



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

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, November 12, 2018
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from October 8, 2018

2) Public Hearing / Consent

- a) Josh Minkin for Orangetheory Fitness. The applicant is seeking conditional use grant approval for a 3,456 sq. ft. fitness center to be located at 1400-1402 W. Mequon Road.

3) Consent

- a) Mequon Nature Preserve. The applicant is seeking rezoning recommendation and land use plan amendment approval from R-1/OA to P-1/OA for the property located at 8200 W. County Line Road.
- b) Gries Architectural Group, Inc. for Hold Holdings, LLC. The applicant is seeking building and site plan amendment approval to allow for an addition for an elevator for the adjoining buildings located at 10500 & 10520 N. Port Washington Road.

4) Public Hearing / Regular Business

- a) Groth Design Group City of Mequon. The applicant is seeking building and site plan, sign waiver and conditional use grant approval to allow for setback waivers to allow for the construction of a new public facility for the property located at the northeast corner of Cedarburg and Mequon Roads.

5) Regular Business

- a) 6100 County Line Holdings, LLC. The applicant is seeking rezoning recommendation approval from R-1, R-2B, PUD, FW to R-1, R-2B, FW and certified survey map approval to create 2 lots for the property located at 6108-6112 W. County Line Road.

6) Policy

- a) Moratorium Study Area Update

7) Announcements

- a) Planning Commission 2019 Meeting Schedule
- b) The next meeting is Monday, December 3, 2018 at 6:00 p.m.

8) Adjourn

Dated: November 12, 2018

/s/ Dan Abendroth, Chairman

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

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

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



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PLANNING COMMISSION
Regular Meeting
Monday, October 8, 2018
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chairman Dan Abendroth
Alderman Robert Strzelczyk
Commissioner Martin Choren
Commissioner Brian Parrish
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner Rick Lemke
Alternate Stephanie Hawley
Board Member James Baka

a) Approval of Minutes from September 5, 2018

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Abendroth, Strzelczyk, Choren, Parrish, J. Schaefer, R. Schaefer, Lemke, Hawley

2) Public Hearing / Consent

- a) Wavy Bones, LLC for HYPE Fitness. The applicant is seeking conditional use grant approval for a fitness center of 2,400 sq. ft. for the property located at 6000 W. Executive Drive.

Action

Commissioner Parrish made a motion to open a public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was called; vote passed 8-0

Action

Commissioner Parrish made a motion to close the public hearing.

Attachment: 10.08.18 DRAFT (3692 : Planning Commissions Minutes from October 8, 2018)

Ald. Strzelczyk seconded the motion.
A voice vote was called; vote passed 8-0

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	James Schaefer, Commissioner
AYES:	Abendroth, Strzelczyk, Choren, Parrish, J. Schaefer, R. Schaefer, Lemke, Hawley

- b) Gregory Thompson for Storage USA. The applicant is seeking final condo plat approval for 8 storage units for a proposed development (Storage USA) for the property located at 10271 Baldev Court.

Action

Ald. Strzelczyk made a motion to approve the two consent items.
 Commissioner J. Schaefer seconded the motion.
A voice vote was called; vote passed 8-0

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	James Schaefer, Commissioner
AYES:	Abendroth, Strzelczyk, Choren, Parrish, J. Schaefer, R. Schaefer, Lemke, Hawley

3) Regular Business

- a) Bear Arms, LLC. The applicant is seeking sign waiver approval to allow for an awning sign that exceeds the allowed size for the property located at 9653 N. Granville Road.

Commissioner Parrish abstained from this item.

City Planner Pa Phouala Vang reviewed the staff report in which she explained that the canopy sign over the north entrance was not approved and exceeds the allowable size per the sign code. She explained that an awning sign is allowed for a private exterior entrance up to 4 sq. ft. The existing sign is roughly 7.6 sq. ft. The sign is in question, not the canopy. Awning signs which exceed square feet are subject to review and approval from the Planning Commission.

Waivers can be approved for site specific hardships but staff does not find that an increase in sign size meets the criteria for a waiver in this case. Staff believes that the request is based on the sign installed rather than a site specific hardship. The zoning allows for one wall sign up to 2.5% of the wall or 60 sq.; whichever is less. There is also one free standing sign on the property that does not list the tenant names.

Staff believes there are other opportunities for identification and that there is no particular hardship preventing the sign from meeting the 4 sq. ft. maximum per the sign code. If the Commission does approve the sign, it is recommended that a condition of the approval be

that no other wall sign be permitted. Staff recommends denial of the sign waiver.

The applicant, Cheryle Rebholz, stated that a new sign would be a financial hardship as well as a visibility issue in identifying the only entrance. She stated that she was unaware of the size restrictions when creating the sign. The building is set back 150 feet from the road and is difficult to see and the entrance does not face the main road. They are not in a position financially to create a new sign.

There was discussion regarding the materials on the canopy sign and that it is difficult to see from the road. The wall sign facing east was also discussed as it is nonconforming but is not being approved at this time. Although the process was not followed for approval for this sign, given the nature of the business, it is important for signage to direct visitors to this business to the correct entrance.

Action

Ald. Strzelczyk made a motion to approve the requested sign waiver for the canopy sign.

Commissioner R. Schaefer seconded the motion.

A voice vote was taken; vote passed (7-0, Parrish abstained)

RESULT:	APPROVED [7 TO 0]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Abendroth, Strzelczyk, Choren, J. Schaefer, R. Schaefer, Lemke, Hawley, Baka
ABSTAIN:	Parrish

- b) Oyvind Solvang & Paul Apfelbach for Fillinger Family. The applicant is seeking rezoning recommendation from R-1 to R-1/PUD and concept plan approval to allow for a 13-lot single-family subdivision on 70 acres located at the corner of Bonniwell and Riverland Roads (Riverland Estates). Remove from table.

Action

Ald. Strzelczyk made a motion to remove this item from table.

Commissioner Choren seconded the motion.

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

City Planner Vang stated that this item was tabled and that the applicant has submitted a revised concept plan. She reviewed the staff report details. The revised conservation subdivision plan proposes 55% open space with lots averaging 2.13 to 3 acres in size. The revised plan addresses many recommendations made by staff and feedback from neighbors and Commissioners including an overall decrease in average lot size and it now meets the goals of conservation subdivisions (clustering into 4 groups, open space between the groupings and access from the road to the open space). The woodlands and the existing swale are now located completely in the outlots and not on individual lots. Staff recommends that a trail be included. There is only one access off Riverland Road into the subdivision. Staff recommends approval of the rezoning and the concept plan according to the conditions in the

staff report.

Asst. Eng. Bridget Henk stated that one of the recommended conditions of approval requires the installation of a bypass lane. She acknowledged that there are concerns from neighbors regarding the storm water management on the site based on an email received on October 8th, 2018.

Bruce Ross – 14308 N. Highland Drive stated that he is involved in organizing the neighborhood steering committee and that they met with the developer last week which they appreciate. There are three issues still outstanding:

1. **Passing Lane** – would like to have this removed. Hoping for a reduced speed limit there.
2. **Storm Water Management** – the runoff has increased in the past years and this is concerning to the residents.
3. **Number of wells in the area.** They have asked the planners to consider this issue.

The applicant, Paul Apfelbach representing Hillcrest Builders, stated that he took feedback from the Commissioners as well as the neighbors into consideration when revising the concept plan. He stated that the storm water management rules are very stringent and that he is willing to increase the pond capacity. He agrees that the bypass lane should be removed and that in his experience and knowledge about wells that there is no water shortage or aquifer issue.

It was discussed that the note on Lot 1 to fill the wetland is so that the developer will have the option to fill this wetland as it will help with overall drainage. A house can go there without filling the wetland; which is considered a very low quality wetland.

Asst. Eng. Henk stated that the bypass lane is required for all new subdivisions but has previously been eliminated by the Commission. It is not shown on the proposed concept plan.

Action

Ald. Strzelczyk made a motion to approve the rezoning and concept plan with the conditions that the trails be compact gravel, the bypass lane be removed (#30) and up to 10% increased volume of the pond.

Commissioner Parrish seconded the motion.

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

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Strzelczyk, Choren, Parrish, J. Schaefer, R. Schaefer, Lemke, Hawley

- c) Shaffer Development Company for St. Paul Fish Company. The applicant is seeking sign waiver approval to exceed the allowable number of signs and the size of the signs for the property located at 6200 W. Mequon Road.

Asst. Dir. Jac Zader stated that this was reviewed in June during the building and site plan approval as a conceptual look at the design. The applicant is now requesting sign waivers as the signage exceeds the code in numerous facets. The building is allowed to have two wall signs as it is a stand-alone building on a corner. All five signs exceed the 60 sq. ft. requirement and the signs on the smoke stacks exceed the height requirement. Staff and the Commission were supportive of these signs back in June. Mr. Zader stated that this is a unique circumstance and staff is not worried about setting precedent. The applicant is trying to emulate the ghost-signage that was popular back in the 1890-1960's on old buildings and they are painting it on so that it looks old. Staff believes that it fits in with the architecture of the buildings and staff is supportive. Updated renderings show that an added doorway is being added on the south elevation and there is no longer a pergola there. The code does require a doorway off of Mequon Road and staff approves of this plan change.

The Commission expressed that this is a unique request and they are supportive of these painted signs and requested waivers. It was explained that the paint will be translucent with the brick showing through.

Action

Commissioner J. Schaefer made a motion to approve the sign waivers.

Commissioner Choren seconded the motion.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Schaefer, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Abendroth, Strzelczyk, Choren, Parrish, J. Schaefer, R. Schaefer, Lemke, Hawley

4) Policy

- a) City of Mequon Chapter 58 of the Zoning Code as it relates to Conditional Uses in Residential zones

Asst. Dir. Zader stated that back in May this issue was discussed regarding changes to conditional uses in the R-1 zoning district based on changes in state law. A subcommittee (Commissioners Stoker, Parrish, Ald. Wirth and Jac Zader) was formed to review and discuss the various changes and uses. There are three attachments included in the board packet. The last attachment lists some definitions added to the zoning code. Mr. Zader talked through these definitions and gave some examples of uses. This item will be brought back for a full ordinance change and some properties will need to be rezoned so that they are conforming.

He discussed guest houses as this has not been clearly defined. The committee members differed on their opinions on this issue. Guest houses are not very common in the city. The feedback was that they should be allowed on larger lots and that fewer structures are preferred. It was suggested that the setback be looked at to possibly be increased for these structures.

Some of the names and definitions of the conditional uses have been changed: outdoor recreational facilities, public/school/private school/in-home day care facilities (some of these facilities will need to be rezoned); private lodges and clubs; historical structures; bed & breakfast and country inn facilities and landscape contract businesses. Mr. Zader explained that if the conditions are stated in the zoning code they are more definable and defensible.

The following have been added to the OA zoning as conditional uses: fish hatchery, nurseries and green houses, commercial outdoor recreation facilities and winery. Other conditions can be added. Another condition that needs to be further discussed is CBRF's/housing over 9 people. The City Attorney has been asked to provide feedback on this.

The Commission was appreciative of the thorough work the subcommittee has done on this.

5) Announcements

6) Adjourn

Action

Commissioner Lemke made a motion to adjourn.

Ald. Strzelczyk seconded the motion.

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

Respectfully Submitted,

Jac Zader



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Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: November 12, 2018
SUBJECT: Josh Minkin for Orangetheory Fitness. The applicant is seeking conditional use grant approval for a 3,456 sq. ft. fitness center to be located at 1400-1402 W. Mequon Road.

Applicant:	Orangetheory Fitness
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Proposed Use:	Fitness Center
Existing Zoning:	B-2 (Community Business District)
Land Use Plan:	Community Commercial
Location:	1400-1402 W. Mequon Road
Tax Key:	#15-019-16-00-022.00
District:	#5

Background: The applicant requests conditional use grant approval for a fitness center at 1400-1402 W Mequon Road. The proposed fitness center will occupy 3,456 square feet of two tenant spaces at the existing multi-tenant building. The property is zoned B-2, which allows fitness centers as a conditional use. Orangetheory Fitness is currently located in Mequon Town Center but is requesting conditional use grant approval to relocate due to ongoing issues with sound and vibrations at their current location.

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

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

The proposed use should not endanger the surrounding area; all of the activities will take place within the building and will be monitored at all times by staff. The proposed floor plan shows an open floor plan with various equipment stations. The applicant has indicated that the treadmills, which are the primary cause of the rhythmic vibrations, will be located on the south wall.

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 and C-2 General Conservancy. A fitness center can be considered compatible with the Land Use Plan designation and expected uses in the area. In the past, the Planning Commission has approved other similar uses (9Rounds, Cycle Bar) in multi-tenant commercial developments.

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

The proposed activities of the fitness center fit the character of the surrounding area. The daily hours of operation will be as follows:

Monday – Thursday	5:00 AM to 9:00 PM
Friday	5:00 AM to 8:00 PM
Saturday	7:00 AM to 6:00 PM
Sunday	8:00 AM to 6:00 PM

The estimated number of customers at the busiest times (5:00-6:00 AM) is 36. The average customer demand for the last 12 months is 19.1 per class. A total of 2-4 staff members are on site during hours of operation. Staff anticipates a majority of traffic to the site will come from Mequon Road, which has adequate ingress/egress facilities to accommodate the increased traffic. Per the parking requirements, the proposed use is required to have a total of 16 parking spaces based on peak demand number of customers and staff. Staff believes the parking is adequate to accommodate the proposed number of clients since the busiest times are 5:00 AM- 6:00 AM, during which many of the other businesses in the development are not yet open. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

Staff Recommendation:

Planning staff recommends approving the conditional use grant based on the following criteria:

1. Staff review and approval of final floor plans.
2. Compliance with sign code ordinance.

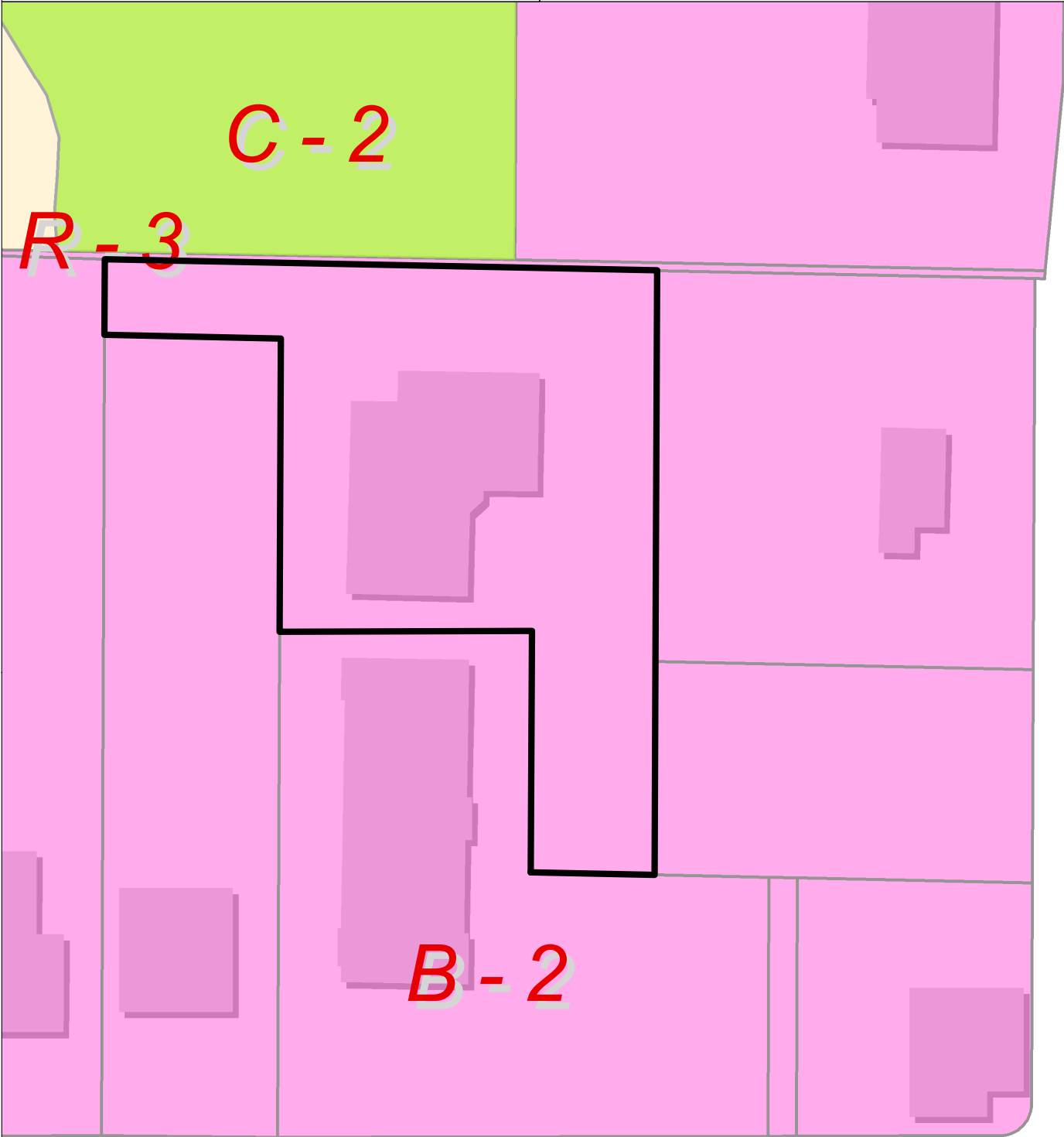
Attachments:

Packet (PDF)

Josh Minkin for
Orangetheory Fitness

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		

2.a.a



PORT WASHINGTON ROAD 13W

MEQUON ROAD 112N

Attachment: Packet (3654 : Josh Minkin for Orangetheory Fitness)



October 2018

Orangetheory Fitness - Mequon

City of Mequon - Conditional Use Grant

Business Narrative

What we Do: Orangetheory Fitness provides specialized group personal training sessions to mid and high income consumers. An OTF studio will drive 100-200 unique consumers to retail location everyday on an overflow basis.

Number of Employees: OTF Mequon currently employs 15 people. During hours of operation, 2-4 employees are working.

Hours of Operation:

M-Th – 5:00 AM – 8:00 PM and up to 9 PM

Fri- 5:00 AM- 7:00 PM or 8:00 PM

Sat- 7:00 AM- 6:00 PM

Sun – 8:00 AM- 6:00 PM

Holidays - mornings only

Current Schedule:

Monday – Thursday: 5:00 am, 6:00 am, 7:15 am, 8:15 am, 9:30 am, 10:30 am, 4:45 pm, 5:45 pm

3:15 pm (Mon/Wed)

1:15 pm (Tues/Thurs)

Friday: 5:00 am, 6:00 am, 7:15 am, 8:15 am, 9:30 am, 10:30 am, 3:00 pm, 4:00 pm, 5:00 pm

Saturday: 6:00 am, 7:00 am, 8:15 am, 9:15 am, 10:30 am, 11:30 am

Sunday: 7:00 am, 8:15 am, 9:15 am, 10:30 am, 3:00 pm, 4:00 pm

Peak Customer Demand:

- Tuesday, Thursday, Friday @ 5:00 am: 36 customers
- Tuesday, Friday @ 6:00 am: 36 customers



Average Customer Demand for last 12 months: 19.1 per class

Month	Year	MIO	Workouts	Classes	Utilization	Avg Per Class
Aug-17	2017	17.1	3650	212	72%	17.2
Sep-17	2017	18.21	3527	198	74%	17.8
Oct-17	2017	19.23	4014	218	77%	18.4
Nov-17	2017	20.22	3781	207	76%	18.3
Dec-17	2017	21.24	4003	213	78%	18.8
Jan-18	2018	22.26	4341	224	81%	19.4
Feb-18	2018	23.18	4239	207	85%	20.5
Mar-18	2018	24.20	4557	230	83%	19.8
Apr-18	2018	25.18	4320	221	81%	19.5
May-18	2018	26.20	4652	233	83%	20.0
Jun-18	2018	27.19	4398	220	83%	20.0
Jul-18	2018	28.21	4327	219	82%	19.8
Aug-18	2018	29.23	4298	228	79%	18.9

Site Plan: included

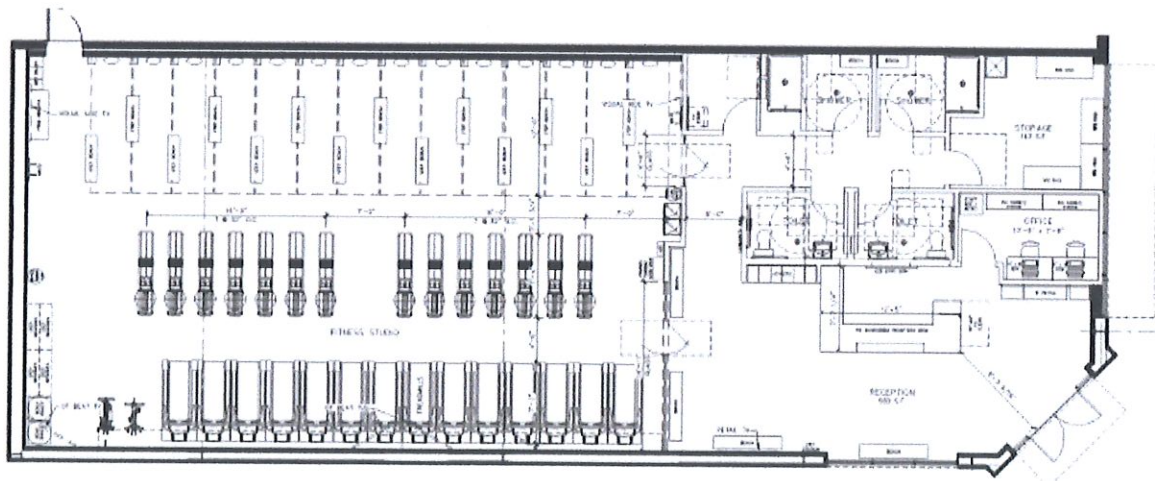
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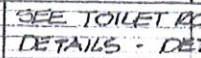
Floor Plan: included. Treads will be located on the south wall.

