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

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, October 17, 2022
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Approval of Meeting Minutes from September 19, 2022

2) Public Hearing

a) Donges Bay LLC. The applicant is seeking conditional use grant extension approval to allow for a daycare center previously approved on JUne 28, 20231, for the property located at 1415 W. Donges Bay Road (Aleska Learning Center).

3) Regular Business

a) Noffke Roofing Company, LLC. The applicant is seeking reconsideration to allow for a modification to a previously approved condition on September 19, 2022, regarding driveway gate material for the property located at 10341 N. Granville Road.

b) Wade Weissmann Architect for Alevizos. The applicant is seeking specimen tree removal approval to allow for new home construction for the property located at 606. E. Juniper Court.

c) Ideal Property Management for PJL 11124 LLC. The applicant is seeking minor request approval for a Christmas tree lot for the property located at 11120-11140 N. Cedarburg Road (Riversite).

d) Manuel and Kathryn Rosado. The applicant is seeking certified survey map approval to allow for a redivision of 3 lots for the property located at and adjacent to 1746 W. Eleanor Place.

e) GROTH Design Group, Inc. The applicant is seeking building and site plan amendment, landscape plan, specimen tree removal approval and fill permit for 15,174 C.Y. to allow for an expansion of the school and add an accessory structure for the property located at 10729 W. Freistadt Road.

f) Gerald Nell, Inc. for Roettgers Company. The applicant is seeking a consultation to allow for a car wash to be added to an existing gas station for the property located at 11155 N. Wauwatosa Road (Mobil).

g) Lakeside Development of Mequon, LLC. The applicant is seeking development agreement amendment regarding the installation of sidewalks for the property located immediately east of 11050 N. Weston Drive (Residence at Foxtown).

4) Policy

1) Text Amendment to allow for Banquet Facilities and Conference Centers in the B-2 zoning district

5) Announcements

The next meeting is Monday, November 21, 2022, at 6:00 p.m.

6) Adjourn

Dated: October 14, 2022 /s/ Andrew Nerbun, Chair

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

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

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

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PLANNING COMMISSION
Regular Meeting
Monday, September 19, 2022
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Alderman Robert Strzelczyk
Commissioner Gregg Bach
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner Rick Lemke
Commissioner Dan Gentges
Commissioner Rebecca Schaefer
Commissioner James Schaefer - **Absent**
Commissioner John Stoker - **Absent**
Alternate Bruce Barnes

Mayor Nerbun called the meeting to order at 6:00 p.m.

2) Approval of Minutes

1) Meeting Minutes from July 26, 2022

Action
Ald. Strzelczyk made a motion to approve the July 25, 2022, meeting minutes.
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

Attachment: PC_09.19.22_DRAFT (7817 : Meeting Minutes from September 19, 2022)

RESULT:	**APPROVED [9 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Strzelczyk, Bach, Barnes, Choren, Gentges, Hawley, Lemke, R. Schaefer
ABSENT:	J. Schaefer, Stoker

Commissioner R. Schaefer requested that item (d) be removed from the Consent Agenda.

3) Consent

a) Noffke Roofing Company, LLC. The applicant is seeking minor request approval to allow for a driveway gate for the property located at 10341 N. Granville Road.

Action
Ald. Strzelczyk made a motion to approve the 3 consent items (a-c).
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, R.Schaefer
ABSENT:	J. Schaefer, Stoker

b) Enclave at Mequon Preserve South Ph. III. The applicant is seeking development agreement approval to allow for a 12-lot subdivision (Phase 3) and fill permit approval for 59,500 C.Y. for the property located at 7901 W. Preserve Parkway.

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Lemke, R. Schaefer, Bach
ABSENT:	J. Schaefer, Stoker

c) The Woods at Highland Park, LLC. The applicant is seeking Phase II final plat approval for 10 condominium units (5 buildings) located at 12431 Green Bay Road and the parcel to the west; a one-acre portion of 12424 N. Green Bay Road and 1.6-acre portion of 5555 W. Highland Drive.

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RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, R.Schaefer
ABSENT:	J. Schaefer, Stoker

d) Alex Leykin. The applicant is seeking fill permit approval to allow for 7,370 C.Y. of fill for the property located at 14132 N. Birchwood Lane.

Asst. Eng. McCraw answered a question from the Commission regarding the bluff and that the city has prevue over structures within 75 feet of the bluff. He explained that most of the requested fill will be used for earthwork reducing the slope of the bluff. There was a comment from the Commission that much of the jurisdiction of the bluff is controlled by the DNR and that there is concern for possible unwanted outcomes to the neighbors.

Action
Ald. Strzelczyk made a motion to approve the Consent Agenda item (d).
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, R.Schaefer
ABSENT:	J. Schaefer, Stoker

4) Policy

1) Text Amendment to allow for Vet Clinics as a conditional use in the B-1 (Neighborhood Commercial) Zoning District and to Table 58-517 (c) allowing veterinary clinics as a conditional use to allow for a 3,150 sq. ft. veterinary clinic for the property located at 7625 W. Mequon Road.

Public Feedback
Amy Evans supports this item but does not wish to speak.

Asst, Dir. Zader stated that typically the policy items are at the end of the agenda but there is a follow up item that is related to this item. There is a request for a veterinary clinic on Mequon Road which requires a change to the B-1 zoning district. Staff believes this use fits into the B-2 zoning and a conditional use would be appropriate for this type of use in the zoning district, which provides service and retail services to residents in the nearby areas. Staff does approve this zoning change.

This recommendation from the Commission does need approval from the Common Council

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including two readings, so any approvals from the follow up regular business item would not be in effect until that process is complete.

Action
Commissioner Choren made a motion to approve the recommendation of this zoning change to the Common Council.
Commissioner R. Schaefer seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, R.Schaefer
ABSENT:	J. Schaefer, Stoker

5) Public Hearing

a) RA Smith for Primus Companies. The applicant is seeking conditional use grant and building and site plan approval to allow for a 3,150 sq. ft. veterinary clinic for the property located at 7625 W. Mequon Road.

Action
Commissioner Choren made a motion to open a public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

Public Comment
Dwayne Westerhausen -7620 Kings Crossing Way – asked about dog kennels outside or any overnight outdoor boarding.

Action
Ald. Strzelczyk made a motion to close the public hearing.
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

Asst. Dir. Zader stated that this request is for a veterinary clinic on Mequon Road specializing in MRIs for small animals; mainly dogs and cats. There would only be boarding of animals recovering from surgery and it would all be done indoors. There is an outdoor space out back for bathroom breaks for animals visiting the clinic. There will be no kenneling or boarding of animals overnight.

The site plan meets most of the requirements but staff requests that the dumpster enclosure be relocated to the back of the building. A future addition is shown on the plan and some additional landscaping is recommended. Some evergreen buffering to protect the neighbors to the west has been requested and the applicant is supportive of these requests.

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Regarding the building. staff is requesting that the brick line on the building in the front extend throughout the remainder of the building. Additional windows on the side and rear elevations are requested. The applicant is willing to work with staff regarding adding windows once they confirm whether windows are allowed in the MRI room.

The Commission architect commented that spandrel glass could be used in rooms where windows may not be allowed due to the MRI machinery.

The applicant, Chris Hitch from Primus Companies, asked for some flexibility within the motion to work with staff on some of the recommendations regarding the building, such as adding windows, exterior brick veneer addition, and the water policy regarding infrastructure.

Asst. Dir. Zader explained that this is a unique situation regarding the infrastructure as water currently runs to the middle of the neighboring condominiums and the policy requires connection to extend it the end of the parcel. At the time, the condominium did not extend it to the end of their parcel so now this applicant is going to need to extend it through the remainder of the condominium parcel and then the full length of the proposed parcel. The Water Utility Commission will make this determination.

Asst. Dir. Zader responded that staff prefers to have the brick extend around the building, staff can work with the applicant regarding the windows and the Water Utility hopefully can show some flexibility.

Feedback from the Commission is that the brick is preferred to extend around the building. It was suggested to table the item until the water infrastructure issue can be vetted out. The applicant does not wish to table the item, understanding that it all hinges on the Water Utility decision. Newly submitted renderings were viewed. Based on the new renderings, the Commission supports the brick tucking into the corners on the sides and not extending fully around the building.

Action

Ald. Strzelczyk made a motion to approve the item subject to staff recommendations with the recommendation that the Water Utility Commission approve to extend water only partially onto the parcel due to the fact that water may not be planned for the corner of Wauwatosa Road and Mequon Road, windows to be discussed and agreed upon with staff, and the brick to be terminated at the inside corner on the sides (per updated rendering A201).
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (8-0)

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RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Nerbun, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, R.Schaefer
ABSENT:	J. Schaefer, Stoker

b) Living Life AlaMode, LLC. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 10000 N. Port Washington Road.

Action
Commissioner Bach made a motion to open a public hearing.
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

No Public Comment

Action
Al. Strzelczyk made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

Planner Miller stated this request is for a 1,100 sq. ft. workout fitness center which will offer classes, workshops, and retreats. Proposed hours of operation are from 6:00 a.m.– 8:00 p.m. and each class will have a 25-person capacity and will be offered in person and online. There will only be 1 employee on site at a time. Staff finds the use to be compatible with the surrounding area. There were several site complaint issues included in the packet which include signage which does not meet code, deteriorating exterior façade, missing and unkempt landscaping, unpermitted outdoor storage, deteriorating parking conditions and damaged garbage enclosures. Staff has made several recommendations on correcting these issues and deadlines are included in the staff report.

The applicant gave several reasons for the noncompliant conditions on site. He stated he is working to remedy the issues, but he does not want to complete all the issues until the city construction is completed. There was discussion regarding the box signs on site and getting the signage into compliance. Planner Miller stated most of the parking lot damage is located in the rear of the building. All deadlines for site repairs are 6 months to a year.

Action
Al. Strzelczyk made a motion per staff conditions but due to the I-43 construction to allow for flexibility on deadlines to bring site conditions into compliance, not to exceed 2024.
Commissioner Lemke seconded the motion.
A roll call vote was taken; vote passed (8-0)

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RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, R.Schaefer
ABSENT:	J. Schaefer, Stoker

c) Ozaukee Country Club. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for a new 11,400 sq. ft. building and parking area for the property located at 10823 N. River Road.

Action
Commissioner R. Schaefer made a motion to open a public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

No Public Comment

Action
Ald. Strzelczyk made a motion to close the public hearing.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (8-0)

Planner Miller stated this is an 11,000 sq. ft. building on the northeast corner of the property to be used for greenhouse, maintenance storage and office and staff space. The building design shows a green metal panel roof with beige metal wall panels. This does not match the accessory structure added to the site 3 years ago and staff is recommending that the roof materials be changed to match the other structure. Due to the grade, the building is constructed into the hillside, hence the overall height is only 38 feet. The south elevation shows 10 skylights where the greenhouse will be located. Staff recommends additional windows be added on the east elevation to break up the wall there.

There are several issues with the existing site plan as there are two structures that exceed the setback requirements. The required ultimate ROW is 50 feet followed by a 60-foot setback. The proposed new building is only 20 feet from the ultimate ROW and still exceeds setbacks. Staff offered the applicant other options of locations for the building which the applicant did not agree with due to the proximity of the tee box. They also do not want to expand the northwest building as they feel that it will be too close to the residences there.

The parking lot is currently located in the ultimate ROW and there are no approvals on record to allow this variant from the zoning code. Staff communicated that the encroachment there shall not increase and the current situation could remain as is with a ROW waiver. The proposed plan received immediately prior to the meeting shows the parking lot expanding to 17 spaces (originally 14 spaces). The applicant wishes to modify the plan during the meeting to include 30 spaces along the hillside. The hillside is currently being used for outdoor storage which staff recommends be removed.

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Another compliance issue is that the northwest building had a slab poured which was approved but it was poured into the Mequon Road ROW and now unapproved walls are constructed around, and it is being used to for outdoor storage of sand, gravel, etc. There are many deliveries to this area which the neighboring residents are voicing concerns over.

Staff does support the design of the building but request to see many of the compliant issues addressed and no parking approved in the ROW.

There was discussion about how many parking spaces are being proposed as there were different plans proposed (a new plan "Exhibit A" was handed out during the meeting) and the issue of the parking lot being located in the ultimate ROW.

The Commission commented that the goal is that no trees or landscaping be removed to accommodate the new parking spaces. The concern is the screening along River Road remain intact. Some Commissioners want the information about any possible tree removal before they feel comfortable approving the proposed parking but ultimately stated that staff could approve the final plans as long as trees would not be removed.

The applicant asked for 90 days instead of 60 days for staff condition #1. This was approved by staff.

Action
Ald. Strzelczyk made a motion to approve per staff recommendations with the modification to condition #1 to allow for 90 days, to allow for Exhibit A parking with the condition that no trees are removed, applicant to work with staff or to bring issues regarding the parking back to the Commission.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (8-0)

Public Comment
Sarah Severson -4223 Scenic Avenue – she is concerned about the drainage and asked if the DNR has done an analysis due to the additional concrete there.

Asst. Eng. McCraw stated that the additional parking may trigger storm water management review and the applicant will be held accountable.

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, R.Schaefer
ABSENT:	J. Schaefer, Stoker

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6) Regular Business

a) Mark Hilgendorf. The applicant is seeking minor request for a 2,520 sq. ft. (45' x 56') accessory structure for the property located at 11819 W. Mequon Road. REMOVE FROM TABLE

Action

Commissioner Bach made a motion to remove this item from the table.
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

Planner Miller stated that the size of the structure has changed since the July meeting from 2,100 sq. ft. to 2,520 sq. ft. primarily due to the applicant receiving a better deal for a larger size structure for the same cost. The materials remain temporary in nature and staff has learned that this is easily expandable.

At the last Commission meeting it was recommended that the location change to better protect the neighbor and that the color of the structure be changed. Mr. Hilgendorf has changed the canvas color to gray and the location has only changed by 3 feet. Staff believes there are other location options on the property for this structure that protect the neighbor's view while still meeting the concerns of the applicant such as driveway access, being too close to livestock and removal of pastureland and trees.

Public Comment

Kurt Lobesch – 11805 W. Mequon Road – he is the next door neighbor and he opposed as he has reviewed the drawing and the dimensions, and he feels that the location on the sketch does not match the distance dimension of 740 feet from the east property line 11521 Mequon Road. It is closer to the property line of 11805-11623, immediately in the view of his property. He is also concerned about the size of the structure. He feels that it is not architecturally aesthetic. His main concern is the location of where the structure will be located. He prefers it to be on the west side of the property closer to 11805.

There was discussion about the best location for the structure to be located considering challenges on the site and to best shield it from the neighbor. Staff recommends the structure be lined north-south. Staff drew the location that the structure should be located on the screen during the meeting.

The Commission discussed the precedent that could be set by approving this type of structure. The Commission supports some leniency due to this being an existing working farm in the rural area and that this use is appropriate for this setting.

Action

Commissioner Lemke made a motion to approve per staff recommendations due to the current agricultural operations on site, the structure shall be placed at location, lined north-south as

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drawn on the screen, if the property is no longer involved in agricultural operations the structure shall be removed.
Commissioner Gentges seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Rick Lemke, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Nerbun, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, R.Schaefer
ABSENT:	J. Schaefer, Stoker

b) Stephen Perry Smith for Foxtown Brewing. The applicant is seeking master sign plan approval for the property located at 6209 W. Mequon Road.

Asst. Dir. Zader stated the request is for a master sign plan for Building D at Foxtown. The applicant is proposing two arch gateway signs; one called The Fox Yard and one called The Foxtown Station. The Foxtown Station sign would be located in the front of the building and The Fox Yard would be located by the parking lot entrance. These are considered monument signs, but they exceed the zoning code of 6 feet in height. Staff believes these are viable signs for this location but does not support the decorative iron. Updated renderings have been submitted from the applicant. Staff also requests that the sign be located further from the right of way to indicate that it is in the private realm and not the public realm.

There are several building signs requested. The building use is considered multi-tenant because there are three separate functioning areas:

- North end – Opus Hall
- Middle - Ice House
- South end – Zimmerman Hall

All three signs are all a little bit different but are consistent with the architecture of the building. Staff supports the proposed signs for the north and south ends. On the east elevation, staff does not believe that the Zimmerman Hall sign is necessary as it is not over a doorway and recommends it be removed from the proposal.

Updates were submitted today, and the arch gateway sign on Mequon Road has been moved about 6-7 ½ feet back from the road, about 20 feet off the sidewalk as requested by staff. Staff supports the updated signs as they are more in character with the building. The one concern is that the sign is still quite large, and staff recommends the tress being lowered and some of the end pieces be brough in closer on the sides.

The applicant, Stephen Smith, stated that they prefer to keep the dimensions of the signs as is proposed as they are the same size as the brackets on the building and they believe they are proportionate.

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He agreed that the east elevation Zimmerman sign be removed.

Feedback from the Commission was supportive of the size of the updated gateway monument proposed sign as it is proportionate to the building and fits in that location.

Action
Commissioner Bach made a motion to approve per staff recommends regarding the east elevation sign removed and the larger size gateway entrance as proposed.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Greg Bach, Alternate
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Nerbun, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, R.Schaefer
ABSENT:	J. Schaefer, Stoker

7) Announcements

The next meeting is Monday, October 17, 0222, at 6:00 p.m.

8) Adjourn

Action
Commissioner Choren made a motion to adjourn the meeting.
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

The meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Jac Zader

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Department of Community Development

TO: **Planning Commission**

FROM: **LAURIE MILLER,**

DATE: **October 17, 2022**

SUBJECT: **Donges Bay LLC. The applicant is seeking conditional use grant extension approval to allow for a daycare center previously approved on JUne 28, 20231, for the property located at 1415 W. Donges Bay Road (Aleska Learning Center).**

Applicant:	Aleska Learning Center
Status of Applicant:	Tenant
Requested:	Conditional Use Grant Extension
Existing Zoning:	B-3 (Office and Service Business District)
Land Use Plan:	Residential Plex
Lot size:	1.28 acres
Location:	1415 W. Donges Bay Road
Tax Key Number:	#15-031-01-002.00
District:	#7

Background: The applicant requests a conditional use grant extension for a childcare center at 1415 W Donges Bay Road. In 2021, Planning Commission approved a conditional use grant amendment to allow for Aleska Learning Center to operate in the space previously used by the Jewish Community Center Daycare. Since the grant requires that the approved use commence within twelve (12) months and the applicant was unable to meet this deadline due to unforeseen reasons, the applicant is seeking an extension.

The daycare will provide childcare services for up to 52 children and will offer fulltime and part-time enrollment for children ranging from 6 weeks to 6 years of age. Before and after school programs will be offered for kindergarten through age 11.

Aleska Learning Center is approved for a Revolving Loan Fund to assist with the purchase of the property and to address renovation and code compliant needs associated with the structure.

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 Wisconsin Department of Health and Human Services regulates and inspects all childcare facilities. All activities involved with the daycare are required to comply with all state regulations and staff believes the facility should not endanger the public health, safety and

general welfare of the area.

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

The proposed activities associated with the use should not negatively impact adjacent sites. The parcel is surrounded by the Cedar Ridge Condominium to the west and south. The parcel to the east is zoned B-3 for commercial offices. Properties to the north are zoned residential. Other than the outdoor play area, all activities will take place within the building. There is a substantial landscape buffer between the daycare site and the adjacent residential to the south and west. There is also a wood fence that separates the play area from the residences to the west. See Exhibit A for pictures of existing landscape buffer and fence. With a capacity of 52 children, the traffic impact of the proposed use will be similar to other uses that are permitted in the B-3 zoning district.

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-3 (office and service district). Childcare facilities are conditional uses in the B-3 district. There are a mix of zoning districts and uses adjacent to the site which include R-4 (Single Family Residential) to the north, B-3 (Office and Service) to the east and R-6 (Plex Residential) to the south and west. Due to the range of zoning districts in the immediate area, a mix of uses is permitted including single-family residential, office, and retail. The proposed use will provide a nice transition between the residential properties to the west and the commercial uses to the east.

The proposed hours of operation for the day are Monday thru Friday from 7:00 A.M. to 6:00 P.M and from 9:00 AM to 6:00 PM on Saturdays. As part of the Conditional Use Grant amendment, the applicant is requesting extended hours as follows:

Event	**Hours**
Child/parent socialization	6 PM - 8 PM (once a month)
Evening childcare/movie night	5 PM - 9 PM (one Fri & one Sat/month)
Language and Art School	9 AM - 6 PM (Saturday)

The applicant is proposing extended hours three times a month to allow opportunities for parents to socialize and interact with each other or provide care while parents have an evening out. Saturday hours are also requested to offer Language and Art school for students.

Staff suggests approval of the extended hours until 9:00 PM for three days each month. Staff recommends the approval with a sunset clause of 18 months (from the date of recording of the conditional use grant). Staff believes the extended evening hours are consistent with other operations in the area that are open past 8:00 PM such as Clark Gas Station, Sobelman's Pub and Grill, Ferante's Restaurant and the Chalet Motel. Since there have been complaints about noise generated from the outdoor play area for the previous daycare, staff recommends approval of the extended evening hours for a period of 18 months to allow the applicant to operate one full summer with evening events. After 18 months, the applicant shall return to Planning Commission for approval of permanent evenings hours upon further evaluation of the impact of the hours on the surrounding neighborhood.

The zoning code requires One space per employee for the work shift with the largest number of employees, plus one space per six students at the highest class attendance period for *children's nursery schools or day schools.*

Based on the number of students that the daycare is license for (52) and the number of employees on the largest shift (10), the total parking requirement per the code is 19 stalls. The site has a total of 20 stalls. Staff believes that the parking requirement is sufficient. The daycare is license for 52 students at a maximum which is what was used to determine the parking. The maximum number of students on site could be less than this on a daily and hourly average. Staff has not received complaints related to parking for previous daycare users of the site and believes the parking on site is sufficient for the proposed daycare.

The plan shows a play area on the west portion of the lot. The existing play area is enclosed by a six-foot-high wood fence on the west and a four-foot-high chain link fence on the other sides.

Staff believes that if all the conditions are complied with, the proposed use will be considered harmonious with the surrounding area.

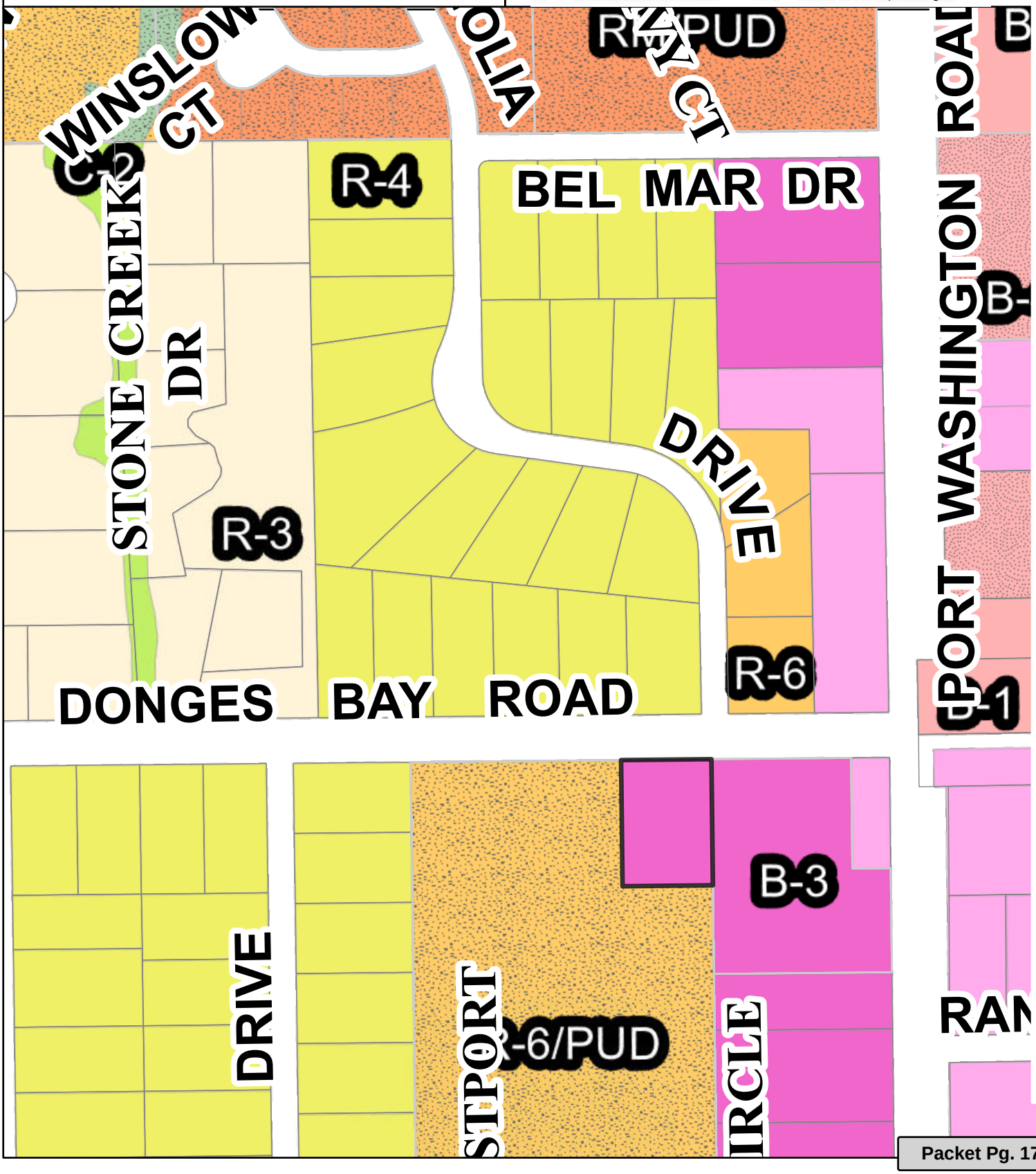
Staff Recommendation:
Staff does recommend **approval** of the conditional use grant amendment and ratification based on the following condition(s):

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. The hours of operation are permitted Monday-Friday from 7:00 AM - 6:00 PM and Saturday from 9:00 AM - 6:00 P.M.
3. Extended evening hours are permitted until 9:00 PM for up to three days each month for a period of 18 months from the date of recording of the Conditional Use Grant.
4. Extended evenings hours beyond the 18-month sunset clause shall require Planning Commission approval.

Attachments:
Packet Docs_Aleska (PDF)

ALESKA LEARNING CENTER - CUG EXTENSION

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



Attachment: Packet Docs_Aleska (7799 : Donges Bay LLC)

City of Mequon

Dear Planning Committee,

Please accept our apologies that the progress on getting **Aleksa Learning Center** has been delayed due to a significant family health situation. This matter is now resolved, and we intend to resume our original intentions of opening a daycare at 1415 W Donges Bay Road.

The delay in no way impacts our financial ability to start this business. We are now at the stage where we are seeking re-approval of the Conditional Use Grant (CUG) and Occupancy Permit for us to continue with State daycare licensing process.

On a positive note, after lengthy supply chain delays, we have completed the upgrades to the interior and all furniture required to operate the business has arrived.

We are currently scheduled for a daycare pre-licensing inspection on October 17th, which will allow us to make a full package submission to the State in November. This will put our target opening date at the end of December 2022.

You can reach me on my cell phone at 414-429-1818 if you need any additoinal information.

Thank you for your consideration,

Julia Klimkovich

Attachment: Packet Docs_Aleska (7799 : Donges Bay LLC)

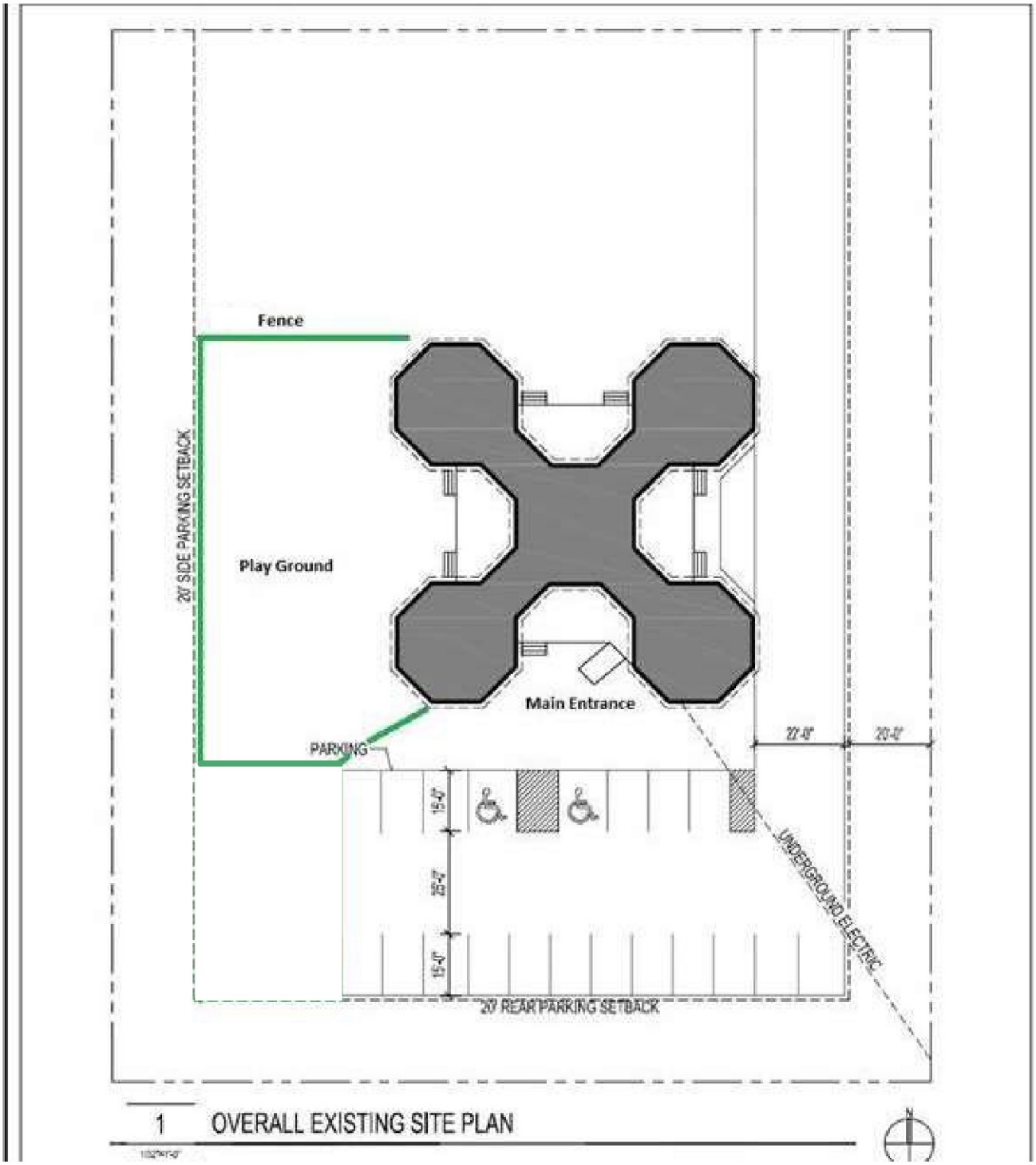
Exhibit A: Existing Landscape Buffer





Attachment: Packet Docs_Aleska (7799 : Donges Bay LLC)

SITE PLAN - 1.28 ACRES - REVISED JUNE 2021



1415 DONGES BAY ROAD
MEQUON, WI 53092

Attachment: Packet Docs_Aleska (7799 : Donges Bay LLC)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 24th day of October, by and between _____ owners of the property located at 1415 W Donges Bay 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 31, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

City of Mequon
11333 North Cedarburg Road
Mequon, WI 53092

PARCEL NO.:
15-031-01-002.00

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 City of Mequon 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 a daycare.

GRANTED by action of the Planning Commission of the City of Mequon this 24th day of October, 2022.

_____

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2022, the above named Andrew Nerbun, 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 _____, 2022, 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) _____

Attachment: Packet Docs_Aleska (7799 : Donges Bay LLC)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.

3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.

4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant and annexed hereto.

5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.

7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.

8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

9. **Conditions on the Operations:**

   a. Hours of operation: Monday-Friday from 6:30 AM – 6:00 PM and Saturday from 9:00 AM – 6:00 P.M. These hours apply to client services offered on site.

   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:

      Private

   d. Provisions for sewage disposal:

      Public

e. Other:

- If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
- If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
    - Capacity - 52 children

10. **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 Sign: As on file with Community Development Department, City of Mequon

    d. Floor Plan: As on file with Community Development Department, City of Mequon

Attachment: Packet Docs_Aleska (7799 : Donges Bay LLC)

11. **Conditions on the site:**

a. Street access (number, location, design): As per attached Exhibit A

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

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

d. Other:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Hours of operation: Monday-Friday from 6:30 AM – 6:00 PM and Saturday from 9:00 AM - 6:00 P.M. These hours apply to client services offered on site.
3. Extended evening hours are permitted until 9:00 PM for up to three days each month for a period of 18 months from the date of recording of the Conditional Use Grant.
4. Extended evenings hours beyond the 18-month sunset clause shall require Planning Commission approval.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2022, 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 _____, 2022

Document Drafted by: City of Mequon.

