved Outdoor Storage Permit. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Flex Industrial including laboratories (medical, dental, photofinishing, audio visual) and research & development (biotechnology, physical, engineering and life sciences) and data centers. Uses may include light manufacturing, assemblage, warehouse and distribution.	P	Each business use shall maintain a minimum 20% of the tenant building area as office, sales area, showroom, or combination thereof and a minimum 20% of the tenanat building area as the zoning defined commercial use. Principle structures shall be a minimum of 10,000 square feet. All storage associated with each business use shall be either enclosed within the principle structure or subject to an approved Outdoor Storage Permit. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Pet Kennel	C	Use shall be in compliance with regulations as described in Division 11 and shall not include retail pet supplies . A 24 hour emergency operational plan and outdoor use and plan is subject to staff review and approval.An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Animal hospitals and veterinary clinics	C	Use shall be in compliance with regulations as described in Division 11 and shall not include retail pet supplies . A 24 hour emergency operational plan and outdoor use plan is subject to staff review and approval. An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Catering facilities	C	Use shall include a minimum 20% of building area to office and/or retail showroom and a minimum 20% of defined catering use. Use shall be a minimum of 3,000 square feet. An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Bakeries	C	Use shall include a minimum 20% of building area to office and/or retail showroom and a minimum 20% of defined baking use. Use shall be a minimum of 3,000 square feet. An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.

Attachment: NEW USE CHARTS_Mixed-Use_09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Sec. 58-305. –Ulao Creek Mixed Use Commercial (UCMU) district.

(a) *Purpose.* The Ulao Creek Mixed Use (UCMU) Commercial district is established to provide a limited rural designed, commercial and light industrial uses desired in the City and not otherwise allowed in commercial zoning districts along the interstate.

(b) *General requirements.*

(1) Buildings shall be designed in individual or small groupings and shall not exceed 25,000 square feet per structure, nor exceed two stories in height. The commercial development shall be designed and sized in a manner which is architecturally, aesthetically and operationally harmonious with surrounding development.
(2) All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings. Outside storage is permitted through an Outdoor Storage Permit authorized by the Department of Community Development.
(3) Building and site plan review required for all land uses listed in Table 58-305-1. The Planning Commission shall review and act on all development within the UCMU district. All applicants are required to meet with city staff for a pre-application meeting. All development is subject to the following minimum building and site standards:

a. Primary and secondary conservation features, including but not limited to, wetlands, floodplains, drainage courses, steep slopes, specimen trees, woodlands, meadows, scenic features and viewsheds shall be integrated into the open space and landscaping plan.
b. Access to the development shall be minimized and from N. Port Washington Road.
c. Street alignments and cross street connections are required. Roads shall be designed to ensure that adjacent parcels have adequate connection to maximize development. Connections shall be required even if the adjacent sites do not yet have streets. The approved alignment and cross connection(s) are to be constructed in its entirety or in a phasing plan approved by the Planning Commission.
d. A walkway internal to the site, connecting internal site and external neighborhood amenities shall be installed at the time of street construction and prior to occupancy.
e. Open space and features adjacent to the site's entire extent of perimeter public right of way shall be identified. Open space adjacent to the entire extent of any public right-of-way shall be a minimum of 20 feet in width and include light fixtures and street trees, which are subject to the approval of the City Tree Board and Planning Commission. City approved and designated UC entryway light fixture(s) are required within this defined entryway and open space.
f. Entryway amenities at the access to the development include signage, landscaping, light fixture(s), utilities and utility accessories. These entryway features shall enhance the open space adjacent to the public right-of-way and serve as a transition from public to private lands. City approved and designated UC entryway light fixture(s) are required within this defined entryway.
g. Building Placement and Composition shall comply with the City approved Ulao Creek Design Standards.

Attachment: UC MU PC 09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

(4) Redevelopment of an existing building, where 50 percent or more of the existing building area is removed, shall be subject to the regulations in subsection (c) unless the city modifies the regulations in accordance with a conditional use process.

(c) *Permitted, accessory and conditional uses.* Table 58-305-1, Uses in the Ulao Creek Mixed Use Commercial District, lists all the permitted and conditional uses.

(d) *Lot size.* The minimum lot size shall have an area of not less than two (2) acres.

(e) *Building size/floor area ratio.* The building(s) floor area ratio shall not exceed 25 percent.

(f) *Building height.* The height of any structure shall not exceed 42 feet unless otherwise allowed in accordance with section 58-418.

(g) *Minimum and maximum building setback.* All structures within the UC MU shall be set back from the ultimate road right-of-way as follows:

(1) A minimum building front yard setback of 50 feet and a maximum of 75 feet.
(2) A minimum building front yard setback of 30 feet and a maximum of 50 feet when located on a local street.

(h) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 20 feet to a side or rear lot line. If, however, adjacent properties are zoned residential, no commercial building or structure shall be placed closer than 50 feet to the adjoining residential zoning. The offset area adjacent to residential land uses or zoning shall include landscaping that screens operations associated with commercial use activities including, but not limited to, vehicular headlights, service door and operations, signage and parking.

(i) *Open space ratio.*

(1) The open space ratio shall not be less than 30 percent and include the following open space features:

a. Create large and contiguous areas that represent an integrated system that connects to features on adjacent sites and public amenities within the surround neighborhood.
b. Distribute common, open space throughout the development to serve as connection from the streets and structures to areas of contiguous open space. Small or fragmented open space shall be minimized.
c. Protection of site features.
d. Connect to environmental features on adjacent sites. Long, thin strips shall be prohibited unless a conservation feature is linear and necessary to provide a green belt between lots or to provide connection with other natural features, amenities and adjacent developments.
e. Maintain a perimeter, low-maintenance open space buffer with a minimum width of 20 feet along public streets, paved and unpaved paths.

Attachment: UC MU PC 09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

f. Include outdoor plazas and hardscape features intended for informal use or gatherings of customers and employees.

(j) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 150 feet.

(k) *Off-street parking.* In accordance with applicable regulation set forth in section 58-441 of this chapter.

(l) *Minimum parking and driveway offset.* No driveway or parking area shall be located closer than 20 feet from a side or rear lot line unless specifically waived by the planning commission.

(m) *Minimum parking setback.* No driveway (excluding the portion of driveway required for road access) or parking area shall be located closer than 50 feet to the ultimate road right-of-way and shall not project further into the front yard than the building(s).

(n) *Park and Open Space Plan and Impact Fee.* A park and open space impact fee is required for the development in accordance with Section 58-138-152. All development shall comply with the City approved Ulao Creek Neighborhood Park and Open Space.

(o) *Development Agreement.* A development agreement is required for development in which public or private infrastructure and open space is planned and shall comply with the City Standard Specifications for Land Development, latest edition. The development agreement is subject to the approval of the City Planning Commission and Common Council.

(p) E*xceptions to the district requirements.* All district requirements shall be met unless a concept plan review application is submitted to the Planning Commission that includes each of the following:

1. Project concept plan meeting all district requirements.
2. Project concept plan graphically detailing any requested exceptions to district requirements.
3. Project narrative addressing reason for exception, impact and effect of exception and the additional amenities proposed to mitigate the impact and effect of such exception.

The burden of persuasion on the issue of whether the development, if completed as proposed, will comply with the spirit and intent of this district always remains on the applicant.

The Planning Commission may approve exceptions to the district requirements upon finding that the use or development includes building or site amenities that address any adverse effects of the exception and where the Planning Commission finds that strict compliance to the requirements is impractical because of site conditions or location.

Attachment: UC MU PC 09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Further, Planning Commission approval of an exception shall require Common Council confirmation upon written request from two aldermen or one alderman and the mayor. Such request shall be made within 14 days of the corresponding Planning Commission approval of the exception.

Attachment: UC MU PC 09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

City of Mequon

11333 N. Cedarburg Road
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Phone: 262-242-3100
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www.ci.mequon.wi.us **Office of Community Development**

TO: **Planning Commission**
FROM: **Kim Tollefson, Director of Community Development**
DATE: **September 27, 2021**
SUBJECT: **Ulao Creek Senior Housing Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**

Background

The Planning Commission Policy Subcommittee created a Ulao Creek Senior Housing zoning district for the area of the neighborhood immediately south of Bonniwell Road, mainly on the east side of Port Washington Road. The new zoning blends standards discussed for Ulao Creek and the City's current Institutional and Public Service (IPS) zoning district, which currently allows for senior housing. Further, existing facilities and operations were considered for guidance related to standards.

Analysis

This location for housing, which typically develops in a different format than single-family, was an important consideration to the Committee. While there is conscientious recommendation to not expand public sewer (due to estimated cost), and all land use decisions were made based on that policy intent, this is the one area within the entire Ulao Creek neighborhood that could realistically achieve a sewer service expansion and allow for the density typically seen for age restricted housing and care facilities. This area is more likely to expand the public sewer because it is located further south in the corridor; closer to existing public sewer mains and south of where a lift station would be necessary to expand north due to grade issue.

The Committee initially recommended that ***only*** age restricted housing for 55 years of age and older, along with community based residential facilities and care facilities be located south of Bonniwell Road and on the east side of North Port Washington Road. The district also allows for some institutional and public uses. The specificity of this housing is based on community input and through the consideration of market strength, individual meetings with each property owner, the 2019 City survey, the 2019 Neighborhood Open House and input from a group of residential developers and home builders in SE Wisconsin. There is a detailed description of varying use categories, operational standards and the number of dwellings per building for housing and senior housing with care facilities listed. Staff vetted the licensing and description of various health land uses per the State of Wisconsin regulations. This results in the proper terminology of the land use. In addition, staff furthered the development standards of each use based on feedback from the Committee.

Attachment: Memo_SeniorHousing (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

At the January Committee meeting, the members debated the housing options and distinctions among age restricted housing and market rate multiple-family housing. The Committee bolstered the zoning district design standards, regardless of housing type, to ensure structures do not exceed two stories and do not exceed four units per structure. Given the control over massing and building style provided within the zoning district, some Committee members questioned the limitation to only age restricted housing. Market rate housing typically generates more daily vehicular trips by the residents and provides greater diversity in overall demographics including family or household sizes. For some members, age restrictive housing is more aligned with the public interest. For all Committee members, the total number of daily trips was critical to the decision making for land uses because it is not desired by any Committee member to widen N. Port Washington Road.

At the same meeting, medical office uses were added to the district given the surrounding uses of the hospital, Ascension medical office and senior care facilities allowed. This motion, and a motion to allow market rate housing was supported 4-3 but later failed. Ultimately, the Committee chose to forward the zoning as attached, deferring the debate over market rate and age restricted housing and the inclusion of medical office to the full Planning Commission.

Finally, staff reviewed existing sites within the new, proposed senior housing district area that contain existing uses. Those uses include Missing Links, Christ Church, an excavating business and a single-family home. The Committee recommends that Missing Links and the parcel immediately south of Missing Links that contains golf course holes, be rezoned to the new senior housing district and maintain their current conditional use status. The Committee also recommends rezoning the existing, non-conforming excavation business and the single-family home to the proposed new zoning. It is recommended that Christ Church remain as its currently zoned, which is IPS.

Planning Commission Policy Subcommittee Recommendation:
The Planning Commission Policy Subcommittee recommends approval of the Ulao Creek Senior Housing zoning district subject to a decision regarding the inclusion of medical office and market rate multiple family housing by a vote of 7-0 on June 11, 2021. The Commission's action will be forwarded to the Common Council for final approval.

Attachments:
NEW USE CHARTS_SeniorHousing_09.27.21 (XLSX)
UC SH PC 09.27.21 (DOCX)

Attachment: Memo_SeniorHousing (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Table 58-244-1 Uses in the Ulao Creek Senior Housing District

Land Use:	Ulao Creek Mixed Use	Specific Development Standards Notes
Agricultural		
Agriculture, horticulture or forestry	P	located on a lot of 10 acres or more in size
Community Gardens	P	Private, not for profit, gardens in which accessory structures and other structural or art features are prohibited
Residential		
Single-family detached dwellings	P	existing prior to December 1, 2020
Animals and animal-related uses specified in division 11	P	as described in 58-239(b)(2)
Multiple-Family Dwellings	PUD	Subject to a geographic location only south of Bonniwell Road and only east of North Port Washington Road. This geographic location standard is not eligible for an exception by the Planning Commission.Subject to the following: 1) Density is authorized at 10 units/gross acre, additional units may be authorized subject to Common Council authorization, 2) Lifestyle amenity programming shall include a combination of the following amenities; household maintenance and chores, prepared meals, room service, security checks, transportation, secured parking, fitness center, pool, personal training, programming outings and events, club room, game room, art studios, business center, salons, banks, libraries, interfaith services, coffee shop, general/gift stores, theatres, outdoor amenities for gathering and activities or similar amenities as approved by the Common Council, 3) Lifestyle amenities shall be located within shared facility buildings resulting in a comprehensive campus setting with pedestrian connectivity 4) Dwelling units are permitted as one-family, two-family, three-family or four-family structures not exceeding two stories. Operational plans as well as an open space plan is required and subject to Common Council review and approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Community Based Residential Facilities, Residential Care Complexes and Nursing Homes	PUD	Subject to licensing requirements of the Wisconsin Department of Health Services and the following: 1) Density is authorized at 10 units/gross acre, additional units may be authorized subject to Common Council, 2) Programming shall provide full service housing and offer a continuum of care as an opportunity for persons to age in place, and include a combination of the following medical programs; medical/health center with skilled nursing, physical therapy, specialized medical care, urgent care services, 24-hour EMT care, respite care, memory care, hospice care, adult day center or similar medical care services as approved by the Common Council, 3) Lifestyle amenity programming shall include a combination of the following amenities; household maintenance and chores, prepared meals, room service, security checks, transportation, secured parking, fitness center, pool, personal training, programming outings and events, club room, game room, art studios, business center, salons, banks, libraries, interfaith services, coffee shop, general/gift stores, theatres, outdoor amenities for gathering and activities or similar amenities as approved by the Common Council, 4) Lifestyle amenities shall be located within shared facility buildings resulting in a comprehensive campus setting with pedestrian connectivity 5) Dwelling units are permitted as one-family, two-family, three-family or four-family structures not exceeding two stories. Any multi-unit strucutres containing more than four dwellings shall not exceed three stories, 5) Operational plans as well as an open space plan is required and subject to Common Council review and approval.

Attachment: NEW USE CHARTS_SeniorHousing_09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Hospice	PUD	A facility that primiarly provides care to an individual with terminal illnessand arranges for residence support and treatment and is subject to Wis Chapter DHS 131. Operational plans as well as an open space plan is required and subject to Common Council review and approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Accessory Residential		
Private garages and paved parking areas as permitted in the R-4 district	P	as described in 58-239(c)(1)
Short term rental of a structure	P	as described in 58-239(c)(4)
Residential Quarters for the owner/proprietor located in the same building as the owner's business	P	as described in 58-294(d)(1)
Artists live/work units	P	as described in 58-303
Home occupations	P	as described in 58-239(c)(2)
Private outdoor recreational facilities without lights	P	
Private outdoor recreational facilities with lights	C	Hours of operation for use and illumination are permitted Sunday through Thursday; until 9:00 p.m. and Friday and Saturday; until 10:00 p.m. Organized or league play is prohibited. Parking associated with the facility is limited to four (4) vehicles. Submittal of a lighting plan and pole heights no greater than 16 feet is subject to staff review and approval.
Institutional and Public (30,000 square feet max)		
Golf courses and driving ranges	P	May include club facilities. An operational plan including hours, staffing, capacity, lighting, noise, safety and security regulations is subject to Planning Commission approval. Competitions, tournaments, or any annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Public Park	P	Subject to Park and Open Space Commission and Common Council approval
Roadside farmers market	P	May be a principal use or accessory to farmstead and dwelling and shall comply with section 58-236(c)(1). May include an indoor market and accessory structures. Operations, including special, annual or seasonal events, are subject to Planning Commission approval and may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Horse riding academies and stables	P	May include indoor and outdoor club facilities. An operational plan including hours, staffing, capacity, lighting, noise, safety and security regulations is subject to Planning Commission approval. Competitions, tournaments, or any annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Outdoor Recreational Facilities without lights	P	Commercial, for-profit sports operations including one or more of the following; archery ranges, basketball, volleyball, baseball, biking, disc or club golf or similar sports activities. An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Competitions, tournaments, or any annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Religious Institutions	P	An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.

Attachment: NEW USE CHARTS_SeniorHousing_09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Public administrative or service facilities	P	An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Public or Private schools, colleges, universities	C	An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Cpmpetitions, tournaments, or any annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Outdoor Recreational Facilities with lights	C	Commercial, for-profit sports operations including one or more of the following; archery ranges, basketball, volleyball, baseball, biking, disc or club golf or similar sports activities. An operational plan including hours, staffing, capacity, lighting, noise, safety and security regulations is subject to Planning Commission approval. Competitions, tournaments, or any annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.
Commercial **(25,000 square feet max)** Medical Office	P	Max 25,000 square feet
Private Lodge / Clubs	C	Operations shall include a combination of open space components including areas for private services, pools, dining, hardscape plazas, gardens or other amenities as approved by the Planning Commission. Lodging is limited to no more than 10% of the total building.An operational plan including hours, staffing, capacity, noise, safety and security regulations is subject to Planning Commission approval. Annual, special or seasonal events are subject to Planning Commission approval. The use may be subject to commissioning a Traffic Impact Analysis and implementation of conditions of such.

Attachment: NEW USE CHARTS_SeniorHousing_09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

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Sec. 58-244. –Ulao Creek Senior Housing (UC SH) district.

(a) *Purpose.* The Ulao Creek Senior Housing (UCSH) district is established to provide a limited rural designed, senior housing component to the neighborhood, where such uses like the hospital, university and nearby commercial uses create compatible living environments for residents 55 years of age and older and are not otherwise allowed in zoning districts on the east side of the city.

(b) *General requirements.*

(1) Buildings shall be designed in individual or small groupings and sized in a manner which is architecturally, aesthetically and operationally harmonious with surrounding development.
(2) All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
(3) Building and site plan review required. The Planning Commission shall review and act on development within the UCSH district. All applicants are required to meet with city staff for a pre-application meeting. All development is subject to the following minimum building and site standards:

a. Primary and secondary conservation features, including but not limited to, wetlands, floodplains, drainage courses, steep slopes, specimen trees, woodlands, meadows, scenic features and viewsheds shall be integrated into an open space and landscaping plan.
b. Access to the development shall be minimized and shall be accessed from N. Port Washington Road.
c. Street alignments and cross street connections are required. Roads shall be designed to ensure that adjacent parcels have adequate connection to maximize development. Connections shall be required even if the adjacent sites do not yet have streets. The approved alignment and cross connection(s) are to be constructed in its entirety or in a phasing plan approved by the Planning Commission.
d. A walkway internal to the site, connecting internal site and external neighborhood amenities shall be installed at the time of street construction and prior to occupancy.
e. Open space and features adjacent to the site's entire extent of perimeter public right of way shall be identified. Open space adjacent to the entire extent of any public right-of-way shall be a minimum of 20 feet in width and include light fixtures and street trees, which are subject to the approval of the City Tree Board and Planning Commission. City approved and designated UC entryway light fixture(s) are required within this defined entryway and open space. An asphalt multi-use path of 8 feet in width on the west side of North Port Washington Road.
f. Entryway amenities at the access to the development include signage, landscaping, light fixture(s), utilities and utility accessories. These entryway features shall enhance the open space adjacent to the public right-of-way and serve as a transition from public to private lands. City approved and designated UC entryway light fixture(s) are required within this defined entryway.

Attachment: UC SH PC 09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

g. Building Placement and Composition shall comply with the City approved Ulao Creek Design Standards.

(4) Redevelopment of an existing building, where 50 percent or more of the existing building area is removed, shall be subject to the regulations in subsection (c) unless the city modifies the regulations in accordance with a conditional use process.

(c) *Permitted, accessory and conditional uses.* Table 58-244-1, Uses in the Ulao Creek Senior Housing District, lists all the permitted and conditional uses.

(d) *Lot size.* The minimum lot size shall have an area of not less than two (2) acres.

(e) *Building size/floor area ratio.* The building(s) floor area ratio shall not exceed 30 percent.

(f) *Building height.* The height of any structure shall not exceed 42 feet unless otherwise allowed in accordance with section 58-418.

(g) *Minimum and maximum building setback.* All structures within the UCSH shall be set back from the ultimate road right-of-way a minimum building front yard setback of 50 feet and a maximum of 75 feet.

(h) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 20 feet to a side or rear lot line. If, however, adjacent properties are zone or used as a residential land use, no institutional, public or commercial building or structure shall be placed closer than 50 feet to the adjoining residential land use or zoning. The offset area adjacent to residential land uses or zoning shall include landscaping that screens operations associated with commercial use activities including, but not limited to, vehicular headlights, service door and operations and parking.

(i) *Open space ratio.*

(1) The open space ratio shall not be less than 30 percent and include the following open space features:

a. Create large and contiguous areas that represent an integrated system that connects to features on adjacent sites and public amenities within the surround neighborhood.
b. Distribute common, open space throughout the development to serve as connection from the streets and structures to areas of contiguous open space. Small or fragmented open space shall be minimized.
c. Protection of site features.
d. Connect to environmental features on adjacent sites. Long, thin strips shall be prohibited unless a conservation feature is linear and necessary to provide a green belt between lots or to provide connection with other natural features, amenities and adjacent developments.

Attachment: UC SH PC 09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

e. Maintain a perimeter, low-maintenance open space buffer with a minimum width of 20 feet along public streets, paved and unpaved paths.
f. Include outdoor plazas and hardscape features intended for informal use or gatherings of customers and employees.

(j) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 150 feet.

(k) *Off-street parking.* In accordance with applicable regulation set forth in section 58-441 of this chapter.

(l) *Minimum parking and driveway offset.* No driveway or parking area shall be located closer than 20 feet from a side or rear lot line unless specifically waived by the planning commission.

(m) *Minimum parking setback.* No driveway (excluding the portion of driveway required for road access) or parking area shall be located closer than 50 feet to the ultimate road right-of-way and shall not project further into the front yard than the building(s).

(n) *Park and Open Space Plan and Impact Fee.* A park and open space impact fee is required for the development in accordance with Section 58-138-152. All development shall comply with the City approved Ulao Creek Neighborhood Park and Open Space.

(o) *Development Agreement.* A development agreement is required for development in which public or private infrastructure and open space is planned and shall comply with the City Standard Specifications for Land Development, latest edition. The development agreement is subject to the approval of the City Planning Commission and Common Council.

(p) E*xceptions to the district requirements.* All district requirements shall be met unless a concept plan review application is submitted to the Planning Commission that includes each of the following:

1. Project concept plan meeting all district requirements.
2. Project concept plan graphically detailing any requested exceptions to district requirements.
3. Project narrative addressing reason for exception, impact and effect of exception and the additional amenities proposed to mitigate the impact and effect of such exception.

The burden of persuasion on the issue of whether the development, if completed as proposed, will comply with the spirit and intent of this district always remains on the applicant.

The Planning Commission may approve exceptions to the district requirements upon finding that the use or development includes building or site amenities that address any adverse

Attachment: UC SH PC 09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

effects of the exception and where the Planning Commission finds that strict compliance to the requirements is impractical because of site conditions or location.

Further, Planning Commission approval of an exception shall require Common Council confirmation upon written request from two aldermen or one alderman and the mayor. Such request shall be made within 14 days of the corresponding Planning Commission approval of the exception.

Attachment: UC SH PC 09.27.21 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

City of Mequon

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www.ci.mequon.wi.us **Office of Community Development**

TO: **Planning Commission**
FROM: **Kim Tollefson, Director of Community Development**
DATE: **September 27, 2021**
SUBJECT: **Land Use Plan and Zoning Map Amendment for Ulao Creek (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**

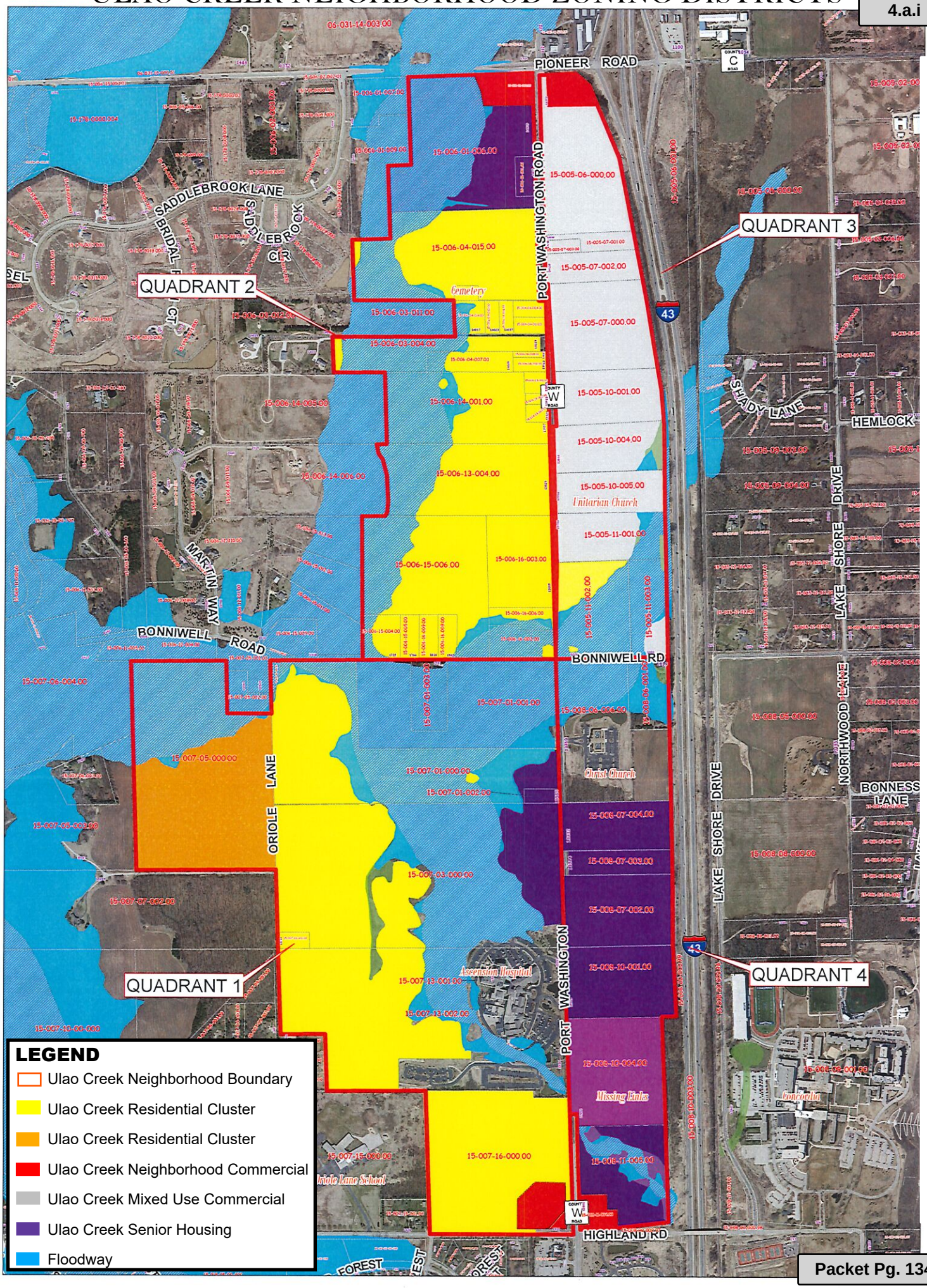
Background:
The new zoning district regulations must accompany an approved Land Use Plan Map amendment and an approved Zoning Map amendment. The attached map represents the parcels subject to a Land Use and Zoning Map amendment. As a reminder, staff has notified and offered meetings to all property owners affected by these changes throughout the entire process. In addition, property owners are officially notified of Planning Commission hearings as well as public hearings held by the Common Council.

Planning Commission Policy Subcommittee Recommendation:
The Planning Commission Policy Subcommittee recommends approval of the associated map for documentation of the Land Use and Zoning Map changes for the Ulao Creek neighborhood by a vote of 7-0.

Attachments:
Ulao Creek Neighborhood Zoning Map (PDF)
Map_Ulao Creek Existing Zoning (PDF)

Attachment: Packet Docs_LandUse1 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

ULAO CREEK NEIGHBORHOOD ZONING DISTRICTS



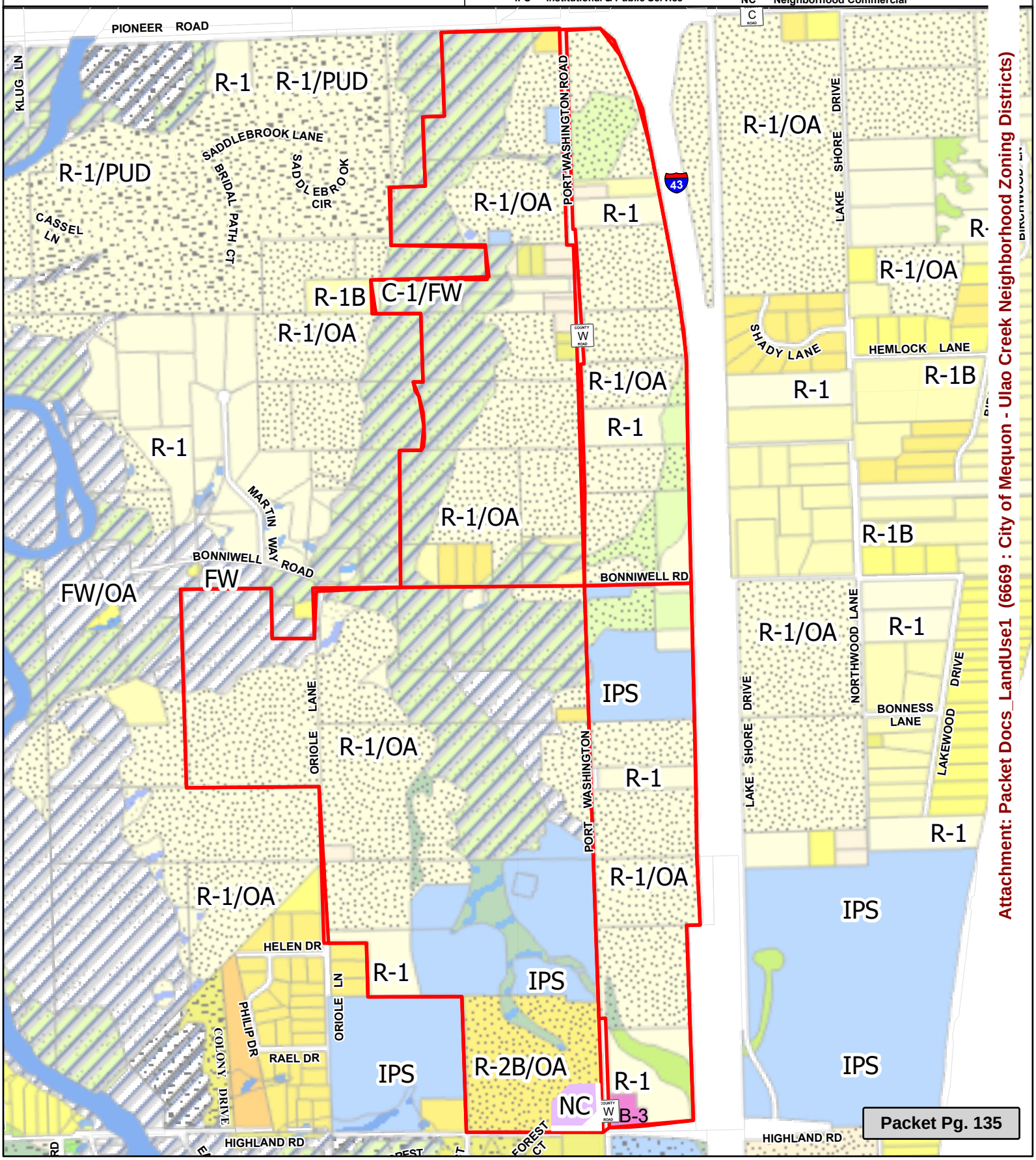
LEGEND

- Ulao Creek Neighborhood Boundary
- Ulao Creek Residential Cluster
- Ulao Creek Residential Cluster
- Ulao Creek Neighborhood Commercial
- Ulao Creek Mixed Use Commercial
- Ulao Creek Senior Housing
- Floodway

Attachment: Packet Docs_LandUse1 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Ulao Creek Neighborhood Existing Zoning

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
NC	Neighborhood Commercial



Attachment: Packet Docs_LandUse1 (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

City of Mequon

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www.ci.mequon.wi.us **Office of Community Development**

TO: **Planning Commission**
FROM: **Kim Tollefson, Director of Community Development**
DATE: **September 27, 2021**
SUBJECT: **Outdoor Storage Permit Requirements**

Background:
An outdoor storage permit and standards are recommended given the type of permitted commercial uses proposed as part the Ulao Creek neighborhood land use plan. The Committee recommends screening for materials, equipment and fleet vehicles associated with business operations. The regulations address both structural and vegetative screening, location and material standards as well as surfacing and drainage requirements. The proposed screen height is eight feet to accommodate the type of product expected for these uses.

Planning Commission Policy Subcommittee Recommendation:
The Planning Commission Policy Subcommittee recommended approval of the Ulao Creek outdoor storage standards by a vote of 7-0 on January 11, 2021. The Commission's action will be forwarded to the Common Council for final approval.

Attachments:
Outdoor Storage PC 09.27.21 (DOCX)

Attachment: Packet Docs_Outdoor Storage (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

Subdivision III. Section 58-468 Ulao Creek Neighborhood Outdoor Storage.

The purpose of the regulations and standards in this section is to provide consistent screening and surfacing standards for outdoor storage.

A. Permit. Any outdoor storage is subject to an approved Outdoor Storage Permit by the Department of Community Development.

B. General Requirements.

1. No outdoor storage shall be located in the required setbacks, offsets or located closer to public streets than the principle structures on the property. No outdoor storage is permitted on a vacant property.

2. No outdoor storage or associated structural screening shall exceed six (6) feet in height.

3. A combination of structural and landscaping screening is required for outdoor storage. Structural screening shall be architecturally consistent with the materials, including masonry, and the colors and design of the principle structure. Landscape screening shall be consistent with the formal landscaping plan of the site, shall provide year-round density and shall soften the aesthetic of the structural screening. Signage hung or attached to the screening is prohibited.

4. Chain link fencing is prohibited.

C. Screening.

1. Screening of outdoor storage is required from any of the following:

i. Public street or freeway;

ii. Publicly accessible open space area, path, parking area, access driveway, or other similar thoroughfare;

iii. Developed property where public access or view to areas of any public, quasi-public, commercial or industrial use; or

Attachment: Packet Docs_Outdoor Storage (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

iv. Undeveloped property where public access or view to areas adjoining the outdoor storage use is expected.

v. Existing or area zoned for residential.

D. Surfacing. Outdoor storage areas shall be graded and drain all surface water within the area to a public storm drain. Outdoor storage areas may be surfaced with partially permeable materials, if adequate drainage and erosion and dust control are provided.

E. Lighting. Any lighting used to illuminate an outdoor storage area shall be directed and shielded as to not illuminate any area other than the outdoor storage area and is subject to 58-567 – Outdoor lighting installation.

Attachment: Packet Docs_Outdoor Storage (6669 : City of Mequon - Ulao Creek Neighborhood Zoning Districts)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **September 27, 2021**

SUBJECT: **Jones Sign Company, Inc. for QAB Enterprises, LLC. The applicant is seeking waiver approval to allow for a 38 sq. ft. wall sign for the property located at 11065 N. Cedarburg Road (Crash Champions).**

Applicant:	Jones Sign Company
Status of Applicant:	Agent
Requested:	Sign Waiver
Existing Use:	Auto Repair
Existing Zoning:	TC (Town Center)
Land Use Plan:	Town Center
Lot size:	.50 acres
Location:	11065 N. Cedarburg Road
Tax Key Number:	#14-050-04-080.00
District:	#6

Background:
The applicant is requesting sign waiver approval to allow for a larger wall sign for 11065 N Cedarburg Road. In 2019, the Planning Commission approved a sign waiver to allow for a wall sign up to 27 square feet for the building. The waiver was requested to allow for a larger sign than allowed by code. Per the code, the gross surface area of a wall sign shall not exceed two and one-half percent of the area of the building wall, including doors and windows, to which the sign is to be affixed or 60 square feet, whichever is smaller. Based on the area of the north wall to which the sign is affixed, the code allows a wall sign to be no greater than 9.7 square feet. (Please see memo from City Attorney regarding sign code enforcement listed under Agenda Item: Announcement.)

Sign Waiver:
The Planning Commission previously approved one smokestack sign and one wall sign at 27 square feet. Due to a tenant change, the applicant is requesting approval for a new wall sign at 38.8 square feet. The applicant proposes to paint over the smokestack sign and is not proposing to replace the sign.

Due to the unique and irregular shape of the building, staff used the wall area of the entire north elevation to calculate the allowable size. The entire north elevation wall area comes out to 1,098 square feet which allows for a 27 square foot sign and is consistent with what Planning Commission previously approved. Staff believes 27 square feet is an appropriate size and scale when compared to the overall building size. Staff believes the proposed sign is too large and out of scale with the building elevation and does not support for waiver for the increase in size.

Site Compliance:

The Inspections Division recently issued the property a letter to correct to remove a temporary shed. The temporary shed was approved at its current location which does not meet offset requirements. Prior to issuance of a sign permit, the applicant shall remove the temporary shed or move it to a location that complies with the offset requirement.