(Floor Plan_2018-9-20 suites 1400 and 1402 combined)

Orangetheory Fitness: Sample Layout

STACKED "FRONT TO BACK" LAYOUT





Site Plan

Retail Space Available

Mequon, Wisconsin



1400-1402 West Mequon

Building Size: 30,445 square feet

Available Space: 3,456 square feet

Base Rent: \$16.00 per square foot

Additional Rent (NNN): \$6.75 per square foot

Signage: Monument Sign and Building Sign

Prime location - located in one of the most desirable areas of the Metro-Milwaukee market and along Mequon's main commercial and retail corridor. Easy access to I-43 and 15 minutes from downtown. Other successful businesses in close proximity include Panera Bread, Papa Murphy's, A.C. Zuckerman Jewelers, Hockey Zone, Northshore Cleaners, Vietnamese Noodles, Sydney b, Golf Tec, Salon Organics and many other restaurants and retailers.

Contact:

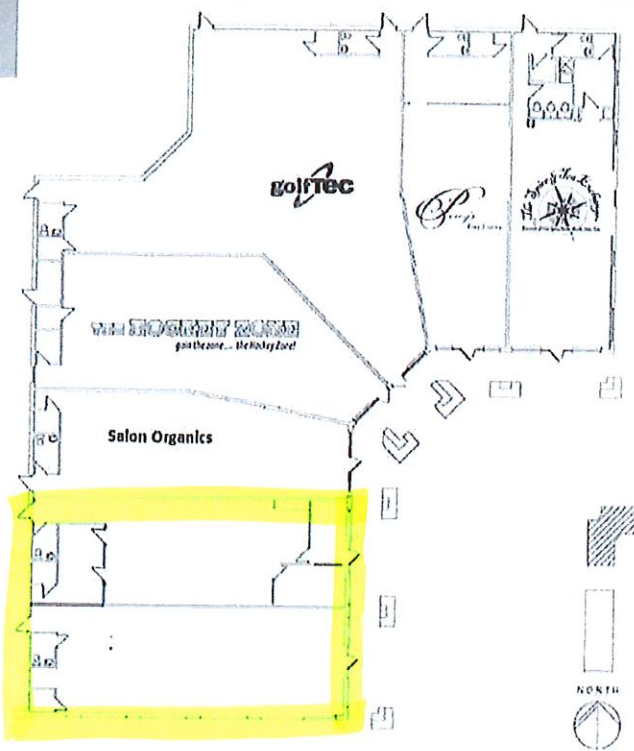
Andrew Petzold
President & CEO

Concord Development Company

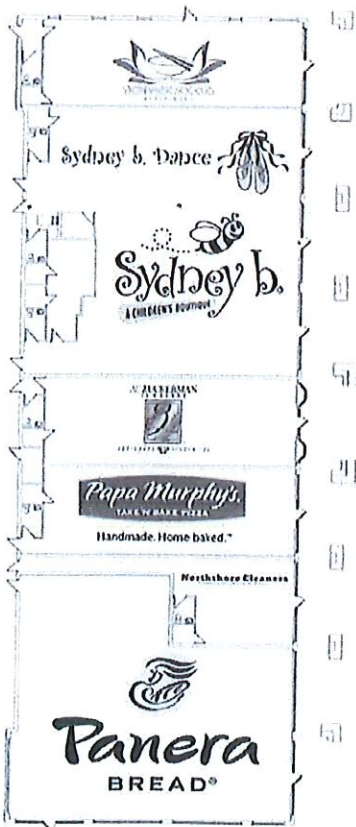
(262) 241-9910 ext. 104

apetzold@concorddevelopment.com

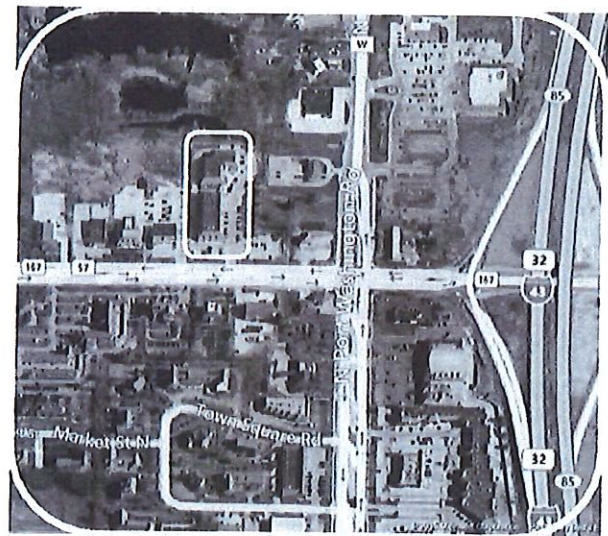




Monument Sign



Site Plan



Aerial



Concord Development Company
 10580 N. Port Washington Road
 Mequon, WI 53092
 (262) 241-9910

www.concorddevelopment.com

Pa Phouala Vang

From: Jac Zader
Sent: Wednesday, October 24, 2018 8:35 AM
To: Pa Phouala Vang
Subject: FW: OTF Mequon: CUG Reason - Nov 12 Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

For CUG

From: Ann Benish [<mailto:abenish@orangetheoryfitness.com>]
Sent: Tuesday, October 23, 2018 7:21 PM
To: Kimberly Tollefson
Cc: Jac Zader; Mayor
Subject: OTF Mequon: CUG Reason - Nov 12 Meeting

Hi. Below is a short description of why we are requesting the Conditional Use Grant. If needed, it can be shared at the Nov 12 Planning Commission Meeting.

In March 2018, Marathon Bank opened its business. OTF Mequon had been running operations for 2 years prior and had received all of the necessary signoffs and approvals. Marathon and the Landlord were aware of sound and vibration issues PRIOR to signing their lease in May 2017. Neither the bank or landlord did anything to address the issues. When Marathon opened, the Bank President demanded that we cease and desist from our activities (running on treadmills, using weights). They filed a lawsuit and a preliminary injunction in July 2018. The landlord (Lokre) pursued moving us to the garage; but rescinded this offer. Litigation is still pending; but we are working with the landlord on a settlement in which they would fund part of a new studio at the proposed new site. Fundamentally, the physics of the building are at fault. In that Marathon and OTF are on top of a garage, the spancrete becomes "excited" when 12 treadmills are in use and creates a rhythmic vibration that can be felt in the adjoining space.

I don't want to move; but the litigation costs have been heavy. They are now over \$50K. So, in hopes of curtailing the ongoing legal fees, I have decided to work to rebuild at a new location. Please note that the Mequon Town Center is permitted use for fitness and I spent almost \$20K on soundproofing work during my buildout which the developer reviewed and approved. The cost to rebuild is not light. We estimate that the cost of a new studio will be around \$600K. This includes new equipment in that we cannot be closed for more than a couple of days due to our contractual agreement with our 550+ members.



Ann Benish Franchise Owner
 262.457.7880 • c 262.794.7222
 Studio #0441 – 11305 N Cedarburg Rd.
 Mequon, WI 53092



Independently owned and operated Orangetheory® Fitness Franchise.

Attachment: Packet (3654 : Josh Minkin for Orangetheory Fitness)



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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: November 12, 2018
SUBJECT: Mequon Nature Preserve. The applicant is seeking rezoning recommendation and land use plan amendment approval from R-1/OA to P-1/OA for the property located at 8200 W. County Line Road.

Applicant:	City of Mequon MNP Inc.
Status of Applicant:	Owner
Requested:	Rezoning Recommendation Land Use Plan Amendment
Existing Use:	Nature Preserve
Existing Zoning:	R-1 (Residential 5 Acre) C-2 (General Conservancy) OA (Agricultural Overlay)
Proposed Zoning:	P-1 (Park) OA (Agricultural Overlay)
Existing Land Use Plan:	Park
Lot size:	444 acres
Location:	8200 County Line Road
District:	#5
Tax Keys:	#14-033-02-003.00, #14-033-05-000.00, #14-033-06-000.00, #14-033-10-001.00, #14-003-09-003.00, #14-033-08-003.00 #14-033-15-003.00, #14-033-16-002.00

Background: The applicant is requesting a rezoning recommendation from R-1 (Residential 5 Acre), C-2 (General Conservancy, OA (Agricultural Overlay) to P-1 (Park) with an OA (Agricultural Overlay) at 8200 W County Line Road. The site contains the Mequon Nature Preserve and maintains the zoning of R-1 when the initial land purchases were made beginning in 2002. In 2006, the Planning Commission approved the use as an outdoor recreation facility which is allowed as a conditional use in the R-1 zoning district. The change to P-1 zoning will be consistent with other city and county parks sites in Mequon.

Rezoning Analysis: Some factors to consider when analyzing a rezoning request include:

- **Is the proposed rezoning consistent with existing and surrounding Land Use Designations?** The Land Use Plan Map designates the site as Rural Residential. With the rezoning change, staff will also update the Land Use plan for the site to Park. Other land use designations in the area include Rural Residential and Residential 1 – 1.5 Acre.

- **Is there a Public Interest?** Numerous community surveys completed over the years in Mequon shows strong support for the preservation of open space. Staff understands that the designation of Park zoning will provide more opportunities for MNP to secure grant funding to support its mission.
- **Are there reasonable uses under existing zoning?** The R-1 zoning district allows public outdoor recreational facilities as a conditional use. The Mequon Nature Preserve has grown since its inception to more than just an outdoor recreational facility. The Pieper Power Education Center supports numerous indoor activities and community programs. Staff believes that it is more appropriate for the Nature Preserve to be zoned P-1 (Park) which includes the use of a nature center.

Staff Recommendation:

Staff recommends **approval** of the rezoning recommendation and land use plan amendment based on the following condition(s):

1. Common Council action on the rezoning recommendation and land use plan amendment.

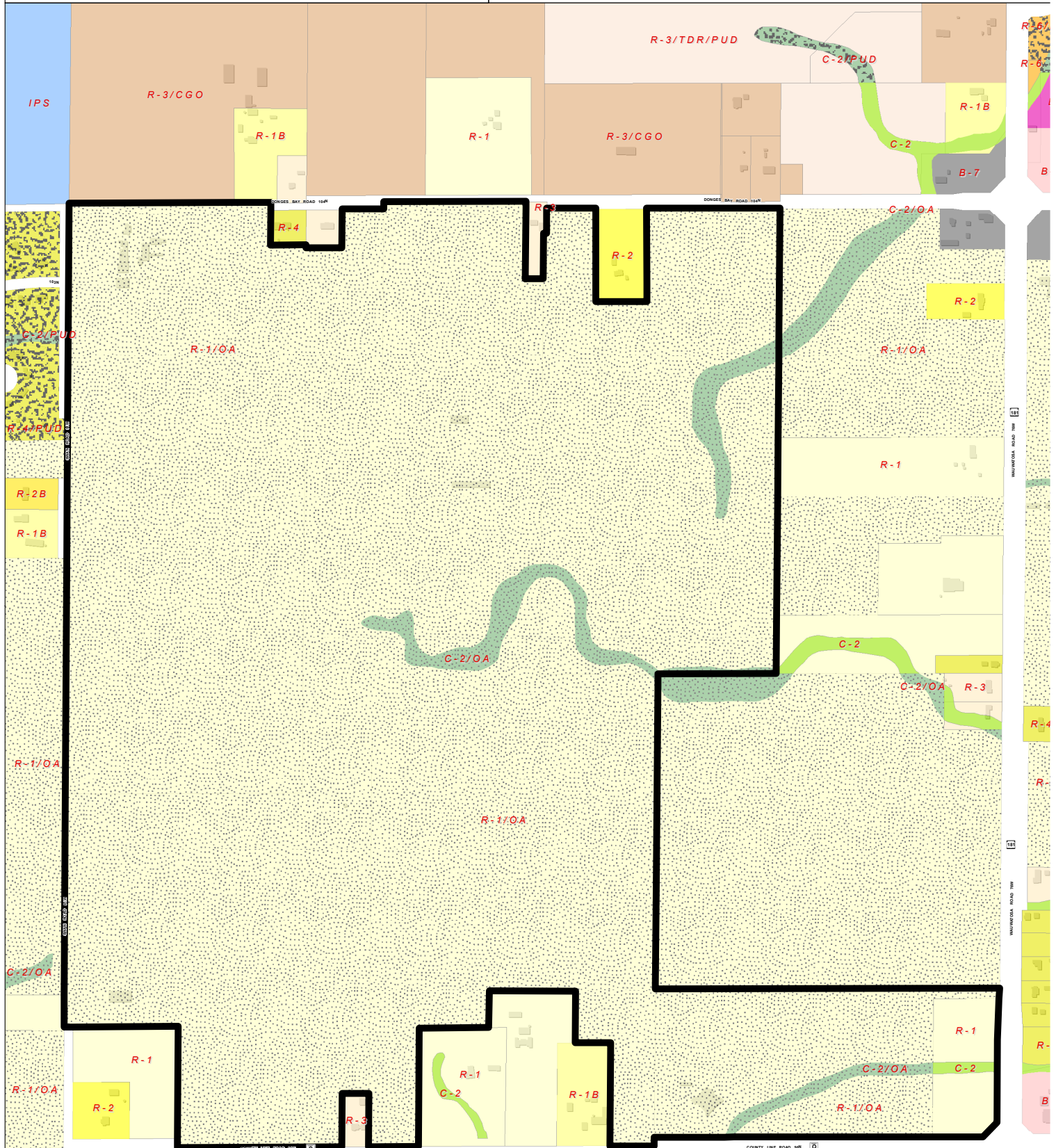
Attachments:

Packet (PDF)

Mequon Nature Preserve

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

3.a.a



Attachment: Packet (3655 : Mequon Nature Preserve)

MEQUON *Nature Preserve*



Restore >>> Explore >>> Discover >>> Get Off the Path!

October 12, 2018

The Honorable Dan Abendroth
Mequon City Hall
11333 N. Cedarburg Road
Mequon, WI 53092

RE: Rezoning Mequon Nature Preserve Property

Dear Mayor Abendroth,

On several occasions, MNP Inc. staff has talked with the City's planning staff about planning staff's interest in rezoning Mequon Nature Preserve to P-1, a park district. The land is currently zoned R-1, five-acre residential with an OA agricultural overlay. Rezoning to a park district, however, would leave the agricultural overlay zoning intact.

The MNP Inc. board of directors voted unanimously at its September 26, 2018, meeting to request that the City of Mequon rezone Mequon Nature Preserve as a City initiative as staff has recommended. Park district zoning would make the approval process for capital improvements that are permitted uses in such a district simpler than the conditional use process. Regardless of the zoning district, MNP Inc. will continue to request the Council's approval for any improvement whose cost is \$25,000 or more as provided by our lease with the City.

An additional benefit would be that Google Maps and other apps would recognize MNP as a park and provide for MNP's presence on various websites. This would be a convenience for our many visitors.

Thank you for your consideration.

Sincerely,

C. Frederick Geilfuss II

C. Frederick Geilfuss II
Board Chairman

Kristin Gies

Kristin Gies
Executive Director

CC: Will Jones
City Administrator

Attachment: Packet (3655 : Mequon Nature Preserve)

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: November 12, 2018
SUBJECT: Gries Architectural Group, Inc. for Hold Holdings, LLC. The applicant is seeking building and site plan amendment approval to allow for an addition for an elevator for the adjoining buildings located at 10500 & 10520 N. Port Washington Road.

Applicant:	Gries Architectural Group, Inc.
Status of Applicant:	Agent
Requested:	Building/Site Plan Amendment
Existing Zoning:	B-2 (Community Commercial)
Land Use Plan:	Community Commercial
Lot size:	1.91 acres
Location:	10500 and 10520 N. Port Washington Road
Tax Keys:	#15-029-11-006.00 & #15-029-11-005.00
District:	#8

Background: The applicant is requesting building and site plan amendment for the properties located at 10500 and 10520 N Port Washington Road. While it appears to be one building, it is two separate but adjoining buildings on two separate parcels. Hold Holdings LLC currently retains ownership to both parcels. The applicant received Master Sign Plan approval and Building Plan Amendment approval on June 11, 2018 for upgrades to the building. The applicant still intends to proceed with the proposed building improvements from the previous approval. The current building and site plan amendment request is to allow a 300 square foot addition for an elevator to provide access to the basement level, grade level and the above grade floors for both buildings.

Building Design:

The proposed addition will be constructed of brick veneer to match the existing building materials and will be roughly 32 feet tall which complies with the height requirement of the B-2 district. The east elevation of the addition will have an opening to match other window openings. The conditions from the June 11, 2018 approval still apply, including:

- Replacement of portions of the parking lot that are in poor condition
- All existing non-complaint and damaged light fixtures shall be removed or replaced.
- Maintenance or removal of overgrown landscaping
- Existing rooftop mechanicals shall be painted
- New glass shall match color and tint of existing glass
- Paint existing panels to match new spandrel panels
- Landscaping shall be added around the foundation of the building, along the front of the parking lot and within the strip along the south property line.

Site Plan

The addition is shown on the north parcel at 10520 N Port Washington Road. Since both buildings are on separate parcels, the addition does not meet the 20 foot offset requirement of the B-2 district. In order to meet the offset requirement, and since the elevator will service both buildings, staff recommends the parcels be combined.

Engineering Report:

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

The addition of an elevator does not change the previously approved conditions from the June 11, 2018 Planning Commission meeting.

The applicant has indicated a desire to connect to the City watermain. Further coordination with the Engineering Division will be required to move forward with the connection.

Staff Recommendation:

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

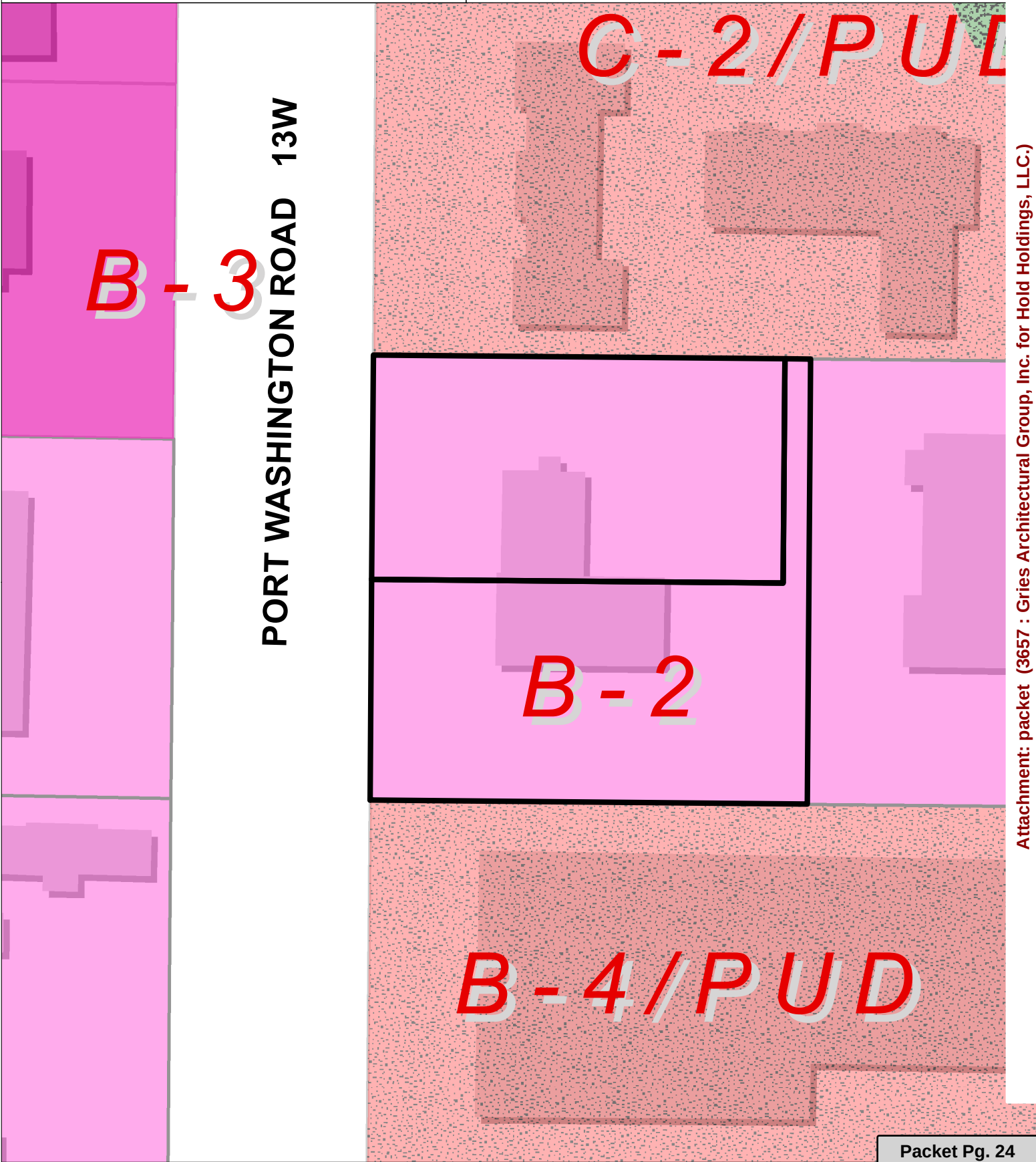
1. Planning staff review and approval of final site, building and floor plans prior to the issuance of permits.
2. Parcels shall be combined prior to issuance of permits.
3. Conformance with the City of Mequon requirements for the connection to public watermain.
4. Conformance with the Approval Conditions from the June 11, 2018 Planning Commission Meeting.

