



11333 N. Cedarburg Road
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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, October 9, 2017
7:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes
- b) PLANNING COMMISSION MEETING MINUTES

2) Consent/Public Hearing

- a) Marcus Theatres Corporation. The applicant is seeking conditional use grant and lighting waiver approval to allow for an expansion of operations and capacity with an expanded outdoor dining patio for the property located at 11700 N. Port Washington Road (Zaffiro's Pizzeria).

3) Regular Business/Consent

- a) Crossroads Presbyterian Church. The applicant is seeking certified survey map approval for 2 lots to be created for the properties located at 6031 and 6125 W. Chapel Hill.

4) Regular Business

- a) Alex Leykin. The applicant is seeking rezoning recommendation and certified survey map approval of 3 lots for the properties located at 14097, 14115, 14137 and 14207 N. Birchwood Lane.
- b) John Mikkelson. The applicant is seeking fill permit approval to allow for 8,105 C.Y. of fill due to the high water table for the property located at 12875 Highgate Court (Lot 3) in the Highgate subdivision.
- c) Mequon Clark. The applicant is seeking a consultation for a proposed addition for the property located at 10335 N. Port Washington Road.
- d) Christ Church. The applicant is seeking a rezoning recommendation from R-1 (Rural Residential) to IPS (Institutional and Public Service), building and site plan amendment and master sign plan approval to allow for an expansion for the property located at 13460 N. Port Washington Road.
- e) Robert Bach for Foxtown Venture. The applicant is seeking rezoning recommendation and concept plan approval for a mixed-use development located in Town Center.

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

5) Announcements

6) Adjourn

Dated:/s/ Dan Abendroth, Chairman

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

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

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



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Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: October 4, 2017
SUBJECT: PLANNING COMMISSION MEETING MINUTES

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of August 7, 2017 and September 9, 2017 for your review.

Attachments:

08.07.17 DRAFT (PDF)
09.11.17 DRAFT (PDF)



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

Minutes

1) Call to Order, Roll Call

Present:

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

2) Public Hearing

- a) Raposa Design for Brixmor SPE I LLC. The applicant is seeking conditional use grant amendment approval to allow for an expansion to the outdoor dining patio at 11046 N. Port Washington Road (Chancery).

Action

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

Action

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

Action

Ald. Wirth made a motion to approve the item per staff comments.
Commissioner Mason seconded the motion.
All voted aye; vote passed (8-0).

Attachment: 08.07.17 DRAFT (2746 : Planning Commission Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	John Mason, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke,
EXCUSED:	Stoker, Hawley

- b) WS Design for AWJ International Corporation. The applicant is seeking conditional use grant and building and site plan approval for a new 13, 000 s.q. ft. building to be use for warehousing operations for the property located at 10501 N. Commerce Street.

Action

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

Richard Lamb – 10498 N. Hidden Creek Court – stated that there is a significant berm along the part of the back of the property and he requests that the berm be completed as well as he feels that some Evergreens should be added on the southern part of the berm. He also requests that the application take precautions with the lighting on the back dock as to not negatively affect the Hidden Creek subdivision behind there.

Action

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

Asst. Dir. Zader stated the request is for a conditional use and building and site plan approval for a 13,475 square foot building on a vacant parcel located in Phase II in the Mequon Business Park. A&V Waterjet Tech is a distributor of industrial CNC waterjet cutting system and is looking to move its operations to Mequon. Due to the primary function being distribution and warehousing, a conditional use grant approval is required.

The Hidden Creek subdivision is directly west of this property. There is a 50 foot landscape easement along the west property line. The landscape consultant did visit the site and his report was not available at the time the packet was sent out but was left on the dais for the Commissioners to review.

The business will only be open from 8:00 AM to 5:00 PM weekdays. Staff feels this is a compatible use for the area as the operations on site are relatively low impact. An issue that can be improved is the lighting plan. There are a few wall packs shown on the back loading dock but the cut sheets were not provided. Staff will ensure that the lights are full cut off and that the lights shine down and do not have any impact on the neighboring subdivision.

The landscape report does show an opportunity for additional landscaping along the west property line. All of the conditions from the landscape consultant's report will be included as

part of staff's approval. If there are Ash trees that are dying, they will be required to be replaced. The berm mentioned by Mr. Lamb will be looked at to assess if there is work needed there.

Asst. Dir. Zader stated that the building is constructed with block and hardy plank panels with store front windows. The architecture is similar to what is seen in the rest of the business park in terms of materials and design. Staff does suggest adding some mezzanine windows on the north and south elevation in order to break up the massing of the wall. The Engineering report is included.

Staff does recommend approval of the project according to the conditions in the report with the addition of the comments from Terry Higgins landscape report.

The applicant, Kevin Wahlgren with WS Design and Ziming Wu, owner of the business were present. Mr. Wahlgren stated that he has not yet seen the landscape report but they are willing to work with the City to enhance the berm if necessary. He stated that they did bring the glass well into the warehouse and into the architecture on the south elevation. The glass along the wall on the north side is the warehouse. The building is only 20 feet in height. They feel that they have done a significant amount of glazing on the building. He stated that the tenant is looking to get started and to be in the building in the first quarter of 2018.

Ald. Wirth stated that he feels that the building is nice looking and a great use for it. The condominiums to the west are sensitive about the type of business going in at the location. He agrees that some additional landscaping and buffering of the light there is important. He did not get a chance to read the landscape report yet; but he will make a motion to approve the item with the condition that the landscape plan come back to the Commission for review and approval and not only be approved through staff due to the residents' concerns. He does not feel that the mezzanine windows are necessary.

Mr. Wahlgren stated that the lighting are LED lights and are 75 watt equivalent and these lower intensity lights were chosen purposefully. He also suggested the lights could be on a timer so that they are off after the work day. He stated they lights will be cut off.

Action

Ald. Wirth made a motion to approve the item subject to staff conditions in the report; a requirement that deliveries and pick-ups be pursuant to the hours of operations submitted by the applicant, the applicant come back before the Commission with a revised landscape plan but can proceed otherwise and there is no requirement for additional windows to be added.

Commissioner Choren seconded the motion.

All voted aye; vote passed (8-0).

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

3) Regular Business

- a) Fred Bersch & Paul Apfelbach for Bill Frick. The applicant is seeking rezoning recommendation, concept plan and land use plan approval for a 13 lot single family subdivision located at 2100 W. Ranch Road.

Mayor Abendroth explained to the audience that the process for this item is that the Planning Commission will make a recommendation tonight to the Common Council. The Common Council will hold a public hearing subsequent to the recommendation.

Ald. With recused himself from this item.

Asst. Dir. Zader stated that this is a request for a 13 lot conservation subdivision on 21 acres of land at 2100 W. Ranch Road. The applicant is requesting to rezone a portion of the land that is currently zoned C-2 (General Conservancy) to R-3 (single Family 1 Acre) zoning. The plan proposes 52% open space with lots ranging from .6 -.81 acres is size. He included a lengthy history of the property in the staff report:

- Prior to 1994, the parcel was zoned RS-1 which permitted 40,000 square foot lots (less than an acre).
- In 1994, the parcel was reclassified to R-4 (3/4 acre or 32, 670 square feet) as part of the city wide zoning code updates.
- In March of 1995, an ordinance initiated by city staff to rezone the parcel to R-2B (1.5 Acre) did not achieve a supermajority and failed at the Common Council.
- In 1995, a plan was submitted to develop the property into a 12 lot subdivision. The code allowed up to 16 lots per the R-4 district standards. The development plan was not approved.
- In 1996, a plan was submitted for an 11 lot subdivision. The development plan was not approved.
- In 1997, the upland portion of the parcel was rezoned to C-2 (Conservancy) despite an objection by the property owner. The City's decision to rezone the parcel to C-2 was based on information provided by SEWPRC that the land was suitable for Primary Environmental Corridor Designation.
- In 1997, The Park Board discussed purchasing the land for a city park. It was agreed upon that the Board was not interested in purchasing the parcel at the time.

He stated that regardless of action of Commission or Common Council, there are a few issues the City needs to rectify. One is that the current cul de sac at the end of Ranch Road is on

private property and there are no records of easements or agreements to install it. There is also a sewer easement with a bike path on it. There is an easement agreement for the sewer but no easement in place to allow public access to the path.

The proposed concept plan and yield plan show 13 lots, which would be allowed per the R-3 requirements. The plan also shows a couple storm water ponds and an extension of the path that would circle the perimeter of the property and will connect to the existing trail. This plan is similar to other subdivisions that have been approved in this sewer area. The lots are consistent in size with other developments as well as the neighboring subdivision to the southeast. The City Forester visited the property and he did identify a number of specimen trees but they are mostly all located in the Primary Environmental Corridor. Staff feels that it is appropriate for the zoning to be changed back to R-3 which will allow for densities of 1 acre in the non-corridor lands and would allow for the proposed plan.

Karen Gunderman - 11618 N. Country Drive – asked what the maximum square footage for the houses will be and if a maximum size could be included as part of the approval. She stated that by lots #10 - #13 there is the walking path and she is wondering if the trees there will be allowed to be cut down for a view of the marsh. Her final question was regarding whether the existing path around the property would be made public and accessible to anyone.

Asst. Dir. Zader answered that the area in question is part of the Environmental Corridor and the developer was instructed to draw the plans so that there are not any areas on individual lots. They will all be located in open space and will be owned by the association. SWRPC will have a deed restriction that will prevent any land disturbing activities within that area. He also answered that the path would be deemed a public path and could be accessed by anyone in the city.

Eleanor Lee – 1930 W. River Bend Court – is opposed and does not wish to speak.

Kirk Anderson - 1928 W. Ranch Road - is opposed and does not wish to speak.

Kathy Lorenz – 11707 N. Hillside Lane - is opposed and does not wish to speak.

Dixie Lowin – 2028 W. Ranch Road – showed pictures of her backyard under water. She is concerned about how the proposed project will affect the existing wells in the area. She asked if there would be individual wells or a community well. She is also concerned about lift station E because it has backed up previously with raw sewage and caused a lot of damage to her property. She worries that 13 new homes with basements and driveways will take up a lot of land that would normally soak up water in the area.

Amy Kirkland – 11816 N. Oriole Lane – stated that this area is not a high land and that there are many creatures that live there that would be displaced. She is very much opposed to this project as this is a wetland with many mosquitos and that no one will want to live there.

William Nimke – 2042 W. Ranch Road – is opposed and does not wish to speak.

Peter Gardner- 2350 W. Ranch Road – he lives on the 30-acre parcel adjacent to this property. When he built his house he was not allowed to build a basement due to the water in the area. He has three issues with the proposed development:

- 1) Well issue – how this will affect the wells in the area.
- 2) Sewer issue – when it rains and floods, the river is backing up and there is nowhere for the run off to go.
- 3) Run off – there is not a drainage plan proposed to handle the water in this area.

He stated that the land there is needed to soak up the water there for the existing homes.

JoAnn Maloney – 2010 W. Ranch Road - is opposed and does not wish to speak.

Charles Stevens – 2525 Hickory Lane – stated that he lives right next to the water easement that travels from the south to the north. He predicts his home that was built in 1970 will be lower than new homes that would be built. He constantly has a wet yard and has had a flooded basement. He is concerned that the DNR will not permit any digging out or enlarging of the drainage ditches or culverts and the new higher properties will just cause the flood water to be higher. He worries about the flooding and sewer back up. He stated that other new developments south of Mequon Road have caused higher river levels.

Howard Schlei – 1935 W. River Bend Court – stated that he feels that this is a bad idea all around. It was not permitted 20 years ago and he feels that it should not be permitted now. He stated that there were 600 residents that signed a petition 20 years ago against the building on this land. Residents were opposed then and they are opposed now. He stated that the land is vast marsh and wet land. He feels that the surrounding neighborhoods will be negatively impacted. He commented that nobody wants the path to have public access and he hopes that the Commission will reject this proposal.

Asst. Dir. Zader explained that the proposed development is within the city water service boundary and the sewer service boundary. The developer would be required to extend city water to the property. If the applicant would choose to get a deferral, he would need to go before the Water Utility Committee. Bringing city water to the property would be required for the 13 proposed lots but not if the project would only be only 5 or 6 lots. Extending Laguna was not explored as it would have to cross the wetland. A drainage plan would be required later on if the project moves forward.

Kristen Lundeen, Director of Engineering and Public Works, stated that the East trunk sewer project is in place which would provide additional capacity to address wet weather events as well as additional development in the area and staff has no qualms that adding 5 to 13 homes would have a negative impact on the sewer service area. She too stated that the applicant would be required to complete a drainage assessment and storm water management plan to address the drainage on the site if the project moves forward.

The applicants, Fred Bersch, Paul Apfelbach were joined by Bill Frick and Kristen Glass. Mr. Bersch stated that he was engaged by Bill Frick and Christine Glass, the land owners, to assist them in realizing their father's dream of developing the 21 acre property. They appreciated Mr. Zader giving the history from 1994. However, Mr. Frick purchased the

property in 1952 and has paid the taxes on it every year since then, although he has never lived on the property. He allowed easement access across his property and has tried to be part of the neighborhood and part of the community since 1964. He explained that the culvert that restricts the flow from the primary wetland, including floodplain, is several feet above the floodplain. It goes under Mr. Gardner's driveway and is actually located on the Frick's property. It is a significant restriction in flow because the water coming from Laguna goes through wetland and tries to exit at that location. He stated that this is an upland property and that it is located several feet above the adjacent land.

Mr. Bersch stated that the property was downzoned to C-2 because the Planning Commission at the time was misinformed that the property was considered Primary Environmental Corridor. In this case, because the 5 acre density is not in keeping with the neighborhood; which is $\frac{3}{4}$ and 1 acre lots, it was zoned Conservancy. The property owners are opposed to the five acre density requirement as well as the fact that this land is not Primary Environmental Corridor.

Regarding the size of the homes to be built, he stated that he builds modest homes in the community and they intend to build homes in keeping with the neighborhood that are community sensitive. He commented that in the 20 years of recent history of the neighborhood, no one has moved away because of the flooding, has built a raingarden, a bio swell or storm water ponds, but they have enlarged their driveways, built concrete patios, built additional garages, sheds and swimming pools; all adding more impervious surface to the area. They were under no obligation to help mitigate the loss of impervious area. 20 years ago the zoning codes in the city did not require a storm water management plan, but today they are required. This will be the first development since the ordinance that will provide for collection storm water on the site. He stated that more than 52% of this site will have open space.

Mr. Apfelbach stated that this land does not seem low and is in fact upland. He feels that based on the DNR, SWRPC and Engineering standards it is buildable upland.

Mr. Bersch stated that they do not feel that 5 acre estate lots are in harmony with the surrounding neighborhoods. He also stated that having 5 acre estate lots does not necessarily mean that there will be less impervious area than the proposed 13 lot subdivision. They also feel that these homes would support school aged children which they feel is important to the community.

Commissioner Mason asked the applicant if they would be able to dig and built a 9 ft basement. He also asked whether they would need to bring in fill and if they plan to bring city water to the site.

Mr. Bersch answered that they intend to dig basements but they do not know if they would be 9 ft. He stated that he contacted Jim Voigt, Director of Operations for City Water, to get a proposal for bringing water to the site. Per Mr. Voigt's report, they feel that at 13 lots it is feasible but not for a fewer amount. Mr. Voigt indicted his support for a waiver at the lower number of lots but not for the 13 lots. Mr. Bersch stated that his preference is to bring city

water to the site and he feels that it is an important part of the development to the community.

Commissioner Choren feels that there is a big drop from the east at that location and the reason for the wetlands between Laguna and Ranch. He asked about the ponds shown on the plan and if this is the storm water management plan.

Mr. Bersch answered that North Shore Engineering has done and redone the ponds and they continue to come up in the same locations. In addition, the DNR Wetland Specialist and they feel confident that the storm water management plan would provide adequate coverage for the site. He stated that the requirement is that the developed site discharges water at no higher rate than prior to development.

Commissioner Parrish stated that he sympathizes with the neighbors as he has had a similar experience by his neighborhood. He feels that development will eventually happen at this site. He feels that a controlled development is much more attractive. He feels that 13 lots are a bit excessive. He would like to table this item to work out some additional issues.

Commissioner Mason asked for clarification about the zoning change.

Asst. Dir. Zader answered that the issue has to deal with this property being deemed Environmental Corridor. He stated that this is the only property in the city that has C-2 zoning on buildable land.

Mayor Abendroth stated that C-2 zoning was used as a less intense zoning. It is a tricky piece to consider for development as it is surrounded by marsh and wetland. The property owner's desires should also be considered. This issue will be passed along to the Common Council. He feels that if this becomes a controversial issue, as it was last time, then it is not going to pass and it would be best to find an agreeable solution for all sides.

Action

Commissioner Choren made a motion to approve the item per staff recommendations and with the condition that city water must be brought to the site.

Commissioner Lemke seconded the motion.

A roll call vote was taken; vote passed 5-3 (No: Becky Schaefer, Parrish, Mayor Abendroth).

RESULT: **APPROVED [5 TO 3]**
MOVER: Martin Choren, Commissioner
SECONDER: Rick Lemke, Commissioner
AYES: Choren, Mason, J. Schaefer, Lemke, Hawley
NAYS: Abendroth, Parrish, R. Schaefer
EXCUSED: Stoker
RECUSED: Wirth

- b) Highlander Estates, Addition 2. The applicant is seeking landscape plan and street tree plan approval to allow for Phase III (Addition #2) consisting of 45 lots of the 111 lot single family subdivision located immediately south of Brighton Ridge and Knightsbridge subdivisions between Swan and Wauwatosa Roads.

Planner Vang stated that this request is for Phase III of the Highlander Estates subdivision. This went to the Tree Board for street tree approval in June. The landscape plan is consistent with the overall open space plan that was approved in 2015. The proposal includes details related to a subdivision sign and fencing along Swan Road as well as landscape beds at the west entrance. They are also proposing landscaping around the perimeter of the storm water ponds. Along the north property line there will be a dense grouping of evergreen trees in an effort to shield headlights traveling on Highlander Drive. Staff believes this is sufficient but recommends this grouping of trees be expanded to the east and to the west to help buffer as effectively as possible. Staff does recommend approval of the street tree and landscape plans according to the conditions in the report.

Ald. Wirth asked about the bike path that crosses the subdivision entrance on Swan Road and if the developer is responsible for restoring the path once the construction is finished. He also stated that the safety of the bike paths going across the entrance to the subdivision is an issue and he would like to ensure there are measures taken to make it as safe as possible and he requested striping there so that bikers are aware there is a crossing there.

Action

Ald. Wirth made a motion to approve subject to staff comments and striping the lane and restoring the bike path.

Commissioner Parrish seconded the motion.

All voted aye; vote passed (8-0).

RESULT: **APPROVED [UNANIMOUS]**
MOVER: John Wirth, Alderman
SECONDER: Brian Parrish, Commissioner
AYES: Abendroth, Choren, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke
EXCUSED: Stoker, Hawley

- c) Badger Lighting and Signs. The applicant is seeking master sign plan amendment approval for the property located at 11120 N. Cedarburg Road (Mr. B's restaurant).

Planner Vang stated that the applicant is requesting an amendment to the master sign plan for the River Site shopping center. The amendment is to allow for a 59 ft. wall sign on the north elevation. Mr. B's currently has approval for two wall signs on the west elevation. In addition they will have tenant panel signs on two free standing signs for the property. Staff and the Commission have not supported signs on the north elevation in the past. Staff recommends denial due to insufficient justification for the sign on this elevation.

The applicant, Marty Westberg from Badger lighting and Signs, stated that the Mr. B's is looking to maximize the visibility of the restaurant using the space on the north elevation for traffic traveling eastbound and westbound.

Ald. Wirth has stated that he has empathy for the applicant and he feels that the sign code may be short-sighted regarding this type of sign.

Asst. Dir. Zader explained that a former tenant had a sign on that elevation that was required to be removed but the shopping center's name was allowed to go on that side as signage on that elevation. Mr. B's will have visibility from the monument sign as well as two signs (one on the tower and one on the wall) that are on the building that were approved by the Commission as part of the master sign plan. This is beyond what is typically allowed.

Ald. Wirth commented that the signage on that building is difficult to see and not useful. He feels it is hard to know what is at that shopping center.

Mayor Abendroth stated that the business is located on the south end of the building and the requested sign would be on the north end which he feels does not make a lot of sense.

Commissioner Parrish stated that he feels that it was a big investment for the restaurant and that he does not want the restaurant to fail. He feels strongly that they should have sufficient signage and that the city should do everything possible to support them.

Asst. Dir. Zader stated that this is a slippery slope because other tenants may also want additional signage and the city does not want multiple signs along that elevation.

Mr. Westberg stated that the fact that the restaurant is located on the other end of the building is the main reason that they want the sign on the north elevation so people know they are there.

Planner Vang stated that they have been approved for two new tenant panels for the monument sign which will have better visibility of the tenants in the shopping center.

Mayor Abendroth commented that if approval was allowed for Mr. B's sign, they sign would not match the River Site sign at all and should be designed to fit in better.

Commissioner Jim Schaefer stated that he agrees with staff not to allow more signage and he feels that the sign is unattractive.

Asst. Dir. Zader explained that the wall sign already exceeds the Town Center requirements as they were still governed by the former 10 ft. requirement. Current is a 6 ft. maximum. He commented that the main wall sign is around 60 sq. ft. which is twice the typical allowed sign size for a multi-tenant building.

Ald. Wirth stated that changes should be a policy decision and not made for each tenant as it is not fair to all businesses.

Action

Ald. Wirth made a motion to deny the request.

Commissioner Mason seconded this motion.

A roll call vote was called; vote passed 7-1 (No: Parrish)

RESULT:	APPROVED [6 TO 1]
MOVER:	John Wirth, Alderman
SECONDER:	John Mason, Commissioner
AYES:	Abendroth, Choren, Mason, Schaefer, Schaefer, Wirth, Lemke
NAYS:	Parrish
EXCUSED:	Stoker, Hawley
RECUSED:	

- d) The Hoff Group. The applicant is seeking rezoning recommendation, land use plan amendment and concept plan approval for a proposed 32 unit residential side-by-side plex duplex condominium project from Institutional/Residential 1 - 1.5 acre to Plex zoning for the properties located at 12431 N. Green Bay Road and the parcel located immediately west.

Asst. Dir. Zader stated that there are two parcels that are part of this request. One is owned by the city and is used for storage. In July, the Common Council approved the sale of the parcel to the applicant contingent on getting approvals. The applicant has a contract on the other parcel and it is zoned R-1. The request is to change the zoning from R-1 and Institutional to R-6 plex to allow for 16 side-by-side units. Staff feels that this is an appropriate location for the rezoning and for this type of development; as there is a larger multi-family complex to the south and rural and single family homes to the north. Staff feels that this is a good location for this type of transition.

There is one single family home to the west and the resident is not opposed to development but has asked for a few conditions that would be added as conditions of approval (letter included in board packet). One of the issues is related to the roadway connection. The plan currently shows two access points; one off Cedarburg Road and one off Green Bay Road. The neighbor is requesting the Cedarburg Road access be eliminated. The engineering issue does indicate that there is spacing issue on Cedarburg Road and does not meet the spacing requirement. If the road goes in, the neighbor requests additional buffering between his property and the development.

The applicant is requesting a few waivers as part of the PUD; there are some deviations from the current setback requirement. Staff is supportive of the waivers. There is also a request to

deviate from the required 30% maximum impervious surfaces. If the driveway is removed, it will be close to meeting the requirement. There have been conversations about other options regarding whether it would be a private or public road there.

It has been the Commission's policy, not an ordinance, that 50% of the garages be side loading. It is difficult in this case because of the ranch style units and the higher density. Staff feels there is opportunity to get a few more side loading garages than proposed. Staff has talked to the developer and suggested that in exchange for not meeting the 50% requirement, that a more architectural door may be required on the garages.

The City Forester visited the site and there are some specimen trees located on the south property line but the majority is located within the setback area and should not be impacted by the development.

Staff recommends approval subject to the conditions in the report.

Greg Latsch – 5108 W. Cairdel Lane – asked about the lighting and if the light could be reduced. He asked about the implications of not meeting the impervious surface requirements and the effect on the storm water management.

Asst. Dir. Zader answered that street trees are not a requirement of the city and if they are provided by the developer they would need approval from the Commission. There are standards in regard to street lighting and in this case requires them to be full cut off fixtures. If they are not full cut off and are partial cut off then the amount of lumens has to be significantly reduced.

He answered that they still need to meet the storm water management plan based on the impervious surface created whether it meets the 30% or not. The other issue is a zoning issue as the R-6 allows for 4 units per acre and there would be no way to meet that density and meet the 30% lot impervious requirement.

James Wilke – 12434 N. Cedarburg Road – lives just west of the proposed project. His biggest concern is the road access onto Cedarburg Road as there will be many cars there and he feels that there is a safety issue. He commented that there are four drive ways with multiple family homes in close proximity. He said that there is a school bus stop there as well. He feels that the access should only be from Green Bay Road. He also expressed concern regarding the setback and he heard from the developer that the size of the cul du sacs could change which would give him more set back. He also stated that the developer stated that he would only take green space foliage away within 15 feet of all the buildings. He expects this standard to be honored.

The applicant, David Hoff, stated that he feels that this is a great site as it is heavily wooded and there is a good market for this design of housing and price point. He stated that he met with Mr. Wilke and they have discussed Mr. Wilke's concerns. He said that he was unaware of the amount of traffic there. The plan is to lay out public sized road and public sized cul du sacs. The concept plan shows 32 units, 16 duplex buildings which are 2.9 units per acre. The

impervious area of 30% would be impossible to achieve but they are proposing 36% which is close.

Mr. Hoff stated his intent is only to clear the minimum amount of foliage from around the buildings specifically in the buffer areas; the perimeter of the property, especially the north property line. He stated that it is to his benefit to keep as many of those trees as a buffer as possible. He stated that he will include a penalty in his contract with the excavator of \$500 per tree that may be accidentally taken down. On the west side of the property, other than 15 ft. around the building pads, the rest of the foliage would be protected. The roadways will be private and will be close to city specification. He will reduce the size of the cul du sacs which will allow him to move some of the buildings to the east to increase the setback there.

Regarding the access to Cedarburg Road, Mr. Hoff felt that this would be the main entrance and Green Bay Road access would be a secondary entry. He feels about 75% of the traffic will be coming from the south. He is sensitive to the safety concerns there. He will analysis the site plan to look at other options to mitigate the safety issues and possibly eliminate the Cedarburg Road entrance.

Mr. Hoff stated that the roadway would be about 20 ft. in width and must accommodate trash trucks, fire trucks and moving trucks.

He stated that he is very sensitive to light poles and light pollution. He would like the community to keep a lower profile and would most likely not have light poles out in front of every building.

Mr. Hoff stated that the biggest issue is regarding the ability to have side loading garages on all of the buildings. He showed examples of current units in Mequon that will be similar to his project. He explained that the cul du sac prevents the side loading garages because there is not enough surface area at those buildings. He needs to find another solution but the solution will not meet the 50% side loading requirement. He stated that the garage doors that will be facing the street will be upgraded doors and will be very attractive.

He explained the driveways will be designed to accommodate two cars and there will be two parking spaces in the garages. Cars can park on the road if necessary.

Mr. Hoff explained that the site is currently not serviced by city water. The nearest water main is about ¼ mile south of the site. He is currently analyzing a private well system that would be multiple high capacity wells and also analyzing what it would cost to extend the water main to the site. The wells are less costly than extending the water main. If the water quality from the wells is great, that may be the preferred choice. If the water quality is an issue or the costs are close, then city water will be brought to the site.

Mayor Abendroth stated that any new development in the city requires city water hook up unless a waiver is granted.

Mr. Hoff stated that he would request a waiver is it makes sense for him to do so.

Asst. Dir. Zader stated that the Commission may want to weigh in on the issue of the two roads and make a recommendation to the Council. The ordinance will state that any substantial change to the concept plan will require an amendment to the PUD.

Ald. Wirth stated that he prefers that all developments have dual accesses. He feels that there is a safety benefit for emergency vehicles, plows and road reconstruction, so there is another option available. He thinks there definitely should be an access to Cedarburg Road but engineering needs to look at the safety issues there.

Asst. Dir. Zader commented that staff will work with the applicant to analysis public versus private road and one access versus two accesses and will evaluate all possible alternatives.

Commissioner Jim Schaefer stated that he feels that this is a well thought-out development and he agrees that the Cedarburg Road access should be maintained and suggested a deceleration lane could be installed. He does not feel that the side loading garages make sense on the cul du sac buildings.

Motion

Mayor Abendroth made a motion to approve per staff conditions; with the exception to #8 that staff works with the applicant to maximize the number of appropriate side loading garages.

Ald. Wirth seconded the motion

All voted aye; vote passed (8-0).

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Dan Abendroth, Chairman
SECONDER:	John Wirth, Alderman
AYES:	Abendroth, Choren, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke
EXCUSED:	Stoker, Hawley

- e) Alex Leykin. The applicant is seeking rezoning recommendation from R-1/PUD to R-1 for the properties located at 14097, 14155, 14137 and 14207 N. Birchwood Lane.

Asst. Dir. Zader explained that the previous owner had requested a 4-lot land division on this property. There were some neighbors that were highly concerned about the impact on the wetlands. At the time, the PUD ordinance was approved to allow the four lots to be smaller and the wetlands were placed in an out lot. The four lots are also in keeping with the pattern in the area.

The applicant is looking to rezone it to remove the PUD to allow for a similar land division. Staff feels that the Commission at the time was supportive of the 4-lot PUD and rezoning it back would be a step backwards. Staff recommends denial of the request based on the protection of the wetlands as a high concern for the city as well as for some of the neighbors that were here at the time.

Asst. Dir. Zader stated that if the Commission does approve the rezoning request, there is a condition in the report that the rezoning will need to be stayed until the CSM is redone so that there is not a non-conforming lot issue. Staff does recommend denial.

The applicant, Mr. Leykin, stated that he intends to create 3 equal lots of about 6.5 acres each. He supplied staff with a plan and he does not plan to go forward with what was proposed in the packet. He is looking to live there.

Asst. Dir. Zader explained that currently the 4 lots are non-conforming with R-1 zoning. The City Attorney suggested that the rezoning would be conditioned upon the CSM approval. He suggested that the PUD could be amended to the 3- lot concept plan presented at the meeting and then the applicant would be bound by the 3-lot requirement if the PUD is approved.

Mr. Leykin stated that he wants some certainty of the rezoning and that he does not want a PUD. He does not want an out lot set aside, he wants private lots. He is comfortable having the item tabled.

Action

Ald. Wirth made a motion to table the item.

Commissioner Parrish seconded the motion.

All voted aye; vote passed (8-0).

RESULT:	TABLED [7 TO 0]
MOVER:	John Wirth, Alderman
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Choren Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke,
EXCUSED:	Stoker, Hawley
RECUSED:	

- f) Robert Bach for Foxtown Venture. The applicant is seeking consultation for a mixed-use development located in Town Center.

Lora Reinholz – 11264 N. River Birch Drive - is the River Birch Condominium President. She has talked to Bob Bach to get a good understanding of the proposed project. She wants to make sure the parking gets done correctly. She feels that some of the concerns for those wanting to walk and bike are:

- Inter Urban Trail – need some improvements as it is very important to be able to cross safely there.
- Mequon Road needs to be safe; plowed, sidewalks accessible and well lit.
- Egress/Ingress traffic is a concern with the two schools nearby.

She is very concerned about approving more housing units as markets do change. She recommends that the residential portion be delayed.

Cheryl Milbauer – 10910 N. Industrial Drive – HR Manager at Telsmith – stated that they

manufacture heavy duty rock crushing equipment. They employ 267 employees who work mostly in manufacturing, earning on average \$25/hour. They have concerns about the new development as it relates to truck traffic; often classified as “over-sized” as they operate 24 hrs./day. On average there are 39 trucks through their parking lot daily. They are concerned about the parking proposed on Industrial Drive. They are also concerned about the proposed housing in building F as it is close to their northern end door on the bay there. They operate a burn table, a break press and assembly their largest equipment on that bay. They have reached out to the Foxtown members and have invited them to tour their facility and she extended this invitation to the Commission.

Richard Herron – 11501 N. Port Washington Road – supports the project but does not wish to speak.

Representing the applicants; Robert Bach, Tom Nieman, John Graham, Tom Zabjek, Elliot Young from Rinkachung, Gordon Goggins who will run the restaurants, Mary Claire Lanser, Peter Moegenburg and Stephen Smith from Stephen Perry Smith Architects

Mr. Smith gave a presentation of the proposed project. He stated that there are 6 components to this project constructed over 17 acres of blighted properties:

- Project is estimated at about \$50M
- Project consists of commercial retail, restaurants and residential components.
- Parking – proposing a shared parking agreement with Spectrum Investments; but all the uses will have the required parking spaces available.
- Bldg A - Historic Brewery – Tom Nieman’s vision – new brew pub and restaurant,
- Bldg B - Mixed-use (retail and commercial) 12,000 sq. ft. building, 2 stories with a roof top garden. Retail will be on the first floor and offices on the second floor.
- Bldg C – luxury apartments.
- Bldg D – Fox Yard Brewery and Hamburg Hall – beer hall with a retail component (outside beer garden/public space).
- Bldgs E1& E2 – 3-story with retail on the first floor, offices on the second floor and extended stay apartments on the 3rd floor.
- Bldg E3 – Mixed-use, 2-story building of retail and commercial uses.
- Bldg F – Single Family Homes.

There are storm water management plans for the entire site with underground storage.

Pete Moegenburg, owner of Moegenburg Research, Inc.; a real estate appraisal and consultant business, stated that he has been studying markets for 28 years. He stated that their research supports the units that have been approved for development (The Reserve, Spur 16 and Foxtown) and that there is room for more units. The average absorption rate of units is 10-12 units per month. Foxtown has proposed two multifamily residential buildings planned with a common feature in the middle; it is a two-phased development. Typically 30-40% of the units are already leased upon occupancy. The target tenant is 25-35 years old and 37% do not own cars. They place a premium on walkability between where they live and recreate. The empty nester is also a target tenant who also places a significant appreciation on walkability. He stated that Foxtown is delivering a lot of commercial space. The residential

leads the commercial sector. People need to be in place for the commercial spaces to prosper.

Mary Claire Lanser has done public outreach to the community on behalf of Foxtown. This started with 194 door to door visits; and her team spoke with 107 people. She stated there were many supporters. There was also an open house held at Spectrum Investment in an effort to answer questions and provide information about the proposed project to the public.

Mr. Smith stated that they are very excited about this project. He feels that all the uses work together to create synergy and that the project fits perfectly within the Town Center parameters. The walkability has been created and accomplished and helps to create a sense of place. He feels that taking 17 acres of mostly blighted land and developing a projected \$50M project is amazing.

He stated that they have discussed the concerns regarding the noise from TelSmith. The orientation of the cluster of the single family homes will help buffer the noise to some degree. He explained that Lakeside Development will design the single family homes that are referred to as porch homes; or a pocket neighborhood. He stated that these are a very unique component to the project. They will be individually owned homes with a condominium feel.

He added that the market has changed and people want flexibility and they want nice homes. He stated that the apartment units are being absorbed in the community already. There is a high demand from people that want to stay in the area but do not want to be homeowners. He feels the market in Mequon is an older tenant that wants high end living.

Ald. Wirth stated that he feels that this is a great looking project. He has a concern about the number of apartments and if they will be absorbed. He is cautious about how long this bubble will last, although he feels that we should move forward. He asked if all the pocket homes will look alike. He feels that the 8 feet of dead space between the houses does not provide for sunlight. He asked what goes between the homes. He is concerned that there will be hardscape there. He feels that townhomes there would be a better fit.

Mr. Smith answered that there will be variety in how the pocket homes look and they will not all look the same. He explained that the garages are somewhat detached and connected by a breezeway and thus courtyards are created. He stated that they can provide photos of how other communities with this style of houses to the Commission. The design is meant to promote a sense of community.

Mayor Abendroth stated that the proposed project is a wonderful opportunity for the city by taking underutilized land and creating a \$50M town center. He supports this project and encourages them to continue.

Commissioner Parrish feels that this great project. He was concerned about the pocket homes and he reached out to John Graham for answers. He feels that there is a demand for this type of product by he feels that the price point is too high.

Commissioner Mason stated that he likes the project and is happy to see this area developed

into something new and productive.

Commissioner Jim Schaefer is excited about the project, especially the brewery. He is concerned about the pocket homes and he feels that are not the right fit for Mequon.

Commissioner Becky Schaefer stated that she feels that this is a wonderful project.

Asst. Dir. Zader stated that this project will come back for PUD and concept plan approval. There will also be some text amendments for the single family homes and for the brewery.

- g) Robert Bach for Foxtown Ventures. The applicant is seeking text amendment to allow for breweries in the Town Center Zoning District.

Dir. Tollefson stated that there were two issues identified while working on the master plan for the proposed Foxtown project. One is the brewery and the second is the single family component; which will come back in September.

The request for the brewery was reviewed in context of how it relates to the entire Town Center and not just this specific site or particular project. A few years ago a use classification was created for microbreweries which were allowed in the rural districts. The definition of microbrewery for the rural residential areas included:

- Limits the production to 3,500 barrels per year.
- 70% or more of the beer has to be sold off site.

Because of the context of Town Center and the desire to create more vitality; a sense of gathering and event space, a slightly different approach is being taken for this particular definition for this zoning district.

Included in the conditons being proposed:

1. Must be a Conditional Use Grant (CUG) and located in the Town Center (TC) zoning district.
Thus it would go through Planning Commission for review and approval. Common Council also has the right to review CUG's and confirm the action by the Planning Commission.
2. A TC Brewery is defined as an establishment that produces less than 10,000 barrels of beer on site per year.
3. The manufacturing, bottling and packaging are allowed on site.
4. Storage of beer on the premises as well as shipment from the premise is allowed.
5. Retail sales of the beer and the consumption of the beer on the premises are required.
6. A tasting room as well as indoor and outdoor event spaces would be required.
The intent is to protect the TC district from being strictly manufacturing as it relates to production and not be an industrial style use.
7. No more than 60% of the total brewery operations, when located in TC, can be associated with the manufacturing, bottling, storage and shipment.

Other ancillary standards have been outlined:

- Allowed to include a sit down restaurant

- Deli or prepackaged food allowed

Prohibited uses:

- Drive-thru associated with brewery
- Fast food services associated with brewery

Staff recommends approval, subject to this being listed as a conditional use grant and the specific development standards get accepted as part of the text amendment.

This will proceed to the Common Council for a first reading tomorrow night and then action by the Council in September.

The applicant, Tom Nieman, stated that Ms. Tollefson did a great job. He commented that 10,000 barrels a year is state law for brew pubs. He commented that there will be fresh ales and it will be great for the public to tour there and see where the beer is brewed. He feels this will be a wonderful place for the public to visit.

Action

Ald. Wirth made a motion to approve subject to putting it into ordinance form.

Commissioner Jim Schaefer seconded the motion.

All voted aye; vote passed (8-0).

RESULT:	APPROVED [6 TO 0]
MOVER:	James Schaefer, John Wirth
AYES:	Abendroth, Choren, Mason, Parrish, J. Schaefer, R. Schaefer, Lemke Wirth
EXCUSED:	Stoker, Hawley
RECUSED:	

- h) Shaffer Development for Spur 16. The applicant is seeking building and site plan approval for Phase II for a mixed use development on 13.9 acres located at 6200 and 6300 W. Mequon Road and 11300-11350 N. Buntrock Avenue.

Asst. Dir. Zader stated that back in back in December Phase I; which is primarily residential and the north-south and east-west through streets, were approved. Now the applicant is requesting building and site plan approval for Phase II which consists of the three existing buildings along Mequon Road as well as two parking areas and the amenities along the street.

This is similar to what has been presented in the past. The design has not changed much. The applicant has communicated the following updates regarding uses in specific buildings:

- Building A will have a physical therapy component.
- Building B will be a public market.
- Building C will be a restaurant.

Based on these uses the applicant has submitted a shared parking calculation based on the parking spaces available, there is a slight surplus in the number of stalls based on the shared

parking calculation.

There had been a “to be determined (TBD)” building on previous plans and the applicant has communicated that she would like to hold off on that building until the parking demand on the site is vetted out. One of the unknown variables is how much demand the public market will drive.

One of the conditions in the staff report is that if there is a continued surplus of parking spaces available, staff would like the TBD building to be located on the east side of the drive aisle as discussed earlier.

The applicant is also requesting approval for building and site plan for the buildings. Final tenant plans have not been submitted at this time. The applicant is requesting some deviations from the codes but not specific requirements of what those are.

Building A – staff is not comfortable granting blanket waivers at this point. Staff would like to review the final floorplans and then the applicant will need to come back in front of the Commission to request any specific waivers required.

The plan shows all the existing windows and doors being replaced by glass (there are several overhead doors) but the applicant is concerned with regard to the use of HIPA requirements that some of these may be blocked off. Without specifics to the extent of that, staff feels it is premature for the Commission to give a blanket approval for exceptions without having the details.

For this building and the other two buildings, staff is requesting that the applicant return to the Commission and ask for specific waivers once they have final floorplans.

Building C – restaurant along Mequon Road – rendering shows glass overhead doors and windows being replaced with glass windows. Staff would like a requirement to be additional windows added on the north and west elevations. The final floorplan has not been done and there is the opportunity to get some more fenestration on those two elevations.

Building B – public market – all doors and windows to be replaced with glass. Entryways are shown on the north and the south elevations and there is also an entryway on the west elevation.

If waivers are needed, the applicant should come back with final plans.

The impact of the streetscaping will be determined by the potential users of the development. Staff would like this to come back in front of the Commission as this is a highly visible area; the area between the buildings and Mequon Road. There may be an outdoor seating area there.

The landscape plan was late getting to the consultant for review and staff would like this to come back in front of the Commission for review.

The lighting plan is similar to Phase I. The distinction is that the parking lot pole lights will be limited to 16 ft. in height due to the commercial buildings that are there. The dispersion plan meets the code requirements.

Staff is supportive overall and wants to see the project continue to move forward. Staff does not want to get into a situation where these issues have to be negotiated at a staff level and would like them to be brought back to the Commission for review and approval.

Staff would like the following back before the Commission:

- Landscaping Plan
- Master Sign Plan
- Any waivers to the design guidelines
- Portion between the buildings and street

Staff recommends approval and there are comments from the engineering department in the report as well.

Alan Siggelkow – 204 Division Street, Thiensville – stated that he is very favorable of the proposed project, especially the walkability. He likes the bike path that goes north-south. He has concerns about the sidewalks as he feels they are too narrow. He says many people walk on Division Street where there are no sidewalks. He would like more sidewalks installed that are safe and accessible.

The applicant, Cindy Shaffer, stated that because she will be back in front of the Commission with her landscape plan, she requested the following conditions be removed from the staff report and addressed when she is back: #3, #4, #6, #9 and #11.

Asst. Dir. Zader stated that because these conditions are required, staff prefers to keep them on record as being required. Some of them are just general conditions. These items need to be incorporated into the final design. If there are changes, staff is comfortable with modifications but feels that these conditions should be included in this approval.

Ald. Wirth asked if there is any harm in removing the requested conditions as they all relate to landscaping.

Asst. Dir. Zader answered that the applicant should just be on notice that these requirements need to be included going forward.

Ms. Shaffer stated that she is aware of all the conditions.

Dir. Lundeen stated that regarding condition #9 the wording “per the TIA” should be included.

Ald. Wirth asked staff to address the resident regarding the widening and expanse of sidewalks.

Asst. Dir. Zader answered that staff has been highly promotive of additional sidewalks. Phase I of the plan shows sidewalks along Buntrock Avenue. The Dermond Property will be putting

in sidewalks in front of their property and Foxtown has shown sidewalks all along that project. Staff is trying to make as many connections as possible and anticipates that eventually the entire length of Buntrock down to the schools will have sidewalks. Unfortunately Division Street will not be addressed in regards to any current development projects and would need to be addressed from a policy issue, which staff would be supportive of.

Action

Ald. Wirth made a motion to move approval subject to the replacement language for condition #9 per Dir. Lundeen and leaving out the other conditions that only relate to landscaping (#3, #4, #6, #11).

Mayor Abendroth seconded the motion

All voted aye; vote passed (8-0).

RESULT:	APPROVED WITH CONDITIONS [7 TO 0]
MOVER:	John Wirth, Alderman
SECONDER:	Dan Abendroth, Chairman
AYES:	Abendroth, Choren, Mason, Lemke, Parrish, J. Schaefer, R. Schaefer, Wirth
EXCUSED:	Stoker, Hawley
RECUSED:	

4) Announcements

5) Adjourn

Action

Ald. Wirth made a motion to adjourn.

Commissioner Mason seconded the motion.

All voted aye; vote passed (8-0).

Respectfully Submitted,

Jac Zader



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Department of Community Development
Taped and Televised

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

Minutes

1) Call to Order, Roll Call

Present:

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

a) Approval of Minutes from July 24, 2017

Action

Ald. Wirth made a motion to approve the minutes from July 24, 2017
Commissioner Mason seconded the motion.
A voice vote was called, voted passed (8-0)

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

2) Consent/Public Hearing

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

Action

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

Attachment: 09.11.17 DRAFT (2746 : Planning Commission Minutes)

Commissioner Mason seconded the motion.
A voice vote was called, voted passed (8-0)

Action

Ald. Wirth made a motion to close the public hearing.
 Commissioner Mason seconded the motion.
A voice vote was called, voted passed (8-0)

Action

Commissioner Mason made a motion to approve the four consent items.
 Commissioner Parrish seconded the motion.
A voice vote was called, voted passed (8-0)

Asst. Dir. Zader explained that regarding Ryan Companies item #2, that nothing new has changed from the original approval except there will be a third party operating the NX Level facility and will allow for other individuals or groups to use the facility that are not associated with Froedert. This is the reason for the conditional use grant as it is operating similar to a fitness center.

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

3) Regular Business/Consent

- a) Poblocki Sign Company for Ryan Companies Us, Inc. The applicant is seeking master sign plan approval for the property located at 11430 N. Port Washington Road (Froedtert Medical College of Wisconsin).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Mason, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, R. Schaefer, Wirth, Lemke, Hawley
EXCUSED:	Stoker, J. Schaefer

- b) Charles Burczyk. The applicant is seeking certified survey map approval to allow for 2 lots (5.03 acres includes farmhouse and buildings and 11.19 acres of vacant land) for the property located at 11623 W. Donges Bay Road.

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

- c) Artesa LLC. The applicant is seeking landscape review approval for the north border for the property located at 11130 N. Buntrock Avenue (Dermond Property Investment),

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

4) Regular Business

- a) Innovative Signs for 11201 LLC. The applicant is seeking a sign waiver approval to allow for a building wall sign to be larger than the required 30 sq. ft. allowed by the sign code for the property located at 11201 N. Port Washington Road (Ziegler Wealth Management).

City Planner Pa Phouala Vang stated that the applicant is proposing to replace the two existing wall signs. They currently have two signs as allowed per code and they were previously approved for a waiver to the height requirement which allows for their current placement of their signs. They are requesting a waiver for a larger sign than what is allowed by code. They are located in a multi-tenant building that allows them up to 30 sq. ft. per sign. The proposed signs are approximately 61 sq. ft. This is in an effort to ensure that their signs are adequately visible from the road to current clients as well as prospective customers. Their current signs meet the code requirements and staff does not feel that the applicant faces hardships and recommends denial of the requested sign waiver.

Commissioner Choren stated that he cannot read what is currently there or what is proposed. He feels that the proposed signs seem too big.

The applicant, Chad Schultz owner of Innovative Signs, stated that when the logo was originally designed it was designed for letterhead and it is a very thin font that does not transfer well to a wall sign. The proposal is to increase the word Ziegler and make the sign twice as thick in order to be well seen. The approved “wealth management” portion letters are 8 ¾ inches tall and are not big enough to be lit. They want to make them a cabinet sign to get more lighting inside of there. The issue is that you cannot see them from very far away. He said that at 8” tall it can be seen from about 165 feet away; about in the middle of the intersection. He would like to increase it by about 1 ¼ inches, to 10 inches total height, which can be seen from across the intersection. The goal is to be seen from across the intersection.

Ald. Wirth stated that he will cast a hard vote against it as many businesses would like bigger signs. He feels that there needs to be a consistent policy. He doesn't feel that it is a way-finding issue as the bank is not open at night and most of their business is based on referrals and the quality of services given. He does not feel there is a basis for granting a waiver.

Commissioner Parrish stated that everyone is well aware that the bank is located on that corner as it is a very prominent building in the city. He will support staff's recommendation to deny this request.

Action

Ald. Wirth made a motion to deny the request.

Commissioner Mason seconded the motion.

A voice vote was called, voted passed (8-0)

RESULT:	DENIAL [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	John Mason, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, B. Schaefer, Wirth, Lemke, Hawley
EXCUSED:	Stoker, J.Schaefer

- b) Roettgers Company, Inc. for Mequon LLC. The applicant is seeking a sign waiver and lighting approval to allow for the replacement of stripping and signage on the canopy and illumination of the canopy for the property located at 11155 N. Wauwatosa Road.

City Planner Pa Phouala stated that the BP service station is rebranding to a Mobile service station and they are requesting new signage and canopy changes. The applicant is requesting two internally illuminated signage. The Commission has approved non-illuminated canopy signage for service stations in the past. Staff recommends approval of the signs provided they are not illuminated. The applicant is also requesting a waiver to the lighting code. As part of the changes, the canopies will receive new blue stripping on the faces and includes a thin cap extending from the face of the canopy above the blue stripping which will feature LED down lighting to light the blue stripping on the façade. Per the zoning code, lighting is not allowed on the façade or on the roof of the service station canopies. The applicant has indicated that the lighting in part is for safety measures for their site. Staff recommends denial of the illumination of the canopy.

The applicant stated that the lighting under the canopy is for safety and the perimeter lighting is to illuminate the blue banding a little more at night.

Ald. Wirth confirmed with staff that the lighting underneath is allowed. He stated that he will keep his vote consistent.

Action

Ald. Wirth made a motion to approval the waiver without illumination of the canopy or sign and subject to sign approval.

Commissioner Mason seconded the motion.
A voice vote was called, voted passed (8-0)

RESULT: **APPROVED WITH CONDITIONS [UNANIMOUS]**
MOVER: John Wirth, Alderman
SECONDER: John Mason, Commissioner
AYES: Abendroth, Choren, Mason, Parrish, B. Schaefer, Wirth, Lemke, Hawley
EXCUSED: Stoker, J. Schaefer

- c) David Hoff. The applicant is seeking a text amendment related to the minimum lot size required for a Planned Unit Development per Section 58-331 of the City of Mequon Zoning Code.

Asst. Dir. Zader stated that David Hoff had a consultation in June for side by side units along the river, off Cedarburg Road. At the time, the Commission was supportive of the overall plan but due to the odd shape of the lot and the existing office building there, Mr. Hoff could not create a plan that was feasible under the current R-6 standards (plex development). Staff analyzed ways to make this project possible without impacting the entire city. Staff feels the easiest way is to change the PUD minimum threshold to a 2 acre minimum to be consistent across the board; the exception is Town Center.

<u>Principal Uses</u>	<u>Minimum Area of PUD</u>
Residential PUD*	10 2 acres
Commercial PUD*	2 acres
Industrial PUD	10 2 acres

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

Staff feels that in order to meet the intent of PUD, some mass acreage is necessary. Staff does not want the PUD to be used as an excuse to get around the technical requirements. Staff is recommending the PUD requirement change to 2 acres except for Town Center.

Mayor Abendroth asked staff if they foresee any problems with this change.

Asst. Dir. Zader answered that the Commission and the Council have the authority to deny a PUD request for any reason.

Commissioner Parrish stated that as a broker he struggles with this issue because in the past it has been difficult to assemble 10 acres for projects and the proposed 2 acre minimum is a much easier requirement to have to meet. He does feel that the minimum should be less but he is not sure about the 2 acres.

Asst. Dir. Zader stated he feels that it is more flexible but not necessarily easier. It is still up to the discretion of the Commission and Council. He stated that any number used would be considered arbitrary but the commercial requirements were at 2 acres and the decision was to make it all consistent. At 2 acres there could be a master plan that has different uses that could still be creative.

Ald. Wirth stated that he doubts that there are many uses for residential for less than 10 acres. He said that when the right project comes along, like the proposed one, the needed flexibility enables the project to be approved. He added that in general the Commission should be skeptical of projects less than 10 acres.

Action

Ald. Wirth made a motion to approve.

Commissioner Becky Schaefer seconded the motion.

A voice vote was called, voted passed (8-0)

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

- d) City of Mequon. The City of Mequon is seeking rezoning recommendation from B-6 (Rural Industrial)/OA (Agricultural Overlay) to R-3 (Single Family 1 AC) and Land Use Plan Map amendment from Rural Industrial to Residential 1-1.5 AC for the four properties located at 9757, 9749, 9731 and 9715 N. Granville Road.

Asst. Dir. Zader stated that this is a request from Ald. Wirth. There are four properties along Granville Road that are currently zoned B-6 and they are single family homes. Some of the residents that live in these homes have communicated that when trying to get financing either to refinance or for the sale of the property, the banks are more difficult to work with when there are non-conforming properties. Staff looked at the properties and agreed that it makes more sense to rezone to a residential zoning of R-3 zoning. The original intent was that the properties would eventually turn over to industrial to match the surrounding area but the way that the properties are situated makes it unlikely that they would all be purchased and torn down. There is a lot of vacant land in the B-5 and B-6 areas that is available. Staff does recommend changing the four lots to the zoning to R-3.

Action

Ald. Wirth made a motion to approval the rezoning recommendation.

Commissioner Choren seconded the motion.

A voice vote was called, voted passed (8-0)

Commissioner Parrish asked if all the neighbors are aware of the rezoning recommendation. He also asked about a land use plan change.

Asst. Dir. Zader answered that there is a letter from all four residents in the packet supporting the zoning change. He also stated that there will be a land use plan change to residential. The Common Council will take up the zoning in October. Due to the notice requirements for the land use plan, that will happen in November (simply a procedural issue).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, Schaefer, Wirth, Lemke, Hawley
EXCUSED:	Stoker, Schaefer

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

Director Kim Tollefson stated that this policy analysis is two-fold. One is trying to address a recent request as part of the Foxtown master plan and a particular land use plan interest they have as part of their 17 acre project. Their concept plan shows 23 detached single family homes as part of the overall development. Due to perspective development in the Town Center and some recent construction related to multi-family, there has been question in the community as well as at a policy level about the extent of multiple family in the Town Center neighborhood as well as the absorption rate of that and concerns about maintaining long term value related to that particular development use.