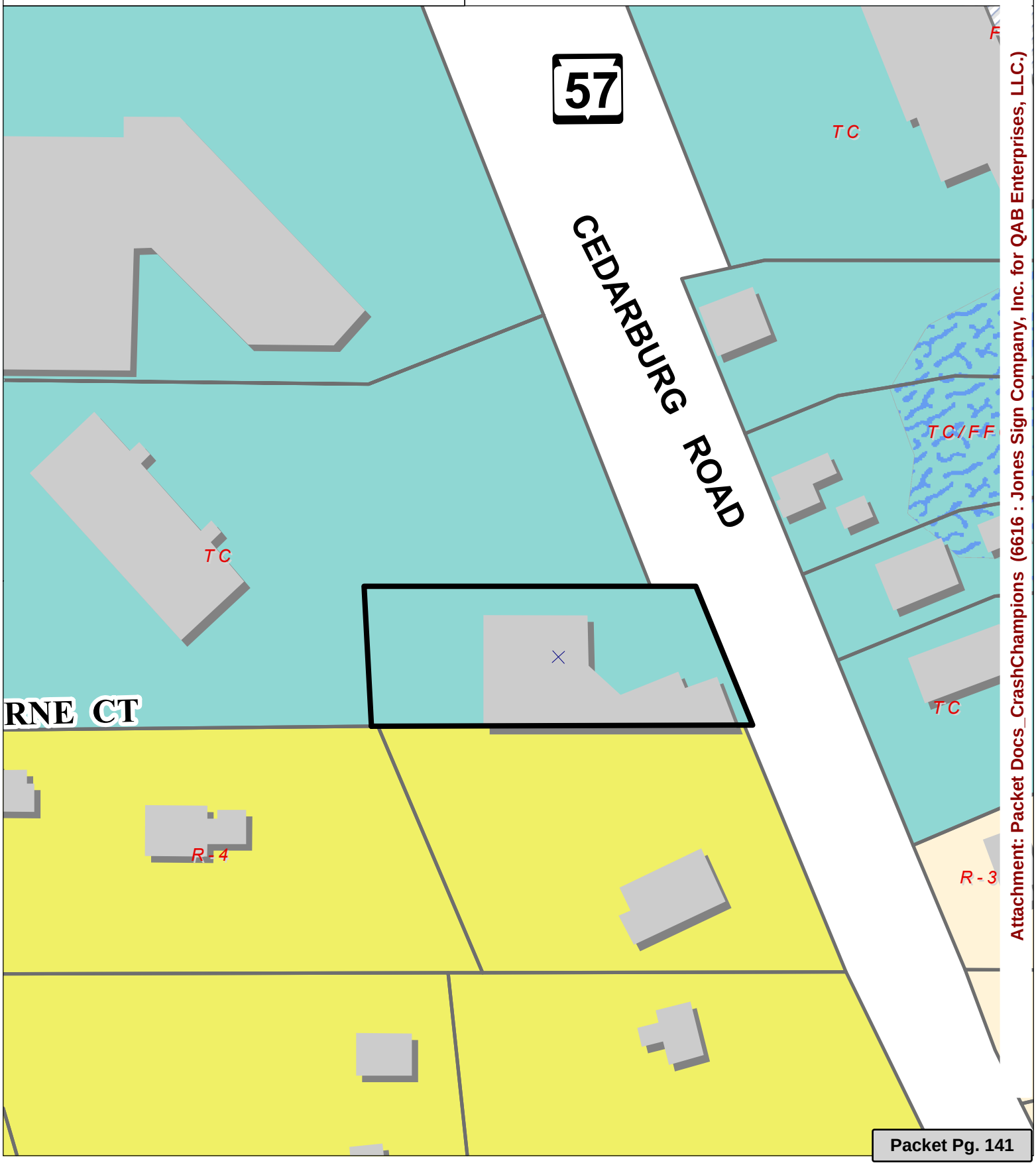
Staff Recommendation:
Planning staff recommends **denial** of the sign waiver due to the following:

1. Lack of site-specific hardship.

Attachments:
Packet Docs_CrashChampions (PDF)

Jones Sign Company, Inc. for QAB Enterprises, LLC (Crash Champions)

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



Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

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Variance Narrative

City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

RE: APPLICATION FOR SIGN WAIVER
Crash Champions located at 11065 N. Cedarburg Road, Mequon, WI 53092

WAIVER REQUEST:
1. INCREASE IN ALLOWED SQUARE FOOTAGE FOR PROPOSED WALL SIGN

ALLOWED BY CODE
One (1) WALL SIGN PER TENANT
MAX COPY HEIGHT: None
2.5 PERCENT OF THE GROSS BUILDING AREA, OR MAXIMUM OF 60 SQ. FT, WHICHEVER IS SMALLER.

PROPOSED SIGNAGE:
One (1) wall sign 3'-2.5" H x 11'-11" W = 38.23 sq. ft.

ARTICLE V. – SIGNS

Sec. 62-13. - Permitted signs.

(b) *Commercial, industrial, park, and institutional uses.* For all commercial, industrial, park, and non-religious institutional uses, only the following signs are hereby allowed subject to issuance of a permit in accordance with section 62-4 of this chapter.

(2) *Wall signs.*

a. Number. There shall be not more than one wall sign for each principal building within the B-1, B-2, B-3, B-4, B-5, B-6, B-7, TC, AC, IPS, LTD, and P-1 zoning districts except for the case of multi-tenant buildings as regulated in section 62-13 of this chapter and except for the case of buildings that front two public streets, one sign may be permitted for each facade facing a public street.

b. Area. Except in the case of multi-tenant buildings as regulated in section 62-13 of this chapter, **the gross surface area of a wall sign shall not exceed two and one-half percent of the area of the building wall, including doors and windows, to which the sign is to be affixed or 60 square feet, whichever is smaller.**

c. Location. A wall sign may be located on the outermost wall of any principal building but shall not project more than ten inches from the wall to which the sign is to be affixed.

d. Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed. A wall sign shall not exceed 20 feet in height from the base of the building wall to which the sign is affixed.

Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

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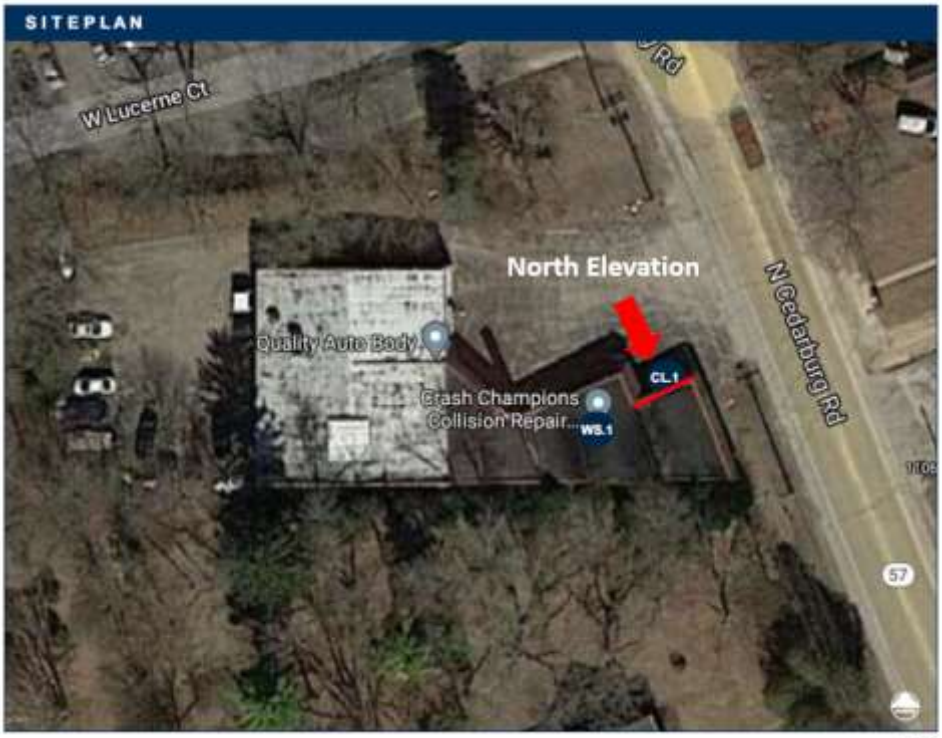
Per City of Mequon Zoning Dept comments received on 6/17/21 during a preliminary discussion, the City's review determines this location would only be eligible for 27.2 sq. ft for a wall sign based on the previous business Quality Auto Body sign. Only the North elevation may be used. See image below with redline indicated.

EXISTING FRONT BUILDING - S/F CABINET



Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

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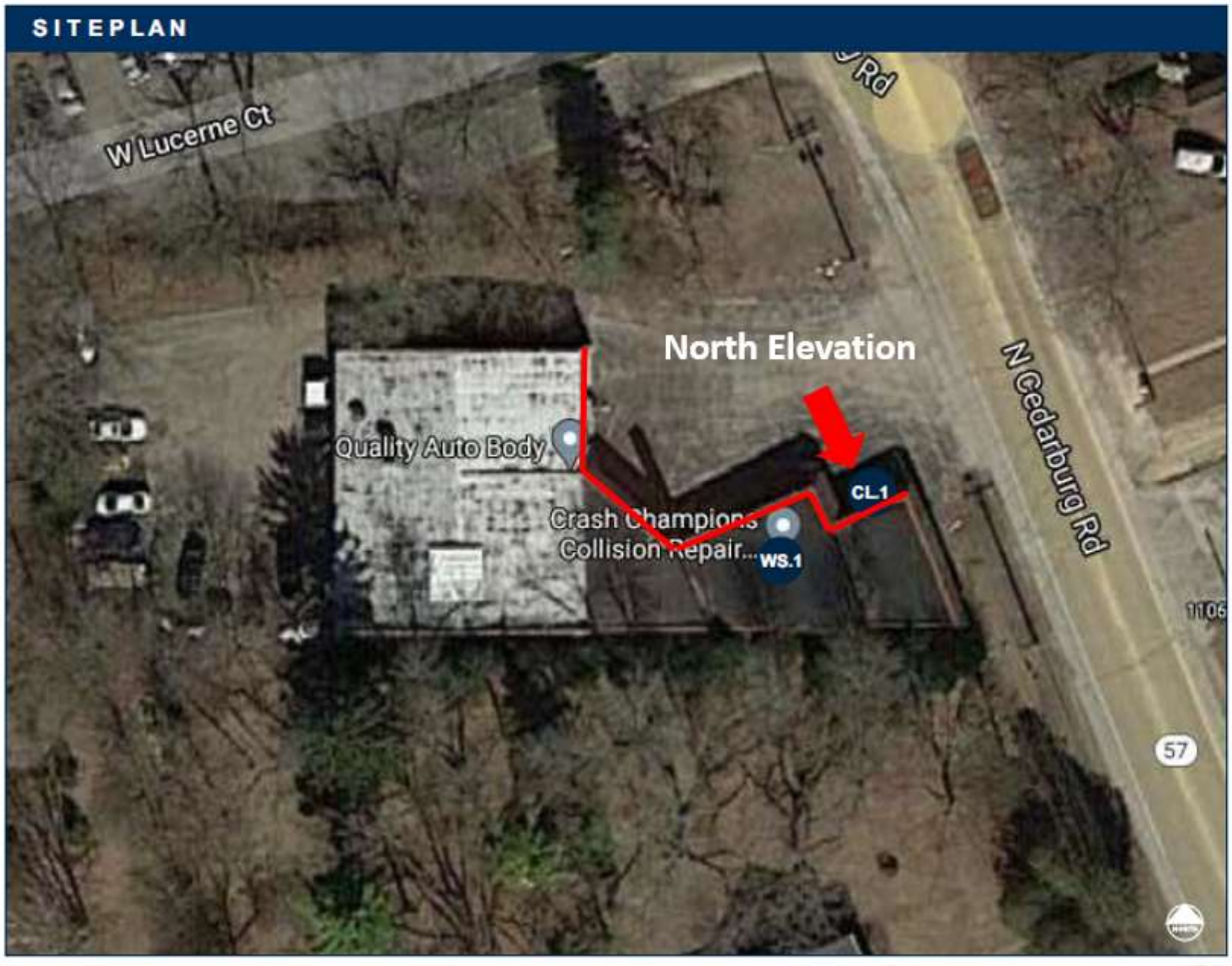
Crash Champion is requesting a waiver for the proposed sign, their primary and only wall sign to identify their business to be approved at 38.23 sq. ft.

Due to the unusual shape of the building's elevation (see image below with redline indicated), our customer is not allowed to use the entire length of the building, only the area where the sign will be located. The shape of the building elevation itself creates a physical hardship upon Crash Champions. While the increase in square footage exceeds the square footage per code on the wall area where the sign is located, the proposed square footage is still less than the maximum allowance of 60 sq. ft the city ordinance has in place.

AERIAL VIEW OF BUILDING OF PROPOSED ELEVATION TO BE USED FOR SQUARE FOOTAGE CALCULATIONS



Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

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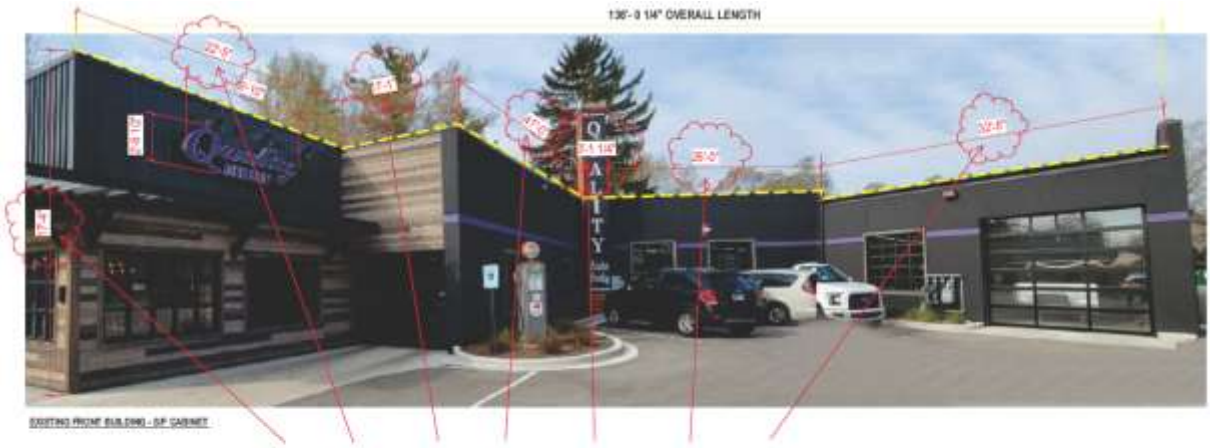
If a Special Exception could be taken into consideration in this situation, let the entire building elevation be allowed. See image below with called out dimensions.



This in turn would have the square footage calculating to 58.94 sq.ft, which is less than the allowed maximum square footage of 60 sq. ft. Again, the proposed wall sign at 38.23 square feet being well within the sign allowance.

If all oriented North facing elevations could be used in calculating the sign's square footage. See images below with redlines.

Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

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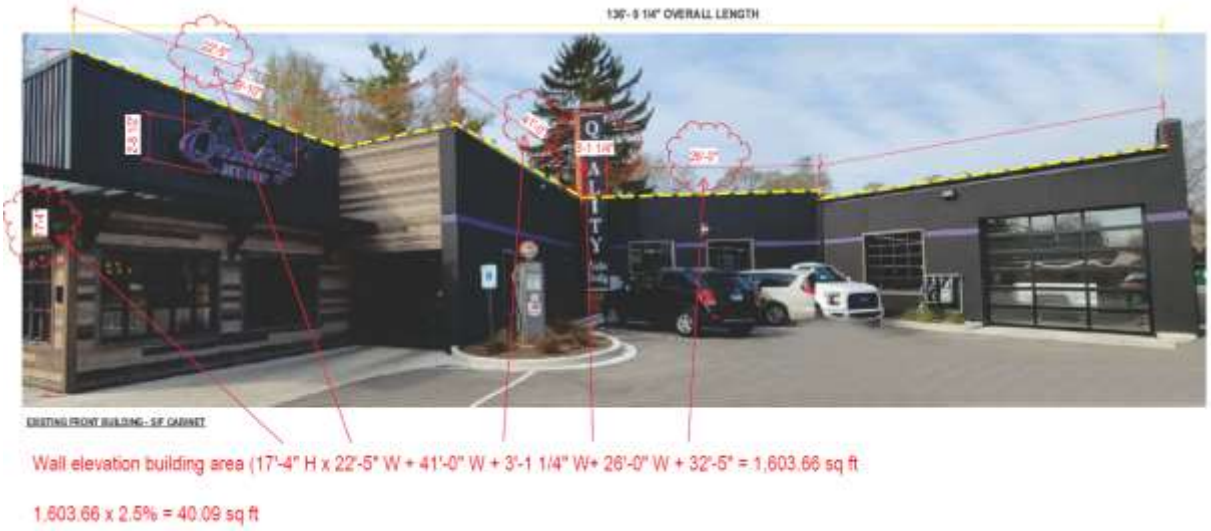

Again, this in turn would have the square footage calculating to 40.09 sq.ft, which is less than the allowed maximum square footage of 60 sq. ft. The proposed wall sign for this site is at 38.2 square feet well within the sign allowance.

Another issue which is due to the building's close proximity to the street and the City's code requiring a 10' feet setback for ground signs, this property does not offer any opportunity for ground signs which could be viewed in both the North and South bound traffic. This restriction in the ordinance creates a hardship for Crash Champions not to be able to have the same opportunity as other businesses who have both ground sign and wall signs. See image below for the close proximity the building is to the roadway.

NORTH ELEVATION DRIVING SOUTH ON N. CEDARBURG ROAD

2357 35

Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

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In conclusion, Crash Champions is proposing less signage than what the previous business Quality Auto Body Shop had. See image below

EXISTING SIGNS OF FORMER BUSINESS QUALITY AUTO BODY

Crash Champions is looking for the opportunity to have just a bit more visibility for customers to read their wall sign then what the restrictions of the ordinance limits them too.

Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

SITEPLAN

N.T.S.

WORK SCOPE

CL.1 MFG. & INSTALL NEW CHANNEL LOGO & LTRS ON BKGRND (QTY 1)

Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

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JOB #: 258369-R5_P2
DATE: 05.03.2021
DESIGNER: S.Carico
SALES REP: -
PROJ MGR: C.Grathen

REV.	DATE	BY	DESCRIPTION
1	05.06.21	SC	CHANGE PANEL SIGN TO FULL LOGO
2	06.01.21	SC	CHANGE BACKGROUND PANEL TO CONTOUR, ADD PAINT CALL-OUTS
3	06.02.21	SC	UPDATE CB.1 TO CL.1 CHANNEL LETTER CALL-OUT
4	00.00.00	XX	XXXX
5	09.01.21	SC	UPDATE PER REDLINES
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

CRASHCHAMPIONS COLLISION REPAIR TEAM

CRASH CHAMPION
11065 N. CEDARBURG RD.
MEQUON, WI. 53092

SHEET NUMBER
0.0

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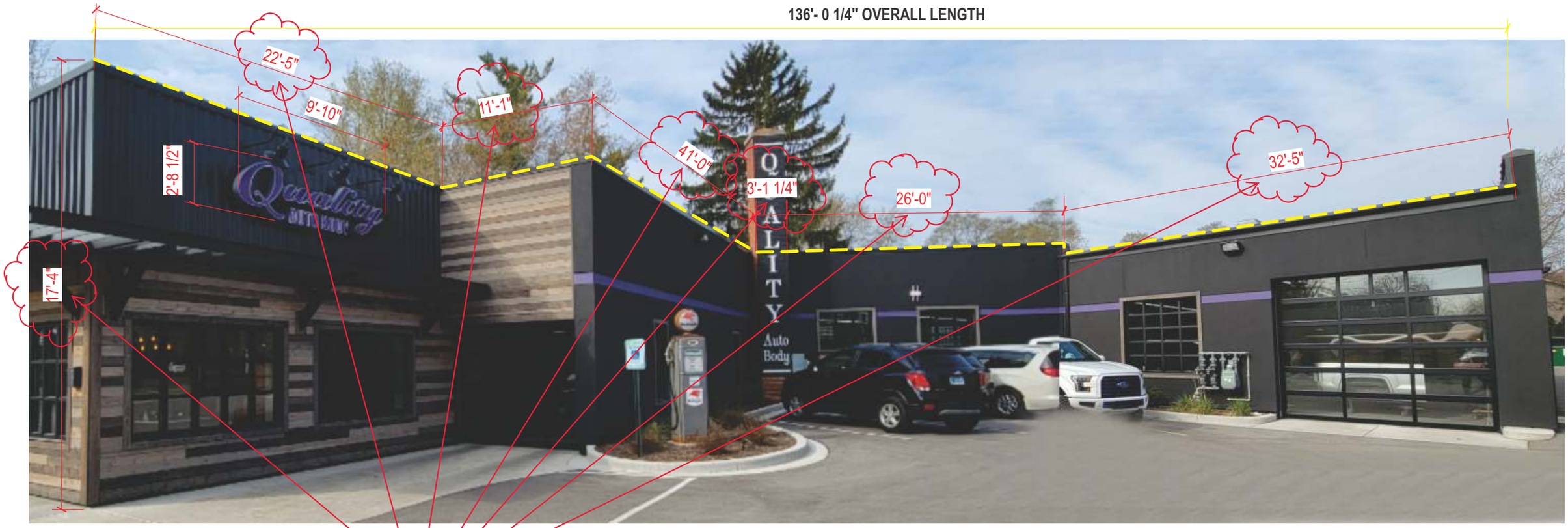
PREVIOUS BUSINESS SIGNAGE



EXISTING FRONT BUILDING - S/F CABINET

Wall elevation building area = 2,357.65sq ft

2,357.65 x 2.5% = 58.94 sq ft

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JOB #: 258369-R5_P2
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SALES REP: -
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CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

CRASHCHAMPIONS COLLISION REPAIR TEAM

CRASH CHAMPION
11065 N. CEDARBURG RD.
MEQUON, WI. 53092

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Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

PROPOSED FRONT BUILDING - S/F CABINET

Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

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JOB #: **258369-R3**
DATE: 05.03.2021
DESIGNER: S.Carico
SALES REP: -
PROJ MGR: C.Grathen

REV.	DATE	BY	DESCRIPTION
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CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

CRASHCHAMPIONS
COLLISION REPAIR TEAM

CRASH CHAMPION
11065 N. CEDARBURG RD.
MEQUON, WI. 53092

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2.0

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CL.1 FACE LIT CHANNEL LOGO & LETTERS ON BACKER PANEL (QTY. 1)

SQUARE FOOTAGE: 38.23sf

EXISTING FRONT BUILDING - S/F CABINET

NOTE: PURPLE STRIPE PAINTED GREY BY OTHERS

PROPOSED FRONT BUILDING - S/F CABINET

FRONT VIEW
SCALE: 3/8" =1'-0"

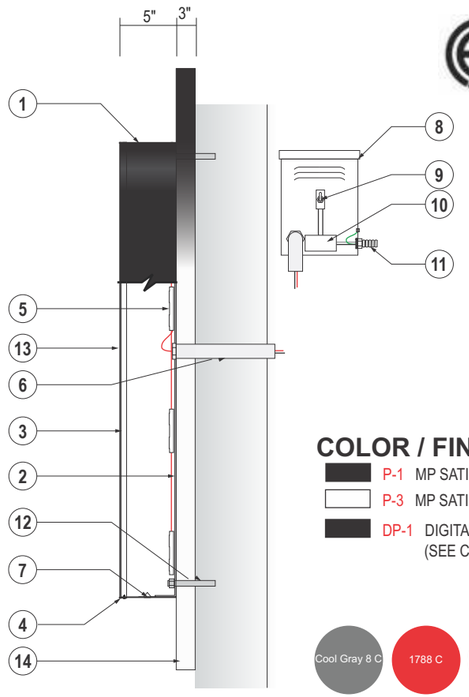
38.23sf

SIDE VIEW
SCALE: 3/8" =1'-0"

SPECIFICATIONS

1. .040" PRE-FINISH BLACK / WHT ALUMINUM RETURNS
2. .063" ALUMINUM LETTER BACKS PAINTED P-3
3. 3/16" 7328 WHITE ACRYLIC FACE
4. 1" BLACK TRIM CAP
5. 5000K WHITE LED MODULES
6. RIGID PASS-THRU FOR LOW VOLTAGE LED WIRING
7. 1/4" WEEP HOLES WITH LIGHT BAFFLES (EXTERIOR APPLICATIONS ONLY)
8. ETL COMPLIANT ENCLOSURE FOR LED POWER SUPPLIES +/- 18"L X 7"H, REMOTE LOCATED
9. DISCONNECT SWITCH
10. LED POWER SUPPLIES
11. PRIMARY ELECTRICAL
12. CORROSION RESISTANT FASTENERS PER CONDITIONS
13. FIRST SURFACE VINYL DP-1
14. ALUM. BACKGROUND PANEL/WIREWAY P-1

NOTE:



#5013508
CONFORMS TO UL STD 4

COLOR / FINISHES

- P-1 MP SATIN BLACK TO MATCH (BLACK PC)
- P-3 MP SATIN WHITE
- DP-1 DIGITALLY PRINTED VINYL (SEE COLORS)

Cool Gray 8 C | 1788 C | 1805 C | BLACK PC

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JOB #: **258369-R5_P2**
DATE: 05.03.2021
DESIGNER: S.Carico
SALES REP: -
PROJ MGR: C.Grathen

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CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

CRASHCHAMPIONS COLLISION REPAIR TEAM

CRASH CHAMPION
11065 N. CEDARBURG RD.
MEQUON, WI. 53092

SHEET NUMBER
2.0

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Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

EXISTING FRONT BUILDING - REMOVAL

PROPOSED FRONT BUILDING - PAINTING

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JOB #: 258369-R5_P2
DATE: 05.03.2021
DESIGNER: S.Carico
SALES REP: -
PROJ MGR: C.Grathen

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CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

CRASHCHAMPIONS COLLISION REPAIR TEAM

CRASH CHAMPION
11065 N. CEDARBURG RD.
MEQUON, WI. 53092

SHEET NUMBER
3.0

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Attachment: Packet Docs_CrashChampions (6616 : Jones Sign Company, Inc. for QAB Enterprises, LLC.)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **September 27, 2021**

SUBJECT: **Graphic House, Inc. for Alliance Bible Church. The applicant is seeking approval for a master sign plan amendment to allow for 3 wall signs, 2 directional signs exceeding 4-feet in height and a monument sign and lighting plan amendment for the property located at 13939 N. Cedarburg Road.**

Applicant:	Graphic House, Inc.
Status of Applicant:	Agent
Requested:	Master Sign Plan Amendment Lighting Plan Amendment
Existing Zoning:	IPS (Institutional and Public Service District)
Land Use Plan:	Institutional
Lot size:	8.18 acres
Location:	13939 N. Cedarburg Road
Tax Key Number:	#14-003-14-004.00
District:	#1

Background:
The applicant is seeking approval for a Master Sign Plan Amendment for Alliance Bible Church to allow for two directional signs that exceed 4 feet in height and 3 square feet in size as allowed by code. The Planning Commission approved a Master Sign Plan for the church in March 2021 to allow for three wall signs and a monument sign. The applicant is also requesting approval of Lighting Plan amendment for the site. (Please see memo from City Attorney regarding sign code enforcement listed under Agenda Item: Announcement.)

Master Sign Plan Amendment
The code allows one wall sign for each principal building. The wall sign shall not exceed 2.5% of the area of the building wall to which the sign is affixed or 60 square feet, whichever is smaller. The approved Master Sign Plan includes three wall signs, and one monument sign as follows:

Approved Master Sign Plan	Size	Height
Monument Sign	40 SF	9.5 feet
Wall Sign – South Elevation – Alliance Bible Church	60 SF	8’-11.5”
Wall Sign – South Elevation – Kingdom Kidz	19 SF	6’-10.5”
Wall Sign – East Elevation – Welcome	7 SF	< 10 feet

The proposed Master Sign Plan amendment includes addition of the following:

Proposed Amendment	Size	Height

Two (2) directions signs	16 SF	6 feet

The applicant requests approval of two directional signs at 16 square feet in size and 6 feet in height. The purpose of the request is to provide clear and sufficient wayfinding for visitors to the site. See Site Plan for proposed locations south of the building and along the sight line as vehicles enter the site

Staff does not believe there is a site-specific hardship to allow for the proposed size and height. The Sign Code permits up to four directional signs for any business or organization not to exceed three square feet or four feet in height. Based on the site configuration which has one main parking area and one main building, along with the previously approved wall signs and the directional signs allowed by code, staff does not support the proposed amendment and does not believe the existing site conditions create a hardship.

Lighting Plan Amendment:
As part of the proposed changes to the site, the applicant is proposing new lighting. Gooseneck lighting is proposed over the wall signs and entrances on the south and east elevations. A total of 15 illuminated bollards are proposed along the walkways to the offices and Student Ministries center. Lighting shall comply with lighting code requirements, including maximum illumination of any exterior sign not to exceed 15 footcandles and bollards not to exceed 42 inches in height and 8,500 lumens per fixture with 0 percent of lumen output at or above the horizontal plane. A photometric plan is required as condition of approval.

Staff Recommendation: Planning staff recommends denial of the Master Sign Plan amendment due to the following:

1. Lack of site-specific hardship.

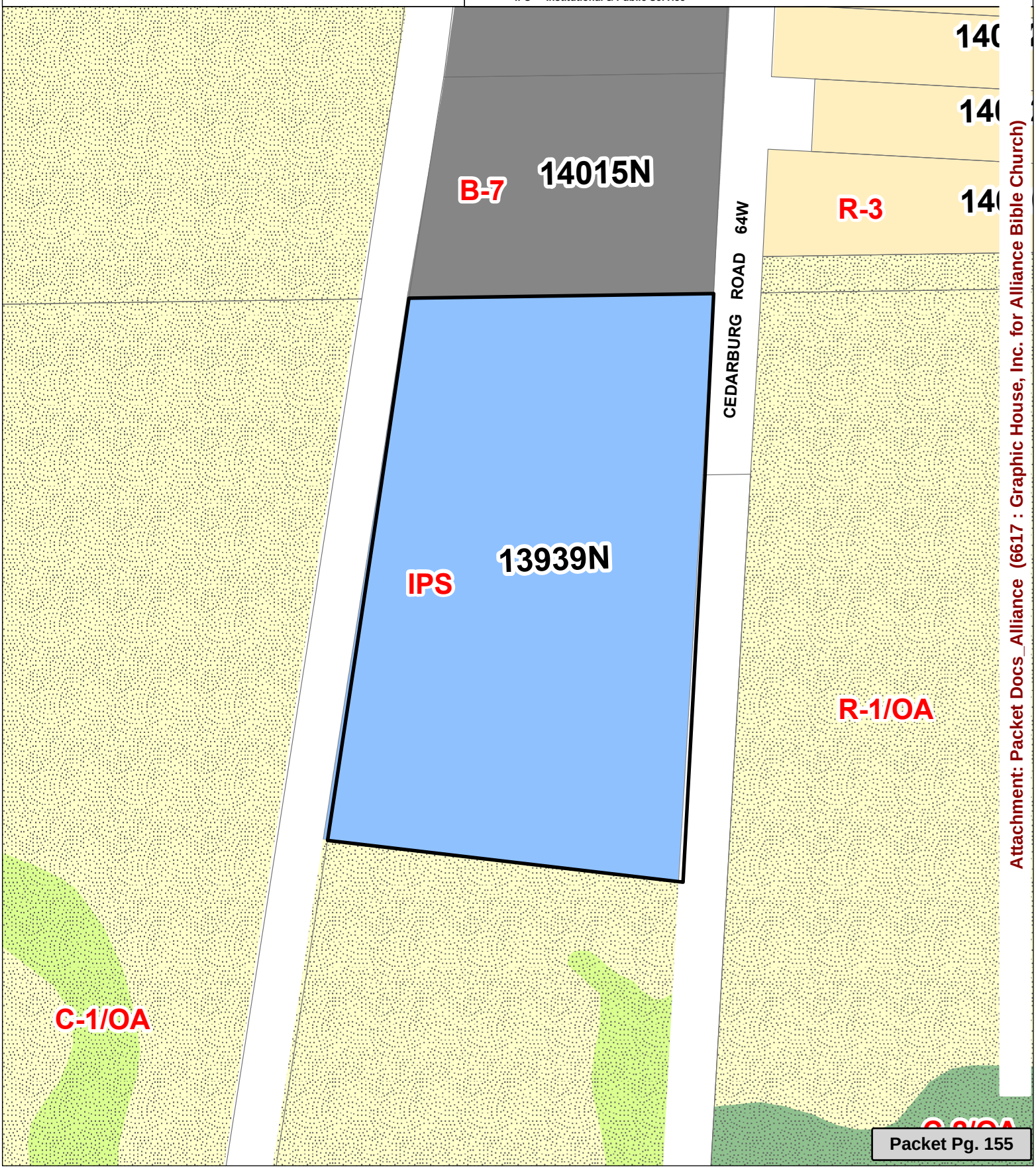
Staff Recommendation: Planning staff recommends approval of the Lighting Plan amendment subject to the following conditions:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Submittal of photometric plan for review and approval by staff prior to issuance of building permit.
3. Maximum illumination of any exterior sign shall not exceed 15 footcandles in accordance with the Outdoor lighting installation code section.
4. Bollards shall not exceed 42 inches in height and 8,500 lumens per fixture with 0 percent of lumen output at or above the horizontal plane.

Attachments:
Packet Docs_Alliance (PDF)

Alliance Bible Church

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



Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

SIGN SPECIFICATIONS for ALLIANCE BIBLE CHURCH | 13939 N CEDARBURG RD.

Wall Signage Specifications on the South Elevation (Facing Parking Lot):
Proposed locations attached as **Exhibit A**.

4 Signs: 2 Wall Signs identifying different entrances and 2 directional signs.
Letters: See individual design prints attached. (quote numbers circled in red)
Mounting: Signage letters are all on backerboards, stud mounted into wall. Logos mounted through faces flush to building.
Color: Both signs have white lettering. Each backerboard will match the wall paint behind them.
Illumination: Signs 20982-B, 20984 have external gooseneck lights pointing down on them. Large logo is not illuminated. The directional signs (21676) will be lit.

Wall Signage Specifications on the East Elevation (N Cedarburg Rd.):
Proposed locations as **Exhibit A**.

2 Wall Signs: One identifying entrance and one main logo that wraps around South and East Walls. (Quotes: 20993, 20976)
Letters: See individual design prints attached.
Mounting: Stud mounted ½" off backer panel – Welcome sign.
Color: Welcome Sign consists of white and dark grey coloring. Logo consists of white coloring.
Illumination: Non-lit Signage – Welcome and Alliance logo.

FREESTANDING ENTRY MONUMENT SIGNS
20981-B - One freestanding monument sign will be replacing the current monument signage on the property.
The monument sign will have small external illumination spotlights facing up.

SIGN PERMITS
Sign permit approval is required for all signage, may be required for the logo.

We are submitting a sign master plan due to|
There being 5 different entrances into the facility for unique uses (Worship, office, kids, Student Ministries, etc). The (2) additional directional signs are wayfinding tools to direct people accordingly both to the correct entrances, and corresponding parking areas. There are other facilities in the area with similar dimensions ex: hospital and technical school. The three feet directional signs that were previously approved, the church does not believe will be sufficient at directing traffic, as they would not be readable from a vehicle due to the amount of copy on the signs.

Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

20982-B ~Alliance Bible Church

20976 ~WELCOME

20984 ~ Kingdom Kidz

20993 ~Cross Logo

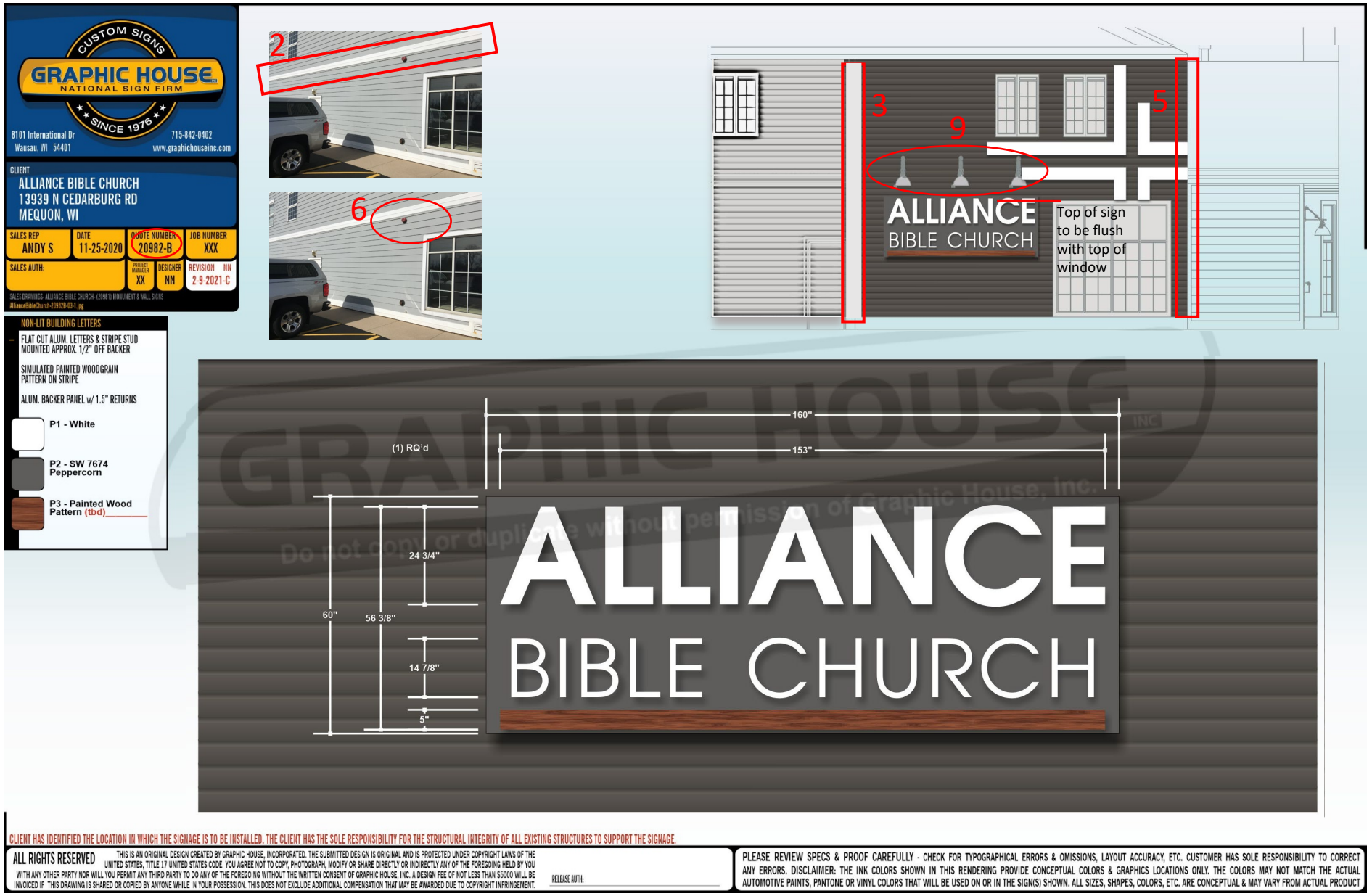
21675 ~ Student Ministries Directional

21675 ~ Office Directional

20981-B MONUMENT SIGN

Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

South Elevation (Facing Parking Lot)



20982: 60 sq ft.

***Top of sign to line up with top of window**

2. Horizontal white trim to remain.

3. Vertical white trim added left of the sign near single door. Building to the left of the trim will remain the light grey it is now.

5. Corner trim will be peppercorn.

6. Fire alarm to remain.

9. (3) Gooseneck down lights will be placed above the 'Alliance Bible Church' sign.

Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

20993: 57 sq ft.