Attachments:
packet (PDF)

**Gries Architectural Group, Inc.
for Hold Holdings, 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.)
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B-6	Rural Industrial	R-3	Single-Family Residential (1.0 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		

3.b.a



Attachment: packet (3657 : Gries Architectural Group, Inc. for Hold Holdings, LLC.)



Gries
Architectural Group Inc.

October 08, 2018

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

RE: 10500 & 10520 N. Port Washington Road –Revisions to Previously
Approved Exterior Building Improvements;

Dear Mr. Zader and Planning Commissioners:

We are requesting approvals for exterior improvements to the existing, adjoined buildings located at 10500 and 10520 N. Port Washington Road, as shown on the enclosed drawings. This request is an amendment to the original approval with conditions taking place at the June 11, 2018 Plan Commission. After further review of the project and revised IBC 2015 building code changes we are proposing to add an addition for an elevator to access the basement level, grade level and two floors above grade level. Along with this request we will also be requesting a city water line to the building to accommodate a new sprinkler system in the existing building. All other modifications to the exterior of the building and proposed signage are consistent with the June 11, 2018 approval. The meeting minutes and conditions to the June 11 approval are attached for reference.

We appreciate your consideration of these requests. Should you have any questions, please call me at (920) 722-2444. Thank you.

Sincerely,

Gries Architectural Group, Inc

Brannin Gries, AIA, NCARB, LEEDap
Principal Architect

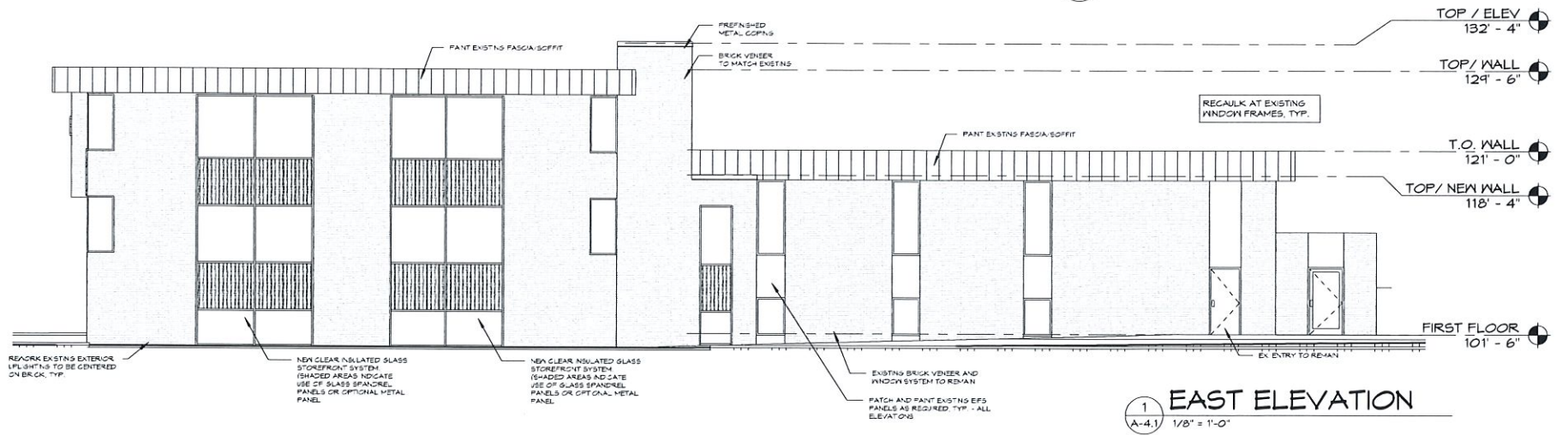
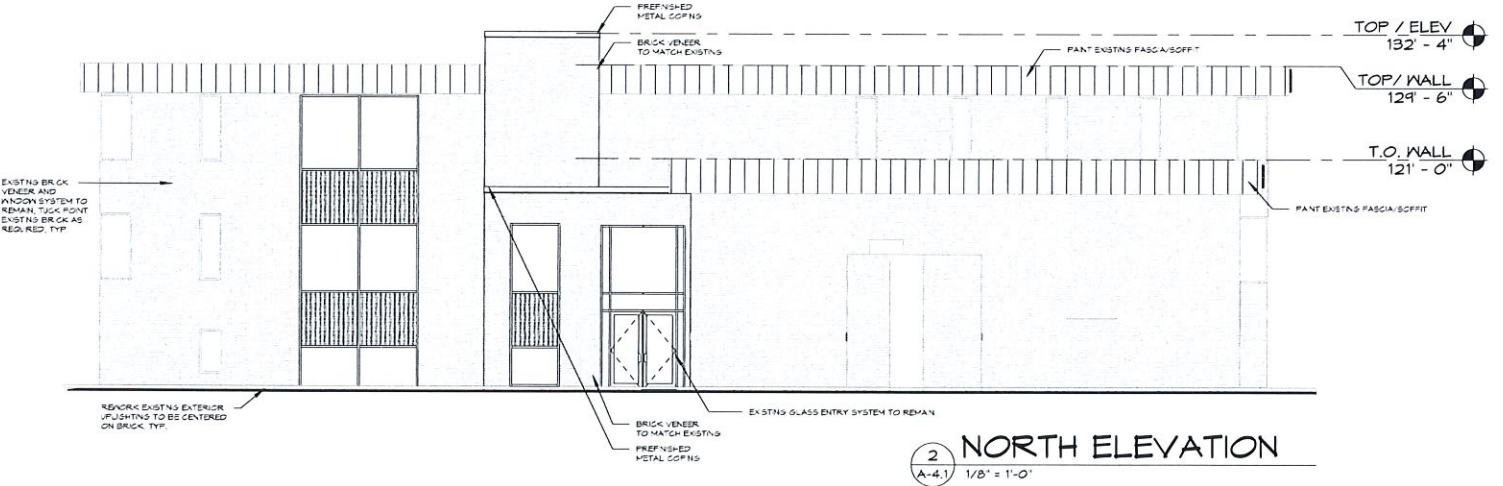
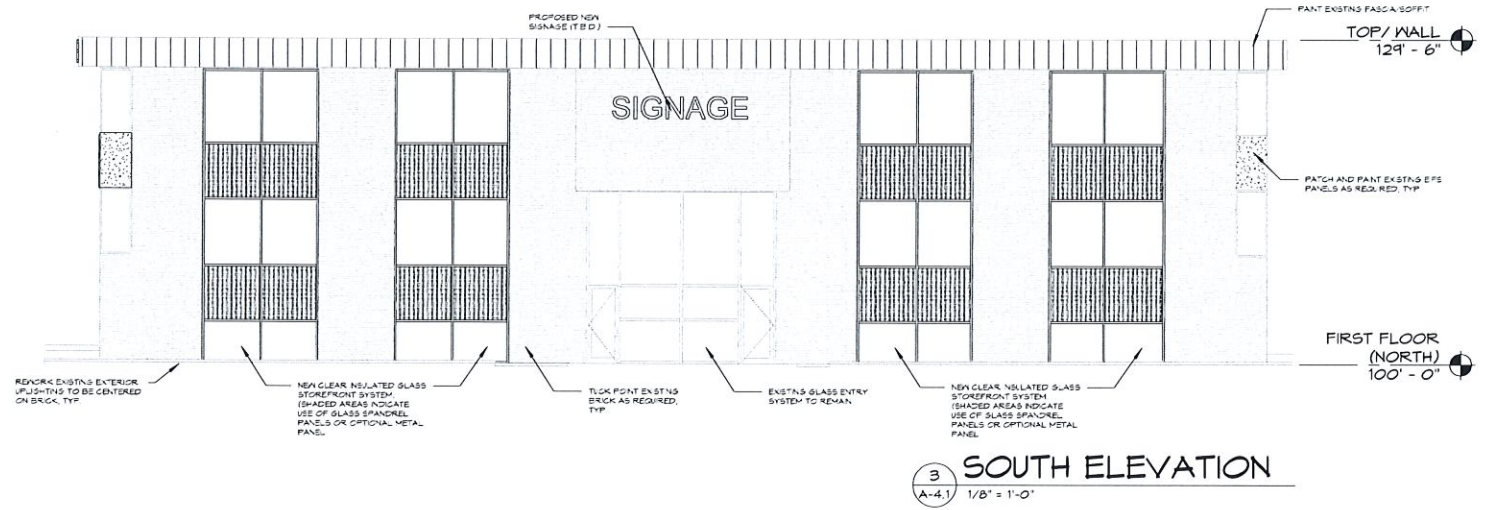
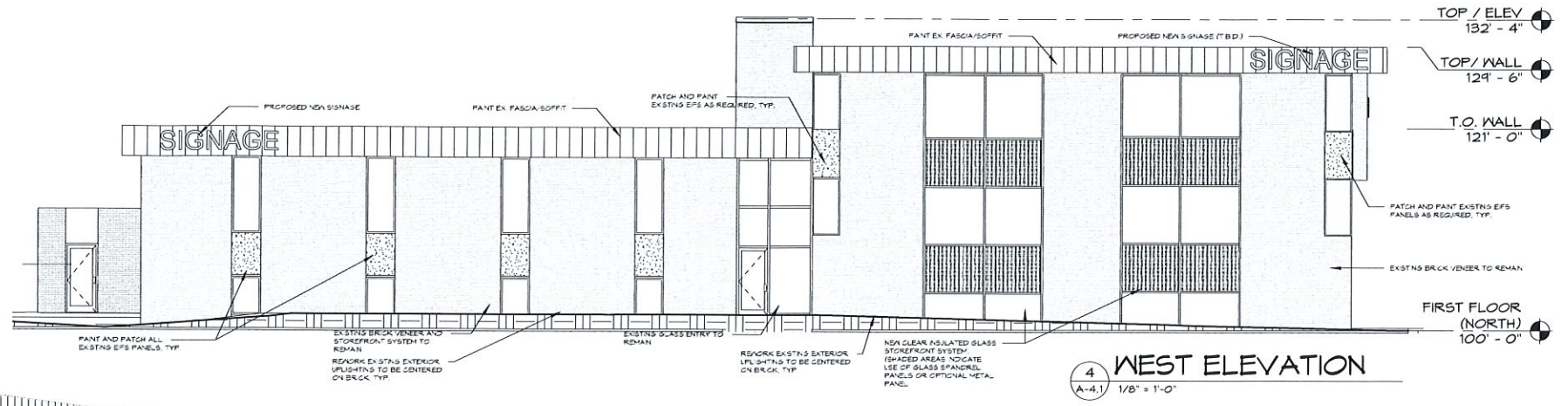
AAP:cj

Enclosures

cc: Lisa Kleyman, Hold Holdings, LLC

Attachment: packet (3657 : Gries Architectural Group, Inc. for Hold Holdings, LLC.)

Z:\2018\18-037 Concord - 10500 Remodel\18-037 10500 Mequon Road_Opt6.rvt





1 VIEW FROM SOUTH WEST
A-4.2 1/2" = 1'-0"



Gries
Architectural Group Inc.
500 North Commercial Street
P.O. Box 772245
Phone: 920-722-2445 Fax: 920-722-6605
www.griesarchitectural.com

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BUILDING ALTERATIONS FOR:
10500 MEQUON ROAD
MEQUON, WISCONSIN

date: 10/06/2018
job: 18-037
d. by: Author
rev.:

A-4.2

Packet Pg. 28

3.b.a

Attachment: packet (3657 : Gries Architectural Group, Inc. for Hold Holdings, LLC.)



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: November 12, 2018
SUBJECT: Groth Design Group City of Mequon. The applicant is seeking building and site plan, sign waiver and conditional use grant approval to allow for setback waivers to allow for the construction of a new public facility for the property located at the northeast corner of Cedarburg and Mequon Roads.

Applicant: Groth Design Group
Status of Applicant: Agent
Requested: Building and Site Plan Amendment
Sign Waiver
Conditional Use Grant

Existing Use: Vacant
Existing Zoning: B-2 (Community Commercial)
R-2 Suburban Residential Detached
FW (Floodway)

Land Use Plan: Residential 1-1.5 Acres
Critical Environmental
Lot size: 1.6 acres
Location: Northeast corner of Mequon and Cedarburg Roads
Tax Key: #14-050-03-090.02
District: #2

Background: The applicant, Groth Design Group, requests building and site plan, conditional use grant and sign waiver approval for a new public facility on the northeast corner of Mequon and Cedarburg Roads. Groth Design Group and the Mequon-Thiensville Community Promenade Committee have worked for over a year on a design for the vacant corner. The 3,705 square feet, two-story structure is a public facility and feature meant to serve as identification and point of arrival into the center of the Mequon-Thiensville community. The property is zoned B-2 which allows public facilities as a conditional use.

Site Plan:

The proposed structure is setback 11.8 feet from the property line and requires setback waivers through a conditional use grant. The B-2 district allows modifications to standard district regulations through conditional use grant approval on a vacant parcel which is non-conforming to minimum lot size or lot width requirements. The property is 1.6 acres and is non-conforming to the 2 acre minimum lot size requirement of the B-2 district.

Staff supports the setback waiver due to the existing grading and floodplain on the site. In order to meet the setback requirement, the structure would encroach further into the floodplain and

would require changes to the grading. In addition, one of the intentions of the feature is to signify arrival into the center of Mequon-Thiensville. The visibility and effect of the signage and structure is reduced as the structure is pushed back from the intersection. Further, the massing at the corner has a critical relationship to the current and potential Town Center structures located at the intersection. The plan shows most of the site as undisturbed green space, maintaining 94.8% open space.

A new concrete sidewalk is proposed that connects the existing asphalt sidewalk on Cedarburg Road to the existing concrete sidewalk on Mequon Road. The sidewalk wrapping the corner of Cedarburg and Mequon Roads is relocated to increase the distance between pedestrians and the motorists at the intersection. The proposed sidewalk will be a minimum of 6 feet at its narrowest location and 15 feet at the widest section.

Specimen Tree:

Six trees are proposed to be removed as part of the project. Under the Tree Preservation ordinance, a project by the city is exempted from the ordinance if the Common Council determines both that the exemption is appropriate under the circumstances and the project is for the public good, health or welfare. Due to this, action by the Planning Commission regarding the specimen trees is not required. A goal of the project was always to integrate the existing trees into the final design. However, in order to preserve the two significant 24" black walnuts, the plan proposes removing three specimen trees: two 16" black walnuts and one 10" black walnut. Three additional 8" trees will be removed to accommodate the structure. The trees to be removed are either in the path of the structure or would have their root systems significantly impacted. The proposed structure still preserves and protects many of the existing trees and incorporates them into the overall design. The existing message board on the free standing sign on the site will be utilized, but the sign will be relocated and redesigned to match the materials of the proposed structure.

Landscape Plan:

The site plan shows locations for landscape areas. The City Forester and Planning staff will work will develop the landscape plantings for the areas.

Building Plan:

The proposed circular structure is shown to be constructed of steel, stainless steel aircraft cable railing, board form concrete, stained cedar slats and pressure treated douglas fir decking. The cedar slats will be individually attached to the steel frame and each can be replaced as required without affecting other parts of the structure. The first floor will have a stained 'wood look' concrete walk which transitions into a douglar fir decking boardwalk and lookout deck. A staircase from the first floor leads up to the second story deck and down towards the river. The second story floor deck is 1,045 square feet and will be constructed with douglas fir deck and cedar plank slats. The structure is 17 feet at its highest point and meets the height requirement of the district. The height of the structure at the section facing the intersection is roughly 14 feet.

Sign Waiver:

The south elevation will feature a Mequon-Thiensville sign and logo. The wall sign is 35 square feet and meets the sign requirements for a structure in the B-2 district. The second sign is a logo that is approximately 90 SF and requires sign waiver approval for the size and for a secondary wall sign. The Planning Commission may waive or modify the provisions of this chapter where it would further the public interest and uphold the purpose of the sign code and may be based on site specific hardships such as topographic aberrations and visual encumbrances.

One purpose of the sign code is to preserve or enhance the natural beauty and unique physical characteristics of the City of Mequon as a community in which to live and work by requiring signage which is:

1. Creative and distinctive;
2. Harmonious with the building, surrounding neighborhood aesthetics and other signs in the area;
3. Appropriate to the type of activity to which it pertains;
4. Expressive of the city's identity in a manner which will not diminish property values; and
5. Complementary to the city's suburban architectural character and unobtrusive commercial developments

Staff believes the proposed logo meets the goals listed above and is harmonious with the structure and complementary to the surrounding developments. The creative and distinctive metal logo representing the Mequon-Thiensville communities mimics an architectural element at the corner and draws attention to the promenade.

Lighting Plan:

The plan shows uplighting in landscaped areas. Existing trees will also be uplit. A donor wall proposed on the interior side of the first level will be down-lit. All proposed lighting shall comply with the lighting code. As a condition of approval, staff will require a cut sheet for review and approval by staff.

Engineering Report:

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

Wetlands do not appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are not present. Floodplain is present on the site and shall be shown on the plans.

The site proposes land disturbance less than one acre; therefore a City erosion control permit and a WDNR WRAPP are not required.

The site proposes an increase in impervious surface less than one half acre and site disturbance of greater than an acre therefore does not require a stormwater management plan (SWMP).

Staff Recommendation: Staff recommends approval of the building and site plan, sign waiver and Conditional Use Grant based on the following conditions:

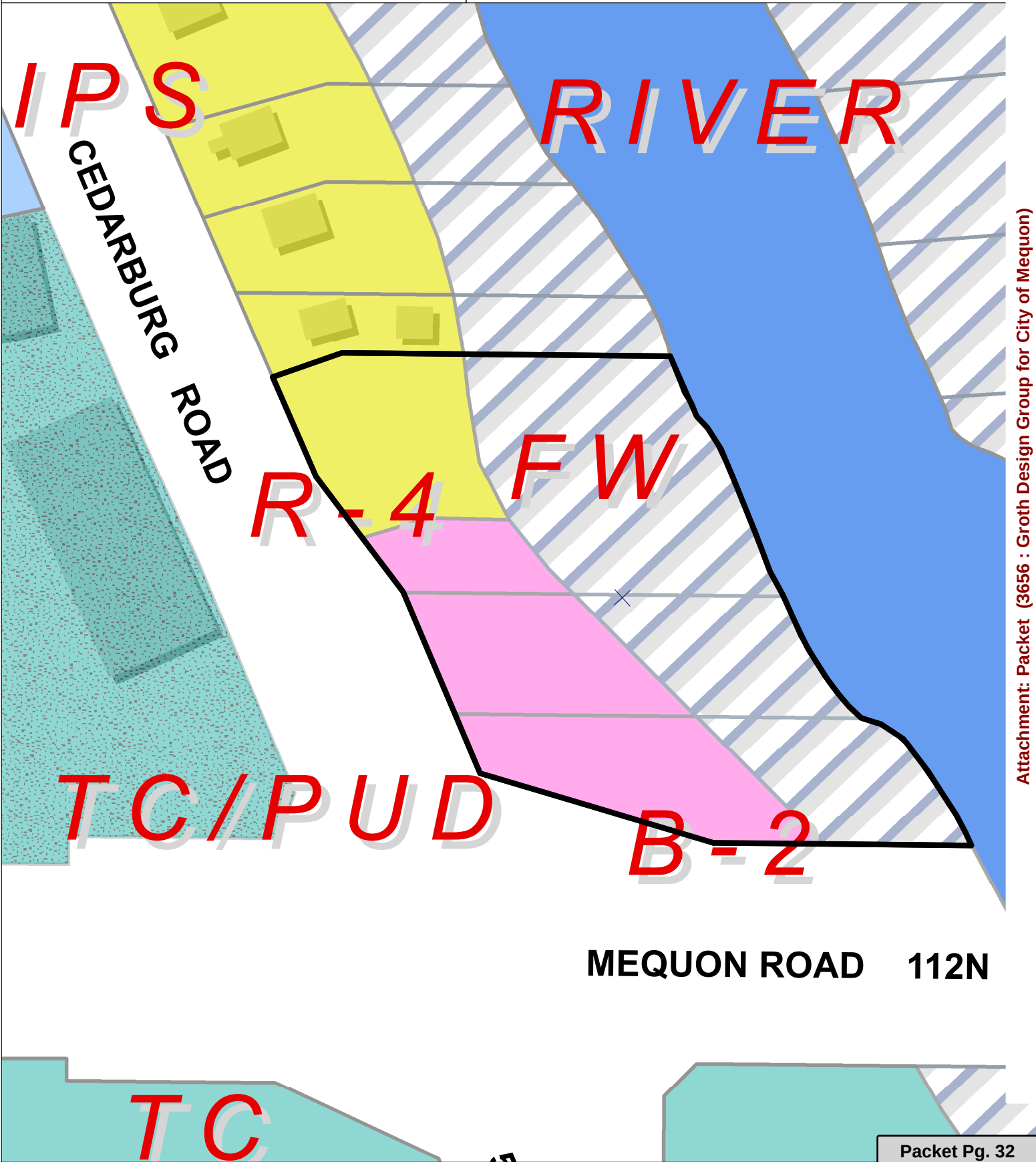
1. Sign permit approval for all signs.
2. Engineering Division review and approval of grading and drainage in conformance to City ordinances and the Standard Specifications for Land Development.
3. Indicate floodplain limits on the plans.
4. Compliance with lighting code.
5. Lighting cut sheet shall be submitted for review and approval by staff.

