



11333 N. Cedarburg Road
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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, December 4, 2017
7:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from November 13, 2017

2) Public Hearing

- a) Ranch Court, LLC for Christine Glass and Bill Frick. The applicant is seeking conditional use grant, preliminary plat and development agreement approval to allow for a single family subdivision consisting of 6 lots for the property located at 2100 W. Ranch Road.

3) Regular Business

- a) Highlander Estates Addition #2. The applicant is seeking final plat approval for Phase III (45 lots) of the Highlander Estates 111 single family lot subdivision located immediately south of Brighton Ridge and Knightsbridge subdivisions between Swan Road and Wauwatosa Road.
- b) Homes by Chapel Hill, LLC for Adams. The applicant is seeking specimen tree removal approval to allow for the removal of 1 specimen tree for the property located at 13448 N. Northwood Road.
- c) Christ Church. The applicant is seeking master sign plan approval to allow for an expansion for the property located at 13460 N. Port Washington Road.
- d) MSI General for Charter Manufacturing Company, Inc. The applicant is seeking building and site plan amendment approval for a 2,682 sq. ft. expansion to the existing building for the property located at 12121 N. Corporate Parkway.
- e) Steckling Builders for Guo Medical Office. The applicant is seeking building plan amendment approval for changes to the exterior building materials and a new entryway for the property located at 10624 N. Port Washington Road.
- f) Jeremy LaSage for Patrick & Elizabeth McDonald. The applicant is seeking consultation regarding rezoning from B-3 (Office and Service Business district) to P-1 (Park and Recreation district) to allow for a group camp for the properties located at 10512 N. Cedarburg Road and 4828 W. Donges Bay Road.

4) Announcements

The next meeting is Monday, January 15, 2018 at 7:00 pm.

5) Adjourn

Dated: November 30, 2017

/s/ Dan Abendroth, Chairman

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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, November 13, 2017
7:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

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

a) Approval of Minutes

RESULT:	APPROVED BY VOICE ACCLAMATION [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	John Stoker, Alternate
AYES:	Abendroth, Choren, Stoker, J. Schaefer, B. Schaefer, Wirth, Lemke, Hawley

b) PLANNING COMMISSION MEETING MINUTES

2) Public Hearing

- a) Allume Architects for Splash! Swim & Wellness. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for a 3,228 sq. ft. addition for the property located at 10636 N. Commerce Street (Mequon Business Park).

Action

Commissioner Stoker made a motion to open a public hearing.
Commissioner Becky Schaefer seconded the motion.
A voice vote was called, vote passed (8-0)

Attachment: 11.13.17 Draft (2844 : Minutes from November 13. 2017)

Action

Ald. Wirth made a motion to close the public hearing.

Commissioner Stoker seconded the motion.

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

City Planner Vang stated that the addition is for a second pool and additional restroom facilities. The existing pool has a capacity of 16 and the new pool will have a capacity of 10. They will add four parking stalls on site. Staff feels that there will be sufficient parking on site. The addition will match materials and colors of the existing building. The north elevation will include a storefront window that matches the pattern and size of the existing window. Staff recommends additional evergreens be added to the landscaping along the south elevation to help screen the dumpster from Executive Drive. The applicant is requesting a temporary access from Executive Drive for construction and this will result in the removal of one street tree. This has been approved by the City Forester subject to the tree being replaced in diameter and species after construction is complete. Engineering has provided comments in the staff report. The Conditional Use Grant amendment will remain harmonious with the uses in the Business Park and staff recommends approval.

The applicant, represented by Andrea Nemecek with Allume Architects, stated that she does have two questions about some of the conditions in the staff report.

1. She asked if there is there a specific location for the evergreen buffer? She offered to replace some of the existing shrubs with evergreens to help screen the dumpster.

Ms. Vang answered that replacing some of the existing scrubs with evergreens would help with the screening during the winter months. She explained that a revised landscape plan approved at staff level is a condition of the approval.

2. Ms. Nemecek asked for clarification about condition #3 regarding the screening.

Ms. Vang explained that actual plans of the dumpster are required.

Ald. Wirth stated that he received a few comments from residents that the existing mechanics on the existing building are noisy and he asked if staff has received any complaints.

Asst. Dir. Zader responded that staff has not received any complaints and that a 65 decimal reading from the property line is typically required.

Action

Ald. Wirth made a motion to approve the item.

Commissioner Choren seconded the motion.

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

RESULT: **APPROVED [7 TO 0]**
MOVER: John Wirth, Alderman
SECONDER: Martin Choren, Commissioner
AYES: Abendroth, Choren, Stoker, J. Schaefer, B. Schaefer, Wirth, Hawley,
 Lemke
EXCUSED: Mason, Parrish

3) Regular Business

- a) Zhenghau Wu. Th applicant is seeking a fill permit to allow for 7,000 C.Y. to modify the lot grading for landscaping for the property located at 12813 Highgate Court in the Highgate subdivision.

Asst. City Engineer, Bridget Henk, stated that the applicant did receive a fill permit last year for 2,500 C.Y. This request is in addition to that request and would be a total of 9,500 C.Y. A grading plan was not submitted for this fill permit, so staff is recommending the item be tabled until a plan is submitted and can be reviewed.