Attachment: Packet Docs_Aleska (7799 : Donges Bay LLC)

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

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

TO: **Planning Commission**

FROM: **LAURIE MILLER,**

DATE: **October 17, 2022**

SUBJECT: **Noffke Roofing Company, LLC. The applicant is seeking reconsideration to allow for a modification to a previously approved condition on September 19, 2022, regarding driveway gate material for the property located at 10341 N. Granville Road.**

Applicant:	Noffke Roofing Company
Status of Applicant:	Owner
Requested:	Reconsideration of condition of previous approval
Existing Zoning:	R-2 (Single-Family Rural Residential) B-3 (Office and Service Business District)
Land Use Plan:	Residential 5-acre/Office
Lot size:	2.24 acres
Location:	10341 N. Granville Road
Tax Key Number:	#4
District:	#14-031-01-002.00

Background: The applicant is requesting Planning Commission approval for 4' x 32' cantilever galvanized chain link driveway gate at 10341 N. Granville Road for security purposes. The applicant has reported that tampering with work vehicles has occurred and security, especially given the residence on the property, is a priority for them.

Analysis:
The proposed gate is a different security measure on the property in comparison to other entry points. The property has additional access points from adjacent properties owned by the Noffke's. These entry points include a paved driveway and gravel driveway accessing the rear portion of the 10341 N. Granville Road property from 10707 W. Donges Bay Road and a gravel driveway that traverses parcel located to the south and west of 10707 W. Donges Bay Road / 10341 N. Granville Road. Each of these gravel driveways has the access blocked by a chain connected to small metal posts in the right-of-way. Debris is piled up as a barrier behind the chained gravel driveway on 10707 W. Donges Bay Road and the property located immediately to the west of 10707 W. Donges Bay Road. Please see Exhibit 1 depicting additional access points.

Staff Summary:
Planning Staff acknowledges the applicants need for additional security features to protect the assets stored on the property; however, Staff has concerns about the design of the barriers that exist and as proposed per this application. Chain link has not been an acceptable material for fencing on commercial properties, but staff does recognize the distinction of this rural business

and its location from the City's commercial corridors. To enhance the appearance of the chain link as an allowed material at this rural location, staff recommends that the proposed gate to be black vinyl coated.

In addition, staff recommends removal of the posts with chains and debris in the right of way at the other access points present. An alternative barrier, including landscaping and black coated vinyl fence, should be installed outside of the right-of way if the access points are still in use.

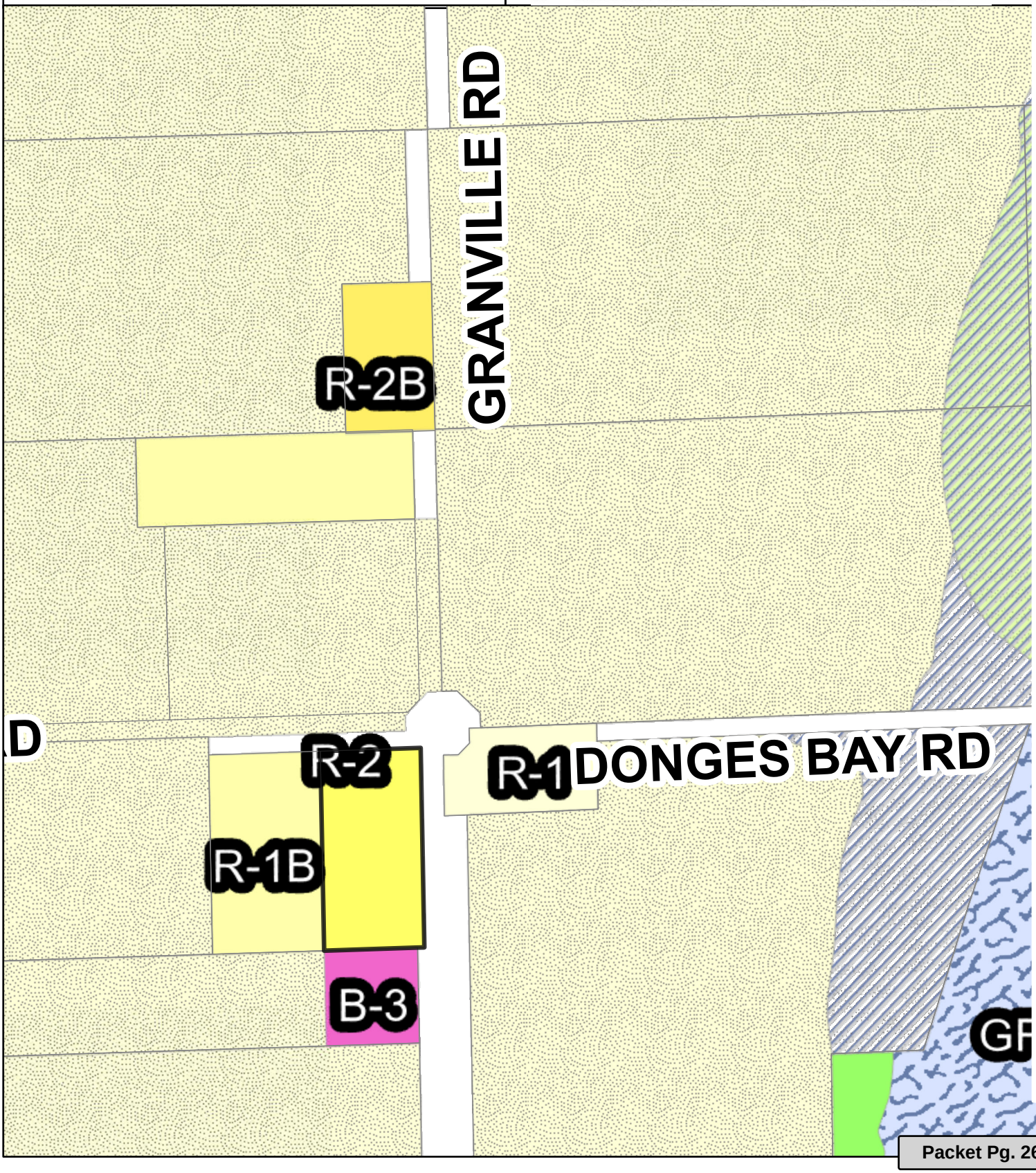
Staff Recommendation:
Planning staff recommends **approval** with the following conditions:

1. Staff review and approve the final plans for the gate prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. All gates shall be black vinyl coated.
3. Chains, posts, and debris shall be removed from the access points at 10707 W. Donges Bay and the property with the tax key of #1403101000.00 by June 30, 2023.

Attachments:
Packet Docs_Noffke (PDF)

NOFFKE ROOFING COMPANY - MINOR REQUEST

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



Attachment: Packet Docs_Noffke (7800 : Noffke Roofing Company, LLC)

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

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

TO: **Planning Commission**
FROM: **Laurie Miller, Planner**
DATE: **October 11, 2022**
SUBJECT: **Noffke Reconsideration of September 19, 2022 Planning Commission Decision**

The applicant received Planning Commission approval on September 19, 2022 for 4' x 32' cantilever chain link driveway gate at 10341 N. Granville Road with the condition that the gate be vinyl coated. Due to a Planning Commission process error and the applicant not understanding that his item would be on the consent agenda, the applicant stated that he did not have an opportunity to object to the condition of approval.

Mr. Noffke has stated the following reasons why the condition to require the gate to be black vinyl coated should be removed from the approval:

- There is an additional cost involved in requesting the vinyl coated fence. The fence was installed shortly after Plan Commission approval.
- The gate will open to the south and be mostly hidden behind five rows of tall evergreen trees when open. The gate will be set on a timer to open at 5:30 AM and close at 8pm at night.
- Mr. Noffke stated that the galvanized steel gate is more visible for drivers to see at night when entering the driveway.
- A property located 0.5 miles south of Mr. Noffke's property was permitted to have a galvanized gate. That property is zoned B-5, light industrial whereas Mr. Noffke's property is zoned R-2 with a conditional use grant to operate the roofing business from the premise.

Mr. Noffke does not object to the other conditions of approval and intends to meet compliance deadlines.

Attachment: Packet Docs_Noffke (7800 : Noffke Roofing Company, LLC)

Narrative

Good morning Laurie, in regard to our driveway gate located at 10341 N. Granville rd. Mequon Wi. 53097
I would like the board to consider allowing us to have a galvanized gate in lieu of the black gate.
This gate will be set on a timer to open at 5:30 am (when it is dark) and close at 8pm at night.
This gate will be opened to the south behind 5 rows of tall evergreen trees that will block it from the road. (see attached)
At night having a galvanized steel gate will make it visible for any vehicle to see it in their headlights when entering the driveway.
Safety concerns and the added cost is why we are requesting the approval for a galvanized gate in our rural location.
FYI: our neighbor to the south in Mequon has a galvanized gate (see attached) but ours will be hidden behind evergreens.

In regard to the other gravel road access points, we will remove the posts and chains and plant trees to block these entrances.

Please acknowledge receipt of this email and let me know if you need anything else.

Attachment: Packet Docs_Noffke (7800 : Noffke Roofing Company, LLC)

Four (4) ft. by thirty-two (32) ft. galvanized chain link driveway gate installed by Badger Fence

10341 N. Granville Rd. Mequon Wi,



Attachment: Packet Docs_Noffke (7800 : Noffke Roofing Company, LLC)



Attachment: Packet Docs - Netflix - (2025 - Netflix Roofing Company, LLC)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

FROM: **MIKE GIES, PARKS AND FORESTRY SUPERINTENDENT**

DATE: **October 17, 2022**

SUBJECT: **Wade Weissmann Architect for Alevizos. The applicant is seeking specimen tree removal approval to allow for new home construction for the property located at 606. E. Juniper Court.**

Applicant:	Wade Weissman
Status of Applicant:	Agent
Requested:	Specimen Tree Removal
Existing Use:	Vacant
Existing Zoning:	R-3
Lot size:	1.37 Acres
Location:	606 E. Juniper Court
Tax Key Number:	#15-033-10-012.00
District:	#8

Background: The applicant is requesting the removal of two specimen trees on the northside of an existing home to make enough buildable space for a new home to be constructed at 606 E. Juniper Court. The first tree requested for removal consideration is an (11") Bur Oak- survey #5, the second tree requested for removal consideration is a (19") White Cedar- survey #19. Both meet the size and species requirements as outlined by Mequon's Tree Preservation Policy, the diameters and condition ratings are as follows:

- 11" Bur Oak (#5) (recommended for removal due to proximity of new home and construction impacts, which include home raising)
- 19" White Cedar (#19) (recommended for removal due to proximity to new home and construction impacts, which include home raising)

Analysis: Both trees remain in good condition, with each of them showing no signs of decline, or structural defect, decay, or abnormalities that would lead to concerns of the longevity of each specimen. However, the proposed raising, dimensions of the proposed new home, construction traffic, and site constraints would make removal the only viable option for the 2 specimens. It is fair to note that the applicant worked extensively with city staff to control and mitigate the potential need for further removals based on the original proposed home location. Both removals proposed would have to be considered based on just the raising of the existing home alone, not necessarily only the new construction. The proximity to the existing home does not allow for these trees to not be impacted if house is raised.

(5) additional specimen trees have been identified adjacent to the proposed new build, that staff is particularly concerned with. Although the applicant is not seeking removal approval for the

(5) additional trees, staff is concerned with the tree's proximity to the new build, and the possible construction impacts on each of the following trees. Note that there is not enough room to install the necessary protection zones around each of the five trees listed. Protection zone would need to be diameter breast height times 1.25.

- #1 – 47" Bur Oak – Not recommended for removal, approximately 16' from newly proposed garage, and drive. A true legacy Oak. Will most definitely see long term impact or death from grading, garage placement, and drive location. Additional compaction due to drive and garage fill/stonework will leave definitive impact on large root plate of the tree.
- #10 – 14" White Cedar – Not recommended for removal, construction traffic should be avoided on entire north side property. Proximity to build, and grading is a major concern.
- #9 – 20" Shagbark Hickory – Not recommended for removal, construction traffic should be avoided on entire north side property. Proximity to build, and grading is a major concern.
- #8 – 10" Shagbark Hickory - Not recommended for removal, construction traffic should be avoided on entire north side property. Proximity to build, and grading is a major concern.
- #4 – 8" Shagbark Hickory - Not recommended for removal, construction traffic should be avoided on entire north side property. Proximity to build, and grading is a major concern.

If the proposed home location or layout remains unaltered, staff is concerned about the survivability of each the trees listed. All five trees listed remain in excellent condition, with each of them showing no signs of decline, or structural defect, or abnormalities that would lead to concerns of the longevity of each.

Recommendation: The Forestry Division recommends **approval** of the request to remove both the 11" Bur Oak, as well as the 19" White Cedar due to limited options for adjustment, as well as the proposed raising and new construction.

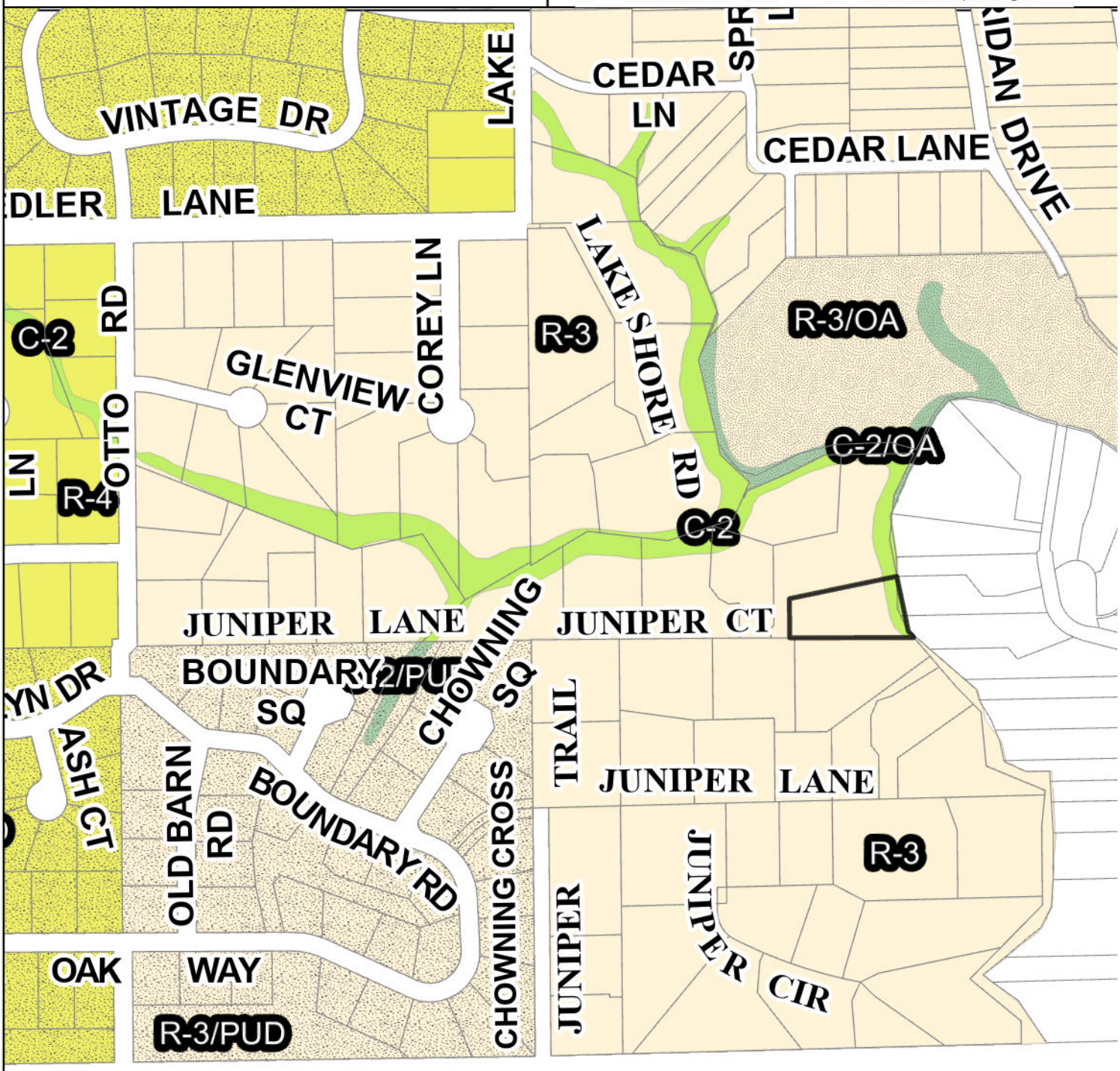
Should the Planning Commission approve the removal of the (1) Bur Oak and the (1) White Cedar, the applicant would be responsible for replacing 75% of the diameters of the specimen trees after construction is completed. This would equal (22.5") of replacement trees, which equates to approximately (11) native trees of at least 2" caliper approved by the forester. In lieu of planting, the owner could donate $2,250 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the $2,250 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the city forester.

Tree Protection Requirement:
The following is required prior to any site cleaning or construction activity. To protect and preserve the trees identified on the landscape plan or by the Planning Commission, the owner/developer/contractor shall install snow fencing no closer than the tree diameter breast height times 1.25. It shall be the responsibility of the owner/developer/contractor to maintain fencing during construction. Absolutely, no construction traffic within the fenced areas is permitted. Additionally, signs shall be posted saying Tree Protection Zone. These zones will be inspected by the Forestry Division prior to any construction.

Attachments:
Packet Docs_Alevizos (PDF)

WADE WEISSMANN ARCHITECT FOR ALEVIZOS - SPECIMEN TREE REMOVAL

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



Attachment: Packet Docs_Alevizos (7801 : Wade Weissnamm Architect for Alevizos)

WADE WEISSMANN
ARCHITECTURE

Narrative

Date: September 21, 2022
Project code & name: AGC – Mequon Residence

Dear Mequon Planning Commission,

Wade Weissmann Architecture, on behalf of the clients, propose to construct a new single-family residence at 606 E. Juniper Court, Mequon WI 53092. Please see the attached survey, site plan, and plans and elevations for the proposed house drawings which include the removal of (2) specimen trees from the property. The lot currently has 19 specimen trees on the property. The new home has been designed and placed in its current configuration to require a minimal number of specimen trees to be removed and we are requesting permission for these (2) trees to be removed.

The proposed plan seeks the removal of trees #5 and #19. Given the program of the site, especially considering the accessibility requirements of the clients, we do not see an alternative path to avoid the removal of these (2) trees with their location within the buildable area of the site, which is small in comparison to the total lot. Studying the site, we cannot move the building further south as it would cut off access around the building due to the location of the transformer and lift station on the south side of the lot, nor would moving the building further east or west help in maintaining these trees.

We have looked to minimize the number of trees impacted throughout the course of the design. The original concept, which was the client's dream design, was for a basement walkout which would interact with the ravine. However, WWA reconciled the design once information came forward regarding a 30' bluff setback shown on an old survey, along with the realization of the amount of specimen trees that the forester marked along the top of the bluff. This reconciliation significantly reduces the impact of the building on the site as well as the number of trees affected. We hope that these efforts are viewed as good faith attempts to minimize the building's impact on the site. One impact from the change due to the setback is that Specimen Tree #1 is close to the area of construction. Given the Tree Preservation guidelines, meeting the requirements would significantly reduce the buildable area of the site. We seek to get permission to continue with the proposed plan, but to help preserve the tree, we seek to maintain grade similar to the existing, have minimal frost walls or driveway anywhere near the tree location.

We have spent much time and thought on the site layout to meet the client's needs, to be receptive to all feedback from the city, and to get the requested number of specimen tree removal down to (2) trees on this property. We hope this request will be approved. Thank you for your time and consideration.

Attachment: Packet Docs_Alevizos (7801 : Wade Weissnamm Architect for Alevizos)

ARCHITECTURAL REVIEW BOARD SET

for the

MEQUON RESIDENCE



ARTIST'S RENDERING, NOT FOR CONSTRUCTION

WADE WEISSMANN ARCHITECTURE, INC.
8655 NORTH DEERWOOD DRIVE - BROWN DEER, WISCONSIN 53209

WADE WEISSMANN ARCHITECTURE

AGC

MEQUON RESIDENCE
606 E. Juniper Court Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE INC © 2022 / P: 414-351-1200 F: 414-352-8385

Attachment: Packet Docs Alevizos (7893 : Wade Weissmann Architect for Alevizos)

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
ARCH REVIEW SET 2022.09.19

COVER

G0.00

9/16/2022 3:42:25 PM

PROJECT DATA

OWNER INFORMATION

OWNER:

Greg and Chris Alevizos
c/o Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

PROJECT CONTACTS

ARCHITECT:

Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

Tele: 414.351.1200
Fax: 414.352.8385

Contact: Michael Langer
email: mlanger@wwa-design.com

INTERIOR DESIGNER:

Peabody's Interiors
8655 N. Deerwood Drive
Brown Deer, WI 53209

Tele: 414.962.4550

Contact: Margaret Schweitz
email: margaret@peabodysinteriors.com

STRUCTURAL ENGINEER:

Spire Engineering, Inc.
305 N Plankinton Avenue
Milwaukee, WI 53203

Tele: 414.278.9200 ext. 101
Fax:

Contact: Al Rentmeester, PE
email: atr@spireengineer.com

CIVIL ENGINEER:

North Shore Engineering, Inc.
11433 N. Port Washington Road
Mequon, WI 53092

Tele: 262.241.9400
Fax: 262.241.5337

Contact: Jim Hensel
email: jhensel@northshoreengineering.net

GEOTECHNICAL ENGINEER:

Giles Engineering Associates, Inc.
N8 W22350 Johnson Dr., Suite A1
Waukesha, WI 53186

Tele: 262.544.0118
Fax:

Contact: Dave Cornale
email: dcornale@gilesengr.com

SURVEYOR:

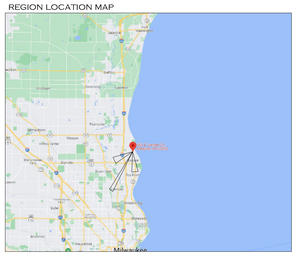
North Shore Engineering, Inc.
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Tele: 262.241.9400
Fax: 262.241.5337

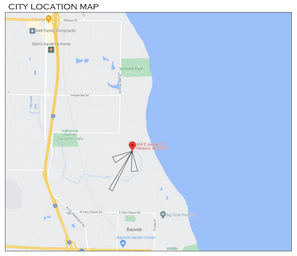
Contact: Jim Schneider
email: jschneider@northshoreengineering.net

SITE LOCATION MAPS

REGION LOCATION MAP



CITY LOCATION MAP



STREET LOCATION MAP



ABBREVIATIONS LIST

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BLDG	BUILDING
BSMT	BASEMENT
B.O.F.	BOTTOM OF FOOTING
B.O.O.	BOTTOM OF OPENING
BD	BOARD
CAB	CABINET
CB	CONSTRUCTION BULLETIN
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC	CONCRETE
CONT.	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DH	DOUBLE HUNG
DIA.	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DS	DOWNSPOUT
E.	EAST
EA.	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC OR ELECTRICAL
ELEV.	ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M - CLASS
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN	FINISHED
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
F.O.	FACE OF
FP	FIREPLACE
FRZ	FREEZER
FTG	FOOTING
GA.	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HD.	HEAD
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATING, AND COOLING
ICE	ICE MAKER
I.D.	INTERIOR DESIGNER
INSUL	INSULATION
INT.	INTERIOR OR INTERNAL
LIN	LINEN
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH	MECHANICAL
MEMB	MEMBRANE
MIN.	MINIMUM
MW	MICROWAVE
MTL	METAL
N.	NORTH
NOM	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
OH	OVERHANG
OPP.	OPPOSITE
PCC	PRE–CAST CONCRETE
PNLD	PANELED
PLYWD	PLYWOOD
PWDR	POWDER
P.T.	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REBAR	REINFORCEMENT BAR
REQD.	REQUIRED
REV.	REVISION
R.	RISER
RM	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
SIM.	SIMILAR
SHWR	SHOWER
SK	SKETCH
SPEC.	SPECIFIED OR SPECIFICATION
SQ.FT.	SQUARE FEET
SS	STAINLESS STEEL
STL	STEEL
STN	STAIN OR STAINED
T&G	TOUNGE AND GROOVE
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED
TCC	TERNE COATED COPPER
T.D.	TRENCH DRAIN
THRU	THROUGH
TELE	TELEPHONE
T.M.E.	TO MATCH EXISTING
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.B.	TOP OF BEAM
T.O.D.	TO OF DRAIN
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGE
T.O.O.	TOP OF OPENING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UC	UNDER COUNTER
UNEXC	UNEXCAVATED
U.N.O.	UNLESS NOTED OTHERWISE
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST
W/	WITH
WIN.	WINDOW
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WRB	WEATHER RESISTANT BARRIER

INDEX OF DRAWINGS / DOCUMENTS

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A1.01 MAIN LEVEL FLOOR PLAN
A1.02 ROOF PLAN

A2.00 EXTERIOR ELEVATIONS
A2.01 EXTERIOR ELEVATIONS
A2.02 EXTERIOR ELEVATIONS

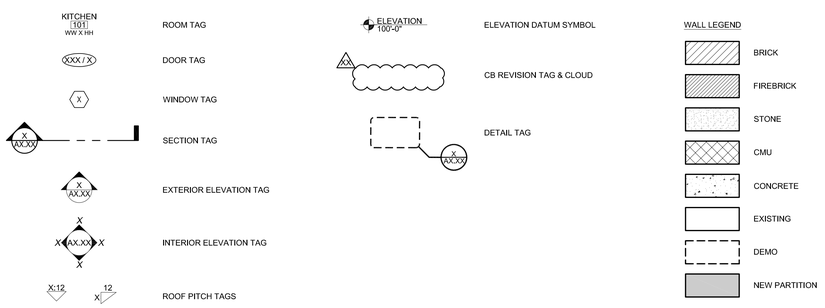
AREA CALCULATIONS

FOUNDATION:
Residence Footprint: 6037.4 SQ. FT.

LOWER LEVEL:
Gross: 4814.5 SQ. FT.
Finished: 2196.7 SQ. FT.
Mechanical: 385.0 SQ. FT.
Covered Walkout: 245.0 SQ. FT.

MAIN LEVEL:
Gross: 5912.3 SQ. FT.
Finished: 4189.7 SQ. FT.
Garage: 1426.4 SQ. FT.

ARCHITECTURAL SYMBOLS



GENERAL NOTES

1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT.

2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.

3) GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.

4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGNED IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE MEP/FP DESIGN BUILD CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.

6) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.

7) THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.

9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

10) REMOVE AND LEGALLY DISPOSE OF ANY HAZARDOUS MATERIALS THAT MAY BE PART OF THE CONSTRUCTION PROJECT AREA.

11) SEE ARCHITECTURAL SPECIFICATIONS FOR COMPLETE PROJECT REQUIREMENTS.

12) ALL ORIGINAL CONTRACT DOCUMENTS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT EXPRESSLY RESERVES HIS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS WITH REGARD TO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND THE DESIGNS THEREIN ARE PROVIDED FOR THE CONSTRUCTION OF THIS PROJECT, AND SHALL NOT BE REPRODUCED, MODIFIED, OR RECREATED FOR ANY OTHER PURPOSE OR PROJECT.

13) THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE ARCHITECTURAL FLOOR PLANS OR ARCHITECTURAL ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THAT THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.

14) UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS. THE CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE TYPICALLY TO FACE OF MASONRY FOUNDATION, FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR STUD, OR CENTERLINE.

WADE WEISSMANN ARCHITECTURE

AGC

MEQUON RESIDENCE
606 E. Juniper Court Mequon, WI 53092

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Attachment: Packet Docs Alevizos (7801 : Wade Weissmann Architect for Alevizos)

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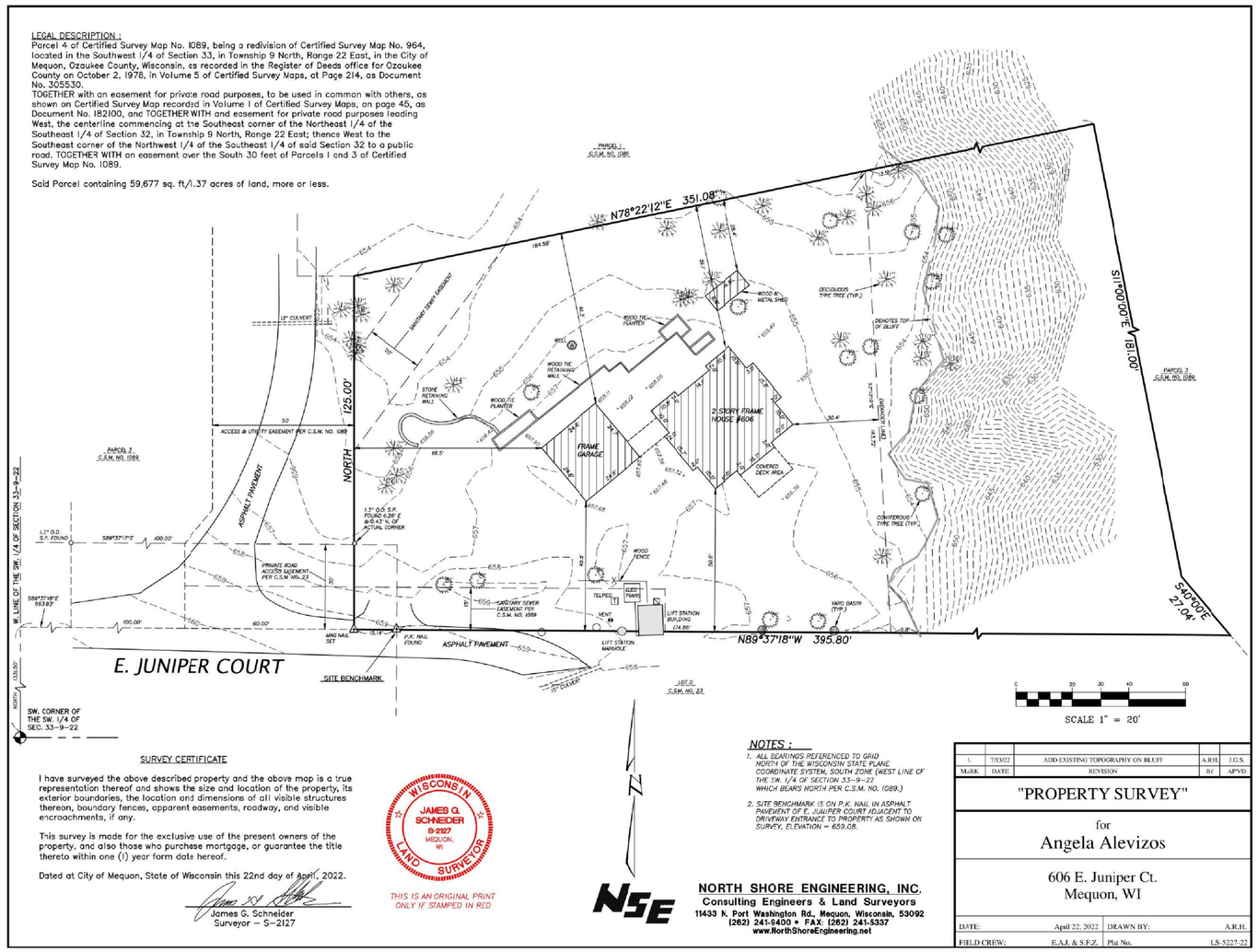
PROJECT DATA

G1.00

9/18/2022 5:14:51 PM

LEGAL DESCRIPTION :
Parcel 4 of Certified Survey Map No. 1089, being a redivision of Certified Survey Map No. 964, located in the Southwest 1/4 of Section 33, in Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, as recorded in the Register of Deeds office for Ozaukee County on October 2, 1978, in Volume 5 of Certified Survey Maps, at Page 214, as Document No. 305530.
TOGETHER with an easement for private road purposes, to be used in common with others, as shown on Certified Survey Map recorded in Volume 1 of Certified Survey Maps, on page 45, as Document No. 182100, and TOGETHER WITH and easement for private road purposes leading West, the centerline commencing at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 32, in Township 9 North, Range 22 East; thence West to the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 32 to a public road. TOGETHER WITH an easement over the South 30 feet of Parcels 1 and 3 of Certified Survey Map No. 1089.

Said Parcel containing 59,677 sq. ft/1.37 acres of land, more or less.



SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 22nd day of April, 2022.

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTES :
1. ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SW. 1/4 OF SECTION 33-9-22 WHICH BEARS NORTH PER C.S.M. NO. 1089.)
2. SITE BENCHMARK IS ON P.K. NAIL IN ASPHALT PAVEMENT OF E. JUNIPER COURT ADJACENT TO DRIVEWAY ENTRANCE TO PROPERTY AS SHOWN ON SURVEY, ELEVATION = 659.08.

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-5400 • FAX: (262) 241-5337
www.NorthShoreEngineering.net

MARK	DATE	REVISION	BY	APVD
1.	7/13/22	ADD EXISTING TOPOGRAPHY ON BLUFF	A.R.H.	J.G.S.