Attachments:
Packet (PDF)

Groth Design Group for City of Mequon

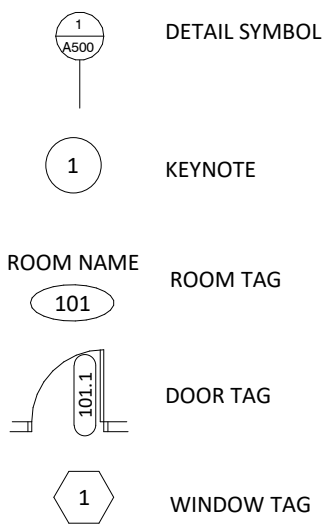
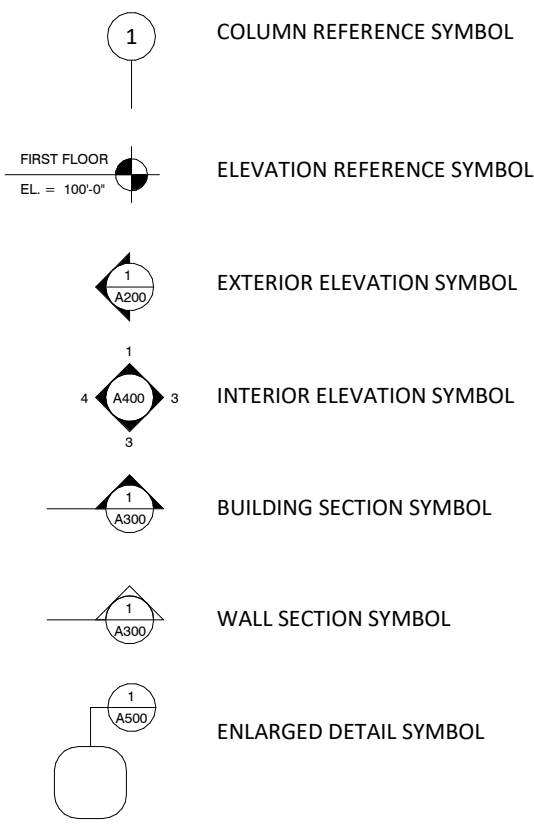
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FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

4.a.a



CODE SUMMARY
GOVERNING CODES:
WISCONSIN COMMERCIAL BUILDING CODE 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2015 INTERNATIONAL BUILDING CODE (IBC)
TYPE OF CONSTRUCTION (IBC Chapter 6):
TYPE V-B

SYMBOL KEY



PROJECT ABBREVIATION LIST

ACT	ACOUSTICAL CEILING TILE	LAV	LAVATORY
ADA	AMERICAN WITH DISABILITIES ACT	LTG	LIGHTING
ADOL	ADDITIONAL	MAS	MASONRY
ADJ	ADJACENT, ADJOINING, OR	MATL	MATERIAL
ADJ	ADJUSTABLE	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
ALT	ALTERNATE	MEZZ	MEZZANINE
APPROX	APPROXIMATE	MFR	MANUFACTURE-R
BD	BOARD	MIN	MINIMUM OR MINUTE
BLDG	BUILDING	MISC	MISCELLANEOUS
BO	BOTTOM OF	MO	MASONRY OPENING OR MOTOR
BOT	BOTTOM	MTL	METAL
CAB	CABINET	NA	NOT APPLICABLE
CALC	CALCULATION	NIC	NOT IN CONTRACT
CFCI	CONTRACTOR FURNISHED,	NO	NUMBER
CFCI	CONTRACTOR INSTALLED	NOM	NOMINAL
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CI	CONSTRUCTION JOINT OR CONTROL	OD	ON CENTER
JOINT	JOINT	OD	OUTSIDE DIAMETER OR OUTSIDE
CL	CENTER LINE	OD	DIMENSION
CLG	CEILING	OFCI	OWNER FURNISHED,
CAUJ	CONCRETE MASONRY UNIT	OFCI	CONTRACTOR INSTALLED
COL	COLUMN	OFCI	OWNER FURNISHED,
CONC	CONCRETE	OFCI	OWNER INSTALLED
CONT	CONTINUOUS	OH	OVERHANG OR OVERHEAD
CONTR	CONTRACT OR CONTRACTOR	OPH	OPPOSITE HAND
COORD	COORDINATE	OPNG	OPENING
CORR	CORRIDOR	OPP	OPPOSITE
CPT	CARPET	PERP	PERPENDICULAR
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
DEG	DEGREE	PR	PAIR
DEMO	DEMOLISH, DEMOLITION	PREFAB	PREFABRICATED
DEPT	DEPARTMENT	PRELIM	PRELIMINARY
DIA	DIAMETER	PROJ	PROJECT
DIM	DIMENSION	PROP	PROPERTY
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	QT	QUARRY TILE
DW	DISHWASHER OR DRYWALL	QTY	QUANTITY
DWG	DRAWING	R	RADIUS OR RISER
EA	EACH	RCP	REFLECTED CEILING PLAN
EPS	EXTERIOR INSULATION AND FINISH	RD	ROAD OR ROOF DRAIN
SYSTEM	SYSTEM	REF	REFERENCE OR REFRIGERATOR
EJ	EXPANSION JOINT	REINF	REINFORCE
EL	ELEVATION	REQD	REQUIRED
ELEC	ELECTRIC	REV	REVISION
EQ	EQUAL	RFG	ROOFING
EQUIP	EQUIPMENT	RM	ROOM
ESMT	EASEMENT	RO	ROUGH OPENING
EXIST	EXISTING	ROW	RIGHT OF WAY
EXT	EXTERIOR, EXTERNAL, OR	SCHED	SCHEDULE
EXTINGUISHER	EXTINGUISHER	SF	SQUARE FOOT (FEET)
FD	FLOOR DRAIN	SIM	SIMILAR
FDN	FOUNDATION	SPEC	SPECIFICATION
FE	FIRE EXTINGUISHER	SQ	SQUARE
FEC	FIRE EXTINGUISHER CABINET	SQIN	SQUARE INCH
FIN	FINISH	STC	SOUND TRANSMISSION CLASS
FLR	FLOOR	STOR	STORAGE
FP	FIRE PROTECTION OR FIREPROOF	STRUCT	STRUCTURE OR STRUCTURAL
FT	FOOT OR FEET	SUSP	SUSPEND OR SUSPENDED
FTG	FOOTING	SYS	SYSTEM
FURN	FURNISH OR FURNITURE	T&G	TONGUE AND GROOVE
GA	GAUGE OR GYPSUM ASSOCIATION	TEL	TELEPHONE
GB	GRAB BAR	TEMP	TEMPERATURE OR TEMPORARY
GALV	GALVANIC OR GALVANIZED	THRU	THROUGH
GLU LAM	GLUED LAMINATED WOOD	TO	TOP OF
GOVT	GOVERNMENT	TOT	TOTAL
GYP	GYPSUM	TOW	TOP OF WALL
GWB	GYPSUM WALL BOARD	TYP	TYPICAL
HB	HOSE BIBB	UNFIN	UNFINISHED
HGT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	UTIL	UTILITY
HORIZ	HORIZONTAL	VCT	VINYL COMPOSITION TILE
HR	HOUR	VERT	VERTICAL
HVAC	HEATING, VENTILATION, AND	W/	WITH
UTIL	AIR CONDITIONING	W/O	WITHOUT
HW	HOT WATER	WD	WOOD
IN	INCHES		
INT	INTERIOR		

GENERAL NOTES:

- A. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.
- B. THE GENERAL CONTRACTOR & DESIGN/BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND PERMITS FOR THIS PROJECT IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION. EACH DESIGN/BUILD CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED DRAWINGS, CALCULATIONS, FEES, AND PERMITS PERTAINING TO THE WORK UNDER THEIR CONTRACT. DESIGN AND CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO OWNER & PROJECT DESIGNER FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF WORK. ALL PERMITS, INSPECTION REPORTS, AND CERTIFICATES OF INSURANCE ARE TO BE TURNED OVER TO OWNER.
- C. GENERAL CONTRACTOR & THEIR SUBCONTRACTORS SHALL CAREFULLY REVIEW THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND CONDITIONS REPORTS, VERIFY EXISTING JOB SITE CONDITIONS & DIMENSIONS PRIOR TO THE FABRICATION OR COMMENCEMENT OF WORK. ANY DISCREPANCIES MUST BE PROMPTLY REPORTED TO THE ARCHITECT. GENERAL CONTRACTOR SHALL FIELD CHECK AND COORDINATE WORK PERFORMED BY ALL TRADES, UNINTERRUPTED POWER, TELEPHONE ACCESS TO EQUIPMENT, STORAGE, BREAK ROOM, ETC. INSTALL TEMPORARY BARRIERS AS REQUIRED TO PROTECT OCCUPANTS.
- D. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THEIR CONTRACT AND THE CONTRACTS WITH THEIR CONTRACT AND THE CONTRACTS WITH THEIR SUB-CONTRACTORS AND ANY OWNER VENDORS.
- E. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF THE JOB SITE. THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- F. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. PRIOR TO THE START OF THE PROJECT, CONTRACTOR SHALL VERIFY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULE REQUIRES.
- G. ALL WORK PERFORMED (LABOR AND MATERIALS) SHALL BE GUARANTEED FOR ONE (1) YEAR, STARTING FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS REQUESTED BY OWNER.
- H. CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE THIS CONTRACT AS DIRECTED BY THE OWNER.
- I. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
- J. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES (WALLS, FLOORING, CEILING, ETC.) ON ADJACENT SURFACES AND OTHER BUILDING AREAS FROM DAMAGE RESULTING FROM THIS WORK. PATCH, REPAIR, OR REPLACE TO ORIGINAL CONDITION UPON COMPLETION (AT NO) ADDITIONAL COST TO OWNER. PATCH ALL EXISTING WALLS & FINISHES AFFECTED BY DEMOLITION AS REQUIRED.
- K. NO WORK DEFECTIVE IN CONSTRUCTION, QUALITY OR DEFICIENT IN ANY REQUIREMENT OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE REGARDLESS OF OWNER'S, TENANT'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK FOUND WITHIN TIME LIMITATIONS ALLOWED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT.
- L. GENERAL CONTRACTOR IS TO CONTACT A QUALIFIED PROFESSIONAL TO ASSESS THE EXISTENCE OF HAZARDOUS MATERIAL, I.E. LEAD PAINT, ASBESTOS ETC. AND TO RECOMMEND ANY CORRECTIVE ACTION. PROVIDE COST TO COMPLETE RECOMMENDED WORK, IF ANY.
- M. GENERAL CONTRACTOR IS RESPONSIBLE TO INCLUDE ALL DEMOLITION, CONSTRUCTION, FINISH WORK AND ALIKE, REQUIRED BY MEP INSTALLATIONS.
- N. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND NOTIFICATION TO BUILDING OWNER AND OTHER APPROPRIATE AUTHORITIES OF ANY BUILDING SYSTEM SHUT DOWN.
- O. THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
- P. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- Q. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL FINISH, U.N.O.
- R. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

PROJECT

MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE

NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE

NO.	REV	DATE	DESCRIPTION
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PROGRESS
DOCUMENTS

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

PROJECT INFO

Date	10/26/2018
Project No.	17.105

SHEET TITLE

GENERAL INFORMATION

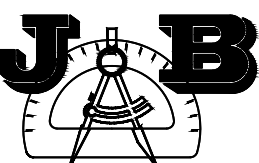
G002



GROTH
DESIGN
GROUP

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

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



SITE DESIGN AND ENGINEERING, LLC
1129 KENLUCKY AVENUE
SHEBOYGAN, WISCONSIN 53081
(920) 207-8977 cell
(920) 453-0181 office

PROJECT

MEQUON -
THIENSVILLE
GATEWAY
PROJECT

NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS
DOCUMENTS

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Date
10.23.2018

Project
No.
17.105

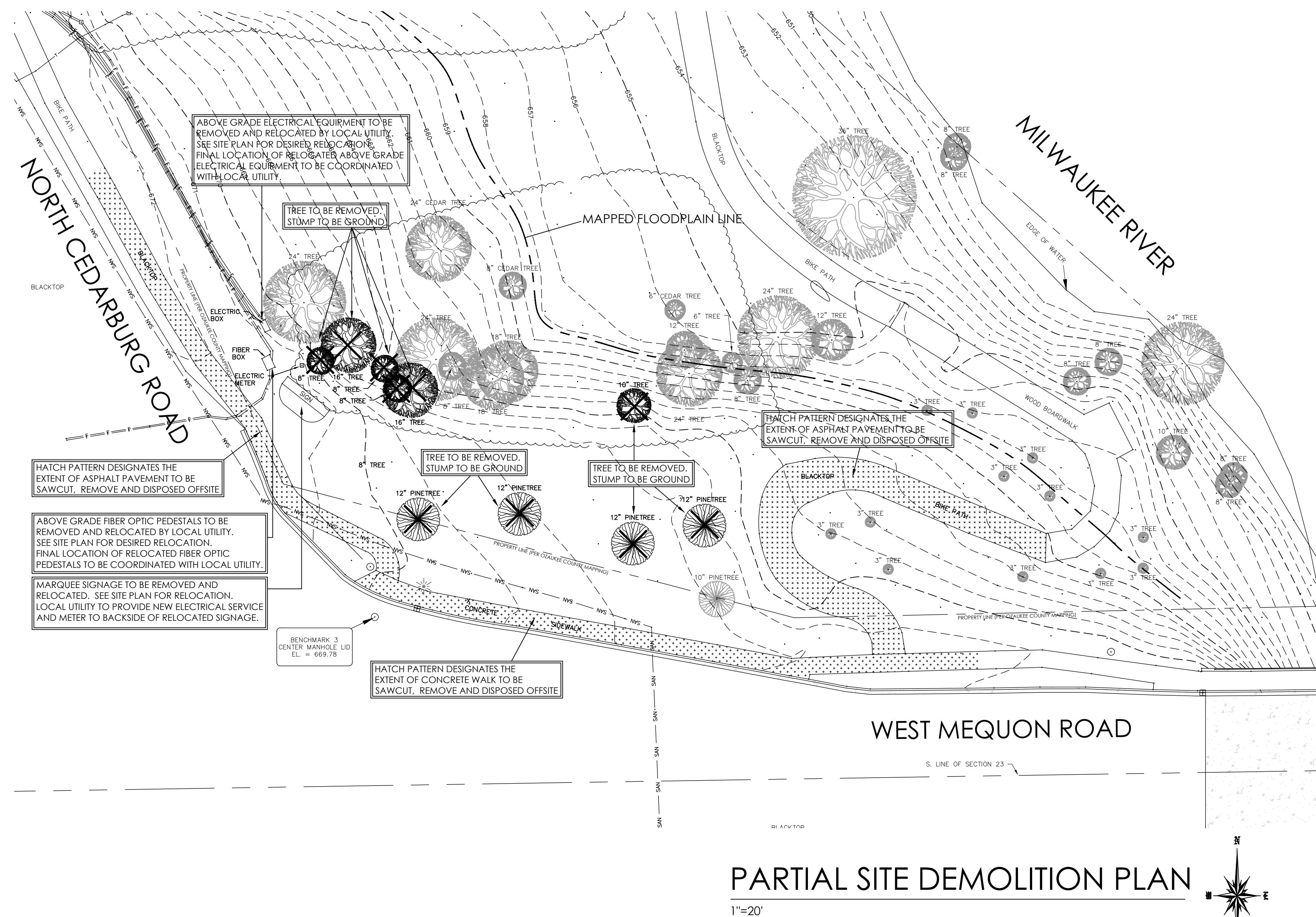
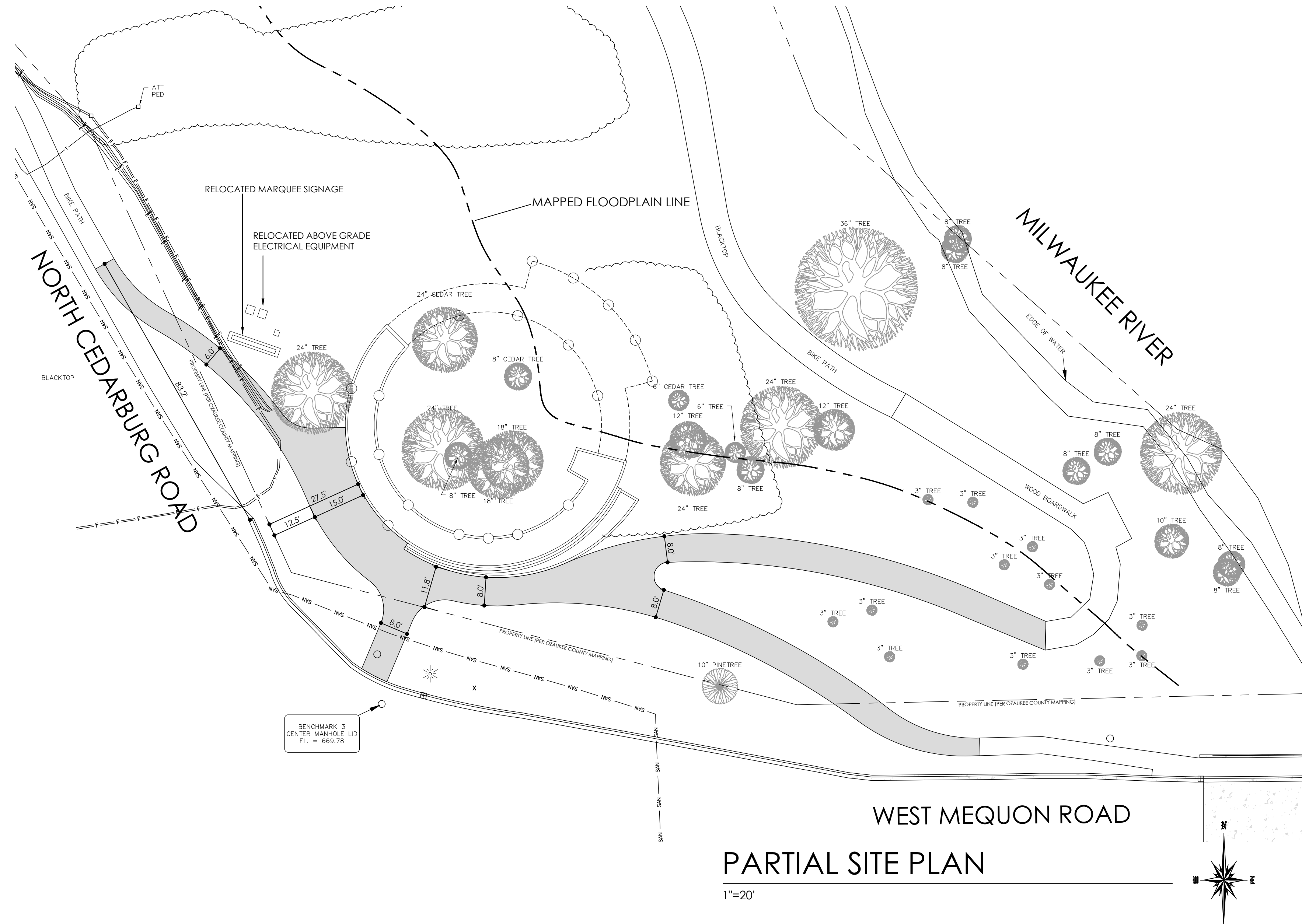
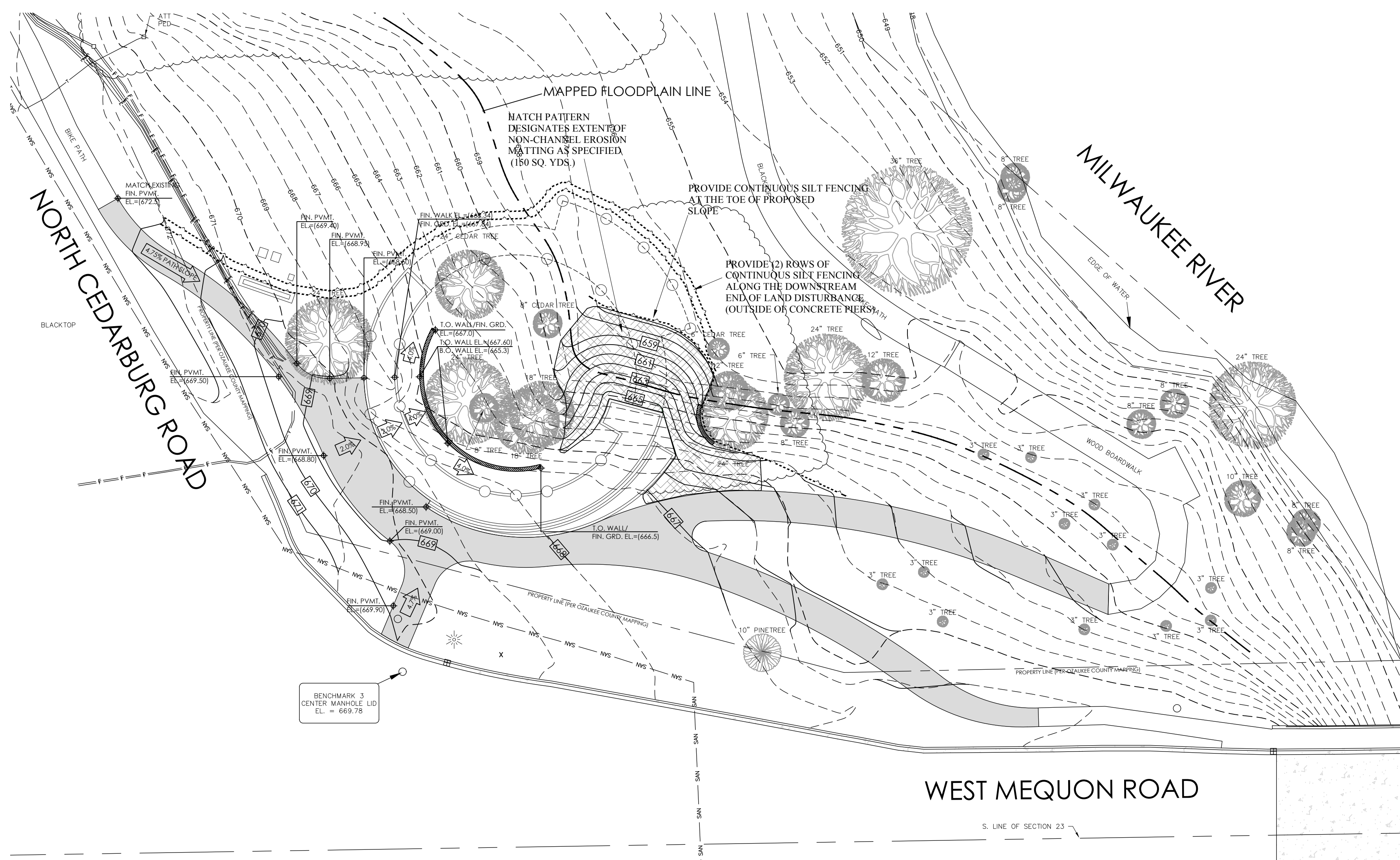
SHEET TITLE

