



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
Christine Nuernberg Hall
Mequon City Hall
11333 N Cedarburg Road
November 11, 2019
6:00 PM

AGENDA

1) Call to Order, Roll Call

- a) Approval of Minutes from October 7, 2019

2) Public Hearing/Consent

- a) Concord Development Company. The applicant is seeking conditional use grant approval to allow for an indoor recreation and amusement facility (Little Sprouts Cafe) for the property located at 1406 W. Mequon Road.

3) Consent

- a) Lemke Seed Farms, Inc. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 10220 N. Granville Road.
- b) Jennifer & Steven Wirth. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the properties located at 14150-14280 N. Granville Road.

4) Regular Business

- a) **RESOLUTION 3650** - A Resolution Adopting the 2019 City of Mequon Park and Open Space Plan. **Recommended by the Park and Open Space Board October 30, 2019 and to be respectfully considered by the Planning Commission November 11, 2019**
- b) Allrite Home and Remodeling. The applicant is seeking building plan amendment approval to modify the exterior building material for the condominiums located at 1145-1154 Baldwin Court (Baldwin Court Condominiums).
- c) Concordia University. The applicant is seeking building and site plan amendment to allow for a dome over the football field at 12800 N. Lake Shore Drive.
- d) Quality Auto Body. The applicant is seeking minor request approval to allow for a 6-foot high fence to be installed on the property line for the property located at 11065 N. Cedarburg Road.
- e) Mequon 1, LLC/VH Mequon II, LLC. The applicant is seeking rezoning recommendation approval to allow for a 82-lot single-family subdivision for the property located at 10565 N. Wauwatosa Road and lands to the west.

5) Policy

Text Amendment to Chapter 58 of the Municipal Code as it resale shops.

6) Announcements

The next meeting is Monday, December 2, 2019 at 6:00 p.m.

7) Adjourn

Dated: November 7, 2019

/s/ John Wirth, Chairman

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

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

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



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**PLANNING COMMISSION
Regular Meeting
Monday, October 7, 2019
6:00 PM
Christine Nuernberg Hall**

Minutes

1) Call to Order, Roll Call

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

Present:

Chairman John Wirth
Alderman Andrew Nerbun
Commissioner Martin Choren
Commissioner Rick Lemke
Commissioner Brian Parrish
Commissioner John Stoker
Alternate Stephanie Hawley
Alternate Gregg Bach
Alternate James Baka
Commissioner James Schaefer - **Absent**
Commissioner Rebecca Schaefer - **Absent**

a) Approval of Minutes from September 9, 2019

Action

Commissioner Stoker made a motion to approve the minutes from September 9, 2019.

Commissioner Choren seconded the motion.

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

Attachment: PC 10.07.19 DRAFT (4612 : Minutes from October 7, 2019)

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

2) Consent

Action

Commissioner Parrish made a motion to remove item (2a) from the table.

Commissioner Stoker seconded the motion.

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

Action

Commissioner Stoker made a motion to approve the five consent agent items.

Commissioner Parrish seconded the motion.

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

- a) Betsey & Jay Woody. The applicant is seeking approval for a waiver to a Planning Commission imposed ravine setback to allow for an addition to the existing home for the property located at 616 E. Juniper Lane. REMOVE FROM TABLE

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

- b) Riverland Estates. The applicant is seeking landscape and street tree plan approval for a 13-lot single-family subdivision located at the corner of Bonniwell & Riverland Roads (Riverland Estates).

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

- c) Boulder Venture for Associated Bank. The applicant is seeking fill permit approval to allow 2,800 cubic yards of fill for construction of a new building as well as new parking lot, sidewalks, utilities and landscaping for the property located at 11223 N. Port Washington Road.

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

- d) General Dynamics Information Technology. The applicant is seeking site plan amendment approval to allow for a backup generator to be installed inside the existing compound for the existing telecommunications tower located at 11300 N. Buntrock Avenue.

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

- e) American Tower. The applicant is seeking building and site plan amendment approval to allow for a new shelter to house Verizon's ground-based telecommunications equipment for the existing telecommunications site for the property located at 11800 N. Port Washington Road.

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

3) Regular Business

- a) Jim Hoffman for Pine Reserve LLC. The applicant is seeking certified survey map approval to create four lots between 6710 and 6926 W. River Birch Drive.

The applicant, Jim Hoffman, introduced himself.

Asst. Dir. Zader stated that this is a certified survey map (CSM) request for 4 lots on River Birch Drive. This item was in front of the Commission earlier this year for the rezoning from R-6 side-by-side units to R-5, single-family zoning. The CSM shows that all the lots are compliant with the R-5 zoning. There is one issue regarding a wetland setback that Asst. Eng. Henk will address.

Asst. Eng. Henk stated that Lot 1 and Lot 2 have significant amount of wetlands on them. Lot 1 not only has setbacks on its northern boundary for wetlands but there is a building setback on the north side as well as the east side, that would not allow buildings to be built in those areas. Both the wetland setbacks and the buildings setbacks overlap; a 30-foot wetland setback is proposed for that area; which would not reduce the buildable area on the north and east sides. On the northeast side there is a triangle of wetlands that juts out into the lot, which does make the lot virtually unbuildable for the developer. The applicant has requested a 10-foot no mow buffer to provide for buildability for that lot. The Concord Creek subdivision had 30-foot setbacks throughout this area, so this request is a change to reduce the setback for the applicant. Staff does not oppose this request.

She stated that Lot 2 does not have the same restrictions as Lot 1 as there is not as much of a setback on the east boundary; a 30-foot wetland setback would encroach into Lot 2. Staff supports keeping a 30-foot wetland setback.

Mr. Hoffman stated that he has worked extensively with the condominium homeowners immediately adjacent to this property and he has increased the architectural restrictions to ensure substantial high-end homes that will not devalue the condominiums around them. One issue of conversation has been side entrance garages instead of front entrance garages. He stated that Lot 2 does not allow for a side entry garage with the 30-foot wetland setback. He has been working to find a balance between a substantial house and maintaining the setback. He offered to have the 10-foot no mow buffer restrictions included and recorded in the closing documents. He is looking to reach an agreement on this issue.

Steve Schaefer – 6944 W. River Birch Drive – stated that he is supportive of Jim Hoffman and the proposed four single-family homes. He stated that most new homes now include a 3 car garage and they would like to stay uniform to Concord Creek subdivision which has all side entrance garages; they do not want these homes to have street facing garages. He hopes that a reasonable compromise can be reached.

Asst. Eng. Henk answered questions from the Commissioners by explaining that the city ordinance requires a 50-foot setback, however, when the Concord Creek subdivision was developed it was a 30-foot setback at that time and staff is comfortable supporting a 30-foot setback. Staff is comfortable with the 10-foot no mow buffer in specific spots (northeast corner of Lot 1 and portions of Lot 2) but does not support a blanket approval across both lots. She stated the wetland setback is intended to protect the wetlands and the greater the setback the greater the protection. She stated that staff and the applicant have discussed amending the last

condition (#6) in the staff report to reflect that approval could be at staff level once plans are submitted.

There was discussion among the Commissioners regarding impervious surface and the possibility of using pavers. Asst. Dir. Zader reminded the Commission that this is still vacant land and lot lines could be moved. Mr. Hoffman stated that there is infrastructure there that interferes with property line flexibility.

Action

Commissioner Stoker made a motion to approve a 10-foot no mow buffer for of Lot 1 and Lot 2, to add a deed restriction and floor plan/building pad plans to be reviewed by staff. Request made to keep the 30-foot buffer whenever possible.

Commissioner Hawley seconded the motion.

A voice vote was taken; vote passed (7-1) (No: Parrish)

RESULT:	APPROVED WITH CONDITIONS [7 TO 1]
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Bach, Baka, Choren, Hawley, Lemke, Stoker
NAYS:	Parrish
ABSENT:	Nerbun, J. Schaefer, R. Schaefer

- b) Bear Arms. The applicant is seeking sign waiver approval to allow for a 34" x 46" directional sign for the property located at 9653 N. Granville Road.

The applicant withdrew their request prior to the meeting.

Alderman Nerbun arrived at 6:30 p.m.

4) Policy

a) Allowing Resale Shops in the City of Mequon

Asst. Dir. Zader stated that there have been several recent inquiries regarding resale shops. One request is from E-Collectique which buys, sells and trades high end clothing and accessories. They recently moved into the Gigi's building at 1550 W. Mequon Road. The parcel is zoned B-2 (Community Commercial) which allows retail trade as a permitted use. The other request is from Ivana's Trunk which is located at 10448 N. Port Washington Road. They are zoned B-4 (Business Park) and retail trade is not permitted in this zoning district. They have been put on notice that pending on the outcome of this policy discussion, if the outcome is not in their favor, they will need to vacate the premises as they are not a legally approved operation at that site.

The code definition for retail trade requires the sales of new items. The sale of used goods are allowed only as an accessory use. A few distinctions in the city allow for the sale of antiques and collectibles as a permitted use in the Town Center and Arrival Corridor zoning districts. The LTD overlay allows for antique sales as a conditional use.

Asst. Dir. Zader stated that he included information about the process going forward in the packet as well as information regarding how the retail market is changing and how these types of businesses are operating. He stated it is important to address this issue to be proactive instead of reactive as the retail market is trending towards the resale shopping market.

He discussed the information included in the packet about the different uses and the different zoning districts that would be appropriate. He stated that some definitions need to be modified and there are definitions that need to be added. He also stated that licensing can be required for these types of uses. There is information included in the packet from many other communities about what uses they allow.

Mark Gierl – 14108 N. Birchwood Lane – is supportive of resale shops being permitted and he feels that they would be a benefit to the community.

Mikelle Flanner – 1550 W. Mequon Road – she is the owner of E-Collectique and she feels that the staff report is on track for market trends. She feels that there should be a distinction between furniture/household goods and wearable goods; to include clothing, jewelry and accessories. She is looking to create an experience at her building to include a café, plastic surgeon, a place that items can be refurbished and retail sales.

John DeStefanis - he represents Victoria Girard, owner of Ivana's Trunk. He stated that the building she is in is zoned B-4, which is unusual for the location she is in. He drafted language for a B-4 ordinance which was included in the packet. He is supportive of the policy changes to allow for resale.

There was discussion about the different approaches that can be taken for this process (how strict, different zoning, licensing). Overall the Commission is supportive of these types of businesses but feel that there should be restrictions of uses, specific locations and the language should be very clear about what is allowed. Mayor Wirth stated that he feels that requirements regarding the type and quality of building lends to higher-end products being sold in those buildings. He wants the process to be fair and he does not want applicants to have to go through a rezoning every time a resale store wants to open. A hybrid approach of licensing; with annual renewal, and zoning without rezoning was determined to be the most favorable path to take.

- b) The City of Mequon is seeking a text amendment to Chapter 2 of the City of Mequon Code of Ordinances related to the establishment and operation of the Planning Commission.

Mayor Wirth stated that the impetus behind the text amendments is to establish a reconsideration process. City ordinances currently allow a motion to reconsider at the Common Council level but not at the Planning Commission. The intent of the text amendment is to make it parallel so that if someone wants to reconsider their vote there is an opportunity for a motion to be reconsidered.

The ordinances are unclear as to whether someone that loses a vote can reapply and come back the following month; the timing needs to be clarified and incorporated into the ordinance. Two other items were found that need to be changed. One is to correct the name of the Parks and Open Space Board which is incorrectly named Natural Resources Board in the ordinance. The third item included is the Public Welfare Committee is working on an ordinance change to allow

citizen volunteers to appear by telephone for board meetings as opposed to in person. Certain Boards would prohibit this and that language will now be included in the correct location.

Action

Commissioner Stoker made a motion to approve the text amendment changes.

Commissioner Parrish seconded the motion.

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

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

5) Announcements

The next meeting is Monday, November 11, 2019 at 6:00 p.m.

6) Adjourn

Action

Commissioner Lemke made a motion to adjourn.

Commissioner Stoker seconded the motion.

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

Meeting concluded at 7:15 p.m.

Respectfully Submitted,

Jac Zader



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Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: November 11, 2019
SUBJECT: Concord Development Company. The applicant is seeking conditional use grant approval to allow for an indoor recreation and amusement facility (Little Sprouts Cafe) for the property located at 1406 W. Mequon Road.

Applicant:	Concord Development Company
Status of Applicant:	Property Owner
Requested:	Conditional Use Grant
Proposed Use:	Amusement and Recreation Facility
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community Commercial
Location:	1406 W. Mequon Road
Tax Key:	#15-019-16-022.00
District:	#5

Background:

The applicant requests conditional use grant approval for an amusement and recreation facility at 1406 W Mequon Road. The proposed play cafe will occupy 2,124 square feet at the existing multi-tenant building. Little Sprouts Play Café is a play café intended to provide a space for families with young children to connect and for young kids to safely play and interact with kids their age. The property is zoned B-2, which allows recreation and amusement facilities as a conditional use.

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

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

The proposed use should not endanger the surrounding area; all activities will take place within the building and will be monitored at all times by staff. A total of 1-3 staff members will be on site during normal business hours. Parent/guardian supervision is required at the play cafe. The proposed floor plan shows two play areas, a separate prep space and seating room. Play equipment includes toys and small play structures such as play houses and reading nooks.

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

The Land Use Plan designates the site as Community Commercial. Surrounding properties are zoned B-2 Community Business. An amusement and recreation facility can be considered compatible with the Land Use Plan designation and expected uses in the area. The required parking for the proposed use is 10 stalls based on an industry standard (one stall per 3 children

plus one stall per staff member). Staff also calculated the parking requirement based on information from the applicant which requires 17 stalls at the busiest time (one stall per 1.5 children plus one stall per staff member). The property owner indicated that there are 150 shared stalls on site between the two multi-tenant developments. Based on the parking requirement of 10-17 stalls and the number of stalls provided on site, staff believes there is sufficient parking on site for the proposed use.

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

The proposed activities of the play cafe fit the character of the surrounding area. The proposed hours of operation will be daily from 9:00 AM to 4:00 PM. Staff recommends the hours of operation from 8:00 AM to 8:00 PM to accommodate the special events that may take place as indicated by the applicant. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

Staff Recommendation:

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

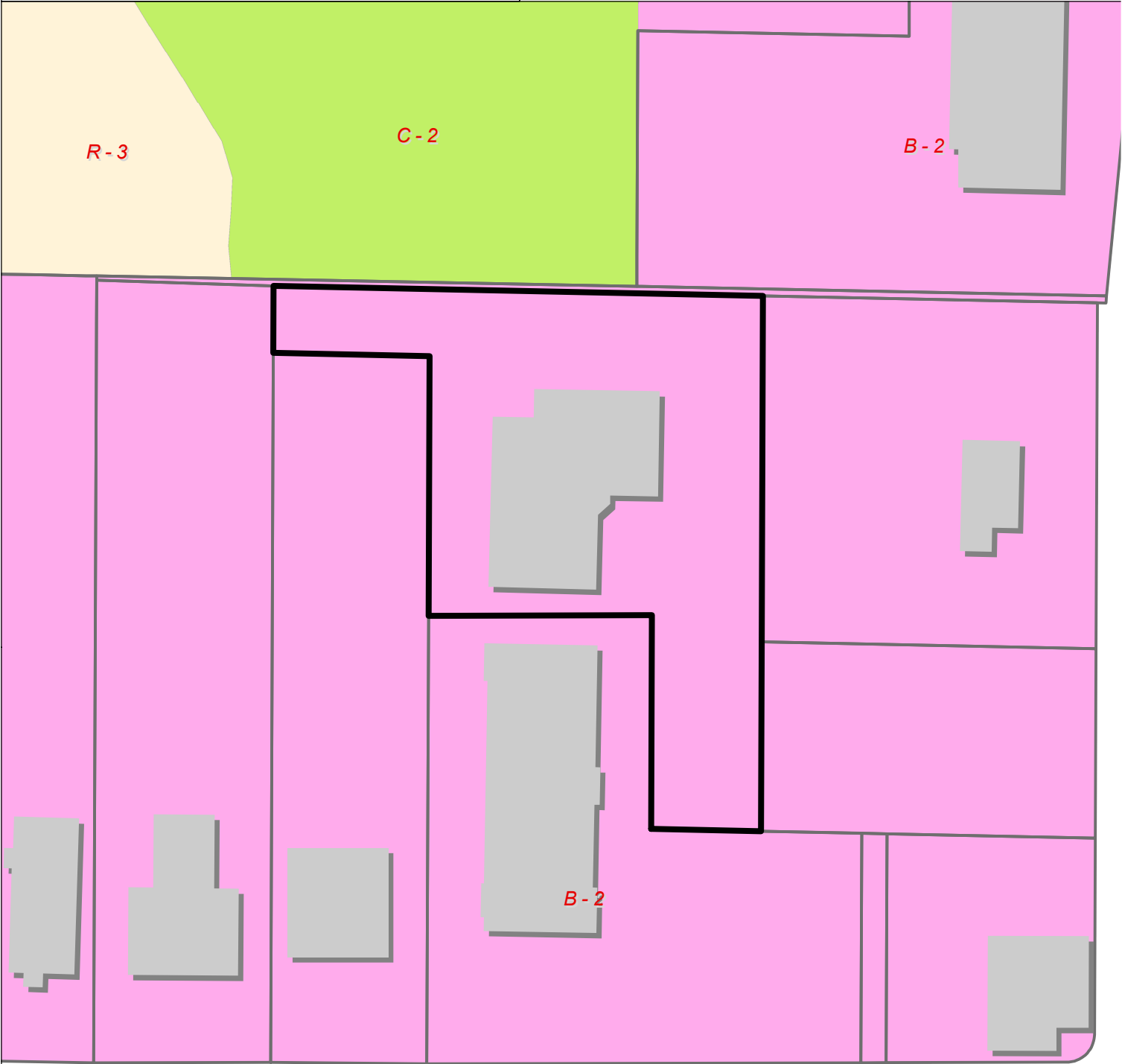
1. Staff review and approval of final floor plans. The applicant shall submit such plan(s) within 30 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Hours of operation daily from 8:00 AM to 8:00 PM.
3. Any new signage will require sign permit approval.

Attachments:

Packet (PDF)

Little Sprouts Play Cafe

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



Attachment: Packet (4602 : Concord Development Company)

MEQUON ROAD 112N

Business narrative for Little Sprouts Play Café - Mequon

The initial Little Sprouts Play Cafe location in Shorewood has been open for nearly 3 years. Founded by local mom, Adrienne Shea, that space is an engaging place that is socially and developmentally beneficial for both parents and children.

For this Mequon location, Adrienne is partnering with local Mequon mom, Emilie Seaman, to expand the Little Sprouts Play Cafe reach. Both moms know how hard it is to 1. Connect with other families with young children and 2. Find a place where young kids can safely play and interact with kids their same age. This play café is to meet those needs of the growing amount of families with young kids in the Ozaukee County community.

Little Sprouts Play Café (LSPC) will operate primarily between the hours of 9am-4pm. During this time, we will provide toys and small play structures (such as a reading nook and playhouses) for children to play with while under the supervision of their parent or guardian.

During the week, we plan to offer a variety of family friendly events and workshops. Some of these events include mommy and me music classes, sensory workshops, and light work out classes - most of which will fall during our regular hours of operation.

On occasion, we plan to host special events like parent education workshops, family movie nights, give space to host local area mom groups (such as La Leche League, that uses the Shorewood location now), and periodic family events such as our Halloween Pumpkin Decorating Party and Gingerbread House Decorating event. Most of these events occur outside of the regular hours of operation - some ending as late as 7pm.

During our regular hours of operation, the number of patrons range anywhere from one "family" to as many as a couple dozen (obviously this hinders on our capacity max for what this site allows). At our space, a "family" consists of a caregiver (whether that be a parent(s), nanny, grandparent, etc.) and typically 1 or 2 children. Depending on the time of day and expected traffic, we plan to have 1 - 3 staff on site during normal business hours.

LSPC will offer a variety of snacks, drinks, and light meals such as sandwiches, our signature "muffin tin meals" for children, and toasts. Healthy snacks include items such as yogurt, clementines, cheese sticks, and more. We also will provide free-with-entry drip coffee and craft espresso drinks at an extra charge.

We'll provide a small retail area for guests. Items for sale will include children's toys, birthday supplies, and parenting items.

LSPC is also a great place to host children's birthdays, family reunions, and host baby showers. The Shorewood location consistently wins awards for 'Best Birthday Venue' from a variety of parenting and local publications. We're excited to continue that level of service to the Ozaukee County community. Most of these events are hosted as private events - during the times we're closed to the public.

EXPECTED HOURS (not final)

Monday : Closed

Tuesday : 9:30a - 4p

Wednesday : 9:30a - 4p

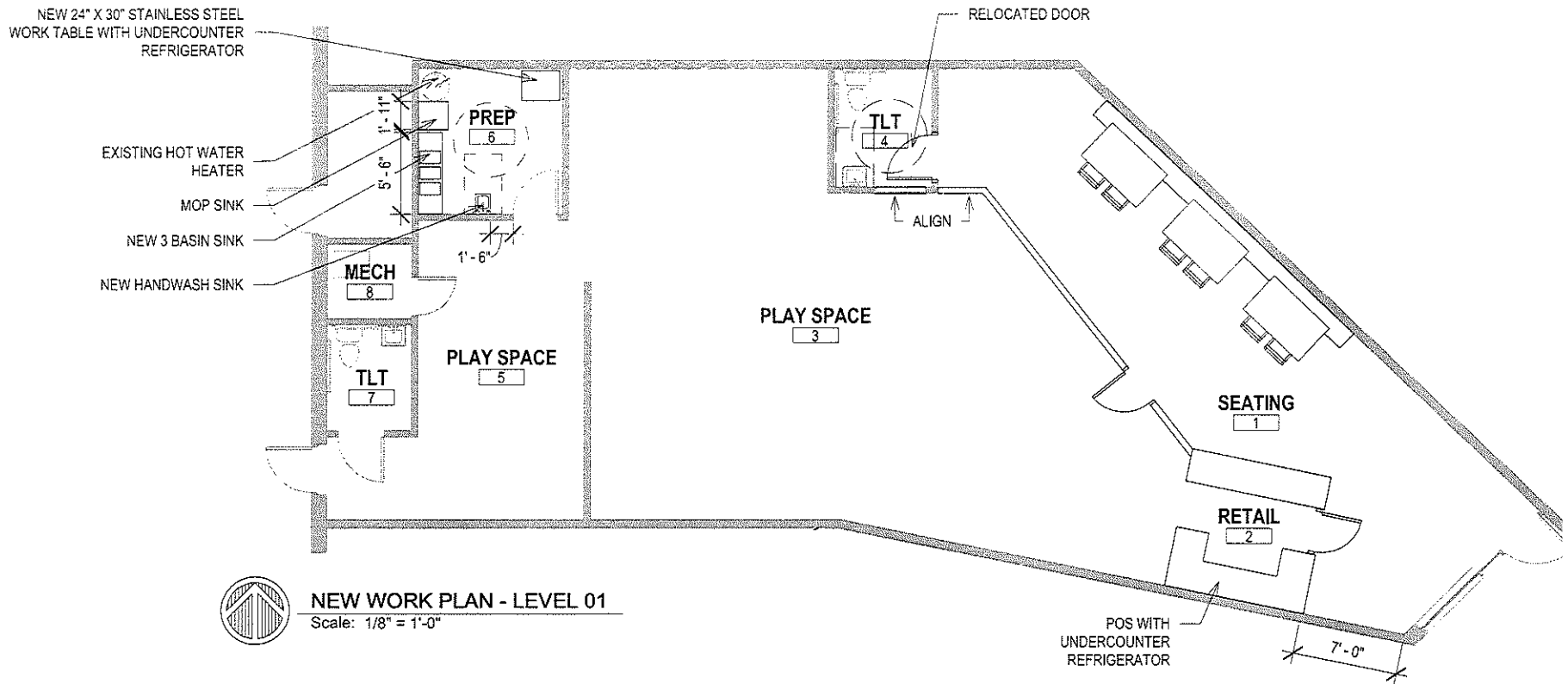
Thursday : 9:30a - 4p

Friday : 9:30a - 4p

Saturday : 10a - 2p (private events after hours)

Sunday : 10a - 2p (private events after hours)

For more information about our Shorewood location, visit littlesproutsplaycafe.com



ROOM FINISH SCHEDULE									
ROOM #	ROOM NAME	FLOOR	BASE	WALL				CEILING	NOTES
				NORTH	SOUTH	WEST	EAST		
LEVEL 01									
1	SEATING	Vinyl Tile	Vinyl Wall Base	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	
2	RETAIL	Vinyl Tile	Vinyl Wall Base	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	
3	PLAY SPACE	Luxury Vinyl Plank	Cabinet Base	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	
4	TLT	Vinyl Tile	Vinyl Wall Base	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	Smooth Ceiling Tile	
5	PLAY SPACE	Luxury Vinyl Plank	Vinyl Wall Base	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	Acoustic Ceiling Tile	
6	PREP	Vinyl Tile	Vinyl Wall Base	FRP Board/Painted Drywall	Painted Drywall	FRP Board/Painted Drywall	FRP Board/Painted Drywall	Smooth Ceiling Tile	
7	TLT	Tile	Vinyl Wall Base	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	Smooth Ceiling Tile	
8	MECH	Concrete	Drywall	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	Painted Drywall	

DATE: 10/01/19

LITTLE SPROUTS - MEQUON

PARKING CALCULATION FOR LITTLE SPROUTS PLAY CARE

ZONING CODE	
Use	Recreation and Amusement Facility
Parking Requirement	<i>Since the zoning code does not have a parking requirement that relates to this specific use, an industry standard of one parking spot per three students/child and one per staff member during the business hours was used to calculate the parking requirements.</i> <i>The applicant has indicated that average kids per car at the Shorewood location is 1.5. A parking calculation is also provided based on this information.</i>

PROPOSED AMUSEMENT AND RECREATION FACILITY	
Max. Children	~20 at busiest times
Max. employees on one shift	3 employees

PARKING CALCULATION	
Parking Required	10 stalls based on industry standard 17 stalls based on applicant information
Parking on Site	150 stalls - part of multi-tenant development with shared parking
Code Compliance	Staff believes there is sufficient parking on site to meet the needs of the proposed use.

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 11th day of November, 2019 by and between Concord 37 LLC, owner of the property located at 1406 W Mequon 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 19, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A

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

PARCEL NO.:
15-019-16-022.00

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 recreation and amusement facility.

GRANTED by action of the Planning Commission of the City of Mequon this 11th day of November 2019.

John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of _____, 2019, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of _____, 2019, 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 (4602 : Concord Development Company)

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: Daily: 8:00 AM to 8:00 PMPerformance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
 - b. Water supply requirements:
Public
 - d. Provisions for sewage disposal:
Public
 - e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
- a. **Conditions of the structures:**
 - a. Site Plan: As on file with Community Development Department, City of Mequon
 - b. Landscaping Plan: N/A
 - c. Elevations: As on file with Community Development Department, City of Mequon
 - d. Sign: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: Exhibit B
 - f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
 - g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
 - h. The building shall comply with the building code.
11. **Conditions on the site:**
 - a. Street access (number, location, design: As on file with Community Development Department, City of Mequon

Conditional Use Grant

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

Owner

Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of _____, 2019, 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 _____, 2019

Attachment: Packet (4602 : Concord Development Company)

Document drafted by: City of Mequon



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: November 11, 2019
SUBJECT: Lemke Seed Farms, Inc. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 10220 N. Granville Road.

Applicant:	Lemke Seed Farms, Inc.
Status of Applicant:	Property Owner
Requested:	Final Land Division Approval
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay) FW (Floodway)
Land Use Plan:	Residential (5 acre) Critical Environmental
Lot size:	27.23 acres
Location:	10220 N. Granville Road
Tax Key:	#14-032-06-004.00
District:	#4

Background:

The applicant is requesting approval for a two-lot land division of 27.23 acres located at 10200 N Granville Road. The land division would create two lots; Lot 1 is 17 acres and Lot 2 is 10.23 acres.

Zoning District Standards and Site Conditions:

The proposed certified survey map is consistent with the current zoning designation of R-1, requiring five (5) acre minimum lot size and 300 minimum average lot width and depth. The land division does not create any non-conformities to building setback and offsets. Per the Zoning Ordinance, buildings or structures housing livestock shall not be erected closer than 50 feet to a side or rear lot line. This is listed as a condition of approval.

Site Conditions:

Proposed Lot 1 is vacant. Lot 2 has existing sheds and barns for the agricultural use. Access to Lot 1 and Lot 2 are off Granville Road. If Lot 1 and Lot 2 decide to share the existing drive on Lot 2, a shared access easement shall be reviewed and approved by the City Attorney. Unmodeled floodplain with no base flood elevation exists on both lots. The survey shows the floodway limits based on FEMA FIRM map panel.

The City Forester, Mike Gies, will inspect the site for specimen trees. The removal of any specimen tree requires Planning Commission approval.

Engineering Report:

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

Access to Lot 1 and 2 is provided on Granville Road. The right-of-way designation meets the ultimate road right-of-way of 100 feet. The speed limit on Granville Road is 45 miles per hour which requires a minimum driveway separation of 230-feet. A proposed driveway to Lot 1 is not shown on the CSM; however, the distance between the parcel line and the existing driveway is greater than the minimum driveway separation.

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

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

Other Technical Corrections:

The Engineering Division completed a technical review of the CSM. The proposed parcels do not close. It appears that the error is in the metes and bounds of the dividing line between the parcels.

Staff Recommendation:

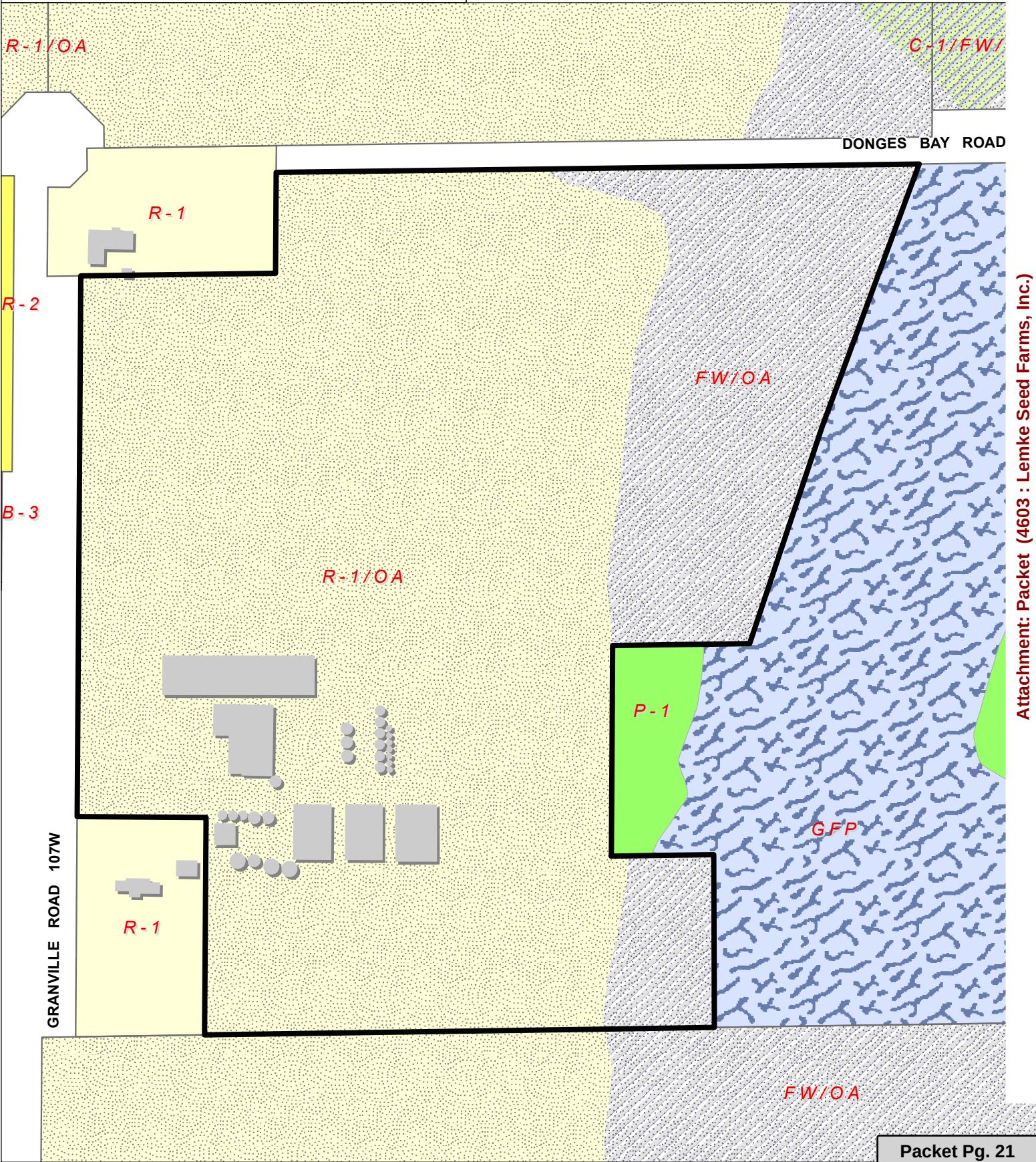
Planning staff recommends approval of the land division subject to the following conditions:

1. The applicant shall make any technical corrections to the final CSM.
2. Final staff review and approval of CSM.
3. Compliance with the Tree Preservation Ordinance. The removal of any specimen tree requires Planning Commission approval.
4. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
5. Buildings or structures housing livestock shall not be erected closer than 50 feet to a side or rear lot line.
6. If Lot 1 and Lot 2 decide to share the existing drive on Lot 2, a shared access easement shall be reviewed and approved by the City Attorney.
7. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).
8. Applicant shall provide the wetland delineation report and add the wetland boundary to the face of the CSM, including applicable setbacks prior to recording.
9. Applicant shall provide a soil evaluation report verifying that the new lot may be served via approved private onsite wastewater system.

Attachments:
Packet (PDF)

Lemke Farms Inc.

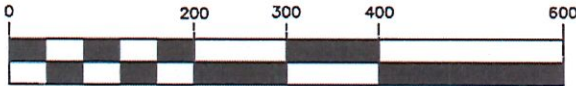
AC	Arrival Corridor	LTD	Limited Use	3.a.a
A-1	Agricultural Preserve	OA	Agricultural Overlay	
A-2	General Agricultural	PUD	Planned Unit Development Overlay	
B-1	Neighborhood Business	P-1	Park & Recreation	
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)	
B-3	Office & Service Business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



Attachment: Packet (4603 : Lemke Seed Farms, Inc.)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3224, BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1693, IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

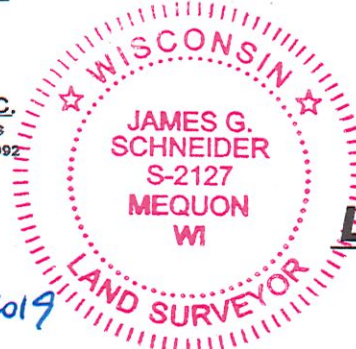
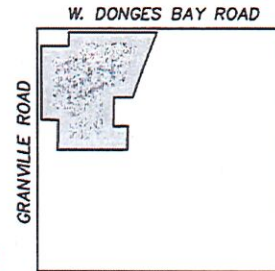


SCALE 1" = 200'

NSE

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

OWNER:
LEMKE SEED FARMS, INC.
10220 N. GRANVILLE ROAD
MEQUON, WI 53097

**LOCATION MAP**

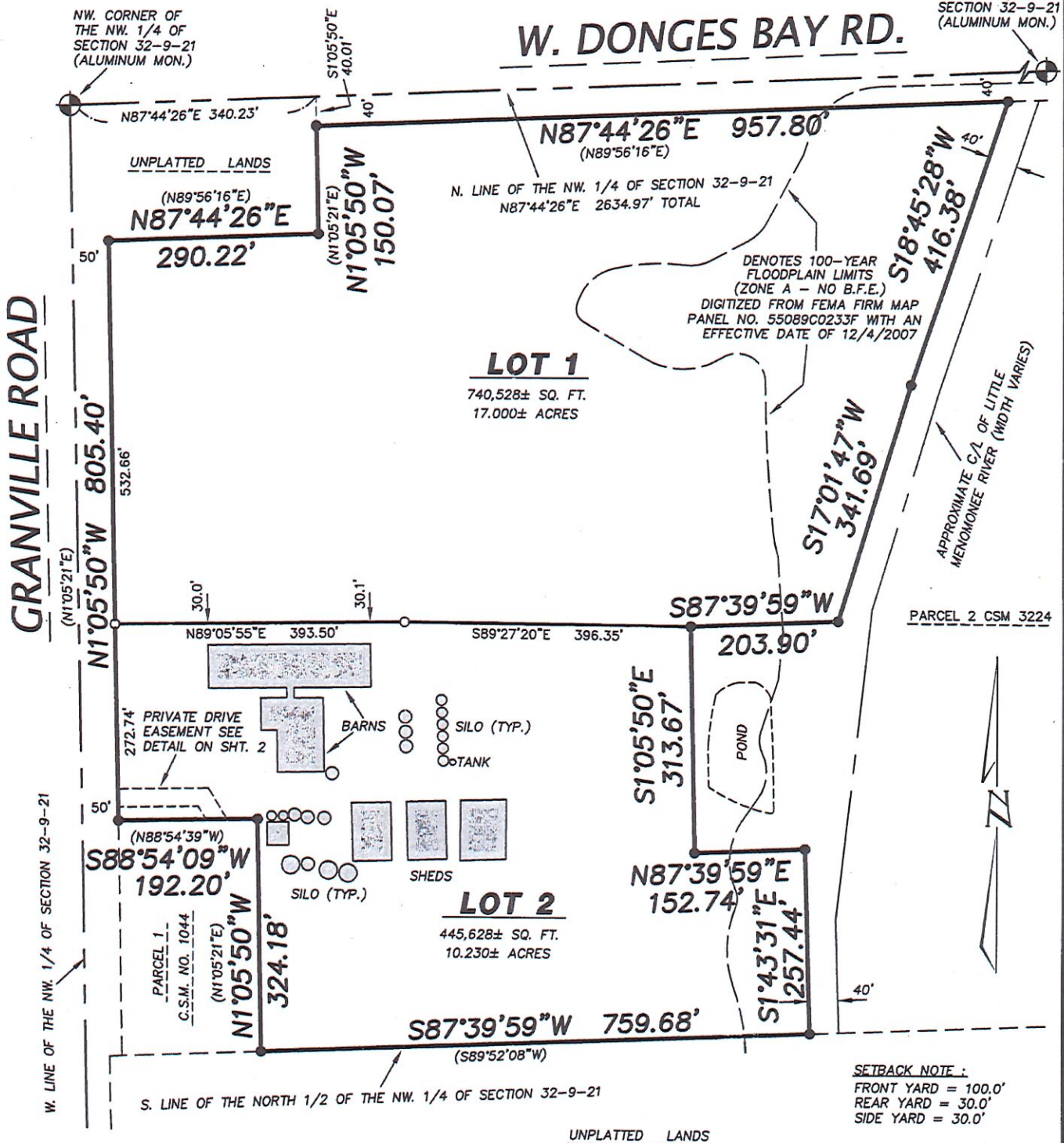
NW. 1/4 SEC. 32-9-21
(SCALE 1"=2000')

NOTES :

SEE SHEET 2 OF 4 FOR
LEGEND AND OTHER NOTES

9-12-2019

NE. CORNER OF
THE NW. 1/4 OF
SECTION 32-9-21
(ALUMINUM MON.)



Attachment: Packet (4603 : Lemke Seed Farms, Inc.)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3224, BEING A
DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1693, IN THE NORTHWEST
1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST,
IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

A division of Parcel 1 of Certified Survey Map No. 3224, being a division of Lot 1 of Certified Survey Map No. 1693, in the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 32; thence N87°44'26"E along the North line of said 1/4 Section and the centerline of W. Donges Bay Road, 340.23 feet; thence S1°05'50"E, 40.01 feet to a point in the South right of way line of W. Donges Bay Road and the point of beginning of lands to be described; thence N87°44'26"E along said South right of way line, 957.80 feet to the Northwest corner of Parcel 2 of Certified Survey Map No. 3224; thence S18°45'28"W along the West line of said Parcel 2, 416.38 feet; thence S17°01'47"W along said West line, 341.69 feet; thence S87°39'59"W along said West line, 203.90 feet; thence S1°05'50"E along said West line, 313.67 feet; thence N87°39'59"E along said West line, 152.74 feet; thence S1°43'31"E along said West line, 257.44 feet to a point in the South line of the North 1/2 of said 1/4 Section, said point also being the Southwest corner of Parcel 2 of Certified Survey Map No. 3224; thence S87°39'59"W along the South line of said North 1/2, 759.68 feet to the Southeast corner of Parcel 1 of Certified Survey Map No. 1044; thence N1°05'50"W along the East line of Parcel 1 of Certified Survey Map No. 1044, 324.18 feet to the Northeast corner of Parcel 1 of Certified Survey Map No. 1044; thence S88°54'09"W, along the North line of said Parcel 1, 192.20 feet to a point in the East right-of-way line of Granville Road; thence N1°05'50"W, along said East right-of-way line and parallel with the West line of said Northwest 1/4, 805.40 feet; thence N87°44'26"E 290.22 feet; thence N1°05'50"W 150.07 feet to the point of beginning.

Said lands containing 27.230 acres of land, more or less.

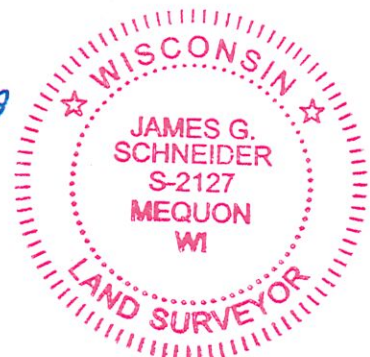
That I have made such survey, land division, and plat at the direction of Lemke Seed Farms, Inc., OWNER of said lands.

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

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

James G. Schneider S-2127

9-12-2019



This instrument was drafted by James G. Schneider

Sheet 3 of 4 Sheets

Attachment: Packet (4603 : Lemke Seed Farms, Inc.)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3224, BEING A
DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1693, IN THE NORTHWEST
1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST,
IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

I, Rick Lemke, President of Lemke Seed Farms, Inc., 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 the hand and seal of said OWNERS on this _____ day of
_____, 20____.

Witness

Rick Lemke (President)

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20____
the above named Rick Lemke (President) to me known to be the person who executed
the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

Chairman, John Wirth

Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

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

Approved: _____

Adopted: _____

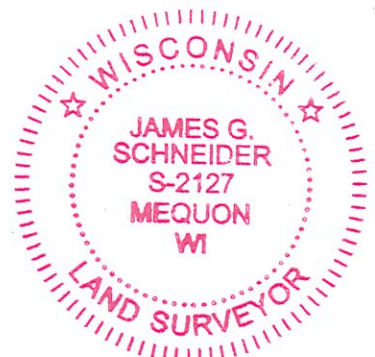
John Wirth, Mayor

City Clerk

This instrument was drafted by James G. Schneider

Sheet 4 of 4 Sheets

9-12-2019



Attachment: Packet (4603 : Lemke Seed Farms, 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: PA PHOUALA VANG, PLANNER
DATE: November 11, 2019
SUBJECT: Jennifer & Steven Wirth. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the properties located at 14150-14280 N. Granville Road.

Applicant:	Jennifer & Steven Wirth
Status of Applicant:	Property Owner
Requested:	Final Land Division Approval
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay) C-1 Shoreland-Wetland Conservancy C-2 General Conservancy
Land Use Plan:	Residential (5 acre) Critical Environmental
Lot size:	38.784 acres
Location:	14150, 14230 and 14280 N. Granville Road
Tax Keys;	#14-005-07-003.00, #14-005-07-002.00, #14-005-07-001.00
District:	#1

Background:

The applicant requests certified survey map approval for the property located at 14150, 14230 and 14280 N Granville Road. The owner previously received CSM approval to create the three existing lots. The proposed land division reconfigures the three parcels into two lots.

Zoning District Standards and Site Conditions:

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

Site Conditions:

Lot 1 is 17.514 acres and Lot 2 is 21.27 acres. Both lots are vacant. Access to Lot 1 is off Granville Road. Lot 2 has access off Granville Road through a shared access easement on Lot 1. The lots contain wetlands.

The City Forester, Mike Gies, will inspect the site for specimen trees. The removal of any specimen tree requires Planning Commission approval.

Engineering Report:

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

The proposed CSM is located on Granville Road north of Bonniwell Road. The right-of-way dedication meets the ultimate road right-of-way designations. Access to lot 2 is through shared access on lot 1. A shared access agreement is required.

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

Wetlands appear to be present on site and are reflected on the face of the CSM. An acceptable wetland delineation was provided.

Other Technical Corrections:

The proposed CSM closes and the description matches the mapping and closes. There are no technical corrections.

Staff Recommendation:

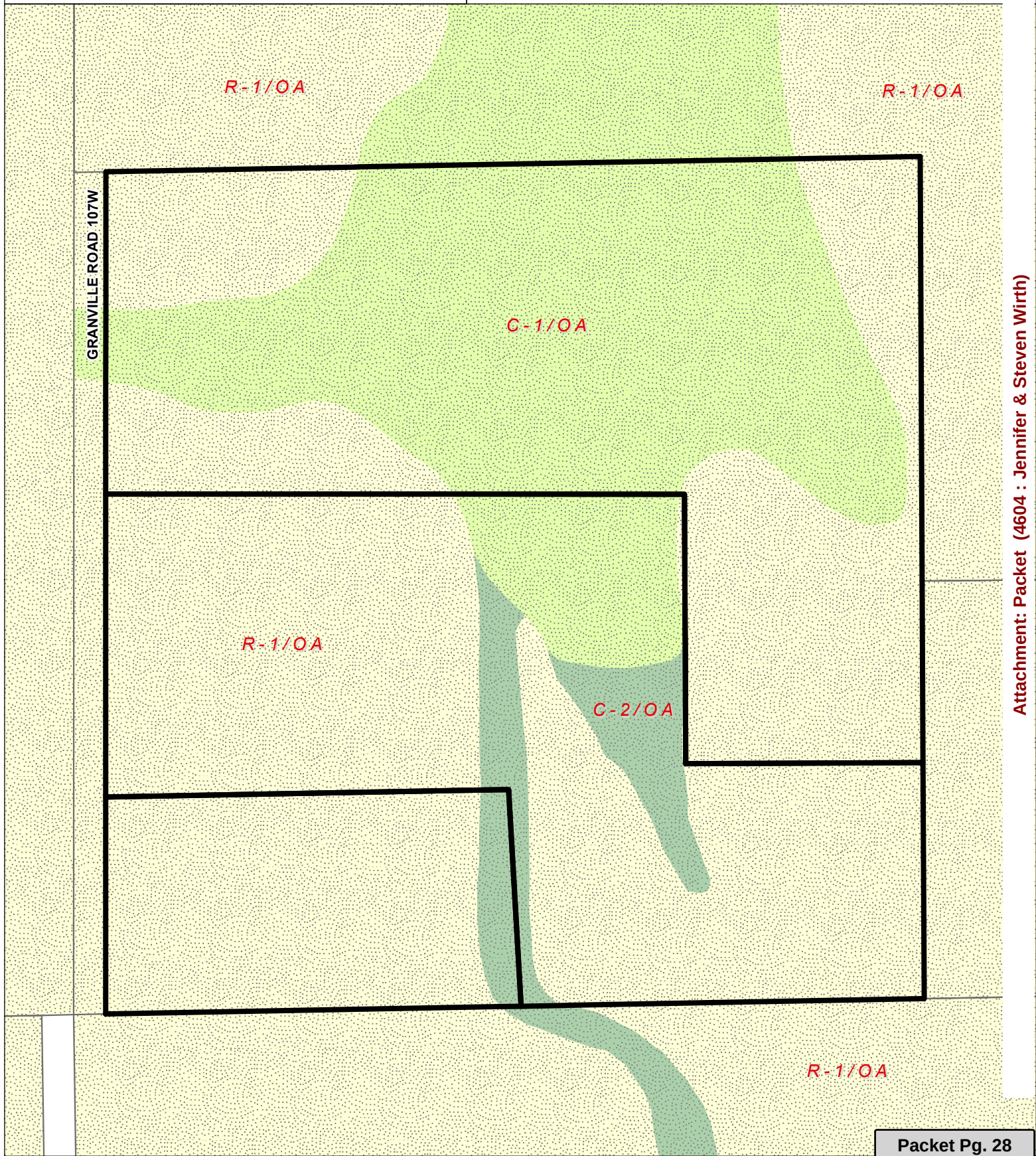
Planning staff recommends approval of the land division subject to the following conditions:

1. Final staff review and approval of CSM.
2. Compliance with the Tree Preservation Ordinance. The removal of any specimen tree requires Planning Commission approval.
3. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
4. Application of a shared access agreement, subject to City attorney review and approval.
5. 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).
6. Applicant shall provide a soil evaluation report verifying that each of the 2 lots may be served via approved private onsite wastewater system.

Attachments:
Packet (PDF)

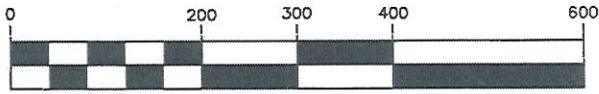
Jennifer & Steven Wirth

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



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 3791, BEING A PART OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



SCALE 1" = 200'

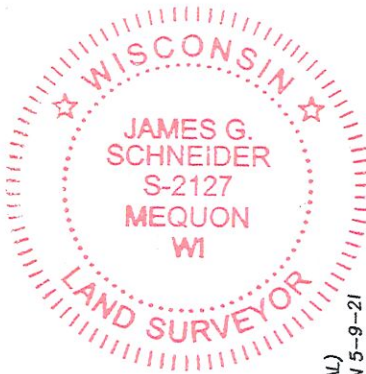


NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5937
www.northshoreengineering.net

LEGEND

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

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NW. 1/4 OF SECTION 5-9-21 WHICH BEARS N1°29'01"W)

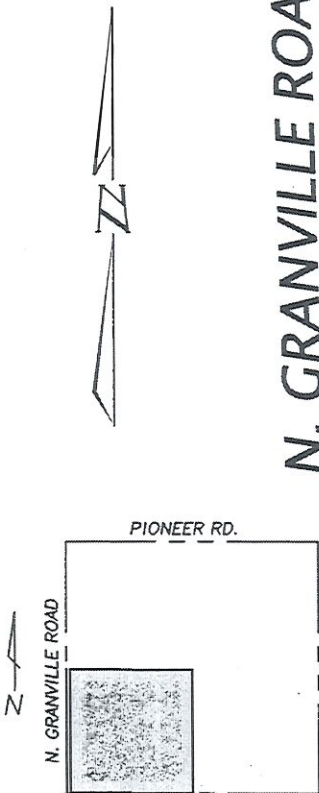


9-16-2019

OWNERS:
STEVEN & JENNIFER WIRTH
12517 N. EMILY LN.
MEQUON, WI. 53092

CHADWICK & ALEXANDRA WIRTH
11825 N. PHEASANT CT.
MEQUON, WI. 53092

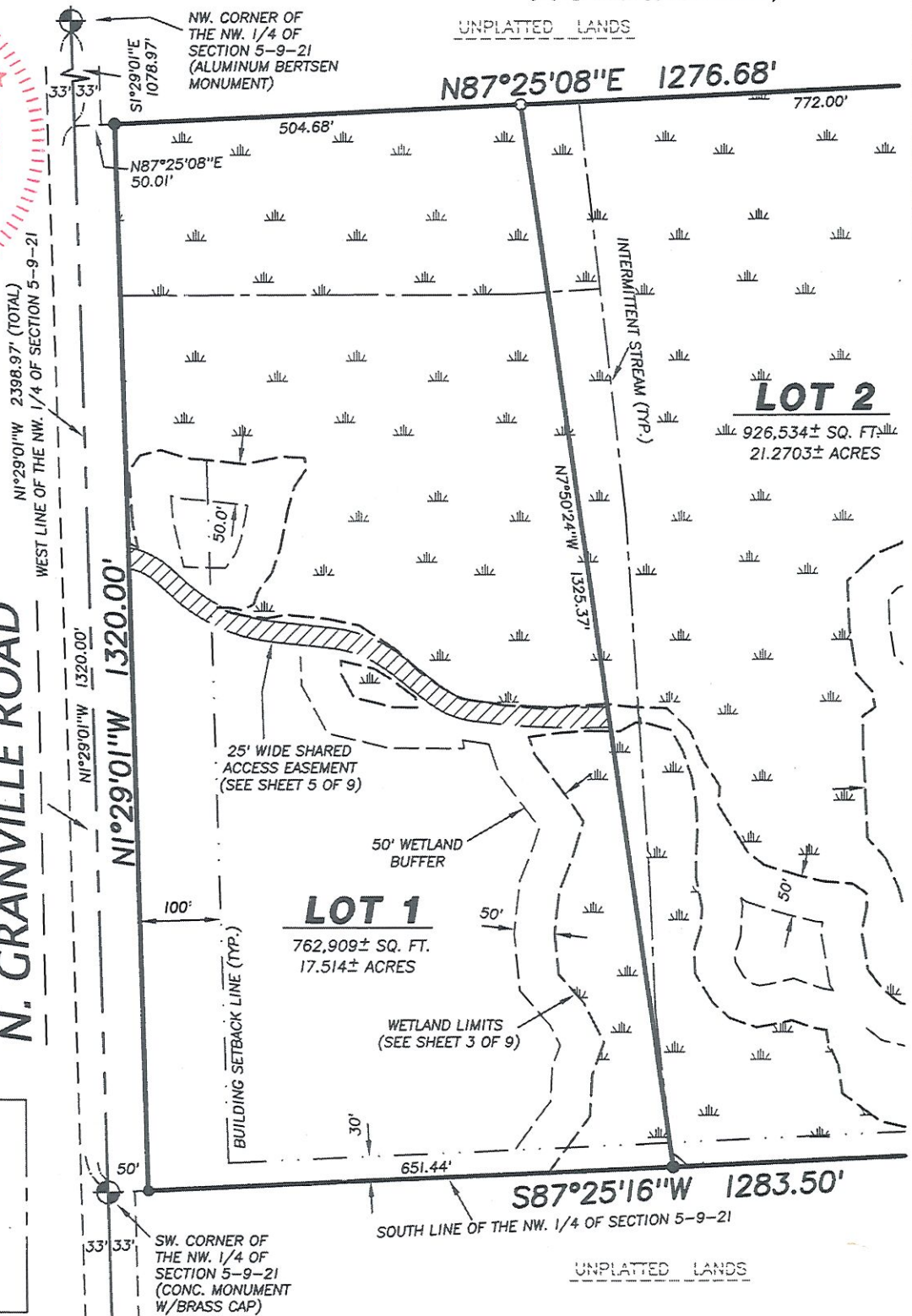
N. GRANVILLE ROAD



LOCATION MAP

NW. 1/4 SEC. 5-9-21
(SCALE 1"=2000')

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER



NOTES:

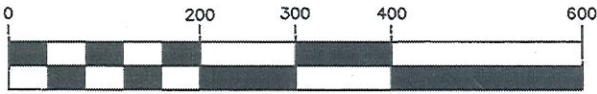
1. SEE SHEET 3 OF 9 FOR WETLANDS &
2. SEE SHEET 5 OF 9 FOR SHARED ACCESS EASEMENT EXHIBIT

SHEET 1 OF 9 SHEETS

Attachment: Packet (4604 : Jennifer & Steven Wirth)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 3791, BEING A PART OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



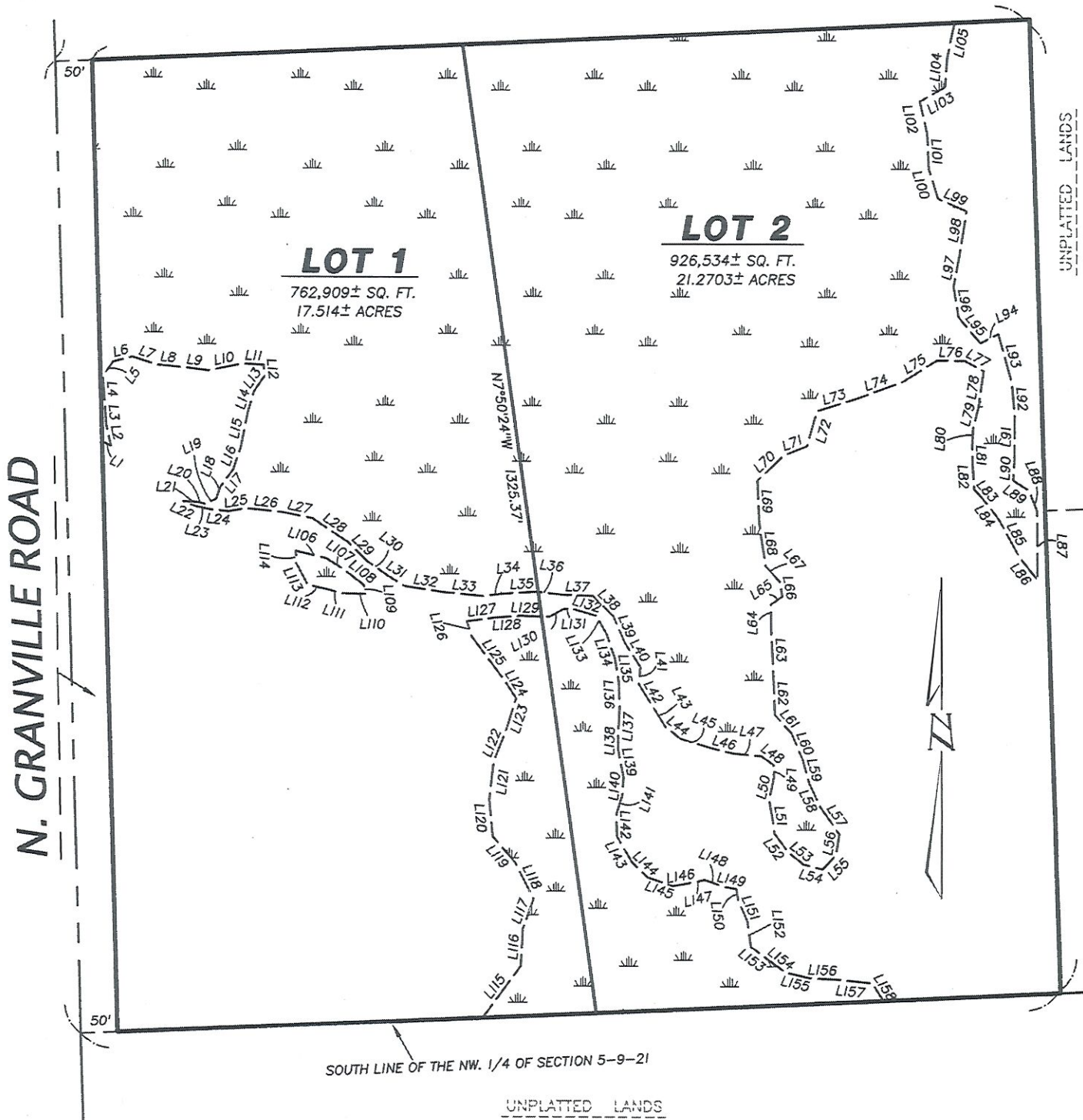
SCALE 1" = 200'

WETLANDS EXHIBIT**NOTE:**

1. SEE SHEET 4 OF 9 FOR WETLANDS LINE TABLE.
2. THE SHARED ACCESS EASEMENT IS FOR THE BENEFIT OF LOT 2.
3. WETLANDS WERE MARKED BY WETLAND & WATERWAY CONSULTING LLC ON MAY 6, 2019 AND LOCATED BY NSE ON JUNE 27, 2019

9-16-2019

UNPLATTED LANDS



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 3791, BEING A PART OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

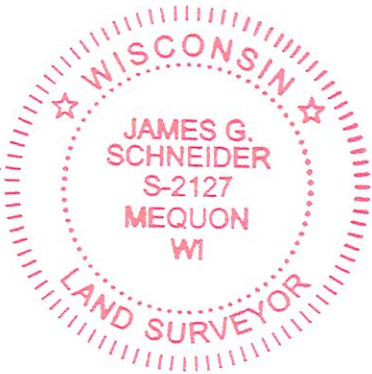
WETLANDS LINE TABLES

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	13.53'	S63°20'58"E
L2	31.40'	N12°34'03"W
L3	27.51'	N03°33'04"W
L4	36.68'	N04°13'18"W
L5	24.30'	N35°12'53"E
L6	27.08'	N75°48'33"E
L7	35.32'	S72°15'29"E
L8	28.63'	S85°10'46"E
L9	42.12'	S83°24'05"E
L10	46.49'	N78°21'55"E
L11	28.77'	S86°55'40"E
L12	13.78'	S06°48'29"E
L13	25.53'	S34°25'19"W
L14	30.51'	S16°17'41"W
L15	50.33'	S11°25'11"W
L16	30.55'	S19°25'06"W
L17	30.07'	S35°59'15"W
L18	16.18'	S18°09'02"W
L19	16.95'	S62°57'04"W
L20	12.27'	N75°06'11"W
L21	17.89'	N86°41'57"W
L22	18.32'	S67°24'06"E
L23	18.20'	S78°27'53"E
L24	26.43'	S84°04'46"E
L25	24.44'	N80°01'20"E
L26	52.21'	S84°04'40"E
L27	39.40'	S78°34'57"E
L28	57.17'	S56°46'05"E
L29	35.17'	S45°47'58"E
L30	33.80'	S55°19'15"E
L31	28.46'	S58°44'48"E
L32	53.93'	S81°11'56"E
L33	53.77'	S84°50'59"E
L34	32.89'	N83°25'50"E
L35	40.64'	N86°55'16"E
L36	34.10'	S83°38'47"E
L37	42.18'	S88°03'41"E
L38	38.83'	S45°30'52"E
L39	40.05'	S23°09'17"E
L40	38.71'	S32°56'37"E
L41	24.24'	S04°18'02"W
L42	37.47'	S32°07'23"E
L43	29.74'	S31°37'04"E
L44	26.75'	S52°36'29"E
L45	43.35'	S72°52'13"E
L46	30.97'	S76°20'00"E
L47	38.31'	S85°20'09"E
L48	20.37'	S54°16'03"E
L49	17.34'	S01°25'50"E
L50	31.04'	S12°03'06"W
L51	47.06'	S09°07'12"E
L52	31.66'	S36°42'11"E
L53	26.27'	S51°39'57"E

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L54	25.98'	S76°07'45"E
L55	27.62'	N43°27'03"E
L56	27.84'	N08°39'48"E
L57	44.78'	N35°00'31"W
L58	35.27'	N25°29'03"W
L59	33.94'	N15°02'29"W
L60	39.05'	N23°18'32"W
L61	33.77'	N41°41'26"W
L62	57.76'	N02°19'51"W
L63	60.34'	N02°42'50"W
L64	32.91'	N00°12'01"E
L65	18.63'	N55°43'14"E
L66	19.95'	N10°00'02"W
L67	28.58'	N42°53'29"W
L68	58.69'	N08°27'09"W
L69	57.35'	N02°16'31"W
L70	49.15'	N46°14'21"E
L71	34.34'	N68°10'27"E
L72	49.80'	N16°18'09"E
L73	55.58'	N72°37'17"E
L74	65.86'	N59°41'28"E
L75	55.39'	N58°42'51"E
L76	38.75'	S89°42'31"E
L77	28.77'	S51°32'56"E
L78	46.48'	S07°39'21"W
L79	31.24'	S13°58'47"W
L80	24.39'	S03°21'59"W
L81	26.40'	S00°50'47"E
L82	32.91'	S03°33'57"E
L83	27.96'	S41°29'17"E
L84	26.49'	S36°08'58"E
L85	54.14'	S28°49'34"E
L86	41.78'	S38°09'58"E
L87	92.93'	N00°14'15"W
L88	29.71'	N21°53'17"W
L89	25.36'	N57°36'23"W
L90	32.43'	N03°06'01"E
L91	54.38'	N00°16'15"E
L92	46.66'	N04°57'56"W
L93	67.71'	N15°47'08"W
L94	27.55'	S63°19'54"W
L95	45.84'	N39°33'08"W
L96	42.80'	N08°57'29"W
L97	48.50'	N10°14'32"E
L98	55.05'	N09°22'48"E
L99	42.10'	N66°21'35"W
L100	41.83'	N17°35'53"W
L101	47.84'	N02°32'11"W
L102	44.52'	N13°00'12"W
L103	39.64'	N60°21'33"E
L104	39.71'	N04°19'26"E
L105	48.27'	N11°54'46"E

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L106	42.24'	S76°58'31"E
L107	28.02'	S58°00'07"E
L108	34.04'	S53°19'57"E
L109	12.62'	S08°24'01"E
L110	29.17'	N89°37'08"W
L111	22.17'	N75°41'12"W
L112	28.21'	N76°44'58"W
L113	32.95'	N28°19'17"W
L114	16.04'	N01°09'00"W
L115	87.53'	N36°50'17"E
L116	49.93'	N03°03'11"E
L117	43.38'	N19°51'17"E
L118	55.14'	N27°06'13"W
L119	46.89'	N40°46'11"W
L120	50.28'	N05°20'29"W
L121	52.74'	N06°29'40"E
L122	44.94'	N21°39'42"E
L123	46.34'	N17°40'15"E
L124	33.36'	N33°24'05"W
L125	69.23'	N36°53'25"W
L126	22.61'	N17°43'39"W
L127	39.18'	N82°01'49"E
L128	32.09'	N86°08'31"E
L129	41.04'	S88°43'21"E
L130	22.38'	N61°41'14"E
L131	12.27'	N88°29'46"E
L132	33.79'	S73°35'36"E
L133	29.70'	S28°30'25"E
L134	32.95'	S18°58'26"E
L135	33.05'	S09°31'57"E
L136	35.40'	S02°10'26"E
L137	33.48'	S03°16'51"W
L138	22.86'	S00°28'17"W
L139	39.35'	S10°34'02"E
L140	24.70'	S03°57'13"W
L141	25.47'	S18°11'56"W
L142	31.57'	S01°11'39"E
L143	41.00'	S30°25'53"E
L144	29.31'	S47°03'32"E
L145	35.32'	S70°46'25"E
L146	26.42'	N80°17'43"E
L147	18.10'	N76°53'00"E
L148	26.63'	S70°19'21"E
L149	18.42'	S79°09'07"E
L150	15.39'	S08°44'00"E
L151	31.46'	S23°43'27"E
L152	34.49'	S07°39'32"E
L153	27.17'	S53°53'56"E
L154	31.46'	S54°01'40"E
L155	33.08'	S76°57'49"E
L156	34.54'	S87°05'20"E
L157	51.29'	S84°27'29"E
L158	28.19'	S32°56'08"E

9-16-2019



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 3791, BEING
A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN
9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

A redivision of Lots 1, 2 and 3 of Certified Survey Map No. 3791, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 5; thence N1°29'01"W along the West line of said 1/4 Section, 1320.00 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 5, said point also lying on the Southerly line of the property described in Trustee's Deed, recorded in Document No. 559243 at the Ozaukee County Register of Deeds; thence N87°25'08"E along the North line of said Southwest 1/4 of the Northwest 1/4 of Section 5 and said Southerly property line, 50.01 feet to the point of beginning of lands to be described; thence continuing N87°25'08"E along the North line of said Southwest 1/4 of the Northwest 1/4 of Section 5 and said Southerly property line, 1276.68 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 5 and a point in the Westerly line of said property; thence S1°46'46"E along the East line of said the Southwest 1/4 of the Northwest 1/4 of Section 5 and said Westerly property line, 1319.94 feet to a point in the South line of the Northwest 1/4 of said Section 5; thence S87°25'16"W along the South line of said Northwest 1/4, 1283.50 feet to a point in the West right of way line of Granville Road; thence N1°29'01"W along said right of way line and parallel to the West line of the Northwest 1/4 of Section 5, 1320.00 feet to the point of beginning.

Said lands containing, 38.784 acres of land, more or less.

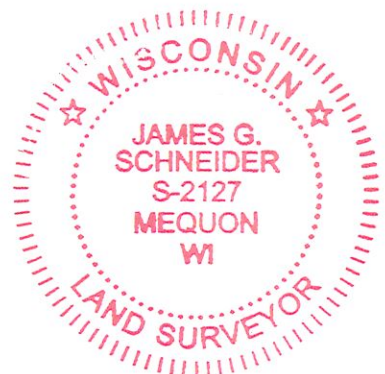
That I have made such survey, land division, and plat at the direction of Steven J. and Jennifer L. Wirth and Chadwick J. and Alexandra L. Wirth, OWNERS of said lands.

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.

James G. Schneider S-2127

9-16-2019



This instrument was drafted by James G. Schneider

Sheet 6 of 9 Sheets

Attachment: Packet (4604 : Jennifer & Steven Wirth)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 3791, BEING
A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN
9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

OWNER'S CERTIFICATE NO. 1

We, Steven J. and Jennifer L. Wirth, OWNERS, 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

Steven J. Wirth

Witness

Jennifer L. Wirth

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

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20__
Steven J. and Jennifer L. Wirth, to me known to be the persons who executed the
foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

OWNER'S CERTIFICATE NO. 2

We, Chadwick J. and Alexandra L. Wirth, OWNERS, 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

Chadwick J. Wirth

Witness

Alexandra L. Wirth

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

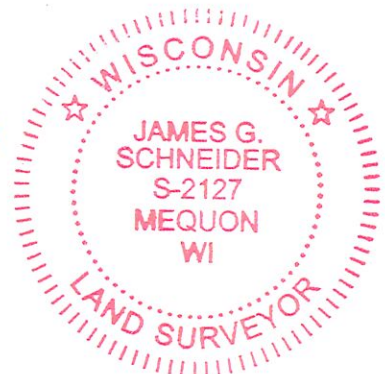
STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20__
Chadwick J. and Alexandra L. Wirth, to me known to be the persons who executed the
foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

9-16-2019



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 3791, BEING
A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN
9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

CONSENT OF MORTGAGEE No.1

EQUITABLE BANK, existing under and by virtue of the laws of the State of Wisconsin,
mortgagee of the above described land does hereby consent to the surveying, dividing
and mapping of the land described on this Certified Survey Map and does hereby
consent to the above certificate of Steven J. and Jennifer L. Wirth, OWNERS.

In witness whereof, the said EQUITABLE BANK has caused these presents to be signed
by _____, it's _____ at

Cedarburg, WI, this _____ day of _____, 20____.

IN THE PRESENCE OF: EQUITABLE BANK

By: _____

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

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

Notary Public My Commission expires _____

CONSENT OF MORTGAGEE No.2

EQUITABLE BANK, existing under and by virtue of the laws of the State of Wisconsin,
mortgagee of the above described land does hereby consent to the surveying, dividing
and mapping of the land described on this Certified Survey Map and does hereby
consent to the above certificate of Chadwick J. and Alexandra L. Wirth, OWNERS.

In witness whereof, the said EQUITABLE BANK has caused these presents to be signed
by _____, it's _____ at

Cedarburg, WI, this _____ day of _____, 20____.

IN THE PRESENCE OF: EQUITABLE BANK

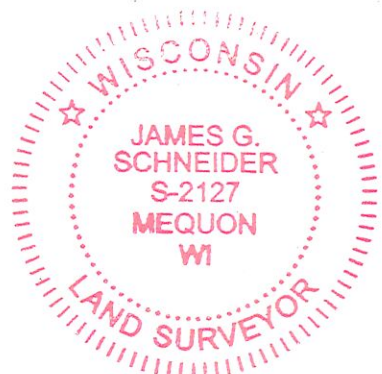
By: _____

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

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

Notary Public My Commission expires _____

9-16-2019



This instrument was drafted by James G. Schneider

Sheet 8 of 9 Sheets

Attachment: Packet (4604 : Jennifer & Steven Wirth)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 3791, BEING
A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN
9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

Chairman

Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Be it resolved by the Common Council of the City of Mequon, Wisconsin, that this
Certified Survey Map of a parcel of land in the Northwest 1/4 of Section 5, Town 9 North,
Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin and the same is
hereby adopted and approved.