Action

Ald. Wirth made a motion to table the item.
 Commissioner Jim Schaefer seconded the motion.
A voice vote was called, vote passed (8-0)

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

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

Asst. Dir. Zader stated that this item was denied by the Commission in August. There was a September 27th hearing before the Board of Appeals (BOA). At the BOA the applicant stated that the Commission did not error in its decision but that they wanted another chance for approval. Staff feels that a few issues from the transcript from the BOA should be discussed. One is the issue of the investment made by the applicant into the property. At the August 11, 2017 Planning Commission meeting, Commissioner Parrish did state that he felt it was important to work with the applicant to provide for sufficient signage for the investment they had made. Staff feels that this issue was somewhat discussed. Secondly, the issue of the westbound visibility of the signage was discussed. Asst. Dir. Zader showed pictures taken from different spots heading west on Mequon Road. He summarized that the monument sign can be seen from all the locations but staff does not feel that an additional wall sign on the north elevation would be a substantial help to westbound traffic. The other issue was

regarding the commonality of master sign plans in the city. It is not the intent of master sign plans to all be treated similarly. The master sign plan relates to a coordinated and comprehensive approach to development. Most developments are unique in their set up; the master sign plan is intended to be flexible to accommodate those needs and staff does not feel they need to be equitable as it would be difficult to measure equality.

In comparison, Café Hollander is a stand-alone restaurant with multi facades facing Cedarburg and Mequon Road. Mr. B's is a tenant in a multi-tenant building. Mr. B's was already granted two wall signs which is one more than the code allows for a multi-tenant building. Because Café Hollander has three facades that face the street, they are allowed 3 signs. They have 3 signs and a logo that face the public view. They have 25% more signage than what is allowed per the code. In terms of square footage, Mr. B's is allowed a 60 sq. ft. sign on the tower which is twice what the code allows. In comparison, Café Hollander has a few exceptions in size but it is nowhere near double what the code allows for a single tenant building. It is very difficult to try to look for equality among master sign plans as developments are vastly different in design and layout.

Asst. Dir. Zader stated that he feels it was difficult for the BOA to make a decision and Board members were using their personal opinions about the Café Hollander sign to make a decision about signage for Mr. B's. There are some quotes included in the packet that support this. They were also diverging into policy that is the role of the Commission. Staff does not feel that an additional wall sign fits in with the building, the architecture or will provide any benefit to westbound traffic. Staff recommends denial of this request as recommended in the past.

The applicant, Joe Bartolotta, stated that he is thrilled to be part of the Mequon community. He admits that it is not the best space for his restaurant but it was available and they took it. They have gotten feedback that their restaurant is difficult to find. He is asking for a little more visibility to help ensure that their restaurant is able to be located and to be successful. He disagrees with staff and feels that the westbound traffic has very limited visibility of the signage. He will respect whatever decision is made but he really wants his business to be successful.

Ald. Wirth stated that he is emphatic as that building is difficult to see. He does not feel that they monument sign is very visible. He disagrees with staff and he feels that master sign plans should be consistent. Waivers are available for hardships but he feels there should be more consistency. He feels that the sign code should be looked at from a policy standpoint and changes made. He will vote against this approval again because he is concerned with the repercussions regarding enforcement of what he feels is a flawed code. He also stated that the Mr. B's signage is not attractive. He suggested changing the name of the building to incorporate Mr. B's and that would allow them more signage.

Mayor Abendroth stated that the Mr. B's signage (all white background) looks totally incompatible with the building signage (RiverSite Commons). He too suggested incorporating their names so that it identifies Mr. B's being located in the building.

Mayor Abendroth stated that the applicant should try to work their logo into the development name.

Commissioner Choren asked if the monument sign is as large as it can be. He feels that if the code allows for a bigger sign, he recommends increasing the size.

Asst. Dir. Zader stated that he is not sure about the size but Mr. B's has a larger tenant panel than the other tenants. He stated that other tenants may also want increased signage. He also stated that staff had recommended the monument sign be moved closer to the road but WisDot was not supportive as they own Mequon Road.

Commissioner Lemke stated that he would be supportive if the applicant came back with a sign that better fits that elevation.

Commissioner Stoker stated that he agrees with Ald. Wirth that exceptions open Pandora's Box. He strongly supports the Mayor's suggestion to incorporate both names into the development name which would allow for more signage. He would definitely support that effort. He feels that anytime the Commission can help a business get another impression he supports that.

Ald. Wirth stated that no one in the city knows the name River Site and often refer to the building by the restaurant name or by Impressions. He also supports changing the name of the shopping center.

Action

Ald. Wirth made a motion to table the item.

Commissioner Becky Schaefer seconded the motion.

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

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

- c) SBA Towers, LLC. The applicant is seeking building and site plan amendment approval for a 120' monopole and 5' lightning rod for a cell tower for the property located at 9809 N. Cedarburg Road (River Barn Park).

Asst. Dir. Zader stated that this was approved back in July of 2015. The Commission had placed a condition that the Park Board would ultimately decide the location of the cell tower and the enclosure. Originally it was proposed to the south of the parking lot and pavilion. At their August 2015 meeting, the Park Board proposed that the best location would be at the north end of the park. The Common Council did approve a lease agreement with the company back in March 2016. The application has lapsed and Planning Commission

approval is required again.