SITE TOPOGRAPHY

C 101

SCHMATIC DESIGN SET

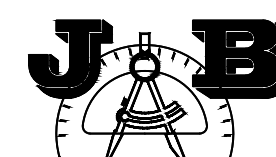




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PH. (262) 377-8001
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(920) 207-8977 cell
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PROJECT

**MEQUON -
THIENSVILLE
GATEWAY
PROJECT**

**NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE**

NO. REV DATE DESCRIPTION

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DOCUMENTS**

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Date:
10.23.2018

Project
No.:
17.105

SHEET TITLE

PARTIAL SITE PLAN

C 102

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Packet Pg. 36



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PROJECT

**MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE**

**NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE**

NO. REV. DATE DESCRIPTION

**PROGRESS
DOCUMENTS**

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PROJECT INFO

Date

10/26/2018

Project No.

17.105

SHEET TITLE

SITE PLAN - ARCHITECTURAL

AS102

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Packet Pg. 37

KEYED SITE PLAN NOTES	
TAG #	DESCRIPTION
1	NEW CONCRETE WALKS, ALIGN WITH EXISTING WALKWAYS
2	EXISTING CONCRETE WALKS TO REMAIN
3	LANDSCAPE AREA
4	LANNON STONE LANDSCAPE BOULDERS
5	RETAINING WALL OF LANNON STONE LANDSCAPE BOULDERS
6	6" HIGH LANNON STONE LANDSCAPE STEPS
7	CIRCULAR "M" LOGO SIGN - FINAL DESIGN AND CONSTRUCTION TBD w/ SIGN VENDOR
8	"MEQUON THIENSVILLE" SIGN - FINAL DESIGN AND CONSTRUCTION TBD w/ SIGN VENDOR
9	EXISTING ELECTRONIC SIGN BOX TO BE REMOVED AND REINSTALLED AT 10. CONCRETE BASE AND STRUCTURE TO BE REMOVED
10	EXISTING ELECTRONIC SIGN TO BE REINSTALLED ON NEW LANNON STONE BASE AND SUPPORT STRUCTURE - FINAL DESIGN AND CONSTRUCTION TBD w/ SIGN VENDOR
11	EXISTING BOARD WALK TO REMAIN
12	EXISTING TREES TO REMAIN, PROTECT AND PRESERVE ROOTS, TRUNKS AND CANOPIES DURING CONSTRUCTION
13	REMOVE EXISTING WALKS
16	MEDIAN ARTWORK DESIGNED TO INCREASE DRIVER AWARENESS AND SLOW TRAFFIC
18	EXISTING UTILITY BOX TO BE RELOCATED TO LOCATION 19
19	EXISTING UTILITY BOX TO BE RELOCATED COORDINATE WITH APPROPRIATE UTILITIES
20	EXISTING TREES TO BE REMOVED
21	EXISTING ELECTRIC METER TO BE RELOCATED COORDINATE WITH APPROPRIATE UTILITIES

SITE PLAN GENERAL NOTES:

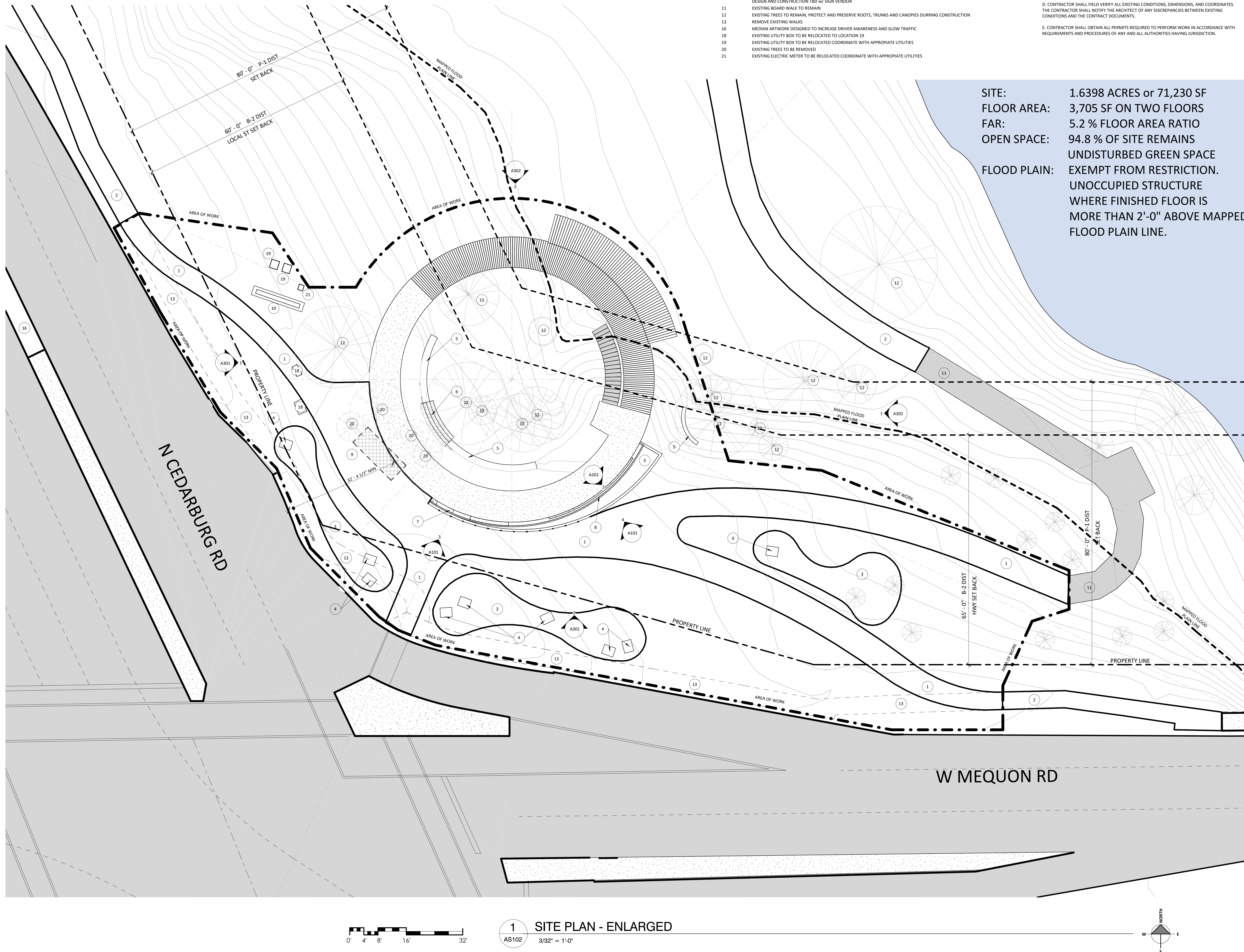
A. NOTIFY DIGGER'S HOTLINE: WISCONSIN'S ONE-CALL CENTER (3) WORKING DAYS PRIOR TO THE START OF ANY WORK.
CALL 811 OR (800) 242-8511 OR WWW.DIGGERSHOTLINE.COM

B. EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM (SURVEY COMPANY) DATED MONTH, DAY, YEAR.

C. EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. HOWEVER, LOCATIONS MAY NOT BE ACCURATE OR COMPLETE. CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO INITIATING EXCAVATION. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AS NECESSARY TO PROVIDE SERVICE TO THE SITE AND TO PERFORM WORK.
D. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

E. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

SITE: 1.6398 ACRES or 71,230 SF
FLOOR AREA: 3,705 SF ON TWO FLOORS
FAR: 5.2 % FLOOR AREA RATIO
OPEN SPACE: 94.8 % OF SITE REMAINS UNDISTURBED GREEN SPACE
FLOOD PLAIN: EXEMPT FROM RESTRICTION. UNOCCUPIED STRUCTURE WHERE FINISHED FLOOR IS MORE THAN 2'-0" ABOVE MAPPED FLOOD PLAIN LINE.



1 SITE PLAN - ENLARGED
AS102 3/32" = 1'-0"

**MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE**

**NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE**

NO.	REV. DATE	DESCRIPTION
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Date
10.26.2018

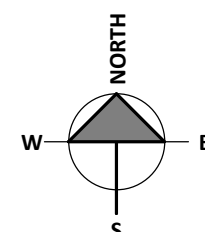
Project No.
17,105

STRUCTURAL PLANS

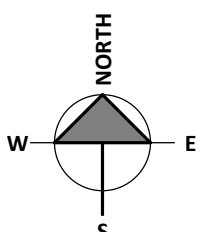
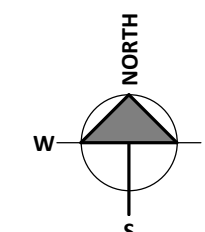
S100

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PRELIMINARY PLAN COMMISSION SUBMITTAL



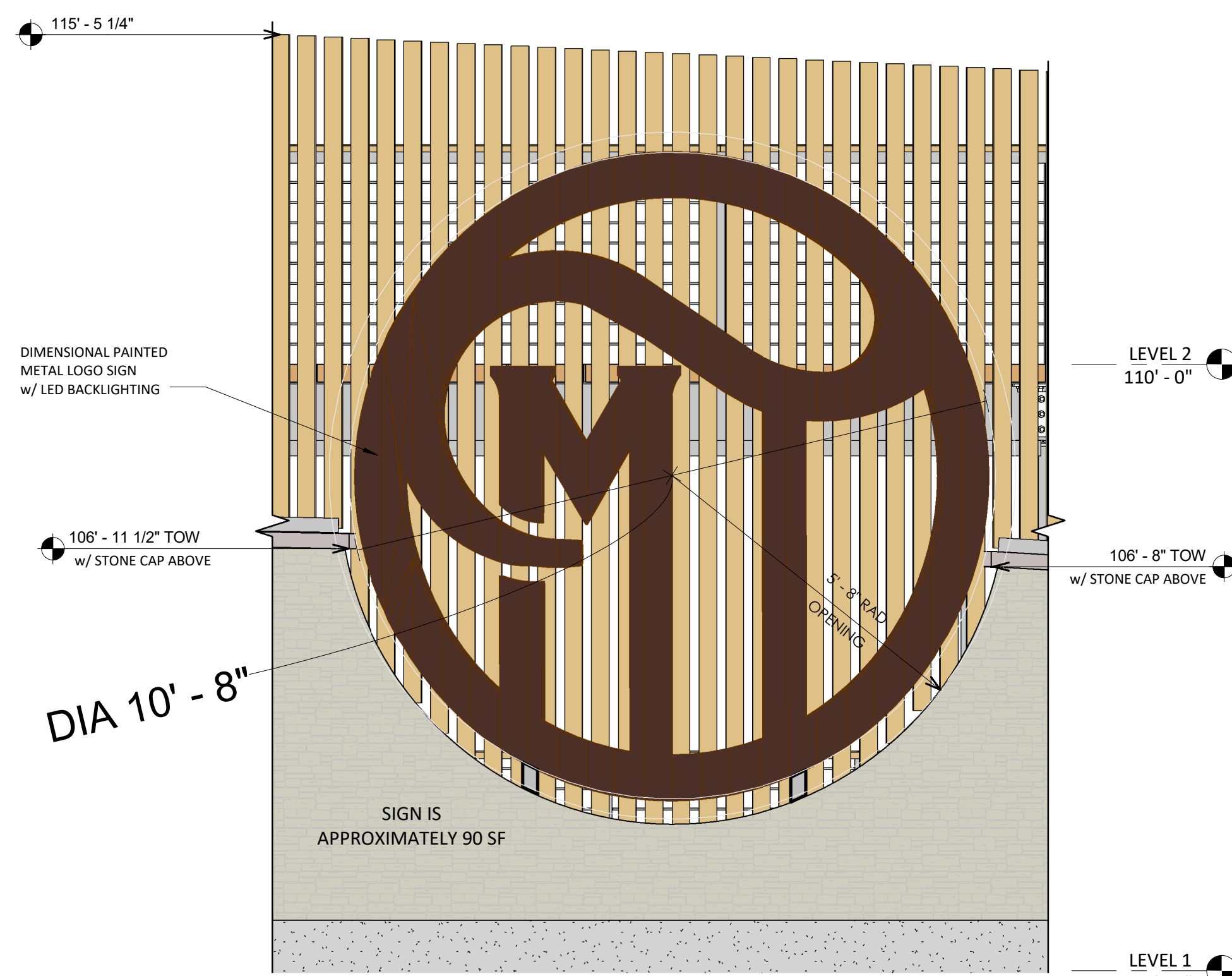
NOTE: ALL WORK TO BE PERFORMED IN A MANNER THAT PRESERVES AND PROTECTS AS MANY OF THE EXISTING TREES AS POSSIBLE, AND PRESERVES AND PROTECTS AS MUCH AS POSSIBLE THE ROOT SYSTEMS, TRUNKS, CANOPY AND BRANCHES OF THOSE TREES TO REMAIN. ANY TREES THAT INTERFERE WITH CONSTRUCTION SHOULD BE TRANSPLANTED ELSEWHERE ON SITE WHEN FEASIBLE.





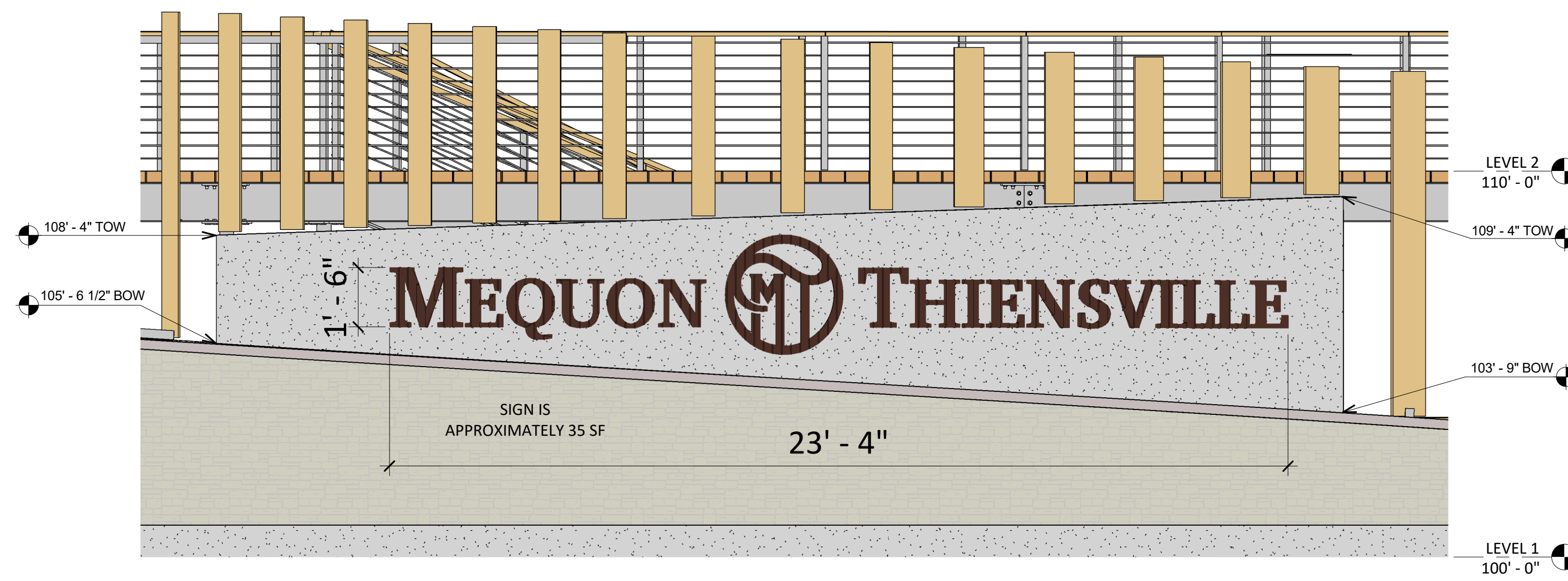
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3 "MT" LOGO SIGN ELEVATION

1/2" = 1'-0"



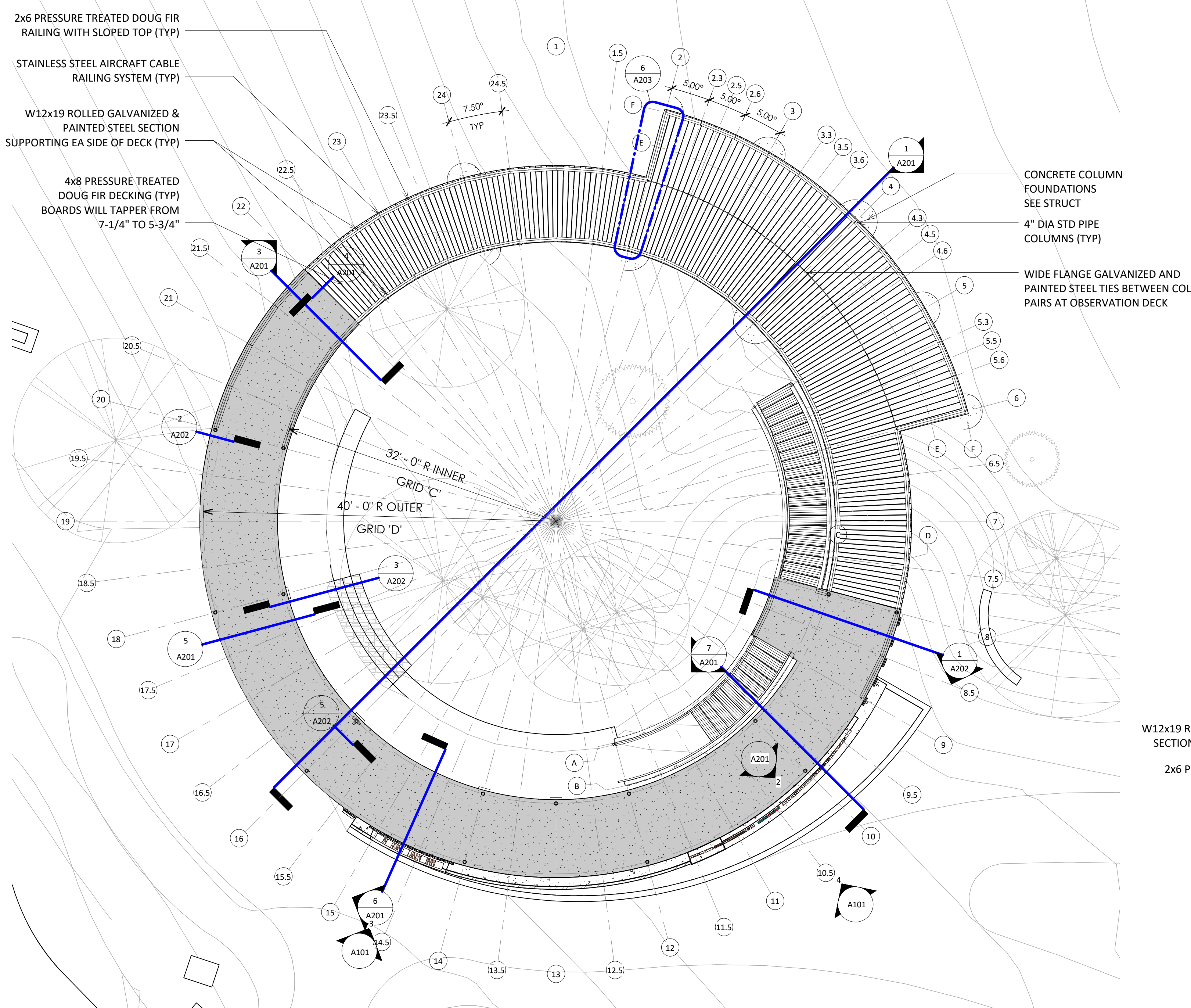
4 MEQUON THIENSVILLE

3/8" = 1'-0"