Dir. Tollefson explained that the zoning district was created in 2007. The original intent and the intent here is to accommodate a little more creation of control and to allow for some flexibility of other types of residential uses in the Town Center district. Originally, in both the Town Center (TC) and Arrival Corridor (AC) zoning districts and still today, single family residential development in a detached building form is prohibited. This was based on wanting to encourage more compact development, slightly higher density development than what has been allowed in the other zoning districts in an effort to create more residential mass in order to attract new commercial development that was desired.

Planning studies and consultants were brought in and reports indicated that if only the existing residential was in place it would be detrimental to the success of the retailers. Given the new zoning district, higher density residential developments were desired. The best guess at the time of the impact of the new zoning districts is that the mixed use projects would be a 50-50 split of residential and commercial use.

- Single family residential dwellings that are attached are allowed.
- Owner occupied dwellings allowed.

Proposed Town Center Residential Uses:

Limit total units of multiple family in AC to a maximum of 16.

Currently any project that is more than 16 units is required to get a PUD. This process was put into place to allow for zoning discretion approval by the Council. If the multiple family is part of a mixed-use development and less than 8 dwellings, it was automatically permitted. This was to streamline the process and public policy objectives were established that mixed-use with some additional residential was desired.

Projects with 9-16 dwellings that were part of a mixed use development required a conditional use grant.

Multiple family that is *not* part of a mixed-use and had 4-16 dwelling units as part of the overall project required a conditional use grant. A form in which those units had to take was mandated. The zoning required a minimum of 2 units per building with a maximum of 6 units per building.

The change in the AC zoning district is that it no longer would allow for a PUD of more than 16 units as part of the project. The legal right to request this would be taken away. It would still exist in the TC zoning district which allows for greater massing and higher density.

In terms of a straight multiple family residential project, not part of a mixed-use, a development of 4-16 dwelling units is allowed with a form allowing 2 to 16 units per building. The scale of the amount of residential in the AC zoning district will be reduced and more than 16 units in any given project could not be requested.

Dir. Tollefson stated that there are other technical standards to be mindful of as the minimum lot size is 1 acre and street frontage of 100 feet is required. As part of the text amendment, residential units would not be allowed to front on Mequon Road.

Ald. Wirth stated that he feels that it makes more sense to look at the acreage that is available for residential, even on a mixed-use project, and have a maximum units per acre or other threshold rather than 16 units.

Dir. Tollefson answered that a developer can still ask for a PUD as long as it has a mixed-use component to it. Under the proposed text amendment, an all residential PUD exceeding 16 units per acre would not be allowed. In a mixed-use development, there would be control over building mass square footage and ultimately the density of the development.

Ald. Wirth does not want to send the message to the market that as long as a commercial component is added in the front of a mixed-use project, than what has been approved previously will continue to be approved. He wants to see smaller scale projects and that will likely to be condominiums. He does not want to see any more big apartment buildings being built.

Dir. Tollefson answered that the technical standards already send that message and give the city control over limited lot size, street frontage, required to be part of mixed-use and cannot have a building that is greater than 25,000 s.q ft.

Commissioner Becky Schaefer stated that she has been a nay-sayer regarding the amount of apartments being approved all along. She doesn't feel that just because something has been approved before that it means that it will be approved again. She feels that the line needs to be drawn and not continue. She feels comfortable not approving similar projects going forward.

Ald. Wirth feels that it needs to be made clear to the market about what the standards are and the message needs to be given on the front end before the developers spend time and money working on proposals they feel will be approved. He says it is the codes that dictate what is allowed.

Dir. Tollefson stated that it is not just the code but an understanding of the baseline technical standards as well as communication with staff, who spend countless hours working with potential applicants to get them in a better position to understand not only what the code allows, in term of baseline, but also above the base line obstacles or questions that they would face. Staff spends a lot of the time talking about the community context, any sensitivity, past actions and if there has been a change in philosophy.

Commissioner Parrish stated that there are large parcels available and staff will be approached about them. He feels it will be multi-family and direction upfront is needed. He does agree with making the AC area a less dense apartment area.

Dir. Tollefson explained that the intent of the zoning districts as established in 2007 was based on the minimum lot size in districts in TC (1/2 acre) and AC (1 acre). Staff felt that 16 units per acre was a lot for the Commission and Council to talk about at the time in regards to density. Establishing the minimum lot size and street frontage had a lot to do with how the sites would be built in terms of building placement and site planning. At 16 units per acre, any developer that wanted to have a higher density on those minimum lot sizes would need to go through the process get approval from the Commission and the Council. It gave the Council ultimate control from a process and procedure standpoint so that the city could overall control the density of the neighborhood.

Asst. Dir. Zader showed the map of the AC and there are very few areas left to build. The conversation continued about the number of units per acre allowed and the processes for controlling requests.

Commissioner Mason asked if there are any current developers in the process of seeking approvals that would be affected by these changes. He would like to make the text more specific upfront so that it saves time for applicants and staff.

Dir. Tollefson answered that there are not any proposed projects at this time. She stated that policy goals would need to be discussed to determine technical standards. She said that the time to do that can be taken as this is the first time this has been brought before the Commission. She also suggested that an outside consultant could be utilized to better understand the residential market for the next 5-10 years to capture not only apartments but single family residential development and what form does it come in (rental, owner, detached, attached multifamily, etc.). It could also look at the number of rooftops needed to continue to attract and to support the type of TC commercial tenants that the city wants to attract. The consultant could help get a better framework of what the threshold is and then decisions could be made about if it is the best fit for the community interests and other policy goals for TC. The scope of services was not included in the packet, but the Commission

could look for a consultant and manage a consultant and the cost would be around \$17,000 - \$18,000.

Dir. Tollefson asked for feedback from the Commission regarding the issue of limiting the ability of residential development for the remaining AC district parcels.

The Commission unanimously responded yes.

Dir. Tollefson asked if the Commission wanted to further vet through issues to control the massing and building size.

The Commission responded yes.

Dir. Tollefson stated that she will bring back options for the Commission to discuss and review.

Ald. Wirth stated he is opposed to the height of the buildings but not necessarily the amount of units on a parcel.

The conversation continued regarding the height of the buildings and the desirable number of dwelling units per acre.

Ald. Wirth feels that the same conversation should be had for TC. He feels that the apartment threshold has been reached and he thought there would be mostly condominiums, which there are none. He did not expect the apartment buildings and he does not want any more once the Foxtown project is approved. He feels that there should be standards about the interior of the apartments as there are for the exterior.

Commissioner Lemke stated that he would not approve the money to hire a consultant as suggested by Director Tollefson.

Dir. Tollefson stated that at the time of creation the TC zoning district it was not contemplating that the city would sell its 10 acre parcel which added 156 dwelling units, which needs to be considered when discussing the original proposed counts for rooftops that would be added in the TC zoning district (400-500 estimated). She stated that not all of the items that were proposed to be accomplished have been accomplished yet.

Dir. Tollefson stated that to be successful the right balance of how much residential to attract and in what form and establishing the threshold to continue to be successful in attracting the commercial development that is hoped to attract.

She feels that being unsuccessful is to have non-contiguous parcels along Mequon Road develop in the traditional neighborhood design and leave other parcels that are infill to those in the typical suburban context that is similar to Port Washington Road.

Commissioner Mason stated that he agrees with the intent and direction but he questions the 16 units per project development. He does not feel that this is a measurable quantity.

Dir. Tollefson answered that it is measured by the zoning code of ½ acre in the TC zoning district and 1 acre in the AC zoning district. She explained that the amount of density and massing is attached to the hierarchy of the process that staff feels that is desired in order to have control and reduce the risk of the density.

She also stated that the Council has communicated that it does not want to offer any TIF incentives to straight residential projects. This is another policy signal to the market that the city desires to have mixed-use projects proposed for development.

She answered that there are no dollars left in the TC TIF district.

Dir. Tollefson assessed the following feedback from the Commission:

- Support limiting residential development in the AC district
- Consideration of reducing height of the buildings.
- Still discussing density as a measurement versus total number of dwelling units.
- Architecture and form control by the Commission; set the tone for the type and style of residential units allowed.

Ms. Tollefson stated she will bring this item back as she will get feedback from the Council tomorrow night.

Action

Ald. Wirth made a motion to table the item.

Commissioner Mason seconded the motion.

A voice vote was called, voted passed (8-0)

RESULT:	TABLED [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	John Mason, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, B. Schaefer, Wirth, Lemke, Hawley
EXCUSED:	Stoker, J. Schaefer

5) Announcements

6) Adjourn

Action

Ald. Wirth made a motion to adjourn.

Commissioner Mason seconded the motion.

A voice vote was called, voted passed (8-0)

Respectfully Submitted,
Jac Zader



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: October 5, 2017
SUBJECT: Marcus Theatres Corporation. The applicant is seeking conditional use grant and lighting waiver approval to allow for an expansion of operations and capacity with an expanded outdoor dining patio for the property located at 11700 N. Port Washington Road (Zaffiro's Pizzeria).

Applicant: Mark Gramz
Status of Applicant: Agent
Requested: Conditional Use Grant
Lighting Waiver
Existing Use: Restaurant
Existing Zoning: B-4 (Business Park District)
B-3 (Business Office)
FW (Floodway District)

Land Use Plan: Community Commercial
Critical Environmental
Office

Location: 11700 N. Port Washington Road
Tax Key: #15-020-07-017.00
District: #5

Background:

The applicant requests a conditional use grant amendment for the expansion of the outdoor patio for Zaffiro's Pizzeria at 11700 N. Port Washington Road. The proposal extends the existing patio to the west in the area in front the building. The addition of the outdoor patio is an amendment to the previously approved CUG. The applicant is also requesting a lighting waiver to place string lights around the patio area.

Site Plan:

The restaurant currently has an outdoor patio located on the north side of the building. With the expansion, the patio will have seating for 56 customers. Restaurant staff and customers access the patio through sliding glass doors on the north elevation. The existing planters and the existing handrail will remain with a section of the fence in the expansion area to be removed and additional handrail to be installed around the new patio area.

Lighting Waiver

The applicant is proposing a set of hanging string lights surrounding the patio area. New steel posts that match the existing handrails will be installed to support the string lighting. String lights require a lighting waiver from the Planning Commission. The applicant is proposing white LED

lighting with an output of 12.5 lumens per bulb. The total patio lumen meets the output standards of the lighting code. The Planning Commission has previously approved this type of lighting waiver for a similar user in the past (Café Hollander). Staff is supportive of the decorative lighting as the site is set back from the road and does not face any single-family residential. Staff also feels that the lighting enhances the art deco design of the restaurant. Staff will add conditions to the approval that will limit the output to 12.5 lumens per bulb and require that the lights remain static.

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

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

The proposed use should not have a negative impact on access or traffic and should not endanger the public health, safety and general welfare.

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

Staff believes the proposed restaurant will continue to stimulate the economic viability of the area and the city in general. As with other outdoor seating establishments, staff will require no amplified music or public address system use past 10:00 P.M. and that the outdoor seating area closes at 11:00 P.M. The proposed hours for the patio are the same as the current hours of operation for the restaurant from 11:00 AM – 10:30 PM, daily.

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

The subject site is located in the B-4 (Business Park) district. Restaurants are conditional uses in the district. Adjacent zoning includes B-2 and B-3 (Office and Service Business District). Uses in the area include restaurants, retail stores, a grocery store and offices. Planning staff feels that the proposal should be harmonious with the surrounding uses.

4. Will be in general conformity with the Land Use Plan, Transportation Plan, Environmental Plan, Park and Recreation Plan or other officially adopted plan.

The Land Use Plan map designates the subject site as Community Commercial, Critical Environmental and Office; the proposal is conforming and is appropriately located on Port Washington Road, the City's major commercial corridor.

Staff Recommendation:

Since the proposal meets the Zoning Code and Land Use Plan, staff recommends approval of the conditional use grant and lighting waiver based on the following condition(s):

1. There shall be no amplified music or public address system allowed past 10:00 P.M. Sound shall be limited to 65 dBA at the property line.
2. The outdoor seating area shall be closed by 11:00 P.M.
3. Any modification to the building shall require staff approval.
4. Submission of a lighting plan for staff review and approval.
5. The output for per bulb is limited to 12.5 lumens and the lights shall remain static.

Attachments:

Packet (PDF)

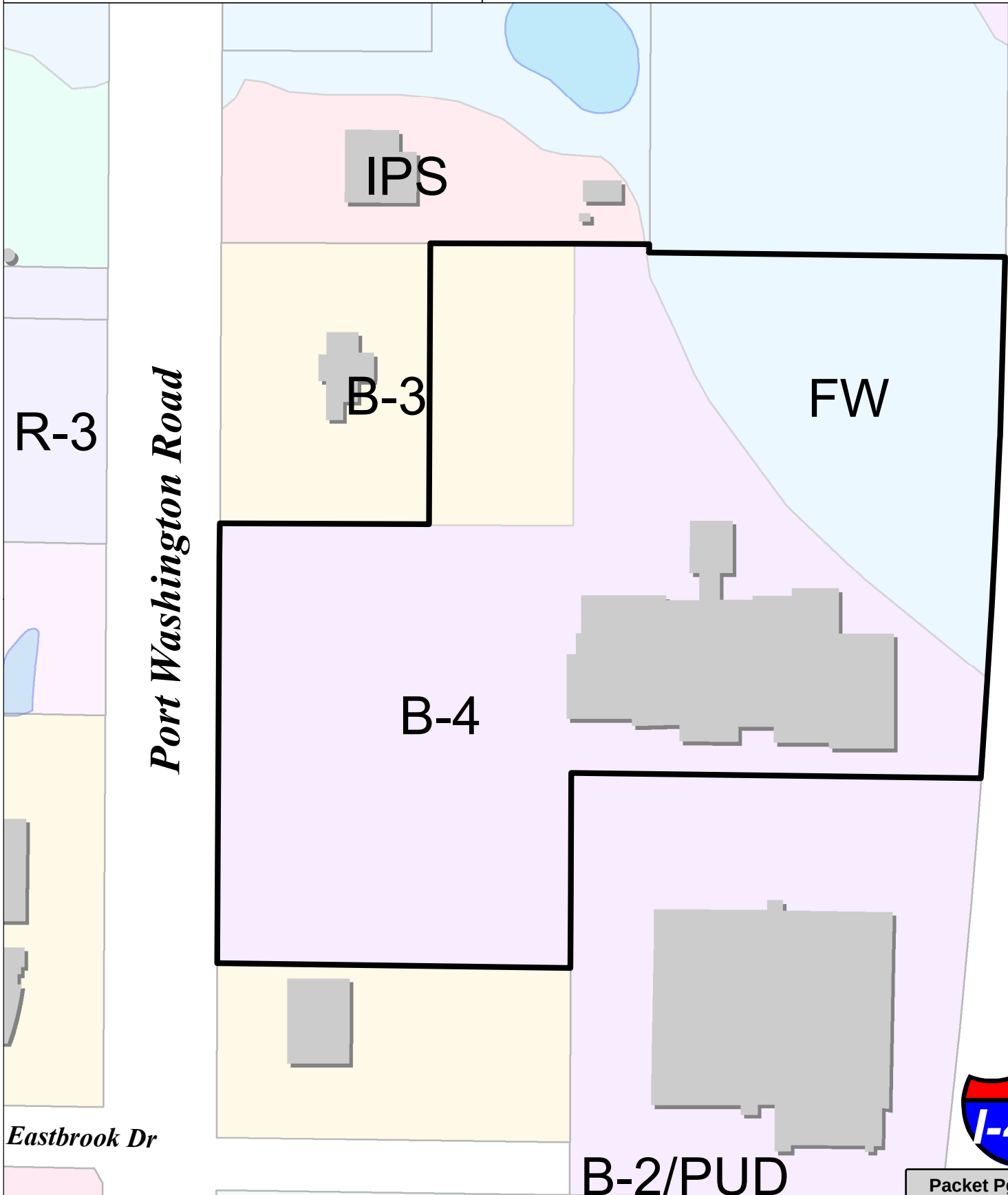
ITEM 2

Marcus Theatres Corporation

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

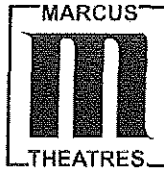
LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential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

2.a.a



Attachment: Packet (2749 : Marcus Theatres Corporation)





September 8, 2017

City of Mequon
Planning Commission
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930

Dear Planning Commission:

The following outlines Marcus Theatres' intent for our Zafirro's Restaurant located at 11700 N. Port Washington Road.

We intend to continue operating under the same business model as is currently in place.
Operating hours will be identical to today:

- Sunday through Saturday
- 11:00 a.m. to 10:30 p.m.

Our current staffing levels will remain the same (30 associates currently allocated for restaurant operations).

With regard to the outdoor patio area, we intend to operate during weather appropriate months (roughly May through October). The patio will only be open for business while the inside restaurant is also open.

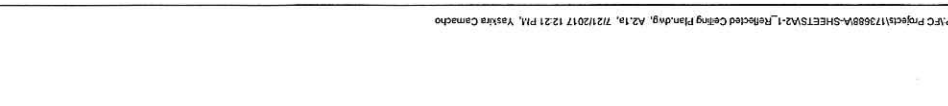
Sincerely,

Mark Gramz
Executive Vice President Operations
Marcus Theatres Corporation

[illegible][illegible][illegible]

DIMMING ZONES		LOCATION IN PLAN	
ZONE			
Z-1	DYNAL GR5	* 5-02 ENTRY	
Z-2	WALL SCENE	* P.L. - W/1 ROOM	
Z-3	DYNAL GR5	* P.NG1	
Z-4	FR. CASE	* P.NG1	
Z-5	LINEAR LIT'G	* SERVICE CLO. AREA	
Z-6	WALL SCENE	* BAR - REFRIG	
Z-7	DYNAL GR5	* BAR	
Z-8	FR. CASE	* 1027 - 1040	
Z-9	FR. CASE	* DRING	
Z-10	DYNAL GR5	* DRING	
Z-11	DYNAL GR5	* RESTAUR	
Z-12	TRUCK	* 1027 - 1040	
Z-13	LINEAR LIT'G	* LOBBY STOPS	
WALL SCENE - 5' HIGH LIGHT MODULUM			

This architectural drawing shows a section of a building. On the left, there is a curved wall with a window. The window is divided into two panes, with the left pane having a diagonal line. To the right of the window, there is a vertical dimension line labeled '1.14' and '2.14'. Below the window, there is a horizontal dimension line labeled '1.14' and '2.14'. The drawing is a technical sketch, likely for a building plan or section.

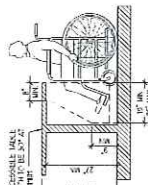
[illegible][illegible]

LIGHTING LOCATION PLAN

GENERAL NOTES

- [illegible]

ACCESSIBLE TABLE SEATING DETAIL



SEATING LEGEND		NO. OF UNITS	F
DOOR SEATING			

1	2	EA	2" X 10" - 7' x 7' - 6" (10' 10")
2	4	EA	4" X 10" - 7' x 7' - 6" (10' 10")
3	8	EA	8" X 10" - 7' x 7' - 6" (10' 10")
4	2	EA	2" X 10" - 7' x 7' - 6" (10' 10")
5	2	EA	4" X 10" - 7' x 7' - 6" (10' 10")
6	4	EA	8" X 10" - 7' x 7' - 6" (10' 10")
7	4	EA	2" X 10" - 7' x 7' - 6" (10' 10")
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KEY NOTES

- NEW CONCRETE AT PATRICK RECEIVED 5/24/11

SUBSTRATE LEGEND

- ## WALL FINISH LEGEND

FINISH LEGEND

- GEN. D. J. C. CALVERT

SYMBOL | LEGEND

- [illegible]

SUBSTRATE LEGEND

- ## WALL FINISH LEGEND

FINISH LEGEND

- GEN. D. J. C. CALVERT

VESTIBULE MAT
TRANSITION



TILE TO TILE FLOOR TRANSITION



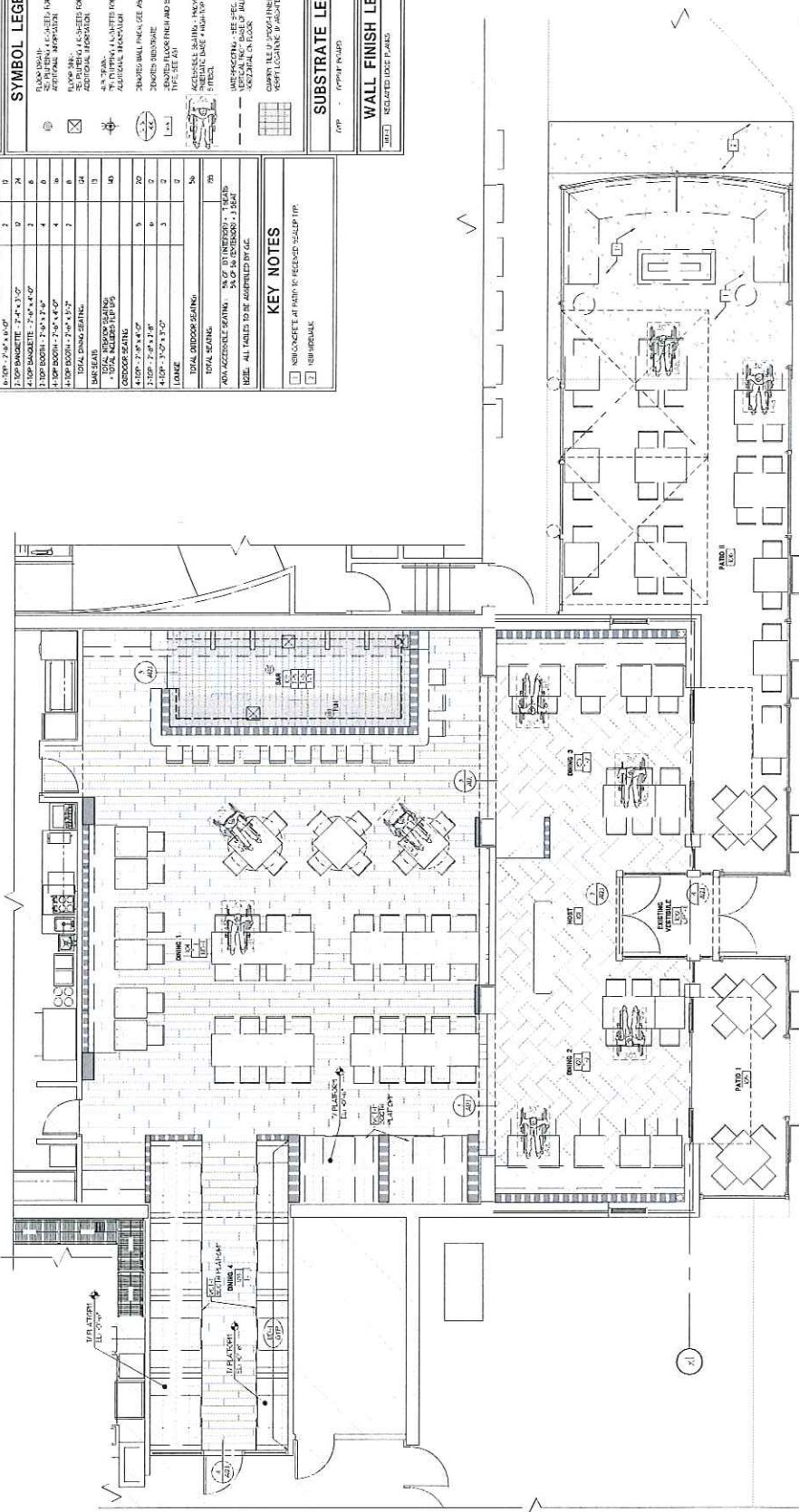
THRESHOLD DETAIL



FACE OF CURBENT BOARD IS APPROPRIATELY FINISHED WITH 2 INCHES



FINISH FLOOR PLAN



		2.a.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 8th day of July, 2017 by and between Marcus Theatres Corporation, LLC, owner of the property located at 11700 N Port Washington Road and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 20, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A-1 WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of <u>restaurant</u>. GRANTED by action of the Planning Commission of the City of Mequon this 8th day of July 2017. Dan Abendroth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2017, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2017, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____		RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: 150200701700
		Attachment: Packet (2749 : Marcus Theatres Corporation)
		Packet Pg. 44

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. **Conditions on the Operations:**
 - a. Hours of operation: Sunday - Saturday from 11:00 AM to 10:30 PM
 - b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
 - c. Water supply requirements:
 - a. Public
 - d. Provisions for sewage disposal:
 - a. Public
- e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
- a. **Conditions of the structures:**
 - a. Site Plan: Exhibit B.
 - b. Landscaping Plan: As on file with Community Development Department, City of Mequon.
 - c. Elevations: As on file with Community Development Department, City of Mequon
 - d. Sign: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: As on file with Community Development Department, City of Mequon
 - f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
 - g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
 - h. The building shall comply with the building code.

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

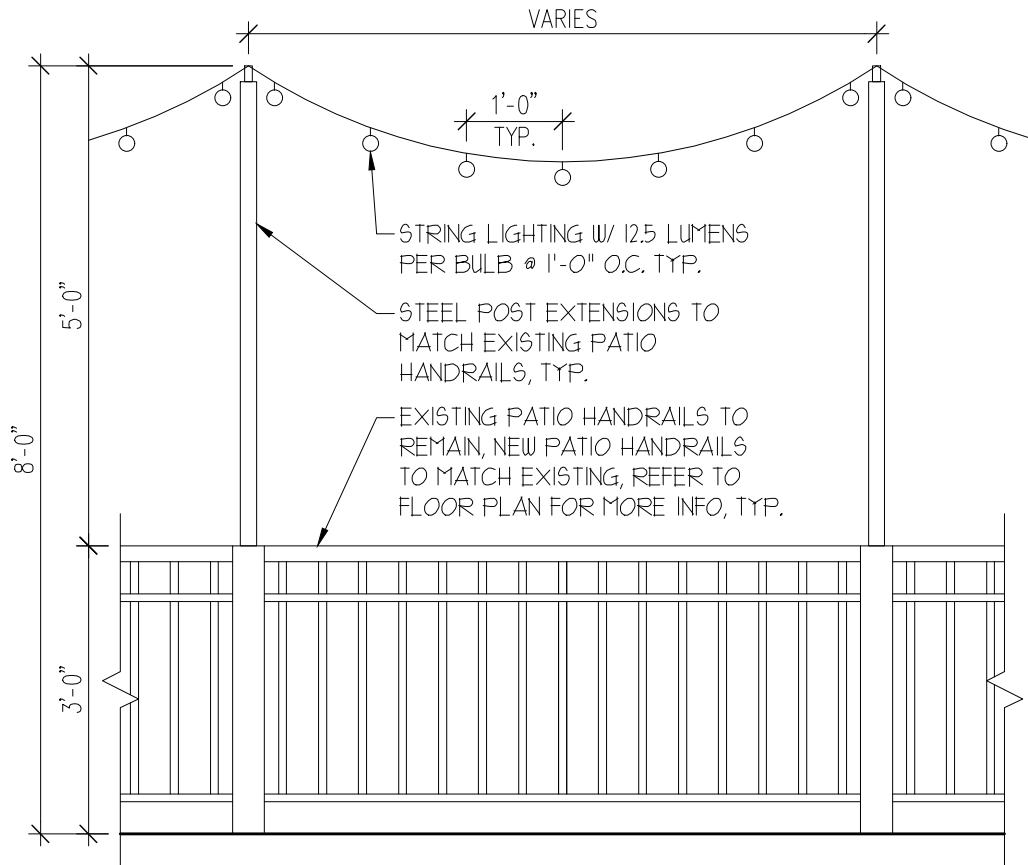
Acknowledgment:

)SS

Personally came before me, this ____ day of _____, 2017, the above named _____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

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



aria

GROUP

830 North Blvd. Oak Park, Illinois
60301
708-445-8400
ariainc.com

ARIA GROUP ARCHITECTS, INC.

DESCRIPTION:
PATIO RAILING / STRING LIGHTING
PARTIAL ELEVATION

JOB NAME: ZAFFIRO'S

DRAWN BY: DRH CHKD BY: DRH

SCALE: AS NOTED

DATE: 10-05-2017

JOB NUMBER

SHEET

173688

ASK-03

Packet Pg. 47



TOKISTAR LIGHTING INSTRUCTION MANUAL

Fixture Type ____ - ____ - ____

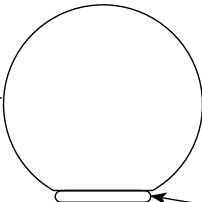
Exhibitor Series

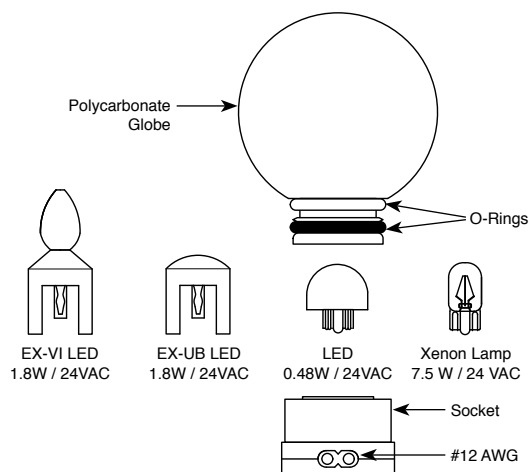
General Description

Tokistar's Exhibitor Series is a low-voltage lighting system using wedge-base light sources enclosed within polycarbonate globes. Light Sources include 1.8 and 0.48 watt solid-state LEDs, and a 7.5 watt Xenon lamp operating at 24 VAC. Each fixture is labeled with wattage and operating voltage.

EXBK - 6 - VI - S14 - C

Cable / Socket Color		Socket Spacing		LED			Globe Style		Globe Color	
Code	Color	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Style	Code	Color
BK	Black	6	6" (150 mm)	UB	2400K White	1.8 W / 24 VAC	G19	G-19	C	Clear
WH	White	12	12" (300 mm)	VI	2400K White	1.8 W / 24 VAC	G14	G-14	F	Frosted
		18	18" (450 mm)	Virtual Incandescent (VI) not for use with Frosted Globes			S14	S-14	G	Green
		24	24" (600 mm)				WW	2500K White	0.48 W / 24 VAC	G-14 & S-14 in clear and frosted only
		Custom spacing is available.		WH	5500K White	0.48 W / 24 VAC	B	Blue		
				BL	Blue	0.48 W / 24 VAC	R	Red		
				GR	Green	0.48 W / 24 VAC	V	Violet		
				OR	Orange	0.48 W / 24 VAC	M	Multi-Color		
				PL	Purple	0.48 W / 24 VAC				
				RD	Red	0.48 W / 24 VAC				
				YG	Yellow-Green	0.48 W / 24 VAC				
(Any Combination of 0.48 Watt Colors is Possible)										
Xenon Lamp										
				124	2500K	7.5 W / 24 VAC				
Xenon lamp not for use with G-14 globes										





⚠ PRECAUTIONS

1. Read all instructions completely before beginning installation.
2. Turn off electricity before beginning installation.
3. All wiring is to be performed by a qualified electrician.
4. Installation must comply with the National Electrical Code, and all applicable codes.
5. Turn main supply to transformer on only after all connections have been made and tested.
6. Use only transformers provided by Tokistar with the system.

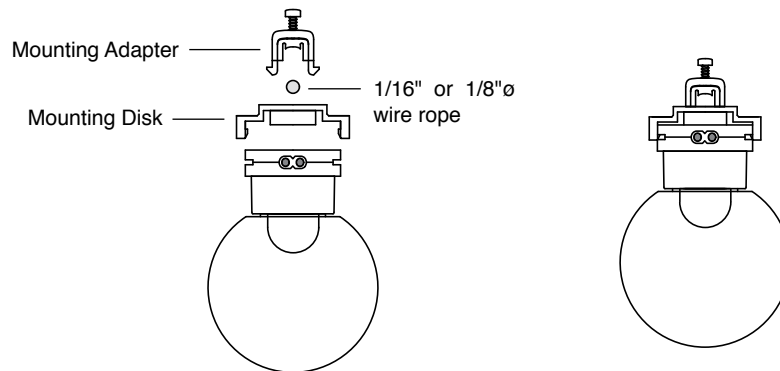
TOKISTAR® LIGHTING

1015 E. Discovery Lane
Anaheim, CA 92801
TEL: 714 772 7005 FAX: 714 772 7014
email: info@tokistar.com Website: tokistar.com

Option 1 - Mounting Fixtures to Wire Rope

Part#: EX-MDA-WH (White) / EX-MDA-BK (Black)

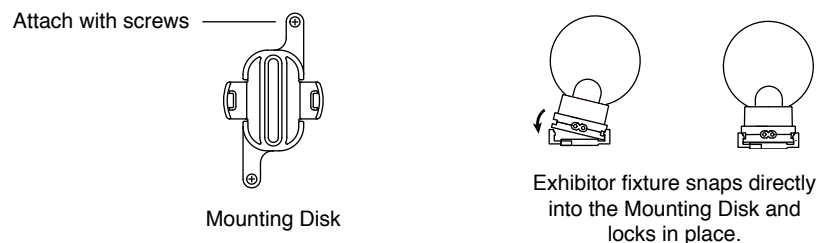
Our wire rope adaptors securely holds each Exhibitor socket in place to 1/16" or 1/8"Ø wire rope.



Option 2 - Surface Mounting with Disks

Part#: EX-MD-WH (White) / EX-MD-BK (Black)

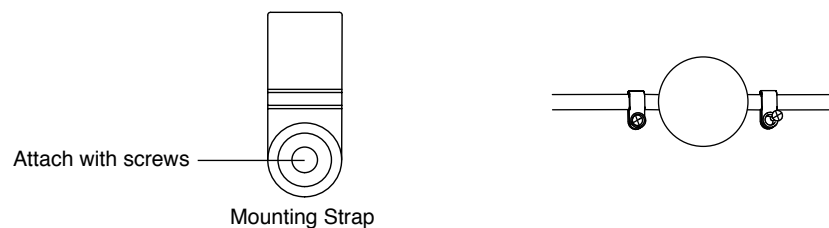
Mounting disks can be screwed in place to a variety of surfaces. Make certain the disks are properly aligned to achieve the desired effect.



Option 3 - Surface Mounting with Straps

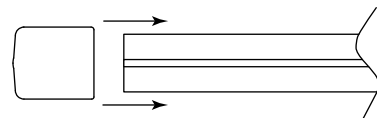
Part#: EX-MS-WH (White) / EX-MS-BK (Black)

Mounting straps can also be used to secure fixtures. Two straps are required per socket.



End Caps - Part#: ECD-WH (White) / ECD-BK (Black)

Exhibitor fixtures are supplied with factory sealed end caps on the end of each run. If it is necessary to trim a fixture, a new end cap must be sealed on the end of the conductor cable with a permanently-bonding adhesive such as silicone.



PRECAUTIONS

Exhibitor sockets are permanently affixed to the cable. Do Not Modify Socket Spacing. At no time should the system be operated without the globes in place.

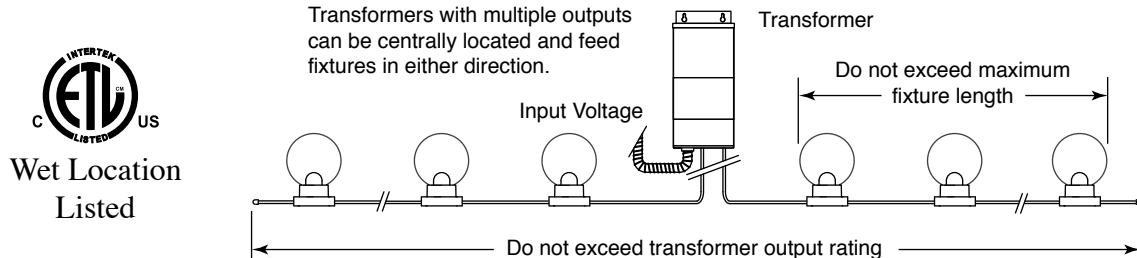
Exhibitor Instructions

Page 3

Transformer Instructions

Transformer Location

The maximum recommended distance between the fixture and the transformer varies, based upon the load of each fixture and the size of secondary wire feeding the fixture. It is impossible to give a definitive distance without considering all the variables. Electrical engineers and contractors can calculate these distances. Should you need guidance, consult the factory.



Secondary Circuit Limitation

To minimize voltage drop and keep conductors safely within their limitations, do not exceed the maximum lengths shown for each independent fixture. Conforming to these lengths will ensure no fixture exceeds 20 Amps (480 watts @ 24 volts).

Socket Spacing	Maximum Run Lengths		
	LEDs	UB & VI LEDs	Xenon Lamp
	0.48 Watt / 24VAC	1.8 Watt / 24VAC	7.5 Watt / 24VAC
6" (150 mm)	250' (76 M)	125' (38 M)	32' (10 M)
12" (300 mm)	350' (106 M)	200' (60 M)	56' (17 M)
18" (450 mm)	420' (128 M)	225' (68 M)	72' (22 M)
24" (600 mm)	500' (152 M)	250' (76 M)	80' (24 M)

Secondary Circuit Protection

Transformers are provided with circuit breakers to protect secondary circuits. The maximum size circuit breaker on a transformer is 25 amps, but the circuit wired to the breaker **MUST NOT EXCEED 20 AMPS**.

There are several transformer sizes available, and different size breakers installed in them. For applications with multiple output transformers the total load should not exceed the breakers rating, and the total combined load of all outputs should not exceed the transformers rating.

PRECAUTIONS

Transformers should be installed in an accessible location. Magnetic transformers generate heat and must be installed in locations where there is free-air circulation.

For additional information, please refer to the instruction manual provided with your transformer.

TOKISTAR® LIGHTING

1015 E. Discovery Lane
 Anaheim, CA 92801
 TEL: 714 772 7005 FAX: 714 772 7014
 email: info@tokistar.com Website: tokistar.com



TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: October 5, 2017
SUBJECT: Crossroads Presbyterian Church. The applicant is seeking certified survey map approval for 2 lots to be created for the properties located at 6031 and 6125 W. Chapel Hill.

Applicant:	Crossroads Presbyterian Church
Status of Applicant:	Agent
Requested:	Final Land Division Approval
Existing Use:	Institutional Residential
Existing Zoning:	IPS (Institutional and Public Service)
Lot size:	12.2 Acres
Location:	6031 W. Chapel Hill Road and 6125 W. Chapel Hill Road
Tax Keys:	#14-052-01-010.01
District:	#1

Background: The applicant is requesting approval for a land division of properties located at 6031 W Chapel Hill Road and 6125 W Chapel Hill Road. The proposed CSM redivides two existing parcels; Lot 1 is 1.00 acre and contains single-family residential and Lot 2 is 13.172 acres and contains Crossroads Presbyterian Church. Crossroads Presbyterian Church is the owner of both properties. Currently, a portion of the driveway and parking area for the church is located on the parcel with a single-family dwelling. The proposed lot configuration divides the lots in a way which the church driveway and parking area will all be located on the property with the church. The driveway for the house will be included on Lot 1. Pending the approval of the CSM, the applicant intends to rezone the single-family lot to R-3 suburban residential district and sell the single-family residential property.

Zoning District Standards and Site Conditions:

The proposed certified survey map is consistent with the current zoning designation of IPS, requiring a one (1) acre minimum lot size and 150 minimum average lot width and depth. The IPS District requires a 20 foot offset for driveway and parking areas. The applicant has indicated that site improvements will be made to meet this offset requirement.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments: The following technical corrections will be included in the final format of the CSM:

- The final document shall be stamped and signed by a registered surveyor.

Staff Recommendation:

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

1. Common Council action on the CSM.
2. The applicant shall make any technical corrections to the final 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. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2000 dwg or dxf in Wisconsin State Plane Coordinate system, South Zone (NAD 27).
7. The applicant shall modify the existing parking lot and driveway to meet IPS District standards prior to recording the CSM.
8. The final document shall be stamped and signed by a registered surveyor.

Attachments:

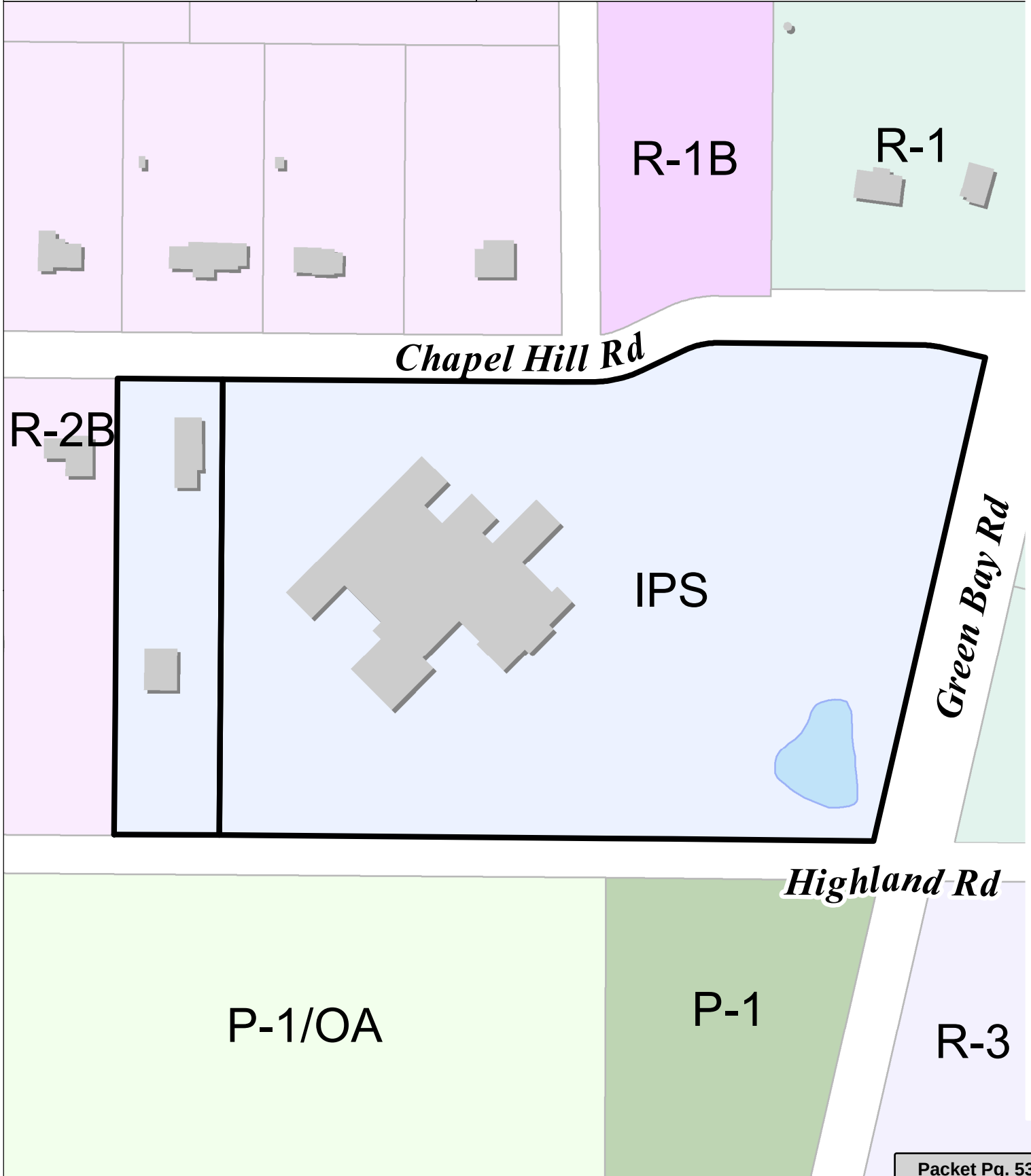
Packet (PDF)

ITEM 3 Crossroads Presbyterian 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.)
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R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

3.a.a



Attachment: Packet (2750 : Crossroads Presbyterian Church)

Existing Parcel Lines

3.a.a



Attachment: Packet (2750 : Crossroads Presbyterian Church)



Ozaukee County GIS

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



SCALE: 1 = 50'



Ozaukee County

121 W Main St

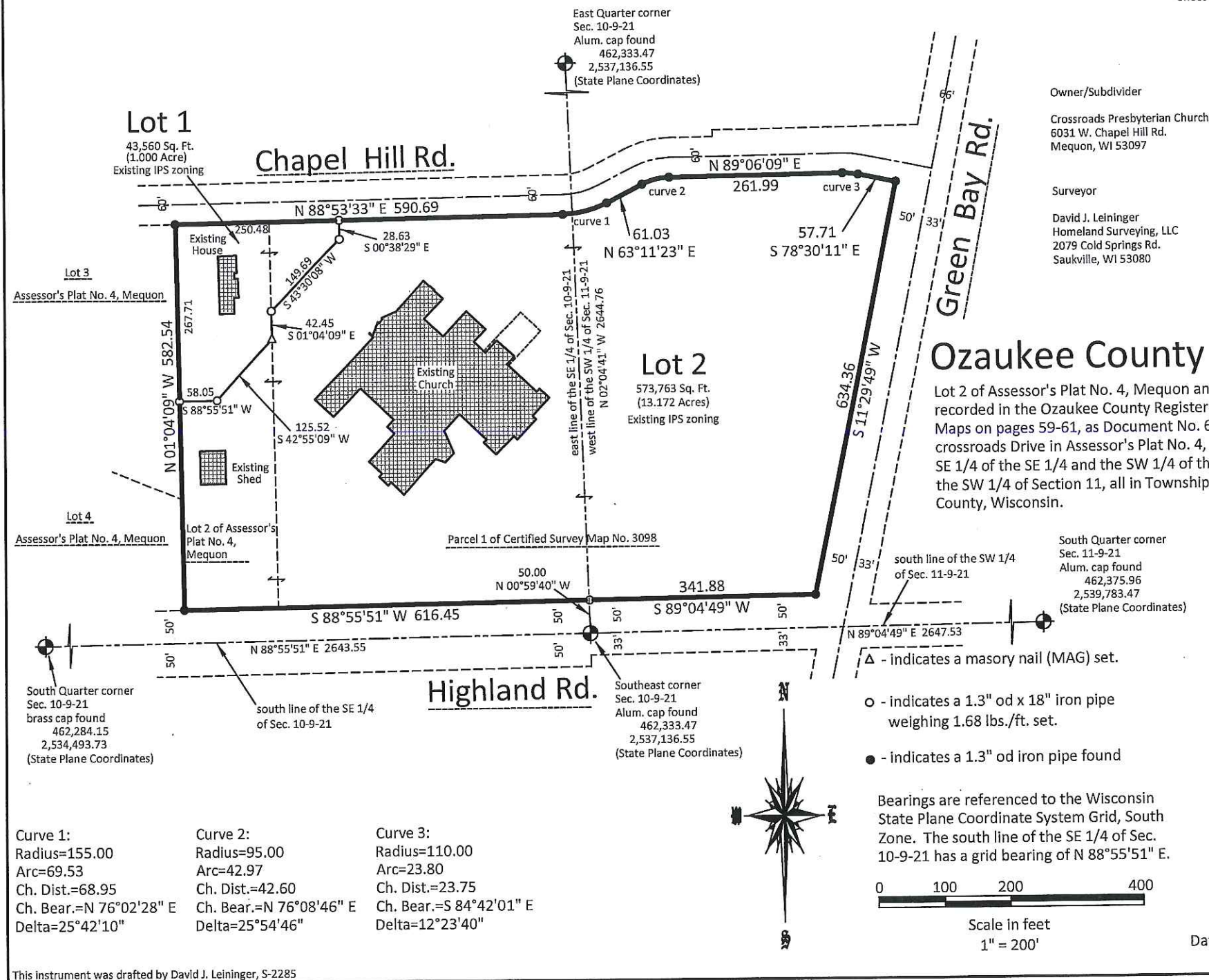
P.O. Box 994

Port Washington WI 53074

262-284-9411

Print Date: 7/25/2017

Sheet 1 of 3



Ozaukee County Certified Survey Map

Lot 2 of Assessor's Plat No. 4, Mequon and Parcel 1 of Certified Survey Map No. 3098 as recorded in the Ozaukee County Register of Deeds Office in Volume 22 of Certified Survey Maps on pages 59-61, as Document No. 616329, being a division of Lot 1 and vacated crossroads Drive in Assessor's Plat No. 4, Mequon, being a plat of parcels of land lying in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 10, and of lands in the SW 1/4 of the SW 1/4 of Section 11, all in Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Owner's Certificate:

As Administrator of Crossroads Presbyterian Church, I hereby certify that I caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

City of Mequon

Mary Schigoda - Administrator

STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s.

Personally came before me this _____ day of _____, 2017, the above named Administrator of Crossroads Presbyterian Church is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public, _____, Wisconsin.

My commission expires _____

City of Mequon Plan Commission Approval:

This land division is hereby approved by the City of Mequon Plan Commission as being in conformance with the City of Mequon Subdivision Ordinance

this _____ day of _____, 2017.

Dan Abendroth - Mayor

- Secretary

David J. Leininger, S-2285

Dated this _____ day of _____, 2017.

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Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Crossroads Presbyterian Church, that I have surveyed, divided, and mapped the land shown and described hereon, being Lot 2 of Assessor's Plat No. 4, Mequon and Parcel 1 of Certified Survey Map No. 3098 as recorded in the Ozaukee County Register of Deeds Office in Volume 22 of Certified Survey Maps on pages 59-61, as Document No. 616329, being a division of Lot 1 and vacated crossroads Drive in Assessor's Plat No. 4, Mequon, being a plat of parcels of land lying in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 10, and of lands in the SW 1/4 of the SW 1/4 of Section 11, all in Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the south quarter corner of said Section 10; thence N 88°55'51" E, along the south line of said SE 1/4 of Section 10, 2643.55 feet to the southeast corner of said Section 10; thence N 00°59'40" W, 50.00 feet to a point in the south line of said Parcel 1, being the point of beginning of lands herein described; thence S 88°55'51" W, along the north right of way line of Highland Road, 616.45 feet to the southwest corner of said Lot 2 of Assessor's Plat No. 4, Mequon; thence N 01°04'09" W, along the east line of said Lot 2, 582.54 feet to a point in the south right of way line of Chapel Hill Road; thence N 88°53'33" E, along said south right of way line, 590.69 feet; thence northeasterly, continuing along said south right of way line, along the arc of a curve to the left 69.53 feet, chord N 76°02'28" E 68.95 feet, curve radius 155.00 feet, delta 25°42'10"; thence N 63°11'23" E, continuing along said south right of way line, 61.03 feet; thence easterly, continuing along said south right of way line, along the arc of a curve to the right 42.96 feet, chord N 76°08'46" E 42.60 feet, curve radius 95.00 feet, delta 25°54'46"; thence N 89°06'09" E, continuing along said south right of way line, 261.99 feet; thence southeasterly, continuing along said south right of way line 23.80 feet, chord S 84°42'01" E 23.75 feet, curve radius 110.00 feet, delta 12°23'40"; thence S 78°30'11" E, continuing along said south right of way line, 57.71 feet to the intersection with the west right of way line of Green Bay Road; thence S 11°29'49" W, along said said west right of way line of Green Bay Road, 634.36 feet to the intersection with said north right of way line of Highland Road; thence S 89°04'49" W, along said north right of way line of Highland Road, 341.88 feet to the point of beginning.

Containing 617,323 square feet (14.172 acres) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the City of Mequon Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this _____ day of _____, 2017.