He explained that the tower and enclosure will be located on the far north end of the property, adjacent to the cemetery. The plan is similar to the last time. The enclosure is cultured stone with arborvitae around it. The only issue in terms of the code is that it was shown with an encroachment into the 80 ft. front setback off of Cedarburg Road. It is considered a structure and does need to comply with setbacks. Staff feels there is enough room to move it back and keep it out of the floodway and be compliant with the 80 ft. front setback. Staff also recommends that the arborvitae be planted at 6 feet in height. Staff does recommend approval according to the conditions in the report.

James Anderson – 9734 N. Cedarburg Road - suggested that trees be planted around the enclosure. He talked to experts that state the trees do not affect the cell signals. He would like this to be required.

Asst. Dir. Zader stated that when the state law was changed, one of the conditions was that the Commission could change the esthetics of the cell tower. The Council could have made that request as part of the lease agreement, but the Commission is not allowed to make that a requirement of the approval.

Commissioner Becky Schaefer asked if the applicant has been paying for that space since the lease was signed in March 2016. She asked for confirmation that the neighbors were notified.

The applicant, Alex Novak who represents US Cellular and Verizon Wireless, stated that the lease is structured with an option period, which they are still under right now. The site was taken out of Verizon's budget and now it is back in the budget. He stated that trees in the 120 ft. range look ridiculous and a 70 ft. range is more appropriate.

Ald. Wirth stated that he wishes there was not a lease in place as it would give some more flexibility. He knows this must be approved.

Action

Ald. Wirth made a motion to approve subject to the conditions in the staff report.

Commissioner Stoker seconded the motion.

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

RESULT:	APPROVED [7 TO 0]
MOVER:	John Wirth, Alderman
SECONDER:	John Stoker, Alternate
AYES:	Abendroth, Choren, Stoker, J. Schaefer, B. Schaefer Wirth, Lemke, Hawley
EXCUSED:	Mason, Parrish

- d) Chapter 58 of the Zoning Code as it relates to Stormwater Management

Asst. City Engineer, Bridget Henk, stated that the applicant is requesting a text amendment to

change the existing stormwater management ordinance. The ordinance was adopted in 1999. It applies to sites that disturb 1 acre of land or more or add ½ acre of impervious surface. In 1999 a Master Stormwater Plan as developed by Camp, Dresser and McKee. In it were recommendations for what the stormwater management should be. A recommendation was that all new development, which is subject to the stormwater management regulation, would be required to do a stormwater management plan. That plan would have to look at three different scenarios:

- Pre-settlement Conditions – nothing on the land; only a field, no improvements
- Existing Site – a building and parking lot developed before 1999
- Redevelopment Site – several buildings and parking lot

She explained that on a grass surface, water runs slowly off of it and filters in. On a hard surface, the rain runs quicker off of it and flows to the offsite properties. The current ordinance states that developments need to develop to the pre-settlement condition to allow for infiltration to slow the run-off. The change requested by the applicant would require that the condition be no worse than it is today; how it is operating today is the standard. This is consistent with MMSD and The DNR. They are still required to do stormwater management; they just do not need to take it as far as if it were a field.

Mayor Abendroth stated that in part it is asking the new developer to make up for the omission of the previous developer to do the stormwater management that would have addressed the original problem.

Asst. Eng. Henk stated that this only applies to sites developed before 1999.

Ald. Wirth stated that it can be an expensive burden to developers and also has prohibited certain sites that are mostly concrete from being redeveloped due to the cost to redevelop. He is concerned that in certain parts of the city, the proposed language would not address water problems where they exist. He questioned whether it is possible for the proposed text amendment to apply to specific areas only.

Asst. Eng. Henk stated that the 1 acre of disturbance or ½ acre of impervious surface comes into account. If ½ acre of impervious surface is not being added, the stormwater management requirements do not have to be met.

Asst. Dir. Zader explained that there is language that the City Engineering has the ability to trump what is in the code and can require the pre-settlement conditions for areas that have known drainage issues.

Asst. Eng. Henk explained that both the MMSD and DNR state that you can't have worse conditions than what the conditions are today.

The applicant, Cindy Shaffer, stated that they submitted their stormwater management plan last November and they thought it was acceptable. In April they were informed that the submitted plan was not going to work and they have been going back and forth since then. They have added 3 underground tanks and impervious pavers to fulfill the requirements of

MMSD & DNR. This has cost them several hundred thousand dollars. She stated that the city ordinance is 20 years old and the MMSD and DNR will give credit for existing conditions. They feel that this is a burden not only to their site but other sites (Foxtown) as well.

Commissioner Becky Schaefer stated that there are drainage issues throughout the city. She agrees with Ald. Wirth in theory but feels that it will be difficult to put into practice.

Asst. Eng. Henk stated the code created in 1999 was intended to be more restrictive.

Ald. Wirth stated that if there is an area with a water problem overtime it will be made better within the current conditions. In an area without water problems, the DNR standards are acceptable.