FLOOR PLAN GENERAL NOTES:

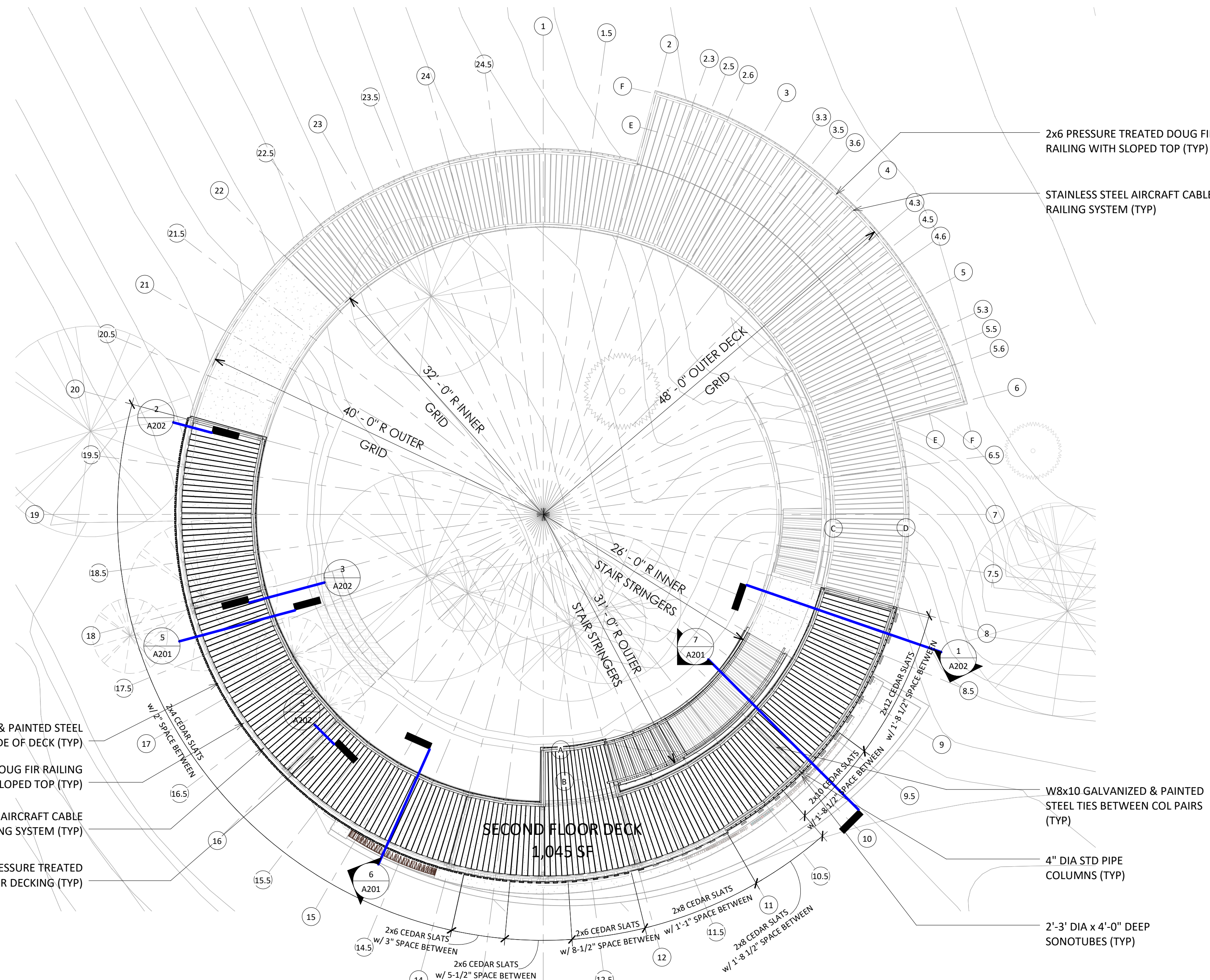
- H. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.
- I. CONTR-07-1 SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.
- J. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- K. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.
- L. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
- M. CONTRACTOR & SUBCONTRACTORS SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE CONTRACT AS DIRECTED BY THE OWNER.
- P. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- R. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FINISH FACE TO EXTERIOR FINISH FACE U.N.D.
- T. "TYPICAL" (OR TYP.) AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.D.
- V. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES

KEYED FLOOR PLAN NOTES - LEVEL 1	
TAG #	DESCRIPTION



1 LEVEL 1 - FLOOR PLAN

1/8" = 1'-0"



2 LEVEL 2 - FLOOR PLAN

1/8" = 1'-0"

PROJECT

**MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE**

**NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE**

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

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PROJECT INFO

Date: 10.26.2018
Project No: 17.105

SHEET TITLE

FLOOR PLANS - LEVEL 1 & 2

A101

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PROJECT

MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE

NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS
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PROJECT INFO

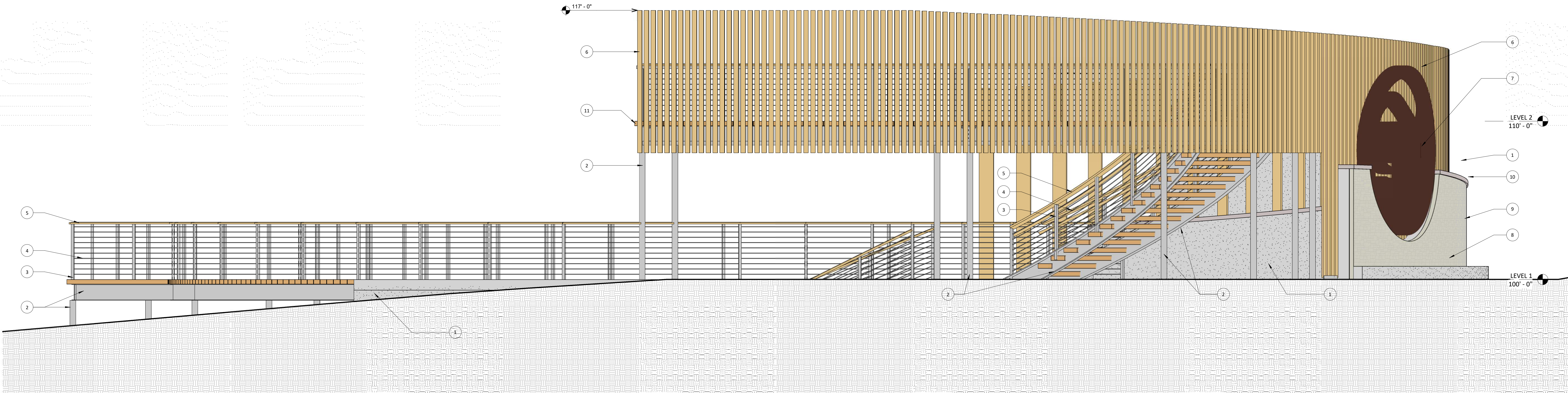
Date
10.26.2018
Project No.
17.105

SHEET TITLE

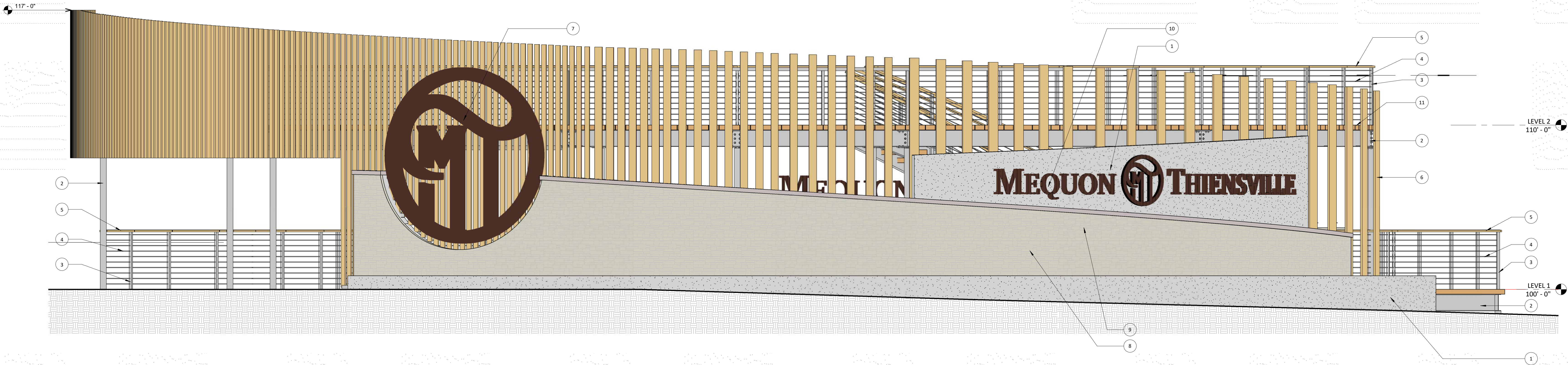
ELEVATIONS

A301

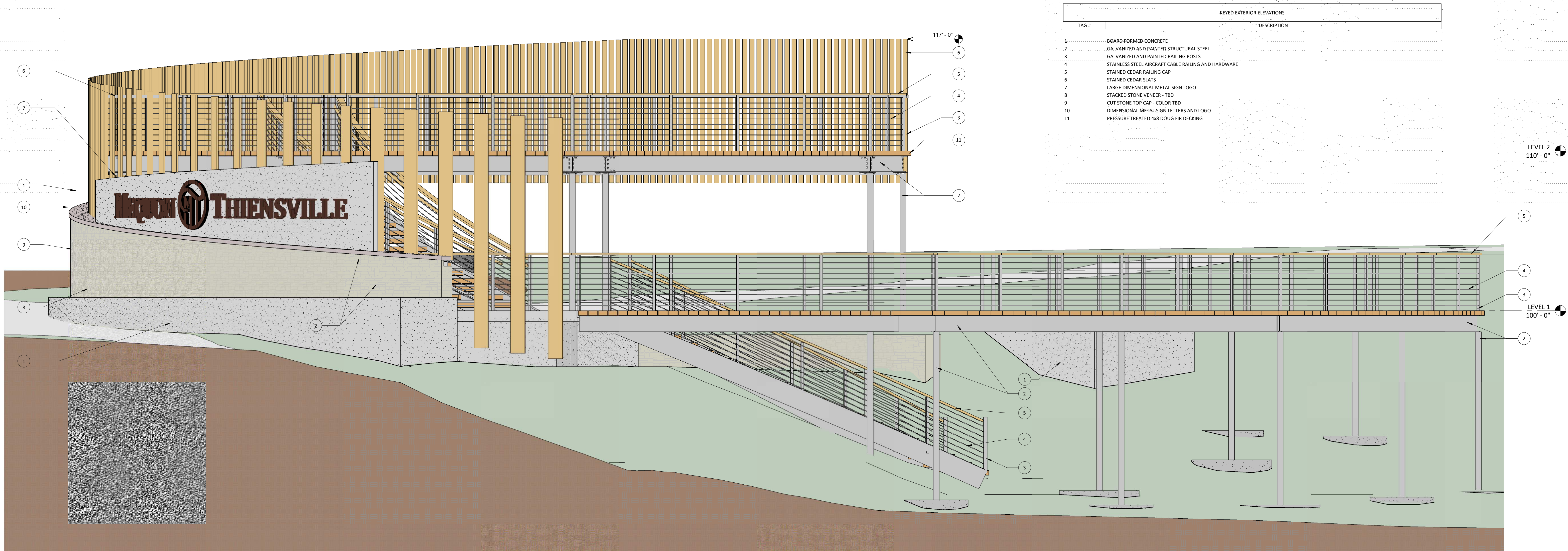
KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	BOARD FORMED CONCRETE
2	GALVANIZED AND PAINTED STRUCTURAL STEEL
3	GALVANIZED AND PAINTED RAILING POSTS
4	STAINLESS STEEL AIRCRAFT CABLE RAILING AND HARDWARE
5	STAINED CEDAR RAILING CAP
6	STAINED CEDAR SLATS
7	LARGE DIMENSIONAL METAL SIGN LOGO
8	STACKED STONE VENEER - TBD
9	CUT STONE TOP CAP - COLOR TBD
10	DIMENSIONAL METAL SIGN LETTERS AND LOGO
11	PRESSURE TREATED 4x8 DOUG FIR DECKING



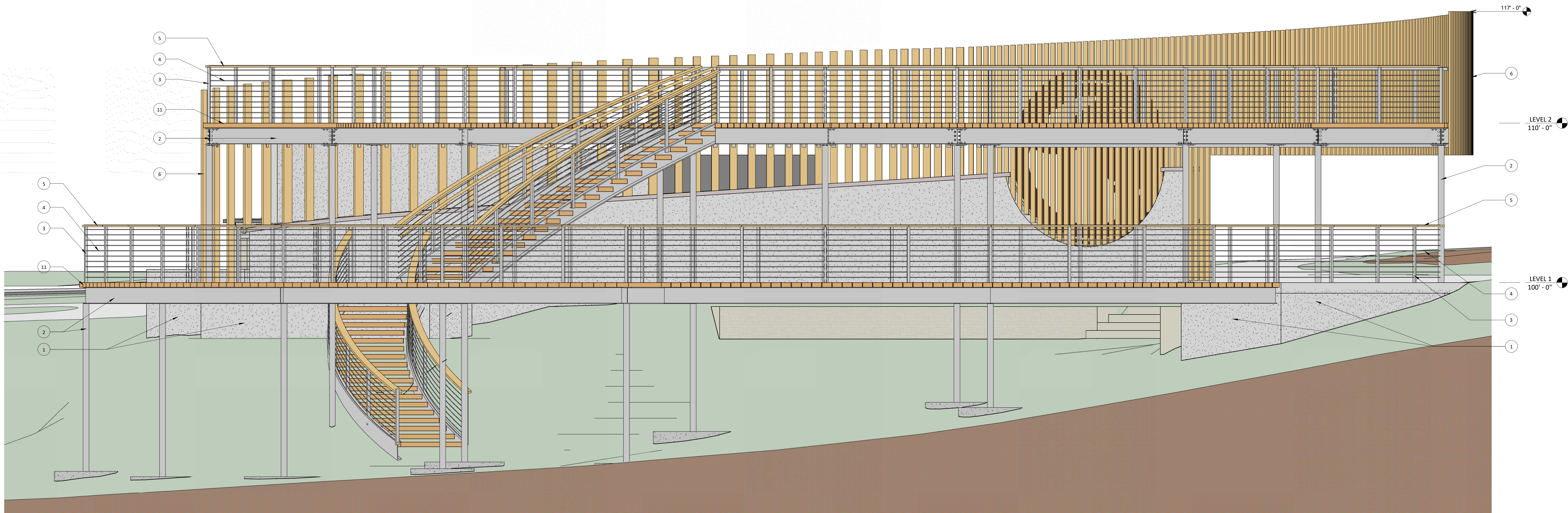
1 WEST ELEVATION ALONG CEDARBURG RD.
AS101 AS301 3/8" = 1'-0"



2 SOUTH ELEVATION ALONG MEQUON RD.
AS101 AS301 3/8" = 1'-0"



1 EAST ELEVATION ALONG MILWAUKEE RIVER
AS101 A302 3/8" = 1'-0"



2 NORTH ELEVATION
AS101 A302 3/8" = 1'-0"



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FX. (262) 377-8003

PROJECT

**MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE**

**NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE**

NO. REV. DATE DESCRIPTION

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PROJECT INFO

Date

10/26/2018

Project No.

17.105

SHEET TITLE

ELEVATIONS

A302

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UL-1 LANDSCAPE UPLIGHT

Kichler Landscape 5-Light 3000K 10 Deg 13W LED Spot in Bronze

NEW! \$147.00

ADD TO WISHLIST ADD TO COMPARE

FREE Shipping

Handle-Free Returns

100% Price Match

UL-2 LANDSCAPE UPLIGHT

HINKLEY

Hinkley Lighting 16701MZ

NEW! \$72.00

904 In Stock

View More Product Info

Finish: Matte Bronze

QTY: 1

Configure & Add to Cart Add to Project

SL-1 OUTDOOR STAIR LIGHT

120V/120W 4" Cast Aluminum "Typhoon" Step Deck Light - PB425

NEW! \$32.99 \$24.99

4 Ratings and Reviews

BRAND: AQUIGHTING SKU: PB425 Weight: 2.50 LBS

12V 120V

Finish: Required Choose Options

Select Bulb

Quantity: 1

DL-1 DOWN LIGHT AT DONER WALL

Streamline Wall Mount Double PAR20 Spotlight Fixture

NEW! \$210.00 \$269.85

Steps to usually ships in 3-4 business days.

Availability: Yes

Qty: 1

ADD TO CART

Quick Overview

- Construction: Extruded aluminum floodlight body with adjustable cast aluminum swivel legs
- Lens: Clear Glass (ing original lens is removable from fixture housing)
- Wiring: Standard 120 volt leads (W, B, G) approx. 4' per mounting plate
- Mounting: 4" diameter round mounting plate designed to fit over standard flush mount 4" round or octagonal hole
- Finish: Black powder coat finish

RL-1 ROPE LIGHT AT STAIR STRINGER

Clear Rope Lights, 120 Volt

NEW! \$11.99

From \$11.99

Save up to \$11.00 (40% off)

Buy Now

Description

Our best selling rope light color by far, each clear bulb is inserted horizontally to showcase the long, slender design, resulting in a highly visible, modern look. The clear clear the pin, pinholes and results in the brightest light output for the size of your rope light. Endless possibilities exist with your light, from the party to the home, for creating custom signs or backdrops. To view more light for general purpose lighting, construction of pure tungsten filaments for the highest temperature availability.