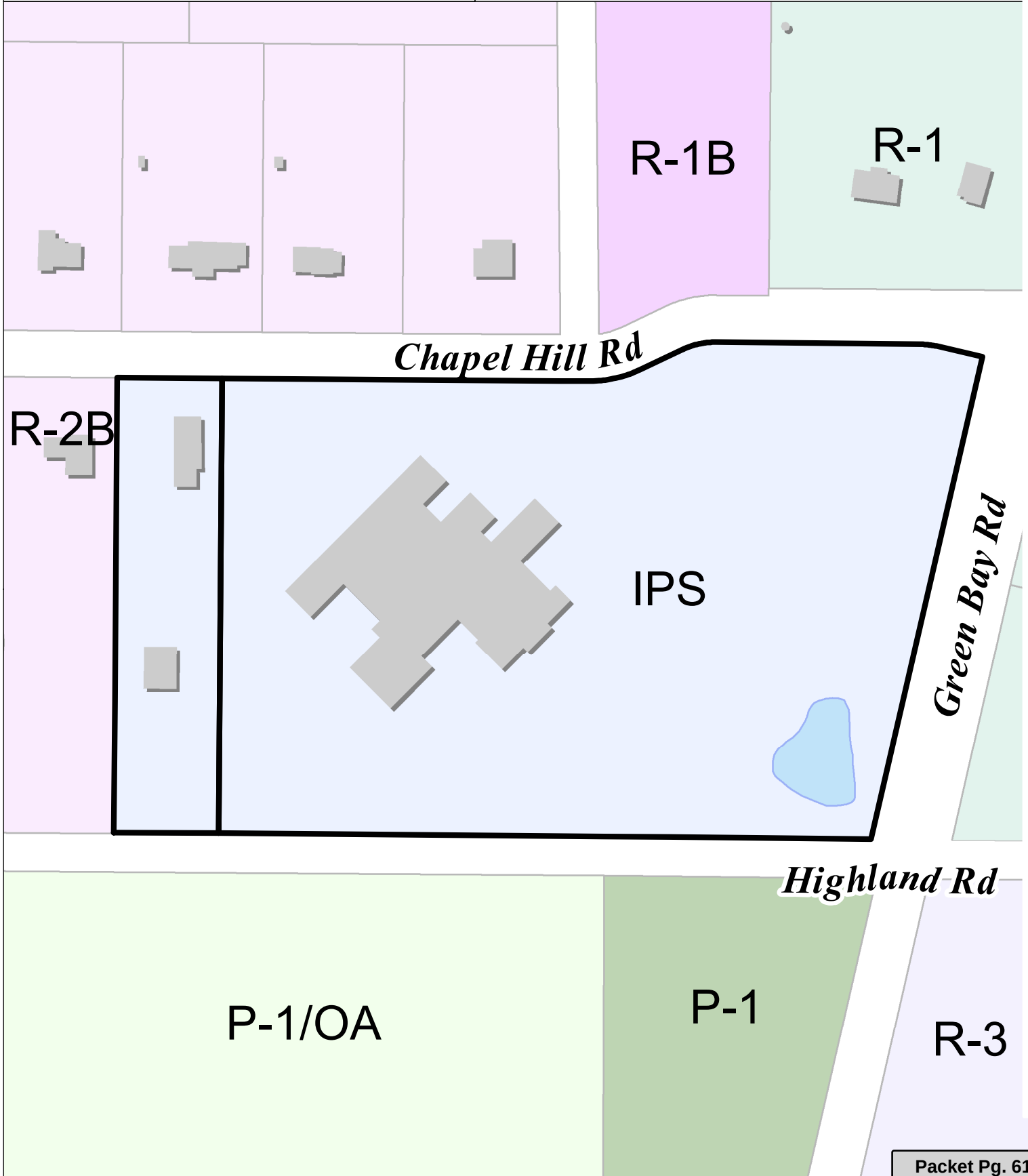
David J. Leininger, S-2285

ITEM 3 Crossroads Presbyterian 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.)
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R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

4.a.a



Attachment: Packet (2748 : Alex Leykin)

Existing Parcel Lines

4.a.a



Attachment: Packet (2748 : Alex Leykin)



Ozaukee County GIS

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



SCALE: 1 = 50'

**Ozaukee County**

121 W Main St

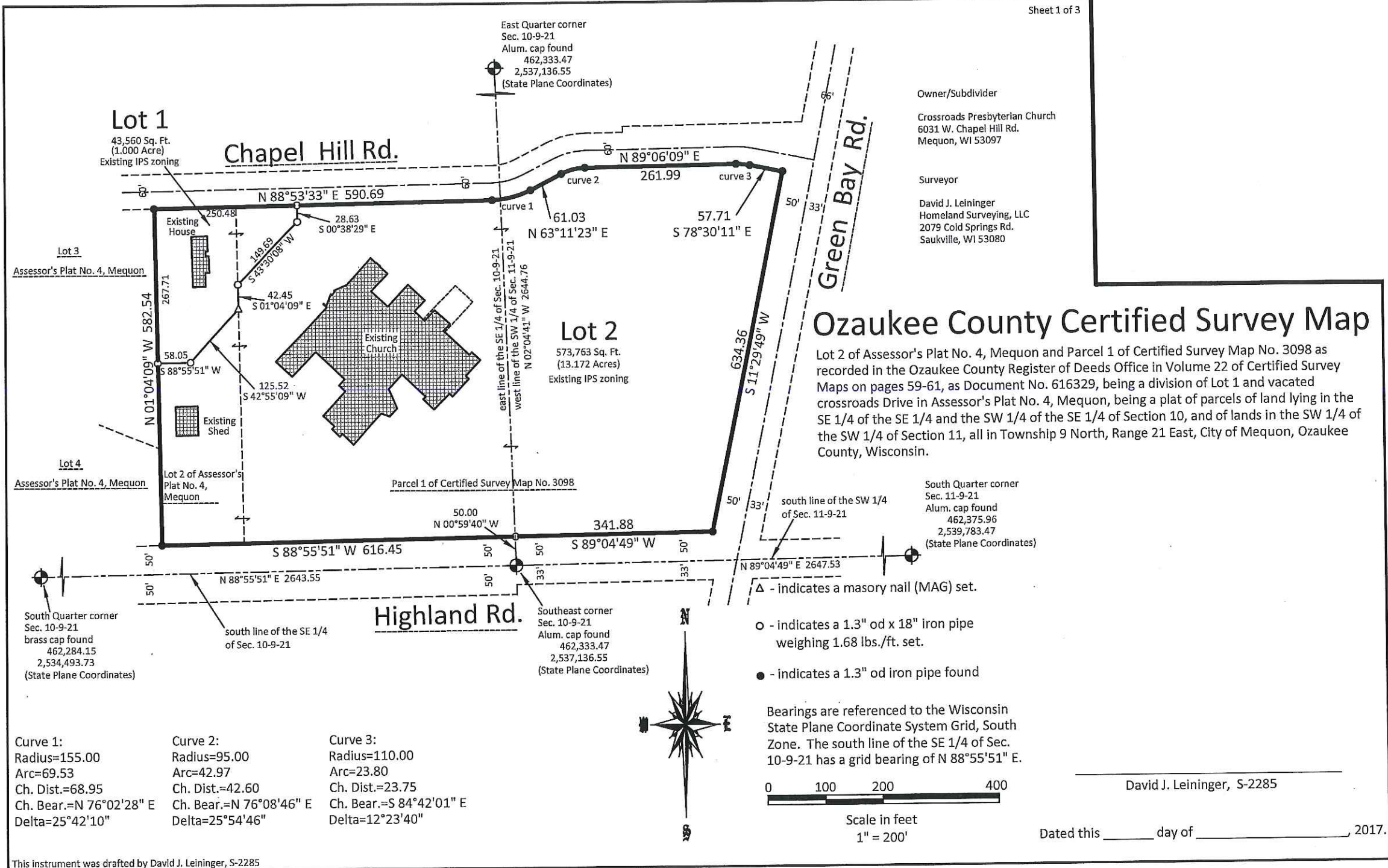
P.O. Box 994

Port Washington WI 53074

262-284-9411

Print Date: 7/25/2017

Sheet 1 of 3



Sheet 1 of 3

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City of Mequon

Mary Schigoda - Administrator

STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s.

Personally came before me this _____ day of _____, 2017, the above named Administrator of Crossroads Presbyterian Church is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public, _____, Wisconsin.

My commission expires _____

City of Mequon Plan Commission Approval:

This land division is hereby approved by the City of Mequon Plan Commission as being in conformance with the City of Mequon Subdivision Ordinance

this _____ day of _____, 2017.

Dan Abendroth - Mayor

- Secretary

David J. Leininger, S-2285

Dated this _____ day of _____, 2017.

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Containing 617,323 square feet (14.172 acres) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the City of Mequon Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this _____ day of _____, 2017.

David J. Leininger, S-2285



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: October 5, 2017
SUBJECT: Alex Leykin. The applicant is seeking rezoning recommendation and certified survey map approval of 3 lots for the properties located at 14097, 14115, 14137 and 14207 N. Birchwood Lane.

Applicant:	Alex Leykin
Status of Applicant:	Property Owner
Requested:	Rezoning Recommendation Certified Survey map
Existing Zoning:	R-1 (Rural Residential) C-2 (General Conservancy) PUD (Planned Unit Development)
Proposed Zoning:	R-1 (Rural Residential) C-2 (General Conservancy)
Land Use Plan:	Rural Residential
Lot size:	20 Acres
Location:	14097, 14155, 14137, 14207 N. Birchwood Lane
Tax Keys:	#15-005-04-009.00, #15-005-04-010.00, #15-005-04-011.00 #15-005-04-012.00, #15-005-03-008.00
District:	#5

Background: The applicant is requesting Planning Commission approval for a rezoning recommendation from R-1 (Residential 5 acre) with a PUD (Planned Unit Development) to R-1 for the parcels located at 14097, 14155, 14137, 14207 N Birchwood Lane. The rezoning (see Ord. 2010-1310) was approved in 2010, and allowed the owner the flexibility to create smaller lots which would mitigate the impacts of development on the existing wetland complex. The approved CSM shows 4 lots ranging from 2.5 to 3.1 acres in size and a nine acre outlot (see attached). The outlot is protected from development by a deed restriction (see attached) and each lot owner has a 25 percent interest in the property. The proposed rezoning would remove the PUD and the conditions associated with it. The rezoning recommendation was tabled at the August 7, 2017 meeting. In addition to the rezoning recommendation, the applicant is requesting certified survey map approval for a three lot land division.

Rezoning:

The applicant states that the desire to eliminate the PUD overlay is based on his preference to have larger size lots. He has also expressed concerns over the constraints on Lot 4 making the parcel difficult to develop. During the previous rezoning process, there were concerns from neighbors, as well as the Commission, regarding the impact of development on the wetlands. The approved Ordinance provided the owner with the ability to develop the parcel in accordance with zoning while protecting and preserving the existing environmental features on the site. Staff believes removing the PUD overlay and allowing larger lots that could be developed closer to the

wetlands would be a step in the wrong direction. While the new three lot layout is an improvement, the proposed dwellings will potentially be closer to the wetlands than under the current PUD. Also, staff has found that wetland protection and preservation is more successful when wetlands are located within an outlot versus on private property. Accordingly, staff is not supportive of the rezoning request.

Certified Survey Map:

The proposed Certified Survey Map shows three lots each over six acres in size. The proposed layout conforms to all of the R-1 district requirements. While the proposed layout may be preferable to the stacked four lot approach, the issue of each lot containing wetlands remains. It is also important to note, that if the rezoning is approved, then the applicant is not obligated to maintain the three lot configuration in the future. The opportunity remains to increase the number of lots to four and revert to the original concept layout.

The proposed CSM includes a wetland delineation that was completed over five years ago and is now expired. The updated delineation shall be required prior to recording the CSM if the Commission recommends approval.

Staff Recommendation:

Planning staff recommends **denial** of the rezoning recommendation and the Certified Survey Map.

If the Planning Commission is supportive of the layout shown on the proposed CSM, staff would recommend as an alternative, the PUD be amended to allow for the three lots as shown on the proposed CSM and include the following conditions:

1. Common Council action on the rezoning.
2. An updated wetland delineation is completed and approved by the Department of Natural Resources shall be completed prior to Common Council action on the rezoning.
3. The PUD amendment would go into effect at the time the CSM is recorded at the Register of Deeds.

Attachments:

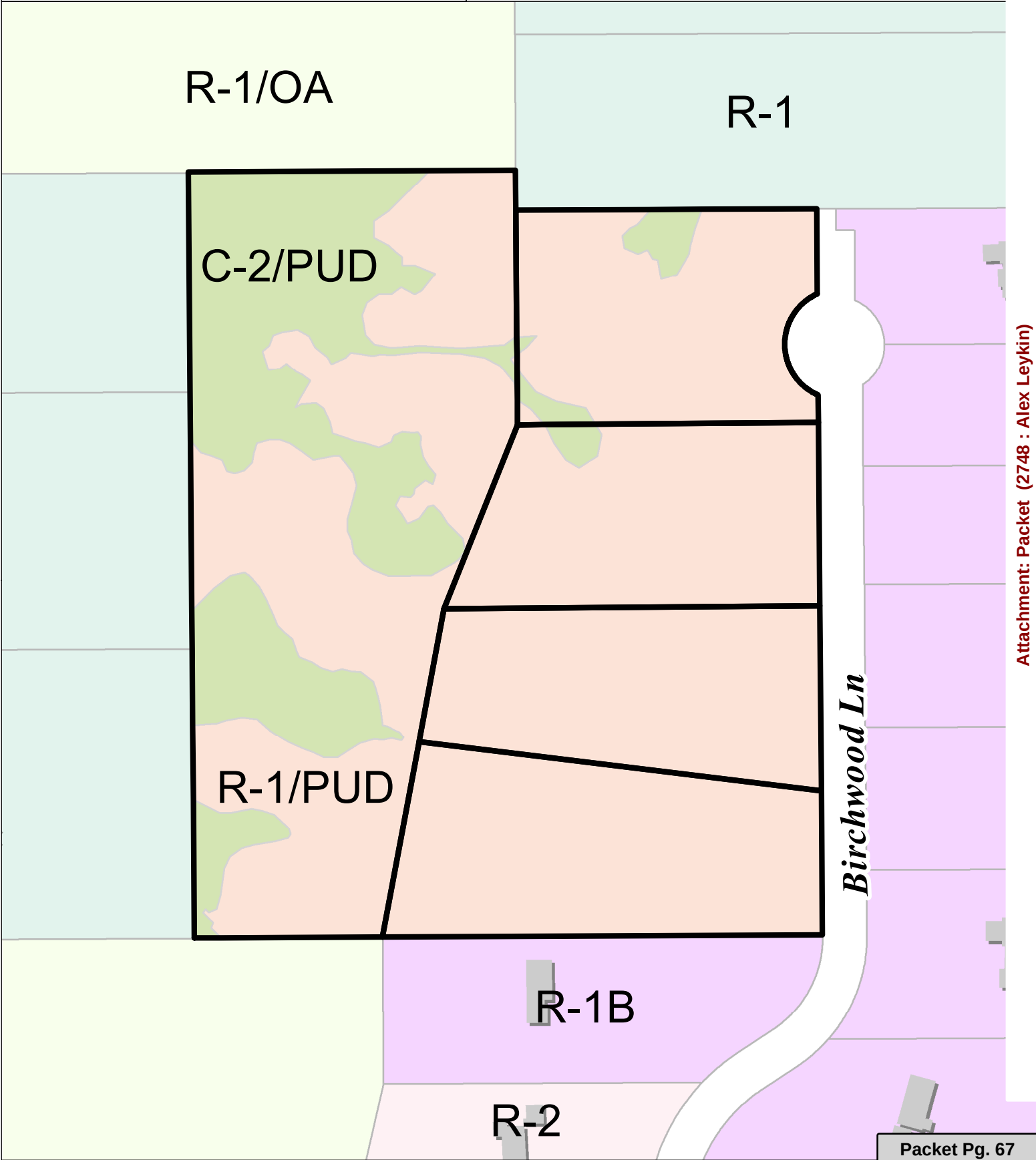
Packet (PDF)

Packet (PDF)

Report Accela (DOC)

ITEM 4
Alex Leykin Rezoning

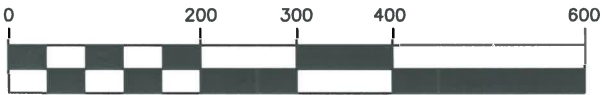
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
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CGO	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 (2748 : Alex Leykin)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3778 AND LOTS 1 THROUGH 4 OF CERTIFIED SURVEY MAP NO. 3779, BEING A PART OF NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

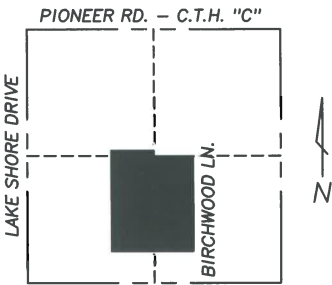


SCALE 1" = 200'



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

OWNER:
ALEX LEYKIN
W188 S7820 RACINE AVE.
MUSKEGO, WI 53150



LOCATION MAP

NE. 1/4 SEC. 5-9-22
(SCALE 1"=2000')

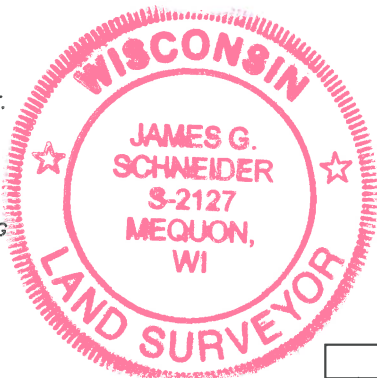
NW. CORNER OF
THE NE. 1/4 OF
SECTION 5-9-22
ALUMINUM MONUMENT

NOTE:
1. SEE SHEETS 2 AND 3
FOR WETLAND EXHIBIT.

LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES 1.3" STEEL PIPE (FOUND)
- - DENOTES 5/8" REBAR (FOUND)
- △ - DENOTES SOIL TEST LOCATION

ALL BEARINGS REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE
(WEST LINE OF THE NE. 1/4 OF SECTION
5-9-22 WHICH BEARS S1°57'32"E)



CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
1	173.89'	75.00'	137.48'	N1°57'32"W	132°50'37"

Attachment: Packet (2748 : Alex Leykin)

(LAKE SHORE DRIVE)
WEST LINE OF THE NE. 1/4 OF SECTION 5-9-22

S1°57'32"E 1265.70'
(ALSO REC. AS S0°10'50"E)

(ALSO REC. AS EAST)
N88°13'18"E 874.40'

PARCEL 1
C.S.M. NO. 3033

PARCEL 2
C.S.M. NO. 3033

PARCEL 3
C.S.M. NO. 3033

PARCEL 2 C.S.M. NO. 1018

LOT 2 C.S.M. NO. 3031

(ALSO REC. AS S0°10'50"E)
S1°57'32"E 54.30'

(ALSO REC. AS EAST)
N88°13'18"E 410.00'

50' WIDE TREE
PRESERVATION
EASEMENT

(ALSO REC. AS S0°10'50"E)
S1°57'32"E 116.36'

(ALSO REC. AS EAST)
N88°13'18"E 445.60'

LOT 3

302,084± SQ. FT.
6.935± ACRES

LOT 2

282,346± SQ. FT.
6.482± ACRES

LOT 1

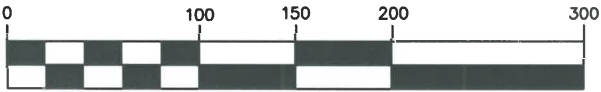
282,351± SQ. FT.
6.482± ACRES

S88°13'18"W 855.60'
(ALSO REC. AS WEST)

UNPLATTED LANDS

CERTIFIED SURVEY MAP NO. _____

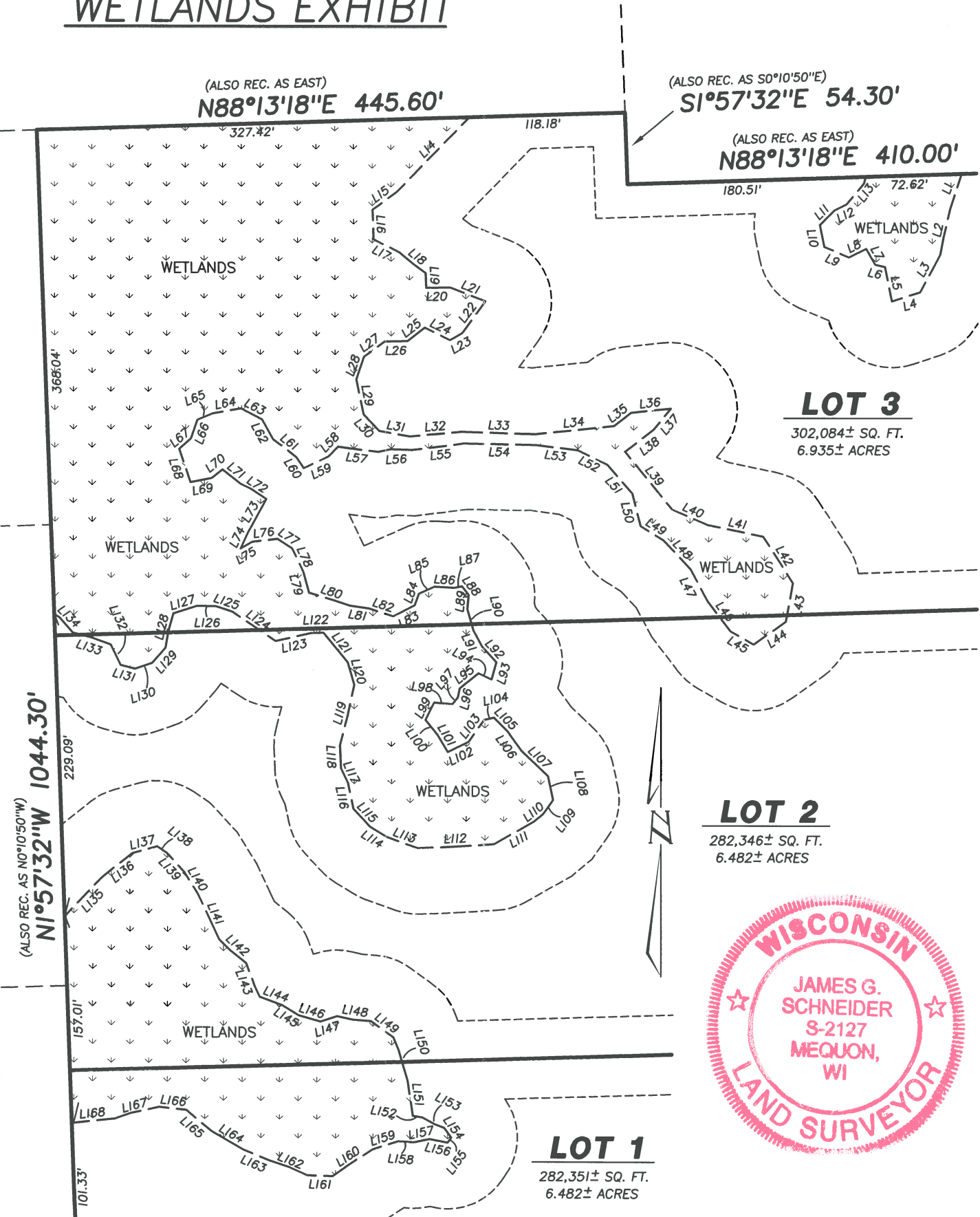
A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3778 AND LOTS 1 THROUGH 4 OF CERTIFIED SURVEY MAP NO. 3779, BEING A PART OF NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



SCALE 1" = 100'

WETLANDS EXHIBIT

NOTE:
1. SEE SHEET 4 OF 6 FOR LINE TABLE.

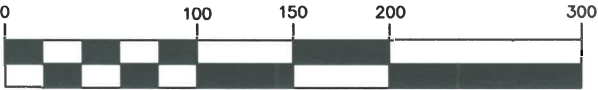


Attachment: Packet (2748 : Alex Leykin)



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3778 AND LOTS 1 THROUGH 4 OF CERTIFIED SURVEY MAP NO. 3779, BEING A PART OF NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



SCALE 1" = 100'

WETLANDS EXHIBIT

NOTE:
1. SEE SHEET 4 OF 6 FOR LINE TABLE.

LOT 3
302,084± SQ. FT.
6.935± ACRES

LOT 2
282,346± SQ. FT.
6.482± ACRES

LOT 1
282,351± SQ. FT.
6.482± ACRES



1044.30'
N1°57'32"W
(ALSO REC. AS N0°10'50"W)

855.60'
S88°13'18"W
(ALSO REC. AS WEST)

Attachment: Packet (2748 : Alex Leykin)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3778 AND LOTS 1 THROUGH 4 OF CERTIFIED SURVEY MAP NO. 3779, BEING A PART OF NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

WETLANDS LINE TABLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.82	S18°14'07"W
L2	35.17	S12°12'57"W
L3	32.96	S28°21'46"W
L4	22.25	S71°54'08"W
L5	26.52	N11°03'39"W
L6	7.71	N76°52'20"W
L7	14.06	N29°06'05"W
L8	14.69	S63°08'34"W
L9	20.16	N66°51'49"W
L10	17.09	N11°10'54"W
L11	15.42	N44°15'45"E
L12	10.38	N63°33'31"E
L13	25.38	S35°24'57"W
L14	78.65	S44°10'24"W
L15	22.86	S53°37'37"W
L16	22.70	S01°27'10"E
L17	22.12	S63°19'22"E
L18	25.21	S51°31'54"E
L19	11.16	S02°03'20"E
L20	18.15	N89°30'13"E
L21	28.55	S68°41'47"E
L22	29.88	S36°03'00"W
L23	10.73	S60°21'42"W
L24	21.22	N63°38'06"W
L25	16.73	S52°06'58"W
L26	17.30	S88°51'52"W
L27	19.28	S53°32'28"W
L28	18.25	S18°54'29"W
L29	27.07	S11°40'15"E
L30	17.03	S43°30'25"E
L31	23.65	S80°08'02"E
L32	39.51	N84°50'18"E
L33	55.82	S88°18'29"E
L34	59.70	N84°01'40"E
L35	16.30	N51°57'27"E
L36	30.52	N84°00'19"E
L37	20.65	S39°31'27"W
L38	27.12	S52°25'04"W
L39	56.68	S38°53'42"E
L40	29.89	S66°51'28"E
L41	42.38	S78°12'52"E
L42	41.92	S32°27'55"E
L43	29.60	S10°27'55"W
L44	30.05	S54°36'37"W
L45	20.24	N60°13'34"W
L46	28.61	N37°21'03"W
L47	27.36	N27°46'53"W
L48	30.04	N42°56'58"W
L49	20.42	N58°13'25"W
L50	25.45	N14°15'03"W
L51	29.08	N40°27'39"W
L52	24.59	N64°08'23"W
L53	32.57	N82°46'02"W
L54	54.45	N89°03'30"W
L55	39.46	S82°42'47"W
L56	25.65	S86°42'10"W
L57	30.81	S82°53'32"E
L58	9.90	S43°32'57"W
L59	21.17	S64°22'58"W
L60	10.31	N33°16'54"W
L61	21.92	N52°37'37"W
L62	17.14	N29°02'13"W
L63	17.80	N62°54'07"W
L64	22.14	S80°07'24"W
L65	12.25	S67°25'08"W
L66	14.81	S18°53'53"W
L67	12.00	S48°57'06"W
L68	26.98	S18°41'44"E

LINE TABLE		
LINE	LENGTH	BEARING
L69	16.08	N78°55'56"E
L70	10.66	N51°00'17"E
L71	17.47	S51°57'28"E
L72	22.71	N59°03'52"W
L73	29.01	S28°42'05"W
L74	13.46	S24°43'19"W
L75	9.81	N59°31'20"E
L76	19.75	N83°06'25"E
L77	12.92	S57°18'39"E
L78	20.60	S25°17'42"E
L79	15.87	S15°16'58"E
L80	32.00	S72°27'30"E
L81	14.91	S81°39'33"E
L82	19.17	S72°15'09"E
L83	18.43	N62°45'49"E
L84	9.43	N19°26'51"E
L85	12.69	N65°59'07"E
L86	15.20	S86°35'45"E
L87	6.16	N78°58'19"E
L88	8.18	S37°33'31"E
L89	10.69	S05°16'08"W
L90	17.10	S15°44'00"E
L91	13.39	S27°45'22"E
L92	16.49	S42°23'46"E
L93	13.56	S16°13'26"W
L94	11.03	N64°35'36"W
L95	18.08	S51°23'51"W
L96	6.98	S11°16'00"W
L97	6.86	S38°07'59"W
L98	14.05	N85°01'00"W
L99	14.55	S26°08'34"W
L100	14.80	S38°56'33"E
L101	14.66	S31°00'07"E
L102	17.51	N63°59'08"E
L103	20.43	N35°25'03"E
L104	7.67	N78°24'21"E
L105	13.99	S45°14'35"E
L106	18.46	S35°38'32"E
L107	27.66	S46°50'02"E
L108	18.40	S12°21'11"E
L109	13.25	S35°22'21"W
L110	9.04	S50°05'54"W
L111	35.00	S60°23'48"W
L112	57.60	S86°47'28"W
L113	24.91	N70°18'21"W
L114	15.02	N58°20'24"W
L115	18.37	N42°56'09"W
L116	19.57	N11°51'14"W
L117	12.80	N25°07'28"W
L118	17.48	N02°14'03"W
L119	46.74	N13°30'04"E
L120	17.57	N16°15'19"W
L121	29.31	N39°11'01"W
L122	9.29	S87°44'26"W
L123	27.61	S77°06'23"W
L124	39.32	N55°48'57"W
L125	13.44	N71°21'47"W
L126	14.43	N89°50'38"W
L127	18.39	S72°18'33"W
L128	26.94	S13°10'01"W
L129	15.46	S41°13'08"W
L130	13.72	S70°46'18"W
L131	11.26	N75°06'56"W
L132	17.10	N25°33'58"W
L133	30.16	N72°29'38"W
L134	19.76	N45°05'01"W
L135	40.84	N43°24'13"E
L136	29.39	N51°19'45"E

LINE TABLE		
LINE	LENGTH	BEARING
L137	19.70	N74°36'59"E
L138	8.72	S56°03'19"E
L139	19.82	S42°27'11"E
L140	19.55	S31°47'40"E
L141	37.61	S24°53'59"E
L142	27.53	S48°30'43"E
L143	27.30	S21°48'02"E
L144	18.53	S70°02'37"E
L145	14.42	S58°58'43"E
L146	16.98	S73°36'06"E
L147	13.14	N71°09'57"E
L148	26.22	S81°48'26"E
L149	20.90	S54°18'11"E
L150	34.06	S18°11'03"E
L151	27.22	S08°33'45"E
L152	7.21	S80°29'19"E
L153	18.30	S64°50'47"E
L154	8.90	S36°48'41"E
L155	5.09	S35°11'10"W
L156	13.84	N78°24'22"W
L157	12.14	S77°51'02"W
L158	12.01	N86°25'53"W
L159	20.75	S72°09'53"W
L160	36.07	S55°40'17"W
L161	19.00	N88°45'28"W
L162	31.84	N68°51'41"W
L163	19.70	N67°18'29"W
L164	28.74	S60°06'27"E
L165	24.67	N50°13'56"W
L166	20.73	N84°06'38"W
L167	34.93	S75°00'36"W
L168	32.48	S83°40'45"W
L169	40.31	S65°29'36"E
L170	16.37	N88°13'43"E
L171	27.41	N76°29'38"E
L172	14.85	S79°07'28"E
L173	16.33	S73°40'50"E
L174	27.30	S48°44'01"E
L175	9.02	S20°07'15"E
L176	6.51	S36°02'06"W
L177	17.63	S72°18'01"W
L178	28.47	S79°03'54"W
L179	18.34	S75°02'06"W
L180	19.72	S52°36'12"W
L181	17.99	S24°55'45"W
L182	36.86	S06°07'15"W
L183	19.33	S14°28'21"W
L184	11.33	S64°45'20"W
L185	6.31	N49°56'39"W
L186	6.11	S33°27'10"W
L187	19.39	S47°47'08"E
L188	7.72	S21°08'05"W
L189	19.58	S46°42'54"E



Attachment: Packet (2748 : Alex Leykin)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3778 AND LOTS 1 THROUGH 4 OF CERTIFIED SURVEY MAP NO. 3779, BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 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:

A redivision of Outlot 1 of Certified Survey Map No. 3778 and Lots 1 through 4 of Certified Survey Map No. 3779, being a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 5, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 5; thence S1°57'32"E (also rec. as S0°10'50"E) along the West line of said 1/4 Section, 1265.70 feet to a point in the Westerly extension of the North line of Parcel 1 of Certified Survey Map No. 3033; thence N88°13'18"E (also rec. as East) along the North line of said Parcel 1, 874.40 feet to the Northwest corner of Outlot 1 of Certified Survey Map No. 3778 and the point of beginning of lands to be described; thence continuing N88°13'18"E (also rec. as East) along the North line of said Outlot 1, 445.60 feet to a point in the West line of Lot 2 of Certified Survey Map No. 3031; thence S1°57'32"E (also rec. as S0°10'50"E) along the West line of said Lot 2, 54.30 feet to the Southwest corner of said Lot 2; thence N88°13'18"E (also rec. as East) along the South line of said Lot 2, 410.00 feet to a point in the West right of way line of Birchwood Lane; thence S1°57'32"E (also rec. as S0°10'50"E) along the West right of way line of Birchwood Lane, 116.36 feet; thence Southeasterly along said West right-of-way line, being the arc of a curve to the left (having a radius of 75.00 feet, whose chord bears S1°57'32"E, 137.48 feet) 173.89 feet to a point; thence S1°57'32"E (also rec. as S0°10'50"E) along the West right of way line, 736.16 feet to the Southeast corner of said Lot 1 of Certified Survey Map No. 3779; thence S88°13'18"W (also rec. as West) along the South line of said Lot 1 and the South line of Outlot 1 of Certified Survey Map No. 3778, 855.60 feet to the Southwest corner of said Outlot 1, said point also being the Southeast corner of Parcel 3 of Certified Survey Map No. 3033; thence N1°57'32"W (also rec. as N0°10'50"W) along the West line of said Outlot 1 and the East line of Parcels 1, 2 and 3 of Certified Survey Map No. 3033, 1044.30 feet to the point of beginning.

Said lands containing 19.899 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Alex Leykin and Zhana Leykin 2016 Revocable 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



This instrument was drafted by James G. Schneider

Attachment: Packet (2748 : Alex Leykin)



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: October 5, 2017
SUBJECT: Alex Leykin. The applicant is seeking rezoning recommendation and certified survey map approval of 3 lots for the properties located at 14097, 14115, 14137 and 14207 N. Birchwood Lane.

Applicant:	Alex Leykin
Status of Applicant:	Property Owner
Requested:	Rezoning Recommendation Certified Survey map
Existing Zoning:	R-1 (Rural Residential) C-2 (General Conservancy) PUD (Planned Unit Development)
Proposed Zoning:	R-1 (Rural Residential) C-2 (General Conservancy)
Land Use Plan:	Rural Residential
Lot size:	20 Acres
Location:	14097, 14155, 14137, 14207 N. Birchwood Lane
Tax Keys:	#15-005-04-009.00, #15-005-04-010.00, #15-005-04-011.00 #15-005-04-012.00, #15-005-03-008.00
District:	#5

Background: The applicant is requesting Planning Commission approval for a rezoning recommendation from R-1 (Residential 5 acre) with a PUD (Planned Unit Development) to R-1 for the parcels located at 14097, 14155, 14137, 14207 N Birchwood Lane. The rezoning (see Ord. 2010-1310) was approved in 2010, and allowed the owner the flexibility to create smaller lots which would mitigate the impacts of development on the existing wetland complex. The approved CSM shows 4 lots ranging from 2.5 to 3.1 acres in size and a nine acre outlot (see attached). The outlot is protected from development by a deed restriction (see attached) and each lot owner has a 25 percent interest in the property. The proposed rezoning would remove the PUD and the conditions associated with it. The rezoning recommendation was tabled at the August 7, 2017 meeting. In addition to the rezoning recommendation, the applicant is requesting certified survey map approval for a three lot land division.

Rezoning:

The applicant states that the desire to eliminate the PUD overlay is based on his preference to have larger size lots. He has also expressed concerns over the constraints on Lot 4 making the parcel difficult to develop. During the previous rezoning process, there were concerns from neighbors, as well as the Commission, regarding the impact of development on the wetlands. The approved Ordinance provided the owner with the ability to develop the parcel in accordance with zoning while protecting and preserving the existing environmental features on the site. Staff believes removing the PUD overlay and allowing larger lots that could be developed closer to the

Attachment: Report Accela (2748 : Alex Leykin)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3778 AND LOTS 1 THROUGH 4 OF CERTIFIED SURVEY MAP NO. 3779, BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER’S CERTIFICATE

I, Alex Leykin (Trustee) of the Alex Leykin and Zhana Leykin 2016 Revocable 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

Alex Leykin (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__ Alex Leykin (Trustee) of the Alex Leykin and Zhana Leykin 2016 Revocable Trust, to me known to be the person who executed the foregoing certificate and acknowledged the same.

Notary Public

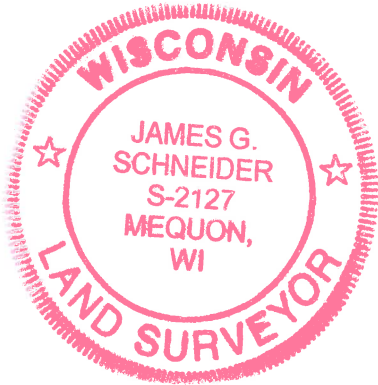
My Commission expires _____

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

Chairman

Secretary

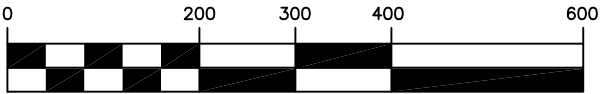


This instrument was drafted by James G. Schneider

Attachment: Packet (2748 : Alex Leykin)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 1018, BEING A PART OF NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

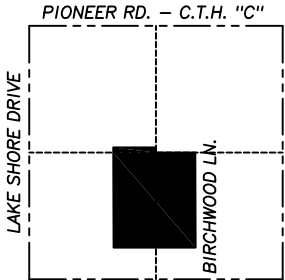


SCALE 1" = 200'



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

OWNER:
LEE JACKSON
14126 BIRCHWOOD LN.
MEQUON, WI. 53092



LOCATION MAP

NE. 1/4 SEC. 5-9-22
(SCALE 1"=2000')

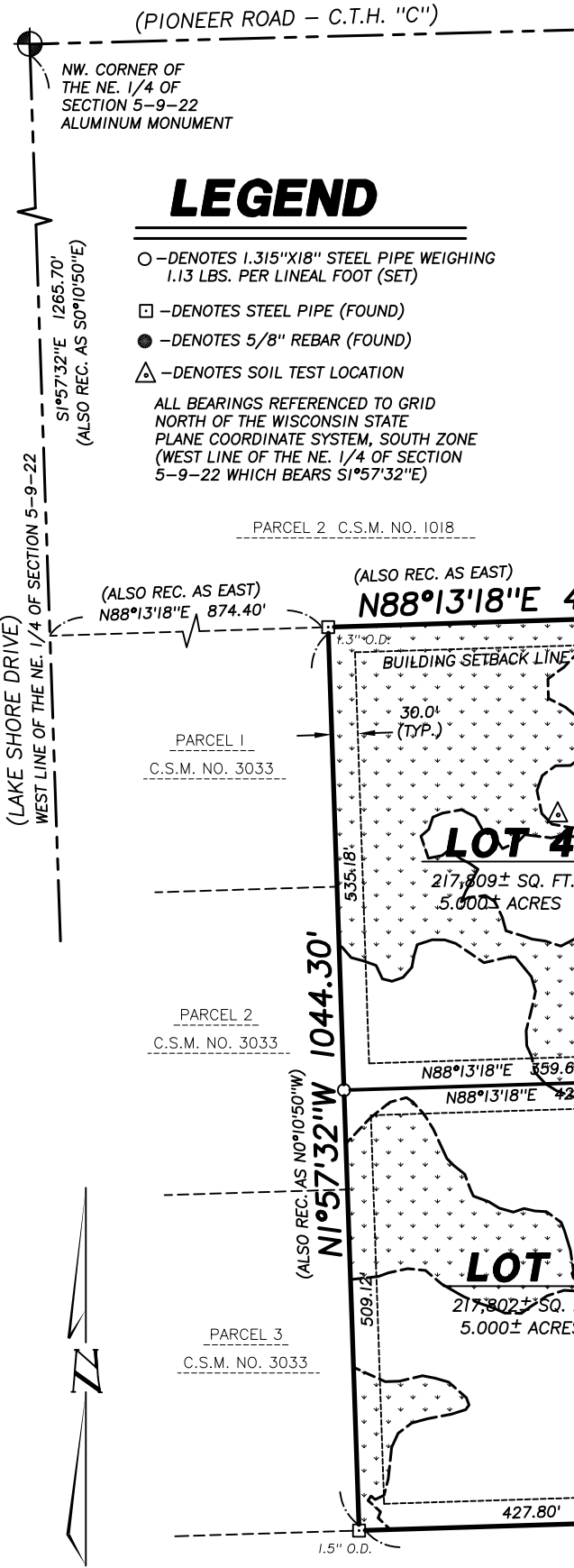
CURVE TABLE

NO.	ARC	RADIUS	CHORD	BEARING	DELTA
1	173.89'	75.00'	137.48'	N1°57'32"W	132°50'37"

LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES STEEL PIPE (FOUND)
- - DENOTES 5/8" REBAR (FOUND)
- △ - DENOTES SOIL TEST LOCATION

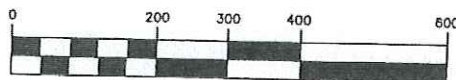
ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NE. 1/4 OF SECTION 5-9-22 WHICH BEARS S1°57'32"E)



BIRCHWOOD LANE

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____, BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

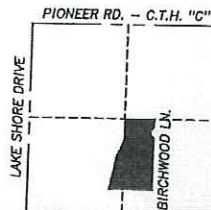


SCALE 1" = 200'

NSE

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

OWNER:
LEON JACKSON
14126 BIRCHWOOD LN.
MEQUON, WI. 53092



LOCATION MAP

NE. 1/4 SEC. 5-9-22
(SCALE 1"=2000')

(PIONEER ROAD - C.T.H. "C")

NW. CORNER OF
THE NE. 1/4 OF
SECTION 5-9-22
ALUMINUM MONUMENT

NOTE:

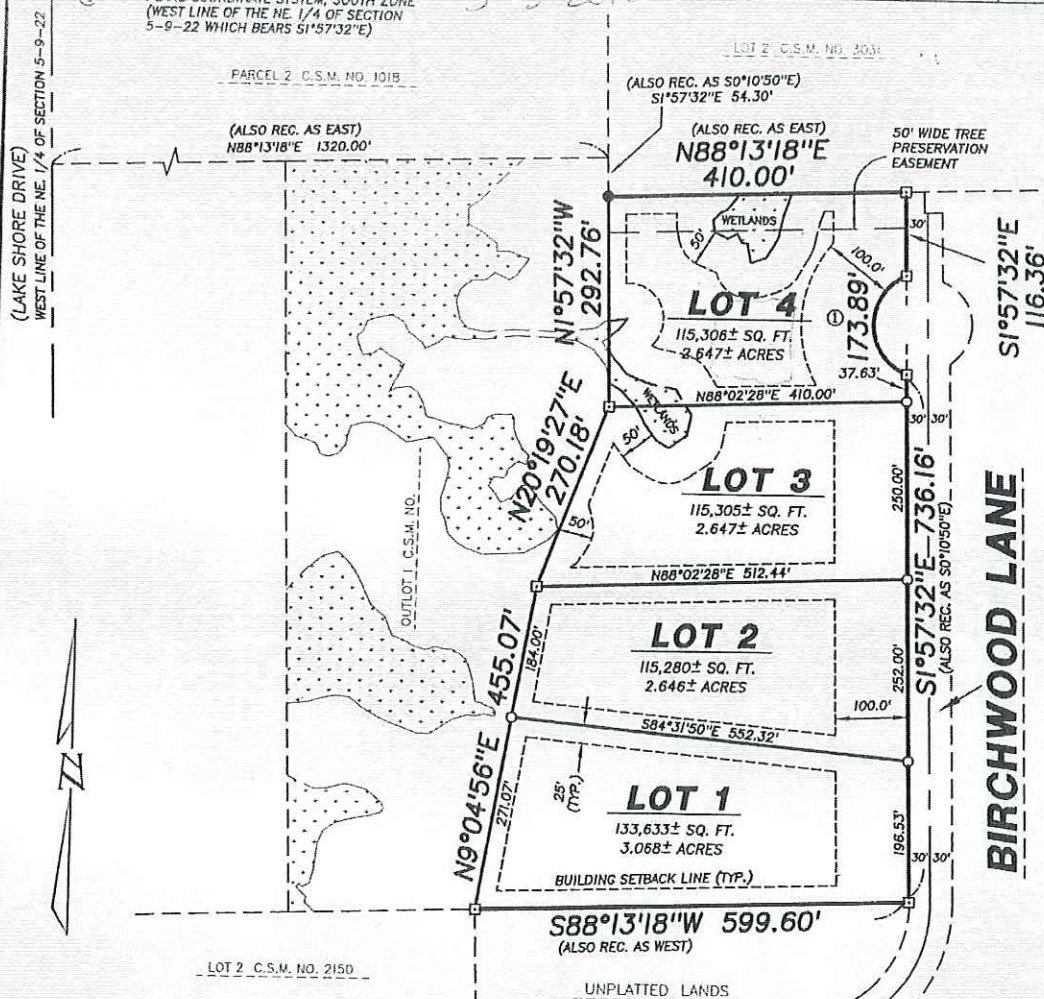
1. SEE SHEET 2 FOR
WETLAND EXHIBIT.

LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES 1.3" STEEL PIPE (FOUND)
- - DENOTES 5/8" REBAR (FOUND)

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NE. 1/4 OF SECTION 5-9-22 WHICH BEARS S1°57'32"E)

CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
1	173.89'	75.00'	137.48'	N1°57'32"W	132°56'37"



4/25/17

4-25-17

wetlands would be a step in the wrong direction. While the new three lot layout is an improvement, the proposed dwellings will potentially be closer to the wetlands than under the current PUD. Also, staff has found that wetland protection and preservation is more successful when wetlands are located within an outlot versus on private property. Accordingly, staff is not supportive of the rezoning request.

Certified Survey Map:

The proposed Certified Survey Map shows three lots each over six acres in size. The proposed layout conforms to all of the R-1 district requirements. While the proposed layout may be preferable to the stacked four lot approach, the issue of each lot containing wetlands remains. It is also important to note, that if the rezoning is approved, then the applicant is not obligated to maintain the three lot configuration in the future. The opportunity remains to increase the number of lots to four and revert to the original concept layout.

The proposed CSM includes a wetland delineation that was completed over five years ago and is now expired. The updated delineation shall be required prior to recording the CSM if the Commission recommends approval.

Staff Recommendation:

Planning staff recommends **denial** of the rezoning recommendation and the Certified Survey Map.

If the Planning Commission is supportive of the layout shown on the proposed CSM, staff would recommend as an alternative, the PUD be amended to allow for the three lots as shown on the proposed CSM and include the following conditions:

1. Common Council action on the rezoning.
2. An updated wetland delineation is completed and approved by the Department of Natural Resources shall be completed prior to Common Council action on the rezoning.
3. The PUD amendment would go into effect at the time the CSM is recorded at the Register of Deeds.

Attachments:

Packet (PDF)

Packet (PDF)



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: KRISTEN LUNDEEN, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
DATE: October 5, 2017
SUBJECT: John Mikkelson. The applicant is seeking fill permit approval to allow for 8,105 C.Y. of fill due to the high water table for the property located at 12875 Highgate Court (Lot 3) in the Highgate subdivision.

Applicant:	John Mikkelson
Status of Applicant:	Agent
Requested:	Fill Permit
Existing Use:	R-1
Land Use Plan:	Vacant
Lot size:	5 Acres
Location:	12875 Highgate Court
Tax Key:	#14-167-00-030.00
District:	#5

Background:

The applicant requests Plan Commission approval of a Fill Permit to haul in and deposit fill material around a proposed elevated foundation for a walkout basement. The submitted grading plan indicates as much as nine feet of fill will be added to the existing grade at one small portion of the site. The applicant notes high groundwater as the reason for the fill. The plan provides direction of excess storm-water run-off from the property without affecting the neighboring properties.

The Fill permit application noted 8,105 cubic yards of fill will be hauled in for this project. Planning Commission approval is required when the total fill exceeds 1,000 cubic yards.

Engineering Report:

With each building permit, the Engineering Division reviews the individual grading plan for its conformance to the master grading plan. For most subdivisions, the top of foundation elevation is established as a part of the master grading plan. For this subject lot in Highgate Court no top of foundation elevation was provided; therefore the individual grading plan is reviewed for its conformance to the master grading plan.

It is clear from the master grading plan that the lot was not designed for a lookout or walkout. Lots designed for lookouts or walkouts are generally designated as such, and always present a condition where the rear yard elevations are significantly lower than the front yard elevations. For a lookout, rear yards would typically be four feet or more lower than the front yard and for a walkout, rear yards would typically be eight feet or more lower than the front yard. In the master grading plan, rear yard elevation is near the 809 contour, while the front yard is near the 810

contour, which does not lend itself to an exposure of any type.

The master grading plan shows contours running through the proposed lot at an average of elevation of 809. The proposed front yard elevation is 817 and the proposed rear yard elevation is 809.

Lots 1 and 4 in the subdivision have previously been approved for lot fill similar to the fill proposed with this permit. Allowing the fill to be placed would result in a home in similar context to the neighboring homes. Lot 2 has not been improved at this time.

The proposed change in elevation also results in a home that is in context with the surrounding home sites. Staff recommends that the Planning Commission also require approval of the adjacent lot owner and the Home Owner's Association, should approval of the fill permit be provided. In this proposed condition, the adjacent Lot 1 has a finished floor elevation of 818, whereas the proposed home on Lot 3 would have a 817.5 elevation, or 0.5 foot lower than the adjacent lot. In accordance with the master grading plan, the home on Lot 3 should be at a similar elevation as the home on Lot 1.

A review of our files noted a drawing of the approved soil boring location for the private onsite wastewater treatment system (POWTS) field as being within the fill and grading limits. While release of the building permit requires a copy of the County sanitary permit, a copy of the approved private onsite wastewater treatment system plan will be required prior to release of the Fill permit to verify another approved site is obtainable on the property.

The house will be elevated an average of 6' higher than the road with setbacks of 110 feet and 305 feet. It is also an 85 foot offset to the neighboring property line to the north.

Minor Request:

Staff is recommending approval of the fill permit due to the juxtaposition in the yard grades in relationship to the master grading plan. In addition, the fill is justified based upon the following:

- Raising the grades on the lot seven or more feet puts the house in context with the existing homes in the development.
- The proposed finished floor elevation is similar to the adjacent lot, where the master grading plan indicates the home on the proposed property (Lot 3) would be similar to the adjacent lot (Lot 4) and the lot to the south (Lot 1).

Staff Recommendation:

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

1. Submittal of approval from the adjacent lot owners (Lots 1 and 4) and the Home Owner's Association for the proposed grading plan and top of wall elevation.
2. Submittal of a revised location for the POWTS and sanitary permit from Ozaukee County. Both required prior to the issuance of a fill permit.
3. Submittal of a lot grading plan that is undulating and serpentine and more uniformly distributes the fill on the site.
4. Submittal of a \$5,000.00 road bond. Staff will inspect the haul route prior to and after the filling project and any road repairs staff suspects resulted from the fill transport trucks will be repaired as a condition of the fill permit. Release of the road bond is subject to City's standard Surface Condition Ratings (SCR) evaluation.
5. Issuance of fill and erosion control permits by the Engineering Department with the above noted conditions included.
6. Permittee must notify the Engineering Division before starting any land disturbing

activity and again not more than five days after project completion.

7. Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
8. Permittee shall keep a copy of the permit on site at all times.
9. The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
10. The City Engineer reserves the right to stop work, amend or alter construction measures.

Attachments:

Packet (PDF)

ITEM 5 John Mikkelson

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

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

4.b.a

C-2/OA

R-1

R-1/OA

Farmdale Rd Highgate Cr

Highland Rd

Attachment: Packet (2752 : John Mikkelson)



11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092
(262) 242-3100

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

Engineering Department
Permit Application for Filling, Spoil Removal, Pond & Berm Construction or Grading
PLEASE PRINT CLEARLY

AGENT / CONTACT NAME: John Mikkelsen PHONE #: 262-241-8140

PROPERTY OWNER NAME: GND Pac PHONE #: _____

AGENT OR OWNER CONTACT ADDRESS: 1025 GLEN OAKS LANE
MEQUON, WI 53092

LOCATION OR ADDRESS OF WORK SITE: 12875 HIGHGATE COURT

Or: DESCRIPTION _____ 1/4 SECTION _____ T9N, R _____ E

TAX KEY NO. _____

SUBDIVISION HIGHGATE LOT 3 BLOCK _____

ESTIMATED DATE OF COMPLETION: 3/1/18

REASON FOR FILL/REMOVAL/EXCAVATION VERT HIGH GROUNDWATER

DUE TO SOIL TESTING RECOMMENDATIONS, NEIGHBORS BUILT UP AT HIGHER GRADE 1 E

Name of contact other than applicant: _____ PHONE #: _____ TO WATER TABU

FEE COMPUTATION

TOTAL CUBIC YARDS TO BE DEPOSITED/REMOVED/EXCAVATED 8105.0 C.Y.

(Over 1000 cubic yards requires Planning Commission approval)

(Berms greater than 4 1/2' in height requires Planning Commission approval)

(Separate application to the next available Planning Commission meeting is necessary)

\$60.00 – 0 – 250 C.Y.

\$120.00 – 250 C.Y. – 1,000 C.Y.

\$240.00 – 1,001 C.Y. – 5,000 C.Y.

\$360.00 – 5,001 C.Y. – 10,000 C.Y.

\$480.00 – OVER 10,001 C.Y.