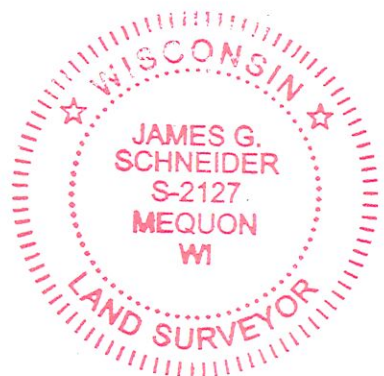
Approved: _____

Adopted: _____

John Wirth, Mayor

City Clerk

9-16-2019



This instrument was drafted by James G. Schneider



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2945
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Parks and Forestry

TO: Planning Commission
FROM: Mike Gies, Parks and Forestry Superintendent
DATE: October 2, 2019
SUBJECT: RESOLUTION 3650 A Resolution Adopting the 2019 City of Mequon Park and Open Space Plan

Background

On February 12, 2019 the Public Works Committee and the Common Council approved a resolution for an update of the City of Mequon's Comprehensive Park, Recreation and Open Space Plan (the Plan). Over the last year the Park and Open Space Board (POSB) has played a crucial role in the long-term planning and updating of the information in the previous Comprehensive Park, Recreation and Open Space Plan. The general overview and rationale for the Plan update are as follows:

- Analysis of all City owned parklands and greenspace
- Completion of a five-year plan for the Parks and Open Space as required by the DNR for grant status
- Provides a forecast for CIP projects and equipment purchases to sustain Parks and Open Space system
- Establishes guidelines for future growth of the system
- Outlines day to day operations and expectations for the maintenance and care of the system

Analysis

Discussion of the first draft took place at the October 2, 2019 POSB meeting, board members were given until October 9, 2019 to submit comments for consideration on the Plan update. Comments were compiled and submitted to Ayres and Associates on October 11, 2019. Final discussion and approval by POSB took place at the October 30, 2019 POSB meeting.

To reiterate, the board felt the main essentials for the update of the Plan in 2019 needed to be:

- More detailed information on the individual sites
- Use of the document to guide specific budgetary asks for future park and open space improvements and maintenance needs (CIP)
- The acceptance of attainable/ (SMART) Goals and Objectives
- Review with stakeholders for future improvements and considerations for parks and open space system
- Review of the Mequon Parks and Open Space versus national standards and how to fill potential deficiencies

Fiscal Impact

Review and approval of the updated Comprehensive Park, Recreation and Open Space Plan will result in a cost to the City of \$16,400 as originally outlined in the scope of work.

Recommendation

Staff would recommend that the Planning Commission review and approve the update to the Plan. With forthcoming approval, staff will proceed to the December 10, 2019 Common Council meeting for consideration.

Attachments:

19_1105_POSP_Plan (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 3650

A Resolution Adopting the 2019 City of Mequon Park and Open Space Plan

A. The City of Mequon Park and Open Space Board, working at the request of the City of Mequon City Council, has prepared the 2019 City of Mequon Park and Open Space Plan (the Plan).

B. The Plan findings and recommendations are set forth in the 2019 City of Mequon Park and Open Space Plan and will be the basis for decision making for future park infrastructure improvements.

C. The Plan provides for an integrated system of open space sites and parks within the City of Mequon, for the purpose of providing active and passive recreational activities, land and water preservation and restoration, and environmental education for its present and future residents of the City.

D. The Plan incorporates all of the elements defined by the Wisconsin Department of Natural Resources to qualify for a Comprehensive Outdoor Recreation Plan, which requires updating at least every five years.

E. Adoption of the Plan by the City Council will make the City eligible for assistance in the acquisition and development of outdoor recreation and open space sites and related facilities under the State of Wisconsin Stewardship Program and other grant programs administered by the Wisconsin Department of Natural Resources.

F. The Park and Open Space Board approved the Plan on October 30, 2019 and the Planning Commission further recommended approval at its meeting on November 11, 2019.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Mequon, that the 2019 City of Mequon Park and Open Space Plan is hereby adopted.

Approved by: John Wirth, Mayor

Date Approved: November 11, 2019

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on November 11, 2019.

Caroline Fochs, City Clerk

2019 CITY OF MEQUON

Park & Open Space Plan



ACKNOWLEDGEMENTS

Park and Open Space Board

Patrick Marchese, *Chair*
Nancy Urbani, *Vice-Chair*
Kay Amland
Joe Branch
Jason Cain
John Lhost
James Lysaught
Gerald Vite
Mark Gierl, *Alternate*
Geoff Hurtado, *Alternate*
Anton Usowski, *Alternate*

Common Council

John Wirth, *Mayor*
Dan Abendroth, *Former Mayor*
Robert Strzelczyk, *District 1*
Glenn Bushee, *District 2*
Dale Mayr, *District 3*
John Wirth, *District 4*
Mark T. Gierl, *District 5*
Brian Schneider, *District 6*
Kathleen Schneider, *District 7*
Andrew Nerbun, *District 8*

Planning and Design Assistance

Ayres Associates
5201 East Terrace Drive, Suite 200
Madison, WI 53718
608.443.1200
www.ayresassociates.com

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1 INTRODUCTION

This plan has been prepared to guide the City of Mequon in developing and maintaining public parks and outdoor recreation facilities. It also serves as a tool to encourage participation in grant programs through the Department of Natural Resources and other agencies.

1.1 Executive Summary

Parks are gateways to healthy, prosperous and connected communities. The National Recreation and Park Association names “Three Pillars” by which a healthy park system can benefit a community:

- *Conservation* – Parks play an important role in the conservation of natural resources. These protected open spaces not only benefit the environment but also serve as an important indicator to potential outside investment in the community.
- *Health and Wellness* – Parks are essential in combating important health issues such as nutrition, hunger, obesity and physical inactivity.
- *Social Equity* – Universal access to public parks and recreation should be considered a right, not a privilege. A healthy park system will provide equal access throughout the community.

This Park and Open Space Plan establishes Mequon’s vision for the future growth and development of its outdoor recreation parks and facilities. The plan is intended to guide the community’s outdoor recreation facility development through the year 2024.

The existing park system in Mequon includes 25 parks and natural areas owned and maintained by the City. Many of these parks are conservancy parks. Conservancy parks exist primarily for the protection and management of the natural or cultural environment with recreation being a secondary objective. They will often contain passive recreational facilities such as trails, interpretive signage or wildlife viewing areas.

Community parks are also common in Mequon. These are large, active use facilities that may contain such amenities such as athletic fields, aquatic facilities, community centers and playgrounds. Community park improvements are a main priority for future park development in Mequon. Development should follow recommendations that have been recommended in park master plans prepared for the City. The improvement projects are listed by priority in Chapter 4.

1.1.1 Statement of Need

The purpose of this project is to develop a Park and Open Space Plan for the City of Mequon, assess the vitality and needs of the current City park system and provide direction for maintenance, growth and programming for the next five to ten years.

As a working tool, the plan will provide officials with a clear understanding of park land inventory and future recreational facility and open space needs. The plan also creates an orderly and prioritized strategy for making incremental improvements. The plan will allow the City to request DNR and other public funding for implementing proposed park improvements.

1.1.2 City of Mequon Park Department Mission Statement

The mission of the Park and Open Space Board and Parks Department is to acquire, improve and maintain the City’s park and open space for the purpose of providing space for active and passive recreational activities, land and water preservation and restoration, and environmental education for its residents. The various programs included are scheduling events, collection of fees, and the coordination of stewardship groups and athletic organizations.

1.2 Roles and Responsibilities

A successful park and open space system will have well defined roles and responsibilities for its management, growth and maintenance. These responsibilities in regard to Mequon City parks are split between the Park Board and the Parks and Forestry Superintendent. The specific roles of each are listed below.

Board Policy Items/ Function

- Review existing policies and develop new policies as required.
- Evaluate the comprehensive park plan every five years and analyze compliance with National Recreation and Park Association standards for both size and type of parks.
- Update park brochures at least once annually and distribute during at least two major City events.
- Prepare annual report to Mayor and Common Council. Post to Parks page on website.
- Partner with two community news sources annually to highlight and promote the park system.
- Conference with at least two different established entities annually to learn about each other's successes and challenges and find opportunities to work together.
- Offer one community wide stewardship day and one park tour annually.
- Develop working relationships with two charitable Foundations.

Parks and Forestry Superintendent Function

- Partner with two community news sources annually to highlight and promote our park system.
- Provide virtual tours and photos of at least two parks annually through the City's website.
- Research and respond to suggestions for improvement in a timely manner.
- Establish stewardship groups and formalize the relationship for at least two parks annually.



1.3 Goals and Objectives

The following section identifies goals and objectives to guide the future development and expansion of parks and recreational facilities in Mequon. Park System goals and objectives are based on the three purposes of the Park and Open Space System: To promote and provide active and passive recreational activities, land and water preservation and restoration, and environmental education for the City's residents. Goals and objectives are divided into three categories based on the difficulty of implementation. The categories include **Standard Goals and Objectives**, **Progressive Goals and Objectives** and **Aspirational Goals and Objectives**.

Standard Goals and Objectives



Goals and objectives at this level are considered those that would maintain the City's park system to the current level of service. Common maintenance and the replacement of failing equipment would fall under this category. These items tend to require fewer resources to implement with a lower cost than improvements in the other categories.

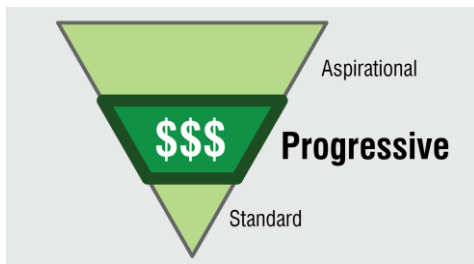
Goals in this category are generally covered in the park budgets unlike some goals in other categories that may be dependent on grants, user group

participation or planned giving.

- Maintain existing park equipment to ensure longevity and safety.
- Fund the replacement of old and deteriorating equipment in all City parks to ensure the health, safety and welfare of visitors.
- Ensure that support components including trash receptacles, picnic tables and drinking fountains are installed and maintained in all neighborhood and community parks.
- Perform routine park maintenance including trash collection, mowing and general repairs.



Progressive Goals and Objectives



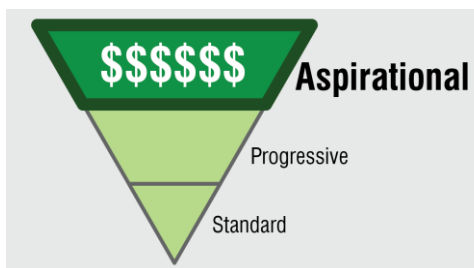
Goals and objectives at this level are those that would promote the growth of the City's park system to provide recreational activities responsive to community needs and desires. Goals in this category build upon the basic maintenance and upkeep of facilities to include the establishment of park amenities currently unavailable to City residents.

Improvements based on goals in this category may be funded from a wide variety of sources. Funding may be sourced from money planned in the City's

park and open space budget or from other means such as grants. Some progressive goals and objectives recommended for the Mequon park system include the following:

- Ensure that the community's existing open space, recreational facilities and programs are designed to meet the special needs of all residents regardless of age, gender or ability. This includes the provision of facilities, and the access to those facilities detailed in the Americans with Disabilities Act.
- Update the Park and Open Space Plan every five years as a guide to establish yearly park budgets and maintain eligibility for grant funding.
- Establish means for on-going community input into park and recreation services.
- Cooperatively work with surrounding municipalities, the school district and community partners for the purpose of providing recreational services to City residents.
- Conduct periodic reviews of amenities, programs and services to analyze their benefit to the community. Recommend new amenities as identified and decommissioning of unused or low-use existing amenities to keep the park system best-serving Mequon.
- Review parkland dedication policy to ensure land dedicated for new parks is suitable for the construction and use of recreational facilities and not land simply unwanted by developers.
- Pursue funding for park and recreation development and land acquisition.
- Encourage water recreation along the Milwaukee River through the promotion and maintenance of canoe launches, boat ramps and fishing piers. Improve the visibility of water based recreational opportunities and support community events that support water activity.

Aspirational Goals and Objectives



Aspirational goals are those that the City would hope to implement under ideal circumstances. Improvements based on this level of goal would be outside the regular City budget and be heavily reliant on some other funding source. While goals in this category may be highly desired within the community, they may not be possible in the near future due to high cost and resources needed for their completion. Examples of this type of goal include the development of community parks, construction of an aquatic center or development of an athletic complex.

Goals and objectives at this level are those that would dramatically increase the level of service provided to residents and potentially draw visitors from neighboring communities. Some aspirational goals that Mequon may want to consider for its park system include:

- Develop new parks based on future population projections and community survey results.
- Develop new facilities in existing City park based on site inspections, input from City officials and community survey results. Potential facilities include an updated aquatic center, restroom buildings, parking lot improvements and athletic facilities.

- Develop “Friend of Mequon Parks” groups that help physically improving a park, from cleaning and planting to major renovations; Programming the Park, by hosting regular and special events; Increasing/Improving Park usership and lead fund raising efforts.
- Pursue the development of revenue generating recreational facilities and activities.
- Incorporate “Green Infrastructure” into existing and future parks.
- Work toward 100% sustainable energy sourced utilities within City parks.
- Develop “Greenway Plans” along the Milwaukee River and the Little Menomonee River that provides community-based recommendations for preservation, restoration, management and improved public access and recreation.

1.4 Review of Past Planning Documents (Local, Regional & State)

1.4.1 City of Mequon Comprehensive Park, Recreation and Open Space Plan (2014)

The City of Mequon Comprehensive Park, Recreation and Open Space plan was adopted in 2014. It represents the most recent version of a plan that has been updated every five years since the first version was created in 1991. The plan outlined a series of goals for the City’s park and recreation system to meet the needs of current and future populations.

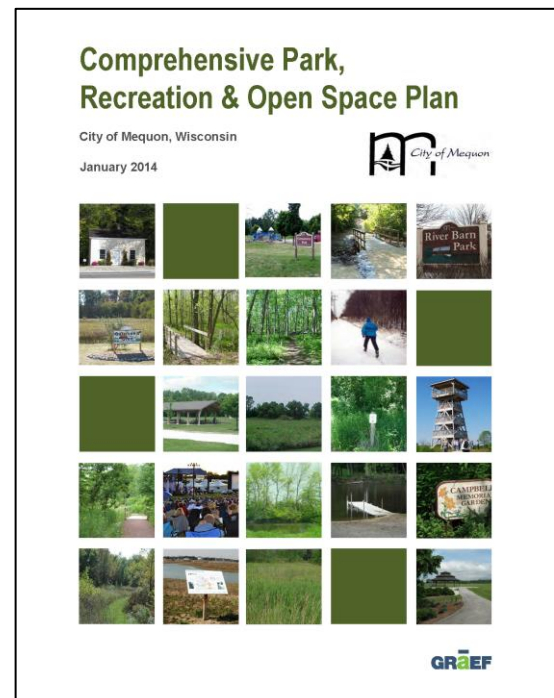
Goals outlined in the plan include the following:

- To incorporate the active and passive recreational uses in the park system to create a balance of the built environment with the natural environment.
- To educate the community about the park system, advertise its amenities and promote usage.
- To engage citizens in sustaining and maintaining the park system.
- To address a changing population and its recreational needs.
- To provide river access to parks, nature preserves and open spaces.
- To provide access to Lake Michigan.
- To support the interurban bike trail and other bike trails in the City.
- To identify every park, nature preserve and open space in the system through signage, boundary markers and access.
- To develop a linear park system along the little Menomonee River environmental corridor.
- To advocate the use of the City’s financial resources and encourage a diversity of financing options to accomplish the goals of the plan.

General recommendations of the plan included exploring opportunities for better public access to the lakefront, maintaining community events and the promotion of park activities through media outlets. The plan also detailed park specific improvements.

Some of the park specific improvements are as follows:

- The establishment of a disc golf course in Garrison’s Glen.
- Expand the parking lot at Katherine Kearney Carpenter Park.
- The installation of restrooms at Lemke Park.
- Upgrading the pool at Civic Center Park.
- Installation of a canoe/kayak launch at the Shoreland Nature Preserve.
- Complete riverwalk and fishing platforms at Villa Grove Park.



1.4.2 A 2035 Comprehensive Plan for the City of Mequon (2009)

The Mequon Comprehensive Plan was adopted in April of 2009 and was intended to serve as a reference for development of the City for the next 25 years. The plan is a guide to direct community development/land use decisions, assist with community facility budgeting and stimulate investment in the community.

Sections of the plan focus on the following topics:

- Issues and Opportunities
- Agricultural, Natural, and Cultural Resources
- Land Use
- Housing
- Transportation
- Utilities and Community Facilities
- Economic Development
- Intergovernmental Cooperation
- Implementation

Some of the listed objectives of the plan related to the parks and recreation include:

- “Continue investment in the City’s park system.”
- “Preserve and enhance the existing system of parks and open spaces within the City.”
- “Expand and enhance alternative modes of transportation.”

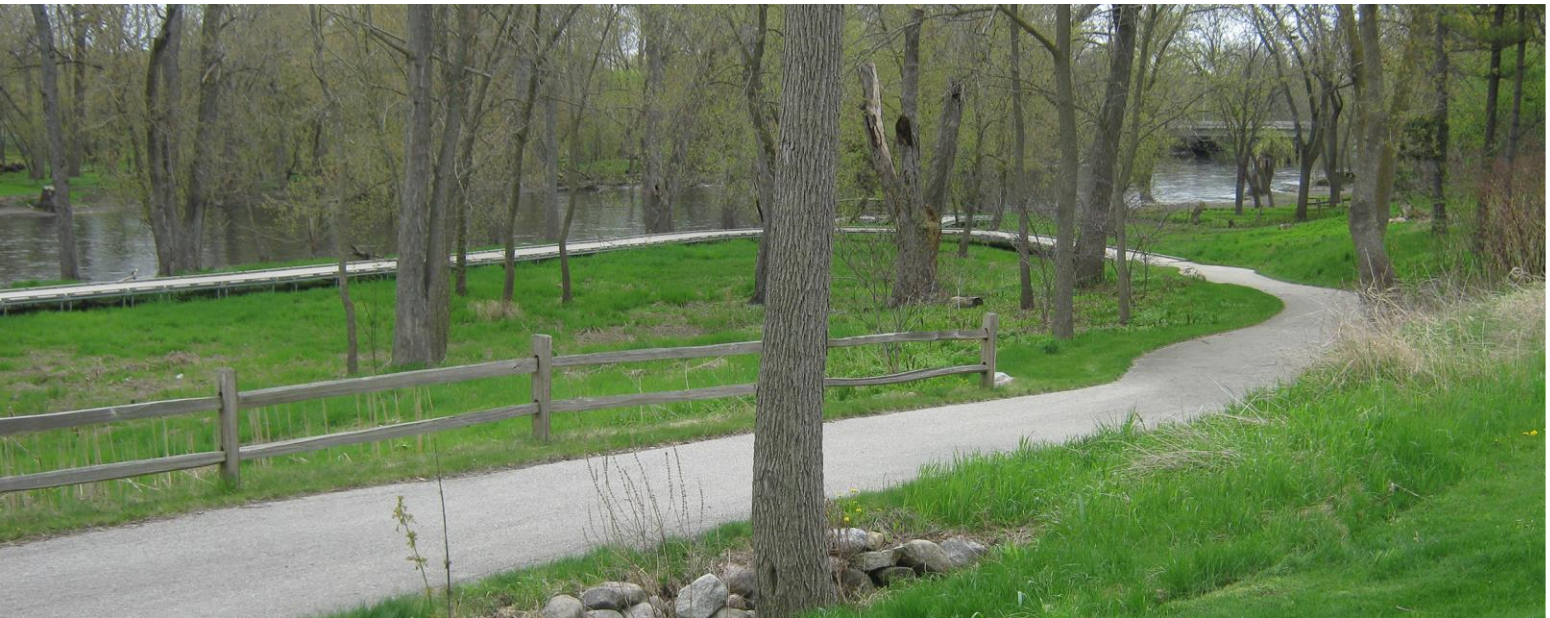
The *Utilities and Community Facilities* section focuses on issues that apply to parks and recreation referring to the City’s Park, Recreation and Open Space Plan when establishing recommendations for City parks.

1.4.3 Joint Mequon-Thiensville Bike & Pedestrian Way Commission 2010 to 2030 Recommendations (2010)

This plan was as a vision for a community in which walking and biking are safe, available and attractive as any other means of transportation. Goals of the plan created by the joint Mequon-Thiensville Bike and Pedestrian Way Commission included:

- Providing safe travel for all modes of transportation on existing/proposed roadways.
- Making all City of Mequon and Village of Thiensville cultural and recreational amenities accessible by bikers and pedestrians.
- Ensuring all new developments include bicycle and pedestrian facilities.
- Establishing a network of clearly marked bike and pedestrian routes.
- Working with law enforcement to improve safety for pedestrians/bikers, especially at crosswalks.
- Providing up-to-date maps of local bike/pedestrian routes and connections.
- Working with adjacent municipalities to provide safe bicycle and pedestrian travel between the City of Mequon and Village of Thiensville and the adjacent municipalities.

Some recommendations of the plan included striping additional bike lanes on Lake Shore Drive, striping bike lanes on Port Washington Road, construction of a bike-ped bridge on River Road over the Milwaukee River and improvements to the Ozaukee Interurban Trail.



1.4.4 A Park and Open Space Plan for Ozaukee County (2011)

This plan was prepared by the Southeastern Wisconsin Regional Planning Commission under the guidance of the Ozaukee County Land Preservation Board and the County Planning Board. The plan was to focus on updated information related to land use, population levels, anticipated growth, natural resources and County land acquisition. A main goal of the plan was to further maintain County eligibility for Federal and State aid for the acquisition and development of existing and future park sites.

Other objectives of the plan include:

- To provide an integrated system of public general use outdoor recreation sites and related open space areas which will allow the resident population of the County adequate opportunity to participate in a wide range of outdoor recreation activities.
- To provide sufficient outdoor recreation facilities to allow the resident population of the County adequate opportunity to participate in intensive non-resource-oriented outdoor recreation activities.
- To provide sufficient outdoor recreation facilities to allow the resident population of the County adequate opportunity to participate in intensive resource-oriented outdoor recreation activities.
- To provide sufficient outdoor recreation facilities to allow the resident population of the County adequate opportunity to participate in extensive land-based outdoor recreation activities.
- To provide sufficient access areas to allow the resident population of the County adequate opportunities to participate in extensive water-based outdoor recreation activities on the major inland lakes, rivers and Lake Michigan which are consistent with enjoyable surface water use and the maintenance of adequate water quality.
- To preserve sufficient high-quality open-space lands for protection of the underlying and sustaining natural resource base and enhancement of the social and economic well-being and environmental quality of the County.
- To provide for the efficient and economical satisfaction of outdoor recreation and related open space needs meeting all other objectives at the lowest possible cost.

Recommendations pertaining to County facilities in the City of Mequon include:

- Expanded facilities at Mee-Kwon Park. The plan recommends improvements such as nature trails, athletic fields, permanent restroom facilities, a maintenance building and other improvements.
- Recommendations include soccer field improvements, a cold storage building, and observation tower. It is also noted that the site is a designated Important Bird Area and the plan therefore recommends a habitat restoration including prairie and bluff vegetation.

1.4.5 Wisconsin's State Outdoor Recreation Plan

Since 1965, the State has developed and maintained the Statewide Comprehensive Outdoor Recreation Plan (SCORP) in an attempt to classify, measure and ultimately provide for the preferences and needs of a statewide recreating public.

Goals include the following:

- Improve integration of outdoor recreation interests and needs in land use and other relevant planning efforts.
- Continue to provide and enhance access to Wisconsin recreational land and waters.
- Promote outdoor recreation as a means of improving public health among Wisconsinites.
- Establish great urban parks and community green spaces.

1.5 Summary of the Planning Process

1.5.1 Work Plan and Timeline

This plan was developed between February and October 2019. The process included meetings with City staff, an online survey and site inspections. Parks were audited by Ayres Associates staff with findings identified on inventory sheets in Chapter 3.

1.5.2 Meetings

Kick-Off Meeting – February 27, 2019: An overview of the project and a timeframe for project completion was presented. The meeting provided an opportunity for City representatives to give input about the planning process and the future of City parks.

Staff Review Meeting – April 10, 2019: Ayres Associates presented the progress of the plan to City staff for review and comment.

Public Information Meeting – May 15, 2019: A public information meeting was held to give residents an opportunity to ask questions about the planning process and give input regarding their hopes for the future of City parks. An overview of the project and a timeframe for project completion was presented.

Park and Open Space Board Meeting – June 19, 2019: The Park and Open Space Board met to review and discuss the initial draft of the plan.

Stakeholder Meeting – July 22, 2019: Representatives from the City and Ayres Associates met with several interested park stakeholders to discuss their hopes for future park improvements. Stakeholders included representatives from Cardinal Football, North Shore United Soccer, Gathering on the Green, Thiensville-Mequon Youth Baseball Association, Ozaukee Lacrosse and Rennie Field.

Park and Open Space Board Meeting – October 2, 2019: The Park and Open Space Board met to review and discuss the second draft of the plan.

Park and Open Space Board Meeting – October 30, 2019: The Park and Open Space Board met to review and discuss the final draft of the plan.



The mission of the Park Board and Parks Department is to acquire, improve and maintain the City's park and open space for the purpose of providing active and passive recreational activities, land and water preservation and restoration, and environmental education for its residents. The various programs included are scheduling events, collection of fees, and the coordination of stewardship groups and athletic organizations.

*City of Mequon Park Board and
Parks Department Mission Statement*

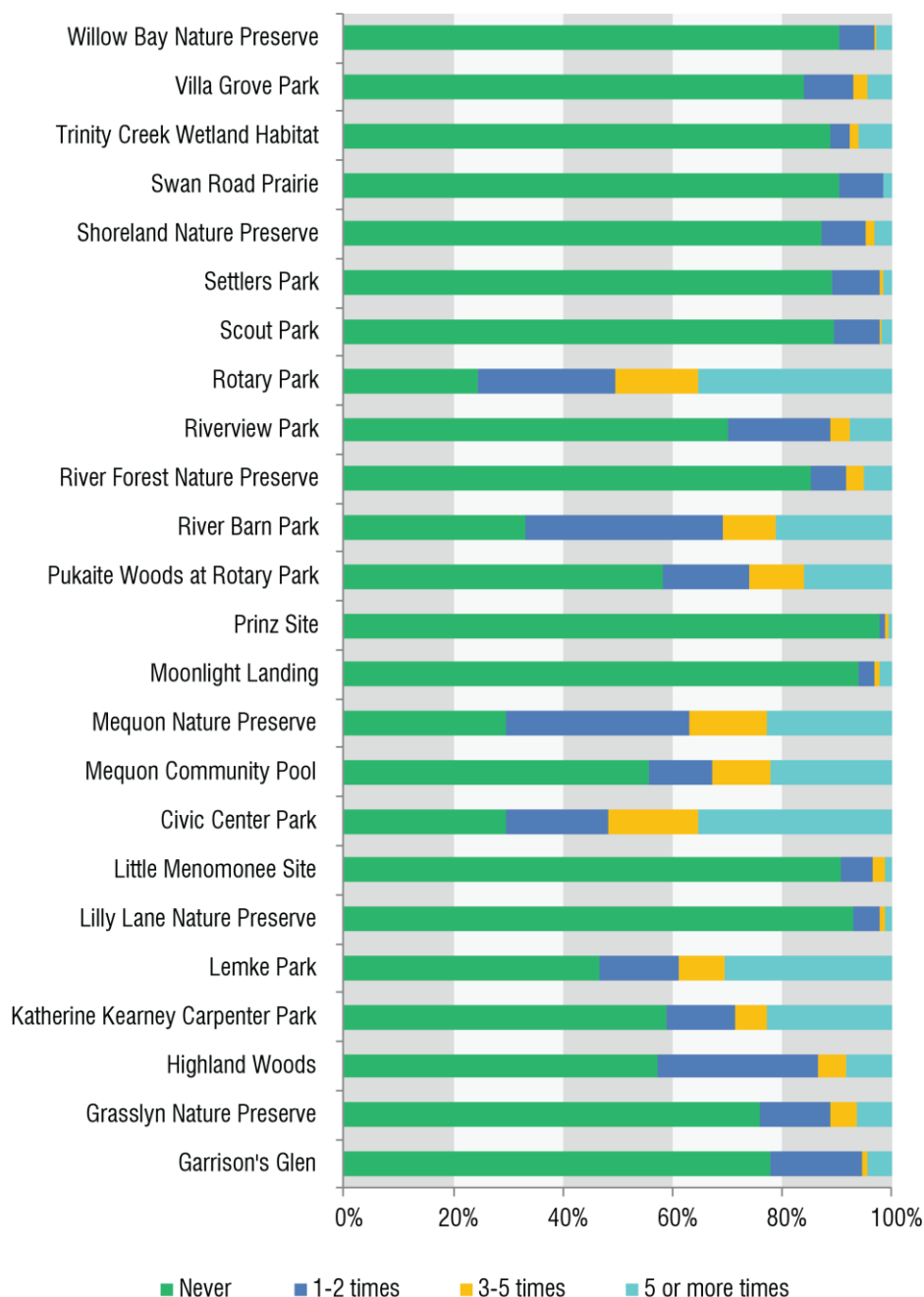
1.5.3 Online Survey

During the development of this plan, an online survey was created to record public opinion on key issues and opportunities regarding City parks. The results of the survey were used to formulate the recommendations presented later in this report. The survey went live on April 21, 2019 with a web link made available during public meetings and posted on the City's website. The survey was closed for tabulation of results on June 5, 2019. A total of 255 individuals responded to the survey.

A summary of the results of the survey can be found on the following pages.

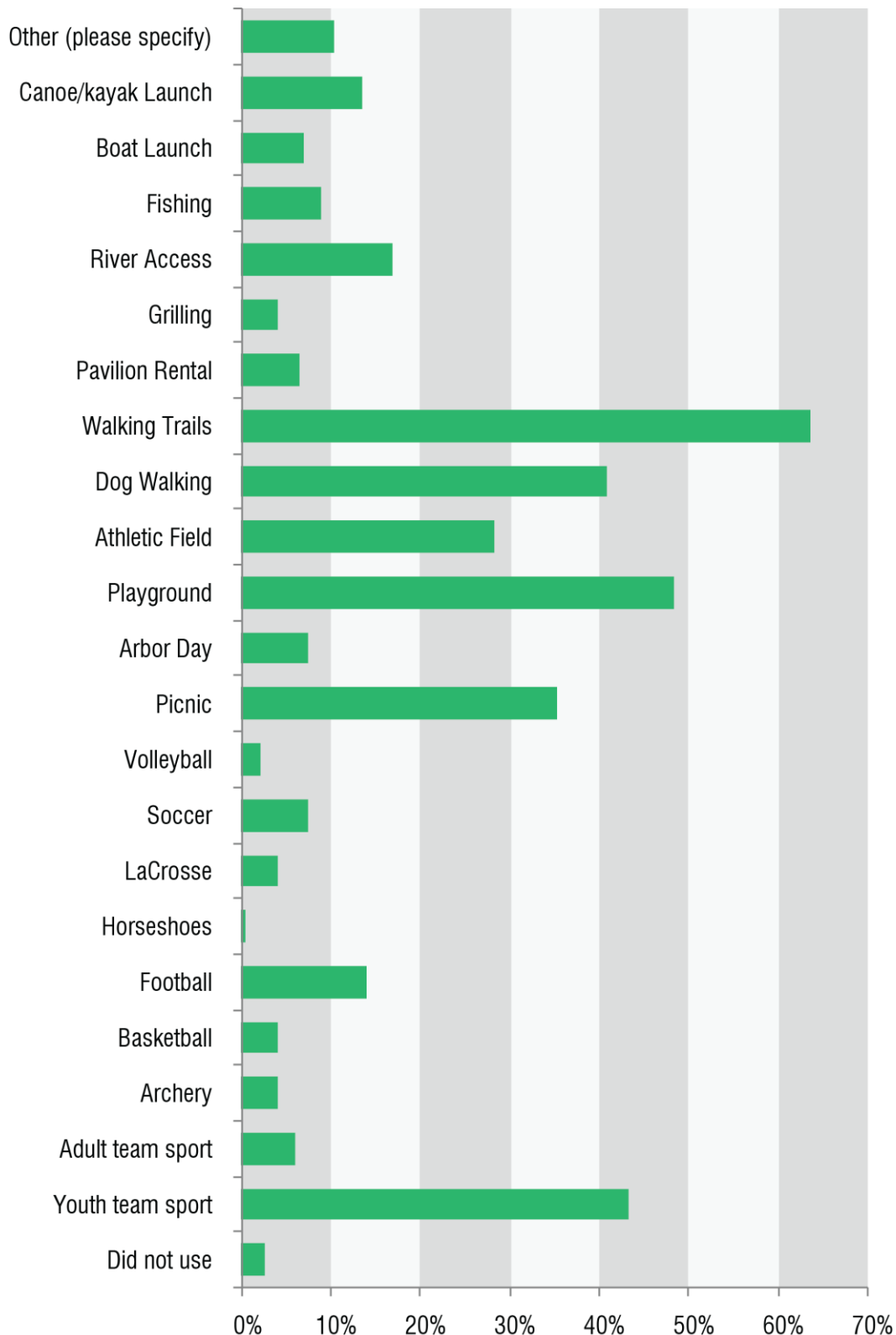
- Survey participants were asked how often in the past year they attended each Mequon park. Rotary Park was the most often attended park with 76% of survey respondents claiming to have visited it in the last year. Also highly attended were Civic Center Park (70%), Mequon Nature Preserve (70%) and River Barn Park (67%).

Chart 1 – Over the past year, please indicate how often you attended each of these parks:



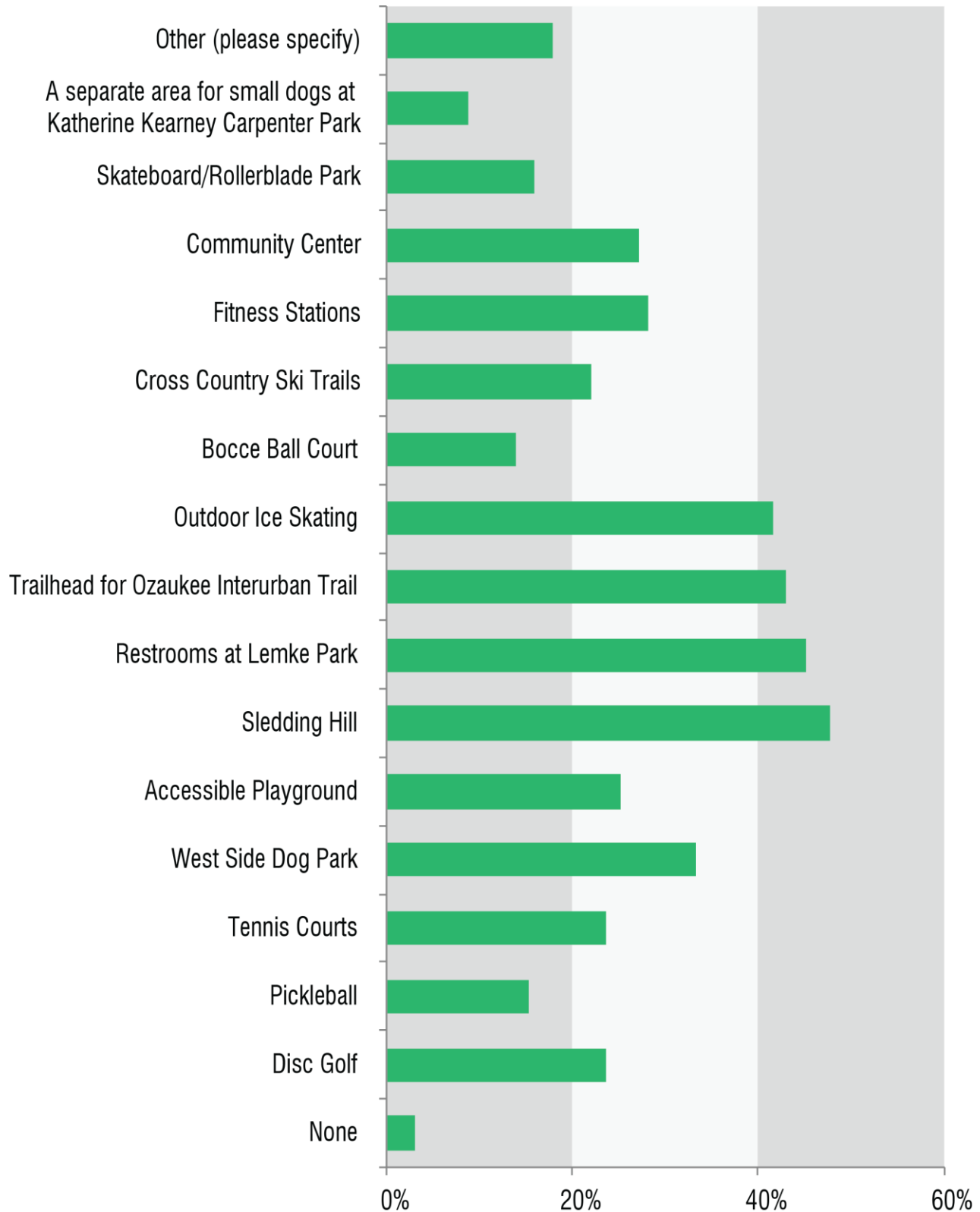
- Survey participants were asked what facilities they used in City parks over the last year. The most common response was “Walking Trails” (64%), followed by “Playground” (48%), “Youth Team Sport” (43%) and “Dog Walking” (41%).

Chart 2 – Over the past year, please indicate how you used one of the City’s parks. Please mark all that apply.



- Asked what new facility they would like to see in City parks, survey participants most commonly responded they would like a “Sledding Hill” (48%). Other frequent responses were “Restrooms at Lemke Park” (45%), “Trailhead for Ozaukee Interurban Trail” (43%) and “Outdoor Ice Skating” (42%).

Chart 3 – If offered, please indicate which of the following elements you would utilize at a City of Mequon park.



- Survey participants were asked to rate their experience using elements and/or infrastructure at specific Mequon parks.

Results included the following:

- At **Civic Center Park**, the “Overall Experience” was most frequently rated “Excellent” or “Good” (59%) while “Pedestrian Pathways” was the item most frequently rated “Poor” (10%).
- At **Lemke Park**, “Parking” was most frequently rated “Excellent” or “Good” (38%) while “Portable Toilets” was most frequently rated “Poor” (31%).
- At **River Barn Park**, “Parking” was most frequently rated “Excellent” or “Good” (57%) while “Walking Trails” was most frequently rated “Poor” (3%).
- At **Rotary Park**, “Parking” was most frequently rated “Excellent” or “Good” (68%) while “Basketball Court” was most frequently rated “Poor” (5%).

Chart 4 – How would you rate your experience with the following elements/infrastructure at **Civic Center Park**.

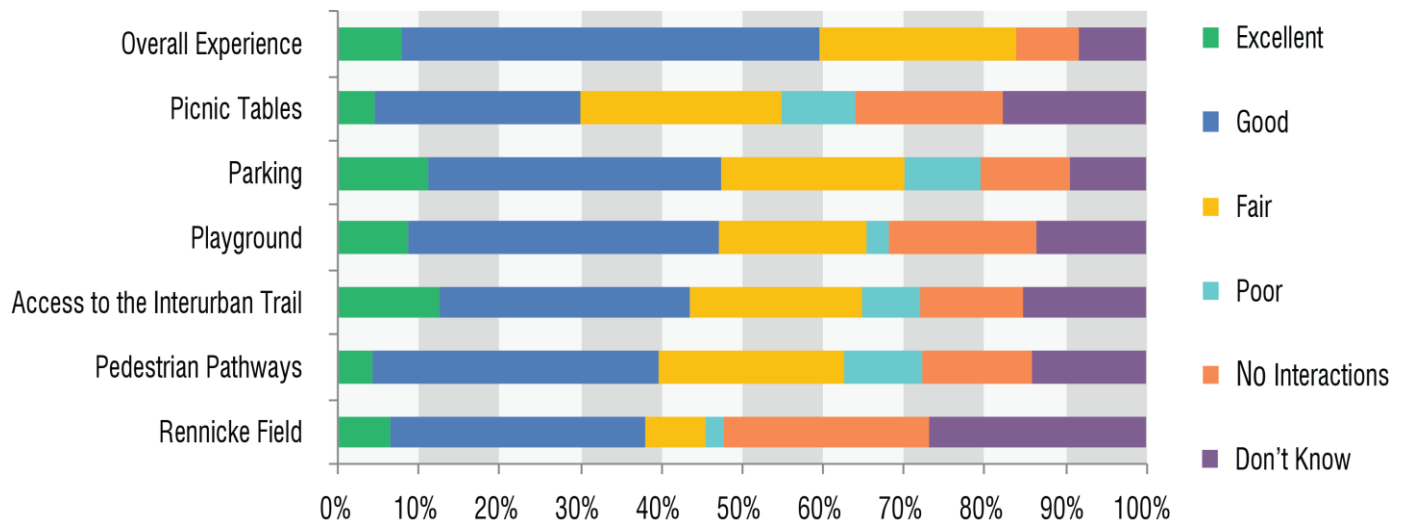


Chart 5 – How would you rate your experience with the following elements/infrastructure at **Lemke Park**.

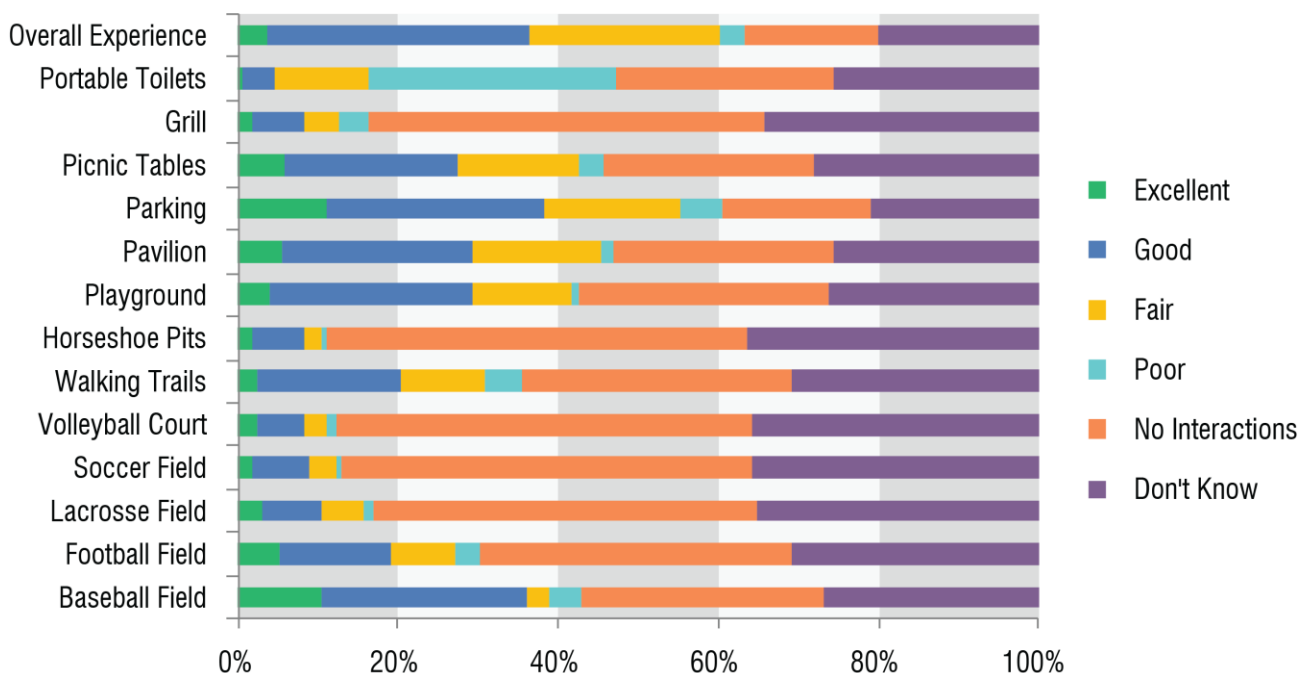
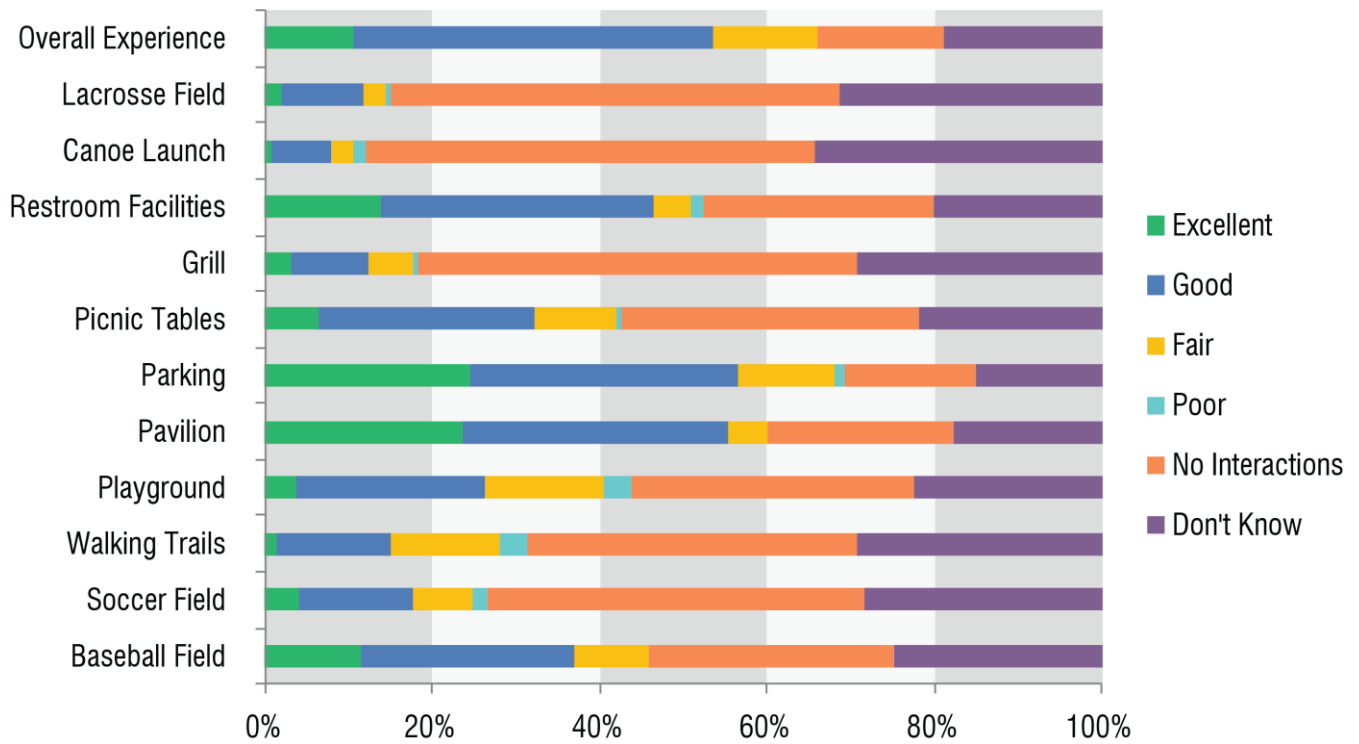
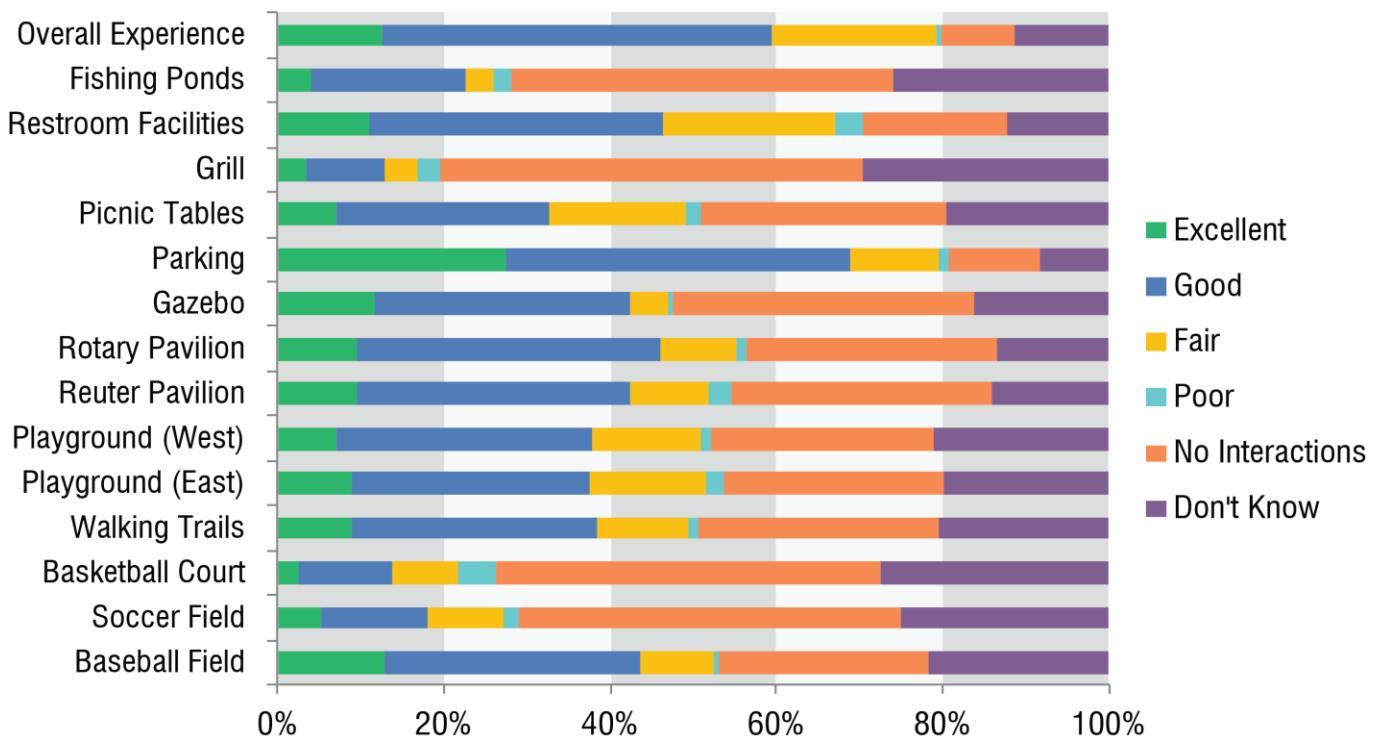
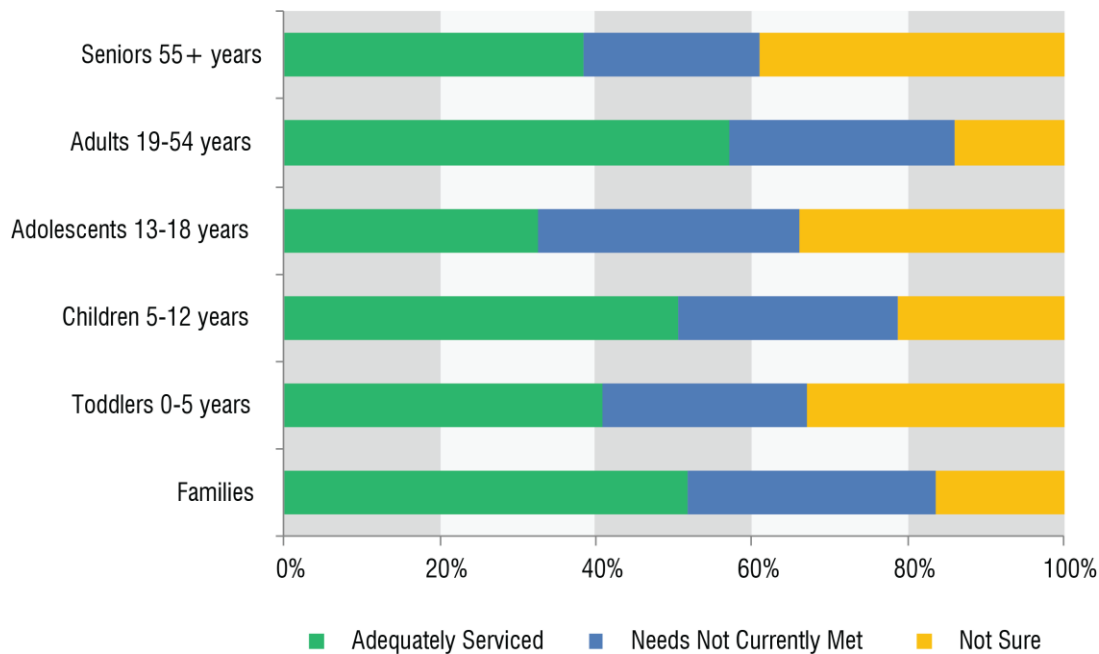


Chart 6 – How would you rate your experience with the following elements/infrastructure at **River Barn Park**.**Chart 7** – How would you rate your experience with the following elements/infrastructure at **Rotary Park**.

- Survey participants were asked if they felt the recreational needs of any specific age group were not being met by facilities offered in Mequon parks. Adolescents (Ages 13-18) were the age group the most survey respondents (34%) believed were underserved by City parks.

Chart 8 – Considering the various age groups of people in the Mequon area, please indicate whether the existing facilities adequately meet their needs. If needs are not currently met, please specify what is lacking in the blank box below.



Other results of the survey included the following:

- The largest percentage of survey participants (28%) have been a Mequon resident for 0-5 years.
- The household of the largest percentage of survey participants (63%) consists of two or more adults and one or more minors.
- When asked to rank the importance of improvements to a selected list of facilities, survey respondents ranked “Improving/Establishing Public Restrooms” as most important and “Improving/Establishing Wayfinding Signage” as least important.
- 78% of survey participants felt there was an adequate recreational park/open space within close proximity to their home.
- 79% of survey participants typically get to City parks by driving.
- When asked to rank the importance of the preservation of a selected list of natural and cultural features in Mequon, survey participants ranked “Woodlands” as the most important and “Historic Sites” as the least important.
- 82% of survey respondents felt the development of a city-wide bicycle/pedestrian recreational trail should be a priority for the City of Mequon.
- When asked to rank the quality of a selected list of characteristics about City parks, “Park Cleanliness” had the most “Excellent” or “Good” responses (82%) while “Athletic Field Conditions” had the most “Poor” responses (5%).

See **Appendix C** for the complete results of the community survey.

1.6 Mequon Demographics

1.6.1 Social Characteristics

This section presents social factors that are important to understanding the community and its recreation needs. Particularly important to planning for the adequate provision of parks and open spaces are population trends and projections over the planning period (5-10 years) and the age characteristics of potential park users.

Population Trends and Projections

There is a direct relationship between population and the need for parks and recreational space. Predicting how the population might grow in the future provides important information about the amount of new parkland and recreational facilities that will be needed to serve the new populations.

According to data provided by the U.S. Census Bureau, population growth has slowed in Mequon over the last 20 years. This is after growth which saw the population increase 17% between 1970 and 1980 and 20% between 1980 and 1990. In the following years, the growth rate decreased to 2% between 1990 and 2000 and 3% between 2000 and 2010. There was an overall population increase of 7,594 people between 1980 and 2017.

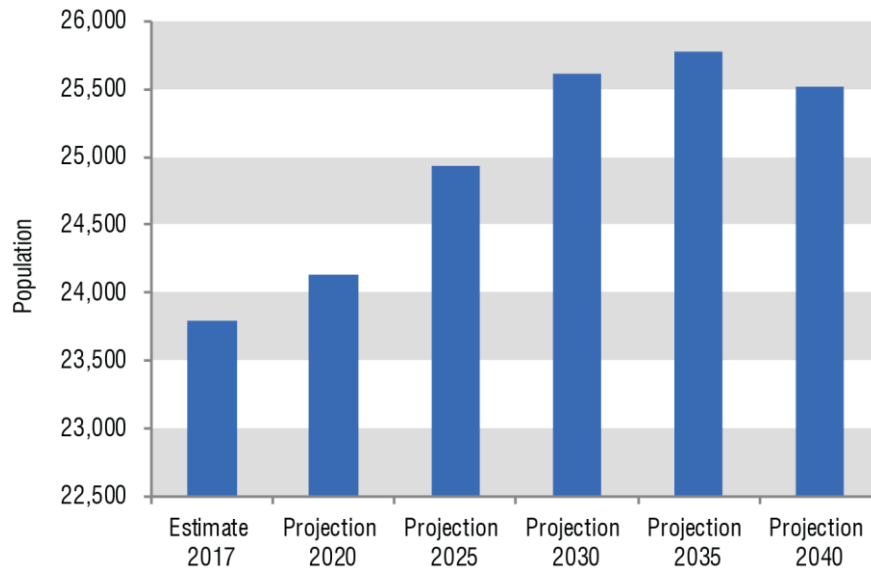
The Wisconsin Department of Administration (DOA) projects that Mequon will experience a 7% population growth between the years 2017 and 2040 resulting in an additional 1,723 residents. Population projection information for Mequon and comparable communities is provided in **Table 1.1**. Current National Recreation and Park Association (NRPA) standards recommend a minimum of 10.5 acres of dedicated parkland per 1000 residents. Chapter 2 will discuss this standard as it applies to the current and future populations.

Table 1.1: Population Projections for the City of Mequon and Comparable Communities (2040)

Name of Municipality	Estimate 2017	Projection 2020	Projection 2025	Projection 2030	Projection 2035	Projection 2040	Percentage Change 2017-2040
C Mequon	23,787	24,130	24,930	25,610	25,780	25,510	7%
C Cudahy	18,350	18,510	18,450	18,460	18,820	18,940	3%
C Muskego	24,731	26,120	27,630	29,010	29,690	29,820	21%
V Germantown	19,956	21,430	22,660	23,700	24,110	24,110	21%
C West Bend	31,656	34,050	36,020	37,710	38,400	38,430	13%
V Caledonia	24,803	25,970	26,780	27,460	27,910	27,900	12%

Source: Wisconsin Department of Administration Estimates and Projections (2013, 2017), US Census 5-Year Estimates

City of Mequon Population Projections (2017 – 2040)



Source: Wisconsin Department of Administration Estimates and Projections (2013, 2017)

Note: The Wisconsin DOA estimate of population is shown for 2017. All other years show the predicted population based on Wisconsin DOA population projections made in 2013.

Ethnic Background

The 2017 American Community Survey 5-Year Estimate indicated the largest percentage of Mequon residents (92.4%) were “White”. The second largest group was “Asian” (3.2%), followed by “Black or African American” (2.6%), “Two or more races” (1.4%) and “Some other race” (<1%).

Employment/Unemployment

The 2017 American Community Survey 5-Year Estimate estimated the unemployment rate in Mequon was 2.5%. That rate is lower than the statewide unemployment rate during this same time period of 4.7%.

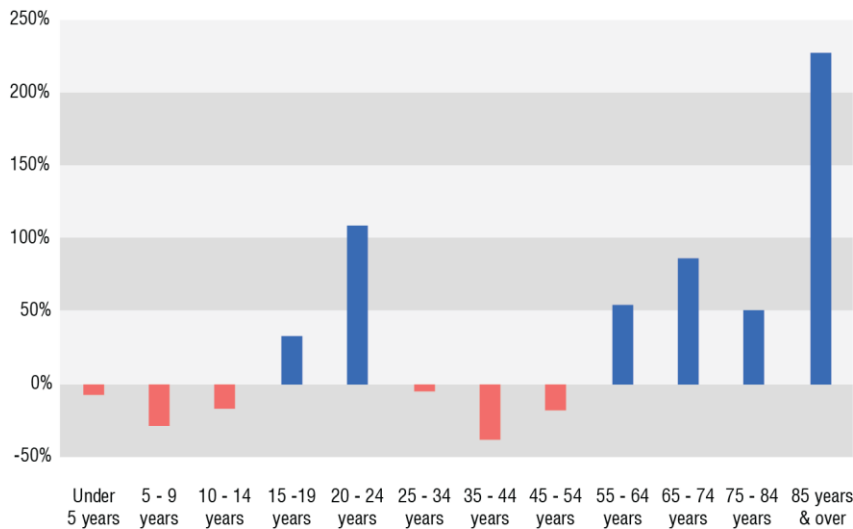
Age

Age distribution in Mequon is shown in **Table 1.2**. Age cohorts are an important consideration when determining park facilities because different age groups utilize different recreation facilities. For example, in 2017 there were an estimated 4,034 people between the ages of 55 and 64 (17% of the population). This represents an increase of 55% in the population of this age group from the year 2000. The number of park facilities designed for this age group should be reassessed as there are many more people in this age group in Mequon using park facilities than there were in 2000. Facilities such as hiking trails, pickleball courts and park shelters are used by this age group and may be needed in higher quantities now than they had in the past.

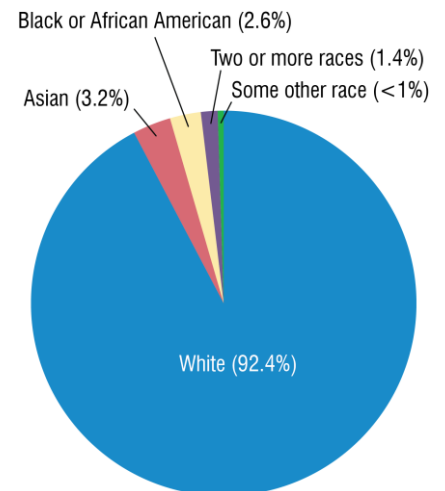
Table 1.2: Age Distribution, 2000-2017
Mequon, Wisconsin

	2000		2017		Percent Change 2000-2017
	Number	Percent	Number	Percent	
Under 5 years	1,202	5.5	1,122	4.7	-7%
5 to 9 years	1,716	7.9	1,221	5.1	-29%
10 to 14 years	2,030	9.3	1,694	7.1	-17%
15 to 19 years	1,587	7.3	2,104	8.8	33%
20 to 24 years	502	2.3	1,048	4.4	109%
25 to 34 years	1,303	6.0	1,238	5.2	-5%
35 to 44 years	3,694	16.9	2,303	9.6	-38%
45 to 54 years	4,217	19.3	3,444	14.5	-18%
55 to 64 years	2,599	11.9	4,034	17.0	55%
65 to 74 years	1,699	7.8	3,184	13.4	87%
75 to 84 years	1,009	4.6	1,526	6.4	51%
85 years and over	265	1.2	869	3.7	228%
Total Population	21,823		23,787		9%

Source: 2000 Census (SF-1), 2017 ACS 5 Year Estimate



Population Change (2000 – 2017)



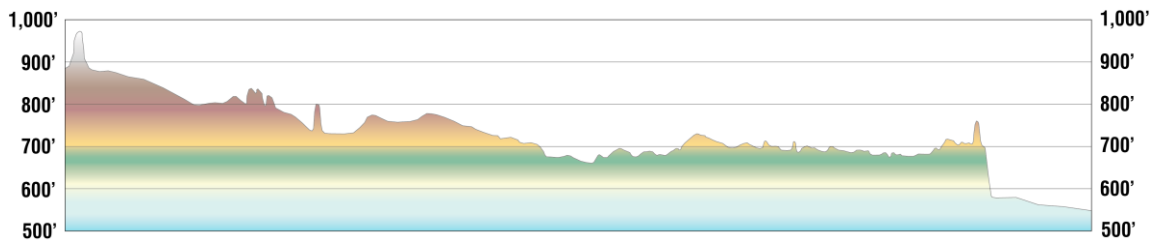
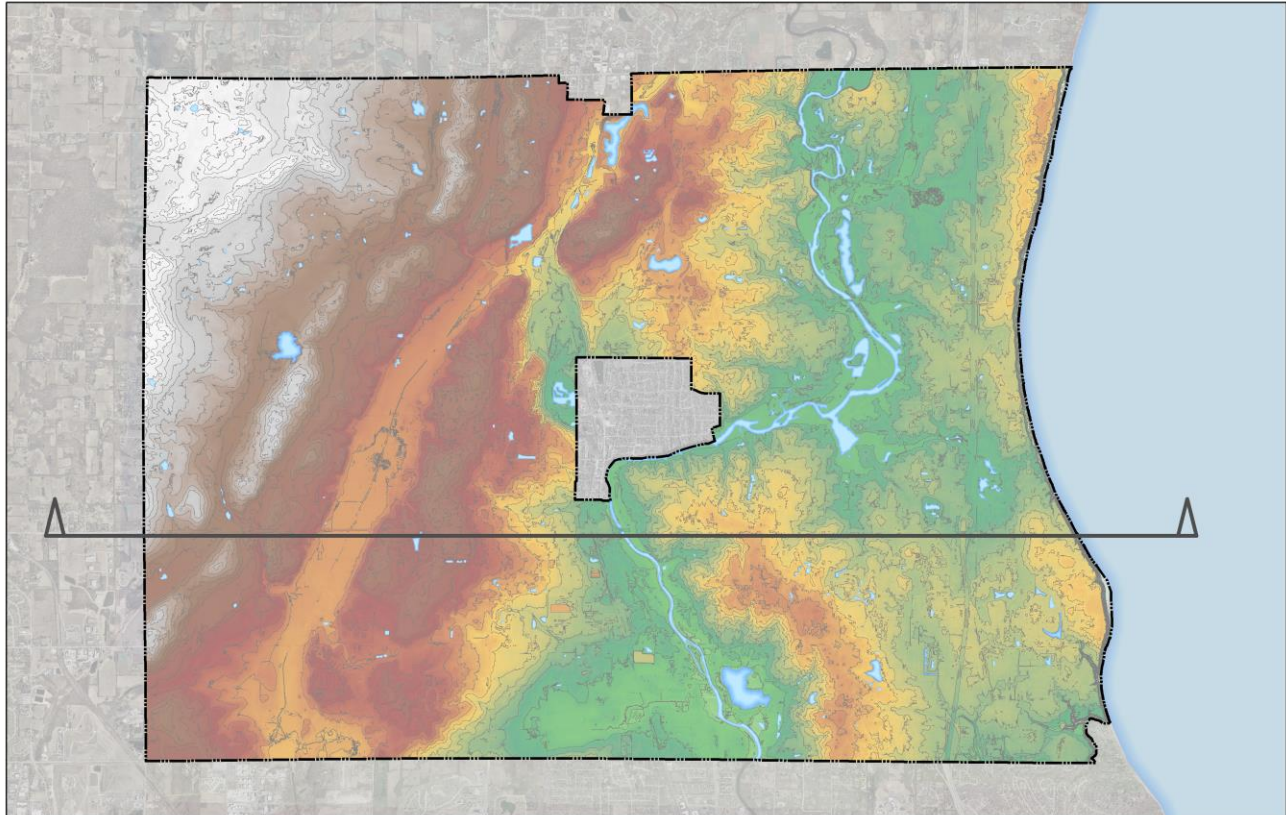
Ethnic Background

1.7 Physical Characteristics

The following section gives background information on some of the physical characteristics of Mequon. This section can be useful in giving an overall impression of the area, determining suitability for certain improvements and identifying areas that should be conserved due to their unique natural features.

Topography

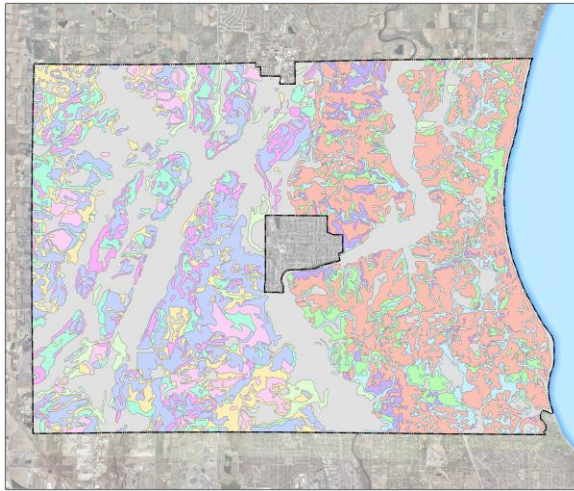
The map below shows a color-coded elevation model of Mequon ranging from lower elevations in blue to the highest elevations in white. See the cross section below the map for corresponding colors and elevations. Mequon has an approximate elevation range of 600 feet above sea level at Lake Michigan to almost 1,000 feet above sea level near the western City limits.



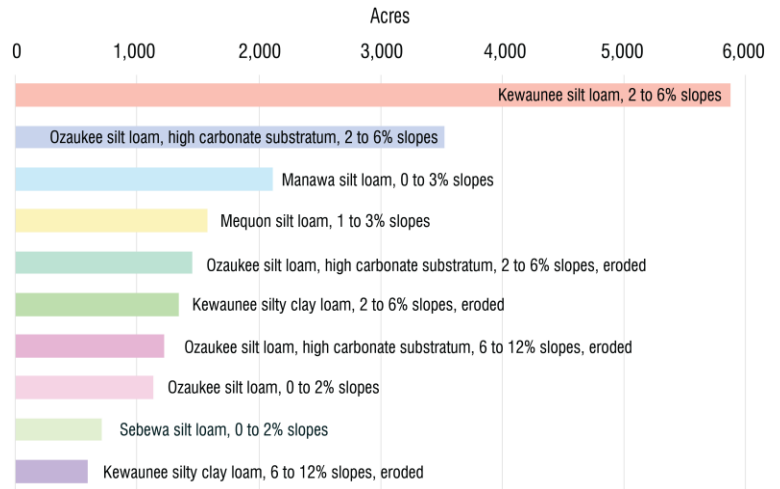
Data Source: USGS National Elevation Database

Soils

The most common soil type found in Mequon is Kewaunee silt loam (2 to 6% slopes). This soil type is found on over 5,800 acres in the City. It is followed by Ozaukee silt loam (high carbonate substratum, 2 to 6% slopes) on 3,500 acres and Manawa silt loam (0 to 3% slopes) on 2,100 acres. Soils occupying less than 700 acres are not shown on the chart below and are shown as grey areas on the map.

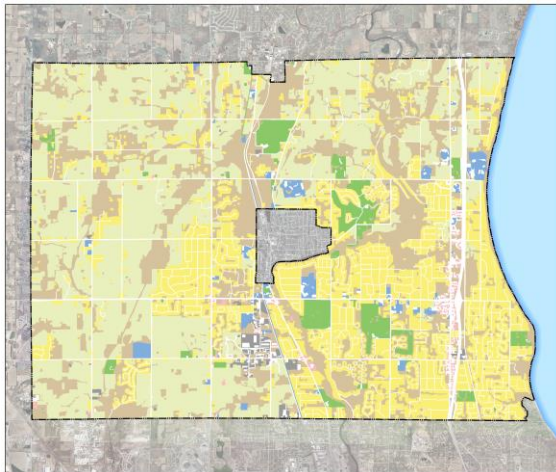


Data Source: USDA Soil Survey Geographic Database

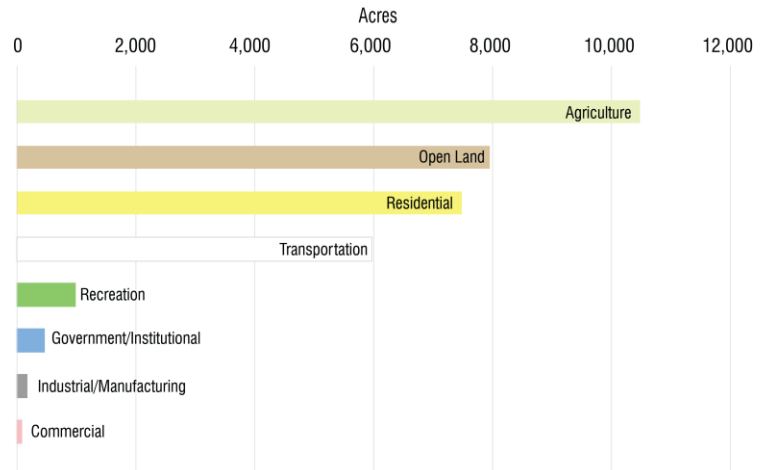


Land Use

Approximately 31% of the land area in Mequon is classified as “Agricultural”, making it the most common land use type in the City. “Open Land” is the next most common land use type at 23% coverage, followed by “Residential” at 22% and “Transportation” at 18%.