1. **White Cross logo wrap South to East elevation as shown on rendering.**

The ends of the right side of the logo will stop right before the downspout (peppercorn color)

Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

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CLIENT
ALLIANCE BIBLE CHURCH
13939 N CEDARBURG RD
MEQUON, WI

SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	20993	XXX

SALES AUTH:

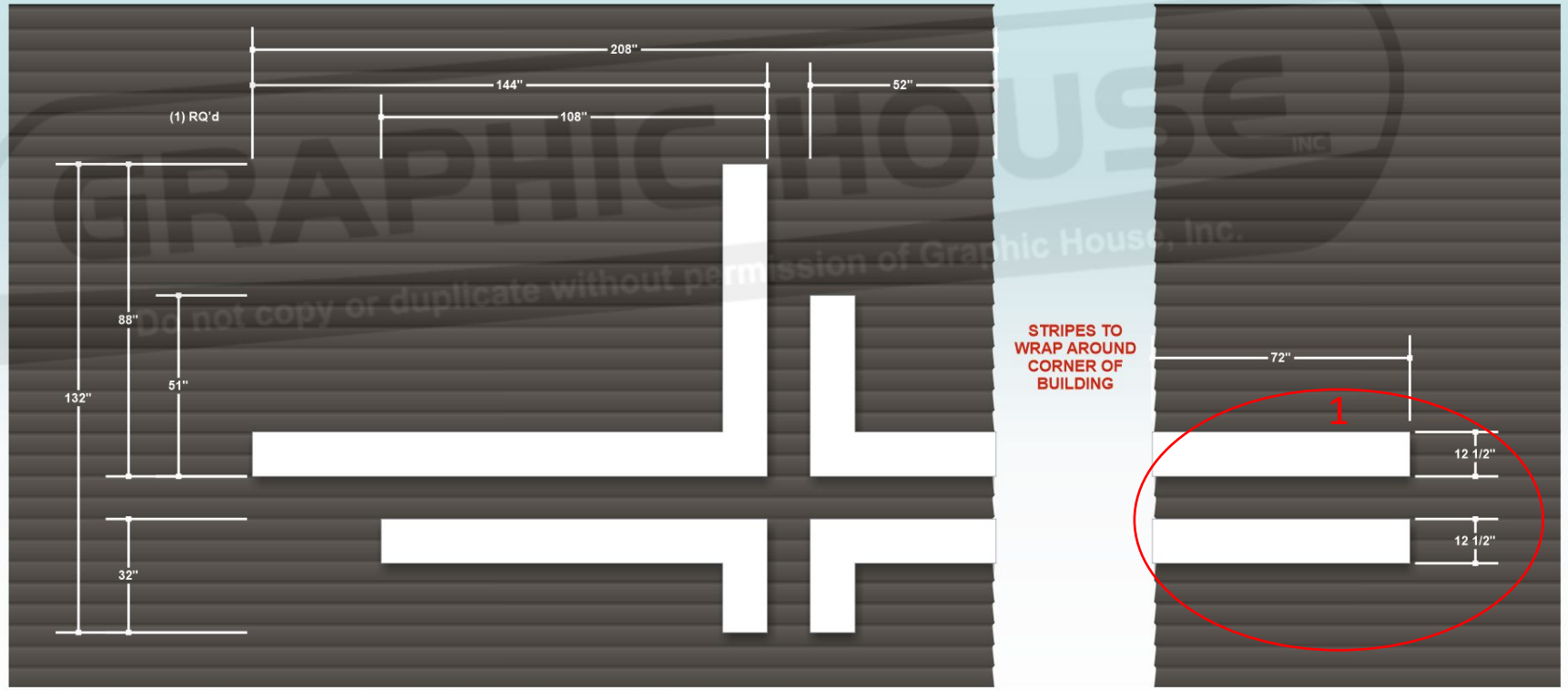
PROJECT MANAGER	DESIGNER	REVISION XX
XX	NN	0-0-0000

SALES DRAWINGS- ALLIANCE BIBLE CHURCH- (20993) MONUMENT & WALL SIGNS
AllianceBibleChurch-20993-01-1.jpg

NON-LIT BUILDING LETTERS

FLAT CUT WHITE ACM STRIPES MOUNTED THROUGH FACES FLUSH TO BUILDING

White ACM



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CLIENT
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13939 N CEDARBURG RD
MEQUON, WI

SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	20984	XXX

SALES AUTH:	PROJECT MANAGER	DESIGNER	REVISION NN
	XX	NN	4-16-2021-G

SALES DRAWINGS- ALLIANCE BIBLE CHURCH- (20981) MONUMENT & WALL SIGNS
AllianceBibleChurch-20984-04-1.jpg

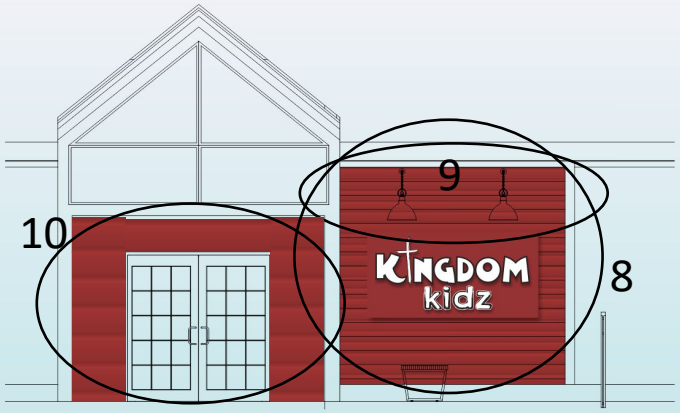
NON-LIT BUILDING LETTERS

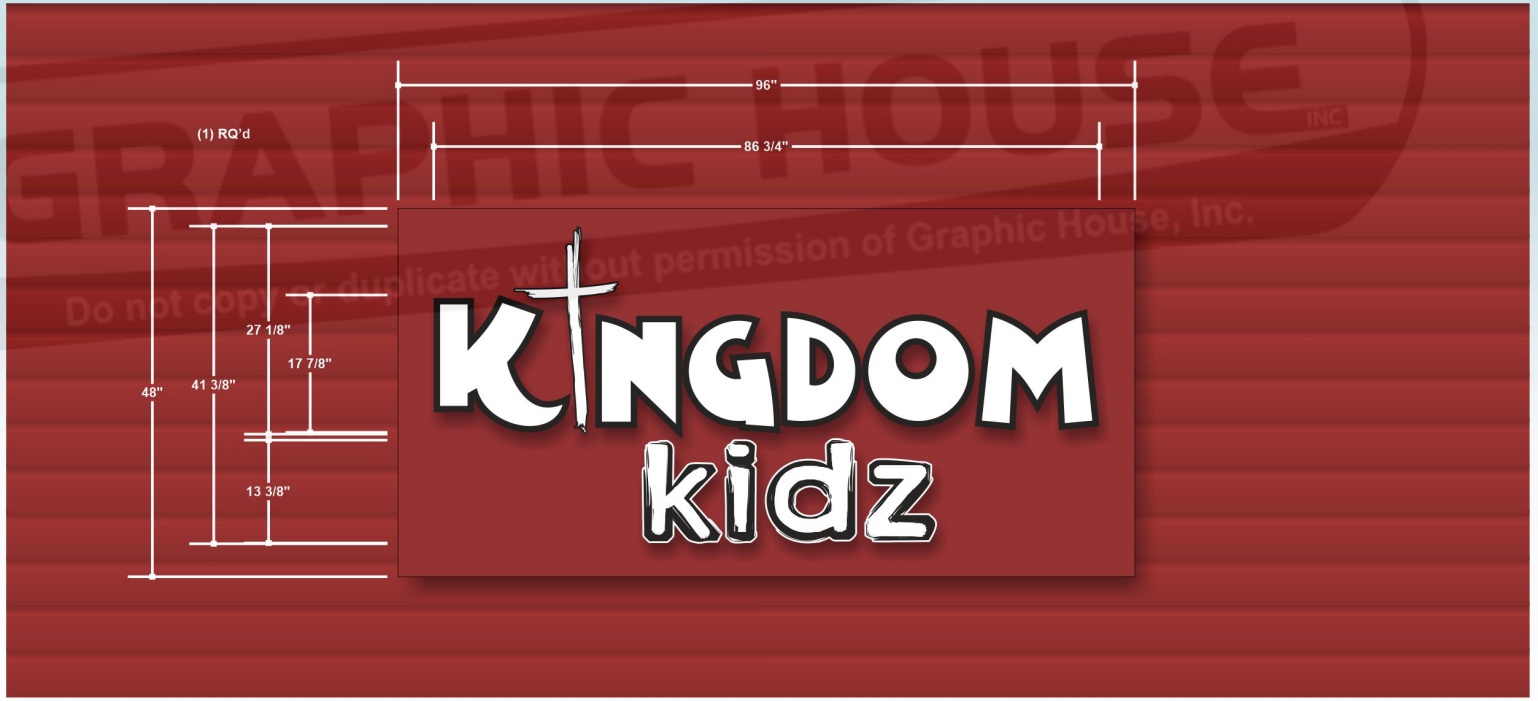
- FLAT CUT ALUM. LOGO & LETTERS STUD MOUNTED APPROX. 1/2" OFF BACKER
- BLACK & WHITE VINYL ON LOGO
- ALUM. BACKER PANEL w/ 1.5" RETURNS

P1 - White
V1 - 7725-10 White Vinyl

P2 - Black
V2 - 7725-12 Black Vinyl

P3 - SW 7600 Bolero





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20984: 19 sq ft.

8. Siding behind 'Kingdom kidz' sign to be painted Sherwin Williams Bolero.

9. (2) Gooseneck down lights will be placed above the 'Kingdom kidz' sign.

10. This area is used Sundays, Tuesdays, Wednesdays, and Thursdays both daytime and evening.

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Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

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SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	20983-B	XXX

SALES AUTH:	PROJECT MANAGER	DESIGNER	REVISION
	XX	NN	NN 2-9-2021-C

SALES DRAWINGS - ALLIANCE BIBLE CHURCH - (20981) MONUMENT & WALL SIGNS
AllianceBibleChurch-20983B-02-1.jpg

NON-LIT BUILDING LETTERS

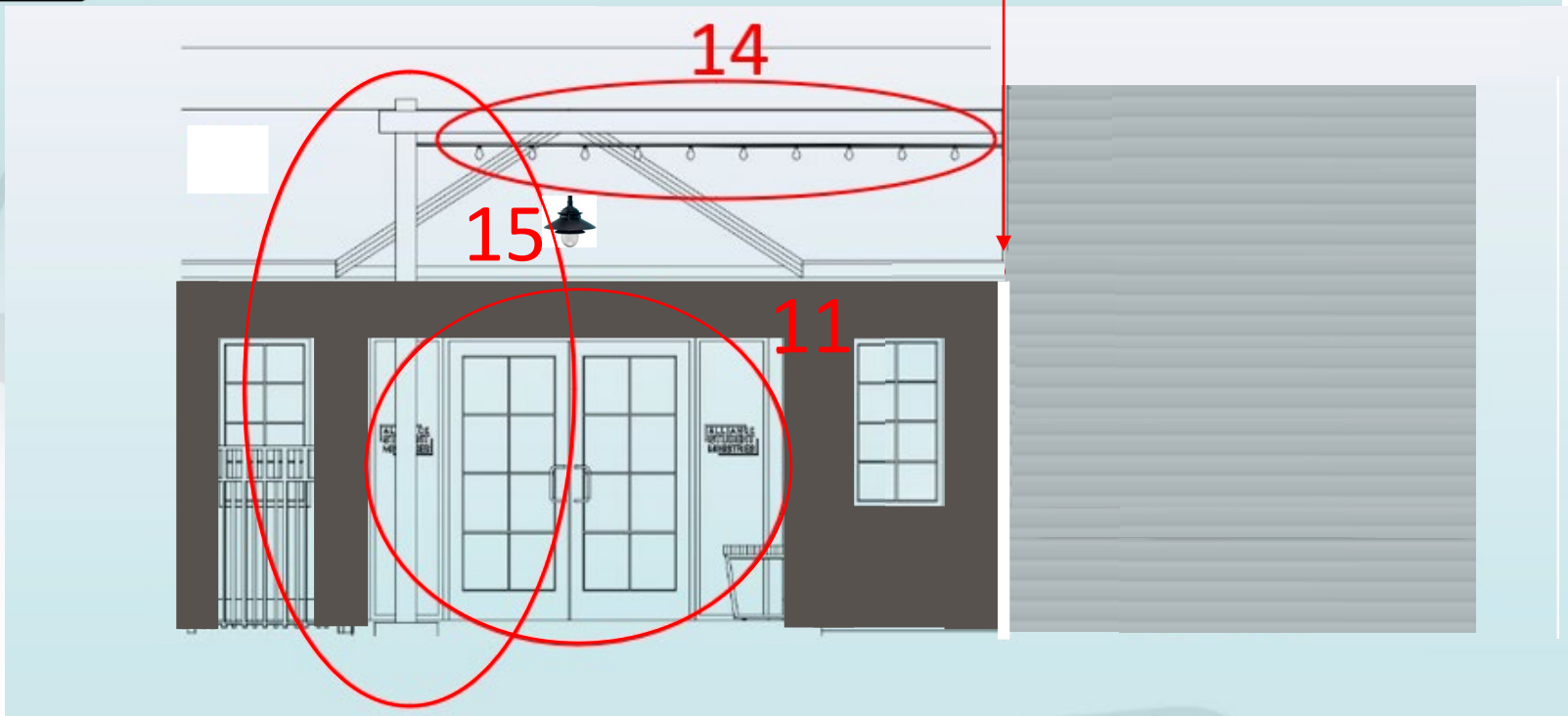
FLAT CUT ALUM. LETTERS & STRIPE STUD MOUNTED APPROX. 1/2" OFF BACKER

ALUM. BACKER PANEL w/ 1.5" RETURNS

P1 - White

P2 - SW 7674 Peppercorn

Right to the window is white trim and then grey on the hidden wall



11. Student Ministries is the most used entrance of visitors outside of Sunday worship. Siding around door to be painted peppercorn.

14. There will be no pergola lights or pergola.

15. One light centered in gable.

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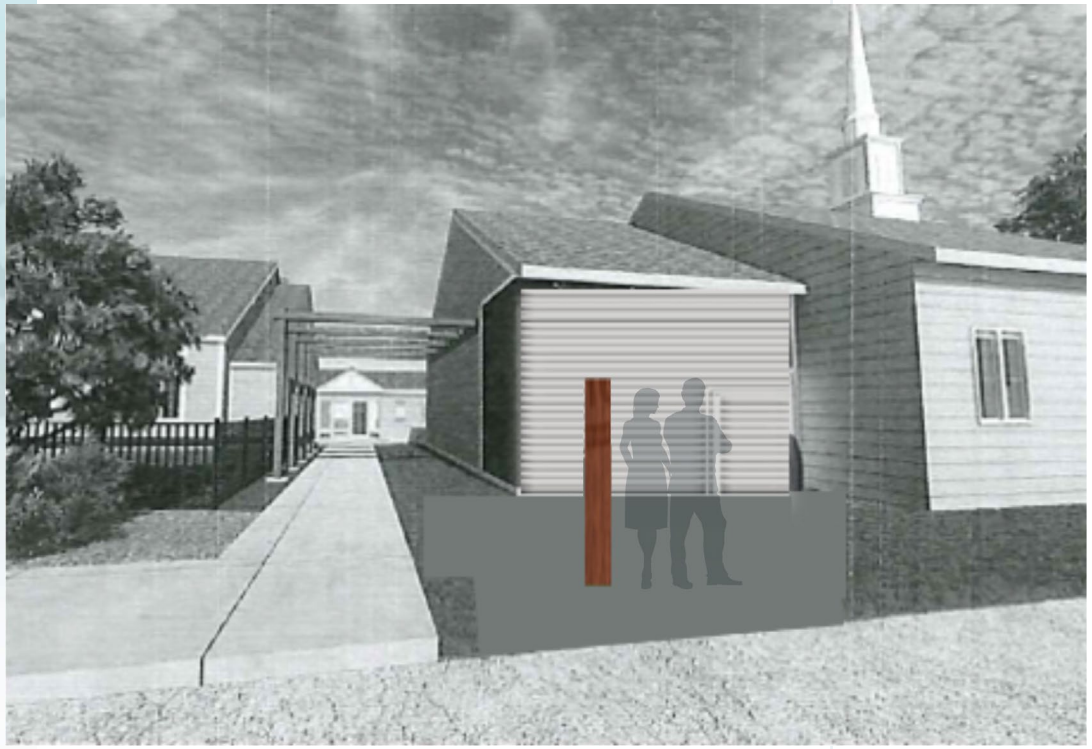
Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

21675

Directional sign for Student Ministries Center.



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MEQUON, WI

SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	21676	XXX

SALES AUTH: | PROJECT MANAGER: XX | DESIGNER: NN | REVISION: NN 5-20-2021-I

LIT DIRECTIONAL

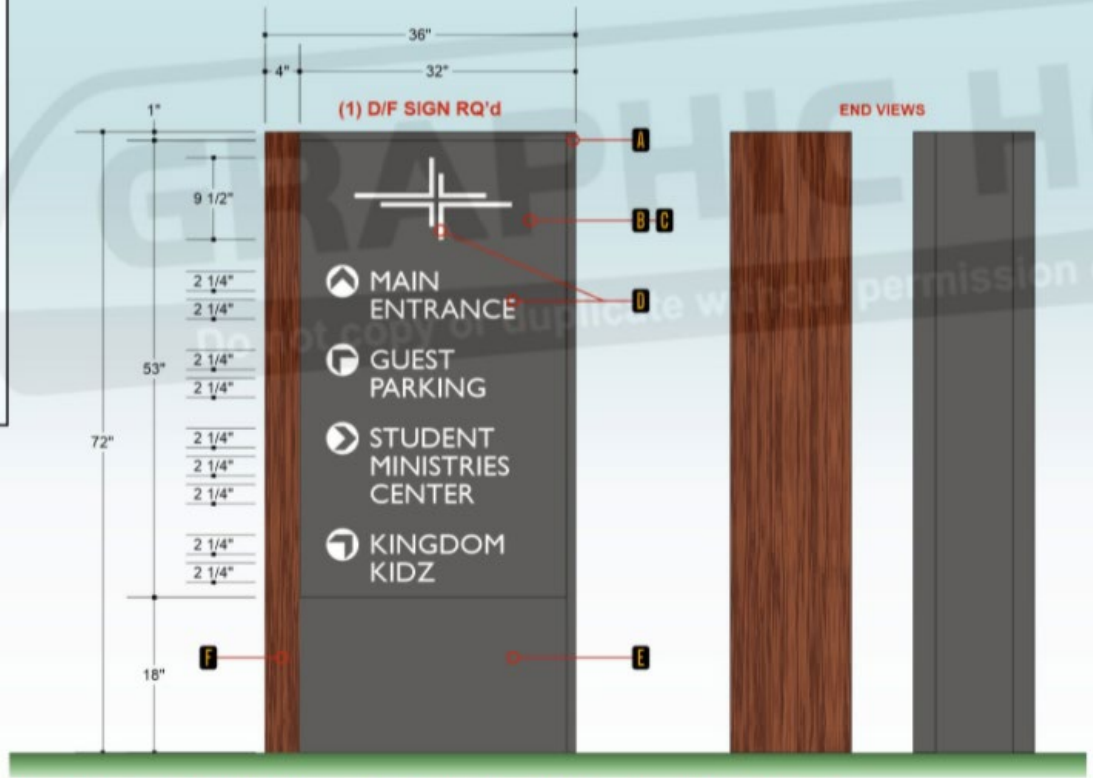
A ALUMINUM FORMED CABINET LIT w/ WHITE LED's
B WHITE POLYCARBONATE FACE
C OPAQUE BACKGROUND
D LIT WHITE LOGO, COPY & ARROWS
E PAINTED BASE CLADDING
F PAINTED WOODGRAIN PATTERN

P1 - SW 7674 Peppercorn
P2 - Painted Wood Pattern (to match sample in Design)
White Polycarbonate

OPPOSITE SIDE

APPROX. NIGHT VIEW

(1) D/F SIGN RQ'd



END VIEWS

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East Elevation (Facing N. Cedarburg Rd.)

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MEQUON, WI

SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	20976	XXX

SALES AUTH:	PROJECT MANAGER	DESIGNER	REVISION XX
	XX	NN	0-0-0000

SALES DRAWINGS- ALLIANCE BIBLE CHURCH- (20981) MONUMENT & WALL SIGNS
AllianceBibleChurch-20976-01-1.jpg

NON-LIT BUILDING LETTERS

FLAT CUT ALUM. LETTERS & STRIPE STUD MOUNTED APPROX. 1/2" OFF BACKER

ALUM. BACKER PANEL w/ 1.5" RETURNS

P1 - Dark Grey
(tbd)_____

P2 - White

20976: 7 sq ft.

Siding behind welcome sign is to be painted peppercorn.

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Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

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13939 N CEDARBURG RD
MEQUON, WI

SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	21676	XXX

SALES AUTH:	PROJECT MANAGER	DESIGNER	REVISION NN
	XX	NN	5-20-2021-I

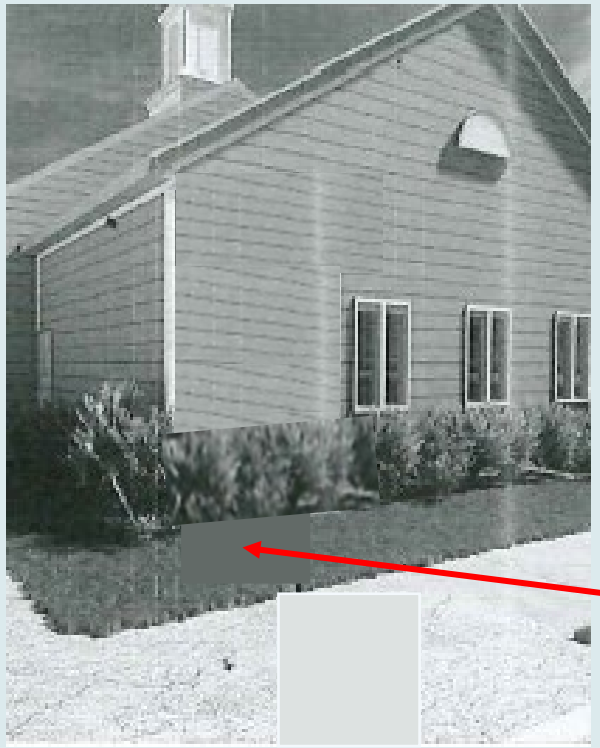
LIT DIRECTIONAL

A ALUMINUM FORMED CABINET LIT w/ WHITE LED's
B WHITE POLYCARBONATE FACE
C OPAQUE BACKGROUND
D LIT WHITE LOGO, COPY & ARROWS
E PAINTED BASE CLADDING
F PAINTED WOODGRAIN PATTERN

P1 - SW 7674 Peppercorn

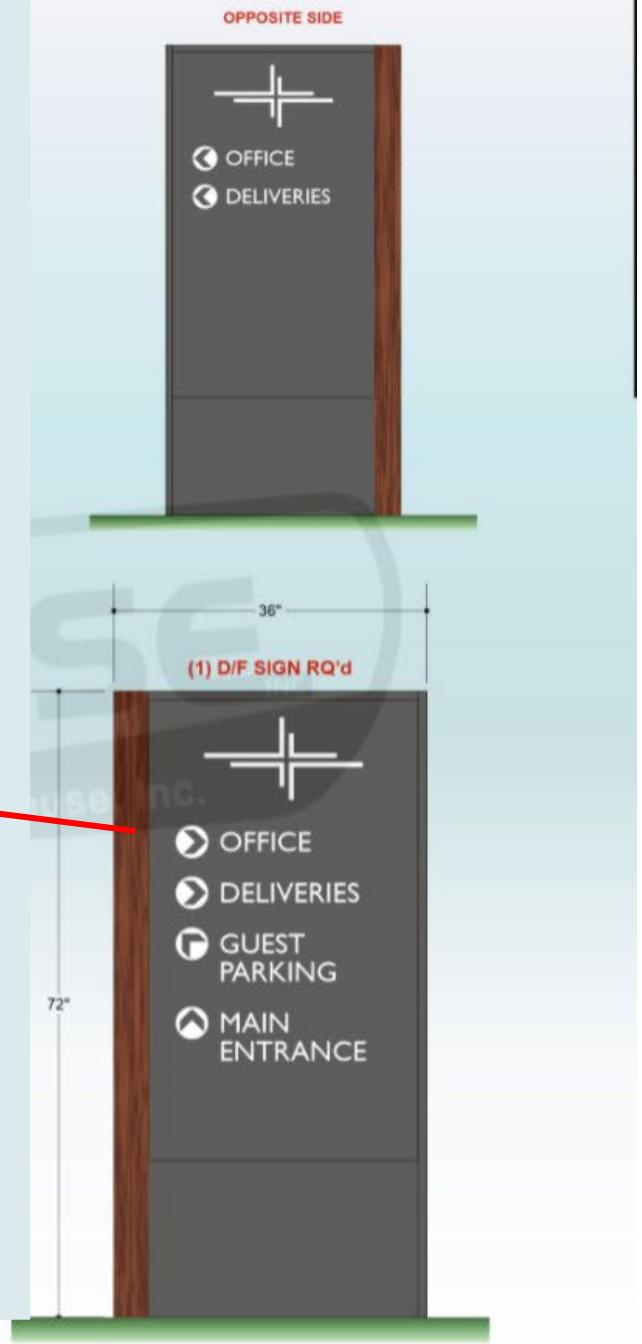
P2 - Painted Wood Pattern (to match sample in Design)

White Polycarbonate



21675

Directional sign to denote Office and Delivery entrance.



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Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

Monument Sign

20981

16. Monument will be moved to the right of its current location so that it lines up with the steeple.

17. 5” tall black address copy added to structure of sign.

CUSTOM SIGNS
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CLIENT
ALLIANCE BIBLE CHURCH
13939 N CEDARBURG RD
MEQUON, WI

SALES REP	DATE	QUOTE NUMBER	JOB NUMBER
ANDY S	11-25-2020	20981-B	XXX

SALES AUTH:

PROJECT MANAGER	DESIGNER	REVISION NN
XX	NN	4-16-2021-G

SALES DRAWINGS- ALLIANCE BIBLE CHURCH- (20981) MONUMENT & WALL SIGNS
AllianceBibleChurch-20981B-05-1.jpg

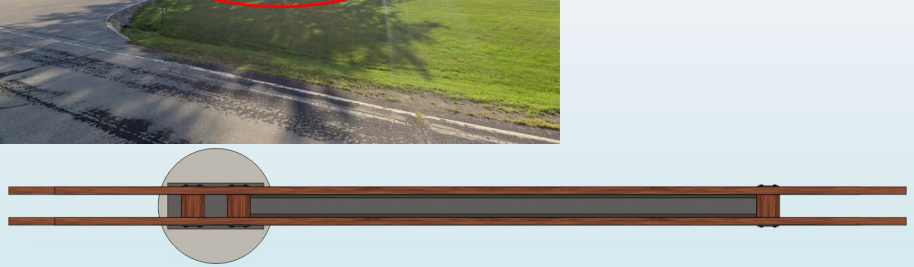
D/F MONUMENT SIGN

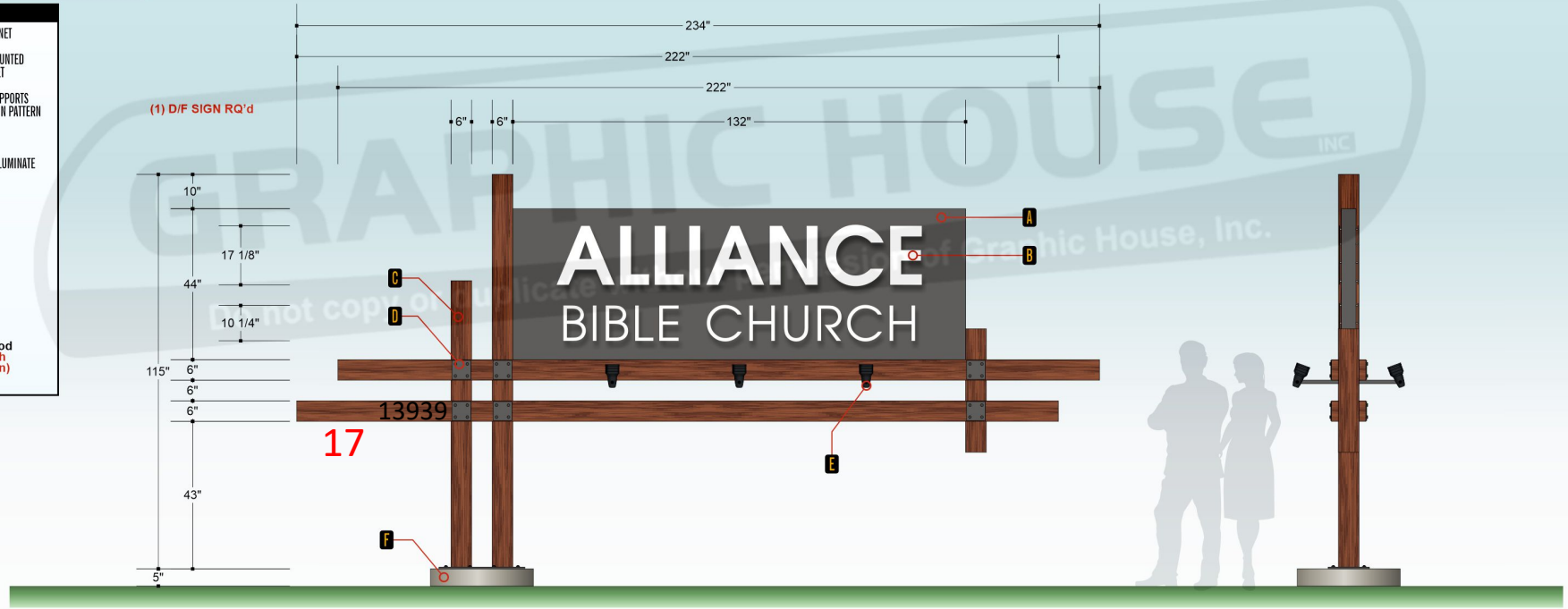
- A ALUMINUM FORMED BACKER CABINET
- B FLAT CUT ALUM. LETTERS STUD MOUNTED APPROX. 1/2" OFF BACKER CABINET
- C MAIN SUPPORTS & DECORATIVE SUPPORTS W/ SIMULATED PAINTED WOODGRAIN PATTERN
- D DECORATIVE PLATES & BOLTS
- E 11 WATT LED BULLET LIGHTS TO ILLUMINATE SIGN FACE
- F EXPOSED CONCRETE FOUNDATION

P1 - SW 7674 Peppercorn

P2 - White

P3 - Painted Wood Pattern (to match sample in Design)





CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

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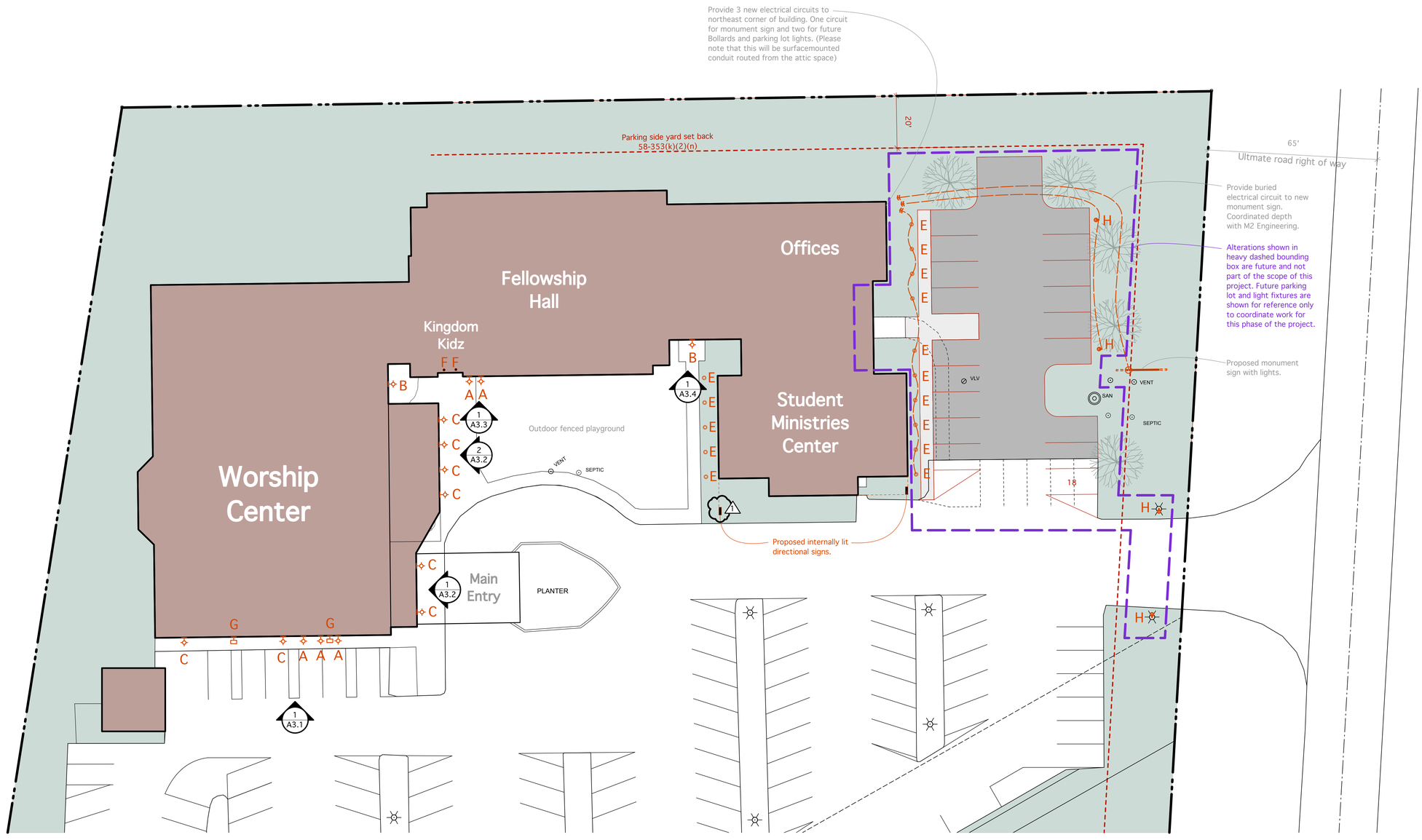
Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

Lighting Plan



1 A1.1 Site Plan - Light Fixture Locations
1"=20' Note: Not to scale if printed on 11"x17" paper

City Planner-Mequon
Pa Phouala Vang
Ph: (262) 236-2908
Email: ppvang@ci.mequon.wi.us

Plan Commission Meeting
27.Sept.2021 6:00pm

Light Fixture Key

- Wall mounted light fixture
- Light Bollard
- Wall mounted area light
- Soffit light

Sheet Index

A1.1 Site Plan - Light Fixture Locations
A1.2 Site Plan - Enlarged
A3.1 South Elevation- Signage
A3.2 East Elevation - Main Entrance
A3.3 South Elevation - Kingdom Kidz Entrance
A3.4 South Elevation - Student Ministries Entrance
A3.5 Electrical Fixtures

North

Owner
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Architect
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1.262.238.8888

ALLIANCE BIBLE CHURCH
EXTERIOR SIGNAGE
13939 N. CEDARBURG ROAD, MEQUON WI 53097

Revisions:
1 16.Aug.2021

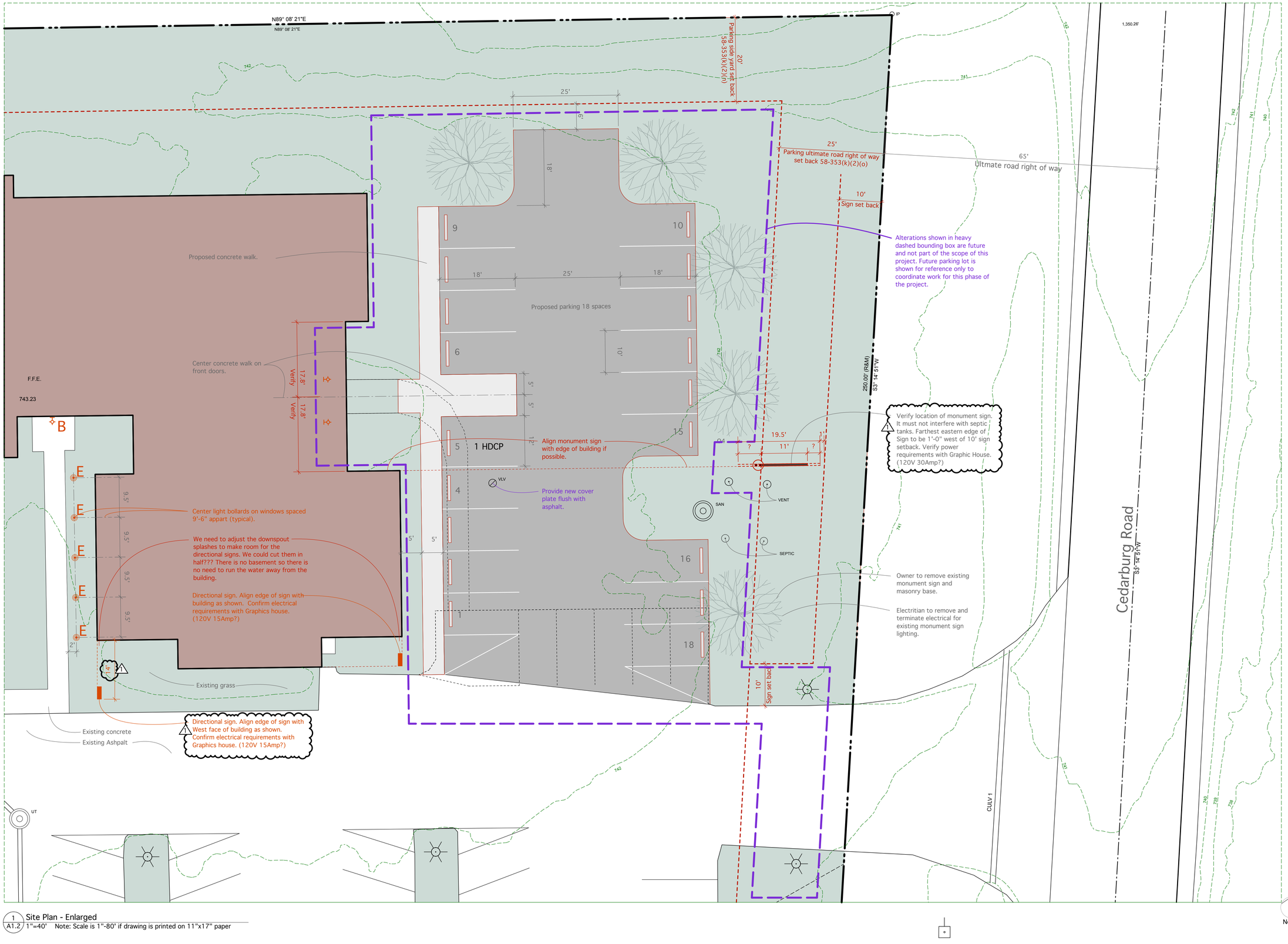
Date: 28.July.2021

Sheet Title:
Site Plan

A1.1

Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

Lighting Plan



1 A1.2 Site Plan - Enlarged
1"=40' Note: Scale is 1"-80' if drawing is printed on 11"x17" paper

North

Owner
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Civil Engineer
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W62 N215 Washington Avenue
Cedarburg, WI 53012
1.262.376.4246

ALLIANCE BIBLE CHURCH
EXTERIOR SINGAGE
13939 N. CEDARBURG ROAD, MEQUON WI 53097

Revisions:
1 16.Aug.2021

Date: 28.July.2021

Sheet Title:
Site Plan Enlarged

A1.2

Attachment: Packet Docs, Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

Lighting Plan

1 / A3.1 South Elevation - Signage

1/4"=1'-0" Note: Scale is 1/8"=1'-0" if drawing is printed on 11"x17" paper

Owner
Alliance Bible Church
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ALLIANCE BIBLE CHURCH
EXTERIOR SIGNAGE
13939 N. CEDARBURG ROAD, MEQUON, WI 53097

Revisions:
1

Date: 28.July.2021

Sheet Title:
South Elevation Signage

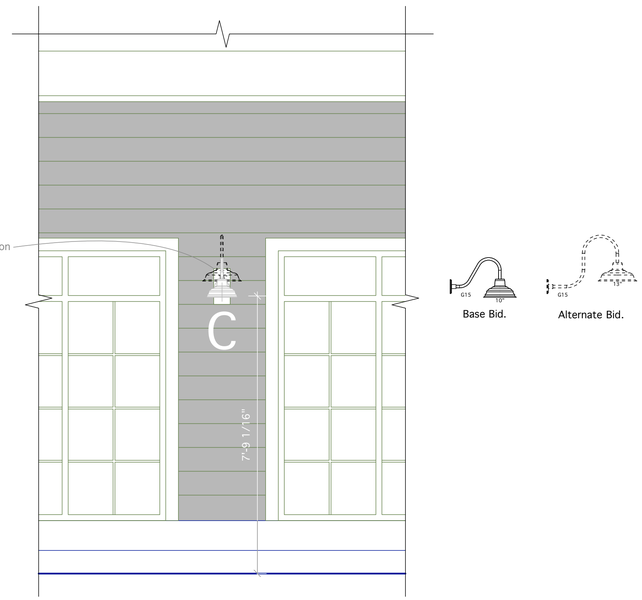
A3.1

Plan North

Attachment: Packet Docs. Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

Lighting Plan

1 A3.2 East Elevation - Main Entrance
1/4"=1'-0" Note: Scale is 1/8"=1'-0" if drawing is printed on 11"x17" paper



2 A3.2 East Elevation - Lighting
1/4"=1'-0"

Plan North

Owner
Alliance Bible Church
13939 N. Cedarburg Road
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ALLIANCE BIBLE CHURCH
EXTERIOR SINGAGE
13939 N. CEDARBURG ROAD, MEQUON, WI 53097