} \$ 559.00

SIGNED: [Signature]

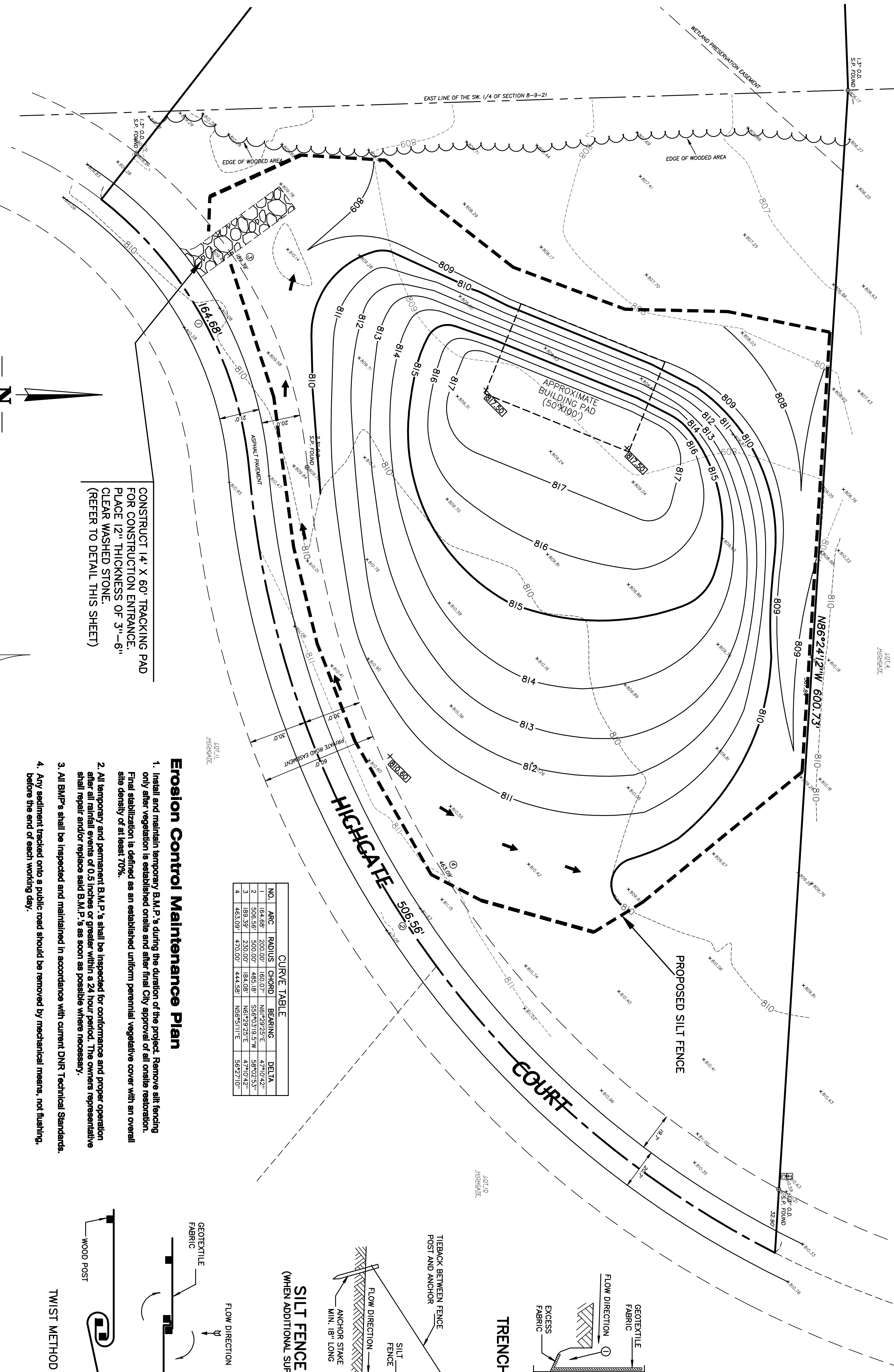
OWNER/AGENT

DATE: 2/11/17

ADDRESS 1025 GLEN OAKS LANE

CITY MEQUON STATE WI ZIP 53092

Site Grading Plan

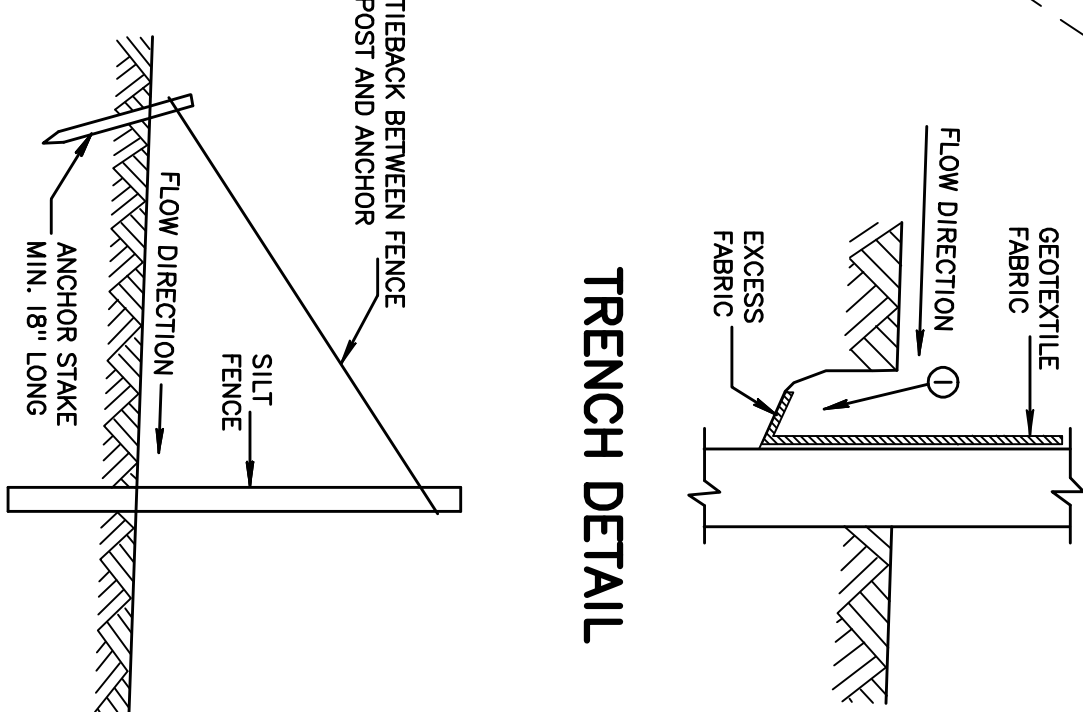


CURVE TABLE				
NO.	ABC	RAIUS	CHORD	BEARING
1	64.68'	200.00'	160.07'	N65°24'12" E
2	506.55'	500.00'	144.98'	N65°24'12" E
3	681.59'	250.00'	144.98'	N65°24'12" E
4	153.69'	475.00'	144.98'	N65°24'12" E

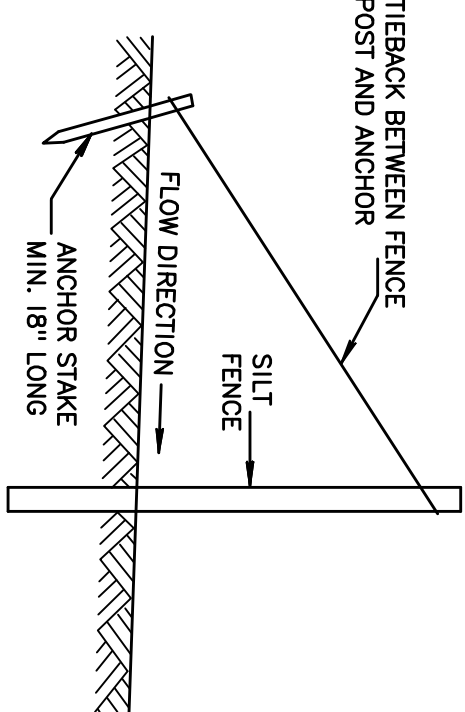
Erosion Control Maintenance Plan

1. Install and maintain temporary B.M.P.'s during the duration of the project. Remove silt fencing only after vegetation is established onsite and after final City approval of all onsite restoration. Final stabilization is defined as an established uniform perennial vegetative cover with an overall site density of at least 70%.
2. All temporary and permanent B.M.P.'s shall be inspected for performance and proper operation after all rainfall events of 0.5 inches or greater within a 24 hour period. The owner's representative shall repair and/or replace said B.M.P.'s as soon as possible where necessary.
3. All B.M.P.'s shall be inspected and maintained in accordance with current DNR Technical Standards.
4. Any sediment trapped onto a public road should be removed by mechanical means, not flushing.

TRENCH DETAIL

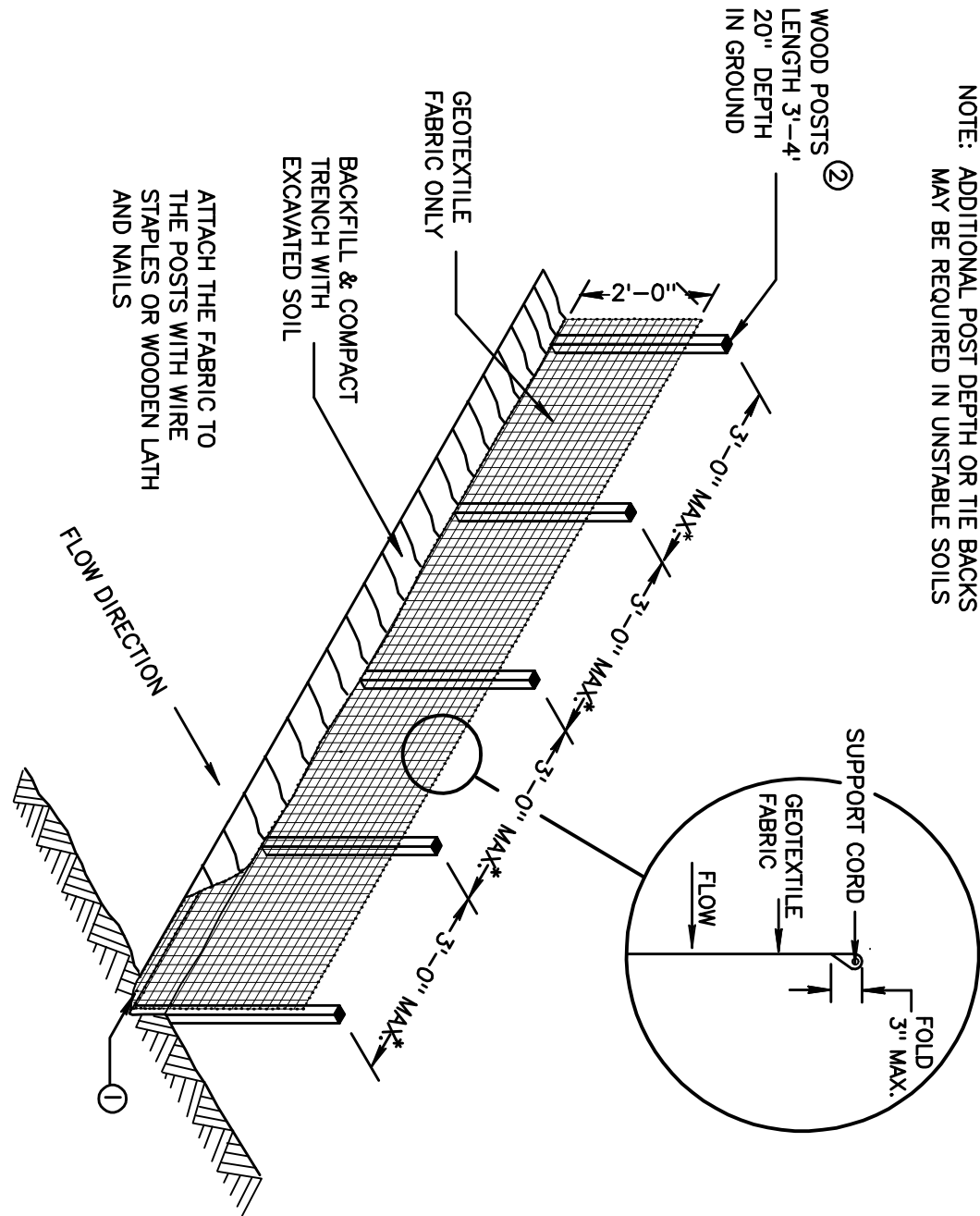


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)



SILT FENCE

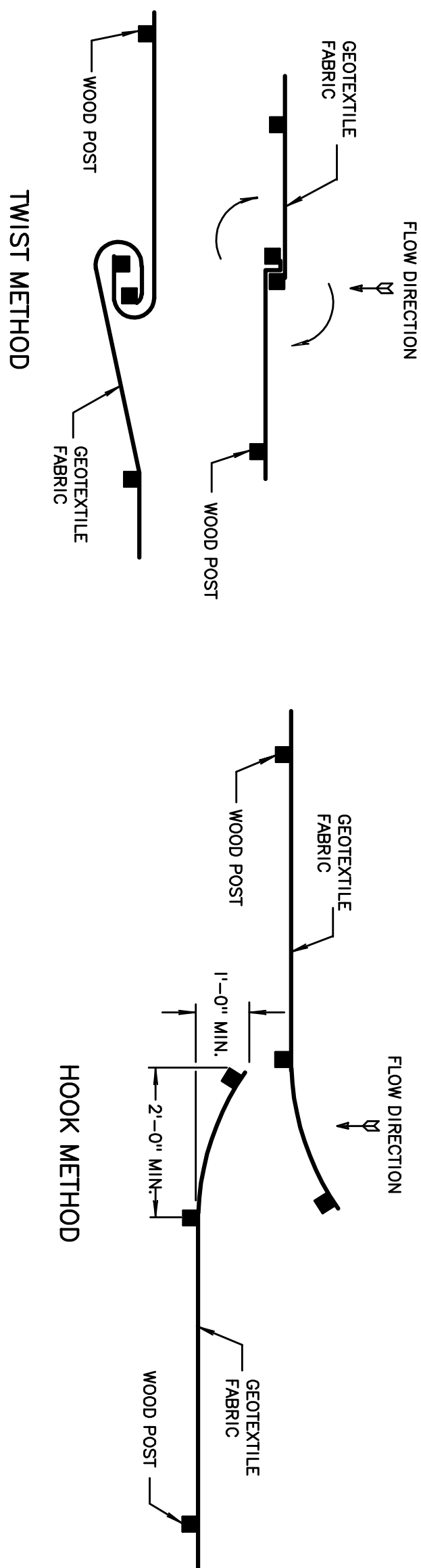
* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



GENERAL NOTES – SILT FENCE

- ① TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- ③ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE. AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.

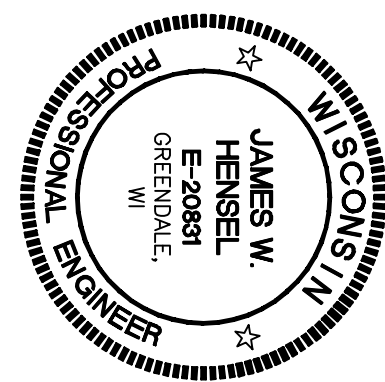
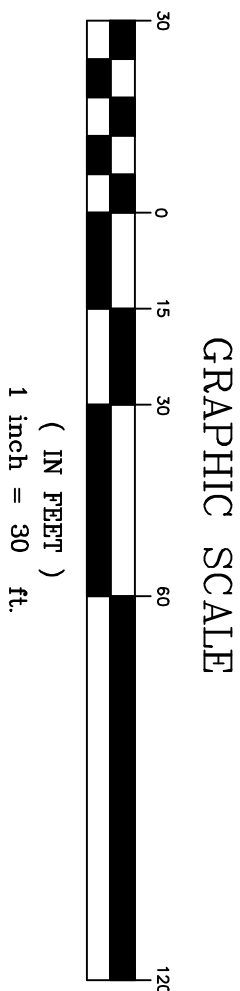
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



JOINING TWO LENGTHS OF SILT FENCE ③

Fill Statistics:

Proposed Fill Volume = 8,105 cubic yards



OZaukee County

Mikkelsen Builders

WISCONSIN

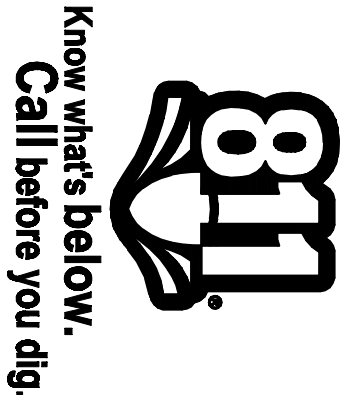
Site Grading, Erosion & Sedimentation Control Plan

Lot 3 - 12875 Highgate Court

REVISIONS				
NO.	DATE	BY	REVISION	CHKD
1				J.M.H.
DESIGNED: J.G.S. DRAWN: J.G.S. CHECKED: J.M.H.				
DATE: 9-8-2017 SCALE: 1"=30'				
APPROVED: PROJECT: LS-4194				

Legend

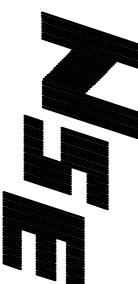
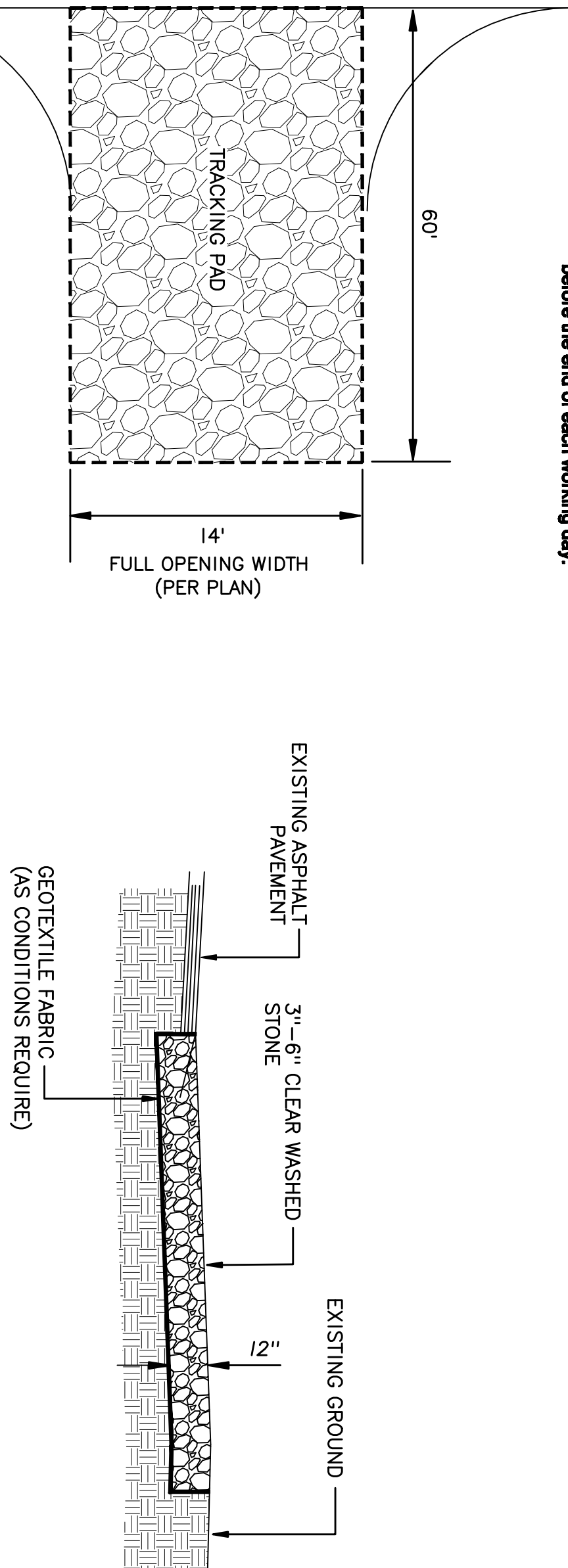
- 809 DENOTES EXISTING MINOR CONTOUR
- 810 DENOTES EXISTING MAJOR CONTOUR
- 809 DENOTES PROPOSED MINOR CONTOUR
- 810 DENOTES PROPOSED MAJOR CONTOUR
- DENOTES PROPOSED SILT FENCE
- DENOTES TRACKING PAD
- DENOTES PROPOSED SPOT ELEVATION



THE INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION OF THE ACCURACY OF ANY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION OF THE ACCURACY OF ANY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION OF THE ACCURACY OF ANY INFORMATION.

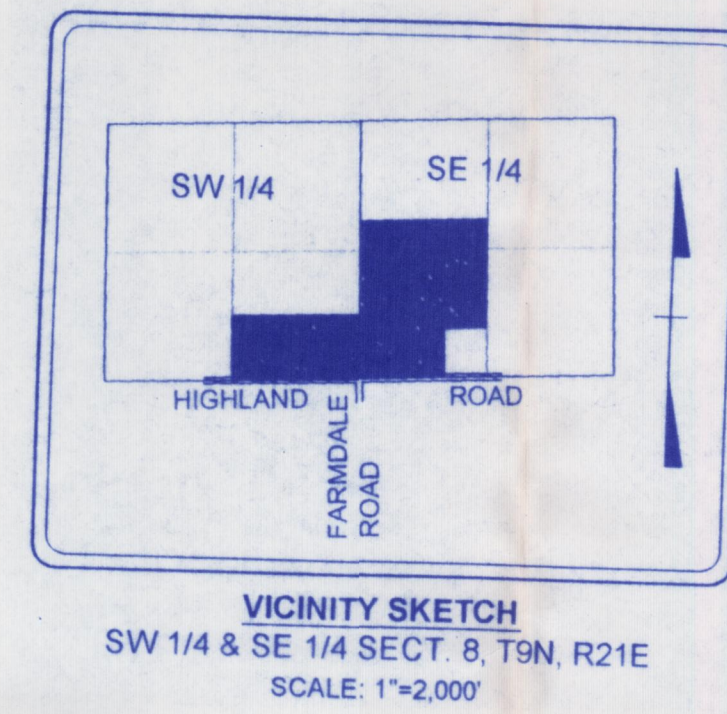
HIGHGATE COURT

TRACKING PAD DETAIL

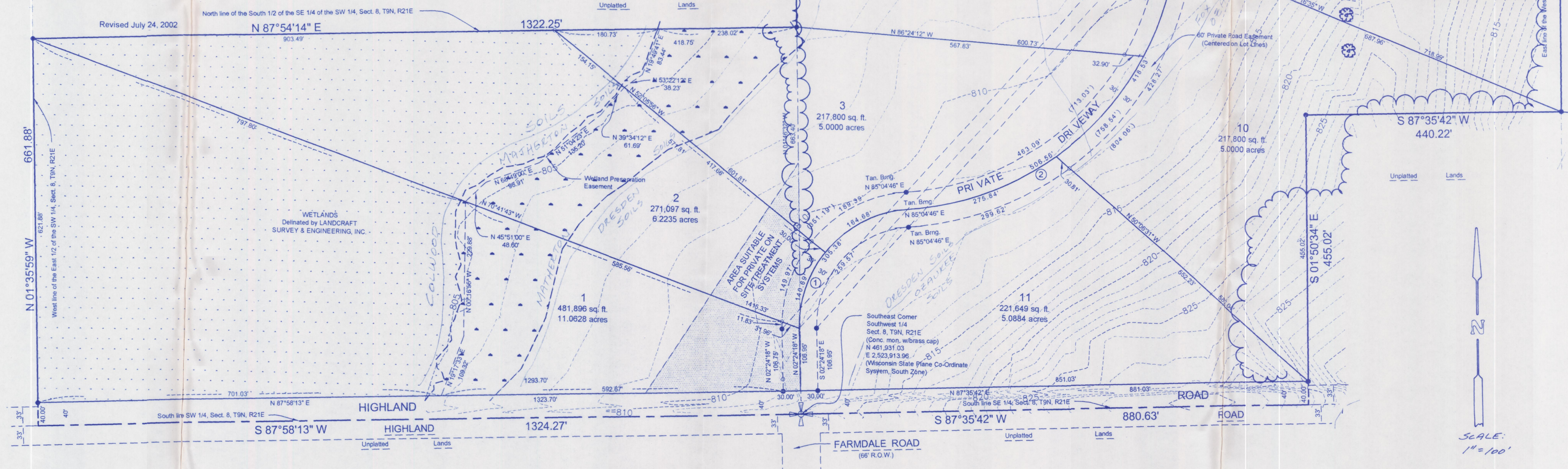


NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
14433 N. 2nd Avenue, Suite 200, Wauwatosa, WI 53092
(262) 241-9400 • FAX: (262) 241-9337
www.northshoreengineering.net

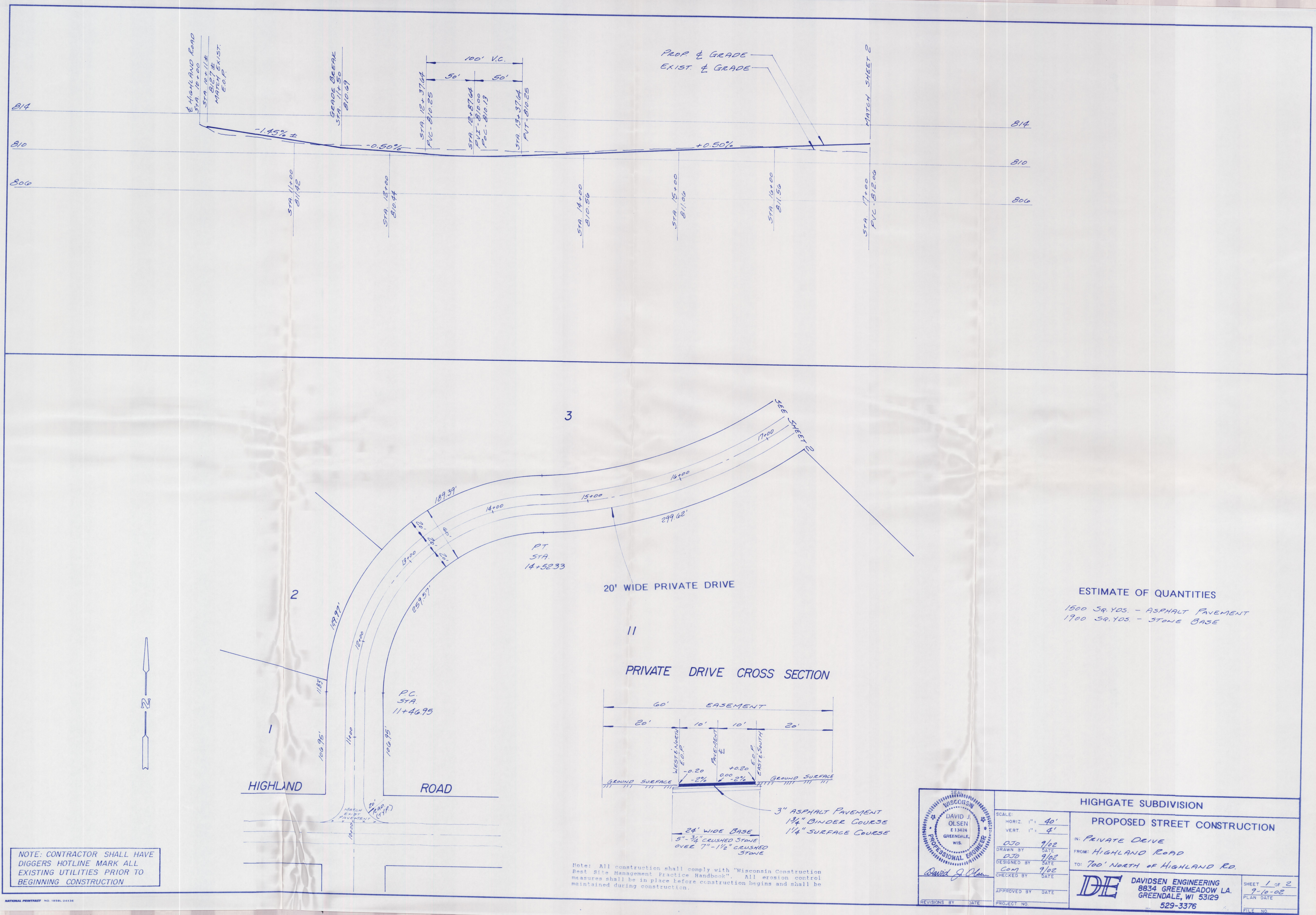
HIGHGATE SUBDIVISION



PLAN SHEET INDEX
STREET CONSTRUCTION
SHEET 1 OF 2
SHEET 2 OF 2
GRADING PLAN
SHEET 1 OF 1
EROSION CONTROL PLAN
SHEET 1 OF 1



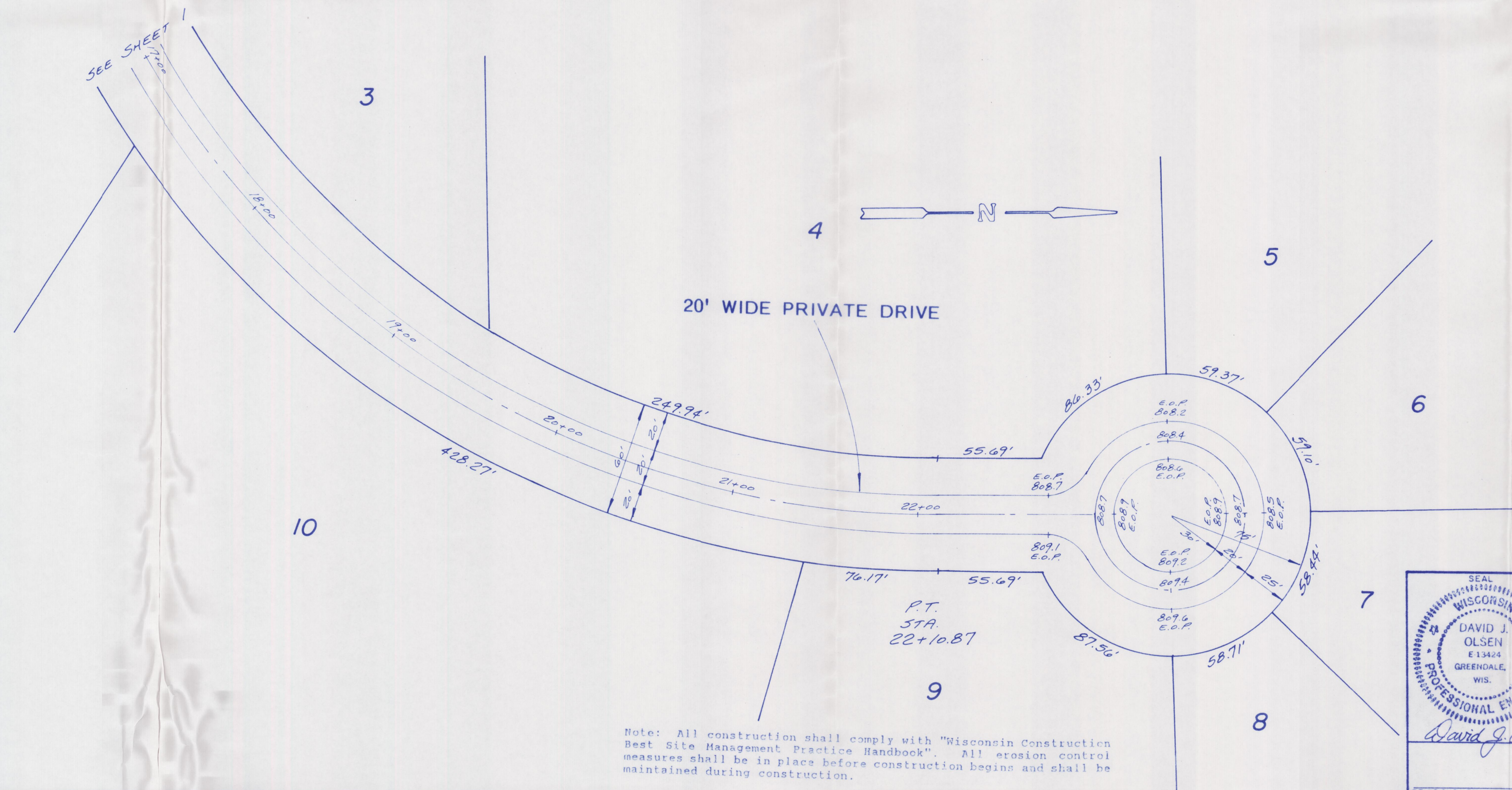
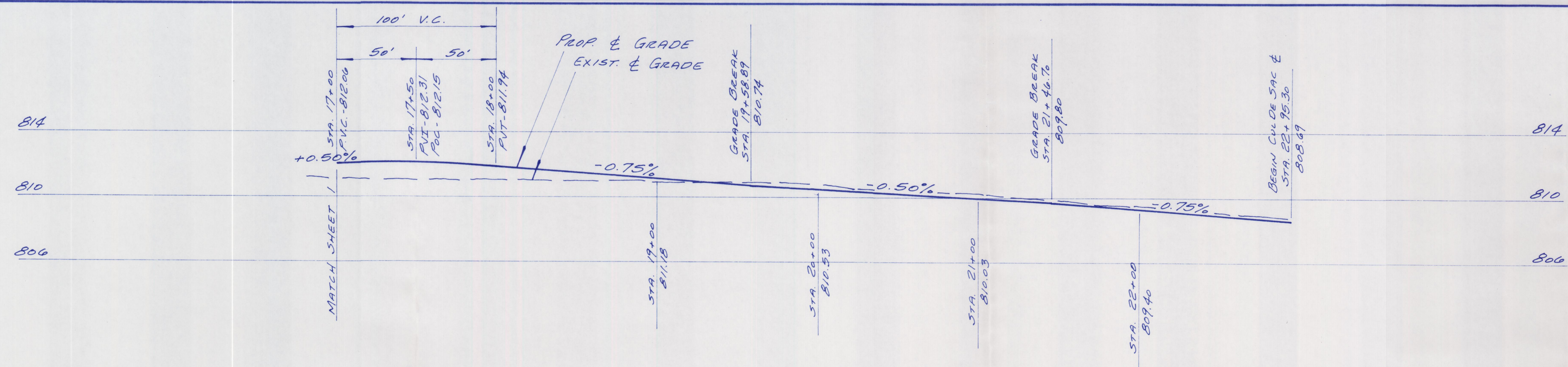
DE DAVIDSEN ENGINEERING
8834 GREENMEADOW LA.
GREENDALE, WI 53129
414-529-3376



ESTIMATE OF QUANTITIES
1500 SQ.YDS. - ASPHALT PAVEMENT
1900 SQ.YDS. - STONE BASE

		HIGHGATE SUBDIVISION	
PROPOSED STREET CONSTRUCTION		IN: PRIVATE DRIVE	
FROM: HIGHLAND ROAD		TO: 700' NORTH OF HIGHLAND RD.	
APPROVED BY: DATE		SHEET 1 OF 2	
PROJECT NO.		9-10-08	
		PLAN DATE	
		FILE NO.	

DAVIDSEN ENGINEERING
8834 GREENMEADOW LA.
GREENDALE, WI 53129
529-3376

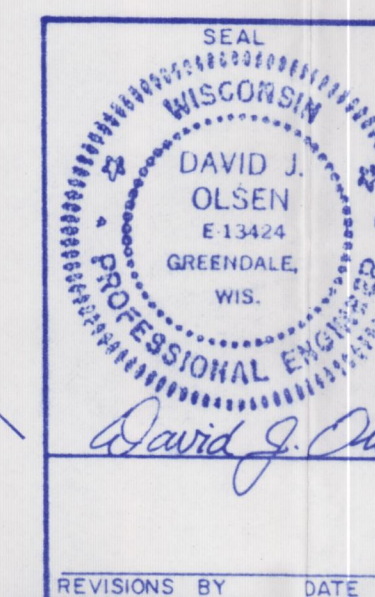


NOTE: CONTRACTOR SHALL HAVE DIGGERS HOTLINE MARK ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

Note: All construction shall comply with "Wisconsin Construction Best Site Management Practice Handbook". All erosion control measures shall be in place before construction begins and shall be maintained during construction.

ESTIMATE OF QUANTITIES

1900 SQ. YDS. - ASPHALT PAVEMENT
2300 SQ. YDS. - STONE BASE



SCALE:
HORIZ. 1" = 40'
VERT. 1" = 4'
DRAWN BY: DJO 9/02
DESIGNED BY: DJO 9/02
CHECKED BY: CON 9/02
APPROVED BY: DATE
PROJECT NO.

HIGHGATE SUBDIVISION

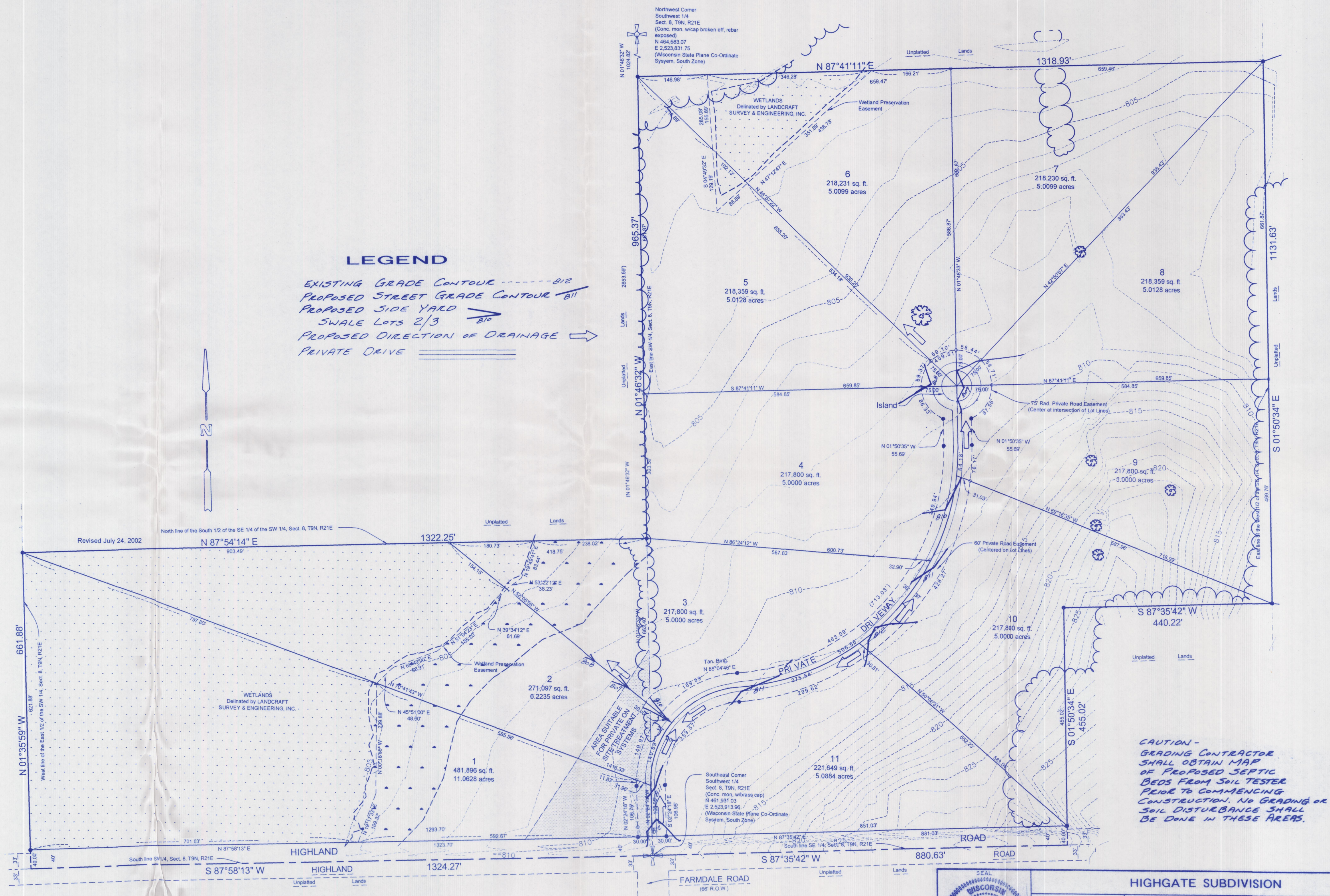
PROPOSED STREET CONSTRUCTION

IN: PRIVATE DRIVE
FROM: 700' NORTH OF HIGHLAND RD.
TO: 1300' NORTH OF HIGHLAND RD.



DAVID JENSEN ENGINEERING
8834 GREENMEADOW LA.
GREENDALE, WI 53129
529-3376

SHEET 2 OF 2
9-10-02
PLAN DATE
FILE NO.

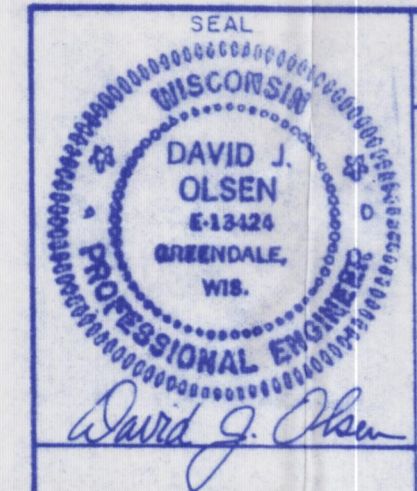


LEGEND
EXISTING GRADE CONTOUR ----- 812
PROPOSED STREET GRADE CONTOUR --- 811
PROPOSED SIDE YARD > 810
SWALE LOTS 2/3 > 810
PROPOSED DIRECTION OF DRAINAGE →
PRIVATE DRIVE ===

CAUTION -
GRADING CONTRACTOR
SHALL OBTAIN MAP
OF PROPOSED SEPTIC
BEDS FROM SOIL TESTER
PRIOR TO COMMENCING
CONSTRUCTION. NO GRADING OR
SOIL DISTURBANCE SHALL
BE DONE IN THESE AREAS.

NOTE: CONTRACTOR SHALL HAVE
DIGGERS HOTLINE MARK ALL
EXISTING UTILITIES PRIOR TO
BEGINNING CONSTRUCTION

Note: All construction shall comply with "Wisconsin Construction
Best Site Management Practice Handbook". All erosion control
measures shall be in place before construction begins and shall be
maintained during construction.



SCALE:	HORIZ. 1" = 100'
DRAWN BY	DJO 9/02
DATE	9/02
DESIGNED BY	COM 9/02
CHECKED BY	DATE
APPROVED BY	DATE
PROJECT NO.	

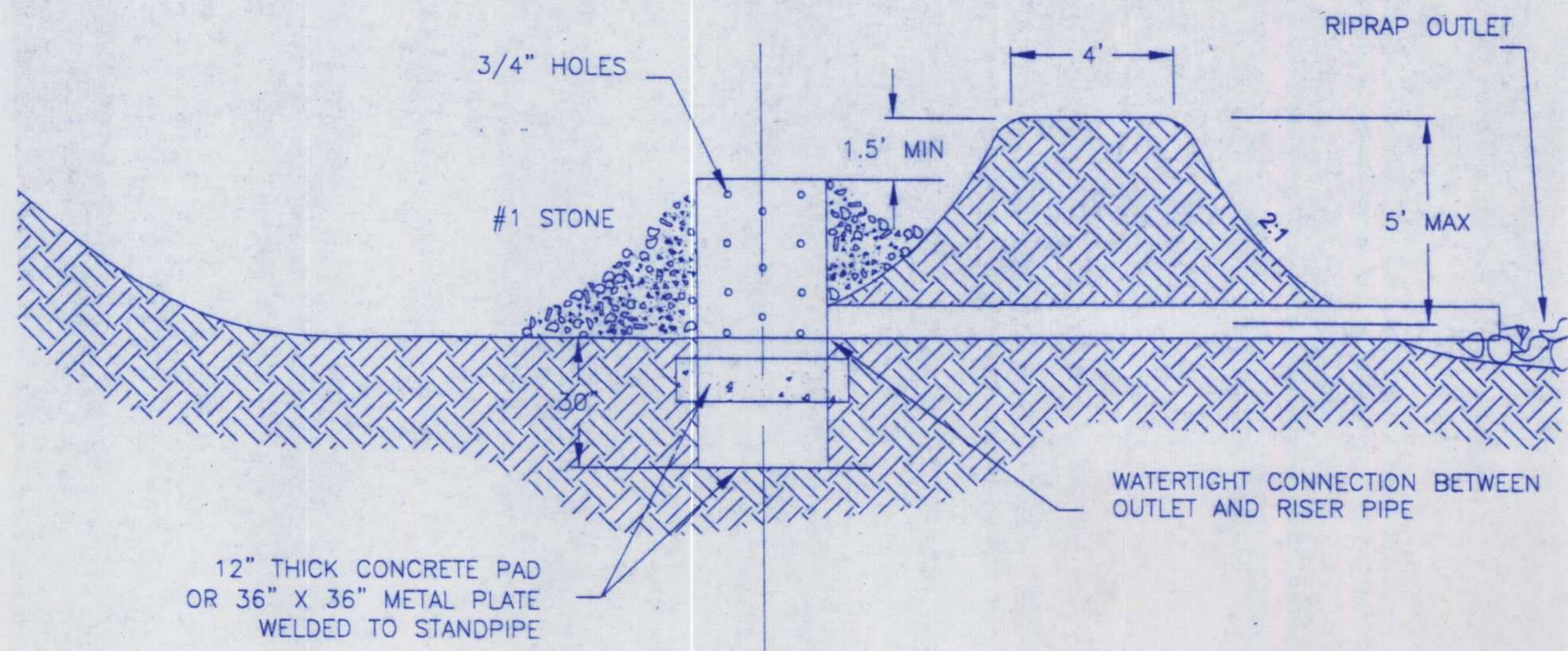
HIGHGATE SUBDIVISION

GRADING PLAN

DE DAVIDSEN ENGINEERING
8834 GREENMEADOW LA.
GREENDALE, WI 53129
529-3376

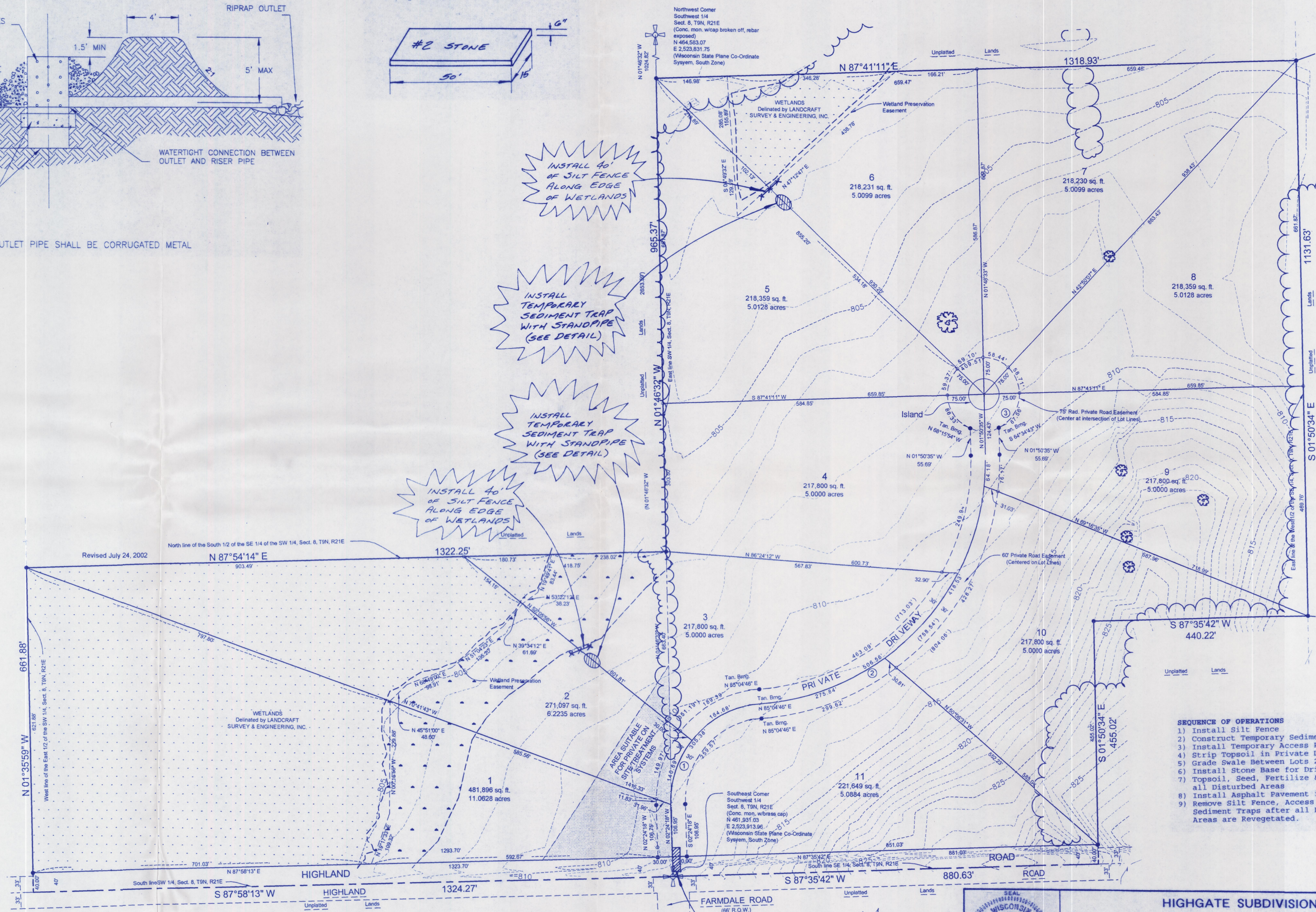
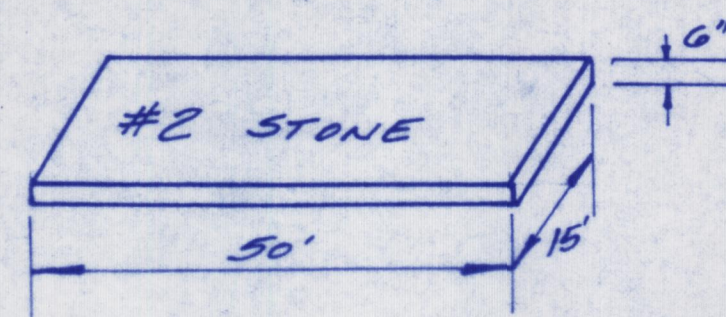
SHEET 1 OF 1
9-10-02
PLAN DATE
FILE NO.

SEDIMENT TRAP WITH STANDPIPE
(maximum drainage area - 5 acres)



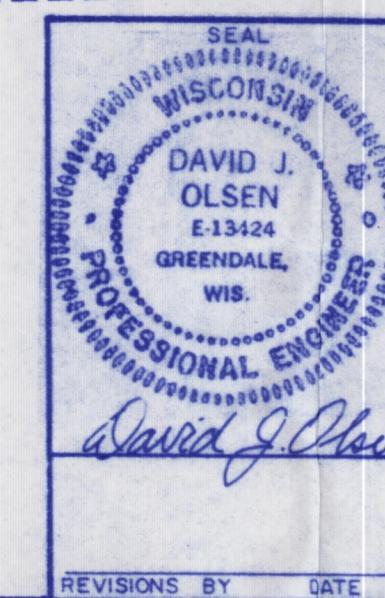
STANDPIPE AND OUTLET PIPE SHALL BE CORRUGATED METAL

TRACKING PAD DETAIL



NOTE: CONTRACTOR SHALL HAVE
DIGGERS HOTLINE MARK ALL
EXISTING UTILITIES PRIOR TO
BEGINNING CONSTRUCTION

Note: All construction shall comply with "Wisconsin Construction
Best Site Management Practices Handbook". All erosion control
measures shall be in place before construction begins and shall be
maintained during construction.



SCALE:
HORIZ. 1" = 100'
DRAWN BY
DESIGNED BY
CHECKED BY
APPROVED BY
PROJECT NO.

HIGHGATE SUBDIVISION

EROSION CONTROL PLAN



DAVIDSON ENGINEERING
8834 GREENMEADOW LA.
GREENDALE, WI 53129
529-3376

SHEET 1 OF 1
DATE 7-10-02
FILE NO.

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: October 5, 2017
SUBJECT: Mequon Clark. The applicant is seeking a consultation for a proposed addition for the property located at 10335 N. Port Washington Road.

Applicant:	Mequon Clark
Status of Applicant:	Agent
Existing Zoning:	B-2
Land Use Plan:	Community Commercial
Lot size:	48 Acres
Location:	10335 N. Port Washington Road
Tax Key:	#15-031-01-011.00
District:	#7

Background: The applicant is requesting consultation for an addition to the building located at 10355 N Port Washington Road. Mequon Clark wants to add a south and west addition to the building but has not provided the proposed square footage. The Planning Commission has the authority through the Conditional Use Grant process to grant waivers to the zoning code. As part of the previous Conditional Use Grant in 1994, and storage shed approval in 2000, the property was granted the following waivers:

1. An offset waiver for the trash enclosure (16 feet).
2. A building waiver from the west property line (10.5 feet).
3. A canopy waiver from the east property line (18 feet).
4. A sign waiver to allow for three façade mounted signs (one façade and two canopy mounted).
5. A sign waiver for the freestanding sign (53.68 square feet).
6. A south property line waiver for storage shed (15' feet).

Site Plan:

The concept proposal shows an addition to the south and west of the existing building. Although the B-2 District requires a 20 foot offset to a side and rear lot line, the property previously received a building offset waiver from the west property line of 10.5 feet. The proposed plan indicates a setback of 10 feet from the west property line; however, staff believes the applicant intends to keep a 10.5 foot setback in accordance with the previously approved waiver. The previously approved plans show that the building, including the store and walk-in cooler, is 534 square feet. The proposed addition will slightly impact the open space. The proposed addition must comply with the 30% open space ratio requirement or a waiver from the Planning Commission will be required. The proposed addition will also affect the existing parking on site. The applicant shall address how the addition affects existing parking on site and how the site can meet parking requirements.

In addition to the zoning ordinance standards, the site must also comply with all conditions listed in the Conditional Use Grant. Upon a recent site inspection, staff identified the following violations:

1. Landscaping is not in accordance with the approved landscape plan.
2. Miscellaneous outdoor storage of materials is not authorized as part of the approved site plan.
3. Non-compliant lighting.
4. Non-functioning/abandoned equipment on site.

Staff Comment:

Overall, staff is not opposed to the proposed addition. However, there are several details that need to be provided and existing site issues that need to be addressed. Staff recommends the following site improvements as part of any future development proposal:

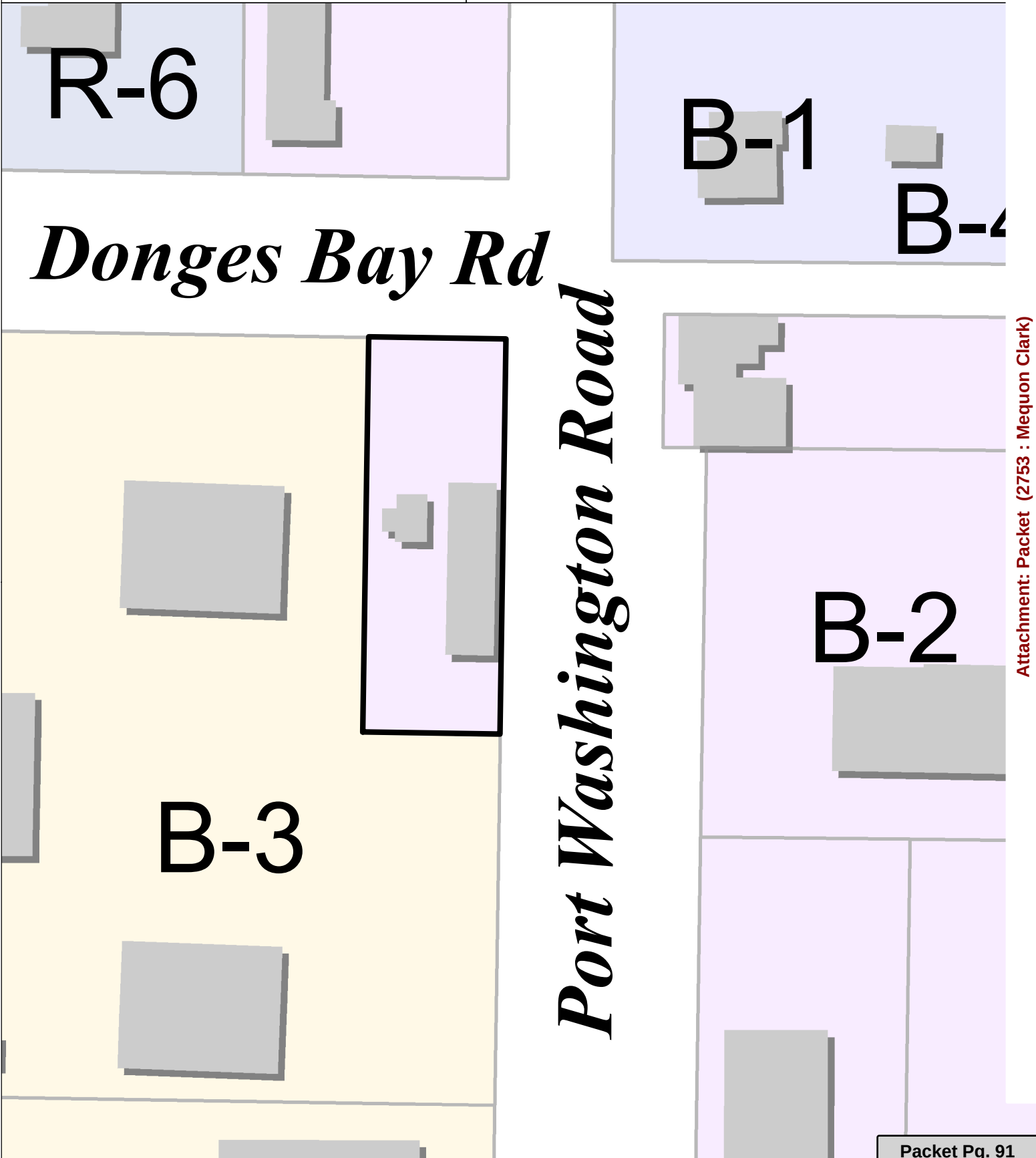
1. Address all non-compliant/CUG conditions.
2. Bring all non-compliant lighting into compliance.
3. Remove, minimize or screen outdoor storage.
4. Remove non-functioning equipment on site.
5. Bring site into compliance with approved landscape plan or submit revised plan.
6. Consideration of additional landscaping, architectural and canopy area improvements.
7. Consideration of improvements to the existing monument sign.