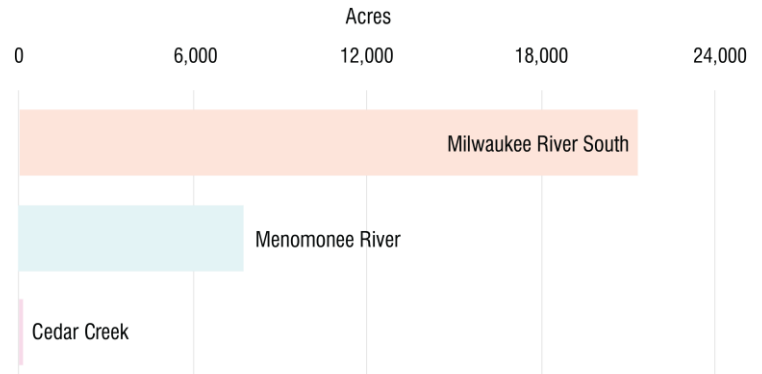
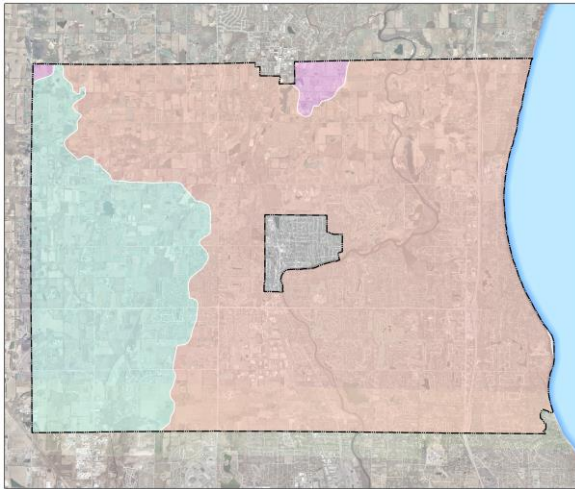


Data Source: Ozaukee County Land Information



Watersheds

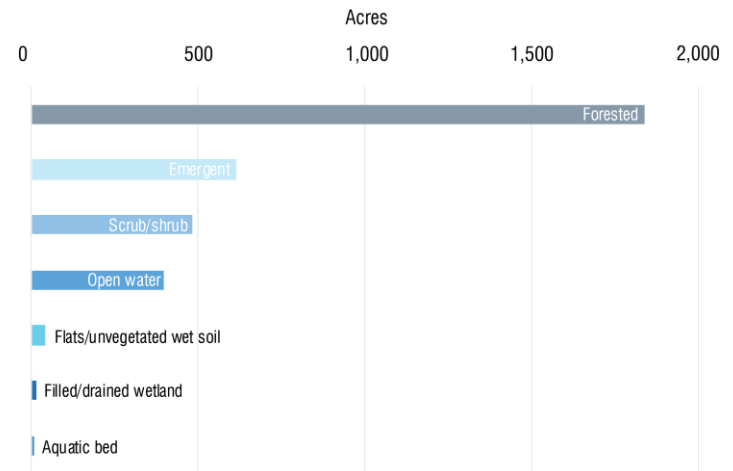
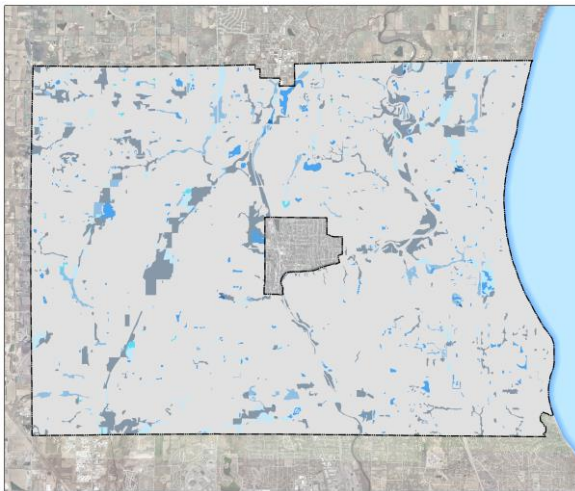
Most of Mequon (74%) is in the Milwaukee River South Watershed. Approximately 25% of the City is in the Menomonee River Watershed with the remaining 1% in the Cedar Creek Watershed.



Data Source: Wisconsin Department of Natural Resources

Wetlands

There are approximately 3,400 acres of wetland in the City of Mequon with the majority being the type "Forested Wetland".



Data Source: State Cartographers Office

2 ANALYSIS OF THE CITY OF MEQUON PARK AND OPEN SPACE SYSTEM

This chapter analyzes the existing park system in the City of Mequon. Parks are inventoried and classified based on standards established by the National Recreation and Park Association.

2.1 Mequon Park and Open Space Facilities

The information for this section was gathered from site visits conducted by Ayres Associates, discussion with City staff and review of past planning documents. Complete park descriptions, inventories and recommendations for improvements for all parks can be found in Chapter 3. A Facility Matrix for the park system is located in **Appendix A**. See **Appendix B** for a map of park locations.

2.1.1 Mini Parks

Mini parks include specialized facilities that serve a concentrated population or specific group such as tots or senior citizens. Typical size is 1 acre or less but parks may be categorized as mini parks simply based on the type and quantity of facilities they offer. There are currently no parks in the City of Mequon classified as a mini park.

2.1.2 Neighborhood Parks

Neighborhood parks are areas for multiple and sometimes intensive recreational activities. Facilities may include athletic fields, sports courts, playgrounds, skate parks, trails, picnic areas and splashpads. Typical size is between 3 to 10 acres.

- *Garrison's Glen*
- *Riverview Park*
- *Villa Grove Park*

2.1.3 Community Parks

Community parks are areas of diverse recreational activity and may include amenities such as athletic complexes, trails and large swimming pools. Community parks are typically 10 acres or larger but may vary depending on facilities offered.

- | | |
|----------------------------|--------------------------|
| * <i>Civic Center Park</i> | * <i>River Barn Park</i> |
| * <i>Lemke Park</i> | * <i>Rotary Park</i> |





2.1.4 Special-Use Parks

Special use parks are areas for specialized or single purpose recreational activities such as golf courses, campgrounds, nature centers and skate parks. They may also be used to designate areas that are primarily used as event space, general gathering areas, expanded trail corridors or plaza space.

- Katherine Kearney-Carpenter Park
- Settlers Park*

* Future plans call for the inclusion of the land occupied by Settlers Park in a larger development. Should this project be completed the park would be renamed as part of the Town Center Riverfront Park. See Section 3.2.1 for more information.

2.1.5 Conservancy, Open Space and Natural Areas

Conservancy parks and natural areas are established for protection and management of the natural or cultural environment with recreational facilities as a secondary objective. Open spaces are areas that currently offer no recreational facilities but have been reserved as future active or passive park lands.

- | | |
|------------------------------------|----------------------------------|
| • Burcyk Property | • Prinz Nature Preserve |
| • Grasslyn Nature Preserve | • Pukaite Woods |
| • Highland Woods | • River Forest Nature Preserve |
| • Lily Lane Nature Preserve | • Scout Park |
| • Little Menomonee Nature Preserve | • Shoreland Nature Preserve |
| • Mequon Nature Preserve** | • Swan Road Prairie |
| • Moonlight Landing | • Trinity Creek Wildlife Habitat |
| | • Willow Bay Nature Preserve |

* The Mequon Nature Preserve is unique in that it is primarily located on land owned by the City of Mequon but operated and maintained by Mequon Nature Preserve Inc. The Mequon Nature Preserve is an example of habitat restoration with land returned to “a mosaic of forests, prairies and wetlands” with the goal of establishing “an educational conservancy that inspires exploration and cultivates stewardship.”

2.1.6 School Parks

Although not maintained by the City, school facilities offer community residents with additional outdoor recreation activities. School parks often contain structured play equipment, open space and athletic fields. This plan will not offer recommendations for improvements in these school parks, but they should be considered when analyzing facilities

available to the community. The Mequon-Thiensville School District maintains the recreation facilities of five school park sites in the area that are open for public use.

- | | |
|--|--|
| * <i>Donges Bay School</i> | * <i>Lakeshore Middle and Range Line</i> |
| * <i>H.C. Steffen and Wilson Avenue School</i> | * <i>Schools</i> |
| * <i>Homestead High School</i> | * <i>Oriole Lane School</i> |

2.1.7 County Parks

Virmond Park and *Mee-Kwon Park* are parks within the City of Mequon that are owned and operated by Ozaukee County. *Virmond Park* includes amenities such as tennis courts, a playground, a park shelter, sand volleyball and nature conservancy. *Virmond Park* functions as a community park. *Mee-Kwon Park* is a public golf course and would classify as a special-use park. Like school parks, no recommendations will be made for improvements in County parks, but they should be considered when analyzing facilities available to City residents.

2.1.8 Trail Corridors

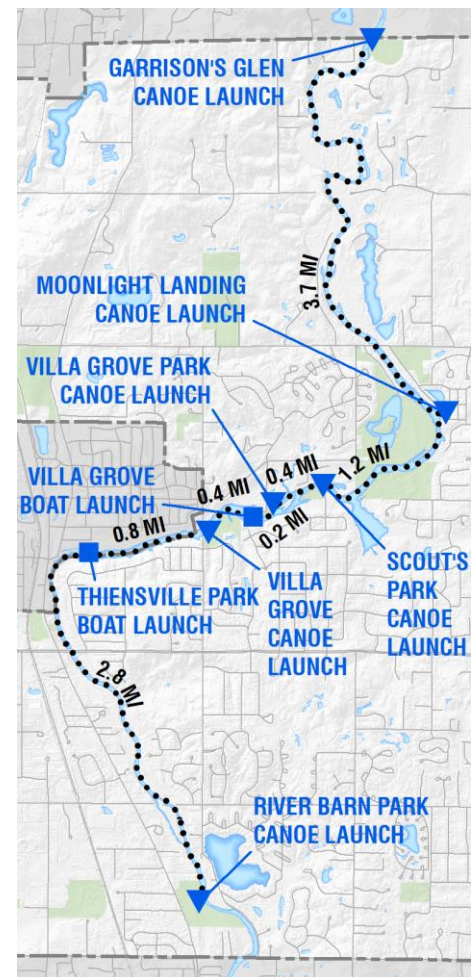
A linear park or trail corridor is an area designated for one or more modes of recreational travel such as hiking, biking and snowmobiling. See **Map 7** in **Appendix B** for existing trail locations.

The *Ozaukee Interurban Trail* is a 30-mile paved trail that bisects Mequon from north to south on a former electric rail right-of-way. The trail connects Mequon with neighboring communities of Cedarburg, Port Washington, Thiensville, Grafton and Belgium. There are no user fees associated with trail use and it is open to biking, in-line skating, walking, running and cross-country skiing. Snowmobiling and horse riding are not allowed. The trail right-of-way is owned by We Energies. The City of Mequon entered a 15-year license agreement with We Energies in 2002 to use and maintain the corridor as a recreational trail within the City limits. If this agreement has not been renewed since 2017, the City should reevaluate the feasibility of maintaining this property.

There is another significant trail network on the southwest portion of the City with paved trails along West Donges Bay Road and North Swan Road connecting Lemke Park and the Mequon Nature Preserve to other designated City bike routes. The West Donges Bay Road trail also connects to an unpaved trail through the Mequon Nature Preserve.

In addition to Mequon's designated trails and routes, there are several bicycle and pedestrian facilities that are used by area residents that are not maintained by the City. Trails and routes on the properties of areas schools, the County of Ozaukee, major employers and utility providers also provide transportation and/or recreational opportunities.

The *Milwaukee River* is also a major recreational corridor that is accessible from a number of City parks. These parks serve as portals to the river and its recreational possibilities including fishing, boating and canoeing. The adjacent map shows the 9.5-mile river route and accompanying launches.



2.2 Parkland Classification Analysis

The number and type of parks and recreation facilities needed within a community are dependent on the demands of the local residents. Identifying the recreational needs and wants of community residents provides the justification for funding the acquisition and development of new facilities as well as for the maintenance of existing recreational facilities.

2.2.1 Parkland Classification

A parkland classification system is a useful tool to determine if an existing park system serves the needs of a community. The definitions in this document are adapted from the National Recreation and Park Association (NRPA) classification system. Total acreage alone does not guarantee that the community's park needs are being met. A community should have a number of different types of parks to serve the various needs of the residents. They may have "met the standard" in acreage through the creation of one large park, but the community's needs can best be met through a variety of recreational activities. **Table 2.1** explains the seven park classifications most commonly used in the NRPA system, their associated use, service areas, desirable size and desired acres per 1,000 population. A well-rounded park system offers at least one park in each classification.

Table 2.1 National Recreation and Park Association Parkland Classification System

Component	Use	Service Area	Desirable Size	Acres/1,000 Population
A. Local/Close-to-Home Space				
Mini Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Less than ¼ mile radius	1 acre or less	0.25 to 0.5A
Neighborhood Park	Areas for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½ mile radius to serve a population up to 5,000 (a neighborhood)	3-10 acres	1.0 to 2.0A
Community Park	Areas of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes and large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above.	Several neighborhoods. 1 to 2-mile radius	10+ acres	5.0 to 8.0A

Total Local Space = 6.25 to 10.5 AC/1,000

Table 2.1 (Continued) NRPA Parkland Classification System

Component	Use	Service Area	Desirable Size	Acres/1,000 Population
B. Regional Space				
Regional/ Metropolitan Park	Areas of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and trail uses; may include play areas.	Several communities. 1-hour driving time	200+ acres	5.0 to 10.0A

C. Space that may be Local or Regional and is Unique to Each Community

Linear Park	Area developed for one or more varying modes of recreational travel, such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and pleasure driving. May include active play areas. (NOTE: the above components may occur in the “linear park”)	No applicable standard	Sufficient width to protect the resource and provide maximum use	Variable
Special Use	Areas for specialized or single purpose recreational activities, such as golf courses, nature centers, skateparks, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also, plazas or squares in or near commercial centers, boulevards, parkways.	No applicable standard	Variable	Variable
Conservancy	Protection and management of the natural/cultural environment with recreational use as a secondary objective.	No applicable standard	Sufficient to protect the resource	Variable

2.2.2 Level of Service Standards

Once a community’s existing parks have been classified, a comparison can be made between the national standard for each park type and existing park acreage. While there is no formally established method to determine the Level of Service provided by the existing facilities, the following parameters should be considered.

Indicators	Social Environmental Economic
Acreage/Miles	Population standards (Acres/1000 population) Benchmarking
Facilities, Activities, Capacity	Population standards Demographic Analysis Neighborhood area activities Supply/Demand
Access	Walking/Bicycling/Driving, Transit Parks Facilities
Quality	Evaluation Mapping/Distribution
Programs	Relevancy, quality, and variety Scheduling Mapping/Distribution

The widely accepted NRPA standard for park acreage per 1,000 population is 10.5 acres. It is recommended that this acreage be distributed among park types as follows:

Table 2.2 NRPA Recommended Park Standards	
Mini Parks	0.5 acres/1,000 population
Neighborhood Parks	2 acres/1,000 population
Community Parks	8 acres/1,000 population
Total	10.5 acres/1,000 population

Park acreage totals in Mequon compared to NRPA standards are shown in **Chart 2.1**. Applying the ratios from **Table 2.2** to the City's estimated 2017 population of 23,787, the park acreage standards (shown as the blue bars in **Chart 2.1**) are established. The City is slightly below the national standard in terms of mini park, neighborhood park, community park and total active-use park areas. To meet the NRPA standard, the City would have to add 31.4 acres of active-use park land distributed among the three park types. It should be noted that only City owned, active use parks are used in this calculation. Conservancy parks, special-use parks, County parks and school parks are not counted toward the NRPA standard.

Chart 2.2 uses the 2040 population projection (Wisconsin Department of Administration) of 25,510 residents and applies it to measure current acreage figures compared to future standards. Mequon would require an additional 49.5 acres of active-use park land distributed among the three park types to meet the demands of the projected 2040 population.

The NRPA acreage standards should be used as only one tool by which to measure a community's overall park level of service. Several other factors contribute to the value of parks in addition to overall acreage. The number of amenities in parks, the type of amenities in parks and the age makeup of the community are just a few other factors that must be considered when estimating the service level of a park system.

Chart 2.1 – Mequon park acreage compared to the recommended national standard

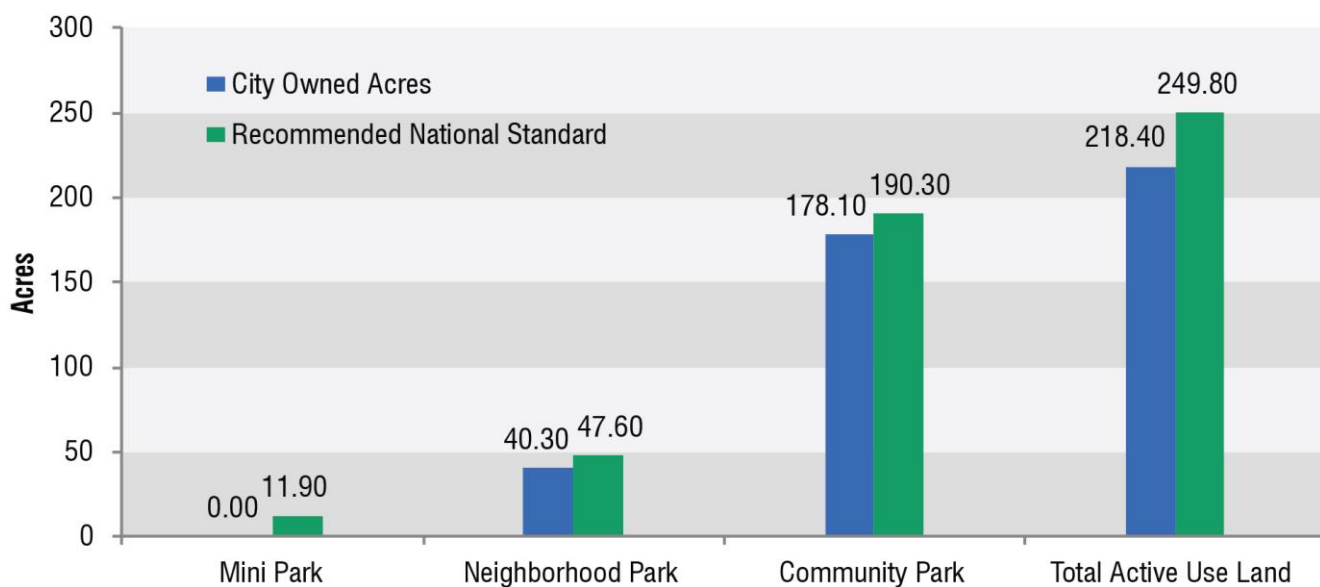
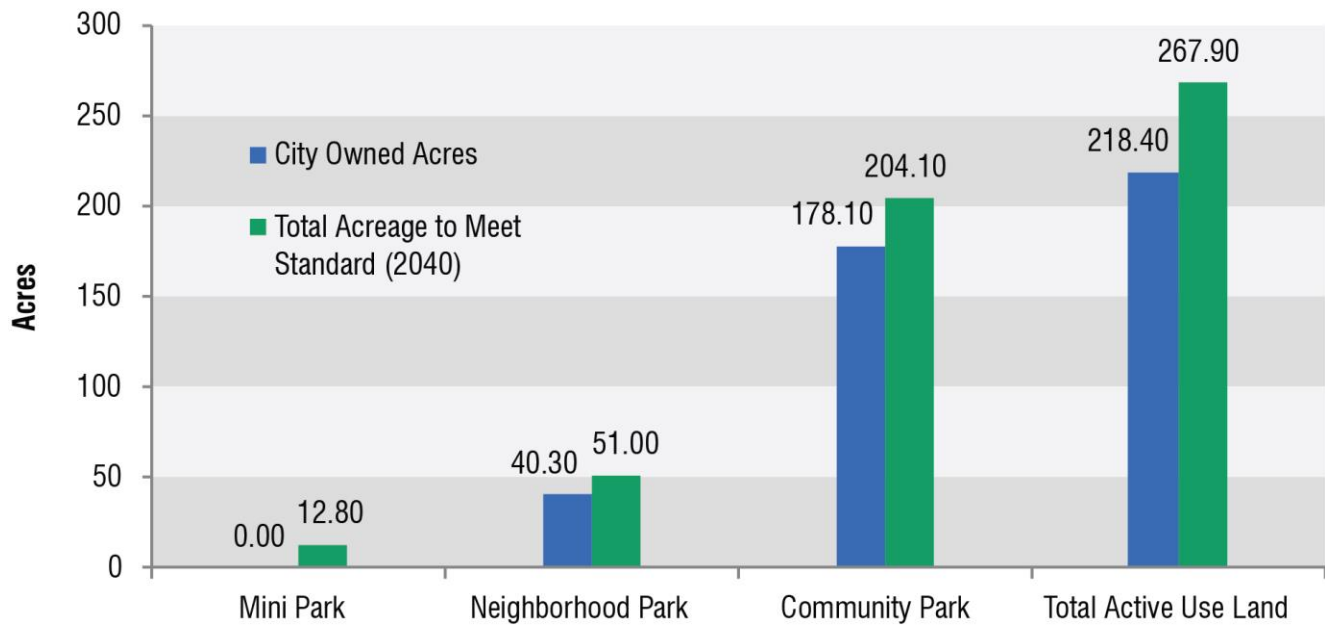
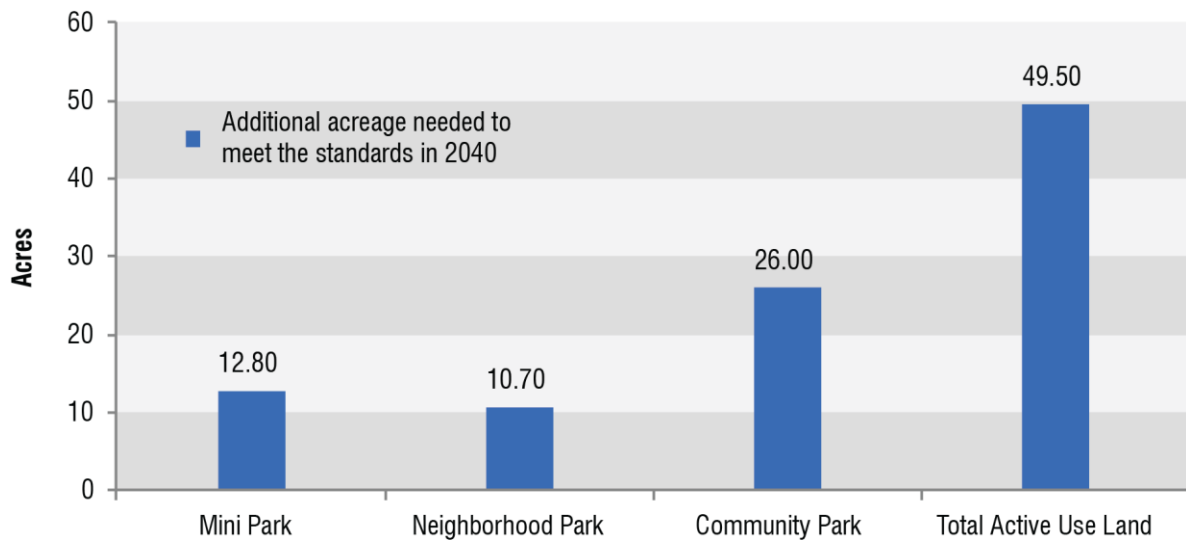
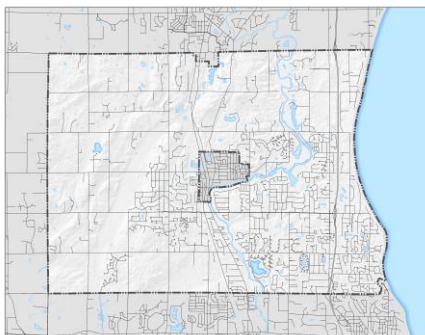


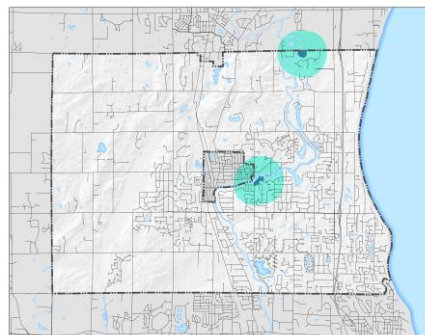
Chart 2.2 – Mequon park acreage compared to the 2040 population projection**Chart 2.3** – Additional park acreage needed to serve forecasted 2040 City population

2.3 Park Service Area Requirements

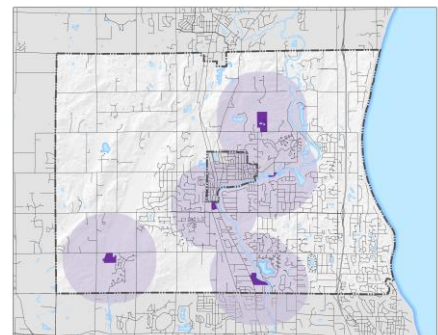
This method of evaluating a community's parkland needs and adequacy of service includes plotting park service areas on a base map to identify areas that are underserved. Utilizing the park service radii criteria established by the NRPA, park service areas were mapped for City owned mini, neighborhood and community parks. The three maps below show park service radii isolated by park type (mini, neighborhood and community parks).



Mini Park Service Areas

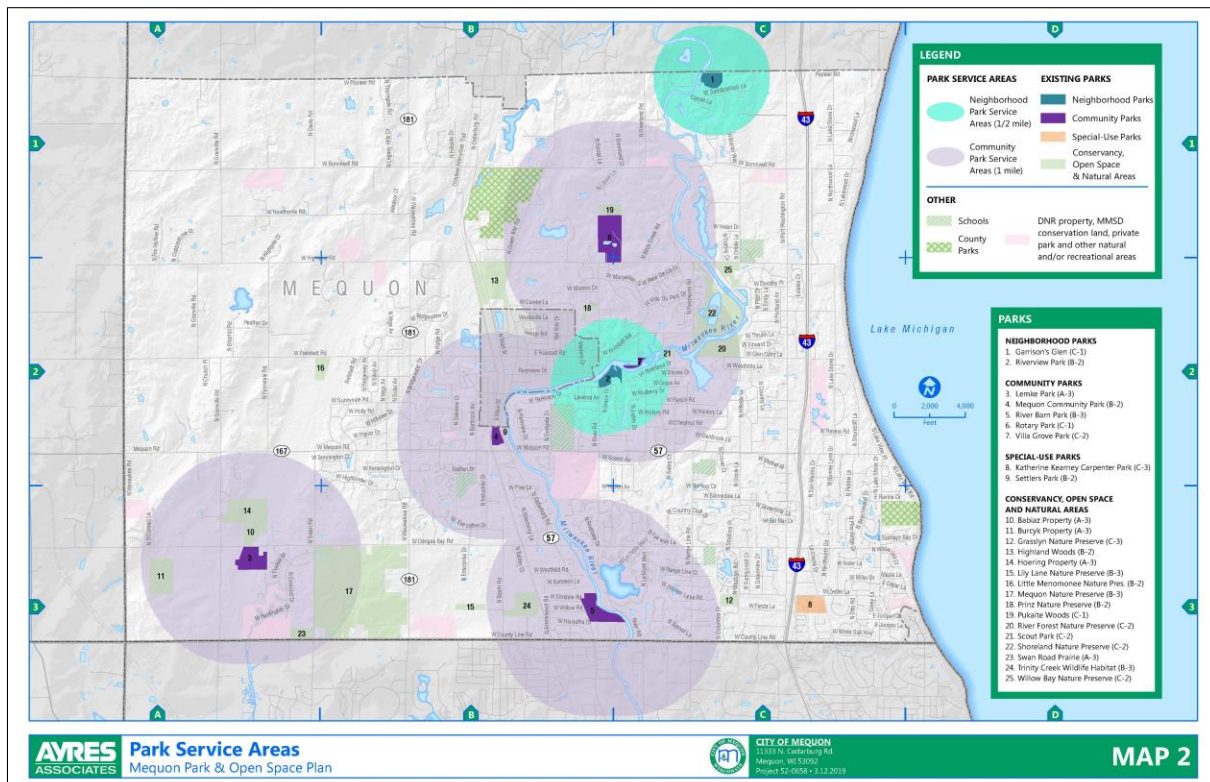


Neighborhood Park Service Areas



Community Park Service Areas

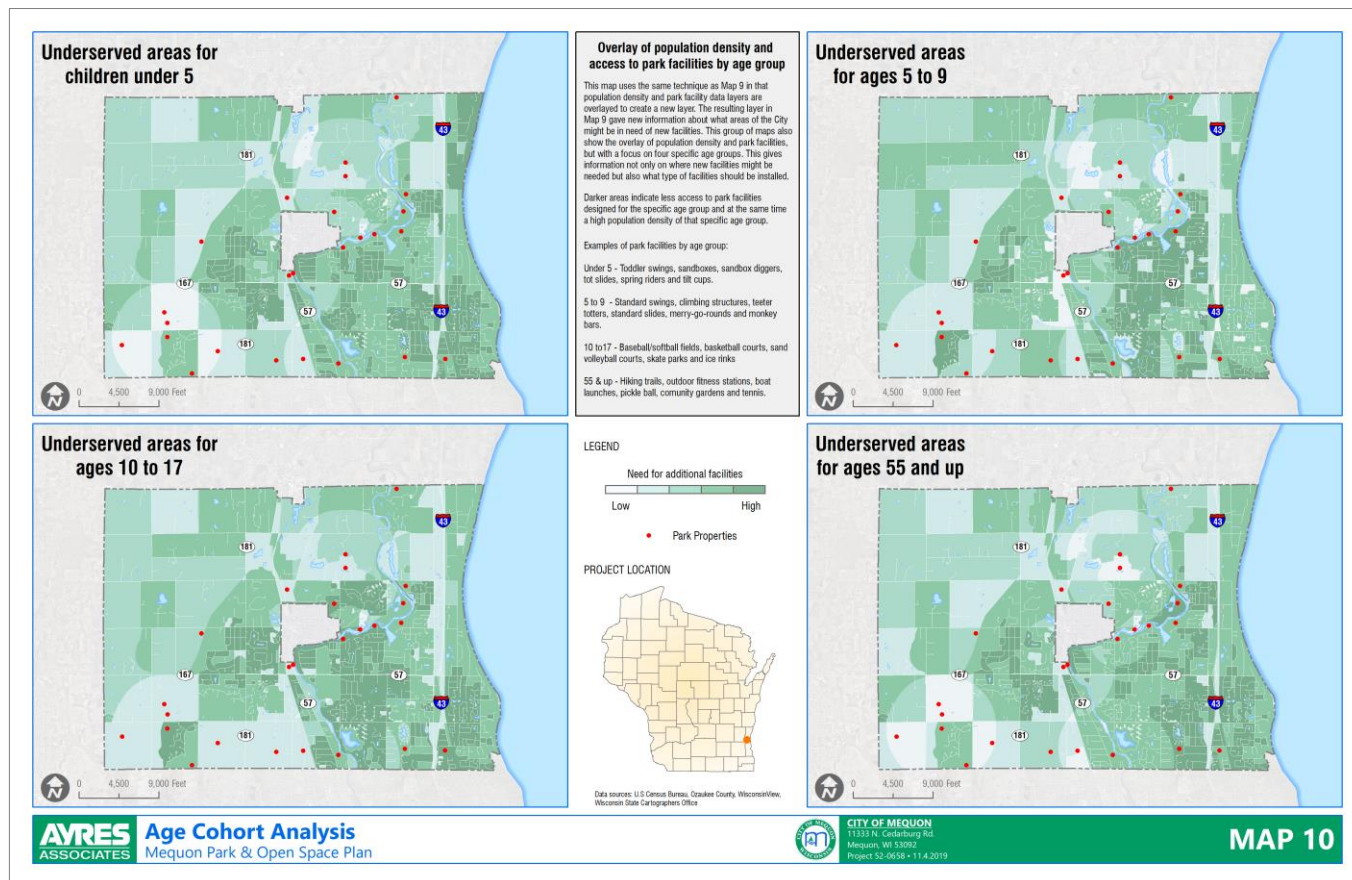
The park service area buffers were combined to visualize park coverage of active-use parks throughout the community. Service area maps can be found in **Appendix B (Maps 2 and 3)**. Park service area analysis reveals good coverage in the center of the City and along the river. There are gaps in coverage however, of active-use parks on the east and west sides of the City. While this could be a cause for concern, there are other factors that should be considered when analyzing the park service area coverage. For example, while not a City managed facility, Virmond County Park is an active use, community park that serves the residents of a large portion of the southeast side. **Map 3 in Appendix 3** was created to show service area with Virmond Park included. Park service area should also be analyzed in conjunction with population density to determine if there is demand for park facilities in areas where gaps exist. There are fewer people living on the northwest side of Mequon than there are in some other area (see **Maps 5 and 6 in Appendix B**) so gaps in park service area in that part of the City might not be as critical as in other areas.



SEE FULL SIZE MAP 2 IN APPENDIX B

2.4 GIS Age Cohort Analysis

Age cohort analysis was developed to help prioritize improvements based on the distribution of residents by age and the availability of recreation facilities by geographic location. The methodology includes the layering of data on a map (See **Map 10** in **Appendix B**). The result is a graduated scale of relative need or “priority” based on the absence of a particular set of amenities an age group would be expected to utilize. The map is used to identify areas of spatial mismatch where parks containing certain amenities are not located in neighborhoods containing user groups best suited for those amenities. For example, if an area contains a high percentage of toddlers (age 2-5) but does not contain toddler-aged play equipment, the priority rating would be “high” because the area lacks the amenities to serve that population.



SEE FULL SIZE MAP 10 IN APPENDIX B

The analysis was used for four populations*:

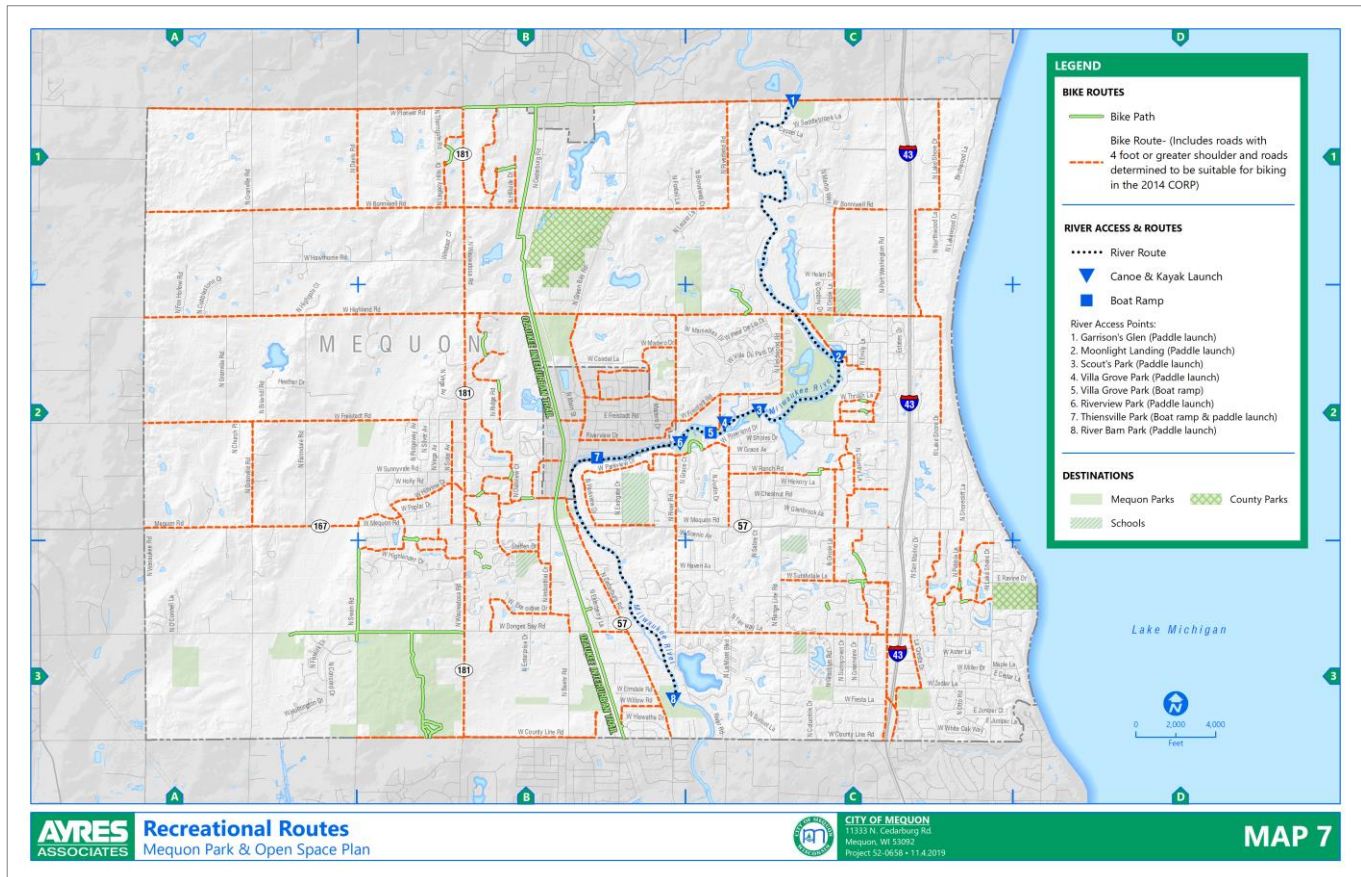
1. Under 5 years of age: toddlers are best served by play equipment such as sandboxes, toddler swings, tot slides, spring riders, and tilt cups.
2. Ages 5 to 9: this group can be expected to use play equipment such as swings, climbing structures, teeter totters, merry-go-rounds and monkey bars.
3. Ages 10 to 17 years of age: this group can be served by a variety of park facilities. Amenities evaluated for this population include facilities related to baseball, softball, soccer, basketball, skateboarding and ice skating.
4. Age 55+: service to this group included facilities such as hiking trails, outdoor fitness stations, boat launches, pickle ball and tennis.

* The four age groups shown represent groups with specific recreational needs separate from the overall population. They were chosen to see if there is a lack in recreational amenities for those specific groups outside of the need for amenities for the overall population. Areas of overall population needs can be found on **Map 9**.

Parks that appear in “priority” areas (shown as the darkest areas on the graduated scale) are further discussed in Chapter 3 and mapped in **Appendix B**.

2.5 Bicycle and Pedestrian Connections

A park-by-park analysis revealed a lack of barrier-free access to some park facilities and playgrounds. This is an important consideration for residents who have mobility limitations and require additional accommodation. Barrier-free access to many of the facilities can be accommodated by simple solutions such as installing curb cuts to allow easy access for pedestrians from the street to the park. This missing piece of infrastructure also poses a barrier for cyclists. Additional bike racks should be considered in some parks.



SEE FULL SIZE MAP 7 IN APPENDIX B

Map 7 (Appendix B) shows the existing bicycle network in Mequon. The Joint Mequon-Thiensville Bike & Pedestrian Way Commission developed a strategic plan for the development and maintenance of the area bicycle and pedestrian system. The plan included the survey of Mequon and Thiensville residents regarding the current bicycle and pedestrian system. It should be consulted as a guide to future improvements to bike/ped facilities in Mequon.

Some recommendations of the plan included:

- Continued maintenance of trails including the Ozaukee Interurban Trail
- Development of connector paths between subdivisions for pedestrians and bicyclists
- Additional bike route signage
- Development of paved shoulders
- Increased bicycle parking
- Hiking trails in City and Village parks
- Development of a mountain bike trail

3 RECOMMENDATIONS

This chapter includes a variety of recommendations specifically developed to meet the existing and future needs of the community over the next five years. The recommendations incorporate local citizen input and have been developed as a result of extensive analysis and participation by City officials, City staff, citizens and local organizations as presented in the preceding chapters.

General recommendations are provided for direction on policy and design considerations while considering operational and maintenance procedures. This chapter also includes a detailed park inventory sheet for each City park including general issues, possible improvement options and costs. This chapter is divided into the following sections:

3.1 General Recommendations: System-wide policies and procedures

3.2 Future Parks and Open Spaces: Identification of general locations for new park land that would best serve the community

3.3 Individual Park Recommendations: an inventory sheet has been provided for each City Park (includes inventory and park improvement options)



3.1 General Recommendations

3.1.1 Park Facility Recommendations

Several common issues were noted during the planning process resulting from observations made during site visits, meetings with City staff and community input. Those issues and recommendations for improvements related to those issues are listed below:

1. Complete Community Park Master Plan Recommendations

Master Plans for are being created, or will soon be created, for all community parks in the City. The improvements detailed in these plans are a priority for the City and should be completed in the order listed in the following **Table 3.1**.

Table 3.1 – Park Improvement Priority

Priority	Park	Master Plan Date	Improvements Recommended
1	Civic Center Park	None*	Play equipment, path/trail improvements, aquatic facility study, baseball field improvements.
2	Rotary Park	2019	Replace Reuter Pavilion, athletic fields, restroom/stage building, play equipment, parking/park road improvements, trail improvements.
3	Lemke Park	2019	Athletic fields, concession/restroom building, parking improvements, path/trail improvements, park shelter, basketball court.
4	River Barn Park	2019	Lacrosse facilities, parking improvements, path/trail improvements, play equipment, ballfield improvements, basketball courts, canoe/kayak launches.
5	Town Center Riverfront Park	2010*	Amphitheater, pedestrian trails, boardwalk, Veteran's memorial, pavilion, entry plaza, overlook, sculpture garden

* A Master Plan is recommended for Civic Center Park and an updated Master Plan is recommended for Town Center Riverfront Park.

2. Missing Support Components

Some parks did not have support components such as drinking fountains, trash/recycling receptacles and bicycle parking.

○ Recommendations:

- All parks “Neighborhood Park” size or larger should have trash receptacles, recycling receptacles, drinking fountains, park identification signage and bike racks. These components should be installed on a hardscape surface such as concrete or asphalt.

3. ADA Accessibility & Inclusivity

Site visits revealed that some parks did not provide ADA accessibility to park facilities such as playground equipment, picnic shelters and sports courts. It was also observed that many of the support components at City parks (picnic tables, drinking fountains, etc.) were not ADA approved models.

Inclusivity of park facilities should also be considered in the design of new park improvements. Inclusive park design considers the needs of those not necessarily covered by the ADA Act of 1990. Inclusive park facilities may include amenities for children with sensory issues, amenities for service animals and play equipment designed for larger children.

Recommendations:

- Conduct an ADA audit system-wide, and develop a prioritized action plan to address documented issues.
- Retrofit all parks and park facilities to be disabled accessible (when possible). This includes assuring barrier-free access to all play areas, shelters, river access points, seating areas and restrooms.
- Where possible with existing infrastructure, assure that all parks are improved with ADA approved drinking fountains, picnic tables and other park components.



Examples of an ADA approved picnic table and drinking fountain.

4. Aging Play Equipment

Park inventories revealed that some of the City's playground equipment is showing signs of age and will need to be replaced in the near future. Playground surfacing should be replaced in conjunction with replacement of play features.

- Recommendations:
 - There are six playgrounds in City of Mequon parks. The replacement of play equipment in three of those parks is recommended during the five-year period after this plan is adopted. This includes the play equipment in Civic Center Park, Rotary Park and Riverview Park. After that period, the play equipment in Lemke Park and River Barn Park will likely need to be replaced as well. We recommend this staggered approach to replacing playground equipment to avoid the situation in which all playgrounds begin to have equipment fail at the same time.

5. Dead/Dying Trees

Dead and dying trees were observed in some City parks. Some of these trees present a safety issue as they are near recreational facilities. For example, fallen tree limbs were observed on the boardwalk in Settlers Park (see adjacent photo) and in some areas of Villa Grove Park and River Barn Park.

- Recommendations:
 - Remove dead trees in City parks near recreational facilities.



Fallen tree limbs on Settlers Park boardwalk.

6. Drainage & Erosion Issues

Drainage and erosion issues were observed in some parks.



○ Recommendations:

- Inspect areas where issues exist and regrade if possible. Issues were observed in Garrison's Glen, Villa Grove Park, Civic Center Park and Katherine Kearney Carpenter Park.

7. Canoe Launch Visibility and River Access

Field visits noted that canoe launches in some parks were difficult to find. In some cases, a park visitor may not be aware of the canoe launch without prior knowledge of its location. There were also access issues to these areas as some launches were located far from any vehicle access. This would require carrying a canoe or kayak for a long distance to get to the river.

○ Recommendations:

- Install signage at park entrances or parking lots for the purpose of locating river access points.
- Improve accessibility to river access point with the construction of paths and park roads.
- Create a map to be displayed on the City website and distributed as a hard copy to City residents detailing the location of river access points in the City including canoe/kayak launches, boat ramps and fishing piers.
- Clear river bank on each side at launches to improve visibility.

3.1.2 Promotion/Education

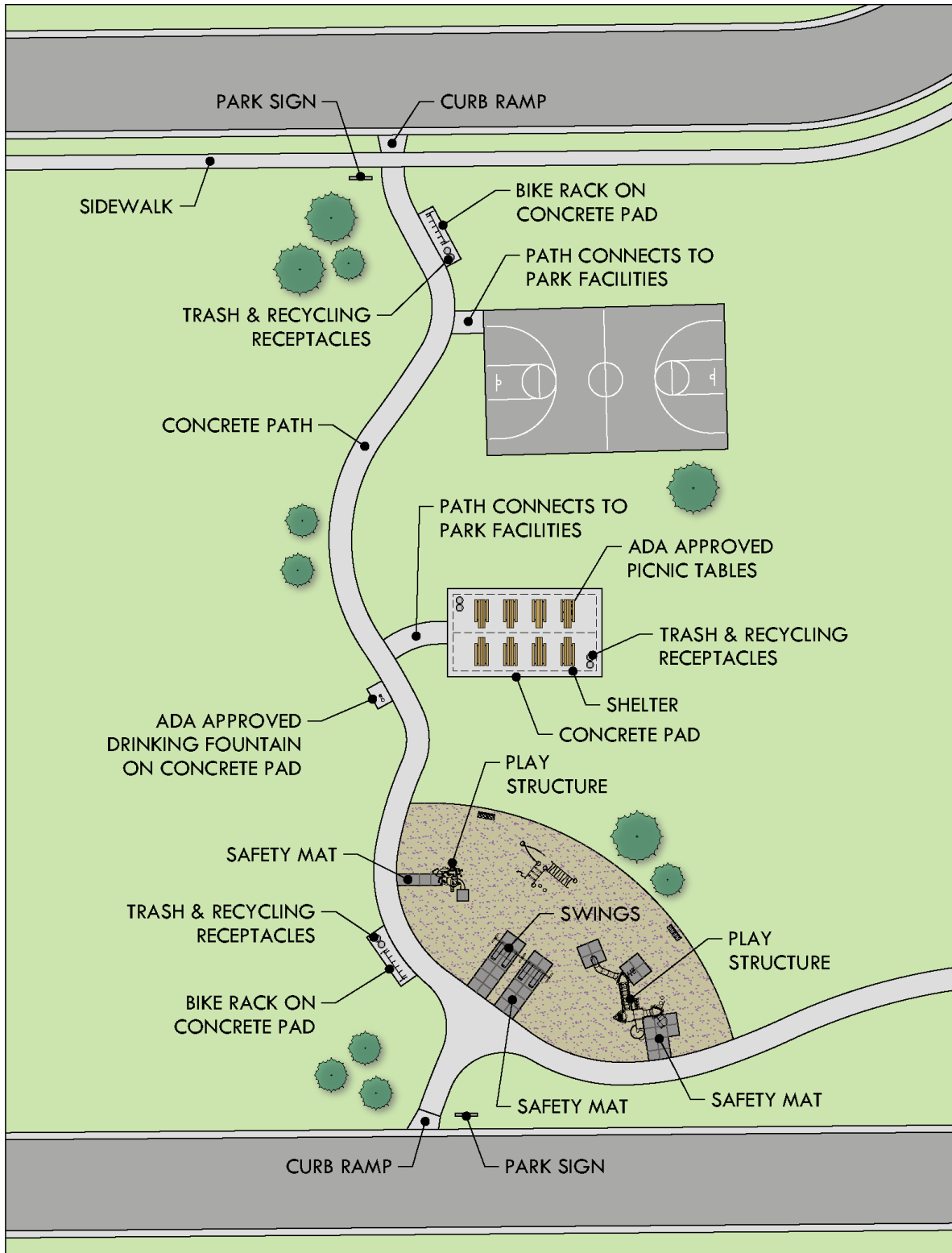
- Update the community-wide wayfinding system to identify key parks and bicycle routes along primary transportation corridors throughout the City. Regularly update all bicycle and park system maps as new facilities are developed.
- Continue to communicate with user groups about facility updates and promote donations and formalized use agreements for maintenance.
- Utilize electronic marquee signs and other displays to announce and promote special events, prices or programs. Larger parks in the City that potentially host festivals and events, could benefit from variable message signs. This plan recommends coordinating with user groups and/or advertisers to offset costs and install marquees when budgets, grants, or fundraising allow for purchase and installation.
- Improve the parks location map on the City web page to include interactive content and link to site maps for each park illustrating site layout and amenities.
- Invite private partner groups to participate in periodic park update meetings to keep participation and awareness high for ongoing project endeavors.

3.1.2 Environmentally Sustainable Practices

- a. Trash and recycling receptacles should be evenly distributed throughout City parks. The method of collection should also be used to determine receptacle locations. Placement of trash receptacles near sitting benches, for example is not preferred since it may discourage use of the benches or the trash receptacle.
- b. Manage potential Emerald Ash Borer infestations in ash trees in City parks with replacement of removed trees, treatment of trees in key locations and pre-emptive removals. Any tree removed in the City is being replaced. If a tree is removed on private land and the land owner does not want a replacement tree, the tree will be planted in a City park.
- c. Consider integrating rain gardens and bio-retention facilities, rain barrels and other stormwater best management practices into existing facilities and proposed improvements.
- d. Consider adopting a “grow not mow” policy in City parks to limit how often (and what portions of) parks are mowed. Adding a day or more to the mowing cycle and preserving natural grasslands in parks can reduce the amount of fossil fuels consumed in City operations. These new grasslands can also function as natural buffers around shoreland and wooded areas, help reduce soil erosion and act as a geese deterrent.
- e. There are a variety of operational and maintenance activities that often can be accomplished for less cost. Fuel is a big expense, prompting some communities to have strict idling policies that restrict how long a municipal vehicle can remain running before it is turned off. Similarly, warming up vehicles should be limited – an example would be restricting warm up to no more than five minutes.
- f. When replacing and/or installing new lighting in City parks, consider fixtures that utilize solar regeneration and LED illumination to reduce long-term maintenance costs and minimize non-renewable energy use.

3.1.3 Best Practices for Park Facility Development

The following graphic illustrates some of the “best practices” for the type of park improvements recommended in this plan. Typical ADA requirements call for barrier free access to all park facilities. Hardscape paths, playground safety mats and ADA approved support components are examples of good design for accessibility. Other examples of necessary elements for general park design include bicycle parking, trash/recycling receptacles and park signage.



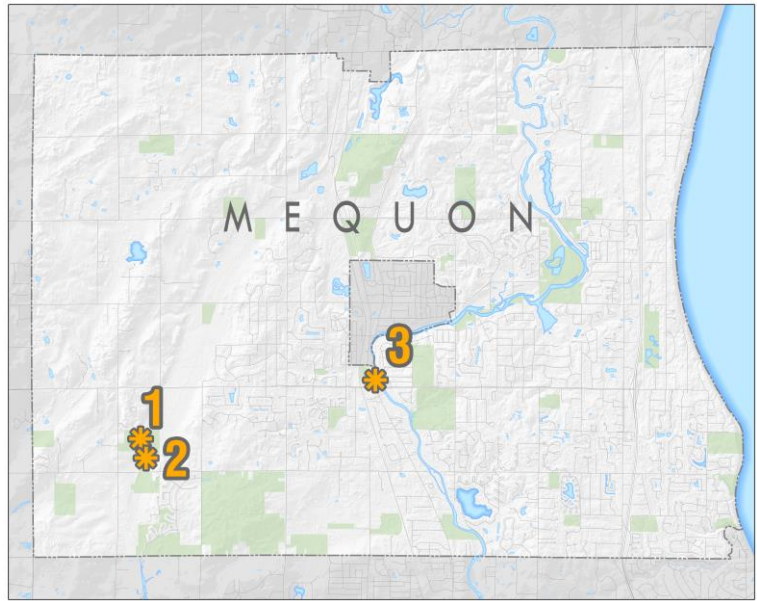
3.2 Future Parks and Existing Park Expansion

3.2.1 Future Park Locations

The following section identifies future park and open space locations based on previously adopted plans. The adjacent map (and **Map 1** in **Appendix B**) illustrates the approximate location of these proposed parks. These locations were identified in the 2014 CORP as City owned properties that were potential locations for new park development. A concept plan of future development should be prepared for each of these sites if one has not yet been completed.

Site #1: Milwaukee Metropolitan Sewerage District (MMSD) Property

This 72-acre site is located on North Granville Road near Lemke Park. The land was acquired by the City for the purpose of conservation and flood water management. An intergovernmental agreement exists that limits development of the parcel to passive uses. Therefore, development of this property would likely need to be limited to amenities found in a typical conservancy park. Amenities that could be considered would be trails, interpretive signage and potentially park shelters.



View of the MMSD Property from North Granville Road.

Site #2: MMSD Property

Site #2 is adjacent to Site #1 to the north and is also owned by MMSD. This 62-acre site could potentially serve as a link between Lemke Park to the south and future improvements in Site #1. Like Site #1, Site #2 is limited in what type of development can occur as there is an Intergovernmental Agreement restricting development to passive functions. Development of a linked trail network on this property, as well as in Lemke Park and Site #1 could be a major recreational opportunity for the community.

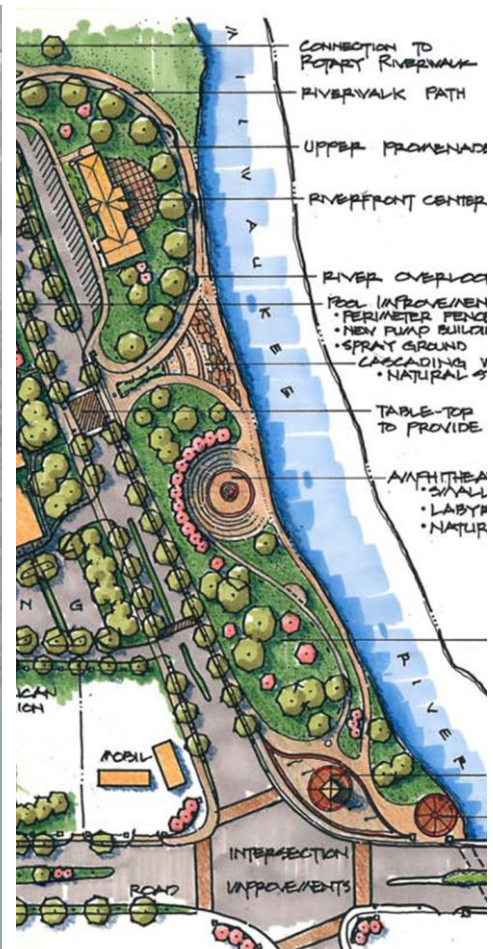
Site #3: Town Center Riverfront Park

Past City planning efforts have focused on the development of the riverfront properties east of the Town Center. The site currently includes four privately owned parcels. Plans prepared that include the riverfront site are: Mequon Town Center Plan 2002: Concept Plan for Mequon Civic Campus & Road Corridor. The Mequon -Thiensville Town Center Design Guidelines 2005: Civic Campus and Streetscape. The Town Center Riverfront Park Plan 2010 with Phase 1 Consensus Master Plan which includes a Riverwalk. (JJR plan), and the Mequon Thiensville Community Promenade & Gateway feature, 2018.

It is the recommendation of this plan that the City acquire the four parcels. The City's ownership would create connectivity of a riverfront park along the Milwaukee River which would provide a signature viewshed, access to the river, as well as passive recreational uses. The acquisitions would extend and connect the existing Rotary Riverwalk. The completion of the entire park would result in the connection of the civic campus, including existing and new facilities, the City Hall, and the library. A new master plan should be completed for this site to match the current goals of the City and to reflect recent growth trends.



2010 Town Center Riverfront Park Master Plan



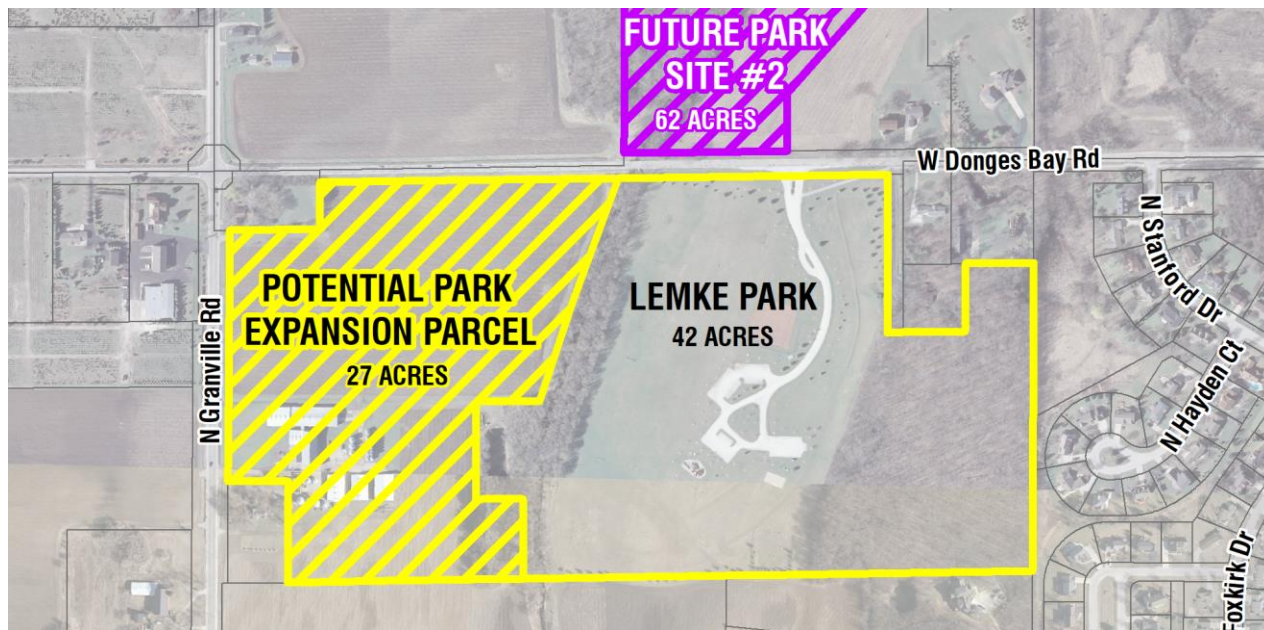
2005 Town Center Design Guidelines Concept

3.2.2 Existing Park Expansion

Some opportunities for expansion of existing parks also are possible should adjacent properties become available for acquisition. In addition to the expansion of Settlers Park into the Town Center Riverfront Park mentioned in the previous section, opportunities could be possible for expansion at Lemke Park and Rotary Park.

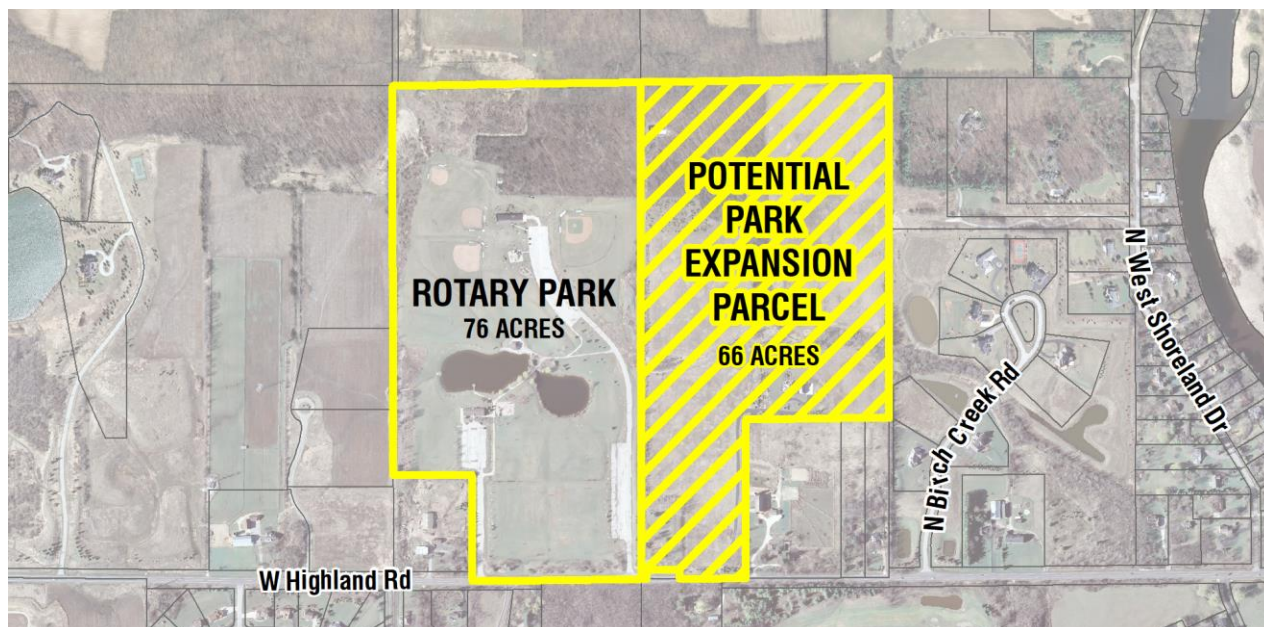
Lemke Park

Opportunity may exist for the future expansion of Lemke Park to the east with the purchase of a 27-acre parcel currently owned by Lemke Seed Farms. At 69 acres the new park would be able to host any number of new facilities and have the potential to develop into a regional park.



Rotary Park

A similar opportunity for expansion would be possible at Rotary Park with the purchase of an adjacent property. Purchase of a 66-acre parcel to the east of the park would bring total park area to 142 acres. As with development at Lemke Park, additional facilities with expansion of this size could potentially make Rotary Park a regional draw.



3.2.3 Park Layout Concept /Park Master Plans

Prior to development of a proposed park, a master plan should be prepared prior to construction to guide development. This same process should be repeated for any park if significant improvements are planned. The goal of the master plan is to determine what type of improvements are possible in the given space and to provide a layout for the development of those improvements.



Park Master Plan Graphic Example (Perspective View)

The process for development of a park master plan includes research and data collection to identify drainage patterns, topography and other site features. After this initial reconnaissance, a public meeting is held to gather input on preferred park programming and amenities. Following this community engagement, concept development plans are created and cost estimates are prepared. These concept plans are further refined through public feedback and staff discussions into a final graphic and summary report.

In conjunction with this plan update, Master Plans were created for Lemke Park, Rotary Park and River Barn Park. Implementation of these plans should be factored in to future Capital Improvement Plans. The final Master Plan graphics are included in Appendix C.

3.3 Individual Park Recommendations

The following section discusses more detailed recommendations for each park. These recommended improvements are based on issues identified in site visits and comments from residents and local officials. Improvement options identified for each park are included in the 5-Year Capital Improvements Table in Chapter 4.

Each park's inventory sheet contains the location of the park, existing facilities, observed issues and recommendations for improvements. Not all improvements can be made in the next five years and many require substantial investment in the form of time, money or human capital to implement. Improvement recommendations should be viewed as options that could occur to mitigate, improve or promote aspects of the park site.

A sample inventory sheet (shown below) illustrates how information is presented on each park sheet. Park sheets are presented by parkland classifications devised by the National Recreation and Park Association as identified in Chapter 2.

44 | Chapter 3: Recommendations

PARK SITE IMAGE

PARK NAME

Garrison's Glen

INVENTORY OF EXISTING FACILITIES

- Existing Facilities:
 - Parking lot
 - Natural surface trails
 - Canoe/kayak launch
 - Canoe/kayak rack
 - Pergola
 - Park sign
 - Picnic table
 - Trash receptacles
 - Regulatory signage
 - Natural area
- Maintenance Program:
 - Annual volunteer day with D
 - Debris pick up from annual ti
 - Mow trails weekly
 - Trash collection twice a week
 - Mow trail edges/large mower
 - Prune along trails
 - Plow east parking lot
- Programs, Events & Revenue Generators
 - Canoe/kayak launch

MAINTENANCE PROGRAM

PROGRAMS, EVENTS & REVENUE GENERATORS

OBSERVED ISSUES

- Issues:
 - Visibility of canoe launch
 - Some drainage issues on trails
 - Erosion at canoe launch
 - Hole under pergola
 - No recycling receptacles
 - No bike racks

IMPROVEMENT OPTIONS & COST ESTIMATE

Improvement Options & Estimate	Cost
• Complete park master plan	\$20,000
• Install 9-hole disc golf course	\$15,000
• Install gravel path to canoe path from main parking lot with directional signage	\$7,500
• Grade trail locations that are not draining	\$5,000
• Repair canoe launch erosion	\$5,000
• Install canoe launch signage on Pioneer Road	\$2,000
• Install recycling receptacles (2)	\$2,000
• Install a bike rack on a concrete pad	\$1,500
• Resolve hole under pergola (install item or fill)	\$1,000
TOTAL	\$59,000

PARK DESCRIPTION & LOCATION

Garrison's Glen is a 20-acre neighborhood park adjacent to the Milwaukee River on Pioneer Road. Park facilities include a boat launch and hiking trails.

PARK CLASSIFICATION INDICATOR

NEIGHBORHOOD PARK

PARK LOCATION MAP

SITE MAP



NEIGHBORHOOD PARKS





Garrison's Glen is a 20-acre neighborhood park adjacent to the Milwaukee River on Pioneer Road. Park facilities include a boat launch and hiking trails.

Existing Facilities:

- Parking lot
- Natural surface trails
- Canoe/kayak launch
- Canoe/kayak rack
- Pergola
- Park sign
- Picnic table
- Trash receptacles
- Regulatory signage
- Natural area

Issues:

- Visibility of canoe launch
- Some drainage issues on trails
- Erosion at canoe launch
- Hole under pergola
- No recycling receptacles
- No bike racks



Maintenance Program:

- Annual volunteer day with Donges Bay School
- Debris pick up from annual flooding
- Mow trails weekly
- Trash collection twice a week
- Mow trail edges/large mower
- Prune along trails
- Plow east parking lot

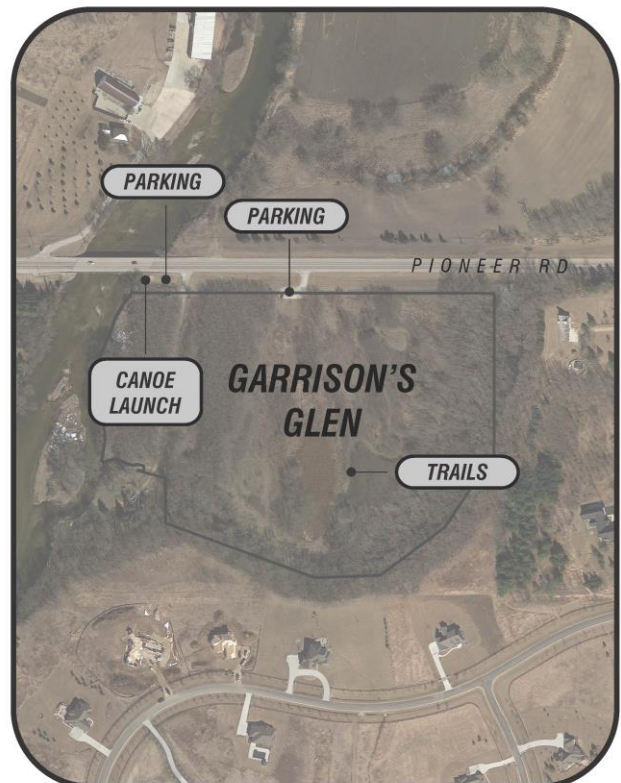
Programs, Events & Revenue Generators

- Canoe/kayak launch

Improvement Options & Estimate

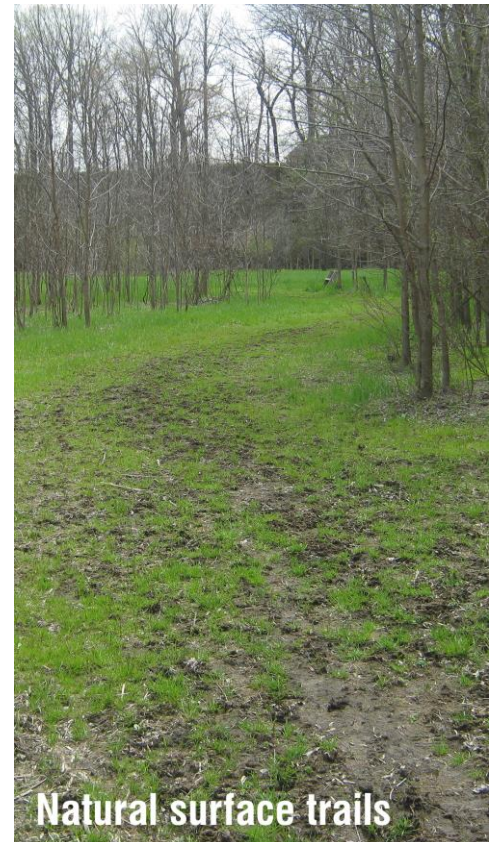
- | | |
|--|----------|
| • Complete park master plan | \$20,000 |
| • Install 9-hole disc golf course | \$15,000 |
| • Install gravel path to canoe path from main parking lot with directional signage | \$7,500 |
| • Grade trail locations that are not draining | \$5,000 |
| • Repair canoe launch erosion | \$5,000 |
| • Install canoe launch signage on Pioneer Road | \$2,000 |
| • Install recycling receptacles (2) | \$2,000 |
| • Install a bike rack on a concrete pad | \$1,500 |
| • Resolve hole under pergola (Install item or fill) | \$1,000 |

TOTAL \$59,000



Garrison's Glen

Site Photos:



Riverview Park

Riverview Park is a 20-acre neighborhood park on the Milwaukee River near the intersection of North River Road and Grace Avenue. Park facilities include a playground, a softball field and a canoe launch.

Existing Facilities:

- Playground
- Memorial garden
- Softball/youth baseball field
- Natural surface trails
- Asphalt path
- Canoe/kayak launch
- Natural area
- Open space
- Benches
- Picnic tables
- Park sign
- Regulatory signage
- Gravel parking lot
- Trash receptacle
- Dog waste station

Issues:

- Park facilities are not ADA accessible
- Play equipment is aging
- Weeds on softball field
- Pitchers rubber and home plate should be at grade
- Gap at the bottom of the backstop due to chain link curling
- No recycling receptacles
- No drinking fountain
- No bike rack



Maintenance Program:

- Inspect play structure
- Certified playground chip installed once annually
- Prune along trails once annually
- Mow once a week
- Deliver mulch for volunteer group in spring (5yds)
- Grade gravel parking area twice annually
- Continued Ash removal
- Pulverize ballfield once a year
- Drag field once a week
- Collect garbage twice a week

Programs, Events & Revenue Generators

- None



Riverview Park

Improvement Options & Estimate

• Remove play equipment and replace with ADA approved and inclusive play equipment. Install safety mats under proposed equipment to provide safe fall zones and ADA access to play equipment	\$85,000
• Pave parking lot	\$25,000
• Complete park master plan	\$20,000
• Construct asphalt path connecting the existing asphalt path to the playground and parking lot.....	\$15,000
• Install drinking fountain	\$10,000
• Install bike rack on a concrete pad or other hardscape surface	\$1,500
• Remove weeds on ballfield	\$1,000
• Add baseboard at bottom of backstop to prevent fence curling and prevent balls from going through	\$1,000
• Sink home plate and pitcher's rubber to "at grade"	\$1,000
• Install recycling receptacle	\$1,000
TOTAL \$160,500	

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Riverview Park

Site Photos:



Riverview Park

Site Photos:



Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)



Villa Grove Park

Villa Grove Park is a 5-acre neighborhood park on the Milwaukee River at the southern terminus of North Villa Grove Road. Park facilities include a boat launch, a canoe launch and hiking trails.

Existing Facilities:

- Boat launch with pier
 - Canoe/kayak launch
 - Natural surface trails
 - Open space
 - Natural area
 - Parking
 - Picnic tables
 - Bench
 - Port-a-potty
 - Park sign
 - Regulatory signage
- Fishing line recycling stations
 - Trash receptacles

Issues:

- Drainage issues
- Grass not growing in some areas
- Dead/dying trees – Falling limbs and branches
- No recycling receptacles
- No ADA accessibility to some park facilities

Maintenance Program:

- Install pier and buoys in spring and remove in fall
- Mow weekly
- Ash tree removal
- Add gravel for park drive and landing annually
- Install portable restroom in spring and remove in fall
- Trash collection twice a week

Programs, Events & Revenue Generators

- River clean up

Improvement Options & Estimate

- Construct a shelter with restrooms\$100,000
- Construct an asphalt river walk connecting existing and proposed improvements\$30,000
- Construct an asphalt parking area on the west side of the park after drainage issues have been resolved\$30,000
- Complete park master plan\$20,000
- Resolve drainage issues/plant grass\$12,000
- Remove dead/dying trees\$5,000
- Install recycling receptacles (2)\$2,000

TOTAL \$199,000



Villa Grove Park

Site Photos:



Boat launch



Grass has not regrown



Drainage issues



Canoe/kayak launch



Natural surface trail

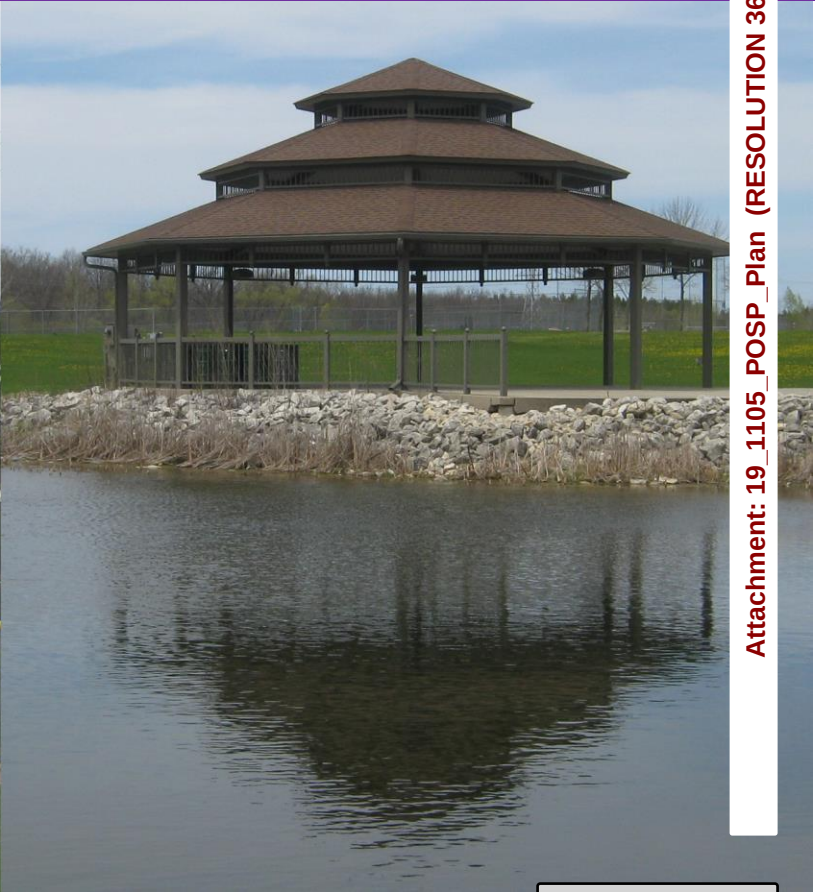


Pier

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)



COMMUNITY PARKS



Attachment: 19 1105 POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Civic Center Park

The Civic Center Park (formerly Mequon Community Park) is a 12-acre park on Cedarburg Road south of Division Street. Park facilities include the Mequon Community Pool, Rennicke baseball field and a playground. The Frank L. Weyenberg Library and Mequon City Hall are also located on the park grounds.