Revisions:
1

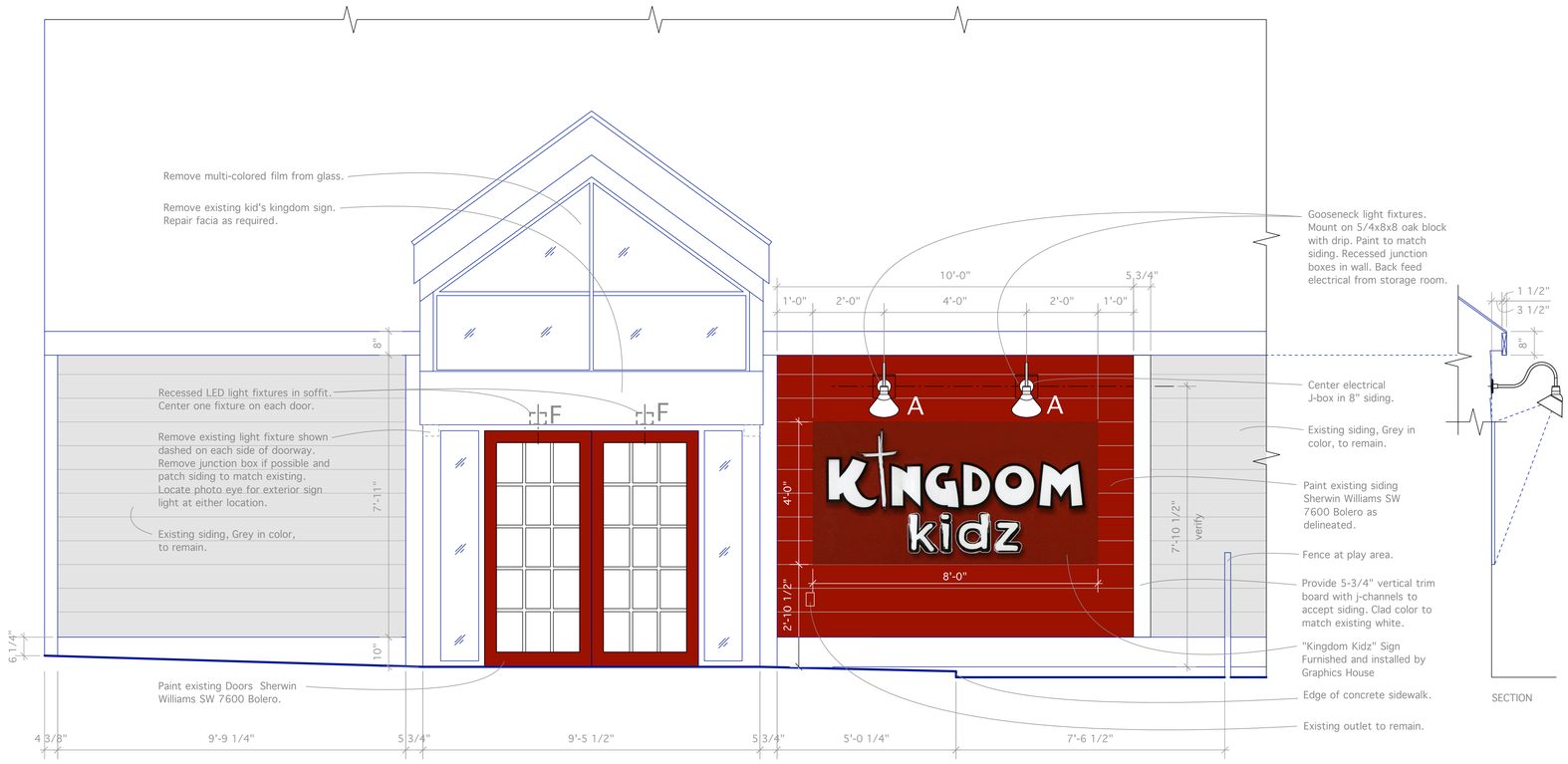
Date: 28.July.2021

Sheet Title:
East Elevation
Main Entrance

A3.2

Attachment: Packet Docs. Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

Lighting Plan



1 / A3.3 South Elevation - Kingdom Kidz Entrance

1/4"=1'-0" Note: Scale is 1/8"=1'-0" if drawing is printed on 11"x17" paper

Plan North

Owner
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ALLIANCE BIBLE CHURCH EXTERIOR SIGNAGE
13939 N. CEDARBURG ROAD, MEQUON, WI 53097

Revisions:

1

Date: 28.July.2021

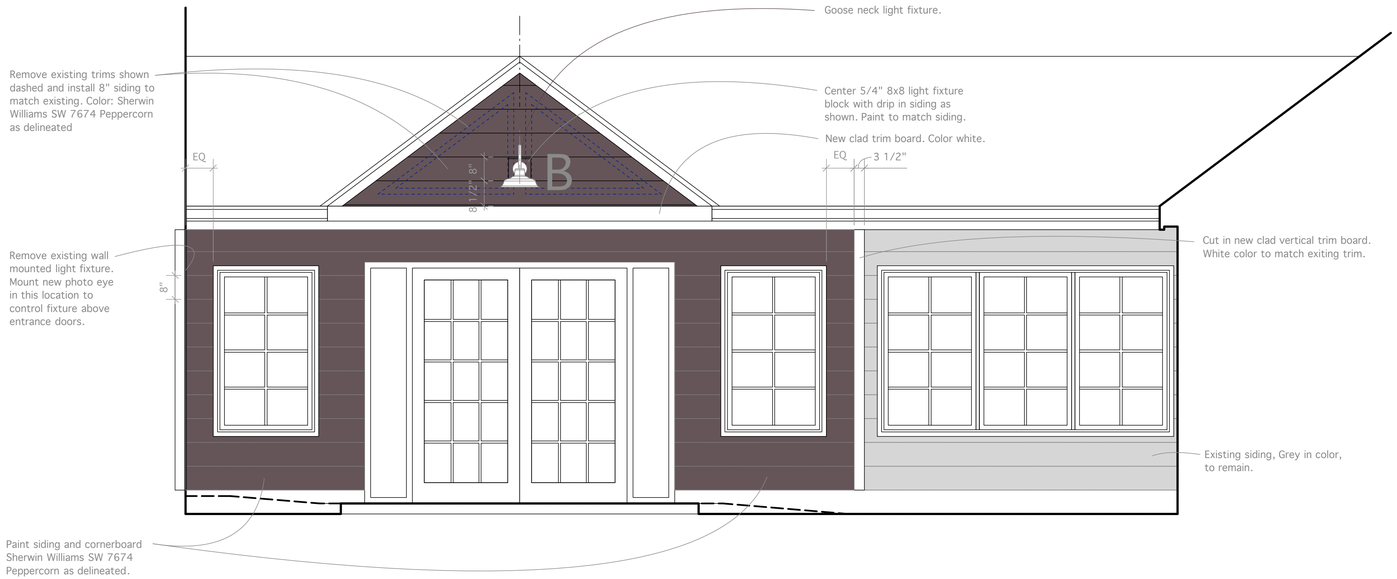
Sheet Title:
South Elevation
Kingdom Kidz

A3.3

Attachment: Packet Docs, Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

Lighting Plan

Photo existing breezeway 2021



1 / A3.4 South Elevation - Student Ministry Entrance

1/4"=1'-0" Note: Scale is 1/8"=1'-0" if drawing is printed on 11"x17" paper

Owner
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Mequon, WI 53097
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ALLIANCE BIBLE CHURCH
EXTERIOR SINGAGE
13939 N. CEDARBURG ROAD, MEQUON WI 53097

Revisions:

1

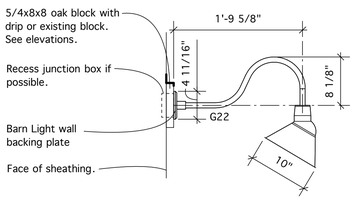
Date: 28.July.2021

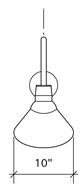
Sheet Title:
South Elevation
Student Ministry

A3.4

Plan North

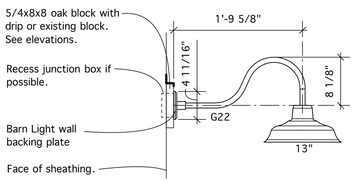
Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

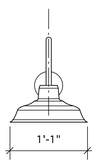




A

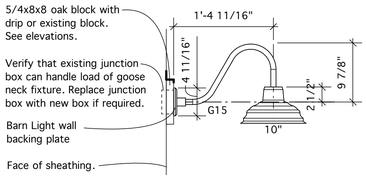
Barn Light Electric Company
Barnlight.com
Style: Fire Chief Sign Light
Light source: Incandescent
Shade size: 10"
Shade finish: White
Gooseneck arm: G22
Gooseneck arm finish: Same as shade
Swivel knuckle: None
Shade accessory: None
Mounting accessory: None
Socket type: Incandescent
Lamp: Exterior rated LED 3500K
100W+ equivalent

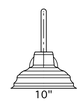




B

Barn Light Electric Company
Barnlight.com
Style: Bomber Gooseneck Light
Light source: Incandescent
Shade size: 13"
Shade finish: White
Gooseneck arm: G22
Gooseneck arm finish: Same as shade
Swivel knuckle: None
Shade accessory: None
Mounting accessory: None
Socket type: Standard Incandescent
Lamp: Exterior rated LED 3500K
150W+ equivalent

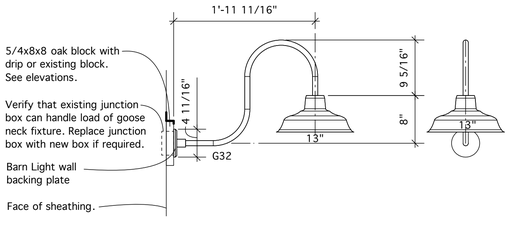




C

Base Bid

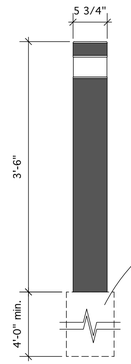
Barn Light Electric Company
Barnlight.com
Style: Bomber Gooseneck Light
Light source: Incandescent
Shade size: 10"
Shade finish: White
Gooseneck arm: G15
Gooseneck arm finish: Same as shade
Swivel knuckle: None
Shade accessory: None
Mounting accessory: None
Socket type: Standard Incandescent
Lamp: Exterior rated LED 3500K
150W+ equivalent



C

Alternate Bid

Barn Light Electric Company
Barnlight.com
Style: Bomber Gooseneck Light
Light source: Incandescent
Shade size: 13"
Shade finish: White
Gooseneck arm: G32
Gooseneck arm finish: Same as shade
Swivel knuckle: None
Shade accessory: None
Mounting accessory: None
Socket type: Standard Incandescent
Lamp: Exterior rated LED 3500K
150W+ equivalent



E

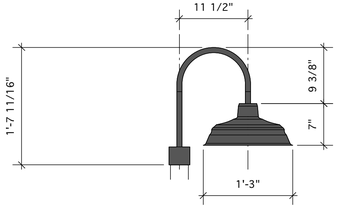
C-LITE LED Lighting
C-BD-A-BLD Series Bollard Lights
Creelighting.com
Product: C-BD
Series: A
Type: BLD
Lumen Package: 2L (2450 Lumens delivered)
Color Temp: 4000K
Distribution: T5 Type V distribution.
Height: 42"
Housing Color: Black
Provide concrete frost footing.

F

Shallow IC rated LED
exterior soffit can light.
Verify depth before
selecting.

G

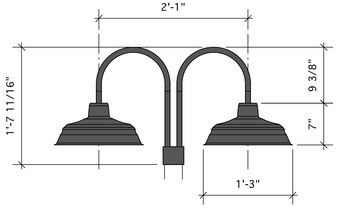
Intall 3500K LED light kit into existing low
pressure sodium area light fixture.



H

OMITTED

Barn Light Electric Company
Barnlight.com
Style: Bomber Single Post Mount Light
Light source: Incandescent
Shade size: 15"
Shade finish: Black
Post Mount finish: Same as shade
Post : Use Existing 3" post (verify post mount fits on exiting posts before ordering fixtures.)
Shade accessory: None
Socket type: Standard Incandescent
Lamp: Exterior rated LED 3500K 150W+ equivalent



J

OMITTED

Barn Light Electric Company
Barnlight.com
Style: Bomber Double Post Mount Light
Light source: Incandescent
Shade size: 15"
Shade finish: Black
Post Mount finish: Same as shade
Post : Use Existing 3" post (verify post mount fits on exiting posts before ordering fixtures.)
Shade accessory: None
Socket type: Standard Incandescent
Lamp: Exterior rated LED 3500K 150W+ equivalent

Owner
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1.262.375.2400

Architect
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ALLIANCE BIBLE CHURCH
EXTERIOR SIGNAGE
13939 N. CEDARBURG ROAD, MEQUON, WI 53097

Revisions:
1

Date: 28.July.2021

Sheet Title:
Electrical Fixtures

Plan North

A3.5

Attachment: Packet Docs_Alliance (6617 : Graphic House, Inc. for Alliance Bible Church)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **September 27, 2021**

SUBJECT: **Expedite The Diehl, LLC for Mequon Medical, LLC. The applicant is seeking master sign plan approval to allow for 5 wall signs and 2 monument signs for the property located at 12831 N. Port Washington Road.**

Applicant:	Expedite The Diehl
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Use:	Medical Office
Existing Zoning:	NC (Neighborhood Commercial)
Lot size:	3.56 acres
Location:	12831 N. Port Washington Road
Tax Key Number:	#15-007-16-001.00
District:	#5

Background: The applicant is seeking approval for a Master Sign Plan for the new Ascension medical office building at 12831 N Port Washington Road. The property is zoned NC Neighborhood commercial. Planning Commission approved Building and Site Plan in December 2020. (Please see memo from City Attorney regarding sign code enforcement listed under Agenda Item: Announcement.)

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

Sign Type	Size	Height	Sign Plan ID
Wall Sign (north elevation)	52.1 SF	18'-6 3/8"	E01
Wall Sign (south elevation)	52.1 SF	18' – 4 3/8"	E05
Wall Sign – (north elevation)	16 SF	8'-6"	E04
Wall Sign – (east elevation)	17.8 SF	17'- 4 3/8"	E03
Wall Sign – (east elevation)	23.75 SF	18'-6"	E02
Two (2) Monuments Signs	40 SF	7' – 9"	E06/E07

Wall Signs
The sign code allows multi-tenant buildings one wall sign per tenant not to exceed 30 square feet. The building has three tenants and is allowed three wall signs per code. A floor plan showing the tenant spaces is included in the packet. The Master Sign Plan proposes five wall signs, two of the signs exceed 30 square feet.

Sign #1 (north elevation)

A 52.10 SF wall sign on the north(west) elevation faces the main parking lot and is above the primary entrance into the building.

Sign #2 (north elevation)
The 16 SF wall sign on the north(west) faces the parking lot and is not associated with an entrance.

Sign #3 (east elevation)
A 17.8 SF wall sign faces (north)east parking lot and Port Washington Road and is not associated with an entrance.

Sign #4 (east elevation)
A 23.75 wall sign faces the (north)east parking lot and Port Washington Road and is associated with an entry point into a tenant space.

Sign #5 (south elevation)
The 52.1 SF wall sign faces south(east) and Highland Road and Port Washington Road and is associated with a staff entrance.

Since this is a multi-tenant building with three tenants, staff supports a total of three wall signs at no greater than 30 square feet per sign. Staff supports three wall signs at any of the following locations:

- Southeast elevation on gable facing Highland Road and Port Washington Road near entrance
- Northeast elevation on gable near the tenant entrance
- Northeast elevation gable facing Port Washington Road
- Southwest elevation gable facing Highland Road

Based on the site plan, building size and configuration, staff believes that the three wall signs as permitted by code provide sufficient wayfinding while upholding the purpose of the sign code which includes discouraging excessive visual competition in signage while ensuring that signs aid in orientation and identifying uses to the public. The signs at the recommended locations face the public streets and help identify the users of the building. Staff does not believe there is a need for a sign facing the main parking lot since there is only one entrance into the building on that elevation.

Monument Sign:
The plan proposes two 40 SF monument signs at the drive entrance off Port Washington Road and the drive entrance off Highland Road. The proposed signs are 7'-9" in height. The base of the signs shall be constructed of materials to match the building. Since the site is on a corner and has entrances off two public streets, staff supports the proposal for one monument sign per public street entrance. The proposed size and height meet the requirements of the sign code. Per the sign code, the sign may not be located closer than ten feet to any property line, right-of-way or driveway.

Staff Recommendation: Planning staff recommends approval of the Master Sign Plan subject to the following conditions:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements

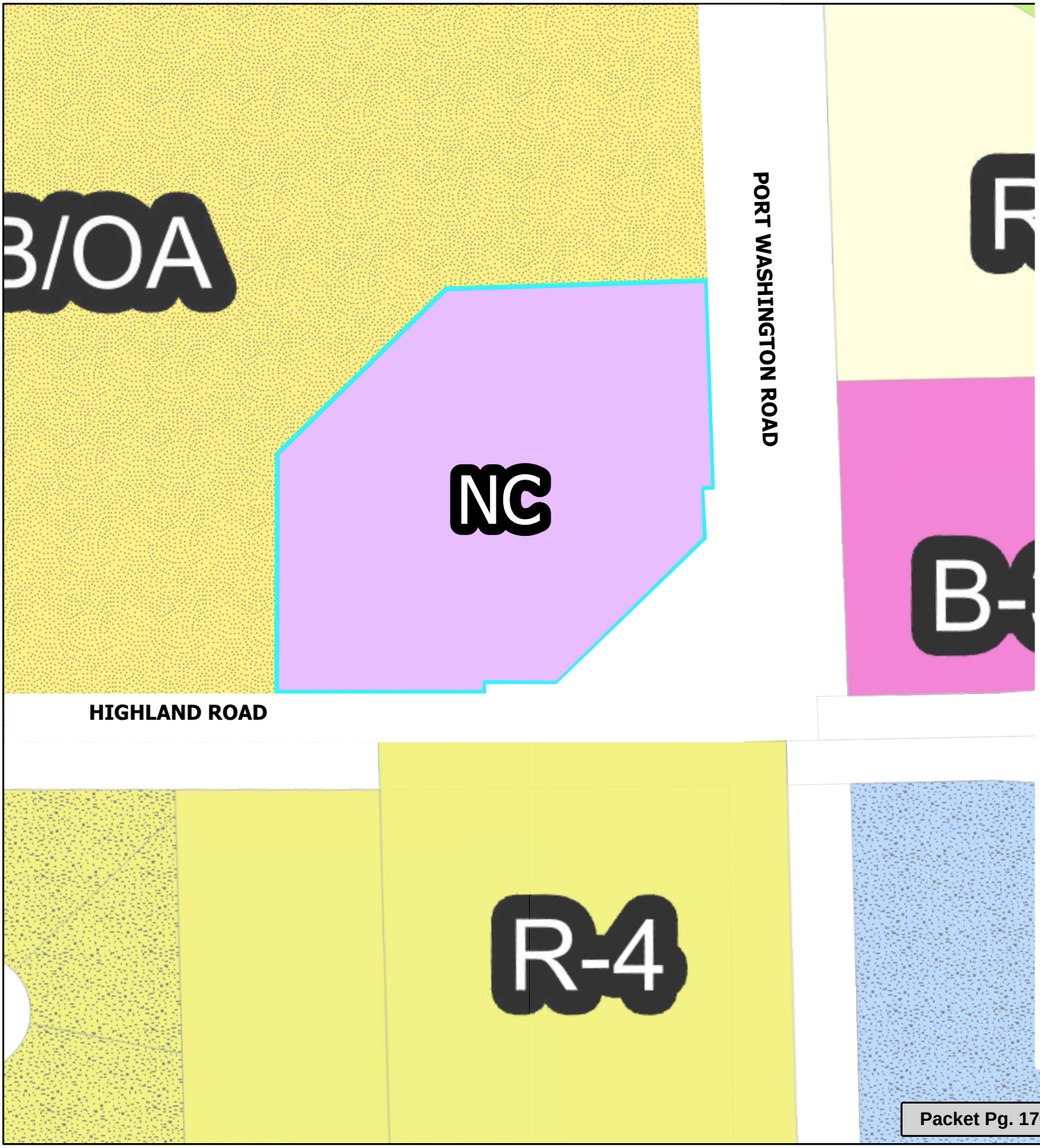
of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with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

2. Sign permit approval for all signs.
3. Three wall signs allowed at no greater than 30 square feet per sign.
4. Wall signs shall not exceed 20 feet in overall height and is supported on either the southeast elevation on gable facing Highland Road and Port Washington Road near the entrance, northeast elevation on gable near the tenant entrance, northeast elevation gable facing Port Washington Road or southwest elevation gable facing Highland Road
5. Two monument signs allowed up to 50 square feet in size and 10 feet in height. The monument sign may not be located closer than ten feet to any property line, right-of-way or driveway.
6. Compliance with all other requirements of the sign code.

Attachments:
Packet Docs_Ascension (PDF)

Ascension

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	NC	Neighborhood Commercial



Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

SIGN SPECIFICATIONS

ASCENSION

12831 N. PORT WASHINGTON ROAD

MEQUON, WI 53092

This property has two street frontages, sits on a corner and the building is positioned at a unique angle. The entry is to the side and rear of the property. There are two parking lot frontages for this medical service building. Adequate signage is necessary at both points of entry to the parking lots and at the building points of entry. There are radiology services positioned at a corner which need to be identified clearly for potential patients.

WALL SIGNS

Proposed location, rendering, and floor plan are attached as Exhibit A. This is a multi tenant building that will be occupied by Ascension Health. The proposal is for 5 wall signs positioned on three elevations as shown. The code allows one wall sign per tenant at 30 SF. Note that a few of the signs exceed this size (E01 & E05)

Wall Signage on the Northwest Elevation

This elevation is facing the parking lot and houses the primary entrance elevation.

E01- 52.10 sq. ft. "Ascension Medical Group" with trinity logo channel letter sign in white The letters are 15" in height delineated in two lines beside the 38.5" trinity logo. This sign measures 38.5" x 16' 2 7/8" Overall height 18'-6 3/8"

E04- 16 sq. ft. "Premier Radiology" letterset measures 2' 8" x 6' delineated in two lines of text each line is 12" letters Overall height 8'-10"

Wall Signage on the Northeast Elevation

This elevation is facing the parking lot and Port Washington Road, this elevation has an entry point for radiology services.

E02- 17.83 sq. ft. Trinity logo sign measures 4' x 4' 5 ½" Overall height 18'-6"

E03- 23.75 sq. ft. "Premier Radiology" letterset measures 1' 6" x 15' 10" delineated in one line of text the maximum letter height is 18". Overall height 17'-4 3/8"

Wall Signage on the Southeast Elevation

This elevation is facing the intersection of Highland Road and Port Washington Road

E05- 52.10 sq. ft. "Ascension Medical Group" with trinity logo channel letter sign in white. The letters are 15" in height delineated in two lines beside the 38.5" trinity logo. This sign measures 38.5" x 16' 2 Overall height 18'- 4 3/8"

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

Wall Sign Specifications:
Letters: Individual upper- and lower-case block letters not more than 24" tall. Trademarks or logos will be
allowed in conjunction with lettering. Font will be in standard tenant corporate font. The corporate logo shall not exceed 48" in height.
Mounting: If individual letters are used, letters shall be attached to building using channels, flush mounted, or use common raceways.
Color: Letters will be white. Logos may be in standard corporate colors.
Illumination: Individual letters and logos shall be internally illuminated.

FREESTANDING SIGNS

Freestanding sign along Port Washington Road

E06 – 39.67 sq. ft. monument sign with brick base that is 7'9" overall height. This sign identifies "Ascension Medical Group Mequon" on the front with the Ascension logo. (7'9" x 6'11 ½")

Freestanding sign along Highland Road

E07- 39.67 sq. ft. monument sign with brick base that is 7'9" overall height. This sign identifies "Ascension Medical Group Mequon" on the front with the Ascension logo. (7'9" x 6'11 ½")

Sign Permit approval is required for all signs. All sign lighting shall comply with the general requirements of the code. DOT signs will be placed as needed and comply with code allowances for directional signs. Signs shall comply with the design criteria as stated in Section 62-15 of the code.

Sign Total Summary

label	type	sq ft
E01	wall	52.1
E02	wall	17.83
E03	wall	23.75
E04	wall	16
E05	wall	52.1
E06	monument	39.67
E07	monument	39.67

total sign area	241.12

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

Added Scaled Site Map
E01-E07: Updated recommended renderings
Added Construction Drawings

Ascension

Site Information:

Approval

DEPARTMENT	STATUS
FACILITIES	
MARKETING	
LEGAL	
SLT	

Address:
12831 N. Port Washington Road
Mequon, WI 53092

Site Notes:

Allowed 1 Ground sign
Wall signs NTE 60sf
allowed on each facade

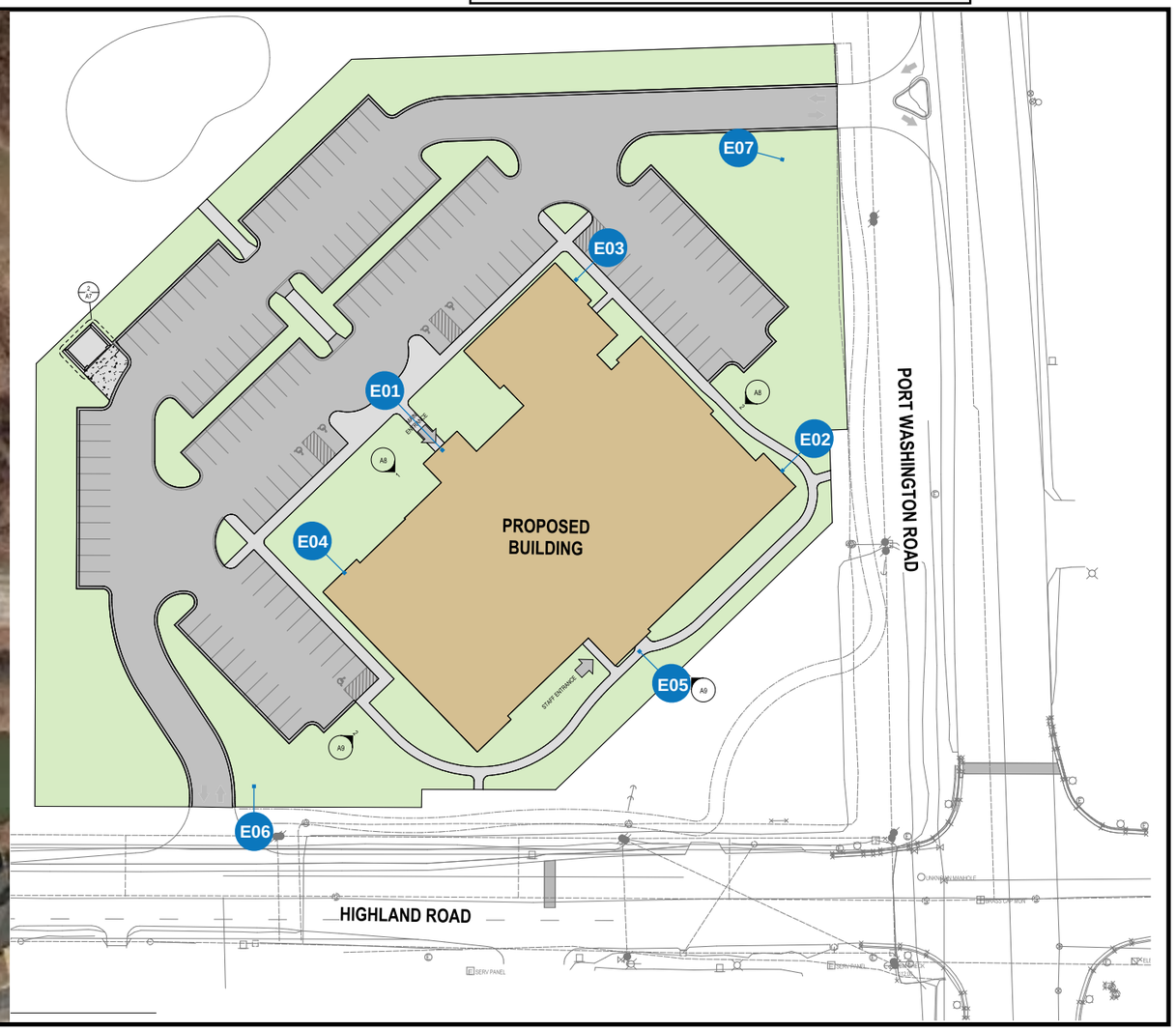
Site ID: SSID_0317

Date: May 4, 2021

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

Exterior Site Map

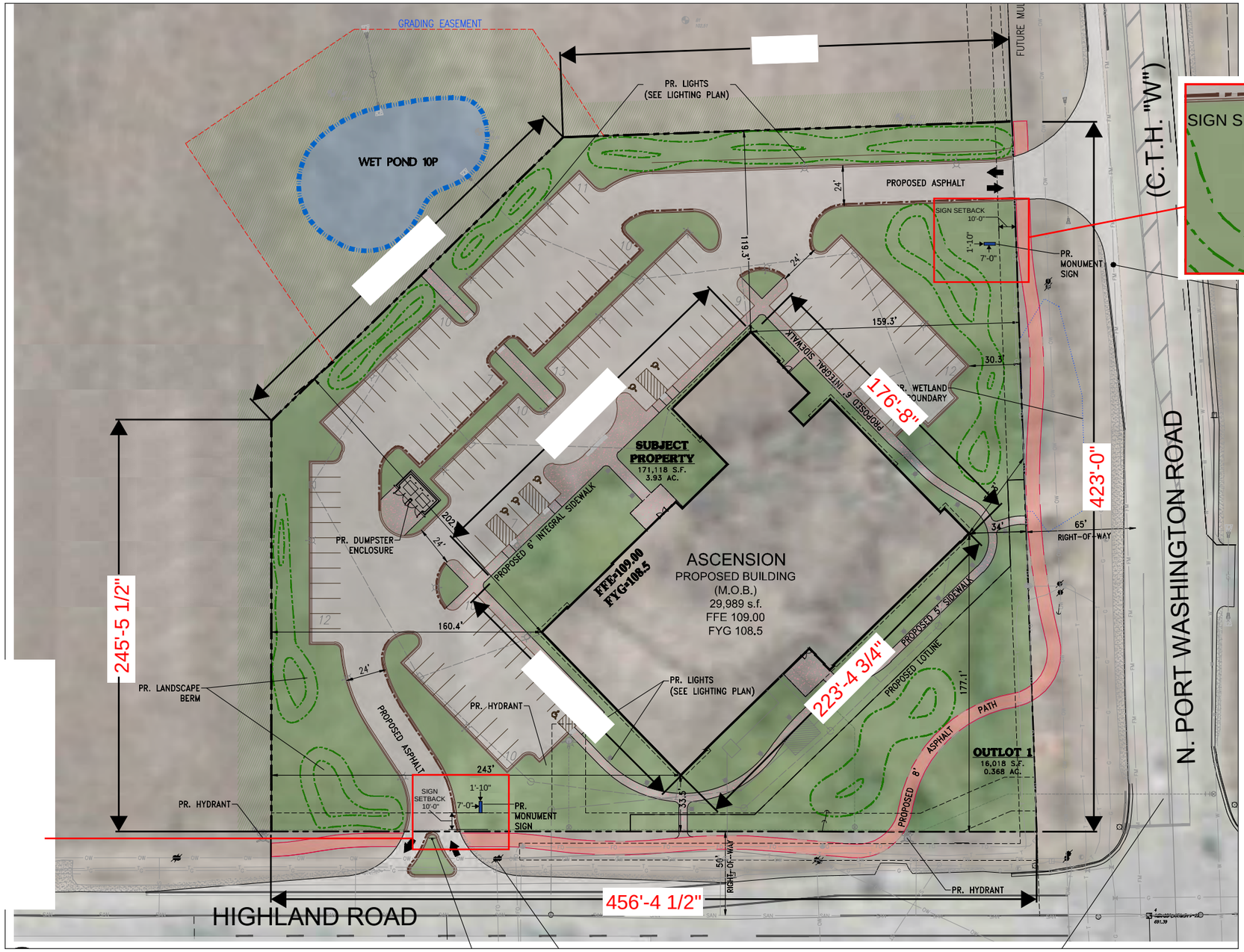
Sign Legend
Brand Signage
Wayfinding Signage

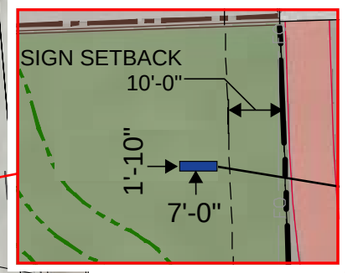


Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

Scaled Site Plan

DEVELOPMENT SUMMARY	
Pr. Parcel Area:	171,118 s.f. (3.93 ac)
Floor Area Ratio:	17.5%
Parking:	131 spaces
Lot Coverage Calculations:	
Impervious Area:	
Buildings:	29,989 s.f. (0.69 ac)
Sidewalk:	8,507 s.f. (0.20 ac)
Pavement(on-site):	56,671 s.f. (1.30 ac)
Total:	95,167 s.f. (2.19 ac.) [55.6% total area]
Open Space:	76,033 s.f. (1.74 ac) [44.4% total area/40% required min.]





E07 Monument placement

E06 Monument placement

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Ingalls Medical, LLC)

MAIN ENTRANCE PERSPECTIVE

DARK BRICK

LIGHT BRICK

STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A1
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

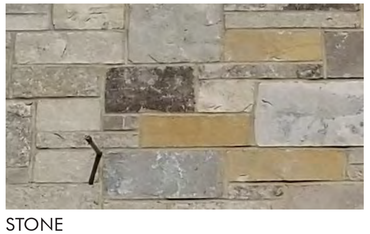
419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

MAIN ENTRANCE PERSPECTIVE NIGHT

DARK BRICK

LIGHT BRICK



STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A1
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

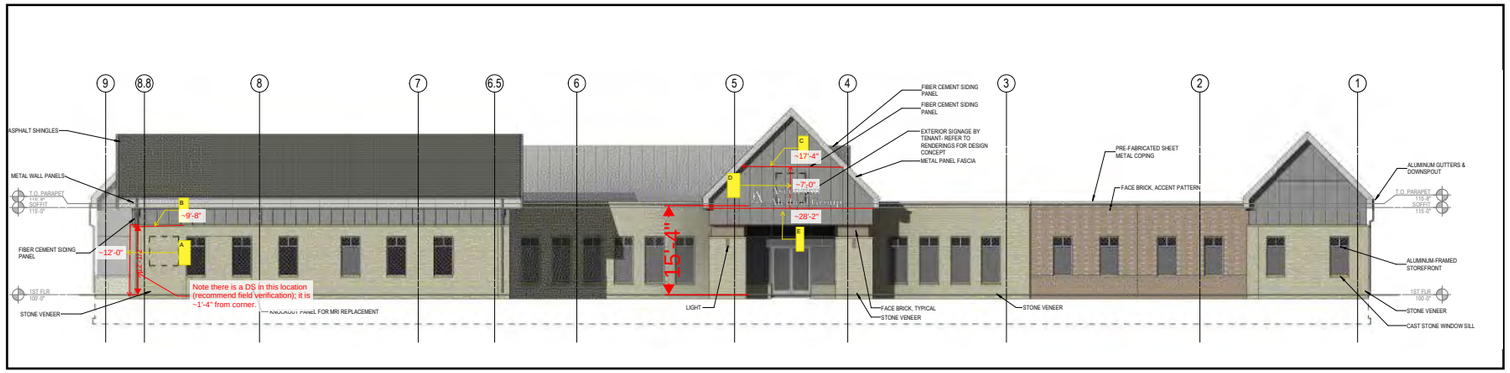
Sign Recommendation

E01

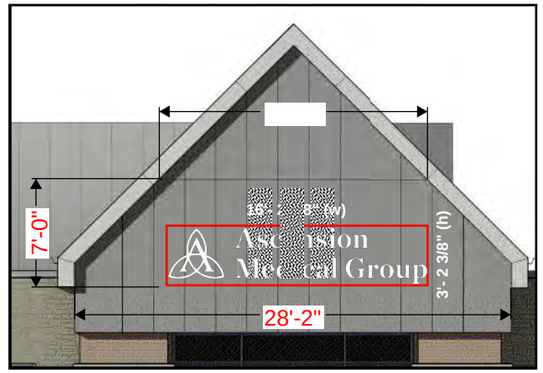
12831 N. Port Washington Road

Existing

Sign Type:
Quantity:
Location:
Illumination:
Approx. Size:
H:
W:
OAH:
HOG:
Comment:



North Elevation



Recommendation

Action: Replace

Recommended

Sign Type:	Channel Letters
Sign Code:	ASC-CL-CS-AMG-W-15
Quantity:	1
Attachment:	Fasteners Behind
Illumination:	Internal
Approx. Size:	
H:	1'-3"
W:	16'-2 7/8"
OAH:	3'-2 3/8"
Comment:	

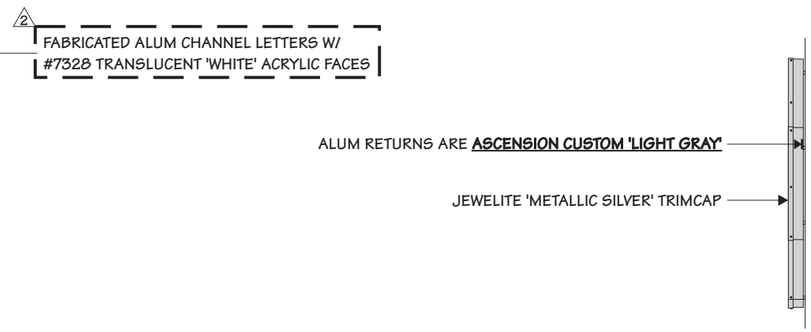
Recommended - Side A

Technical Survey: Required
Code Compliant: Yes

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

SIGNS E01 & E05
ASC-CL-CS-AMG-W-15

NOTES:
1.) MOUNTING TO BE DETERMINED
2.) USE #7328 TRANSLUCENT 'WHITE' POLYCARBONATE TO ACCOMMODATE LARGER SHEET SIZES
3.) MUST BE PACKAGED IN CARDBOARD BOX
NO WOOD!

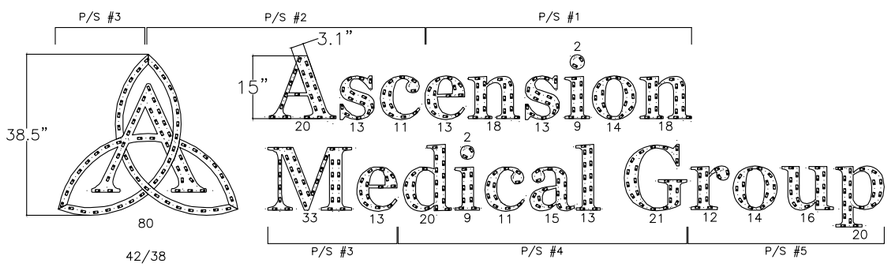


1 1 FRONT ELEVATION
N.T.S.