Attachments:

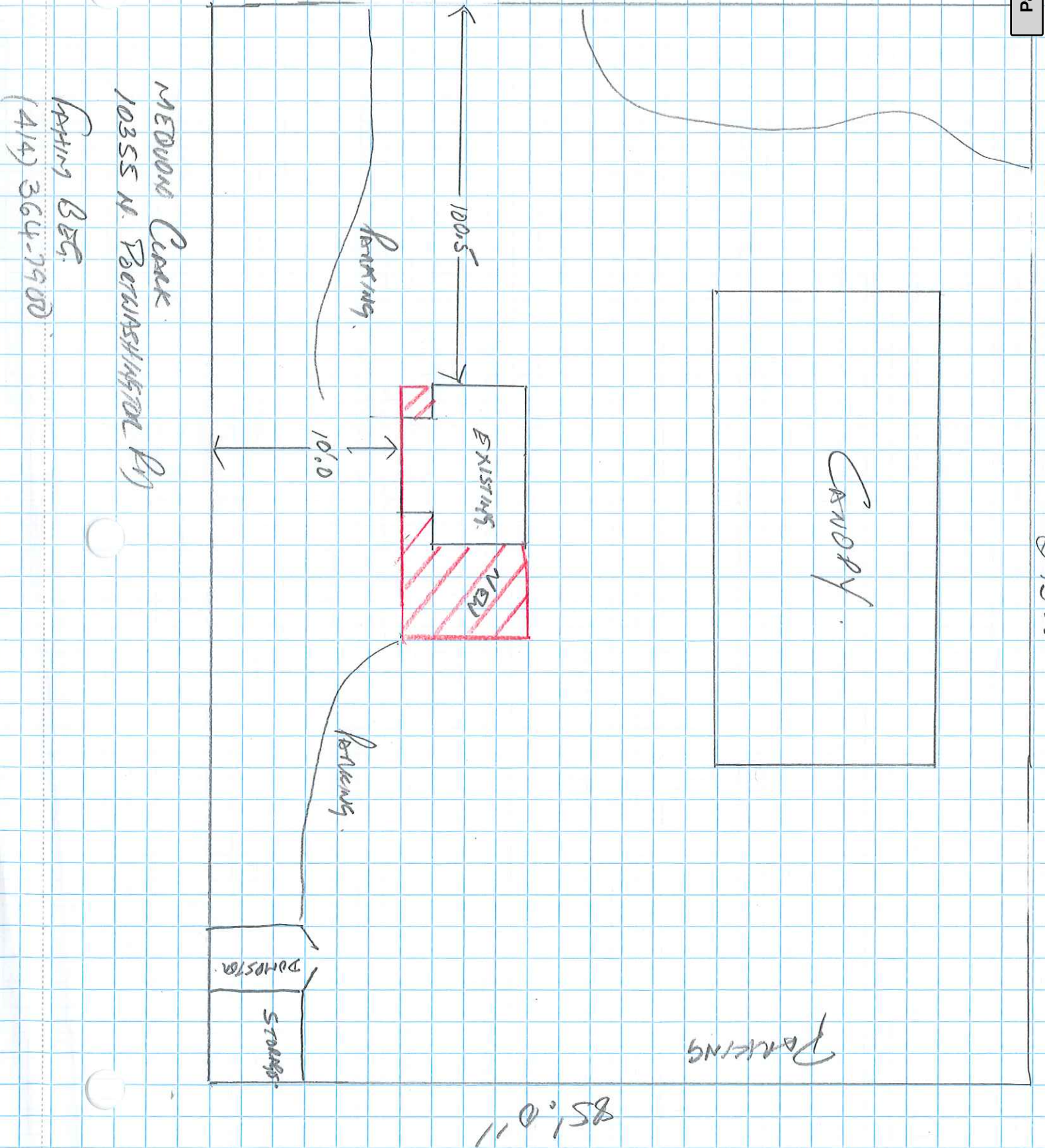
Packet (PDF)

ITEM 6
MEQUON CLARK

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

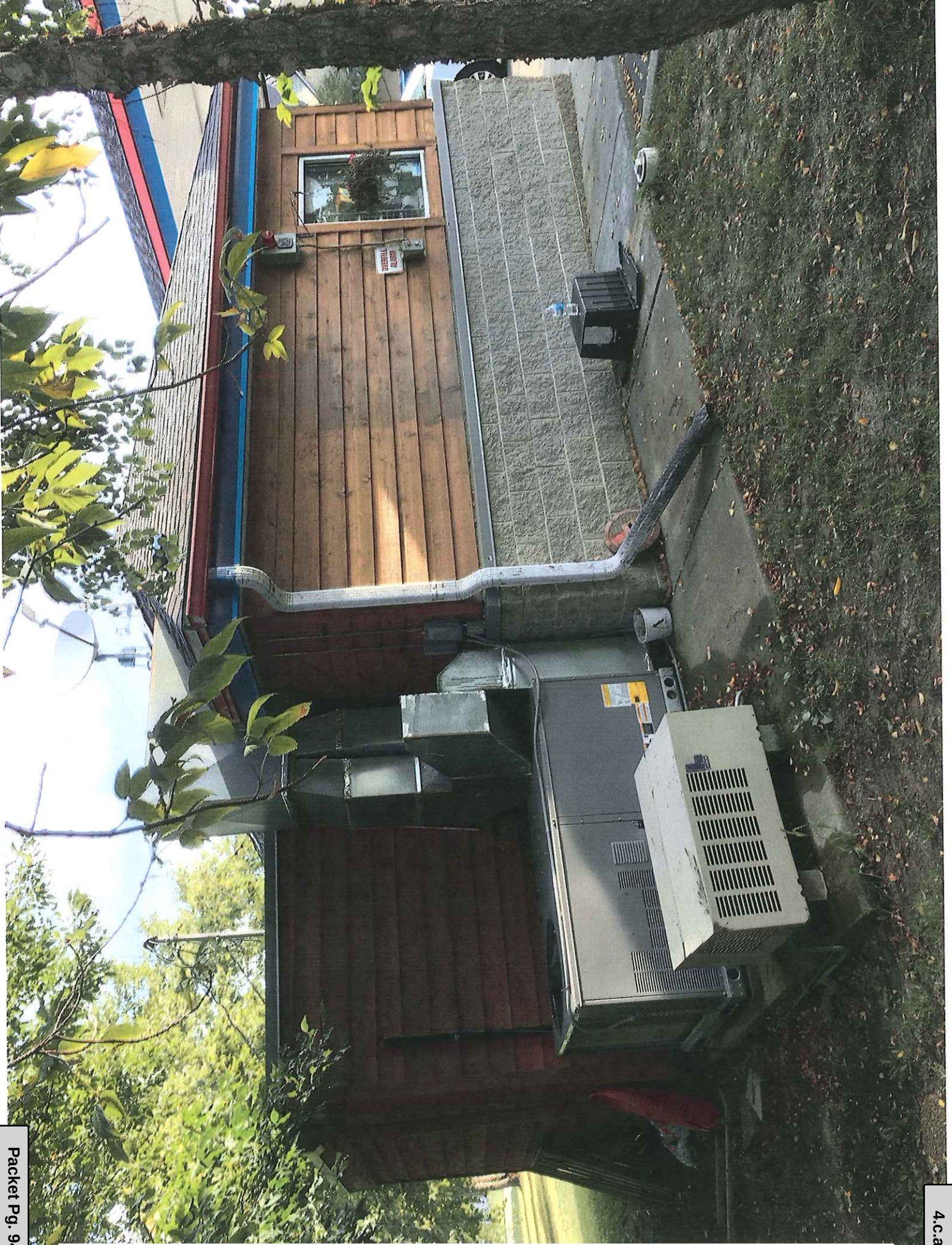


Attachment: Packet (2753 : Mequon Clark)





Attachment: Packet (2753 : Mequon Clark)





R22 Cgm

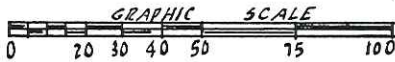
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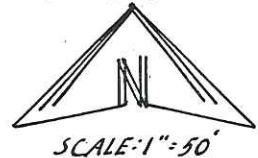
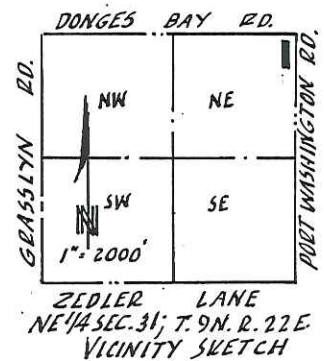
VOL 19 PAGE 334

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, T 9 N,
R 22 E, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



○-INDICATES 1" DIA. IRON PIPE, 24" LONG, WEIGHT 1.13185 PER LINEAL FOOT.
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH
OF A FOOT.
ALL BEARINGS SHOWN ARE REFERENCED TO THE EAST LINE OF NE 1/4 SEC. 31,
T. 9 N., R. 22 E., WHOSE ASSUMED BEARING IS NORTH.



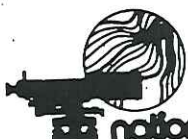
RECORDED

1994 NOV 11 PM 12:50

Ronald H. Vaigt
REGISTER OF DEEDS
OZAUKEE COUNTY, WI



Attachment: Packet (2753 : Mequon Clark)



national survey & engineering
4125 north 124th street • brookfield, wisconsin, 53008-0444 • phone 414 / 781-1000

151756-5

PAGE 1 OF 3 PAGES

Packet Pg. 96



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: October 5, 2017
SUBJECT: Christ Church. The applicant is seeking a rezoning recommendation from R-1 (Rural Residential) to IPS (Institutional and Public Service), building and site plan amendment and master sign plan approval to allow for an expansion for the property located at 13460 N. Port Washington Road.

Applicant: Christ Church
Andrew Petzold
Status of Applicant: Agent
Requested: Rezoning Recommendation
Land Use Plan Amendment
Building and Site Plan Amendment
Master Sign Plan
Existing Zoning: R-1 (Rural Residential)
C-1 (Critical Environment)
Land Use Plan: IPS (Institutional)
C-1 (Critical Environmental)
Lot size: 24.4 Acres
Location: 13460 N. Port Washington Road
Tax Key: #15-008-06-006.00
District: #5

Background:

The applicant is requesting building and site plan amendment approval for a 34,900 square foot addition to Christ Church located at 13460 N Port Washington Road. The applicant is also requesting a zoning change from R-1 (Rural Residential) to IPS (Institutional). The IPS zoning district allows religious institutions as a permitted use while in the R-1 district they are classified as a conditional use. The applicant is also requesting a Master Sign Plan approval and concept site plan approval for phase III.

Site Design:

The proposed addition is shown to the south and the rear of the existing building. The existing parking lot is being redesigned and stalls are being added to the east which results in an overall capacity of 437 spaces. The plan also shows an additional 38 stalls along the northeast portion of the parcel that the applicant would like the flexibility to add at a later date if demand dictates the stalls are necessary. The 437 stalls exceed the 221 spaces based on the zoning code requirement. The applicant is requesting parking above the code requirement to accommodate for services which may include a large percentage of the congregation. Staff does not object to the extra parking since the open space ratio of the site far exceeds the code requirement.

The site plan shows an additional access point and entrance from Port Washington Road. Port Washington Road is under the jurisdiction of Ozaukee County which has approved the additional access point (see attached letter). Since the driveway bisects an existing wetland, DNR approval for the filling of wetlands is required. The DNR approved of the wetland fill on August 29, 2017 (see attached letter).

There is a 1,200 square foot maintenance building shown on the site plan that the applicant is requesting the Planning Commission defer approval to staff at a later date.

The following table shows a comparison between the proposed development and the IPS (Institutional) standards.

District Regulations:	IPS:	Proposed Use:
Minimum Lot Area:	1 acre	24.4 acres
Minimum Lot Width:	666 feet	1300 feet
General Gross Floor Area:	N/A	51,000 sq. ft.
Open Space Ratio:	40%	60%
Maximum FAR:	30%	7%
Maximum Building Height:	52 feet	45'7" feet
Building Front Yard Setback:	95 feet	245 feet
Building North Side Yard Offset:	20 feet	555 feet
Building South Side Yard Offset:	20 feet	386 feet
Building Rear Yard Offset:	20 feet	76 feet
Minimum Parking Setback:	25 feet	178 feet
Minimum Parking Offset:	20 feet	105 feet
Off-Street Parking:	221 stalls	437 stalls

Building Design:

The proposed 34,900 square foot addition is clad with stone; cement board siding, split face masonry and bronze storefront windows (see attached elevations). The building height of 45' 7" exceeds the 42' height allowed in the R-1 district; however since the setback and offsets exceed the code minimum by over 10 feet, the height is allowed to be increased to 52 feet. The proposed design of the addition does a nice job of blending in with the architecture of the existing building. The stone and cement board siding matches the material on the existing building. The addition shows the incorporation of split face block primarily located on the north and east elevation of the building. There is no split face block on the current building. Staff is not supportive of the use of the split face block and recommends that it be replaced with a combination of stone and cement board siding that matches the existing building.

Landscaping Design:

Based on a letter dated, September 26, 2017 the city's landscape architect consultant, Terry Higgins, offered comments regarding the landscaping proposal as a whole (please see attached letter). Staff will require the applicant submit a revised plan that will address the following issues:

- The plan shall be sealed by a Landscape Architect, as required by code.
- The minimum size for all deciduous trees shall be 3" caliper.
- Readdress the ornamental only planting scheme in the interior parking lot to conform to the 30% shading requirement.
- Add landscaping islands to comply with the 10% interior lot landscape requirement.

- Provide the foundation planting plan design.

The applicant is requesting a waiver to the 10% interior lot landscaping requirement and the 30% parking lot shading requirement. According to the applicant, the waiver to the shading requirement is being requested since they are preserving the site's existing vegetation that already provides screening and that the potential of a phase III parking lot expansion impedes their ability to install trees along the east perimeter of the parking lot. Based on the comments from the Landscape Architect, it appears the shading requirement can be achieved by substituting the proposed ornamental trees with species that have a larger canopy. Staff recommends this approach versus granting a waiver to the requirement.

The waiver to the 10% interior lot landscaping requirement is being requested because of concerns snow removal and maintenance costs as well as reduced pedestrian sight lines. The use and design of the parking lot is not functionally different than any other large scale parking lots and there is no physical hardship preventing compliance therefore staff does not support a waiver to this requirement.

Lighting Design:

The proposed lighting plan shows 61 parking lot lights which are 16' in height, seven bollards, three wall sconces and six canopy lights. While the applicant has submitted cut sheets for the fixtures, there is no documentation that they comply with the full cutoff requirement of the code. As a condition of approval, staff will require that all fixtures are classified as full cutoff. The dispersion plan submitted by the applicant shows the east and south parking lot exceed the 2.0 average foot-candle requirement per the lighting code. As a condition of approval, staff will require that the parking lot lighting meets the average 2.0 foot-candle requirement.

Sign Design:

The applicant is requesting a Master Sign Plan for the property that includes two freestanding signs (one existing) and one wall sign. The additional monument sign is being requested and the newly proposed driveway access on the south end of the site. The proposed freestanding sign complies with the 50 square foot area requirement and the 10 foot height requirement. The code allows one freestanding sign per principal building. The wall sign is shown at 120 square feet and is located on the east elevation. Staff and the applicant have been in discussions regarding the wall sign to whether the request is based on wall sign criteria or I-43 wall sign criteria. Since the issue has not been fully vetted out at the time of the writing of the report, staff is recommending that the Master Sign Plan request be tabled until the next meeting.

Concept Plan Phase III

The site plan shows a Phase III addition that will take place at an undetermined date and based on fundraising efforts. The location of the building complies with all setbacks and the greenspace and FAR calculations remain in compliance when the additional building footprint is included. Staff does question how the current drive aisle around the building and the existing storm water pond would be impacted by the future addition. Planning Commission approval of phase III is required.

Rezoning Analysis: Factors to consider when analyzing a rezoning request include:

- **Is the proposed rezoning consistent with existing and Surrounding Land Use Designations?** Currently, the properties in the area have Land Use designations that are primarily Residential 5 Acre. The subject parcel is part of the East Growth Area that includes properties on each side of Port Washington Road from Highland Road to Pioneer Road. The City is in the process of evaluating the ability to extend sewer to the

area and prior to that held workshops to build consensus for the desired land use alternatives. The preferred alternative for this site was Institutional based on the existing use of a church. While a final decision has not been made, it is likely that the surrounding area will no longer be designated Residential 5 Acre.

- **Is there a Public Interest?** The change in zoning to IPS will allow the religious institution to operate under the same parameters as other religious institutions. Lumen Christi, Beautiful Savior, and Crossroads Church are all zoned IPS and have single family uses in closer proximity to Christ Church.
- **Are there reasonable uses under existing zoning?** The site is currently zoned R-1 (Single Family 5 Acre). Religious institutions, schools and childcare facilities are listed as conditional in the R-1 zoning. In addition, State Statutes permit an eight bed CBRF (Community Based Residential Facility) on any single family zoned parcel. The site currently contains a church which was granted a conditional use in 2007. The rationale for requiring religious institutions to be listed as a conditional use is to protect any adjacent single family dwellings that are likely to be found in the R-1 District from impacts of the development. In this case, none of the adjacent parcels contain a single family dwelling. The rezoning to IPS (Institutional) will allow the religious institution as a permitted use. The IPS district has more detailed and perspective requirements that allow the development to expand based on clear and concise criteria.

Engineering Report:

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

The applicant has provided a site plan that includes a second driveway access point on North Port Washington Road, vehicular access around the building and an alternative parking area at the northeast portion of the site.

The second driveway is proposed to be 30-feet wide and crosses an existing wetland. The applicant has received approval from the WNDR to fill the wetland. Port Washington Road is under the jurisdiction of the Ozaukee County Highway Department and the City has no authority over the access permit. The applicant has also received approval from Ozaukee County to add a driveway on Port Washington Road. The applicant provided plans for ingress/ egress and bypass lanes on North Port Washington Road. Staff recommends that the southern driveway access be restricted for left turns only and that the northern driveway be restricted to right turns only. However, the Ozaukee County Highway Department has the ultimate authority over such a restriction.

The site plan includes an internal access drive that provides for traffic circulation around the building. Vehicular access around the building is required for all phases of the site plan.

The alternative parking area to the northeast is a steep slope area. Slopes are required to be flatter than 4:1.

The proposed site plan also encroaches on wetlands. A wetland delineation and wetland delineation report are required. If a greater wetland setback is required by the wetland delineation and report, the applicant is required to return to planning commission for a building and site plan amendment.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a stormwater management plan (SWMP). The proposed site plan impacts the existing stormwater management basin. A revised stormwater management plan meeting MMSD Chapter 13 and the City of Mequon Stormwater Ordinance is required. Phase III improvements will require further revisions to the stormwater management at the time of construction. Building and driveway expansions are not allowed within the existing stormwater management footprint.

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

The City anticipates a future expansion of the sewer service area to include this property. Connection to public utilities is required upon the extension of the utilities. The site is currently served by a holding tank. Ozaukee County has jurisdiction over private on site waste management systems. Approval of the on site waste management system by Ozaukee County is required.

The building and site plan review in 2007 noted that a threatened or endangered species was to be protected during construction. A threatened and endangered species review is required to be completed prior to the building permit.

Staff Recommendation:

Staff recommends approval of the building and site plan amendment and rezoning recommendation, be subject to the following condition(s):

1. Common Council action on the rezoning recommendation. If the Common Council does not approve the rezoning request, the applicant shall be required to submit for a Conditional Use Amendment
2. The proposed split face block shall be eliminated and replaced with stone and cement board that matches the existing building.
3. The parking lot lighting shall meet the average 2.0 foot-candle requirement.
4. All fixtures shall be classified as full cutoff.
5. The landscaping plan shall be updated to comply with the following requirements:
 - The plan shall be sealed by a Landscape Architect, as required by code.
 - The minimum size for all deciduous trees shall be 3” caliper.
 - Readdress the ornamental only planting scheme in the interior parking lot to conform to the 30% shading requirement.
 - Add landscaping islands to comply with the 10% interior lot landscape requirement.
 - Provide the foundation planting plan design.
6. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
7. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
8. All roof top and ground-level mechanical equipment shall be well screened from public view with screening or landscaping.
9. Engineering Department review and approval of grading, drainage, storm water management, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.

10. The grading throughout the site, including the transition to adjacent property shall meet City standards and maintain the existing drainage pattern for the site.
11. The final internal access drive shall be subject to the review and approval of Engineering and the Fire Departments.
12. 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.
13. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
14. WDNR determination threatened or endangered species and setback requirements shall be provided prior to the issuance of a building permit.
15. Wetland delineations must be performed and a copy of the delineation report provided to the City, including the classification of the quality of the wetlands. Any proposed impact to the wetlands requires WDNR approval.
16. If a greater wetland setback is required by the wetland delineation and report, the applicant is required to return to planning commission for a building and site plan amendment.
17. Ozaukee County approval of a private onsite waste management system permit.
18. Any modification required by WDNR shall be submitted to Community Development for review and action.
19. At such time as public utilities are available to the site, the facility shall be required to connect.
20. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Staff Recommendation:

Staff recommends tabling Master Sign Plan until issues related to the proposed wall sign can be fully addressed.

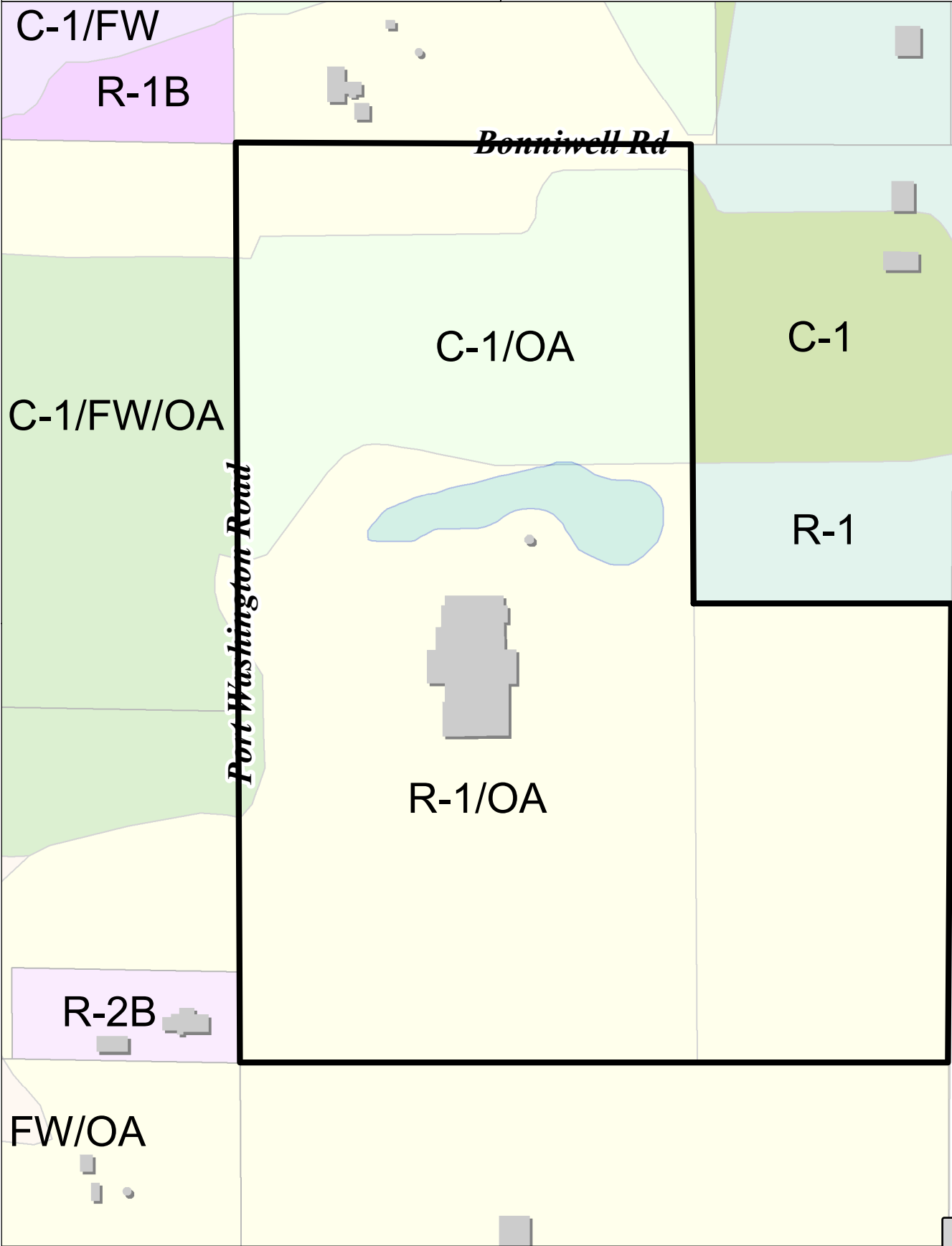
Attachments:

Packet (PDF)

ITEM 7 Christ Church

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CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

4.d.a



Attachment: Packet (2754 : Christ Church)





September 11, 2017

Mr. Jac Zader and
City of Mequon Planning Commission
11333 N. Cedarburg Road 60W
Mequon, WI 53092

RE: Rezoning and Expansion of Christ Church - 13460 N. Port Washington Road

Dear Mr. Zader and Planning Commissioners:

Enclosed please find the following in support of our application for rezoning and expansion of Christ Church located at 13460 N. Port Washington Road:

A site plan for the "Phase 2" expansion (including preliminary "Phase 3" design);
Building elevations with wall and monument signage, trash enclosure;
Floor plans;
Landscape plan;
Photometric/dispersion plan;
Lighting cut-sheets;
Preliminary civil engineering;

Zoning: The 24.47 acre site is currently zoned R-1. We are requesting that the site be rezoned to IPS.

Building Use: Religious/worship and general office uses associated therewith.

Building Size, Floor Area Ratio:

<u>Phase</u>	<u>Building Footprint SF</u>	<u>FAR</u>
Existing (Phase 1)	17,080	1.6%
Phase 2	51,980	4.9%
Phase 3	74,390	7.0%

We are requesting approval for the Phase 2 expansion and Phase 3 concept, with the understanding that each phase will be constructed at such time that funding for expansion becomes available. Construction of Phase 2 is anticipated to commence in Spring of 2018.

Building and Parking Offsets: As set forth in the table at the end of this document.

Building Architecture:

The exterior design combines natural fieldstone, split face concrete masonry units, cement board siding, and wood-lam columns and trusses at the new south entrance, asphalt shingle roof, dark bronze anodized storefronts with clear glass. The selection of these materials is intended to closely match the existing architecture of the building, which will remain largely intact from Port Washington Road. This addition is being designed to accommodate a new large worship hall, new lobby, chapel, meeting rooms, and administrative offices for the existing Church. The building addition is approximately 45 feet tall at its highest point where the new lobby will intersect the existing lobby (we understand this departure from code with

respect to height is permissible based on the increased front building setback), and the footprint of the addition is 34,900 SF. The total first floor building footprint will be approximately 51,980 SF. All new mechanical equipment will be screened from view and will be located on the east roof.

A future addition for another large worship hall is contemplated at approximately 23,000 SF. A future maintenance building is shown on the site plan as well (which maintenance building is excluded from the building size and FAR calculations above).

Parking & Access:

We are proposing a total of 437 parking spaces) (an increase of 232 spaces from the existing count, including 10 new handicapped parking stalls [13 total handicapped stalls]) for a building that has an footprint area of 51,980 square feet. Parking areas in both the front and rear of the building have access points to both internal drive lanes serving the Church, which lanes each have access points on North Port Washington Road. An internal access drive will also be added around the entirety of the building. Pavement will be striped with pedestrian walkways between parking areas and the building. We are also requesting approval to construct 38 additional parking stalls (which are noted as Add-Alternate #5 on the site plan) at such time that the additional stalls are deemed necessary by Christ Church in its discretion.

Expansion of existing, unpaved access to serve as a second driveway to and from Port Washington Road is proposed to the south of the existing main entry between wetland areas, which driveway is necessary to reduce congestion and promote safe ingress and egress. The Ozaukee County Highway Department has approved this additional access point subject to construction of acceleration and bypass lanes within the existing right-of-way. The DNR has also reviewed and approved our plans, including approval to fill a portion of wetland to expand this additional access point.

Landscaping, Tree Protection:

A preliminary landscaping plan is enclosed. The intent is to match the existing landscaping and continue the same general theme and treatment within the expansion areas. We are proposing approximately 72% open space after construction of Phase 2, which will be reduced to 61% after Phase 3 is completed. We are requesting approval for a minimum of 6.5% of the parking lot to be landscaped with islands as shown on the enclosed plans and approval for parking lot shading as shown on the enclosed plans. We are requesting approval of these departures from code for a variety of reasons, including the following: the site's existing vegetation and natural features (which will be preserved) already provide substantial screening from other properties; planting additional trees around the perimeter of the parking lot in this phase of construction is impractical as the Phase 3 expansion will require removal of these new trees; additional parking lot islands will interfere with pedestrian sight lines and will increase maintenance and snow removal costs for a parking area that is primarily utilized on Sunday mornings and is not visible from the street.

There are no specimen trees on site pursuant to the City Forester's review in the Fall of 2015.

Signage:

We are requesting approval for (1) building wall sign, up to 120 SF, on the southeast/front building elevation to be located approximately as shown on the enclosed rendering. We are requesting one (1) additional internally-illuminated freestanding monument sign (designed to match the dimensions and construction of the existing monument sign) to be located adjacent to the expanded south access drive as shown on the enclosed plans.

Building and Site Lighting:

The site will be illuminated with sixty-one (61), fourteen foot (14') high, cut-off type light fixtures on poles with concrete bases (total combined height of poles and bases not to exceed 16'). Fifty-six (56) poles are new, five (5) are existing. There will be two (2) new bollards. Five (5) existing bollards will be retro-fitted to LED. In addition, three (3) LED cylinder pendant downlights, three (3) LED wall sconces, and six (6) LED linear adjustable canopy lights will be installed on the building along with landscape lighting in conformance with City code. A dispersion plan and lighting fixture specifications are enclosed.

Refuse:

Garbage and refuse containers shall be screened from view from streets and adjacent sites by a six-foot (6') high masonry dumpster enclosure to be located on the East side of the building as shown on the site plan.

Maintenance Building:

We are requesting approval to construct an approximately 40'x30' accessory building to house the Church's vehicles and other equipment. We request permission to work with City Staff to determine final design and placement of the accessory building.

Engineering:

We are not proposing to change the approved engineering plans for this site that are on file with the City, except minor changes to accommodate the final building footprint. The existing detention pond will adequately serve this expansion with some minor modifications.

Water: The project is served by private well.

Sanitary: The project is served by existing holding tanks. Additional tank(s) will be added if needed and shall be subject to the existing Holding Tank Agreement with the City and to approval by the County.

Utilities: Utilities shall be primarily underground. Any above ground facilities (such as transformers or pedestals) shall be appropriately screened.

Operational Information, Building Schedule:

Hours of operation will be consistent with typical operations of religious uses, with peak hours occurring on Sunday mornings. Construction of Phase 2 is anticipated to commence in Spring of 2018. Construction of Phase 3 will commence when funding is available.

DNR Review:

There are delineated wetlands on the site. The DNR has approved our wetland impact permit application for the second driveway and associated improvements required on Port Washington Road. We are requesting a waiver of the City's wetland setbacks with respect to this driveway, which the DNR has already approved. The DNR has determined that no conservation measures are required on the site with respect to endangered resources.

Departures from Code:

We are requesting approval for certain departures from code:

	<u>Proposed</u>	<u>Standards per Ordinance (IPS)</u>
Lot Area:	24.5 acres (net)	1 acre
Lot Width & Length:	Width: minimum 666', max 1,301'; Length: minimum 630', max 1,029'	150 feet; 150 feet
Floor Area Ratio (after Phase 3):	7%	30% maximum
Building Height:	45' 7" (permissible due to increased front setback)	42 feet (subject to increase based on front setback/offset increase)
Open Space (after Phase 3):	61%	40% minimum
Building Offset Freeway:	484 feet	50 feet minimum
Building Offset Street/Highway:	245 feet	95 feet minimum
Building Offset Front (West):	245 feet	95 feet minimum
Building Offset Rear (East):	76 feet	20 feet minimum
Building Offset Side (North/North East):	555 feet	30 feet minimum
Building Offset Side (South):	386 feet	20 feet minimum
Parking Offset Front (West):	178 feet	25 feet minimum

Parking Offset Rear (East):	45 feet	20 feet minimum
Parking Offset Side (North):	21 feet	20 feet minimum
Parking Offset Side (South):	105 feet	20 feet minimum
Building Wall Signage:	1 Sign up to 120 SF	Variable
Monument Signage:	2 Signs	Variable
Monument Sign Setback (2 nd sign):	32 feet	Outside Vision Triangle
Protective Areas/Wetlands	30' for parking lot/ pavement and maintenance building; 0' for expanded access drive (as approved by DNR)	Variable
Parking Lot Landscaping Coverage:	6.5%	10% minimum
Parking Lot Shading:	as shown on Landscaping Plan (approximately 16% after 10 years)	30% minimum after 10 years

We are looking forward to working with the City on this expansion project. Should you have any questions, please call me at (262) 241-9910, extension 104. Thank you.

Sincerely,

CONCORD DEVELOPMENT COMPANY

/s/

Andrew A. Petzold
President

Enclosures
AAP:cj

Attachment: Packet (2754 : Christ Church)

UHLEIN
WILSON

222 East Michigan Street
Milwaukee, WI 53202

telephone | 414.271.8899
 facsimile | 414.271.8942
 email | office@viable-action.com

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OWNERSHIP OF DOCUMENTS

Consultants

Key Plan

Project

CHRIST CHURCH
3460 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

PHASE 2

[illegible]

DRAWING TITLE	DRAWN BY	DATE
	MWP	9/11/17
DRAWING TITLE	PROJECT	SCALE
	7-113	SCALE

ELEVATIONS

DRAWING NUMBER

A2.2



NOTE:
SEE ADDITIONAL NOTES ON 02/A2.2

01 NORTH ELEVATION
A2.2 Scale: 1"=10'-0"



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Consultants

Plan

ect

CHRIST CHURCH
100 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

PHASE 2

[illegible]

RAWING ISSUE/REVISION	OWN BY	DATE
	MWP	9/11/17
	SUBJECT	SCALE
	13	SCALE
DRAWING TITLE		

SIGNAGE DETAILS

DRAWING NUMBER

A3.1



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Consultants

Plan

ect

CHRIST CHURCH
100 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

PHASE 2

[illegible]

OWN BY	DATE
MWP	9/11/17
SUBJECT	SCALE
13	SCALE
DRAWING TITLE	

EXTERIOR RENDERING

A3.2



01 EXTERIOR PERSPECTIVE FROM SOUTHWEST
A3.2 NO SCALE

**WILHELM
WILSON
ARCHITECTS**
322 East Michigan Street
Milwaukee, WI 53202
T. 414-271-8899
F. 414-271-8942

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SHADE TREES (DECIDUOUS)

ABM	Autumn Blaze Maple
PPH	Prairie Pride Hackberry
SHL	Skyline Honeylocust
AGM	Autumn Gold Maidenhair
ECT	Espresso Kentucky Coffee Tree
SWO	Swamp White Oak

ORNAMENTAL TREES (DECIDUOUS)

SFS	Spring Flurry Serviceberry
AH	American Hornbeam
PFC	Prairie Fire Flowering Crabapple
IW	Ironwood
JTL	Ivory Silk Japanese Tree Lilac

EVERGREEN TREES
NS Norway Spruce
PLANT ABBREVIATIONS

EVERGREEN TREES

EVERGREEN TREES
NS Norw.

EVERY
N

POND TO REMAIN
ADJUST OUTLET STRUCTURE ☐ RAISE BERM TO
MEET PREVIOUSLY DESIGNED TOB ☒ 668.0
PREVIOUS 100 YR ELEV ☐ 666.1
PHASE 2 100 YR ELEV ☐ 667.1

N88°32'33"E 185.64'

REE LINE

Key Plan

Project
CHRIST CHURCH
3460 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

PHASE 2

PHASE III
PARKING

S01°38'16"E 666 62'

[illegible]

DRAWING ISSUE/REVISION	
DRAWN BY	DATE
PROJECT	SCALE
DRAWING TITLE	

DRAWING NUMBER

OVERALL LANDSCAPE PLAN

SHEET 1" = 30'0"

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU

CALLERS HOTLINE

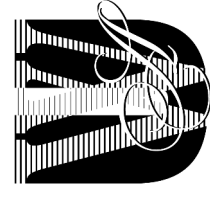
CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS

1 Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@judvidhallor.com

HELLER &
ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

ISSUED FOR REFERENCE/COORDINATION ONLY

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Milwaukee, WI 53202
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Key Plan

Project

CHRIST CHURCH
3460 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

PHASE 2

[illegible]

DRAWING ISSUE/REVISION	
DRAWN BY CZE	DATE 08/27/17
PROJECT #17-113	SCALE As indicated
DRAWING TITLE	

SITE PLAN -
PHOTOMETRICS -
GRADE

DRAWING NUMBER

Statistics		Symbol	Avg	Max	Min	Max/Min	Avg/Min
Description	NORTH PARKING	✕	3.5 f	12.6 f	1.2 f	10.5:1	2.9:1
	EAST DRIVE	✕	2.1 f	4.2 f	0.7 f	6.0:1	3.0:1
	OVERALL SITE-GRADE LEVEL	+	1.0 f	12.6 f	0.0 f	N/A	N/A
Description	SOUTH PARKING	✕	2.8 f	5.1 f	0.8 f	10.1:1	3.5:1
	WEST-EXISTING PARKING	✕	1.4 f	4.1 f	0.5 f	9.2:1	2.8:1



1 SITE PLAN - PHOTOMETRICS - GRADE

1" = 40'-0"

C17027



1121 MARLIN COURT, SUITE B - WAUKESHA, WI 53186
VOICE: (262) 513-2020 FAX: (262) 513-2023
WEB PAGE: www.c7and.com

FACEBOOK: www.facebook.com/CzameckiEngineeringInc
WEB PAGE: www.czeeng.com



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JULIEN WILSON ARCHITECTS, INC.

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consultants

Plan

Subject

CHRIST CHURCH
N. PORT WASHINGTON ROAD
MEQUON, WI 53092

PHASE 2

[illegible]

DRAWING TITLE	PROJECT	DATE
	117-113	08/27/17

SITE PLAN -
HOTOMETRICS - 3'
ABOVE GRADE

10

AWING NUMBER
E003

Packet Pg. 1

C17027



121 MARLIN COURT, SUITE B - WAUKESHA, WI 53186
VOICE: (262) 513-2020 FAX: (262) 513-2023

FACEBOOK: www.facebook.com/CzarnieckiEngineeringInc
WEB PAGE: www.czeng.com

Statistics		Symbol	Avg	Max	Min	Max/Min	Avg/Min
DESCRIPTION							
	NORTH PARKING-3 ABOVE	×	3.6	17.9	0.6	28.81	6.01
	NORTH DRIVES ABOVE	×	2.4	6.3	0.4	15.81	6.01
	OVERALL SITE-3 ABOVE GRADE	+	1.0	20.1	0.0	NA	NA
	SOUTH PARKING-3 ABOVE	×	2.9	11.6	0.5	23.21	5.61
	WEST EXISTING PARKING-3 ABOVE	×	1.5	6.1	0.1	61.01	15.01



1 SITE PLAN - PHOTOMETRICS - 3' ABOVE GRADE

① 1" = 40'-0"



Project: _____

Location: _____

Cat.No: _____

Type: OA

Qty: _____

Notes: _____

Philips Gardco SlenderForm SFA/SFV luminaires combine LED performance excellence and advanced Philips Gardco LED thermal management technology with a distinct styling to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. SlenderForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide

example: SFA-32L-250-NW-G2-AR-2-120-DD-F1-SPA1-BK

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Controls	Electrical	Luminaire	Finish
				AR						
SFA SlenderForm Square Standard Arm Mount luminaire	32L 32 LEDs	250 250mA	NW-G2 Neutral White 4000K, 70CRI Gen 2	AR Arm mount	2 Type 2	120 120V	DD 0-10V Dimming Driver ⁶	Fusing	SPA1 Square Pole Adapter (for use with SFA only)	Textured
		500 500mA			2-90 Type 2 Rotated left 90°	208 208V	Infrared Motion Response Systems	F1 Single (120, 277, 347VAC) ²	BK Black	
	48L 48 LEDs	700 700mA	WW-G2 Warm White 3000K, 70CRI Gen 2		2-270 Type 2 Rotated right 270°	240 240V	IMRI3 Integral with #3 lens ⁵	F2 Double (208, 240, 480VAC) ²	SPA2 Square Pole Adapter (for use with SFV only)	WH White
SFV SlenderForm Square "V" Arm Mount luminaire	64L 64 LEDs	850 850mA	CW-G2 Cool White 5700K, 70CRI Gen 2		3 Type 3	277 277V	DynaDimmer: Automatic Profile Dimming	F3 Canadian Double Pull (208, 240, 480VAC) ²	HIS Internal House Side Shield ⁴	BZ Bronze
					3-90 Type 3 Rotated left 90°	347 347V	CS50 Safety 50% Dimming, 7 hours ¹	Pole Mount Fusing	DL Diffuse lens ⁸	DGY Dark Gray
					3-270 Type 3 Rotated right 270°	480 480V	CE50 Economy 50% Dimming, 9 hours ¹	FP1 Single (120, 277, 347VAC) ²		MGY Medium Gray
					4 Type 4	UNV 120-277V (50/60Hz)	DA50 All Night 50% Dimming ¹	FP2 Double (208, 240, 480VAC) ²		Customer specified
					4-90 Type 4 Rotated left 90°	HVU 347-480V (50/60Hz)	Photoelectric/Receptacle Systems	FP3 Canadian Double Pull (208, 240, 480VAC) ²		RAL Specify optional color or RAL (ex: OC-RAL7024)
					4-270 Type 4 Rotated right 270°		PCB Photocontrol Button ^{2,3}	Surge Protection		CC Custom color (Must supply color chip for required factory quote)
					5 Type 5		TLRD5 Twist Lock Receptacle 5-Pin	SP1 Standard 10KVA		
							TLRD7 Twist Lock Receptacle 7-Pin	SP2 Increased 20KVA		
							TLRPC Twist Lock Receptacle with Photocell ²			
							Pole Mounted Infrared Motion Response Systems with DynaDimmer			
							CS50-IMRO with Safety 50% Dimming ^{1,7}			
							CM50-IMRO with Median 50% Dimming ^{1,7}			
							CE50-IMRO with Economy 50% Dimming ^{1,7}			
							DA50-IMRO with All Night 50% Dimming ^{1,7}			

1. Available only on 120, 208, 240, and 277 (or UNV).

2. Specify input voltage.

3. Not available with 347V or 480V.

4. HIS not available with Type 5.

5. Not compatible with SFV fixtures.

6. DD option is required for pole mount motion sensor.

7. Pole mounted sensor must be ordered separately
(See accessories page).

8. Not available with 64L



Project: _____

Location: _____

Cat.No: _____

Type: **OA**

Qty: _____

Notes: _____

Philips Gardco SlenderForm SFA/SFV luminaires combine LED performance excellence and advanced Philips Gardco LED thermal management technology with a distinct styling to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. SlenderForm is defined by its high performance, sleek low profile design and rugged construction.

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		500 500mA			2-90 Type 2 Rotated left 90°	208 208V	Infrared Motion Response Systems	F1 Single (120, 277, 347VAC) ²	SPA2 Square Pole Adapter (for use with SFV only)	BK Black
	48L 48 LEDs	700 700mA	WW-G2 Warm White 3000K, 70CRI Gen 2		2-270 Type 2 Rotated right 270°	240 240V	IMRI3 Integral with #3 lens ⁵	F2 Double (208, 240, 480VAC) ²		WH White
	64L 64 LEDs	850 850mA	CW-G2 Cool White 5700K, 70CRI Gen 2		3 Type 3	277 277V	DynaDimmer: Automatic Profile Dimming	F3 Canadian Double Pull (208, 240, 480VAC) ²		BZ Bronze
SFV SlenderForm Square "V" Arm Mount luminaire					3-90 Type 3 Rotated left 90°	347 347V	CS50 Safety 50% Dimming, 7 hours ¹	Pole Mount Fusing		DGY Dark Gray
					3-270 Type 3 Rotated right 270°	480 480V	CM50 Median 50% Dimming, 8 hours ¹	FP1 Single (120, 277, 347VAC) ²	HIS Internal House Side Shield ⁴	MGY Medium Gray
					4 Type 4	UNV 120-277V (50/60Hz)	CE50 Economy 50% Dimming, 9 hours ¹	FP2 Double (208, 240, 480VAC) ²	DL Diffuse lens ⁸	Customer specified
					4-90 Type 4 Rotated left 90°	HVU 347-480V (50/60Hz)	DA50 All Night 50% Dimming ¹	FP3 Canadian Double Pull (208, 240, 480VAC) ²		RAL Specify optional color or RAL (ex: OC-RAL7024)
					4-270 Type 4 Rotated right 270°		Photoelectric/Receptacle Systems	Surge Protection		CC Custom color (Must supply color chip for required factory quote)
					5 Type 5		PCB Photocontrol Button ^{2,3}	SP1 Standard 10KVA		
							TLRD5 Twist Lock Receptacle 5-Pin	SP2 Increased 20KVA		
							TLRD7 Twist Lock Receptacle 7-Pin			
							TLRPC Twist Lock Receptacle with Photocell ²			
							Pole Mounted Infrared Motion Response Systems with DynaDimmer			
							CS50-IMRO with Safety 50% Dimming ^{1,7}			
							CM50-IMRO with Median 50% Dimming ^{1,7}			
							CE50-IMRO with Economy 50% Dimming ^{1,7}			
							DA50-IMRO with All Night 50% Dimming ^{1,7}			

1. Available only on 120, 208, 240, and 277 (or UNV).

2. Specify input voltage.

3. Not available with 347V or 480V.

4. HIS not available with Type 5.

5. Not compatible with SFV fixtures.

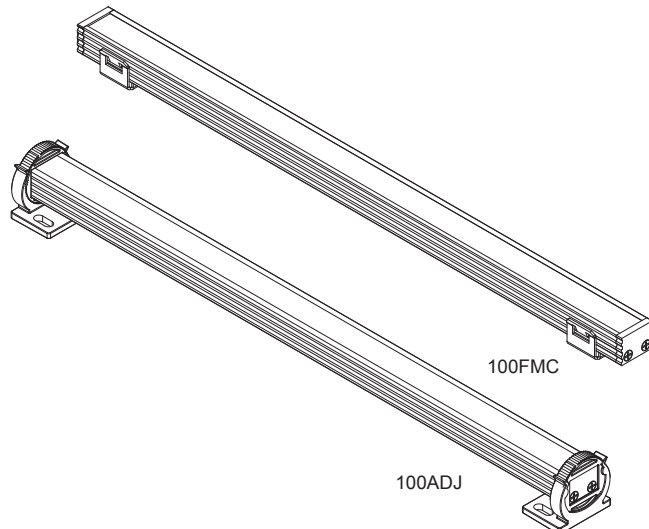
6. DD option is required for pole mount motion sensor.

7. Pole mounted sensor must be ordered separately (See accessories page).

8. Not available with 64L

winline surface linear 105W/107W wet

OC



The **Winline 100 Series** are small scale linear LED luminaires and were designed to be the most powerful, reliable, and easiest to implement linear LED solution available. The model WSL 105W/107W is a high performance luminaire with robust construction suitable for exterior illumination.

Beam Spreads: Model WSL 105W/107W is available in 30 and 100 degree beam spreads. See page 4 for photometric data.

Color & Light Output: The 100 Series utilizes Nichia 757 white LEDs in four standard color temperatures. Model WSL 105W/107W features (16) LEDs/ft.

100 Series	Model WSL105W	Model WSL107W
Color Temperature	lm/ft W/ft	lm/ft W/ft
ANSI-2700K White	138 3.2	276 6.2
ANSI-3000K White	162 3.2	325 6.2
ANSI-3500K White	168 3.2	338 6.2
ANSI-4000K White	180 3.2	360 6.2

Results based test
LTL 22006 100' beam
spread
Note:
LM79 Tests- see page 4.
L-70 > 60,000

Power: The Winline 100 series operates on 24VAC using magnetic transformers. A wide range of remote transformers are available in 120V and 277V primary.

Dimming: Used with remote mounted 24VAC magnetic transformers which can be dimmed with commonly available low voltage magnetic dimming equipment.

Mounting & Adjusting: Both fixed and adjustable mounts allow the 100 Series to be used almost anywhere. The installer locates and fastens the mount clip, runs power feed lines, connects the fixture's wire leads to the feed lines and snaps the fixture in place. The low profile fixed mount is only 1/8" high and the adjustable mount allows for 300 degree rotation around the centerline of the fixture. See pages 2-3 for more mounting and adjustment information.

Operating Temperature: Minimum and maximum ambient air temperatures around this luminaire shall not exceed -22°F to 104°F (-30°C to 40°C). Any application of this product should also take into consideration air flow and ventilation to ensure performance and reliability.

Refer to the Winline Application Guide (www.winona-lighting.com/products/commercial-led-lighting/led_linear/105-107W) for more product detail.

Weight:	12" - .31 lbs	36" - .84 lbs
	18" - .44 lbs	42" - .98 lbs
	24" - .58 lbs	48" - 1.11 lbs
	30" - .71 lbs	

Warranty: 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

IP66



Listing: Winline WSL 105W/107W is
ETL listed for wet location.
Complies with UL Standard 2108

Winline Surface Linear Wet - **WSL105W**
Winline Surface Linear Wet - **WSL107W**

series

Linear Center Balance - **LCB**
Linear Longest Possible - **LLP**
Linear Same Length - **LSL**

linear
plan

Total Run Length
offered in 6" increments starting at 12"
ex. 20FT6 = 20FT 6IN
See page 3 for maximum run lengths

4FT

run length

1ft section length - **MSL1**
1ft 6in section length - **MSL1/6**
2ft section length - **MSL2**
2ft 6in section length - **MSL2/6**
3ft section length - **MSL3**
3ft 6in section length - **MSL3/6**
4ft section length - **MSL4**

maximum
section
length

adjustable mount (100 series) - **100ADJ**
fixed mount (100 series) - **100FMC**

mounting
accessory

30 degrees - **30DEG**
100 degrees - **100DEG**

distribution

(WSL105W) LED Linear 4 - **LLP4A**
(WSL107W) LED Linear 5 - **LLP5A**

source

2700 Kelvin - **27K**
3000 Kelvin - **30K**
3500 Kelvin - **35K**
4000 Kelvin - **40K**

color
temperatur

24 volt - 24

24

voltage

natural (type III) anodized aluminum - **NAA**
semi gloss black paint - **SGB**
semi gloss white paint - **SGW**
custom paint finish - **CPF**

finish

modified - **MOD**

special

Describe Modification:

Attachment: Packet (2754 : Christ Church)

The Winline 100 Series is available in lengths up to 48" in 6" increments starting at 12".

Mounting

The 100 Series can be mounted end-to-end with no shadows between units. Two unique mounting methods allow for flexible, quick and easy installation. Both mounts can be installed in any position.

Fixed Mount (100FMC)

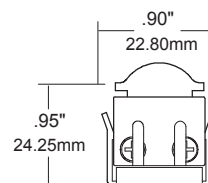
	Nominal Length	Installed Length
MSL1	12.39"	314.71mm
MSL1/6	18.39"	467.12mm
MSL2	24.39"	619.51mm
MSL2/6	30.39"	771.91mm
MSL3	36.39"	924.31mm
MSL3/6	42.39"	1076.71mm
MSL4	48.39"	1229.12mm

Luminaires can be mounted as close as .125" min.(3.18mm)

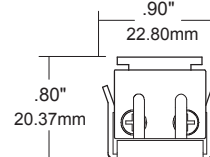
Fixed Mount

mount clips can be mounted anywhere along luminaire

30° Fixed Mount



100° Fixed Mount



Adjustable Mount (100ADJ)

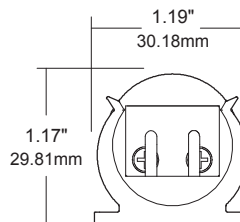
	Nominal Length	Installed Length
MSL1	12.52"	318.01mm
MSL1/6	18.52"	470.41mm
MSL2	24.52"	622.81mm
MSL2/6	30.52"	776.21mm
MSL3	36.52"	927.61mm
MSL3/6	42.52"	1080.01mm
MSL4	48.52"	1232.41mm

Luminaires can be mounted as close as .125" min.(3.18mm)

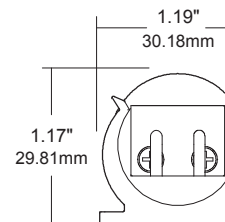
Adjustable Mount

screw holes located .5"(12.70mm) from end of luminaire

30° Adjustable Mount



100° Adjustable Mount



The 100 Series Adjustable Mount allows for 300 degree continuous rotation.

linear plan

Linear Plan

Winona offers the ability to provide a continuous run plan to suit your requirements by optionally offering three methods of configuration.

LSL Linear Same Length:

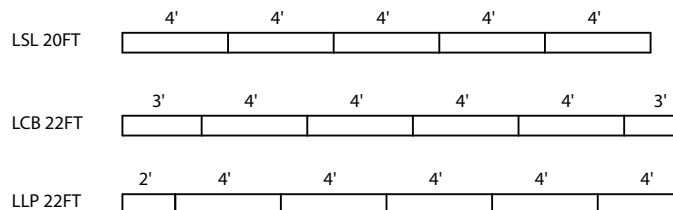
In this configuration each segment is the same length is standardized based on the longest length available and is the only option provided. Because it is dependent on one segment length there are mathematical limitations on what overall row lengths can be achieved. Example: 20 FT row would be achieved with (5) 4FT long segments equaling 20 FT (nominal).