Existing Facilities:

- Outdoor swimming pool
- Wading pool
- Pool building
- Restrooms/pool chemical storage building
- Baseball field (Rennicke Field – Lights, dugouts, bullpens, scoreboard & bleachers)
- Batting cage
- Equipment shed
- Play structure (2-12 year old)
- Play structure (2-5 year old)
- Tire swing
- Swings (2 belt, 1 bucket, 1 box)
- 4-way teeter totter
- Chin up bars
- Historical marker
- Asphalt path
- Benches
- Picnic tables
- Parking lot
- Parking lot lighting
- Drinking fountain
- Bike racks
- Trash receptacles
- Regulatory signage
- Bio-swale with interpretive signage

Issues:

- Some park facilities are not ADA accessible
- Some hardscape areas are in poor condition (Includes pool and parking lot)
- Cracks in wading pool
- Some play equipment is aging
- Narrow asphalt path
- Low point on path is collecting sediment
- No park identification sign
- Some park signage is aging
- No recycling receptacles
- Few ADA picnic tables



Civic Center Park

Maintenance Program:

- Deliver mound clay, lime to shed
- Turn on sprinkler system
- Maintenance Division open and close pool for season
- Drain water at park bathrooms
- Clean restrooms daily
- Weekly mowing
- Mow Rennieke twice weekly in spring
- Mulch installed once annually
- Inspect play structure
- Certified playground chip installed once annually
- Work with Maintenance Division for light and scoreboard maintenance
- Paint restroom interiors bi-annually
- Continued Ash removal and replacement
- Bio swale weeding and maintenance - two to three times annually
- Plow parking lot

Programs, Events & Revenue Generators

- Rennieke Field High School baseball games
- Baseball tournaments
- Swimming pool
- Color Run/Taste of Mequon

Improvement Options & Estimate

- Remove play equipment and replace with ADA approved and inclusive play equipment. Install safety mats under proposed equipment to provide safe fall zones and ADA access to the equipment\$85,000
 - Widen existing asphalt paths to eight feet and connect to Interurban Trail. Install Interurban Trail trailhead improvements at the intersection of N Cedarburg Rd and Division St. Improvements to include trailhead signage with map, curb ramp, drinking fountain and waste receptacles.\$75,000
 - Complete park master plan\$25,000
 - Complete aquatic facility study to determine future community needs. The goal should be to determine if the current facility will meet future recreational demands and to determine if improvements to the current facility are warranted or if an entirely new facility is needed\$20,000
 - Repair hardscape surfaces where required\$10,000
 - Install park identification sign on Cedarburg Road\$8,000
 - Install three ADA approved and accessible picnic tables throughout park\$4,500
 - Install four recycling receptacles throughout park\$4,000
 - Construct asphalt path from parking lot/Rennieke Field area to playground entrance.....\$3,500
 - Replace worn park regulatory signage\$1,500
- TOTAL \$236,500**

Civic Center Park

Site Photos:



Rennicke Field



Donor plaques at Rennicke Field



Swimming pool



Pool chemical storage



Scoreboard



Roller slide

Civic Center Park

Site Photos:



Lemke Park

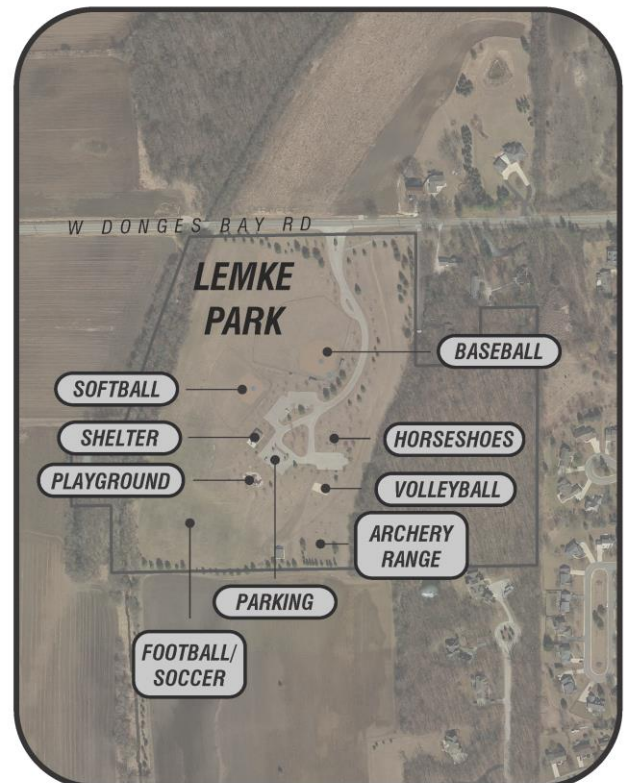
Lemke Park is a 42-acre community park located on West Donges Bay Road between North Granville Road and Stanford Drive. Park facilities include athletic fields, a playground and an archery range.

Existing Facilities:

- Baseball field with dugouts, bleachers & scoreboard
- Softball/youth baseball field with dugouts & scoreboard
- Batting cages
- Athletic fields (Football, soccer & lacrosse)
- Park shelter
- Football equipment storage building
- Archery range
- Sand volleyball court
- Horseshoe pits
- Basketball hoop (in parking lot)
- Play structure (5-12 year old)
- Swings (2 belt, 2 bucket)
- Sandbox
- Grill
- Open space
- Natural area
- Asphalt path
- Parking lots
- Bike rack
- Equipment sheds
- Port-a-pottys
- Picnic tables
- Benches
- Trash receptacles
- Dog waste station
- Park sign
- Regulatory signage

Issues:

- No ADA accessibility to park facilities
- Missing endcaps on bleachers at lacrosse fields
- Bleachers should be on concrete pads
- Some worn areas on playground safety surfacing
- A bucket swing seat is beginning to split
- No ADA parking signage
- Basketball/parking conflict
- Bike rack in grass
- No picnic table near grill
- No ADA approved picnic tables
- No recycling receptacles
- No drinking fountain
- No permanent restrooms
- No lighting



Lemke Park

Maintenance Program:

- Order Port-a-John’s placement in spring/ removal late fall –contracted cleaning
- Spring and Fall herbicide applications
- Sand for horseshoe pits and volleyball
- Targets for archery
- Inspect play structure
- Trash collection twice a week
- Drag baseball fields twice weekly
- Certified playground chip installed once annually
- Mulch installed once annually
- Paint parking lots every two years
- Weekly mowing
- Continued Ash removal and replacement
- Plow main lane in to park

Programs, Events & Revenue Generators

- Baseball practices and tournaments
- Football practices
- Pavilion rental (outdoor)
- Lacrosse practices and games

Improvement Options & Estimate

• Replace three picnic tables at the shelter with ADA approved models	\$4,500
• Install four recycling receptacles throughout park	\$4,000
• Install new safety surfacing at playground	\$2,000
• Move bike rack to a hardscape surface	\$1,500
• Replace bleacher end caps	\$500
• Replace swing seats	\$400
• Install ADA parking signage	\$400
TOTAL \$13,300	

Lemke Park

Site Photos:



Bike rack



Play equipment



Worn safety surfacing



Park shelter



No ADA parking signage



Regulatory signage

Lemke Park

Site Photos:



Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

River Barn Park

River Barn Park is a 43-acre community park on Cedarburg Road between West Kathleen Lane and West Hiawatha Drive. The park is adjacent to the Milwaukee River and contains athletic fields, a playground and an indoor/outdoor pavilion.

Existing Facilities:

- Softball/youth baseball fields with bleachers (3)
- Athletic fields (Football, soccer & lacrosse)
- Sommer Pavilion (Indoor/outdoor shelter with concessions & restrooms)
- Batting cage
- Large bleachers at football field
- Football scoreboard
- Play structure (5-12 year old)
- Swings (3 belt, 1 bucket)
- Equipment shed
- Canoe/kayak launch
- Natural area
- Parking lot
- Bike rack
- Park sign
- Trash receptacles
- Picnic tables
- Grill
- Drinking fountain

Issues:

- No ADA accessibility to some park facilities
- No ADA parking pavement marking
- Bike rack is not on a hardscape surface
- Bleachers at ballfields should be on a concrete pad
- No ADA approved picnic tables
- Safety surfacing in playground is aging (Exposed concrete slab)
- Dead/dying trees
- Crooked football goalpost
- No recycling receptacles
- Some soccer & lacrosse goals are aging
- No clear river access point or wayfinding to canoe launch



River Barn Park

Maintenance Program:

- Coordinate with Maintenance Division to install water fountain in spring and remove/winterize in fall.
- Shut off outdoor water
- Inspect play structure
- Trash collection twice a week
- Drag baseball fields twice weekly
- Certified playground chip installed once annually
- Mulch installed once annually
- Clean restrooms daily
- Scrub and seal floors annually
- Pressure wash patios twice annually
- Clean out rain gardens annually (before winter)
- Paint interior and exterior as needed annually
- Treat drain traps and garbage disposal twice a summer
- Paint parking lots every two years
- Spring and fall herbicide applications
- Weekly mowing
- Continued Ash removal and replacement
- Plow parking area

Programs, Events & Revenue Generators

- Baseball/Softball
- Lacrosse
- Pavilion rental
- Arbor Day
- Wave Soccer Camp

Improvement Options & Estimate

• Remove dead/dying trees	\$10,000
• Replace lacrosse goals that are in poor condition and relocate soccer goals.....	\$5,000
• Install three ADA approved and accessible picnic tables throughout park	\$4,500
• Install four recycling receptacles throughout park	\$4,000
• Replace worn safety surfacing in playground	\$3,000
• Install ADA parking pavement markings	\$2,000
• Re-landscape entrance median	\$2,000
• Move bike rack to a hardscape surface	\$1,500
• Signage to locate the canoe launch	\$1,000
TOTAL \$33,000	

River Barn Park

Site Photos:



Bleachers



Playground



Worn safety surfacing



Sommer Pavilion



Lacrosse goal



Crooked goalposts

River Barn Park

Site Photos:

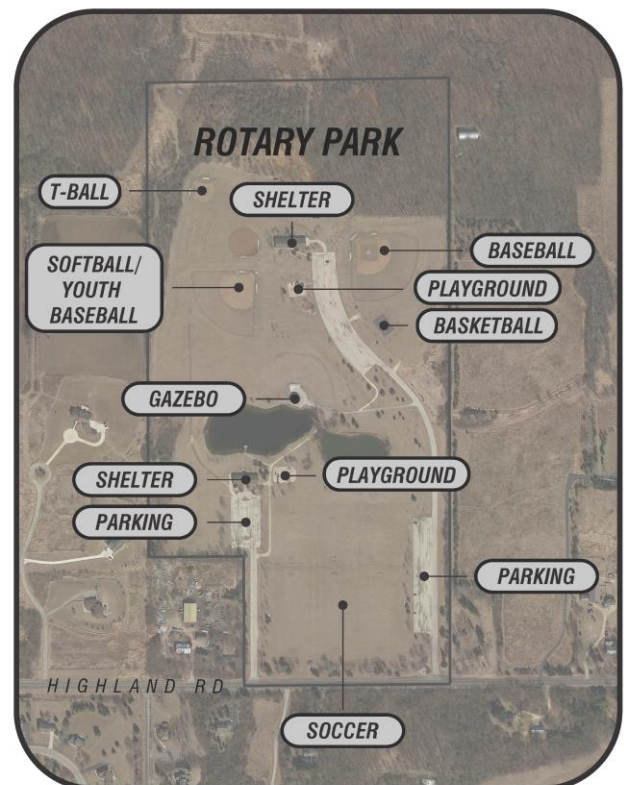
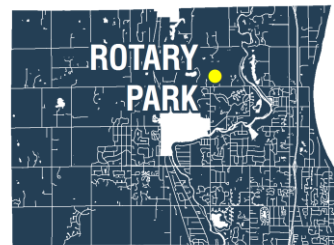


Rotary Park

Rotary Park is a 76-acre community park on Highland Road east of North River Road. Park facilities include athletic fields, three large shelters and two playgrounds.

Existing Facilities:

- Rueter Pavilion (Indoor pavilion with restrooms)
- Rotary Pavilion (Outdoor pavilion with restrooms and concessions)
- Large shelter/ amphitheater stage with electrical
- Schmit Field (Baseball field with bleachers)
- 2 – Softball/youth baseball fields with bleachers (Lions Fields)
- T-Ball field
- Batting cage
- Athletic fields (Soccer & lacrosse)
- Basketball court
- Gravel paths
- Asphalt path
- Natural area connecting to Pukaite Woods
- Kiosks
- Memory Garden
- North playground
 - Play structure (2-12 year old)
 - Climbing structure
 - Swings (2 belt, 1 bucket, 1 seat)
 - 4-way teeter totter
- South playground
 - Play structure (2-12 year old)
 - Zip line
 - Swings (2 belt, 2 bucket)
 - Slide
- Parking lots
- Parking lot lighting
- Fishing pond
- Fishing pier
- Donor monuments
- Bridge
- Drinking fountain (Missing for winter?)
- Grill
- Picnic tables
- Trash receptacles
- Flagpole
- Park signs
- Regulatory signage
- Lions Fields sign
- Schmit Field sign
- Pukaite Woods sign
- Memory Garden sign



Rotary Park

Issues:

- No ADA accessibility to many park facilities
- Bleachers at the ballfields should be on concrete pads
- Parking lot asphalt is aging in some areas
- North playground safety surfacing is worn
- North playground play structure is aging
- Schmit Field sign is loose in the ground and has holes in it
- Some cracks in the basketball court
- Basketball nets are torn
- No ADA approved picnic tables
- No recycling receptacles
- No bike racks
- Missing endcaps on picnic tables in the Rotary Pavilion
- The fishing pier is aging
- The play structure in the south playground is aging
- The bridge on the play structure in the south playground has potential pinch points

Maintenance Program:

- Pump Holding Tanks
- Coordinate with Maintenance Division to install water fountain in spring and remove/winterize in fall.
- Shut off outdoor water
- Inspect play structure
- Trash collection twice a week
- Drag baseball fields twice weekly
- Certified playground chip installed once annually
- Mulch installed once annually
- Clean restrooms daily
- Scrub and seal floors annually
- Pressure wash patios twice annually
- Wash ceiling at Rotary Pavilion
- Paint interior and exterior as needed annually
- Treat drain traps and garbage disposal twice a summer
- Winterize pond compressors
- Treat ponds 3-4 times annually
- Paint parking lots every two years
- Spring and fall herbicide applications
- Weekly mowing
- Continued Ash removal and replacement
- Plow parking lots

Programs, Events & Revenue Generators

- Baseball/softball practices & tournaments
- Soccer practices & tournaments
- Gathering on the Green
- South Rotary Pavilion Rentals
- North Reuter Pavilion Rentals
- Pomerntag
- Basketball
- Fishing
- Rotary Restoration Day

Improvement Options & Estimate

- Install/replace miscellaneous site amenities including bleachers, bike racks, picnic tables and trash receptacles\$130,000
- Install dumpster enclosures\$50,000
- Install park identification, regulatory and wayfinding signage\$20,000
- Improve power service to accommodate needs of Gathering on the Green\$20,000
- Regrade or install underdrain in some areas to improve drainage\$20,000
- Repair or replace and relocate Schmit Field sign\$8,000
- Install concrete pads under bleachers at ballfields\$4,000

TOTAL \$252,000

Rotary Park

Site Photos:



Picnic tables



Pukaite Woods



Worn safety surfacing



Rotary Pavilion



Some play equipment is aging



Holes in Schmit Field sign

Rotary Park

Site Photos:



Rotary Park

Site Photos:



Reuter Pavilion



Softball field



Bleachers



Pukaite Woods trails



Gravel trail



Trailhead signage



SPECIAL-USE PARKS





Katherine Kearney Carpenter Park

Katherine Kearney Carpenter Park is a 35-acre special-use park located at the intersection of West Zedler Lane and North La Cresta Drive. The park contains hiking trails, two parking lots and is off-leash dog friendly.

Existing Facilities:

- Gravel hiking trails
- Bridge
- Parking lots
- Picnic tables
- Benches
- Dog waste stations
- Park signs
- Kiosk
- Regulatory signage
- Trash receptacles
- Little Free Library

Issues:

- The west parking lot is in poor condition in some areas
- The east parking lot is currently being used as a construction staging area
- There is no fencing to keep dogs from running into the road
- There are drainage issues in some locations on the hiking trails
- No water available
- No recycling receptacles

Maintenance Program:

- Mow once a week
- Collect garbage twice a week
- Gravel portions of the trails once annually
- Paint parking lot lines biannually
- Install dog bags twice a week

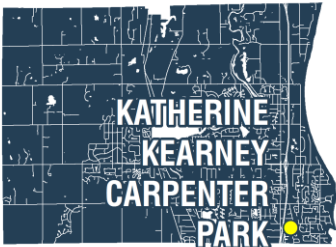
Programs, Events & Revenue Generators

- None

Improvement Options & Estimate

- Install chain link fence with gated entry areas around park perimeter\$50,000
- Repave and restripe parking lots\$50,000
- Regrade trail areas with drainage issues\$10,000
- Install drinking fountain or similar facility to provide water for dogs\$10,000
- Install two recycling receptacles (At park entrances)\$2,000

TOTAL \$122,000



Katherine Kearney Carpenter Park

Site Photos:



Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Settlers Park

Settlers Park is a 1½-acre special-use park on Cedarburg Road across the street from City Hall. Park amenities include the historic Isham Day House, an asphalt path and a boardwalk. Future plans call for the inclusion of the land occupied by Settlers Park in a larger development. Should this project be completed the park would be renamed as part of the Town Center Riverfront Park. See Section 3.2.1 for more information.

Existing Facilities:

- Isham Day House
- Benches
- Trash receptacle
- Isham Day House sign
- Rotary Riverwalk sign
- Park regulatory signage
- Bike rack
- Asphalt path
- Sculpture
- Split rail fence
- Boardwalk
- Observation platform
- Fishing platform

Issues:

- No park identification sign
- Dead/dying trees
- Tree limbs falling on boardwalk
- Pier not safe for foot traffic ("Do Not Enter" sign)
- No recycling receptacles



Maintenance Program:

- Maintain Rotary River walk
- Mow once a week
- Mow lower area once a summer (has to be dry)
- Maintain split rail fencing along walkway
- Continued Ash removal
- Gravel on path once annually

Programs, Events & Revenue Generators:

- None

Improvement Options & Estimate:

- | | |
|--|---------|
| • Remove dead/dying trees | \$5,000 |
| • Repair boardwalk and pier sections currently closed | \$5,000 |
| • Install park identification sign | \$2,000 |
| • Install recycling receptacle | \$1,000 |
| • Incorporate improvements from Riverfront Park and Civic Center Park Master Plans | TBD |

TOTAL \$13,000



Settlers Park

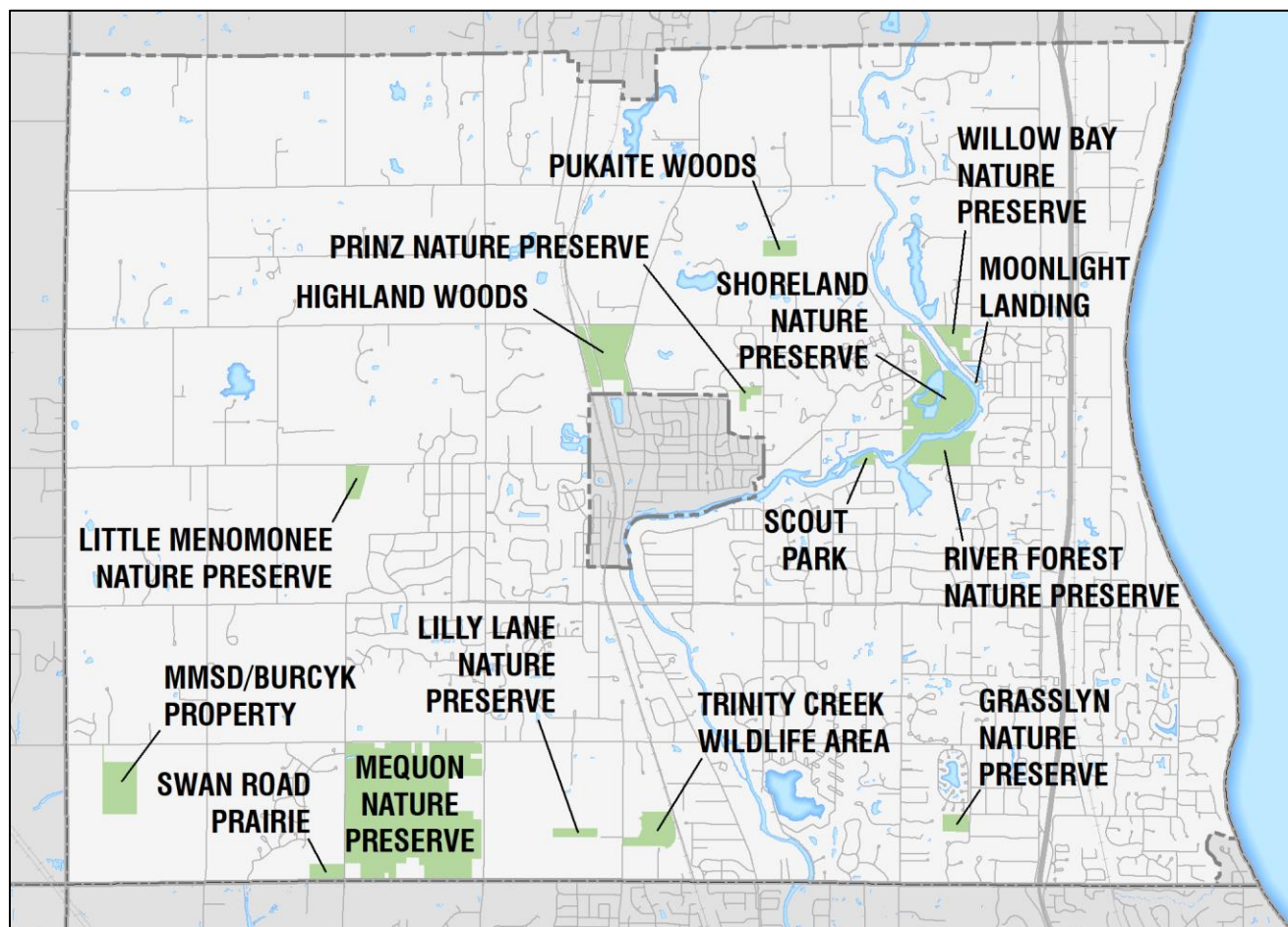
Site Photos:





CONSERVANCY, OPEN SPACE & NATURAL AREAS





CITY OF MEQUON CONSERVANCY, OPEN SPACE & NATURAL AREAS

Conservancy, Open Space & Natural Areas

Open spaces are those natural areas, parks, farms, and forests that provide the green space, habitat, and simply the “room” for our community to recreate, rejuvenate our minds, and make our livelihoods. As the built environment around us grows, it is increasingly important to set aside and reclaim areas for the health, safety, and enjoyment of our community and in order to sustain the quality of life for our residents. Protecting open space also allows nature to continue to provide benefits to the community like clean and abundant water and flood protection.

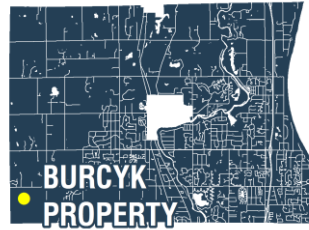
Not only is open space important to the community of Mequon, it is also critical to the health of the entire region: land use has the greatest impact on surface and groundwater quality in the Milwaukee River Basin and Lake Michigan, the health of which affects communities throughout southeast Wisconsin and beyond.

As the population increases and rural lands are converted for homes and businesses, pollution of surface and ground waters increases and wildlife habitat and water quality degrades. Today, communities such as the City of Mequon are challenged with finding ways to balance growing land-use demands with the desire to protect, restore, and enhance water and other natural resources, as well as to continue to preserve the rural character and scenic vistas in their communities. Protecting the land and, concurrently, the waters of the City is essential to maintaining the area’s environmental, economic, and cultural heritage. The City, along with Ozaukee Washington Land Trust (OWLT), Milwaukee Metropolitan Sewerage District (MMSD), Wisconsin Wetlands Association (WWA), City of Mequon, Ozaukee County Planning and Parks Department, and Mequon Nature Preserve have collaborated to identify critical conservancy areas.

Existing Sites

MMSD Site - Burcyk Property

11655 W Donges Bay Road

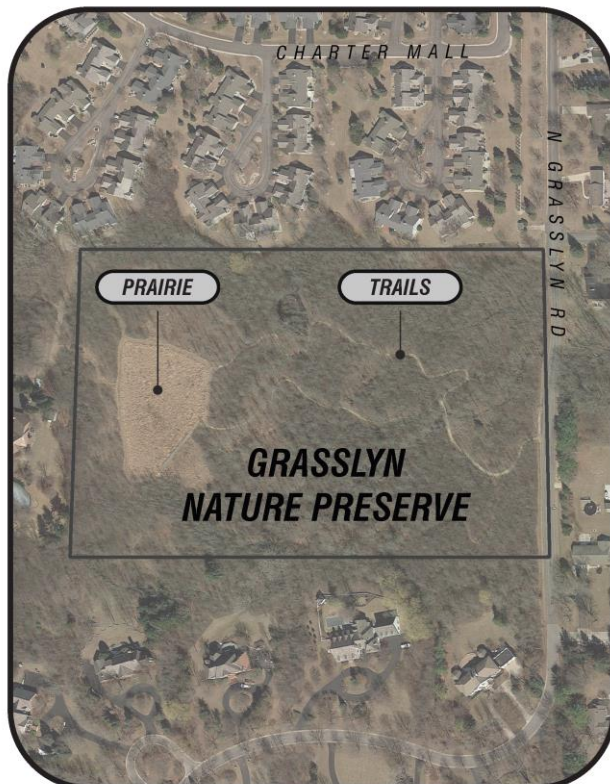


Existing Facilities:

- Open space
- Natural area

Grasslyn Nature Preserve

9949 N Grasslyn Road



Existing Facilities:

- Prairie
- Trails
- Boardwalk
- Parking area
- Natural area
- Park sign

Highland Woods

12701 N Green Bay Road



CONSERVANCY,



OPEN SPACE &
NATURAL AREAS

Existing Facilities:

- Trails
- Veterans Memorial
- Natural area
- Parking
- Park sign

Lilly Lane Nature Preserve

6300 W Lilly Lane



CONSERVANCY,



OPEN SPACE &
NATURAL AREAS

Existing Facilities:

- Natural area

Little Menomonee Nature Preserve

9101 W Freistadt Road

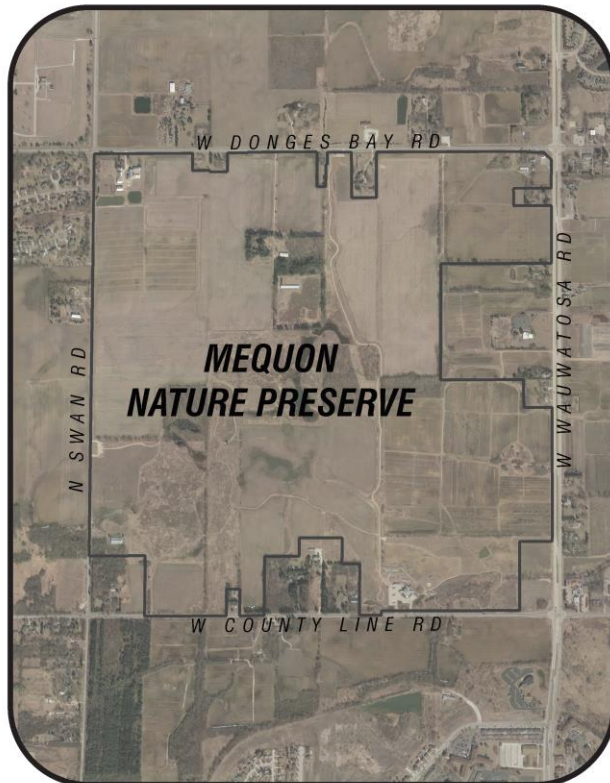


Existing Facilities:

- Natural area
- Parking lot
- Picnic area
- Park sign

Mequon Nature Preserve

8200 W County Line Road

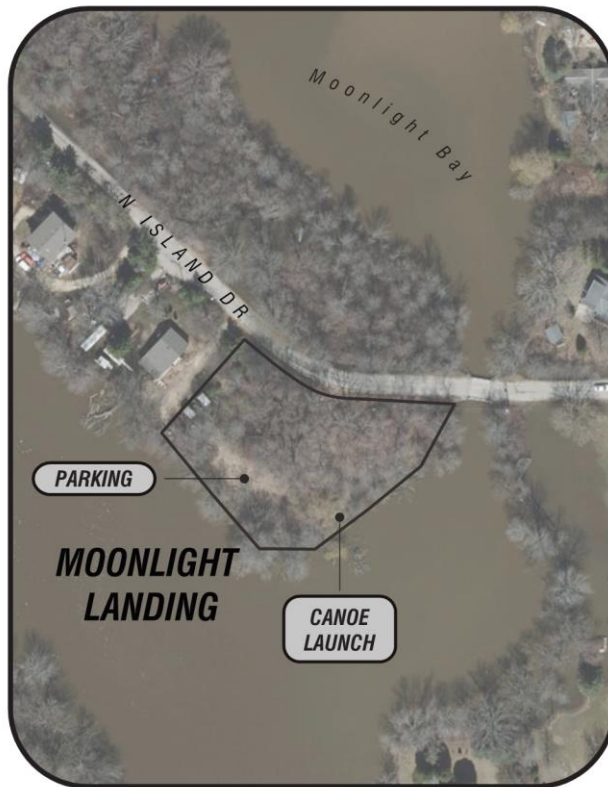


Existing Facilities:

- Trail network
- Pieper Power Education Center
- Observation tower
- Farmstead
- Parking lots
- Restrooms
- Ponds & wetlands
- Natural area
- Cross country ski trails

Moonlight Landing

12499 N Island Dr



CONSERVANCY,

OPEN SPACE &
NATURAL AREAS

Existing Facilities:

- Canoe/kayak launch
- Parking

Prinz Nature Preserve

12401 N River Road



CONSERVANCY,

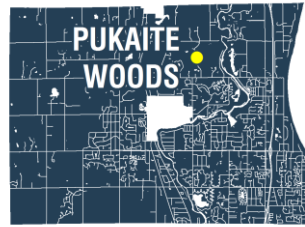
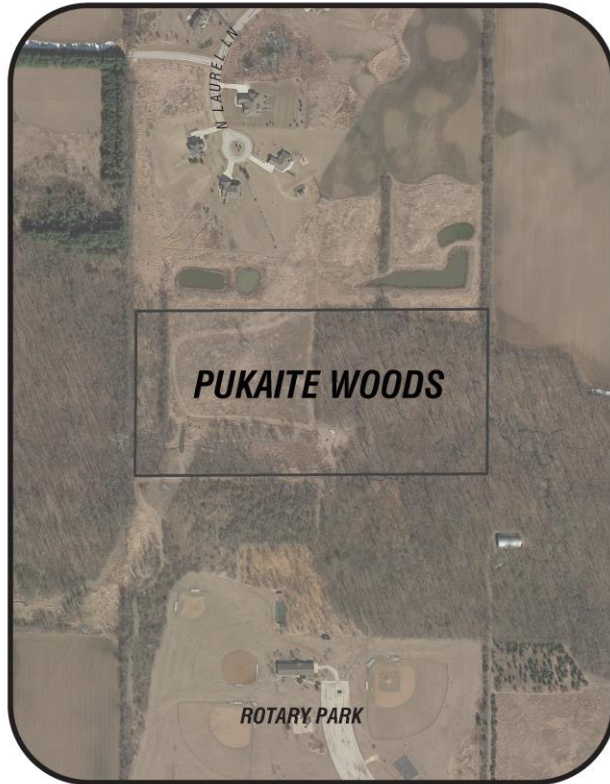
OPEN SPACE &
NATURAL AREAS

Existing Facilities:

- Natural area

Pukaite Woods

4100 W Highland Road



Existing Facilities:

- Trail network
- Natural area
- Bridge
- Park sign

River Forest Nature Preserve

2122 W Glen Oaks Lane



Existing Facilities:

- Natural area

Scout Park

11949 N La Porte Road

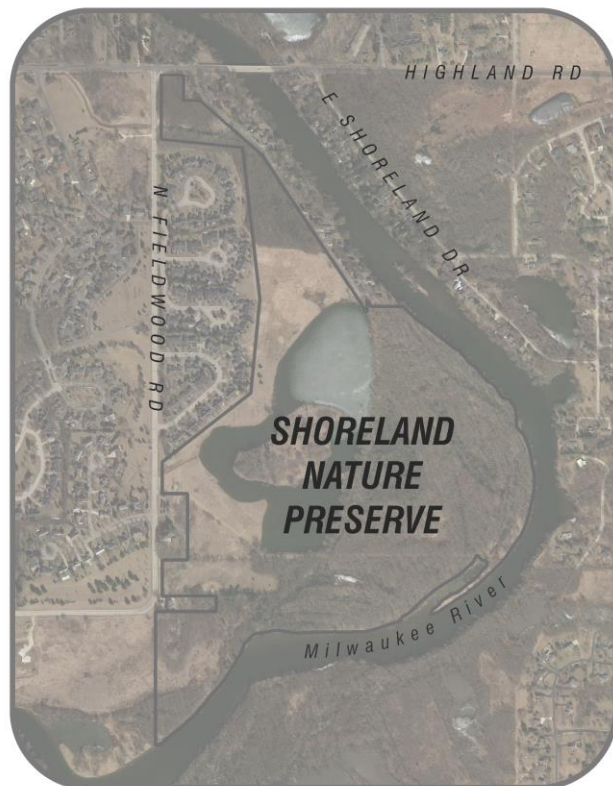


Existing Facilities:

- Natural area
- Trail
- Canoe Launch
- Park sign

Shoreland Nature Preserve

12500 N Shoreland Parkway

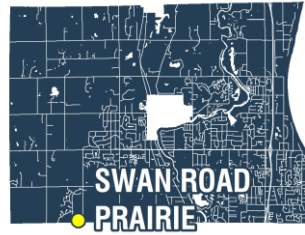
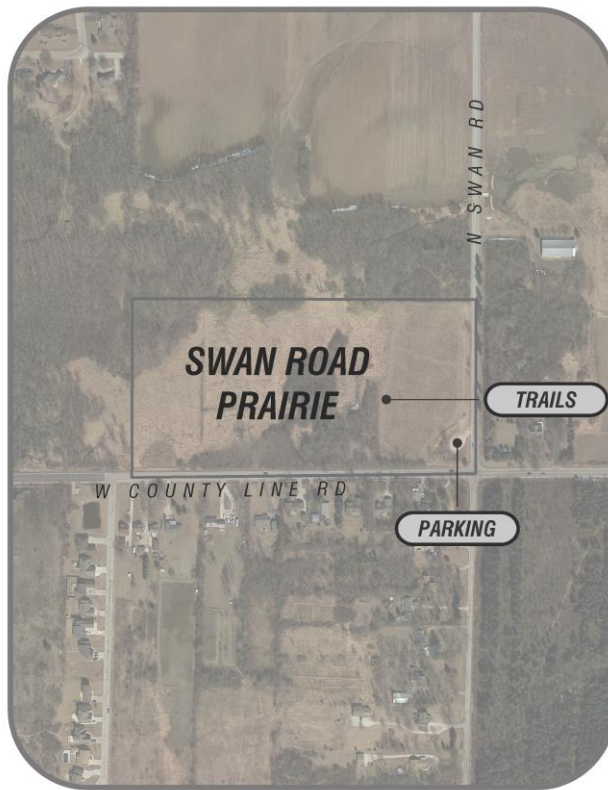


Existing Facilities:

- Trails
- Natural areas

Swan Road Prairie

9625 N Swan Road



CONSERVANCY,

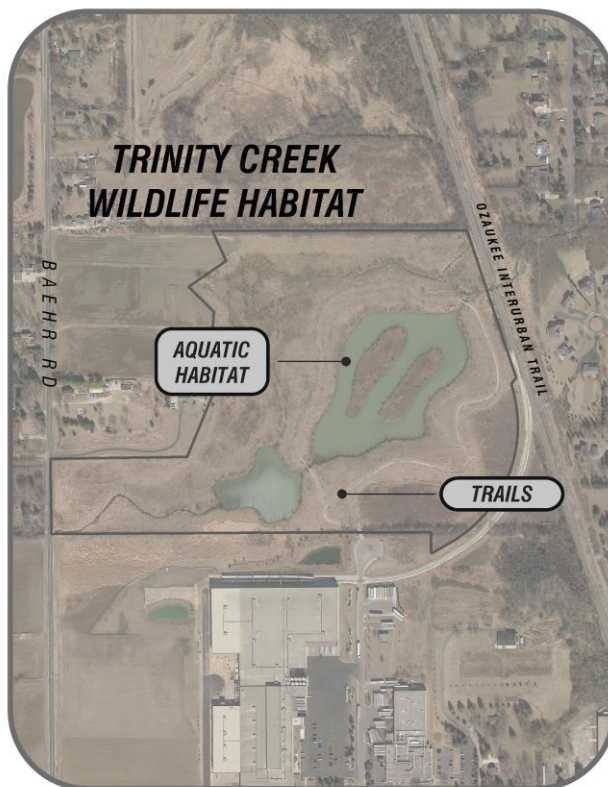
OPEN SPACE &
NATURAL AREAS

Existing Facilities:

- Natural areas
- Trails
- Parking lot
- Park sign

Trinity Creek Wetland Habitat

9855 N Riebs Lane



CONSERVANCY,

OPEN SPACE &
NATURAL AREAS

Existing Facilities:

- Aquatic habitat
- Education facility
- Parking area
- Trails
- Interpretive signage

Willow Bay Nature Preserve

12621 N River Forest Drive



Existing Facilities:

- Natural areas
- Trails
- Parking area
- Park sign



4 IMPLEMENTATION

The previous chapter of this report detailed a number of specific improvement options. This chapter provides the mechanism for implementing them. It includes a compilation of capital improvements, park development mechanisms and funding sources. The chapter also includes the process for adopting, monitoring and updating this plan.

4.1 Plan Approval and Amendments

Introduction

A prerequisite to participation in outdoor recreation grant programs is the adoption and subsequent Department of Natural Resources acceptance of a local comprehensive outdoor recreation plan.

Comprehensive park planning is an overall survey of the existing facilities within a given jurisdiction that gives recommendations for future improvements. A park and open space plan is only the first step in the development of a recreational park site or system.

Master planning, which follows the recommendations of the comprehensive plan, is an overall view and analysis of an existing or proposed park area. The purpose is to guide the orderly development of a park or recreational facility.

Site planning is the detailed plan of how an area within a park or recreation area will be developed. Site plans supply the construction details needed to develop a facility recommended in the master plan.

This plan provides strategies and recommendations for improving the park system in Mequon. It is anticipated that master planning for proposed parks and park improvement projects is a high priority and should be featured prominently when budgets are determined over the life of this plan.

Formal Plan Approval

This Park and Open Space Plan should be approved by the Common Council after thorough review by the Park and Open Space Board. The City should follow all rules and procedures established in the citizen participation plan adopted as part of the comprehensive planning process (per State Statute 66.1001) when adopting this plan.

Amending the Plan

Plan amendments are common and should be considered part of the planning process. They frequently represent good implementation or plan usage and should be acceptable for consideration by local decision-makers. Amendments must follow the same process as the original plan and should be developed in coordination with the Park and Open Space Plan before they are presented to the Common Council for approval. Amendments generally prolong the effectiveness of the parent plan.

The Mequon Park and Open Space Plan will make the City eligible for funding by the Wisconsin Department of Natural Resources through the year 2024. Since this plan was developed with a five-year timeframe, it should be amended in 2024 to ensure grant eligibility and to reflect progress made over time.

4.2 Park Acquisition and Development Mechanisms

4.2.1 Parkland Dedication

Many communities have developer exactions for parkland acquisition. These exactions are designed to help a growing community acquire new park land to keep pace with new residential development. As residents move into a new subdivision, they place additional stress on existing park facilities. Developer exactions, agreed upon during the subdivision review and approval period, provide land, cash or a combination of both to be used for the provision of park facilities that serve the new neighborhood.

The City of Mequon collects impact fees as the preferred method for maintaining the level of service provided by City parks. Developers must pay a fee which is to be dedicated to new parkland detailed in the City of Mequon Code of Ordinances.

The City has adopted the following policy for collection of impact fees for City Parks:

- “Any person who seeks to develop land within the City of Mequon, by applying for a building permit or an extension of a building permit is hereby required to pay an impact fee in the manner set forth in this chapter (of the Mequon Code of Ordinances)”
- The impact fee for the provision of parks, playgrounds and athletic fields is \$900 per residential unit.
- “The feepayer shall pay the impact fees required by this section (i.e. section 58-45 of the Mequon Code of Ordinances) to the administrator or his/her designee within fourteen days of the issuance of a building permit, however, the permit shall be conditioned upon and shall not be effective until the impact fees have been paid. Any parcel for which the park and open space fee has already been paid shall not be required to pay this additional fee.”

Table 4.1: Park Impact Fee Comparison

Municipality	County	Population	Park Impact Fee
<i>C Mequon</i>	<i>Ozaukee</i>	<i>23,787</i>	<i>\$900 per residential unit</i>
C Muskego	Waukesha	24,628	\$1,881 per lot
V Mount Pleasant	Racine	26,310	\$1,100 per residential unit
V Germantown	Washington	19,965	\$736 per residential unit
V Pleasant Prairie	Kenosha	20,936	\$632 per residential unit

Table 4.1 illustrates the comparison of park impact fees in Mequon and some other similar local communities. Mequon’s park impact fee is about average among the communities analyzed. Many other communities in the area collect impact fees at different rates depending on the type of residence (e.g. multi vs. single family) so direct comparison with Mequon’s flat rate is difficult.

The City’s parkland dedication policy should be reviewed regularly to ensure that high quality parks are created as new residential developments occur. Policy should be created to ensure the land dedicated for these new parks is suitable for the construction and use of recreational facilities and not land simply land developers have deemed unusable. The City may also want to consider adjusting park impact fee in lieu of park dedication sometime in the future. The fee currently appears to be close to average among local municipalities. Given the anticipated residential growth and subsequent need for additional parkland, an increase in the park impact fee is recommended.

4.2.2 User Groups

The City should coordinate with potential user groups when planning new facilities to see if cost-sharing, donation or outright purchase options exist. Groups that could potentially be involved include youth sports groups, private organizations and the school district.

4.2.3 Planned Giving

In many communities, parkland development occurs with the availability of land. Donations of private land for a public purpose is not uncommon, and criteria for accepting these lands is needed. A formal procedure should be in place for how the land will be planned and used in the best interest of the community. An established planned giving program through the City would allow prospective patrons to dedicate land in a legal manner that provides a legacy for how the land will be utilized over time.

4.2.4 Grant Funding

Implementation dollars are available for acquisition and development of recreation spaces and facilities. Linear parks and trails can be funded through the Wisconsin Department of Natural Resources (WDNR) or the Department of Transportation (WDOT). The WDNR also provides funds for the acquisition of lands, the stabilization of shorelands and the protection of environmentally sensitive areas. A complete list of grant opportunities is provided in Section 4.3.

4.3 Grant Information for Park Acquisition and Development

The state and federal government provides grants to local governments for the acquisition and development of parks. Many of these programs require that a local government submit an approved park and open space plan or master plan to the Wisconsin DNR as a condition for eligibility. By adopting this Park and Open Space Plan, by ordinance, the City of Mequon will have met the eligibility requirement for these grant programs until 2024.

4.3.1 Projects that Require Grant Funding

The high cost of park improvement projects necessitates the acquisition of outside funding to enable development. Grant funding provides seed money and crucial capital for leveraging additional community dollars and support. While many projects identified in this plan would benefit from the acquisition of outside funding sources, some projects will require grant funding if they are to be realized. Grant programs are discussed in the following section (4.3.2).

4.3.2 Grant Programs

This section provides general information and details for many of the grant programs that may be used to acquire and develop local park facilities, linear trails or beaches. Categories, by authorization agency, include:

- Wisconsin Department of Natural Resources
- Wisconsin Department of Transportation
- Wisconsin Department of Administration
- Other Programs (Various Agencies)

Wisconsin Department of Natural Resources (DNR)

Knowles-Nelson Stewardship Program: Named for two of Wisconsin's most revered conservation leaders, Governor Warren Knowles and Senator Gaylord Nelson, the Wisconsin Legislature created this innovative program in 1989 to preserve valuable natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation.

All grant program awards cover up to 50% of eligible project costs. Projects eligible for Stewardship grant programs require that all land acquisition and development projects provide public access for "nature-based outdoor recreation" purposes. DNR decisions as to whether a particular project activity is "nature-based outdoor recreation" are made on a case-by-case basis. Please note that purchase and installation of playground equipment and the purchase of land for recreation areas not related to nature-based outdoor recreation (dedicated sports fields, swimming pools, etc.) are not eligible.

For more information and to submit applications contact the Southeast Region representative (listed below). All applications are due May 1.

Sara deBruijn
Telephone: (414) 263-3315

Email: sara.debruijn@wisconsin.gov

The Stewardship Program includes the four funds described below (A – D).

A. Acquisition and Development of Local Parks (ADLP)

Description: Stewardship sets aside 50% of funds for projects that improve community parks and acquire land for public outdoor recreation. Applicants compete against other applicants from their region. Funds may be used for both land acquisition projects and development projects for nature-based outdoor recreation such as fishing piers, hiking trails and picnic facilities. Funds are not available for non-nature based activities such as baseball and soccer fields. Costs associated with operation and maintenance of parks and other outdoor recreation facilities are not eligible for Stewardship funds.

Eligible Project Examples:

1. Land acquisition projects that will provide opportunities for nature-based outdoor recreation.
2. Property with frontage on rivers, streams, lakes, estuaries and reservoirs that will provide water-based outdoor recreation.
3. Property that provides special recreation opportunities such as floodplains, wetlands and areas adjacent to scenic highways.
4. Natural areas and outstanding scenic areas where the objective is to preserve the scenic or natural values, including areas of physical or biological importance and wildlife areas. These areas shall be open to the general public for outdoor recreation use to the extent that the natural attributes of the areas will not be seriously impaired or lost.
5. Land within urban areas for day-use picnic areas.
6. Land for nature-based outdoor recreation trails.

Ineligible Project Examples:

1. Projects that are not supported by a local comprehensive outdoor recreational plan.
2. Land to be used for non-nature based outdoor recreation such as athletic facilities.
3. Acquisition and development of golf courses.

B. Urban Rivers (UR)

Description: Stewardship allocates 20% of funds annually to restore or preserve the character of urban riverways through the acquisition of land or easements adjacent to rivers. Funding will be provided for projects that are part of a plan to enhance the quality of a river corridor. Applicants compete against other applicants statewide. The purposes of the program are:

1. To provide for economic revitalization through the restoration or preservation of urban rivers or riverfronts;
2. To improve outdoor recreational opportunities by increasing access to urban rivers for a variety of public uses, including but not limited to fishing, wildlife observation, enjoyment of scenic beauty, canoeing, boating, hiking and bicycling;
3. To preserve or restore significant historical, cultural or natural areas along urban rivers.

Funding Priorities: Priority is given to projects that have one or more of the following characteristics:

1. Acquires land or land rights that preserve or restore natural values, including aesthetic values, and enhance environmental quality along urban waterways.
2. Provides new or expanded diverse recreational opportunities to all segments of urban populations.
3. Provides new or expanded access to urban waterways.
4. Acquires blighted lands that will be restored to complement riverfront redevelopment activities.

5. Encourages comprehensive riverway planning within and between municipalities and other agencies.
6. Provides opportunities for increasing tourism.
7. Acquires lands that through proper management will improve or protect water quality.

C. Urban Green Space (UGS)

Description: The intent of the Urban Green Space Program (UGS) is to provide open natural space within or in proximity to urban areas; to protect from urban development areas that have scenic, ecological or other natural value and are within or in proximity to urban areas; and to provide land for noncommercial gardening for the residents of an urbanized area.

Funding Priorities: Priority is given to projects that have one or more of the following characteristics:

- a. Planning considerations, including:
 - Specifically implementing a priority of the Statewide Comprehensive Outdoor Recreation Plan
 - Implementing the approved master plans of 2 or more units of government or regional planning agencies
 - Preserving land that is listed on the natural heritage inventory database
 - Implementing elements of water quality plans or initiatives
- b. Project considerations, including:
 - Serving the greatest population centers
 - Serving areas of rapidly increasing populations
 - Providing accessibility
 - Having unique natural features, threatened/endangered species or significant ecological value
 - Providing open natural linear corridors connecting open natural areas
 - Having water frontage
 - Containing or restoring wetlands
 - Protecting sensitive wildlife habitat
 - Protecting an area threatened by development
 - Preserving a natural community or one that could be restored
 - Having regional or statewide significance
 - Relating to brownfield redevelopment
- c. Administrative considerations, including:
 - Projects that are ready to be implemented and/or to continue previously started projects

D. Acquisition of Development Rights

Description: The purpose of the Acquisition of Development Rights Program is to protect natural, agricultural or forest lands that enhance nature-based outdoor recreation. "Development Rights" are the rights of a landowner to develop their property to the greatest extent allowed under state and local laws. The goals of the program are achieved through the purchase of those development rights and compensating landowners for limited future development on their land.

Funding Priorities: Priority is given to projects that have one or more of the following characteristics:

- Property with frontage on rivers, streams, lakes or estuaries
- Property that creates a buffer between land that has been permanently protected for natural resource and conservation purposes and potential or existing residential, commercial or industrial development
- Property that is within the boundaries of an acquisition project established by the DNR, a government unit or a non-profit conservation organization where the uses of the property will complement the goals of the project and the stewardship program
- Property that is within an environmental corridor that connects two or more established resource protection areas

Federal Programs Related to the Stewardship Program: The Land and Water Conservation Fund (LWCF) and Recreational Trails Act (RTA) programs fund projects that are similar to the Stewardship programs. One primary difference is that LWCF and RTA programs are not restricted to nature-based outdoor recreation projects. In these programs, nature-based outdoor recreation projects compete against projects with non-nature based recreation elements for LWCF funds. Another difference is that federal programs have additional requirements that must be satisfied – for example, compliance with the

National Environmental Policy Act, the Historic Preservation Act, etc. Federal programs administered through the DNR include the two funds described below (E, F).

E. Land and Water Conservation Fund (LWCF)

Description: This program was established to encourage nationwide creation and interpretation of high quality outdoor recreational opportunities. The program funds both state and local outdoor recreation activities.

Funding Priorities: Priority is given to projects that have one or more of the following characteristics:

- Relationship to the Statewide Comprehensive Outdoor Recreation Plan; activities must be in locally approved plans
- Regional or statewide in nature
- Acquires land where a plan supports need
- Provides or enhances water-based activity
- Serves the greatest populations
- Involves other local government cooperation, volunteers, local donations
- First time applicants
- Sponsor has completed past projects
- Provides multi-season, multi activity use
- Basic, over elaborate, facilities
- Participant over spectator facilities
- “Nature based” restriction does not apply

Eligible Project Examples:

- Land acquisition
- Development of outdoor recreation facilities, including active sports facilities

F. Recreational Trails Act (RTA)

Description: These funds are used to develop and maintain recreational trails and trail-related facilities for both motorized and non-motorized recreational trail uses. RTA funds may only be used on trails which have been identified in or which further a specific goal of a local, county or state trail plan included or referenced in a statewide comprehensive outdoor recreation plan. 30% of funds must be used on motorized trail uses, 30% on non-motorized trail uses and 40% on diversified (multiple) trail uses.

Funding Priorities: Priority is given to projects that have one or more of the following characteristics:

- Maintenance and restoration of existing trails.
- Development and rehabilitation of trailside and trailhead facilities and trail linkages.
- Construction of new trails (with certain restrictions on Federal lands).
- Acquisition of easement or property for trails.

Wisconsin Department of Transportation (WisDOT)

The Wisconsin Department of Transportation offers a variety of programs that can provide financial assistance to local governments, along with other public and private entities, to make improvements to highways, airports, harbors, bike, rail and pedestrian facilities. The use of these funds in Mequon for recreational activities would be most closely tied to developing trails to link parks to places of employment, residence and commerce.

G. Surface Transportation Program – Urban (STP-U)

Description: This program allocates federal funds to complete a variety of improvements to federal-aid-eligible roads and streets in urban areas. Projects must meet federal and state requirements. Communities are eligible for funding on roads functionally classified as major collector or higher. The WisDOT requires that pedestrian and on-street bicycle accommodations be part of all STP projects within or in the vicinity of population centers, unless extraordinary circumstances can be demonstrated to WisDOT for not providing these accommodations.

Contact: Robert Schmidt, Southeast Region at (262)548-8789 or robert1.schmidt@dot.wi.gov

H. Transportation Alternatives Program (TAP)

Description: The Transportation Alternatives Program (TAP) allocates federal funds to transportation improvement projects that “expand travel choice, strengthen the local economy, improve the quality of life, and protect the environment.” TAP is a legislative program that was authorized in 2012 by the federal transportation legislation, Moving Ahead for Progress in the 21st Century Act (MAP-21). The transportation alternatives program provides for the implementation of a variety of non-traditional projects, with examples ranging from the restoration of historic transportation facilities, to bike and pedestrian facilities, to landscaping and scenic beautification, and to the mitigation of water pollution from highway runoff. Examples of bicycle and pedestrian projects that TAP will likely fund include: multi-use trails, paved shoulders, bike lanes, bicycle route signage, bicycle parking, overpasses/underpasses, bridges, sidewalks and pedestrian crossings. Local municipalities contribute 20% of the project costs. Federal regulations restrict the use of funds on trails that allow motorized users, except snowmobiles.

Contact: Tanya Iverson, State Coordinator at (608) 266-2574, tanya2.iverson@dot.wi.gov or Robert Schmidt, Southeast Region at (262)548-8789 or robert1.schmidt@dot.wi.gov

Deadline: the next application cycle expected to open in the fall of 2019

Wisconsin Department of Administration

I. Community Development Block Grant – Public Facilities (CDBG-PF)

Description: Available through the Wisconsin Department of Administration (DOA), communities receiving CDBG funds from the State may use the funds for many kinds of community development activities including, but not limited to:

- Acquisition of property for public purposes
- Construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities and other public works
- Demolition
- Rehabilitation of public and private buildings
- Public services
- Planning activities
- Assistance to nonprofit entities for community development activities
- Assistance to private, for profit entities to carry out economic development activities (including assistance to micro-enterprises)

Contact: Tom Clippert (BCD Director) at (608) 261-7538

Other Programs

J. 10-Minute Walk Planning Grants

Description: The 10-Minute Walk campaign is a National Recreation and Park Association program that offers grants to support park related planning efforts in communities. The goal of this program is to increase access to parks in chosen communities that are within a 10-minute walk. The first round of \$40,000 grants were awarded on April 1, 2018 with additional application periods expected in the future.

To qualify for the 10-Minute Walk grants the applicant must:

- Be a local government park and recreation agency
- Provide a signed statement of support for the 10-Minute Walk Campaign from the Mayor of the applicant City
- Provide a signed statement of support from at least two partners on the project (outside of parks and recreation)
- Demonstrate a clear interest and commitment to the campaign, strong project management, and leadership support

Contact: 10minutewalk@nrpa.org

K. America Walks Community Change Grants

Description: America Walks is a national nonprofit organization with the goal of promoting “safe, equitable, accessible and enjoyable places to walk” in communities across the nation. America Walks provides annual grants to “advocates, organizations, and agencies using innovative, engaging, and inclusive programs and projects to create change at the community level.”

Applications are available on the America Walks website at <https://americawalks.org>.

L. KaBOOM! Grants

Description: KaBOOM! is a national non-profit partnered with businesses such as Home Depot that awards grants for playground development. KaBOOM! accepts applications for grants on a rolling basis from child serving non-profit organizations, schools and municipalities.

Applicants with the best chance of receiving grants will:

- Serve children from a low-income area, serve children with special needs or serve children in a disaster impacted area
- Demonstrate the need for a playground
- Have a space that does not currently have a playground or have a playground that needs to be replaced
- Will implement a community-build model to engage the larger community in all aspects of project planning and playground build execution

Contact: Grant applications can be filled out at the KaBOOM! website; kaboom.org

M. Foundation Grants

Anthem Foundation – Provide grants to communities to support health related programs.

Clif Bar Family Foundation – Provides grants for projects that increase opportunities for outdoor activity, reduce environmental health hazards and build stronger communities.

National Environmental Education Foundation – Awards grants for the promotion of a safer and healthier environment.

Tony Hawk Foundation – Grants provided for the creation of skateparks.

U.S. Bank Foundation Community Grant Program – Grant support for play spaces for K-12 students in low to moderate income areas.

The U.S. Soccer Foundation – A grant program that supports soccer programs and field construction.

Youth Outside – Provide grants to promote nature based outdoor experiences to children.

N. Online Grant Provider Lists

- | | |
|---|---|
| • Fundsnet Services | • Grantmakers in Aging |
| • SPARK Grant Finder | • NPRA Grant Resources |
| • The Grant Helpers | • Grants.gov |
| • Afterschool Alliance Funding Database | • American Therapeutic Recreation Association |
| • Federal Grantswire | |

O. Purchasing Partnerships

Description: Some equipment suppliers will allow multiple municipalities to make group purchases of equipment. Details of this type of agreement vary between manufacturers, but the result will often be a reduced cost to the purchasing municipalities. Examples include Buy Board <https://www.buyboard.com/> and US Communities <http://www.uscommunities.org/>.

P. Friends of the Park Foundation

Description: The National Association of Park Foundations helps communities create Friend of the Park Foundations for their local park system. An annual fee for membership can be used to fund park projects. Membership in the foundation includes educational programs, advocacy, networking opportunities and other information related to local parks.

4.4 Capital Improvements Plan

Capital improvements to a park are the addition of labor and materials that improve the overall value and usefulness of that park. Capital improvements are designated and funded individually through segregated municipal funds. Routine maintenance, on the other hand, is considered to be the repair and upkeep of existing park facilities, such as painting a shelter building. Routine maintenance of park facilities does not appreciably increase the value or usefulness of the park, and is traditionally funded through the park department's operations budget. Non-routine maintenance of park facilities, such as upgrading a toilet facility to be barrier-free, is usually considered to be a capital improvement.

Most projects can be easily identified and categorized, but some are difficult. When a project falls on the borderline between a capital improvement and maintenance, the overall cost becomes the determinant. Projects with a high cost, such as that for seal coating roads or parking lots, are categorized as capital improvements.

The capital improvements program for each park is a combination of several types of projects. These projects are ranked according to their importance and priority in the overall development of the park and the value of the project to the overall City park system. Capital improvements for this plan are ranked in the following manner:

- a. Improvements to existing facilities that will:
 - i. Correct health and safety hazards
 - ii. Upgrade deficient facilities
 - iii. Modernize adequate but outdated facilities
- b. Installation of facilities as deemed appropriate and necessary through public demand (public meetings, park committee input, City budgeting)
- c. Development of new facilities as deemed necessary through level of service, population projection and age cohort analysis

Generally, improvements to existing facilities rank the highest in the capital improvements program. New facilities are usually ranked lower, according to their relative need in each park location. Improvements that correct health and safety hazards are always given the highest priority. Improvements that are deemed necessary through empirical analyses are usually ranked the lowest.

Parks have been divided by classifications established by the National Recreation and Park Association (NRPA) including Mini, Neighborhood, Community, Conservancy, and Special Use parks. Improvement costs are shown by year (2020-2024) which establishes a priority ranking – higher priority improvements would occur sooner in the schedule. In some cases a capital improvement may utilize a special fund. When this occurs, the improvement contains an identifier citing that particular funding source. Depending on the fund, it may or may not be reflected in the subtotal for each park type.

It should also be noted that if the City brings on new parklands, the required maintenance for these new facilities will also carry a long-term cost implication. A basic mini-park for example will require at minimum, weekly mowing. Neighborhood and Community parks will require mowing, snow removal, playground maintenance and potentially other monthly or annual upkeep depending on the level of facility development.

The total improvement cost by park classification and by year is assembled in **Table 4.2**. Costs associated with each park improvement option are based upon recent regional project construction costs and may be spread out over many years.