"PROPERTY SURVEY"

for
Angela Alevizos

606 E. Juniper Ct.
Mequon, WI

DATE:	April 22, 2022	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5227-22

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EXISTING SURVEY

SCALE: 1" = 20'-0"

C0.00

9/16/2022 3:32:37 PM

SPECIMEN TREES AS FLAGGED BY CITY FORESTER

DENOTES DECIDUOUS SPECIMEN TREE

DENOTES CONIFEROUS SPECIMEN TREE

1. 47" Bur Oak
2. ~~7" Shagbark Hickory~~ OFF PROPERTY
3. ~~18" Shagbark Hickory~~ OFF PROPERTY
4. 8" Bur Oak
5. 11" Bur Oak
6. ~~9" Shagbark Hickory~~ OFF PROPERTY
7. ~~11" White Cedar~~ OFF PROPERTY
8. 10" Shagbark Hickory
9. 20" Shagbark Hickory
10. 14" White Cedar
11. 16" Red Oak
12. 19" White Pine
13. 14" White Pine
14. 11" American Linden
15. 17" Sugar Maple
16. 30" Bur Oak
17. 34" White Oak
18. 19" White Cedar
19. 19" White Cedar
20. 18" Shagbark Hickory
21. 22" Bur Oak



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

0 10 20 30 50

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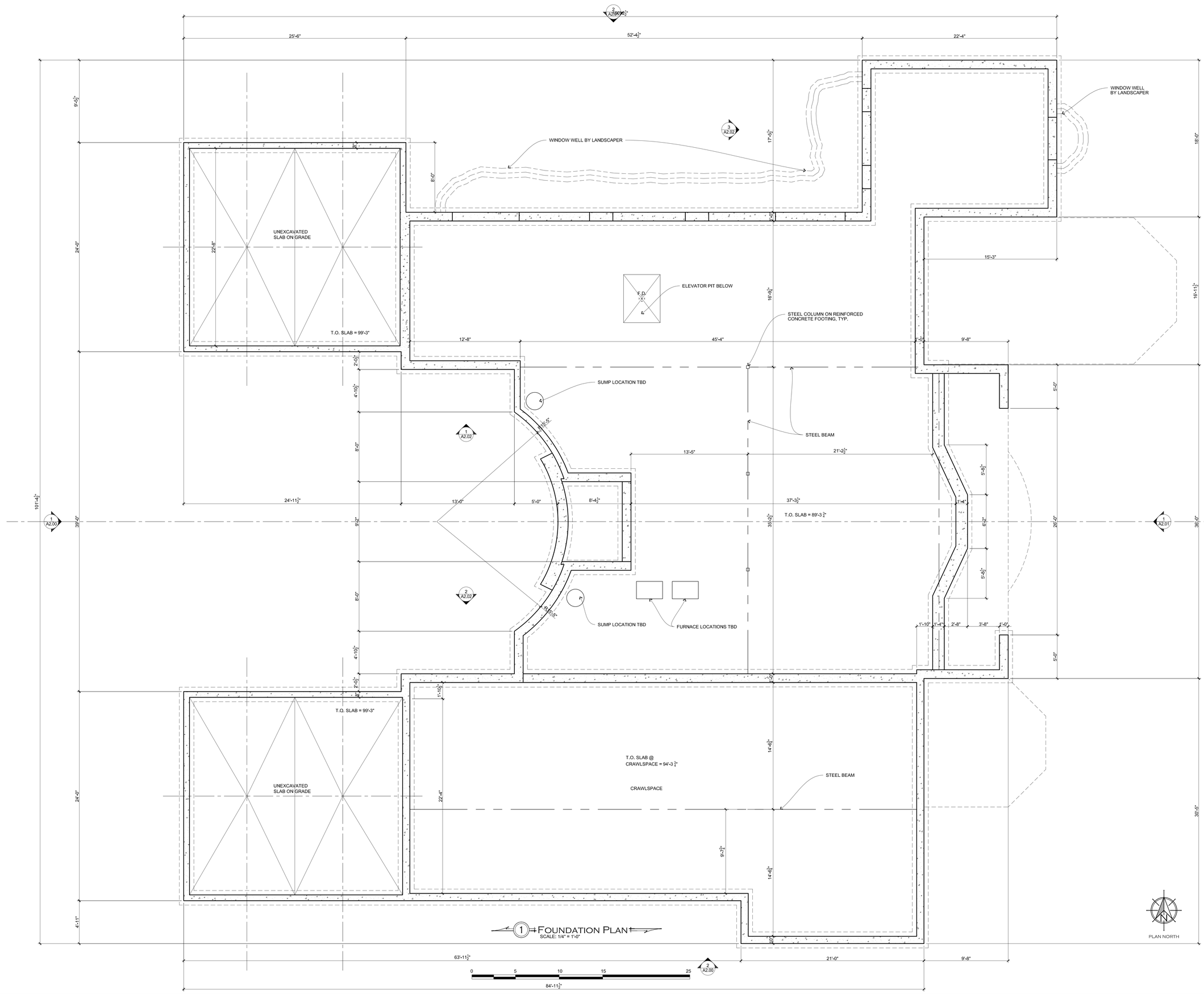
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ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

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1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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FOUNDATION PLAN

A0.00

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GENERAL NOTES:

-LOWER LEVEL DOORS TO BE 7'-0" U.N.O.
-CASED OPENINGS TO BE 7'-0" U.N.O.
-ALL WINDOW UNITS TO BE FIELD MULLED WHERE GANGED
-EXTERIOR WINDOWS / DOORS TO BE SIERRA PACIFIC. CLAD EXTERIOR, WOOD INTERIOR

WINDOW WELL BY LANDSCAPER
(3) GANGED C-H3CS-28X54 EGRESS
C-H3CS-28X54
WINDOW ABOVE C-H3CS-28X48
(3) GANGED (2) C-H3CS-28X54 (1) C-H3CS-32X54
WINDOW ABOVE
C-H3CS-28X54
C-H3CS-28X54
WINDOW WELL BY LANDSCAPER
BUILT-IN BENCH
(2) GANGED C-H3CS-28X54
SCREEN/STORM PANEL ABOVE
HIS OFFICE 011 19'-6" x 15'-3"
ART STUDIO 010 13'-9" x 11'-0"
GUEST BEDROOM 005 12'-6" x 15'-3"
GUEST BATHROOM 006 11'-9" x 7'-6"
POWDER ROOM 004 8'-9" x 5'-0"
EXERCISE ROOM 003 9'-9" x 16'-3"
PASSAGE 002 9'-0" x 4'-6"
LOWER STAIR HALL 001 14'-6" x 11'-6"
JIB STORAGE
WINE CHILLER 009 8'-6" x 6'-6"
WINE ROOM 008 10'-3" x 11'-3"
BOOKCASE
RECREATION ROOM 007 18'-3" x 32'-3"
MECH. / STORAGE 012
CRAWLSPACE
LINEN
BENCH
ELEV.
PASSAGE
UC BEV CENTER
KITCHENETTE
UC REF/ FRZ
UC TRASH
UC DW
UC MW
UP (20)R
ISD 2-8/2-8 X 8-0 - 2 PANEL STATIONARY
WALKOUT
STEPPED ROCK WALLS BY LANDSCAPER
FIRE RING
36" FP
VENTLESS FIREPLACE UNIT
DS

1 LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

0 5 10 15 25

PLAN NORTH

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LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

A1.00

9/19/2022 10:40:56 AM

GENERAL NOTES:

-MAIN LEVEL DOORS TO BE 8'-0" U.N.O.
-CASED OPENINGS TO BE 8'-0" U.N.O.
-ALL WINDOW UNITS TO BE FIELD MULLED WHERE GANGED
-EXTERIOR WINDOWS / DOORS TO BE SIERRA PACIFIC. CLAD EXTERIOR, WOOD INTERIOR

1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

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MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

A1.01

9/19/2022 10:50:19 AM

SCUPPER
SCUPPER
SCUPPER
SCUPPER
SCUPPER
SCUPPER
SCUPPER
SCUPPER
SCUPPER
CAST IN PLACE CONCRETE CAP
CAST IN PLACE CONCRETE CAP
LOW SLOPE EPDM MEMBRANE ROOF
LOW SLOPE EPDM MEMBRANE ROOF
LOW SLOPE EPDM MEMBRANE ROOF
LOW SLOPE EPDM MEMBRANE ROOF
LOW SLOPE EPDM MEMBRANE ROOF
LOW SLOPE EPDM MEMBRANE ROOF
ASPHALT SHINGLE ROOF
ASPHALT SHINGLE ROOF
PREFINISHED METAL PARAPET CAP
PREFINISHED METAL PARAPET CAP
COMPOSITE ENTABLATURE
COMPOSITE ENTABLATURE
5:12
9:12
±14:12

1 ROOF PLAN
SCALE: 1/4" = 1'-0"

0 5 10 15 25

PLAN NORTH

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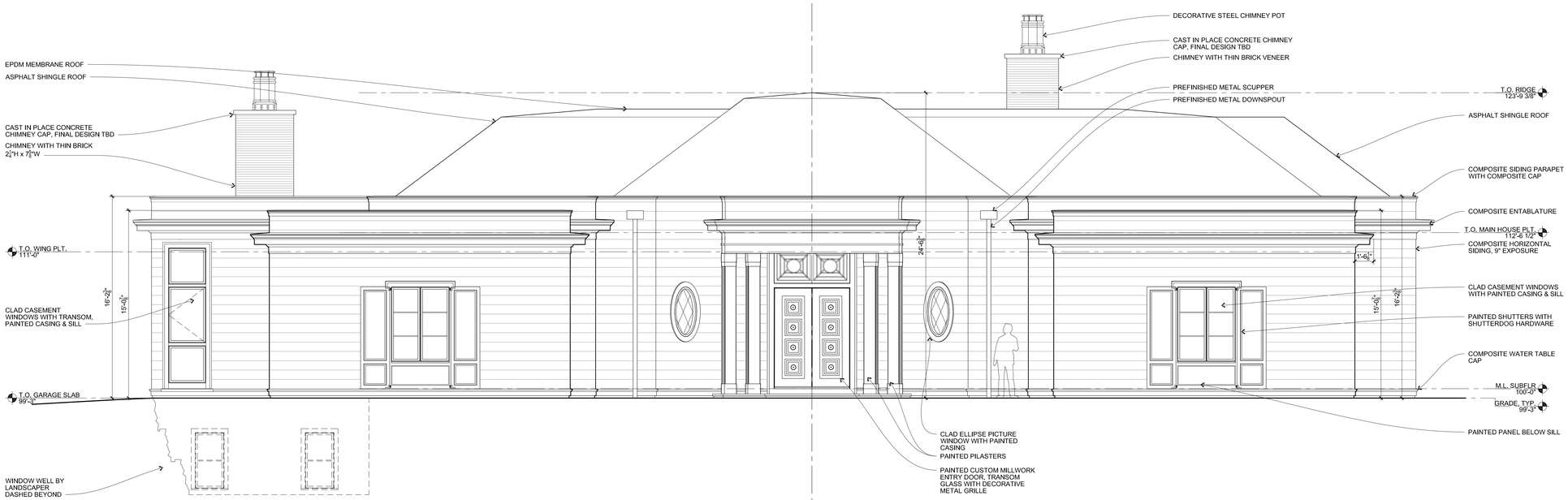
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ROOF PLAN

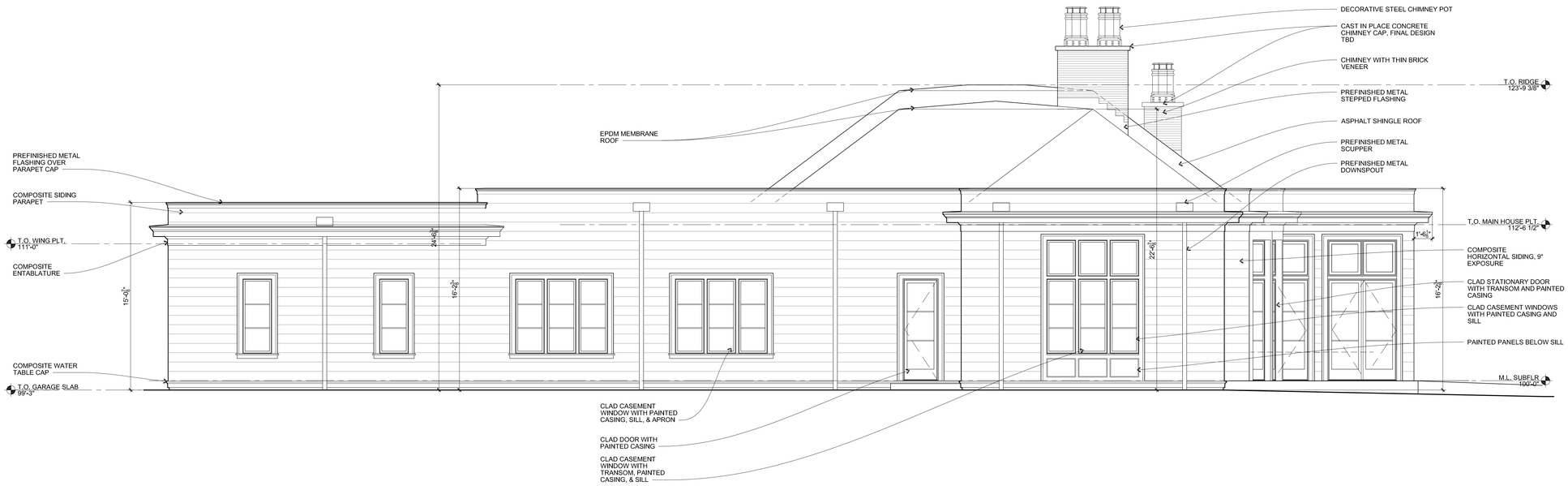
SCALE: 1/4" = 1'-0"

A1.02

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1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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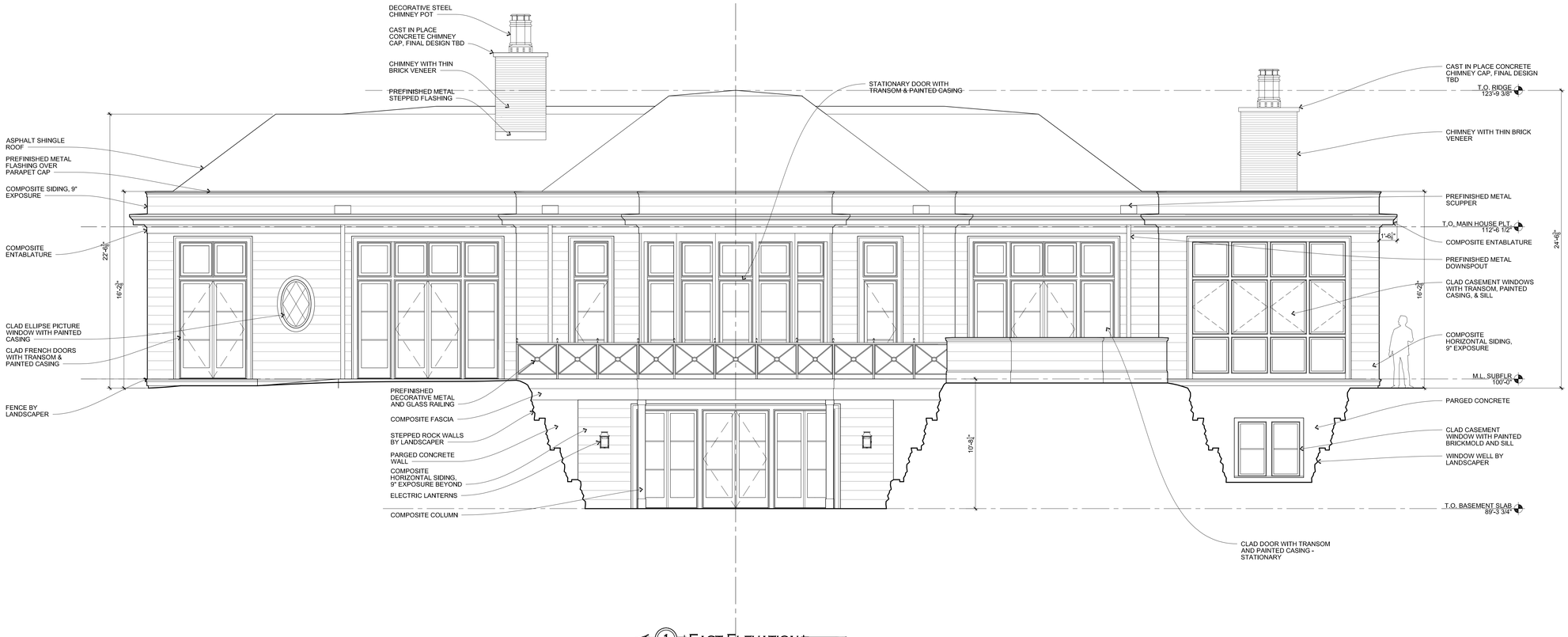
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EXTERIOR ELEVATIONS

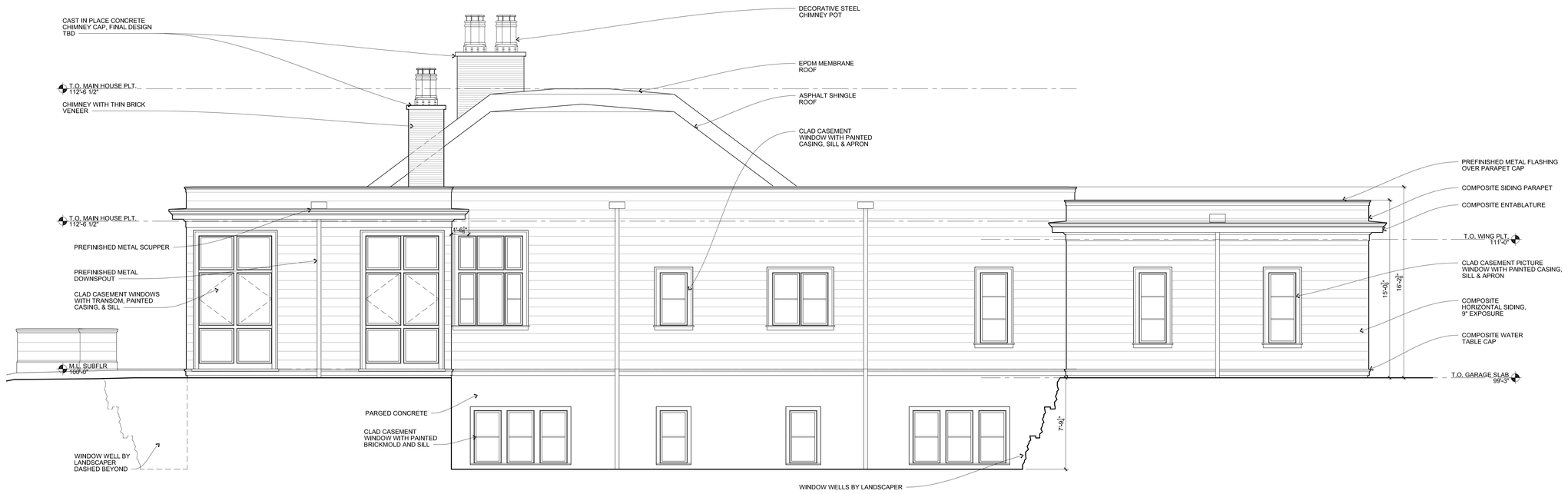
SCALE: 1/4" = 1'-0"

A2.00

9/19/2022 10:52:01 AM



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WADE WEISSMANN ARCHITECTURE

AGC

MEQUON RESIDENCE

606 E. Juniper Court Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE INC © 2022 / P: 414.351.1200 F: 414.352.9385

Attachment: Packet Docs_Alevizos (7801 : Wade Weissmann Architect for Alevizos)

PRELIMINARY NOT FOR CONSTRUCTION

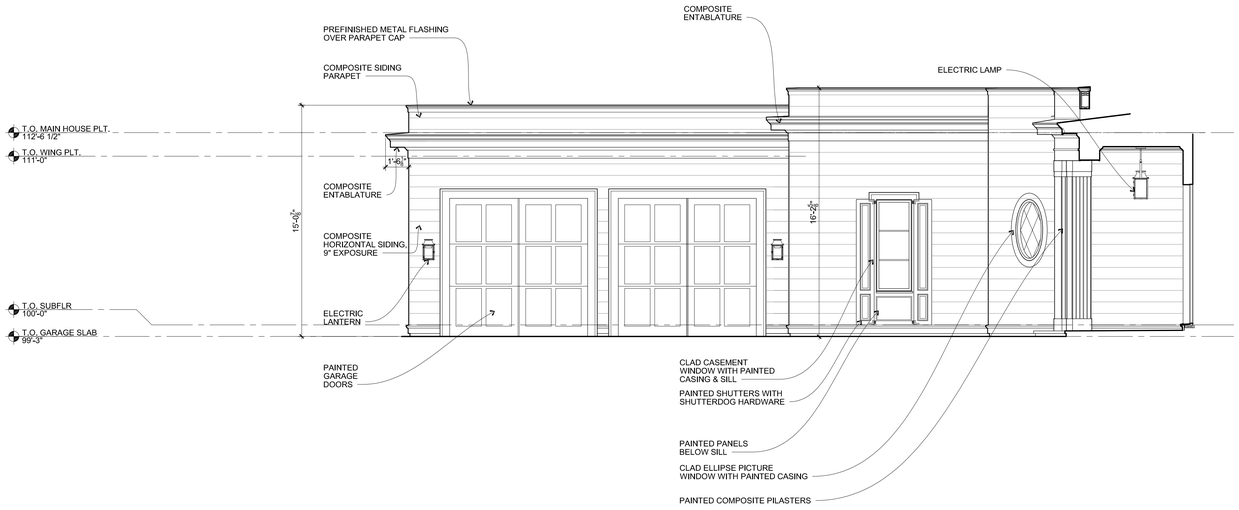
ISSUE:
ARCH REVIEW SET 2022.09.19

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

A2.01

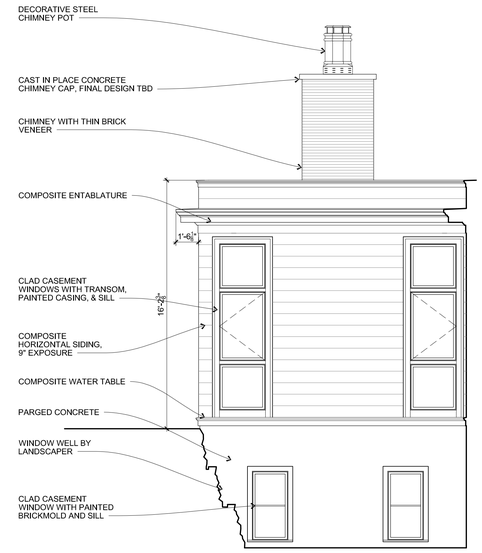
9/19/2022 10:50:49 AM



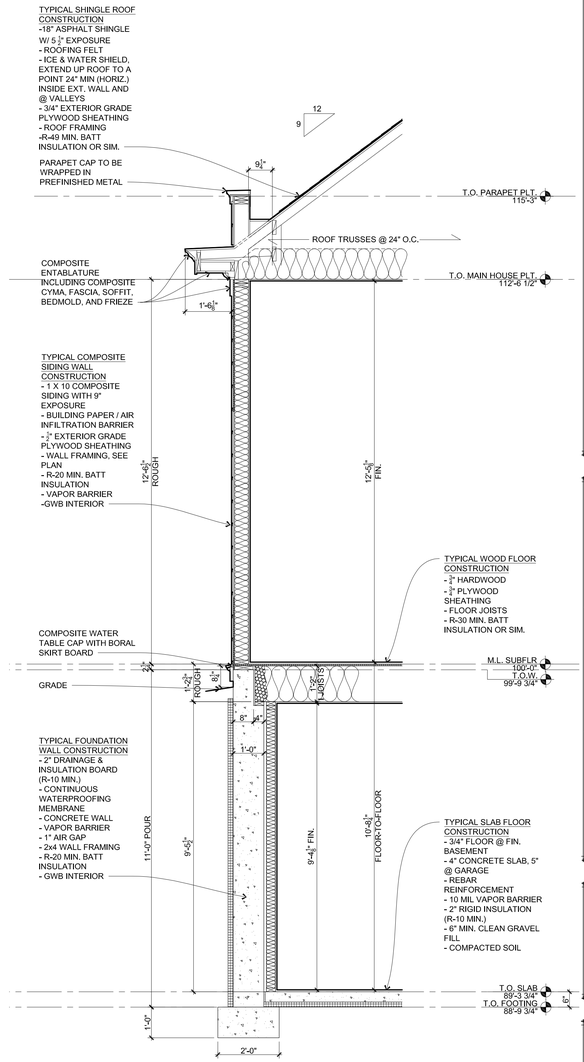
1 NORTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



3 PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 TYP. WALL SECTION
SCALE: 1/2" = 1'-0"

WADE WEISSMANN ARCHITECTURE

AGC

MEQUON RESIDENCE

606 E. Juniper Court Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE INC. © 2022 / P: 414-351-1200 F: 414-352-9385

Attachment: Packet Docs. Alevizos (7801 : Wade Weissmann Architect for Alevizos)

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
ARCH REVIEW SET 2022.09.19

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0", U.N.O.

A2.02

9/19/2022 10:53:49 AM

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

FROM: **LAURIE MILLER,**

DATE: **October 17, 2022**

SUBJECT: **Ideal Property Management for PJL 11124 LLC. The applicant is seeking minor request approval for a Christmas tree lot for the property located at 11120-11140 N. Cedarburg Road (Riversite).**

Applicant:	Ideal Property Management for PJL, LLC
Status of Applicant:	Agent
Requested:	Temporary Use
Existing Use:	Commercial
Existing Zoning:	TC (Town Center)
Land Use Plan:	TC (Town Center)
Lot size:	2.59 Acres
Location:	11120 – 11140 N. Cedarburg Road
Tax Key Number:	#14-050-05-010.00
District:	#6

Background: The applicant is requesting temporary use approval for a Christmas tree lot to be located at the northwest corner of the property at 11120 - 11140 N. Cedarburg Road. According to Section 58-173 of the Zoning Code, a temporary use is limited to nine months or less, unless approved by the Planning Commission which can extend the use for up to 18 months.

Temporary Use:
The applicant is requesting to operate a Christmas tree lot from November 14 to December 31, 2022, on the Riversite Shopping Center property. Hours of operation will be from 9:30 AM to 8:00 PM. The proposed lot will sell trees, wreaths, garlands, boughs, etc. Special events such as ice carving demonstrations and reindeer games are proposed to be held in conjunction with the Christmas tree sales. Approximately 2-3 employees will be on site during business hours.

Ideal Property Management is a full-service year-round landscaping company that has operated several Christmas tree lots in the region including the lot at St. Monica Church in Whitefish Bay.

Site Plan:
The property at the corner of Mequon and Cedarburg Road is part of the Town Center District and contains a restaurant and various retail and office uses. The applicant is requesting to operate a Christmas Tree Lot on the northwest corner of the parking lot, consuming approximately 30 parking stalls and blocking off a portion of the drive lane (Exhibit 1). The proposed sales area will be fenced in using 4-foot-tall polypropylene plastic fencing. Mini fluorescent lights will be strung around the perimeter and within the sales area on wood poles. Barrels wrapped in burlap and decorated with holiday wreaths will serve as anchors for the fencing and beams uses to hang

lighting from as shown in Exhibit 2. The applicant is proposing to place an 8’ x 20’ office trailer within proximity to the intersection facing Cedarburg Road. Wood A-frames will be used for tree display. The proposal indicates that the applicant will be seeking a banner permit for a 2’ x 8’ banner. Holiday music will be played on the site but the applicant states that it will not be audible outside of property lines.

Staff Analysis:
Staff have concerns about the number of parking spaces the sales lot will consume, the drive lane that it will block, and its impact on existing businesses, especially during the proposed special events which could draw a larger peak crowd.

The City has spent a tremendous amount of funds and effort to revitalize this area of our Community and hold parcels in the Town Center District to a higher standard of design. Staff feel that the plastic fencing and the use and location of the office trailer will detract from the appearance of this important intersection.

Staff would also like to note that the Mequon-Thiensville Optimist Club has been approved to operate their annual fundraiser Christmas tree lot, a longstanding tradition in the community, at the southwest corner of Mequon and Cedarburg Road.

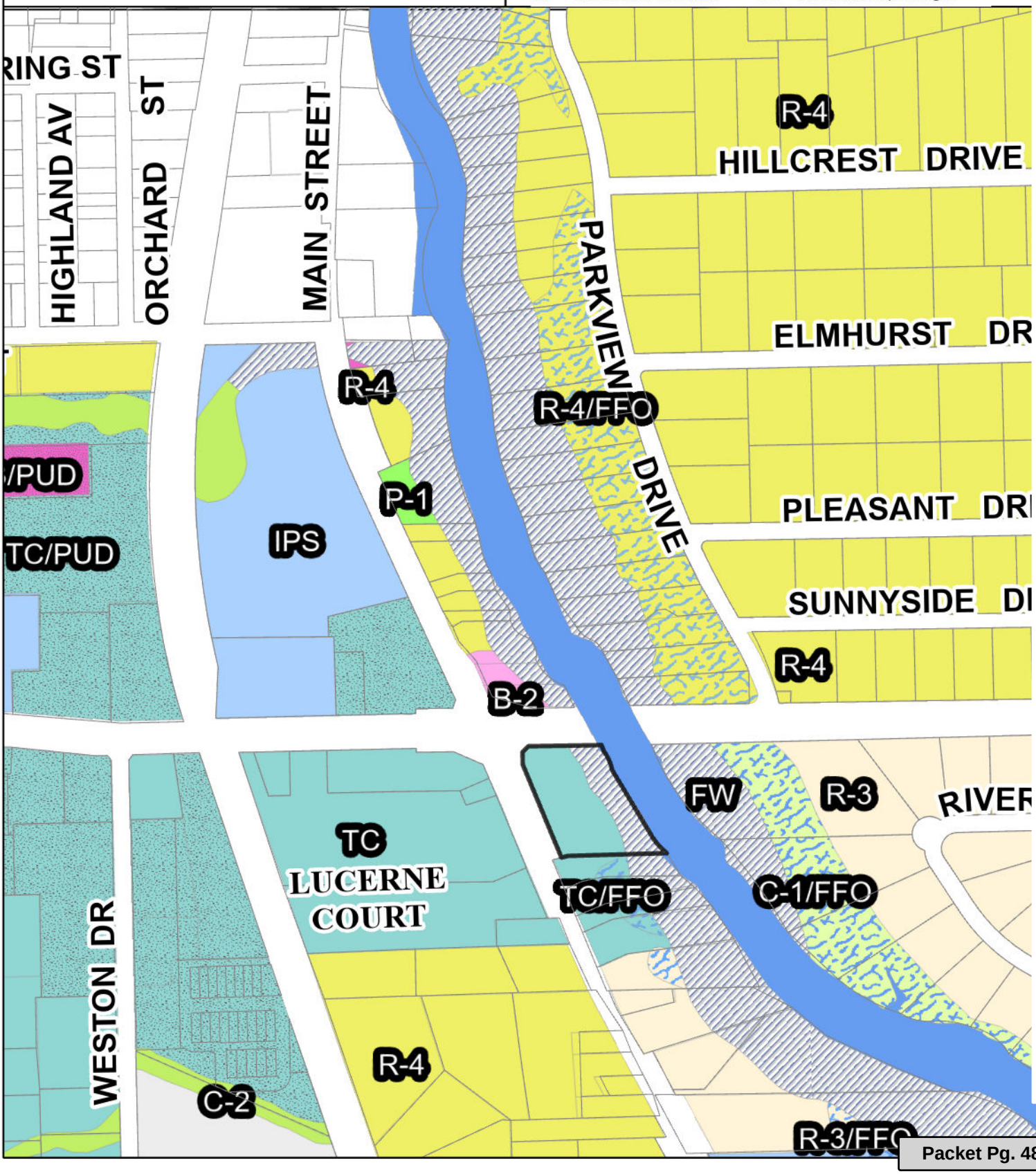
Staff feels that there are other places in our community that are more conducive for this use.

Staff Recommendation:
Staff recommends **Denial** of the temporary use.

Attachments:
Packet Docs_Riversite (PDF)

IDEAL PROPERTY MANAGEMENT FOR PJL - MINOR REQUEST

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



Attachment: Packet Docs_Riversite (7802 : Ideal Property Management for PJL 11124 LLC)

For more than 17 years, Ideal Property Management has been providing Christmas trees to local communities. We generally service three locations each year, with St. Monica Church parking lot in Whitefish Bay being our longest standing lot. Our goal is to provide old world charm with a family atmosphere. Ideal Property Management is a full-service year-round landscaping company that offers Christmas trees starting the weekend before Thanksgiving until Christmas Eve. This year's tree sales would run November 18 thru December 24.