LCB Linear Center Balanced:

This configuration incorporates the longest center segment(s) along with any additional lengths required to fill located at each end. Example: 22FT row would have (2) 3FT segments (one at each end) and (4) 4FT intermediate segments located in between.

LLP Linear Longest Possible:

In this plan the longest length available is optimized resulting in the fewest segments and mounting locations. Caution should be used where balanced appearance is a concern. Example: 22FT row would have (5) 4 FT segments and (1) 2 FT segment located at one end.



winline surface linear 105W/107W wet

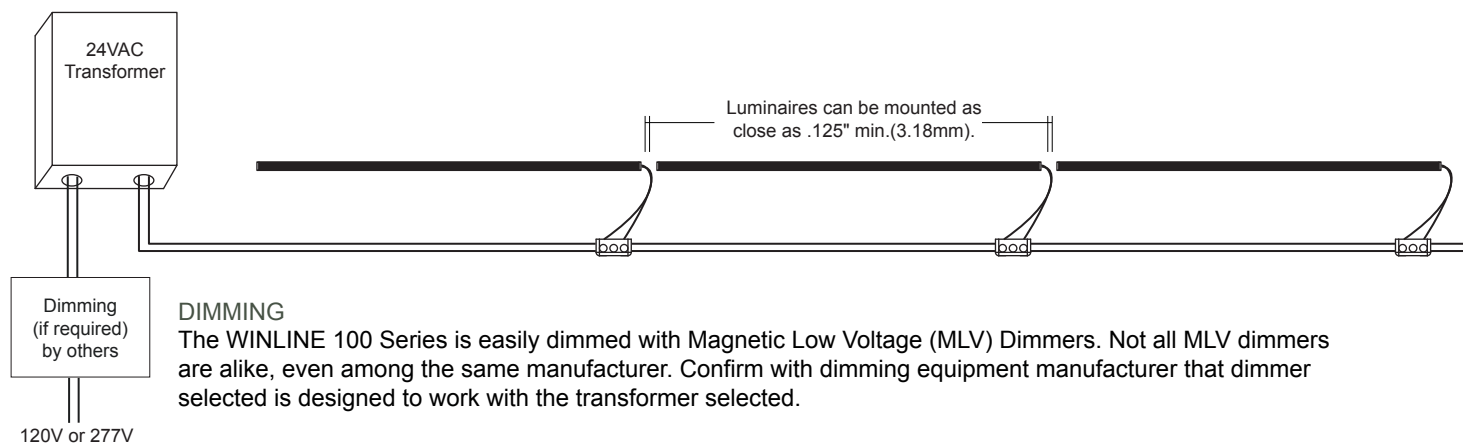
power, dimming, and wiring

The WINLINE 100 Series is to be powered by 24VAC only. **Do not connect directly to line voltage under any circumstance.** Connection to line voltage will permanently damage internal components and void manufacturer's warranty.

POWER REQUIREMENTS

The WINLINE 100 series must be powered by a magnetic transformer. **Do not use electronic transformers.** Multiply run length by power consumption to calculate transformer wattage. Total run wattage should not exceed 80% of the transformer wattage.

Model	Power Consumption	Maximum Run Length
WSL105W	3.2 w/ft	54 ft
WSL107W	6.2 w/ft	38 ft



DIMMING

The WINLINE 100 Series is easily dimmed with Magnetic Low Voltage (MLV) Dimmers. Not all MLV dimmers are alike, even among the same manufacturer. Confirm with dimming equipment manufacturer that dimmer selected is designed to work with the transformer selected.

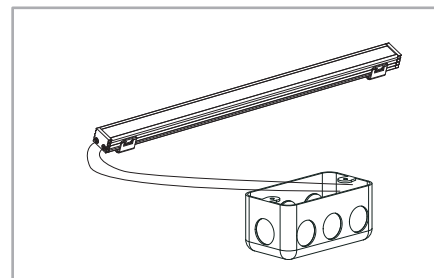
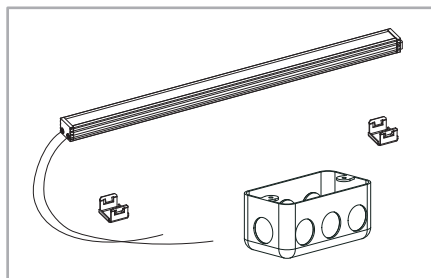
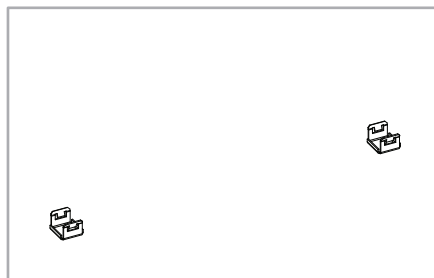
100FMC Fixed Mount

**See full installation instructions online*

Step 1 Layout, mark, and attach mount clips.

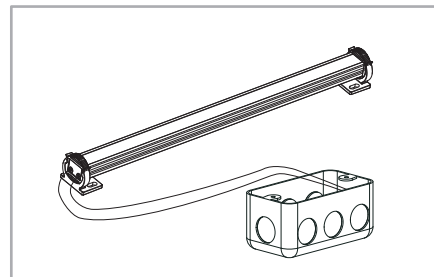
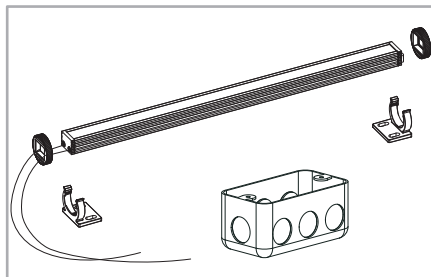
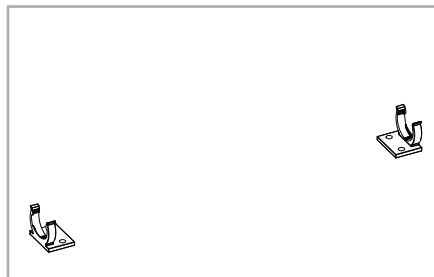
Step 2 Lay in power feed wires and make electrical connections using supplied connectors.

Step 3 Snap into place and aim luminaire as required.



100ADJ Adjustable Mount

**See full installation instructions online*



REMOTE MOUNTING CONSIDERATIONS

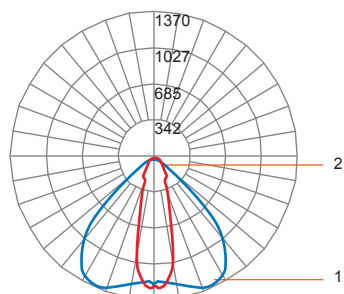
The WINLINE 100 Series is powered from remote-mounted transformers. The maximum remote distance of the transformer is dependent on many factors including total LED load, wire size, distance from the transformer to the first fixture in each run, and starting voltage at the transformer.

The installer is to ensure that 24VAC is present at the beginning of the run. By using a combination of large-gauge wire and adjusting the output voltage of the transformer, the installer can compensate for voltage drop over long remote distances. Use of #12 wire is recommended.

winline surface linear 105W/107W wet

photometrics

30°



Maximum Candela = 1370 Located At Horizontal Angle = 0, Vertical Angle = 5
 #1 - Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)
 #2 - Vertical Plane Through Horizontal Angles (90-270)

Test Report: 22007 Catalog Number: WSL107W MSL4 30DEG 30K

Description: Nichia 757 3000K LEDs / 48" Winline WSL107W Wet Luminaire / Extruded Aluminum Housing / Acrylic Lens

LM79 Data - Based on WSL107W MSL4 30DEG 30K Test Results

Color Temperature	Multiplier	Total Lumens	Lamp Watts	Lumens per Watt	CRI	Power Factor
ANSI-binned 2700K	0.85	1105	25	44.0	84.3	.77
ANSI-binned 3000K	1.00	1300	25	51.7	82.9	.77
ANSI-binned 3500K	1.03	1351	25	53.8	83.0	.77
ANSI-binned 4000K	1.10	1442	25	57.4	87.0	.77

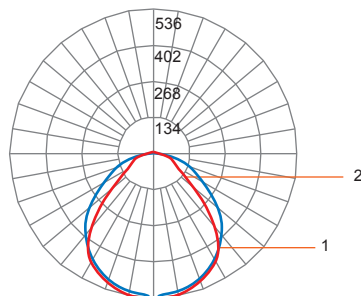
Zonal Lumen
Summary
3000K

Zone	Lumens	%Fixture
0-30	621	47.8
0-40	853	65.6
0-60	1144	88.0
0-90	1268	97.5
Total Luminaire	0-180	1300
		100.0

Candlepower Distribution 30°

Angle	Horizontal Plane			
	0	22.5	45	67.5
0	1234	1234	1234	1234
5	1201	1248	1260	1242
10	1229	1257	1177	1084
15	1273	1208	944	650
20	1328	1076	536	339
25	1370	799	322	237
30	1350	519	235	209
35	1250	364	198	204
40	1066	282	186	157
45	837	222	136	97
50	600	178	84	78
55	401	129	64	67
60	251	83	56	54
65	152	60	48	48
70	88	45	40	44
75	48	34	33	38
80	24	24	28	30
85	8	17	22	19
90	1	12	17	14

100°



Maximum Candela = 536 Located At Horizontal Angle = 0, Vertical Angle = 0
 #1-Vertical Plane Through Horizontal Angles (0-180) (ThroughMax.Cd.)

Test Report: 22008 Catalog Number: WSL107W MSL4 100DEG 30K

Description: Nichia 757 LEDs / 48" Winline WSL107W Wet Luminaire / Extruded Aluminum Housing / Acrylic Lens

LM79 Data - Based on WSL107W MSL4 100DEG 30K Test Results

Color Temperature	Multiplier	Total Lumens	Lamp Watts	Lumens per Watt	CRI	Power Factor
ANSI-binned 2700K	0.85	1106	25	44.0	84.3	.77
ANSI-binned 3000K	1.00	1301	25	51.8	82.9	.77
ANSI-binned 3500K	1.03	1353	25	53.9	83.0	.77
ANSI-binned 4000K	1.10	1443	25	57.4	87.0	.77

Zonal Lumen
Summary
3000K

Zone	Lumens	%Fixture
0-30	418	32.2
0-40	679	52.2
0-60	1094	84.1
0-90	1260	96.8
Total Luminaire	0-180	1301
		100.0

Candlepower Distribution 30°

Angle	Horizontal Plane			
	0	22.5	45	67.5
0	532	532	532	532
5	520	532	535	536
10	516	526	531	533
15	505	518	522	522
20	489	503	506	506
25	468	482	486	486
30	442	455	456	459
35	411	424	424	417
40	376	387	380	362
45	338	343	330	294
50	294	296	270	209
55	248	249	203	133
60	199	196	134	95
65	149	143	85	71
70	102	92	59	57
75	60	52	41	41
80	29	28	24	23
85	9	10	11	10
90	1	4	4	5

Attachment: Packet (2754 : Christ Church)

SOLID STATE BOLLARDS

BSA SERIES-LED

S P E C I F I C A T I O N S

BOLLARD

Durable corrosion resistant extruded and cast aluminum construction. 1/4" wall thickness. Lens surrounds clear anodized twin reflector system.

LED POWER ARRAY™

Three-dimensional array consisting of 6 individual LED tubes for the BDA8 model and 4 individual LED tubes for the BDA6 model, which are fastened to a retaining plate equally spaced to provide 360° of even illumination output. Each LED tube consists of a circuit board populated with a multiple of LED's which is fastened to a radial aluminum heat sink. A white polycarbonate lens and end caps protect each LED tube's internal components and provides diffusion to prevent shadowing and striations.

INTERNAL LOUVER (IL) - A specular louver stack conceals the inner LED Power Array Module and provides uplight and glare control through the external clear polycarbonate lens.

CAST LOUVER (CL) - External cast aluminum louver stack protects the internal LED Power Array Module and provides uplight and glare control. An internal clear polycarbonate lens is integrated with the LED Power Array Module.

OPAL LENS (WP) - Exterior white polycarbonate lens protects the internal LED Power Array Module and provides a uniform white glow.

RADIAL LED MODULE

LED'S are mounted to a circular heatsink in a radial array. The radial LED module is concealed in the cap of the bollard. LED's are not directly visible from angles above 90°.

PARABOLIC REFLECTOR (TR) - A specular Parabolic Reflector reflects a portion of the distribution from the radial LED module and provides a uniform wide angle throw through the outer clear polycarbonate lens.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

UL and CUL recognized Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for (347-480VAC). Driver is mechanically fastened to a retaining bracket. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimmable and High-Low Driver options available.

FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME:

FIXTURE TYPE: OD

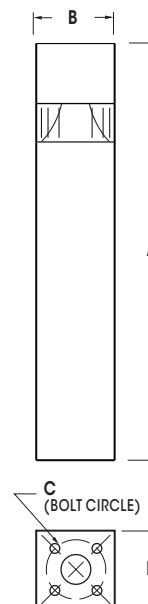
4.d.



BSA

BSA8 SHOWN WITH -IL OPTICS

PATENT PENDING



BOLLARD	A	B	C	D
BSA8	42" 1067mm	8" 203mm	6" 152mm	8" 203mm
BSA6	42" 1067mm	6" 152mm	4" 102mm	6" 152mm



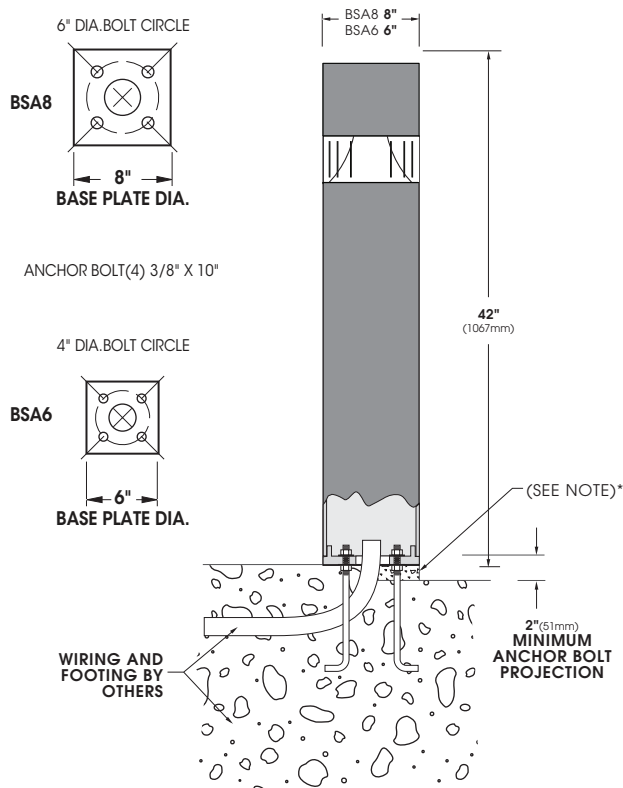
2015239

BSA SERIES-LED

4.d.

S P E C I F I C A T I O N S

INSTALLATION



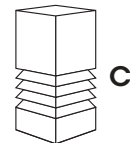
*When mounting in soil, anchor bolt fasteners and other hardware must be protected from soil by grouting.

OPTICS

INTERNAL LOUVER
SUPPLIED WITH
CLEAR
POLYCARBONATE
LENS



CAST LOUVER



OPAL
POLYCARBONATE



PARABOLIC
REFLECTOR



VPA - Vertical Array
BSA8 Available in:
36 LED Max

BSA6 Available in:
24LED Max



RADIAL LED Module
BSA8 Available in:
18 LED Module

BSA6 Available in:
12 LED Module

Spec/Order Example: BSA8-CL/36LED2480CW/RAL-9003-S/20SP

O R D E R I N G I N F O R M A T I O N

BOLLARD	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
BOLLARD	OPTICS	LED			MOUNTING	FINISH	OPTIONS
☐ BSA8-LED ☐ BSA6-LED	VERTICAL POWER ARRAY ☐ INTERNAL LOUVER IL ☐ CAST LOUVER CL ☐ OPAL POLYCARBONATE WP*	# of LEDs ☐ 36LED¹ (42 Watts) ☐ 24LED (28 Watts)	COLOR ☐ NW (4000K) Standard ☐ CW (5000K) ☐ WW (3000K) OTHER LED COLORS AVAILABLE CONSULT FACTORY		☐ GROUND INSTALLATION (STANDARD) ☐ WM	STANDARD TEXTURED FINISH ☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9500-S) SEE USALTG.COM FOR ADDITIONAL COLORS	☐ DIMMABLE DRIVER (0-10V PROVIDED) DIM ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR HLSW ☐ INTERNAL HOUSE SIDE SHIELD..... HS ☐ DUPLEX RECEPTACLE DUP ☐ GROUND FAULT RECEPTACLE GFI ☐ 10KV SURGE PROTECTOR. 10SP ☐ 20KV SURGE PROTECTOR (277V & 480V Only) 20SP OPTIONAL HEIGHTS: ☐ 30" ☐ 36"
	RADIAL LED MODULE ☐ PARABOLIC REFLECTOR TR	# of LEDs ☐ 18LED¹ (21 Watts) ☐ 12LED² (15 Watts)	VOLTAGE ☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480	NOTES: 1 – AVAILABLE IN BSA8 ONLY. 2 – AVAILABLE IN BSA6 ONLY.			
*WP OPTICS USE OPAL POLYCARBONATE LENS							

*WP OPTICS USE OPAL POLYCARBONATE LENS

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

SPECIFICATION FEATURES

Construction

Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics

Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish

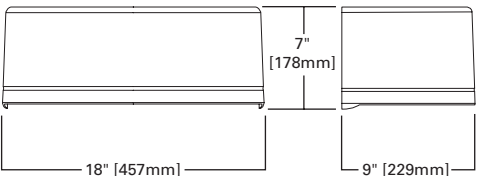
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

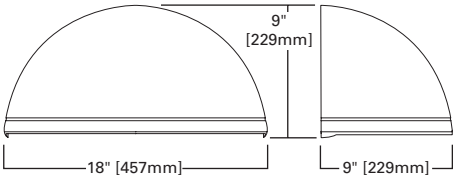
Five-year warranty.

DIMENSIONS

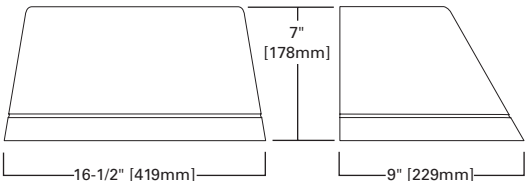
Cylinder



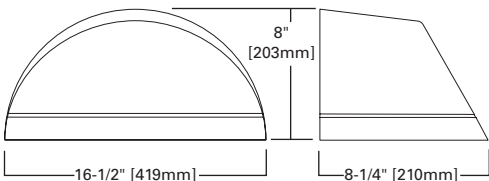
Quarter Sphere



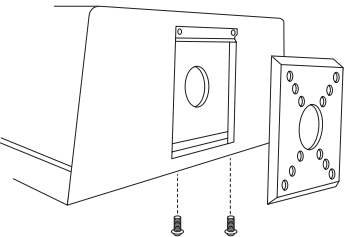
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



Catalog #		Type
Project		OE
Comments		Date
Prepared by		

ISC/ISS/IST/IS
IMPACT ELITE LE

1 - 2 LightB/
Solid State |

WALL MOUNT LUMINA

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001

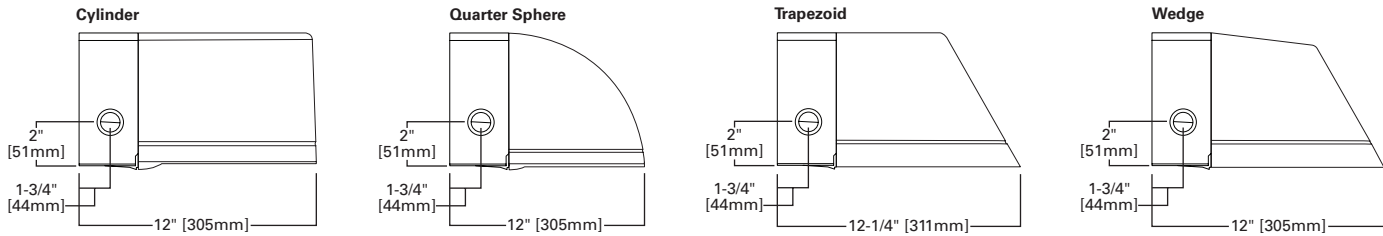
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

SYSTEMS
15711
CERTIFIED

Packet Pg. 133

THRUWAY BACK BOX



POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SLL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

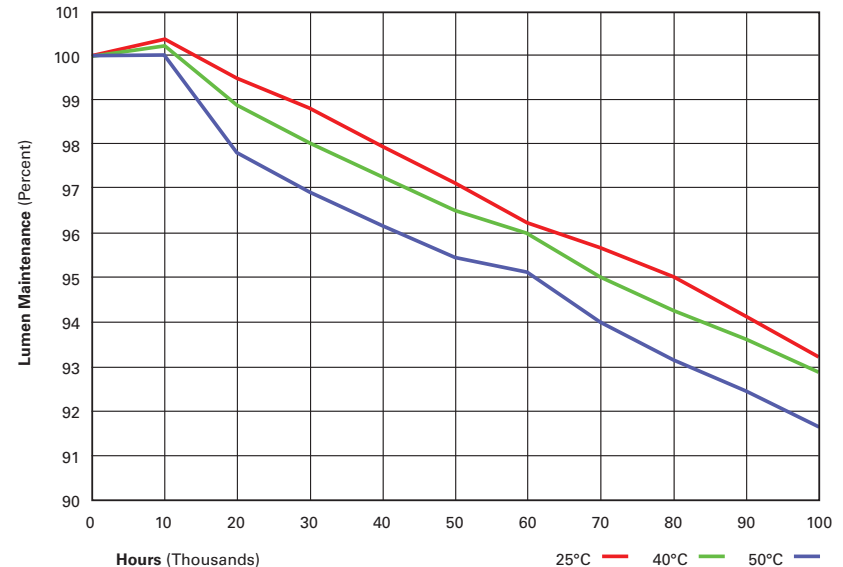
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

Product Family	Number of LightBARs ^{1,2}	Lamp Type	Voltage	Distribution	Color ⁴
ISC=Impact Elite LED Small Cylinder ISS=Impact Elite LED Small Quarter Sphere IST=Impact Elite LED Small Trapezoid ISW=Impact Elite LED Small Wedge	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V ³	BL2=Type II w/Back Light Control BL3=Type III w/Back Light Control BL4=Type IV w/Back Light Control GZW=Wall Grazer Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ¹⁰	
2L=Two Circuits ⁵ 7030=70 CRI / 3000K CCT ⁶ 7050=70 CRI / 5000K CCT ⁶ 7060=70 CRI / 5700K CCT ⁶ 8030=80 CRI / 3000K CCT ⁶ P=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) OSB=Occupancy Sensor with Back Box (Specify 120V or 277V) ⁷ BBB-XX=Battery Pack with Back Box (Specify 120V or 277V) ⁸ CWB-XX=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) ⁹ DIM=0-10V Dimming Drivers LCF=LightBAR Cover Plate Matches Housing Finish ULG=Uplight Glow TR=Tamper Resistant Hardware				MA1253=10kV Circuit Module Replacement MA1254-XX=Thruway Back Box - Impact Elite Trapezoid MA1255-XX=Thruway Back Box - Impact Elite Cylinder MA1256-XX=Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX=Thruway Back Box - Impact Elite Wedge	

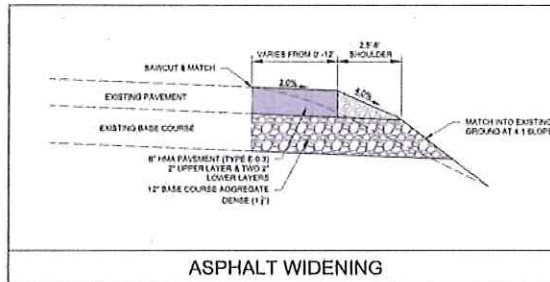
NOTES:

- Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
- 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
- Extended lead times apply.
- Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48" diameter. Not available in all configurations or with BBB or CWB options.
- Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
- Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
- Replace XX with color suffix.

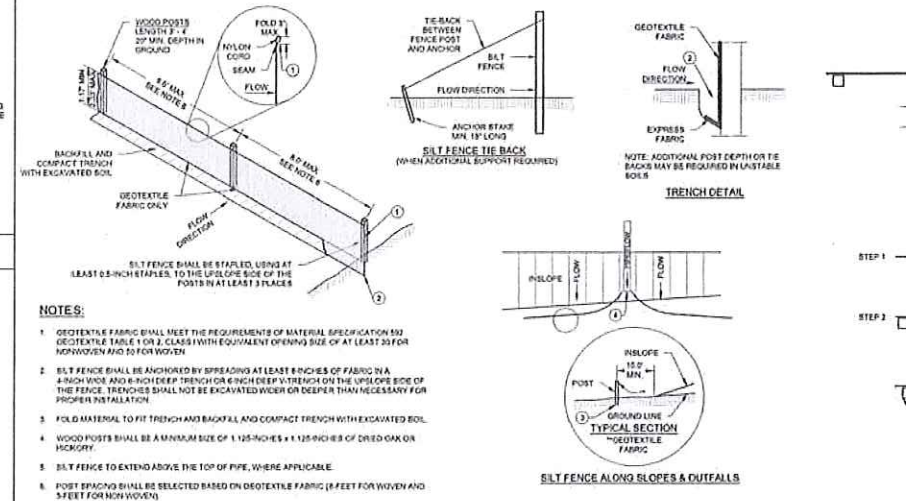
ROADWAY C/L

PROPOSED EDGE OF GRAVEL
TO MATCH EXISTINGEXISTING EDGE
OF ASPHALTGRADING PAST
RIGHT OF WAY
4,850 SQ. FT.EXISTING EDGE
OF GRAVELPROPOSED EDGE OF ASPHALT
TO MATCH EXISTINGEXISTING EDGE
OF GRAVEL
RIGHT OF

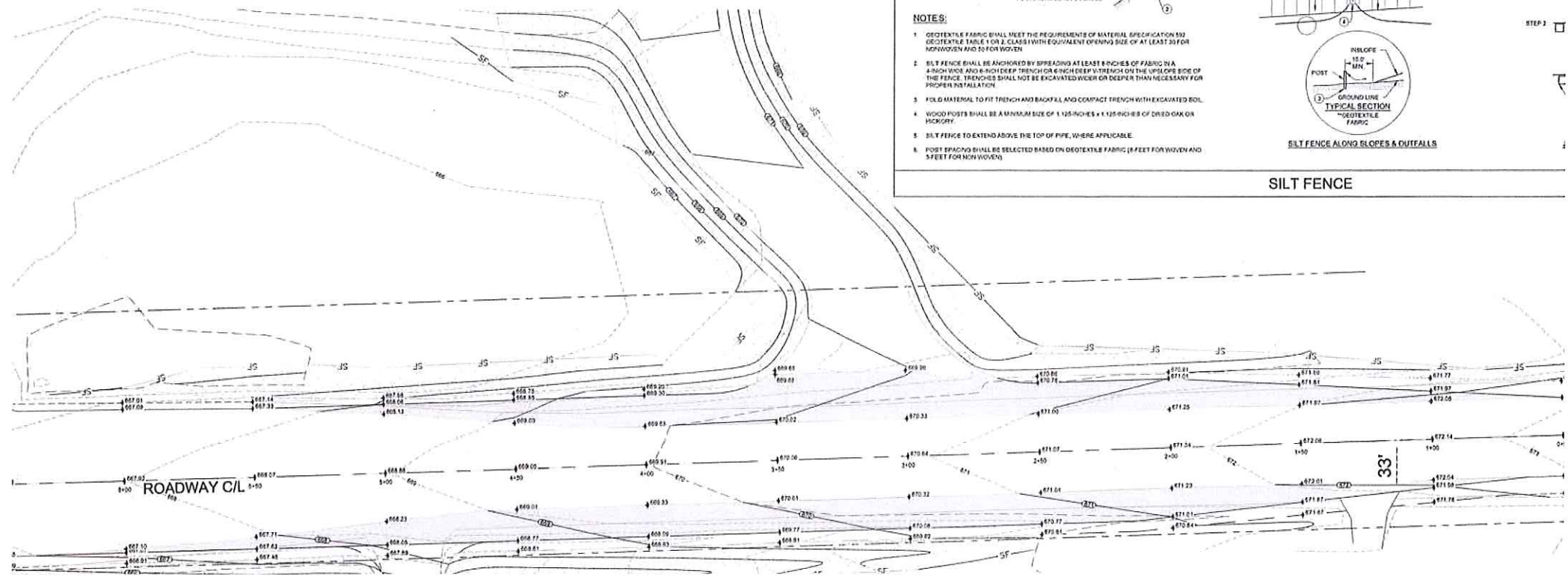
1. TAPER & BYPASS LANE TO MATCH EXISTING NORTH DRIVE
2. HATCH AREA INDICATES PROPOSED ASPHALT ADDITION



ASPHALT WIDENING



SILT FENCE



State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Plymouth Service Center
1155 Pilgrim Road
Plymouth, WI 53073

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



August 29, 2017

GP-SE-2017-46-02917

Christ Church
Keven Hayhurst
13460 North Port Washington Road
Mequon, WI 53097

RE: Coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, located in the City of Mequon, Ozaukee County, also described as being in the NW1/4 of the NW1/4 of Section 8, Township 9 North, Range 22 East.

Dear Mr. Hayhurst:

Thank you for submitting an application for coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, s. 281.36, Wis. Stats.

You have certified that your project meets the eligibility criteria and conditions for this activity. Based upon your signed certification you may proceed with your project to fill 0.1270 acres of wetlands. Please take this time to re-read the permit eligibility standards and conditions. The eligibility standards can be found on your application checklist or in the statewide general permit WDNR-GP1-2012 (found at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html>). The permit conditions are attached to this letter. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first. This permit coverage constitutes the state of Wisconsin's wetland water quality certification under USCS s. 1341 (Clean Water Act s. 401).

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Kathi Kramasz at (920) 893-8531 or email Kathleen.Kramasz@wisconsin.gov to discuss your proposed modifications.

The Department of Natural Resources appreciates your willingness to comply with wetland regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's wetland resources for future generations. Please be sure to obtain any other local, state or federal permits that are required before starting your project.

For project details, maps, and plans related to this decision, please see application number WP-GP-SE-2017-46-X08-16T14-17-07 on the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Please note that with this approval, the site has been approved for 10,000 sq ft of wetland impact. Any future wetland filling will need an individual permit. If you have any questions, please call me at (920) 893-8531 or email Kathleen.Kramasz@wisconsin.gov.

Sincerely,

Kathi Kramasz
Water Management Specialist

cc: April Marcangeli, U.S. Army Corps of Engineers
City of Mequon
Conservation Warden Tony Young
Pinnacle Engineering

WDNR-GP1-2012 Permit Conditions – Residential/Commercial/Industrial

You agree to comply with the following conditions:

1. **Application.** You shall submit a complete application package to the Department as outlined in the application materials and section 2 of this permit. If requested, you shall furnish the Department, within a reasonable timeframe, any information the department needs to verify compliance with the terms and conditions of this permit.
2. **Certification.** Acceptance of general permit WDNR-GP1-2012 and efforts to begin work on the activities authorized by this general permit signifies that you have certified the project meets all eligibility standards outlined in Section 1 of this permit and that you have read, understood and have agreed to follow all terms and conditions of this general permit.
3. **Reliance on Applicant's Data.** The determination by this office that a confirmation of authorization is not contrary to wetland water quality standards will be based upon the information provided by the applicant and any other information required by the DNR.
4. **Project Plans.** This permit does not authorize any work other than what is specifically described in the notification package and plans submitted to the Department and you certified is in compliance with the terms and conditions of WDNR-GP1-2012
5. **Expiration.** This WDNR-GP1-2012 expires on October 9, 2017. The time limit for completing work authorized by the provisions of WDNR-GP1-2012 ends 5 years after the date on which the discharge is considered to be authorized under WDNR-GP1-2012 or until the discharge is completed, whichever occurs first.
6. **Other Permit Requirements.** You are responsible for obtaining any other permit or approval that may be required for your project by local zoning ordinances, other local authority, other state permits and by the U.S. Army Corps of Engineers before starting your project.
7. **Authorization Distribution.** You must supply a copy of the permit coverage authorization to every contractor working on the project.
8. **Project Start.** You shall notify the Department before starting construction.
9. **Permit Posting.** You must post a copy of this permit coverage letter at a conspicuous location on the project site prior to the execution of the permitted activity, and remaining at least five days after stabilization of the area of permitted activity. You must also have a copy of the permit coverage letter and approved plan available at the project site at all times until the project is complete.
10. **Permit Compliance.** The department may modify or revoke coverage of this permit if the project is not constructed in compliance with the terms and conditions of this permit, or if the Department determines the project will be detrimental to wetland water quality standards. Any act of noncompliance with this permit constitutes a permit violation and is grounds for enforcement action. Additionally, if any applicable conditions of this permit are found to be invalid or unenforceable, authorization for all activities to which that condition applies is denied.
11. **Construction Timing.** Once wetland work commences, all wetland construction activities must be continuous until the permitted activity is completed and the site is stabilized.

12. **Construction.** No other portion of the wetland may be disturbed beyond the area designated in the submitted plans.
13. **Project Completion.** Within one week of completion of the regulated activity, you shall submit to the Department a statement certifying the project is in compliance with all the terms and conditions of this permit, and photographs of the activities authorized by this permit. This statement must reference the Department-issued docket number, and be submitted to the Department staff member that authorized coverage.
14. **Proper Maintenance.** You must maintain the activity authorized by WDNR-GP1-2012 in good condition and in conformance with the terms and conditions of this permit utilizing best management practices. Any structure or fill authorized shall be properly maintained to ensure no additional impacts to the remaining wetlands.
15. **Site Access.** Upon reasonable notice, you shall allow access to the site to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance with the terms and conditions of WDNR-GP1-2012 and applicable laws.
16. **Erosion and siltation controls.** The project site shall implement erosion and sediment control measures that adequately control or prevent erosion, and prevent damage to wetlands as outlined in NR 151.11(6m), Wis. Adm. Code.
17. **Equipment use.** The equipment used in the wetlands must be low ground weight equipment as specified by the manufacturer specifications.
18. **Invasive Species.** All project equipment shall be decontaminated for removal of invasive species prior to and after each use on the project site by utilizing other best management practices to avoid the spread of invasive species as outlined in NR 40, Wis. Adm. Code. For more information, refer to <http://dnr.wi.gov/topic/Invasives/bmp.html>.
19. **Federal and State Threatened and Endangered Species.** WDNR-GP1-2012 does not affect the DNR's responsibility to insure that all authorizations comply with Section 7 of the Federal Endangered Species Act, s. 29.604, Wis. Stats and applicable State Laws. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. No activity is authorized which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act and/or State law or which is likely to destroy or adversely modify the critical habitat of a species as identified under the Federal Endangered Species Act.
20. **Special Concern Species.** If the Wisconsin National Heritage Inventory lists a known special concern species to be present in the project area you will take reasonable action to prevent significant adverse impacts or to enhance the habitat for the species of concern.
21. **Historic Properties and Cultural Resources.** WDNR-GP1-2012 does not affect the DNR's responsibility to insure that all authorizations comply with Section 106 of the National Historic Preservation Act and s. 44.40, Wis. Stats. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. Information on the location and existence of historic resources can be obtained from the State Historic Preservation Office and the National Register of Historic Places. If cultural, archaeological, or historical resources are unearthed during activities authorized by this permit, work must be stopped immediately and the State Historic Preservation Officer must be contacted for further instruction.
22. **Preventive Measures.** Measures must be adopted to prevent potential pollutants from entering a wetland or waterbody. Construction materials and debris, including fuels, oil, and other liquid substances, will not be stored in the construction area in a manner that would allow them to enter

a wetland or waterbody as a result of spillage, natural runoff, or flooding. If a spill of any potential pollutant should occur, it is the responsibility of the permittee to remove such material, to minimize any contamination resulting from this spill, and to immediately notify the State Duty Officer at **1-800-943-0003**.

23. **Suitable fill material.** All fill authorized under this permit must consist of clean suitable soil material, as defined by s. NR 500.03(214), Wis. Admin. Code, free from hazardous substances as defined by s. 289.01(11), Wis. Stats., and free from solid waste as defined by s. 289.01(11) and (33), Wis. Stats.
24. **Standard for Coverage.** Wetland impacts from the project will cause only minimal adverse environmental impacts as determined by the Department.
25. **Transfers.** Coverage under this permit is transferable to any person upon prior written approval of the transfer by the Department.
26. **Limits of State Liability.** In authorizing work, the State Government does not assume any liability, including for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the State in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this WDNR-GP1-2012.
27. **Reevaluation of Decision.** The Department may suspend, modify or revoke authorization of any previously authorized activity and may take enforcement action if any of the following occur:
 - a. The applicant fails to comply with the terms and conditions of WDNR-GP1-2012.
 - b. The information provided by the applicant in support of the permit application proves to have been false, incomplete, or inaccurate.
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.



Ozaukee County Highway Department

410 South Spring Street

P.O. Box 994

Port Washington, Wisconsin 53074-0994

Robert Dreblow - County Highway Commissioner

Phone 262-238-8331

Fax 262-238-8343

Chapter 86.07 (2) of the Wisconsin Statutes reads; "No person shall make any excavation or fill or install any culvert or make any other alteration in any highway or in any manner disturb any highway or bridge without a permit from the highway authority maintaining the highway.....".

Ordinance No. 98-16 An ordinance creating Section 6.04 of the Ozaukee County Code of Ordinances pertaining to Control of Access to County Trunk Highways. **6.04 (2)** reads " The purpose of this ordinance is to regulate and control access onto county trunk highways in order to promote the public safety, convenience, general welfare, economic viability and to protect the public investment of existing and proposed highways and to provide for safe and efficient use of the Ozaukee Highway System".

IN CONSIDERATION OF THE ABOVE, THE UNDERSIGNED REQUESTS THIS PERMIT AND AGREES TO THE CONDITIONS AS STATED ON THIS FORM.

PURPOSE OF PERMIT: new access

NAME OF APPLICANT: Pinnacle Engineering Group LLC

HOME ADDRESS: 15850 W. Bluemound Road, Suite 219

CITY: Brookfield

STATE: WI

ZIPCODE: 53005

PHONE: 262-754-8888

SITE LOCATION ADDRESS: 13460 N Port Washington Road

EASTSIDE of County Trunk Highway W Located 0.25 miles

SOUTH of W Bonniwell Road in section 08, township 09N, range 22E,
(street, city, village)

Town of Mequon

Width of driveway to be 30 feet ATTACH SITE PLAN OR SKETCH

DATE: 8/16/17

SIGNED: 

PERMIT FEES THE HIGHWAY DEPARTMENT WILL DETERMINE THE TYPE OF ACCESS REQUIRED
AND PERMIT FEE WILL BE AS FOLLOWS: NEW ROAD CONSTRUCTION OR TYPE 3 = \$100.00

TYPE 2 OR TYPE 1 = \$50.00

AGRICULTURAL FIELD ACCESS = \$25.00

*Pinnacle Eng
Check #4031*

Conditions of Permit

- A) Any grading, ditching, trenching, alteration of slopes or any other disturbance of any portion of the highway right-of-way shall be restored by and at the expense of the applicant to a condition acceptable to the Ozaukee County highway Commission. If damage is caused to the highway facility by the applicant or if restoration work is not completed in a timely manner, any necessary work will be completed by the highway department at the expense of the applicant.
- B) The entire cost of driveway construction or culvert or tile installation shall be the obligation of the applicant unless specifically provided for in the permit.
- C) Driveways and tile lines remain the property of abutting lands and are to be maintained or replaced as necessary by the abutting landowner. Culverts must be kept free of debris and/or obstructions in order to provide proper drainage along the highway.
- D) Design Standards: Driveways and roads with access onto a C.T.H. must comply with the design standards set forth in Ordinance 98-16 of the Ozaukee County Code of Ordinances of which includes but are not limited to the following;
1. Culverts must be at least 28 feet long and placed under at least 1 foot of cover, be a minimum of 12 inches in diameter, be at least 10 feet from the nearest culvert and be constructed of corrugated metal or concrete with end walls. Culvert size will be determined by the Highway Department so as to allow for proper drainage.
 2. RETAINING WALLS shall be prohibited.
 3. Pavement of driveway shall consist of blacktop or compacted gravel. (Concrete shall not be allowed within the right-of-way)
- E) The permittee, his successors or assigns, agree to hold harmless the Ozaukee County Highway Commission and its duly appointed agents or employees against any actions for personal injury or property damage sustained by reason of the issuance or exercise of this permit, including damage resulting from snow plowing of shoulder graveling.

A COPY OF THE ACCESS ORDINANCE WILL BE PROVIDED UPON REQUEST

THIS PORTION TO BE FILLED IN BY THE HIGHWAY DEPARTMENT REPRESENTATIVE AFTER INSPECTION OF HIGHWAY WHERE ALTERATION IS TO BE MADE.

Speed limit at location of proposed access _____ Distance to adjacent driveways _____
 Distance to nearest road intersection _____ Sight distances at proposed drive _____

Type of County Trunk Highway: _____ Urban CTH _____ Semi-urban CTH _____ Rural CTH

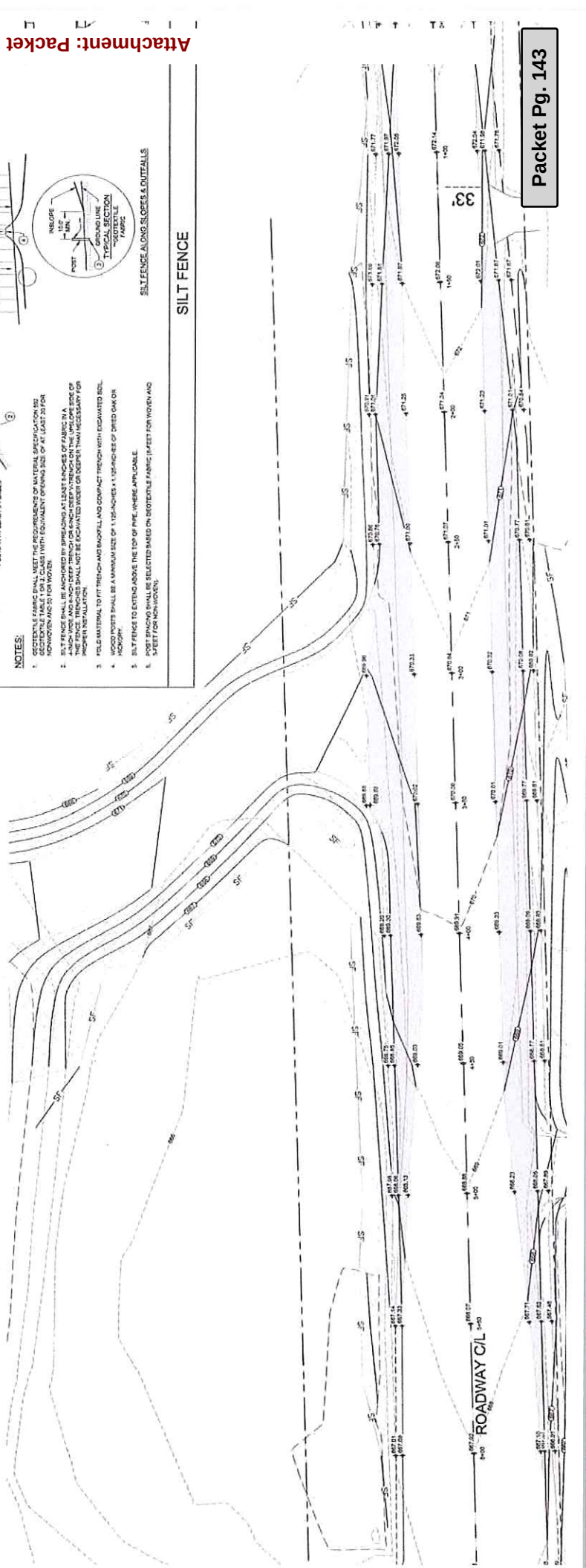
CULVERT SIZING: Length _____ feet Diameter _____ inches

Other Approved per P.H., dated 8/16/17 requirements: _____

Date: 8/23/17

Signed: [Signature]

Title: DPW



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: October 5, 2017
SUBJECT: Robert Bach for Foxtown Venture. The applicant is seeking rezoning recommendation and concept plan approval for a mixed-use development located in Town Center.

Applicant:	Bob Bach
Status of Applicant:	Contract to Purchase
Requested:	Rezoning Recommendation Concept Plan
Existing Zoning:	TC (Town Center)
Existing Land Use Plan:	Town Center
Lot size:	13.97 Acres
Location:	6209 W. Mequon Road and 11050, 11127, 11124 N. Industrial Ave.
Tax Key:	#14-027-01-021.00, #14-027-01-023.00, #14-027-01-010.00, #14-027-01-013.00, #14-027-01-001.00
District:	#4

Background: The applicant requests rezoning recommendation and concept plan approval for a mixed-use development on 13.97 acres at the properties located at 6209 W Mequon Road and 11050, 11127, 11124 N Industrial Drive. The following highlights the plan:

- Sit down restaurant with brewery
- Mixed use retail center
- 96 residential apartments
- Three story mixed use retail/office/extended stay apartments
- 21 single family lots
- Project value of approximately 50 million dollars.

TIF Incentive:

Staff understands that the applicant will be pursuing a financial incentive for costs associated with demolition, remediation and other site issues related to the removal of the existing infrastructure. The parcel is located in TIF District#3 where incentives have been granted for other projects in the Town Center including the Dermond Apartments and Outpost Foods. Since the TIF has allocated all of the expenditures allowed in the project plan, an amendment to the project plan is required prior to the granting of any incentive package.

Concept Plan:

The proposed master plan shows six different phases of the development spread over 14 acres of land along Mequon Road and Industrial Drive. The plan will result in the demolition of several existing buildings including the former bus terminal, Schmitt Ready Mix, and Gateway Forms.

The former lumber shed and brewery building will be renovated as part of the overall project. The plan shows the widening of Industrial Drive with on street parking. Since the overall number of residential units exceeds 16 units and the project includes a stand-alone restaurant, PUD approval is required. The applicant states the value of the development upon completion will be approximately 50 million dollars. The following is a description of each of the individual phases of the development.

Parcel A/B Restaurant and Mixed Use Building

The parcel labeled A/B contains two buildings: a 7,000 square foot brewery/restaurant and a 13,000 square foot mixed use retail center. The restaurant is located in the former brewery building and will include a brewery, a public beer hall with outdoor seating area and is expected to be open in fall of 2018. Restaurants are permitted in the Town Center as part of a mixed development. The Common Council approved a text amendment on September 12, 2017 that allows breweries in the Town Center zoning district as a conditional use. The applicant states that due to the existing materials and the historic nature of the building, a waiver to the design guidelines will be required as it relates to the percentage of primary materials and the amount of window openings.

The proposed two story multi-tenant building is shown at approximately 13,000 square foot in area. It is intended to include a restaurant, first floor retail and second story office. The applicant states that a waiver to the code may be requested relating to the percentage of window openings and primary materials on the building. The building is expected to be complete in spring of 2019. Access to the site will come from Industrial Drive via a shared driveway easement from Parcel C.

The proposed plan does not comply with the 70% building frontage requirement along Mequon Road or Buntrock Avenue. The frontage percentage along Mequon Road is approximately 50% based on the proposed building locations. The applicant states that compliance with the frontage requirement would require Building B to be closer to the road which would block visibility of the entrance of the beer caves in Building A. Staff is supportive of a varying street edge to allow for visibility of the caves but grading and streetscaping needs to be further evaluated. There is no building frontage along Buntrock Avenue which is located within the 10 foot maximum setback. This is due to the location of the existing building which fronts along Mequon Road.

The plan shows a total of 179 parking spaces dedicated on site which is in compliance with the zoning code based on the proposed uses at this time. The ultimate size of the proposed restaurant in Building B will be needed to determine the overall parking demand. The applicant will also have a shared access agreement with Spectrum Investments to the east which will allow access to 35 parking stalls during the peak evening hours.

Parcel C Apartment Building

The plan shows a three story, 96 unit apartment building located at the site of the former bus terminal. The plan calls for an equal distribution (32) of one, two and three bedroom apartments. The apartment will include front yard, street facing walk up porches, underground parking and an indoor pool. The apartment will be built in phases with 48 units and the pool being completed in 2019 and based on demand the second phase will be completed in 2020. The plan includes 232 total parking spaces on site which is 2.4 spaces per unit which complies with the zoning code. There are also 20 parking spaces shown along Industrial Drive that can be utilized by guests. Since the apartment is over two stories in height conditional use grant approval is required.

The concept plan for the apartment shows compliance with the FAR, greenspace and building street frontage requirement. As with the other three recently approved apartment projects, the

applicant is requesting that the one bedroom units are allowed to be less than the 1,000 square foot minimum. The applicant is requesting that the one bedroom units be no smaller than 800 square feet similar to what was approved for The Reserve on Mequon Road. The applicant suggests that there also may be a request to waive the requirement that primary materials are on at least 80 percent of the building. While a final design has not been completed, the applicant states that the percentage of materials will be similar to the other developments approved in Mequon.

Parcel D Mixed Use Building

The proposed 18,000 square foot mixed use building will be located in the former lumber shed parcel along the railroad tracks. As the Commissioners may recall, this building was originally slated to house the brewery. Since the brewery is now located in the restaurant building (Building A), this building will now consist of a mixed use retail building with possible restaurant and beer hall. It is anticipated that the development will be complete in summer of 2019. The plan shows 132 parking stalls associated with the development. The numbers of parking stalls shown are in compliance with the zoning code based on the proposed uses at this time. The ultimate size of the proposed restaurant versus the amount of retail will be needed to determine the overall parking demand. The concept plan does comply with the FAR and greenspace requirements of the TC zoning district. The applicant states that due to the reuse of the building, a waiver to the design guidelines will be requested for the percentage of primary materials and the amount of window openings. The building also does comply with the maximum setback along Mequon Road. As part of building and site plan review staff will require improvements/addition to the building adjacent to Mequon Road in order to create a street edge.

Parcel E Mixed Use Retail/Office/Extended Stay Apartments

The plans shows two, three story 32,000 square foot buildings that include retail on the first floor, office on the second floor and 10 extended stay residential units on the third floor. There is also a two story 11,000 square foot retail/office building at the south end of the site. The buildings will front on Industrial Drive with surface and underground parking. There are a total of 214 total parking stalls available for the three buildings. Based on an equal distribution of retail and office users, the site is approximately 70 spaces below the code minimum. The applicant will need to address this parking deficit prior to building and site plan approval. The plan shows the greenspace ratio at 24% which is less than the 30% requirement in the TC zoning district. However, there are three drive aisles that cut through the parcel that provide access to the developments to the rear. Subtracting this area from the calculation would bring the parcel into compliance with the requirement. The concept renderings show that the percentage of primary materials and the amount of window openings is less than what is required in the code and that waivers will be necessary. Since two of the buildings exceed two and half stories, a conditional use grant is required. It is anticipated that the three buildings will be constructed between 2020 and 2022.

Single Family

The plan shows 21 single family condominiums with unit areas that are 35 feet in width. According to the applicant, each building pad will be 28 feet in width with 7 feet of limited common space between each unit. The dwellings are intended to create a pocket neighborhood with high quality design and materials. The homes are expected to be valued at approximately \$500,000 per unit. Single family dwellings in the Town Center zoning district are currently prohibited and therefore will require an amendment to the code. The Planning Commission tabled the text amendment related to single family dwellings at the September meeting. Common Council action on the text amendment that would allow single family dwellings in the TC zone is required prior to Council action on the PUD approval.

Staff Planning Summary:

Overall, staff is supportive of the proposed mix of uses, building placement and overall road layout shown on the proposed concept plan. However, the concept plan as shown requires a number of waivers to the TC zoning standards. While the code provides the legal authority to request waivers to the code at the time of the building and site plan, staff is not willing to authorize waivers at this time. The applicant lacks the basis for the waiver request and an evaluation is necessary of the alternatives explored in order to achieve compliance. The applicant is required to achieve compliance unless waivers are granted thru the building and site plan process. Staff is supportive of the adaptive reuse of the existing brewery building and understands that waivers may be necessary because of the current building design and materials.

Staff supports the redesign of Industrial Drive and the inclusion of on street parking, however a traffic impact analysis (TIA) is necessary to determine if the proposed design can be achieved. Staff requires the TIA to be completed prior to Council action of the rezoning .

There are additional issues that will need to be addressed prior to Building and Site Plan approval provided that the TIA confirms the current road design is feasible. These include the following:

- The internal roads shall be consistent with the public streetscaping elements including the use of the TC light fixture, the incorporation of on street parking and the inclusion of street trees.
- Buildings along Mequon Road and Industrial Drive shall provide pedestrian connections to the public sidewalk.
- A sidewalk shall be provided along Buntrock Avenue on Parcel A/B
- Pedestrian connections shall be provided between the parking lots on Parcel A/B and between the buildings and the public street.
- The space between Building B and Spectrum development shall be treated with landscaping and other hardscape features consistent with the overall plan.
- The transition from Parcel D to the railroad right of way shall be addressed with landscaping, architectural features along the entire property line.
- All sites shall meet the required parking requirements of the TC zoning district and 58-441 unless a waiver is granted by the Planning Commission.
- All portions of the Mequon Road, Buntrock Avenue, and Industrial Drive street frontage not occupied by a building wall shall contain very significant and active amenities along the public sidewalk that will bridge the gap between the structures, create a defined edge between the street and semi- public area and help screen interior parking or other service type functions.
- The access road on Parcel C shall be complete prior to the occupancy of the mixed use building on Parcel B.
- The two northerly access points on Parcel E shall be installed prior to occupancy of the development on Parcel D.
- All of the newly constructed buildings shall achieve compliance with the fenestration requirements of the Town Center Zoning District.
- There shall be no curb cut on Mequon Road for Building D.
- Improvements to the front of Building D along Mequon Road to provide a better defined street edge.

Future Approvals:

Staff has provided the following schedule of what future approvals are needed and the order in which they need to occur:

1. Common Council action on the text amendment related to single family dwellings in the Town Center
2. Completion of the TIA which confirms the proposed road design is feasible.
3. Common Council action on the PUD and concept plan
4. Common Council approval of the amendment to the TIF#3 project plan and incentive package.
5. Common Council approval of a Development Agreement.
6. Building and Site Plan approval for the individual projects.