Mayor Abendroth stated that most drainage issues are in residential neighborhoods. And people choose to live in low lying areas and others should not be burdened with fixing their problems.

Asst. Eng. Henk clarified that this proposed amendment would apply only to redeveloped sites prior to 1999, would disturb 1 acre of land and increase the impervious surface by ½ acre or more. It only applies to a handful of sites in the city.

Action

Ald. Wirth made a motion to approve the item.

Commissioner Stoker seconded the motion.

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

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

4) Announcements

a) 2018 Planning Commission Meeting Schedule

Mayor Abendroth stated that the 2018 meeting schedule was handed out.

The next meeting is Monday, December 4th, which is one week earlier than normal.

Ald. Wirth stated that he feels that the Planning Commission meetings should always be a week before the Common Council meetings so that people have time to learn about decisions made by the Commission and time to process and review those decisions.

5) Adjourn

Action

Ald. Wirth made a motion to adjourn.

Mayor Abendroth seconded the motion.

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

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: 11.13.17 Draft (2844 : Minutes from November 13, 2017)



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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: December 4, 2017
SUBJECT: Ranch Court, LLC for Christine Glass and Bill Frick. The applicant is seeking conditional use grant, preliminary plat and development agreement approval to allow for a single family subdivision consisting of 6 lots for the property located at 2100 W. Ranch Road.

Applicant:	Paul Apfelbach Fred Bersch
Status of Applicant:	Agent
Requested:	Conditional Use Grant Preliminary Plat Development Agreement
Existing Use:	Vacant
Existing Zoning:	C-2 (General Conservancy) OA (Agricultural Overlay) FW (Floodway) FFO (Flood Fringe Overlay) C-1 (Critical Environmental) R-4 (Single Family ¾ Acre)
Existing Land Use Plan:	Critical Environmental
Lot size:	21.87 acres
Location:	2100 W. Ranch Court
Tax Key:	#15-019-08-002.00
District:	#3

Background: The applicant is requesting preliminary plat, development agreement and conditional use grant approval for a 6 lot subdivision development on 21.5 acres of land located at 2100 W Ranch Road. The plan proposes lots ranging from 1.04 – 4.83 acres in size served by a private driveway. The C-2 zoning requires lots at overall densities of five acres per lot and the R-4 requires lots at a minimum of 3/4 acre. The total acreage of the parcel is 21.87 which yields a total of six lots. Four of the six parcels are located in the C-2 zoning district and will require conditional use grant approval.

Parcel History:

There have been numerous attempts to develop the property in the past and the zoning for the property has been changed several times over the years. The following list highlights some of the more significant details of the parcel's history:

- Prior to 1994, the parcel was zoned RS-1 which permitted 40,000 (less than an acre) square foot lots.
- In 1994, the parcel was reclassified to R-4 (3/4 acre or 32, 670 square feet) as part of the city wide zoning code updates.
- In March of 1995, an ordinance initiated by city staff to rezone the parcel to R-2B (1.5 Acre) did not achieve a supermajority and failed at the Common Council
- In 1995, a plan was submitted to develop the property into a 12 lot subdivision. The code allowed up to 16 lots per the R-4 district standards. The development plan was not approved.
- In 1996, a plan was submitted for an 11 lot subdivision. The development plan was not approved.
- In 1997, the upland portion of the parcel was rezoned to C-2 (Conservancy) despite an objection by the property owner. The City's decision to rezone the parcel to C-2 was based on information provided by SEWPRC that the land was suitable for Primary Environmental Corridor Designation.
- In 1997, The Park Board discussed purchasing the land for a city park. It was agreed upon that the Board was not interested in purchasing the parcel at the time.
- In 2017, the Common Council denied a rezoning request for a 13 lot subdivision.

The parcel currently contains a cul de sac at the end of Ranch Road as well as asphalt path that connects to Ranch Road to the west. The cul de sac, which is currently maintained by the City, is shown to be located on private property with no easement that would allow public access. The bike path is located over an existing sewer easement. However, there is no easement in place that would allow public access to the path.

Proposed Preliminary Plat:

The preliminary plat shows a six lot development with two of the lots directly abutting Ranch Road and four lots being served by a private driveway off Ranch Court. The plan also shows an Outlot at the entrance to the development that will contain any required storm water facilities. The cul de sac at Ranch Court and the bike path section that runs from Laguna Drive to the cul de sac are shown to be dedicated to the City of Mequon. In addition, the plat shows dedication of a 3.5 foot strip of land that contains a portion of the bike path that runs east to west. The remainder of the path was not included in the dedication or as part of the plat since the ownership status of that strip of land is unclear.

The site contains woodlands, floodplain, wetlands and Primary Environmental Corridor. The wetlands have been delineated and have received concurrence from the DNR. The Southeast Regional Planning Commission (SEWRPC) has reviewed and approved the environmental corridor location as shown on the preliminary plat.

Development Agreement:

Please see attached draft development agreement authored by Planning and Engineering staff to address the necessary improvements for the development. The development agreement provides the opportunity to construct one (1) model dwelling prior to final plat approval with the understanding that the unit can't be sold or title transferred until the associated plat is recorded.