Table 4.2: Total Improvement Costs by Year and Park Classification

	2020	2021	2022	2023	2024	Grand Total
NEIGHBORHOOD PARKS						
Subtotal	\$17,000	\$190,500	\$55,863	\$132,825	\$32,250	\$428,438
COMMUNITY PARKS						
Subtotal	\$152,400	\$115,900	\$175,788	\$15,750	\$86,000	\$545,838
SPECIAL USE PARKS						
Subtotal	\$62,000	\$0	\$23,575	\$52,500	\$0	\$138,075
ALL PARKS						
Subtotal	\$231,400	\$306,400	\$255,225	\$201,075	\$118,250	\$1,112,350

	2020	2021	2022	2023	2024	Grand Total
NEIGHBORHOOD PARKS						
Garrison's Glen						
Complete park master plan		\$20,000				
Install 9-hole disc golf course			\$15,000			
Install gravel path to canoe path from main parking lot with directional signage			\$7,500			
Grade trail locations that are not draining		\$5,000				
Repair canoe launch erosion	\$5,000					
Install canoe launch signage on Pioneer Road			\$2,000			
Install recycling receptacles (2)		\$2,000				
Install a bike rack on a concrete pad				\$1,500		
Resolve hole under pergola (Install item or fill)	\$1,000					
Subtotals	\$6,000	\$27,000	\$24,500	\$1,500	\$0	\$59,000
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	
Totals	\$ 6,000	\$ 27,000	\$ 25,113	\$ 1,575	\$ -	\$ 59,688
Riverview Park						
Remove and replace play equipment. Install safety mats.		\$85,000				
Pave parking lot		\$25,000				
Complete park master plan		\$20,000				
Construct asphalt path connecting the existing asphalt path to the playground and parking lot				\$15,000		
Install drinking fountain				\$10,000		
Install bike rack on a concrete pad or other hardscape surface		\$1,500				
Remove weeds on ballfield	\$1,000					
Add baseboard at bottom of backstop to prevent fence curling and prevent balls from going through	\$1,000					
Sink home plate and pitcher's rubber to "at grade"	\$1,000					
Install recycling receptacle	\$1,000					
Subtotals	\$4,000	\$131,500	\$0	\$25,000	\$0	\$160,500
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	
Totals	\$ 4,000	\$ 131,500	\$ -	\$ 26,250	\$ -	\$ 161,750
Villa Grove Park						
Construct a shelter with restrooms				\$100,000		
Construct an asphalt river walk connecting existing and proposed improvements					\$30,000	
Construct an asphalt parking area on the west side of the park after drainage issues have been resolved			\$30,000			
Complete park master plan		\$20,000				
Resolve drainage issues/plant grass		\$12,000				
Remove dead/dying trees	\$5,000					
Install recycling receptacles (2)	\$2,000					
Subtotals	\$7,000	\$32,000	\$30,000	\$100,000	\$30,000	\$199,000
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	
Totals	\$ 7,000	\$ 32,000	\$ 30,750	\$ 105,000	\$ 32,250	\$ 207,000
NEIGHBORHOOD PARKS						
Subtotal	\$17,000	\$190,500	\$55,863	\$132,825	\$32,250	\$428,438

	2020	2021	2022	2023	2024	Grand Total
COMMUNITY PARKS						
Civic Center						
Remove play equipment and replace with ADA approved and inclusive play equipment. Install safety mats under proposed equipment to provide safe fall zones and ADA access to the equipment	\$85,000					
Widen existing asphalt paths to eight feet and connect to Interurban Trail. Install Interurban Trail trailhead improvements at the intersection of N Cedarburg Rd and Division St. Improvements to include trailhead signage with map, curb ramp, drinking fountain and waste receptacles.					\$75,000	
Complete park master plan		\$25,000				
Complete aquatic facility study to determine future community needs. The goal should be to determine if the current facility will meet future recreational demands and to determine if improvements to the current facility are warranted or if an entirely new facility is needed.			\$20,000			
Repair hardscape surfaces where required	\$10,000					
Install park identification sign on Cedarburg Road				\$8,000		
Install three ADA approved and accessible picnic tables throughout park	\$4,500					
Install four recycling receptacles throughout park	\$4,000					
Construct asphalt path from parking lot/Rennicke Field area to playground entrance					\$3,500	
Replace worn park regulatory signage					\$1,500	
Subtotals	\$103,500	\$25,000	\$20,000	\$8,000	\$80,000	\$236,500
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	
Totals	\$ 103,500	\$ 25,000	\$ 20,500	\$ 8,400	\$ 86,000	\$ 243,400
Lemke Park						
Replace three picnic tables at the shelter with ADA approved models		\$4,500				
Install four recycling receptacles throughout park		\$4,000				
Install new safety surfacing at playground	\$2,000					
Move bike rack to a hardscape surface			\$1,500			
Replace bleacher end caps at lacrosse fields	\$500					
Replace swing seats	\$400					
Install ADA parking signage		\$400				
Subtotals	\$2,900	\$8,900	\$1,500	\$0	\$0	\$13,300
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	
Totals	\$ 2,900	\$ 8,900	\$ 1,538	\$ -	\$ -	\$ 13,338
River Barn Park						
Remove dead/dying trees	\$10,000					
Replace lacrosse goals that are in poor condition and relocate soccer goals	\$5,000					
Install three ADA approved and accessible picnic tables throughout park		\$4,500				
Install four recycling receptacles throughout park		\$4,000				
Replace worn safety surfacing in playground	\$3,000					
Install ADA parking pavement markings		\$2,000				
Re-landscape entrance median				\$2,000		
Move bike rack to a hardscape surface		\$1,500				
Install signage to locate canoe launches				\$1,000		
Subtotals	\$18,000	\$12,000	\$0	\$3,000	\$0	\$33,000
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	
Totals	\$ 18,000	\$ 12,000	\$ -	\$ 3,150	\$ -	\$ 33,150
COMMUNITY PARKS						
Rotary Park						
Install/replace miscellaneous site amenities (bleachers, bike racks, picnic tables and trash receptacles)			\$130,000			
Install dumpster enclosures		\$50,000				
Install park identification, regulatory and wayfinding signage			\$20,000			
Improve power service to accommodate needs of Gathering on the Green	\$20,000					
Regrade or install underdrain in some areas to improve drainage		\$20,000				
Repair or replace and relocate Schmit Field sign	\$8,000					
Install concrete pads under bleachers at ballfields				\$4,000		
Subtotals	\$28,000	\$70,000	\$150,000	\$4,000	\$0	\$252,000
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	
Totals	\$ 28,000	\$ 70,000	\$ 153,750	\$ 4,200	\$ -	\$ 255,950
COMMUNITY PARKS						
Subtotal	\$152,400	\$115,900	\$175,788	\$15,750	\$86,000	\$545,838

	2020	2021	2022	2023	2024	Grand Total
SPECIAL-USE PARKS						
Katherine Kearney Carpenter Park						
Install chain link fence with gated entry areas around park perimeter	\$50,000					
Repave and restripe parking lots				\$50,000		
Regrade trail areas with drainage issues			\$10,000			
Install drinking fountain or similar facility to provide water for dogs			\$10,000			
Install two recycling receptacles (At park entrances)	\$2,000					
Subtotals	\$ 52,000	\$ -	\$ 20,000	\$ 50,000	\$ -	\$ 122,000
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	
Totals	\$ 52,000	\$ -	\$ 20,500	\$ 52,500	\$ -	\$ 125,000
Settlers Park						
Remove dead/dying trees	\$5,000					
Repair boardwalk and pier sections currently closed	\$5,000					
Install park identification sign			\$2,000			
Install recycling receptacle			\$1,000			
Subtotals	\$10,000	\$0	\$3,000	\$0	\$0	\$13,000
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	
Totals	\$ 10,000	\$ -	\$ 3,075	\$ -	\$ -	\$ 13,075
SPECIAL USE PARKS						
Subtotal	\$62,000	\$0	\$23,575	\$52,500	\$0	\$138,075

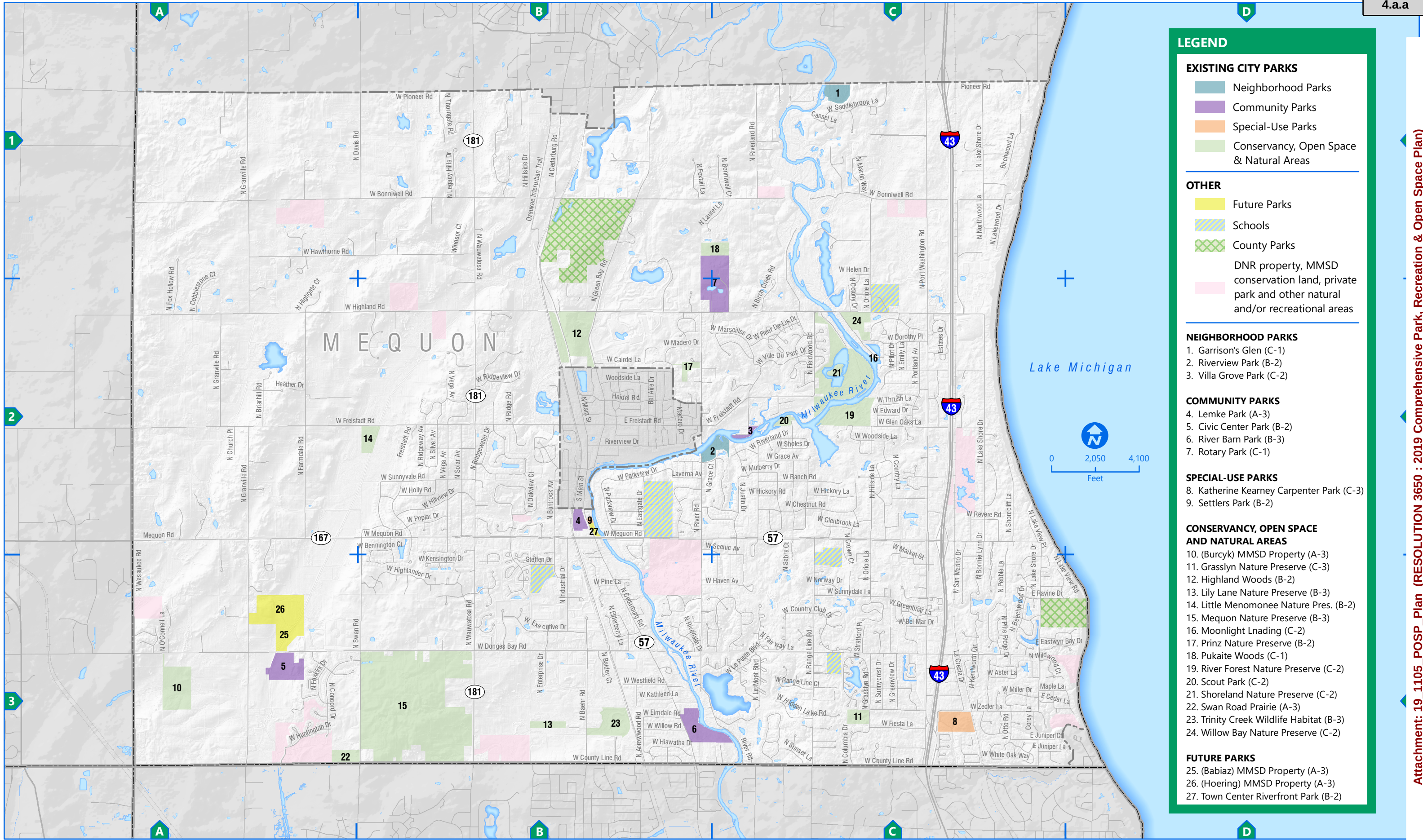
Appendix A: Facilities Matrix

EXISTING FACILITIES MATRIX																																															City of Mequon Parks and Open Spaces									
			PASSIVE AREAS						INFORMAL ACTIVE GAMES						HARD SURFACED COURTS						SEASONAL										TRAILS				SPECIAL EVENT AREAS			SERVICE AND SUPPORT FACILITIES																		
Designation		Acreage	Facility	Open Space	Dog Park	Disc golf	Picnic area	Play equipment	Biking/walking	Soccer	Sandlot backstop	Baseball	Softball/Youth baseball	Football	Sand Volleyball	Basketball	Tennis	Pickleball	Horseshoes	Skateboard Area	Exercise Stations	Pool/Splash Pad	Swimming Beach	Golf Course/Driving Range	Community Gardens	Camping Facilities	Ice Skating/Hockey	Sledding	Fishing Area	Xcountry Skiing	Boat Launch	River/Lake Access	Pedestrian	Multi-Use	Mountain Bike/BMX	Snowmobile	Performance Stage	Zoo	Event area	Other building	Restrooms	Park Shelter	Pedestrian Access	Transit Capabilities	Drinking Water	ADA Accessibility	Bicycle Parking	Automobile Parking								
NEIGHBORHOOD PARKS																																																								
		20.49	Garrison's Glen						◆																						◆	◆	◆																◆							
		19.80	Riverview Park	◆			◆	◆	◆				◆												◆							◆	◆	◆	◆															◆						
		5.28	Villa Grove Park	◆			◆		◆																				◆			◆	◆	◆																◆						
COMMUNITY PARKS																																																								
		12.38	Civic Center Park				◆	◆	◆			◆									◆	◆											◆	◆								◆	◆		◆		◆	◆	◆	◆						
		42.07	Lemke Park	◆			◆	◆		◆		◆	◆	◆	◆		◆		◆																													◆	◆							
		42.84	River Barn Park	◆			◆	◆		◆			◆	◆																		◆	◆											◆	◆		◆		◆	◆						
		75.52	Rotary Park	◆			◆	◆	◆	◆			◆			◆													◆				◆	◆	◆				◆		◆		◆	◆		◆			◆							
SPECIAL USE PARKS																																																								
		35.32	Katherine Kearney-Carpenter Park		◆				◆																									◆	◆															◆						
		1.45	Settlers Park						◆																					◆			◆	◆										◆		◆										
CONSERVANCY/NATURAL AREAS																																																								
		28.99	MMSD (Babiaz) Property	◆																																																				
		62.40	MMSD (Burcyk) Property	◆																																																				
		15.47	Grasslyn Nature Preserve						◆																										◆														◆							
		85.44	Highland Woods	◆					◆																											◆														◆						
		72.08	MMSD (Hoering) Property	◆																																																				
		12.91	Lily Lane Nature Preserve																																																					
		20.06	Little Menomonee Nature Preserve	◆			◆																																										◆							
		547.68	Mequon Nature Preserve	◆			◆		◆																						◆				◆	◆									◆	◆		◆	◆	◆	◆					
		0.51	Moonlight Landing																													◆	◆																◆							
		10.65	Prinz Nature Preserve																																																					
		18.02	Pukaite Woods	◆					◆																										◆	◆														◆						
		52.65	River Forest Nature Preserve						◆																					◆					◆	◆														◆						
		7.40	Scout Park						◆																							◆	◆		◆	◆																				
		137.10	Shoreland Nature Preserve						◆																								◆	◆																						
		20.14	Swan Road Prairie	◆					◆																										◆	◆													◆							
		44.12	Trinity Creek Wildlife Area						◆																										◆	◆													◆							
		24.28	Willow Bay Nature Preserve						◆																										◆	◆													◆							

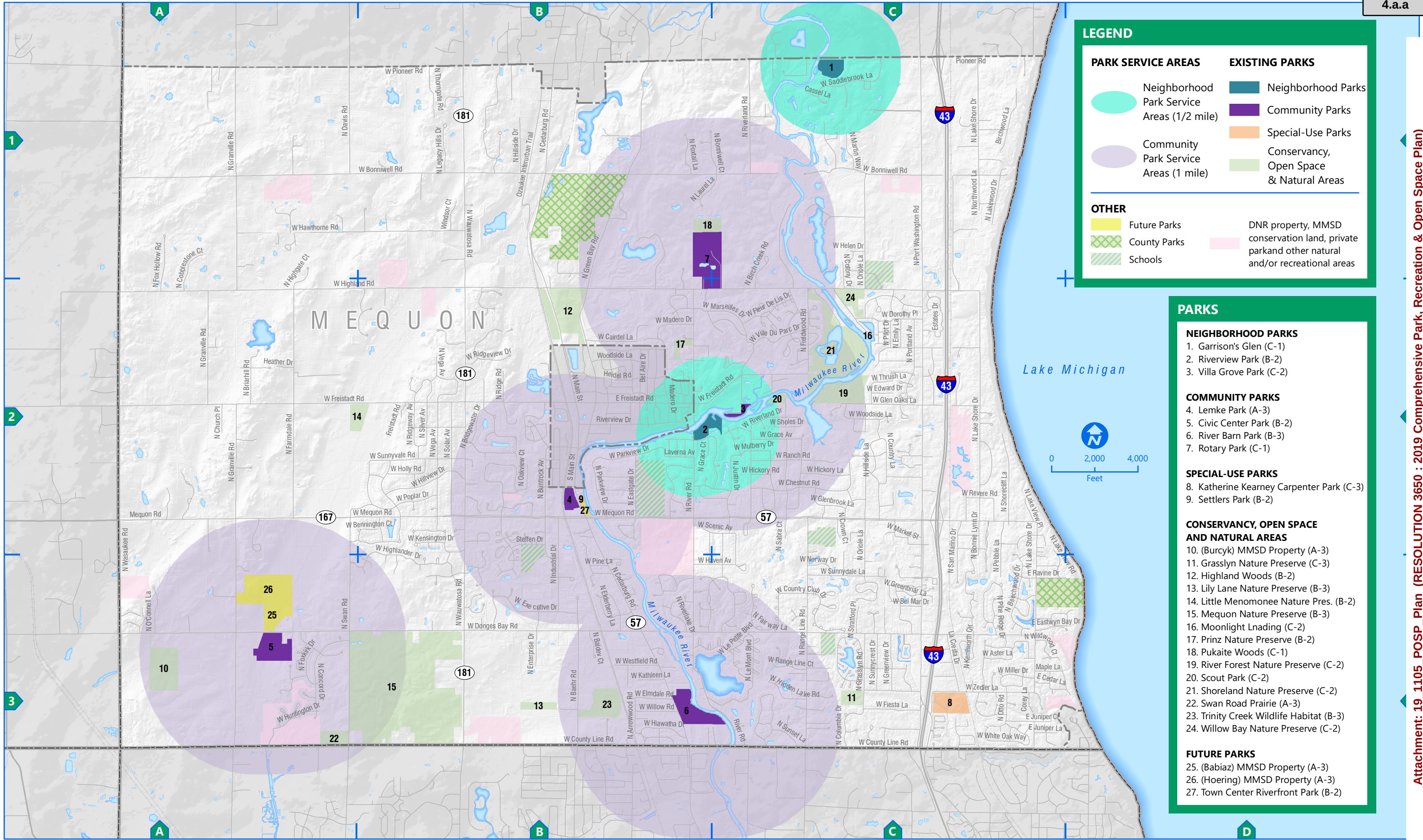
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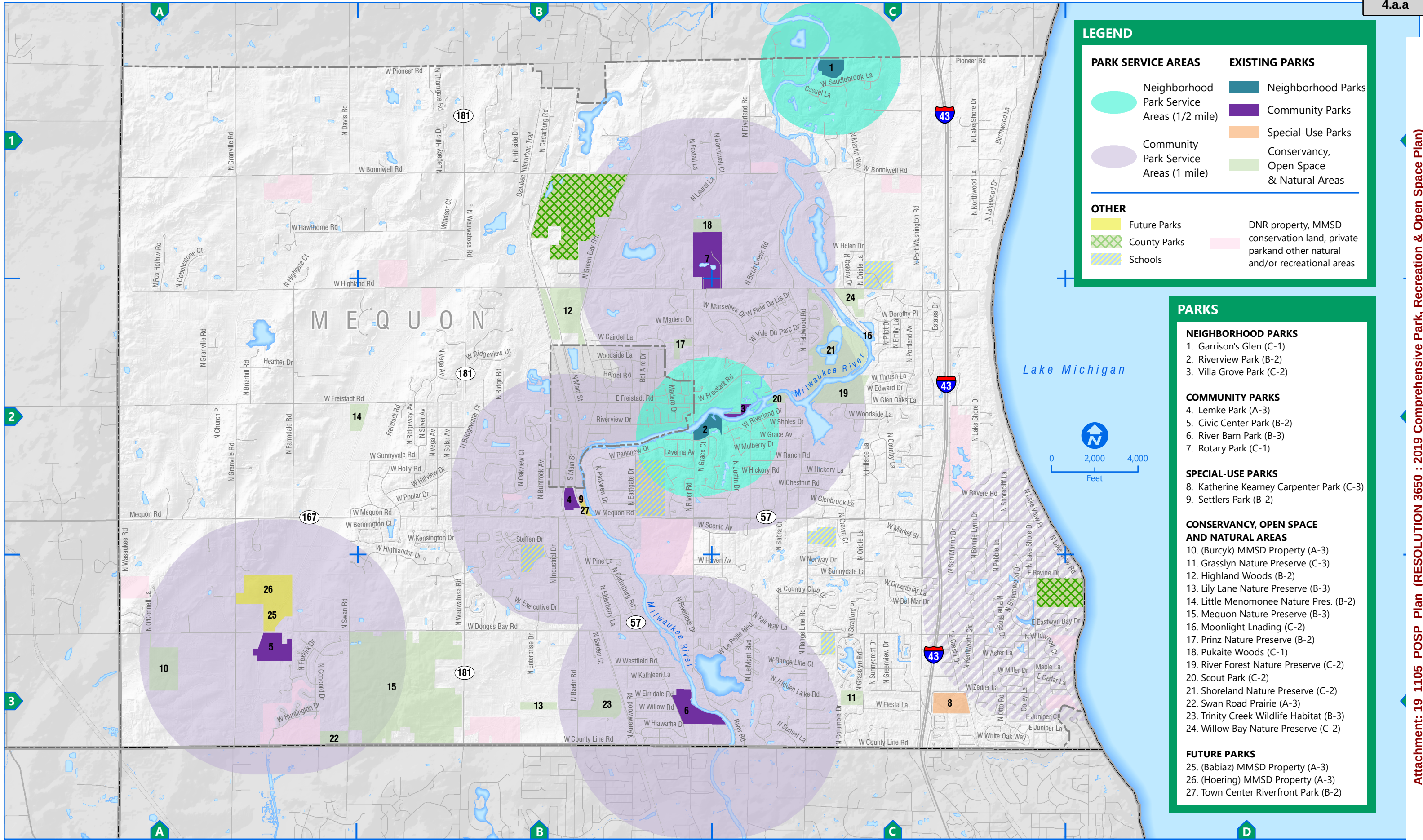
Appendix B:

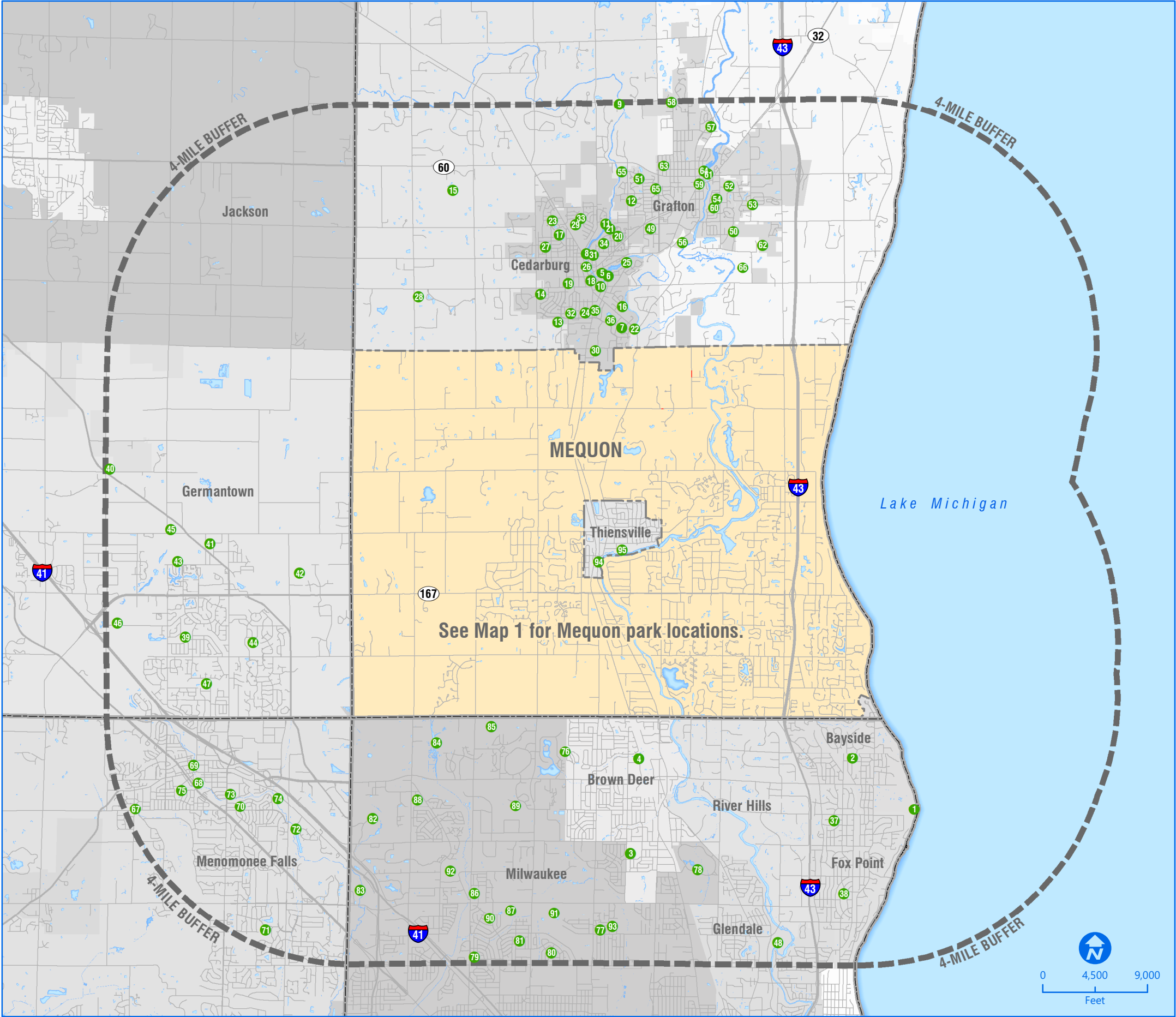
Maps



Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)







LEGEND

- Parks:** Parks within 4 miles of the Mequon City limits.
- 4 Mile Buffer:** Four mile buffer from the Mequon City limits

BAYSIDE

- 1. Doctors Park
- 2. Ellsworth Park

BROWN DEER

- 3. Algonquin Park
- 4. Village Park

CEDARBURG

- 5. Adlai Horn Park
- 6. Beckmann Park
- 7. Beechwood Park
- 8. Boy Scout Park
- 9. Cedar Creek Farms Canoe Launch
- 10. Cedar Creek Park
- 11. Cedar Hedge Park
- 12. Cedar Highlands Open Space
- 13. Cedar Park Conservancy
- 14. Cedar Point Park
- 15. Cedarburg Habitat Preservation
- 16. Cedars Park
- 17. Centennial Park
- 18. Doctor's Park
- 19. Founder Cemetery Park
- 20. Georgetown Park
- 21. Georgetown Walking Paths Park
- 22. Hamilton Park
- 23. Harrison Park
- 24. Hillcrest Park
- 25. Hoffmann Glen
- 26. Interurban Bridge Park
- 27. Maple Manor Park
- 28. MLG Park
- 29. Ozaukee County Fairgrounds
- 30. Pioneer Park
- 31. Stephen Fischer Park
- 32. Westlawn Woods Park
- 33. Willowbrooke Park
- 34. Woodland Park
- 35. Wurthman Park
- 36. Zuenert Park

FOX POINT

- 37. Indian Creek Park
- 38. Longacre Park

GERMANTOWN

- 39. Alt Bauer Park
- 40. Dheinsville Park
- 41. Firemen's Park
- 42. Friedenheld Park
- 43. Haupt Strasse Park
- 44. Kinderberg Park
- 45. Little League Park
- 46. Schoen Laufen Park
- 47. Spassland Park

GLENDALE

- 48. Kletzsch Park

GRAFTON

- 49. Acorn Park
- 50. Blackhawk Valley Park
- 51. Canary Lane Park
- 52. Centennial Park
- 53. Cheyenne Park
- 54. Dellwood Park
- 55. Grafton Lions Park
- 56. Lime Kiln Park
- 57. Meadowbrook Park
- 58. Mole Creek Park
- 59. Paramount Plaza
- 60. Pine Street Park
- 61. Riverfront Park
- 62. South Side Park
- 63. Third Avenue Park
- 64. Veteran's Memorial Park
- 65. Wildwood Park
- 66. Zaun Soccer Park

MENOMONEE FALLS

- 67. Kiwanis Park
- 68. Lime Kiln Park
- 69. Mill Pond Park
- 70. Municipal Park
- 71. Oakwood Park
- 72. Rivers Edge Park
- 73. Riverside Park
- 74. Rotary Park
- 75. Village Park

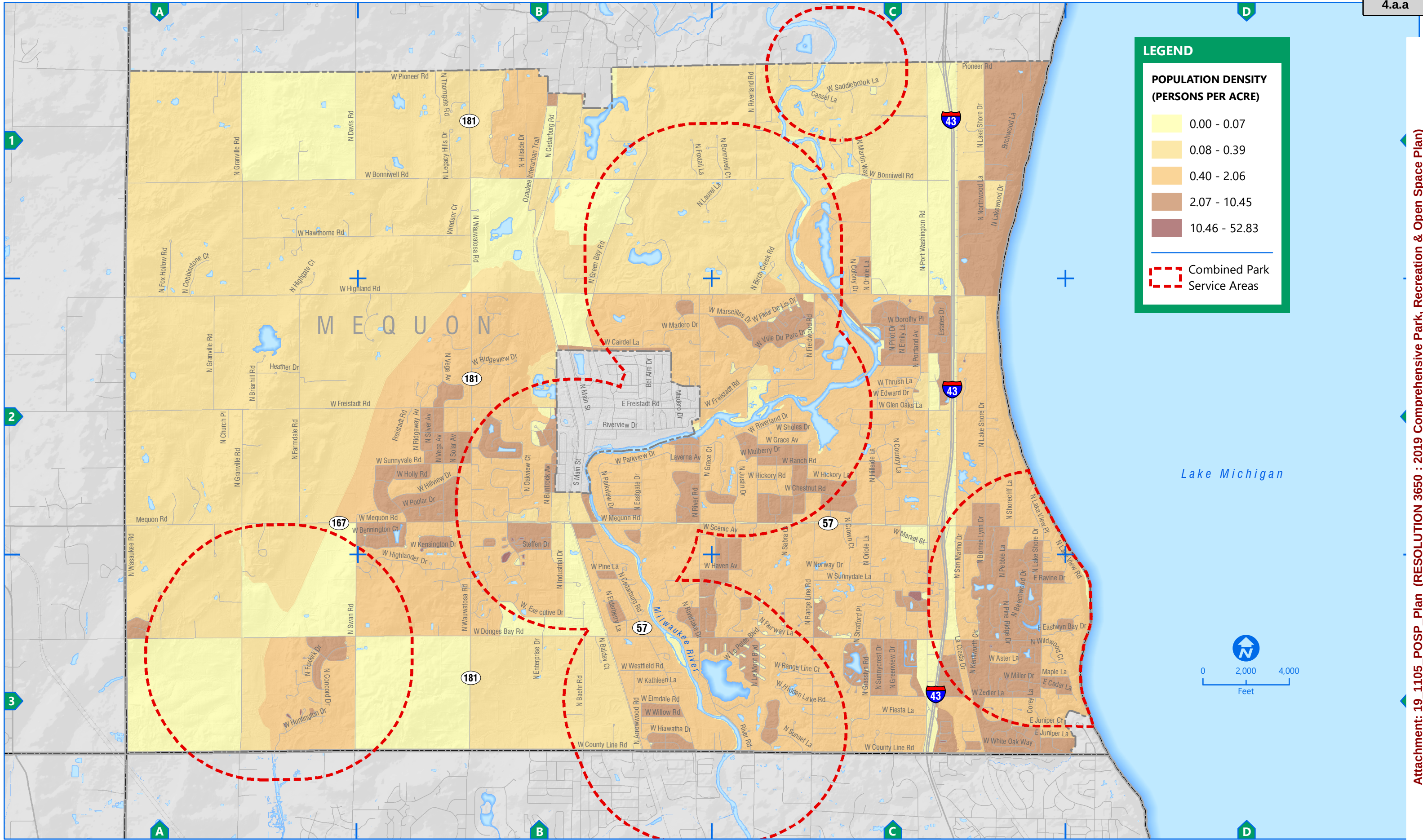
MILWAUKEE

- 76. A.C. Hanson Park
- 77. Barton Elementary
- 78. Brown Deer Park
- 79. Bruce Elementary
- 80. Clovernook Playfield
- 81. Community High School
- 82. Dretzka Park
- 83. Granville Dog Park
- 84. Joseph Lichter Park
- 85. Kohl Park
- 86. Melody View Preserve
- 87. Noyes Park
- 88. Popuch Park
- 89. Servite Park Preserve
- 90. Stewart Elementary
- 91. Uihlein Soccer Park
- 92. Vincent Playfield
- 93. Wyrick Park

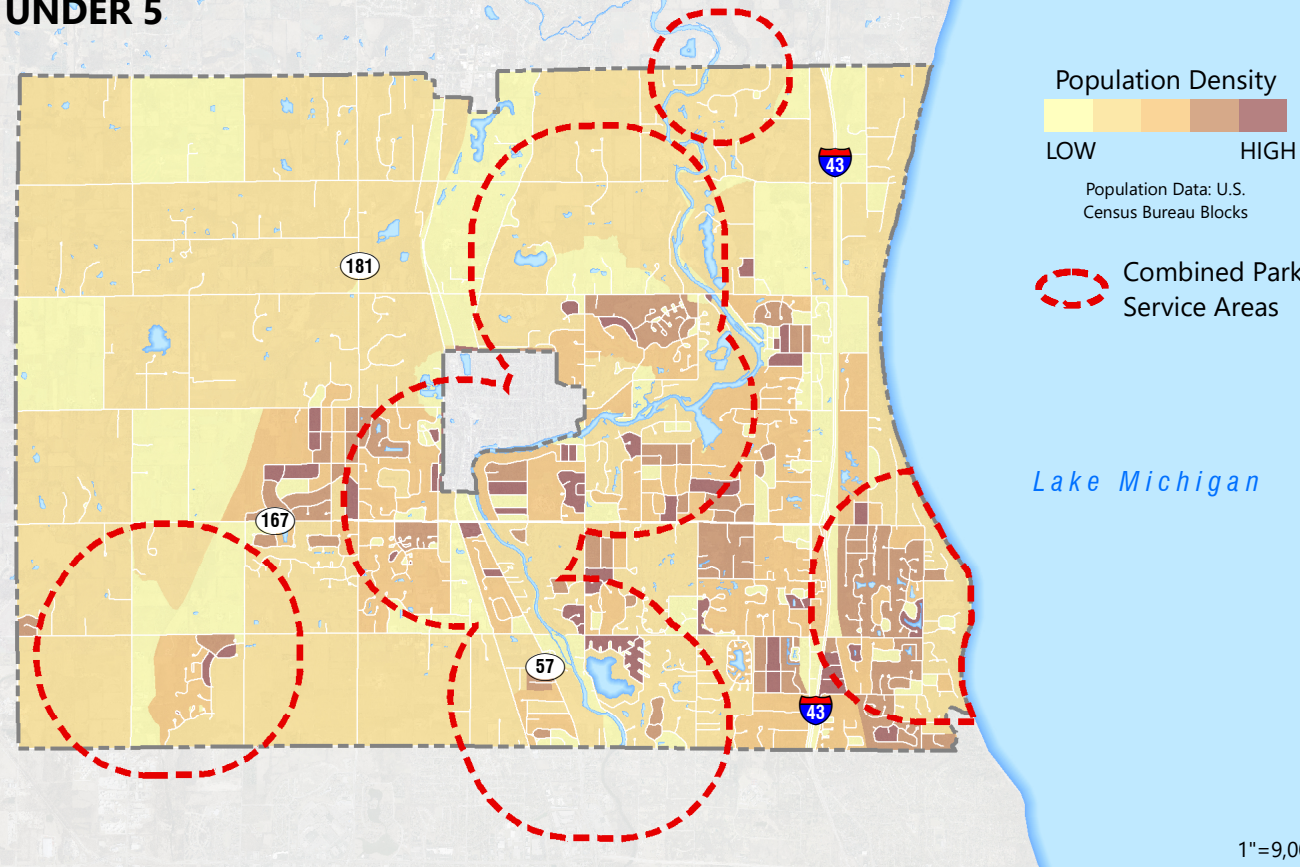
THEINSVILLE

- 94. Molyneux Park
- 95. Village Park

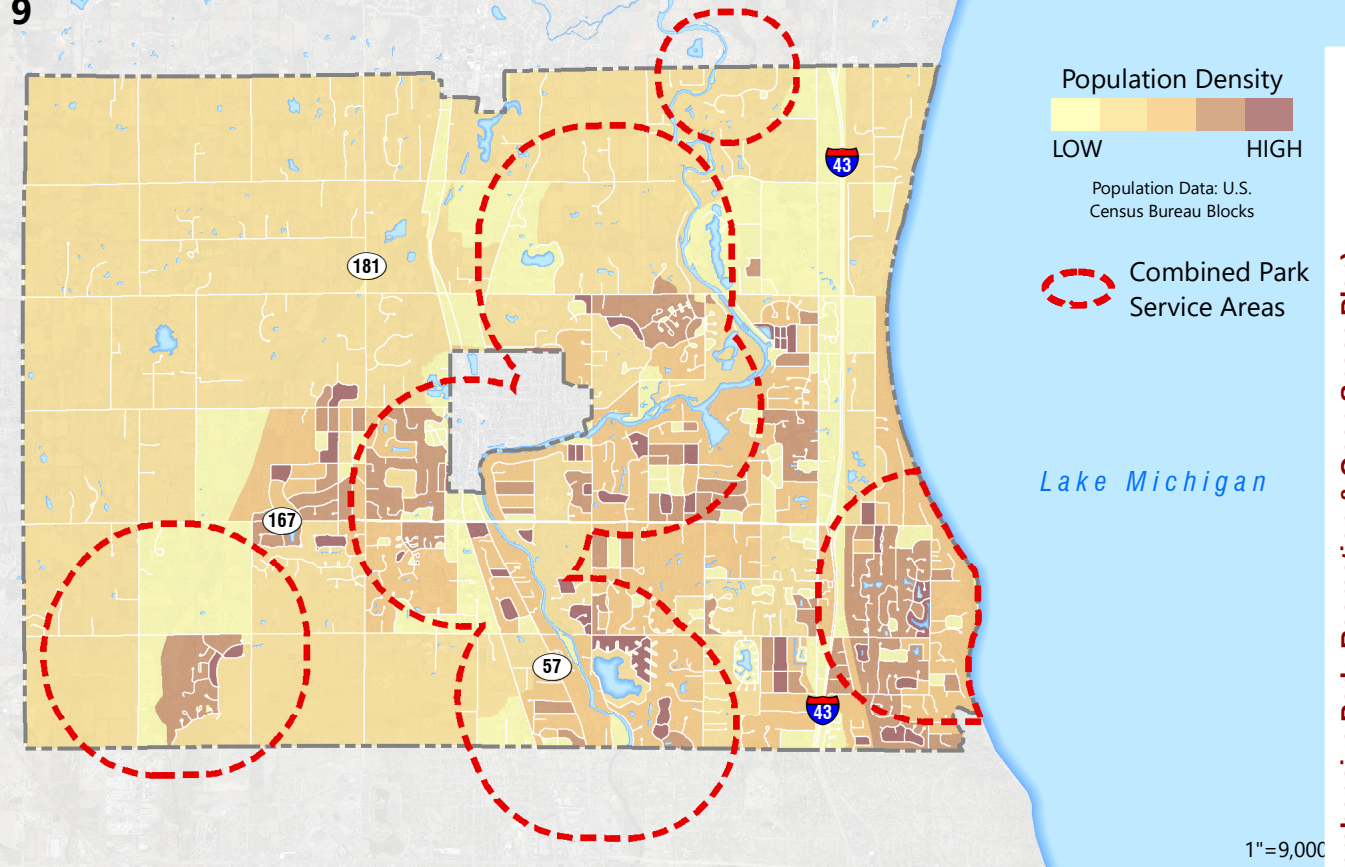




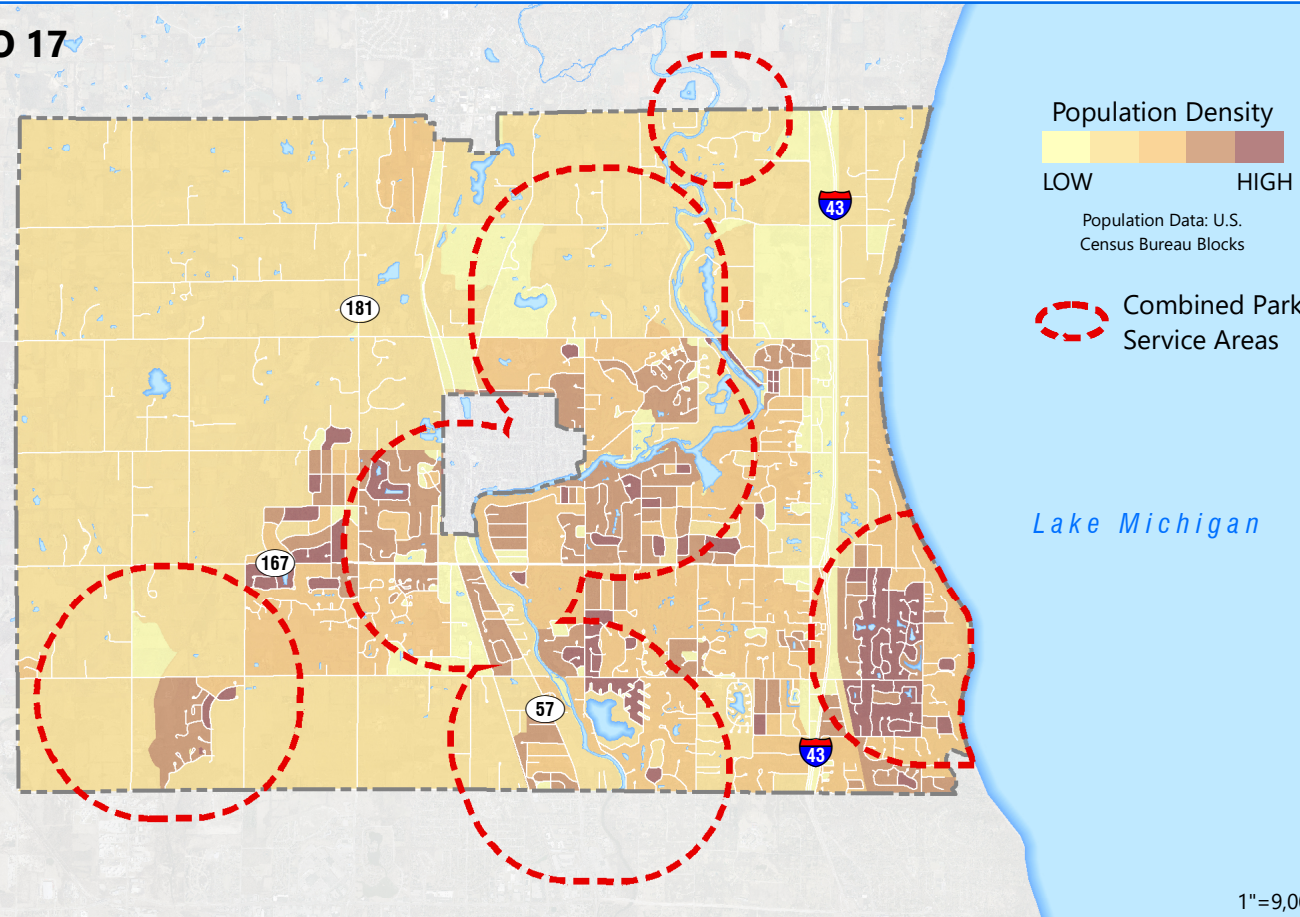
CHILDREN UNDER 5



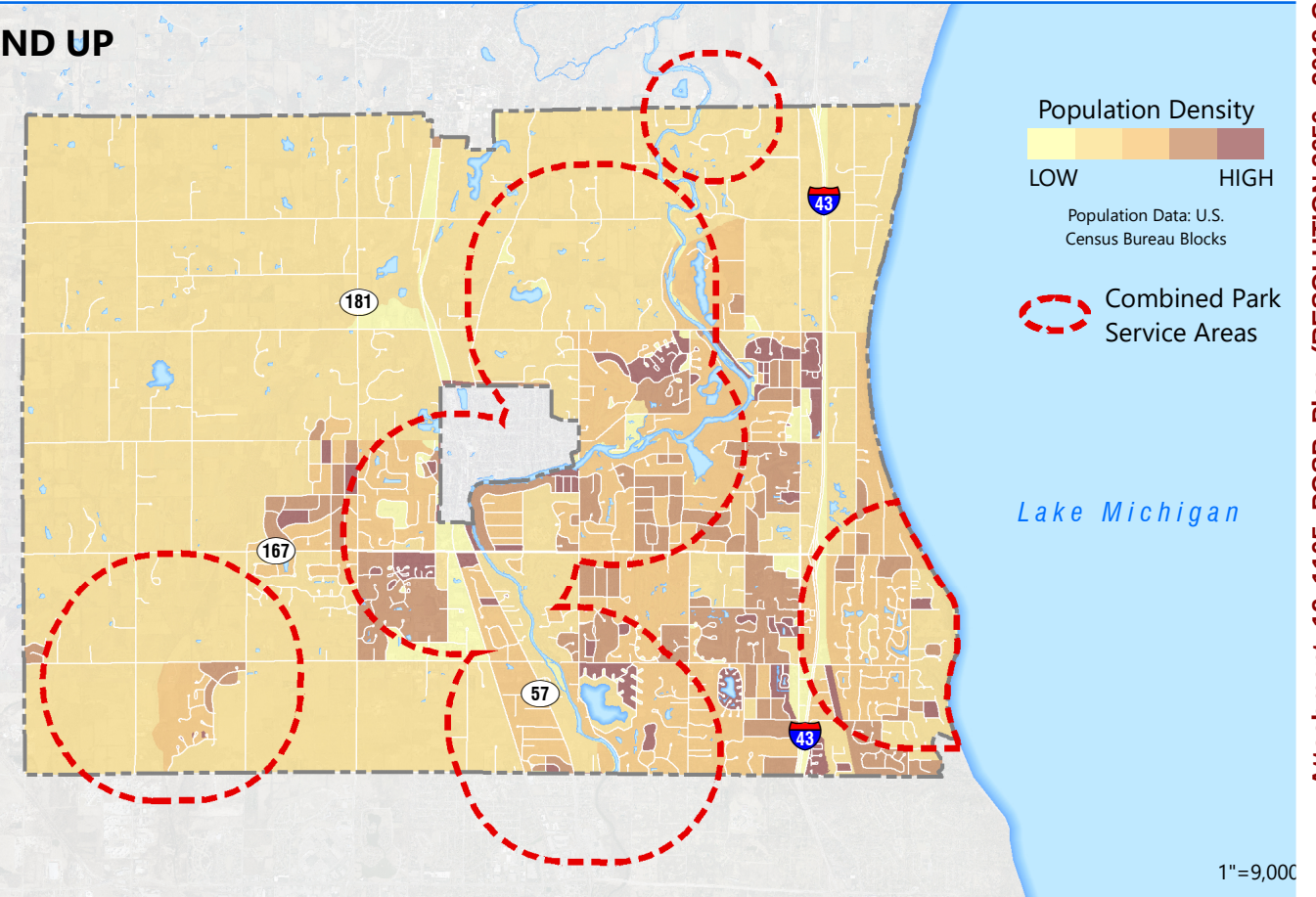
AGES 5 TO 9

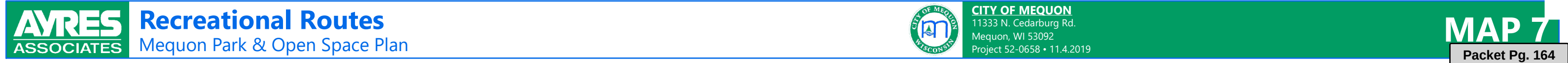


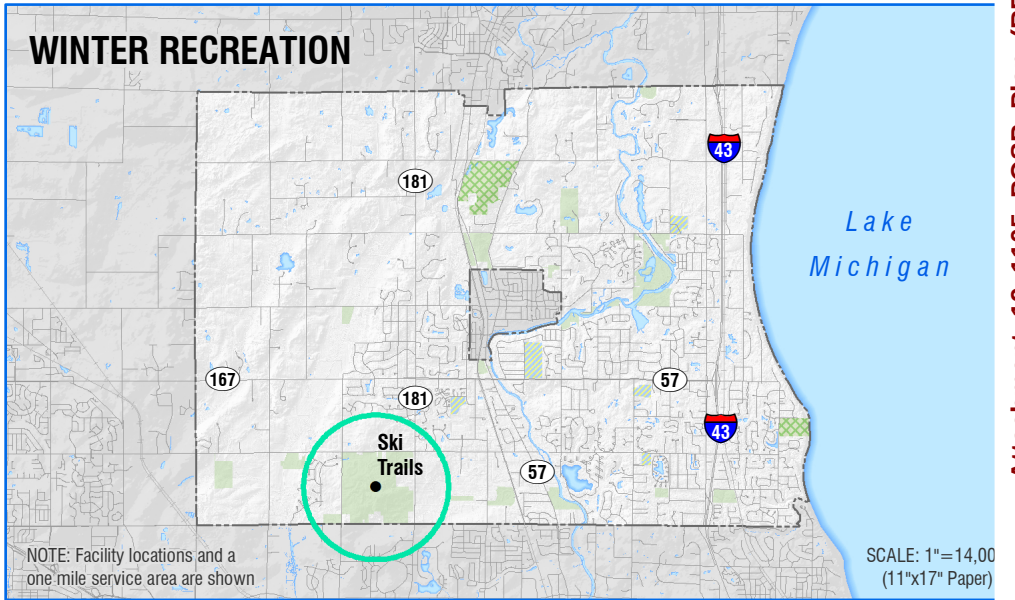
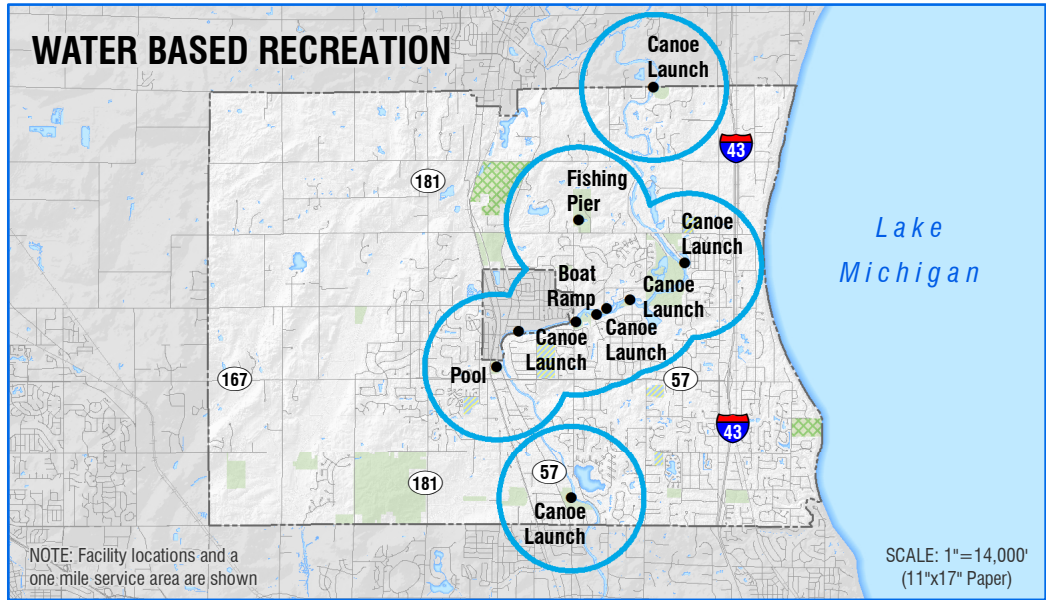
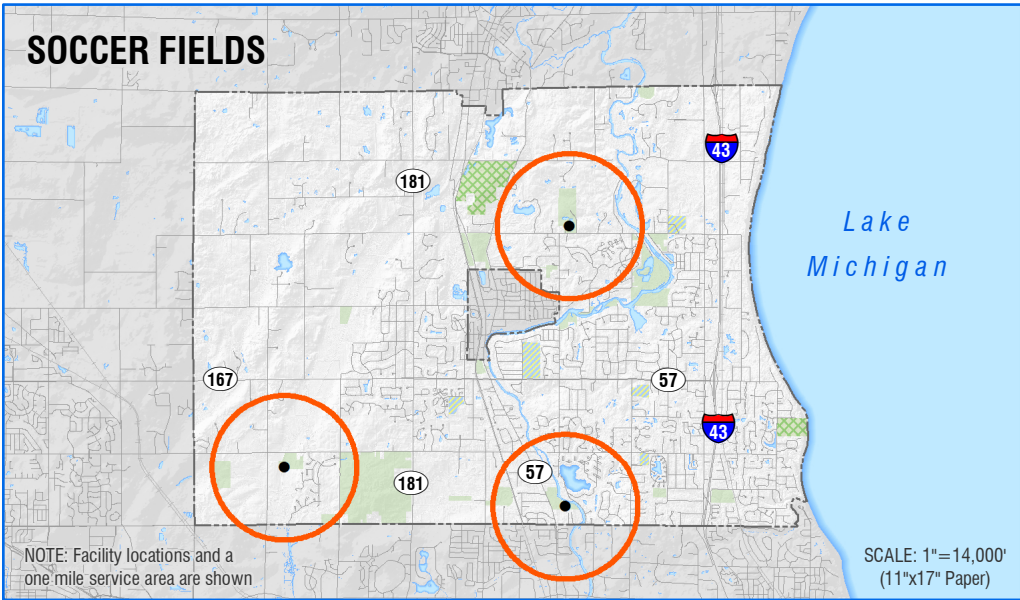
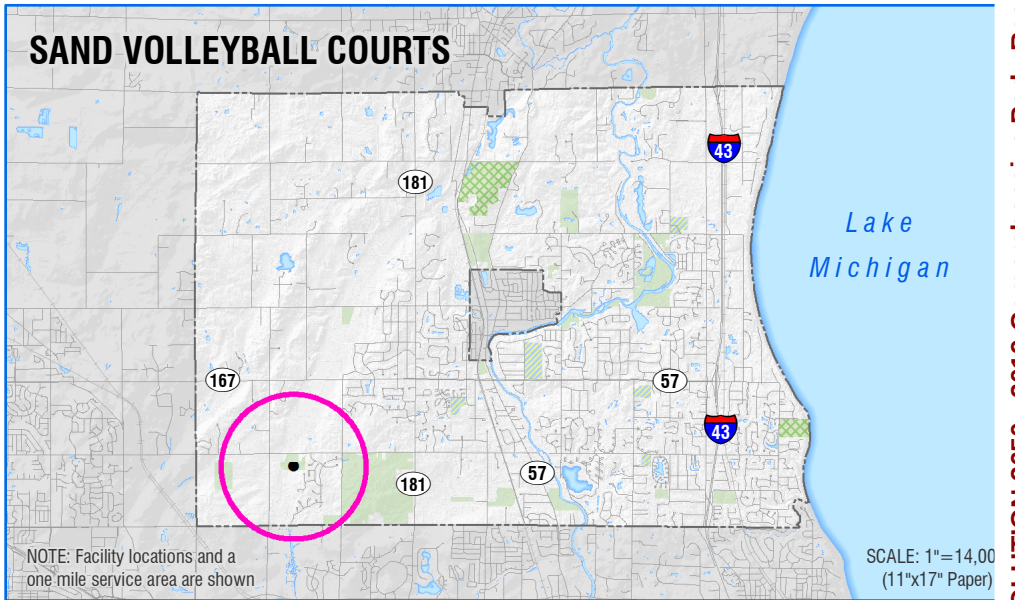
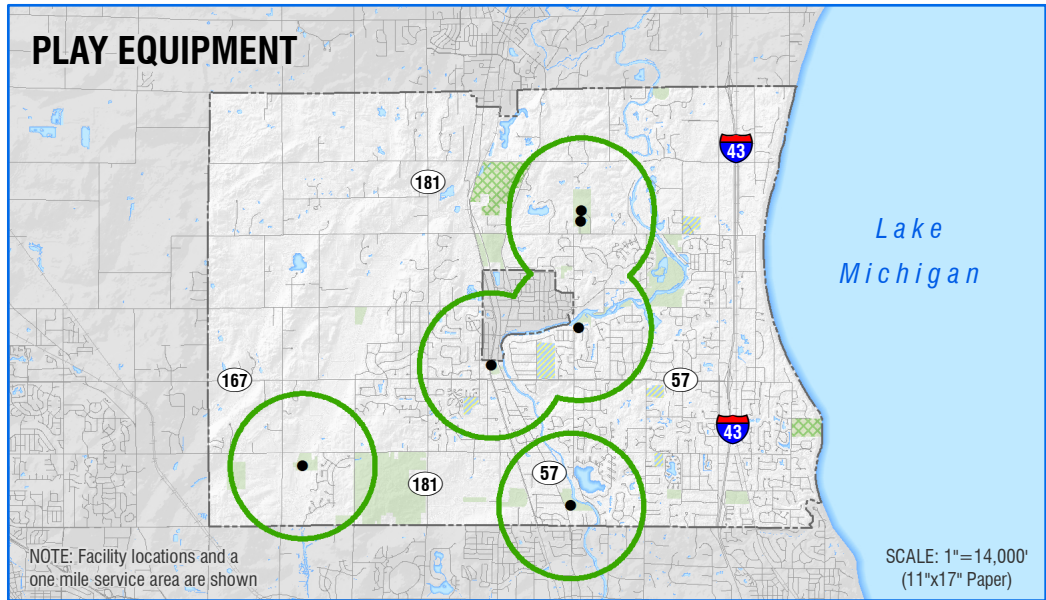
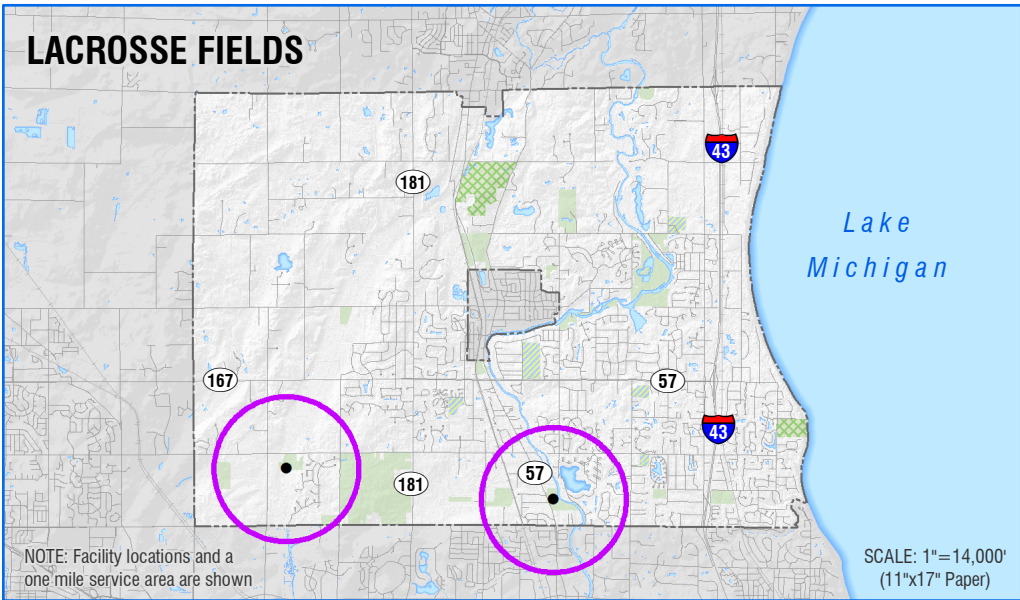
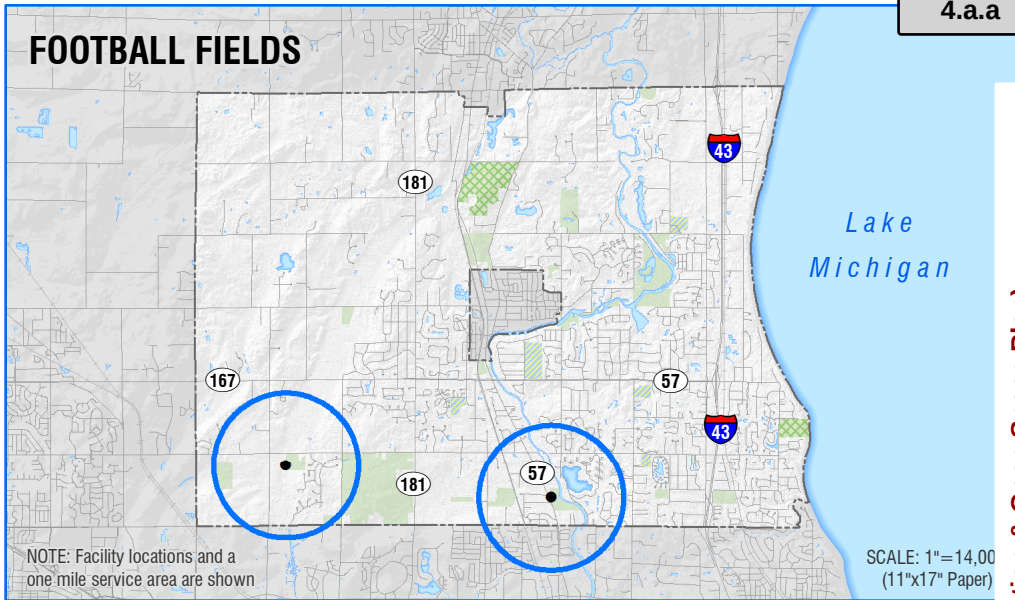
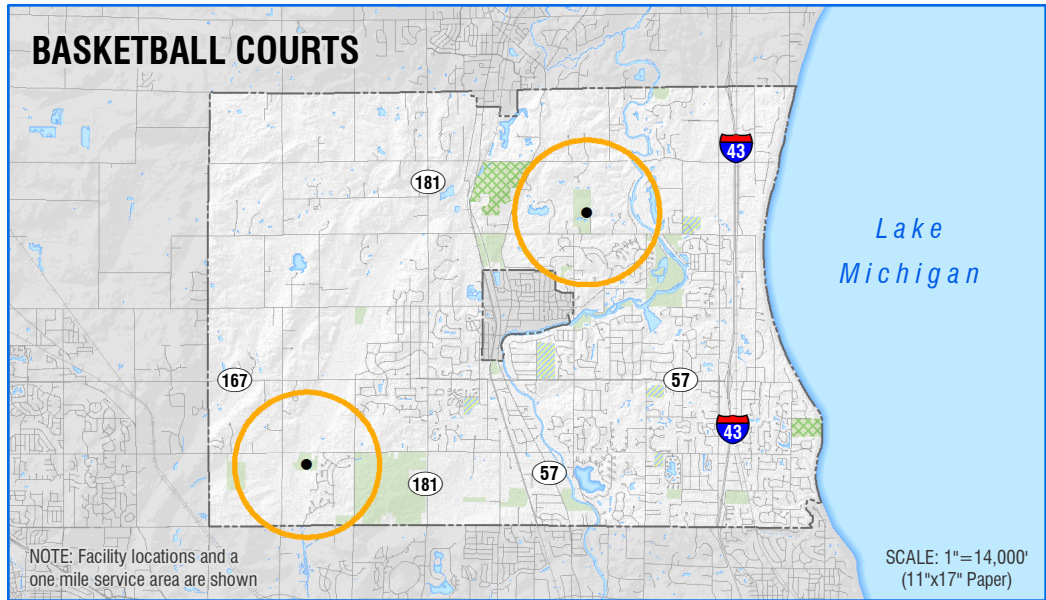
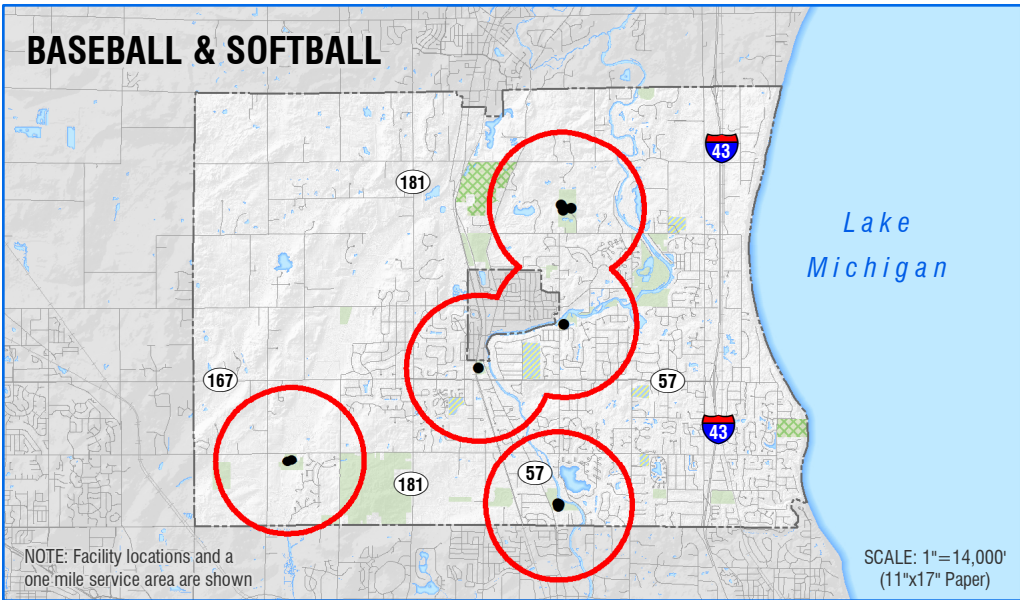
AGES 10 TO 17

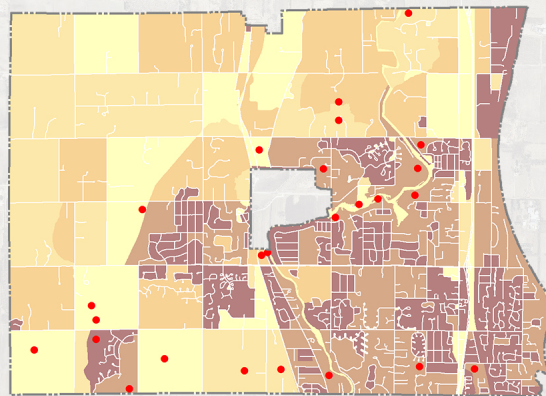


AGES 55 AND UP

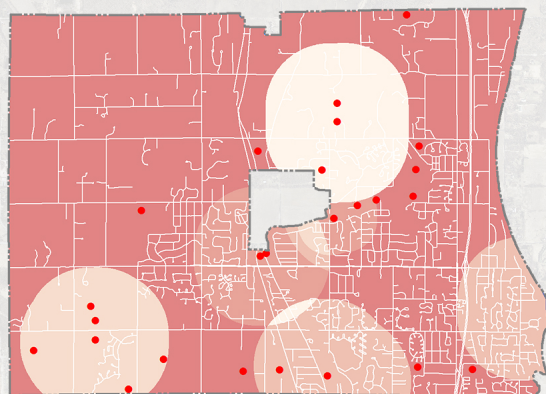






A Population Density

Darker areas represent areas with higher population density.

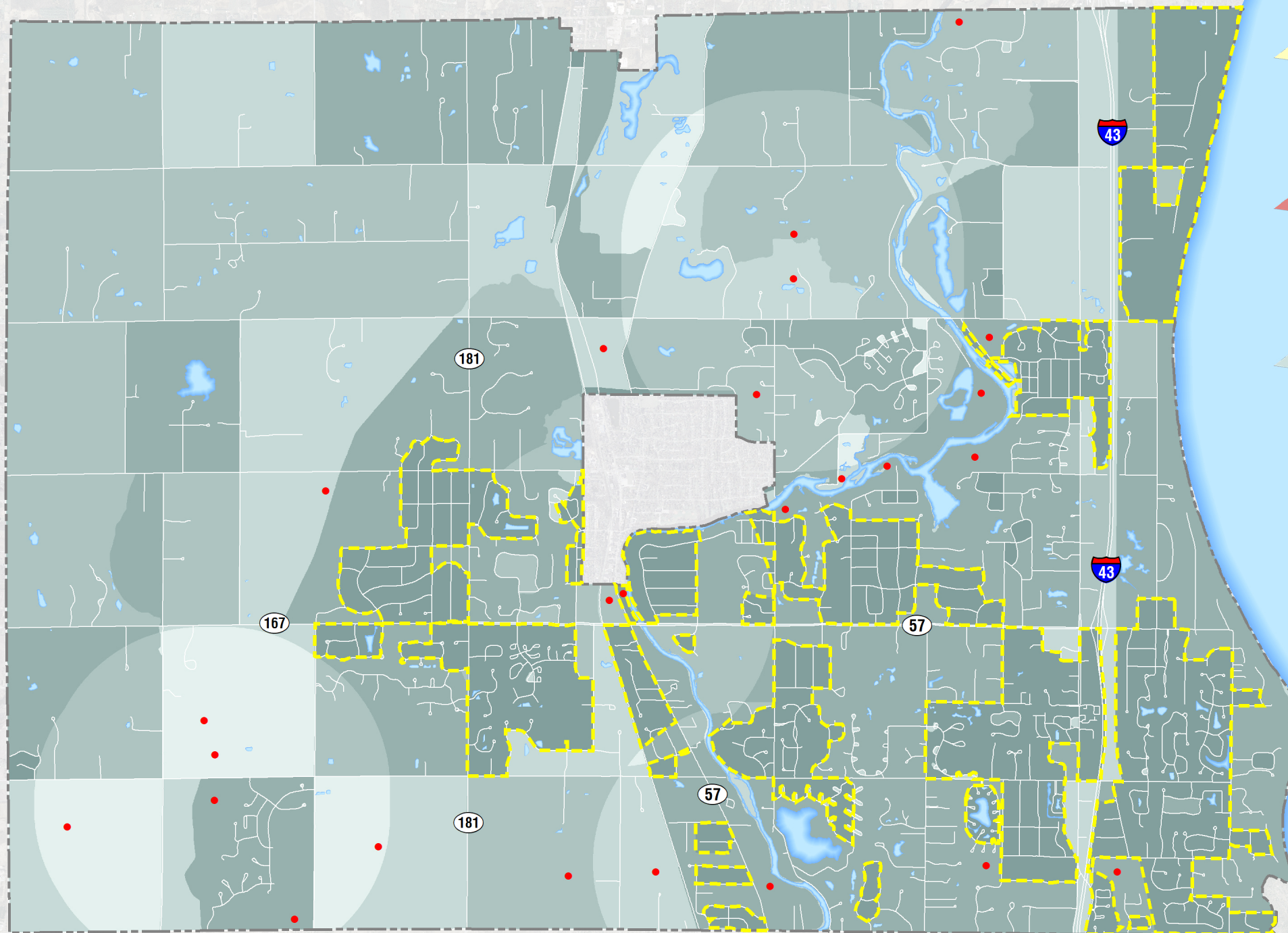
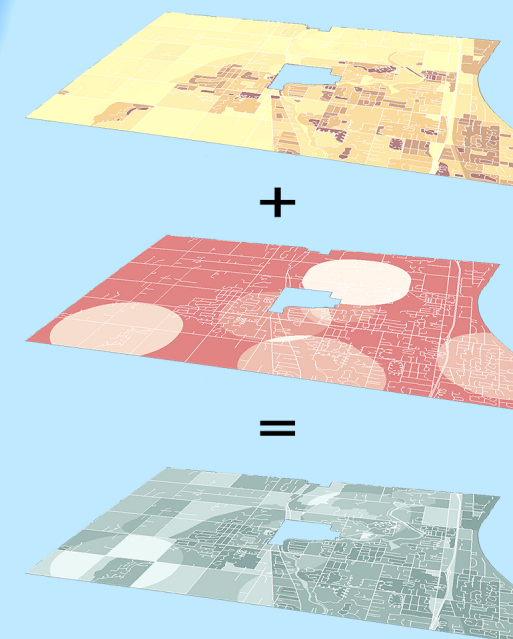
B Park Facility Density

Darker areas represent areas with fewer available park facilities nearby.

Potentially Underserved Areas

This map is an overlay of maps **A** & **B** and represents areas that are potentially underserved in terms of access to park facilities. Darker areas are areas that are both highly populated and without park facilities nearby.

Overlaid Sum (Weighted)

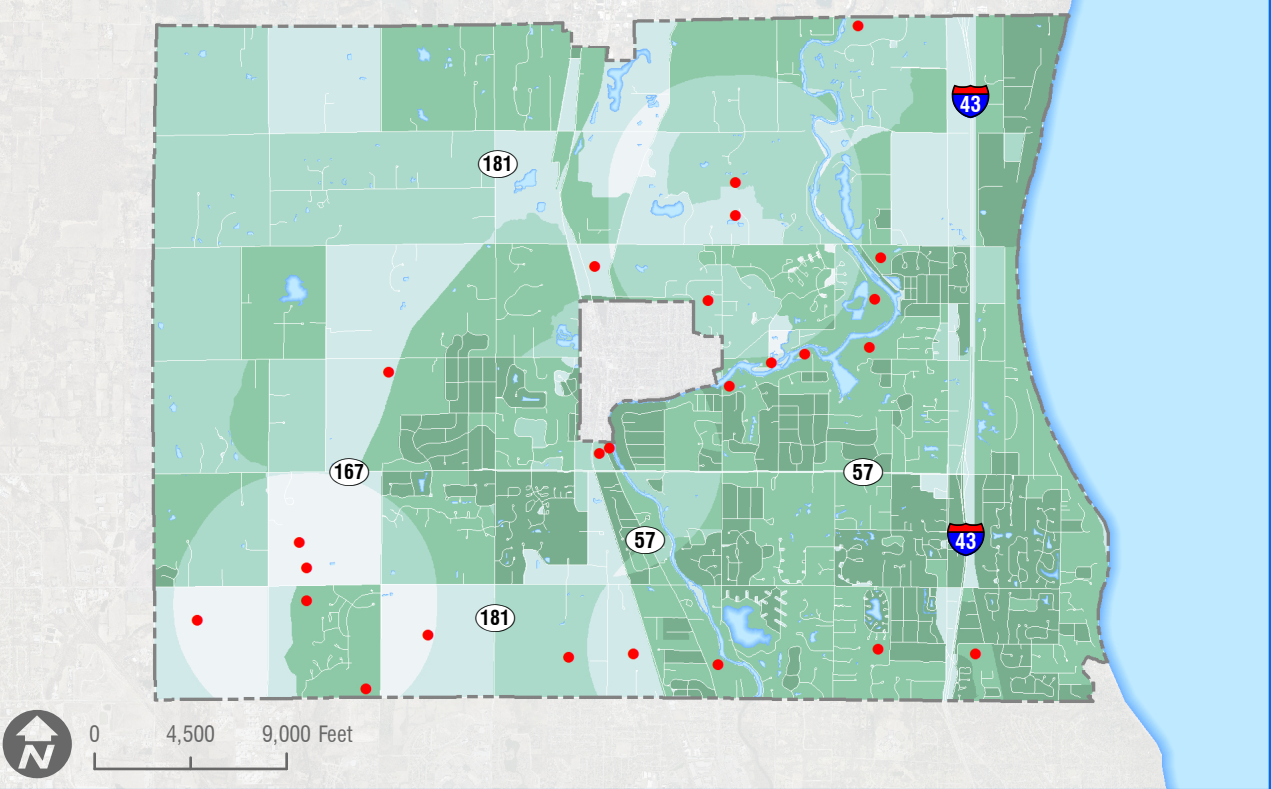
**Overlay Analysis**

Overlay Analysis is a GIS technique in which each cell of a raster layer is added to the corresponding cell from another raster layer. This creates a third layer which is an overlaid sum or average of the two rasters. In this example, the value of each cell in the newly created raster is higher for cells that are both high in population density and low in facility density.

What is the purpose of this map?

1. To determine if there are areas of Mequon underserved by City parks. The most underserved areas are indicated on the map by the yellow, dashed polygons. The City may want to consider these areas first when planning for the installation of new park facilities.
2. To identify parks in which the facilities may be subject to heavy use. High population combined with few alternative facilities may result in higher than normal use of existing facilities. Parks near these areas therefore may require more maintenance and repair than otherwise expected.

Underserved areas for children under 5



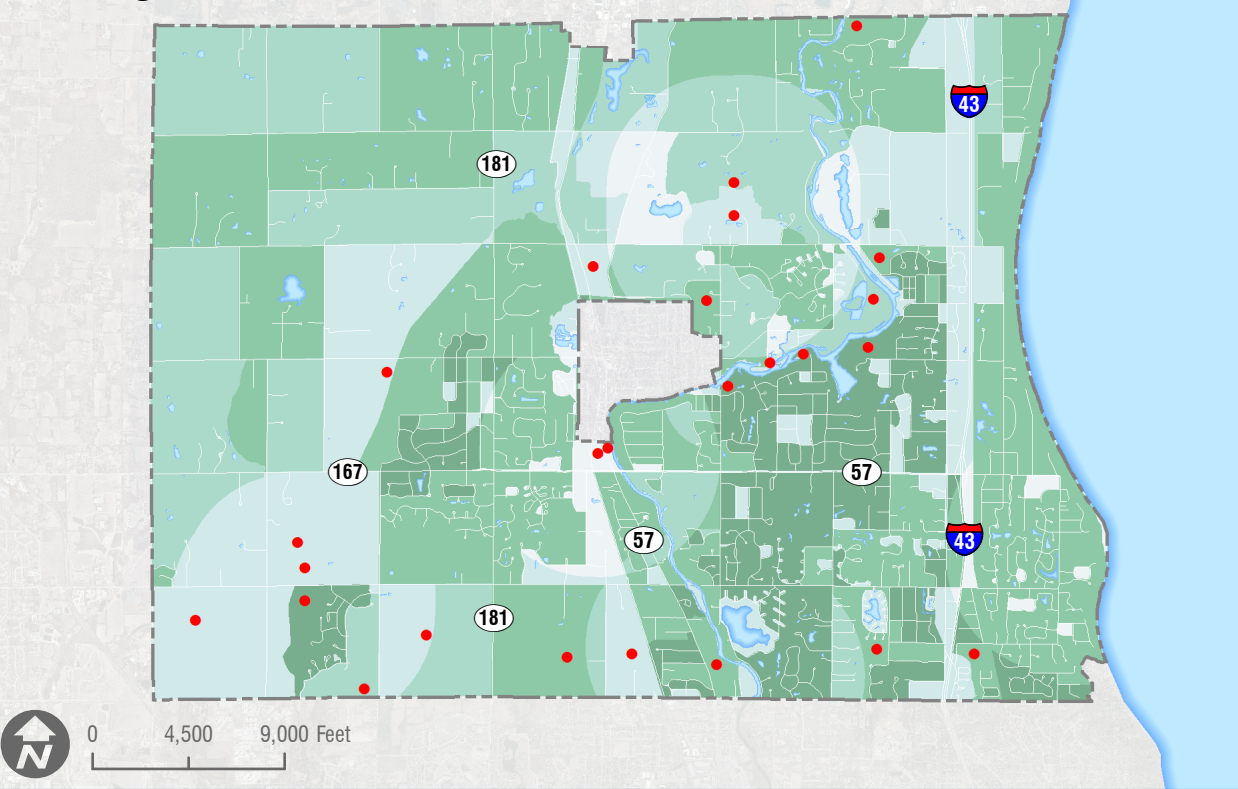
Overlay of population density and access to park facilities by age group

This map uses the same technique as Map 9 in that population density and park facility data layers are overlayed to create a new layer. The resulting layer in Map 9 gave new information about what areas of the City might be in need of new facilities. This group of maps also show the overlay of population density and park facilities, but with a focus on four specific age groups. This gives information not only on where new facilities might be needed but also what type of facilities should be installed.

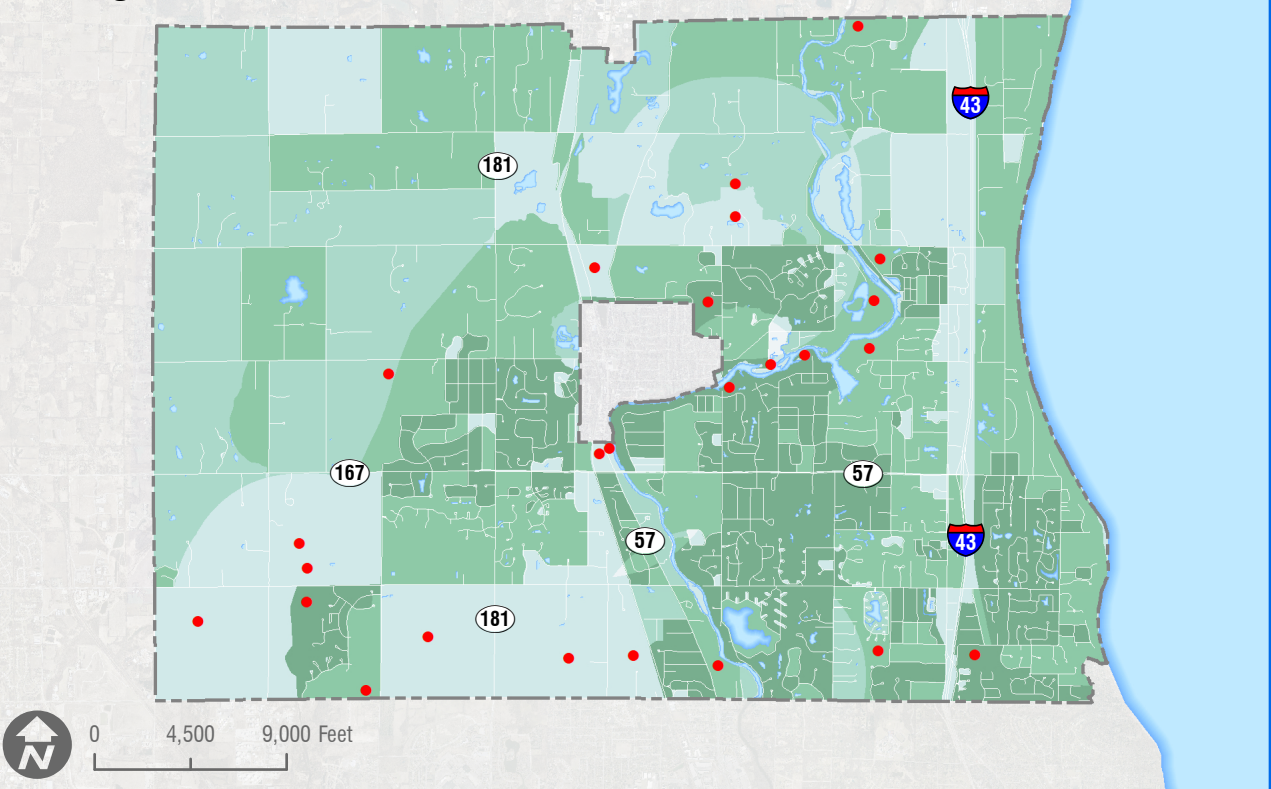
Darker areas indicate less access to park facilities designed for the specific age group and at the same time a high population density of that specific age group.