2 1 SIDE VIEW
N.T.S.

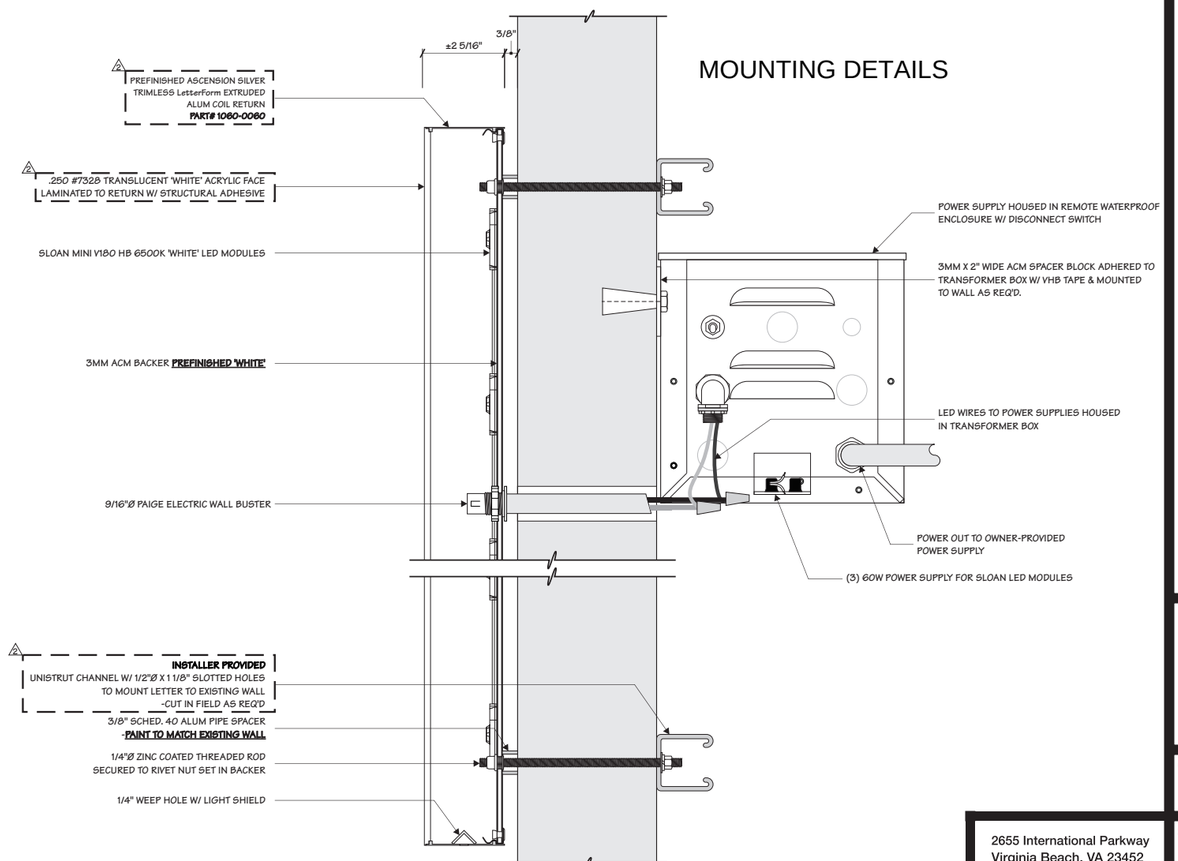
"A"	"B"	"C"	"D"	LOGO	OAH	OAL	DEPTH	LED TYPE	TRIM CAP	LETTER SECTION	LOGO SECTION
15"	7 1/2"	3' - 6 3/4"	7 1/8"	3' - 2 3/8"	3' - 2 3/8"	16' - 2 7/8"	2 5/16"	SLOAN MINI V180 6500K 'WHITE'	TRIMLESS	SEE PG. 2	SEE PG. 2

ELECTRICAL DETAILS



ESTIMATED PRODUCT B.O.M. PER SIGN:
0 Each V180 Mini HB White 6500K Modules
PN: 701269-6WMG2-MB
4 Each 60C1 (Damp/Dry locations) or 60W2 (Wet location) 60W Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

MOUNTING DETAILS



AGI

Project Title
ASCENSION

Date 05.20.19

AGI EoR R. THOMAS
Lead Draftsman JRA
Drawn By MM
Project Mgr. S. SHERRILL

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Face
☐ _____
☐ Non-Illuminated
■ Illuminated
_____ Volts _____ Amps
Location _____
Windload _____

Drawing Revisions

Drawn By	Date	Change
MM	05.20.19	ER# 36115 - REPLACES ALL PREVIOUS VERSIONS OF THIS DRAWING
MM	08.06.19	ER#34056 - REVISED MATERIAL SPECS & DIMS

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Code 36115
Typ (

2655 International Parkway
Virginia Beach, VA 23452

Sign Type CL-CS-AMG-W
PG #: 1

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

NORTHEAST PERSPECTIVE

DARK BRICK

LIGHT BRICK

STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A2
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

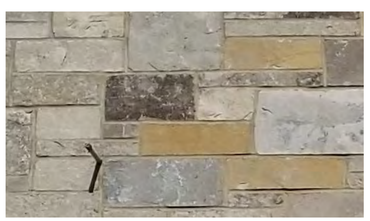
419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

NORTHEAST PERSPECTIVE NIGHT

DARK BRICK

LIGHT BRICK



STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A2
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

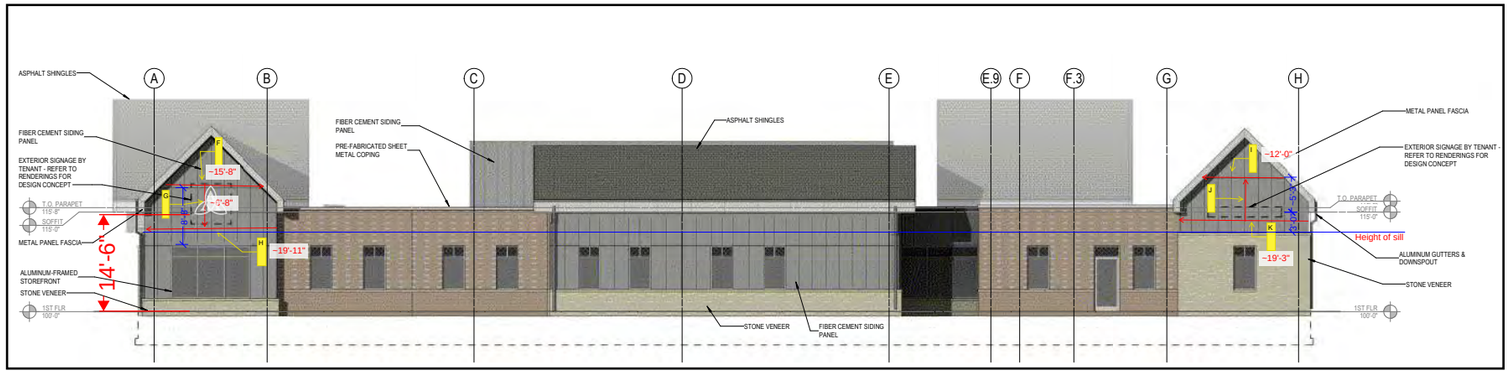
Sign Recommendation

E02

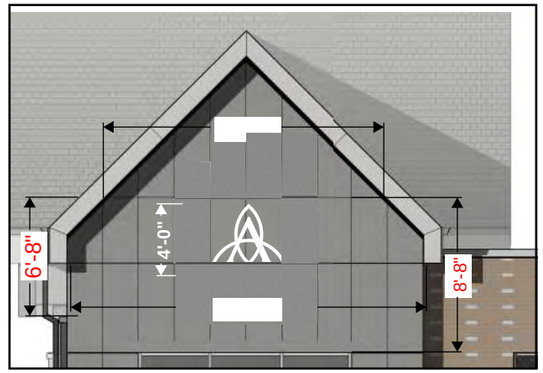
12831 N. Port Washington Road

Existing

Sign Type:
Quantity:
Location:
Illumination:
Approx. Size:
H:
W:
OAH:
HOG:
Comment:



East Elevation

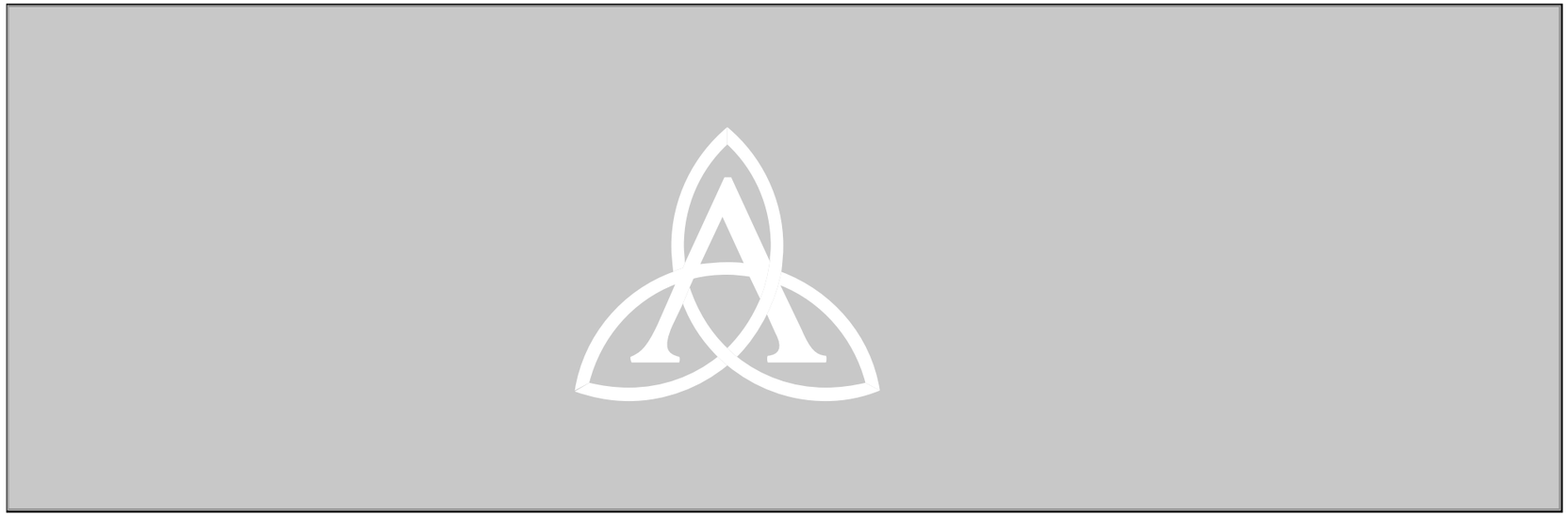


Recommendation

Action: Replace

Recommended

Sign Type: Channel Letters
Sign Code: ASC-CL-LO-W-48-ILL
Quantity: 1
Attachment: Fasteners Behind
Illumination: Internal
Approx. Size:
H: 4'-0"
W: 4'-5 1/2"
OAH: 4'-0"
Comment: Dimensions to be verified by tech survey

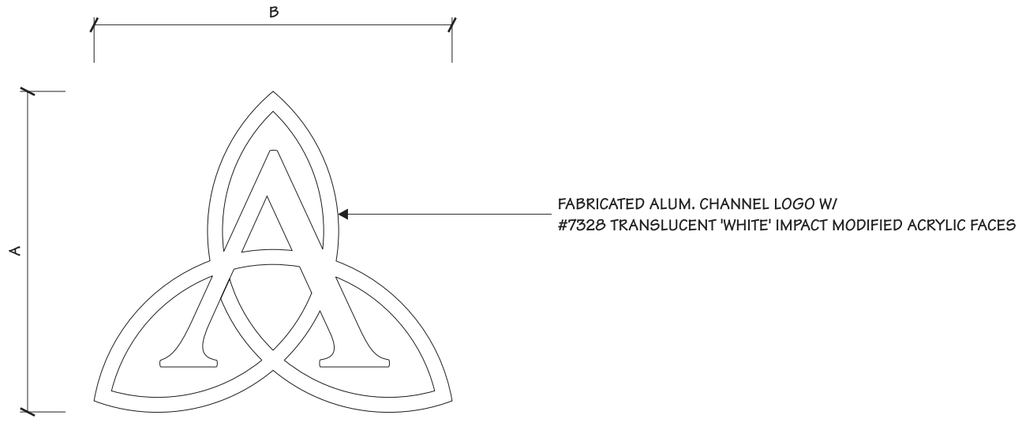


Recommended - Side A

Technical Survey: Required
Code Compliant: Yes

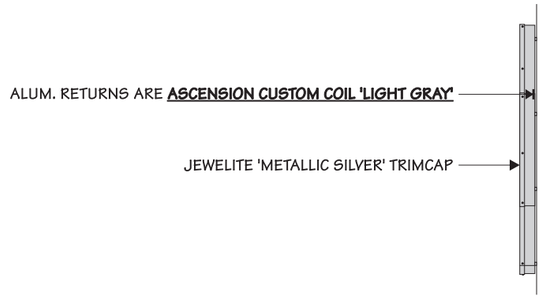
Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

SIGN E02
ASC-CL-LO-W-48-ILL



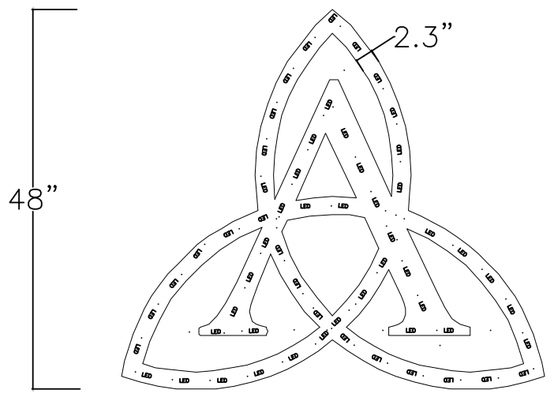
1/1 FRONT ELEVATION
N.T.S.

NOTES:
1.) MOUNTING TO BE DETERMINED.
2.) USE POLYCARBONATE TO ACCOMMODATE LARGER SHEET SIZES.
3.) MUST BE PACKAGED IN CARDBOARD BOX **NO WOOD**



2/1 SIDE VIEW
N.T.S.

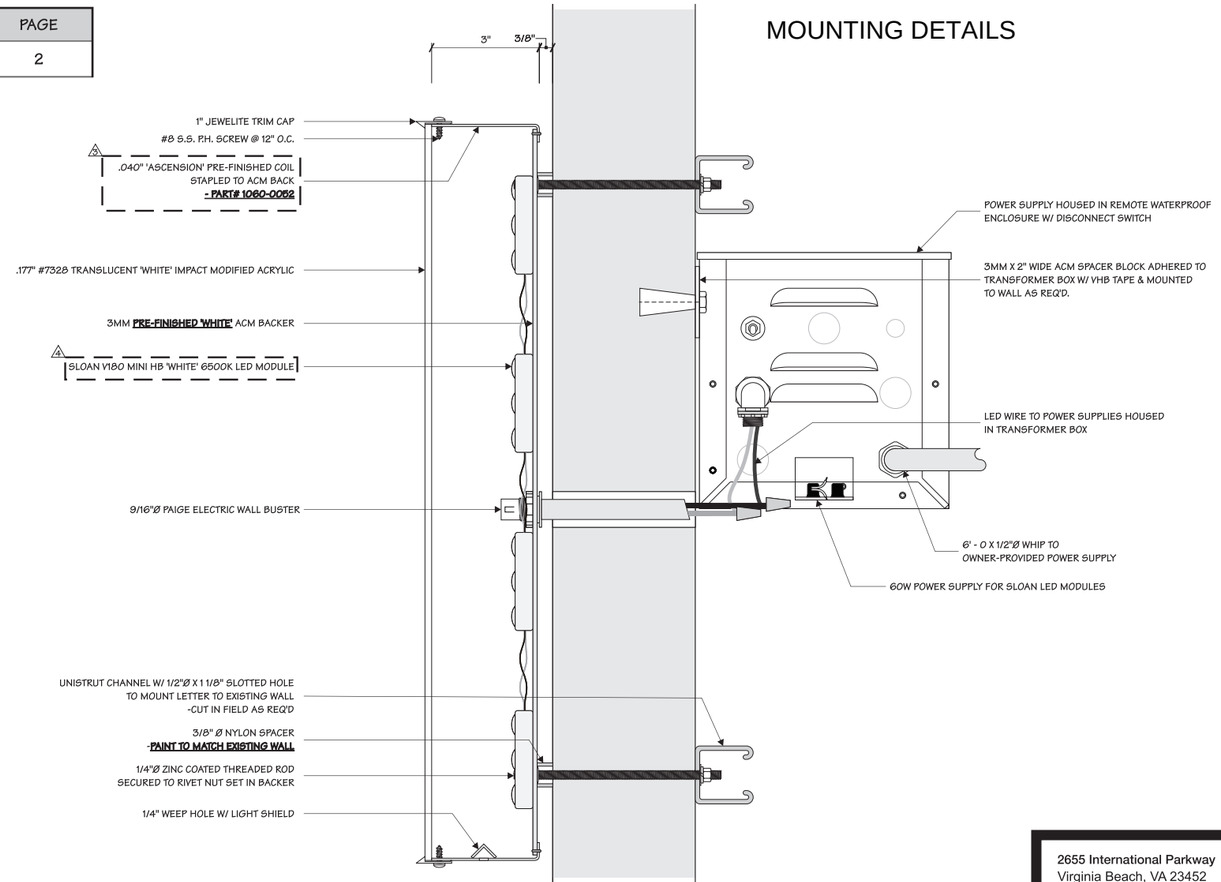
SIGN TYPE	A	B	OA FT²	DEPTH	LED TYPE	TRIM CAP	PAGE
CL.LO.W.48	4' - 0"	4' - 5 1/2"	17.83	3"	SLOAN MINI V180 6500K 'WHITE'	1"	2



ELECTRICAL DETAILS

ESTIMATED PRODUCT B.O.M. PER SIGN:
59 Each V180 Mini HB White 6500K Modules – 30'
PN: 701269–6WMG2–MB
1 Each 60C1 (Damp/Dry locations) or Modular 60 (Wet location) 60W Power Supply 12VDC
1 Each 100' Roll of Jacketed Cable

MOUNTING DETAILS



AGI

Project Title
ASCENSION

Date 04.26.17

AGI EoR D. SELBY
Lead Draftsman
Drawn By JRA
Project Mgr. S. CHADWELL

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐ _____
☐ Non-Illuminated
■ Illuminated
120/277 Volts _____ Amps
Location _____
Windload _____

Drawing Revisions

Drawn By	Date	Change
1 AV	02.28.19	ADDED ELECTRICAL INFORMATION AND FLORIDA MARKET NOTE
2 AV	04.12.19	ADDED 6' (72") AS STANDARD LOGO HEIGHT.
3 RT	05.21.19	UPDATED COIL STOCK TO .040"
4 RT	08.14.19	UPDATED PAGE 2 TO SHOW CORRECT LED MODULE
5		
6		
7		
8		
9		

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Code 17800
Typ

2655 International Parkway
Virginia Beach, VA 23452

Sign Type CL.LO.W
PG #: 1

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

NORTHEAST PERSPECTIVE

DARK BRICK

LIGHT BRICK

STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A2
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

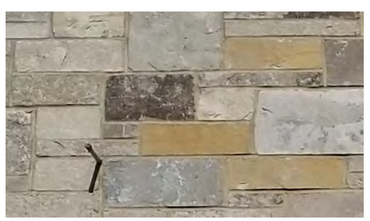
419259
12/14/20

Attachment: Packet Docs, Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

NORTHEAST PERSPECTIVE NIGHT

DARK BRICK

LIGHT BRICK



STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A2
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

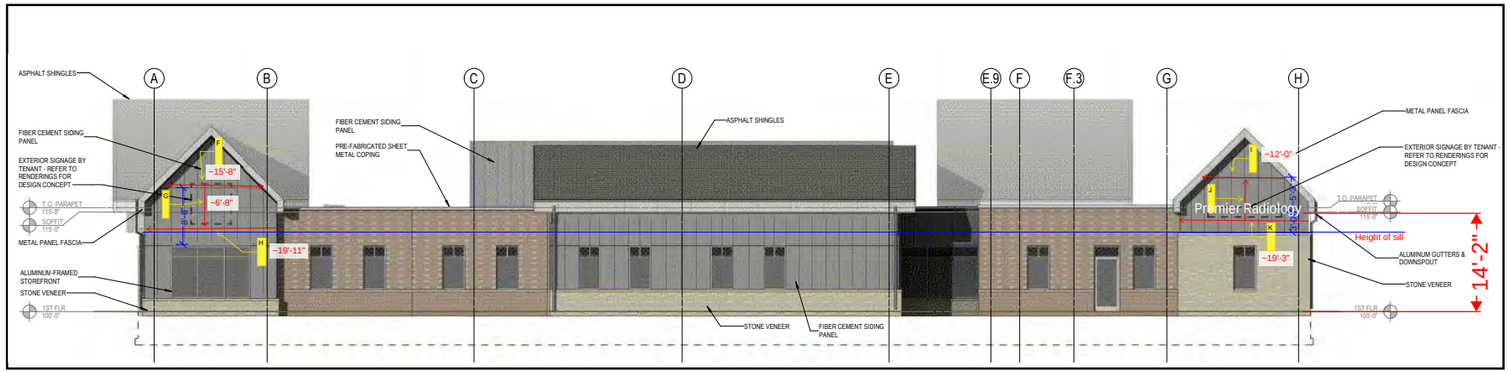
Sign Recommendation

E03

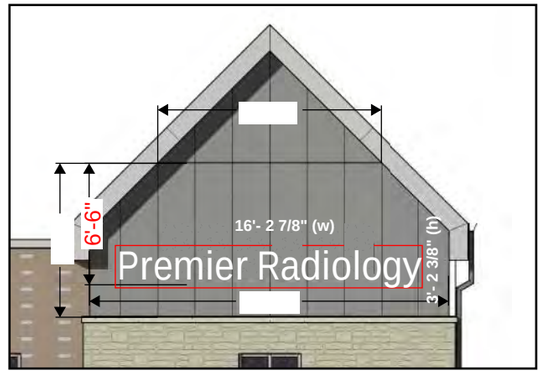
12831 N. Port Washington Road

Existing

Sign Type:
Quantity:
Location:
Illumination:
Approx. Size:
H:
W:
OAH:
HOG:
Comment:



East Elevation



Recommendation

Action: Replace

Recommended

Sign Type: Channel Letters
Sign Code: ASC-CUST-CL-H-W-18
Quantity: 1
Attachment: Fasteners Behind
Illumination: Internal
Approx. Size:
H: 1'-6"
W: 16'-2 7/8"
OAH: 1'-6"
Comment: Dimensions to be verified by tech survey

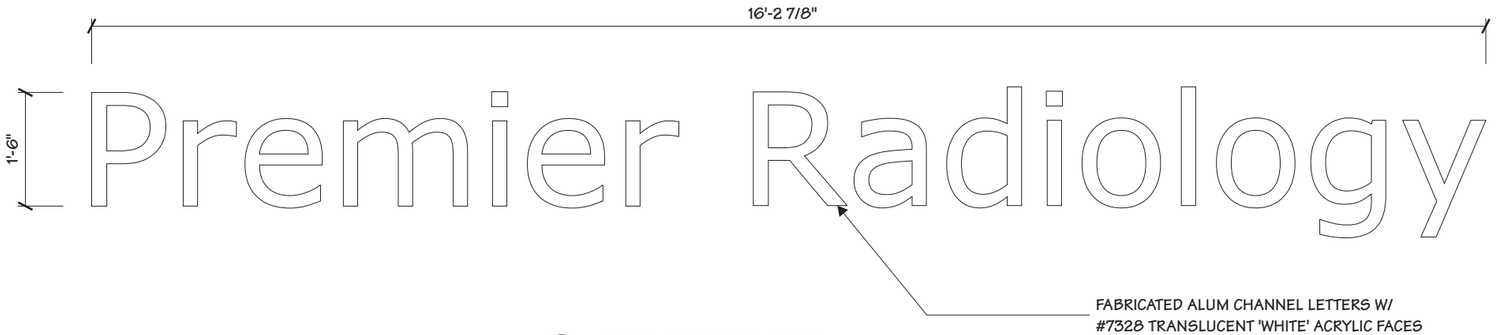
Technical Survey: Required
Code Compliant: Yes

Recommended - Side A

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

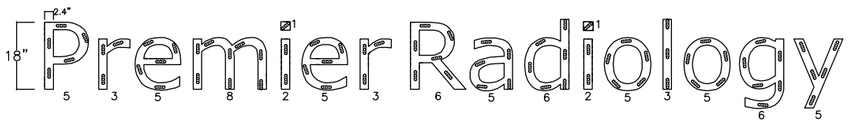
SIGN E03
ASC-CUST-CL-H-W-18

NOTES:
1.) MUST BE PACKAGED IN CARDBOARD BOX
NO WOOD!



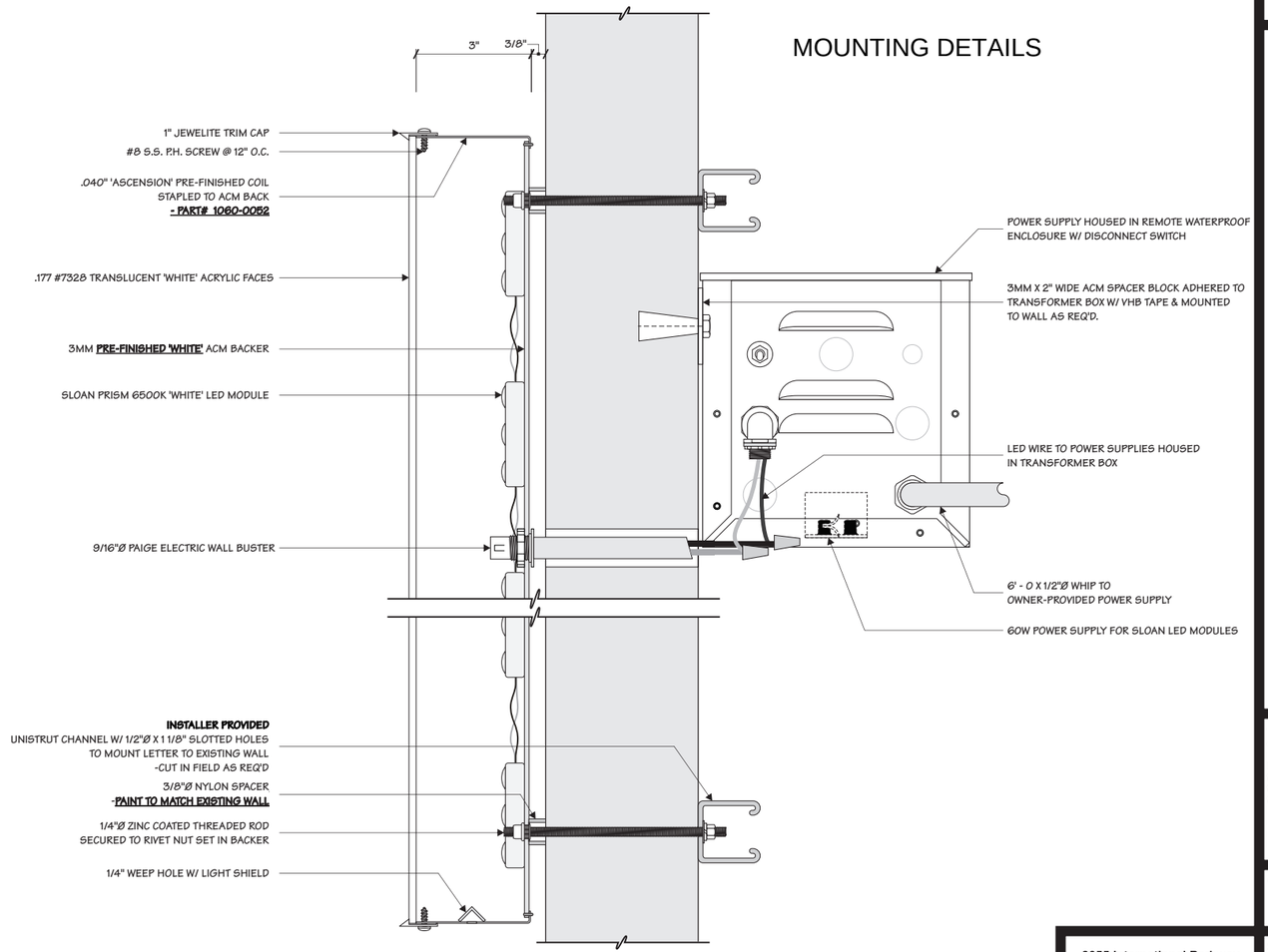
1/1 FRONT ELEVATION
1/2" = 1'-0"

ELECTRICAL DETAILS



ESTIMATED PRODUCT B.O.M. PER SIGN:
76 Each Prism White 6500K Modules – 75'
PN: 701269-6WSJ1-MB
2 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

MOUNTING DETAILS



AGI

Project Title
ASCENSION

Date 08.12.21
AGI EoR JRA
Lead Draftsman JRA
Drawn By TL
Project Mgr. A. WARRICK

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐ _____
☐ Non-Illuminated
■ Illuminated
120/277 Volts _____ Amps
Location MAQUON, WI
Windload _____

Drawing Revisions			
Drawn By	Date	Change	
TL	08.12.21	49238 - FOR INITIAL RELEASE	

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Code 12791BAU
Typ (

2655 International Parkway
Virginia Beach, VA 23452

Sign Type
CL-CUST-RR-H-W-18

PG #: 1

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

MAIN ENTRANCE PERSPECTIVE

DARK BRICK

LIGHT BRICK

STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A1
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

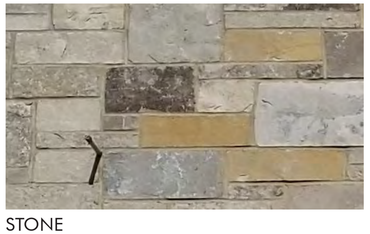
419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

MAIN ENTRANCE PERSPECTIVE NIGHT

DARK BRICK

LIGHT BRICK



STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A1
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

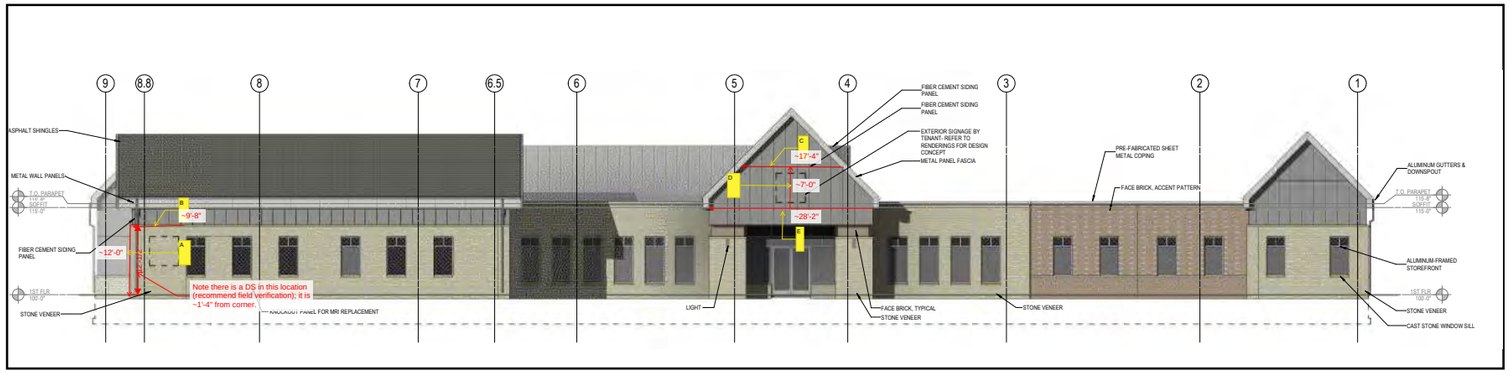
Sign Recommendation

E04

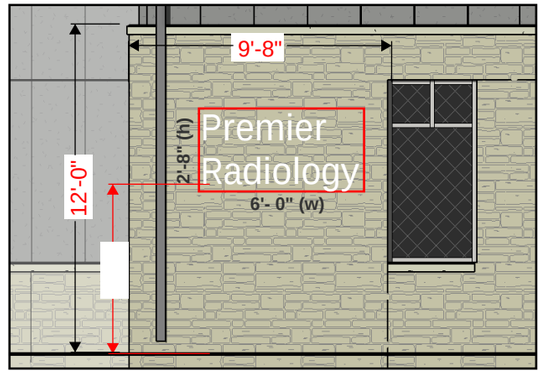
12831 N. Port Washington Road

Existing

Sign Type:
Quantity:
Location:
Illumination:
Approx. Size:
H:
W:
OAH:
HOG:
Comment:



North Elevation



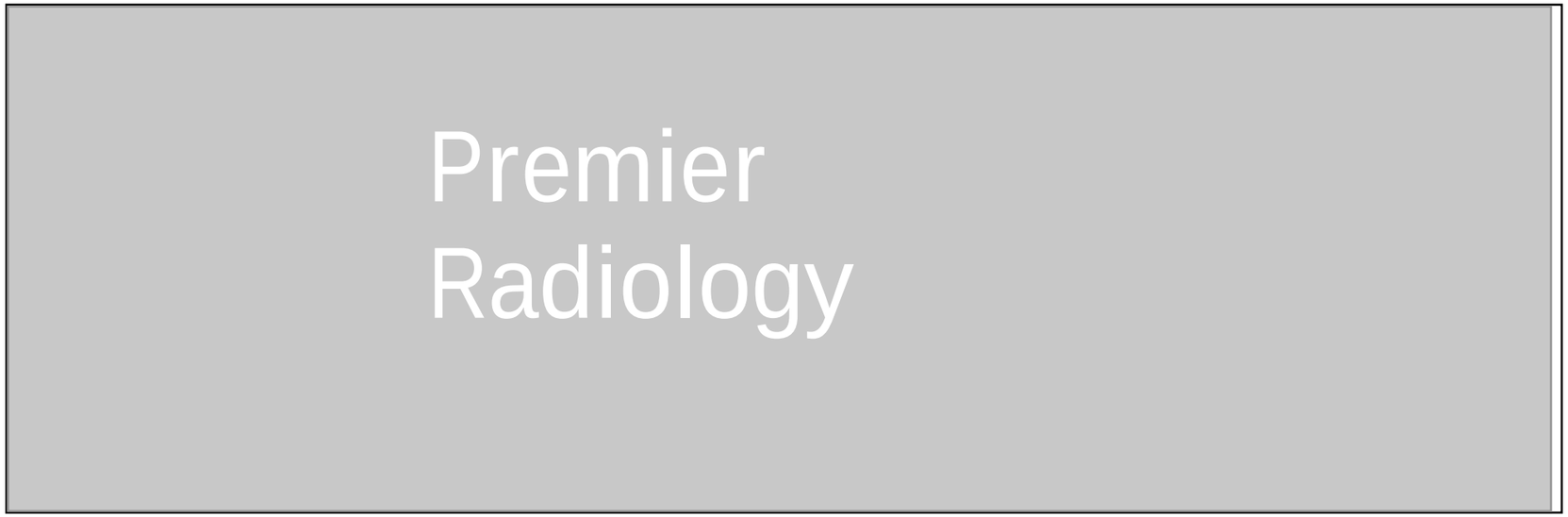
Recommendation

Action: Replace

Recommended

Sign Type: Channel Letters
Sign Code: ASC-CUST-PL-S-W-12
Quantity: 1
Attachment: Fasteners Behind
Illumination: None
Approx. Size:
H: 1'-0"
W: 6'-0"
OAH: 2'-8"
Comment:

Technical Survey: Required
Code Compliant: Yes

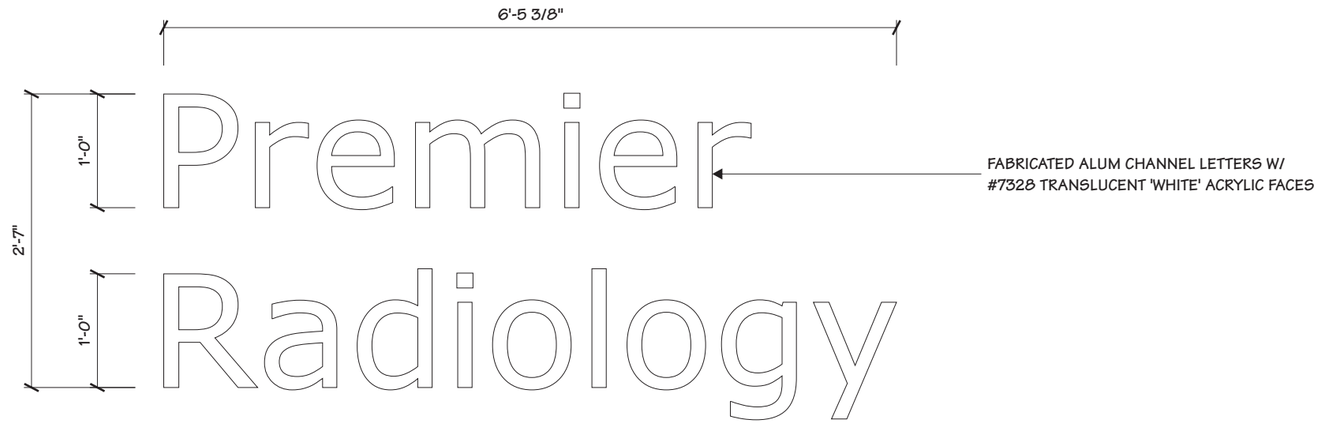


Recommended - Side A

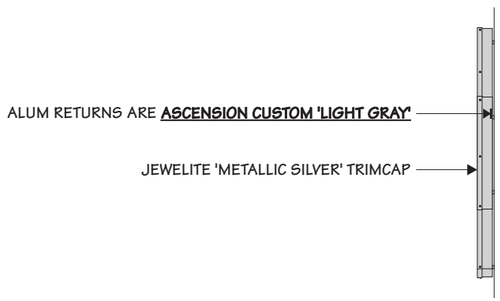
Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

SIGN E04
ASC-CUST-PL-S-W-12

NOTES:
1.) MUST BE PACKAGED IN CARDBOARD BOX
NO WOOD!



1/1 FRONT ELEVATION
3/4" = 1'-0"



2/1 SIDE VIEW
N.T.S.

AGI

Project Title
ASCENSION

Date 08.12.21

AGI EoR JRA
Lead Draftsman JRA
Drawn By TL
Project Mgr. A. WARRICK

General Sign Specifications
- ☐ Interior ■ Exterior
- ■ Single Faced ☐ Double Fac
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  120/277 Volts _____ Amps
- Location MAQUON, WI
- Windload _____

Drawing Revisions		
Drawn By	Date	Change
TL	08.12.21	49238 - FOR INITIAL RELEASE
A		
B		
C		
D		
E		
F		
G		
H		
J		
K		

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nor any special features peculiar to this design
be incorporated in other projects.