Site Conditions:

The City Forester, Mike Gies, has walked the site to identify specimen trees and has determined that all of the specimen trees are located in the area identified as Primary Corridor on the north end of the parcel and will not be impacted by the proposed subdivision. The CUG for the development will prohibit any land disturbing activities in the PEC.

Conditional Use:

According to 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 single family development will comply with all state and local code requirements. The project should not endanger the public health or safety of the surrounding neighborhood.

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

The parcel is surrounded by single family homes that are zoned R-4 (Residential $\frac{3}{4}$ acre). The proposed development will have larger lot sizes and is less dense than the surrounding area. Since the parcel contains significant environmental features, the CUG for the site will include the following conditions:

- No fill or development in the floodplain
- No land disturbing activities shall take place in the Environmental Corridor.
- No impervious surfaces or buildings shall be constructed within the wetland setback
- The dwelling location for Lot 6 shall be south of the existing wetland that crosses the parcel.
- Not more than five percent of the lot may be covered by buildings or structures.
- Single-family dwellings shall have a 1,800-square-foot minimum living area
- Any property may have, in addition to any permissible garage, one detached storage structure not exceeding one percent of the property area

In addition, the proposed development shall be required to maintain a 30 foot side yard offset which is similar to the R-1 zoning district.

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

The proposed use of a single family development shall be considered compatible with the area. The area is surrounded by other single family developments which are typically of higher density.

Engineering Report:

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

The conceptual plan details six lots and an outlot near Ranch Road and Laguna Drive. Lots 1 and 2 accessed off of Ranch Road. There is a proposed private drive serving lots 3, 4, 5, and 6. The cul-du-sac right-of-way on Ranch Road is shown to be 65-feet. The City standard right-of-way is 75-feet for a cul-du-sac.

There are wetlands on the site and the delineations were provided as a part of the application. Any filling or disturbance of the wetlands is subject to WDNR approval.

The site is located within the City's sewer service area and connection to the public utility is required.

A stormwater management plan (SWMP) is required for the site. The stormwater management calculations indicate that the proposed new impervious area is 0.914 acres, including the individual homesites. Any development increasing impervious surfaces by more than 0.5 acres require a SWMP that meet the City of Mequon, MMSD and WDNR criteria.

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

Staff Recommendation:

Planning staff recommends approval of the preliminary plat, development agreement and conditional use grant subject to the following condition(s):

1. The four parcels that have C-2 zoning shall comply with the following conditions:
 - No fill or development in the floodplain
 - No land disturbing activities shall take place in the Environmental Corridor.
 - No impervious surfaces or buildings shall be constructed within the wetland setback
 - The dwelling location for Lot 6 shall be south of the existing wetland that crosses the parcel.
 - Not more than five percent of the lot may be covered by buildings or structures.
 - Single-family dwellings shall have a 1,800-square-foot minimum living area
 - Any property may have, in addition to any permissible garage, one detached storage structure not exceeding one percent of the property area
2. All buildings shall maintain a minimum building setback of 30' from the public road right-of-way and a minimum 20' offset from the side and rear property lines, with increased offsets on lots adjacent to wetlands as required by the Department of Natural Resources (DNR).
3. The development shall comply with preliminary plat, development agreement, and final plat requirements.
4. The right-of-way on the Ranch Road cul-du-sac shall be increased to 75-feet.
5. The final plat shall include a deed restriction that requires no land disturbing activity within the Environmental Corridor, including removal of specimen trees, without the approval of the City of Mequon and SEWRPC.
6. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
7. Street trees are subject to the approval of the Tree Board and Planning Commission.
8. Street lighting, if proposed, is subject to the approval of the Planning Commission.
9. Entryway signage and landscaping is subject to the approval of staff.
10. The final road design shall be subject to the review and approval of Engineering and the Fire Departments.
11. Fire Department approval of the number and location of fire cisterns, if needed.

12. Connection to the public sanitary sewer system.
13. Engineering Department review and approval of grading, drainage, sanitary sewer, storm water management, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
14. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
15. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
16. Easements shall be over existing and proposed drainage ways with supporting declaration language requiring Home Owners Association maintenance.
17. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