- Examples of park facilities by age group:
- Under 5 - Toddler swings, sandboxes, sandbox diggers, tot slides, spring riders and tilt cups.
 - 5 to 9 - Standard swings, climbing structures, teeter totters, standard slides, merry-go-rounds and monkey bars.
 - 10 to 17 - Baseball/softball fields, basketball courts, sand volleyball courts, skate parks and ice rinks
 - 55 & up - Hiking trails, outdoor fitness stations, boat launches, pickle ball, community gardens and tennis.

Underserved areas for ages 5 to 9



Underserved areas for ages 10 to 17



LEGEND

Need for additional facilities

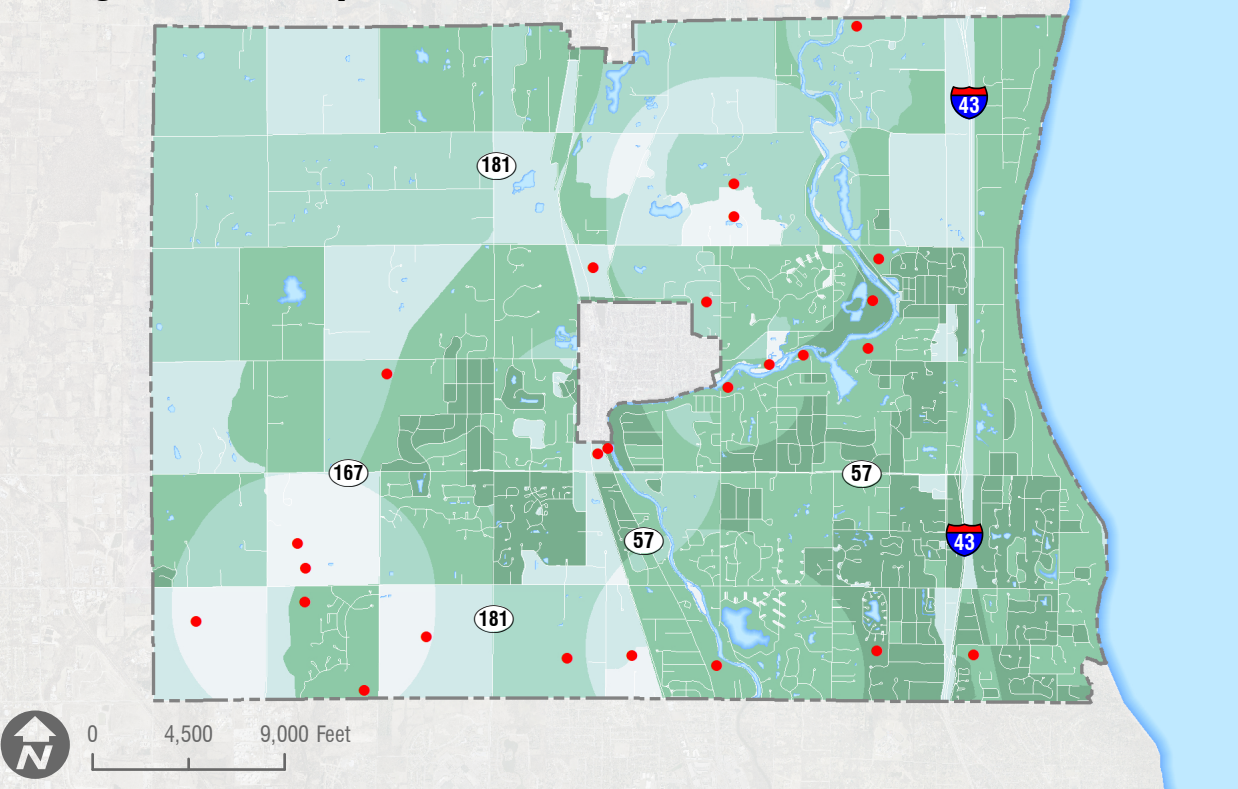
Low High

• Park Properties



Data sources: U.S Census Bureau, Ozaukee County, WisconsinView, Wisconsin State Cartographers Office

Underserved areas for ages 55 and up

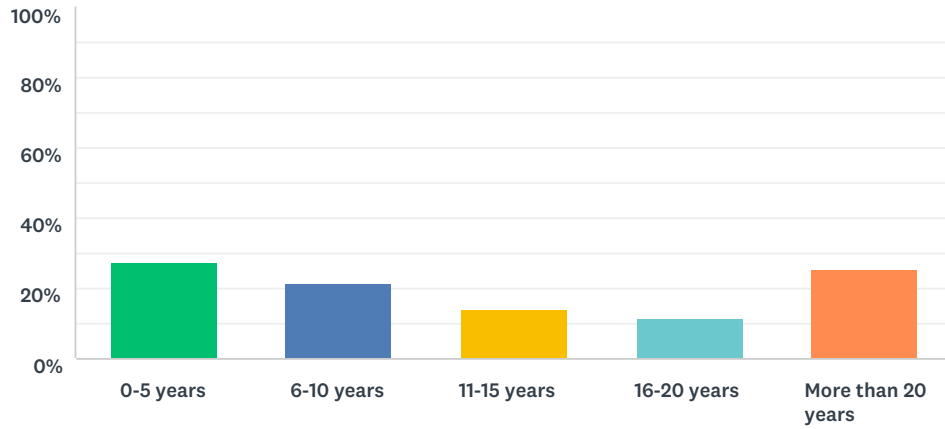


Appendix C:

Parks and Open Space Survey

Q1 How long have you been a resident of Mequon?

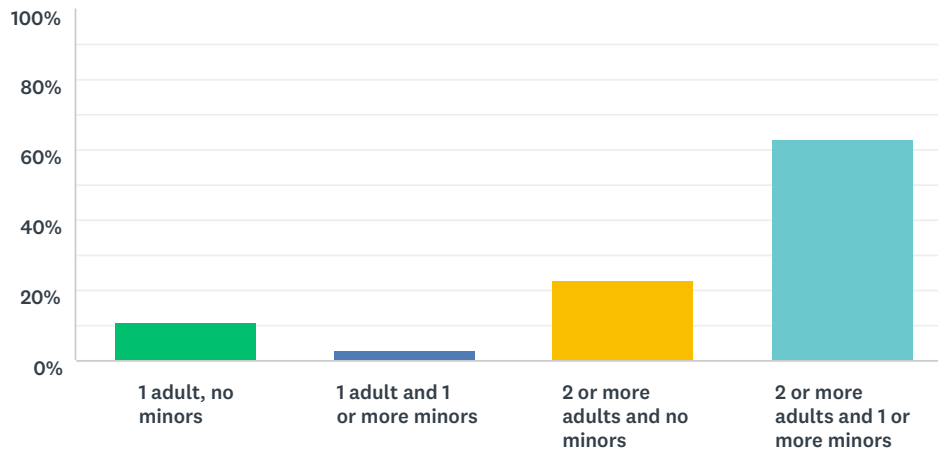
Answered: 253 Skipped: 2



ANSWER CHOICES	RESPONSES	
0-5 years	27.67%	70
6-10 years	21.74%	55
11-15 years	13.83%	35
16-20 years	11.46%	29
More than 20 years	25.30%	64
TOTAL		253

Q2 Including yourself, what is the composition of your household?

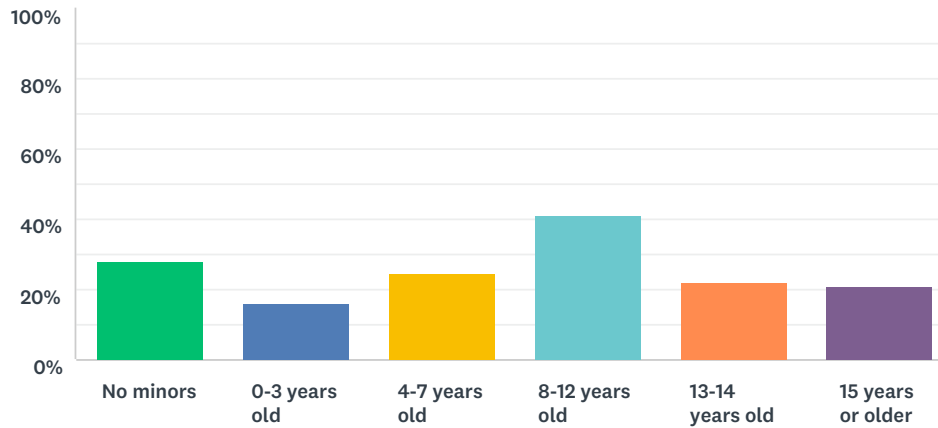
Answered: 254 Skipped: 1



ANSWER CHOICES	RESPONSES	
1 adult, no minors	11.02%	28
1 adult and 1 or more minors	2.76%	7
2 or more adults and no minors	23.23%	59
2 or more adults and 1 or more minors	62.99%	160
TOTAL		254

Q3 If you have minors in your household, what are their ages (select all that apply):

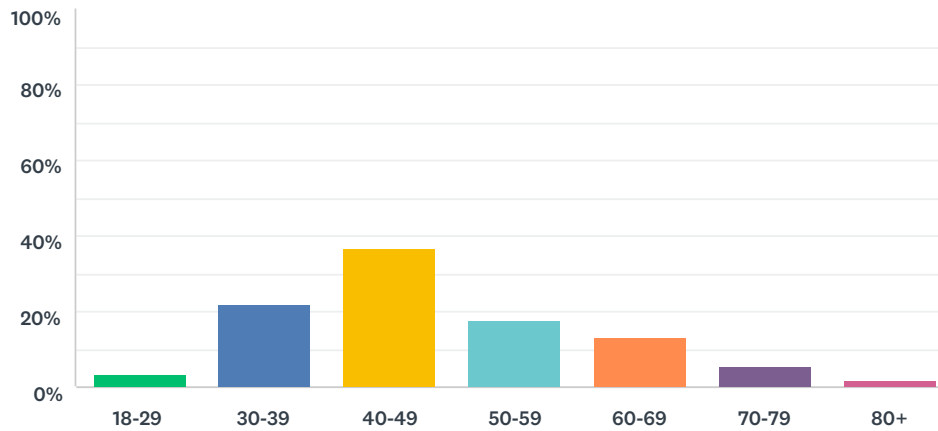
Answered: 233 Skipped: 22



ANSWER CHOICES	RESPONSES	
No minors	27.90%	65
0-3 years old	15.88%	37
4-7 years old	24.46%	57
8-12 years old	41.20%	96
13-14 years old	21.89%	51
15 years or older	21.03%	49
Total Respondents: 233		

Q4 Which of the following categories best corresponds with your age?

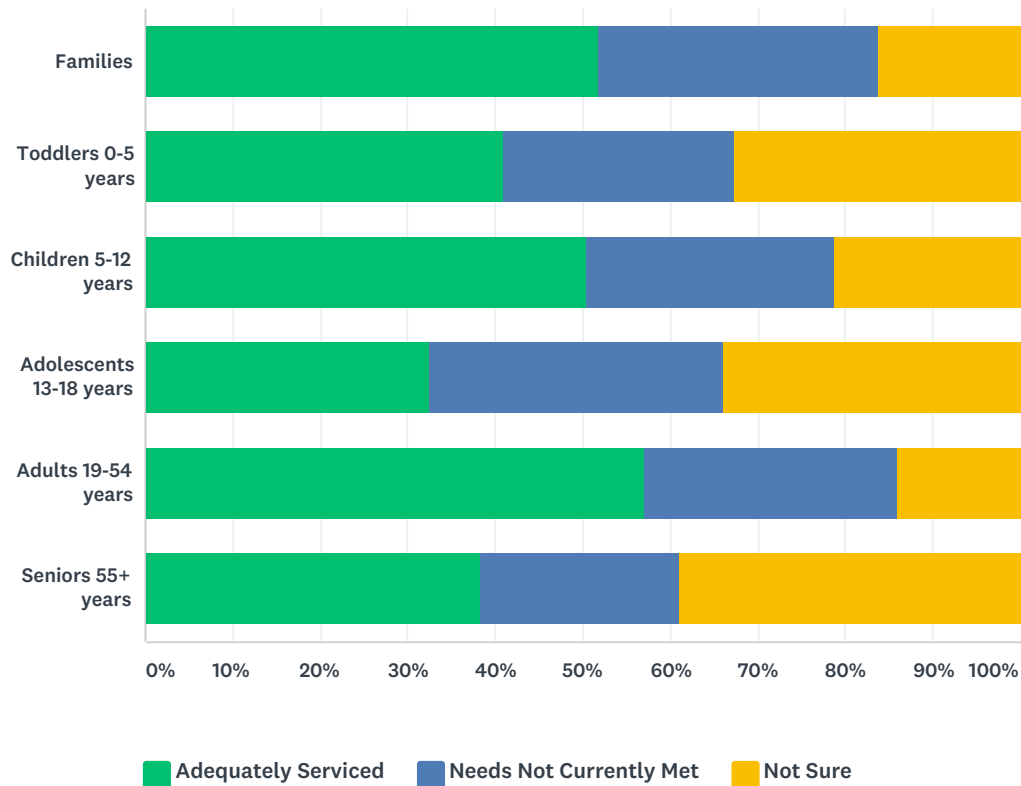
Answered: 254 Skipped: 1



ANSWER CHOICES	RESPONSES	
18-29	3.15%	8
30-39	22.05%	56
40-49	36.61%	93
50-59	17.72%	45
60-69	12.99%	33
70-79	5.51%	14
80+	1.97%	5
TOTAL		254

Q5 Considering the various age groups of people in the Mequon area, please indicate whether the existing facilities adequately meet their needs. If needs are not currently met, please specify what is lacking in the blank box below.

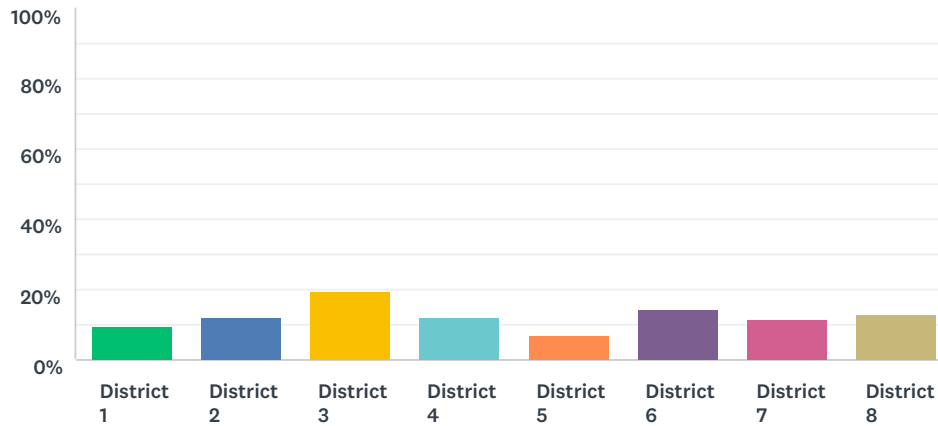
Answered: 221 Skipped: 34



	ADEQUATELY SERVICED	NEEDS NOT CURRENTLY MET	NOT SURE	TOTAL
Families	51.87% 111	31.78% 68	16.36% 35	214
Toddlers 0-5 years	40.91% 81	26.26% 52	32.83% 65	198
Children 5-12 years	50.49% 104	28.16% 58	21.36% 44	206
Adolescents 13-18 years	32.51% 66	33.50% 68	33.99% 69	203
Adults 19-54 years	57.00% 114	29.00% 58	14.00% 28	200
Seniors 55+ years	38.38% 76	22.73% 45	38.89% 77	198

Q6 Using the map above, please identify the Aldermanic District in which you live.

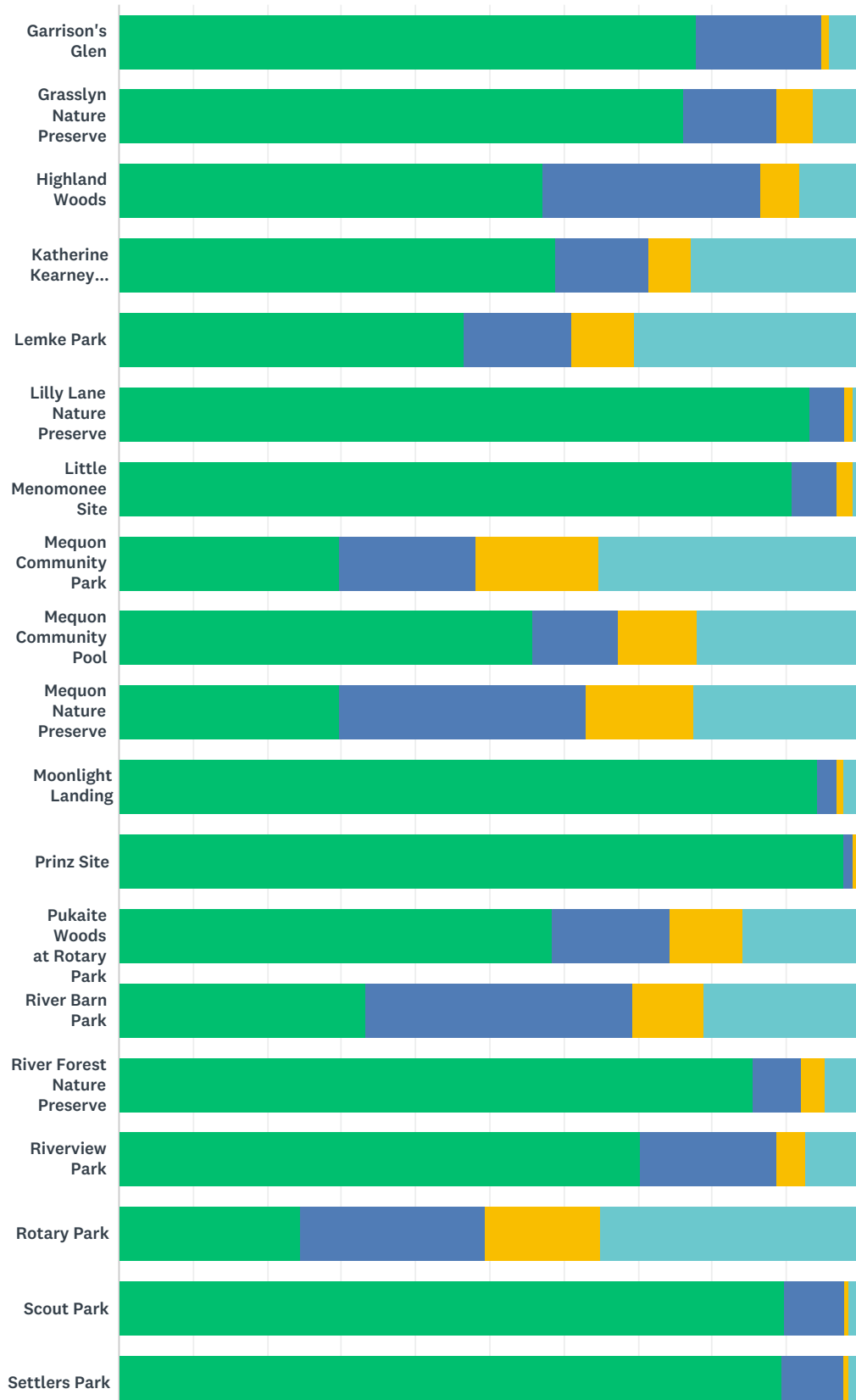
Answered: 213 Skipped: 42



ANSWER CHOICES	RESPONSES	
District 1	9.39%	20
District 2	12.21%	26
District 3	19.72%	42
District 4	12.21%	26
District 5	7.04%	15
District 6	14.55%	31
District 7	11.74%	25
District 8	13.15%	28
TOTAL		213

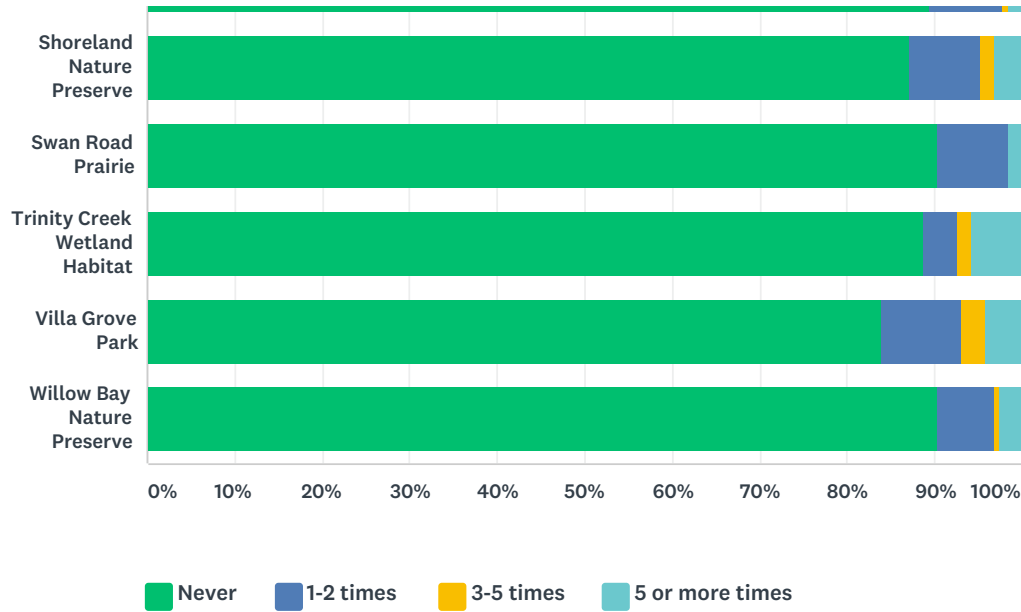
Q7 Over the past year, please indicate how often you attended each of the parks:

Answered: 208 Skipped: 47



Mequon Park & Open Space Survey

4.a.a



	NEVER	1-2 TIMES	3-5 TIMES	5 OR MORE TIMES	TOTAL
Garrison's Glen	77.89% 148	16.84% 32	1.05% 2	4.21% 8	190
Grasslyn Nature Preserve	76.06% 143	12.77% 24	4.79% 9	6.38% 12	188
Highland Woods	57.22% 111	29.38% 57	5.15% 10	8.25% 16	194
Katherine Kearney Carpenter Park	58.88% 116	12.69% 25	5.58% 11	22.84% 45	197
Lemke Park	46.63% 90	14.51% 28	8.29% 16	30.57% 59	193
Lilly Lane Nature Preserve	93.09% 175	4.79% 9	1.06% 2	1.06% 2	188
Little Menomonee Site	90.86% 169	5.91% 11	2.15% 4	1.08% 2	186
Mequon Community Park	29.74% 58	18.46% 36	16.41% 32	35.38% 69	195
Mequon Community Pool	55.78% 111	11.56% 23	10.55% 21	22.11% 44	199
Mequon Nature Preserve	29.74% 58	33.33% 65	14.36% 28	22.56% 44	195
Moonlight Landing	94.18% 178	2.65% 5	1.06% 2	2.12% 4	189
Prinz Site	97.86% 183	1.07% 2	0.53% 1	0.53% 1	187
Pukaite Woods at Rotary Park	58.42% 111	15.79% 30	10.00% 19	15.79% 30	190
River Barn Park	33.33% 65	35.90% 70	9.74% 19	21.03% 41	195
River Forest Nature Preserve	85.48% 159	6.45% 12	3.23% 6	4.84% 9	186
Riverview Park	70.21% 132	18.62% 35	3.72% 7	7.45% 14	188

Attachment: 19_1105_POSSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Mequon Park & Open Space Survey

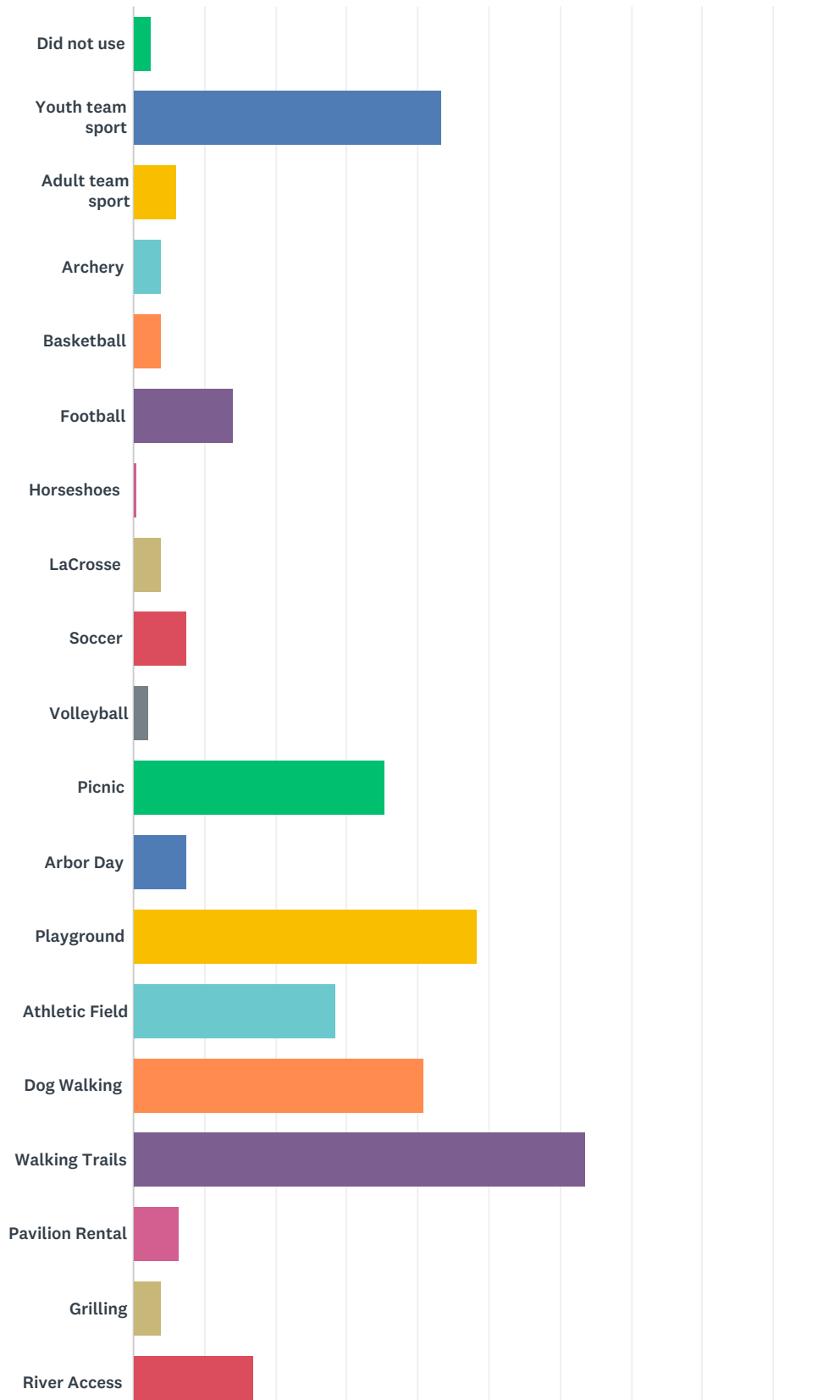
4.a.a

Rotary Park	24.49% 48	25.00% 49	15.31% 30	35.20% 69	196
Scout Park	89.67% 165	8.15% 15	0.54% 1	1.63% 3	184
Settlers Park	89.30% 167	8.56% 16	0.53% 1	1.60% 3	187
Shoreland Nature Preserve	87.23% 164	7.98% 15	1.60% 3	3.19% 6	188
Swan Road Prairie	90.43% 170	7.98% 15	0.00% 0	1.60% 3	188
Trinity Creek Wetland Habitat	88.77% 166	3.74% 7	1.60% 3	5.88% 11	187
Villa Grove Park	83.96% 157	9.09% 17	2.67% 5	4.28% 8	187
Willow Bay Nature Preserve	90.43% 170	6.38% 12	0.53% 1	2.66% 5	188

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

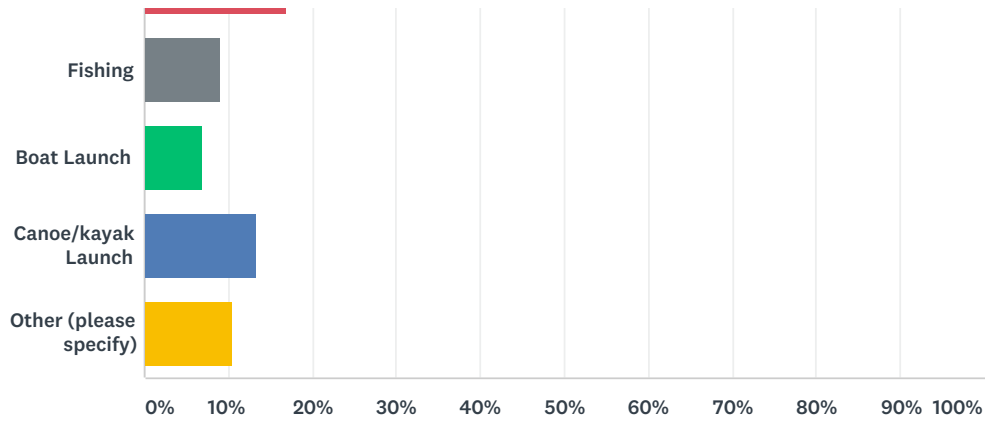
Q8 Over the past year, please indicate how you used one of the City's parks. Please mark all that apply.

Answered: 201 Skipped: 54



Mequon Park & Open Space Survey

4.a.a

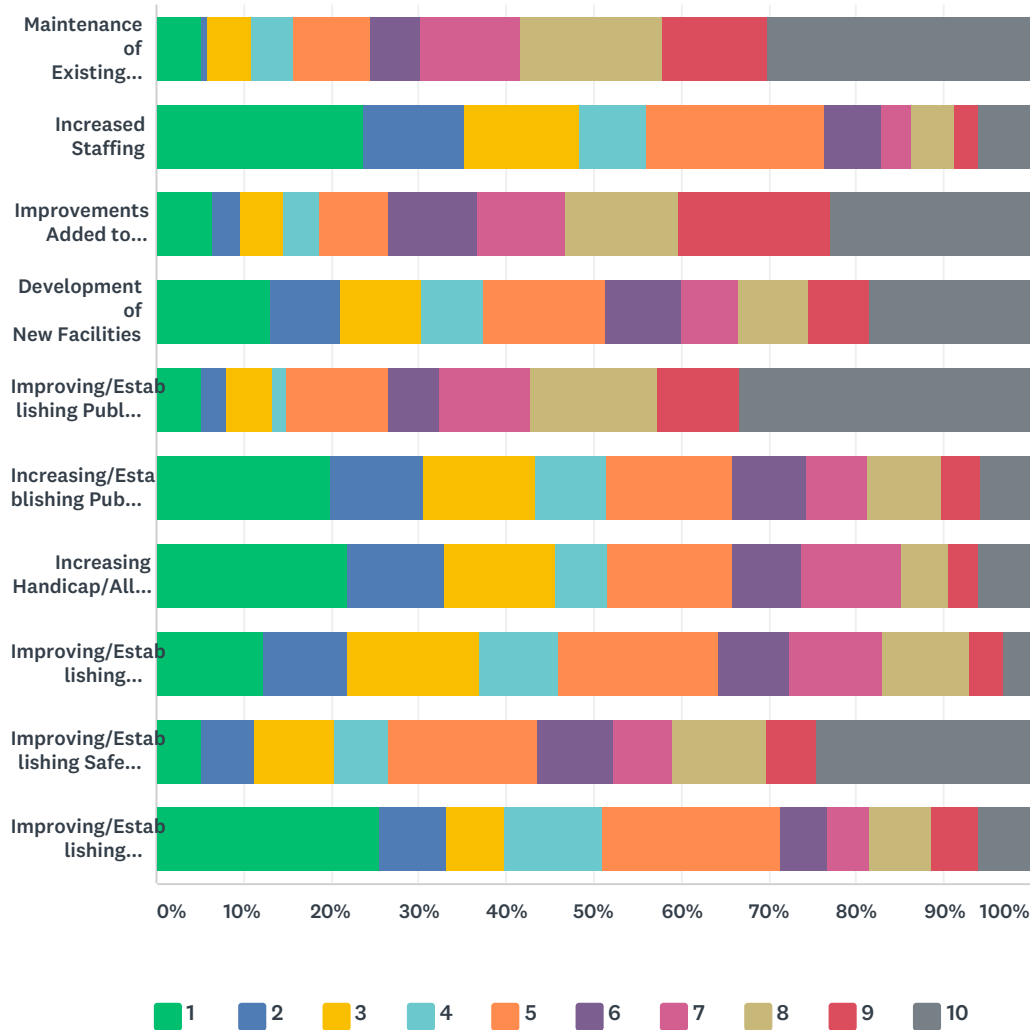


ANSWER CHOICES	RESPONSES	
Did not use	2.49%	5
Youth team sport	43.28%	87
Adult team sport	5.97%	12
Archery	3.98%	8
Basketball	3.98%	8
Football	13.93%	28
Horseshoes	0.50%	1
LaCrosse	3.98%	8
Soccer	7.46%	15
Volleyball	1.99%	4
Picnic	35.32%	71
Arbor Day	7.46%	15
Playground	48.26%	97
Athletic Field	28.36%	57
Dog Walking	40.80%	82
Walking Trails	63.68%	128
Pavilion Rental	6.47%	13
Grilling	3.98%	8
River Access	16.92%	34
Fishing	8.96%	18
Boat Launch	6.97%	14
Canoe/kayak Launch	13.43%	27
Other (please specify)	10.45%	21
Total Respondents: 201		

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Q9 Considering the needs for park facilities and resources, please rate the following in order of importance with 1 being the least urgent and 10 being the most urgent.

Answered: 195 Skipped: 60



	1	2	3	4	5	6	7	8	9	10	TOTAL
Maintenance of Existing Facilities	5.21% 10	0.52% 1	5.21% 10	4.69% 9	8.85% 17	5.73% 11	11.46% 22	16.15% 31	11.98% 23	30.21% 58	195
Increased Staffing	23.63% 43	11.54% 21	13.19% 24	7.69% 14	20.33% 37	6.59% 12	3.30% 6	4.95% 9	2.75% 5	6.04% 11	186
Improvements Added to Existing Facilities	6.38% 12	3.19% 6	4.79% 9	4.26% 8	7.98% 15	10.11% 19	10.11% 19	12.77% 24	17.55% 33	22.87% 43	186
Development of New Facilities	12.97% 24	8.11% 15	9.19% 17	7.03% 13	14.05% 26	8.65% 16	6.49% 12	8.11% 15	7.03% 13	18.38% 34	186
Improving/Establishing Public Restrooms	5.29% 10	2.65% 5	5.29% 10	1.59% 3	11.64% 22	5.82% 11	10.58% 20	14.29% 27	9.52% 18	33.33% 63	186
Increasing/Establishing Public Parking	19.79% 37	10.70% 20	12.83% 24	8.02% 15	14.44% 27	8.56% 16	6.95% 13	8.56% 16	4.28% 8	5.88% 11	186

Mequon Park & Open Space Survey

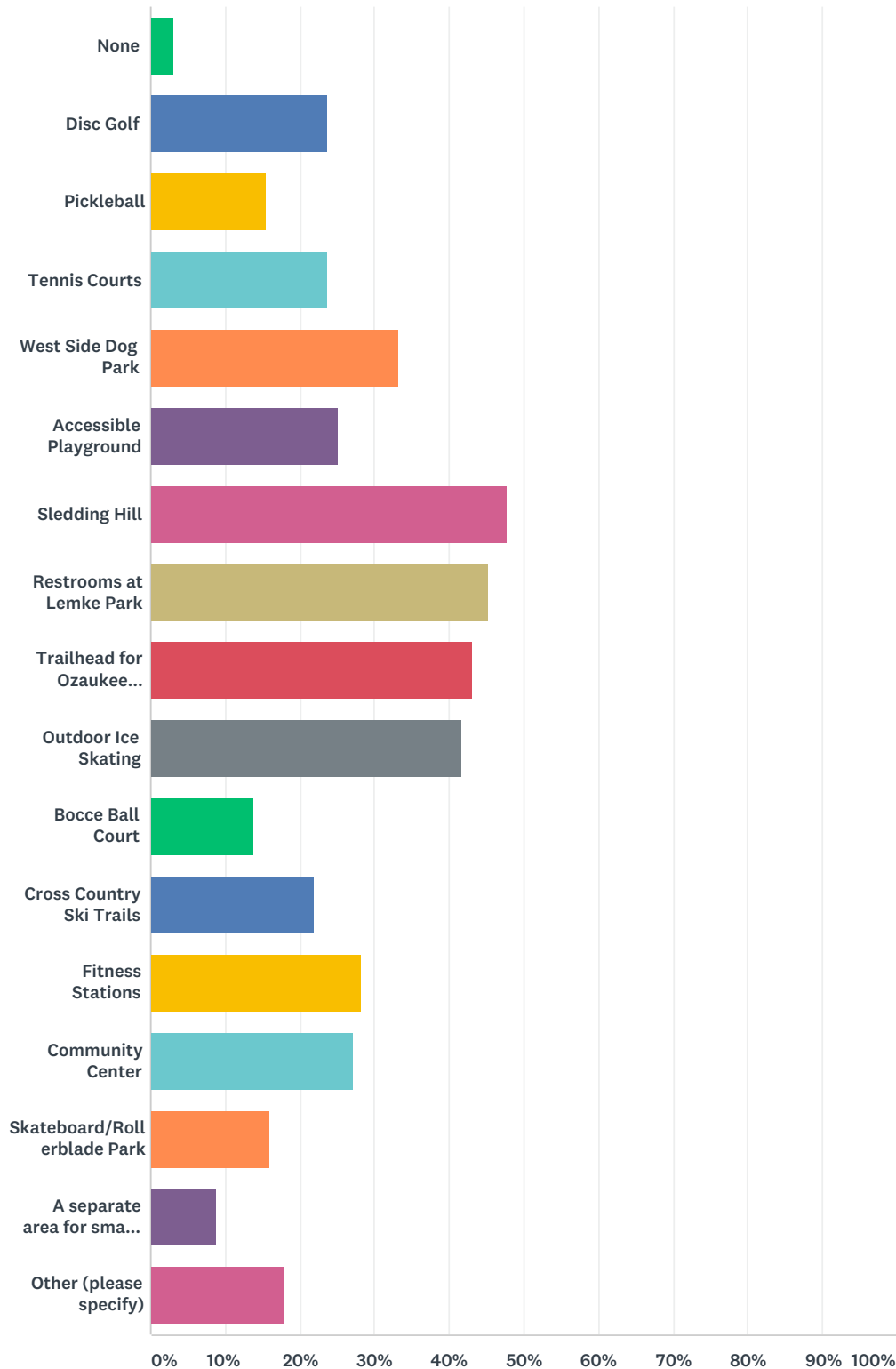
4.a.a

Increasing Handicap/All-Ability Accessibility	21.98% 40	10.99% 20	12.64% 23	6.04% 11	14.29% 26	7.69% 14	11.54% 21	5.49% 10	3.30% 6	6.04% 11	18
Improving/Establishing Shelters	12.30% 23	9.63% 18	14.97% 28	9.09% 17	18.18% 34	8.02% 15	10.70% 20	10.16% 19	3.74% 7	3.21% 6	18
Improving/Establishing Safe Pedestrian/Bicycle Routes to Facility	5.32% 10	5.85% 11	9.04% 17	6.38% 12	17.02% 32	8.51% 16	6.91% 13	10.64% 20	5.85% 11	24.47% 46	18
Improving/Establishing Wayfinding Signage	25.54% 47	7.61% 14	6.52% 12	11.41% 21	20.11% 37	5.43% 10	4.89% 9	7.07% 13	5.43% 10	5.98% 11	18

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Q10 If offered, please indicate which of the following elements you would utilize at a City of Mequon park:

Answered: 195 Skipped: 60



Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

ANSWER CHOICES

RESPONSES

Mequon Park & Open Space Survey

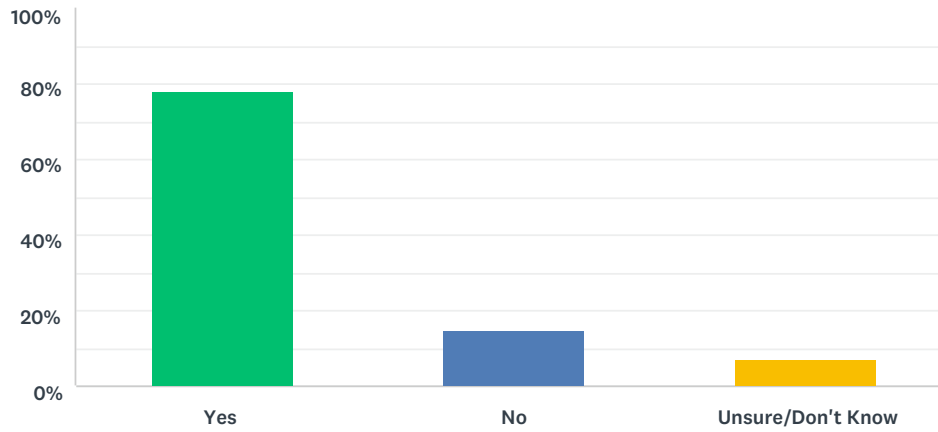
4.a.a

None	3.08%	6
Disc Golf	23.59%	46
Pickleball	15.38%	30
Tennis Courts	23.59%	46
West Side Dog Park	33.33%	65
Accessible Playground	25.13%	49
Sledding Hill	47.69%	93
Restrooms at Lemke Park	45.13%	88
Trailhead for Ozaukee Interurban Trail	43.08%	84
Outdoor Ice Skating	41.54%	81
Bocce Ball Court	13.85%	27
Cross Country Ski Trails	22.05%	43
Fitness Stations	28.21%	55
Community Center	27.18%	53
Skateboard/Rollerblade Park	15.90%	31
A separate area for small dogs at Katherine Kearney Carpenter Park	8.72%	17
Other (please specify)	17.95%	35
Total Respondents: 195		

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Q11 Do you feel there is adequate recreational park/open space within close proximity to your home?

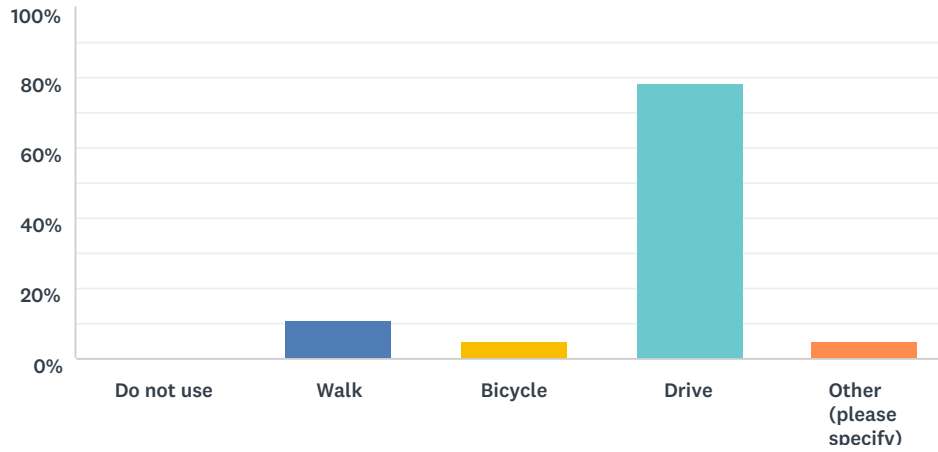
Answered: 197 Skipped: 58



ANSWER CHOICES	RESPONSES	
Yes	78.17%	154
No	14.72%	29
Unsure/Don't Know	7.11%	14
TOTAL		197

Q12 How do you typically get to a park?

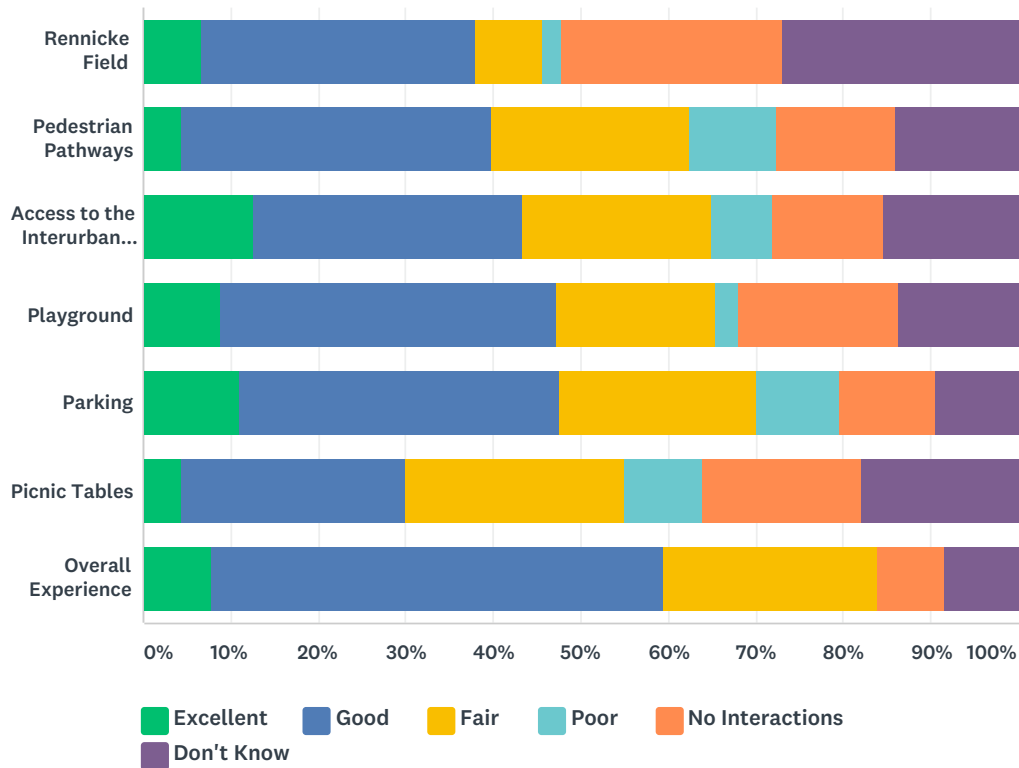
Answered: 201 Skipped: 54



ANSWER CHOICES	RESPONSES	
Do not use	0.50%	1
Walk	10.95%	22
Bicycle	4.98%	10
Drive	78.61%	158
Other (please specify)	4.98%	10
TOTAL		201

Q13 How would you rate your experience with the following elements/infrastructure at Community Park:

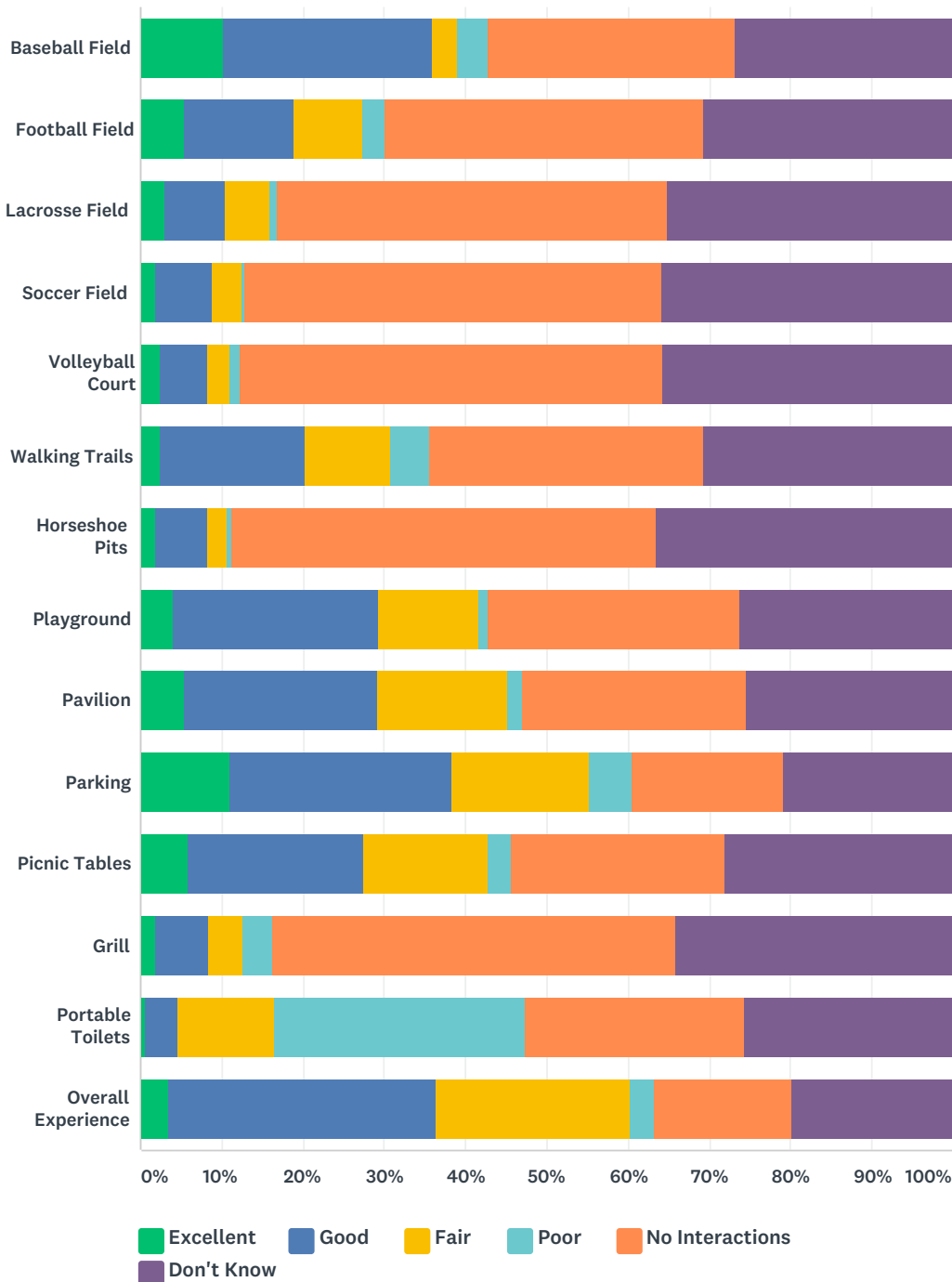
Answered: 186 Skipped: 69



	EXCELLENT	GOOD	FAIR	POOR	NO INTERACTIONS	DON'T KNOW	TOTAL
Rennie Field	6.59% 12	31.32% 57	7.69% 14	2.20% 4	25.27% 46	26.92% 49	182
Pedestrian Pathways	4.35% 8	35.33% 65	22.83% 42	9.78% 18	13.59% 25	14.13% 26	184
Access to the Interurban Trail	12.64% 23	30.77% 56	21.43% 39	7.14% 13	12.64% 23	15.38% 28	182
Playground	8.79% 16	38.46% 70	18.13% 33	2.75% 5	18.13% 33	13.74% 25	182
Parking	11.05% 20	36.46% 66	22.65% 41	9.39% 17	11.05% 20	9.39% 17	181
Picnic Tables	4.44% 8	25.56% 46	25.00% 45	8.89% 16	18.33% 33	17.78% 32	180
Overall Experience	7.78% 14	51.67% 93	24.44% 44	0.00% 0	7.78% 14	8.33% 15	180

Q14 How would you rate your experience with the following elements/infrastructure at Lemke Park:

Answered: 178 Skipped: 77



	EXCELLENT	GOOD	FAIR	POOR	NO INTERACTIONS	DON'T KNOW	TOTAL
Baseball Field	10.29% 18	25.71% 45	2.86% 5	4.00% 7	30.29% 53	26.86% 47	175
Football Field	5.33% 9	13.61% 23	8.28% 14	2.96% 5	39.05% 66	30.77% 52	169

Mequon Park & Open Space Survey

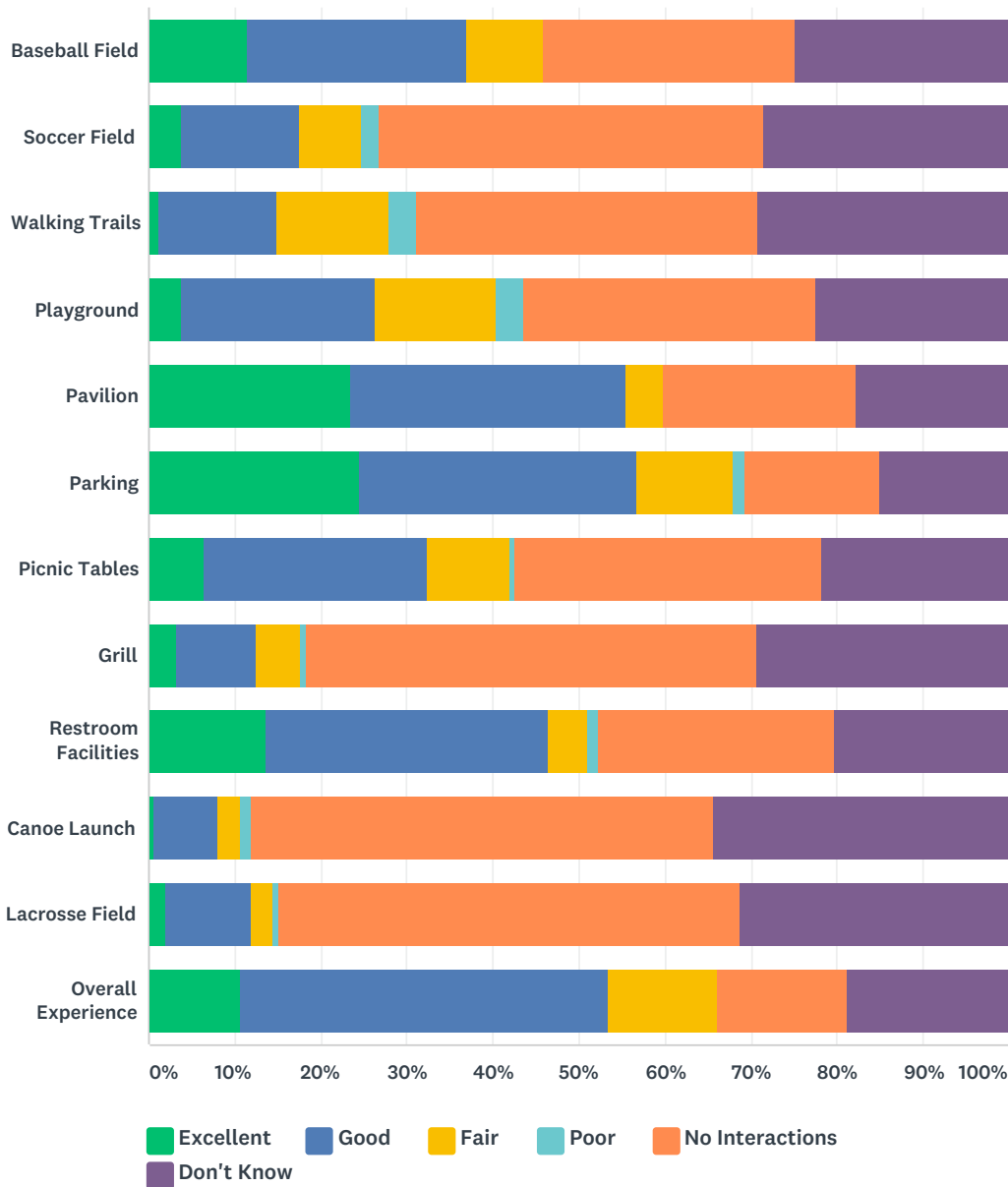
4.a.a

Lacrosse Field	2.92% 5	7.60% 13	5.26% 9	1.17% 2	47.95% 82	35.09% 60	171
Soccer Field	1.76% 3	7.06% 12	3.53% 6	0.59% 1	51.18% 87	35.88% 61	170
Volleyball Court	2.34% 4	5.85% 10	2.92% 5	1.17% 2	52.05% 89	35.67% 61	171
Walking Trails	2.33% 4	18.02% 31	10.47% 18	4.65% 8	33.72% 58	30.81% 53	172
Horseshoe Pits	1.76% 3	6.47% 11	2.35% 4	0.59% 1	52.35% 89	36.47% 62	170
Playground	4.09% 7	25.15% 43	12.28% 21	1.17% 2	30.99% 53	26.32% 45	171
Pavilion	5.36% 9	23.81% 40	16.07% 27	1.79% 3	27.38% 46	25.60% 43	168
Parking	11.05% 19	27.33% 47	16.86% 29	5.23% 9	18.60% 32	20.93% 36	172
Picnic Tables	5.85% 10	21.64% 37	15.20% 26	2.92% 5	26.32% 45	28.07% 48	171
Grill	1.80% 3	6.59% 11	4.19% 7	3.59% 6	49.70% 83	34.13% 57	167
Portable Toilets	0.58% 1	4.09% 7	11.70% 20	30.99% 53	26.90% 46	25.73% 44	171
Overall Experience	3.51% 6	32.75% 56	23.98% 41	2.92% 5	16.96% 29	19.88% 34	171

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Q15 How would you rate your experience with the following elements/infrastructure at River Barn Park:

Answered: 164 Skipped: 91



	EXCELLENT	GOOD	FAIR	POOR	NO INTERACTIONS	DON'T KNOW	TOTAL
Baseball Field	11.46% 18	25.48% 40	8.92% 14	0.00% 0	29.30% 46	24.84% 39	157
Soccer Field	3.90% 6	13.64% 21	7.14% 11	1.95% 3	44.81% 69	28.57% 44	154
Walking Trails	1.30% 2	13.64% 21	12.99% 20	3.25% 5	39.61% 61	29.22% 45	154
Playground	3.85% 6	22.44% 35	14.10% 22	3.21% 5	33.97% 53	22.44% 35	156
Pavilion	23.57% 37	31.85% 50	4.46% 7	0.00% 0	22.29% 35	17.83% 28	157

Mequon Park & Open Space Survey

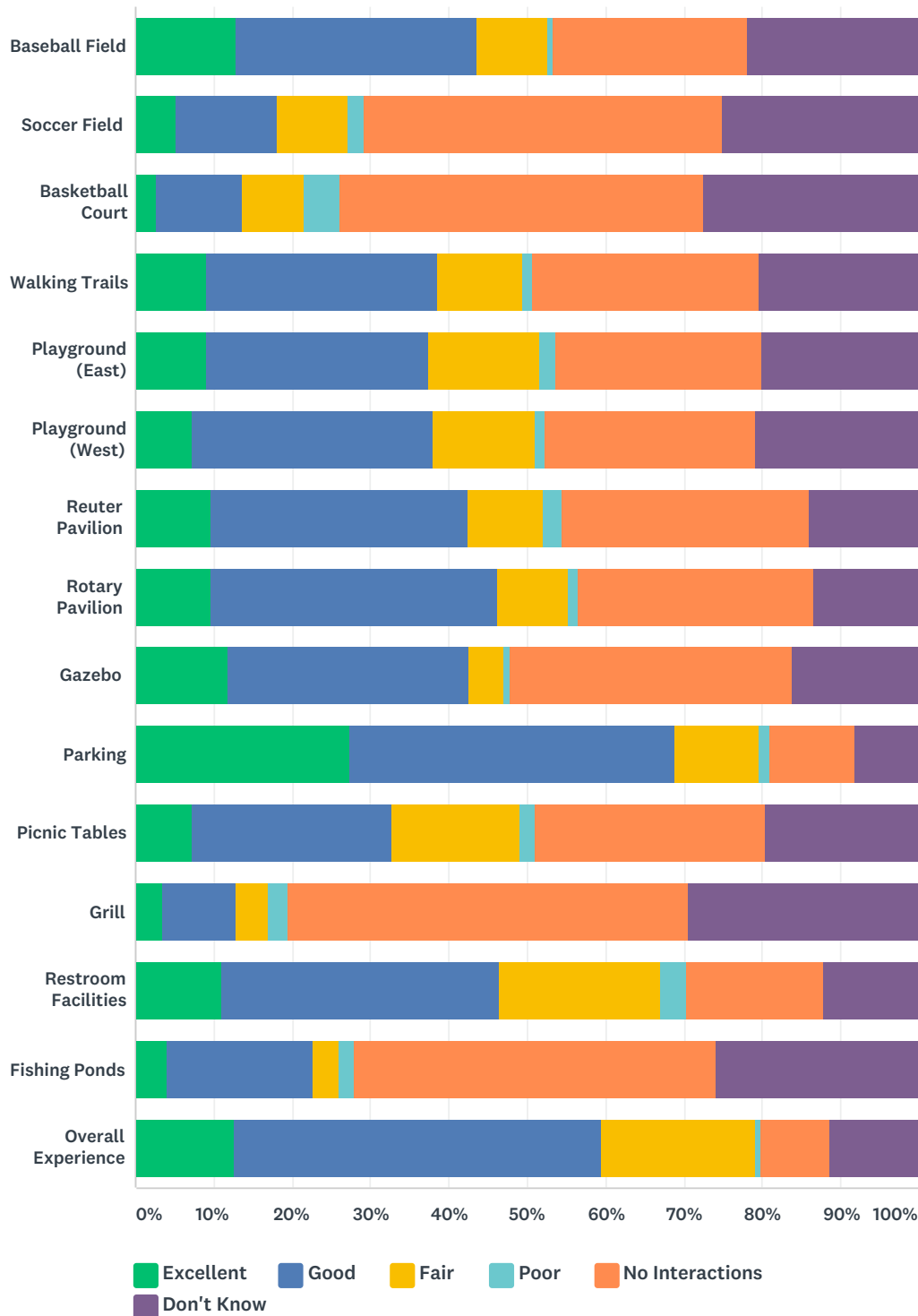
4.a.a

Parking	24.53% 39	32.08% 51	11.32% 18	1.26% 2	15.72% 25	15.09% 24	159
Picnic Tables	6.45% 10	25.81% 40	9.68% 15	0.65% 1	35.48% 55	21.94% 34	155
Grill	3.27% 5	9.15% 14	5.23% 8	0.65% 1	52.29% 80	29.41% 45	153
Restroom Facilities	13.73% 21	32.68% 50	4.58% 7	1.31% 2	27.45% 42	20.26% 31	153
Canoe Launch	0.66% 1	7.28% 11	2.65% 4	1.32% 2	53.64% 81	34.44% 52	151
Lacrosse Field	1.96% 3	9.80% 15	2.61% 4	0.65% 1	53.59% 82	31.37% 48	153
Overall Experience	10.69% 17	42.77% 68	12.58% 20	0.00% 0	15.09% 24	18.87% 30	159

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Q16 How would you rate your experience with the following elements/infrastructure at Rotary Park:

Answered: 164 Skipped: 91



	EXCELLENT	GOOD	FAIR	POOR	NO INTERACTIONS	DON'T KNOW	TOTAL
Baseball Field	12.82%	30.77%	8.97%	0.64%	25.00%	21.79%	156
	20	48	14	1	39	34	

Mequon Park & Open Space Survey

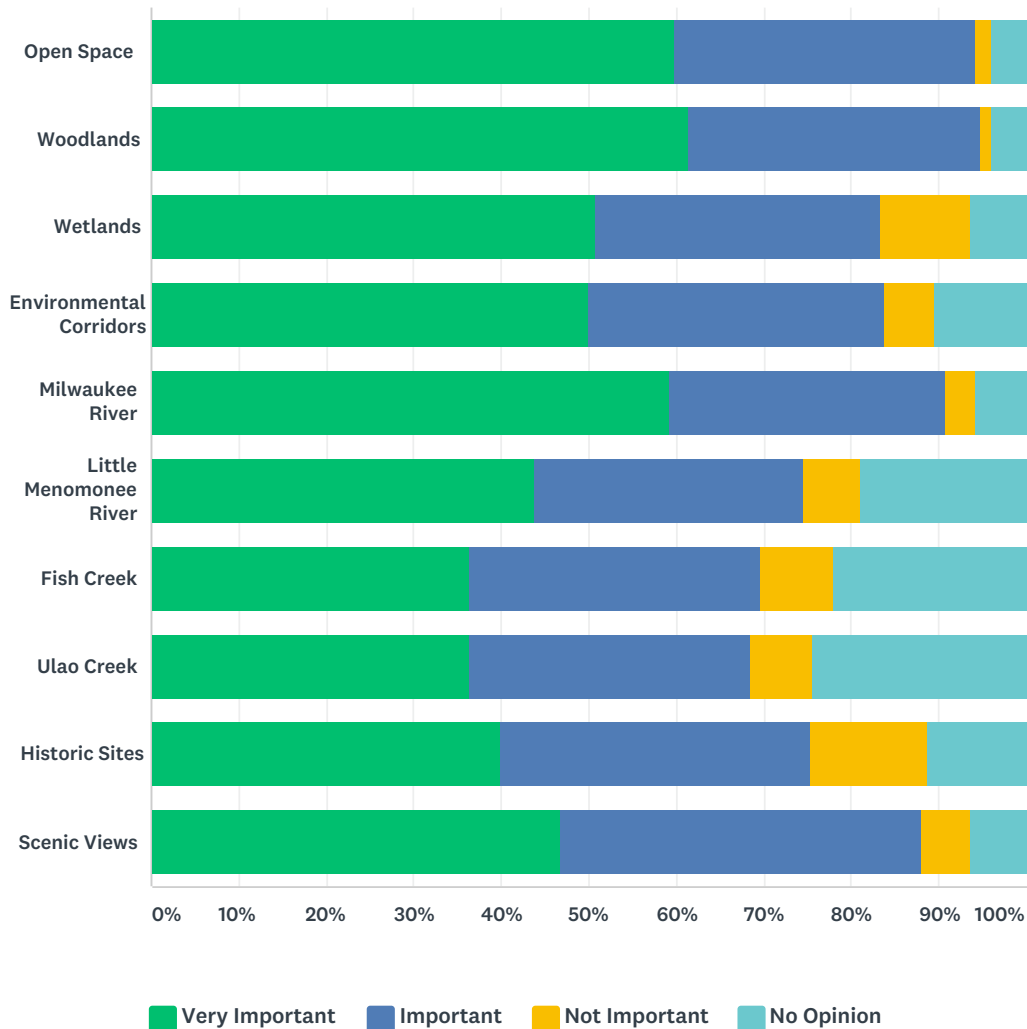
4.a.a

Soccer Field	5.16% 8	12.90% 20	9.03% 14	1.94% 3	45.81% 71	25.16% 39	155
Basketball Court	2.61% 4	11.11% 17	7.84% 12	4.58% 7	46.41% 71	27.45% 42	153
Walking Trails	8.97% 14	29.49% 46	10.90% 17	1.28% 2	28.85% 45	20.51% 32	156
Playground (East)	9.03% 14	28.39% 44	14.19% 22	1.94% 3	26.45% 41	20.00% 31	155
Playground (West)	7.19% 11	30.72% 47	13.07% 20	1.31% 2	26.80% 41	20.92% 32	153
Reuter Pavilion	9.62% 15	32.69% 51	9.62% 15	2.56% 4	31.41% 49	14.10% 22	156
Rotary Pavilion	9.62% 15	36.54% 57	8.97% 14	1.28% 2	30.13% 47	13.46% 21	156
Gazebo	11.76% 18	30.72% 47	4.58% 7	0.65% 1	35.95% 55	16.34% 25	153
Parking	27.39% 43	41.40% 65	10.83% 17	1.27% 2	10.83% 17	8.28% 13	157
Picnic Tables	7.19% 11	25.49% 39	16.34% 25	1.96% 3	29.41% 45	19.61% 30	153
Grill	3.36% 5	9.40% 14	4.03% 6	2.68% 4	51.01% 76	29.53% 44	149
Restroom Facilities	10.97% 17	35.48% 55	20.65% 32	3.23% 5	17.42% 27	12.26% 19	155
Fishing Ponds	4.00% 6	18.67% 28	3.33% 5	2.00% 3	46.00% 69	26.00% 39	150
Overall Experience	12.66% 20	46.84% 74	19.62% 31	0.63% 1	8.86% 14	11.39% 18	158

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Q17 Please indicate how important the preservation/enhancement of the following features are for the future of the Mequon area.

Answered: 176 Skipped: 79



	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	NO OPINION	TOTAL
Open Space	59.77% 104	34.48% 60	1.72% 3	4.02% 7	174
Woodlands	61.40% 105	33.33% 57	1.17% 2	4.09% 7	171
Wetlands	50.89% 86	32.54% 55	10.06% 17	6.51% 11	169
Environmental Corridors	50.00% 86	33.72% 58	5.81% 10	10.47% 18	172
Milwaukee River	59.30% 102	31.40% 54	3.49% 6	5.81% 10	172
Little Menomonee River	43.79% 74	30.77% 52	6.51% 11	18.93% 32	169
Fish Creek	36.31% 61	33.33% 56	8.33% 14	22.02% 37	168

Mequon Park & Open Space Survey

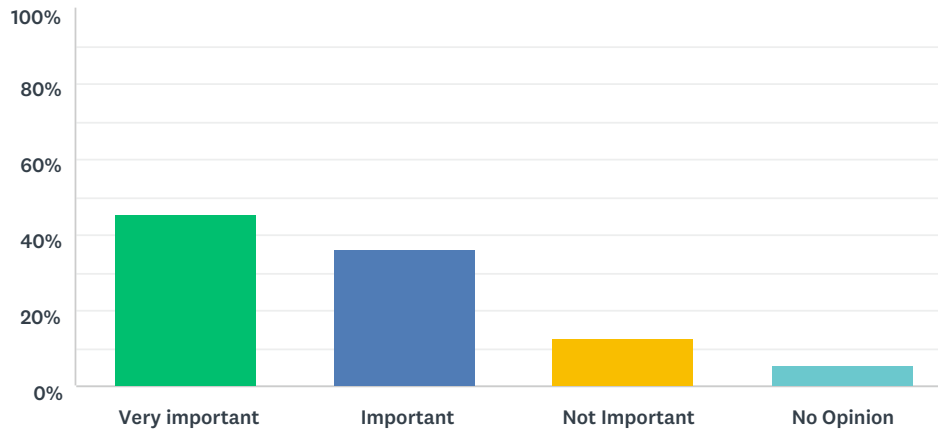
4.a.a

Ulao Creek	36.31% 61	32.14% 54	7.14% 12	24.40% 41	168
Historic Sites	40.00% 68	35.29% 60	13.53% 23	11.18% 19	170
Scenic Views	46.82% 81	41.04% 71	5.78% 10	6.36% 11	173

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Q18 Development of a city-wide bicycle/pedestrian/recreational trail system should be a priority for the City of Mequon.