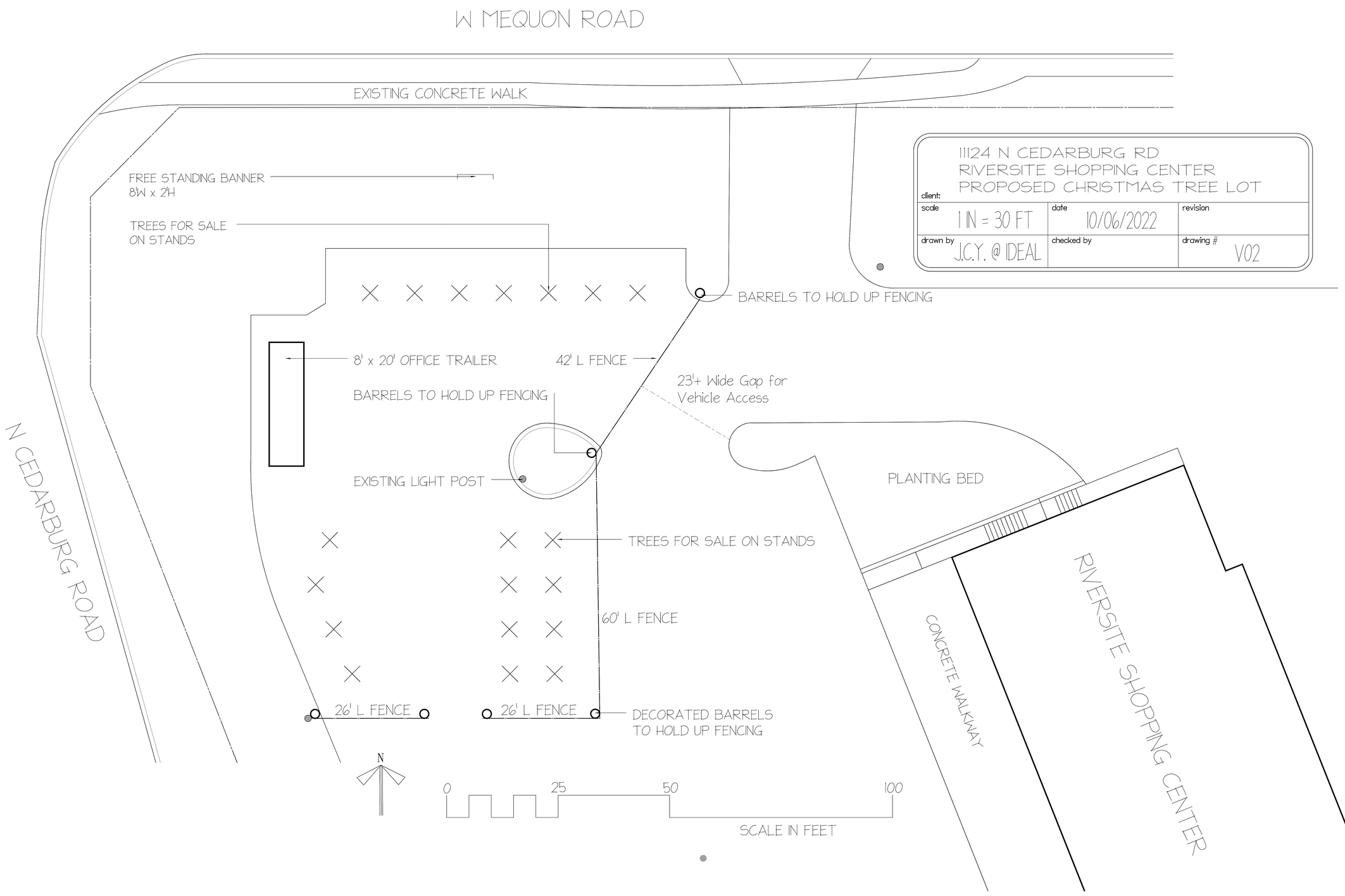
Ideal Property Management, 20316 W Main St, Ste 107, Lannon 53046 (owner Richard Dassow), is proposing to set up a temporary Christmas tree lot to sell trees, wreaths, garland, boughs, etc. at designated space agreed upon with John Franceschi (PJL 11124 LLC), parking spaces 1112011138, at the far northwest end of the parking lot measuring approximately 100'x150'. Please see attached map layout, also showing open traffic flow over 23' wide at narrowest point.

Tree lot set up will begin November 14-18 2022 with trucks delivering the inventory. As with Ideal's other locations, an 8'x20' office trailer will be on the property for employees working the tree lot. Wood A-Frames will be used for tree display (see pic below).
4' polypropylene plastic fencing to be used around the perimeter (see pic below).
Mini fluorescent lights which will be strung around the perimeter and within sales area on wood poles (see pic below). One canvas banner 2'x8' will be displayed on plastic fencing. 2-3 employees will be on site from 9:30 am to 8:00 pm during the above dates. Radio playing holiday music not to be heard outside of property lines.

Grand opening, November 19, 2022
Tree sales, Saturday, November 19 thru Saturday, December 24

Attached pics for the following:
Ice Carving demonstration by Winter Fun Ice Carving on Saturday, December 10
Reindeer Games display on Sunday, December 11 from 2-5:00pm

Attachment: Packet Docs_Riversite (7802 : Ideal Property Management for PJL 11124 LLC)



11124 N CEDARBURG RD
RIVERSITE SHOPPING CENTER
PROPOSED CHRISTMAS TREE LOT

client:

scale	date	revision
1 IN = 30 FT	10/06/2022	
drawn by: J.C.Y. @ IDEAL	checked by:	drawing #: V02

Attachment: Packet Docs_Riversite (7802 : Ideal Property Management for PJL 11124 LLC)

IDEAL PROPERTY MANAGEMENT

PROPOSED CHRISTMAS TREE LOT

11124 N CEDARBURG RD

Attachment: Packet Docs_Riversite (7802 : Ideal Property Management for PJL 11124 LLC)

IDEAL CHRISTMAS TREE LOT FENCING

Festive Installation w/ Lighting & Holiday Décor





SIZE: 4" H.

Our Christmas tree lots have always strived to provide old world charm and a family atmosphere. As such, our proposed fencing, lighting, and décor all seek to be viewed as tasteful, inviting, and neat. Proposed barrels to be used as anchors for both fencing and beams for soft lighting to be strung. Barrels to be wrapped in burlap to disguise orange color, and holiday wreaths hung from each for décor (mock-up sh

Attachment: Packet Docs_Riversite (7802 : Ideal Property Management for PJL 11124 LLC)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

FROM: **LAURIE MILLER,**

DATE: **October 17, 2022**

SUBJECT: **Manuel and Kathryn Rosado. The applicant is seeking certified survey map approval to allow for a redivision of 3 lots for the property located at and adjacent to 1746 W. Eleanor Place.**

Applicant:	Manuel and Kathryn Rosado
Status of Applicant:	Owner
Requested:	CSM – Redivision of Lots
Existing Zoning:	R-4 (Single-Family Suburban Residential) FW (Floodway)
Land Use Plan:	Residential 1-1.5 Acres
Lot size:	0.22 Acre Lots
Location:	1746 W. Eleanor Place and parcels to north and east
Tax Key Number:	#15-100-09-130.00, #15-100-09-150.00, #15-100-09-110.00
District:	#5

Background:
The applicant is requesting Planning Commission approval for a redivision of four 0.22 acres lots located at and to the north and east of 1746 W. Eleanor Place in the Riverdale Park Subdivision. The redivision would create two lots. Lot one is vacant and is proposed to be 0.33 acres. Lot 2 contains an existing home and is proposed to be 0.542 acres.

Land Use Plan Map and R-4 District Standards:
The proposed certified survey map (CSM) is consistent with the Land Use Plan map designation which designates adjacent properties as Residential 1-1.5 acres.

R-4 District standards requires a minimum of 0.75 acre-lots which makes the existing 0.22 acres lot configurations legal-nonconforming. Nearly all the lots in Riverdale Park Subdivision have been combined with adjacent lots, allowing lot size to increase to a range between 0.33 acres and 0.61 acres. While the combination of the lots will not allow the parcels to meet dimensional standards, the combination of the parcels will make the lots appealing to future buyers and more in line with the character of the subdivision.

Site Conditions:
Proposed lot 1 is currently vacant. The lot contains floodway along the street frontage, with the bulk of floodway located around the southwest corner of the lot. The floodway will not impact the required 50 ft setback and 20 ft offsets.

Lot 2 contains an existing legal non-conforming home that is situated less than 15 feet from the rear and right property lines. The combination of lots will allow the home to improve but not eliminate its non-conformity status.

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

The driveway from the existing house on Lot 2 connects to West Eleanor Place. No changes to access are proposed. The access on Lot 1 will be evaluated at the time of building permit review.

Right-of-way is dedicated at the ultimate right-of-way width. No additional dedication is required.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer. The CSM is not a land division creating new lots, so a delineation will not be required. However, a note should be added to the face of the CSM that no wetland delineation was performed.

A portion of the property may be located in the floodplain. This shall be shown on the final CSM in accordance with Chapter 236 of State Statute and City Ordinance.

The site is located within the City's sewer service area and connection to the public sanitary and water utility is required. The Mequon Water Utility Water Connection Policy allows for deferrals to connection requirements for properties more than 200 feet from an existing main. If the applicant is not interested in extending public water infrastructure to serve the lot, the applicant shall apply for a deferral in accordance with the Mequon Water Utility Water Connection Policy.

The land division itself does not propose an increase in impervious surface. However, the combination of home and driveway construction may trigger the MMSD requirement for green infrastructure. The individual lot owners will be required to provide the green infrastructure with individual home construction prior to the issuance of a building permit if adding 5,000 sq. ft. or more of impervious area. If green infrastructure is required, the buildings permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

No other work is proposed as part of the land division, so no additional permitting is required by Engineering.

A final staff technical review will be performed. The applicant shall make any technical corrections to the final CSM.

Staff Recommendation:
The proposed land division improves legal non-conformity issues and creates more attractive lots that are in line with the character of the neighborhood, therefore staff recommends **approval** subject to the following conditions:

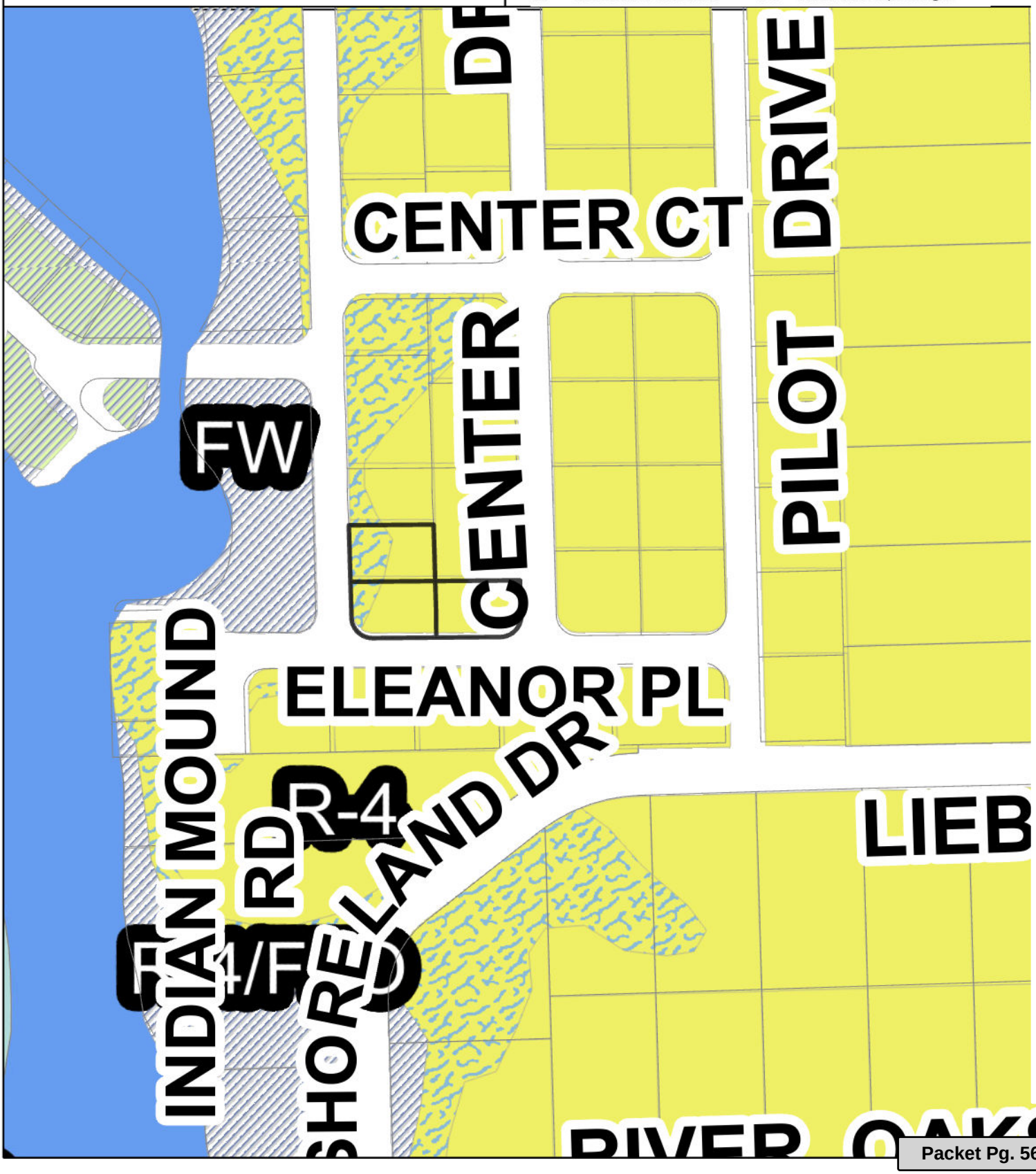
1. Final staff review and approval of CSM. The applicant shall make any technical corrections to the final CSM.

2. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).
3. A note shall be added to the face of the CSM that a wetland delineation was not performed as part of the CSM.
4. For construction that exceeds 5,000 square feet of new impervious area, each individual lot will be required to provide green infrastructure meeting MMSD requirements.
5. The final CSM shall show all 100-year floodplain data in accordance with Ch. 236 of State Statute and City Ordinance.
6. New home construction on Lot 1 shall connect to public sanitary sewer and public water main. The applicant may apply for a deferral to the water connection requirement, in accordance with the Mequon Water Utility Water Connection Policy. If granted, the applicant is required to obtain a well permit through the WDNR.

Attachments:
Packet Docs_Rosado (PDF)

ROSADO - CSM - REDIVISION OF LOTS

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



Attachment: Packet Docs_Rosado (7805 : Manuel and Kathryn Rosado)

To: Mequon Planning Commission
From: Manuel & Kathryn Rosado/James & Lys Reiskytl
Re: CSM Proposal - Land Division Narrative

We are requesting the redivision of lots 11, 12, 13, 14, 15, 16, 17 & 18, Block 9, Riverdale Park for the following reasons:

- The house in 1746 W Eleanor Place was built in the 1950's and has been in the family for over 50 years.

- The house in 12423 N Center Drive to the east was an original farmstead built in the late 1800's and has also been in the family for over 50 years.

- The redivision would make the lots more conforming.
    - The additional 40 feet to the north (lot 15) would provide the necessary space for future expansion should we add more living space.
    - The additional land (lots 11 & 12) would also provide the necessary space for future expansion.

- The remaining land to the north (lot 16) combined with the existing land (lots 17 & 18) described as Lot 1 on the CSM, would make it an attractive buildable lot and would be more in line the property to the north owned by Leif & Patricia Nesheim.

This narrative serves as a description for the redivision application submitted by Manuel Rosado, owner of the residence on 1746 W Eleanor Place and a longstanding member of the Mequon community.

Attachment: Packet Docs_Rosado (7805 : Manuel and Kathryn Rosado)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 11, 12, 13, 14, 15, 16, 17 & 18, BLOCK 9, "RIVERDALE PARK", BEING A SUBIDVISION OF GOVERNMENT LOT 2 AND OF THE SOUTH 20 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 AND OF THE NORTH 20 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 60 90 120 180

SCALE 1" = 60'

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

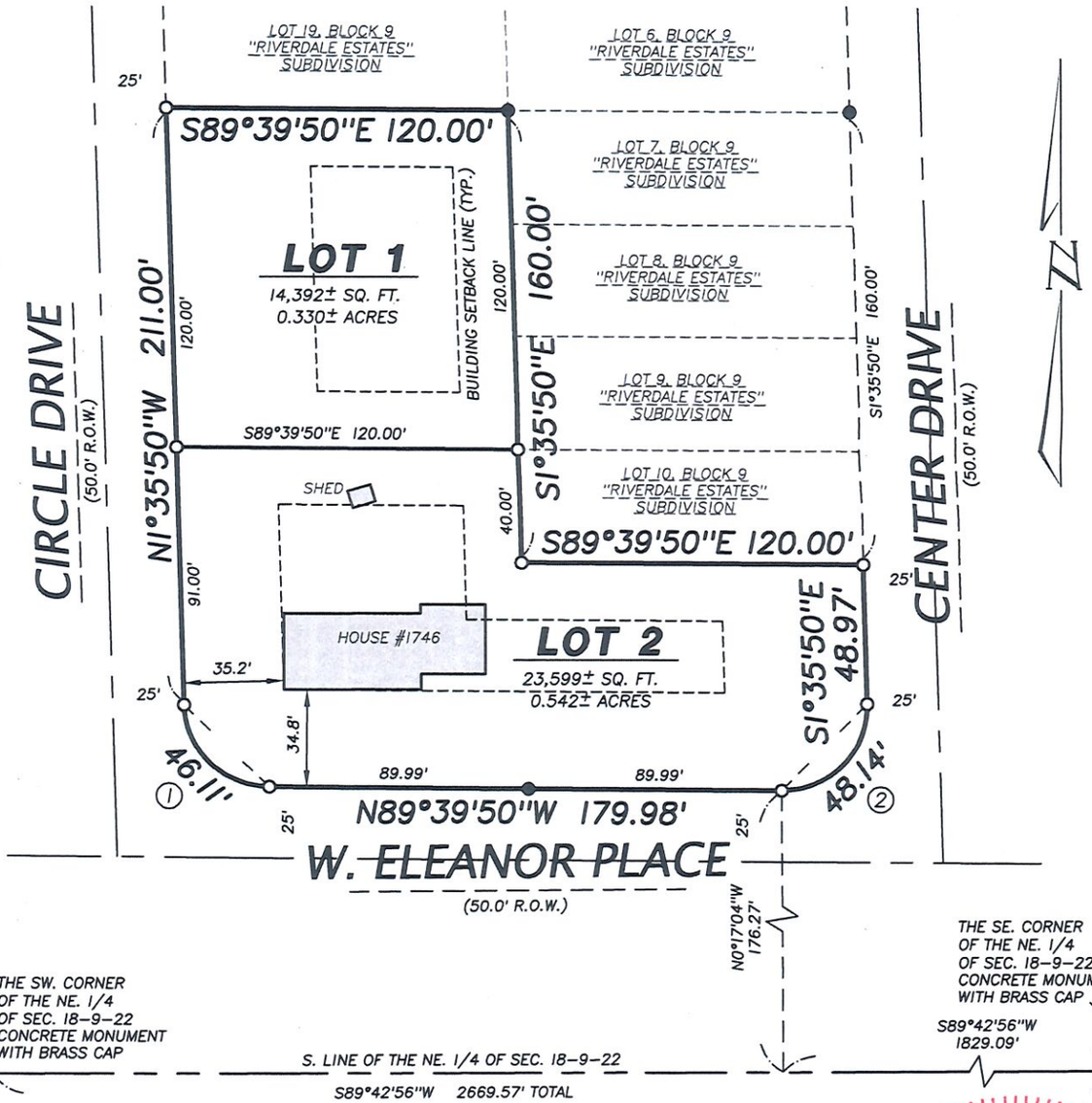
OWNER :
JAMES F. REISKYTL REV LIVING TRUST
LYSBETH L. REISKYTL LIVING TRUST
12423 N CENTER DRIVE
MEQUON, WI 53092

OWNER :
MANUEL ROSADO
1746 W. ELEANOR PLACE
MEQUON, WI 53092

SETBACK NOTE :
FRONT YARD = 50.0'
REAR YARD = 20.0'
SIDE YARD = 20.0'

NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED R-4 (SINGLE FAMILY RESIDENTIAL DISTRICT)



LEGEND

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

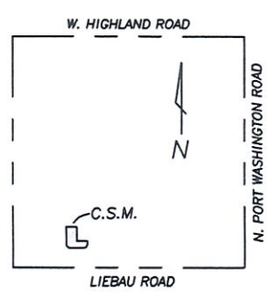
● -DENOTES STEEL PIPE (FOUND)

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (SOUTH LINE OF THE NE. 1/4 OF SECTION 18-9-22 WHICH BEARS S89°42'56"W) (JANUARY, 2019, DATUM/NAD-27)

CURVE DATA

① RAD. = 30.00'
DELTA = 88° 04' 00"
L.C. = 41.70'
L.C.B. = N45°37'50"W

② RAD. = 30.00'
DELTA = 91° 56' 00"
L.C. = 43.14'
L.C.B. = S44°22'10"W



LOCATION MAP

NORTHEAST 1/4 SEC. 18-9-22
(SCALE 1"=2000')

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

8-15-2022

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

Attachment: Packet Docs_Rosado (7805 : Manuel and Kathryn Rosado)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 11, 12, 13, 14, 15, 16, 17 & 18, BLOCK 9, "RIVERDALE PARK", BEING A SUBIDVISION OF GOVERNMENT LOT 2 AND OF THE SOUTH 20 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 AND OF THE NORTH 20 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 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 Lots *11, 12, 13, 14, 15, 16, 17 & 18, Block 9, "RIVERDALE PARK",* being a subdivision of Government Lot 2 and of the south 20 feet of the north 1/2 of the Northeast 1/4 and of the north 20 feet of the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 18; thence S89°42'56"W along the South line of said 1/4 Section, 1829.09 feet; thence N0°17'04"W, 176.27 feet to a point in the North right of way line of W. Eleanor Place and the point of beginning of lands to be described; thence N89°39'50"W along said North right of way line, 179.98 to a point of curvature; thence Northwesterly along said North right of way line, being the arc of a curve to the right (having a radius of 30.00 feet, whose chord bears N45°37'50"W, 41.70 feet) 46.11 feet to a point in the East right of way line of Circle Drive and a point of tangency; thence N1°35'50"W along said East right of way line, 211.00 feet to the Southwest corner of Lot 19, Block 9, Riverdale Park; thence S89°39'50"E along the South line of said Lot 19, 120.00 feet to the Northwest corner of Lot 7, Block 9, Riverdale Park; thence S1°35'50"E along the West line of Lots 7, 8, 9, & 10, Block 9, Riverdale Park, 160.00 feet to the Southwest corner of said Lot 10; thence S89°39'50"E along the South line of said Lot 10, 120.00 feet to a point in the West right of way line of Center Drive; thence S1°35'50"E along said West right of way line, 48.97 feet to a point in the North right of way line of W. Eleanor Place, and a point of curvature; thence Southwesterly along said North right of way line, being the arc of a curve to the right (having a radius of 30.00 feet, whose chord bears S44°22'10"W, 43.14 feet) 48.14 feet to the point of beginning.

Said lands containing 0.872 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Manuel Rosado and Kathryn Rosado, James F. Reiskytl Revocable Living Trust, and Lysbeth L. Reiskytl Living Trust, OWNERS 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, Chapter 236.34 of the Wisconsin Statutes and the requirements of the City of Mequon.

_____ 8-15-2022

James G. Schneider S-2127



This instrument was drafted by James G. Schneider

Attachment: Packet Docs_Rosado (7805 : Manuel and Kathryn Rosado)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 11, 12, 13, 14, 15, 16, 17 & 18, BLOCK 9, "RIVERDALE PARK", BEING A SUBIDVISION OF GOVERNMENT LOT 2 AND OF THE SOUTH 20 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 AND OF THE NORTH 20 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

We, Manuel Rosado and Kathryn Rosado, OWNERS, do hereby certify: THAT We have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNER on this 8th day of September, 2022.

Witness — Manuel Rosado

Witness — Kathryn Rosado

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this 8th day of September 2022 the above named Manuel Rosado and Kathryn Rosado to me known to be the persons who executed the foregoing certificate and acknowledged the same.

DONNA ALLEN NOTARY PUBLIC STATE OF WISCONSIN

Notary Public — My Commission expires 12-17-2023

OWNER'S CERTIFICATE

I, James F. Reiskytl, Trustee of the James F. Reiskytl Revocable Living Trust, OWNER, do hereby certify: THAT I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

Witness — James F. Reiskytl, Trustee

WITNESS the hand and seal of said OWNER on this 8th day of September 2022.

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this 8th day of September, 2022 James F. Reiskytl, to me known to be the person who executed the foregoing certificate and acknowledged the same.

DONNA ALLEN NOTARY PUBLIC STATE OF WISCONSIN

Notary Public — My Commission expires 12-17-2023

This instrument was drafted by James G. Schneider

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

8-15-2022

Attachment: Packet Docs_Rosado (7805 : Manuel and Kathryn Rosado)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 11, 12, 13, 14, 15, 16, 17 & 18, BLOCK 9, "RIVERDALE PARK", BEING A SUBIDVISION OF GOVERNMENT LOT 2 AND OF THE SOUTH 20 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 AND OF THE NORTH 20 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Lysbeth L. Reiskytl, Trustee of the Lysbeth L. Reiskytl Living Trust, OWNER, do hereby certify: THAT I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

Angelica Narvaez
Witness

Lysbeth L. Reiskytl
Lysbeth L. Reiskytl, Trustee

WITNESS the hand and seal of said OWNER on this 8th day of September 2022.

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this 8th day of September, 2022 Lysbeth L. Reiskytl, to me known to be the person who executed the foregoing certificate and acknowledged the same.

DONNA ALLEN NOTARY PUBLIC STATE OF WISCONSIN

Donna Allen
Notary Public

My Commission expires 12-17-2023

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

_____
Chairman

_____
Secretary

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

8-15-2022

This instrument was drafted by James G. Schneider

Attachment: Packet Docs_Rosado (7805 : Manuel and Kathryn Rosado)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

FROM: **LAURIE MILLER,**

DATE: **October 17, 2022**

SUBJECT: **GROTH Design Group, Inc. The applicant is seeking building and site plan amendment, landscape plan, specimen tree removal approval and fill permit for 15,174 C.Y. to allow for an expansion of the school and add an accessory structure for the property located at 10729 W. Freistadt Road.**

Applicant:	GROTH Design Group, Inc.
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment Landscape Plan Specimen Tree Removal Fill Permit
Existing Zoning:	IPS (Institutional and Public Service District)
Lot size:	20.06 Acres
Location:	10729 W. Freistadt Road
Tax Key Number:	#14-019-01-001.00
District:	#3

Background: The applicant is requesting building and site plan, specimen tree removal, and fill permit approval for an 63,200 sq. ft. addition to the Trinity Lutheran Freistadt School and Church, the construction of a stand-alone 5,520 sq. ft. maintenance building, and parking lot expansion at 10729 W. Freistadt Road. The single-family home owned by the church, located at 11921 N. Granville Road, will be razed to make way for the expansion. Trinity Lutheran School Freistadt and daycare has experienced increased enrollment over the past several years and is projected to continue its growth pattern. The addition includes a new gymnasium, and additional classroom, storage, and office space for the school, church, and daycare operations.

Building Plan Addition:
The proposed addition is shown to have a combination of stone and brick veneer with metal paneling and trim that matches the materials of the existing structure. The gymnasium's exterior is shown with cream-colored precast insulated panels that match the existing stone veneer on the church. The grade of the site slopes down to the west, creating a need to construct a retaining wall on the southside of the addition. The retaining wall is proposed to be constructed of stone with a decorative metal railing. Metal canopies will be constructed on west side of the south elevation and on the east elevation of the addition.

The highest peak of the addition is 41'-8", visible on the north elevation, will be compatible with the elevation of the existing structure.

Ground and rooftop mechanicals are not shown on the plan but are required per Section 58-566 (a)(2) of the Municipal Code to be appropriately screened from view.

Signage shown on the plan are not part of the Planning Commission approval process and are required to comply with Section 62-13 (b) of the sign code.

Maintenance Building:
The maintenance building is proposed to be clad with traditional vertical siding and include three overhead garage doors. The materials of the siding do not match the materials on the principal structure. Material for the doors and color of the siding and door was not provided in the plan. Staff recommends as a condition of approval that a three-foot wainscot accent of brick veneer be incorporated on all four sides of the structure and the color of siding and overhead doors matching the principal structure.

Site Plan:
The site plan shows the removal of the existing parking lot and house along Granville Road to support the addition, expansion of the parking lot, and creation of an appropriate pick-up and drop-off area.

Parking requirements as required per code is as follows:

- Elementary schools/high schools: One space per teacher and staff member + one space per classroom + one space per six students 16 years of age and older.
- Children's nursery schools: One space per employee for work shift with the largest number of employees + one space per six students at the highest-class attendance period.
- Churches and temples: One space per four seats based on the maximum capacity of the facility.

Since church activities rarely occur during school hours, staff have opted to use the school and nursery school calculation only which would prevent overparking of the property. Staff calculated that the property would be required to have 130 stalls. The proposed parking lot will allow for 197 parking stalls, nine of which are ADA compliant.

The maintenance building will be oriented east-west with a new access drive connecting to the south portion of the parking lot.

Staff has concerns about the turning radius of the drive lane located on the east side of the addition and its potential to create excessive queuing into the main east-west drive lane given its relatively short driveway distance.

IPS District Standards: The following table compares the proposed plan to the IPS district standards:

District Regulations:	**IPS:**	**Proposed Use:**
Minimum Lot Area:	1.0 acre	20.60 acres
Minimum Lot Width:	150 feet	435 feet
Open Space Ratio:	40%	88.3 %
Maximum FAR:	30%	6.3 %
Maximum Building Height:	52 feet	41' - 8"
Building Front Setback	60 feet	90 feet
Building East Side Yard Offset:	100 feet	175 feet

Building South Side Yard Offset	20 feet	>100 feet
Building West Side Yard Offset:	65 feet	100 feet
Minimum Parking Setback:	25 feet	65 feet
Minimum Parking Offset West:	20 feet	90 feet
Minimum Parking Offset East:	20 feet	75 feet
Off-Street Parking:	130 stalls	197 stalls

Landscape Plan:
The plan was submitted to the city's landscape architect consultant, Terry Higgins, for review and comment. Based on his comments, staff recommends the following changes:

- The listed plant schedule quantities need to match what is shown on the plan.
- Street trees are not noted on the plan. Code requires one tree per 30 feet of street frontage.

Specimen Tree Removal
The applicant is requesting removal of two specimen trees on site. Please see City Forester Report for background and analysis. The Forestry Division recommends approval of the request to remove the (2) trees requested due to newly proposed amenities and impeding site/construction impacts.

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

The applicant submitted a civil plan set dated September 19, 2022, and a storm water management plan report. Both are subject to review for conformance with City ordinances and standard specifications, MMSD rules, and WDNR regulations.

Driveway access points exist on North Church Place, West Freistadt Road, and on North Granville Road (3). The access points on North Church Place and North Granville Road are proposed for replacement. The speed limit on Granville Road is 35 MPH and connections are subject to minimum spacing requirements. The 35 MPH minimum spacing requirement is 150 feet. However, the proposed driveway connections are at the same location as the existing. The applicant requests that the proposed access points be utilized to accommodate their traffic circulation. The proposed locations will also eliminate an existing access point and reduce impacts to signage and nearby mature trees.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The site is not located within the City's sewer service area, and therefore is not required to connect to public sewer or water. The plans show the new facilities utilizing the existing holding tank and water service from the existing building. If additional sanitary or water service for the building is contemplated, it shall be permitted through Ozaukee County and the WDNR.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Section 58-677(b) of City

ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management Best Management Practices (BMPs) are subject to certification in accordance with Section 58-677 and 58-678 of City ordinance.

If proposed retaining walls exceed three (3) feet in height, a certification form completed by a Professional Engineer will be required. The City will provide a template certification form.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be approximately 15,174 cubic yards. A haul route shall be provided for staff approval and a haul route bond is required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material. A grading record drawing will be required as a condition of permit issuance.

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

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

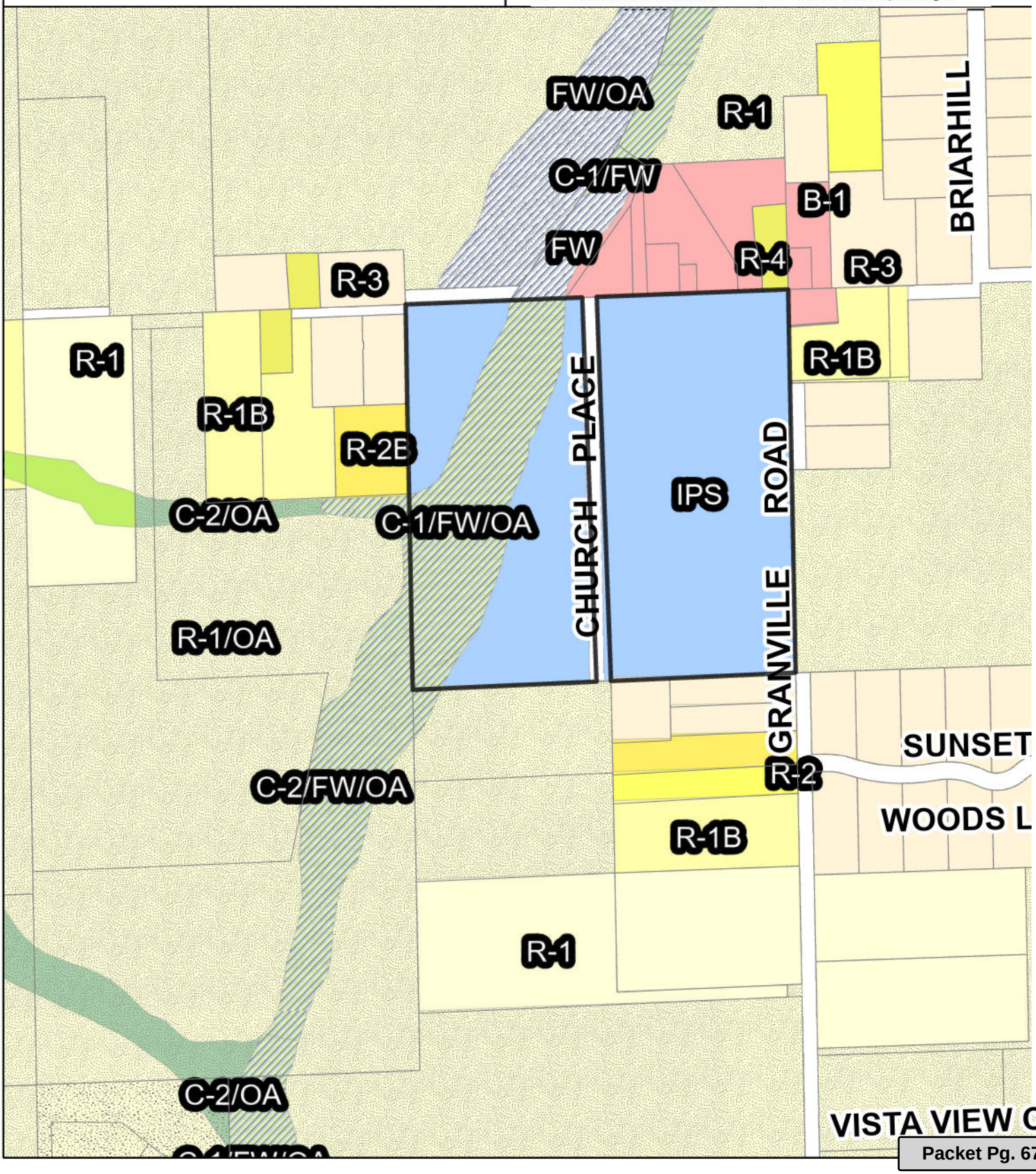
. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
. Staff review and approval of final site, lighting, landscaping and elevation plans.
. The applicant shall incorporate a three-foot wainscot accent of brick veneer to all sides of the maintenance building structure and the color of siding and overhead doors matching the principal structure.
. Signs shown on the plan shall require sign permits.
. The landscaping plan shall be updated to meet the following requirements:
    - The listed plant schedule quantities need to match what is shown on the plan.
    - Street trees are not noted on the plan. Code requires one tree per 30 feet of street frontage.
. 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.
. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the SSLD.
. Waiver to minimum spacing requirements per Sec. 58-442(a) of City ordinance to utilize proposed access points on North Granville Road.
. 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 Management Maintenance and Easement Agreement with maintenance provisions for all proposed Best Management Practices (BMPs).