Code
12791BAU

Typ

Sign Type
PL-CUST-PR-S-W-12

PG #:
1

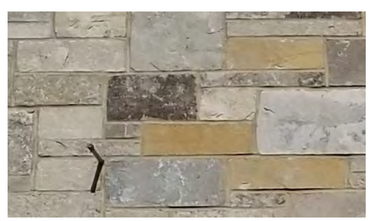
2655 International Parkway
Virginia Beach, VA 23452

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

SOUTHERN PERSPECTIVE

DARK BRICK

LIGHT BRICK



STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A4
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

SOUTHERN PERSPECTIVE NIGHT

DARK BRICK

LIGHT BRICK

STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A4
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

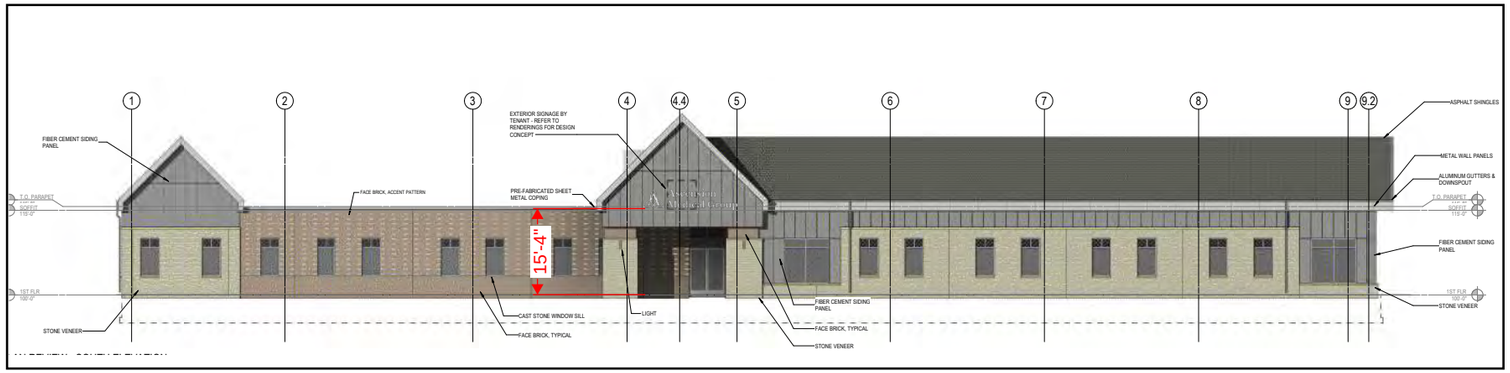
Sign Recommendation

E05

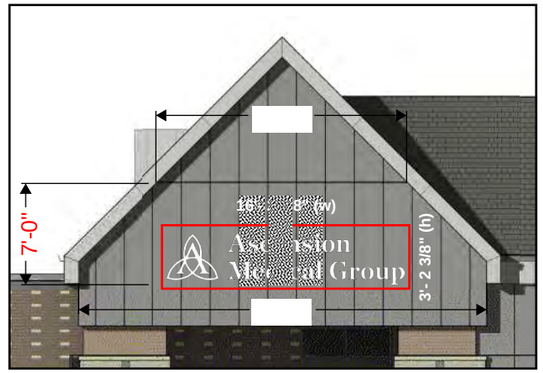
12831 N. Port Washington Road

Existing

Sign Type:
Quantity:
Location:
Illumination:
Approx. Size:
H:
W:
OAH:
HOG:
Comment:



South Elevation



Recommendation

Action: Replace

Recommended

Sign Type: Channel Letters
Sign Code: ASC-CL-CS-AMG-W-15
Quantity: 1
Attachment: Fasteners Behind
Illumination: Internal
Approx. Size:
H: 1'-3"
W: 16'-2 7/8"
OAH: 3'-2 3/8"
Comment:

Technical Survey: Required
Code Compliant: Yes

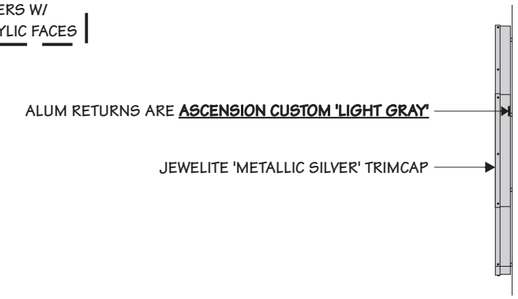
Recommended - Side A

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

SIGNS E01 & E05
ASC-CL-CS-AMG-W-15

NOTES:
1.) MOUNTING TO BE DETERMINED
2.) USE #7328 TRANSLUCENT 'WHITE' POLYCARBONATE TO ACCOMMODATE LARGER SHEET SIZES
3.) MUST BE PACKAGED IN CARDBOARD BOX
NO WOOD!

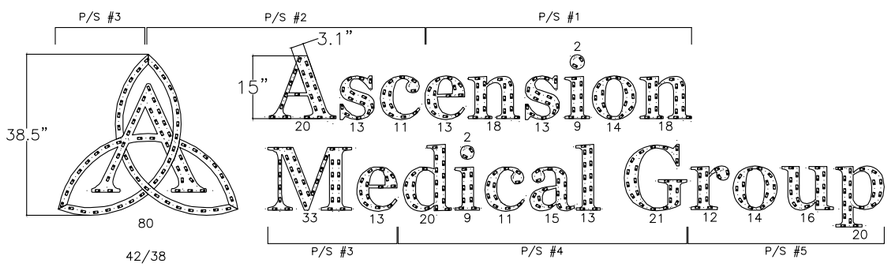
1/1 FRONT ELEVATION
N.T.S.



2/1 SIDE VIEW
N.T.S.

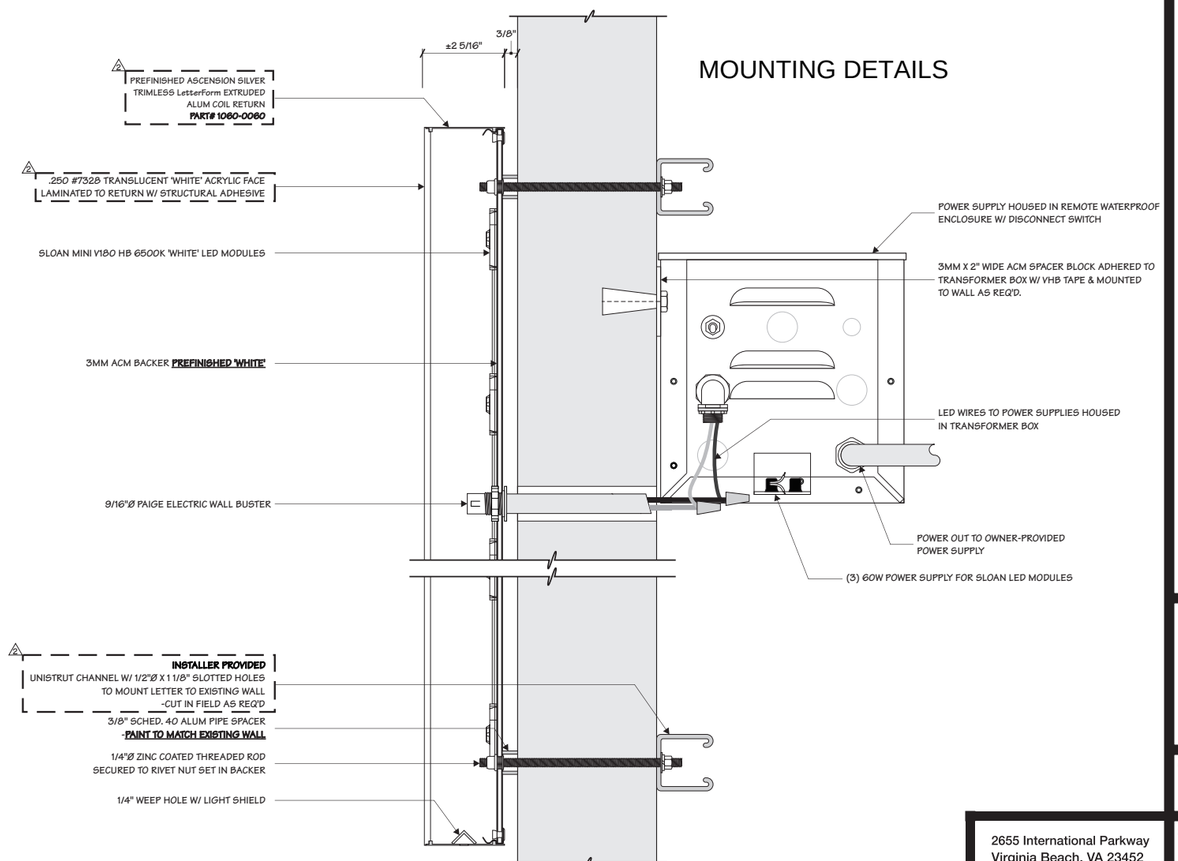
"A"	"B"	"C"	"D"	LOGO	OAH	OAL	DEPTH	LED TYPE	TRIM CAP	LETTER SECTION	LOGO SECTION
15"	7 1/2"	3' - 6 3/4"	7 1/8"	3' - 2 3/8"	3' - 2 3/8"	16' - 2 7/8"	2 5/16"	SLOAN MINI V180 6500K 'WHITE'	TRIMLESS	SEE PG. 2	SEE PG. 2

ELECTRICAL DETAILS



ESTIMATED PRODUCT B.O.M. PER SIGN:
0 Each V180 Mini HB White 6500K Modules
PN: 701269-6WMG2-MB
4 Each 60C1 (Damp/Dry locations) or 60W2 (Wet location) 60W Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

MOUNTING DETAILS



AGI

Project Title
ASCENSION

Date 05.20.19
AGI EoR R. THOMAS
Lead Draftsman JRA
Drawn By MM
Project Mgr. S. SHERRILL

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐ _____
☐ Non-Illuminated
■ Illuminated
_____ Volts _____ Amps
Location _____
Windload _____

Drawing Revisions			
Drawn By	Date	Change	
1 MM	05.20.19	ER# 36115 - REPLACES ALL PREVIOUS VERSIONS OF THIS DRAWING	
2 MM	08.06.19	ER#34056 - REVISED MATERIAL SPECS & DIMS	
3			
4			
5			
6			
7			
8			
9			

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Code 36115
Typ (

2655 International Parkway
Virginia Beach, VA 23452

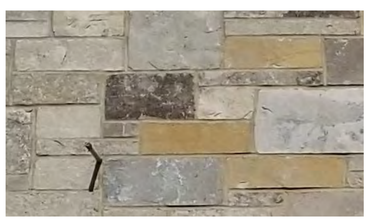
Sign Type CL-CS-AMG-W
PG #: 1

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

SOUTHWEST PERSPECTIVE

DARK BRICK

LIGHT BRICK



STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A5
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

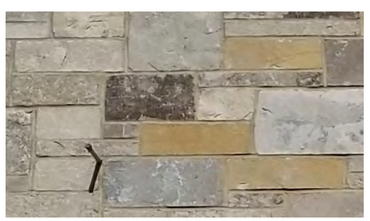
419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

SOUTHWEST PERSPECTIVE NIGHT

DARK BRICK

LIGHT BRICK



STONE

FIBER CEMENT
GABLE PANELS + SCREEN WALL

METAL FASCIA PANELS
WINDOW FRAMES
GLASS

A5
EXTERIOR RENDERING

eu:a

CATALYST partners

Ascension

ASCENSION MEQUON CLINIC

419259
12/14/20

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

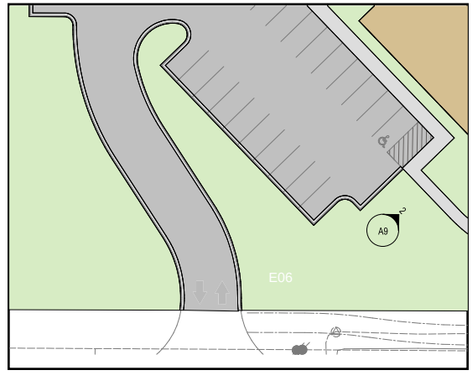
Sign Recommendation

E06

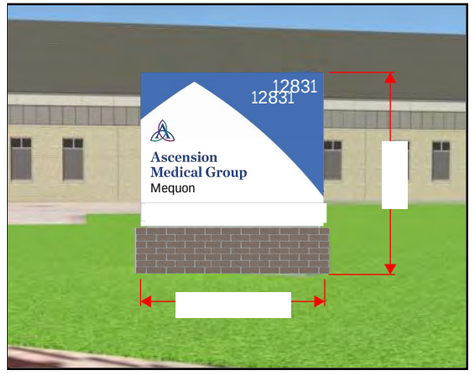
12831 N. Port Washington Road

Existing

Sign Type:
Quantity:
Location:
Illumination:
Approx. Size:
H:
W:
OAH:
HOG:
Comment:



Location



Detail Side A

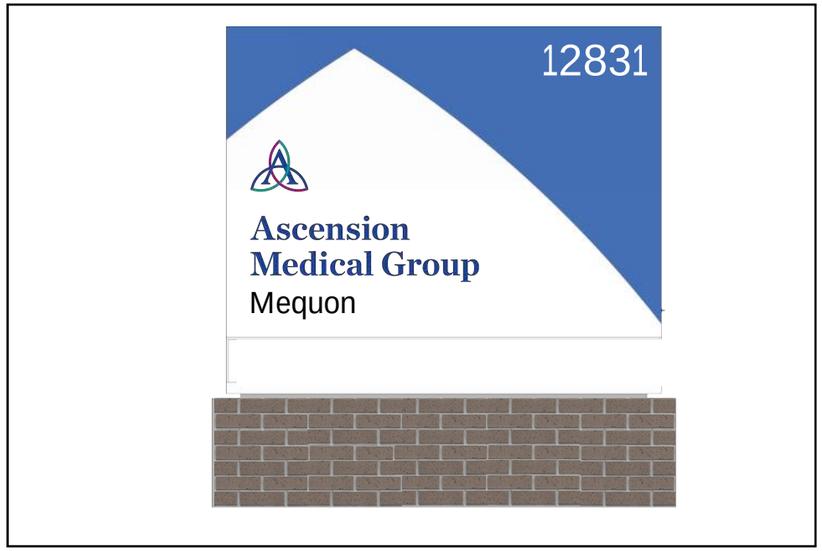
Detail Side B

Rendering

Action: Replace

Recommended

Sign Type: Monuments
Sign Code: ASC-MON-47-BW-ILL
Quantity: 1
Attachment: Footing
Illumination: Internal
Approx. Size:
H: 5'-8"
W: 6'-11 1/2"
OAH: 7'-9"
Comment:



Recommended - Side A

Recommended - Side B

Technical Survey: Required
Code Compliant: Yes

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

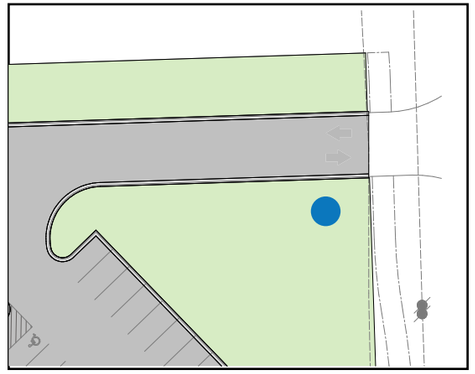
Sign Recommendation

E07

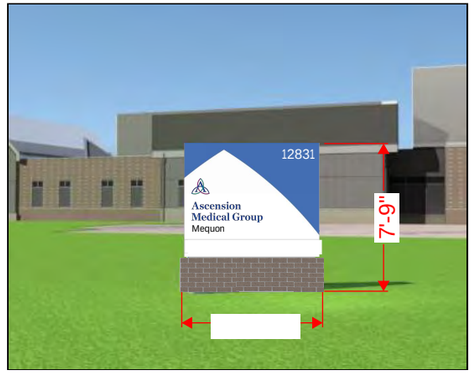
12831 N. Port Washington Road

Existing

Sign Type:
Quantity:
Location:
Illumination:
Approx. Size:
H:
W:
OAH:
HOG:
Comment:



Location



Detail Side A

Detail Side B

Rendering

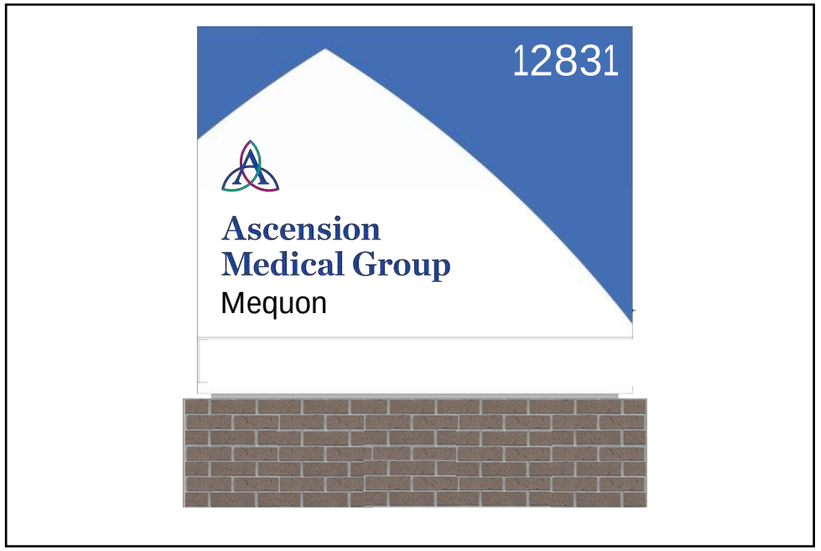
Action: Replace

Recommended

Sign Type:	Monuments
Sign Code:	ASC-MON-47-BW-ILL
Quantity:	1
Attachment:	Footing
Illumination:	Internal
Approx. Size:	
H:	5'-8"
W:	6'-11 1/2"
OAH:	7'-9"
Comment:	

Technical Survey: Required
Code Compliant: Yes

Recommended - Side A



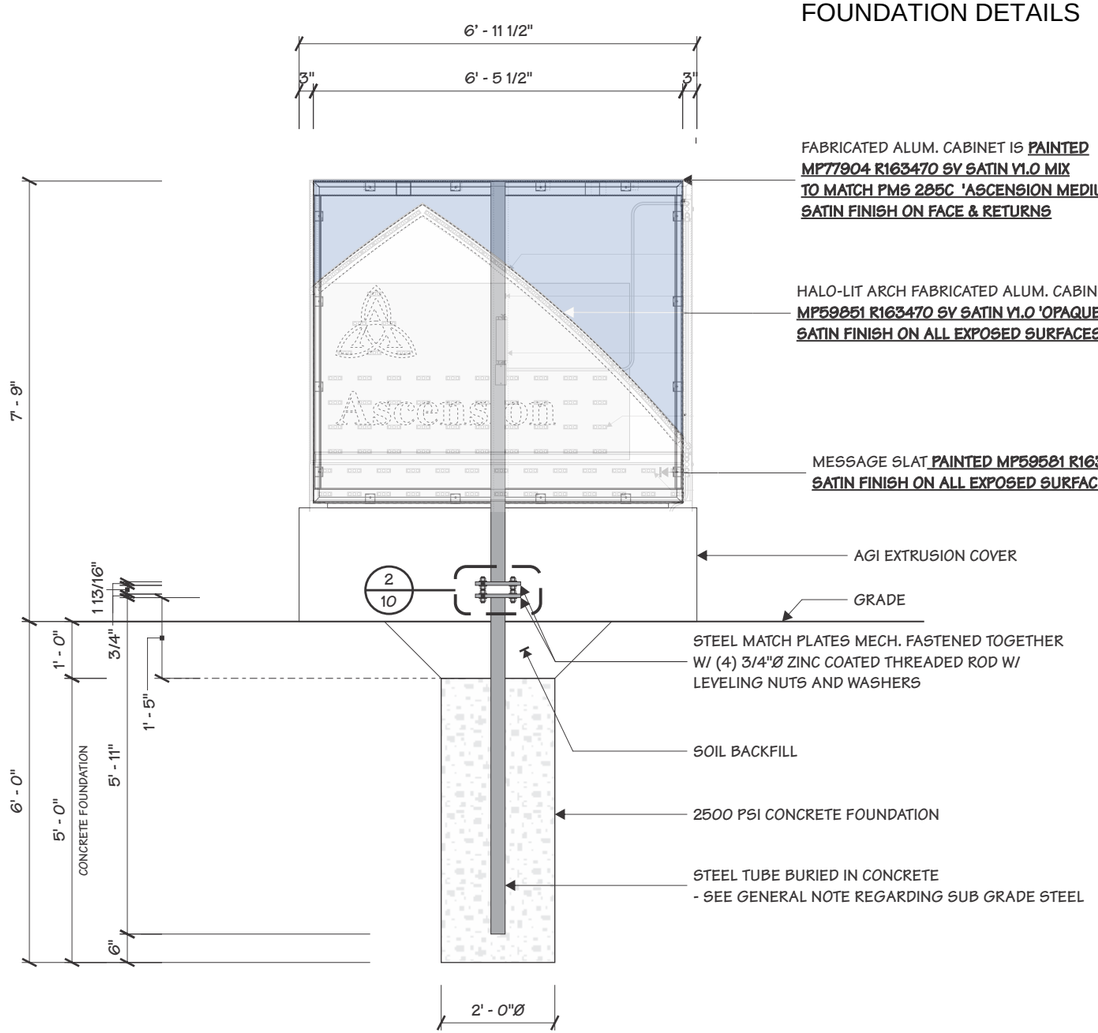
Recommended - Side B

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

SIGNS E06 & E07
MON47-BW-ILL

NOTES:
1.) ALL EXPOSED SUBGRADE STEEL AND HARDWARE SHALL BE COATED WITH A CARBOLINE BITUMASTIC 50 COATING AFTER INSTALLATION.

MATERIALS AND FOUNDATION DETAILS



FABRICATED ALUM. CABINET IS PAINTED MP77904 R163470 SV SATIN V1.0 MIX TO MATCH PMS 285C 'ASCENSION MEDIUM BLUE' W/ SATIN FINISH ON FACE & RETURNS

HALO-LIT ARCH FABRICATED ALUM. CABINET PAINTED MP59851 R163470 SV SATIN V1.0 'OPAQUE WHITE' W/ SATIN FINISH ON ALL EXPOSED SURFACES

MESSAGE SLAT PAINTED MP59581 R163470 SV SATIN V1.0 'WHITE' W/ SATIN FINISH ON ALL EXPOSED SURFACES

AGI EXTRUSION COVER

GRADE

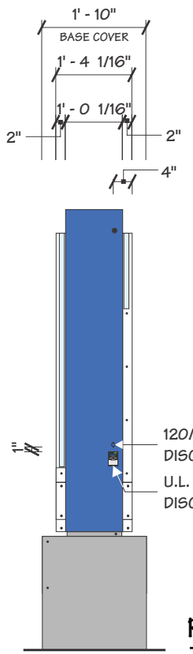
STEEL MATCH PLATES MECH. FASTENED TOGETHER W/ (4) 3/4"Ø ZINC COATED THREADED ROD W/ LEVELING NUTS AND WASHERS

SOIL BACKFILL

2500 PSI CONCRETE FOUNDATION

STEEL TUBE BURIED IN CONCRETE
- SEE GENERAL NOTE REGARDING SUB GRADE STEEL

1 / 10 CAISSON FOUNDATION
3/8" = 1' - 0"



RIGHT SIDE VIEW

ELECTRICAL DETAILS

120/277 VOLT PHOTOCELL SWITCH

SLOANLED PRISM COLOR LEDS 'BLUE' MODULES MOUNTED IN EXTRUDED LIGHT BOX COVE
-BUTT LED MODULES END-TO-END
-PN# 701269-BL5J1-MB

LED BAFFLE

(2) SLOAN 701507-120D1 POWER SUPPLY MOUNTED TO LED BAFFLE - 1 PER SIDE

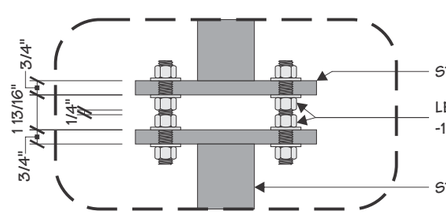
SLOAN PRISM 6500K 'WHITE' LED MODULES ON 6" CENTERS, TYP.

120/277 VOLT U.L. LISTED DISCONNECT SWITCH

SLOAN PRISM 6500K 'WHITE' LED MODULES ON 6" CENTERS, TYP.

JUNCTION BOX MOUNTED BENEATH AGI EXTRUSION IN REMOVABLE-COVER ACCESS

1/2"Ø LIQUID TITE CONDUIT TO OWNER-PROVIDED POWER SUPPLY
-PROVIDE 6' - 0" OF WHIP FROM THE BASE OF THE SIGN



2 / 10 BLOW UP AT STEEL CONNECTION
1/8" = 1"

AGI

Project Title
ASCENSION

Date 11.19.19

AGI EoR JRA
Lead Draftsman JRA
Drawn By AJP
Project Mgr. S. SHERRILL

General Sign Specifications
- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Fac
- ☐ Non-Illuminated
- ■ Illuminated
  120/277 Volts 1.6 Amps
- Location VARIES
- Windload 115 MPH / IBC 2012

Drawing Revisions			
	Drawn By	Date	Change
1	AJP	11.19.19	37365 - STANDARD WIND LOAD 115
2	AJP	02.06.20	34056 - CENTERLINE PLATE DETAIL
3	JRA	09.24.20	BREAKLINE ON SH. 2

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Code ASC

Typ (

Sign Type MON-47-BW-ILL-EXT

PG #: 10

2655 International Parkway
Virginia Beach, VA 23452

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

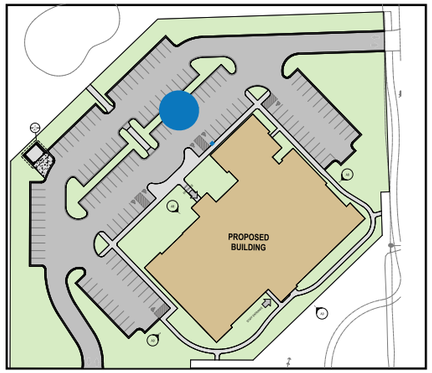
Sign Recommendation

E08

12831 N. Port Washington Road

Existing

Sign Type:
Quantity:
Location:
Illumination:
Approx. Size:
H:
W:
OAH:
HOG:
Comment:



Location

Recommendation

Action: Replace

Recommended

Sign Type: Regulatory
Sign Code: ASC-RG-WP
Quantity: 4
Attachment: Direct Burial
Illumination: None
Approx. Size:
H: 1'-6"
W: 1'-0"
OAH: 6'-6"
Comment:

Recommended - Side A

Technical Survey: Not Required
Code Compliant: Yes

Attachment: Packet Docs_Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

1 FIRST FLOOR PLAN - PRESENTATION
3/32" = 1'-0"

Attachment: Packet Docs. Ascension (6618 : Expedite The Diehl, LLC for Mequon Medical, LLC)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **September 27, 2021**

SUBJECT: **Creative Sign Company, Inc. for Froedtert Health. The applicant is seeking master sign plan approval to allow for 2 wall signs, 4 illuminated awning signs, 3 directional signs, and a monument sign for the property located at 11421 N. Port Washington Road (Froedtert Community Hospital).**

Applicant:	Creative Sign Company
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Use:	Medical Office
Existing Zoning:	IPS (Institutional and Public Service District)
Land Use Plan:	Institutional
Lot size:	1.79 acres
Location:	11421 N. Port Washington Road
Tax Key Number:	#15-019-13-021.00
District:	#5

Background: The applicant is seeking approval for a Master Sign Plan for the new Froedtert and Medical College of Wisconsin Neighborhood Hospital at 11421 N Port Washington Road. The property is 1.79 acres and is zoned IPS Institutional and Public Service district. (Please see memo from City Attorney regarding sign code enforcement listed under Agenda Item: Announcement.)

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

Sign Type	Size	Height
Wall Sign (east elevation)	58.2 SF	25’
Wall Sign (east elevation)	4.18 SF	8’ – 10 5/8”
Awning Sign – (north elevation)	8.4 SF	12’-5”
Awning Sign – (east elevation)	4.3 SF	12’-5”
Awning Sign – (north elevation)	4.3 SF	16’ – 3.5”
Awning Sign – (east awning)	4.3 SF	10’ – 10.5”
Monument	41.8 SF	9’-2.5”
Directional (3)	8 SF	5 feet

Wall Signs:
The sign code allows one wall sign per building not to exceed 2.5% of the building wall area or 60 square feet, whichever is less. Based on the east elevation wall area calculation of 2,303 square feet, the code allows one wall sign up to 57.5 square feet.

The Master Sign Plan proposes two wall signs on the east elevation. One is proposed on the façade at 58.2 square feet and 25 feet in height and the one proposed over the front door is 4.18 square feet and 9 feet in height.

East elevation wall sign (58.2 square feet)
The applicant considers this wall sign as one sign. However, staff would consider the proposal as two separate signs. One is a cabinet sign while the other is channel letters on a raceway. Both signs use different fonts and do not relate to each other from a design standpoint. Staff recommends redesigning the wall sign so that the two signs are better incorporated as one sign. Staff does not support the overall design of the proposed sign. In addition, the sign does not meet the height requirement of the code. The height is proposed at 25 feet while the sign code requires a height no greater than 20 feet. Staff does not support the sign at 25 feet in height and recommends reducing the height to meet the code requirement and reducing the sign to meet the 57.5 square feet as allowed by code.

East elevation wall sign (4.18 square feet)
This sign is placed directly above the door. There is no canopy/awning above the door, so this is not considered an awning sign. Since there is already a wall sign proposed on this elevation and since this door is the only entrance on the east side of the building, staff does not believe there is a site-specific hardship for this second wall sign. Staff recommends denial of the wall sign over the east entrance.

Awning Signs
The plan proposes a total of four illuminated awning signs. The code allows for non-illuminated awning signs under four square feet. The proposed illuminated awning signs are greater than four square feet in size. Staff supports and recommends a total of two illuminated awning signs - one illuminated awning sign per canopy on the north elevation. Staff supports one awning sign at 4.3 square feet for the west canopy and one 8.4 square foot awning sign on the east canopy on the north elevation. Staff supports the proposed sizes and believes the signs are appropriately scaled to the size of the canopies to which they are affixed and to the type of activity to which they pertain. Staff believes the signs uphold the purpose of the sign code which includes promoting the public health, safety and welfare of the general public by ensuring that signs aid orientation and adequately identify activities to the public while avoiding visual clutter. The illuminated awning signs do not face residential.

Monument Sign:
The proposed monument sign is 42 square feet and 9’-2.5” in height. The base of the sign shall be constructed of materials to match the building. Staff supports the monument sign, which meets the requirements of the sign code. Per the sign code, the sign may not be located closer than ten feet to any property line, right-of-way or driveway.

Directional Signs:
The sign code allows up to four directional signs for any business, not to exceed three square feet in area or four feet in height. The applicant is proposing a total of three directional signs which exceed the allowable square footage and height. The site is 1.7 acres and has two access points: one off Port Washington Road and one from the south from a cross access connection. The site has parking north of the building and east of the building. The site has one main entrance facing Port Washington Road and two entrances on the north elevation which will be identified with illuminated awning signs. Based on the size of the site and the site and parking configuration, staff does not believe there is a site-specific hardship that warrants the signs to exceed the code requirements and does not recommend approval of the 8 square foot signs at 5 feet in height.

Staff believes the recommendation for two illuminated awning sign, one wall sign, one monument sign and directional signs as allowed by code provide sufficient wayfinding and identification of this site.

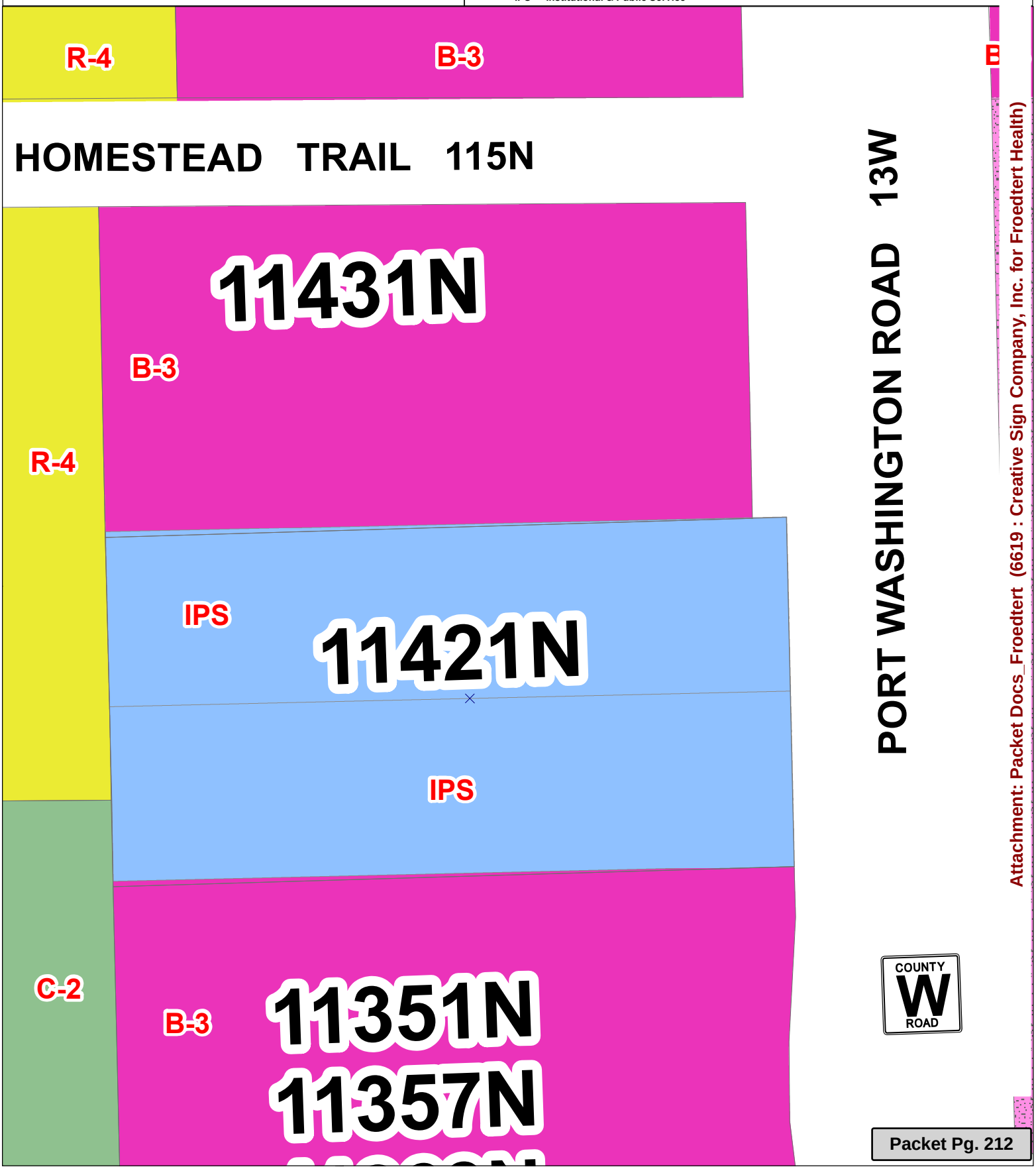
Staff Recommendation: Planning staff recommends approval of the master sign plan subject to the following conditions:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Sign permit approval for all signs.
3. All wall signs shall meet the 20-foot height requirement.
4. One illuminated awning sign per canopy on the north elevation. West canopy sign shall not exceed 4.3 square feet and east canopy sign shall not exceed 8.4 square feet.
5. One wall sign permitted on the east elevation at no greater than 2.5% of wall area or 60 square feet, whichever is less.
6. The monument sign may not be located closer than ten feet to any property line, right-of-way or driveway.
7. Compliance with all other requirements of the sign code.

Attachments:
Packet Docs_Froedtert (PDF)

Creative Sign Company, Inc. for Froedtert Health

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



Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

Froedtert Community Hospital – Mequon

Sign Plan September 2021

INTRODUCTION

The exterior sign package proposed for Froedtert Community Hospital – Mequon adheres to the Froedtert Health system-wide standards which includes building trust through consistent sign experiences, delivering information in a personalized manner to assist during various patient and visitor emotional states and simplifies sign content to elevate priority information.

Freestanding/ground sign

Self-supporting structure with real masonry base (Direct Embedment), internally LED illuminated painted aluminum cabinet with Lexan Faces, Digital Print and Block-out/Cut Vinyl

1. NUMBER OF SIGNS

One (1) - There shall not be more than one freestanding ground sign for each principal building

2. AREA OF SIGN FACE

5’ 7”h x 7’ 8”w = 42.8 sq. ft – Double Faced

3. LOCATION

Sign to be located 30.8’ in from Sidewalk on North Port Washington Rd and approximately 11.8’ from North Port Washington Road Exit Driveway - A ground sign may not be located closer than ten feet to any property line, right-of-way or driveway.

4. HEIGHT

9’-2.5” Total Sign Height from Ground to top of sign - A ground sign shall not project higher than ten feet.

Wayfinding/Directional sign

Non-lit painted aluminum post and panel, Cut Vinyl, Colors – MP3597 Indiglo, 3M Prismatic reflective white, PMS 186C

1. NUMBER OF SIGNS

Three (3)

2. AREA OF SIGN FACE

2’ h x 4’ w – Double Faced

3. LOCATION

1) West of South Entrance

2) West Island within parking lot

3) East Island within parking lot

Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

4. HEIGHT

5’ H Total Sign Height from Ground to top of sign

Wall sign

1. NUMBER OF SIGNS

Two (2) - EAST ELEVATION Total East Elevation Wall Area 2303 Sq Ft.

A) Internally Lit Channel Letter/Logo (1-008)

LED Face lit Fabricated Aluminum Channel letters with White transparent Acrylic, Jewlite trimcap, and Raceway mounting painted to match building face.

B) Internally Lit “HOSPITAL” Entrance Identification (1-009)

LED Internally lit fabricated aluminum painted wall cabinet over door with Brackets, Lexan face with digital print dual surface vinyl, Colors- MP03597 Indiglo Blue/White

2. AREA OF SIGN FACE

A) Internally Lit Channel Letter/Logo (1-008)– 58.2Total Square Ft

B) Internally Lit “HOSPITAL” Entrance Identification (1-009) – 4.18 Sq Ft

3. LOCATION

A) Internally Lit Channel Letter/Logo (1-008) – East Elevation

B) Internally Lit “HOSPITAL” Entrance Identification (1-009) - East Elevation

4. HEIGHT - distance from grade to the top of the sign

A) Internally Lit Channel Letter/Logo (1-008) – 25’ – 0”

B) Internally Lit “HOSPITAL” Entrance Identification (1-009) - 8’ – 10 5/8”

Awning sign

1. NUMBER OF SIGNS -FOUR (4) Total

TWO (2) - EAST ELEVATION

A) Internally Lit “AMBULANCE” Entrance Identification (1-001)

LED Internally lit fabricated aluminum painted wall cabinet on entrance awning, Lexan face with digital print dual surface vinyl, Colors- 3M 3630-084 Tangerine Trans vinyl (PMS 151C)/White

B) Internally Lit “EMERGENCY” Entrance Identification (1-005)

LED Internally lit fabricated aluminum painted wall cabinet on entrance canopy, Lexan face with digital print dual surface vinyl, Colors- 3M 3630-033 Red Trans vinyl (PMS 186C)/White

Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

TWO (2) - NORTH ELEVATION

C) Internally Lit “AMBULANCE” Entrance Identification (1-002)

LED Internally lit fabricated aluminum painted wall cabinet on entrance awning, Lexan face with digital print dual surface vinyl, Colors- 3M 3630-084 Tangerine Trans vinyl (PMS 151C)/White

D) Internally Lit “EMERGENCY” Entrance Identification (1-004)

LED Internally lit fabricated aluminum painted wall cabinet on entrance canopy, Lexan face with digital print dual surface vinyl, Colors- 3M 3630-033 Red Trans vinyl (PMS 186C)/White

2. AREA OF SIGN FACE

A) Internally Lit “AMBULANCE” Entrance Identification (1-001) 4.31 Sq Ft

B) Internally Lit “EMERGENCY” Entrance Identification (1-005) – 8.43 Sq Ft

C) Internally Lit “AMBULANCE” Entrance Identification (1-002) 4.31 Sq Ft

D) Internally Lit “EMERGENCY” Entrance Identification (1-004) – 4.31 Sq Ft

3. LOCATION

A) Internally Lit “AMBULANCE” Entrance Identification (1-001) East Elevation

C) Internally Lit “EMERGENCY” Entrance Identification (1-005) – East Elevation

B) Internally Lit “AMBULANCE” Entrance Identification (1-002) North Elevation

D) Internally Lit “EMERGENCY” Entrance Identification (1-004) – North Elevation

4. HEIGHT - distance from grade to the top of the sign

A) Internally Lit “AMBULANCE” Entrance Identification (1-001) - 12’ 5”

C) Internally Lit “EMERGENCY” Entrance Identification (1-005) – 16’ – 3 ½”

B) Internally Lit “AMBULANCE” Entrance Identification (1-002) – 12’ 5”

D) Internally Lit “EMERGENCY” Entrance Identification (1-004) –10’ – 10 ½”

TYPES OF ILLUMINATIONS

1. All signs on canopy fascia must be lighted. Letters must be internally illuminated neon or LED (with translucent faces and with light sources completely concealed). Illumination levels shall comply with City of Mequon light code.