- Standard 120 volt
- Standard 120 volt leads
- Light output is average of 10,000 hours, a great choice for years.
- Rating: CSA approved, UL Listed
- Indoor / Outdoor use

View More Information

Guarantee & Returns



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PROJECT

MEQUON -
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PROMENADE

NORTH-EAST
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CEDARBURG RD
ISSUE

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Project No.
17.105

SHEET TITLE

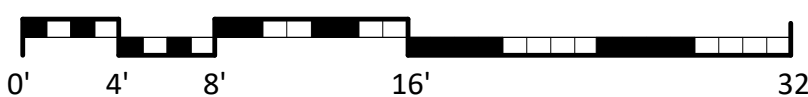
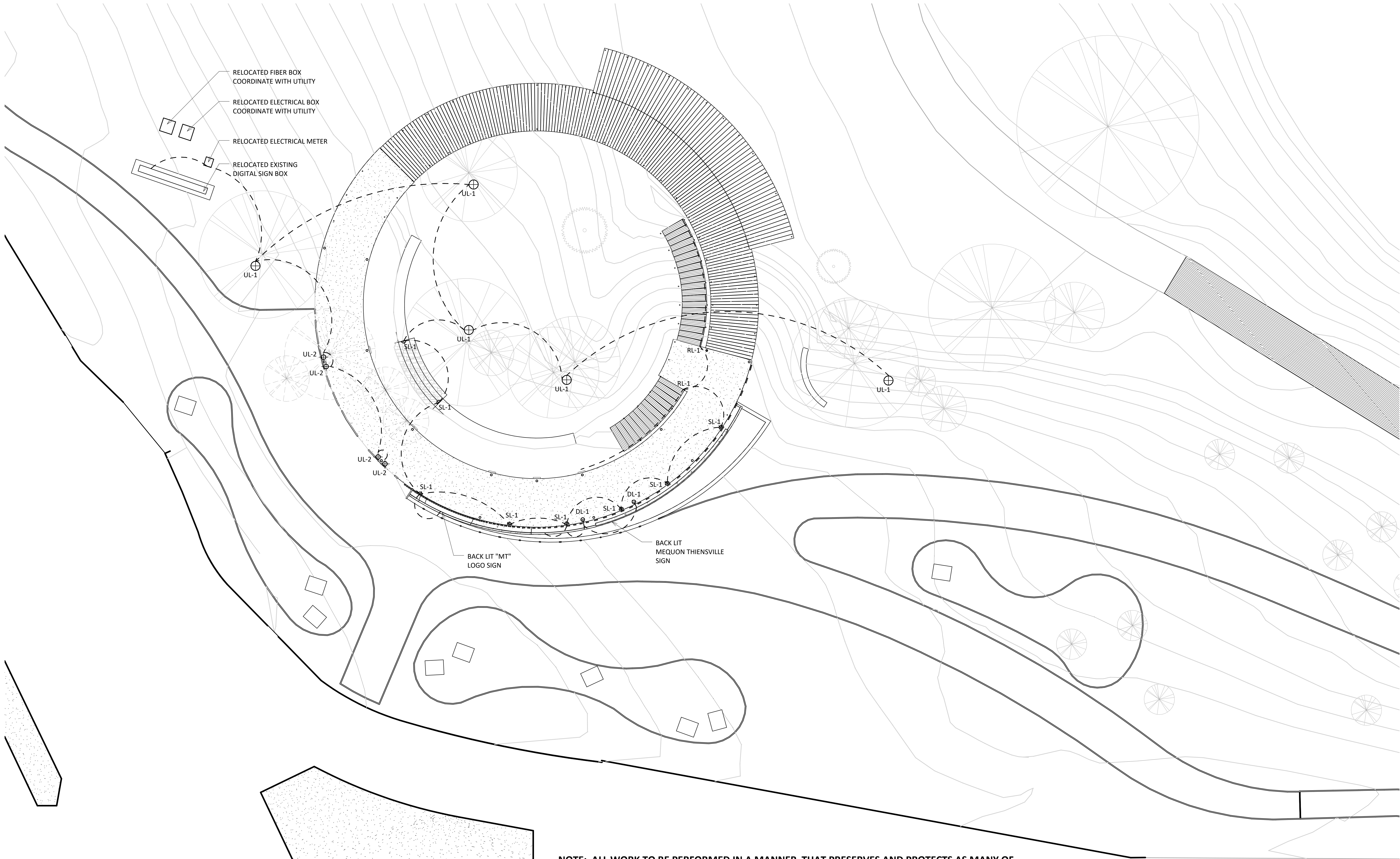
ELECTRICAL LIGHTING AND POWER PLAN

E101

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PRELIMINARY PLAN COMMISSION SUBMITTAL

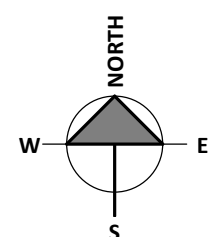
Attachment: Packet 3856: Groth Design Group for City of Mequon



1
A101 E101

ELECTRICAL LIGHTING AND POWER PLAN

1/8" = 1'-0"





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 12, 2018
SUBJECT: 6100 County Line Holdings, LLC. The applicant is seeking rezoning recommendation approval from R-1, R-2B, PUD, FW to R-1,R-2B, FW and certified survey map approval to create 2 lots for the property located at 6108-6112 W. County Line Road.

Applicant:	6100 County Line Holdings Bill Fine
Status of Applicant:	Owner
Requested:	Rezoning Recommendation Certified Survey Map
Existing Use:	Residential Agricultural
Existing Zoning:	PUD (Planned Unit Development) R-1 (Rural Residential) R-2B (Suburban Residential) FW (Floodway)
Proposed Zoning:	R-1 (Rural Residential) R-2B (Suburban Residential) FW (Floodway)
Lot size:	63.1 acres
Location:	6100 W. County Line Road and adjacent parcel to the west
Tax Keys:	#14-034-15-001.00 & #14-034-15-006.00
District:	#4

Background:

The applicant is requesting rezoning recommendation and certified survey map approval for the parcel located at 6110 W County Line Road and the adjacent parcel immediately to the west. The applicant was approved for a PUD in 2007 for a 21 lot conservation subdivision (see attached concept plan). The applicant is no longer pursuing the development and is looking to sell a portion of the land that includes an existing dwelling. In order to accomplish this, the existing PUD for the conservation subdivision must be rescinded. The proposed CSM would create two lots; Lot 1 includes an existing house and two outbuildings and is two acres in size and Lot 2 is vacant and is 1.5 acres in size. The applicant made a similar request in 2015 but never followed through with the approval conditions (see attached minutes).

Rezoning:

The applicant is requesting to remove the PUD that was placed on the parcel in 2007. The applicant is no longer interested in developing the property in accordance with the approved concept plan. The underlying zoning of R-1 (Rural Residential) and R-2B (Suburban Residential) will remain in place. If the owner decides in the future to pursue development of the larger parent parcel, a new concept plan shall be submitted for approval.

Certified Survey Map:

The CSM would create two lots from the original 48 acre farmstead. The Lot one will contain an existing single family home, an outbuilding, a shed, and a barn. The existing shed on the property is in poor condition and is beyond repair. The barn is also in not in good condition and in need of repair. Staff recommends that the shed is razed and the barn repaired prior to recording of the CSM. The CSM will require the dedication of right of way along County Line Road and Baehr Road which requires Common Council approval.

Engineering Report:

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

The engineering department has checked the CSM and it closes to state statute requirements; however there are technical errors within the legal description.

Wetlands do not appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are not present.

Staff Recommendation:

Planning staff recommends the Planning Commission recommend approval of the rezoning recommendation subject to the following condition(s):

1. Common Council approval of the rezoning
2. Common Council acceptance of the dedicated right of way.

Staff Recommendation:

Planning staff recommends the Planning Commission recommend approval of the CSM subject to the following condition(s):

1. Common Council approval of rezoning.
2. Removal of existing shed prior to final recording of the CSM.
3. Existing barn shall be painted and repaired prior to recording of the CSM.
4. The CSM shall indicate that Lot 2 be restricted to driveway access on Baehr Road.
5. Final staff review and approval of CSM.
6. 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 27).

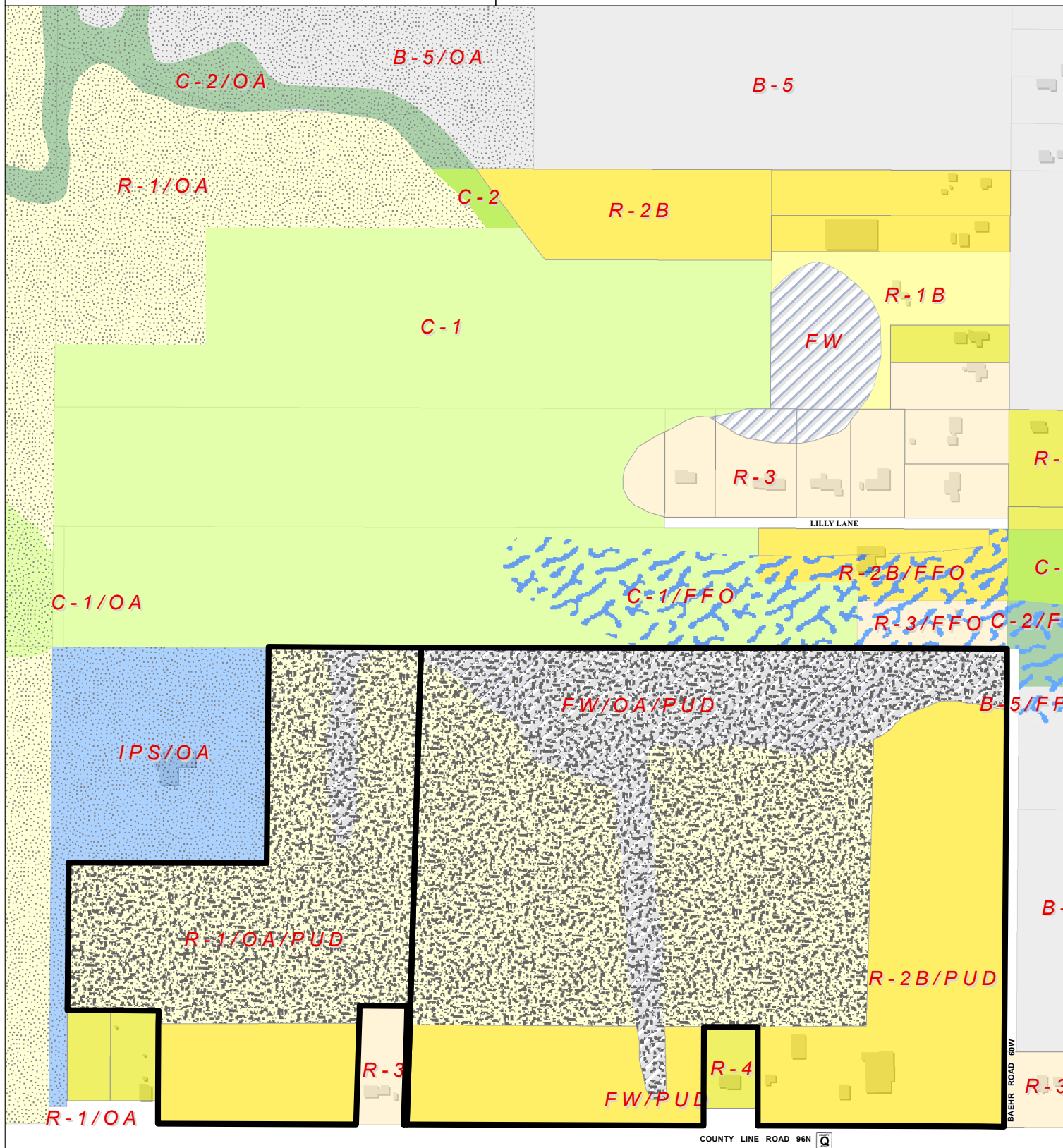
Attachments:

Packet (PDF)

6100 County Line Holdings, 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		

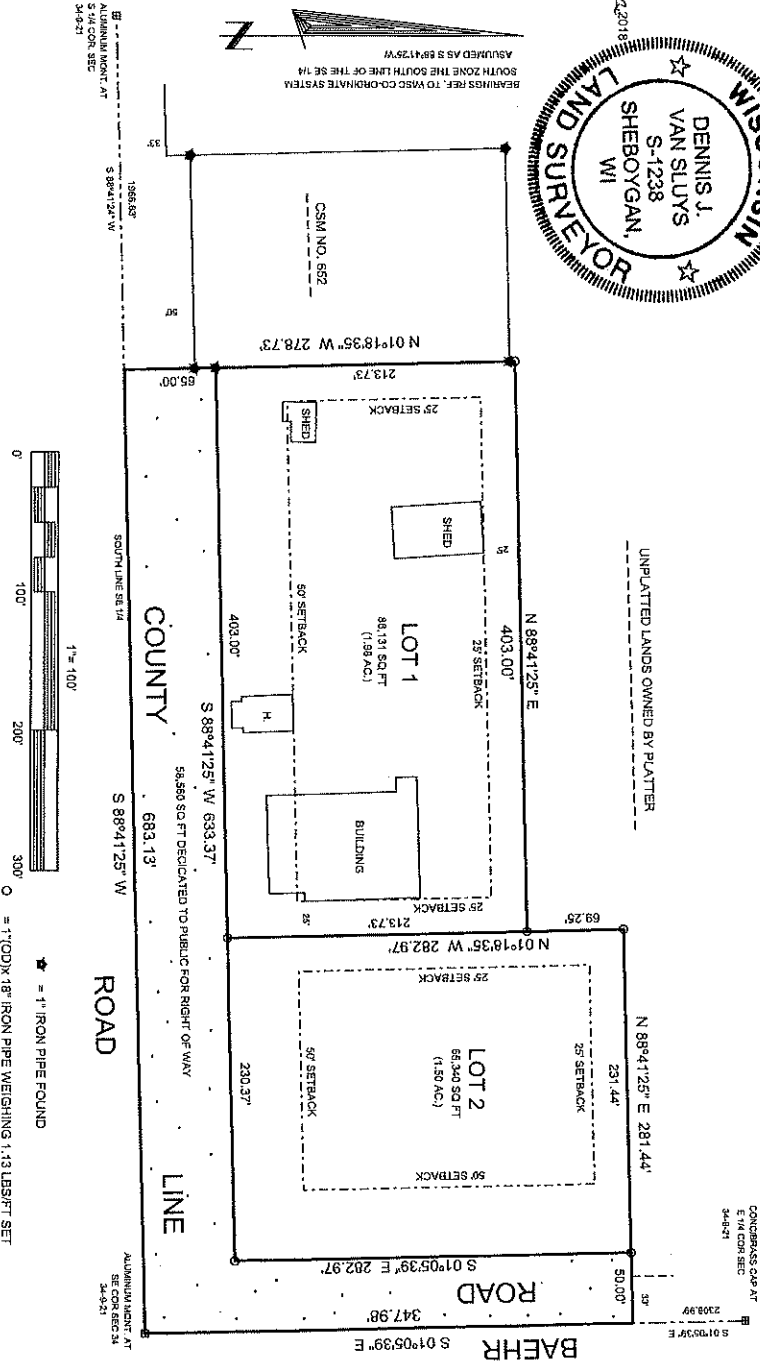
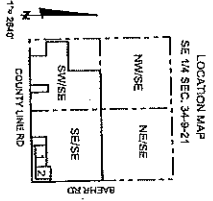
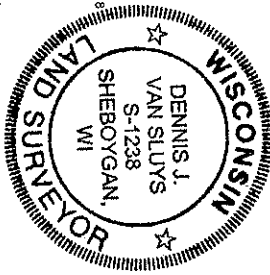
5.a.a



Attachment: Packet (3659 : 6100 County Line Holdings, LLC.)

Dennis J. Van Slyke S-1238
dated this 8th day of October, 2018

OWNERS
5710 COUNTRYLINE HOLDINGS LLC
10936 N. PORT WASHINGTON RD
MEDUON, WI 53092



THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS

DATA/MEQUON/HAHM/HAHNC518.MAP L-23051

CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
OZAUKEE COUNTY) SHEET 2 OF 2

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34,
T.9 N., R.21 E., CITY OF MEQUON,
OZAUKEE COUNTY, WISCONSIN.

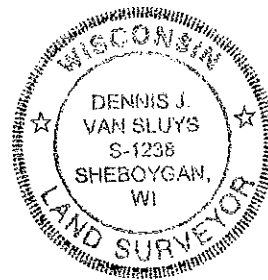
SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys LLC,
certify that under the direction of 6110 COUNTYLINE-HOLDINGS LLC (owner),
I have surveyed, divided, dedicated and mapped a part of the SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 34, T.9 N., R.21 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN
and described as: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4;
THENCE S 88°41'25" W., 683.13 FEET; THENCE N 01°18'35" W., 278.73 FEET;
THENCE N 88°41'24" E., 403.00 FEET; THENCE N 01°18'35" W., 69.25 FEET
THENCE N 88°41'25" E., 281.44 FEET; THENCE S 01°05'39" E., 347.98 FEET TO THE POINT OF BEGINNING.

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

Dated this 8th day of October, 2018.


Dennis J Van Sluys W.R.L.S. S-1238
D & H Land Surveys
1628 GEORGIA AVE.
Sheboygan, WI.



OWNER'S CERTIFICATE LLC

6110 COUNTYLINE-HOLDINGS LLC DULY ORGANIZED AND EXISTING UNDER AND BY THE
VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY
THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP
TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THE MAP.

MEMBER

Dated _____

NOTARY CERTIFICATE

Personally came before me this _____ day of _____, 20____ the above named
to me known to be the persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____

Notary Public, _____

My commission expires _____

CITY OF MEQUON PLAN COMMISSION APPROVAL:

approved by the City of Mequon Plan Commission on this _____ day of _____, 2018.

Chairperson

Secretary

COMMON COUNCIL OF THE CITY OF MEQUON APPROVAL:

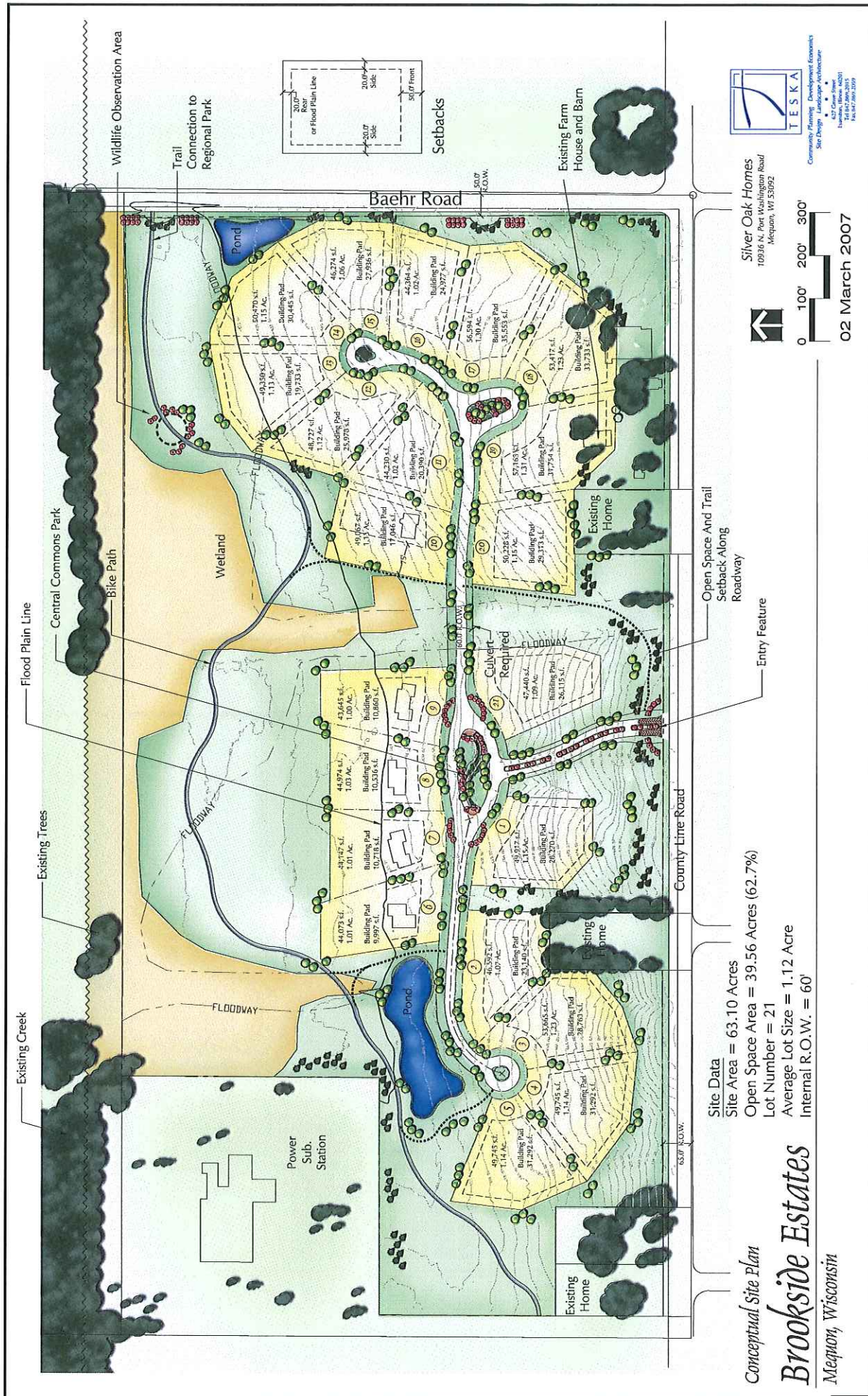
Approved by the Common Council of the City of Mequon this _____ day of _____, 2018.

CLERK

MAYOR

THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/MEQUON/HAHN/HANCS2.MAP L-23051

Attachment: Packet (3659 : 6100 County Line Holdings, LLC.)



long as there is enough landscaping and a high enough wall as screening, it would be acceptable to him. He understands the cost of using brick but would like to see some brick on the building.

Mayor Abendroth agreed about the positioning of the building and stated that there are railroad tracks behind the building as well. He stated that as long as there is significant landscaping along the northeast of the building to block the loading area it would be acceptable to him.

Commissioner Fuchs is pleased to see this site being developed. He also prefers some brick to be used for a quality building. He would approve the positioning of the buildings as long as the screen wall is in place.

Ald. Strzelczyk stated that he is familiar with the St. Johns properties having both high quality building and tenants. He added that stepping up the landscaping and screening would be helpful.

Commissioner Becky Schaefer inquired about the different zoning.

Asst. Dir. Zader stated that there is significant wetland in the back area which the applicant is staying away from.

Commissioner Parrish stated that layout orientation is pleasing to him. He feels this building should not be hidden. The side facing the road could be more prominent and should attract attention to help fill it with tenants.

The applicant stated that he usually has about 35% office tenants. He stated that the building will be 16 ft. clear, 18" 8' outside.

9. Sean Sweeney for 6100 County Line-Holding, LLC.

Address: 6110/6112 W. County Line Road and the parcel to the West District: #4

Tax Key: #14-034-15-001.00 & #14-034-15-006.00 Zoning: FW, OA, (R-1, R-2B)/PUD

Request:

1. Rezoning Recommendation
2. Minor Land Division

Briefing: The applicant is seeking rezoning recommendation and a minor land division approval for land located at part of the 6100 W. County Line Road and the parcel to the West.