- 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).
- If proposed retaining walls exceed three (3) feet in height, a certification form completed by a Professional Engineer will be required. The City will provide a template certification form.
- Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
- Application for and approval of a City Filling and Excavation Permit. A haul route, bond, and record drawing are also required.
- That the applicant shall only be allowed to remove the two requested white cedar trees and be responsible for replacing 75% of the diameters of the specimen trees lost, after construction is completed. This would equal (29.25”) of replacement trees, which equates to approximately (15) native trees of at least 2” caliper approved by the forester. In lieu of planting, the owner could donate $2,925 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the $2,925 would be put into a non-lapsing escrow account before a building permit is issued.

Attachments:
Packet Docs_Trinity (PDF)

GROTH DESIGN GROUP, LLC - BUILDING AND SITE PLAN AMENDMENT AND LANDSCAPE PLAN

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



Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

October 13th, 2022

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

GROTH Design Group

Project Narrative – Trinity Lutheran School Freistadt

Dear Plan Commission,

Please find below narratives describing the project and client need.

- School Expansion – need for the project and area of expansion:
  - Trinity Lutheran School Freistadt is experiencing increased enrollment over the past several years and this enrollment is projected to continue to grow for several years looking forward. The existing facility does not have the number of classrooms required to support projected enrollment. A significant portion of this growth is starting at the lowest age levels which are then continuing their enrollment at Trinity as they advance in age/grade of education – the addition provides new childcare and kindergarten classrooms on the lower level while providing new age-appropriate middle school classrooms and a science lab on the upper level. In addition to these classroom spaces, there are areas included to address administrative, physical education, and gathering needs for both the school and church.
  - In the past 4 years, Trinity's school enrollment has increased nearly 160% (121 to 312). Trinity's childcare has also increased over 100% in the same time span. At the beginning of the academic year, the childcare had wait lists for each age group, and the school had wait lists for 8 of 11 grade levels. The school is currently over capacity and classes are being held in conference rooms, church spaces/fellowship halls, etc. The current space is not sustainable for the ongoing growth of the school and the needs of the school.
  - Enrollment went from ±265 students last year to ±312 this year, and is projected to be ±345 next year.
  - Area of school addition = ±63,200 SF

- Maintenance Building – need for this outbuilding and area of expansion:
  - The school and church have various pieces of equipment used to maintain their property and facilities as support transport of equipment as needed. These items include at present (3) zero-turning radius lawn mowers, (1) push lawnmower, (1) gator, (1) skid steer, (6) skid steer attachments, (1) trailer, and (1) grader. With this equipment and the other facilities onsite, there is also the need for general storage and area to work and to maintain items.
  - 60' x 92' = ±5,520 SF

- Increase in Parking Lot – how many spaces:
  - There are 197 parking stalls proposed on site: 177 new stalls (9 of which are ADA) and 20 existing stalls to be maintained. The existing parking on site is ±182 stalls.
  - Increase = 15 stalls.

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

600 W Virginia St Ste 602 - Milwaukee, Wisconsin 53204
262.377.8001
www.gdg-architects.com

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- Removal of the house along the east side of the property:
    - This house is currently occupied by staff of the school, while the garage is used by the school for storage and maintenance. The garage needs repairs and is limited in its ability to support Trinity needs. Trinity, the church and school, would like to remove the house from the property as shown, this is not a business operation that they wish to continue to support. Additionally, the location of these structures are in prime positions, near the entries to both the church and school – their removal supports the creation appropriate pick-up and drop-off as well as ADA and elderly parking.

- Need for the fill permit:
    - Existing grades along the length of the proposed addition range from ±804' on the west end to ±822' on the east end. This range of elevation makes the creation of level floor areas within, with accessible routes to each, challenging. To provide as much cohesive floor area as possible, while also trying to align to connections with the existing building, the proposed addition has 3 different floor levels proposed along this grade plane:
        - East entry and admin area: 822.22'
        - Main academic area: 820.22'
        - Lower-level gymnasium area: 810.42'
    - Minimizing the level differences between the east entry and the academic area is desirable to provide as minimal barrier as possible to those parent and children assessing the childcare area.

Sincerely,



Robert P. Koehler, AIA, NCARB
Senior Project Manager
GROTH Design Group, Inc.

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

Waiver request to Sec. 58-442 of City Ordinance

10/12/2022
Trinity Lutheran School
10729 W Freistadt Road

Per email from Matt Bailey, P.E., Trio Engineering:

"…Please include a waiver for this spacing requirement as part of the PC approval process. The currently proposed driveway spacing allows for the ideal traffic circulation. Additionally, the proposed design matches the existing driveway location while eliminating a driveway to the north of the two proposed driveways. Please note that we have also greatly reduced the driveway widths from the existing conditions."

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

To: Mequon Planning Commission
From: Mike Gies, Parks and Forestry Superintendent
Date: Oct 10, 2022
Subject: Tree Removal – Trinity Church

Background: The applicant is requesting removal of (2) specimen trees on site. There are (8) specimens in total on the site within the proposed project area. The (8) trees are in two primary locations on the property. (3) on the east side of the property just south of the church, and (5) to the south of the existing parking lot in an existing open space. Of the (8) trees the applicant is seeking approval for (2) specimen removals.
The first tree requested for removal consideration is an (15") White Cedar- survey tree (A), the second tree requested for removal consideration is a (24") White Cedar- survey tree (B). Both meet the size and species requirements as outlined by Mequon's Tree Preservation Policy, the diameters and condition ratings are as follows:

Specimens to be Considered for Removal

- 15" White Cedar (A) (recommended for removal due to newly proposed drive, and construction impacts, which include home raising and grading)
- 24" White Cedar (B) (recommended for removal due to proximity to newly proposed drive/curbing, and construction impacts/grading)

Additional Specimens on Site (No removal requested)

- 24" White Cedar (C) (Not requested for removal)
- 24" American Linden (D) (Not requested for removal)
- 28" Black Walnut (H) (Not requested for removal)
- 30" Black Walnut (F) (Not requested for removal)
- 24" Black Walnut (G) (Not requested for removal)
- 20" Black Walnut (E) (Not requested for removal) (will have a retaining wall built around it to preserve grade in the area)

Analysis: Tree (A) remains in good condition, showing no signs of decline, or structural defect, decay, or abnormalities that would lead to concerns of the longevity of each specimen. However, tree (B) has some visible scaring from an old pruning wound or storm damage. It is not known how deep the decay is this area is. The tree shows little if any signs of stress beyond this visual issue, but the damage is significant. The proposed raising, newly proposed drives, construction traffic, and grading would make removal the only viable option for the (2) specimens. It is fair to note that the applicant worked extensively with city staff to control and mitigate the potential need for further removals based on the original proposed storage building location to the south.

Recommendation: The Forestry Division recommends approval of the request to remove the (2) trees requested due to newly proposed amenities and impeding site/construction impacts.
Should the Planning Commission approve the removal of the (2) White Cedar, the applicant would be responsible for replacing 75% of the diameters of the specimen trees lost, after construction is completed. This would equal (29.25") of replacement trees, which equates to approximately (15) **native** trees of at least 2" caliper approved by the forester. In lieu of planting, the owner could donate $2,925 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the $2,925 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the city forester.

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

Tree Protection Requirement:
The following is required prior to any site cleaning or construction activity. To protect and preserve the trees identified on the landscape plan or by the Planning Commission, the owner/developer/contractor shall install snow fencing no closer than the tree diameter breast height times 1.25. It shall be the responsibility of the owner/developer/contractor to maintain fencing during construction. Absolutely, no construction traffic within the fenced areas is permitted. Additionally, signs shall be posted saying Tree Protection Zone. These zones will be inspected by the Forestry Division prior to any construction.

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

October 11th, 2022

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

GROTH Design Group

Specimen Tree Removal - Justification

Dear Plan Commission,

In support of our "Minor Request – Specimen Tree Removal", please find below some brief reasoning for different areas of tree removal highlighted in the attached graphic.

- SPECIMEN TREE 'A'
  - Removed due to entrance and grading. Location of entry and drives in this area support drop-off and pick-up patterns desired by school which support safe movement of children and vehicles. Location of accessible parking stalls here provide close proximity access to both the school and church.
- SPECIMEN TREE 'B'
  - Removed due to entrance and grading. Location of entry and drives in this area support drop-off and pick-up patterns desired by school which support safe movement of children and vehicles.
- SPECIMEN TREE 'C'
  - This tree is maintained.
- SPECIMEN TREE 'D'
  - This tree is maintained.
- SPECIMEN TREE 'E'
  - A retaining wall can be provided to maintain this tree and address surrounding grading/drainage needs.
- SPECIMEN TREE 'F'
  - This tree is maintained.
- SPECIMEN TREE 'G'
  - This tree is maintained.
- SPECIMEN TREE 'H'
  - This tree is maintained.

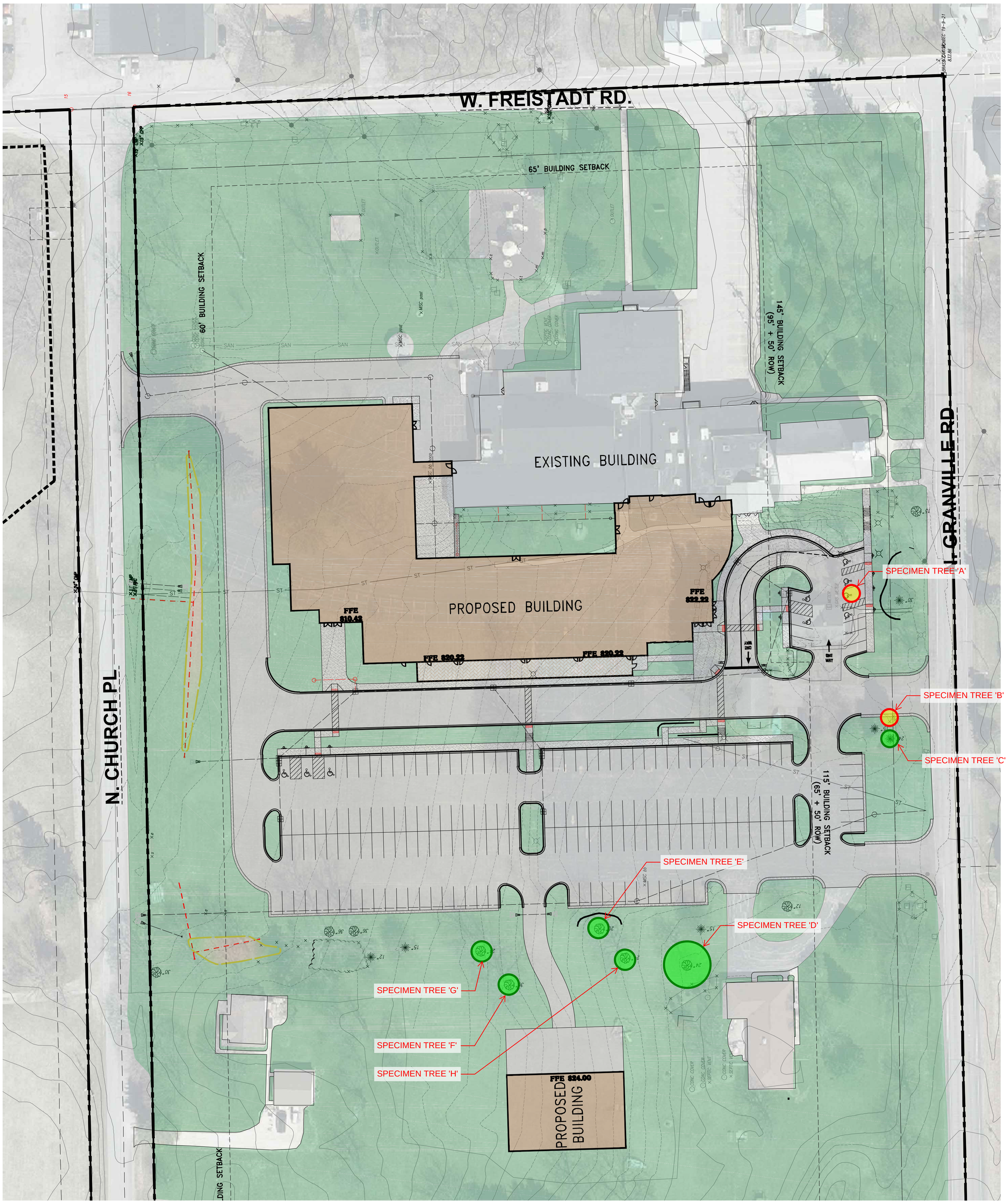
Sincerely,

Robert P. Koehler, AIA, NCARB
Senior Project Manager
GROTH Design Group, Inc.

600 W Virginia St Ste 602 - Milwaukee, Wisconsin 53204
262.377.8001
www.gdg-architects.com

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Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)



TRINITY LUTHERAN FREISTADT

ALTERNATE SITE PLAN

City of Mequon

0 20 40 80

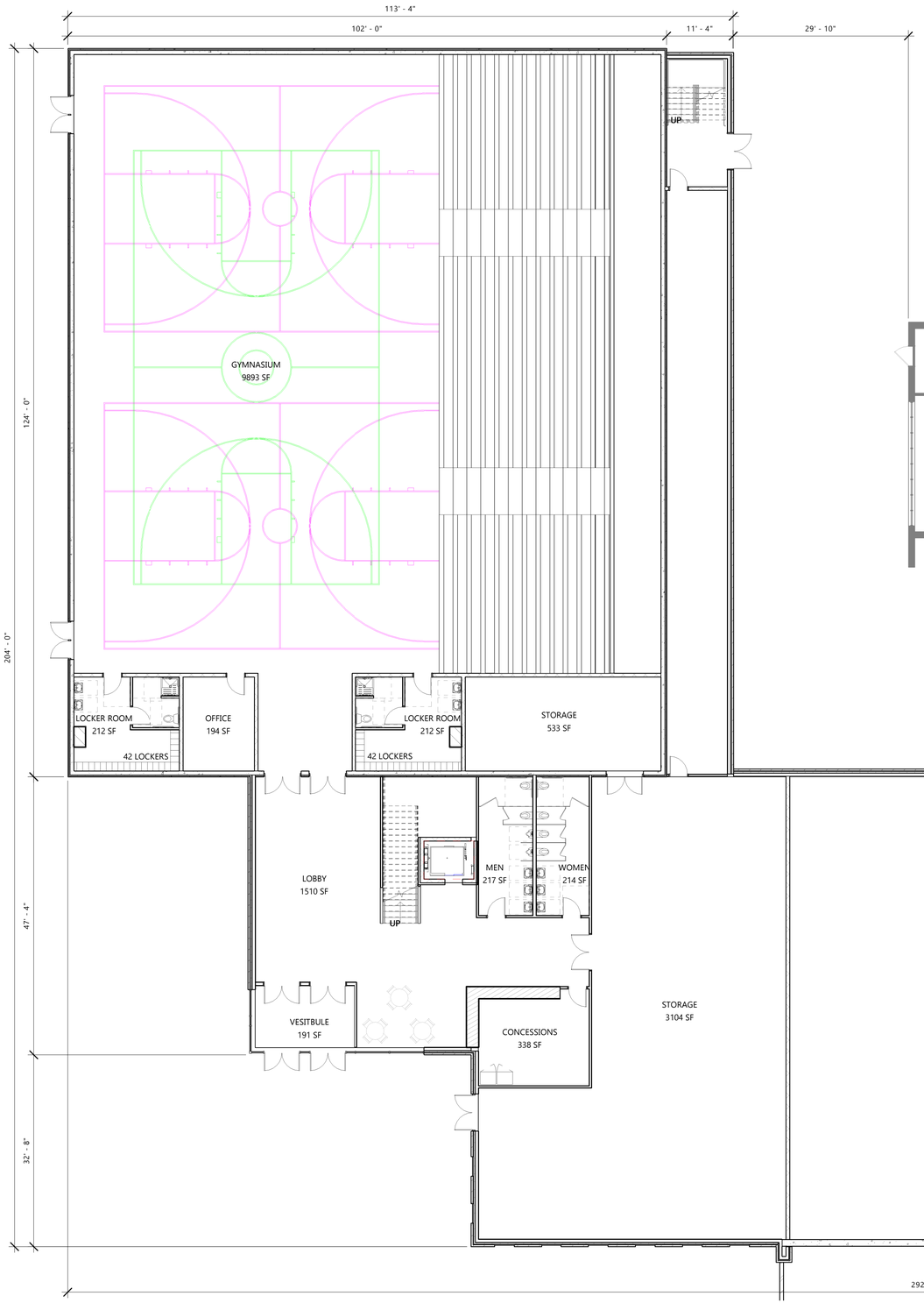
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Scale: 1" = 80' (11"X17")

DATE: 10/11/2022

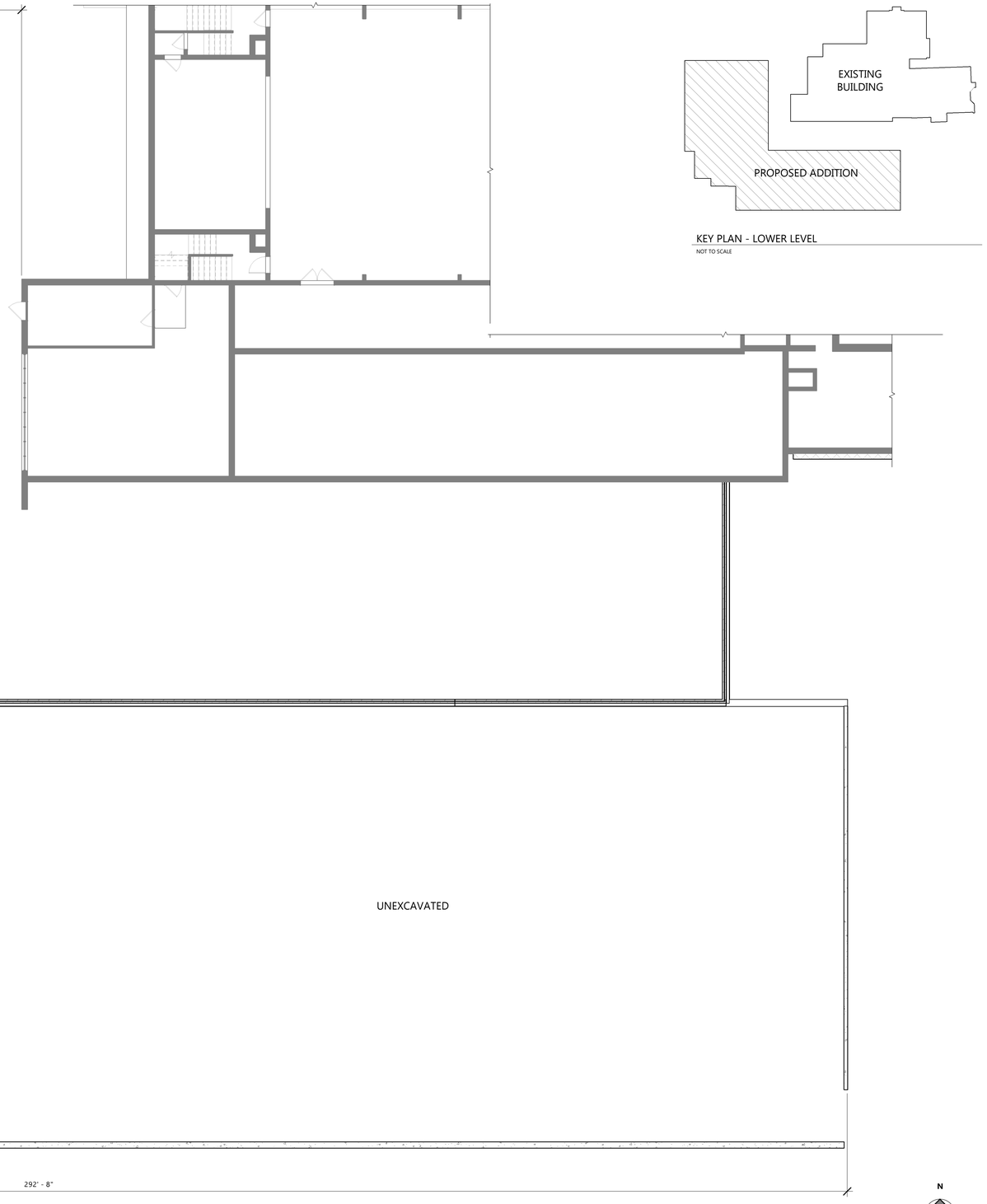
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)



1 A101 LOWER LEVEL FLOOR PLAN

3/32" = 1'-0"



KEY PLAN - LOWER LEVEL

NOT TO SCALE



GROTH Design Group

N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012

PH. (262) 377-8001
FX. (262) 377-8003

PROJECT

TRINITY LUTHERAN CHURCH AND SCHOOL - FREISTADT

EXPANSION PROJECT

10729 W FREISTADT RD MEQUON, WI 53097

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date

09-19-2022

Project No.

19.104.02

SHEET TITLE

LOWER LEVEL FLOOR PLAN

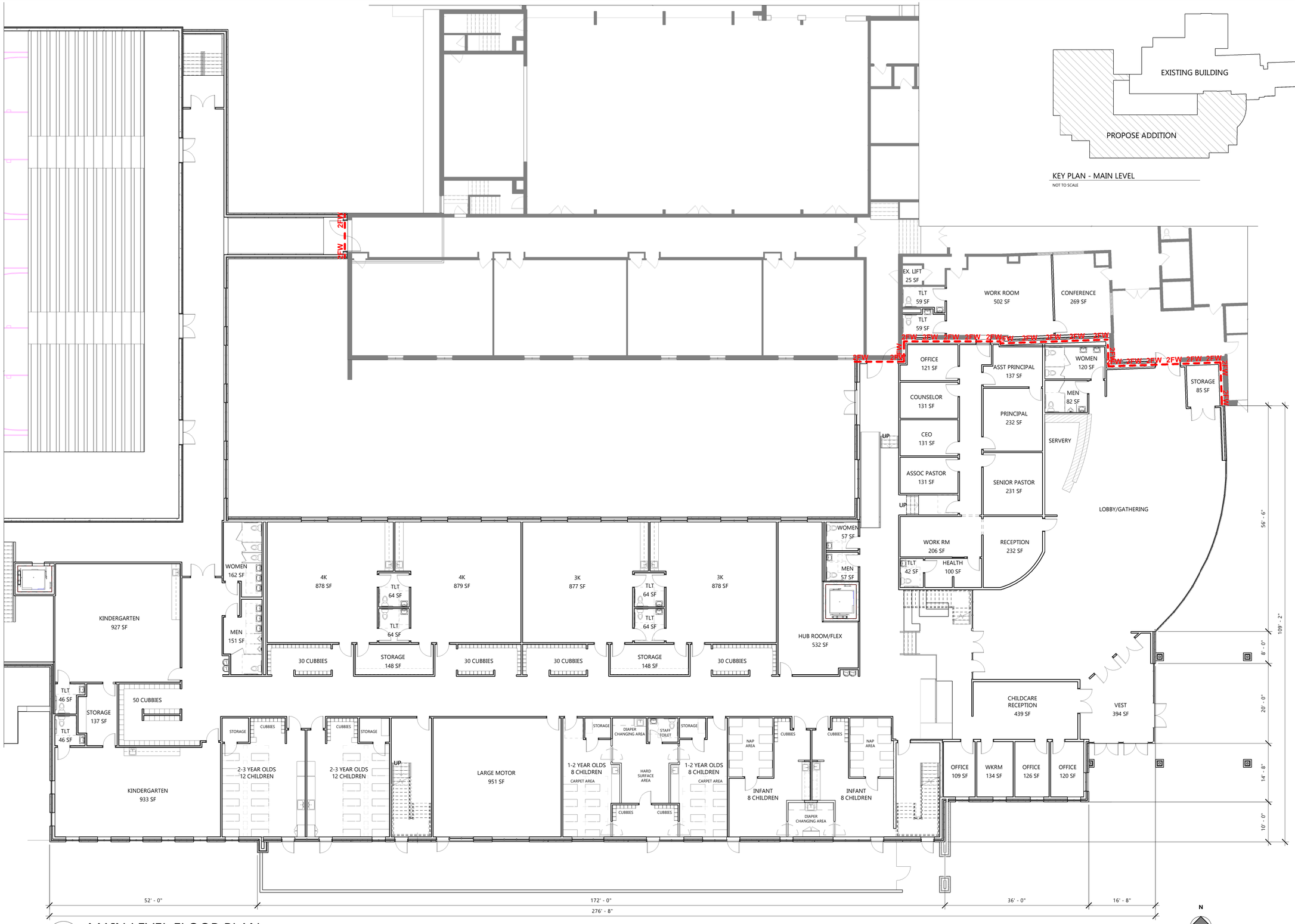
SCHEMATIC DRAWINGS

A101

© Groth Design Group, Inc.

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

9/19/2022 8:08:18 AM



KEY PLAN - MAIN LEVEL

NOT TO SCALE

1 A102 MAIN LEVEL FLOOR PLAN

3/32" = 1'-0"

9/19/2022 8:07:28 AM

GROTH Design Group

N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012

PH. (262) 377-8001
FX. (262) 377-8003

PROJECT

TRINITY LUTHERAN CHURCH AND SCHOOL - FREISTADT

EXPANSION PROJECT

10729 W FREISTADT RD MEQUON, WI 53097

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
09-19-2022

Project No.
19.104.02

SHEET TITLE

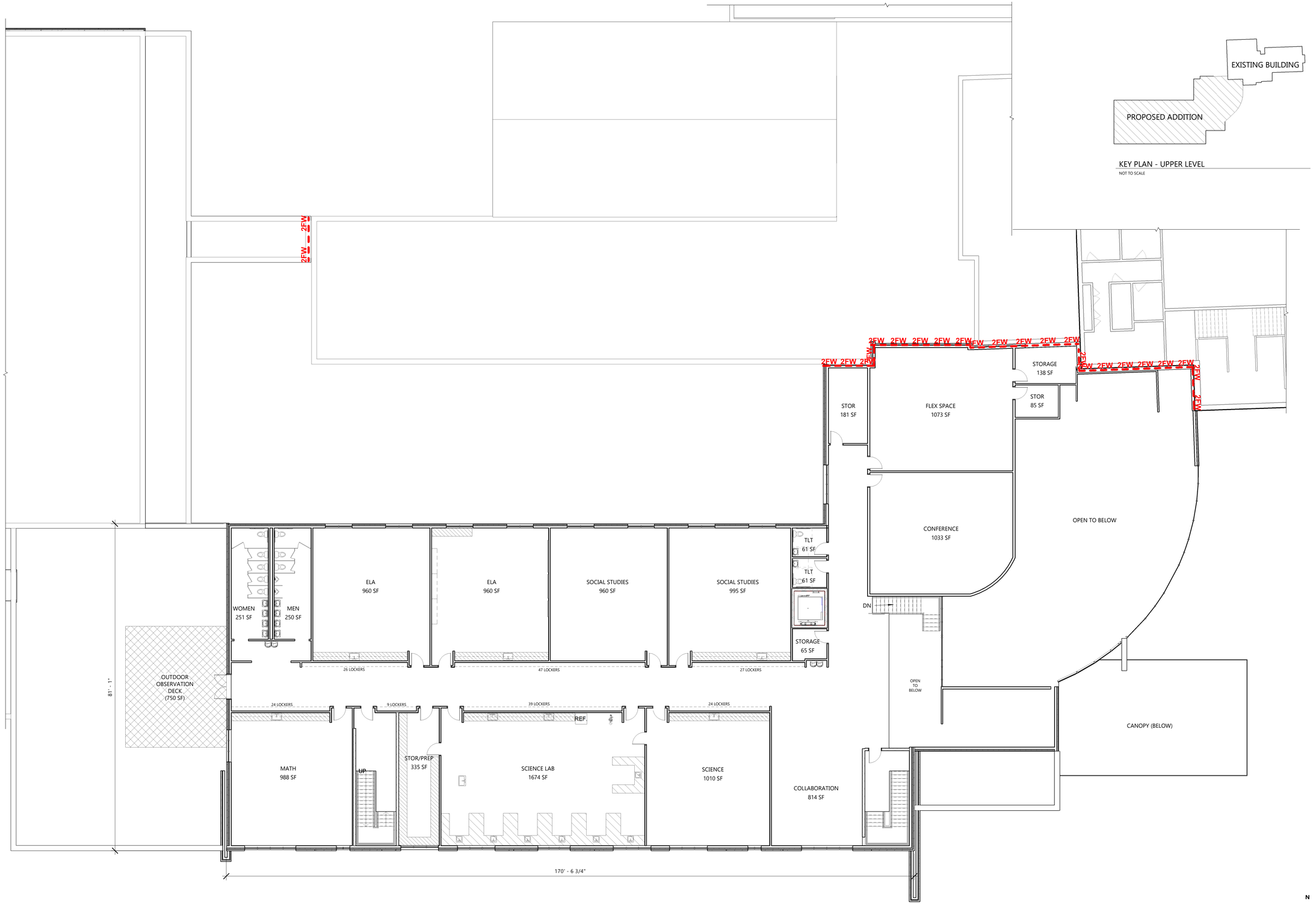
MAIN LEVEL FLOOR PLAN

SCHEMATIC DRAWINGS

A102

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

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1 A103 UPPER LEVEL FLOOR PLAN

3/32" = 1'-0"

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FX. (262) 377-8003

PROJECT

TRINITY LUTHERAN CHURCH AND SCHOOL - FREISTADT

EXPANSION PROJECT

10729 W FREISTADT RD
MEQUON, WI 53097

ISSUE

NO.	REV. DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
09-19-2022

Project No.
19.104.02

SHEET TITLE

UPPER LEVEL FLOOR PLAN

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A103

SCHEMATIC DRAWINGS

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1 A201 PARTIAL SOUTH ELEVATION

1" = 10'-0"



2 A201 PARTIAL SOUTH ELEVATION

1" = 10'-0"



3 A201 WEST ELEVATION

1" = 10'-0"

KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	PREFINISHED METAL COPING/GRAVEL STOP
2	PRECAST STONE BANDING, TO MATCH EXISTING
3	STONE VENEER TO MATCH EXISTING
4	BRICK VENEER TO MATCH EXISTING
5	INSULATED PRECAST PANELS
6	METAL PANEL
7	ALUMINUM STOREFRONT SYSTEM, COLOR TO MATCH EXISTING
8	ALUMINUM CURTAINWALL SYSTEM, COLOR TO MATCH STOREFRONT
9	ALUMINUM DOOR, COLOR TO MATCH EXISTING
10	INSULATED HOLLOW METAL DOOR, PAINTED TO MATCH EXISTING
11	PROPOSED SIGNAGE LOCATION
12	STONE RETAINING WALL WITH DECORATIVE RAILING
13	METAL PANEL
14	PREFINISHED METAL FASCIA DROP-OFF CANOPY