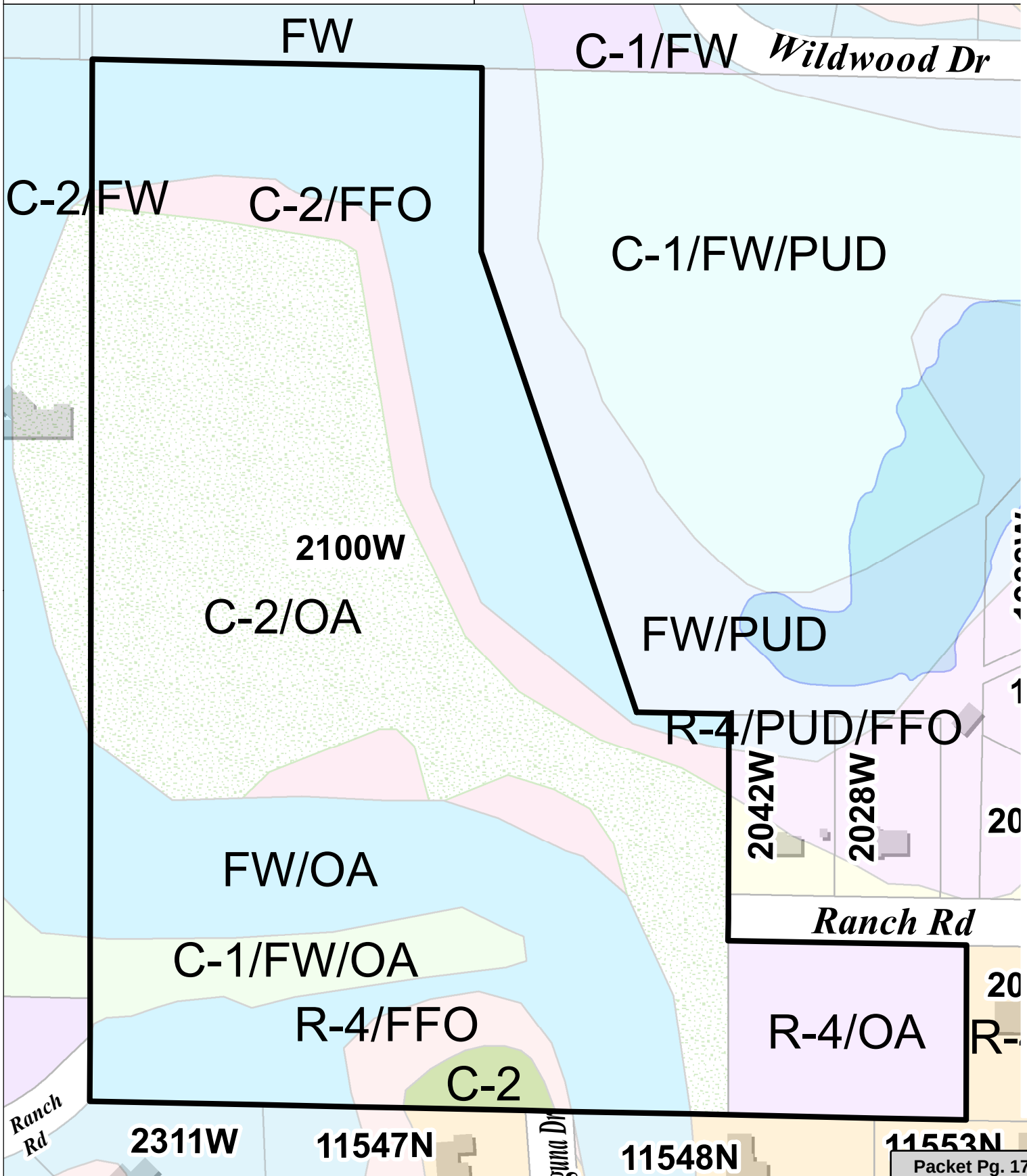
Attachments:
Packet (PDF)

Ranch Court, LLC for Christine Glass and Bill Frick

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

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

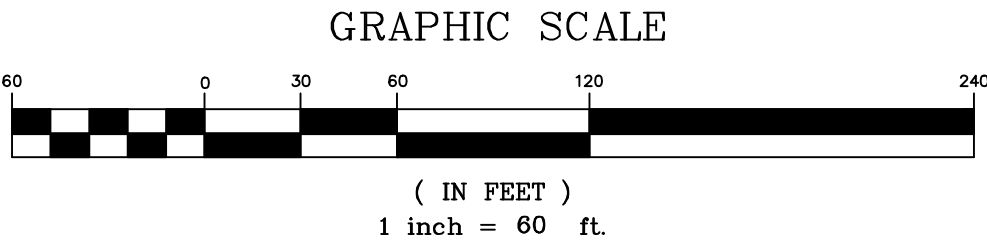
2.a.a



Attachment: Packet (2831 : Ranch Court, LLC for Christine Glass and Bill Frick)

PRELIMINARY PLAT
"RANCH COURT"

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 19, TOWN 9 NORTH, RANGE 22 EAST,
IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



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

NOTES :

1. ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. STORM WATER POND SIZES AND LOCATIONS MAY VARY PENDING OUTCOME OF STORM WATER CALCULATIONS.
3. LOTS IN THIS DEVELOPMENT WILL SERVED BY SANITARY SEWER AND PRIVATE WELLS.
4. UNLESS NOTED OTHERWISE BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD = 50.0' SIDE YARD = 20.0' REAR YARD = 20.0' R4
FRONT YARD = 30.0' SIDE YARD = 30.0' REAR YARD = 30.0' C2

APPROVING AGENCIES :
CITY OF MEQUON

OBJECTING AGENCIES :
DEPARTMENT OF ADMINISTRATION

SUBDIVIDER :
RANCH COURT, LLC
C/O FRED BERSCH
592 W. BORNHILL RD.
MEQUON, WI, 53097
(414) 940-9912

SURVEYOR :
JAMES G. SCHNEIDER
NORTH SHORE ENGINEERING, INC.
11433 N. PORT WASHINGTON ROAD
MEQUON, WI 53092
(262) 241-9400

LEGEND :