Discussion:

Asst. Dir. Zader stated the applicant was requesting a CSM and rezoning recommendation. There are two large parcels that encompass the site with a single family home. The applicant wants to create a lot with the single family home on it. It is slightly more complicated than a simple land division because in 2007 there was a PUD that was approved for a 21-lot conservation subdivision by the Common Council. The proposed CSM causes the existing PUD zoning to be rescinded. The rezoning recommendation is to remove the PUD which then brings it back to its original zoning which is a split zone of R-1 (the interior) and R-2B (along the perimeter). There is a small area that will be rezoned from R-1 to R-2B so that the zoning follows the property line. A site visit was done and some recommendations have been made. There is a shed that is beyond repair and a condition is that it gets razed. The barn is in poor condition, but could be repaired and staff supports it being repaired and back to proper condition. There is a warehouse building on the main site that no longer complies with the side yard offset. It will become nonconforming with the CSM approval. Staff recommends having this building removed. The applicant wants to save this building and feels that it can be repaired. He showed pictures of the structures on the site. Staff recommends the CSM approval contingent on CC removing the PUD for the site, having the two buildings razed and the remaining building repaired prior to courting of the CSM. This will go to CC for the dedication of the right of way once the rezoning is approved.

The applicant, Sean Sweeney stated that they would like to save the warehouse building and it has been repaired since the site visit. He showed before and after pictures. There is a three step plan for the site:

1. Remove the PUD
2. Split the parcel
3. Comeback before PC and then develop the property

The developer would like to have access to the big storage building for a secure location for construction materials while development is going on. The shed will be torn down and the barn will be fixed up.

The applicant agrees with staff recommendations and asks for approval with the exception of the requirement to tear down the building and allow that to be addressed when they come back to get approval for the parent lot.

Commissioner Marchese asked about the schedule timing.

The applicant explained that they would start marketing lots for next Spring. There are FEMA approvals needed and timing is uncertain. In one year they want to be on their way to developing this property.

Asst. Dir. Zader explained that the original PUD had all the structures being razed as part of the agreement. He clarified that the request was to do the CSM. If the applicant wanted to stay with this plan there would have been the option to amend this plan and pull out the acre and half and redo the design and keep the PUD in place. That was not presented by the applicant but would be an option. It would be more beneficial to the applicant because those vested rights would remain. It is somewhat more risky to remove the PUD because there is an underlying split zone property that has to seek a rezoning that may or may not go as well at the first go around. The process is the same to amend or remove the PUD.

Commissioner J. Schaefer asked for details on the work that was done to the warehouse.

The applicant explained that only patching and painting were done to the warehouse. There were not any structural issues that needed repair. They also cleaned up debris to make it more presentable. The developer wants the building for the use of storage.

Commissioner Fuchs asked the applicant about that property being used for industrial use as he sees that a better fit in that area.

The applicant answered that it is not completely out of the question. The zoning would need to be changed.

Action:

Commissioner Marchese made a motion to approve per staff recommendations with the addition of allowing the warehouse building to remain.

Alderman Strzelczyk made a friendly amendment that the storage building to the East would not be allowed any exterior storage on the West side of the building. And if the site comes forward with a PUD request that the building use is reviewed with the PUD request.

Asst. Dir. Zader added allowing staff to check on the improvements that were made and be able to require improvements based on the inspection.

Action:

A voice vote was called.

All voted aye 8-0.

10. Neumann Companies, Inc. - Highlander Estates Subdivision

Address: Lands immediately south of Brighton Ridge and Knightsbridge Subdivisions between Swan and Wauwatosa Road.

Tax Key: #14-028-07-001.00 & #14-028-03-005.00 & #14-028-04-007.00

District: #4 Zoning: R-3/CGO/R-4

TO: Planning Commission
FROM: Kim Tollefson, Director of Community Development
DATE: November 12, 2018
SUBJECT: Moratorium Study Area Update

Background

In April, the Planning Commission and Common Council took action to establish a moratorium for the area of Donges Bay and Cedarburg Road. To date the Planning staff's evaluation of the moratorium study area includes the following assessment:

- Site compliance review and corrections for violations
- Review of property values as part of the 2018 City assessment changes
- Determination of the desired and current uses of buildings based on property owner input
- Evaluation of zoning use classifications to determine appropriateness
- Resolution, where possible, for non-conforming uses
- Consideration of potential market demands to determine appropriateness
- Consultation with the Mequon Police Department regarding public safety

As a result of these factors, staff is preparing recommendations that result in zoning district changes for a majority of the properties, zoning text amendments and other regulatory requirements for business operations related to public safety and security. In addition, staff is considering how vacant or underutilized land can be utilized for new uses that may have a local market demand as well as public benefits.

As part of commitment to the property owners in the neighborhood, staff has offered and completed one-on-one meetings with 86% of the property, leaving just four owners yet to meet. Of the four, three are currently zoned B-2 (Community Commercial) and while staff recommends maintaining a form of commercial zoning, the change will eliminate some uses previously allowed under the current zoning. In addition, planning and inspections staff is touring the structures of commercial properties to identify building improvement needs.

Before staff finalizes recommendations for action in December, the Planning Commission should weigh in on our considerations.

Analysis

The following describes staff's considerations and recommendations in greater detail:

Rezoning Approach: Phase 1

At a minimum, staff recommends rezoning properties to allow for neighborhood type commercial uses that provide the basic day to day goods and services for nearby residential uses and the employees and customers of the nearby industrial and commercial centers. This change prevents the expansion of intense commercial uses and aligns zoning with current and desired uses supported by the neighborhood. In addition, limiting the intensity of commercial uses may reduce public safety concerns since one source of the increase in police calls is associated with the concentration of 24-hour and extended hour commercial operations typical of gas stations, industrial uses and nightclubs. As part of this phase, the following actions are necessary:

1. Rezone the majority of existing commercial uses to a new zoning classification of the Neighborhood Commercial District (see **RED** on Map 1: Rezoning).
2. Rezone currently commercially zoned sites to Residential based on the current use of property or based on the current lack of market reinvestment (see **YELLOW** on Map 1: Rezoning).
3. Maintain the zoning of sites due to existing protections in place.
4. Modify text under zoning districts to address certain commercial uses as permitted, conditional with specific operational and design standards, or prohibited (see attached draft use table).
5. Modify City ordinances to address security, specifically digital security systems (see attached example in *Exhibit A: Village of Grafton Ordinances*). The Mequon Police Chief, Development Director and Grafton Police Chief are meeting on November 9th to further develop this ordinance.

Staff believes the most viable commercial uses are daily services for commuter type traffic. For example, sit down restaurants, a limited hour café, quick meal options like a Dunkin Donuts or a sandwich shop, fitness centers and minor medical offices. The influence of Town Center, the industrial business park, and Central Growth housing creates the opportunity for commercial uses that are traffic oriented and therefore distinct from Town Center.

Market Demand Approach & Economic Program: Phase 2

There are specific emerging uses that could be appropriate for this neighborhood. If there is a market demand for these uses as staff expects, then the presence of these uses could generate a new customer base and enhance the attractiveness and value of the area. In addition, if zoning aligns with the market demand, redevelopment, and the subsequent value, will occur sooner. Both outcomes are direct and positive impacts to the current property owners.

These specific emerging uses include single-family infill lots, senior housing, indoor and outdoor recreation complex and a new Police & Fire Department facility. These concepts require longer range planning efforts, with additional commitment by the City. However, of the property owners that staff has met with, all support the opportunity to capture these potential uses.

Single-Family Infill Lots. There is still a shortage of single-family lots located in areas served by public sewer and water. Infill sites are proving to be marketable in the past several years with examples such The Highlander Estates, The Enclave at Mequon Preserve and Ranch Court. There would need to be acquisition of parcels to create a massing of land and removal of structures to achieve economic feasibility for a developer.

Senior Housing. There continues to be a high demand for senior housing facilities within the City. The success of Riverwalk Highlands, and others, results in developers requesting other viable sites within our community. Given the excess land along the river within this neighborhood, it may be an ideal location of senior housing. Staff has received numerous inquiries for market rate multiple family construction at this location but we have not encouraged that use in this location. Senior housing will require density levels similar to Riverwalk Highlands located approximately one block north of the study area.

Indoor / Outdoor Recreation Complex & Grounds. Staff believes there is a high demand for both indoor and outdoor space to provide for local and regional athletic programs and activities. There could be an emerging demand for such a facility on the north shore. There is 47 acres of vacant industrially zoned land immediately adjacent to the study area, adjacent to Trinity Creek and located along the Interurban Trail. In addition, there is a 35 acre industrial site within the study area.

Sports complexes can be a controversial use due to lights, noise and traffic. Further, the existing 35 acre site located within the study area creates a few barriers for such a conversion, but further exploration has merit. The neighborhood is home to Libby Montana's and three, vacant sites suitable for restaurant use and some minor ancillary hospitality services such as catering services.

Without the attraction of a new customer base, staff is skeptical that the several restaurant sites can be successful at this location. In looking at the market trends, Alpine Village and Brew City have not been successfully redeveloped and Finn McGoos, Applebees (Brown Deer) and McDonalds (Brown Deer) have all recently closed.

In the case of a sports complex or senior housing, there is the potential opportunity for a positive, economic impact by creating an enhanced demand for commercial uses. The neighborhood would become more of a destination. In addition, both uses would create a significant visual, infrastructure and economic shift to the area.

One significant problem is the size and condition of many of the commercial sites. Short term zoning solutions will likely limit the potential for reinvestment and limit our ability to achieve long-term value. Staff recommends the City consider how to attract a new and enhanced customer base and encourage the acquisition and assemblage of the smaller commercially zoned sites. A commercial development that is comprehensively designed will be the most impactful. Staff believes assemblage and an economic tool will be necessary to make many of the desired land uses economically feasible in the near term.

Recommendation

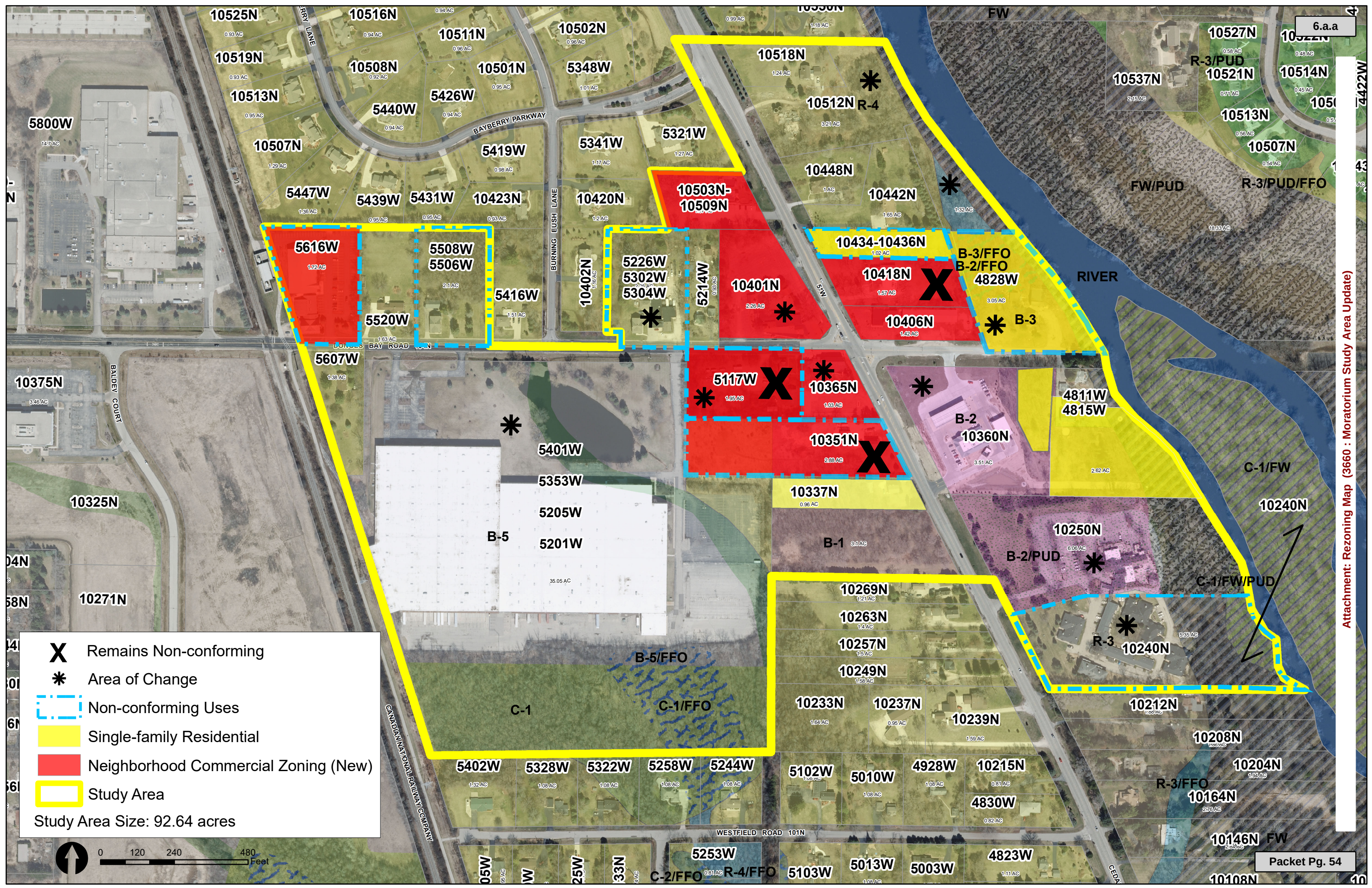
Staff recommends that the Planning Commission prepare to take action in December on Phase I which includes the zoning map changes and zoning text amendments related to uses and public safety and security. In addition, and simultaneously, staff will request the Commission take action to end the moratorium. This recommendation would be forwarded to Council for action in January.

Early in 2019, staff will explore and develop economic tools for this specific neighborhood. Any program will be developed with the Economic Development Board and Planning Commission. The Council would take final action to allow such a program.

Attachments:

Rezoning Map(PDF)

Chart (PDF)



X

Remains Non-conforming

*

Area of Change

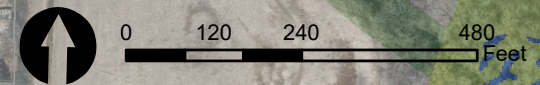
Non-conforming Uses

Single-family Residential

Neighborhood Commercial Zoning (New)

Study Area

Study Area Size: 92.64 acres



Attachment: Rezoning Map (3660 : Moratorium Study Area Update)

TABLE XX USES IN THE BUSINESS DISTRICTS

Use	B-1	Neighborhood Commercial	B-2	TC	Specific Development Standards
Office & Clinic:					
Office	P	P	P	P	
Medical clinics	C	P	P	P	✓
Optical and vision center	C	P	P	P	
Veterinary clinics or hospitals	C	P	P		✓
Financial institutions without drive-through	P	P	P	P	✓
Financial institutions with drive-through	P	C	P		✓
Institutional & Public:					
Public parks	C	C	C	P	
Public administrative offices and services	C	P	C	P	
Religious institutions	C	C	C		
Public or private schools of 5,000 square feet or less	C	C	C	P	
Public or private schools	C		C		
Private lodges and clubs of 5,000 square feet or less	C	C	C	C	✓
Private lodges and clubs			C	C	
Performing or Fine Arts School and studios of 2,000 square feet or less	P	P	P	P	✓
Community centers			C	C	
Libraries	C	C	C	P	
Museums	C	C	C	P	
Crematory services	C	C	C		
Mausoleums			P		
Cemeteries	P	P	P		✓
Public parking facilities, non-accessory			PUD	C	✓
Residential:					
Artist's live/work units		P		P	✓
Residential uses, eight (8) units or less, if part of a mixed-use development				P	✓
Residential uses, nine (9) units to sixteen (16), if part of a mixed-use development				C	

Bed and breakfast	C	C		C	✓
Community Living arrangements for 8 or fewer persons					
Single-family residential cluster developments		C		PUD	✓
Age restrictive housing for persons of 55 years of age and older		PUD		PUD	✓
Accessory Residential:					
Residential quarters for the owner/proprietor	P	P			✓
Home Occupations					
Private outdoor recreational facilities without lights		PUD			
Private outdoor recreational facilities with lights		PUD			
Agricultural:					
Farm operations					
Roadside farmers markets					
Community farmers markets				C	
Greenhouses including wholesale nurseries and retail					
Horse stables and riding academies					
Park:					
Botanical gardens and arboretums					
Playgrounds					
Sport courts and fields, indoor and outdoor					
Golf courses and driving ranges including miniature golf					
Swimming facilities					
Archery ranges					
Nature centers					
Organized camps					
Retail & Services:					
Art, hobby, game and educational supply stores, studios or galleries	P	P	P	P	
Interior design services	P	P	P	P	
Graphic design services	P	P	P	P	
Antiques, collectibles, gift or florists	P	P	P	P	✓
Commercial use of a designated historic structure			C	C	✓
Stationary stores	P	P	P	P	
Bookstores, new	P	P	P	P	✓
Camera and photography supply store	P	P	P	P	
Computer and software store	P	P	P	P	
Electronic goods store	P	P	P	P	
Tabacco , cigar or nicotine product/e-cigarette store 2,000 square feet or less	P	P	P	P	

Music and musical instrument store including repairs	P	P	P	P	
Video stores	P	P	P	P	
Paint and wallpaper store	P	P	P	P	
Luggage and leather goods store	P	P	P	P	
Beauty and personal aid supply store	P	P	P	P	
Photocopying, film development, printing and publishing, packaging store of 4,000 square feet or less	P	P	P	P	
Dry cleaning and tailors	P	P	P	P	
Clothing and accessories including repairs	P	P	P	P	
Home furnishings and accessories including repairs of 4,000 square feet or less	P	P	P	P	
Sports and fitness centers including retail of 3,000 square feet or less	P	P	P	P	
Bicycle repair and sales	P	P	P	P	
Indoor recreation and amusement facilities			C	C	
Pet supplies, grooming and daycare	P	P	P	P	✓
Pet kennel			C		
Garden store	P	P	P		
Hardware store	P	P	P	P	
Salon & spas	P	P	P	P	
Child daycare facilities, preschools, learning centers	C	C	C	C	
Specialty food stores	P	P	P	P	✓
Beer, wine and liquor stores	P	C	P	P	
Sports and fitness retail store	P	P	P	P	
Gas stations			C		
Gas stations with car wash			C		✓
Convenience store without gas		C	C	C	
Automobile service facilities including retail and repair			C		✓
Car dealerships			C		
Shopping centers	C	C	C	C	
Funeral homes	C	C	P	P	
Concert halls			C		
Theatres, live performances only					
Sexually oriented businesses					
Hotels			C		
Planned commercial development	PUD	PUD	PUD	PUD	
Grocery store of 20,000 square feet or less	P	PUD	P	C	✓
Pharmacy	C	C	P	C	
Food & Beverage:					
Catering services	P	P	P	P	

Confectionary store without drive through	P	P	P	P	
Bakeries, including retail sales without drive through	P	P	P	P	
Bakeries, including retail sales with drive through		C	C		
Coffee shop of 2,000 square feet or less without drive through	C	P	P	P	
Coffee shop of 2,000 square feet or less with drive through		C	C		✓
Delicatessen without drive through	P	P	P	P	
Delicatessen with drive through		C	C		✓
Snack and non-alcoholic beverage bars without drive through	P	P	P	P	
Fast food restaurant without drive-through	P	P	P	P	✓
Fast food restaurant with drive-through			C		✓
Sit-down restaurants	P	P	P	P	✓
Nightclubs			C	C	✓
Town Center breweries				C	✓
Industrial:					
Wholesale			C		
Warehouse and distribution					
Research and development					
Processing					
Light Fabrications					
Light Manufacturing					
Lumber and building supply yards					
Transportation terminals					
Landscape contracting					
Indoor shooting ranges					
Wineries					

P = Permitted uses

C = Conditional uses



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: Kim Tollefson, Director of Community Development
DATE: November 12, 2018
SUBJECT: Planning Commission 2019 Meeting Schedule

Attachments:

2019 Public Planning Commission Schedule_DRAFT (PDF)

2019 PLANNING COMMISSION SCHEDULE

Meeting Start Time is 6:00 pm

PC APPLICATIONS Deadline	PC Meeting Date	Next Available CC Meeting
12/10/18	01/14/19	02/12/19
01/14/19	02/11/19	03/12/19
02/11/19	03/11/19	04/09/19
03/11/19	04/08/19	05/14/19
04/08/19	05/13/19	06/11/19
05/13/19	06/10/19	7/09/19
06/17/19	07/22/19	8/13 /19
08/12/19	09/09/19	10/08/19
09/16/19	10/07/19	11/12/19
10/14/19	11/11/19	12/10/19
11/11/18	12/02/19	01/14/20

Planning Commission applications are scheduled for meetings on a first-come-first-serve basis. Only complete applications, as determined by the Community Development Department staff, will be scheduled for Planning Commission meetings.

11.06.18