EXISTING STONE VENEER



EXISTING BRICK VENEER AND STONE BANDING

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BUILDING ELEVATIONS

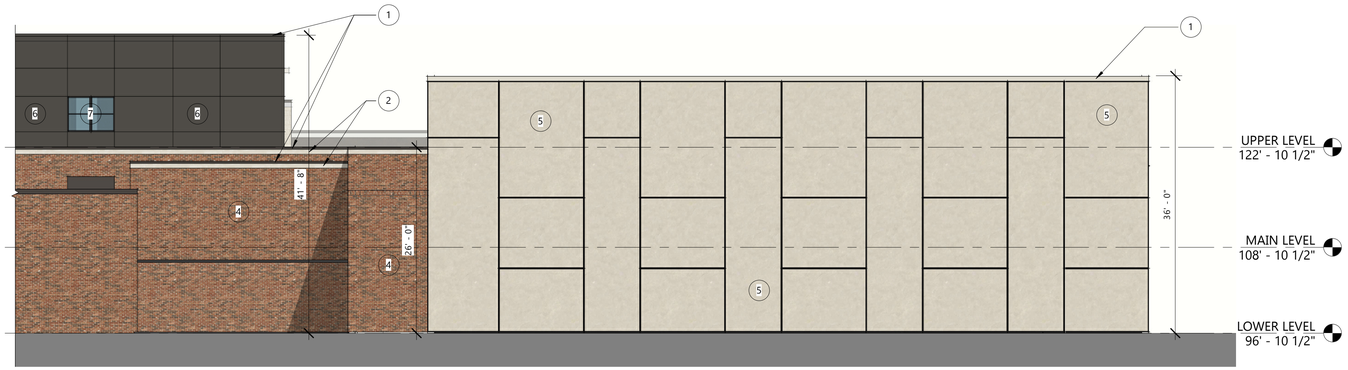
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1 A202 NORTH ELEVATION

1" = 10'-0"


1
2
1
4
4
4
6a
6a
6a



PERSPECTIVE - SOUTHEAST ENTRANCE

PERSPECTIVE - SOUTHWEST ENTRANCE



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PROJECT

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PERSPECTIVES

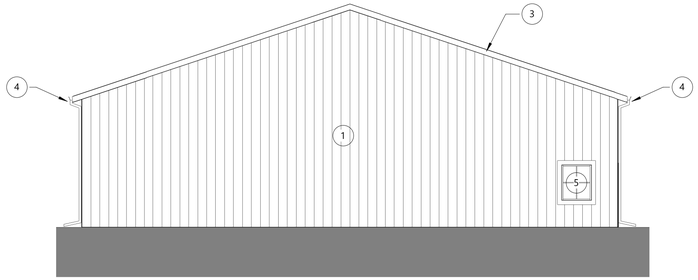
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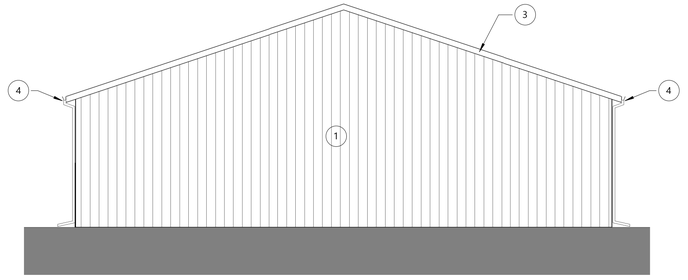
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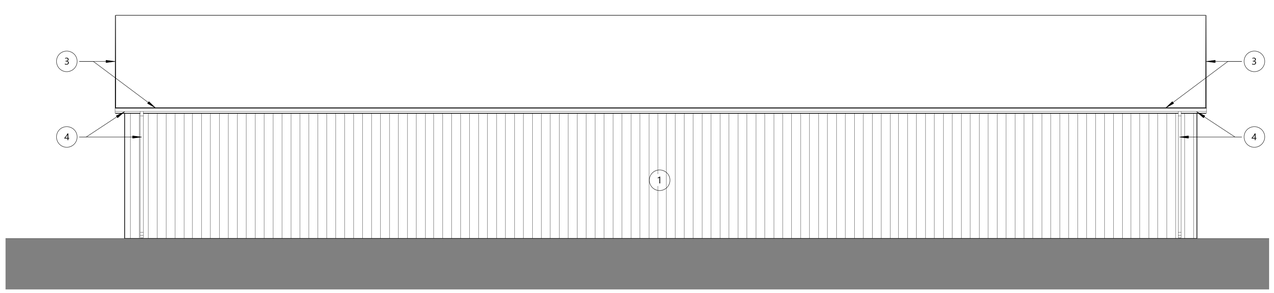


4 A104 MAINTENANCE BUILDING - NORTH
1/8" = 1'-0"

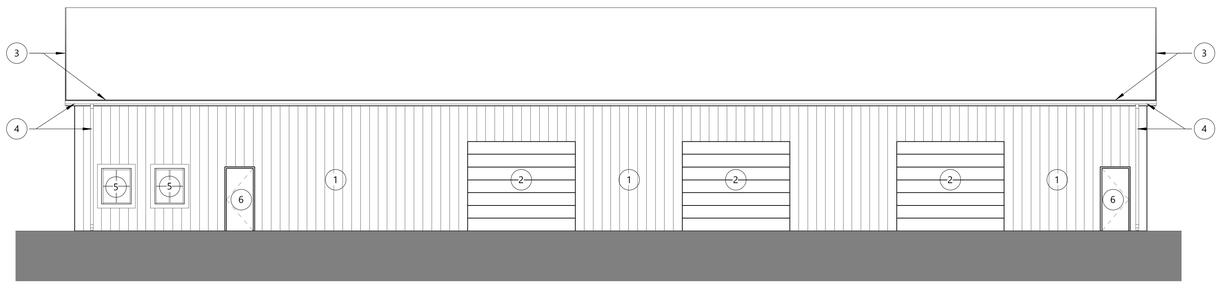


5 A104 MAINTENANCE BUILDING - SOUTH
1/8" = 1'-0"

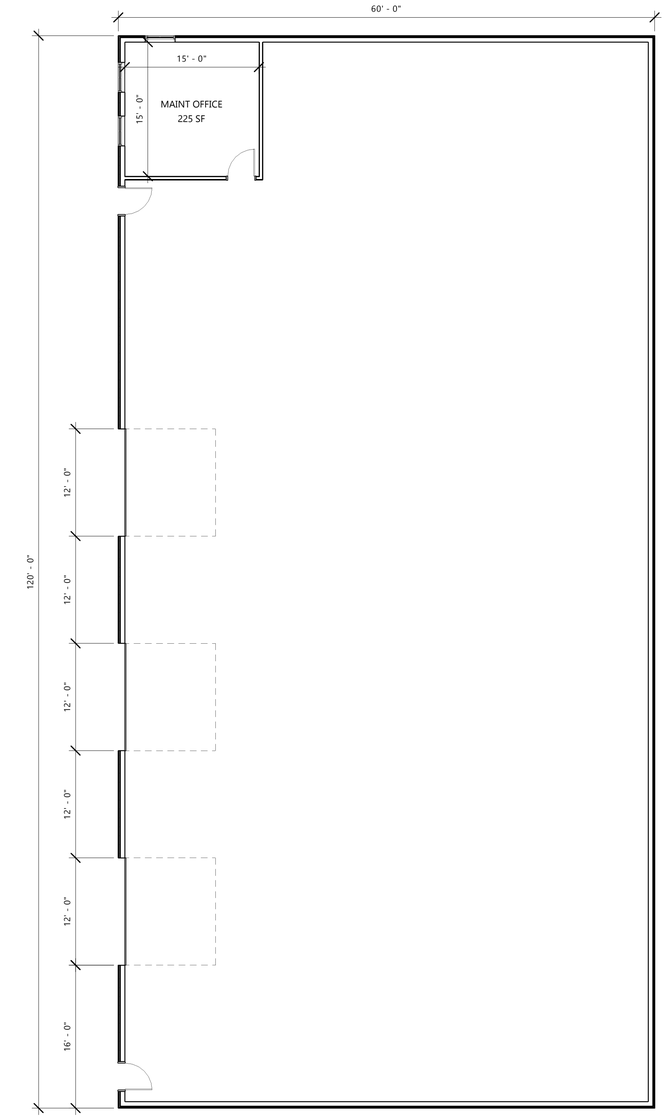
KEYED MAINTENANCE BUILDING PLAN NOTES	
TAG #	DESCRIPTION
1	VERTICAL SIDING BY PRE-ENGINEERED BUILDING VENDOR
2	OVERHEAD GARAGE DOOR
3	PREFINISHED METAL FASCIA AND SOFFIT PANEL
4	PREFINISHED METAL GUTTER AND DOWNSPOUT
5	VINYL CASEMENT WINDOW
6	PAINTED HOLLOW METAL DOOR AND FRAME



3 A104 MAINTENANCE BUILDING - EAST
1/8" = 1'-0"



2 A104 MAINTENANCE BUILDING - WEST
1/8" = 1'-0"



1 A104 MAINTENANCE BUILDING
1/8" = 1'-0"

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PROJECT

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Project No.
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SHEET TITLE

MAINTENANCE BUILDING

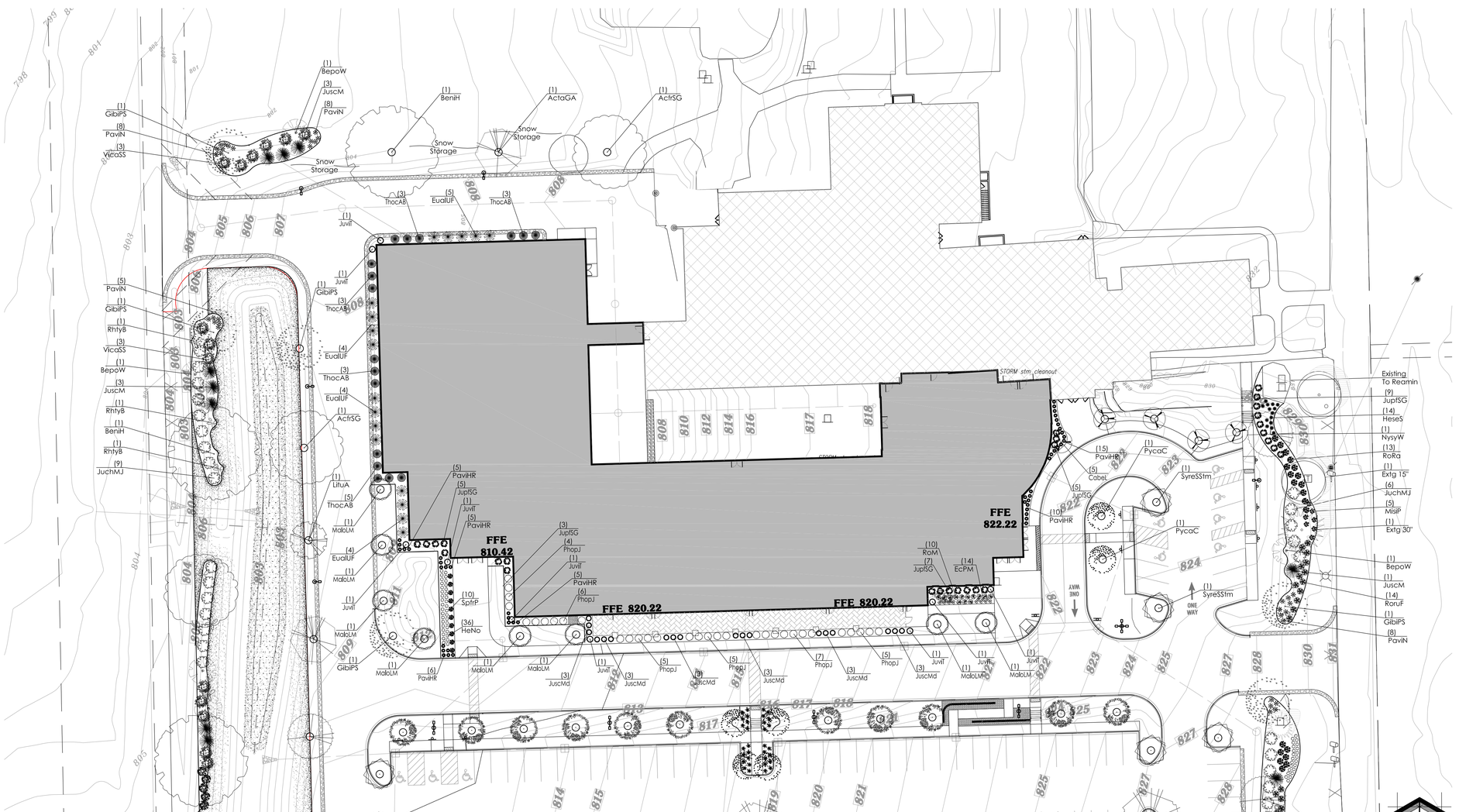
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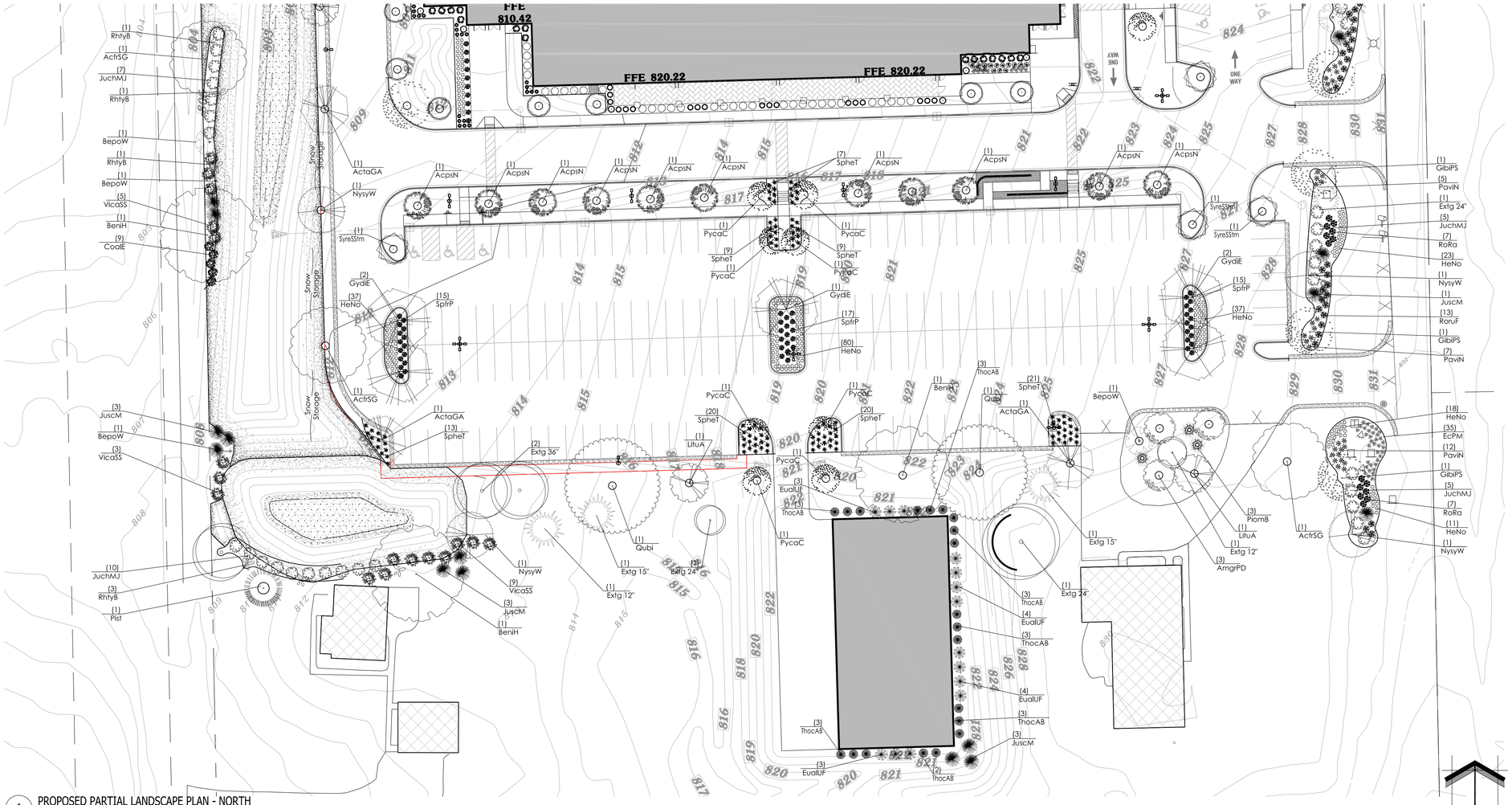
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[8] PaviN
[1] GibiPS
[6] PaviN
[3] VicaSS
[1] BeniH
[1] ActaGA
[1] AcfrSG
Snow Storage
Snow Storage
Snow Storage
(3) ThocAB
(5) EualUF
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(1) JuvIT
(1) JuvIT
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FFE 822.22
STORM stm_cleanout
(15) PaviHR
(5) CabeL
(5) JupISG
(10) PaviHR
(1) PycaC
(1) SyreSStm
(1) PycaC
(1) SyreSStm
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ONE WAY
Existing To Reamin
(9) JupISG
(14) HeseS
(1) NysyW
(13) RoRa
(1) Extg 15"
(6) JuchMJ
(5) MisiP
(1) Extg 30"
(1) BepoW
(1) JuscM
(14) RoruF
(1) GibiPS
(8) PaviN
STORM
STORM
STORM



1 PROPOSED PARTIAL LANDSCAPE PLAN - NORTH

SCALE: 1" = 30'-0"

Proposed Plant Material Table - South LSP1.3

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	AcpsN		Acer pseudosieboldianum 'Northwind'	Northwind Korean Maple	2 1/2"-Cal - B&B	1
2	ActaGA		Acer tataricum 'GarAnn'	Hot Wings Tatarian Maple	2 1/2"-Cal - B&B	1
2	AcfrSG		Acer x freemanii 'Sienna'	Sienna Glen Maple	3"-Cal - B&B	1
3	AmgrPD		Amelanchier × grandiflora 'Princess Diana'	Princess Diana Serviceberry	2 1/2"-Cal - B&B	1
3	BeniH		Betula Nigra "Heritage"	Heritage River Birch	3"-Cal - B&B	1
3	BepoW		Betula populifolia 'Whitespire'	Whitespire Japenese White Birch	10' - 12' - Clump B&B	2
3	GlbiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3"-Cal - B&B	1, 8
5	GydiE		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	3"-Cal - B&B	1, 8
2	LituA		Liriodendron Tulipifera 'Aureomarginatum'	Majestic Beauty Tulip Tree	3"-Cal - B&B	1
4	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2"-Cal - B&B	1
8	PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2 1/2"-Cal - B&B	1
2	Qubi		Quercus bicolor	Swamp White Oak	3"-Cal - B&B	1
3	SyreSStm		Syringa Reticulata Summer Storm	Summer Storm Japanese Tree Lilac	2 1/2"-Cal - B&B	1
-	Extg		Existing to Remain	Existing to Remain	Existing	3

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
14	JuscM		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	7' - B&B	5
3	PiomB		Picea omorika 'Bruns'	Bruns Serbian Spruce	7' - B&B	5
1	Pist		Pinus strobus	Eastern white pine	7' - B&B	5
20	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	7' - B&B	5
-	Extg		Existing to Remain	Existing to Remain	Existing	3

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding ships and fill hole with topsoil and sow turf grass seed as required.
5. Evenly shaped upright tree/shrub with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.
8. Male only

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	CoalE		Cornus alba 'Elegantissima'	Variegated red twig dogwood	24"- Cont	6
14	EualUF		Euonymus alatus 'Unforgettable Fire'	Unforgettable Fire Burning Bush	30" - 36" - B&B	6
6	RhtyB		Rhus typina 'Bailtiger'	Tiger Eyes Staghorn Sumac	2' - 3' - B&B	6
16	RoruF		Rosa rugosa 'Foxi'	Foxi Pavement Rose	24"- Cont	6
14	RoRa		Rosa x 'Radtko'	Double Knock Out Rose	24"- Cont	6
47	SpfrP		Spiraea fritschiana 'J.N. Select A'	Pink-a-licious Spirea	18" - Cont	6
17	VicaSS		Viburnum Carlesii 'J.N.Select S'	Sugar n' Spice Koreanspice Viburnum	24"- Cont	6

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
27	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	18" - 24" - B&B	6

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
24	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	7
105	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	7

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
35	EcPM		Echinacea 'Pixie Meadowbrite'	Pixie Meadowbrite Coneflower	1-Gal - Cont	7
206	HeNo		Hemerocallis x 'Nosferatu'	Trophytaker Nosferatu Daylily	4 1/2" pot	7

Stormwater Management Area

Upper Third of the Bowl - Economy Prairie Seed Mix Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
22,300 sq. ft.		Agrecol	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 10 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions.

lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
5,700 sq. ft.		Agrecol	Rainwater Renewal Seed Mix - mixture contains 15 native permanent grass/ sedge species and 19 native forb species. Refer to cut sheets for mix specifics and installation instructions.

InSite Landscape Design
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

TRINITY LUTHERAN CHURCH, SCHOOL & CHILDCARE OF FREISTADT
10729 W. Freistadt Road
Mequon, WI 53097

Issuance and Revisions:

Date	Number	Description
09/02/22		Client Review Submittal
09/19/22		Plan Commission Submittal

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Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN - SOUTH AND PLANT MATERIAL TABLE

Date of Drawing: 09/19/22
Scale: 1" = 30'-0"
Drawn By: MCD
Job Number: L22-049
Sheet Number:

LSP1.3

October 03, 2022

Ms. Kim Tollefson, Dir. of Community Development
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape plan submittal for the Trinity Lutheran addition proposal located at Freistadt Rd. The Trinity Lutheran proposal is addition to the existing Institutional use <Church/School/Childcare Facility>. This landscape review is the first review for the proposed site revisions provided in the plans, dated 09/19/22. The Landscape plan is submitted by InSite and the plans are demarcated as PRELIMINARY.

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of design for the Port Washington Road corridor and how the plant palette addresses the Planning Commission's request for:

1. Landscape & Buffering of the adjacent sites;
2. Site design/Site

The proposed site use is institutional-school. The Institutional use will be moderately traffic intensive. The site continues to maintains multiple points of Ingress/Egress access, including: Freistadt Rd., N. Granville Rd. & Church Place. The Ingress/Egress layout seems adequate to support the traffic loading of this proposal.

This Review will apply the existing and the proposed City of Mequon Landscape Codes. This review will give consideration the use adjacencies, to the PWR corridor and the adjacent zoning.

➢ *General Overview:*

- ❖ This review pertains to Landscape Plan Set - sheets LSP1.1-LSP.7, Dated 9/10/2022, including:
  - o LSP1.1 PROPOSED LANDSCAPE PLAN, GENERAL NOTES AND MATERIAL TABLE
  - o LSP1.2 PROPOSED PARTIAL LANDSCAPE PLAN - NORTH AND PLANT MATERIAL TABLE
  - o LSP1.3 PROPOSED PARTIAL LANDSCAPE PLAN - SOUTH AND PLANT MATERIAL TABLE

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

- LSP1.4 EXISTING TREEE PLAN- SOUTH REMOVAL/TO REMAIN AND PLANT MATERIAL TABLE
- LSP1.5 N/A
- LSP 1.6 PROPOSED LANDSCAPE PLAN, PLANTING DETAILS
- LSP 1.7 PROPOSED PARTIAL LANDSCAPE PLAN - SOUTH, AND PLANTING MATERIALS TABLE

❖ The plan is stamped PRELIMINARY; the submittal is not sealed by a Wisconsin RLA, ***as required by Mequon code***.

❖ Sheets LSP1.2-1.3 is issued at a 1"=30' scale; Sheets LSP1.1 &1.4 is issued at a 1"=40' scale the plan sheets are clean and the information is easily discernible.

- Sustainability: This application has given consideration to the development of sustainable site practices. The plan includes a Bio-swale to slow the Q rate of contribution.
- The plan provides two separate plant schedules < LSP1.2 & LSP 1.3>. Each plant schedule is complete, with: common name, scientific name, root condition, size of plant specified and the total quantities, as required. Please see both of the Plant Schedule reviews provided; the reviews below provide commentary of:
  - Proposed plant palette
  - Plant sizing requirements
  - Plant Diversity/Sustainability/Zone Hardiness
  - US Invasive Specie listings

- ***Proposed Landscape Material Reviews:***

Because this application did not include an aggregated "Master Plant Schedule", the review will provide a separate review for each of the two plant schedules, NORTH & SOUTH respectively: LSP1.2 -NORTH & LSP 1.3- SOUTH .

- **Outline of the proposed plant types and quantities found on the plan sheet LSP 1.2 - NORTH:**
  - Eleven Deciduous Tree Species, (Total proposed deciduous trees – 32)
  - Three Evergreen Tree Species, (Total proposed conifer trees – 33)
  - Seven Deciduous Shrub Species, (Total proposed decid. shrubs – 105
  - Three Evergreen Shrub Species, (Total proposed conifer shrubs – 57)

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- Zero Perennial Species, (Total proposed ground covers/perennials –0
- Four Decorative Grass species, (Total proposed grasses – 94)

o **Outline of the proposed plant types and quantities found on the plan sheet LSP 1.3 - SOUTH:**

- Two Deciduous Tree Species, (Total proposed deciduous trees – 17)
- One Evergreen Tree Species, (Total proposed conifer trees – 9)
- Five Deciduous Shrub Species, (Total proposed decid. shrubs – 98)
- Three Evergreen Shrub Species, (Total proposed conifer shrubs – 76)
- Three Perennial Species, (Total proposed ground covers/perennials –70)
- Two Decorative Grass species, (Total proposed grasses – 71)

o **Outline of the proposed plant types and quantities found on the plan sheet LSP 1.4.1:**

- Thirteen Deciduous Tree Species, (Total proposed deciduous trees – 45)
- Four Evergreen Tree Species, (Total proposed conifer trees – 24)
- Seven Deciduous Shrub Species, (Total proposed decid. shrubs – 123)
- One Conifer shrub Species, (Total proposed ground covers/perennials –27)
- Two Perennial Species, (Total proposed ground covers/perennials –231)
- Two Decorative Grass species, (Total proposed grasses – 123)

♦ The species proposed in all schedules have the ability to perform in the local soils and are sustainable within the USDA Zone 5a.

♦ TURF: The Plan provides the following specifics: 1. the SQY of the proposed sod/turf; 2. The proposed wet basin seeding.

➢ *Plant Schedules Comments:*

- Both plant schedules require an audit and correction.
- The listed plant schedule quantities do not accurately reflect the audit count performed, please review the following symbol items:

NORTH:

o Please provide a count auditthe following symbols:

- MisiP
- PaviN
- Ecpm – not listed in schedule
- Heno – Not listed in schedule
- JuscMd – Not listed in schedule
- JuscM

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

SOUTH:

- Please provide a count audit the following symbols:
  - JuscM
  - CoalE
  - RoruF
  - SpheT

- Revise the proposed Deciduous Tree schedule sizes: The plant schedule specifies 2.5" caliper and 10-12' height plantings. The City of Mequon has required a minimum of 3.5" caliper trees @ 16" above the rootball.
- As a note, the height expectations shall be Per ANSI z 60.1, the plantings shall meet both the stated caliper (@ 16" above the root ball) and the ANSI z 60.1 height equivalency. A proposed height of 10-12' is equivalent to a 2.0"-2.5" shade tree.

- Add the following note to the plan, Plant Requirement: "Trees selected may meet caliper requirements, but failing to meet height requirements or root ball size requirements per ANSI z 60.1, will be rejected by the city of Mequon."

➢ *Review of Planting Zones/ Comments:*

The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Interior Zone; 3. Parking Lot Periphery Buffer; 4. Property Line Buffer Yard; 5. On-Lot Zone; 6. Open Space Zone; 7. Detention Basin; 8. Loading Dock Buffer

Street Frontage Zone:

- Port Washington Road & Highland Rd ROWs: The Proposed Code requires 1 approved street tree per each side of the ROW that touches the proposed development at a rate of, 1<approved street tree> per each 30 feet of CL length:
  - Mequon Rd. ROW- is not addressed in this application.
  - Port Washington Rd.- Is not addressed in this application.

  Plan fails to address either PWR or Highland ROW. Coordinate Street Tree plantings type & density with City Staff. (Decision for action, per City Staff & P&Z)
- Additionally, Mequon has required developments along major traffic arteries <PWR> to provide additional treatments that will fill all three planting horizons. The City has requested additional perennial, ornamental grasses, conifer and deciduous shrub treatments to provide seasonal color, texture and year-round interest. This location should not be an exception.

  (Plan meets the new code intent to drive visual diversity along the PWR corridor. The proposed scheme provides a nice scheme to address the City of Mequon "Gateway Corridor" emphasis. - Final recommendation per the decision of Planning Board/City Staff)

- **Parking Lot Interior Zone**. A) The layout/configuration of canopy Trees within the Interior P-Lot Islands:
  - The design incorporates "Interior Islands". The proposal provides Terminal islands at each row of parking, but the integration of interior islands is minimal. This approach

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

will do little to to help break Heat-Island impacts to the P-Lot's of the site. Since the P-lots are +40% of the total site area, this design oversight has consequences. B) The overall landscaping **will** provide 30% shade over the parking lot.

- Reviewer recommends all Decid Trees to be +3.5" caliper (P-lot densities meets the code requirements; the proposed tree sizes do not.)

- **Parking Lot/Periphery Buffer**: The proposed Landscape Code requires 1 tree per 25 linear feet of hard surface adjacent to a ROW (not counting street trees). The combination of the proposed plantings and the existing peripheral vegetation, the proposed layout meets the buffer requirement. The landscape design approach does a nice job of incorporating a diverse array of trees, in this buffer. This will be a visually attractive screening application.. (The plan meets the new P-Lot buffer/ periphery code requirements.)

- **Property Line Buffer:** Per the proposed landscape code requirements, the design adequately addresses adjacencies and buffering. (Proposal meets the PL side yard buffer)

- **On-Lot Zone:** Required- 1 Tree & 2 shrubs per every 1000 SF of required open space. (Requirements met)

- **Foundation Plantings:** The plan provides a strong foundation planting scheme. The density of the design circumscribing the building will help "Anchor" the structure to the land and soften the transition between the Horizontal & the Vertical" at the primary entrance and the entirety of the structure. (Proposal meets the intention of Foundation Planting requirements.)
- **Wet Basin Plantings:** The plan addresses what finishes are specified for interior of the proposed wet/dry detention basins. (Proposal meets the Detention/Wet Basin Req.)

❖ *Additional Landscape Observations:*

- This is a thoughtful landscape plan. The proposed plant palette will provide diversity and seasonal interest.

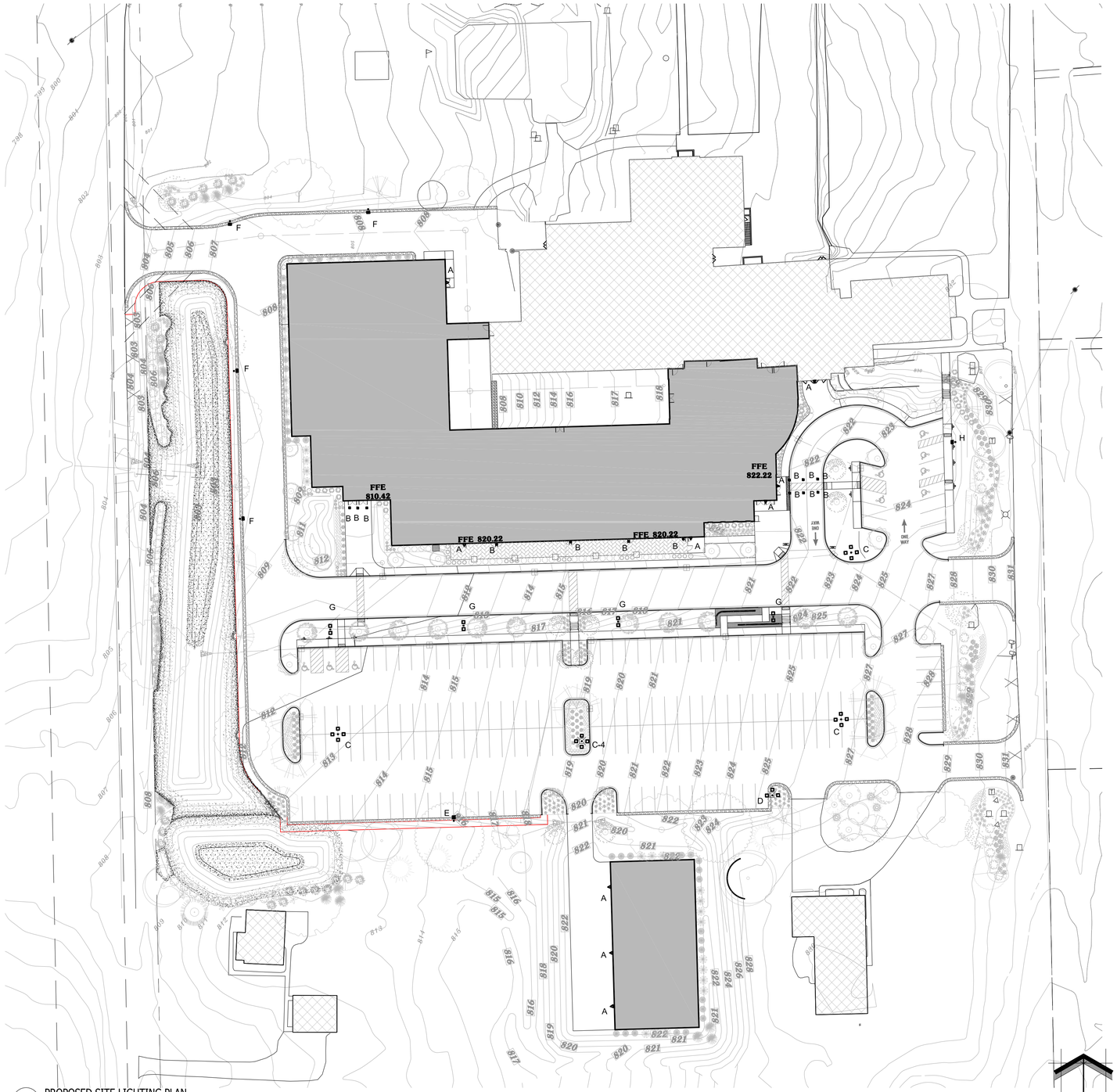
The plan is very close to meeting all of the City of Mequon's existing and the proposed landscape & buffering codes. There are several actions/decisions to be forwarded by P&Z and, or City Staff.