- 660 ————— DENOTES EXISTING MAJOR CONTOURS
- 661 ————— DENOTES EXISTING MINOR CONTOURS
- · — · — · — · — · — DENOTES U.S.D.A. SOIL BOUNDARY
- DENOTES BUILDING SETBACK LINES
- DENOTES WETLAND LIMITS LINE
- DENOTES WETLAND LIMITS LINE
- W W W DENOTES WETLAND AREAS

Property Statistics:

TOTAL AREA :
21.87 ACRES
(0.50) FURTHER EXCEPTING (SEE LEGAL)
21.37 ACRES - SUBTOTAL
(0.50) CUL DE SAC DEDICATION TO MEQUON
(0.30) BIKE PATH DEDICATION TO MEQUON
20.57 ACRES

F.E.M.A. NOTE :

1. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE AE BASE FLOOD ELEVATIONS DETERMINED AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 55089C 0252 F, & 55089C 0256 F, EFFECTIVE DATE: DECEMBER 4, 2007.

LEGAL DESCRIPTION :

LEGAL DESCRIPTION:
The Southeast 1/4 of the Northwest 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.
EXCEPTING THEREFROM that part which is bounded and described as follows: Commencing at the center of said Section 19; running thence North 0° 04' 55" West, on and along the North quarter line of said Section 19, 284.04 feet to the place of beginning of the land herein to be described; thence North 89° 11' West, 510.00 feet to a point; thence North 0° 04' 55" West, 230.00 feet to a point; thence North 89° 11' West, 118.00 feet to a point; thence North 18° 52' 40" West, 621.66 feet to a point; thence North 0° 04' 55" West, 233.07 feet to a point in the North line of said Southeast 1/4 of the Northwest, 1/4 of Section 19; thence South 89° 09' 20" East, on and along said North line, 826.33 feet to the Northeast corner of the said Southeast 1/4 of the Northwest 1/4 of Section 19; thence South 0° 04' 55" East, on and along the North quarter line of said Section 19, 1047.98 feet to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Mequon, a Municipal Corporation, by Quit Claim Deed recorded November 19, 1971, in Volume 291, Page 439, as Document No. 244273.
AND FURTHER EXCEPTING THEREFROM Certified Survey Map No. 3407, recorded January 17, 2003, in Volume 1614, Page 164, as Document No. 737413.

FURTHER EXCEPTING THEREFROM: a strip of land, 1 Rod (16.50') in width, as described in Quit Claim Deed from George Wessel and Lena Wessel to Milton Gustafson and Ethel Gustafson on May 14, 1946, recorded in Volume 92, on Page 469, as Document No. 13924.

SURVEY CERTIFICATE

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

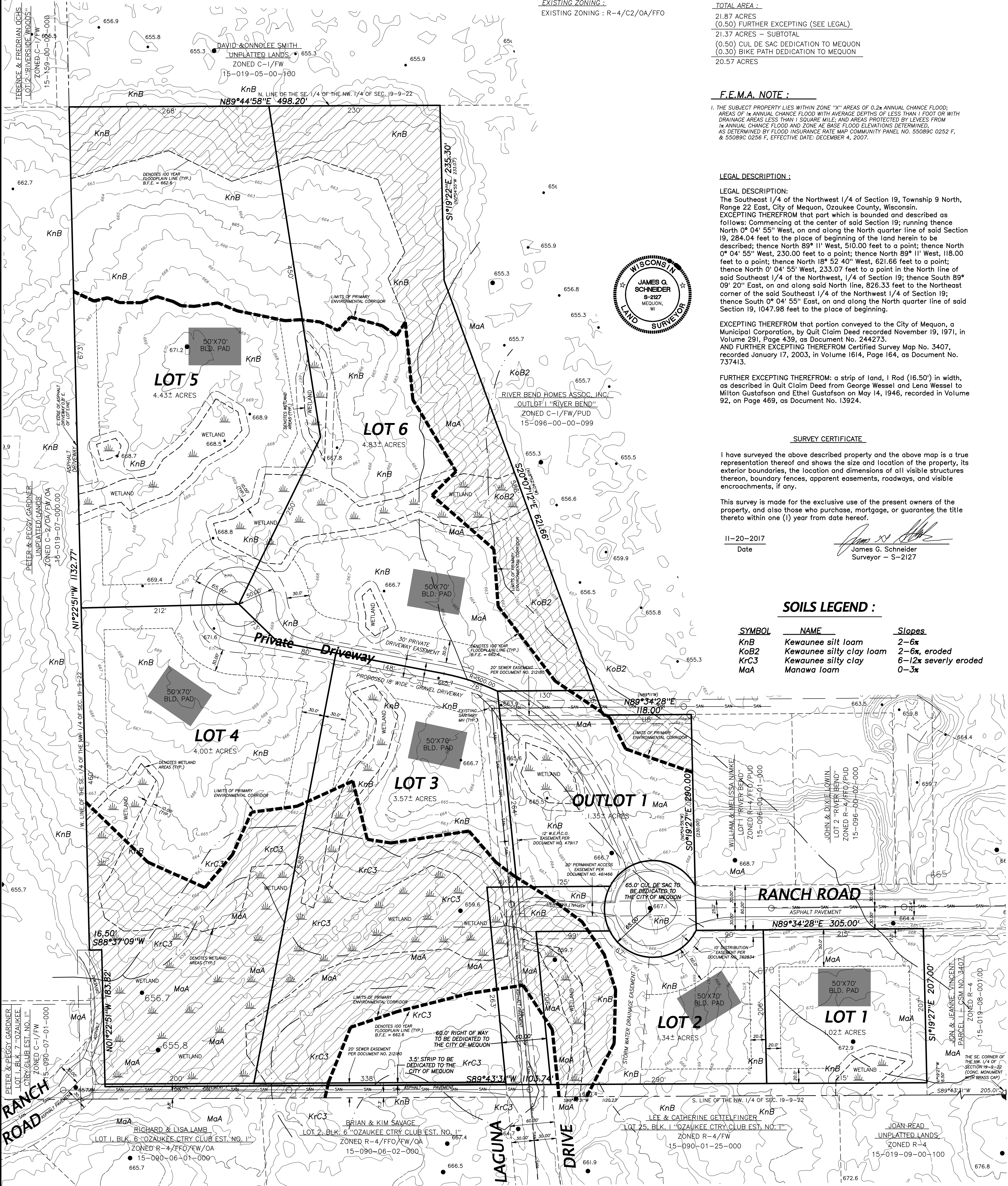
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