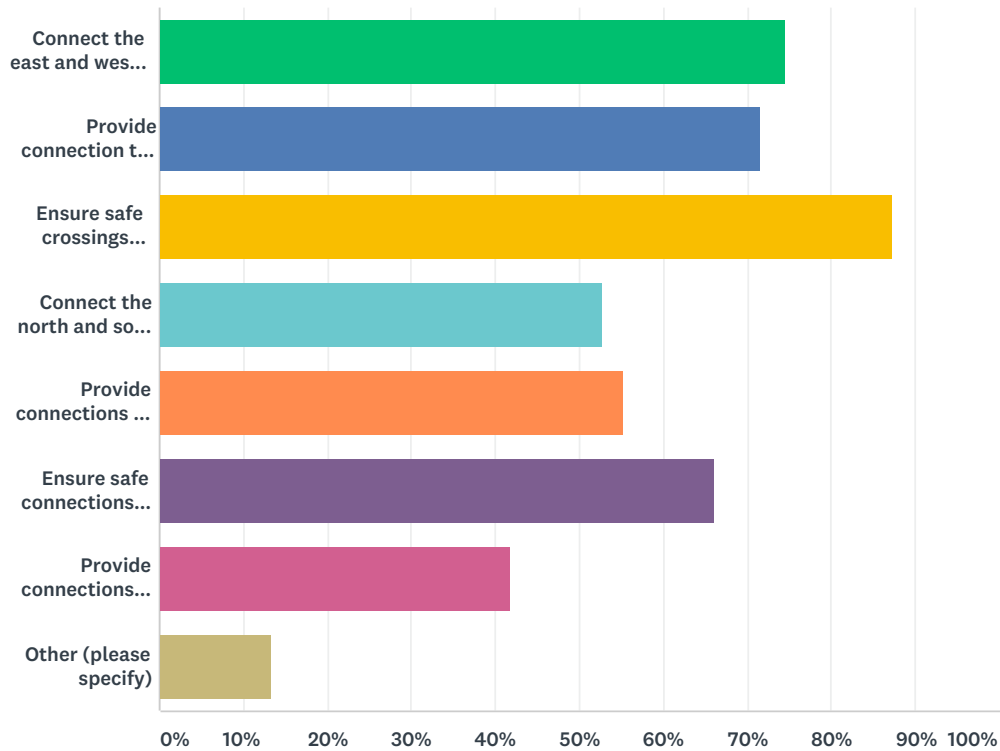
Answered: 180 Skipped: 75



ANSWER CHOICES	RESPONSES	
Very important	45.56%	82
Important	36.11%	65
Not Important	12.78%	23
No Opinion	5.56%	10
TOTAL		180

Q19 A city-wide bicycle/pedestrian/recreational trail system should (check all that apply):

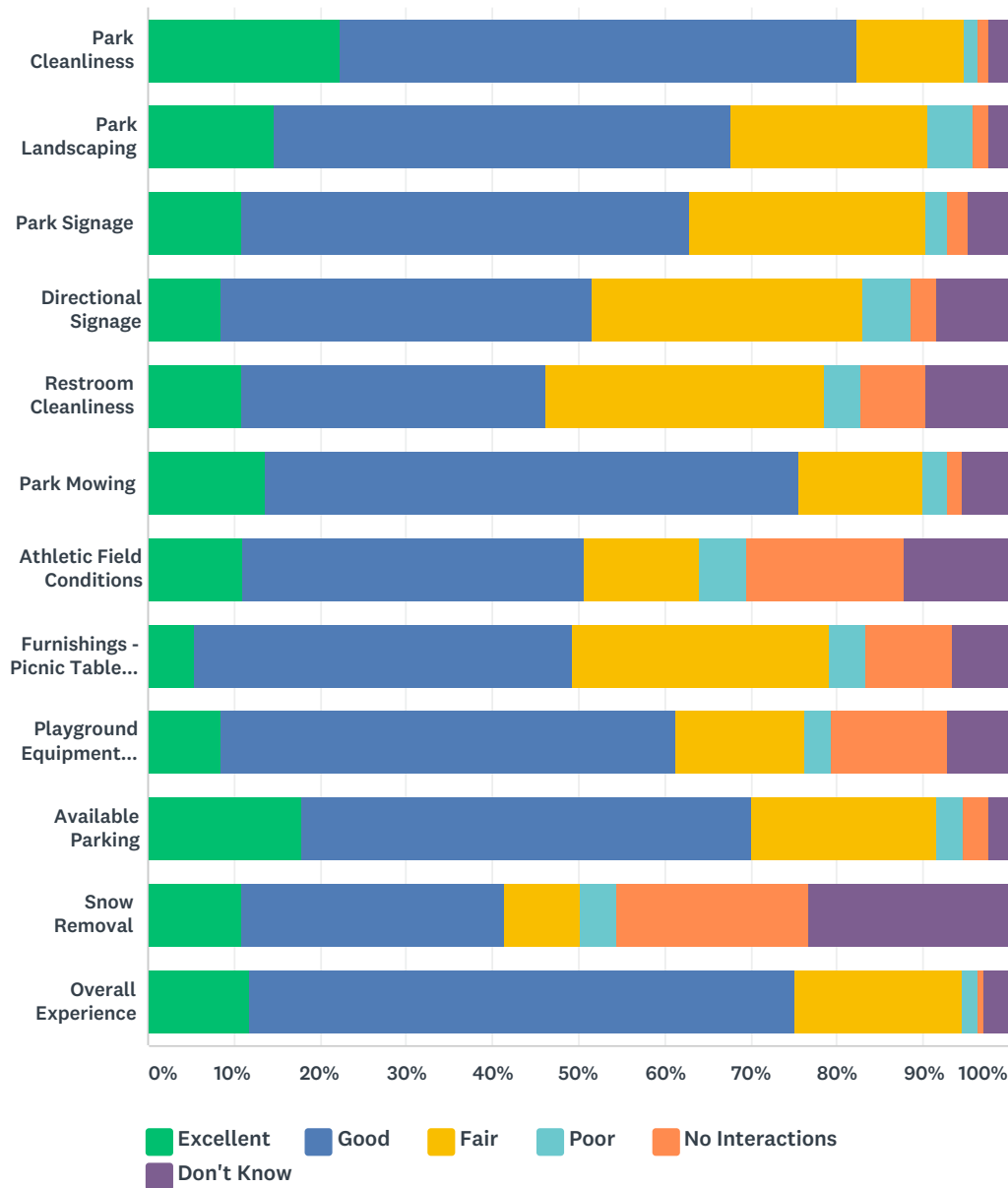
Answered: 165 Skipped: 90



ANSWER CHOICES	RESPONSES	
Connect the east and west sides of the City	74.55%	123
Provide connection to public facilities and sites (civic buildings, schools, parks, etc.)	71.52%	118
Ensure safe crossings across major roadways.	87.27%	144
Connect the north and south sides of the City	52.73%	87
Provide connections to significant shopping areas in the city (Town Center, Port Washington Road, etc.)	55.15%	91
Ensure safe connections across the river.	66.06%	109
Provide connections from Mequon to adjacent communities.	41.82%	69
Other (please specify)	13.33%	22
Total Respondents: 165		

Q20 How would you rate the following characteristics of the City's park system? Please answer for each of the categories listed below.

Answered: 172 Skipped: 83



	EXCELLENT	GOOD	FAIR	POOR	NO INTERACTIONS	DON'T KNOW	TOTAL
Park Cleanliness	22.35% 38	60.00% 102	12.35% 21	1.76% 3	1.18% 2	2.35% 4	170
Park Landscaping	14.71% 25	52.94% 90	22.94% 39	5.29% 9	1.76% 3	2.35% 4	170
Park Signage	10.78% 18	52.10% 87	27.54% 46	2.40% 4	2.40% 4	4.79% 8	167
Directional Signage	8.48% 14	43.03% 71	31.52% 52	5.45% 9	3.03% 5	8.48% 14	165
Restroom Cleanliness	10.78% 18	35.33% 59	32.34% 54	4.19% 7	7.78% 13	9.58% 16	167

Mequon Park & Open Space Survey

4.a.a

Park Mowing	13.69% 23	61.90% 104	14.29% 24	2.98% 5	1.79% 3	5.36% 9	168
Athletic Field Conditions	10.98% 18	39.63% 65	13.41% 22	5.49% 9	18.29% 30	12.20% 20	164
Furnishings - Picnic Tables, Grills, etc.	5.39% 9	43.71% 73	29.94% 50	4.19% 7	10.18% 17	6.59% 11	167
Playground Equipment Condition	8.48% 14	52.73% 87	15.15% 25	3.03% 5	13.33% 22	7.27% 12	165
Available Parking	17.96% 30	52.10% 87	21.56% 36	2.99% 5	2.99% 5	2.40% 4	167
Snow Removal	10.78% 18	30.54% 51	8.98% 15	4.19% 7	22.16% 37	23.35% 39	167
Overall Experience	11.83% 20	63.31% 107	19.53% 33	1.78% 3	0.59% 1	2.96% 5	169

Attachment: 19_1105_POSP_Plan (RESOLUTION 3650 : 2019 Comprehensive Park, Recreation & Open Space Plan)

Appendix D:

Adoption

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: November 11, 2019
SUBJECT: Allrite Home and Remodeling. The applicant is seeking building plan amendment approval to modify the exterior building material for the condominiums located at 1145-1154 Baldwin Court

Applicant:	Allrite Home and Remodeling
Status of Applicant:	Agent
Requested:	Building Plan Amendment
Existing Use:	Residential
Existing Zoning:	RM Multiple Family
Land Use Plan:	Residential Multi-Family
Lot size:	2.97 acres
Location:	1145-1154 W. Baldwin Court
Tax Key:	#15-166-11-450.00
District:	#8

Background:

The applicant is seeking building plan amendment approval for exterior changes to the north Baldwin Court Condominium building at 1145-1154 W Baldwin Court. Although no changes are proposed to the south building at this time, the applicant indicated that the siding on the south building will also be replaced in the future.

Building Plan Amendment:

The applicant is proposing to replace the deteriorated wood siding with vinyl siding. The proposal also includes installing aluminum overhead door trim and soffit/fascia trim on the entire building. Staff is supportive of improvements to the exterior but recommends cement board (HardiePlank) or wood-based plank (LP SmartSide) siding. This recommendation is consistent with new developments as well as replacement projects. In 2017, Mequon Trail Townhomes replaced the siding on 49 buildings with HardiePlank lap siding and Hardie straightedge shakes.

Since the applicant was unwilling to agree to this material change, it has been forwarded onto Planning Commission for consideration.

If Planning Commission concurs with the material change, staff recommends that this approval and the conditions also apply to the south building, and an administrative approval by staff can be authorized at the time the applicant comes forward for changes to the south building.

Staff Recommendation:

Planning staff recommends **approval** of the building plan amendment subject to the following condition(s):

1. Planning staff review and approval of final elevation plans prior to the issuance of permits. The applicant shall submit such plan(s) within 30 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Replacement siding shall be cement board (HardiePlank) or wood-based plank (LP SmartSide) siding.

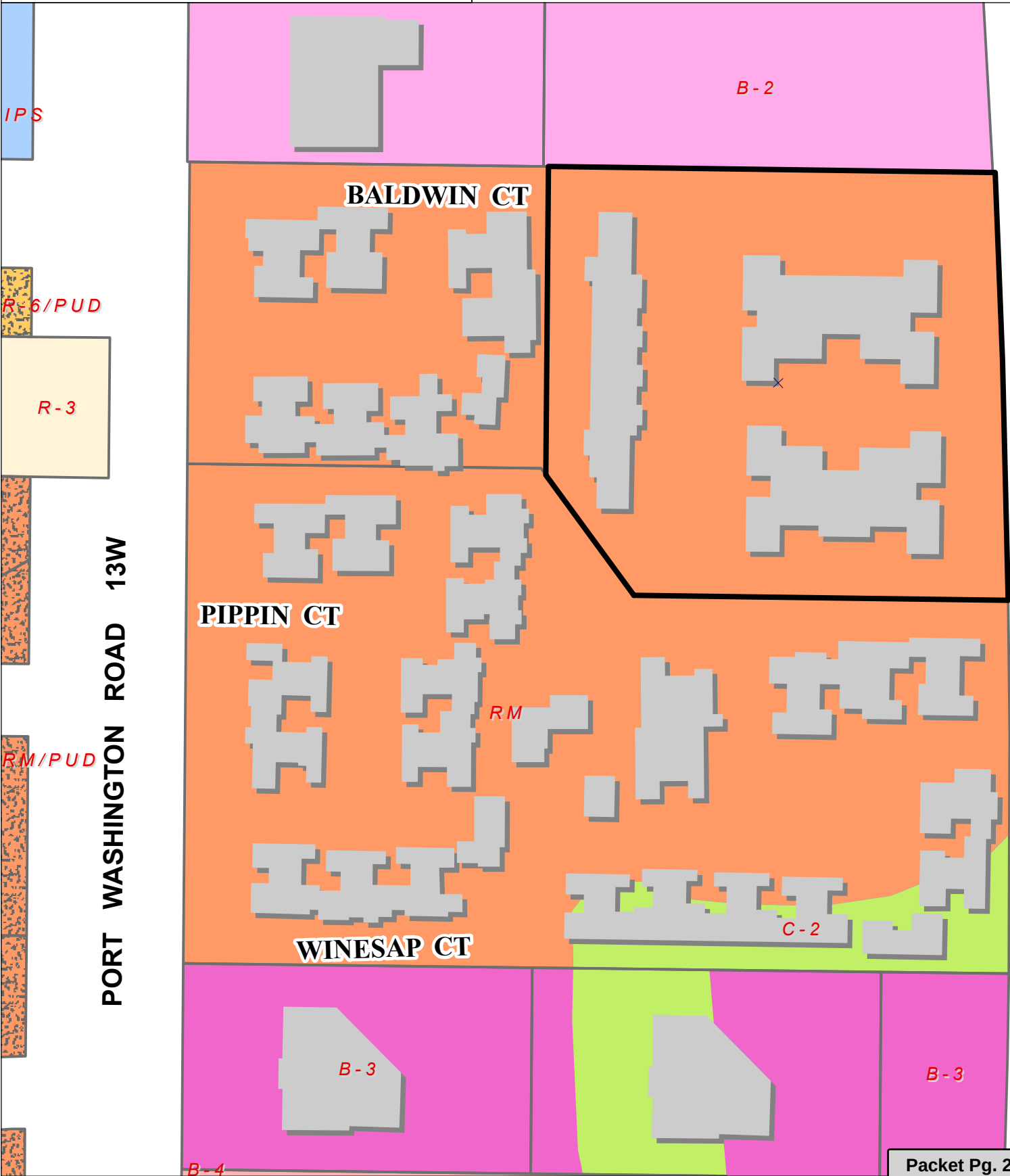
Attachments:

Packet (PDF)

Baldwin Court Condominiums

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

4.b.a



Attachment: Packet (4611 : Allrite Home and Remodeling)

Before



After



Scope of work:

In particular, Contractor agrees to: Installation of Siding, Soffit/Fascia Trims on Entire Building ("Project"), using the products, fixtures, and/or materials, as applicable, as follows: Remove all the old wood siding, Aluminum soffit panels, cedar corners/window trims around the entire building & dispose into dumpster.

- Any rotten wood sheathing &/or fascia found during tear off to not be sound enough to hold a nail & will need to be replaced, (customer to be notified) will be an additional \$50 per man hour plus materials.

Install new ACM High efficiency Continuous Aluminum Hidden Soffit Ventilation System & custom hand bent aluminum fascia wrap around the entire building; Excluding porches & entryways.

- New Aluminum Soffit/Fascia Color: White

- Cut a min. 2" continuous cut into all eave end soffit areas in order to improve intake ventilation

Leave the old wood cedar trim boards on all the pillars Customer to paint

Leave all the newly installed Aluminum trim wrap (WHITE) around the exterior window brickmolds.

Install new House Wrap, & tape to prepare for new siding installation.

Install new custom bent aluminum over all the old exterior wood garage overhead door trims

- New Garage Overhead Door Trim Wrap Color: WHITE

(NOTE: Any Entry door trims found to not already have aluminum trim wrap around them & if desired, we can ADD this trim wrap for an additional \$100 per entry door during installation/project.)

Install new Mastic Double-6" Insulated Structure Vinyl Lap Siding around entire Building.

- New D6" Lap Siding Color: HARBOR GREY

- New Insulated Vinyl Corner Post Color: WHITE

- New Mastic Siding includes all necessary blocks, j-channels, & drip caps

- All Mastic Vinyl Siding includes their VIP, VSI Limited Lifetime Warranty.

Discard all scrap & waste materials.

Flat & final fees including all taxes, labor, Sanitation, Dumpsters, & permits

ALSO, on the WEST Building, cut back rotten/damaged Siding at the base of the wall where the roof, meets the wall around the entire building (as needed) & install new counter flashing & LP Trim boards in order to prevent additional deterioration to the walls siding. This additional work will be based on an additional charge of \$60 per man (per man hour) plus materials & will be billed as an additional add-on to this project. Will take before & after pictures for reference.

Customer wants to go maintenance free
due to wood siding not holding up.



Lenett Bensel
Office Manager
Allrite Home and Remodeling



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: November 11, 2019
SUBJECT: Concordia University. The applicant is seeking building and site plan amendment to allow for a dome over the football field at 12800 N. Lake Shore Drive.

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

Background:

The applicant is requesting building and site plan amendment for an inflatable dome over the football field at Concordia University. The inflatable dome will be used during the winter months and will comply with the 52-foot height requirement. The item was before the Planning Commission on September 9, 2019. The vote to approve the item was 4-4 which equates to a denial. Based on this action, the applicant has modified the plan to include a blue colored opaque dome and has provided additional site line information for consideration.

Site Plan:

The dome is shown over the existing football field and will be inflated from October to April. The applicant has submitted several site line renderings of the dome which show limited view of the structure from nearby residential properties and the public right of way. Based on the discussion at the last meeting, the applicant has provided additional site line photographs and an exhibit which shows the height of the existing trees along the north property line.

The height of the dome is in compliance with the 52-foot code requirement. Domes similar to this proposal are common place on many college campuses and are become a typical part of the campus skyline. Staff is supportive of the dome over the football field due to its location on the campus. It is far removed from many of the adjacent single-family homes in the area and it is adjacent to the parking structure which screens a majority of the structure from public view. Other than the proposed dome, the site plan does not change significantly. There is new mechanical equipment and a storage container for the dome when it is not in use located adjacent to the parking structure. The container and mechanical equipment are screened by the parking structure and vegetation and will not be visible to the public.

Building Plan:

The proposed 180W x 400L dome is constructed of a blue fabric with an airlock entry system and several emergency exits. The dome will be opaque so that interior light will not be visible on the exterior during evening hours. Staff recommends that the mechanical equipment that inflates the dome be limited to 65dBA at the property line. Based on the information provided and the proximity to the property line, staff believes the noise impact on any neighboring parcels will be negligible.

Engineering Report:

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

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

Staff Recommendation:

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

1. Staff review of final site, building and lighting plans.
2. The mechanical equipment associated with the dome shall be limited to 65dBA at the property line.
3. Engineering Division review and approval of grading and drainage plans in conformance to City ordinances and the Standard Specifications for Land Development.
4. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
5. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
6. Planning staff review and approval of final plans prior to the issuance of permits. The applicant shall submit such plan(s) within 30 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.

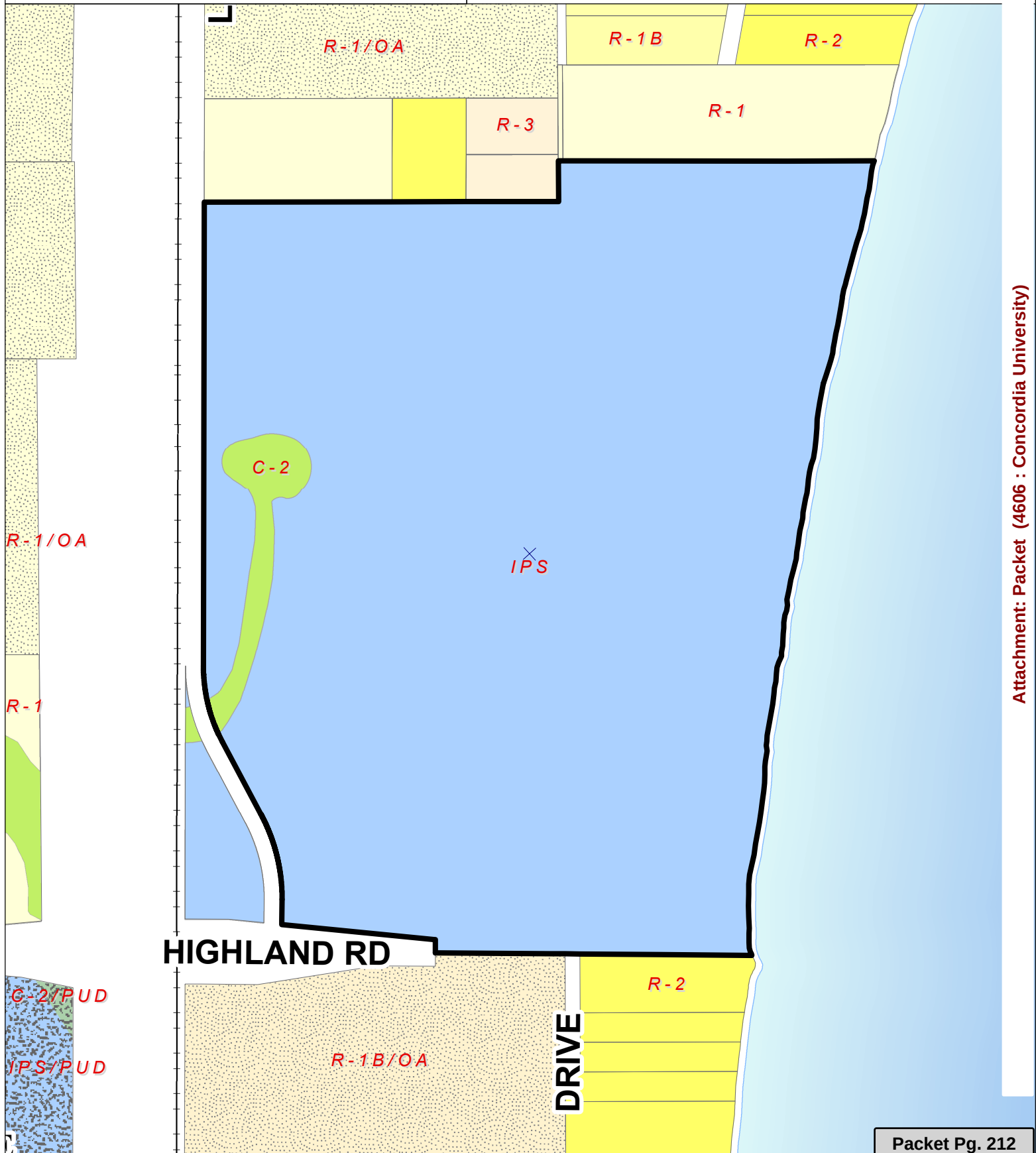
Attachments:

Packet (PDF)

Concordia University

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

4.c.a



Attachment: Packet (4606 : Concordia University)

CONCORDIA FALCONS

Seasonal Air Dome Proposal

Respectfully Submitted: Dr. Rob Barnhill – Director of Athletics

Proposal:

To construct a footing and attachment system around the current football field to accommodate the anchoring of a seasonal air dome. The completely opaque air dome would cover the football field and would be put up in late October and taken down in early April. The proposed dome would be constructed out of blue fabric to match the other outdoor facilities. The proposed air dome would be hidden to the west by the parking structure and to the north by trees that are over 70 feet tall.

Rationale:

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

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

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

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



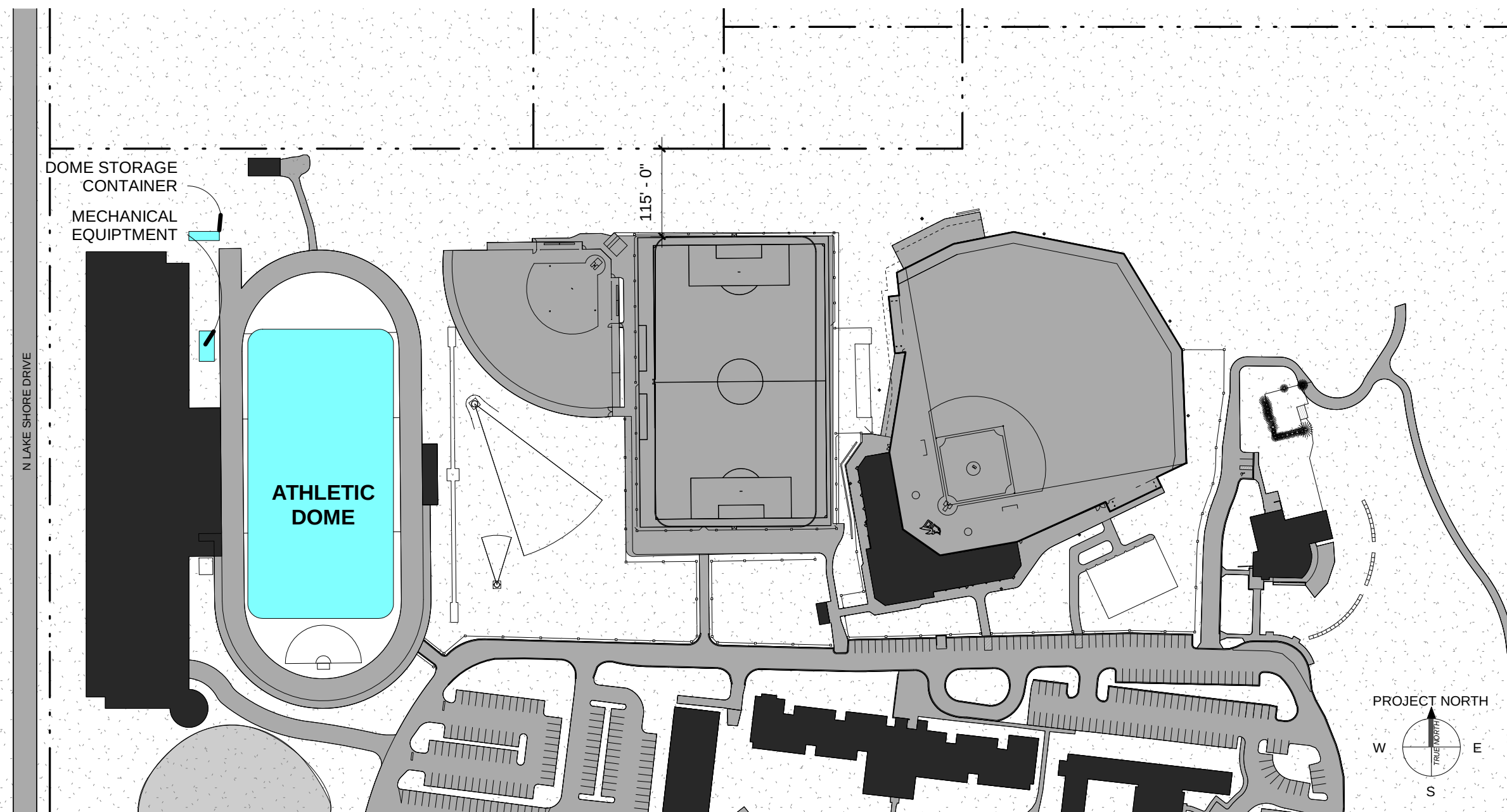
Mayer | Helminiak
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Mequon, WI
53092-5561

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Athletic Facilities

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Concordia University Wisconsin

12800 N Lake Shore Dr, Mequon, WI
10/14/2019
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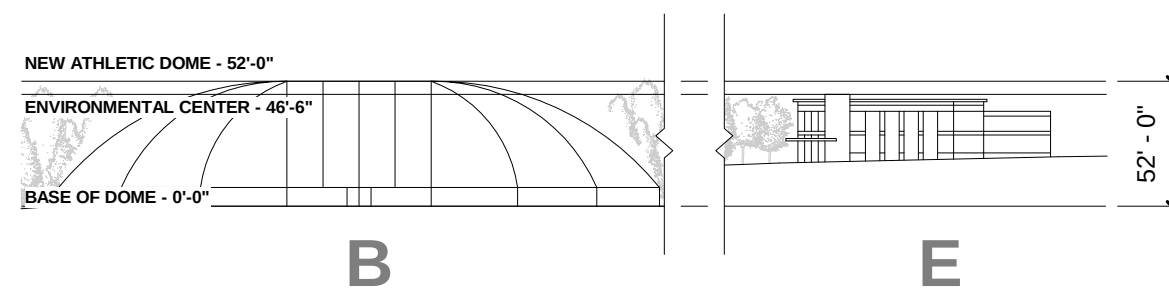
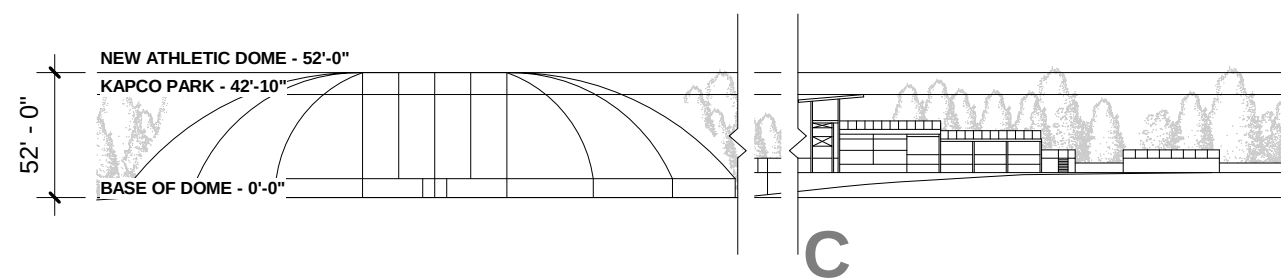
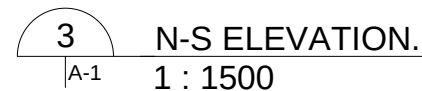
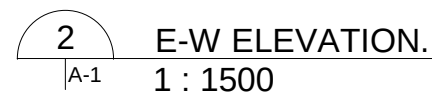
SITE PLAN

A-0

Packet Pg. 214

Attachment: Packet (4606 : Concordia University)

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A-1 Packet Pg. 215

View from on Campus



Attachment: Packet (4606 : Concordia University)

Athletic Facilities

View from Lake Drive



Athletic Facilities

View from Highland Road Intersection



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Athletic Facilities



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View from N. Port Washington Road Near Ascension Hospital



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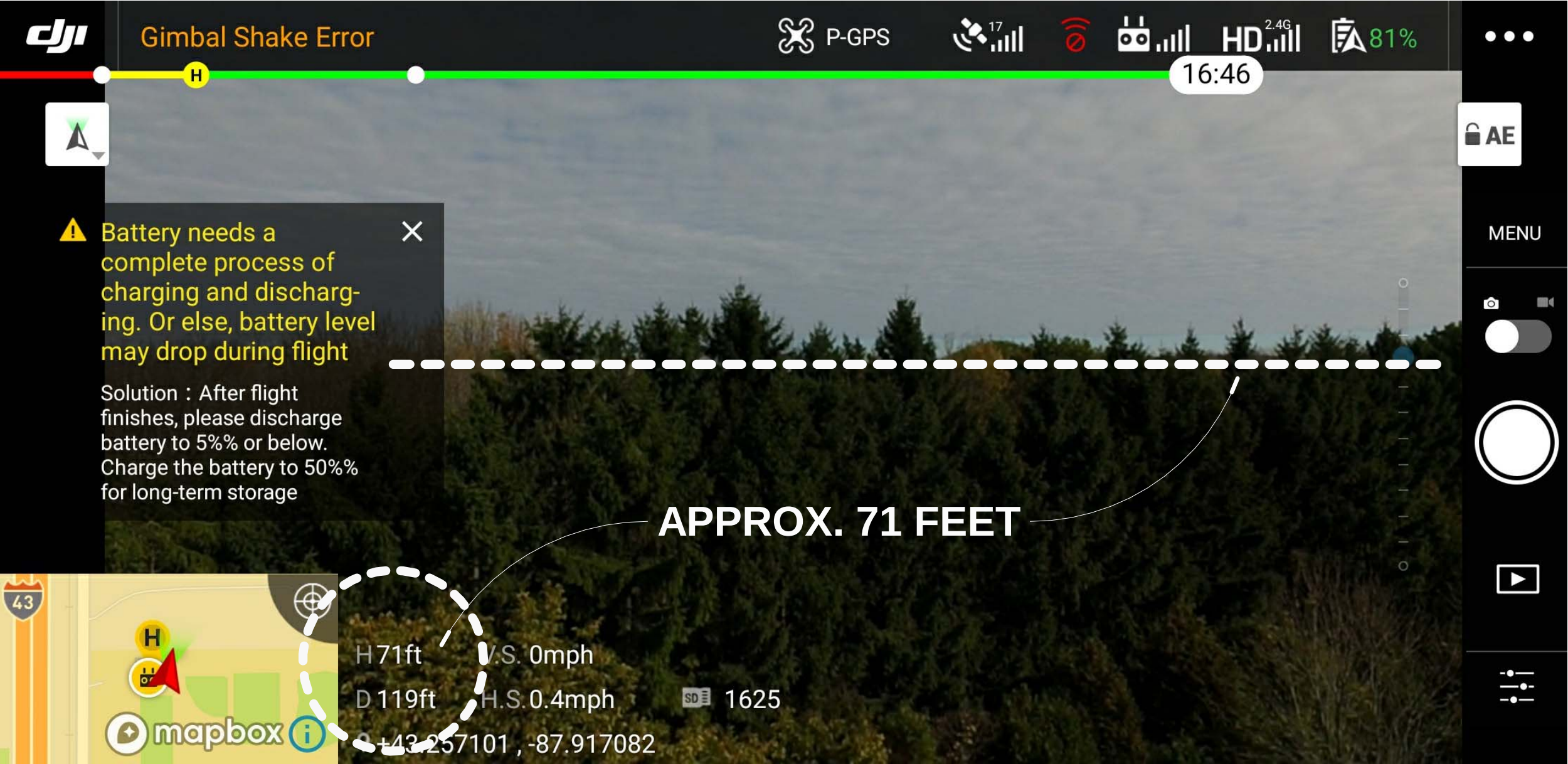
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View from DRONE



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View from Parking Structure



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View from Lake Shore and Bonniwell



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Athletic Facilities

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SKETCHES
A-13

Packet Pg. 222

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View from Lake Shore and Pioneer



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Athletic Facilities

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SUBMITTALS & REVISIONS			
NO.	TYPE	DATE	SUBMITTED BY

Concept Drawings

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

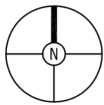
Concordia University Wisconsin
12800 N Lake Shore Dr. Mequon WI 53097
Contact: Rob Barnhill

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

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

Concordia University Wisconsin

Attachment: Packet (4606 : Concordia University)



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Arizon Companies

David Fenton
dfenton@arizoncompanies
815-509-4670

CUSTOMER

CONCORDIA UNIVERSITY
WISCONSIN
SEASONAL FOOTBALL DO

JOB SITE ADDRESS

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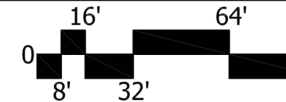
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APPROVED:	DATE:

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ANSI-D SIZE: 1/32"=1'-0"



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FLOOR PLAN

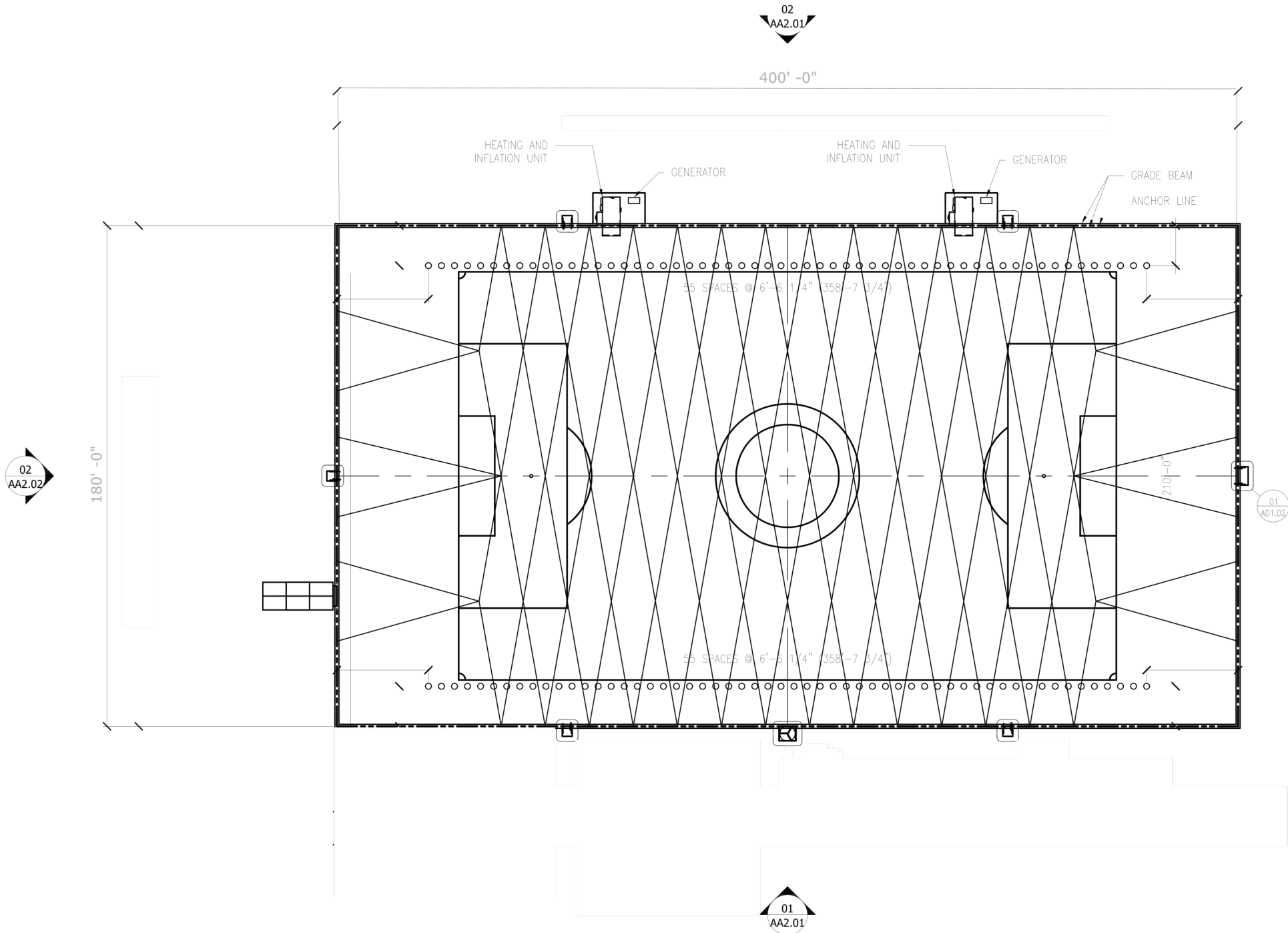
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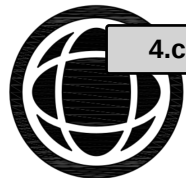
SEASONAL FOOTBALL DO

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Packet Pg. 225

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4.c.a

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David Fenton
dfenton@arizoncompanies.com
815-509-4670

CUSTOMER

CONCORDIA UNIVERSITY
WISCONSIN
SEASONAL FOOTBALL DOME

JOB SITE ADDRESS

CONTACT INFO

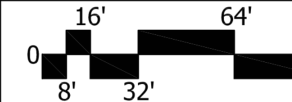
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ISSUES AND REVISIONS

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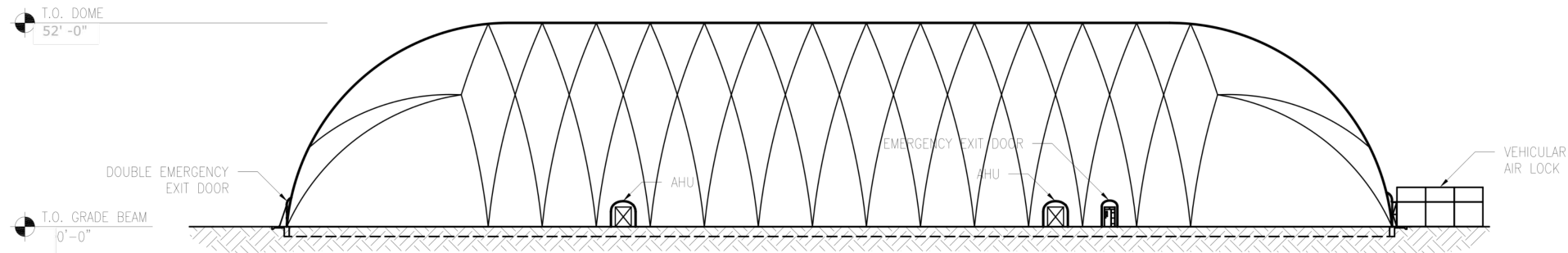
ELEVATIONS

PROJECT
SEASONAL FOOTBALL DOME

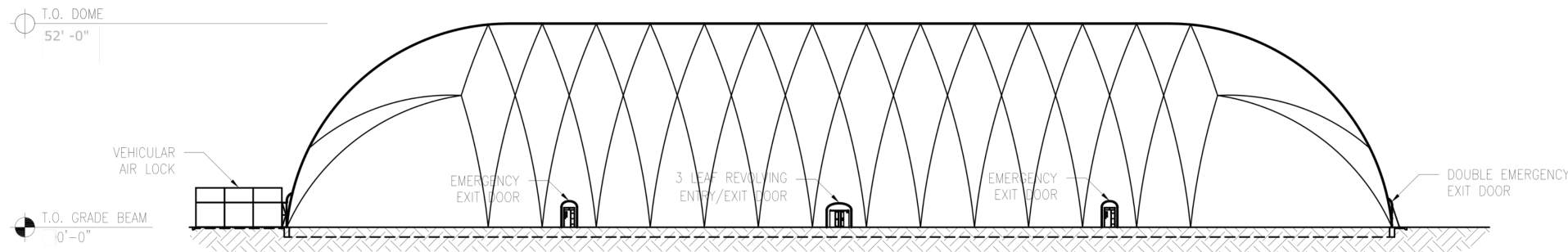
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Packet Pg. 226

Attachment: Packet (4606 : Concordia University)



02 NORTH PROFILE
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01 SOUTH PROFILE
SCALE: 1/32"=1'-0"

NOT FOR CONSTRUCTION



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ARIZON STRUCTURE

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Arizon Companies

David Fenton
dfenton@arizoncompanies.com
815-509-4670

CUSTOMER

CONCORDIA UNIVERSITY
WISCONSIN
SEASONAL FOOTBALL DOM

JOB SITE ADDRESS

CONTACT INFO

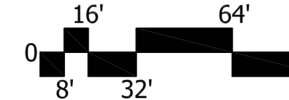
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ISSUES AND REVISIONS

DRAWN BY:	DATE:
APPROVED:	DATE:

SCALE ANSI-B SIZE: 1/64"=1'-0"
ANSI-D SIZE: 1/32"=1'-0"



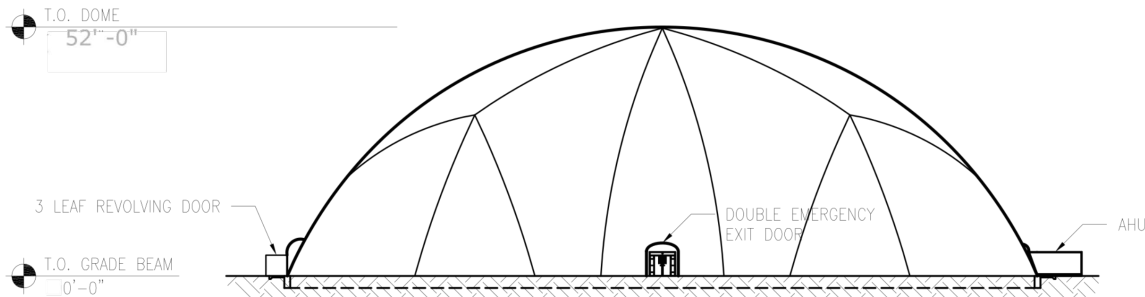
DRAWING TITLE

ELEVATIONS

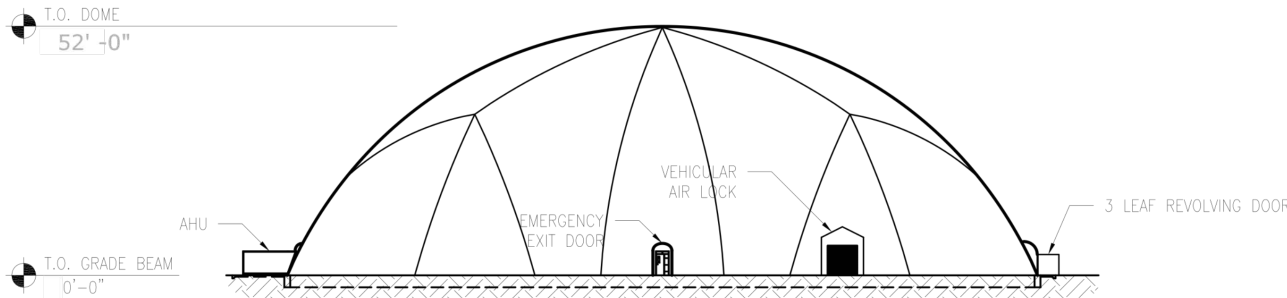
PROJECT
SEASONAL FOOTBALL DOM

DRAWING NO.

Packet Pg. 227

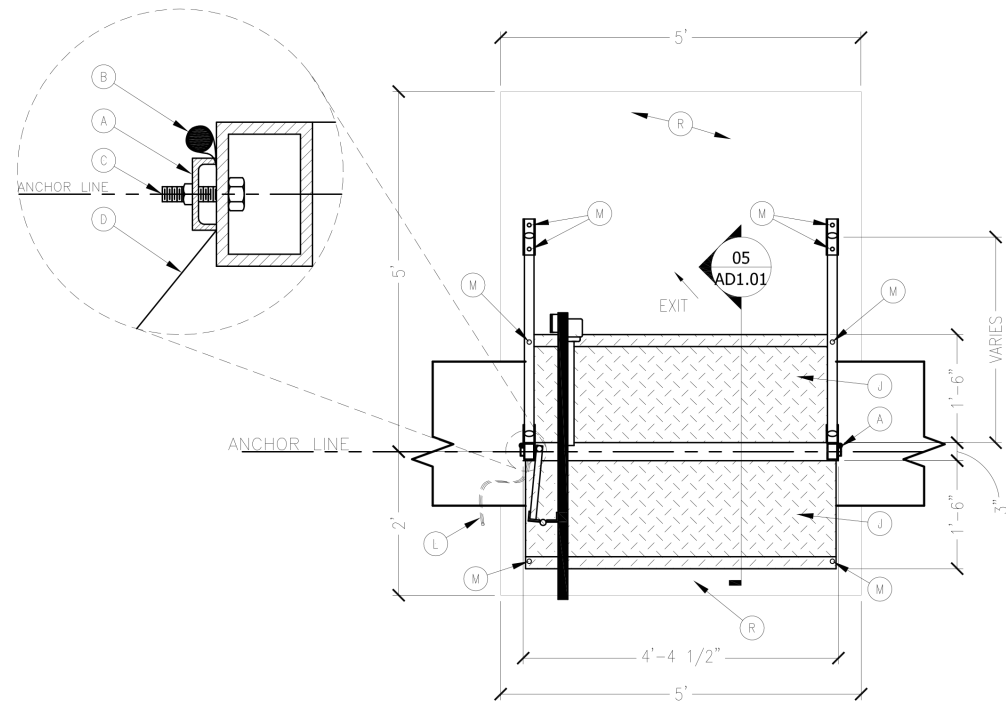


02 EAST
SCALE: 1/32"=1'-0"



01 WEST PROFILE
SCALE: 1/32"=1'-0"

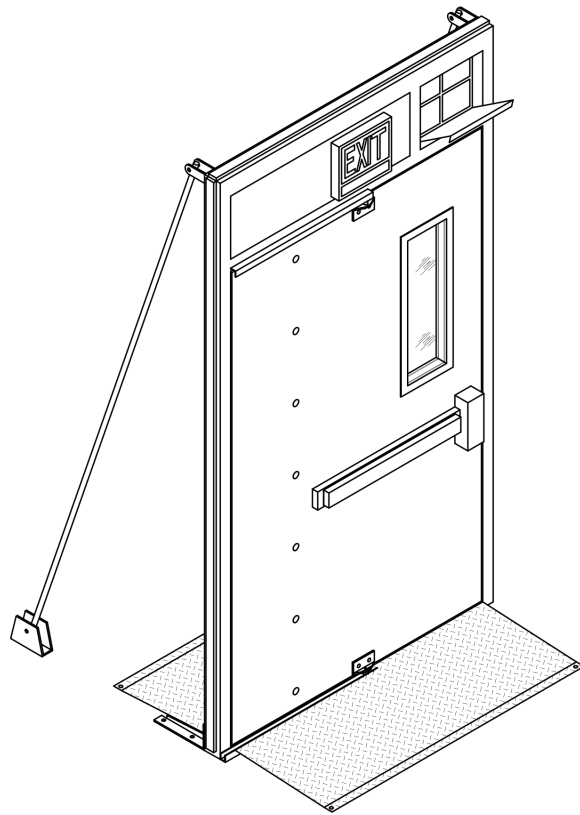
NOT FOR CONSTRUCTION



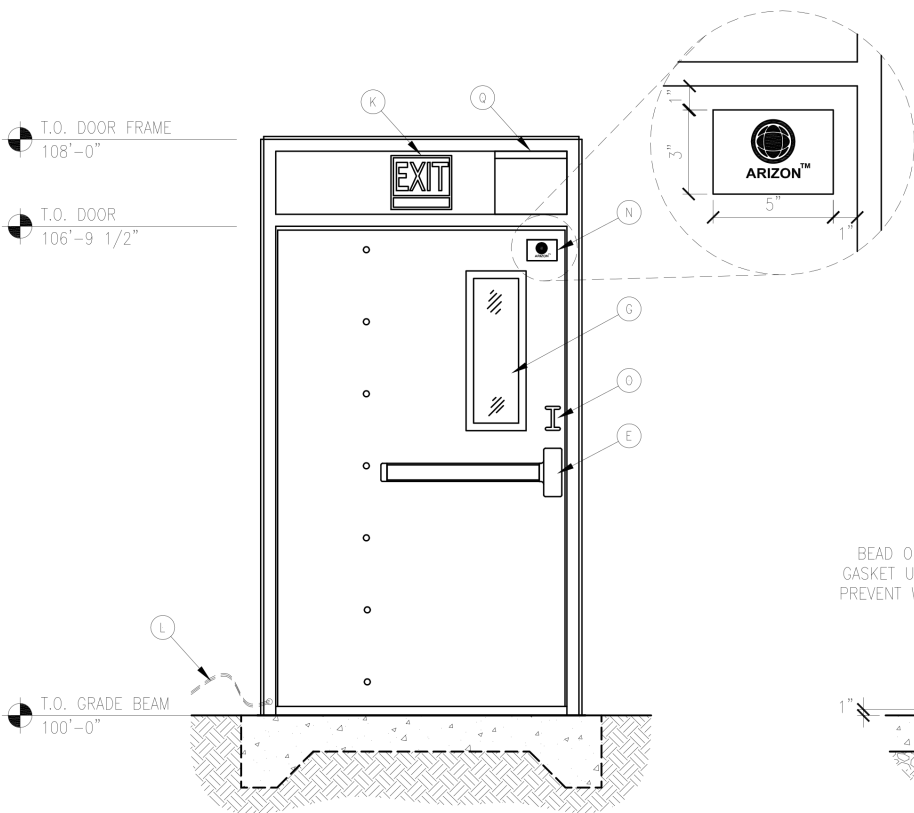
01 PLAN VIEW
SCALE: 3/4" = 1'-0"

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

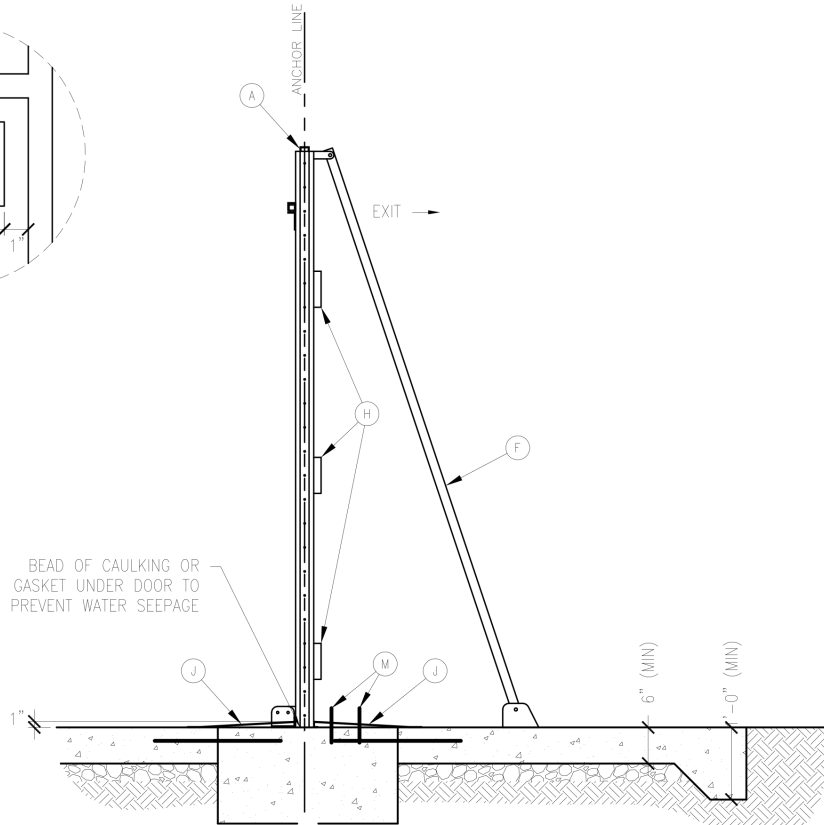
- KEYED NOTES:
- A. FABRIC CLAMP (SEE DETAIL 06)
 - B. ROPE BEAD EDGE
 - C. BOLT W/ NUT
 - D. FABRIC
 - E. PANIC HARDWARE
 - F. SUPPORT LEGS, 1.9" ALUMINUM PIPE
 - G. VISION PANEL
 - H. ADJUSTABLE SPRING HINGES
 - I. KEY LOCK AND PULL
 - J. DOOR RAMPS
 - K. ILLUMINATED EMERGENCY SIGN & LIGHTS
 - L. EXIT SIGN POWER CORD - 3 FOOT PIGTAIL AT HINGE SIDE OF DOOR FRAME (120V POWER)
 - M. 5/8" HOLE FOR 1/2" CONCRETE ANCHOR
 - N. 3" X 5" ARIZON SIGN
 - O. PULL HANDLE
 - P. EXTERIOR REMOTE HEAD
 - Q. TRANSOM VENT
 - R. CONCRETE PAD



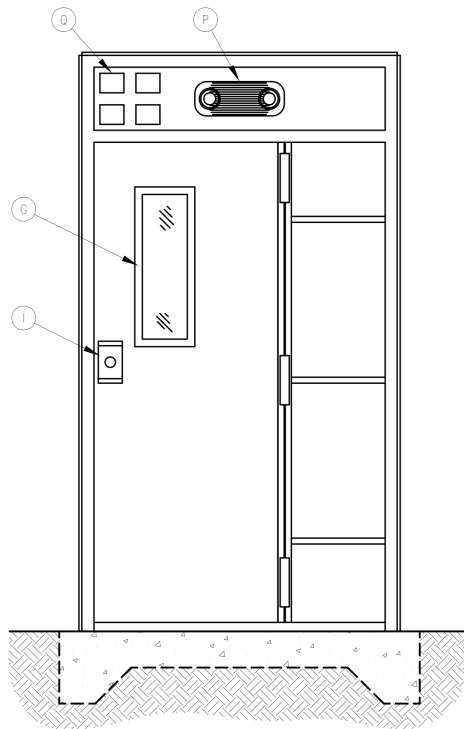
05 ISOMETRIC
SCALE: 3/4" = 1'-0"



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

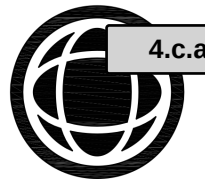


03 PROFILE VIEW
SCALE: 3/4" = 1'-0"



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

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JOB SITE ADDRESS

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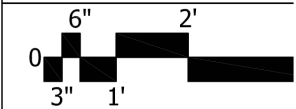
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DRAWN BY: DATE:

APPROVED: DATE:

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



DRAWING TITLE

DOOR DETAILS

PROJECT

SEASONAL FOOTBALL DOME

DRAWING NO.

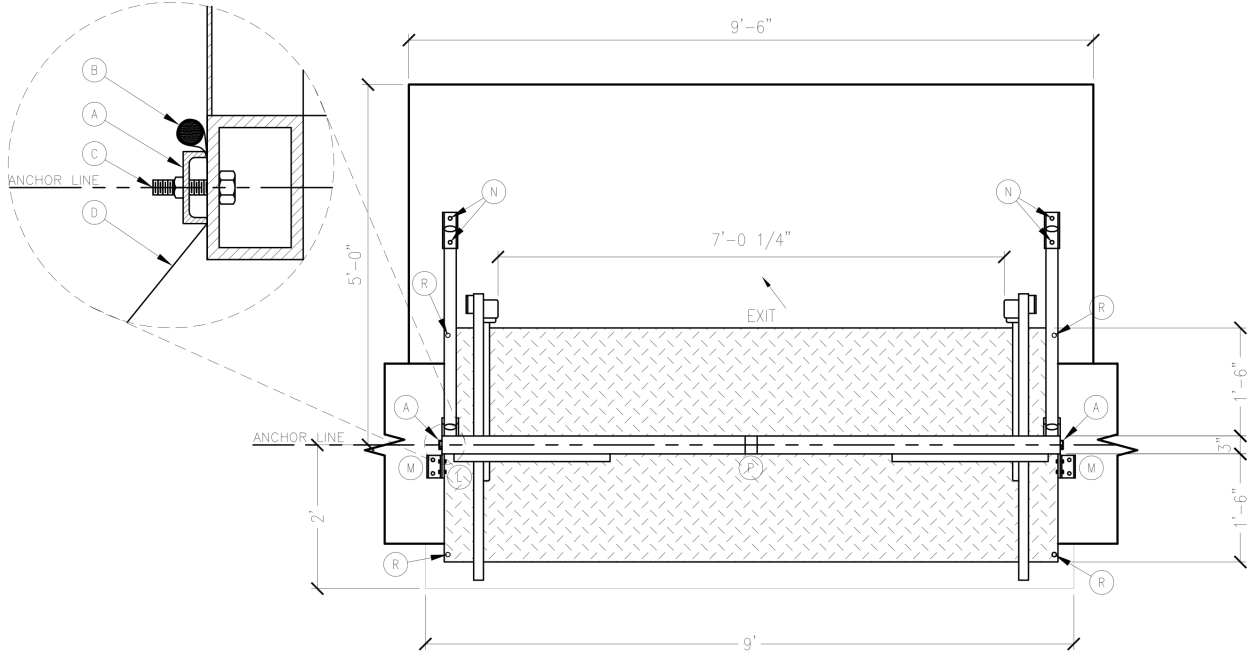
Packet Pg. 228

AD1.01

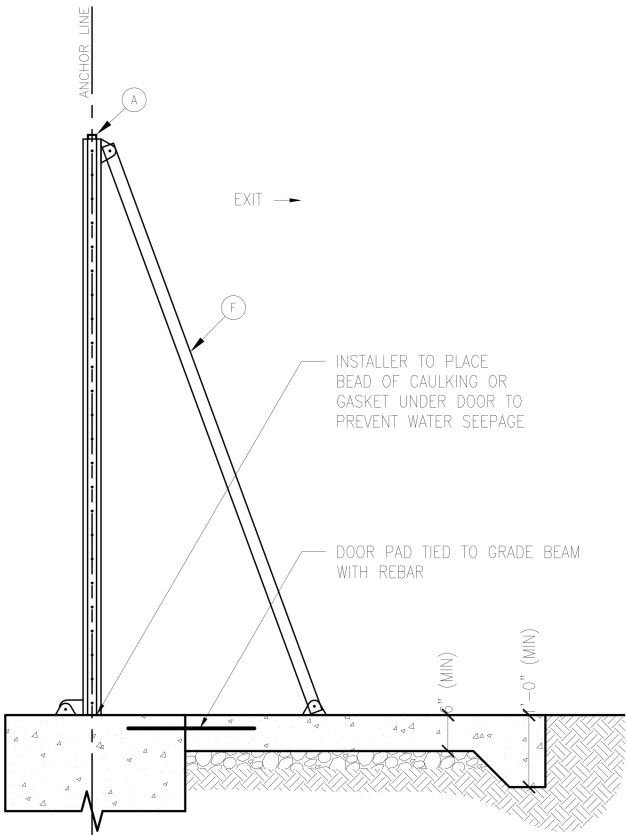
Attachment: Packet (4606 : Concordia University)

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

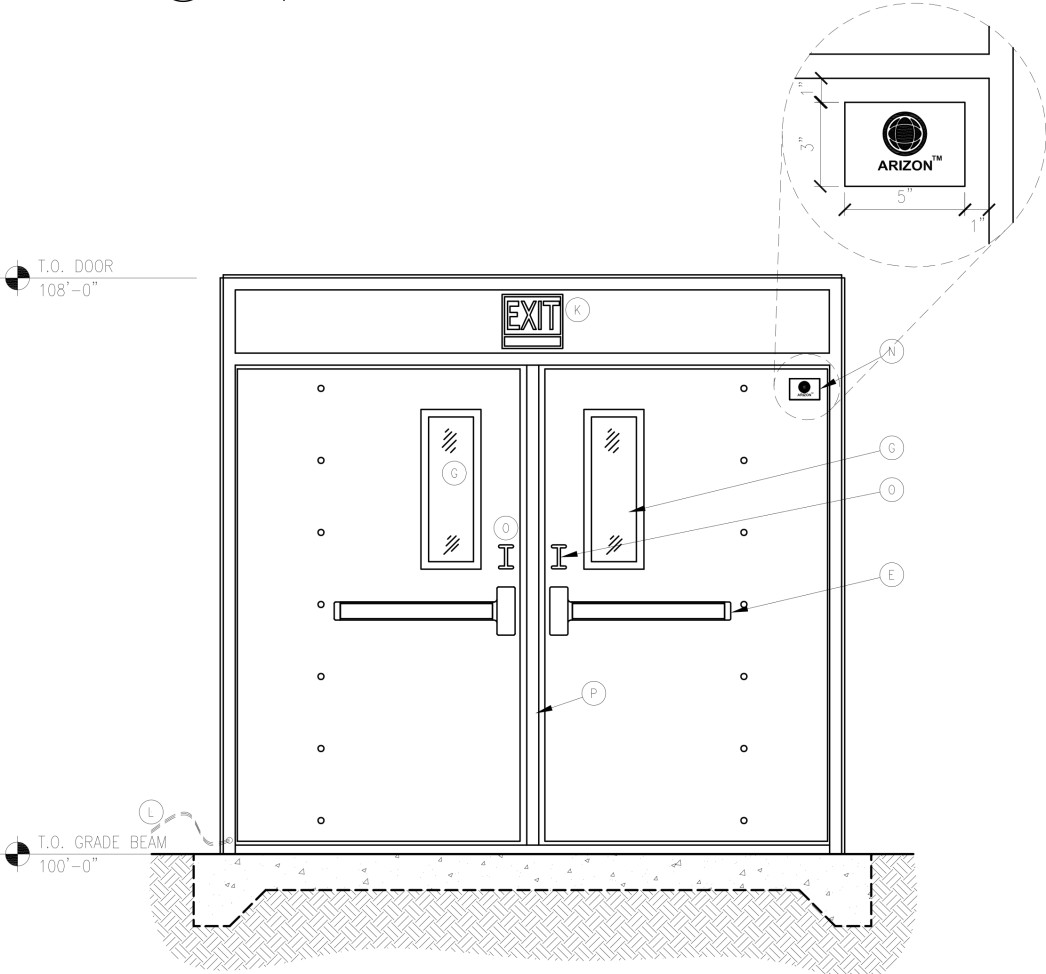
- KEYED NOTES:
- A. FABRIC CLAMP (SEE DETAIL 06)
 - B. ROPE BEAD EDGE
 - C. BOLT W/ NUT
 - D. FABRIC
 - E. PANIC HARDWARE
 - F. SUPPORT LEGS, 1.9" ALUMINUM PIPE
 - G. VISION PANEL - 2 PANES OF 1/8" THICK TEMPERED GLASS. 3/4" TOTAL THICKNESS - COMPLIANT WITH THE REQUIREMENTS OF IBC 2012 2406.4.1.
 - H.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



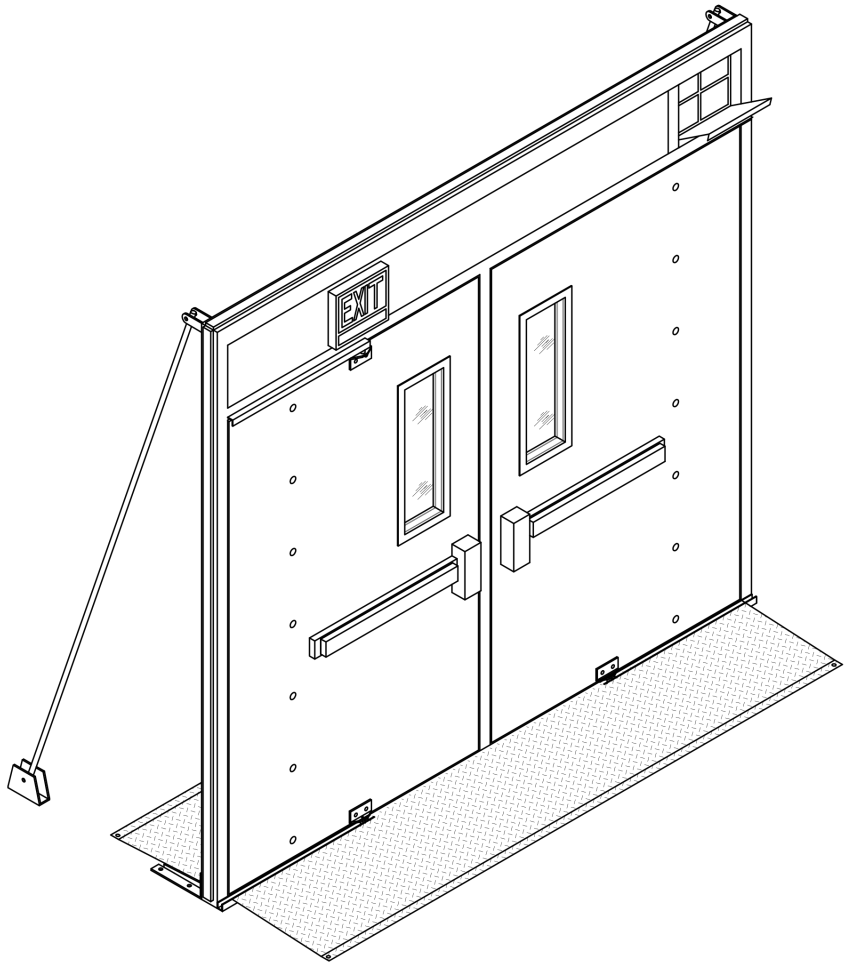
01 PLAN VIEW
SCALE: 3/4"=1'-0"



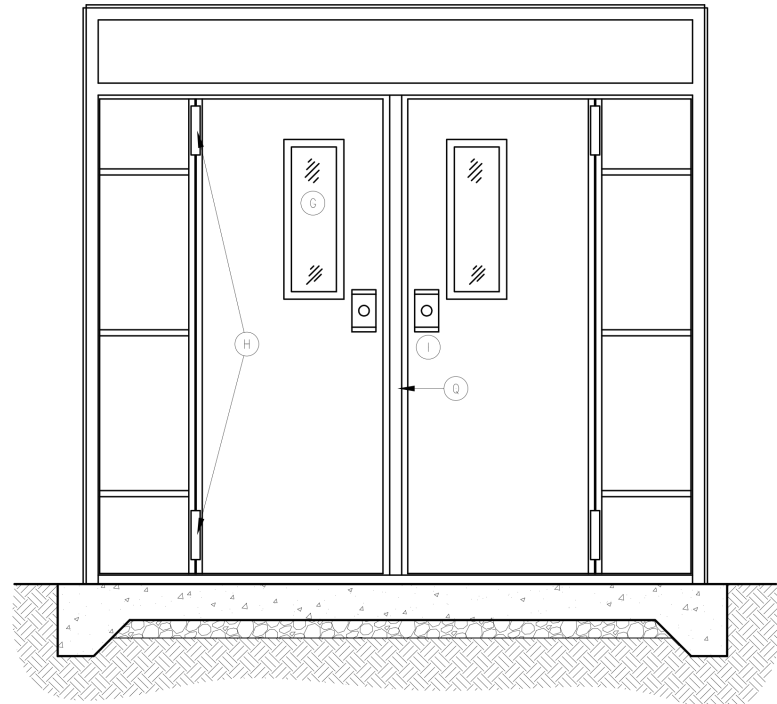
03 PROFILE VIEW
SCALE: 3/4"=1'-0"



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



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



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

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CONTACT INFO

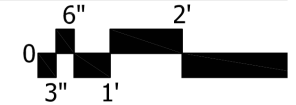
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APPROVED: DATE:

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



DRAWING TITLE

DOOR DETAILS

PROJECT
SEASONAL FOOTBALL DOME

DRAWING NO.

Packet Pg. 229

AD1.02

Attachment: Packet (4606 : Concordia University)



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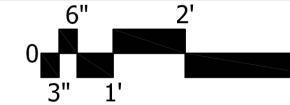
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APPROVED:	DATE:

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



DRAWING TITLE

DOOR DETAILS

PROJECT
SEASONAL FOOTBALL DOME

DRAWING NO.