2. Remote transformers will be mounted behind fascia wall surface.

3. Front lighting of signs not permitted

ELECTRICAL INFORMATION

1. Electrical service, wiring, and time clock to be furnished and installed by Tenant at Tenant's cost.

Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

2. All electrical service charges to be paid for by the Tenant.

3. All components and their installation to comply with all applicable ordinances and codes.

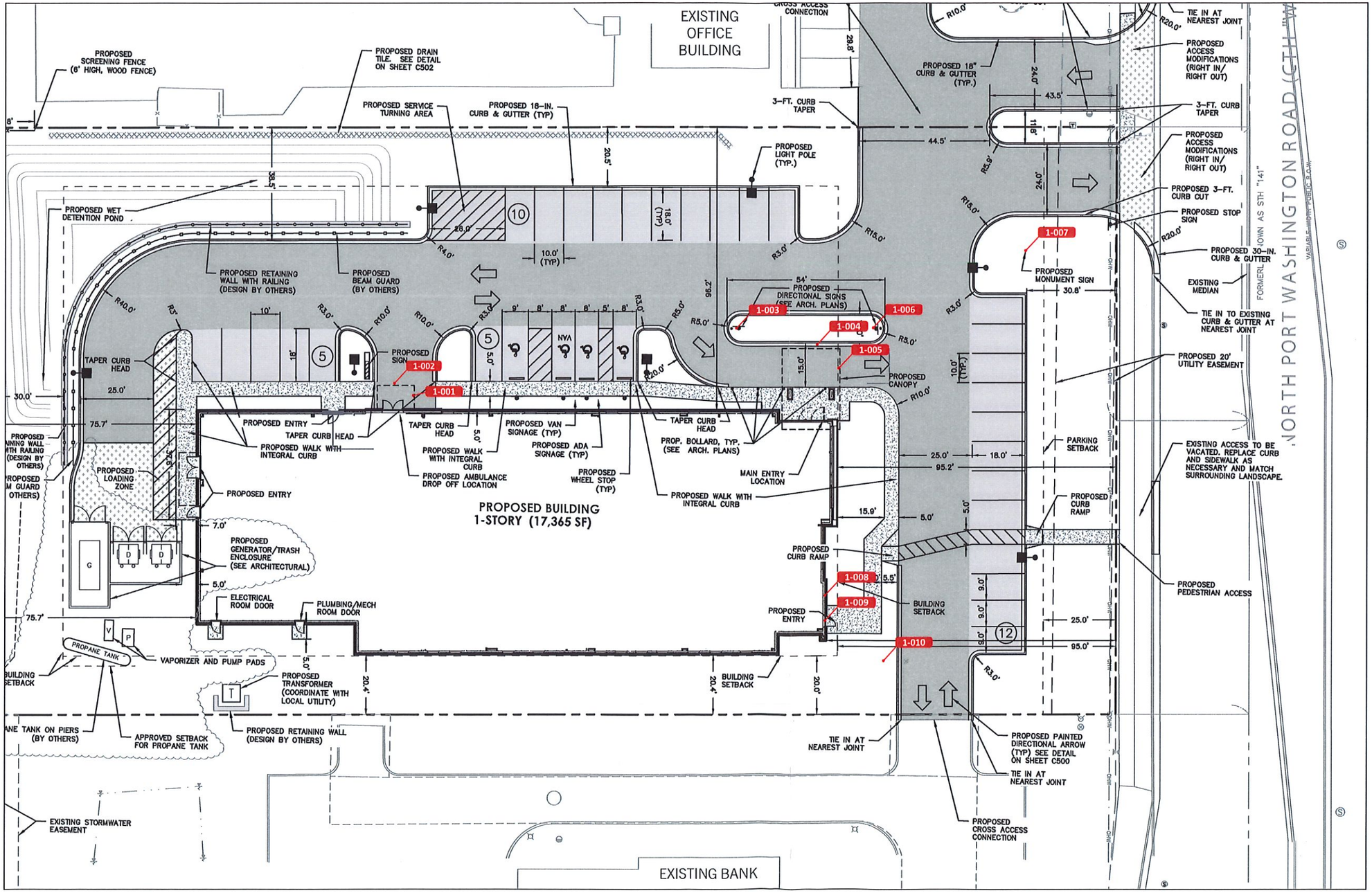
4. All signs must be UL approved.

5. All electrical work must be performed by a licensed electrician.

Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

Froedtert Community Hospital - Mequon

Exterior Sign Location Plan



Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

MON-1: LOC 1
OPTION A

creative Sign
company inc
505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT: FROEDTERT
LOCATION: MEQUON
DRAWN BY: TIMOTHY P
SALESPERSON: TRACY B
DATE: 07/16/21
DESIGN #: D18528
PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	---	00/00/0000	DESCRIPTION

MONUMENT

QUANTITY: 1
SIDES: D/F
CABINET: FABRICATED ALUMINUM (12")
LIGHTING: LED (WHITE)
RETAINER: 1.5"
FACES: LEXAN
GRAPHICS: DIGITAL PRINT BLOCKOUT/ CUT VINYL, 1ST SURFACE
FONT: MYRIAD PRO BOLD

REVEAL: 3"

POLE COVER: FABRICATED ALUMINUM (20")
PHOTO EYE: TBD
MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE & INSTALL

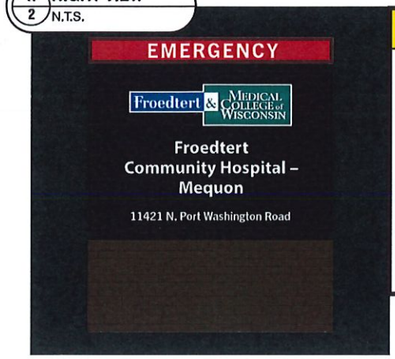
COLORS:

- C-1/P-1 MP3597 INDIGLO (PRINT TO MATCH)
- C-2 WHITE
- V-3 3M 3630-076 HOLLY GREEN TRANS VINYL
- V-4 3M 3630-157 SULTAN BLUE TRANS VINYL
- V-5/P-5 3M 3630-033 RED TRANS VINYL (PMS 186C)

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X
SIGNATURE DATE

A/2 NIGHT VIEW
N.T.S.



LIT SIGN

THIS SIGN WILL REQUIRE ELECTRICAL HOOK UP. CUSTOMER IS REQUIRED TO SCHEDULE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND DO FINAL HOOK UP. TALK TO YOUR SIGN CONSULTANT IF:

- YOU WOULD LIKE CREATIVE SIGN TO COORDINATE YOUR ELECTRICAL
- YOU HAVE ANY QUESTIONS REGARDING THE POWER REQUIREMENTS FOR YOUR SIGNAGE.

A/1 DETAIL VIEW
SCALE: 1/2" = 1'

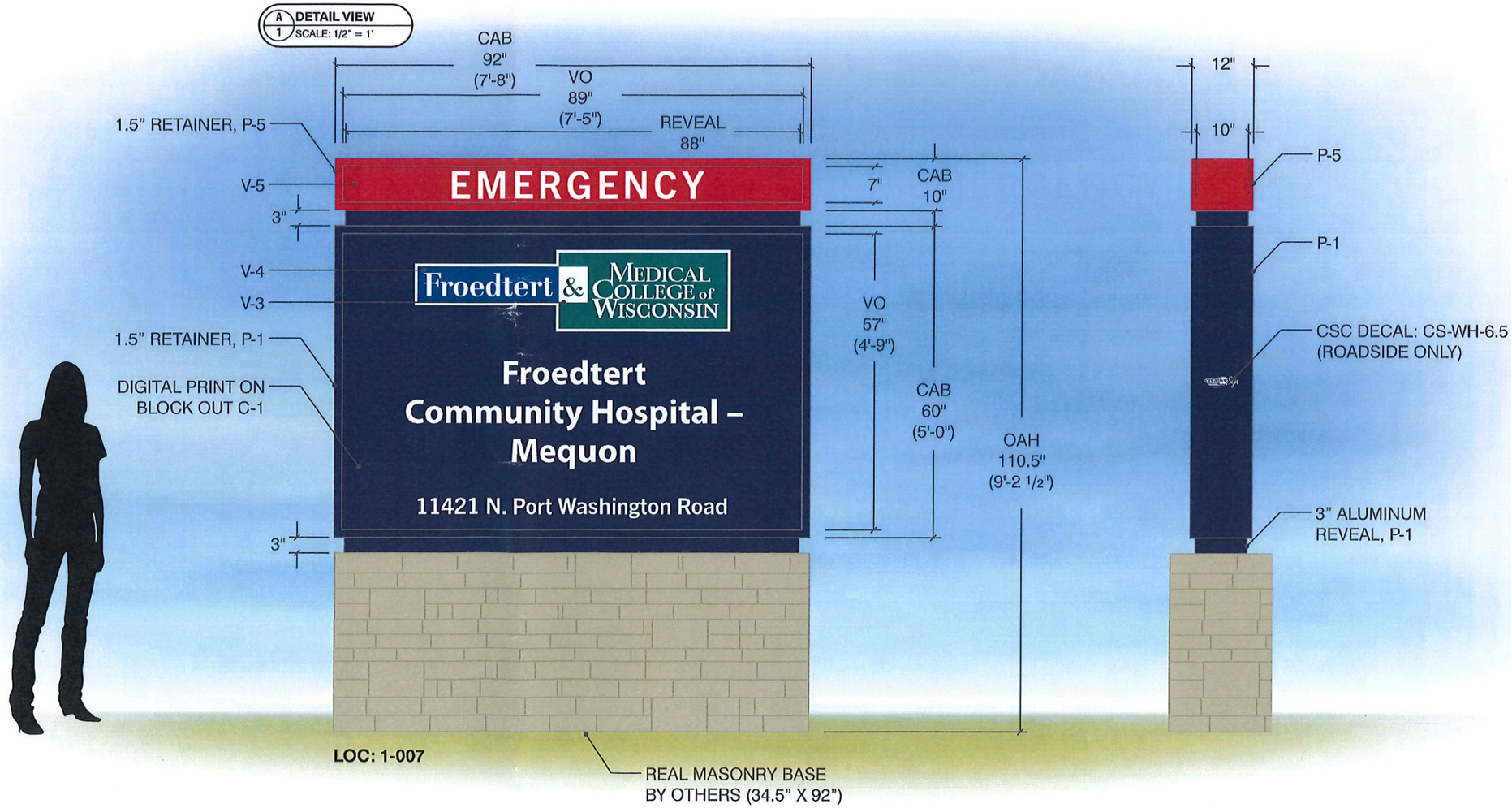


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PHOTO REQUIRED BEFORE PRODUCTION
INFO REQUIRED BEFORE PRODUCTION
LOCATION PHOTOS

Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

DIR-1 THRU 3: LOC-2 TH

OPTION A

creative Sign company inc

505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT:	**FROEDTERT**
LOCATION:	MEQUON
DRAWN BY:	TIMOTHY P
SALESPERSON:	TRACY B
DATE:	07/16/21
DESIGN #:	**D18528**
PAGE:	2

REVISION LOG:	INTL	DATE	DESCRIPTION
	---	00/00/0000	DESCRIPTION

POST & PANEL SIGN

QUANTITY:	3 (COPY VARIES)
SIDES:	D/F
FACE:	.090"D ALUM
GRAPHICS:	CUT VINYL, 1ST SURFACE
FONT:	TRADE GOTHIC NEXT LET PRO BOLD
POSTS/FRAME:	2" SQ ALUMINUM TUBE
INSTRUCTION:	PRODUCE & INSTALL

COLORS:

- P-1 MP3597 INDIGLO
- V-2 3M PRISMATIC REFLECTIVE WHITE VINYL
- P-5 PMS 186C

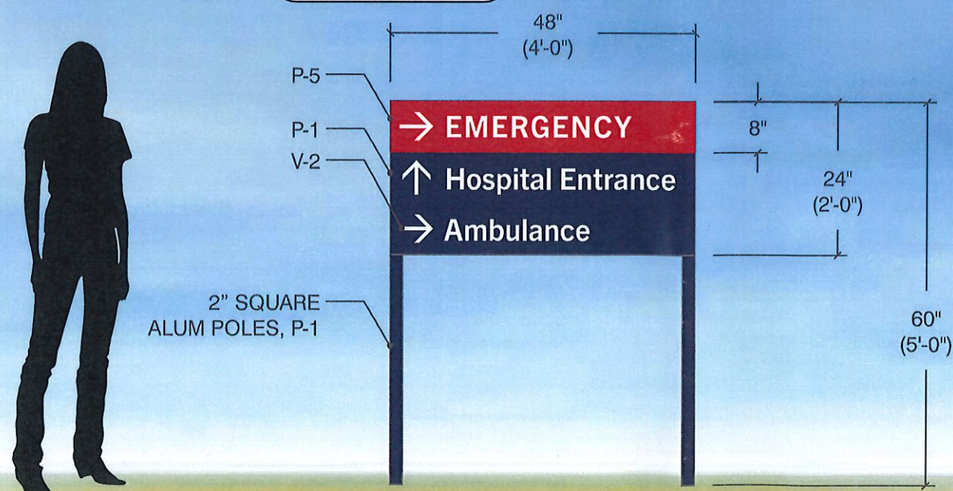
CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X

SIGNATURE DATE

A/1 DETAIL VIEW (SIDE B)
SCALE: 1/2" = 1'

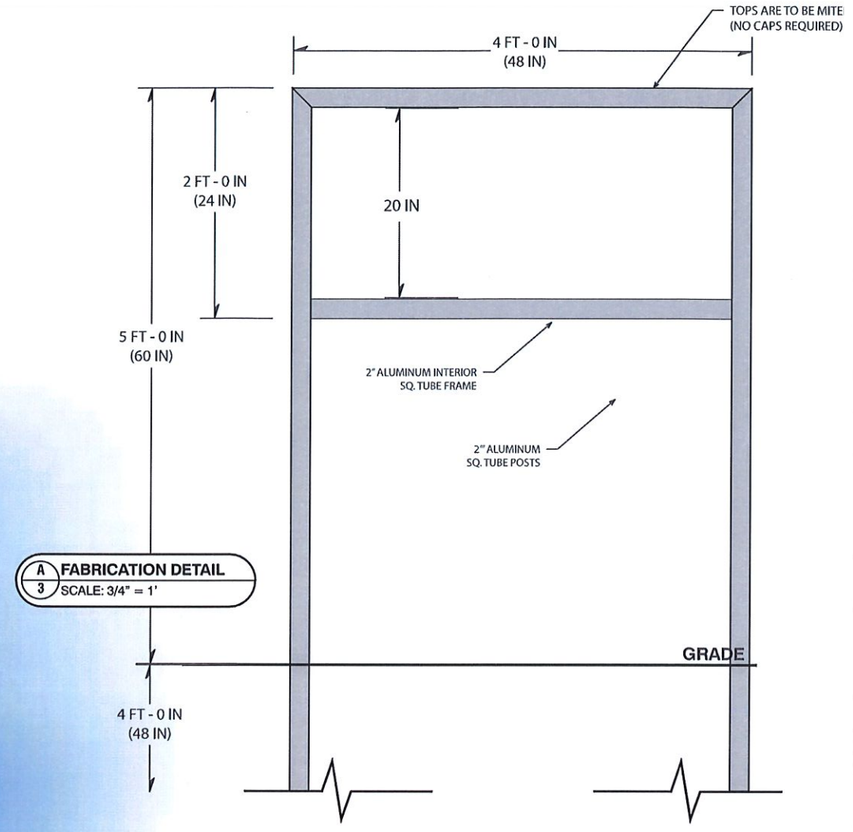
A/2 DETAIL VIEW (SIDE A)
SCALE: 1/2" = 1'



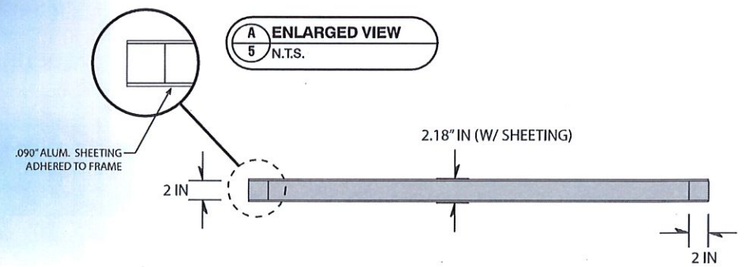
QTY:1

LOC: 1-003 (CONFIRM COPY)
LOC: 1-006 (CONFIRM COPY)
LOC: 1-010 (CONFIRM COPY)

A/3 FABRICATION DETAIL
SCALE: 3/4" = 1'



A/5 ENLARGED VIEW
N.T.S.



A/4 TOP VIEW
SCALE: 3/4" = 1'

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PHOTO REQUIRED BEFORE PRODUCTION — LOCATION PHOTOS

INFO REQUIRED BEFORE PRODUCTION — DI… CO…

Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

CHL-1: LOGO OPTION A

creative Sign company inc
505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT: FROEDTERT
LOCATION: MEQUON
DRAWN BY: TIMOTHY P
SALESPERSON: TRACY B
DATE: 07/16/21
DESIGN #: D18528
PAGE: 3

REVISION LOG:	INTL	DATE	DESCRIPTION
	TP	07/30/2021	CONDUIT NOTES

FACELIT CHANNEL LETTERS

QUANTITY: 1
LETTERS: FACELIT CHANNEL LETTERS
LIGHTING: LED (WHITE)
FACES: 3/16" WHITE TRANS ACRYLIC
TRIM CAP: 1" JEWELITE (WHITE, CONFIRM FOR COPY)
RETURNS: 5" (WHITE, CONFIRM FOR COPY)
FONT: MYRIAD PRO BOLD
MOUNTING: FLUSH TO RACEWAY

RACEWAY: YES (5.5"H X 3.5"D)
MOUNTING: FLUSH TO WALL
PHOTO EYE: TBD

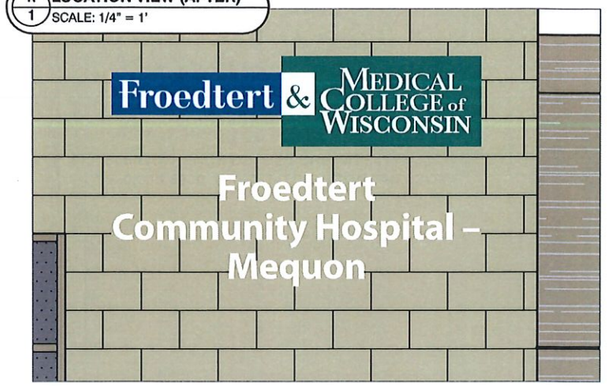
INSTRUCTION: PRODUCE & INSTALL

COLORS:
- C-2 WHITE
- V-3 3M 3630-076 HOLLY GREEN TRANS VINYL
- V-4 3M 3630-157 SULTAN BLUE TRANS VINYL
- P-6 RACEWAY COLOR TO MATCH WALL

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X
SIGNATURE DATE

A/1 LOCATION VIEW (AFTER)
SCALE: 1/4" = 1'



SEE PG. 6 FOR FULL LOCATION VIEW (RENDERING)

A/2 NIGHT VIEW
N.T.S.

LIT SIGN

THIS SIGN WILL REQUIRE ELECTRICAL HOOK UP. CUSTOMER IS REQUIRED TO SCHEDULE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND DO FINAL HOOK UP. TALK TO YOUR SIGN CONSULTANT IF:

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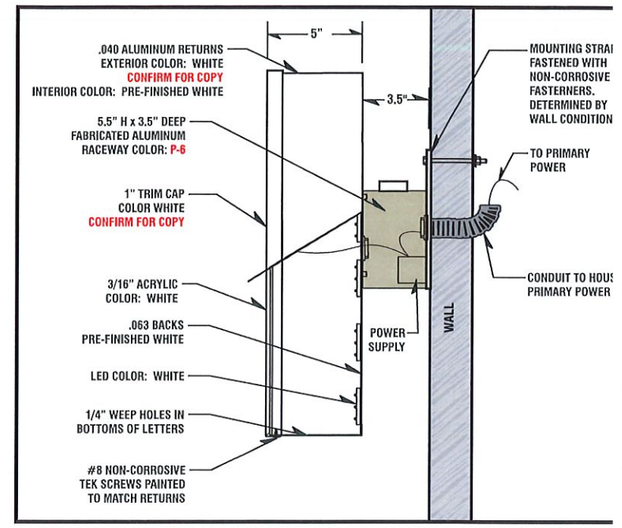

FACE-ILLUMINATED CH. LTRS. ON A RACEWAY

A/3 DETAIL VIEW
SCALE: 1/2" = 1'

LOC: 1-008

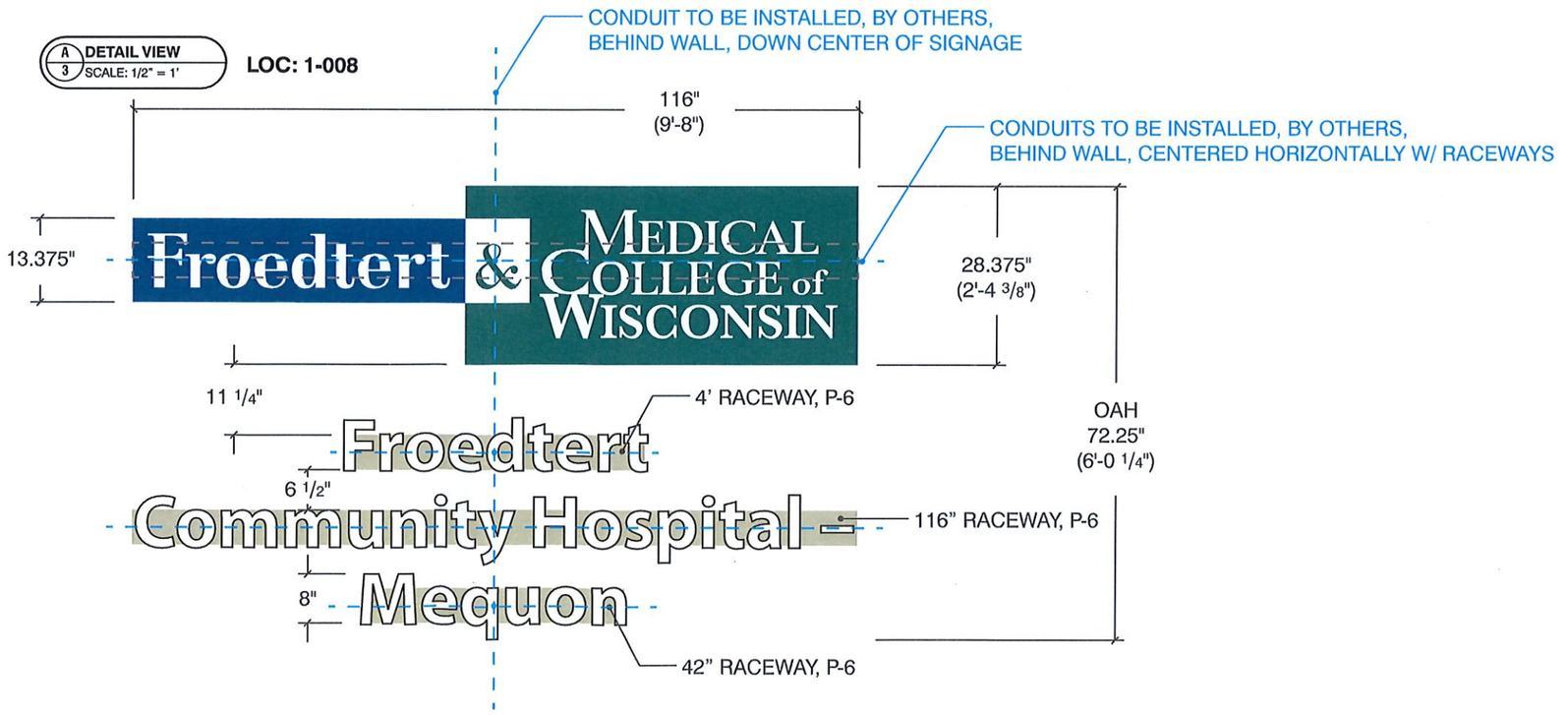

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PHOTO REQUIRED BEFORE PRODUCTION — LOCATION PHOTOS
INFO REQUIRED BEFORE PRODUCTION
COLOR REQUI BEFORE PRODU

Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

CAB-1: LOGO

OPTION A

creative Sign
company inc

505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT: FROEDTERT
LOCATION: MEQUON
DRAWN BY: TIMOTHY P
SALESPERSON: TRACY B
DATE: 07/16/21
DESIGN #: D18528
PAGE: 4

REVISION LOG:	INTL	DATE	DESCRIPTION
	TP	07/30/2021	HOSPITAL CAB/NOTES
	TP	08/20/2021	1-005 CALL OUT

WALL MOUNT CABINET

QUANTITY: 5 TOTAL (SEE DETAILS)
SIDES: S/F
LIGHTING: LED (WHITE)
CABINET DESC: FABRICATED ALUM (6')
RETAINER: 1"
FACES: LEXAN
GRAPHICS: CUT VINYL, 1ST SURFACE/DIGITAL
PRINT DUAL SURFACE (HOSPITAL CAB)
FONT: TRADE GOTHIC NEXT LET PRO BOLD
MOUNTING: FLUSH TO BUILDING

PHOTO EYE: TBD

INSTRUCTION: PRODUCE & INSTALL

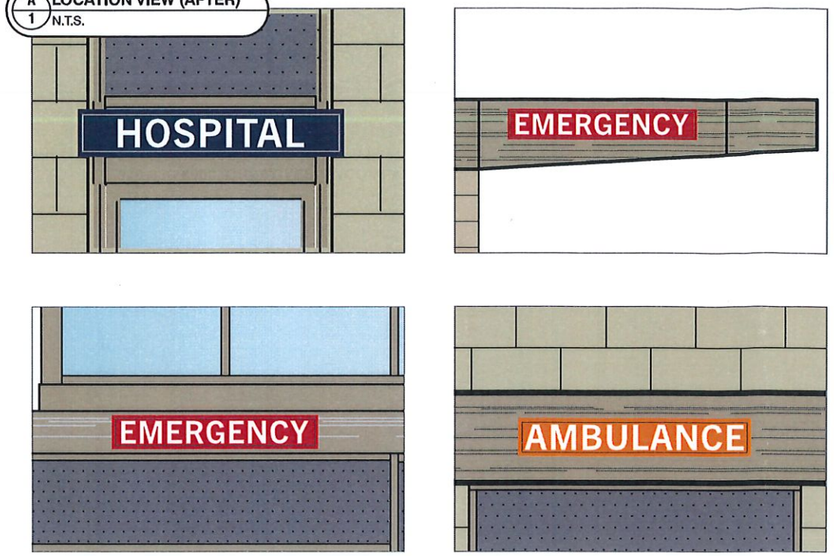
COLORS:

- C-1/P-1 MP03597 INDIGLO (PRINT TO MATCH)
- C-2 WHITE
- V-5/P-5 3M 3630-033 RED TRANS VINYL (PMS 186C)
- V-7/P-7 3M 3630-084 TANGERINE TRANS VINYL (PMS 151C)

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

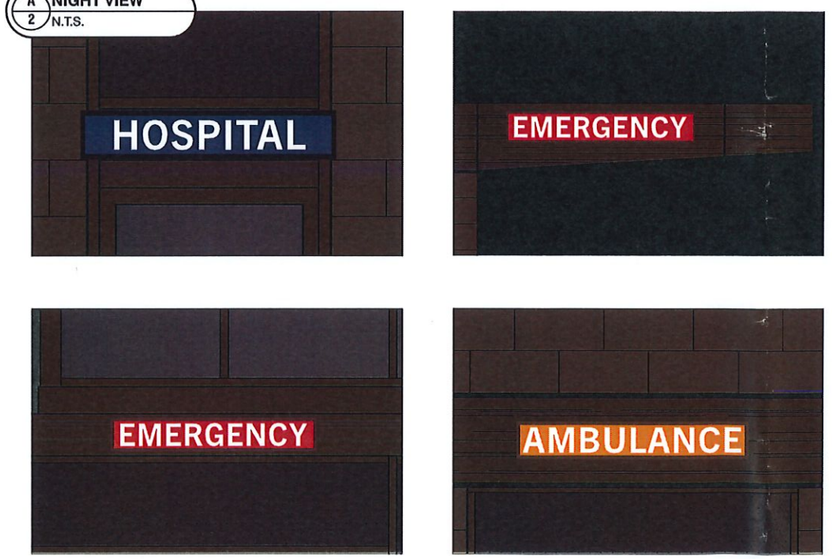
X
SIGNATURE DATE

A 1 LOCATION VIEW (AFTER) N.T.S.



SEE PG. 6 FOR FULL LOCATION VIEW (RENDERING)

A 2 NIGHT VIEW N.T.S.



A 3 DETAIL VIEW SCALE: 1/2" = 1'

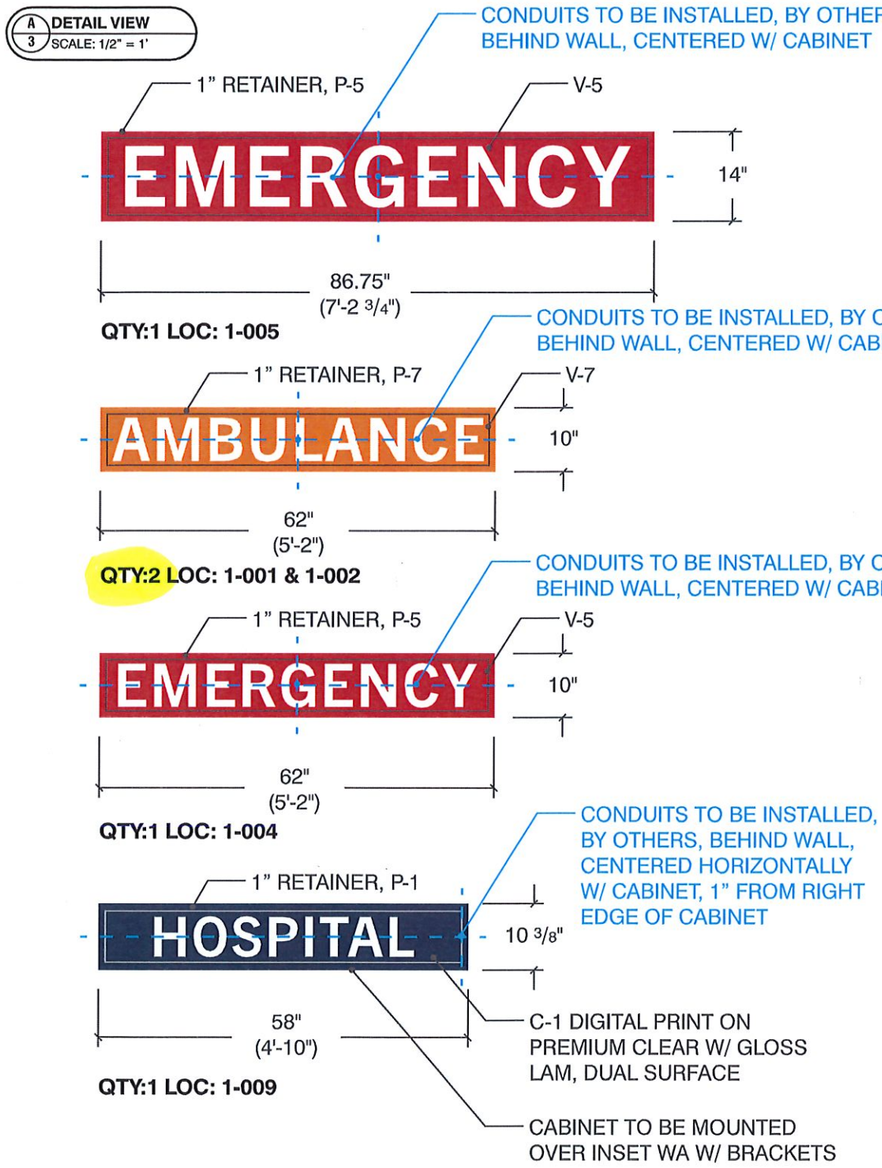


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PHOTO REQUIRED PHOTO BEFORE PRODUCTION
INFO REQUIRED INFO BEFORE PRODUCTION
LOCATION PHOTOS P

Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

INSTALL G

creative Sign
company inc

505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT:	**FROEDTERT**
LOCATION:	MEQUON
DRAWN BY:	TIMOTHY P
SALESPERSON:	TRACY B
DATE:	07/16/21
DESIGN #:	**D18528**
PAGE:	5

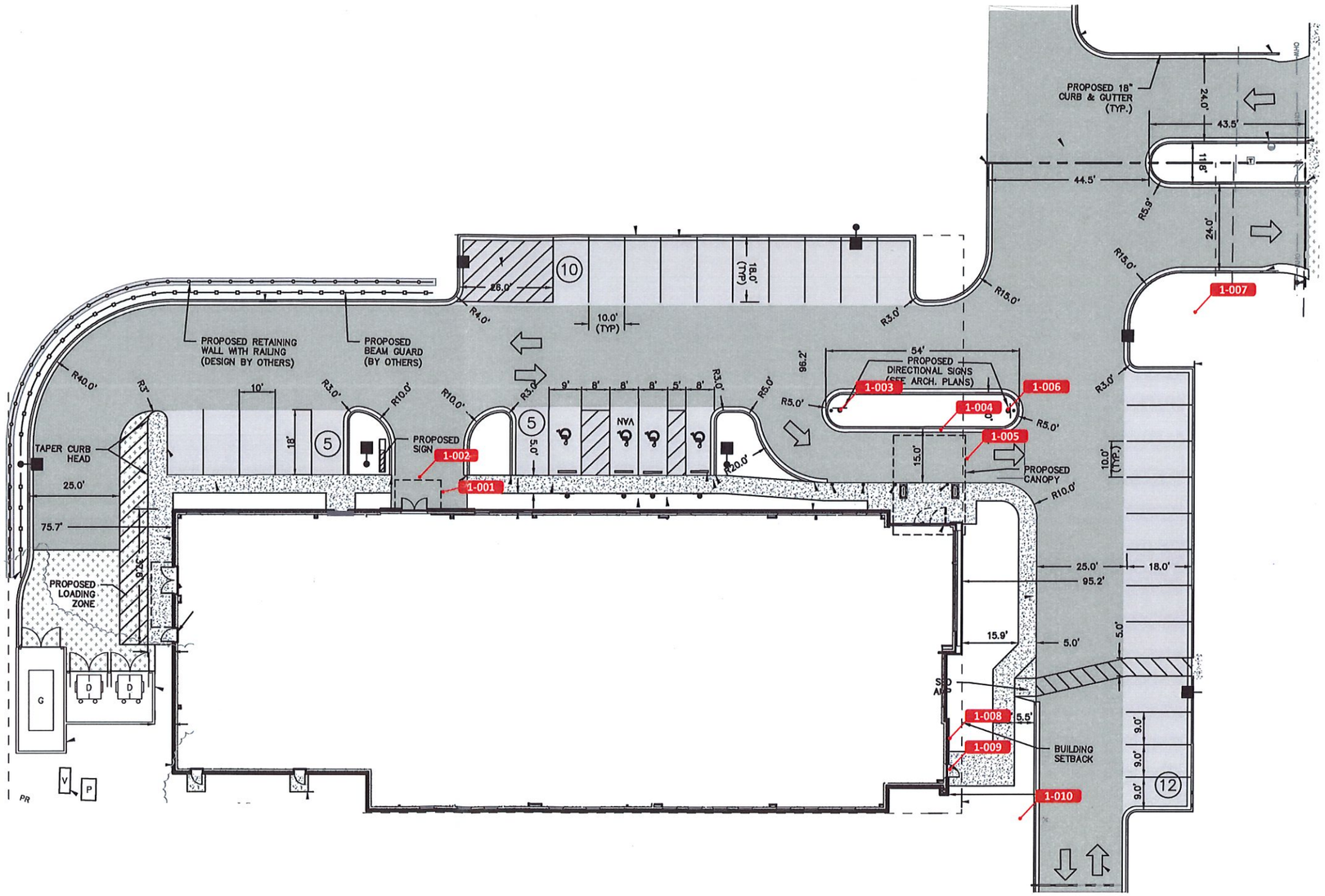
REVISION LOG:	INTL	DATE	DESCRIPTION
	---	00/00/0000	DESCRIPTION

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X

SIGNATURE DATE

EXACT FINAL PLACEMENT OF SIGNS MAY VARY DUE TO FINAL CONSTRUCTION, TREES, UTILITIES, POWERLINES, CITY ORDINANCES & SIGN CODE, OR UNFORSEEN CONDITIONS.



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company inc
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DATE:	07/16/21
DESIGN #:	**D18528**
PAGE:	6

REVISION LOG:	INTL	DATE	DESCRIPTION
	TP	07/30/2021	ADDED PAGE
	TP	08/12/2021	INSTALL MSRMNTS

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

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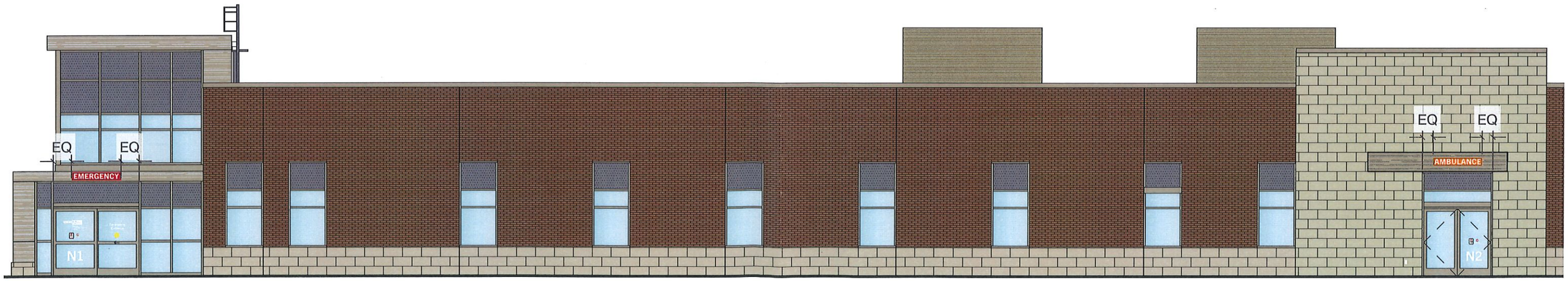
SIGNATURE DATE

EXACT FINAL PLACEMENT OF SIGNS MAY VARY DUE TO FINAL CONSTRUCTION, TREES, UTILITIES, POWERLINES, CITY ORDINANCES & SIGN CODE, OR UNFORSEEN CONDITIONS.