Engineering Report:

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

The proposed Foxtown Crossing Development is located along Mequon Road between Buntrock Avenue and the Wisconsin Central Ltd railroad. Access to the historic brewery and restaurant site is provided through a revised driveway on Buntrock Avenue. The remainder of the development access is through three access points on Industrial Drive. These access points are shared with multiple users. As the development will share the access roadway and maintenance responsibilities, an Ingress/Egress Easement and Shared Maintenance Agreement is required. The developer will be responsible for the maintenance, including snow and ice removal, for any new sidewalk constructed within the public right of way (ROW).

The proposed land uses will generate more traffic than the current uses, and thus a Traffic Impact Analysis (TIA) is required for the site. The developer will be responsible for commissioning the TIA, with City of Mequon Engineering Division review and approval of the TIA scope. The scope will address the following:

- Analysis of the existing conditions, future 2019 opening year conditions with only the development of the west half of the development (without the balance of the east portion of the development), and the future 2023 year with the full buildout
- Inclusion of the anticipated traffic generation from the Spur 16 development
- Traffic counts on Industrial Drive, with a distinction of truck versus automobile traffic
- Traffic counts on Buntrock Avenue
- Evaluation of the queuing length of the existing Industrial Drive turn lanes under existing and developed conditions
- Evaluation of the queuing length of the existing Buntrock Avenue turn lanes under existing and developed conditions
- Evaluation of the feasibility and safety of on-street parking under existing and developed conditions on Buntrock Avenue, Mequon Road and Industrial Drive within the developed area
- Industrial Drive roadway width evaluation under existing and developed conditions
- Traffic Signal timing at Buntrock Avenue under existing and developed conditions
- Warrants for a traffic signal at Industrial Drive including the proposed development and including the vehicular traffic generation anticipated from the Spur 16 development
- Evaluation of the safety of Mequon Road pedestrian crossings at the Industrial Drive intersection versus at the Ozaukee Interurban Trail
- Evaluation of the impact of modified uses for the proposed buildings

- Review of all access points with respect to traffic operational analysis, distance from the adjacent driveway/intersection, site distance, vision corner and turning storage

The site is located within the City's sewer service area and connection to the public utility is required. As a new development and as a condition of approval, the development must connect to the public water main. A Water Service Agreement will also be required for each individual development.

The site proposes an increase in impervious surface in excess of one half acre and land disturbing activities greater than 1 acre and therefore requires a storm water management plan (SWMP). The SWMP must be approved by the City and MMSD. The site plan proposes shared storm water facilities for the proposed developments. The proposed shared storm water facility would be on the south portion of the site between Industrial Drive and the railroad for the east portion of the site. The west portion storm water management is proposed near the center of the western half of the development. A Storm Water Facilities Maintenance and Easement Agreement is required for the storm water facilities.

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

Staff Recommendation: Planning staff recommends approval of the rezoning recommendation and concept plan subject to the following conditions:

1. Common Council action of text amendment allowing for single family dwellings in the TC zoning district.
2. Common Council approval of the rezoning and concept plan.
3. Completion of a Traffic Impact Analysis that confirms the feasibility of the road design and access points prior Common Council action on the rezoning.
4. Planning Commission approval of conditional use grant and building and site plan for each of the individual buildings.
5. The phasing schedule for the development shall be as follows:
 - All demolition of existing buildings shall be completed prior to issuance of permits for any individual phase.
 - No occupancy shall be granted for the first phase of the apartments until occupancy has been granted for the brewery (Parcel A).
 - No occupancy shall be granted for the second phase of the apartments until occupancy has been granted for mixed use retail building (Parcel B).
 - The improvements to Industrial Drive shall be completed prior to occupancy of the first phase of the apartments.
6. The final site plan shall incorporate the following:
 - The internal roads shall be consistent with the public streetscaping elements including the use of the TC light fixture, the incorporation of on street parking and the inclusion of sidewalks and street trees.
 - Buildings along Mequon Road and Industrial Drive shall provide pedestrian connections to the public sidewalk and to public streets.
 - A sidewalk shall be provided along Buntrock Avenue on Parcel A/B
 - Pedestrian connections shall be provided between the parking lots on Parcel A/B.
 - The transition from Parcel D to the railroad right of way needs to be addressed with landscaping, architectural features, etc. along the entire property line.

- The access road on Parcel C shall be complete prior to the occupancy of the mixed use building on Parcel B.
 - The two northerly access points on Parcel E shall be installed prior to occupancy of the development on Parcel D.
 - All sites shall meet the required parking requirements of the TC zoning district and 58-441 unless a waiver is granted by the Planning Commission.
 - All portions of the Mequon Road, Buntrock Avenue, and Industrial Drive street frontage not occupied by a building wall shall contain very significant and active amenities along the public sidewalk that will bridge the gap between the structures, create a defined edge between the street and semi- public area and help screen the interior parking
7. Final building designs shall incorporate the following recommendations.
 - All of the newly constructed buildings shall achieve compliance with the fenestration requirements of the Town Center Zoning District.
 8. The portions of the site not initially developed shall be seeded and mulched.
 9. Total number of residential apartments shall not exceed 96.
 10. No more than 33 percent of the residential units shall be less than 1,000 square feet provided that no unit will be less than 800 square feet.
 11. Shared access and maintenance easements shall be required for all interior private driveways.
 12. 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 public main extensions and easements.
 13. The private roadway will require an Ingress/Egress Easement and Shared Maintenance Agreement between all benefiting parties.
 14. Engineering Department review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans along with the shared storm water management plan in conformance to City ordinances and the Standard Specifications for Land Development.
 15. Approval of a shared 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.
 16. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
 17. 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.
 18. City of Mequon right-of-way permit for any utility or construction within the right-of-way.
 19. The developer is responsible for commissioning a TIA, with City of Mequon Engineering Division review and approval of the TIA scope.
 20. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
Packet (PDF)

ITEM 8

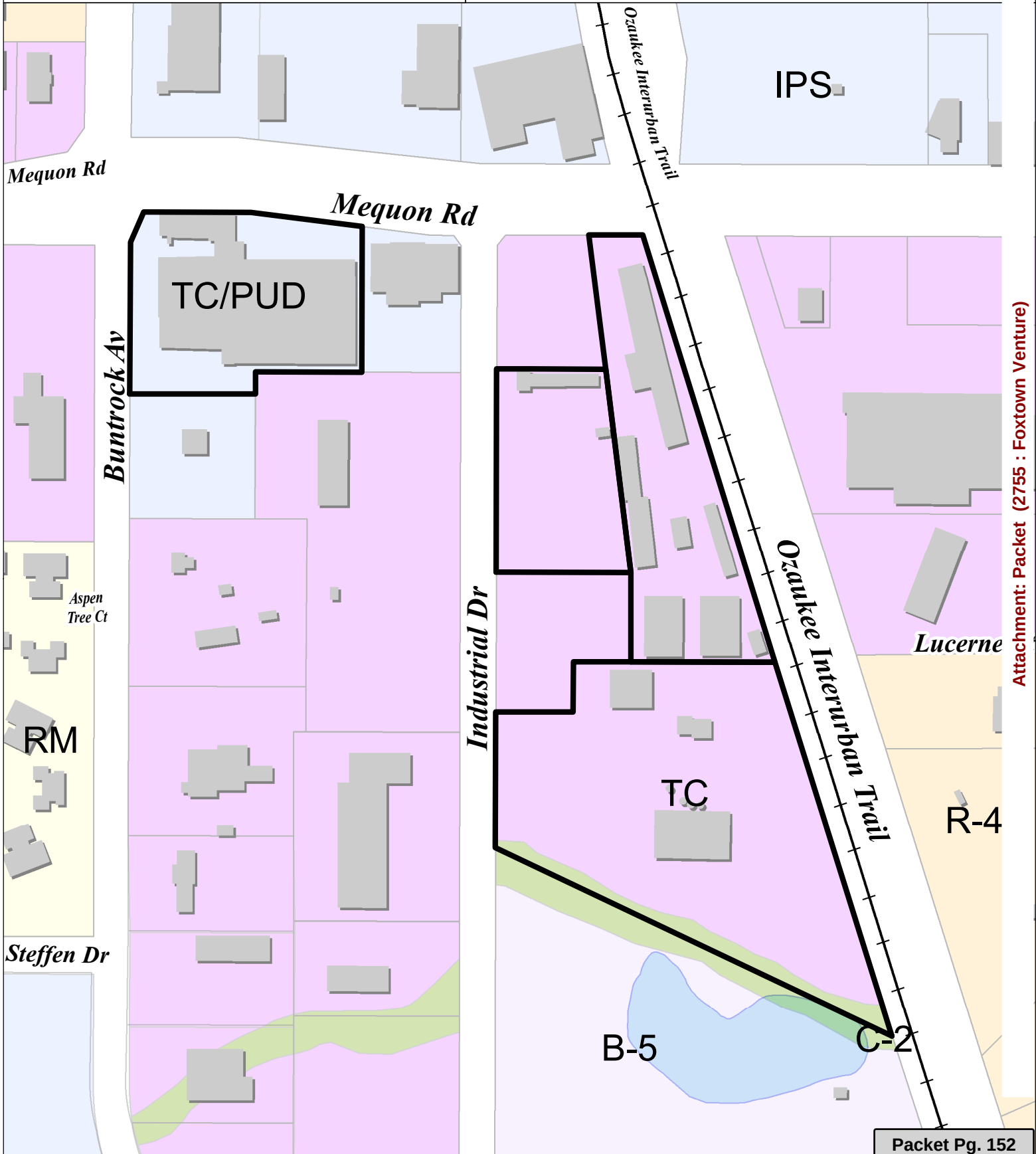
Robert Bach

for Foxtown Venture

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

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

4.e.a



Attachment: Packet (2755 : Foxtown Venture)



FOX TOWN

MEQUON, WISCONSIN

LOCATION MAP



PROJECT NARRATIVE

- The proposed Foxtown project serves as a critical third phase of the “Town Center” vision for Mequon-Thiensville by providing a high quality, synergistic mixed-use redevelopment of the currently underutilized 17 acre brownfield sites to effectively anchor the southern edge of the Town Center.
- The development team features a strong cast of long term local owners, developers, architects, builders and managers. The investment in Foxtown reflects the owners’ substantial vested financial and multi-generational familial interests in the successful execution of a collective public-private sector vision for Mequon.
- Foxtown will endeavor to implement the design principles noted within the Mequon-Thiensville Town Center Design Guidelines relative to both building and site design by creating a “sense of place” that promotes pedestrian connectivity and interaction with the proposed mutually interdependent distinct uses which fosters a greater sense of community.
- The name “Foxtown” makes reference to the history of the Mequon area and the numerous fox farms that were quite prevalent in the area of which the primary developer’s family (Nieman and Fromm) has a long history.

PROJECT NARRATIVE

- Having a degree in chemistry, Tom Nieman has teamed with several associates that share a genuine passion for brewing a variety of fine lagers, stouts and ales which have won numerous awards.
- The Foxtown Brewing Company will anchor the development with three unique historic beer themed restaurant venues that will feature the various brews and processes of beer making in an authentic brew house atmosphere which is conducive for social interaction and promotes a greater sense of community.
- The historic portions of the site were the original location of a brewery in the 1850's that will be featured in the Foxtown venues.
- Across the country the craft brewing industry has fostered the development of micro-breweries which have fueled the growth of neighborhoods around them.
- The Foxtown Brewing Company will be the driver of the immediate surrounding area and benefits directly from the increased number of “rooftops” as a customer base while being mutually beneficial to the neighborhood.
- Foxtown is collectively an estimated \$50 million master planned mixed-use development composed of several sites that will be developed in a phased manner that will create a cohesive neighborhood in their complementary uses.

PROJECT NARRATIVE

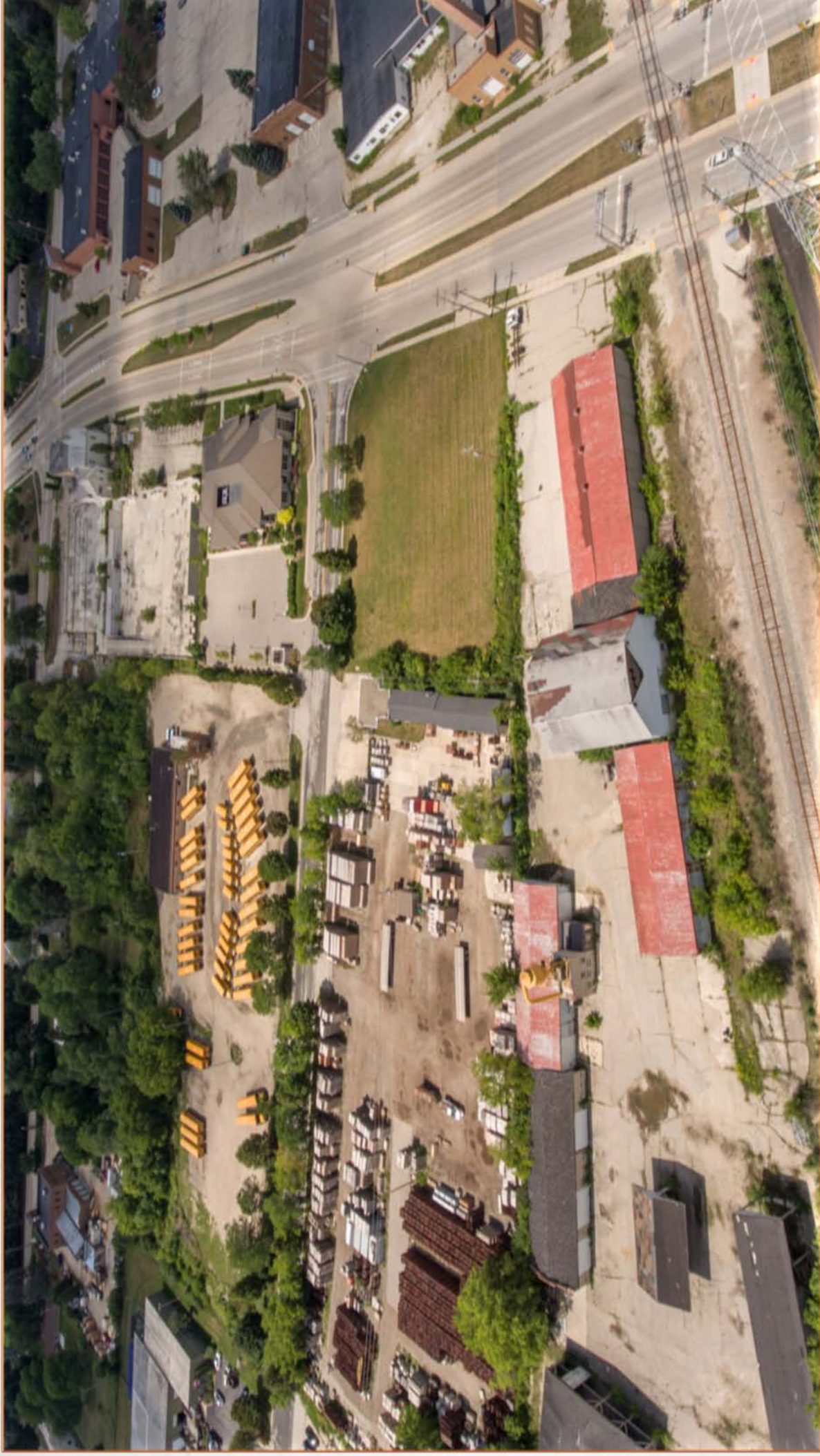
- Consistent with the design intent of the stated vision for the Town Center, Foxtown will serve to create a distinctive “sense of place” through the synergy of its uses, the integration of its architecture and continuity of landscaping, lighting and signage.
- The development vision for Foxtown is to embody Family, Community, Tradition and Place. It is in the implementation of these values in a variety of places and venues that provide settings for social interaction, which creates a truly unique destination and greater sense of neighborhood and community.
- Foxtown will be a cathartic transformation of a brownfield eyesore into a thriving, beautiful, walkable neighborhood with restaurants, shops, offices and residences and return a historic brewery back to life.

- The Foxtown Uses are as follows and will be defined further herein:
- SITE “A” - HISTORIC BREWERY RENOVATION
- SITE “B” - MIXED-USE BUILDING RESTAURANT/COMMERCIAL
- SITE “C” - LUXURY APARTMENT BUILDING
- SITE “D” - RETAIL/HAMBURG HALL/FOXYARI BEER GARDEN
- SITE “E” - MIXED-USE BUILDINGS (3) RETAIL/COMMERCIAL - 1ST LEVEL COMMERCIAL OFFICE - 2ND LEVEL CORPORATE RESIDENTIAL - 3RD
- SITE “F” - “PORCH HOME” CONDOS





EAST AERIAL VIEW OF EXISTING SITE CONDITIONS

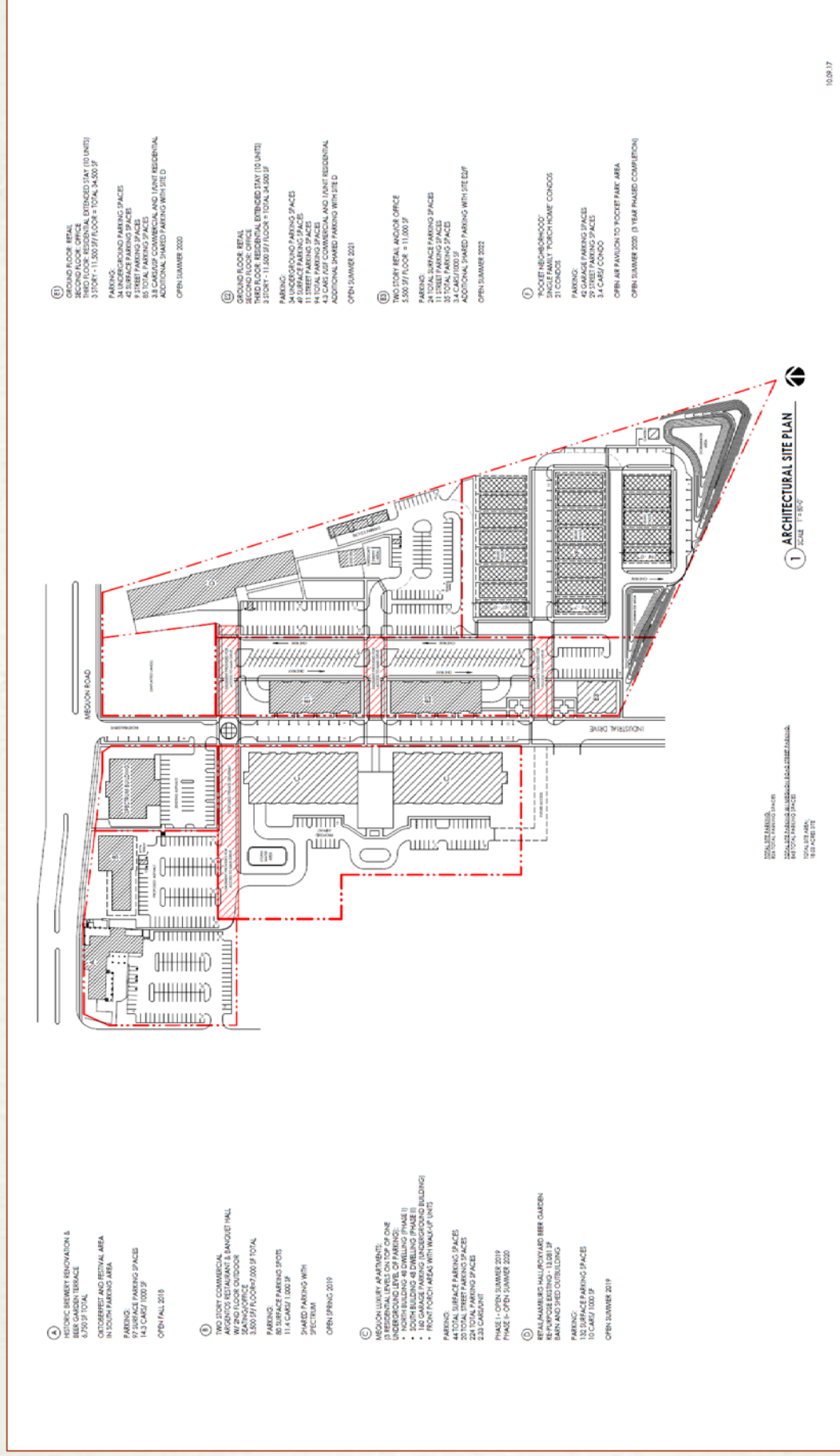


WEST AERIAL VIEW OF EXISTING SITE CONDITIONS



NORTH AERIAL VIEW OF LAND PARCEL ASSEMBLAGE

FOXTOWN MASTER PLAN PARCELIZATION



MASTERPLAN RENDERING



MASTER PLAN DESIGN FEATURES

- The design of the overall Foxtown development shall be generally consistent with the Design Guidelines for the Mequon-Thienesville Town Center in both site and building design.
- The Foxtown buildings shall be compatible with each other and share an “architectural language” to reinforce design continuity and create a “sense of place”.
- The Foxtown buildings will have minimal setbacks from the front yard and create a strong building line close to the street to create a sense of enclosure along the street with parking located to the rear of the buildings.
- Common design elements shall be incorporated in Foxtown such as varied roof forms, minimized setbacks, scaling, massing, materials, façade composition and architectural detailing with similar materials of stone, brick, wood, glass and metal.
- The parking provisions are in excess of the code requirements for the uses being served and the use of shared parking will provide a cushion during peak times.
- Foxtown will truly be a “walkable” neighborhood with a strong focus on pedestrian connectivity between the buildings and the public way.

MASTER PLAN LAND USE SUMMARY



FOXTOWN

SITE SUMMARY

SITE A

- HISTORIC BREWERY
- RENOVATION/RESTORATION OF HISTORIC 2 STORY BREWERY W/”CAVES”
- OPEN FALL 2018

SITE B

- MIXED-USE BUILDING
 - RESTAURANT
 - RETAIL
 - COMMERCIAL
- NEW 2 STORY W/BASEMENT
- GROUND LEVEL RESTAURANT/BANQUET HALL
- SECOND LEVEL RESTAURANT/COMMERCIAL OFFICE
- OPEN SPRING 2019

FOXTOWN

SITE SUMMARY

SITE C

- LUXURY APARTMENT BUILDING
- (2) 48 LUXURY APARTMENT BUILDINGS W/ CENTRAL CLUBHOUSE
- OPEN SUMMER 2019 PHASE 1
48 UNITS W/ CLUBHOUSE
- OPEN SUMMER 2020 PHASE 2
48 UNITS

SITE D

- FOX YARD/HAMBURG BEER HALL
- RENOVATION/RESTORATION
- OPEN SUMMER 2019

FOXTOWN

SITE SUMMARY

SITE E

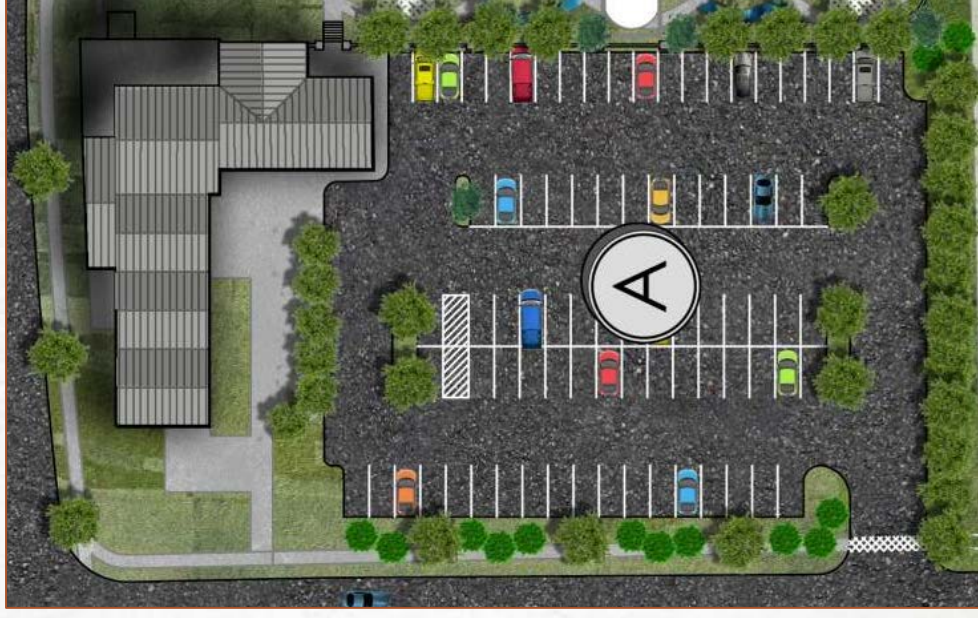
- MIXED-USE BUILDINGS (3)
RETAIL/COMMERCIAL/RESIDENTIAL
- GROUND LEVEL - COMMERCIAL/RETAIL
- SECOND LEVEL - COMMERCIAL OFFICE
- THIRD LEVEL - CORPORATE EXTENDED
STAY RESIDENCES
- OPEN SPRING - SUMMER 2020 PHASE 1
3 YEAR PHASED DEVELOPMENT

SITE F

- SINGLE FAMILY “PORCH
HOME” CONDOMINIUMS
- 21 PORCH HOME CONDOS IN
“POCKET NEIGHBORHOOD”
- OPEN 2020 PHASE 1
3 YEAR PHASED COMPLETION

SITE A

HISTORIC BREWERY RENOVATION



FOXTOWN MASTER PLAN

MEQUON-THIENSVILLE TOWN CENTER DESIGN GUIDELINES SITE SUMMARY

SITE A

SITE A STEPHEN PERRY SMITH ARCHITECTS



Materials Used:

- Stone: Rubble to match existing
- Brick: Patch in to match existing
- Fascia: Metal trim to match roof
- Siding: Cedar shake to match historic building
- Primary: Masonry
- Secondary: Wood Shingle

SITE REQUIREMENTS:

- Larger setback for Mequon Rd.
- 10' Maximum setback
- Occupy 65% of lot frontage

BUILDING REQUIREMENTS

MATERIAL COMPOSITION

- Required: 80% PRIMARY:
- Required 20% SECONDARY:
- Required 60% - 90% of transparency 1st floor front:
- Floor height calculated from bottom of structure

HEIGHT

- Min. building height is 1 & 1/2 stories (MAX. 3 1/2 stories)
- Parapet to hide roof top units

SITE

- PARKING SCREENING: minimize the visual impact
- TRASH SCREENING: minimize the visual impact

SIGNAGE

- PROJECTING SIGNS: No more than 40" from the face
- EXT. ILLUMINATION: no flashing, moving or scrolling signs

ROOFS

- PITCH: MIN. 8:12

NOTES:

- (1) Building is existing except for addition at south. Any added elements are to match existing historic photos and building composition.
- (2) No RTUs used. Mech units will be at grade, screened with trash area

Note: Elevation areas are approximate as full elevation takeoffs have not been completed on site

FAÇADE COMPOSITION MATERIAL SUMMARY

East Elevation	Area	% of Transparency	Material Sq. Ft.	% material
1st FL Area:	3292	304	primary: 1248 secondary: 1559	37.9% 47.4%
Total Area:	3292			
West Elevation				
1st FL Area:	1554	66	primary: 443 secondary: 1072	28.5% 69.0%
Total Area:	1554			
North Elevation				
1st FL Area:	4418	797	primary: 2292 secondary: 929	51.9% 21.0%
Total Area:	4418			
South Elevation				
1st FL Area:	3302	544	primary: 1217 secondary: 1307	36.9% 39.6%
Total Area:	3302			

Materials

Primary Total:	5200 SF
Secondary Total:	4867 SF
Total Façade Area:	12566 SF

Total Façade Area:	12566 SF	
Total Window Area:	1711 SF	80% T-Primary: 41.4%
Area Remaining:	10855 SF	20% T-Secondary: 38.7%

SITE PLAN



SITE A		A & B	SITE B	
LAND AREA:	59,372.00 SF.	109,758.55 SF	LAND AREA:	50,386.55 SF.
BUILDING AREA:			BUILDING AREA:	
1st FL. Area:	7,034 SF.		1st FL. Area:	6,974 SF.
			2nd FL. Area:	6,255 SF.
TOTAL:	7,034 SF.		TOTAL:	13,229 SF.
FLOOR AREA RATIO:	11.85%		FLOOR AREA RATIO:	26.26%
IMPERVIOUS SURFACES:	39,844.40 SF.	71,919.12 SF.	IMPERVIOUS SURFACES:	32,074.72 SF.
GREENSPACE AREA:	9,755.85 SF.	20,564.92 SF.	GREENSPACE AREA:	10,809.07 SF.
PARKING RATIO:	97 parking spaces 13.85 cars/1000 SF		PARKING RATIO:	80 parking spaces* 6 cars/1000 SF

*shared parking with Spectrum building

SITE A DETAILS

- HISTORIC BREWERY RENOVATION
- RESTORATION/RENOVATION WITH OUTDOOR BEER GARDEN
- TWO STORY BUILDING 6,750 SF / PARKING 66 CARS 9.5/1000
- SIT DOWN CASUAL MEDIUM PRICED MENU
- ORIGINAL BREWERY CIRCA 1857 WITH RESTORED LAGER CAVE TOURS, MERCHANDISE SALES
- HISTORIC BREWERY WITH BEER THEMED PUBLIC BEER HALL
- NO VARIANCE REQUIRED FROM TOWN CENTER DESIGN GUIDELINES DUE TO HISTORIC NATURE FOR MATERIALS AND OPENINGS
- ZONING TEXT AMENDMENT FOR CRAFT BREWERY REQUIRED

HISTORIC BREWERY PHOTO CIRCA 1850'S





FRONT (NORTH) ELEVATION



PERSPECTIVE RENDERING (VIEWING SOUTHWEST)

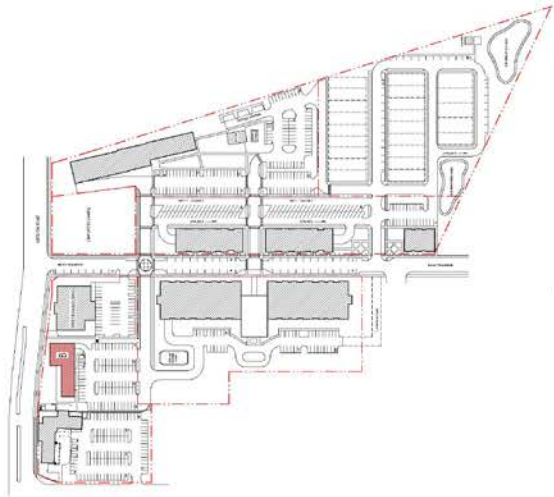


PERSPECTIVE RENDERING (VIEWING NORTHEAST)

SITE B

MIXED-USE RESTAURANT/RETAIL/COMMERCIAL





SITE B

- TWO STORY COMMERCIAL
ARGENTO'S RESTAURANT & BANQUET HALL
2ND FLOOR OUTDOOR SEATING/OFFICE**
- TWO STORY BUILDING 7000 SF WITH ROOF TERRACE
 - PARKING: REQUIRED 80 SURFACE PARKING SPACES
11.4 CARS/ 1000 SF
 - SHARED PARKING WITH SPECTRUM
 - WEST WING CASUAL BAR ATMOSPHERE RESTAURANT WITH
MEDIUM PRICED PIZZA/SANDWICH MENU
 - ROOFTOP 2,000 SF 3 SEASON ROOM AND BALCONY
 - EAST WING GROUND FLOOR BANQUET WITH COMMERCIAL
OFFICE ABOVE



EXISTING



PROPOSED

FOXTOWN MASTER PLAN

MEQUON-THIENSVILLE TOWN CENTER DESIGN GUIDELINES SITE SUMMARY

SITE B STEPHEN PERRY SMITH ARCHITECTS



SITE B

MATERIALS USED:

- Stone: Lannon Stone - Ashlar
- Brick: Red Blend w/ color range
- Facia: Cedar-Stained
- Siding: Cedar-Stained

SITE REQUIREMENTS:

- Larger setback for Mequon Rd.
- 10' Maximum setback
- Occupy 65% of lot frontage

BUILDING REQUIREMENTS

MATERIAL COMPOSITION

- Required: 80% PRIMARY:
- Required 20% SECONDARY:
- Required 60% - 90% of transparency 1st floor front:*
- Required less than 60% of transparency 2nd floor front:*
- *Floor height calculated from bottom of structure

HEIGHT

- Min. building height is 1 & 1/2 stories (MAX. 3 1/2 stories)
- Parapet to hide roof top units

SITE

- PARKING SCREENING: minimize the visual impact
- TRASH SCREENING: minimize the visual impact

SIGNAGE

- PROJECTING SIGNS: No more than 40" from the face
- EXT. ILLUMINATION: no flashing, moving or scrolling signs

ROOFS

- PITCH: MIN. 8:12

WAIVER REQUESTED

- (1) First Floor Glazing is 22.4% transparent which is less than 60% requirement
- (2) Materials do not meet 80%/20% requirement due to desire to integrate with the historic building the use of wood lap siding and cedar shingle/s
- (3) Building steps back to reveal views to the Historic Beer Caves

FAÇADE COMPOSITION MATERIAL SUMMARY

	Area	% of Transparency	Material Sq. Ft.	% material
East Elevation				
1st FL Area:	1110.17	512.1	primary: 598.07	32.5%
2nd FL Area:	731.6	316.6	secondary: 415	22.5%
Total Area:	1841.77			
West Elevation				
1st FL Area:	962	154	primary: 715.1	35.5%
2nd FL Area:	1054.02	292.83	secondary: 728.93	36.2%
Total Area:	2016.02			
North Elevation				
1st FL Area:	2016	1112.1	primary: 898.8	22.4%
2nd FL Area:	1995.74	663.25	secondary: 1461.31	36.4%
Total Area:	4011.74			
South Elevation				
1st FL Area:	2016	1052.6	primary: 963.42	24.0%
2nd FL Area:	1995.74	975.25	secondary: 1460.71	36.4%
Total Area:	4011.74			

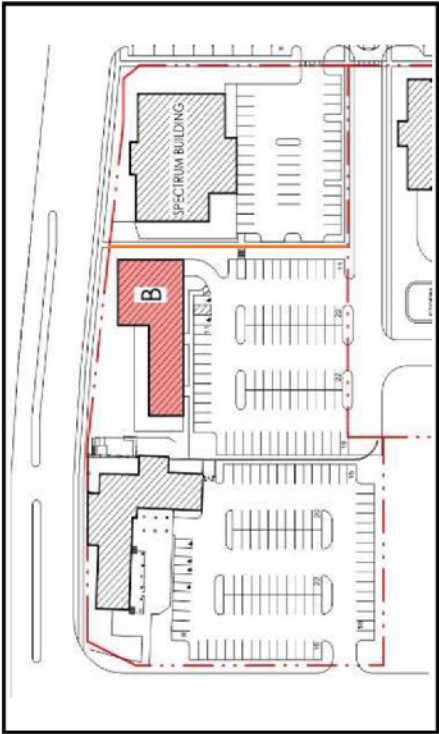
Materials

Primary Total:	3175.39 SF
Secondary Total:	4065.95 SF
Total Façade Area:	11881.27 SF
Total Façade Area:	11881.27 SF
Total Window Area:	5078.71 SF
Area Remaining:	6802.56 SF
% Primary	3627.17 SF
% Secondary	2736.61 SF
	80% T-Primary: 53.3%
	20% T-Secondary: 40.2%

NOTE:

All material area calculations above the ground floor to include the supporting structure spandrel area

SITE PLAN



	SITE A	SITE B	A & B
LAND AREA:	59,372.00 SF.	50,386.55 SF.	109,758.55 SF
BUILDING AREA:			
1st FL. Area:	7,034 SF.	6,974 SF.	
2nd FL. Area:	SF.	6,255 SF.	
TOTAL:	7,034 SF.	13,229 SF.	
FLOOR AREA RATIO:	11.85%	26.26%	
IMPERVIOUS SURFACES:			
	39,844.40 SF.	32,074.72 SF.	71,919.12 SF.
GREENSPACE AREA:			
	9,755.85 SF.	10,809.07 SF.	20,564.92 SF.
PARKING RATIO:	97 parking spaces 14.3 cars/1000 SF	80 parking spaces* 6 cars/1000 SF	
		*shared parking with Spectrum building	

SITE B DETAILS

- MIXED-USE BUILDING RESTAURANT/BANQUET HALL/COMMERCIAL
- TWO STORY BUILDING 12-14,000 SF WITH ROOF TERRACE
- PARKING 79 CARS 6.5/1000
- SHARED PARKING WITH SPECTRUM
- WEST WING - CASUAL BEER THEMED ATMOSPHERE BAR/RESTAURANT WITH ROOFTOP 2,000 SF 3 SEASON ROOM AND BALCONY
- EAST WING - BANQUET HALL/KITCHEN GROUND FLOOR WITH COMMERCIAL OFFICE ABOVE
- POSSIBLE VARIANCE REQUIRED FROM TOWN CENTER DESIGN GUIDELINES FOR MATERIALS AND OPENINGS



PERSPECTIVE RENDERING (VIEWING SOUTHWEST)



PERSPECTIVE RENDERING (VIEWING NORTHEAST)

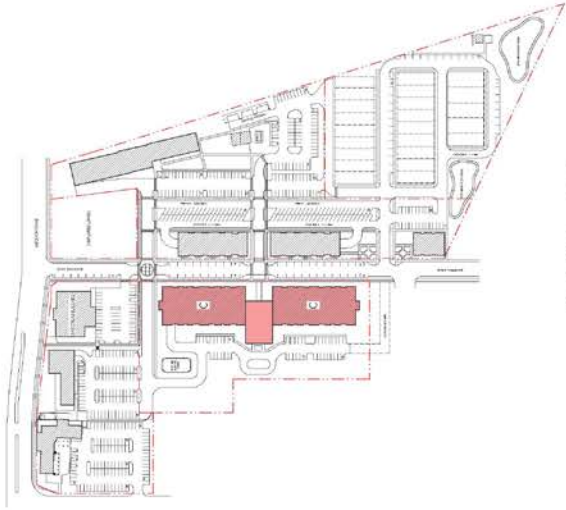


SITE C

LUXURY APARTMENTS



Attachment: Packet (2755 : Foxtown Venture)



SITE C

MEQUON LUXURY APARTMENTS (3 RESIDENTIAL LEVELS ON TOP OF ONE UNDERGROUND LEVEL OF PARKING)

- NORTH BUILDING: 48 DWELLINGS (PHASE I)
- SOUTH BUILDING: 48 DWELLINGS (PHASE II)
- PARKING: 160 UNDERGROUND PARKING SPACES
- 44 SURFACE PARKING SPACES
- 20 STREET PARKING SPACES
- 224 TOTAL PARKING SPACES 2.33 CARS/ UNIT
- GROUND FLOOR WALK-UP UNITS WITH FRONT PORCH
"ROW HOUSE" STYLE ENTRANCES
- TWO 48 UNIT WINGS WITH CLUBHOUSE/POOL CONNECTOR
- HIGH QUALITY LARGER UNITS SIMILAR TO "THE RESERVE"



EXISTING



PROPOSED

FOXTOWN MASTER PLAN

MEQUON-THIENSVILLE TOWN CENTER DESIGN GUIDELINES SITE SUMMARY

8/21/2017

SITE C JAK ARCHITECTS



SITE C

MATERIALS USED:

- Stone: Lannon Stone
- Brick: Modular
- Facia: Hardiplank (Painted)
- Siding: Hardiplank Siding (Painted)
- Hardiplank Shakes (Painted)

SITE REQUIREMENTS:

- 10' Maximum setback
- Elevated from the public sidewalks

BUILDING REQUIREMENTS

MATERIAL COMPOSITION

- Required: 80% PRIMARY:
- Required 20% SECONDARY:
- Required range 15% - 50% of transparency:

HEIGHT

- Min. building height is 1 & 1/2 stories (MAX. 3 1/2 stories)
- Parapet to hide roof top units

SITE

- PARKING SCREENING: minimize the visual impact
- TRASH SCREENING: minimize the visual impact

SIGNAGE

- PROJECTING SIGNS: No more than 40" from the face
- EXT. ILLUMINATION: no flashing, moving or scrolling signs

ROOFS

- PITCH: MIN. 8:12

UNIT SIZE

- 1 bedroom 1000 SF min.

WAVIER REQUESTED

- (1) materials are contextual and proportionate with historic brewery materials
- (2) proposed variance for main gable ends to be 7:12 pitch (all other gables to be 8:12)
- (3) proposed minimum size variance to be 800 SF min.

FAÇADE COMPOSITION MATERIAL SUMMARY

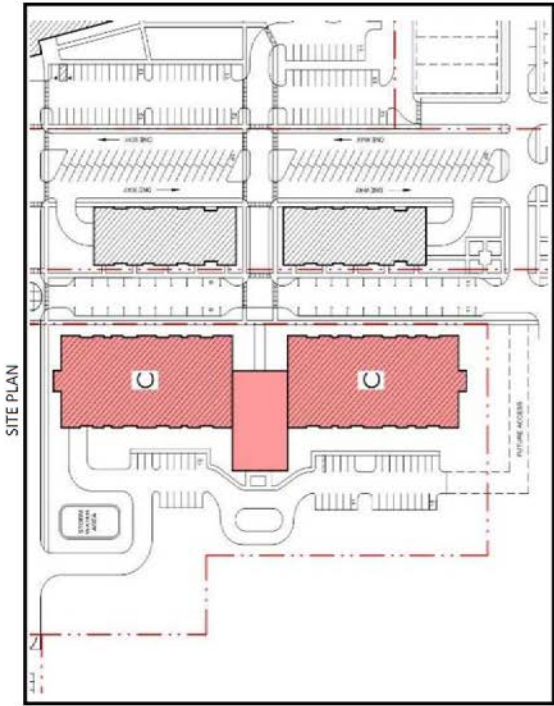
	Area	% of Transparency	Material Sq. Ft.	% material
East Elevation (Phase 1 & 2)				
1st FL Area:	6932	17.1%	primary:	7080
2nd FL Area:	4504	11.38	secondary:	8444
3rd FL Area:	5638	1042		
Total Area:	17074	3368		
West Elevation (Phase 1 & 2)				
1st FL Area:	6932	1188	primary:	7080
2nd FL Area:	4504	1138	secondary:	8444
3rd FL Area:	5638	1042		
Total Area:	17074	3368		
North Elevation				
1st FL Area:	2019	332	primary:	574
2nd FL Area:	1067	134	secondary:	3768
3rd FL Area:	1856	134		
Total Area:	4942	600		
South Elevation				
1st FL Area:	2019	332	primary:	574
2nd FL Area:	1067	134	secondary:	3768
3rd FL Area:	1856	134		
Total Area:	4942	600		

Materials

Primary Total:	15308 SF
Secondary Total:	24424 SF
Total Façade Area:	44032 SF
Total Façade Area:	44032 SF
Total Window Area:	5584 SF
Area Remaining:	38448 SF

% Primary	23140 SF	80% T-Primary:	60.2%
% Secondary	14024 SF	20% T-Secondary:	36.5%

NOTE:
All material area calculations above the ground floor to include the supporting structure spandrel area

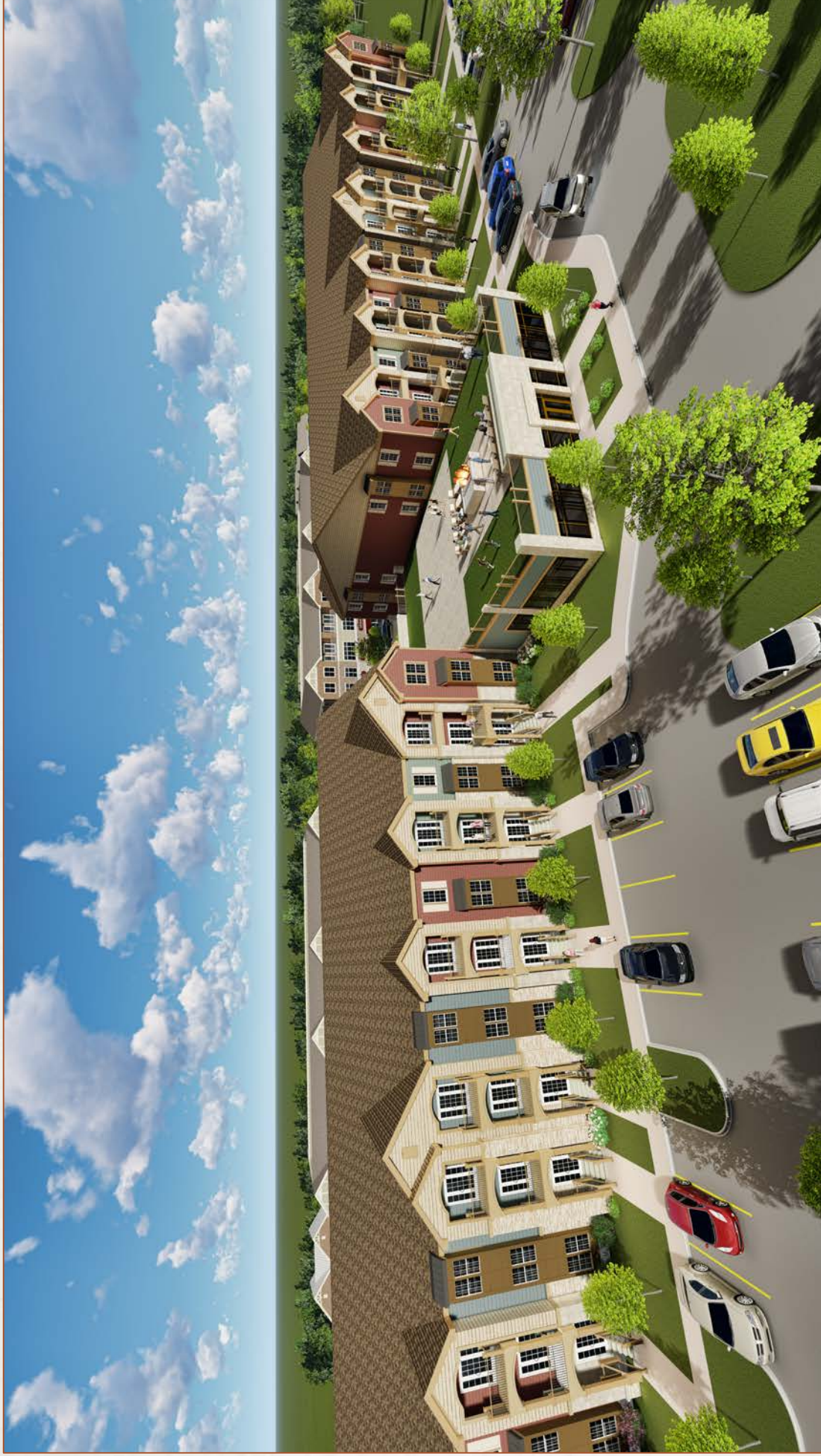


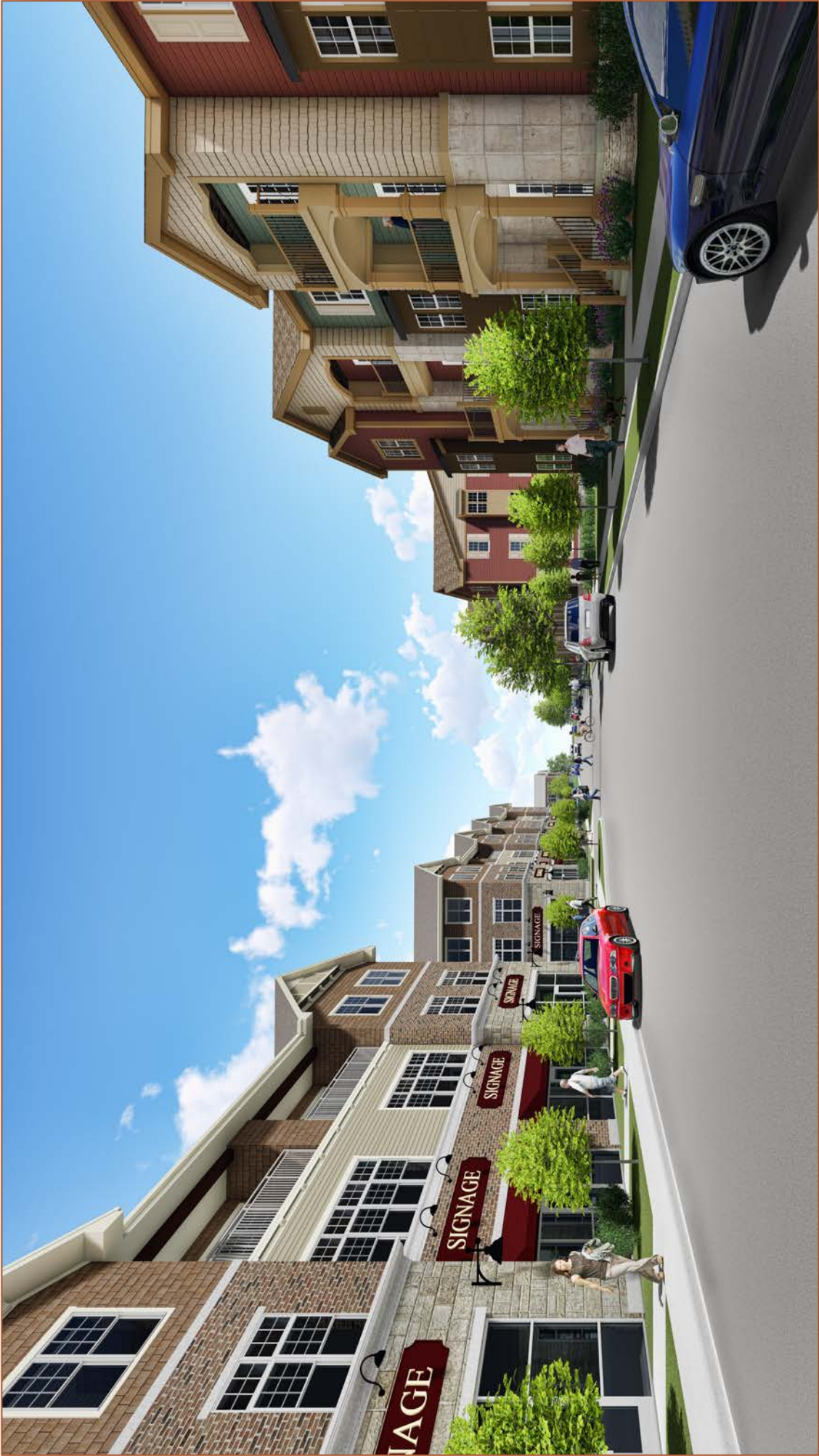
SITE C	
LAND AREA:	174,243.00 SF.
BUILDING AREA:	
1st FL. Area:	51,544 SF.
2nd FL. Area:	46,163 SF.
3rd FL. Area:	43163 SF.
TOTAL:	140,870 SF.
FLOOR AREA RATIO:	
	80.85%
IMPERVIOUS SURFACES:	
	55,974.00 SF.
GREENSPACE AREA:	
	66,725.00 SF.
PARKING RATIO:	
	232 parking spaces (+ 20 street parking)
	2.42 cars/units

SITE C DETAILS

- 2 - 48 UNIT LUXURY APARTMENT BUILDINGS WITH UNDERGROUND PARKING - 96 TOTAL UNITS
- PARKING: 160 UNDERGROUND/44 SURFACE/20 STREET 224 TOTAL 2.33/UNIT RATIO
- GROUND FLOOR WALK-UP UNITS WITH FRONT PORCH “ROW HOUSE” STYLE ENTRANCES
- TWO 48 UNIT WINGS WITH CLUBHOUSE/POOL CONNECTOR
- HIGH QUALITY LARGER UNITS SIMILAR TO “THE RESERVE”

PERSPECTIVE AERIAL RENDERING (VIEWING SOUTHWEST)



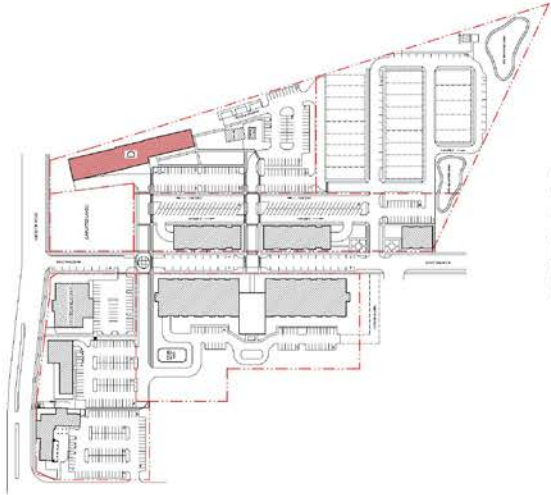


PERSPECTIVE RENDERING VIEWING SOUTH

SITE D

RETAIL/HAMBURG HALL/FOXYARD BEER GARDEN





SITE D

RETAIL/FOX YARD BEER GARDEN/HAMBURG BEER HALL

- RENOVATION OF FORMER LUMBER SHED WINGS WITH TWO STORY TIMBER FRAME "ICEHOUSE" BUILDING 13,000 SF
- PARKING 132 SURFACE PARKING SPACES
10 CARS/1000 SF
- SIT DOWN CASUAL, LOW PRICED, LIMITED BAR FOOD MENU
- BEER THEME MICRO-BREWERY WITH BEER HALL SEATING
- OUTDOOR BEER GARDEN PAVILION AND COVERED BIKE PARKING IN RESTORED FORMER LUMBER SHEDS
- ZONING TEXT AMENDMENT FOR CRAFT BREWERY REQUIRED



EXISTING



PROPOSED

FOXTOWN MASTER PLAN

MEQUON-THIENSVILLE TOWN CENTER DESIGN GUIDELINES SITE SUMMARY

SITE D STEPHEN PERRY SMITH ARCHITECTS



SITE D

MATERIALS USED:
Stone: Lannon Stone - Ashlar
Brick: Red Blend w/ color range
Facia: Cedar-Stained
Siding: Cedar-Stained

SITE REQUIREMENTS:
Larger setback for Mequon Rd.
10' Maximum setback
Occupy 65% of lot frontage

BUILDING REQUIREMENTS
MATERIAL COMPOSITION
Required: 80% PRIMARY:
Required 20% SECONDARY:
Required 60% - 90% of transparency 1st floor front:.*
*Floor height calculated from bottom of structure