I hope planning staff and the commission finds the recommendations and information presented informative and useful.

Sincerely,

M. Terry Higgins, RLA.

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)



1 PROPOSED SITE LIGHTING PLAN

SCALE: 1" = 40'-0"

North

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
△	A	9	XSPWAx3FC-U	Cree XSPW Series Wallpack Luminaire, Type III Medium, 4000K, C Input Power Desiignator	4 type MDA LEDs	XSPWAx3FC-U_RESTL-2014--0018.IES	Absolute	1.00	42.7
▨	B	13	BXCCAxA08-Ux7 CPY250-A-xx-F-A-UL-xx-40K	Cree CPY250 Canopy / Soffit Luminaire w- Flat Lens, 122W, 4000K	72 type XTE AWT LEDs on white square PCB, 4000K color temperature.	CPY250-A-xx-F-A-UL-xx-40K_RESTL-2013-0002.ies	Absolute	1.00	81.4
▪▪	C	4	OSQ-A-xx-4ME-K-40K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-B-30K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium Distribution, K Input Power Desiignator, 4000K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium Distribution, B Input Power Desiignator, 3000K	CONFIGURED FROM Eight Cree MDA LEDs	OSQ-A-XX-4ME-K-40K-ULXXXXX_CONFIGURED.ies	Absolute	1.00	520
▪▪	D	1	OSQ-A-xx-4ME-K-40K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-B-30K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium Distribution, K Input Power Designator, 4000K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium Distribution, B Input Power Designator, 3000K	CONFIGURED FROM Eight Cree MDA LEDs	OSQ-A-XX-4ME-K-40K-ULXXXXX_CONFIGURED.ies	Absolute	1.00	390
▦	E	1	OSQ-A-xx-4ME-K-40K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-B-30K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium Distribution, K Input Power Designator, 4000K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium Distribution, B Input Power Designator, 3000K	CONFIGURED FROM Eight Cree MDA LEDs	OSQ-A-XX-4ME-K-40K-ULXXXXX_CONFIGURED.ies	Absolute	1.00	130
▦	F	4	OSQ-A-xx-2ME-K-40K-ULxxxxx w/OSQ-BLSMF CONFIGURED FROM OSQ-A-xx-2ME-U-57K-ULxxxxx w/OSQ-BLSLF	Cree OSQ Series Area Luminaire, Type II Medium w/ Backlight Shield, K Input Power Desiignator, 4000K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type II Medium w/ Backlight Shield, U Input Power Desiignator, 5700K	CONFIGURED FROM MDA	OSQ-A-XX-2ME-K-40K-ULXXXXX W_OSQ-BLSMF_CONFIGURED.ies	Absolute	1.00	130
▪▪	G	4	OSQ-A-xx-4ME-K-40K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-B-30K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium Distribution, K Input Power Designator, 4000K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium Distribution, B Input Power Designator, 3000K	CONFIGURED FROM Eight Cree MDA LEDs	OSQ-A-XX-4ME-K-40K-ULXXXXX_CONFIGURED.ies	Absolute	1.00	260
▦	H	1	OSQ-A-xx-2ME-T-40K-ULxxxxx w/OSQ-BLSLF CONFIGURED FROM OSQ-A-xx-2ME-U-57K-ULxxxxx w/OSQ-BLSLF	Cree OSQ Series Area Luminaire, Type II Medium w/ Backlight Shield, T Input Power Designator, 4000K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type II Medium w/ Backlight Shield, U Input Power Desiignator, 5700K	CONFIGURED FROM MDA	OSQ-A-XX-2ME-T-40K-ULXXXXX W_OSQ-BLSLF_CONFIGUREDies.ies	Absolute	1.00	166

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	_ +	1.2 fc	17.0 fc	0.0 fc	N / A	N / A

LUMINAIRE NOTES

1. FIXTURE "C" (3) IS A NEW POLE LOCATION w/ NEW POLE MOUNTED FIXTURES (QUAD HEAD AND TENONS). FIXTRURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED (OR TO MATCH THE EXISTINGPOLE BASES THAT ARE TO REMAIN) POURED CONCRETE FOUNDATION AND NEW 20' -0" SQUARE POLE.
2. FIXTURE "C-4" (1) IS AN EXISTING POLE LOCATION. A NEW POLE MOUNTED FIXTURE (QUAD HEAD AND TENONS). FIXTRURES ARE TO BE INSTALLED ON AN EXISTING REINFORCED POURED CONCRETE FOUNDATION AND NEW 20' -0" SQUARE POLE.
3. FIXTURE "D" (1) IS AN EXISTING POLE LOCATION. A NEW POLE MOUNTED FIXTURE (TRIPLE HEAD AND TENONS). FIXTRURES ARE TO BE INSTALLED ON AN EXISTING REINFORCED POURED CONCRETE FOUNDATION AND NEW 20' -0" SQUARE POLE.
4. FIXTURE "E" (1) IS A NEW POLE LOCATION w/ NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENON). THE FIXTRURE IS TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED (OR TO MATCH THE EXISTINGPOLE BASES THAT ARE TO REMAIN) POURED CONCRETE FOUNDATION AND NEW 20' -0" SQUARE POLE.
5. FIXTURE "F" (4) IS A NEW POLE LOCATION w/ NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENON). THE FIXTRURE IS TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED (OR TO MATCH THE EXISTINGPOLE BASES THAT ARE TO REMAIN) POURED CONCRETE FOUNDATION AND NEW 20' -0" SQUARE POLE.
6. FIXTURE "G" (4) IS A NEW POLE LOCATION w/ NEW POLE MOUNTED FIXTURES (TWIN HEAD AND TENONS). FIXTRURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED (OR TO MATCH THE EXISTINGPOLE BASES THAT ARE TO REMAIN) POURED CONCRETE FOUNDATION AND NEW 20' -0" SQUARE POLE.
7. FIXTURE "H" (1) IS A NEW POLE LOCATION w/ NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENON). THE FIXTRURE IS TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED (OR TO MATCH THE EXISTINGPOLE BASES THAT ARE TO REMAIN) POURED CONCRETE FOUNDATION AND NEW 20' -0" SQUARE POLE.
8. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.
9. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
10. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
11. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
12. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
13. PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A SILVER FINISH w/ OPTIONAL PHOTOCELL CONTROL.
14. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTUAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS. FOR PURPOSES OF CALCULATING THE SITE LIGHTING AND PHOTOMETRIC OUTPUT ALL BUILDING MOUNTED FLOOD LIGHTS WERE PLACED AT 22'-0" ABOVE FINISHED FLOOR ELEVATION

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRS MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE TOLERANCE IN LAMPS/LEDS AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

PHOTOMETRIC PLAN GENERAL NOTES

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
4. *ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.*

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMUNICATION AND ACCESS PANELS FOR ALL UTILITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

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Mequon, WI 53097

Issuance and Revisions:

Date	Number	Description
09/02/22		Client Review Submittal
09/19/22		Plan Commission Submittal

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Sheet Title:

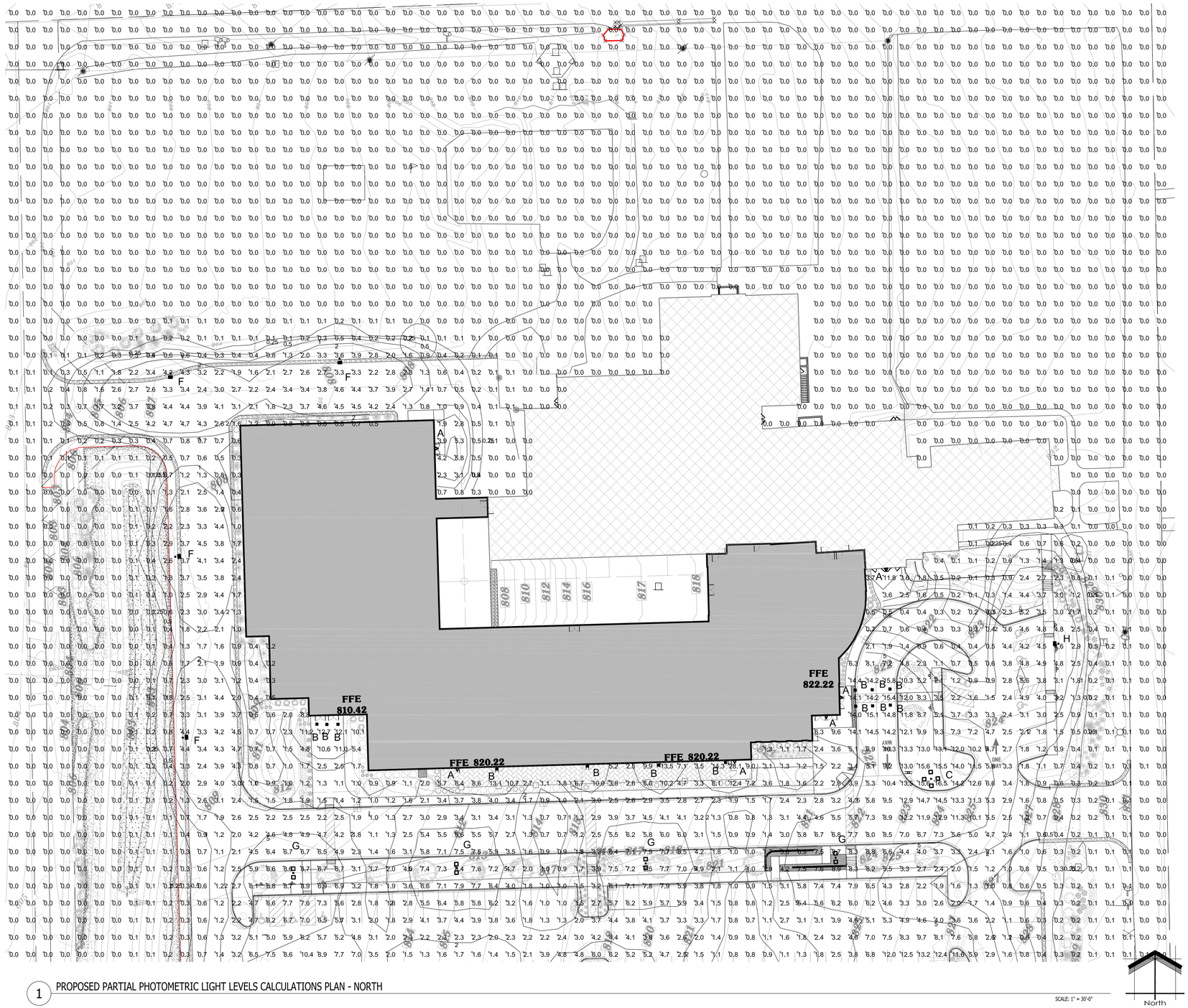
PROPOSED SITE LIGHTING PLAN
GENERAL NOTES,
AND LIGHT FIXTURE TABLE

Date of Drawing: 09/19/22
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L22-049
Sheet Number:

PHO1.1

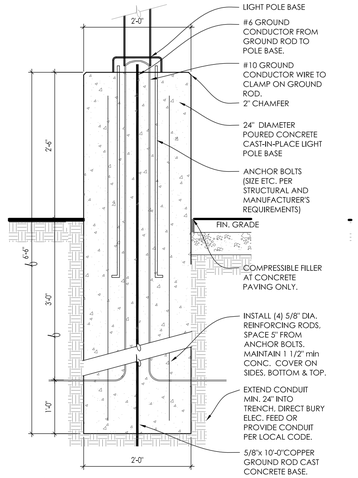
NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)



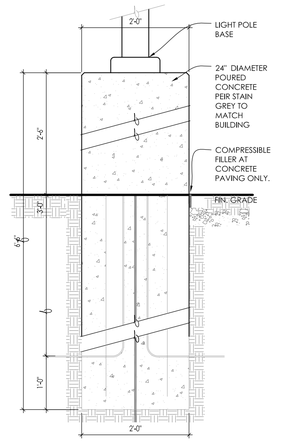
1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN - NORTH

SCALE: 1" = 30'-0"



2 LIGHT POLE BASE - SECTION

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



3 LIGHT POLE BASE - ELEVATION

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

ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

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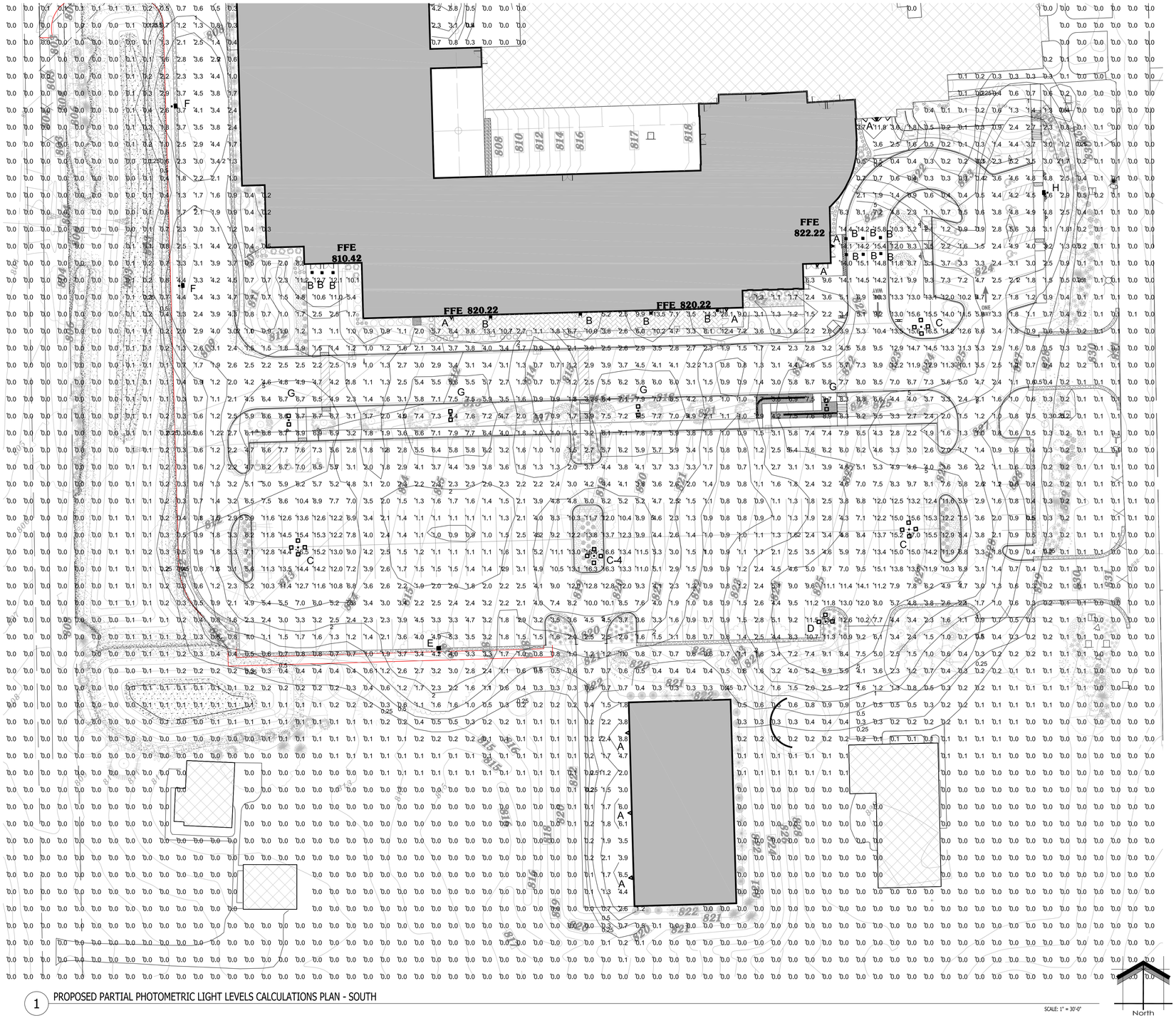
Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing:	09/19/22
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L22-049
Sheet Number:	PHO1.2

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1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN - SOUTH

SCALE: 1" = 30'-0"

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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing:	09/19/22
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L22-049
Sheet Number:	PHO1.3

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Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

CPY Series - Version A

CPY250® LED Canopy/Soffit Luminaire

Product Description

The CPY250®'s LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Made in the U.S.A. or U.S. and imported parts

Initial Delivered Lumens: Up to 17,470

Efficacy: Up to 125 LPW

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) Standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

IP66 Rated (Direct Mount only)

Class I, Division 2 Hazardous Location for select models

*See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed
Direct Mount Luminaires **Canopy Topside Kits (fit gp. size B** XA-BSCCWHW - for use with Jet-Philips, 21.48" (545mm) square XA-BSCCWHW - for use with Essa-Francisan, 22.84" (580mm) square XA-BSCCPW - for use with LSA Dakota or Masters, 22.56" (572mm) square XA-BSCCQW - for use with Whiteway-Polaris or Poly-A-Line, 25.68" (652mm) square XA-BSCCRW - for use with Ebco Manhl, 18.56" (489mm) square XA-BSCCSW - for use with LSI Richmond or Whiteway Clear, 23.98" (656mm) L x 13.98" (355mm) W **Direct Mount Junction Box/Open Kit** XA-BSCCBOX - 6.6" (152mm) H x 3/4" (19mm) NPT Skrn - Wiring Kit - Rated for Feet through (6) 6, 4, 6 and (#12 AWG conductors
Pendant Mount Luminaires **Pendant Mount Kits** XA-PS1250TW - 5" (127mm) pendant XA-PS1500TW - 15" (279mm) pendant XA-PS2250TW - 15" (381mm) pendant - Includes two conduit fittings and 3/4-14 NPT pipe threads of no two and **Pendant Field Swivels** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

*Most specific color

Ordering Information

Example: CPY250-A-DM-D/O-UL-5V

CPY250	A						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**Voltage**	**Color Options**	**Options**
CPY250	A	DM Direct PD Pendant	D 0.91" (23mm) Drop Lens F Flat Lens	A 62W B 140W	UL Universal 120-277V HH Universal 347-480V WH White	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Available with UL voltage only - Intended for downlight applications at 8' min R2 Class I, Div. 2 Hazardous Location Certification - Not available with DIM or PML options PML Programmable Multi-Level Input Power Designator only - Available with UL voltage only - Refer to PML spec sheet for details - Can't exceed wattage of specified input power designator - Intended for downlight applications at 8' min - Returns EML spec sheet for details - Minimum 70 CRI - Color temperature per luminaire

Rev. Date: V1.0 06/03/2017

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

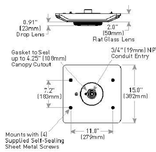
DM Mount



Flat Lens



Drop Lens



Weight
12.5 lbs. (5.7kg)

1 CPY SERIES LED CANOPY / SOFFIT LUMINAIRE

XSP Series

XSPW™ LED Wall Pack Luminaire

CREE

Making the Switch to LED Lighting an Easy Decision



OUTSTANDING Performance

Capable of replacing 70W - 175W MH luminaires, while delivering superior lighting needs at remarkably reducing energy consumption up to. 65%. The XSPW Wall Pack also provides improved lighting quality and uniformity, key to creating a safe and inviting site.

MAXIMUM Lighting Value

The XSPW LED Wall Pack offers the highest lumen output per watt available. Our site lighting needs at remarkably attractive price points. And it's backed by our industry- leading 10-year limited warranty.

OPTICAL Precision

Featuring our NanoOptic® Precision Multi-Groove Lens technology, our Wall Pack is designed for application-based performance that delivers light precisely where it's needed. The result is greater uniformity and design to help maximize energy savings.

EASY Installation

Designed with versatility in mind, the XSPW can be quickly and easily mount to a variety of configurations. Options for surface or through-wiring from top, side or rear makes replacing existing fixtures or new installation wall packs simple and easy.

Visit www.cree.com/lighting/xspwall or contact a Cree lighting representative to learn more

Cree IS LED Lighting

2 XPS SERIES EXTERIOR LED WALL PACK

Brackets and Tenons

Product Specifications

FINISH

- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available

LIMITED WARRANTY*

- 7 years on tenons/ 7 years on Colorfast DeltaGuard® finish

* See www.cree.com/lighting/products/warranty for warranty terms



PB Series

Square Internal Mount Vertical Steel Tenons (For use with Adjustable Arm & Horizontal/Vertical Tenon Mounts)

The square base of the PB Series steel brackets is designed to be inserted into square, non-tapered steel or aluminum poles ranging in size from 3" (76mm) to 6" (152mm) square with a minimum wall thickness of 0.188" (5mm). Square PB tenons are supplied with end caps to enclose the wiring chamber. Tenon base secures to pole with four 5/16" (8mm) hex head stainless steel black-oxide bolts. Vertical tenons measure 2-3/8" (60mm) O.D. x 3.75" (95mm) tall and are made of steel tubing. Luminaires mounted to these tenons can be adjusted both vertically and horizontally.

PB	-				
Product	-	**Mounting Configurations**	**Pole Size (O.D.)**	**Color Options**	
PB	-	1A Single 2A 180° Twin 3A 180° Triple 4A(90) 90° Quad 4A(180) 180° Quad - Available for 4" & 6" tenons only	3 3" (76mm) 4 4" (102mm) 5 5" (127mm) 6 6" (152mm)	BK Black BZ Bronze SV Silver WH White	



Round External Mount Vertical Tenons (for use with Adjustable Arm & Horizontal/Vertical Tenon Mounts)

The round base of the PB Series steel brackets is designed to mount over a steel or aluminum 2-3/8" (60mm) O.D. round pole or tenon. All are supplied with end caps to enclose the wiring chamber. Tenon base secures to pole with eight stainless steel allen head screws. Vertical tenons measure 2-3/8" (60mm) O.D. x 3.75" (95mm) tall and are made of steel tubing. Luminaires mounted to these tenons can be adjusted both vertically and horizontally.

PB	-				
Product	-	**Mounting Configurations**	**Pole Size (O.D.)**	**Color Options**	
PB	-	2B 180° Twin 3B 180° Triple 4B 180° Quad	6.315 2.375" (60mm) - Consult factory for other pole sizes	BK Black BZ Bronze SV Silver WH White	



Rev. Date: V4 06/15/2015

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

3 PB SERIES SQUARE STEEL POLE BRACKET

PS Series

Crown-Wed® Square Straight Steel Poles

Product Description

Non-tapered square steel poles are supplied with a welded base with cover, four galvanized anchor bolts, masonite mounting template and pole cap (except tenon mount). Each anchor bolt is provided with two washers and two nuts. Steel pole base has slotted holes. Per National Electrical Code requirements, pole is standard with a 2" x 4" hand hole, located 18" above the bottom of pole base. A #10-32 stainless steel weld stud with grounding lug is located inside the pole, opposite the hand hole. A hand hole cover is supplied but shipped separately. In addition, 4' x 27' and 4' x 30' poles include an internal 5/16" steel reinforced sleeve welded inside the bottom 24" of the pole, as well as a reinforcement welded around the hand hole for added strength. The hand hole location on reinforced poles is 12" above the bottom of the pole base.

CONSTRUCTION & MATERIALS

- Square, non-tapered pole of structural steel tubing (ASTM A 500) with a minimum yield of 46,00 p.s.i.
- Welded to a formed carbon steel base plate with a minimum yield strength of 36,000 p.s.i.
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion

REGULATORY & VOLUNTARY QUALIFICATIONS

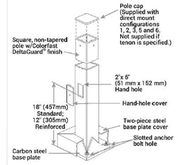
- National Electrical Code Requirements
- UL Listed in US for electrical ground bonding
- CSA Certified in Canada for ground bonding and structural strength

LIMITED WARRANTY*

- 7 years on pole/7 years on Colorfast DeltaGuard® finish

* See http://lighting.cree.com/warranty for warranty terms





Accessories

Field-Installed	
GFI Outlet Accessory – 120V RSC-GFI - White Finish RSC-GFIBK - Black Finish	RSC-GFIBR - White Finish RSC-GFISV - Silver Finish

Ordering Information

Example: PS30120DDBK

Product				Mounting Configuration	Color Options
PS3010C 10' x 3" x 0.120" PS3015C 15' x 3" x 0.120" PS3020C 20' x 3" x 0.120" PS3030C 30' x 3" x 0.120" PS4010C 10' x 4" x 0.120" PS4015C 15' x 4" x 0.120" PS4020C 20' x 4" x 0.120" PS4030C 30' x 4" x 0.120"	PS4015SC 15' x 4" x 0.135" PS4020SC 20' x 4" x 0.135" PS4030C 30' x 4" x 0.135" PS4122C 22' x 4" x 0.135" PS4222C 22' x 4" x 0.135" PS4227C 27' x 4" x 0.135" PS4232C 32' x 4" x 0.135"	PS4122C 27' x 4" x 0.135" PS4222C 22' x 4" x 0.135" PS4227C 27' x 4" x 0.135" PS4232C 32' x 4" x 0.135"	PS4230H 30' x 4" x 0.188" PS4035 35' x 4" x 0.188" PS4040 40' x 4" x 0.188" PS4045 45' x 4" x 0.188" PS4050 50' x 4" x 0.188"	1 Single 2 Twin @ 180° 3 Triple @ 90° 5 Triple 6 Quad T Tenon	BK Black BZ Bronze SV Silver WH White

* Direct mount gpt in configuration. Will fit One Edge™ high/output luminaires.
** Order tenon separately separately. Refer to Bracket and Tenons spec sheet for additional information

Rev. Date: V1 02/14/2015

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

4 PS SERIES SQUARE STEEL POLE

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. or U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI (4000K & 5700K, 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF – Front facing optics OSQ-BLSMR – Rotated optics	**Hand-Held Remote** XA-SENSREM – For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-3ME-B-40K-UL-5V

Mount (Luminaire must be ordered separately)		
OSQ-		
OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:** SV Silver BK Black	BZ Bronze WH White

Luminaire (Mount must be ordered separately)									
OSQ	A	NM							
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**	
OSQ	A	NM No Mount	Asymmetric 3ME* Type II Medium 3ME* Type III Medium Symmetric SME Type V Square SSH Type V Square WSH Wide Short SSD 15° Flood	B 84W K 133W	30K 3000K 40K 4000K 50K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Available with UL voltage only - Can't exceed wattage of specified input power designator F Fuse - Fuse cadle dictates fusing, use time delat fuse ML Multi-Level - Refer to ML spec sheet for details - High: 100%, Low: 30% - Available with UL voltage only - Intended for downlight applications at 8' min PML Programmable Multi-Level, 20-30' Mounting Height - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 8' min	PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 8' min OS Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others RL Rotate Left - LED and optic are rotated to the left RR Rotate Right - LED and optic are rotated to the right

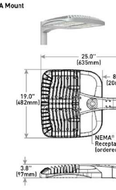
* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Rev. Date: V1.1 09/27/2016

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

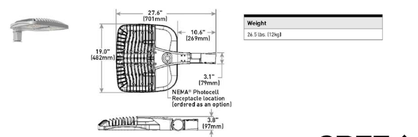
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

DA Mount



Weight
26.5 lbs. (12kg)

AA Mount



Weight
26.5 lbs. (12kg)

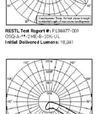
5 XPS SERIES EXTERIOR LED WALL PACK

OSQ™ LED Area/Flood Luminaire – Medium

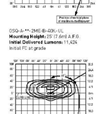
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/osq-series

2ME



REEL Test Report #: PLI3677-1014
OSQ-A-**-2ME-B-40K-UL
Initial Delivered Lumens: 18,281



OSQ-A-**-2ME-B-40K-UL
Mounting Height: 20' (6 and A-R-I)
Initial Delivered Lumens: 17,426
Initial FC at grade

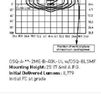
Type III Medium Distribution

Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,426	B2 U0 G2	11,648	B2 U0 G2
K	14,302	B3 U0 G3	14,950	B3 U0 G3	17,291	B3 U0 G3

* Initial delivered Lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Publications/TM-15-11BUGRatingAddendum.pdf Valid with no tilt



CES EL Test Report #: PLE7733-0314
OSQ-A-**-2ME-B-40K-UL-w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



OSQ-A-**-2ME-B-40K-UL-w/OSQ-BLSMF
Mounting Height: 20' (6 and A-R-I)
Initial Delivered Lumens: 8,779
Initial FC at grade

Type III Medium w/BLS Distribution

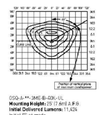
Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	8,251	B2 U0 G2	8,779	B2 U0 G2	8,951	B2 U0 G2
K	12,312	B2 U0 G2	13,132	B2 U0 G2	13,266	B2 U0 G2

* Initial delivered Lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Publications/TM-15-11BUGRatingAddendum.pdf Valid with no tilt

3ME



REEL Test Report #: PLI3677-1014
OSQ-A-**-3ME-B-40K-UL
Initial Delivered Lumens: 19,421



OSQ-A-**-3ME-B-40K-UL
Mounting Height: 20' (6 and A-R-I)
Initial Delivered Lumens: 17,326
Initial FC at grade

Type III Medium Distribution

Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	10,738	B3 U0 G3	11,426	B3 U0 G3	11,648	B3 U0 G3
K	14,302	B3 U0 G3	14,950	B3 U0 G3	17,291	B3 U0 G3

* Initial delivered Lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Publications/TM-15-11BUGRatingAddendum.pdf Valid with no tilt



CES EL Test Report #: PLE7733-0314
OSQ-A-**-3ME-B-40K-UL-w/OSQ-BLSLF
Initial Delivered Lumens: 22,807



OSQ-A-**-3ME-B-40K-UL-w/OSQ-BLSMF
Mounting Height: 20' (6 and A-R-I)
Initial Delivered Lumens: 9,319
Initial FC at grade

Type III Medium w/BLS Distribution

Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	8,477	B1 U0 G2	9,019	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,500	B2 U0 G2	13,639	B2 U0 G2

* Initial delivered Lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Publications/TM-15-11BUGRatingAddendum.pdf Valid with no tilt

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

6 OSQ SERIES LED AREA/FLOOD

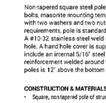
PS Series

Crown-Wed® Square Straight Steel Poles

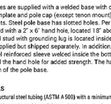
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/osq-series

4ME



REEL Test Report #: PLE5870-0516
OSQ-A-**-4ME-B-40K-UL
Initial Delivered Lumens: 18,236



OSQ-A-**-4ME-B-40K-UL
Mounting Height: 20' (6 and A-R-I)
Initial Delivered Lumens: 17,426
Initial FC at grade

Type IV Medium Distribution

Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,426	B2 U0 G2	11,648	B2 U0 G2
K	14,302	B3 U0 G3	14,950	B3 U0 G3	17,291	B3 U0 G3

* Initial delivered Lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Publications/TM-15-11BUGRatingAddendum.pdf Valid with no tilt



CES EL Test Report #: PLE7733-0314
OSQ-A-**-4ME-B-40K-UL-w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



OSQ-A-**-4ME-B-40K-UL-w/OSQ-BLSMF
Mounting Height: 20' (6 and A-R-I)
Initial Delivered Lumens: 8,779
Initial FC at grade

Type IV Medium w/BLS Distribution

Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	8,251	B1 U0 G2	8,779	B1 U0 G2	8,951	B1 U0 G2
K	12,312	B2 U0 G2	13,132	B2 U0 G2	13,266	B2 U0 G2

* Initial delivered Lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Publications/TM-15-11BUGRatingAddendum.pdf Valid with no tilt

5ME



CES EL Test Report #: PLE5870-0516
OSQ-A-**-5ME-B-40K-UL
Initial Delivered Lumens: 19,304



OSQ-A-**-5ME-B-40K-UL
Mounting Height: 20' (6 and A-R-I)
Initial Delivered Lumens: 17,847
Initial FC at grade

Type V Medium Distribution

Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	9,387	B3 U0 G3	10,007	B4 U0 G4	11,056	B4 U0 G4
K	13,819	B4 U0 G4	15,999	B4 U0 G5	14,277	B4 U0 G5

* Initial delivered Lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Publications/TM-15-11BUGRatingAddendum.pdf Valid with no tilt



CES EL Test Report #: PLE5870-0516
OSQ-A-**-5SH-B-40K-UL
Initial Delivered Lumens: 9,905



OSQ-A-**-5SH-B-40K-UL
Mounting Height: 20' (6 and A-R-I)
Initial Delivered Lumens: 11,478
Initial FC at grade

Type V Short Distribution

Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	9,916	B4 U0 G3	11,478	B4 U0 G3	11,478	B4 U0 G3
K	14,595	B4 U0 G3	16,897	B4 U0 G3	17,191	B4 U0 G3

* Initial delivered Lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Publications/TM-15-11BUGRatingAddendum.pdf Valid with no tilt

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

4 PS SERIES SQUARE STEEL POLE

InSite Landscape Design
Landscape Consulting & Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

TRINITY LUTHERAN CHURCH, SCHOOL & CHILDCARE OF FREISTADT
10729 W. Freistadt Road
Mequon, WI 53097

Issuance and Revisions:

Date	Number	Description
09/02/22		Client Review Submittal
09/19/22		Plan Commission Submittal

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

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Sheet Title:

PROPOSED LIGHT FIXTURES

Date of Drawing:	09/19/22
Scale:	NONE
Drawn By:	MCD
Job Number:	L22-049
Sheet Number:	PH01.4

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

www.ci.mequon.wi.us

PUBLIC WORKS/ENGINEERING

Permit Application for Filling, Excavating and Berms

Engineering Division

PLEASE PRINT CLEARLY

Agent / Contact Name: Robert Koehler Phone #: 920-475-4865

Property Owner Name: Freistadt EV Lutheran Trinity Congregation Phone #: 262-242-2045

Agent Or Owner Contact Address: 10729 W Freistadt Road, Mequon, WI 53097

Email Address: baxtman@trinityfreistadt.com

Location Or Address Of Work Site: 10729 W Freistadt Road, Mequon, WI 53097

Or: Description _____ 1/4 Section _____ T9N, R _____E

Tax Key No. _____

Subdivision _____ Lot _____ Block _____

Estimated Date Of Completion: Sept 2024

Reason For Fill/Removal/Excavation School Expansion Project

Name Of Contact Other Than Applicant: Brian Axtman Phone #: 262-242-2045

FEE COMPUTATION

$60.00 – 0 – 250 C.Y.