EAST ELEVATION
APPROX. SCALE: 3/32" = 1'



NORTH ELEVATION
APPROX. SCALE: 3/32" = 1'

Attachment: Packet Docs_Froedtert (6619 : Creative Sign Company, Inc. for Froedtert Health)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

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

DATE: **September 27, 2021**

SUBJECT: **P2 Development Company, LLC. The applicant is seeking rezoning recommendation approval from Town Center zoning to Town Center/PUD (Planned Unit Development) zoning for the properties located at 11040 & 11110 N. Buntrock Avenue.**

Applicant:	P2 Development Company
Status of Applicant:	Offer to Purchase
Requested:	Rezoning Recommendation Concept Plan
Existing Zoning:	TC (Town Center)
Existing Land Use Plan:	Town Center
Proposed Zoning:	TC (Town Center) PUD (Planned Unit Development)
Lot size:	3.5 acres
Location:	11040-11110 N. Buntrock Avenue
Tax Key Number:	#14-027-01-003.00 & #14-027-01-004.00
District:	#6

Background:
The applicant is seeking rezoning recommendation and concept plan approval for 46 row house style apartments at 11040-11110 N Buntrock Road. The parcel is zoned TC (Town Center) which requires a PUD for all residential developments with more than 16 units. A text amendment approved by the Common Council in 2017 eliminated the ability to have multi-story apartment buildings in the Town Center zoning district. The code was also changed to allow buildings with 16 units or less provided that all units have individual first floor access. The applicant will be seeking an incentive for the project through the TIF to cover costs such as demolition and public improvements.

Concept Plan:
The concept plan shows four buildings that contain 11-12 units each. The building located at the northwest end of the development also includes a community room with a deck. There is a large green space located in the center of the site which will include amenities such as grills and a gazebo along with storm water detention. There are 46 residential units proposed with an average size of 1,564 square feet. The tenant mix includes 24 two-bedroom and 22 three-bedroom apartments. Overall density is 13.7 units per acre which is less than the maximum density permitted in the TC zoning district (allows up to 32 units per acre).

Staff is supportive of the concept plan in general. Like the Artesa apartment development to the north, the plan shows the on-street parking and the extension of the sidewalk along Buntrock Avenue. Staff will add as a condition of approval that the on-street parking and other amenities

(lighting, landscaping) match the street pattern along the recently developed portion of Buntrock Avenue. The driveway on the north end of the development is very close to the entrance to Artesa. Staff understands that the applicant is exploring a shared access point at this location which is preferred by staff. As a condition of approval, staff is recommending that the applicant agree to a floating easement on the south end of the parcel which would allow a future development to connect to that driveway and avoid the situation that currently exists on the north end of the parcel.

The plan shows 26 parking stalls on the east end of the site. At the request of staff, the applicant modified the plan to create the same on street parking pattern that occurs along Buntrock Ave. This treatment is similar to the parking pattern in the Foxtown pocket homes and Spur 16. Staff recommends that the dumpster be relocated to the center back portion of the development, so it is not visible from the public street.

The concept plan complies with the Town Center Zoning and Design Standards except in the following case which will require a waiver:

Minimum width of dwellings
The two-bedroom apartments are 16 feet in width which does not comply with the 20-foot minimum in the TC zoning district. Since the units are two-stories in height, the units are greater than 1,000 square feet which is required by code. Staff is supportive of the waiver. The intent of the code requirement was to avoid having very narrow one-story tenant spaces The proposed project includes two-story units in the row house style that exceeds the 1,000 square foot area. As a comparison, the pocket homes at Foxtown are approximately 20 feet in width.

Town Center (TC) District Standards and Design Guidelines

Technical Regulations:	**TC:**	**Proposed Use:**
Minimum Lot Area:	1/2 acre	3.5 Acres
Minimum Street Frontage:	100 feet	530 feet
Minimum Gross Floor Area:	1,000 sq. feet	1316 sq. feet
Minimum Width For Dwellings:	20 feet	**16 feet**
Open Space Ratio:	30%	31%
Maximum FAR:	100%	51%
Maximum Building Height:	3 stories/42 feet	2 stories/36 feet
Maximum Front Yard Setback:	10 feet	10 feet
Building Side/Rear Yard Offset:	10 feet	35 feet
Building Street Frontage	70%	84%
Off-Street Parking Residents:	92 stalls	136 stalls (68 garage)
Off Street Parking Guests:	24 stalls	26 stalls

Building Design:
The applicant has provided a concept building design that shows the two-story buildings being constructed of brick, masonry, and fiber cement siding. The proposed materials are listed as permitted in the TC zoning district. Overall, staff believes the building design complies with the architectural guidelines of the Town Center and exhibits a high-quality architectural style. There is a fair amount of articulation to the building and includes features scaled to the pedestrian. Final building plans will be reviewed at the time of building and site plan approval.

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

Access is provided through proposed driveway access points on the north and south end of the parcel. The City recommends connecting to existing driveway at 11130 Buntrock Avenue and use as shared access point. Staff assumes that the internal roadways will be private. While not required, staff cautions that the proposed one-way traffic for garage access may pose an enforcement issue. The distance from the entry to the far units will tempt the motorists to drive the wrong way. The applicant should consider either additional on-site restrictions that would prevent this occurrence or consider two-way traffic.

There is no indication of wetlands on-site. DNR Surface Water Data Viewer was used to screen the site.

The site is located within the City's sewer service area and connection to the public utility is required. Sanitary sewer is available for connection on Buntrock Avenue pending flow calculations and evaluation. Water main shall be extended along the entire developed property frontage.

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

A City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. As plans are developed, if the total of filling and excavation exceeds 1,000 cubic yards a haul route shall be provided for staff approval and haul route bond are required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material.

On-street parking may need to be adjusted to accommodate hydrants. Ideally, the parking gaps could also accommodate curb ramps. Possibly, the location could include a curb extension or "bump out" to improve pedestrian accommodation.

Staff Recommendation: Planning staff recommends approval of the rezoning, concept plan subject to the following conditions:

1. Common Council approval of the rezoning.
2. The applicant shall agree to a floating access easement along the south property line.
3. The dumpster shall be relocated to a location not visible from the public right of way.
4. The on-street parking and other amenities (lighting, landscaping) in the front of the building shall match the street pattern along the rest of Buntrock Avenue.
5. The final site plan shall incorporate the following:
6. The site plan shall be incorporate elements consistent with the town center streetscaping plan including:
    - the use of the TC light fixture
    - plant species and trees from the approved landscape plan

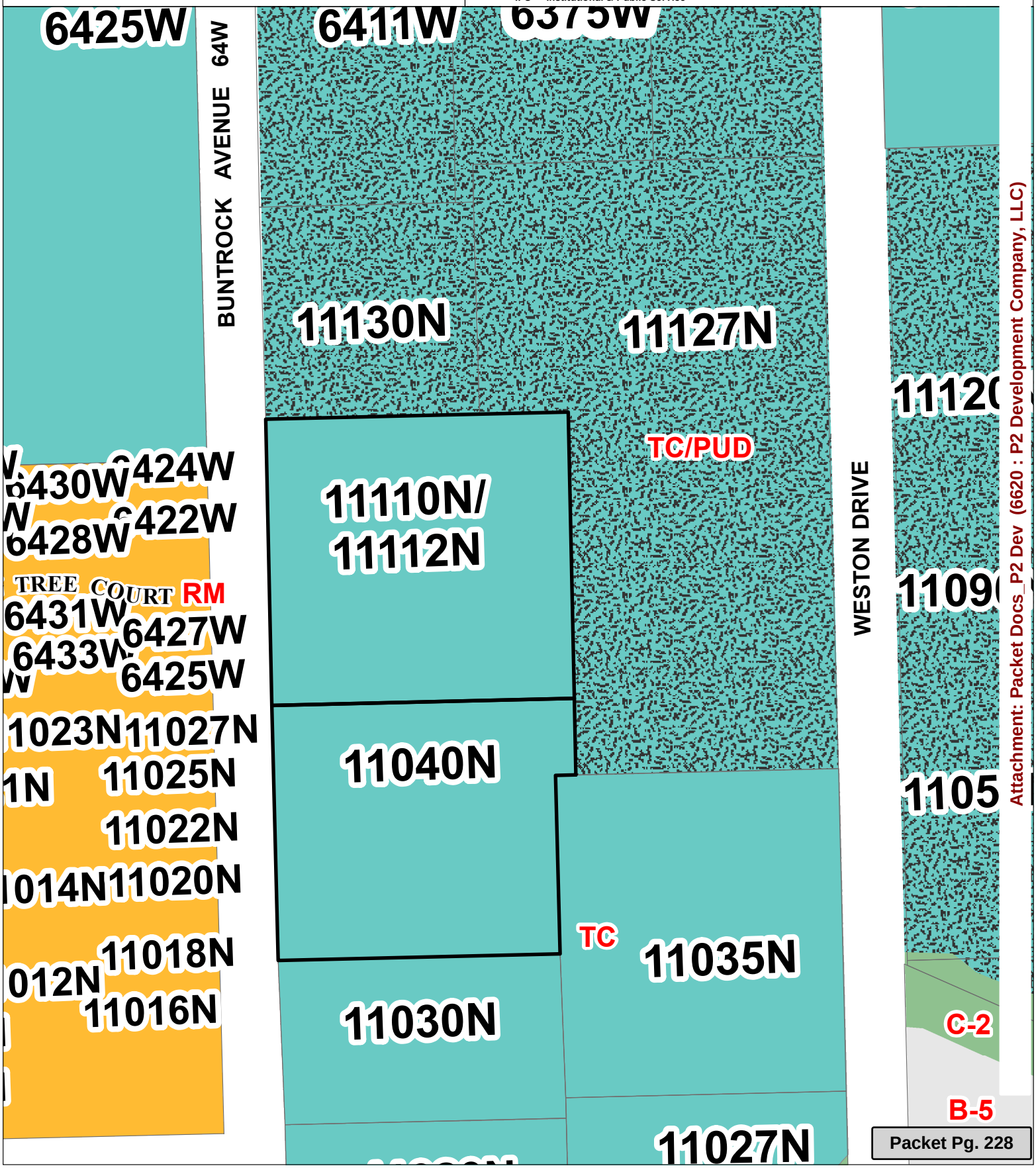
- the incorporation of on street parking
- design amenities consistent with the Mequon River Station theme.

7. Connection to public water and sanitary sewer. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer and water main from the various regulatory agencies. This will require a public main extension.
8. Peak and average flow calculations shall be provided for the sanitary sewer connection.
9. Engineering Department review and approval of grading, drainage, stormwater management, erosion control and sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
10. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
11. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
12. Execution of a Water Service Agreement between the applicant and the Water Utility, subject to applicable fees. The mainline water main shall meet Water Utility standards for ISO recommended fire flows. An amendment to the existing water main easement document or the recordation of an additional water main easement may be required.
13. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
Packet Docs_P2 Dev (PDF)

P2 Development Co., 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		



Attachment: Packet Docs_P2 Dev (6620 : P2 Development Company, LLC)

Town Homes at Foxtown

Looking to create 4 buildings (Two 12 unit building and two 11 unit buildings) including a total of 46 units, plus a club house on 11040 N Buntrock Ave and 11110 N Buntrock Ave.

We'd be combining the two parcels (11040 N Buntrock Ave and 11110 N Buntrock Ave) totaling 4.2 acres. By code, this project requires a PUD. We'd also be creating parallel parking, curb, gutter and sidewalks along the east side of Buntrock Avenue, which will be an extension of the property directly north (Artesa Apartments). The central median between the buildings will include a gazebo, community grills and dog walking area.

Each unit will have 2 stories and include either 2 or 3 bedrooms on the second floor. Each unit will have a living area, kitchen, and ½ bath first floor and bedrooms and bathrooms on the second floor. Two bedroom units will have an open loft overlooking the living room. Three bedroom units will not include a loft.

Each unit will have 10ft ceilings on the first floor with transom windows. Interior doors will be 8 feet tall. The units will have European style cabinetry, granite countertops, stainless steel appliances with gas range, wine refrigerator

Each unit will have a private entrance/front door with an attached garage, as well as a private rear patio. Two bedroom units will have a one car garage and three bedroom units will have a two car garage.

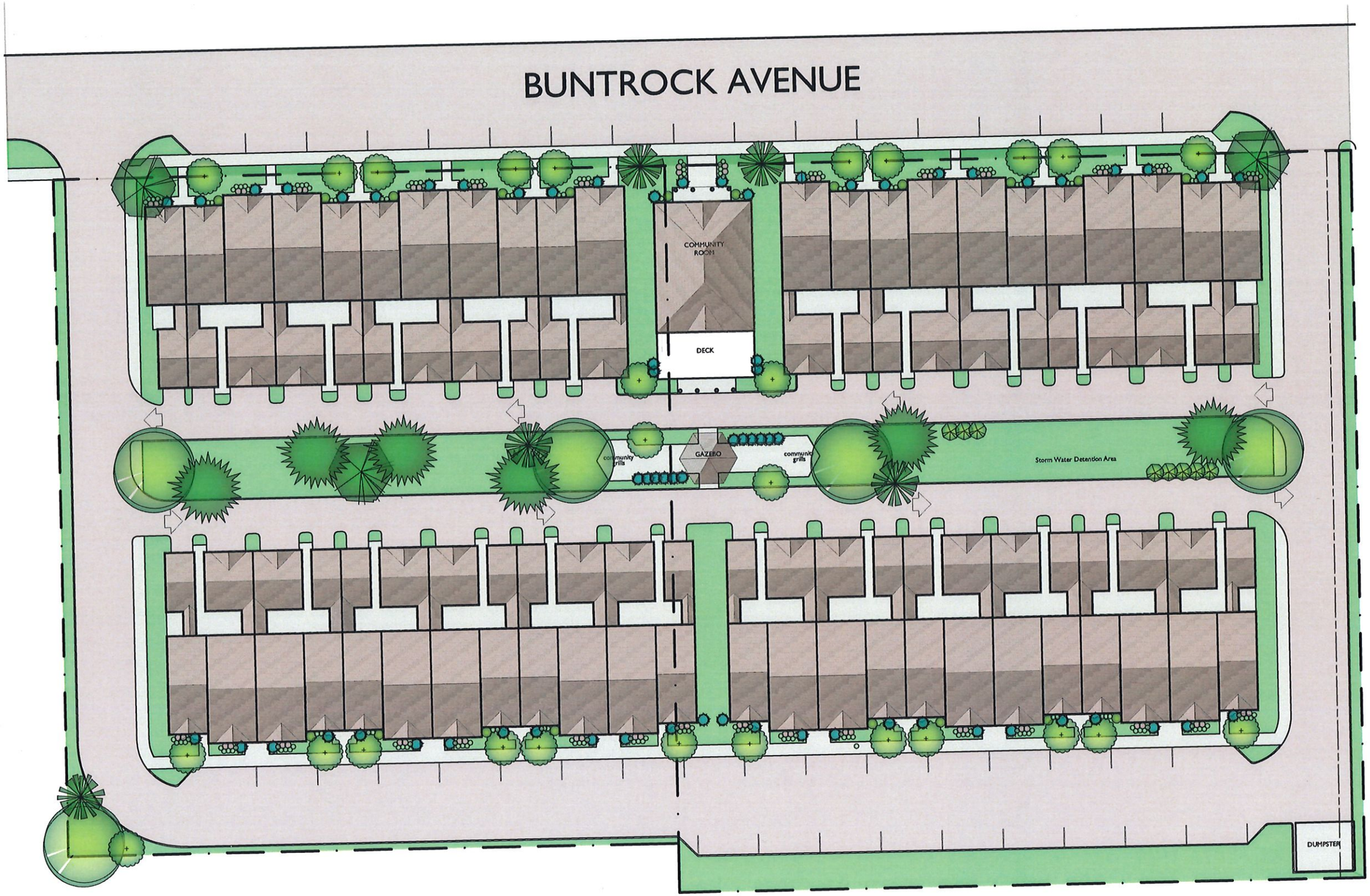
A walkway will connect the two parcels with the West House Apartments property at 11127 Weston Ave to join in on community activities.

The club house will be a two story facility. The first floor will include a large community room with fireplace entering off the street for social gatherings. The first floor will also include a billiards/shuffle board room and a secondary community room for smaller gatherings. The second floor will have a fully outfitted fitness room with a porch overlooking Buntrock Avenue. There will also be a yoga/spin room on the second floor and a community gathering area. A steam room, sauna and dressing rooms will also be provided. A rear outside patio deck on the east side of the building will overlook the West House at Foxtown Apartment complex. The outside patio will include a firepit, gazebo, built-in cooking grills and patio seating.

We will be looking to the city, through a TIF incentive, to assist in the cost of demolition, any remediation, utility relocation and the creating of the parallel parking on Buntrock Avenue.

We estimate the value of the entire project to be in excess of $10,000,000 upon completion. We plan to start the project in early spring of 2022 and have completed by spring of 2023. Upon completion, we'll employ one fulltime manager and one fulltime maintenance person.

Attachment: Packet Docs_P2 Dev (6620 : P2 Development Company, LLC)



SITE PLAN

NORTH

1" = 20.00'

PARCEL AREA: 152,468.61 sq.ft. (3.50 Acres)
UNITS: (22)3BR+(24)2BR=46
BUILDING FOOTPRINT: 57,861.58 sq.ft.
GREEN AREA: 32,146.54 sq.ft.

P2 DEVELOPMENT & PROPERTY MANAGEMENT
524 Technology Way
Saukville, WI 53080-1677
www.p2development.com
(262) 377-7259

PROPOSED RESIDENTIAL DEVELOPMENT

FOXTOWN TOWNHOMES

11040-11112 BUNTROCK AVENUE
CITY of MEQUON, OZAUKEE COUNTY

Issue:

Document Date:
16 September 2021

Project Number:
21P205

Sheet Title:
CONCEPT 5

Sheet Number:
A-100

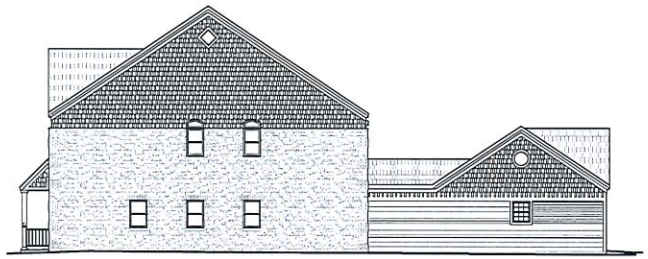
Attachment: Packet Docs_P2 Dev (6620 : P2 Development Company, LLC)

WEST ELEVATION

1/8" = 1'-0"

EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

P2 DEVELOPMENT &
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Saukville, WI 53080-167
www.p2development.co
(262) 377-7259

PROPOSED RESIDENTIAL DEVELOPMENT

FOXTOWN TOWNHOMES

11040-11112 BUNTROCK AVENUE
CITY of MEQUON, OZAUKEE COUNTY

Issue:

Document Date:
17 SEPTEMBER 2021

Project Number:
21P205

Sheet Title:
CONCEPT ELEVATION

Sheet Number:
A-20

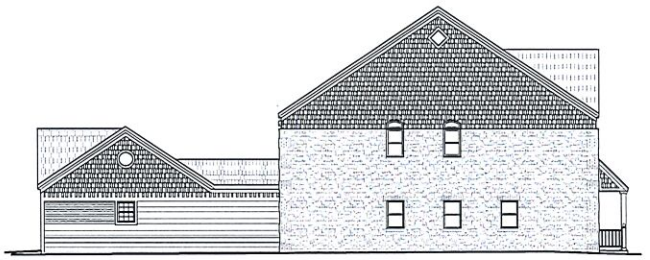
Attachment: Packet Docs_P2 Dev (6620 : P2 Development Company, LLC)

WEST ELEVATION

1/8" = 1'-0"

EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

P2 DEVELOPMENT & PROPERTY MANAGEMEN
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PROPOSED RESIDENTIAL DEVELOPMENT

FOXTOWN TOWNHOMES

11040-11112 BUNTROCK AVENUE
CITY of MEQUON, OZAUKEE COUNTY

Issue:

Document Date:
17 SEPTEMBER 2021

Project Number:
21P205

Sheet Title:
CONCEPT ELEVATION

Sheet Number:
A-202

Attachment: Packet Docs_P2 Dev (6620 : P2 Development Company, LLC)

WEST ELEVATION

1/8" = 1'-0"

EAST ELEVATION

1/8" = 1'-0"

P2 DEVELOPMENT &
PROPERTY MANAGEME
524 Technology Way
Saukville, WI 53080-167
www.p2development.co
(262) 377-7259

PROPOSED RESIDENTIAL DEVELOPMENT

FOXTOWN TOWNHOMES

11040-11112 BUNTROCK AVENUE
CITY of MEQUON, OZAUKEE COUNTY

Issue:

Document Date:
17 SEPTEMBER 2021

Project Number:
21P205

Sheet Title:
CONCEPT ELEVATION

Sheet Number:
A-20

Attachment: Packet Docs_P2 Dev (6620 : P2 Development Company, LLC)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

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

DATE: **September 27, 2021**

SUBJECT: **RINKA+ for Midland Commercial Development Group. The applicant is seeking a consultation to allow for a +/- 5,000 sq. ft. single-story retail branch bank for the property located at 10365 N. Port Washington Road (Sobelman's).**

Applicant:	Midland Commercial Development Group
Status of Applicant:	Agent
Requested:	Consultation
Existing Zoning:	B-2 (Community Commercial)
Land Use Plan:	Community Commercial
Lot size:	.6 acres
Location:	10352 N. Port Washington Road
Tax Key Number:	#15-032-06-002.00
District:	#7

Background:
The applicant is requesting a consultation for a financial institution at 10352 N Port Washington Road which currently contains Sobelman's restaurant. Financial institutions are permitted in the B-2 zoning district, but the applicant would like to get feedback on the proposed site plan due to the number of waivers requested. The substandard lot is .6 acres in area and 82.5 feet in width. The setback from Donges Bay Road overlaps the offset to the south resulting in no buildable area to the site without the granting of waivers. The applicant did not provide any elevations of the proposed building.

Site Plan:
The plan shows the building at the front of the lot with the parking to the rear and a drive thru teller/ATM at the back. The building would be set back further than the existing building due to the width of the ultimate right of way. The current plan would require a number of waivers to the code (see chart below) including building and parking setbacks. Access to the site is shown from Donges Bay Road with two separate driveways. The rear driveway is labeled for entrance only to accommodate patrons of the drive thru.

B-2 District Standards: The following table compares the proposed plan to the B-2 district standards (waivers are in bold):

District Regulations:	**B-2:**	**Proposed Use:**
Minimum Lot Area:	2 acres	**.6 acre**
Minimum Lot Width:	150 feet	**82.5 feet**
Open Space Ratio:	40%	41%

Maximum FAR:	30%	15%
Building Setback	65 feet	**1 feet**
Building North Side Yard Offset:	67 feet	**3 feet**
Building South Side Yard Offset	20 feet	**2 feet**
Minimum Parking Setback:	25 feet	**3 feet**
Minimum Parking Offset (south):	20 feet	**3 feet**
Off-Street Parking:	18 stalls	22 stalls

Staff Comment:
Staff sees three options when looking at the site for redevelopment:

1. Redeveloping the site and repurposing the existing building.
2. Combine the parcel with the adjacent parcel to the south to create a larger development site.
3. Raze the existing building and redevelop the site based on the current parcel size.

Staff believes that option one is the most palatable due to the historic nature of the building and desired land uses compatible with the surrounding uses including restaurants and hotels. However, this is a challenge from a regulatory standpoint. The building is not listed as a local landmark so there is no prohibition against razing the building. In addition, the function utility of the building makes an adaptive reuse of the building difficult unless there is a new restaurant user that can work within the same footprint of the current floor plan.

Option two would also be a viable option if there were a willing seller of each site and the desire to market the two parcels together. This type of development would more than likely qualify for the TIF Fast Track incentive and bonus. However, there is no city requirement that can force this to occur, it is a voluntary option and dependent on the free market.

Option three is what the applicant is pursuing. It is important to note that the code anticipates that redevelopment of substandard sites will occur and has provisions that make the process less difficult for the developer. The code allows waivers to provisions to the code on substandard lots through the conditional use grant process acknowledging the redevelopment of these sites are in the public interest.

Based on the location of the buildings on the other three corners, staff is supportive of the proposed building location and the waivers associated with them. However, staff believes that a financial institution with drive thru may not be highest and best use for the parcel and create additional constraints. There are several aspects of the site plan are driven by the use of the site. The second access point on Donges Bay Road is necessitated to allow access to the drive thru. A redevelopment of the site without the need of a drive thru could likely occur with only one access point from Donges Bay Road. In addition, without the drive thru lane there, it less likely that the waivers to the parking lot setback and offsets would be as substantial as proposed based on the existing parking lot layout.

While staff is supportive of redevelopment efforts in the city, the proposed use of the site as a financial institution may be too intense based on the size, shape and configuration of the parcel.

Engineering Comments:
Cole McCraw, Assistant City Engineer reviewed the application and provided the following comments:

Driveway access is proposed at two locations on Donges Bay Road. The proposed access points' alignments differ slightly from the property to the north, causing more conflict points than if they were aligned. The City would recommend that access points be aligned or reduced to a single access point. The City would also recommend a traffic impact analysis for multiple access points due to the change in use and restricted access pattern.

Ozaukee County should be contacted with regard to ultimate right-of-way and how right-of-way would be addressed with redevelopment. Buildings should not be constructed within the ultimate right-of-way. The ultimate right-of-way line represents the future, planned right-of-way needed for road expansion. Ozaukee County may require right-of-way dedication to the ultimate right-of-way.

The site is located within the City's sewer service area and connection to the public sanitary sewer and water utility is required. Water is located on the west side of Port Washington Road and sanitary sewer is located on the east side of Port Washington Road. An Ozaukee County right-of-way permit is required for connection.

The concept plan does not provide a comparison of the amount of impervious surface prior to redevelopment with that post-construction. The applicant should be advised that the increase in the amount of impervious surface may trigger the requirement for the installation of green infrastructure or a stormwater management plan.

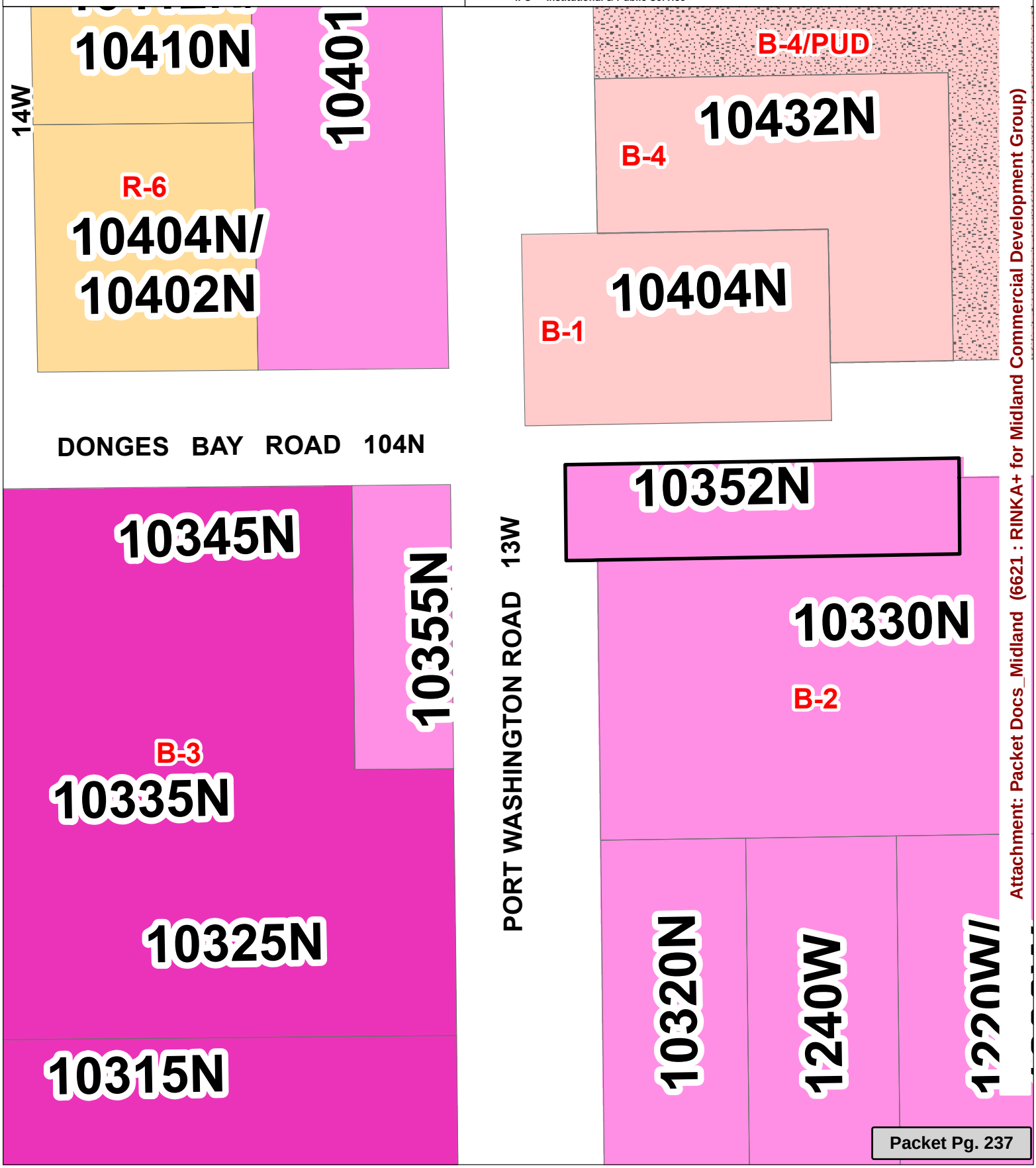
WDNR Surface Water Data Viewer does not indicate the presence of mapped wetlands. A delineation would not be required.

Staff Comment:
Feedback from the Planning Commission is necessary if the City would like to advance the proposed redevelopment so that staff may work with the applicant to make improvements to the overall design of the site and building in a way that does not overburden the site and access.

Attachments:
Packet Docs_Midland (PDF)

RINKA+ for Midland Commercial Development Group

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



Attachment: Packet Docs_Midland (6621 : RINKA+ for Midland Commercial Development Group)

RINKA+

756 N MILWAUKEE STREET, STE 250, MILWAUKEE, WI 53202 414.431.8101 RINKA.COM

20 August 2021

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

RE: Planning Commission Consultation on 10352 N. Port Washington Road – Sobelman's Northshore

Planning Commission:

Our client, Steve Rolfe of Midland Commercial Development Group, has asked us to assist him in the development of the site of the current Sobelman's Northshore located at 10352 N. Port Washington Road, on the corner of Donges Bay Road. We have been working with the Community Development team at the City to find a successful redevelopment for this non-conforming site.

We are proposing a +/- 5,000 sf single-story retail branch bank on the site. In the attached Test Fit document you will see the branch has been located tight to the corner, as was requested by city staff. The drive thru provides off-street stacking for 8 cars and is served by an entrance on the easterly end of the site off of Donges Bay Road. The site did not permit directly lining up this entrance with the drive across Donges Bay Road. However, since our entrance would be enter-only it should relieve concerns about having off-set drives along the street.

In developing this plan to fit a retail bank at the Sobelman's site, we have noted several areas of relief that will be required from the City of Mequon's ordinances due to the nature of the narrow, nonconforming corner site. The site is approximately 83' wide. Relief will be required from the setback on Donges Bay Road Right-of-way, which would otherwise render the site unbuildable. We will also require relief from the front setback to place the building on the hard corner as was requested. Due to the small area, meeting green space and open area ratios may prove to be a challenge, even though we are showing a site that is parked for 22 cars, well below the 32 that Mequon would allow for a financial institution. Figuring 15 employees at this site would be reasonable for a bank of this size. In order to fit parking, drive aisles and parking spots needed to be located in the side and rear setbacks.

<u>The following is a list of known items that will require relief from city ordinance</u>:

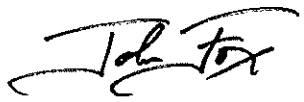
- Front setback
- Setback off of Donges Bay Road ROW
- Parking and drive aisles in side/rear setback
- Green space / open area
- Parking – for financial institutions Mequon permits 1 spot per 300 SF of leasable space (5,000 sf / 300 sf = 16.67 spaces, round to 17) plus one spot per employee. A bank of this size could reasonably have 15 employees, which would mean Mequon's ordinance would permit 32

Attachment: Packet Docs_Midland (6621 : RINKA+ for Midland Commercial Development Group)

spaces. We are showing 22, as that is what can be fit reasonably fit on the site. Ordinance does permit plan commission to vary parking amounts as appropriate

- Traffic visibility requirements (sec. 58-439) for a corner view triangle

Thank you for your time and expertise as we examine this site,



John Fox

Attachment: Packet Docs_Midland (6621 : RINKA+ for Midland Commercial Development Group)

DONGES BAY ROAD

PORT WASHINGTON ROAD

26'-0"

95'-0"

84'-0"

APPROX. ULTIMATE ROAD RIGHT OF WAY FOR PORT WASHINGTON ROAD PER COMMUNITY DEVELOPMENT

AVERAGED WITH NEW BUILDINGS TO SOUTH

95' FRONT SETBACK FROM PORT WASHINGTON RIGHT OF WAY

ULTIMATE ROAD RIGHT OF WAY FOR DONGES BAY ROAD

60'-0"

120'-0"

67'-0"

67' SETBACK FROM DONGES BAY RIGHT OF WAY PER COMMUNITY DEVELOPMENT

20'-0"

20' SIDE LOT SETBACK

20' SIDE LOT SETBACK

120'-0"

Attachment: Packet Docs_Midland (6621 : RINKA+ for Midland Commercial Development Group)

LOT SETBACKS

SCALE: 1" = 30'-0"

BACKGROUND IMAGE NOT TO SCALE

SOBELMAN'S MEQUON SITE

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CONCEPTUAL | NOT FOR CONSTRUCTION

Attachment: Packet Docs_Midland (6621 : RINKA+ for Midland Commercial Development Group)

TEST FIT 2

SCALE: 1" = 30'-0"

SOBELMAN'S MEQUON SITE

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City Attorney's Office

To: Kim Tollefson
From: Brian C. Sajdak, City Attorney
Date: September 13, 2021
Subject: Sign Code Enforcement

Question Presented:

Following the Common Council's decision related to the enforcement of the sign code as it relates to the activities of the school board recall proponents, and my subsequent directive that issues related to another "political" sign, you have asked additional follow-up questions:

- Are we still expected to be accepting and approving / denying sign permits?
- Are we still collecting fees for permits for permanent and temporary sign?
- What is my authority to require a sign to go to PC even if it meets technical standards but not design standards?
- Are we still to process Sign Code Waivers and Master Sign Plan applications that require PC approval?

Short Answer:

In short, the answer to the questions above is generally yes — if the sign regulates commercial speech (e.g., a sign on a commercial property). However, given the innumerable permutations of sign questions, I would recommend that you inquire directly with me if you have a question on a specific instance. As it relates to non-commercial speech, we should discuss those situations before any action is taken.

Discussion:

First Amendment law has provided communities with reasonably broad authority to regulate speech, including signs, provided that such regulations are content neutral. Historically content neutral meant that the government could not regulate signs based upon the message they contained. Depending on whether the regulation was content neutral or not, the courts would apply different levels of scrutiny when reviewing sign regulations.

If the regulation is not content neutral, the courts apply a strict scruitny analysis to the regulation. Under strict scrutiny, a regulation is valid only if the government can show a compelling interest (or purpose for the regulation) and that the regulation is the least restrictive means of addressing that compelling interest. Most regulations cannot meet this standard of review. A completely content neutral regulation is subject only to a rational basis analysis, which requires only that the the regulation bears a rational relation to any conceivably legitimate governmental purpose.

Attachment: Sign Code Enforcement Memo (6668 : Sign Code Enforcement)

As we have previously discussed, the Supreme Court changed the landscape for local communities to regulate signs in its decision in *Reed v. Town of Gilbert*. The primary change from the *Reed* case stems from the Court's holding with respect to the question of what is content neutral. Under *Reed*, a regulation is no longer content neutral if you need to read the sign to determine what type of sign it is. For example, a regulation that exempts a real estate sign from the regulations is not content neutral because you need to read the sign to determine whether it is a real estate sign. This is significant deviation from the historical approach to First Amendment questions. The end result is that a code that makes these types of distinctions is no longer content neutral and is now subject to strict scrutiny.

However, it is also clear that regulation of commercial speech does not fall under the new *Reed* rule. The Supreme Court in *Central Hudson* expressly held that, while they are content based, commercial speech regulations are subject to the content-neutral intermediate scrutiny test.[1] Further, *Reed* itself provided no indication that the Court was intending to change this rule. This is especially true since *Reed* did not address *Central Hudson* or the Court's other commercial speech precedents.

Regulation of commercial speech is subject to the content-neutral intermediate scrutiny test. Under this test, a regulation "must serve important governmental objectives, and . . . the discriminatory means employed must be substantially related to the achievement of those objectives." The compelling interest test under a strict scrutiny analysis is a significant limitation on government regulation when compared to the important governmental objectives test under intermediate scrutiny, which is much broader. Thus, in regulating commercial speech, the City may utilize a wide variety of reasons for its regulations. For example, purely aesthetic concerns would not likely meet the strict scrutiny standard but may meet the intermediate scrutiny standard.

Finally, it is important to remember that Sec. 62-19 of the sign code contains a severability clause. With this clause within the code, it is likely that if a regulation on commercial speech was challenged, the court would not utilize some of the deficiencies that may exist in other, non-commercial, parts of the sign code as a basis to strike down the entire code.

Under that background, you raise four questions:

- Are we still expected to be accepting and approving / denying sign permits?
- Are we still collecting fees for permits for permanent and temporary sign?
- What is my authority to require a sign to go to PC even if it meets technical standards but not design standards?
- Are we still to process Sign Code Waivers and Master Sign Plan applications that require PC approval?

The answer to all four questions, at least as they relate to commercial speech, is yes. The City's basis to regulate these signs appears to meet the intermediate scrutiny standard such that no immediate adjustment to the handling of these signs, in general, is necessary. For non-commercial signs, the answer is likely no to each question (although to be sure, the question might not apply to a non commercial sign — for example, the City does not charge a fee for a campaign sign). Of course, there may be circumstances where the nature of the sign may be less clear. For example, a sign for a church is probably not commercial speech, although the regulation of traffic/directional signs within a church parking lot may be. Where you have questions related to noncommercial

[1] *See Cent. Hudson Gas & Elec. Corp. v. Pub. Serv. Comm'n*, 447 U.S. 557, 562–63 (1980).

Attachment: Sign Code Enforcement Memo (6668 : Sign Code Enforcement)

signs, you should be reviewing them with me. Further, if you have any concerns about commercial signs, we should also talk about those concerns before taking action.

It likely goes without saying that there may be instances where a City regulation on commercial speech may implicate different constitutional concerns. Certainly as we review the sign code in total the goal will be to identify any of these potential issues and address them accordingly. Therefore, if you have any doubts, it does not hurt to discuss them with me.

BCS