COMPLIANT:	#/%	NOTES
YES	49'	(1)
YES	49'	(1)
NO	64%	(1)
NO	N/A	(1)
NO	N/A	(1)
NO	N/A	(1)
YES		
YES		
NO		
YES		Trash to be enclosed
YES		Signs to be painted
YES		Gooseneck lighting
YES	8:12	

HEIGHT
Min. building height is 1 & 1/2 stories (MAX. 3 1/2 stories)
Parapet to hide roof top units

SITE
PARKING SCREENING: minimize the visual impact
TRASH SCREENING: minimize the visual impact

SIGNAGE
PROJECTING SIGNS: No more than 40" from the face
EXT. ILLUMINATION: no flashing, moving or scrolling signs

ROOFS
PITCH: MIN. 8:12

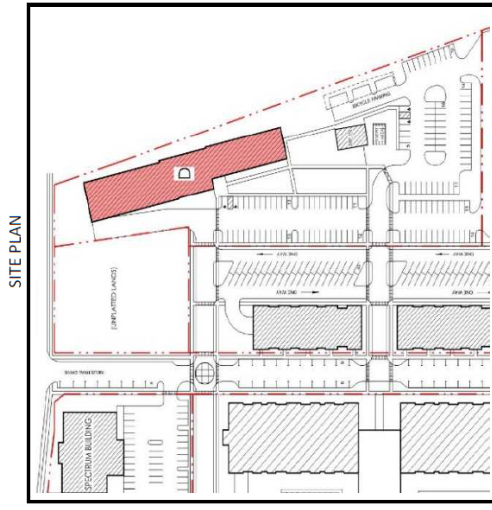
WAVIER REQUESTED
(1) Existing Historic Structure

FAÇADE COMPOSITION MATERIAL SUMMARY

	Area	% of Transparency	Material Sq. Ft.	% material
East Elevation				
1st FL Area:	5318.94	1602.33	30.1%	primary: 1635.13 secondary: 2081.48
Total Area:	5318.94			39.1%
West Elevation				
1st FL Area:	5210.58	2041.17	39.2%	primary: 957.54 secondary: 2213.7
Total Area:	5210.58			42.5%
North Elevation				
1st FL Area:	700	208	29.7%	primary: 361.17 secondary: 130.83
Total Area:	700			18.7%
South Elevation				
1st FL Area:	538.67	120	22.3%	primary: 418.67 secondary: 0
Total Area:	538.67			77.7% 0.0%

Materials	
Primary Total:	3372.51 SF
Secondary Total:	4426.01 SF
Total Façade Area:	11768.19 SF
Total Façade Area:	11768.19 SF
Total Window Area:	3971.5 SF
Area Remaining:	7796.69 SF
% Primary	4424.18 SF
% Secondary	3370.68 SF
	80% T-Primary: 56.7% 20% T-Secondary: 43.2%

NOTE:
All material area calculations above the ground floor to include the supporting structure spandrel area



SITE D	
<u>LAND AREA:</u>	139,667.71 SF.
<u>BUILDING AREA:</u>	
1st FL. Area:	18,442.06 SF.
Aux. Historic Structures	4,041.69 SF.
<u>TOTAL:</u>	22,483.75 SF.
<u>FLOOR AREA RATIO:</u>	16.10%
<u>IMPERVIOUS SURFACES:</u>	
	72,061.38 SF.
<u>GREENSPACE AREA:</u>	
	44,640.01 SF.
<u>PARKING RATIO:</u>	
	132 parking spaces 10 cars/1000 SF

SITE D DETAILS

- RETAIL/HAMBURG HALL/FOXYARD BEER GARDEN
- RENOVATION OF FORMER LUMBER SHEDWINGS WITH TWO STORY TIMBER FRAME “ICEHOUSE” BUILDING 13,000 SF
- PARKING 111 CARS 8.5 CARS/1000 SF
- SIT DOWN CASUAL, LOW PRICED, LIMITED BAR FOOD MENU
- BEER THEMED WITH BEER HALL SEATING
- OUTDOOR BEER GARDEN PAVILION AND COVERED BIKE PARKING IN RESTORED FORMER LUMBER SHEDS
- VARIANCE REQUIRED FROM TOWN CENTER DESIGN GUIDELINES DUE TO HISTORIC NATURE FOR MATERIALS AND OPENINGS



PERSPECTIVE RENDERING (VIEWING SOUTHWEST)



PERSPECTIVE RENDERING (VIEWING SOUTHEAST)



PERSPECTIVE RENDERING (VIEWING NORTHEAST)

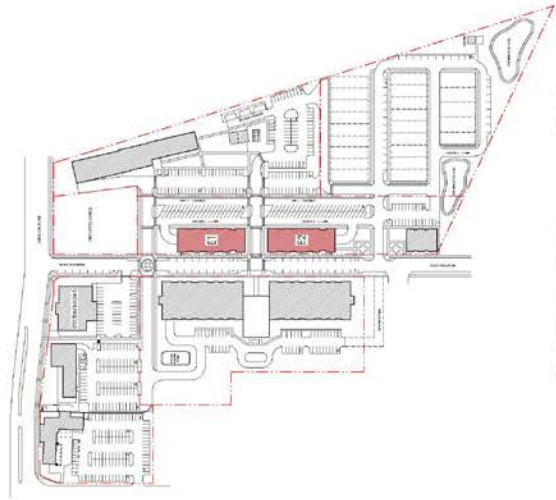


FOXYARD BEER GARDEN RENDERING (VIEWING SOUTHEAST)

SITE E

MIXED USE RETAIL/COMMERCIAL/RESIDENTIAL





SITE E1 & E2

- MIXED-USE BUILDINGS**
RETAIL/COMMERCIAL/CORPORATE RESIDENTIAL
- THREE STORY BUILDINGS (2) 34,500 SF W/ UNDERGROUND PARKING
- PARKING: 68 UNDERGROUND SPACES (34 SPACES EA.)
91 SURFACE PARKING SPACES
20 STREET PARKING SPACES
179 TOTAL PARKING SPACES
2.5 CARS/1000
- GROUND FLOOR: RETAIL/COMMERCIAL
- SECOND FLOOR: COMMERCIAL OFFICE
- THIRD FLOOR: EXTENDED STAY CORPORATE RESIDENCES (11 EACH)



EXISTING



PROPOSED

FOXTOWN MASTER PLAN

MEQUON-THIENSVILLE TOWN CENTER DESIGN GUIDELINES SITE SUMMARY

SITE E1 & E2 STEPHEN PERRY SMITH ARCHITECTS



SITE REQUIREMENTS:

10' Maximum setback
 Occupy 65% of lot frontage

BUILDING REQUIREMENTS

MATERIAL COMPOSITION

Required: 80% PRIMARY:

Required 20% SECONDARY:

Required 60% - 90% of transparency 1st floor front:*

Required less than 60% of transparency 2nd floor front:*

*Floor height calculated from bottom of structure

HEIGHT

Min. building height is 1 & 1/2 stories (MAX. 3 1/2 stories)
 Parapet to hide roof top units

SITE

PARKING SCREENING: minimize the visual impact

TRASH SCREENING: minimize the visual impact

SIGNAGE

PROJECTING SIGNS: No more than 40" from the face

EXT. ILLUMINATION: no flashing, moving or scrolling signs

ROOFS

PITCH: MIN. 8:12

WAIVER REQUESTED

(1) First Floor Glazing is 55.9% transparent which is less than 60% requirement

(2) Materials do not meet 80%/20% requirement due to desire to integrate with the historic building the use of wood lap siding and cedar shingles

(3) Request building frontage be reduced to 55% to provide access (3 locations) & visibility to existing sites

SITE E1 & E2

MATERIALS USED:

Stone: Lannon Stone - Ashlar

Brick: Red Blend w/ color range

Facia: Cedar-Stained

Siding: Cedar-Stained

COMPLIANT:	#/%	NOTES
YES	5 ft.	
NO	55%	(3)
NO	49.2%	(2)
NO	47.9%	(2)
NO	55.9%	(1)
YES	29.3%	
YES	47"-2"	
YES		Building to screen parking
YES		Trash to be in underground parking
YES		Signs to be painted
YES		Gooseneck lighting
YES	8:12	

FAÇADE COMPOSITION MATERIAL SUMMARY

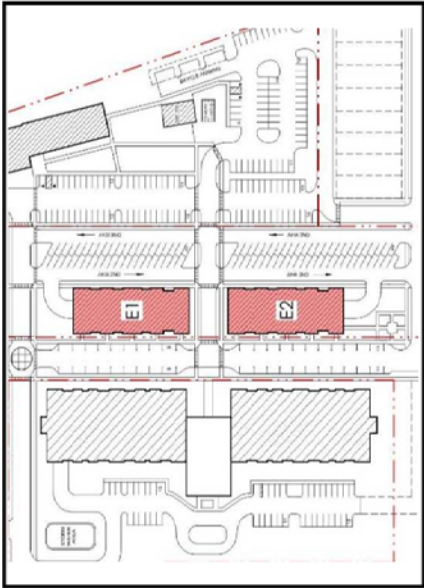
	Area	% of Transparency	Material Sq. Ft.	% material
East Elevation				
1st FL. Area:	2576	1440	primary:	2098.67
2nd FL. Area:	2576	756	secondary:	2486.78
3rd FL. Area:	2168	708		
Total Area:	7320			
West Elevation				
1st FL. Area:	2576	1440	primary:	2098.67
2nd FL. Area:	2576	756	secondary:	2486.78
3rd FL. Area:	2168	708		
Total Area:	7320			
North Elevation				
1st FL. Area:	941.33	480	primary:	909.33
2nd FL. Area:	919.99	252	secondary:	599.33
3rd FL. Area:	576	198		
Total Area:	2437.32			
South Elevation				
1st FL. Area:	941.33	480	primary:	909.33
2nd FL. Area:	919.99	252	secondary:	599.33
3rd FL. Area:	576	198		
Total Area:	2437.32			

Materials

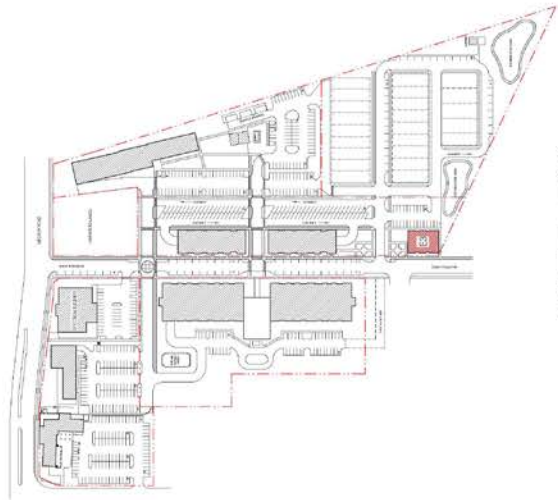
Primary Total:	6016 SF
Secondary Total:	6172.22 SF
Total FaçadeArea:	19514.64 SF
Total Façade Area:	19514.64 SF
Total Window Area:	7668 SF
Area Remaining:	11846.64 SF
% Primary	5830.64 SF
% Secondary	5674.42 SF
	80% T-Primary:
	20% T-Secondary:

NOTE:
 All material area calculations above the ground floor to include the supporting structure spandrel area

SITE PLAN



SITE E1	E1, E2, E3	SITE E2
LAND AREA: 47,414 SF.	47,414 SF	LAND AREA: 50,698 SF.
BUILDING AREA: 1st FL. Area: 10,840 SF. 2nd FL. Area: 10,908 SF. 3rd FL. Area: 10,560 SF.		BUILDING AREA: 1st FL. Area: 10,840 SF. 2nd FL. Area: 10,908 SF. 3rd FL. Area: 10,560 SF.
TOTAL: 32,308 SF.	32,308 SF	TOTAL: 32,308 SF.
FLOOR AREA RATIO: 68.14%	68.14%	FLOOR AREA RATIO: 63.73%
IMPERVIOUS SURFACES: 26,493 SF.	26,493 SF.	IMPERVIOUS SURFACES: 29,275 SF.
GREENSPACE AREA: 9,705 SF.	9,705 SF.	GREENSPACE AREA: 10,212 SF.
PARKING RATIO: 85 parking spaces 2.5 cars/1000 SF	214 parking 6.62 cars/1000 SF	PARKING RATIO: 94 parking spaces 2.7 cars/1000 SF



SITE E3

TWO STORY RETAIL/OFFICE BUILDING 11,000 SF

- PARKING: 24 TOTAL SURFACE PARKING SPACES
- 11 STREET PARKING SPACES
- 35 TOTAL PARKING SPACES
- 3.4 CARS/ 1000 SF PROVIDED



EXISTING



PROPOSED

FOXTOWN MASTER PLAN

MEQUON-THIENSVILLE TOWN CENTER DESIGN GUIDELINES SITE SUMMARY

8/21/2017

SITE E3 STEPHEN PERRY SMITH ARCHITECTS

SITE E3



MATERIALS USED:

- Stone: Ashler Stone
- Brick: Red Blend w/ color range
- Facia: Navajo Beige
- Siding: Mist Gray

SITE REQUIREMENTS:

- 10' Maximum setback
- Occupy 65% of lot frontage

BUILDING REQUIREMENTS

MATERIAL COMPOSITION

- Required: 80% PRIMARY:
- Required 20% SECONDARY:
- Required 60% - 90% of transparency 1st floor front:*
- Required less than 60% of transparency 2nd floor front:*
- *Floor height calculated from bottom of structure

HEIGHT

- Min. building height is 1 & 1/2 stories (MAX. 3 1/2 stories)
- Parapet to hide roof top units

SITE

- PARKING SCREENING: minimize the visual impact
- TRASH SCREENING: minimize the visual impact

SIGNAGE

- PROJECTING SIGNS: No more than 40" from the face
- EXT. ILLUMINATION: no flashing, moving or scrolling signs

ROOFS

- PITCH: MIN. 8:12

WAIVER REQUESTED

- (1) First Floor Glazing is 54.4% transparent which is less than 60% requirement
- (2) Materials do not meet 80%/20% requirement due to desire to integrate with the historic building the use of wood lap siding and cedar shingles
- (3) Request building frontage be reduced to 55% to provide access (3 locations) & visibility to existing sites

FAÇADE COMPOSITION MATERIAL SUMMARY

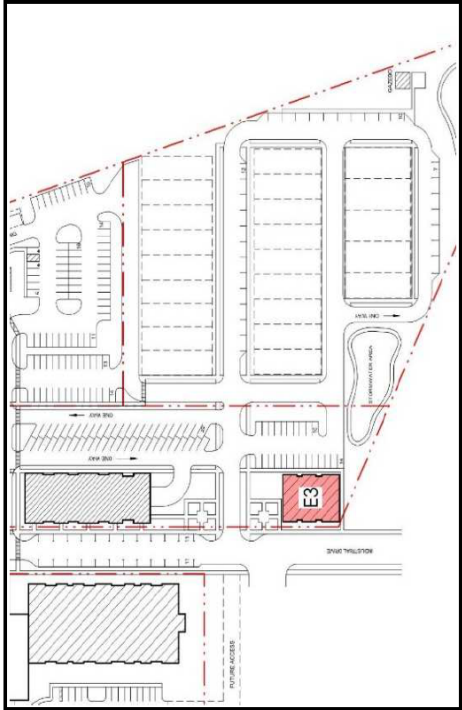
	Area	% of Transparency	Material Sq. Ft.	% material
East Elevation				
1st FL Area:	1176	640	primary:	1069.25
2nd FL Area:	1264	336	secondary:	389.67
Total Area:	2440			
West Elevation				
1st FL Area:	1176	640	primary:	1069.25
2nd FL Area:	1264	336	secondary:	389.67
Total Area:	2440			
North Elevation				
1st FL Area:	941.33	480	primary:	845.33
2nd FL Area:	792	252	secondary:	157.33
Total Area:	1733.33			
South Elevation				
1st FL Area:	941.33	480	primary:	845.33
2nd FL Area:	792	252	secondary:	157.33
Total Area:	1733.33			

Materials

Primary Total:	3829.16 SF
Secondary Total:	1094 SF
Total FaçadeArea:	8346.66 SF
Total Façade Area:	8346.66 SF
Total Window Area:	3416 SF
Area Remaining:	4930.66 SF
% Primary	80% T-Primary:
% Secondary	20% T-Secondary:

NOTE:
All material area calculations above the ground floor to include the supporting structure spandrel area

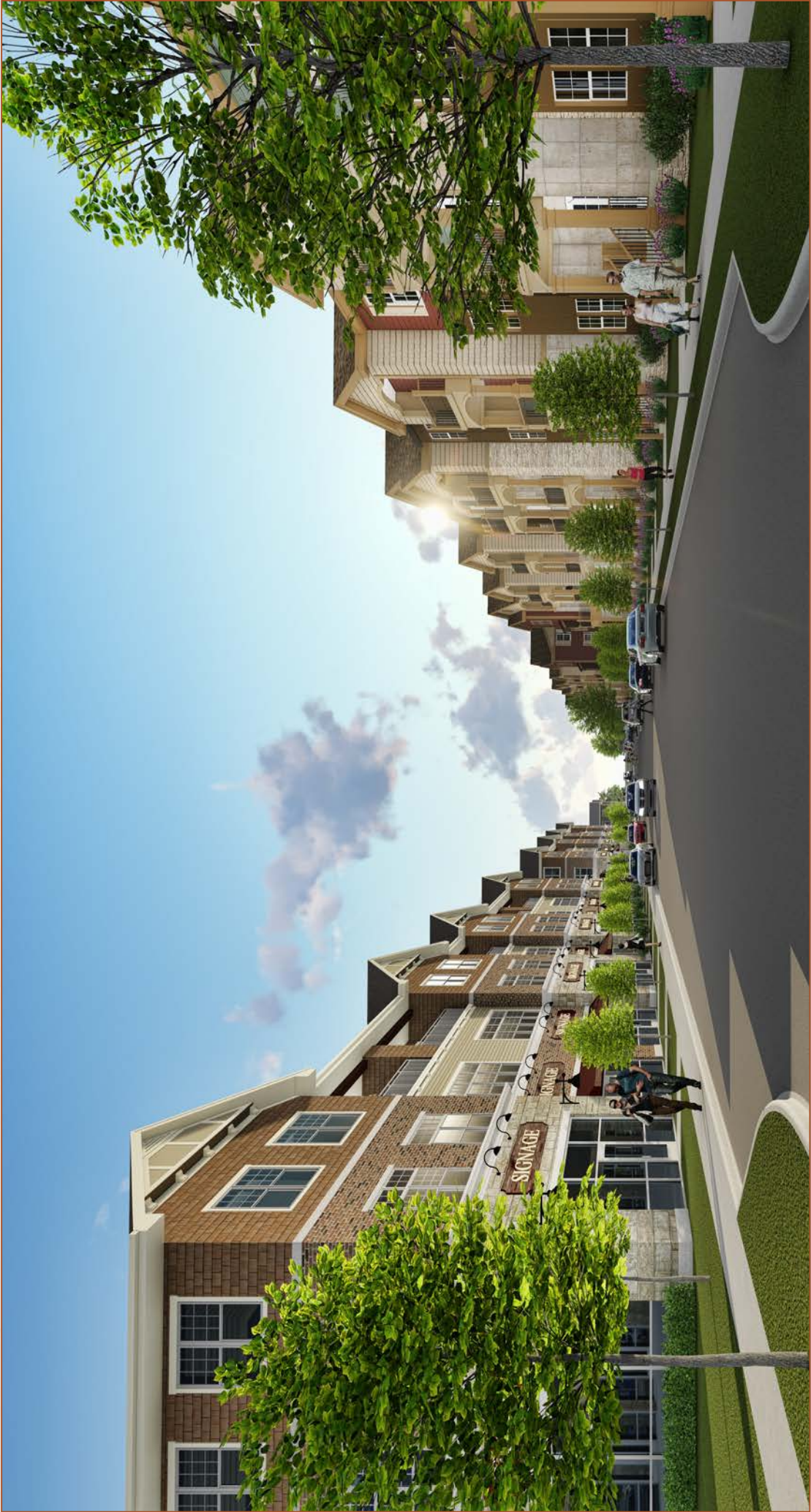
SITE PLAN



SITE E1		SITE E2		SITE E3		E1, E2, E3	
LAND AREA:	47,414 SF.	LAND AREA:	50,698 SF.	LAND AREA:	31,566 SF.		129,678 SF
BUILDING AREA:		BUILDING AREA:		BUILDING AREA:			
1st FL. Area:	10,840 SF.	1st FL. Area:	10,840 SF.	1st FL. Area:	5,168 SF.		5,168 SF.
2nd FL. Area:	10,908 SF.	2nd FL. Area:	10,908 SF.	2nd FL. Area:	5,168 SF.		5,168 SF.
3rd FL. Area:	10,560 SF.	3rd FL. Area:	10,560 SF.				
TOTAL:	32,308 SF.	TOTAL:	32,308 SF.	TOTAL:	10,336 SF.		74,952 SF
FLOOR AREA RATIO:	68.14%	FLOOR AREA RATIO:	63.73%	FLOOR AREA RATIO:	32.74%		57.80%
IMPERVIOUS SURFACES:	26,493 SF.	IMPERVIOUS SURFACES:	29,275 SF.	IMPERVIOUS SURFACES:	14,918 SF.		70,686 SF.
GREENSPACE AREA:	9,705 SF.	GREENSPACE AREA:	10,212 SF.	GREENSPACE AREA:	11,710 SF.		31,627 SF.
PARKING RATIO:	85 parking spaces 2.5 cars/1000 SF	PARKING RATIO:	94 parking spaces 2.7 cars/1000 SF	PARKING RATIO:	35 parking spaces 3.4 cars/1000 SF		214 parking 2.86 cars/1000 SF

SITE DETAILS

- MIXED-USE BUILDINGS (3) RETAIL/COMMERCIAL/CORPORATE RESIDENTIAL
- THREE STORY BUILDINGS (2) 34,500 SF W/ UNDERGROUND PARKING
- GROUND FLOOR: RETAIL/COMMERCIAL
- SECOND FLOOR: COMMERCIAL OFFICE
- THIRD FLOOR: EXTENDED STAY CORPORATE RESIDENCES (11 EACH)
- TWO STORY BUILDING 10,000 SF
- PARKING: 78 UNDERGROUND/115 SURFACE/31 STREET CARS TOTAL 4.00/1000 USF 1/RESIDENTIAL UNIT PARKING RATIO PLUS SHARED PARKING WITH SITES D & F
- POSSIBLE VARIANCE REQUIRED FROM TOWN CENTER DESIGN GUIDELINES FOR MATERIALS AND OPENINGS



PERSPECTIVE RENDERING VIEWING SOUTH



PERSPECTIVE RENDERING VIEWING NORTHWEST

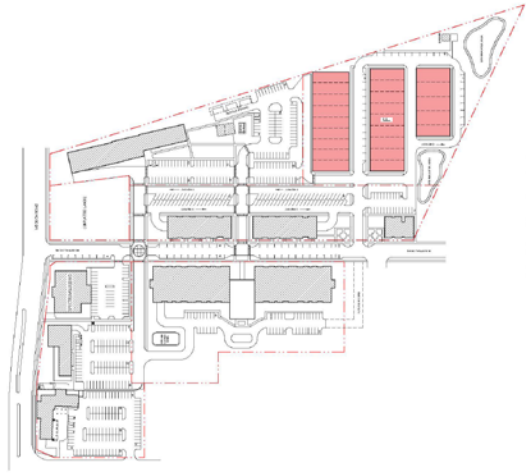


PERSPECTIVE RENDERING VIEWING NORTHWEST

SITE F

SINGLE FAMILY RESIDENTIAL “PORCH HOME” CONDOS “POCKET NEIGHBORHOOD”





SITE F

"POCKET NEIGHBORHOOD" SINGLE FAMILY "PORCH HOME" CONDOS

- 21 CONDOS
- PARKING: 42 GARAGE
29 STREET CARS
3.4 CARS/ CONDO
- PORCH CONCEPT PROMOTES SOCIAL INTERACTION
- "POCKET NEIGHBORHOOD" IS RESPONSE TO A "LESS IS MORE" APPROACH WHICH CREATES A STRONGER SENSE OF NEIGHBORHOOD AND COMMUNITY
- COMMON NEIGHBORHOOD GAZEBO/PATIO POND OVERLOOK
- ZONING TEXT AMENDMENT FOR SINGLE FAMILY RESIDENCES REQUIRED



EXISTING



PROPOSED

FOXTOWN MASTER PLAN

MEQUON-THIENSVILLE TOWN CENTER DESIGN GUIDELINES SITE SUMMARY

SITE F (ASSUMED FROM AVG. OF INITIAL CONCEPTS)

8/21/2017

SITE F LAKESIDE DEVELOPMENT COMPANY



SITE REQUIREMENTS:

10' Maximum setback
Elevated from the public sidewalks

BUILDING REQUIREMENTS

MATERIAL COMPOSITION

Required: 80% PRIMARY: JAMES HARDIE OR SIM. LAP SIDING
Required: 20% SECONDARY: COMPOSITE PANEL ACCENT DETAIL
Required range 15% - 50% of transparency:

HEIGHT

Min. building height is 1 & 1/2 stories (MAX. 3 1/2 stories)
Parapet to hide roof top units

SITE

PARKING SCREENING: minimize the visual impact
TRASH SCREENING: minimize the visual impact

SIGNAGE

PROJECTING SIGNS: No more than 40" from the face
EXT. ILLUMINATION: no flashing, moving or scrolling signs

ROOFS

PITCH: MIN. 8:12

WAIVER REQUESTED

- (1) JAMES HARDIE OR SIM. LAP SIDING IS THE PRIMARY WALL MATERIAL WITH COMPOSITE BOARD USED TO CREATE ACCENT PANELS AT SIDES OF PORCH ROOF, PORCH DECK LATTICE, AND RISERS, AS WELL AS PORCH COLUMN WRAP.
(2) PRIMARY ROOF PITCHES ARE 12/12. 4/12 AND 8/12 ARE USED ON VARIOUS ELEMENTS OF THE FRONT PORCHES. 5/12 USED ON SECOND FLOOR SHED ROOFS OF SOME UNITS TO CREATE DISTINCTION BETWEEN THE DIFFERENT UNITS, WHILE STAYING WITHIN A CONSISTENT VERNACULAR.

MATERIALS USED:

Stone: N/A
Brick: N/A
Fascia: COMPOSITE
Siding: JAMES HARDIE OR SIM.

COMPLIANT:	#/%	NOTES
YES		VARY DUE TO DIFF. LOT DEPTHS
YES		F.F. 2'-0" ABOVE GRADE

YES 95.0%
NO 3.0%
YES 15.0%

(1)

ATTACH GARAGE
IN GARAGE

(2)

FAÇADE COMPOSITION MATERIAL SUMMARY

	Area	% of Transparency	Material Sq. Ft.	% material
East Elevation				
1st FL Area:	803	67.35	primary: 1082	83.4%
2nd FL Area:	494	44	secondary: 52	4.0%
Total Area:	1297			
West Elevation				
1st FL Area:	925	222	primary: 1096	75.2%
2nd FL Area:	532	121	secondary: 18	1.2%
Total Area:	1457			
North Elevation				
1st FL Area:	244	52	primary: 355	75.2%
2nd FL Area:	228	47	secondary: 18	3.8%
Total Area:	472			
South Elevation				
1st FL Area:	220	0	primary: 206	61.7%
2nd FL Area:	114	0	secondary: 0	0.0%
Total Area:	334			

Materials

Primary Total: 2739 SF
Secondary Total: 88 SF
Total Façade Area: 3560 SF

Total Façade Area: 3560 SF
Total Window Area: 553.35 SF
Area Remaining: 3006.7 SF

% Primary 267.65 SF 80% T-Primary: 8.9%
% Secondary 2918.7 SF 20% T-Secondary: 97.1%

NOTE:

All material area calculations above the ground floor to include the supporting structure spandrel area

SITE PLAN



SITE F	
LAND AREA:	3,380.00 SF.
35'-0" X 96'-7"	
BUILDING AREA:	
1st FL. Area:	1,254 SF.
2nd FL. Area:	1,180 SF.
TOTAL:	2,434 SF.
FLOOR AREA RATIO:	
GARAGE @ COV.	72.01%
PORCH(S) NOT INC.	
IMPERVIOUS SURFACES:	
DRIVE, FRONT	275.00 SF.
WALK, SIDE PATIO	
GREENSPACE AREA:	1,162.00 SF.
PARKING RATIO:	N/A

SITE F DETAILS

- “POCKET NEIGHBORHOOD” OF SINGLE FAMILY “PORCH” HOME” CONDOS
- 21 CONDOMINIUM HOMES
- PARKING: 42 GARAGE 29 STREET CARS 3.4/CONDO
- HIGH QUALITY, UNIQUE “PORCH HOME” CONDO IN \$500K RANGE
- PORCH HOME CONCEPT PROMOTES SOCIAL INTERACTION
- “POCKET NEIGHBORHOOD” IS RESPONSE TO A “LESS IS MORE” APPROACH WHICH CREATES A STRONGER SENSE OF NEIGHBORHOOD AND COMMUNITY
- PRODUCT IN HIGH DEMAND BY “BOOMERS” LOOKING TO DOWNSIZE
- COMMON NEIGHBORHOOD GAZEBO/PATIO POND OVERLOOK
- ZONING TEXT AMENDMENT FOR SINGLE FAMILY RESIDENCES REQUIRED

SCHOOL STREET LIBERTYVILLE PHOTOS





RENDERING OF “PORCH HOME POCKET NEIGHBORHOOD” VIEWING



STORMWATER MASTER PLAN



FOXTOWN DEVELOPMENT TEAM

- THOMAS NIEMAN - FROMM FAMILY FOODS/FOXTOWN BREWING - OWNER/DEVELOPER
- ROBERT BACH - P2 DEVELOPMENT - OWNER/DEVELOPER/BUILDER
- TOM ZABJEK/SCOTT HUMBER - LAKESIDE DEVELOPMENT - “PORCH HOME” CONDO DEVELOPER
- GORDON GOGGINS - RESTAURANTEUR/MANAGER
- GREGG THOMPSON - THOMPSON PROJECT MANAGEMENT, LLC
- STEPHEN P. SMITH - STEPHEN PERRY SMITH ARCHITECTS - MASTER PLANNING/PROJECT ARCHITECT
- THOMAS MORTENSON - R.A. SMITH NATIONAL - PROJECT LANDSCAPE ARCHITECT

THOMAS NIEMAN - FOXTOWN BREWERY OWNER/DEVELOPER

Tom is the 4th generation owner of Fromm Family Foods, a manufacturer of Specialty Foods for Dogs and Cats with principle offices in Mequon, Wisconsin. In addition to Mequon, Fromm Family Foods also has manufacturing plants in Columbus and Eden Wisconsin. In 2013, Tom was awarded SBA Small Business Person of the Year for the state of Wisconsin. Fromm Family Foods employs over 200 people and has retail distribution throughout the USA and Canada, as well as Asia and Europe. This fall will mark the 4th year for Fromm Petfest, a free event open to Pet Parents and their pets at the Henry Maier Festival Park Summerfest Grounds.

Tom is a graduate of the University of Wisconsin-Madison with a degree in Chemical Engineering. He lives with his wife Kathy in Mequon. Kathy also works in the business along with sons Bryan and Dan. Outside of work, Tom has a passion for home brewing and restoring functional historic properties.

ROBERT BACH - P2 DEVELOPMENT OWNER/DEVELOPER



P2 Development Company LLC.
General Contracting / Real Estate Development

P2 Development is a family owned and operated construction management company that has been doing business for over 30 years in and around Ozaukee County. Robert Bach and his son, Jamie Bach, are the owners of P2 Development and they continually provide high quality residential, commercial and industrial general contracting and construction management services. P2 Development primarily focuses on residential real estate, such as multi-family apartment buildings, that are built, owned, maintained and operated by them.

The majority of the projects built and completed by P2 Development remain owned by them for generations to ensure exceptional project maintenance. P2 Development also focuses on building, owning, and leasing back a variety of industrial and commercial business developments. These include buildings affiliated with, for example, Froedtert Hospital, Wisconsin Athletic Club, Culvers Corp. and various assisted living facilities.

TOM ZABJEK/SCOTT HUMBER - DEVELOPER LAKESIDE DEVELOPMENT COMPANY



Tom Zabjek

Tom Zabjek, co-founder and president, brings years of business experience as he leads Lakeside toward success and growth in the industry. His degree in marketing and management coupled with experience as a pharmaceutical executive have been instrumental in growing the company. His passion is purpose and longevity especially in commercial and land development. He loves seeing a parcel of land become a neighborhood or commercial facility where people live and work. He enjoys helping people grow in their role at Lakeside, taking advantage of opportunities to accomplish phenomenal goals. His favorite room is a library, which combines organization with a prescribed casual functionality.



Scott R. Humber

Scott R. Humber, our CEO, has been in the architecture industry in Wisconsin for over 38 years. After receiving his architecture degree from the University of Wisconsin-Milwaukee in 1976, he founded Scott R. Humber Co. in 1978. Eight years later, he teamed up with Tom Zabjek to create Lakeside Development. His most rewarding part of Lakeside's work is the transformation of concepts sketched on paper into construction in real life. His favorite room of the house is a screened porch, giving residents the beauty of nature, without the concern of the elements. In his own screened porch, he installed a fireplace to extend his family's use of the room beyond summer.

TOM ZABJEK/SCOTT HUMBER - DEVELOPER LAKESIDE DEVELOPMENT COMPANY



The finest in architecture & construction management

Scott Humber and Tom Zabjek founded Lakeside Development Company, a Wisconsin corporation, in 1986. The company is an architectural and construction management firm focusing on innovative residential, midsize commercial projects and land development. Lakeside also provides real-estate council and brokerage services and manages a number of commercial properties.

Lakeside Development Company's staff includes a marketing and communications department, architectural staff, administrative support group, and a construction management team that includes property management and a select projects division. Lakeside presently concentrates within the Milwaukee Northshore, Mequon, and Western Suburban areas, including the Lake Country region, and Door County, WI. In addition to a number of custom projects in these areas, special emphasis has been directed to the development, architecture, and construction management in preparation of the development of The Reserve, a Mequon mixed use project in Mequon's Town Center.

The reputation that Lakeside Development Company has earned in the markets it serves is exemplified by the company's rapid growth. For three consecutive years, Lakeside Development received the Metro Milwaukee Chamber of Commerce's prestigious "Future 50" award, which recognizes rapid-growth companies forecasting strong continued growth. Lakeside Development received the "101 Best Companies to Work For" award from Professional Builders in recognition of work in the Residential Construction Industry. Lakeside was named by the Professional Builders Association as one of the nation's top 50 luxury builders. Lakeside was also appointed to *INC.* magazine's 500 fastest growing companies. Locally, the Chamber of Commerce chose Lakeside Development Company as the "Business of the Year. Lakeside was also chosen by *Midwest Living Magazine* to design and build an Idea Home and design an Idea Home that was constructed in six Midwest cities and again for the third time their Idea Home in Door County, WI. Lakeside won *Milwaukee Home Magazine's* architectural design achievements award numerous times. Lakeside collaborated with *Better Homes and Gardens Magazine* to feature the '2015 **Innovation Home**' in their 2015 September issue.

The company is committed to maintaining distinctive architectural detailing and the highest level of construction management with professional personal customer service while maintaining a growth level to provide continued employee development and satisfaction without compromising professional objectives.

GREGG THOMPSON - PROJECT MANAGER

THOMPSON PROJECT MANAGEMENT

THOMPSON PROJECT MANAGEMENT, LLC

Partnering with you for your project's success

Gregg Thompson, Owner

Respected & dedicated building industry expert with a track record of leading successful construction projects. Gregg brings his 37 years of experience in construction, engineering, architecture & real estate development to benefit your project.

Proficient in entire project cycle including site analysis/selection, environmental/wetlands/soils/easement due diligence, planning, design, local & state approvals, bidding, contractor selection, construction, close out & warranty work. Experienced in analyzing facilities to identify optimization opportunities and value added offerings.



MARKET SECTOR EXPERIENCE

Industrial, Grocery, Warehouse/Distribution, Food Processing, Office, Retail, Country Clubs, Institutional

Advantages of having TPM on your team:

- Over 7,500,000 SF of projects successfully completed
- \$700,000,000+ total value of projects managed
- Single source of responsibility to control design, construction, budget, quality & schedule
- Saves your team time & minimizes your risk
- Manages weekly onsite activities: pre-installation meetings, schedule tracking, job site meetings, quality control inspections & coordination, change order direction & monitoring and coordinate GC/Architect communication
- Provides monthly report: schedule update/30 day look ahead, summary of the month's work, photographic documentation, action items & decisions needed, draw inspection/verify % of completion

PROFESSIONAL ORGANIZATIONS

- National Association Industrial & Office Properties (NAIOP) member & WI board director
- Commercial Association of Realtors WI (CARW) member & former board director
- International Council Shopping Centers (ICSC) Roundtable leader
- Kenosha Area Business Alliance (KABA) Member & 15 years board service
- Milwaukee Metro Association of Commerce (MMAC)
- United States Green Building Council (USGBC)
- Wisconsin Green Building Alliance (WGBA) Guest Speaker

PROFESSIONAL EXPERIENCE

Thompson Project Management Racine, WI, Owner
Briohn Building Corporation, Brookfield, WI, President
Bukacek Construction, Racine, WI President & CEO,
Vice President, Sr. Project Manager
State Construction, Kenosha, WI, Sr. Project Manager
Solar Wisconsin Co., Kenosha, WI, Owner

EDUCATION

Bachelor of Science in Environmental Engineering, UW-Madison

262.930.8103 ~ gregg@thompson-pm.com ~ 221 13th Ave. Racine, WI 53403 ~ www.thompson-pm.com

GORDON GOGGIN - RESTAURANTEUR/MANAGER

Gordon Goggin

N165 W 21200 Tartan Court ♦ Jackson, WI 53037 ♦ 262.573.4722 ♦ Gordon.Goggin@gmail.com

STATEMENT OF QUALIFICATIONS

- ❖ **Operational Management:** Talented restaurant industry professional with more than 24 years of experience and proven results. A business manager with experience in all aspects of successful hospitality concepts. Strong leader with a history of positive financial performance.
- ❖ **Training/Development:** Combined experience in management/administration, training development and implementation. A skillful facilitator with in-depth knowledge of group dynamics and performance consulting. Authored all of the current training programs.
- ❖ **Technical Proficiency:** Harbortouch, Aloha programming, MenuLink, Configuration Manager, O/S Windows XP, NT and Mac; MS Office; Adobe Acrobat, Corel Draw and similar applications; extensive IT knowledge and back office systems. Project manager for company-wide rollout of Aloha POS, Configuration Center and MenuLink.

RELEVANT EXPERIENCE & ACCOMPLISHMENTS

- | | | | |
|---------------|-----------------|---------------|----------------|
| 12/13-present | The Stilt House | Cedarburg, WI | Owner/Operator |
|---------------|-----------------|---------------|----------------|
- Created, developed and opened a small plate/craft beer/wine concept in a historic building with 80 seats. Refined training systems to insure high quality food, great service, and consistent upscale casual dining experience for every guest. Responsible for all facets of the business & have created a successful management team and staff thru effective coaching and leading.
- | | | | |
|------------|----------------------|---------------|--|
| 1/08-12/13 | Lowlands Group, Inc. | Milwaukee, WI | |
|------------|----------------------|---------------|--|
- Director of Operations/ Partner**
- Develop and execute operations objectives and strategies for a growing 5-unit, multi-concept chain \$18 million in sales. Responsible for increasing sales, reducing costs, and delivering profits by engaging in all aspects of operations communications and providing direction to all departments. Direct supervision of 1 multi-unit coach and 5 General Managers, the Accounting team, Marketing team, and Operations team. Leading the company to expand to 20 restaurants within the next 5 years.
- Responsible for operational, marketing, IT and new store opening support. Opened 4 new restaurants, and 1 re-opening.
 - Responsible for developing Corporate Executive Chef and managers through coaching, training, communication, and motivation. Enhance the skill levels of the management team thru weekly coaching sessions, outside training, and daily support.
 - Implemented standards for Days on Hand Inventory resulting in 37% reduction in total Days on Hands in 90 days; reduced DOH \$144,000.
 - Reduced total food system food cost 2% thru better purchasing, vendor negotiations, and mainline rebates.
 - Implemented recipe costing, documentation, and BOH processes
 - Returned the company to profitability within 9 months of assuming the position in 2008
 - 2013 Year over Year comp sales increase 11.0%. Year over Year Company EBITDA increase 11.6%
 - Retired long term debt. Stabilized the balance sheet and increased operating cash flow. Cash flow up 23%
 - Structured company to provide self-funding for future restaurant growth. Not dependent upon bank lending.
 - Lowered management turnover thru better selection process, training, and retention practices to 12% annual turnover
 - Directly supervise 5 Office staff, 515 Restaurant staff and 34 managers

11/01-1/08 Applebee's International, Inc. Overland Park, KS

Franchise Area Director

Develop and execute operations objectives and strategies for 64-unit Applebee's Neighborhood Grill & Bar franchisee with \$112 million in sales in NC & 42-unit franchisee in WI. Responsible for increasing sales while protecting and supporting Applebee's brand integrity by engaging in all aspects of operations and providing operations support to various departments. Direct supervision of 4 restaurants with combined annual sales of \$10 million in NC. Direct supervision of 4 restaurants with combined annual sales of \$11 million in WI.

- Created an innovative Kitchen Management system implemented in all Applebee's corporate restaurants that added \$6 million to the bottom line called "Just in Time" inventory. Now implemented nationwide across 2000 restaurants.
- Created an innovative Culinary Training Program that improves food quality
- Responsible for developing Vice President, Area Directors and managers through coaching, training, communication, and motivation and making work fun and exciting. Enhance the skill levels of franchisees and increase standardization of restaurant operations.
- Nominated for Franchise Area Director of the Year twice: 2004 & 2006
- Ensure successful rollout of system-wide programs
- Directly operated multiple high sales, high profit restaurants
- Involved in the daily budgeting, forecasting, marketing, and operating of several multi-unit franchisees.

6/01-11/01 Outback Steakhouse, Inc. Milwaukee, WI

Manager

- Managed the daily operations with full P&L responsibility, hiring and staffing decisions, and guest interaction with sales volume of \$3.5 million.
- Responsible for maintaining the quality control systems and standards.

11/99 – 4/01 A.G. Edwards & Sons, Inc. Brookfield, WI

Financial Consultant

- Provided financial advice to individuals and small businesses. Developed my own clientele list through various marketing techniques.
- Opened over 400 accounts and gathered approximately \$20 million in assets through cold calling, seminars, and relationship selling.

8/98– 11/99 Wisconsin Hospitality Group db/a Applebee's

2/97-8/98 Apple South db/a Applebee's Wauwatosa, WI

Training General Manager

- Supervised the busiest Applebee's restaurant in Wisconsin. Increased sales and profitability through increased staffing, improved training, and ongoing coaching.
- Coached and directed 4 managers and 100+ hourly employees.
- Trained 6 managers for the Midwest market

GORDON GOGGINS – RESTAURANTEUR/MANAGER

11/92-2/97 **The Ground Round** Janesville, WI

Training General Manager

- Turned around the failing Janesville restaurant and returned it to profitability within 7 months.
- Increased weekly sales 32% through fostering a teamwork environment, motivating the managers, and building guest loyalty.

EDUCATION

1995 Johnson & Wales University Providence, RI

Master of Science – Hospitality Administration

1988 – 1992 Johnson & Wales University Providence, RI

Bachelor of Science – Hotel-Restaurant/Institutional Management

Associate of Science- Hotel-Restaurant Management

Majored in restaurant management, with minor emphasis in Business management/Economics. In addition, co-owned and operated a bar for four years while going to college which developed my practical business acumen. Graduated Summa Cum Laude with a GPA of 3.978.

TRAINING

- Authored, rolled out, and support the current training program for The Silt House & Lowlands Restaurant Group
- Authored, wrote, and rolled out the Kitchen Optimization program for Applebee's International, Inc.
- Co-authored, co-wrote, and rolled out the "Four T's" Kitchen Food Quality program for Applebee's International, Inc.
- Conducted over 30 training rollouts throughout the Applebee's system.
- Directly supervised the opening of thirty-four new restaurants, and grew the sales and profits for numerous high volume stores. (29 Applebee's & 5 Lowlands Restaurants)
- Determined strategies for meeting training needs of employee's company wide and addressed needs appropriately
- Provided appropriate solutions in training design and development establishing meaningful targets that measured training impact.
- Skillful facilitator in areas of Critical and Creative Thinking, Interpersonal and Organizational Communication, Conflict Resolution, Team Dynamics, Cultural Diversity, Performance Consulting and Time Management.
- Collaborated with project teams, training managers, and training coordinators to strategize and implement plans for successfully piloting and continuously improve training programs.
- Acted as liaison between the corporate office and franchisee to analyze and evaluate operations in comparison to company established initiatives.
- Partner with support groups such as Marketing, IT, Senior Management and others to identify and prioritize organizational needs and methods for delivering organizational development programs.
- Exceptional skills in instructional design, adult-learning techniques, training methods, training videos, team development, competency models and career development practices.
- Designed, implemented, marketed and managed training program to include leadership development training, management training, compliance education, and other requisite curriculum.

OPERATIONS

- Day to day operator of Lowlands Group and Responsible for all financial and operational aspects of five casual dining restaurants within the Lowlands Group, including all Human Resource functions, accounting, information technology, and asset management
- Served as the main operations contact between 64 franchisee restaurants and Applebee's International; developing strong collaborative working relationships.
- Provided accurate documentation and feedback using the evaluative Operations Assessment tool to monitor, identify and correct non-compliance areas.
- Ensure successful rollout of system wide programs
- Improve franchise operations with a focus on reducing variability and applying Best Demonstrated Practice's
- Support the development of key initiatives such as Beverage Optimization, Kitchen Display Systems, Carside, and other key operation programs.
- Teach, mentor and coach the franchisee Director of Operations to enhance the skill levels of the franchisees to increase standardization of restaurant operations system wide.
- Assist in identifying opportunities to strengthen franchise operations and ensure strategies are implemented successfully.
- Responsible for maintaining \$120,000 G&A associated with FAD position.
- Directed a staff of 110 associates and 5 managers while maintaining high operational standards as Franchise Area Director for Apple Gold
- Directed a staff of 90 associates and 11 managers for WHG while acting as Franchise Area Director
- Maximized staff effectiveness and morale by assigning tasks and promoting teamwork over competitiveness.
- Mentored and coached in a Training General Manager capacity operating a \$3.5 million operation.
- Forecasted and projected sales goals to meet training and operations budgets, while maintaining optimum balance of quality and cost.

TOM MORTENSON - LANDSCAPE ARCHITECT

R.A. SMITH NATIONAL

Professional Biography

Tom Mortensen, PLA, ASLA – Site Planner / Landscape Architect

Tom Mortensen has over 30 years of experience in landscape architecture and related design and construction professions.

Some notable projects include:

Summerfest
Lambeau Field Renovation
Colectivo Coffee Roasters
Lakefront Brewery
Madison Children’s Museum
US Forest Service
National Park Service

Other notable clients - Kohler Company, Harley Davison, Marquette University, GE, Cabela’s

Tom has designed major projects throughout the US for national retailers and land development companies.

RA Smith National is currently providing site design services for Titledown for the Green Bay Packers.

STEPHEN PERRY SMITH ARCHITECTS, INC. MASTER PLANNING/PROJECT ARCHITECT



EDUCATION

Bachelor of Science, Architectural Studies,
University of Illinois School of Architecture

AFFILIATIONS

American Institute of Architects, AIA
National Council of Architectural
Registration Board (NCARB) Certified
National Trust for Historic Preservation
WGBA, Leadership in Energy and
Environmental Design
Certification (LEED Accredited Professional)
Wisconsin Historical Society
Wisconsin Society of Architects

EXPERTISE

Project Management, Master Planning and
Design, Client Consulting, Development

Stephen P. Smith, AIA, LEED AP PRESIDENT | PRINCIPAL

After moving to Wisconsin and serving as the in-house architect and construction manager for Trammell Crow Company, Steve has been actively involved in the design and construction of approximately three million square feet of commercial space. After more than a decade of design and project management experience, he founded Stephen Perry Smith Inc. in 1992 and in 2000 SPSA was established.

Steve's depth of experience in housing design, master planning, development, consulting and project management offer clients high quality service and consistent delivery. He continually works collectively toward great design, now with millions of square feet in housing space constructed. Steve is actively involved in every project from schematics through construction, and endeavours to provide high-quality architectural services on each project.

STEPHEN PERRY SMITH ARCHITECTS, INC. MASTER PLANNING/PROJECT ARCHITECT



RUEKERT & MIELKE | WORKPLACE



MAMMOTH SPRINGS | MULTIFAMILY



THE REEF | MULTIFAMILY



THE PRESERVE | MULTIFAMILY



MILWAUKEE TOOL | WORKPLACE



QUAD GRAPHICS | WORKPLACE



BRIGGS & STRATTON | WORKPLACE



TRADER JOE'S | RETAIL



JOHNSON DIVERSITY | WORKPLACE



ENVIRONMENTAL SYSTEMS INC. | WORKPLACE



ACE PRECISION | WORKPLACE

MIXED USE EXPERIENCE

We respect how life and relationships are enriched by our built environment. While this may not be revolutionary, we do embrace it wholeheartedly as a family made up of individuals supporting each other in the single goal of design excellence.

TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: October 6, 2017
SUBJECT: City of Mequon. The City of Mequon is seeking a text amendment related to residential uses in the Town Center and Arrival Corridor Zoning Districts related to single family and multi-family dwellings.

To: Planning Commission
From: Kim Tollefson, Director of Community Development
Date: October 9, 2017
Subject: [Insert]

Background

At the September meeting, the Planning Commission discussed the type and building form of residential uses within the Town Center neighborhood. One of the public objectives stated for the Town Center, as a traditional neighborhood, is to include a broad range of housing types at densities that support Town Center businesses and encourage high quality design standards.

The following general topics were discussed:

- Increase the opportunity for owner-occupied units
- Maintain a range of densities
- Require smaller-scaled multiple-family structures
- Consider distinctions between the Arrival Corridor zoning and the Town Center zoning

The following report addresses recommended modifications to the current zoning districts to align the City's goals with current development patterns. Specifically, staff recommends the following changes:

1. Allow for the provision of detached single-family residential structures in both the Arrival Corridor and Town Center zoning districts.
2. Modify the scale of multiple family residential developments in the Arrival Corridor zoning district.
3. Rezone 'The Reserve' site and the one parcel immediately east (6613-6619 W Mequon Road), from Arrival Corridor to Town Center.

Recommendation #1

Allow for the provision of detached single-family residential uses/ structures to increase the range of housing types and increase the opportunity for owner-occupied units.

Staff recommends the provision of this land use through a PUD with the requirement to meet Specific Development Standards related to design and placement. Detached Single-Family Residential development within the Town Center shall meet the following general principles and design standards for a traditional neighborhood development:

1. Detached Single-Family Residential Uses are most appropriately located at the neighborhood fringe and along local arterials and local streets.
 - Detached Single-Family Residential uses shall not abut Mequon Road.
2. A goal of a traditional neighborhood is to create development that is more compact, but includes human-scale environments, access to open space, direct routes for pedestrians and a distinct character. The lot or unit for a Detached Single-Family Residential Use shall meet the following standards:
 - The width shall be a minimum 36 feet and a maximum of 80 feet.
 - The minimum interior side offset shall be five feet. The interior side offset shall be increased by two feet for every additional story above the ground floor and increased by one foot for a half-story.
 - A pedestrian access shall be provided from the public street to the principal entrance.
3. It is the intent of a traditional neighborhood to create a defining edge and a street friendly appearance.
 - The height shall be a minimum of 1.5 stories and a maximum of 2.5 stories.
 - An orderly variation in the front setback is preferable to a strict uniform setback. The front yard setback shall be a minimum of 10 feet and a maximum of 25 feet and shall maintain a landscaped yard with a minimum of one tree.
 - The front façade shall face the public or private street and shall include one principal entrance and a porch with a minimum depth of six feet.
 - The first floor elevation shall not exceed seven feet above the average street elevations.
 - Vehicular access to detached single-family residential structures shall only be from the rear and shall include an attached garage and a private driveway that can accommodate a minimum of one vehicle.

It should be noted, and discussed from a policy perspective, that the most appropriate locations for single-family detached uses are at the fringes of the neighborhood. Should the detached single-family use begin a development pattern along the fringe, staff would not recommend alternating other authorized land uses on adjacent parcels. Therefore, the City will need to be mindful of the broader market and land use conditions. The PUD approval process provides the utmost control and flexibility to the City.

Recommendation #2

Modify the allowance and location of multiple family residential developments to increase the range of housing types and maintain a range of densities.

The following recommendations apply to the Arrival Corridor (AC) zoning district only. There are only a few AC sites remaining for redevelopment (see attached map). These sites front on

Mequon Road or Wauwatosa Road.

1. Multiple-Family Residential Uses are most appropriately located as a transitional use between commercial uses fronting along primary arterials and existing residential neighborhoods. Generally, a mix of townhomes, duplexes and specialty housing for seniors is desired in the Arrival Corridor.
 - Multiple-family residential structures shall not abut Mequon Road.
 - Multiple-family residential structures shall not contain distinct second story dwelling units.
2. A goal of a traditional neighborhood is to create development that is more compact, but includes human-scale environments, a defining edge, and access to open space, direct routes for pedestrians and a distinct character.
 - Multiple-Family structures shall front a public or private street or a private courtyard with sidewalks. One principal entrance and a porch with a minimum depth of six feet are required for each unit.
 - A pedestrian access shall be provided from the public street to the principal entrance.
 - An orderly variation to all façades of the multiple-family structure is required and shall include projections such as balconies, covered patios and bay windows.
 - The height shall be a minimum of 1.5 stories and a maximum of 2.5 stories.
 - The first floor elevation shall not exceed seven feet above the average street elevations.
 - Vehicular access to multiple-family residential structures shall be located on the rear or interior side and shall include an attached garage and a private driveway that can accommodate a minimum of one vehicle.

Recommendation #3

Staff recommends rezoning ‘The Reserve’ site and the one parcel immediately east (6613-6619 W Mequon Road), from AC to TC. The result is that ‘The Reserve’ remains conforming and a clear delineation of compact, higher density development is maintained near the intersection of Buntrock Avenue and along Mequon Road to the Milwaukee River.

Staff Summary

The recommendations provide for a diversity of housing types that should attract and accommodate all ages and the market’s desired home sizes and form. The specific development standards will control building mass and building form and mandate design features that should maintain long term value and create distinct character.

Attachments:

Text Amendment attachment (PDF)