Packet Pg. 230

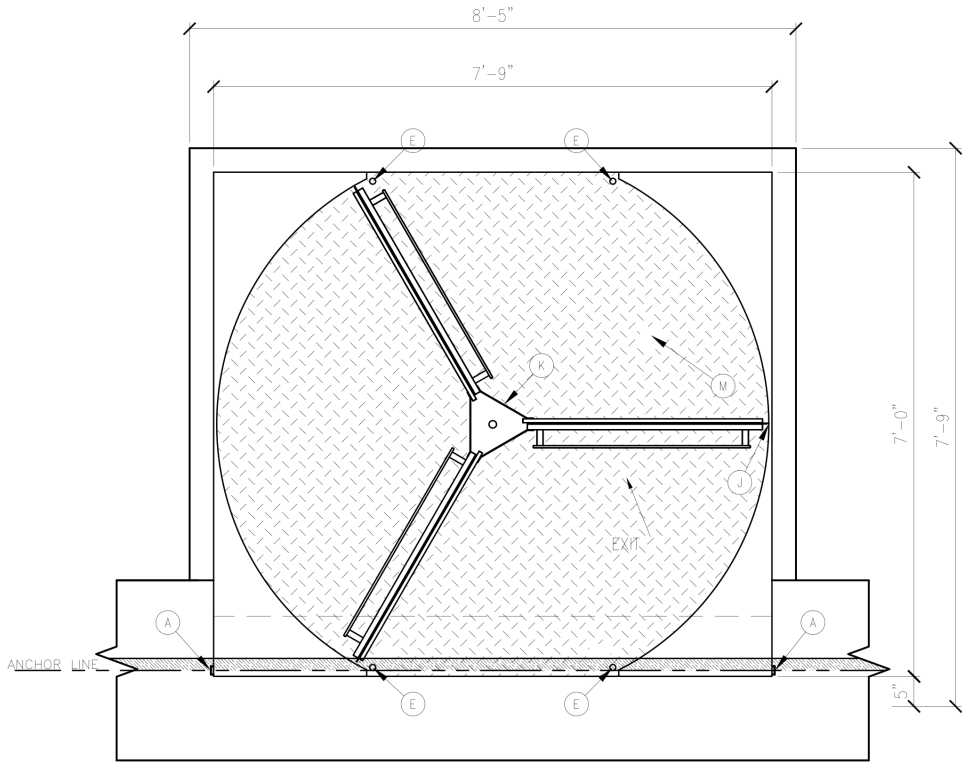
AD1.03

GENERAL NOTES:

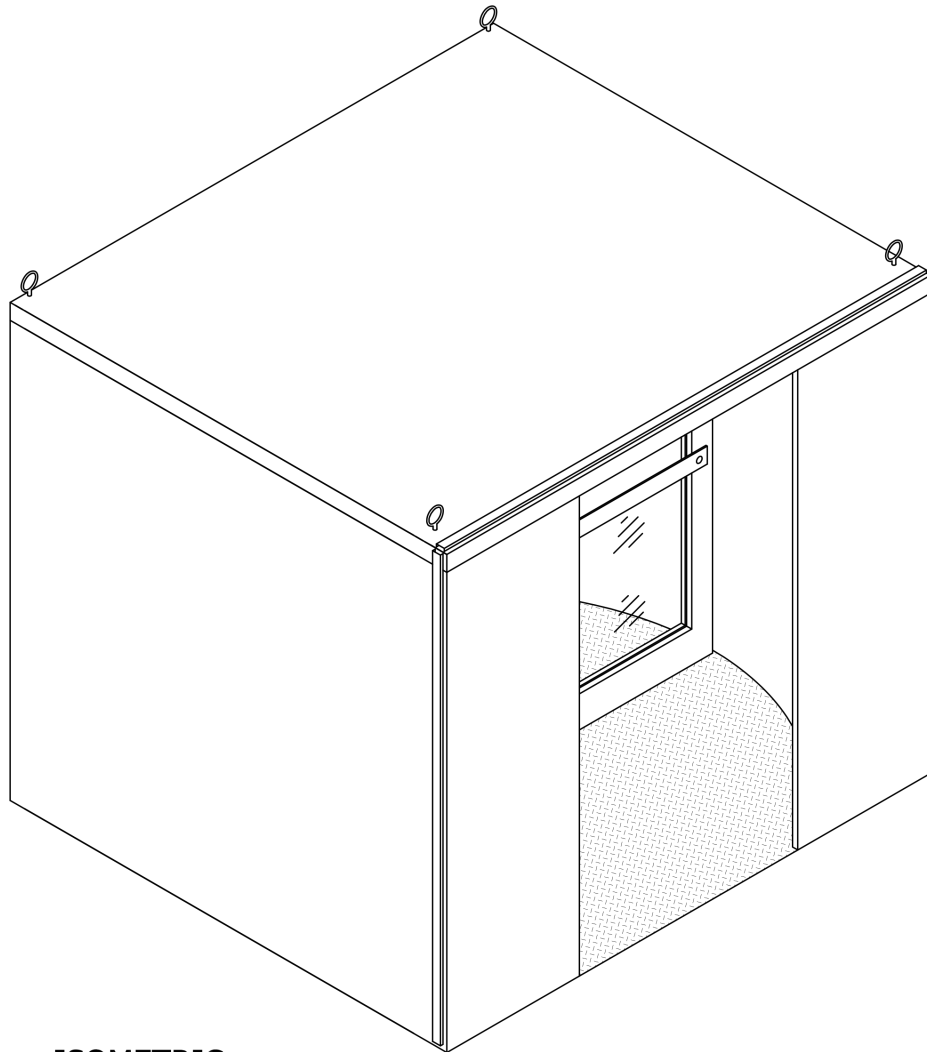
1. REVOLVING DOOR
2. APPROXIMATE SHIPPING WEIGHT - 1,200 LBS
3. ALUMINUM CONSTRUCTION
4. NON-SLIP TREAD FLOORING
5. BRUSH AIR SEALS

KEYED NOTES:

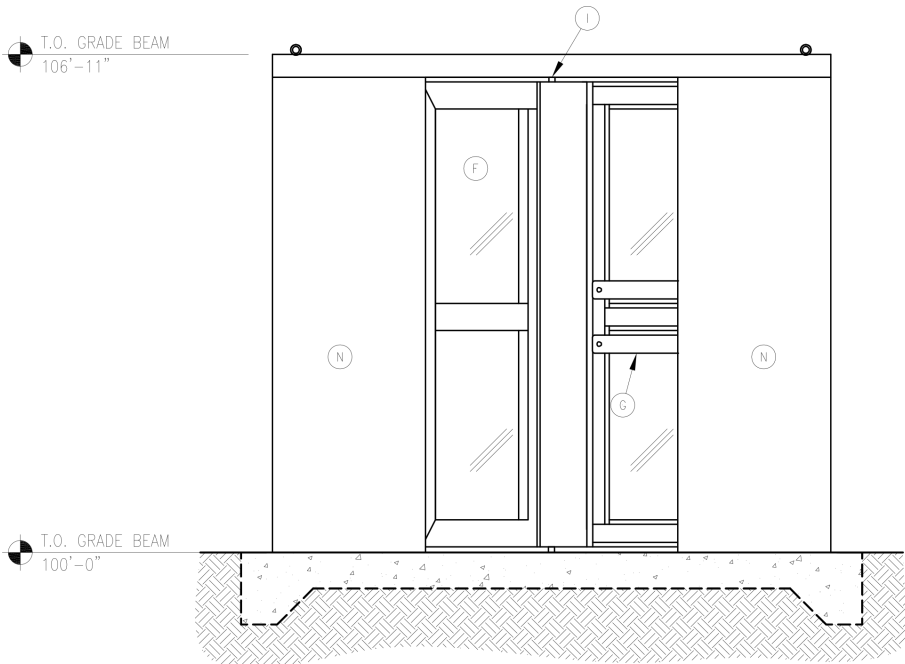
- A. FABRIC CLAMP (SEE DETAIL 06)
- B. ROPE BEAD EDGE
- C. BOLT
- D. FABRIC
- E. 1/2" EXPANSION ANCHOR
- F. FULL LENGTH GLAZING PANEL
- G. PUSH BARS
- H. PADLOCK ABLE DEAD BOLT (SEE DETAIL 04)
- I. FLANGED BEARINGS W/ GREASE FITTINGS
- J. LOW DRAG AIR SEALS
- K. REMOVABLE SERVICE PANEL
- L. REMOVABLE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



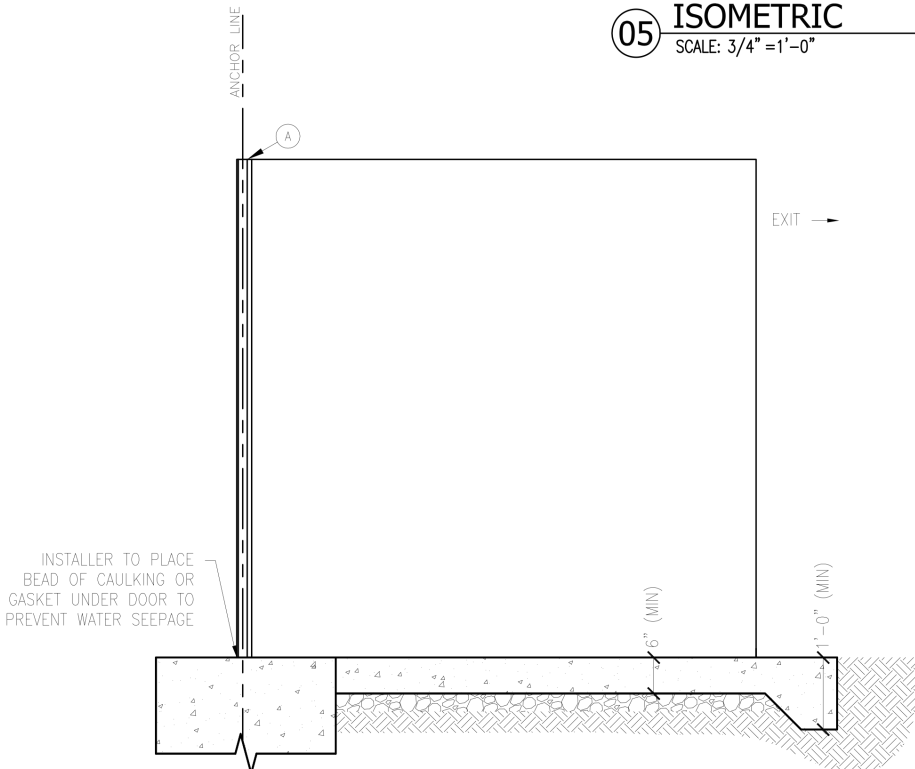
01 PLAN VIEW
SCALE: 3/4"=1'-0"



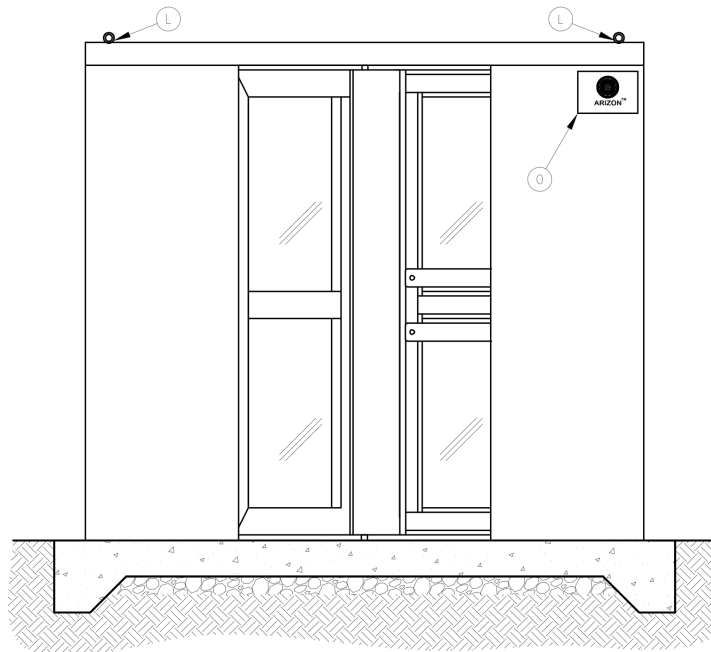
05 ISOMETRIC
SCALE: 3/4"=1'-0"



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



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



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

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Attachment: Packet (4606 : Concordia University)



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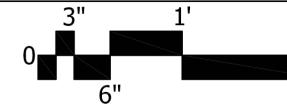
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SCALE
ANSI-B SIZE: 3/4"=1'-0"
ANSI-D SIZE: 1-1/2"=1'-0"



DRAWING TITLE

LIGHTING DETAILS

PROJECT
SEASONAL FOOTBALL DOME

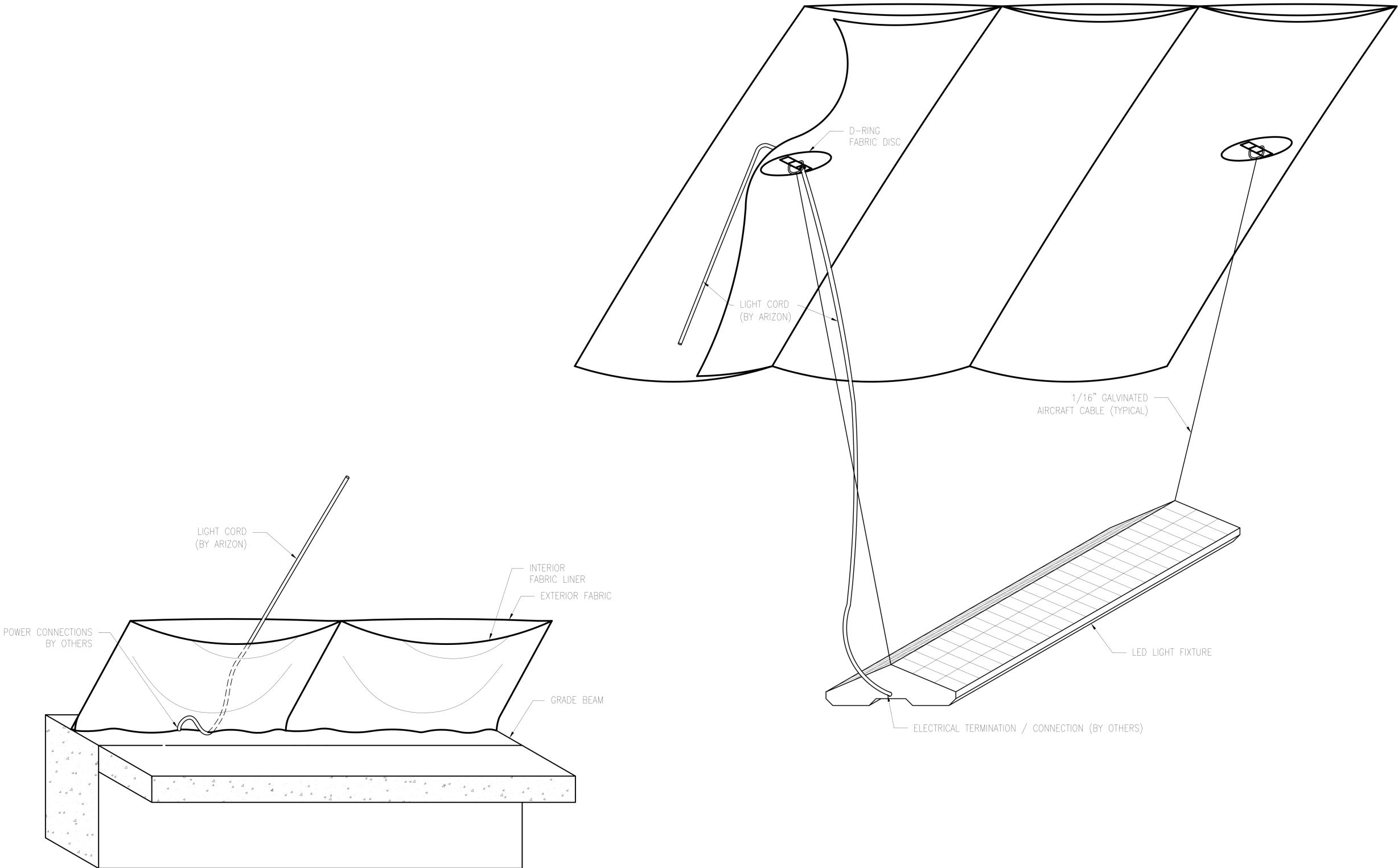
DRAWING NO.

Packet Pg. 231

AL1.01

GENERAL NOTES:

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



02

POWER CONNECTION DETAIL

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

01

INDIRECT LED LIGHT FIXTURE DETAILS

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

NOT FOR CONSTRUCTION

Acoustics & Arizon's Inflation Equipment

Arizon Structures Engineering Department
Engineering Report 2013-2014

Attachment: Packet (4606 : Concordia University)



Introduction to Acoustics

Arizon manufactures Air and Frame Structures for many applications, from Sports & Recreation to Construction Sites. Many of our customers are interested in the acoustics experienced when using a membrane structure. The sound levels inside the structure are important for the comfort of the occupants, but often the sound reduction through the structure is important depending on the application. Structures designed to host noisy events such as live music or sporting events are often concerned about the sound levels at the edge of the property lines for local ordinance compliance. Conversely, recording studios or education centers would be concerned about the ability to shield outside noises from the activities inside.

Arizon's standard construction for our structures uses a "double wall" construction of architectural fabrics with an air gap for thermal insulation. Although these materials are not known for their acoustic properties, it has been our experience that the sound transmission through a wall of this construction is reduced by 30% or so.

Sound Level Testing

In order to understand this better, it is important to know that sound is measured on a logarithmic scale, in decibels (dB). The nature of this logarithmic scale is that the perceived sound doubles with every 3 dB of sound power increase. It is also reduced by 50% for every 3 dB decrease. The table below shows comparative decibel levels for common noises.

Table 1: Table of Sound Levels L and Corresponding Sound Pressure and Sound Intensity

Examples	Sound Pressure Level L_p dBSPL	Sound Pressure p N/m ² = Pa	Sound Intensity I W/m ²
Jet aircraft, 50 m away	140	200	100
Threshold of pain	130	63.2	10
Threshold of discomfort	120	20	1
Chainsaw, 1m distance	110	6.3	0.1
Nightclub, 1 m from speaker	100	2	0.01
Diesel truck, 10 m away	90	0.63	0.001
Curbside of busy road, 5 m	80	0.2	0.0001
Vacuum cleaner, distance 1 m	70	0.063	0.00001
Conversational speech, 1m	60	0.02	0.000001
Average home	50	0.0063	0.0000001
Quiet library	40	0.002	0.00000001
Quiet bedroom at night	30	0.00063	0.000000001
Background in TV studio	20	0.0002	0.0000000001

Arizon Inflation Equipment & Sound Levels

Within the equipment and materials of a typical Air Structure, the main source of sound is the inflation and heating equipment. Arizon has designed the equipment to be the quietest in the industry, with sound pressure levels near 65 dB within the Air Structure. The noise from a heating or air conditioning unit for a Frame Structure is largely dependent on the location of the equipment, but again, Arizon uses equipment designed to be the quietest in the industry.

Reducing Sound Transmission in an Air Supported Structure

When dealing with sound transmission through the building envelope, the most effective way to reduce sound transmission is with mass of the materials. Sound will travel through sheetrock more easily than brick, for example. The nature of the materials in a membrane structure is not typically ideal for sound reduction, as mentioned earlier. Therefore, in order to further reduce the sound through the structure envelope, sound absorbing materials can be built into the walls such as fiberglass insulation. More can be done with heavier materials, such as a heavy-mass fabric barrier. Such a barrier weighs over 2 pounds per square foot, but can reduce sound directly through the barrier up to 30 dB. From the table above, you can see that this is very significant. Of course this comes with a price that is also significant.

Another common way to reduce the sound through an Air or Frame membrane structure is to use a perimeter wall for the lower section of the structure. This could be a block wall 10 feet high, with the membrane structure on top of the wall. This adds a level of protection from accidental damage to the membrane structure, as well as a nice amount of noise reduction into or out of the structure.

In order to get more specific on the amount of sound reduction with any of these options, we can calculate the effects of the design, but the layout and noise factors must be well understood. Trying to estimate the effects of sound is very difficult, and changes in the variables involved can have significant changes in the results. Therefore, assumptions should be kept to a minimum or eliminated if a sound estimate is to be of any value. If you have a project with specific sound requirements, please contact our engineering team to discuss the application, and Arizon's ability to meet the project needs.

Additional Reporting

Additional documentation regarding the sound levels tested for Arizon's inflation equipment is available upon request. Please contact Arizon's sales or engineering departments to request additional field reports or explanation.

Emergency Exit Doors

The Emergency Exit Doors are specially designed pressure balanced center-pivot doors so that the building pressure does not act against the user when opening or closing the door. In fact, the doors are self closing even with a positive building pressure, since the pressure on the door is balanced on each side of the center hinge. This hinge glides along a track allowing the door panel to move completely out of the way so it does not hinder the path of egress. Like the Personal Airlock, these doors are aluminum construction with vision panels.



Single emergency exit door (exterior)



Double emergency exit door (exterior)



Emergency Exit Signs for Exit Doors

A beautiful combination of exit sign and emergency lighting. Unique design provides ultra bright, energy-efficient white LED emergency lighting. Faceplate includes knock-out left/right chevrons. Can be installed flush (single-sided only), top or side mount.



Door Shroud
Connects fabric to exit doors



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: November 11, 2019
SUBJECT: Quality Auto Body. The applicant is seeking minor request approval to allow for a 6-foot high fence to be installed on the property line for the property located at 11065 N. Cedarburg Road.

Applicant:	Quality Auto Body
Status of Applicant:	Owner
Requested:	Minor Request
Existing Use:	Auto Repair
Existing Zoning:	TC (Town Center)
Land Use Plan:	Town Center
Lot size:	.50 acres
Location:	11065 N. Cedarburg Road
Tax Key:	#14-050-05-080.00
District:	#6

Background:

The applicant is requesting approval for a six-foot-high fence for Quality Auto Body at 11065 N Cedarburg Road. The proposed fence is intended to provide screening for the rear parking lot. According to Section 58-301 (k) (3) of the zoning code, permitted projections into the required setback shall be approved by Planning Commission. The applicant was granted building and site plan approval by the Planning Commission in April of 2019. At the time, the applicant did not request any fencing as part of the proposal. There was existing vegetation around the perimeter of the lot which has now been removed.

Site Plan:

The applicant is proposing a six-foot stockade fence around the parking lot on the property line (see attached survey). The code requires a 10-foot setback for all structures unless approved by the Planning Commission. Staff is not opposed to the request for a fence but does not support the fence being located on the property line. On the south and west property line there is adequate space to meet the 10-foot setback without encroaching into the parking area. Having the fence at the 10-foot setback would allow for landscaping on the outside of the fence to soften the look from the adjacent parcels. On the north side of the lot where the pavement runs on an angle to the property line there is less green space to utilize. On this elevation, staff recommends that when the fence is in line with the building, the fence is reduced in height to 4 feet (see attached alternative plan).

Staff Recommendation:

Planning staff recommends approval of the fence subject to the following condition(s):

1. The fence shall meet the ten-foot setback along the south and west property line.
2. The fence along the north setback shall follow the pavement edge and be reduced to 4 feet in height at the back of the building.
3. Staff review and approval of a landscaping plan for the exterior perimeter of the fence.
4. Planning staff review and approval of final plans prior to the issuance of permits. The applicant shall submit such plan(s) within 30 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.

Attachments:

Packet (PDF)

Quality Auto Body

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

4.d.a

CEDARBURG ROAD

TC

TC

TC/FF

TC

R - 4

R -

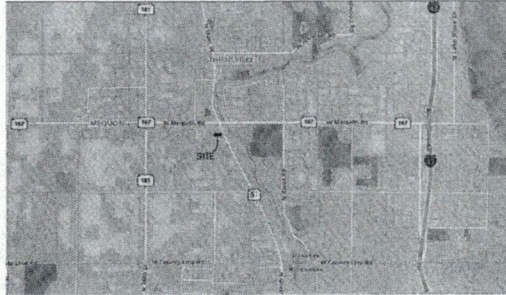
Attachment: Packet (4608 : Quality Auto Body)

To the City of Mequon Plan commission:

Quality Auto Body North shore Inc. would like to install a 6ft. cedar fence around the North, South and West property line to conceal damage vehicles and other collision repair activities. Work to be contracted by A-1 fence of Mequon and to be started as soon as possible. pending approval. For the record in the last plan commission meeting attended, concerns were raised about collision repair activities being seen by neighbors

SCHEDULE B-SECTION TWO EXCEPTIONS:

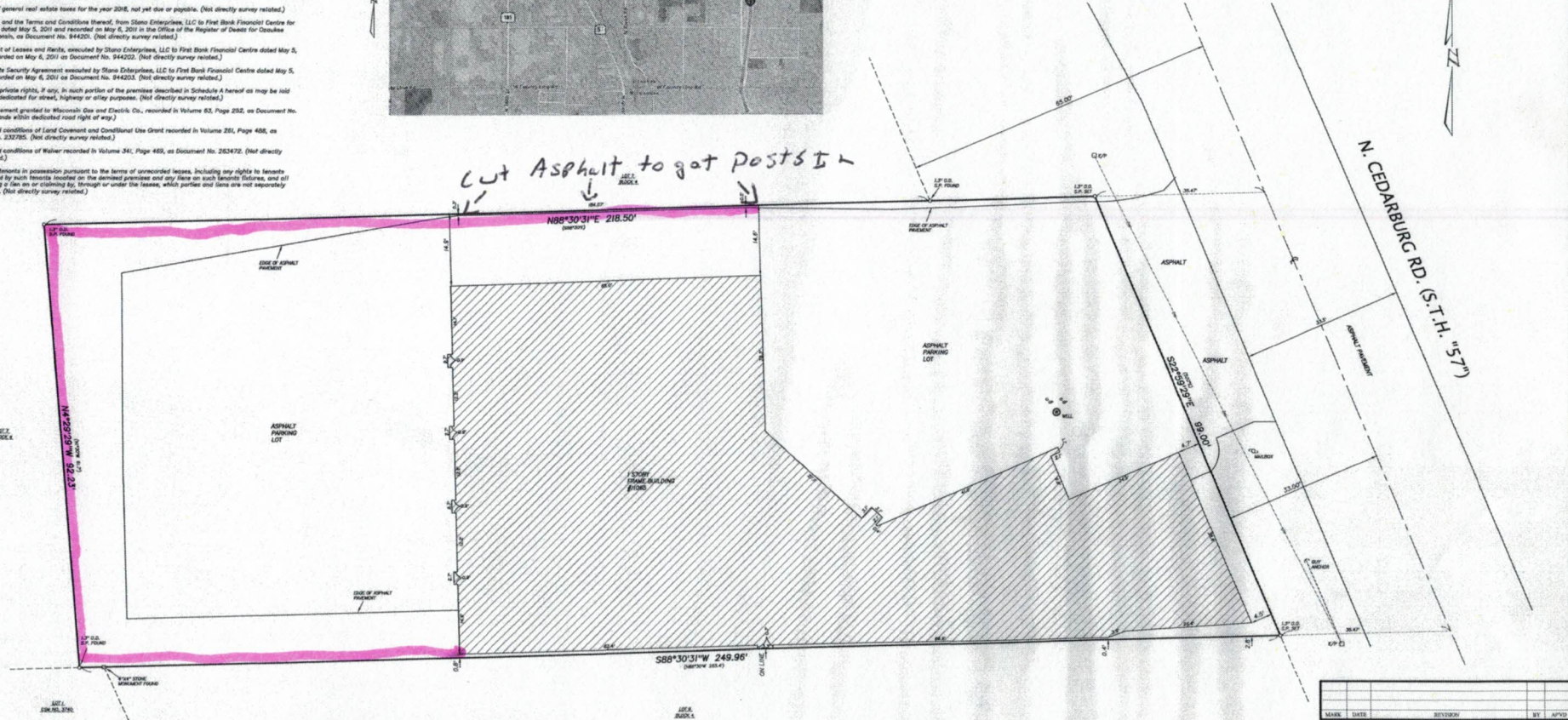
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I requirements are met. (Not directly survey related.)
- Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. (Not directly survey related.)
- Lien, back-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. (Not directly survey related.)
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not waived by the public records. (Not directly survey related.)
- Rights or claims of parties in possession not shown by the public records. (Not directly survey related.)
- Any encumbrance, easement, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (Referenced on survey if any.)
- Easements or claims of easements not shown by the public records. (Unplottable)
- Any claim of adverse possession or prescriptive easement. (Unplottable)
- The tax of general real estate taxes for the year 2018, not yet due or payable. (Not directly survey related.)
- Mortgages and the Terms and Conditions thereof, from Stano Enterprises, LLC to First Bank Financial Centre for \$234,000.00 dated May 5, 2011 and recorded on May 6, 2011 in the Office of the Register of Deeds for Ozaukee County, Wisconsin, as Document No. 844200. (Not directly survey related.)
- Assignment of Leases and Rents, executed by Stano Enterprises, LLC to First Bank Financial Centre dated May 5, 2011 and recorded on May 6, 2011 as Document No. 844200. (Not directly survey related.)
- Real Estate Security Agreement executed by Stano Enterprises, LLC to First Bank Financial Centre dated May 5, 2011 and recorded on May 6, 2011 as Document No. 844200. (Not directly survey related.)
- Public or private rights, if any, in such portion of the premises described in Schedule A hereof as may be sold, used or dedicated for street, highway or other purposes. (Not directly survey related.)
- Utility Easement granted to Wisconsin Gas and Electric Co., recorded in Volume 83, Page 252, as Document No. 78497-A. (Lands within dedicated road right of way.)
- Terms and conditions of Land Covenant and Conditional Use Grant recorded in Volume 281, Page 488, as Document No. 232785. (Not directly survey related.)
- Terms and conditions of Waiver recorded in Volume 241, Page 469, as Document No. 252472. (Not directly survey related.)
- Rights of tenants in possession pursuant to the terms of unrecorded leases, including any rights to tenants fixtures owned by such tenants installed on the demised premises and any liens on such tenants fixtures, and all parties having a lien on or claiming by, through or under the leases, which parties and liens are not separately shown herein. (Not directly survey related.)

LOCATION MAP
NOT TO SCALE**LEGAL DESCRIPTION:**

Lot Eight (8), in Block Four (4), in "55563508'S PLAT", being a part of the Northwest One-quarter (1/4) of Section Twenty-six (26), in Township Nine (9) North, Range Twenty-one (21) East, in the City of Mequon, County of Ozaukee, State of Wisconsin.

Sold Parcel containing 21,574 sq. ft./0.50 acres of land, more or less.

6' High Cedar "Estate Plank" fence - 4" inside property line

**SURVEYOR'S CERTIFICATION:**

To: Steven D. Stys and Roxanne F. Stys of assign, Stano Enterprises, LLC a Wisconsin limited liability company, Wisconsin Title Service Company, Inc. and Chicago Title Insurance Company.

This is to certify that this map or plot, and the survey of the premises described in Wisconsin Title Service Company, Inc., Commitment No. 180803367, dated 8/22/2018, on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, of Table A thereof. The field work was completed on November 6, 2018.

James D. Schneider
Registration No.: S-2127
(State of Wisconsin)

Dated November 7, 2018

THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED**NOTES:**

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD-83) THE WEST LINE OF THE ONE 1/4 OF SEC. 26-8-21 WHICH BEARS S 74° 42' E.
- () DENOTES DIRECTION OR DISTANCE PER PLAT.

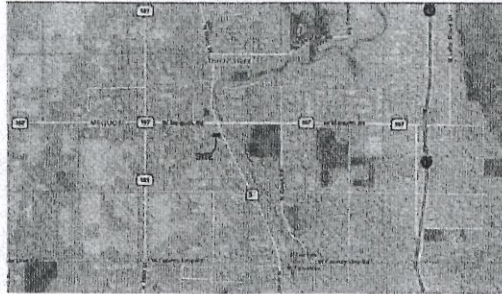
**NSE**

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin 53092
(262) 241-8400 • FAX: (262) 241-5337
www.northshoreengineering.net

DATE	DATE	DIVISION	BY	APPROV
"ALTA/NSPS LAND TITLE SURVEY"				
for Steven & Roxanne Stys				
11065 N. Cedarburg Rd. Mequon, WI				
FIELD CREW:	E.A.T.S.W.C.	APPROVED		
DATE:	NOVEMBER 7, 2018			
DRAWN BY:	A.R.H.	Contract No.:		
CHECKED BY:	J.G.S.	Plot No.:	LS-4636-18-ALTA	

SCHEDULE B - SECTION TWO EXCEPTIONS:

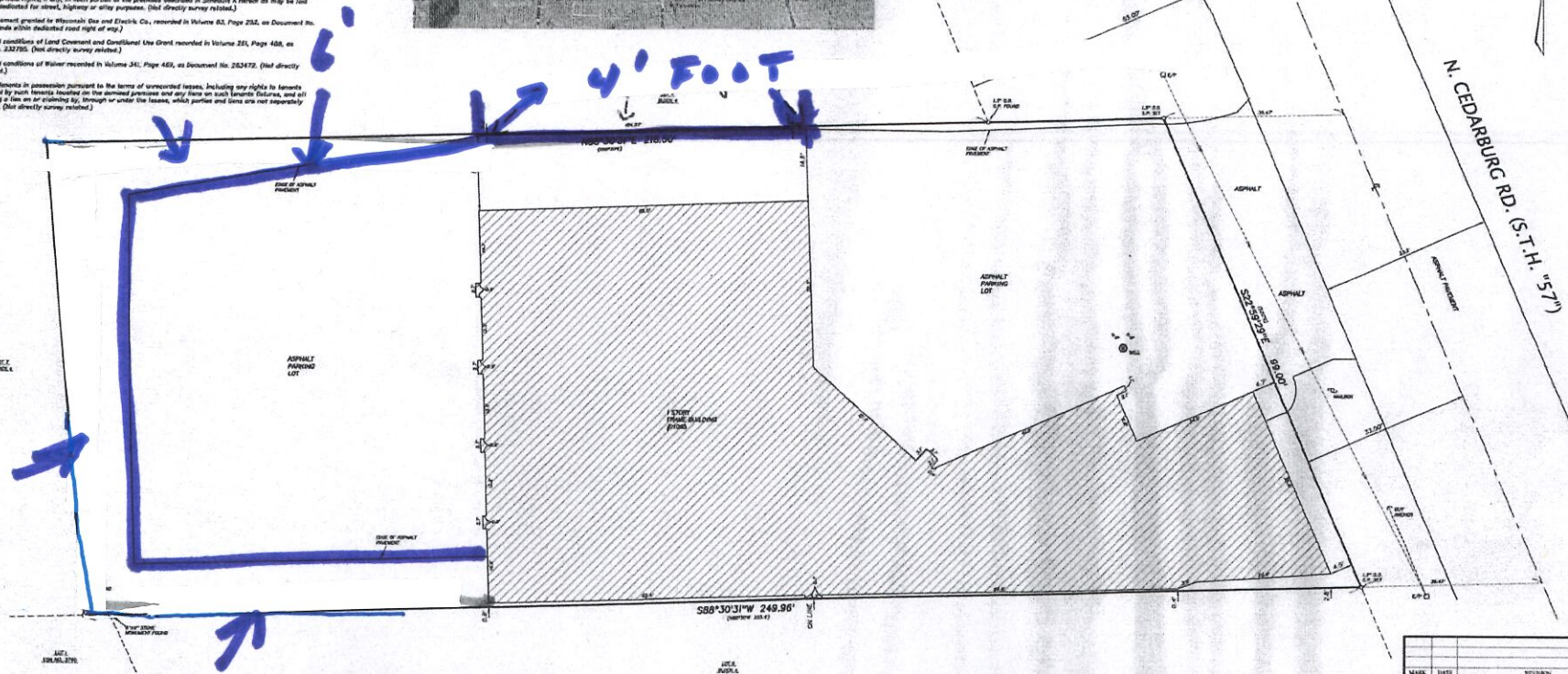
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or a revised, official, or is disclosed between the Commission Date and the date on which all of the Schedule A Part I Requirements are met. (Not directly survey related.)
- Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. (Not directly survey related.)
- Liens, taxes or charges or fees, deferred charges, reserve equity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the date of Filing. (Not directly survey related.)
- Any lien, or right to a lien, for services, labor, or materials furnished or hereafter furnished, imposed by law and not shown by the public records. (Not directly survey related.)
- Rights or claims of parties in possession not shown by the public records. (Not directly survey related.)
- Any encumbrance, easement, exception, or other circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (Referenced on survey if any.)
- Encumbrances or claims of easements not shown by the public records. (Applicable)
- Any claim of adverse possession or prescriptive easement. (Applicable)
- The list of general real estate taxes for the year 2018, not yet due or payable. (Not directly survey related.)
- Mortgages and the Terms and Conditions thereof, from Stone Enterprises, LLC to First Bank Financial Centre for \$294,000.00 dated May 5, 2011 and recorded on May 6, 2011 in the Office of the Register of Deeds for Oconto County, Wisconsin, or Document No. 944250. (Not directly survey related.)
- Assignment of Leases and Interests, executed by Stone Enterprises, LLC to First Bank Financial Centre dated May 5, 2011 and recorded on May 6, 2011 as Document No. 944252. (Not directly survey related.)
- First Estate Security Agreement executed by Stone Enterprises, LLC to First Bank Financial Centre dated May 5, 2011 and recorded on May 6, 2011 as Document No. 944253. (Not directly survey related.)
- Public or private rights, if any, in such portion of the premises described in Schedule A hereon as may be sold out, used or dedicated for street, highway or utility purposes. (Not directly survey related.)
- Utility Easement granted by Wisconsin Gas and Electric Co., recorded in Volume 83, Page 235, as Document No. 78827-A, (Lands within dedicated road right of way.)
- Terms and conditions of Land Covenant and Conditioned Use Grant recorded in Volume 351, Page 488, as Document No. 232765. (Not directly survey related.)
- Terms and conditions of Waiver recorded in Volume 341, Page 483, as Document No. 252472. (Not directly survey related.)
- Rights of tenants in possession pursuant to the terms of unrecorded leases, including any rights to tenants (tenants owned by such tenants recorded on the annual premises and any item on such tenants' business, and all parties having a lien on an existing lot, through or under the leases, which parties and items are not properly shown herein. (Not directly survey related.)

LOCATION MAP
NOT TO SCALE**LEGAL DESCRIPTION:**

Lot Eight (8), in Block Four (4), in "ASSESSORS PLAT", being a part of the Northwest One-quarter (1/4) of Section Twenty-six (26), in Township Nine (9) North, Range Twenty-one (21) East, in the City of Mequon, County of Ozaukee, State of Wisconsin.

STAFF ALTITUDE

4' FOOT

**F.E.M.A. NOTE:**

1. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREA DETERMINED BY THE U.S. NATIONAL CHANCE FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 500000000, EFFECTIVE DATE: DECEMBER 8, 2010.

SURVEYOR'S CERTIFICATION:

To: Steven D. Stys and Roxanne F. Stys as assigns, Stone Enterprises, LLC a Wisconsin Limited liability company, Wisconsin Title Service Company, Inc. and Wisconsin Insurance Company.

This is to certify that this map or plat, and the survey of the premises described in Wisconsin Title Service Company, Inc., Commission No. 100600357, dated 8/22/2018, on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, & of Table A thereof. The field work was completed on November 6, 2018.

James G. Schneider
Registration No.: 5-2127
(State of Wisconsin)

Dated November 7, 2018



THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED OR SIGNED

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83) THE NEXT LINE OF THE SURVEY 1/4 OF SEC. 26-3-21 WHICH BEARS S77°42'E.
- () DENOTES DIRECTION OF DISTANCE PER PLAT.



SCALE 1" = 10'

NSP

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
15435 N. Port Washington Rd., Wauwatosa, Wisconsin 53092
(262) 241-8600 • FAX: (262) 241-8997
www.northshoreengineering.com

NAME	DATE	REVISION	BY	APPROVED
"ALTA/NSPS LAND TITLE SURVEY"				
for Steven & Roxanne Stys				
11065 N. Cedarburg Rd. Mequon, WI				
FIELD CREW:	E.C.A.W.	APPROVED		
DATE:	NOVEMBER 7, 2018			
DRAWN BY:	A.R.H.	Contract No.		
CHECKED BY:	J.G.S.	Plot No.	LS-MC-18-012A	







Attachment: Packet (4608 : Quality Auto Body)



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: November 11, 2019
SUBJECT: Mequon 1, LLC/VH Mequon II, LLC. The applicant is seeking rezoning recommendation approval to allow for a 82-lot single-family subdivision for the property located at 10565 N. Wauwatosa Road and lands to the west.

Applicant:	Veridian Homes
Status of Applicant:	Owner
Requested:	Rezoning Recommendation Fill Permit Preliminary Plat Development Agreement
Existing Zoning:	R-3 (Single Family 1 Acre) PUD (Planned Unit Development) TDR (Transfer of Development Rights)
Lot size:	68.5 acres
Location:	10565 N. Wauwatosa Road and land to the west
Tax Keys:	#14-028-16-011.00, #14-028-14-002.00, #14-028-16-010.00
District:	#4

Background:

The applicant requests rezoning recommendation for an 82-lot subdivision development on 68.5 acres of land located at 10565 N. Wauwatosa Road and lands to the west. The plat results in a density of one (1) unit per .80 acres and utilizes 14 of 22 city authorized TDR credits. The cluster design plan proposes lots ranging from .30 - .76 acres in lot size and is served by a public road. The original Planned Unit Development (PUD) rezoning was approved in May of 2014 (please see attached minutes and ordinance) had a total of 95 lots. The PUD has been modified to add five acres along Wauwatosa Road and remove 12 acres to the south adjacent to Donges Bay Road (see attached map).

Proposed Yield Plan:

The attached yield plan shows 68 lots, each conforming to the R-3 district standards with access from Wauwatosa Road. Sixteen TDR credits have been purchased by the developer and 14 will be used on the site for a total yield of 82 lots.

Proposed Concept Plan:

The proposed concept plan shows a total of 82 lots with access to Wauwatosa Road across from Hidden Creek Condominiums. The access road slightly bends to avoid impacting a large specimen tree located on Lot 131. The plan also shows a connection to Tree Sparrow Drive at the north end of the property as well as two other future connections on the south and west ends of the development (see attached neighborhood map). The most significant change from the previously approved development is the modification to Road C which terminates in cul de sac

as it heads west. The previous design showed the cul de sac heading towards the east of the parcel.

All applicable conditions of Ord# 2014-1413 will be added to the proposed PUD ordinance conditions as well as the following:

- All pedestrian trails shall be located in an outlot.
- Road D shall incorporate traffic calming measures between Road C and Tree Sparrow Drive.
- The cluster mail box location shall be approved by Planning Commission at the time of Preliminary Plat and shall be clustered in smaller groups throughout the subdivision.

OPEN SPACES:

Based on calculations provided by the developer, the subdivision contains 31% open space. The concept plan shows an asphalt trail around the perimeter of the development which will connect to the subdivision trail to the north. There is an isolated upland area to the south of the wetland complex that will be accessed by two wooden boardwalks. The applicant will be required to submit an open space plan for approval by the Planning Commission.

LOT LAYOUT AND SIZES:

Staff believes the lot sizes proposed are of reasonable size for a cluster design and are necessary of the goal is to create quality open space amenities. The lots are similar in size to what was developed in the Highlander Estates and The Enclave as part of the approved Central Growth Overlay.

ACCESS and INTERCONNECTIVITY:

The proposed development provides access from Wauwatosa Road and Tree Sparrow Drive which connects to the recently completed subdivision to the north. For safety within the neighborhood, the developer is showing a public sidewalk along the north side of the major thoroughfare within the development. A public sidewalk for Wauwatosa Road will be constructed for the length of the development.

Engineering Report:

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

The concept plan is shown to be constructed in two phases, phase one on the east and a future phase to the west. The city will not approve building permits for phase two until a secondary roadway connection is made. Access is provided through a proposed roadway connection to Wauwatosa Road (STH 181). Wauwatosa Road is a state road under the jurisdiction of the Wisconsin Department of Transportation (WisDOT). WisDOT approval is required for the access as well as all work within the right-of-way. The improvements to Wauwatosa Road will require a Memorandum of Understanding (MOU) between the developer and the City of Mequon for the roadway improvements. The developer would be financially responsible for the improvements.

The proposed connection is currently across from North Hidden Creek Drive which provides access to the Hidden Creek subdivision. As the access is proposed on a state trunk highway, the arterial road has sufficient capacity to handle the increase in traffic generation anticipated for the site.

The concept plan provided does not include the footprint of buildable area for each lot, nor does it include an accurate depiction of the existing utilities, including a high pressure We Energies gas main that extends through the development along a north-south axis. Both are requirements of preliminary plat approval.

There are wetlands on the site and the delineations provided as a part of the application. The Wisconsin Department of Natural Resources (WDNR) concurred with the locations. Any filling or disturbance of the wetlands is subject to WDNR approval.

The site is located within the City's sewer service area and connection to the public sewer is required. The development must connect to the public water main. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require 12" pipe for a dead end main.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a stormwater management plan (SWMP). MMSD Chapter 13 and NR151/216. As a condition of approval, the SWMP must be approved by the City and MMSD.

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

Staff Recommendation:

Staff recommends approval of the rezoning recommendation subject to the following condition(s):

1. The developer is granted 68 yield lots and 14 transfer of development credits.
2. Common Council approval of the rezoning recommendation.
3. The development shall comply with preliminary plat, development agreement, and final plat requirements.
4. Road D shall incorporate traffic calming measures between Road C and Tree Sparrow Drive.
5. The cluster mail box location shall be approved by Planning Commission at the time of Preliminary Plat. The mailboxes shall be clustered in smaller groups throughout the subdivision.
6. The portion of the public road deemed to be the major thoroughfare by staff shall include a public sidewalk within the dedicated R.O.W. on one side of the road. All cul-de-sacs require a 75' radius.
7. All lots shall maintain a minimum lot size of .30 acres. All buildings shall maintain a minimum building setback of 30' and a maximum building setback of 40' from the interior public road right-of-way (lots on the cul-de-sac are allowed a maximum building setback of 50'), a minimum 10' offset from an interior side yard, 30' offset from the corner side and 20' rear property lines.
8. The entire property shall be appropriately field-staked for wetland areas and reviewed and approved by the Department of Natural Resources (DNR), including an indication of the required setback from the wetland, prior to action on a preliminary plat by the Planning Commission. The development is subject to appropriate Chapter 30 permitting from the DNR and necessary permitting from the Army Corp of Engineers.
9. Private lots shall not contain wetlands. The developer shall show wetlands and all required wetland setbacks on the preliminary plat. The Planning Commission shall evaluate and approve the final location of wetland setback requirements and the final location of the necessary protective measures required of the developer.
10. Pedestrian and bike paths and the necessary easements shall be required in accordance with the approved concept plan. All pedestrian trails shall be located in an outlot with a minimum

width of 16 feet. Bike/Ped path shall be constructed in accordance with the WisDOT Bike Path Facilities Handbook.

11. Entryway signage and landscaping is subject to the approval of the Planning Commission.
12. There shall be a permanent open space buffer along the perimeter of this development as illustrated in the attached development concept plan and per Planning Commission action.
13. Architectural design of residential buildings shall comply with a Planning Commission approved set of design standards set forth as part of the PUD and shall include the following:
 - Dwellings shall be a minimum of 2150 square feet for a single-story and 2500 for a multi-story.
 - No accessory structure shall project further into the front or corner side yard than the principle structure.
 - Chain link or 100% opaque fencing is prohibited. Fencing is prohibited in the front and corner side yard.
 - No less than 50% of residential buildings shall present a side loading garage, a courtyard garage entry or a 15 degree turned garage entry.
 - Of the remaining 50% that is allowed to present a front loading garage, the following shall apply: 1) no more than two garage stalls shall present on the same linear plane, 2) all front loading garages shall contain architectural details consistent with the front elevation, 3) none of the front loading garages shall have a consistent setback to that of the habitable portion of the building and 4) no more than 30% of the front loading garages shall project further into the front yard than the habitable portion of the building.
 - There shall be no more than three (3) front-loading garage residential buildings in a row.

All residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures", unless deviations are approved by the Planning Commission, and are subject to the Architectural Review Board approval.

14. Street trees are subject to the approval of the Tree Board and Planning Commission.
15. Street lighting, if proposed, is subject to the approval of the Planning staff.
16. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
17. All roads and bike paths connecting to adjacent sites shall be installed at time of each associated phase of development. The road shown to connect to the property to the west shall include the installation of a hammerhead. Removal of the hammerhead shall be approved by the City at the time of connectivity for development to west. The developer shall provide an escrow to the City for the estimated cost of removal.
18. Landscape islands within the public road are required at locations designated by staff.
19. Engineering Department review and approval of grading, drainage, stormwater management, erosion control and sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
20. Execution of a Water Service Agreement between the applicant and the Water Utility, including acceptance of the requirement to loop the water main and provide connections both on Donges Bay Road and Wauwatosa Road. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require 12" pipe for the dead end main.
21. Provision of Easements over existing and proposed drainageways with supporting language requiring Home Owners Association maintenance and access granted to the City.
22. The applicant shall provide utility easements for the adjacent lot owners to allow access to the public water main and sanitary sewer.
23. WDNR approval of the wetland impact and proposed road crossing over the navigable

waterway.

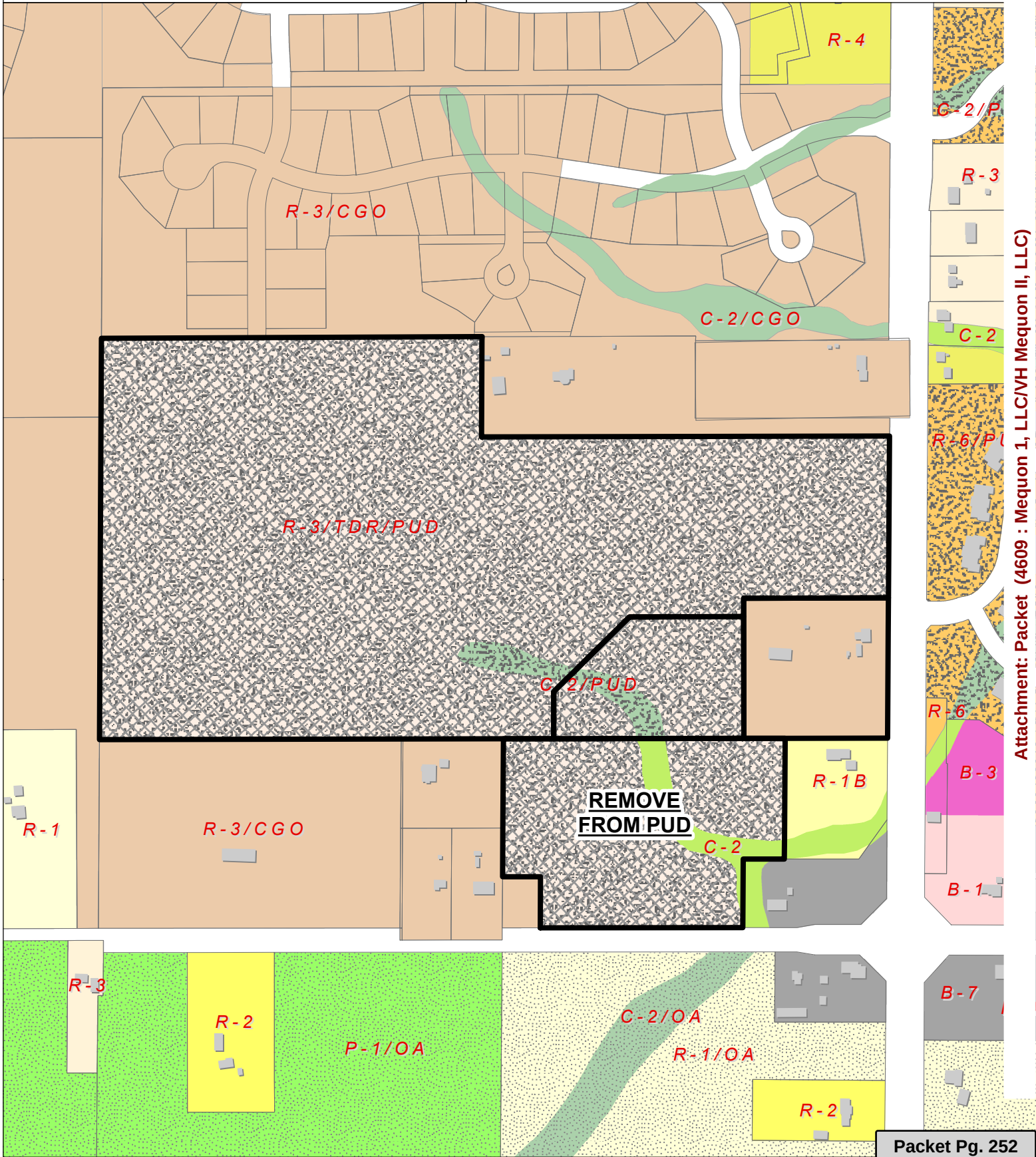
24. Public road design standards shall be subject to the review and approval of Engineering and the Fire Departments.
25. Fire Department approval of the number and location of fire hydrants.
26. Any substantial change to the general concept plans illustrated in the attached exhibits shall require appropriate amendments to this ordinance.
27. All roads and bike paths connecting to adjacent sites shall be installed at time of each associated phase of development. The roads shown to connect to the property to the south and west shall include the installation of a hammerhead. Removal of the hammerhead shall be approved by the City at the time of connectivity for development to the south or west. The developer shall provide an escrow to the City for the estimated cost of removal.
28. The development must provide right-of-way and road cross connections to the adjacent properties.
29. Adjacent road connections must be constructed with the respective phase and must include a temporary turnaround both to the adjacent lots and future phases until constructed.
30. A secondary access shall be constructed prior to the issuance of building permits on Phase Two. The existing hammerhead on Tree Sparrow Drive shall be removed at the time of connection.
31. Connection to public water and sanitary sewer. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer and water main from the various regulatory agencies. All utilities must be constructed to provide service to adjacent properties and adhere to the design parameters of the City's master plan for the area. Lateral extensions shall be provided for all adjacent lots served by the proposed public utilities.
32. Engineering Department review and approval of grading, drainage, stormwater management, erosion control and sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
33. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Easement Declaration and Agreement.
34. The applicant shall provide utility easements and laterals for the adjacent lot owners to allow access to the public water main and sanitary sewer.
35. WisDOT access permit for the Wauwatosa Road/ STH 181 entrance and associated MOU with the City of Mequon. The development would be financially responsible for the improvements.
36. WDNR approval of the wetland impacts and proposed crossing over a navigable waterway.
37. A fill permit is required for any material brought to or removed from the development.
38. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
39. Final legal documents are subject to City Attorney review and approval prior to recording of final plat.

Attachments:
Packet (PDF)

Mequon I, LLC/ VH Mequon II, LLC

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

4.e.a





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Always a Better Plan
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Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com



PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
THE ENCLAVE II AT MEQUON PRESERVE
NORTH WAUWATOSA ROAD • MEQUON, WI

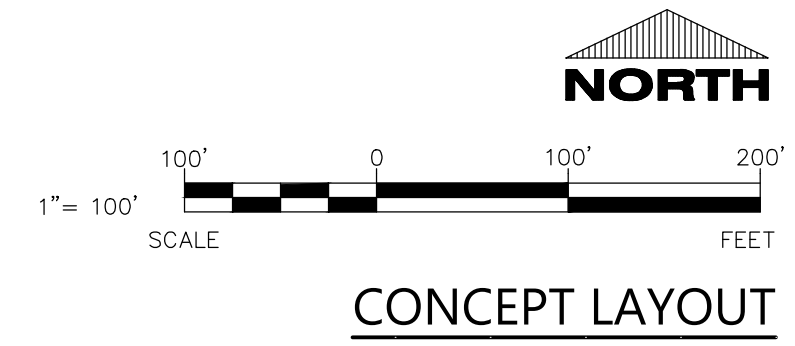
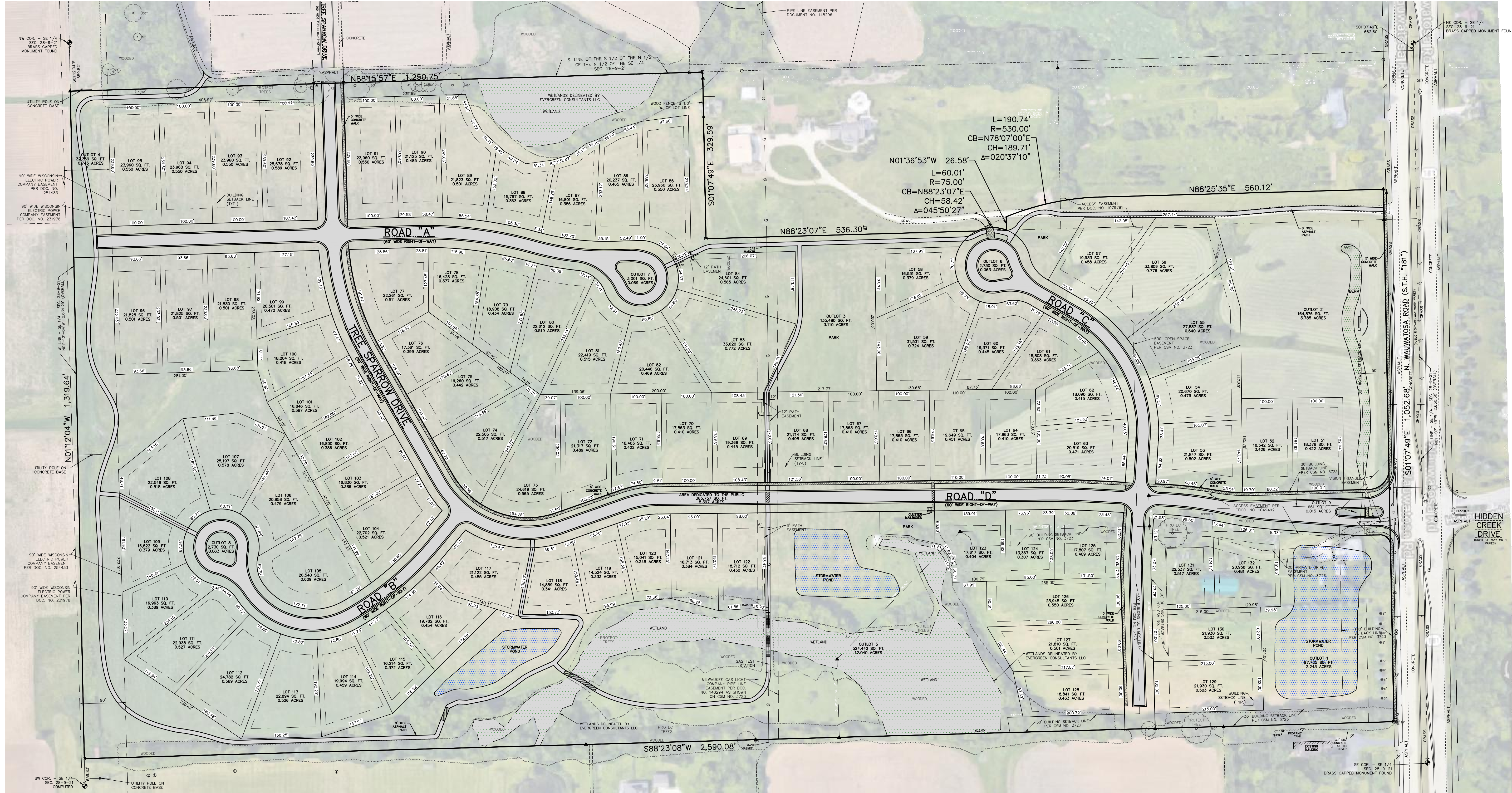
PROFESSIONAL SEAL

PRELIMINARY DATES
NOV. 06, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1936580

SHEET NUMBER
C



CONCEPT LAYOUT



PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION

THE ENCLAVE II AT MEQUON PRESERVE

NORTH WAUWATOSA ROAD • MEQUON, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 6, 2019

NOV. 6, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

1936580

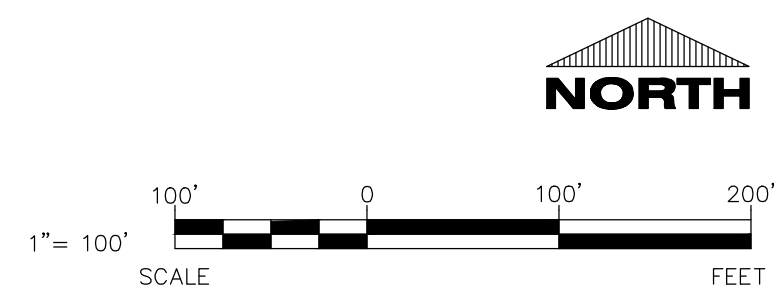
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YP

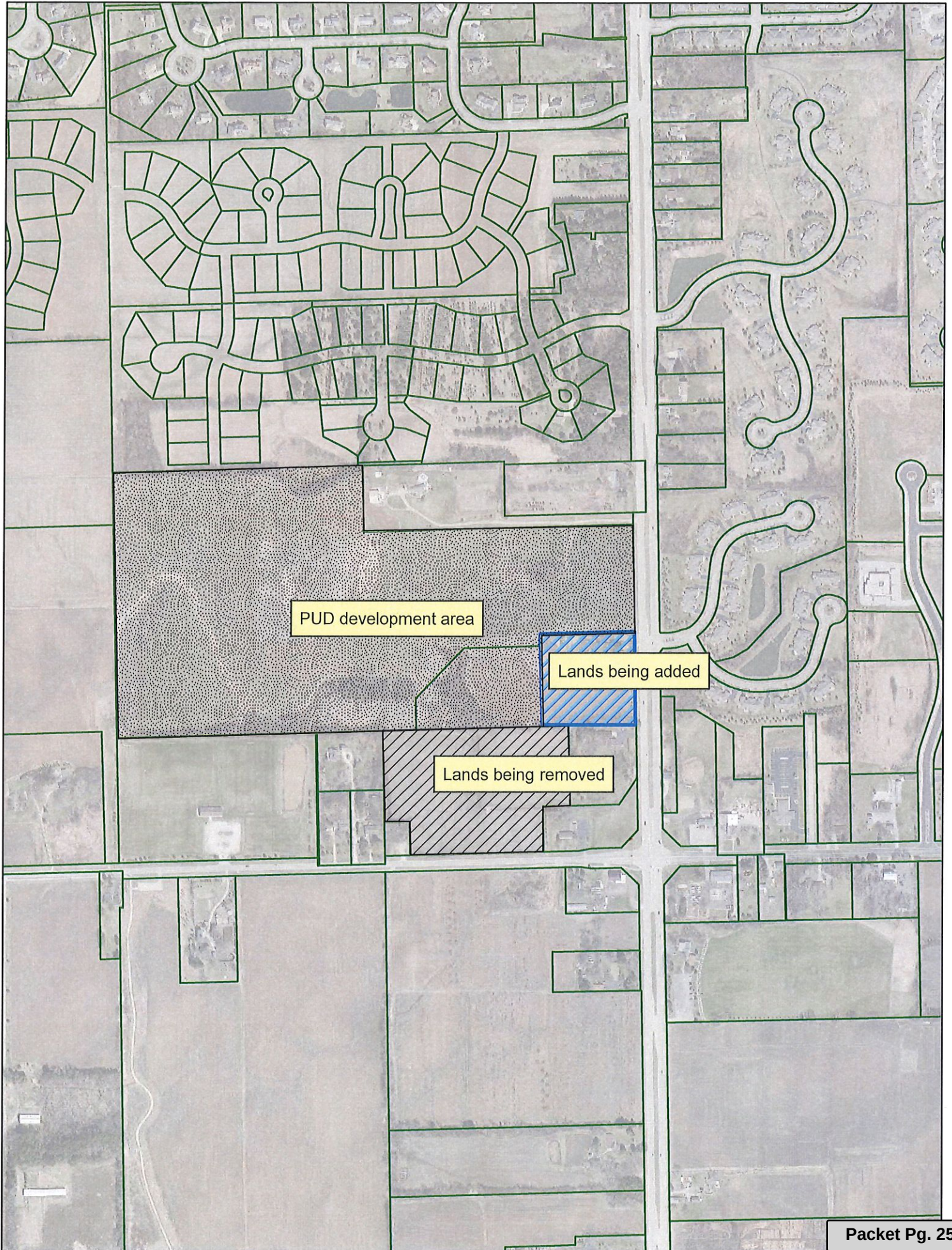
Packet Pg. 254



YIELD PLAN
PROPERTY=69.45 AC
PROPOSED (69) 1-ACRE LOTS



YIELD PLAN



COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE NO. _____

To amend the map portion of the “Development Ordinance of the City of Mequon” (i.e., Chapter 58) with respect to approximately 68.5 acres of land located at 10565 N. Wauwatosa Road and lands to the west

BASED ON THE FOREGOING, THE COMMON COUNCIL OF THE CITY
OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, ORDAINS AS
FOLLOWS

SECTION I

Pursuant to section 62.23(3) of the Wisconsin Statutes, the City of Mequon, is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in section 66.1001(1)(a) and 66.1001(2).

SECTION II

Following recommendation of the Planning Commission on the 11th day of November 2019, and after due notice and hearing by the Common Council of the City of Mequon on the 14th day of January 2020, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of certain properties, as described and illustrated in Exhibit A, to R-3 with a TDR/PUD overlay based on the attached conditions.

SECTION III

All other ordinances or parts of ordinances contravening the terms of this ordinance are hereby and to that extent repealed.

SECTION IV:

This ordinance shall take effect and be in full force upon its passage and the day after its publication.

Approved: _____
John Wirth, Mayor

Date Approved: _____, 2019

Attachment: Packet (4609 : Mequon 1, LLC/VH Mequon II, LLC)

I certify that the Common Council of the City of Mequon, Wisconsin, adopted this ordinance at a meeting held on _____, 2019.

Caroline Fochs, Mequon City Clerk

Published: _____, 2019.

1. The developer is granted 68 yield lots and 14 transfer of development credits.
2. Common Council approval of the rezoning recommendation.
3. The development shall comply with preliminary plat, development agreement, and final plat requirements.
4. Road D shall incorporate traffic calming measures between Road C and Tree Sparrow Drive.
5. The cluster mail box location shall be approved by Planning Commission at the time of Preliminary Plat
6. The portion of the public road deemed to be the major thoroughfare by staff shall include a public sidewalk within the dedicated R.O.W. on one side of the road. All cul-de-sacs require a 75' radius.
7. All lots shall maintain a minimum lot size of .30 acres. All buildings shall maintain a minimum building setback of 30' and a maximum building setback of 40' from the interior public road right-of-way (lots on the cul-de-sac are allowed a maximum building setback of 50'), a minimum 10' offset from an interior side yard, 30' offset from the corner side and 20' rear property lines.
8. The entire property shall be appropriately field-staked for wetland areas and reviewed and approved by the Department of Natural Resources (DNR), including an indication of the required setback from the wetland, prior to action on a preliminary plat by the Planning Commission. The development is subject to appropriate Chapter 30 permitting from the DNR and necessary permitting from the Army Corp of Engineers.
9. Private lots shall not contain wetlands. The developer shall show wetlands and all required wetland setbacks on the preliminary plat. The Planning Commission shall evaluate and approve the final location of wetland setback requirements and the final location of the necessary protective measures required of the developer.
10. Pedestrian and bike paths and the necessary easements shall be required in accordance with the approved concept plan. All pedestrian trails shall be located in an outlot with a minimum width of 16 feet. Bike/Ped path shall be constructed in accordance with the WisDOT Bike Path Facilities Handbook.
11. Entryway signage and landscaping is subject to the approval of the Planning Commission.
12. There shall be a permanent open space buffer along the perimeter of this development as illustrated in the attached development concept plan and per Planning Commission action.

13. Architectural design of residential buildings shall comply with a Planning Commission approved set of design standards set forth as part of the PUD and shall include the following:

- Dwellings shall be a minimum of 2150 square feet for a single-story and 2500 for a multi-story.
- No accessory structure shall project further into the front or corner side yard than the principle structure.
- Chain link or 100% opaque fencing is prohibited. Fencing is prohibited in the front and corner side yard.
- No less than 50% of residential buildings shall present a side loading garage, a courtyard garage entry or a 15 degree turned garage entry.
- Of the remaining 50% that is allowed to present a front loading garage, the following shall apply: 1) no more than two garage stalls shall present on the same linear plane, 2) all front loading garages shall contain architectural details consistent with the front elevation, 3) none of the front loading garages shall have a consistent setback to that of the habitable portion of the building and 4) no more than 30% of the front loading garages shall project further into the front yard than the habitable portion of the building.
- There shall be no more than three (3) front-loading garage residential buildings in a row.

All residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures", unless deviations are approved by the Planning Commission, and are subject to the Architectural Review Board approval.

14. Street trees are subject to the approval of the Tree Board and Planning Commission.
15. Street lighting, if proposed, is subject to the approval of the Planning staff.
16. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
17. All roads and bike paths connecting to adjacent sites shall be installed at time of each associated phase of development. The road shown to connect to the property to the west shall include the installation of a hammerhead. Removal of the hammerhead shall be approved by the City at the time of connectivity for development to west. The developer shall provide an escrow to the City for the estimated cost of removal.
18. Landscape islands within the public road are required at locations designated by staff.
19. Engineering Department review and approval of grading, drainage, stormwater management, erosion control and sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
20. Execution of a Water Service Agreement between the applicant and the Water Utility, including acceptance of the requirement to loop the water main and provide connections both on Donges Bay Road and Wauwatosa Road. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require 12" pipe for the dead end main.
21. Provision of Easements over existing and proposed drainageways with supporting language requiring Home Owners Association maintenance and access granted to the City.
22. The applicant shall provide utility easements for the adjacent lot owners to allow access

- to the public water main and sanitary sewer.
23. WDNR approval of the wetland impact and proposed road crossing over the navigable waterway.
 24. Public road design standards shall be subject to the review and approval of Engineering and the Fire Departments.
 25. Fire Department approval of the number and location of fire hydrants.
 26. Any substantial change to the general concept plans illustrated in the attached exhibits shall require appropriate amendments to this ordinance.
 27. All roads and bike paths connecting to adjacent sites shall be installed at time of each associated phase of development. The roads shown to connect to the property to the south and west shall include the installation of a hammerhead. Removal of the hammerhead shall be approved by the City at the time of connectivity for development to the south or west. The developer shall provide an escrow to the City for the estimated cost of removal.
 28. The development must provide right-of-way and road cross connections to the adjacent properties.
 29. Adjacent road connections must be constructed with the respective phase and must include a temporary turnaround both to the adjacent lots and future phases until constructed.
 30. A secondary access shall be constructed prior to the issuance of building permits on Phase Two. The existing hammerhead on Tree Sparrow Drive shall be removed at the time of connection.
 31. Connection to public water and sanitary sewer. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer and water main from the various regulatory agencies. All utilities must be constructed to provide service to adjacent properties and adhere to the design parameters of the City's master plan for the area. Lateral extensions shall be provided for all adjacent lots served by the proposed public utilities.
 32. Engineering Department review and approval of grading, drainage, stormwater management, erosion control and sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
 33. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Easement Declaration and Agreement.
 34. The applicant shall provide utility easements and laterals for the adjacent lot owners to allow access to the public water main and sanitary sewer.
 35. WisDOT access permit for the Wauwatosa Road/ STH 181 entrance and associated MOU with the City of Mequon. The development would be financially responsible for the improvements.
 36. WDNR approval of the wetland impacts and proposed crossing over a navigable waterway.
 37. A fill permit is required for any material brought to or removed from the development.
 38. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to

125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

39. Final legal documents are subject to City Attorney review and approval prior to recording of final plat.

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: November 11, 2019
SUBJECT: Text Amendment to Chapter 58 of the Municipal Code as it resale shops.

Background: Based on the feedback received at the October Planning Commission, staff has prepared the following text amendment that will address the issue of resale shops in Mequon. In addition to changes to Chapter 58, staff requested the City Attorney to make changes to Chapter 14 as it relates to licensing of these uses.

Text Amendment: Changes to the zoning code as it relates to resale shops includes adding specific definitions for each type of use, allowing resale clothing as a conditional use in the B-2 (Community Commercial) and allowing resale furniture and household merchandise and architectural salvage in the B-5 (Industrial) as a conditional use. The text amendment as proposed will allow E-Collectique the ability to seek a conditional use in the B-2 at their location. The changes will not provide Ivanna's Trunk the ability to seek a condition use since their current location is B-4 (Business Park). Staff did not support these types of uses in a Business Park setting. The code changes are as follows:

58-8 Definitions

Antique Store – a retail establishment that sells furniture or other merchandise which is at least 100 years old or articles collected and recognized by a formal organization established to research, promote and provide information about such articles.

Resale Clothing and Clothing Accessories – A retail store which sells used clothing and accessories including but not limited to shoes, handbags and jewelry. All items for sale shall be purchased, exchanged or on consignment. No donations shall be accepted on site and no donated items shall be offered for sale. No furniture, household merchandise or architectural salvage shall be offered for sale.

Resale Furniture and Household Merchandise – A retail store which sells used furniture and other household items. No donations shall be accepted on site and no donated items shall be offered for sale. No clothing, clothing accessories or architectural salvage shall be offered for sale.

Architectural Salvage - An architectural salvage center is an establishment that buys and sells building parts salvaged from demolished or remodeled structures. No donations shall be accepted on site and no donated items shall be offered for sale. No clothing or clothing accessories shall be offered for sale.

Sec. 58-295. - B-2 community business district.

(e) *Conditional uses.*

(23) Resale Clothing and Clothing Accessories shall be subject to the following conditions:

- The resale floor area shall not exceed 1,500 square feet.
- All merchandise shall be displayed on permanent racks or shelving.
- No outdoor display of merchandise.
- All windows into the tenant space shall remain clear of merchandise or shelving.
- All interior walls and ceilings shall be finished with drywall or other city approved materials.

Sec. 58-298. - B-5 light industrial district.

(e) *Conditional uses.*

(21) Resale Furniture and Household Merchandise

- The resale floor area shall not exceed 3,000 square feet.
- No outdoor display of merchandise.
- All windows into the tenant space shall remain clear of merchandise or shelving.

(22) Architectural Salvage

- The resale floor area shall not exceed 3,000 square feet.
- No outdoor display of merchandise.
- All windows into the tenant space shall remain clear of merchandise or shelving.

The changes to the license section which are being drafted by the City Attorney are required to include the following conditions:

- A requirement to maintain electronic records and submit annually to the city.
- 3 licenses per type at any given time shall operate in the city.
- For Resale Furniture and Household Merchandise a \$30 minimum consignment value shall be required.

Summary: Upon action of the Planning Commission, the ordinance will be forwarded to the Common Council for action. The license section will be reviewed by the Finance and Personnel Committee prior to action of the Common Council. The zoning ordinance will not go into effect until the license changes have been approved by the Common Council.

Attachments:

Amendment (DOCX)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE NO. _____

AN ORDINANCE ALLOWING THE SALE OF USED MERCHANDISE

BASED ON THE FOREGOING, THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, ORDAINS AS FOLLOWS:

SECTION I

Section 58-8 of the Mequon Code of Ordinances is amended as follows:

58-8 Definitions

Antique Store – a retail establishment that sells furniture or other merchandise which is at least 100 years old or articles collected and recognized by a formal organization established to research, promote and provide information about such articles.

Resale Clothing and Clothing Accessories – A retail store which sells used clothing and accessories including but not limited to shoes, handbags and jewelry. All items for sale shall be purchased, exchanged or on consignment. No donations shall be accepted on site and no donated items shall be offered for sale. No furniture, household merchandise or architectural salvage shall be offered for sale.

Resale Furniture and Household Merchandise – A retail store which sells used furniture and other household items. No donations shall be accepted on site and no donated items shall be offered for sale. No clothing, clothing accessories or architectural salvage shall be offered for sale.

Architectural Salvage - An architectural salvage center is an establishment that buys and sells building parts salvaged from demolished or remodeled structures. No donations shall be accepted on site and no donated items shall be offered for sale. No clothing or clothing accessories shall be offered for sale.

SECTION II

Section 58-295 (e) (23) of the Mequon Code of Ordinances is amended as follows:

Sec. 58-295. - B-2 community business district.

(e) *Conditional uses.*

(23) Resale Clothing and Clothing Accessories shall be subject to the following conditions:

- The resale floor area shall not exceed 1,500 square feet.
- All merchandise shall be displayed on permanent racks or shelving.
- No outdoor display of merchandise.
- All windows into the tenant space shall remain clear of merchandise or shelving.
- All interior walls and ceilings shall be finished with drywall or other city approved materials.

SECTION III

Section 58-598(e) of the Mequon Code of Ordinances is amendment as follows:

Sec. 58-298. - B-5 light industrial district.

(e) *Conditional uses.*

(21) Resale Furniture and Household Merchandise

- The resale floor area shall not exceed 3,000 square feet.
- No outdoor display of merchandise.
- All windows into the tenant space shall remain clear of merchandise or shelving.

(22) Architectural Salvage

- The resale floor area shall not exceed 3,000 square feet.
- No outdoor display of merchandise.
- All windows into the tenant space shall remain clear of merchandise or shelving.

SECTION IV

The terms and provisions of this ordinance are severable. If any term or provision of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION V

All ordinances and parts of ordinances that contravene this ordinance are repealed.

SECTION VI

This ordinance shall be in full force and effect upon its passage and on the day after its publication This ordinance shall take affect upon passage of changes to Chapter 14 regarding the licensing of resale shops.

Approved By: _____
John Wirth, Mayor

Date Approved: _____, 2019

I certify that the Common Council of the City of Mequon, Wisconsin, adopted this ordinance at a meeting held on _____, 2019.

Caroline Fochs, Mequon City Clerk

Published: _____, 2019.