$120.00 – 251 C.Y. – 1,000 C.Y.

PLAN COMMISSION REVIEW FEE . – > 1,000 C.Y. Total Fee $ 199

Total Cubic Yards To Be Deposited/Removed/Excavated 15,174 C.Y.*

** Over 1000 cubic yards and Berms greater than 4½- feet in height requires Planning Commission approval. Separate application to the next available Planning Commission meeting is necessary and review fees will be required upon submittal.*

Per Section 58-674 Erosion and Stormwater Runoff Control ordinance, any land disturbance greater than 4,000 s.f. will require an Erosion Control Permit.

SIGNED: Robert P. Koehler DATE: 11 October 2022

Note: This is NOT a permit for work. Permit will be mailed to the applicant upon approval.

- - - - For Office Use Only - - - -

Haul Route Map Required ☐ *YES* ☐ *NO* ☐ *ATTACHED*
Erosion Control Permit Required ☐ *YES* ☐ *NO*

Department of Community Development Approval _____ *Date* _____
Engineering Division Approval _____ *Date* _____

Attachment: Packet Docs_Trinity (7814 : GROTH Design Group, Inc.)

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

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

TO: **Planning Commission**

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

DATE: **October 10, 2013**

SUBJECT: **Gerald Nell, Inc. for Roettgers Company. The applicant is seeking a consultation to allow for a car wash to be added to an existing gas station for the property located at 11155 N. Wauwatosa Road (Mobil).**

Applicant:	Dave Peterson
Status of Applicant:	Agent
Requested:	Consultation
Existing Use:	Gas and Convenience Store
Existing Zoning:	B-1 (Neighborhood Business District)
Land Use Plan:	Neighborhood Commercial
Lot size:	.95 Acres
Location:	11155 N. Wauwatosa Road
Tax Key Number:	#14-028-01-000.00
District:	#4

Background:
The applicant is requesting a consultation regarding the addition of a carwash at the Mobil Service Station located at 11155 Wauwatosa Road. Services stations are not permitted in the zoned B-1 (Neighborhood Commercial) which makes the use legal non-conforming. Section 58.64 of the zoning code classifies a non-conforming use as an Exempted Use and allows for the expansion of these uses subject to Planning Commission approval.

According to the Code, the enlargement, expansion, or intensification of a nonconforming use may be allowed by the Planning Commission following a public hearing duly noticed and held by the Planning Commission, provided that the Planning Commission shall review, determine and set forth the following in writing with its approval:

(1) Such enlargement, expansion, or intensification is consistent with the public interest; and

(2) Such enlargement or extension will not have a deleterious effect on property in the surrounding neighborhood due to visual appearance, increased pedestrian or vehicular traffic, noise, smoke, odor, or other similar factors

Site Plan:
The proposed site plan shows the carwash located on the south end of the site behind the existing convenience store. The plan shows stacking for up to five vehicles. The area currently serves as a parking area primarily for employees. To compensate for the loss of parking stalls, the plan shows four stalls added to the front of the site for a total of 15 stalls. According to the code, 15 stalls are needed at the site including the use of the pump islands.

Building Plan:
The plans do not detail materials for the building. Based on the rendering, the building will have a gable roof line with a pitch similar to the existing convenience store. There is an overhead door for the entrance located on the east side of the building that will face Wauwatosa Road.

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

No changes are proposed to access with the concept site plan. Both adjacent streets are under WisDOT jurisdiction. The applicant should be aware that a change in use, such as the addition of a car wash, could trigger WisDOT access requirements. The applicant is responsible for confirming whether WisDOT will require any access modifications. As previously mentioned, the queuing lanes and parking stalls shall be striped.

The construction is proposed to take place within the existing footprint of the parking lot, therefore, no wetland impacts or significant earthwork are anticipated. A City erosion control permit may be required prior to construction. No change in impervious area is anticipated if the building is proposed within the existing pavement footprint. A proposed new impervious area exceeding 5,000 square feet is subject to a green infrastructure plan by MMSD rules and new impervious area exceeding ½-acre is subject to a storm water management plan conforming to City, MMSD, and DNR regulations.

The property is connected to public sewer but is not connected to public water. Prior to a Planning Commission application, the applicant shall submit estimated peak sewer flows to be evaluated by utility staff. Water connection for the car wash must adhere to the Mequon Water Utility Water Connection Policy.

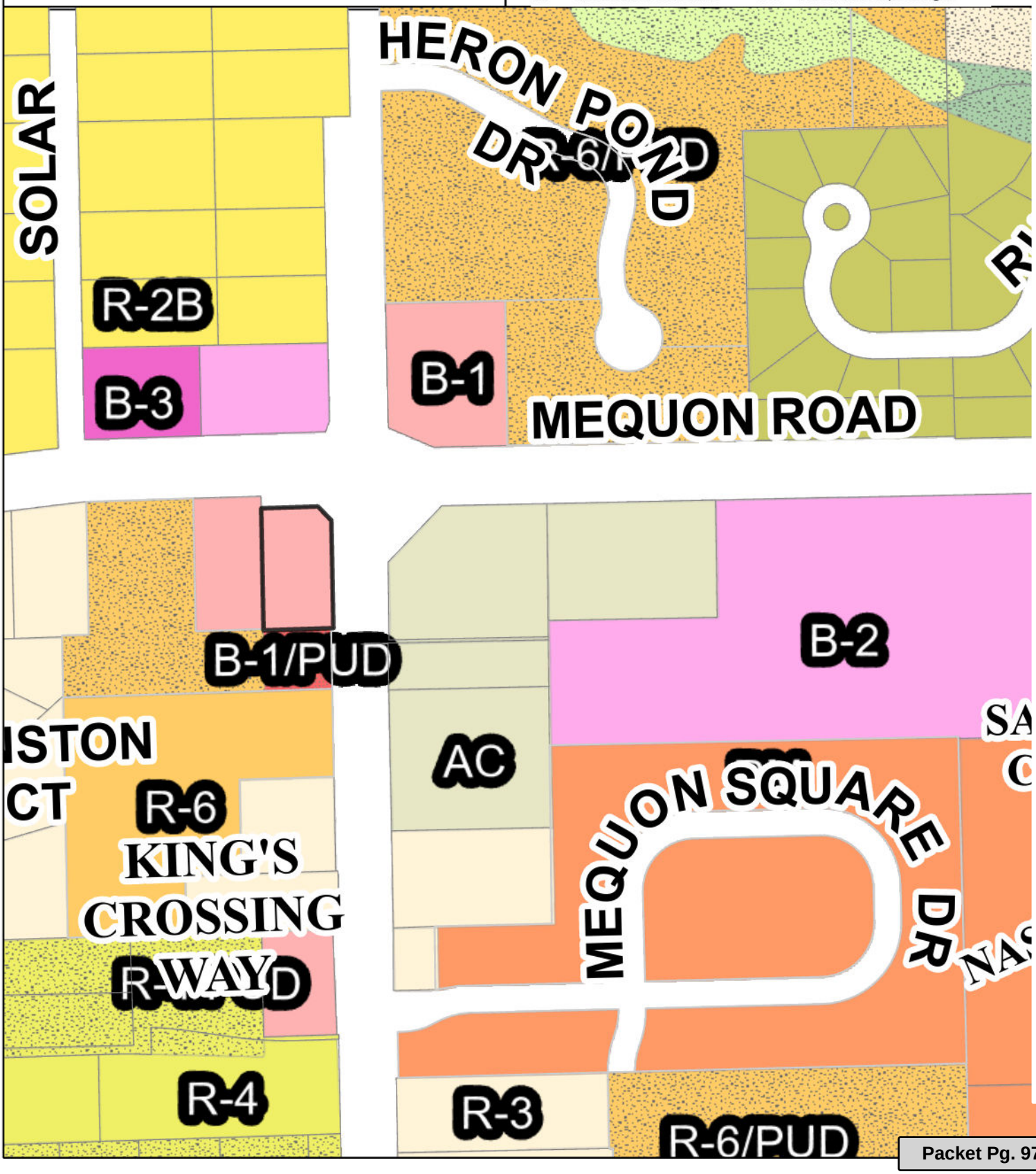
Staff Comment:
The site has been used as a gas station for at least 30 years and will more than likely remain as gas station in the future. Staff believes the addition of the car wash is not contrary to the public interest as long as other improvements to the site are required as part of the approval. At a minimum, staff will recommend at the time of building and site plan approval the following:

- The parking lot shall be restriped showing the new parking stalls and drive thru lane.
- The applicant shall provide turning movements for the cars parked on the east side of the building, to ensure that parked cars will not be blocked by cars queuing in the drive thru lane. If there is a conflict, the parking shall be modified/reduced/eliminated. If this impacts the number of parking spaces, additional spaces shall be added to meet the minimum 15.
- Any landscaping removed along the south elevation shall be replaced.
- Additional lighting along the west property line.
- Additional landscaping along Mequon Road and Wauwatosa Road to screen parking and queuing vehicles.
- Additional street trees along Mequon and Wauwatosa Road.
- The carwash building materials shall match the C-store.
- The carwash sound levels shall not exceed 65 DBA at the property line.
- The car wash is subject to the connection requirements of the Mequon Water Utility Water Connection Policy.

Attachments:
Packet Docs_Mobil (PDF)

ROETTGERS COMPANY - CONSULTATION

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



Attachment: Packet Docs_Mobil (7812 : Gerald Nell, Inc. for Roettgers Company)



Attachment: Packet Docs_Mobil (7812 : Gerald Nell, Inc. for Roetgers Company)



Attachment: Packet Docs_Mobil (7812 : Gerald Nell, Inc. for Roettgers Company)

PRELIMINARY
NOT FOR CONSTRUCTION



NORTH

SITE PLAN
1" = 20'-0"

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SHEET A1.1 OF TOTAL SHEETS

Sheet Number: A1.1
Sheet Name: SITE PLAN
Issue Date: 3-18-22
Scale: 1" = 20'-0"
Job Number:
Drawn By: Drawn By

C-STORE REMODEL
MEQUON, WISCONSIN

GERALD NELL INC.
W229 N1680 WESTWOOD DRIVE
WAUKESHA, WI 53186-1152
262-513-3750

REVISIONS

Rev	Date	Description	By
1			

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

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

TO: **Planning Commission**

FROM: **COLE MCCRAW, ASSISTANT CITY ENGINEER**

DATE: **October 17, 2022**

SUBJECT: **Lakeside Development of Mequon, LLC. The applicant is seeking development agreement amendment regarding the installation of sidewalks for the property located immediately east of 11050 N. Weston Drive (Residence at Foxtown).**

Applicant:	Lakeside Development Company
Status of Applicant:	Owner
Requested:	Development Agreement Amendment
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Lot size:	3.56 Acres
Location:	East of 11050 N. Weston Drive
Tax Key Number:	#14-212-00-000.02
District:	#4

Background:
The developer for the Residence at Foxtown is requesting a fourth amendment to the development agreement. Several of the amendments were previously requested and ultimately denied by the Planning Commission and Common Council. In accordance with Article IV of the Mequon Code of Ordinances, no measure that has been introduced and lost may be introduced again until the lapse of at least three months from the date of its consideration unless there has been a material change in the application or an intervening event that changes the circumstances originally considered. It has been over three months since the last request was in front of Planning Commission.

Development Agreement:
The original development agreement was approved on June 11, 2019, included all the conditions that are typically found within single-family subdivision development. The original development agreement required that all sidewalk improvements to be installed prior to Final Plat approval. At the Planning Commission meetings on January 25, 2021, and March 22, 2021, the developer requested an amendment that allowed sidewalk installation "adjacent to each house before an occupancy permit is granted or all sidewalks will be installed within 24 months of Final Plat approval, whichever comes first." The requests were denied, but language was approved in March 2021 that allowed the developer to generally complete sidewalk installation on a block basis prior to occupancy of the last unit on the block. The language became the last approved amendment to the Development Agreement, or Amendment 3 as shown in the attachment as the current language.

Current Request:
The applicant is requesting a further amendment to the development agreement which is similar to the requests in January and March 2021. Previous similar requests of staff and this body were ultimately modified or denied. A redlined version of the applicant's request is attached to this memo. Staff acknowledges that this is a unique development that does not follow standard subdivision construction. It is for that reason that an exception to the standard development agreement language was permitted to allow for sidewalk construction after Final Plat approval. The language regulating sidewalk installation was intentional and put in place to accommodate the unique construction practices, while adhering to the intent behind requiring sidewalk installation prior to Final Plat. That intent is for the sidewalk to be installed as one, congruent piece.

Current Conditions:
Sections of sidewalk along lots 1-9 (see pictures) were installed in sections and in violation of the Development Agreement. On lots 10-18 the sidewalk was originally poured at the same time, subsequently a portion of the sidewalk in front of Lot 10 was reconstructed due to damage during construction. The sidewalk in front of Lot 23 was poured individually which is also a violation fo the Development Agreement.

In addition, the Mequon Water Utility staff is inspecting potential damage to multiple curb stop boxes within the development. This infrastructure is utility owned, and located behind, or on the house side of the sidewalk. At least two of these curb stop boxes and potentially the valves below were damaged and require replacement. Typically, this infrastructure would not warrant replacement for at least 20-30 years, if not more. However, in less than one year utility staff identified the need for replacement within the development. Replacement requires removal of at least one section of sidewalk and potentially more depending on the joint location. Therefore, sections of the sidewalk are being removed and replaced due to damage of infrastructure during construction. If the construction was completed first, including the protection of all existing infrastructure, and then the sidewalk installation took place, the likelihood of slab repairs would be reduced. And even if repairs were required, removing and replacing gravel base is less costly and easier than removing and replacing slabs of concrete.

Please note that utility staff is also looking for means and methods to protect the remaining utility infrastructure on vacant lots, as well as evaluating those on lots with occupied homes to verify whether or not they were damaged in the course of construction.

Increase to Long-Term Maintenance/Replacement Costs:
From a construction standpoint, sidewalk should be installed by the block to limit the number of disconnected pieces. Concrete sidewalk is subject to the effects of freeze thaw cycles and shift that occurs between sections of sidewalk that are not connected. Having a block of sidewalk consisting of many individual pieces (upwards of nine separate pieces if permitted with each individual home), will eventually result in an uneven and potentially unsafe surface prone to high maintenance costs for the homeowners' association. This sidewalk is private, and ultimately the maintenance responsibility of the homeowners' association, who is required to maintain the sidewalk in compliance with ADA standards, including the elimination of tripping hazards.

In summary, staff does not support a further modification to the parameters for sidewalk installation. The existing language was intentional, not only for protection from and during initial

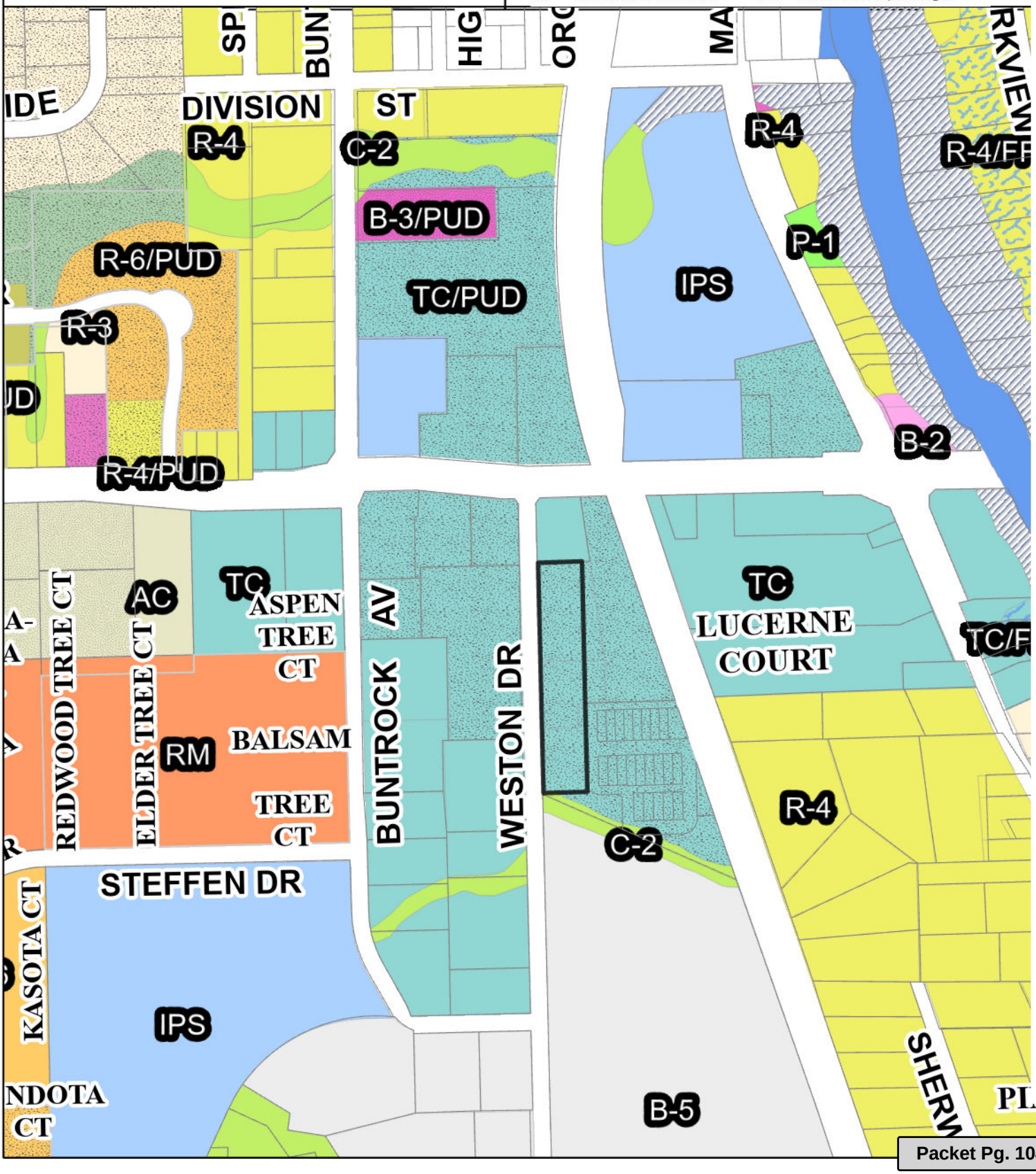
construction activities, but for the long-term life cycle costs which will transition from the developer to the homeowners' association.

Staff Recommendation:
Staff recommends **denial** of the current development agreement amendment for the sidewalk language as proposed by the developer in the attached document. Further, staff will pursue removal of the sidewalk installed in violation of the current agreement and replacement in accordance with the approved language.

Attachments:
Packet Docs_ResFT (PDF)

LAKESIDE DEVELOPMENT OF MEQUON, LLC - DEVELOPMENT AGREEMENT AMENDMENT

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	NC	Neighborhood Commercial
A-2	General Agricultural	OA	Agricultural Overlay
B-1	Neighborhood Business	PUD	Planned Unit Development Overlay
B-2	Community Business	P-1	Park & Recreation
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FFO	Flood Fringe Overlay	RM	Multi-Family Residential
FW	Floodway	TC	Town Center
IPS	Institutional & Public Service	TDR	Transfer of Development Rights



Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

Proposed Amendment to Foxtown Development Agreement



The current development agreement requires sidewalks to be installed in one pour which is virtually impossible with damaging because of the tight building conditions . The DA reads:

> All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 50% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval with the exception of:
>
> - The sidewalks and landscaping on the west side of lots 1, 18 and 19 and on the east side of lot 10 and 23 will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first.
> - The sidewalks and landscaping on the south side of lots 1-9, north side of lots 10-18, south side of lots 16-18 and south of lots 19-23 shall be installed by the block prior to the occupancy of the last unit within the lot range or within 24 months of Final Plat approval, whichever comes first.
> - The trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located.
>
> The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the binder and final asphalt surface and unfinished portions of the sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

The following is a situation where the sidewalk was poured prior to construction at lot 9, showing equipment must stay back from the building, rendering a difficult construction situation.

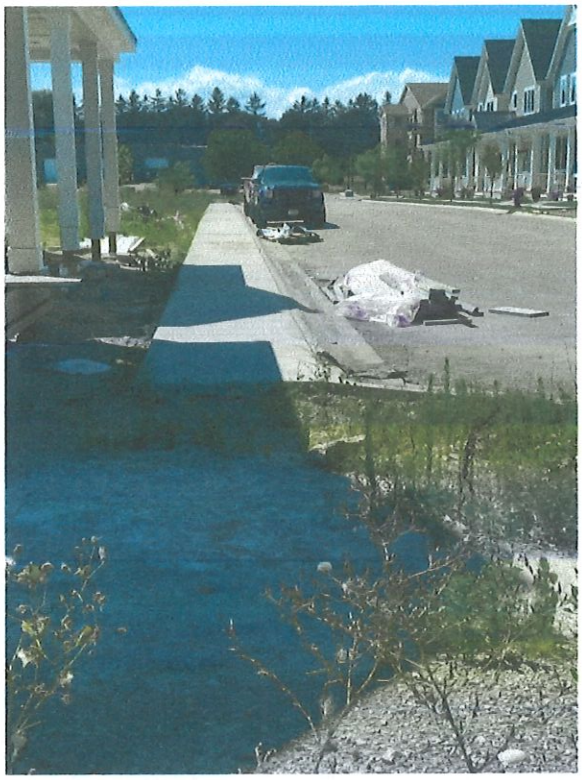


The following is a site map for your reference.



Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

To comply with the development agreement the first pour was completed along lots 10 through 18.



As well as the westside of lot 1



Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

Our construction management advise that the sidewalks would be damaged during construction because of the tight building area, typical Mequon subdivisions have a 50-foot front setback allowing equipment to maneuverer around the buildings. Because of the proximity, construction must commence sequentially from either east to west or west to east.

Consequently early 2021 construction commenced on lots 1,2 and 3 after construction the sidewalks were poured.



The second phase on lots 4,5 and 6 commenced later that year and the sidewalk were poured after the rough carpentry and masonry , finally during construction the sidewalks were poured at lots 7,8 and 9. Prior to construction on 7,8 and 9, construction commenced on lots 10, 11 and 23 building from east to west and as advised by our construction team a portion of the initial pour at lots 10 through 18 were damaged and needed to be replaced.



Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

When the damaged walks were replaced the eastside of lots 10 and 23 were poured.



Currently walks that need to be poured are on the southside of lots 19-22 and the westside of 18 and 19.

I discussed this dilemma with Community Development who suggested that we alternately could pour the sidewalks after a row of houses are complete, which in my judgment would be unacceptable, having gravel walks until a entire row is completed. With that scenario residents living in 1,3,4, 5 could be dealing with gravel walks for well over a year. The ownerof lot 3 has been a resident since September 2021.

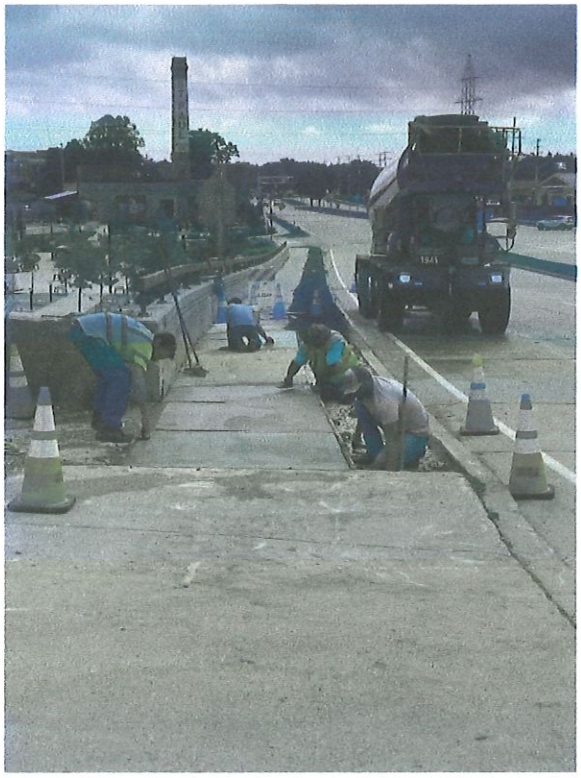
Community Development is concerned if the walks are poured in sections future heaving may occur. Actually, pouring in section is the norm opposed to a continuous pour especially with infill projects. Also, the minimum section poured is approximately 100 feet and the eastside of lots 10 and 23 and the westside of lot1 are continuous pours.

Lakeside has worked with Oostburg Concrete https://www.oostburgconcrete.com/ for many years; we would have been advised that this method of pouring in sections was not advisable.

I have inspected most of the entire Foxtown development and there is evidence of multiple concrete pours; again, this is a normal constriction procedure.

Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

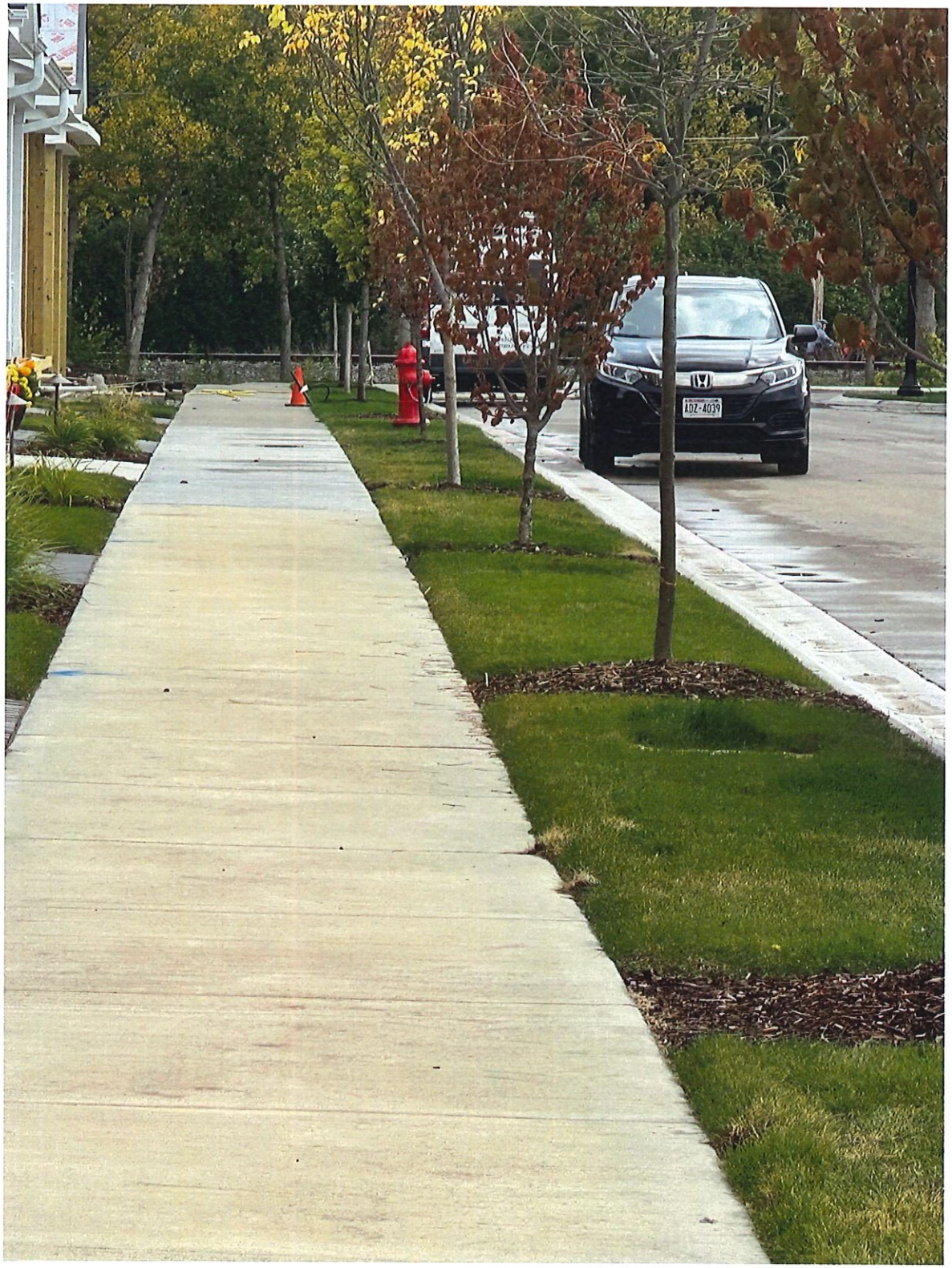
Earlier this month I noticed a section of sidewalk being poured on the northside of Mequon Road east of Buntrock, again poured in a section.



Currently the majority of the walks are poured what we are requesting is not to be required to pour the walk on the southside of lots 19-22 and the westside of 19 and 18 until occupancy.

Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

Lots 1-9



Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

Lots 10-18



Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

Lots 19-27



Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

Current Development Agreement – Amendment 3

8.A.i. All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 50% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval, with the exception of:

- The sidewalks and landscaping on the west side of lots 1, 18, and 19 and on the east side of lot 10 and 23 will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first.
- The sidewalks and landscaping on the south side of lots 1-9, north side of lots 10-18, south side of lots 16-18 and south of lots 19-23 shall be installed by the block prior to the occupancy of the last unit within the lot range or within 24 months of Final Plat approval, whichever comes first.
- The trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located.

The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the binder and final asphalt surface and unfinished portions of the sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Proposed Development Agreement – Amendment 4 with redlines

8.A.i. All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 50% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval, with the exception of:

- The sidewalks and landscaping on the west side of lots 1, 18, and 19 and on the east side of lot 10 and 23 will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first.
- The sidewalks and landscaping on the south side of lots 1-9, north side of lots 10-18, south side of lots 16-18 and south of lots 19-23 shall be ~~installed by the block~~

Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

completed prior to the occupancy of each house. ~~the last unit within the lot range or within 24 months of Final Plat approval, whichever comes first.~~

- The trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located.

The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the binder and final asphalt surface and unfinished portions of the sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Attachment: Packet Docs_ResFT (7815 : Lakeside Development of Mequon, LLC)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

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

DATE: **October 17, 2022**

SUBJECT: **Text Amendment to allow for Banquet Facilities and Conference Centers in the B-2 zoning district**

Background*:*
The applicant is requesting a text amendment to allow for Banquet Facilities and Conference Centers in the B-2 zoning district. The B-2 zoning district was established to accommodate the retail and service needs of the greater community. The request is based on the potential redevelopment of the parcels located at 10500 and 10520 N Port Washington Road.

Analysis:
Staff believes there is a need for these types of uses in Mequon and along the Port Washington Road commercial corridor. Currently, the only existing banquet facilities are accessory to the principal use and are typically located within restaurants and country clubs. The case is similar when looking at conference centers. Educational institutions such as Concordia and MATC have space conference space available within the campus which is accessory to their principal use of a college or university.

When looking at the two proposed uses, staff believes there is a distinction between Banquet Halls and Conferences Centers in terms of use and zoning classification. Banquet Hall facilities are primarily for entertainment purposes and include catering or onsite meals. Conference Centers are typically meant for trade shows or business-related activities. In order to distinguish each use, staff has prepared definitions to be included in the zoning code (see below). The distinction is important when looking at whether the two proposed uses are appropriate in the B-2 zoning district as well as other zoning districts in the city.

When evaluating the two distinct uses, staff believes there certain zoning categories that would be appropriate for both and others that would be appropriate for one of the uses. Our recommendations are as follows:

District	Use	Permitted or Conditional
B-2	Banquet or Reception Hall	Conditional
B-2	Convention or Conference Center	Conditional
B-4	Convention or Conference Center	Conditional
Ulao Creek Mixed Use	Convention or Conference Center	Conditional
Town Center	Banquet or Reception Hall	Conditional/8,000 sq. ft max
Arrival Corridor	Banquet or Reception Hall	Conditional/12,000 sq. ft max

The size of the facilities would be limited by the requirements in each individual district if not specifically listed above.

Definitions
Convention or Conference Center - A building or buildings containing exposition halls, exhibit halls, and facilities to house cultural or civic events, conferences, or conventions of political, industrial, fraternal, commercial, trade, or other similar associations.

Banquet or Reception Hall - Any establishment operated for profit where the facilities are leased on an event-specific basis for private wedding receptions, meetings, banquets, and other similar events. This use may include facilities for preparing food and areas for dancing, dining, and other entertainment activities typically found in association with banquets or receptions.

Off Street Parking
Convention or Conference Center - 1 space per 3 persons based on the occupancy load, plus 1 space per employee on the largest shift

Banquet or Reception Hall - 1 space per 3 persons based on the occupancy load, plus 1 space per employee on the largest shift

Staff Recommendation:
The Planning staff recommends **approval** of the text amendment.