11-20-2017
Date

James G. Schneider
Surveyor - S-2127

SOILS LEGEND :

SYMBOL	NAME	Slopes
KnB	Kewaunee silt loam	2-6%
KoB2	Kewaunee silty clay loam	2-6%, eroded
KrC3	Kewaunee silty clay	6-12% severely eroded
MaA	Manawa loam	0-3%



M E M O R A N D U M

To: Planning Commission
 From: Brian C. Sajdak, City Attorney
 Date: November 29, 2017
 Re: Conditional Use Standards

One of the items on the Planning Commission agenda involves an application for a Conditional Use Permit. Based upon the anticipated public interest in this application and a recent Supreme Court decision on the topic, I have been asked to review the standards for granting a conditional use.

In general, conditional uses are “flexibility devices, which are designed to cope with situations where a particular use, although not inherently inconsistent with the use classification of a particular zone, may well create special problems and hazards if allowed to develop and locate as a matter of right in particular zone.” State ex rel. Skelly Oil Co. v. City of Delafield, 58 Wis. 2d 695, 701, 207 N.W.2d 585, 587 (1973). Under § 58-87(a) of the Municipal Code, a conditional use may be allowed in a zoning district by the planning commission with “such conditions as deemed appropriate.” Subsection (b) provides further guidance to the planning commission as it relates to the basis for any conditional use approval:

Basis for approval. The planning commission shall base their determination on the potential effect of such use on the health, general welfare, safety and economic impact of the city and the immediate neighborhood. Specific consideration shall be given to the proposed conditional use grant's effect on the movement of traffic, environment, area aesthetics, city services and precedent of future development.

In addition, subsection (c) provides some further guidance as to what types of factors should be considered when making your determination. Specifically,

[t]he planning commission may deny the conditional use grant request if it concludes, based upon the information submitted, that the proposed use and/or development would likely:

- (1) Materially endanger the public health, general welfare, and safety, or
- (2) Substantially injure the value of adjoining or abutting property, or

- (3) Be inharmonious with the area in which it is to be located, or
- (4) Will not be in general conformity with the land use plan, transportation plan, environmental plan, park and recreational plan, or other officially adopted plan.

Lastly, section 58-89(a) of the Municipal Code requires that a conditional use permit application shall include proposed development plans that:

shall be in sufficient detail to enable the planning commission to evaluate the suitability of architectural and landscape treatment; the proper siting of the building or buildings on the lot; generation of vehicular traffic and provision for parking and circulation needs; drainage and sewage disposal; exterior lighting; control devices where necessary to eliminate noise, dust, odor, smoke or other objectionable operating conditions; and the general compatibility of the proposed use with the area in which it is located.

In short, these standard requirements are designed to help you focus on the relevant issues when determining whether to grant a conditional use permit.

Given the subjective nature of some of these standards, many planning commission members struggle with how to apply these standards. Certainly, some flexibility and/or discretion is granted to the planning commission in making its decisions on conditional use applications. This process becomes even more challenging when there are members of the public who appear at the public hearing to object to the application. “Although testimony from members of the public is often heard during [conditional use] proceedings, the denial of a [conditional use] permit must be based on something more than conclusory or speculative neighborhood opposition.” 2 Am. Law. Zoning § 14:6 (5th ed.).

Any determinations the planning commission makes must be supported by substantial evidence and cannot be arbitrary.

A proper exercise of discretion contemplates a reasoning process based on the facts of record and a conclusion based on a logical rationale founded upon proper legal standards. [The courts] are hesitant to interfere with such discretionary determinations.

Discretion, though, is not synonymous with decision making. A municipality misuses its discretion when it makes an arbitrary decision, one that is unreasonable or without a rational basis. Arbitrary action is the result of an unconsidered, willful or irrational choice, and not the result of the sifting and winnowing process. A flagrant misuse of discretion has been characterized as capricious, meaning a whimsical, unreasoning departure from established norms or standards; it describes action which is mercurial, unstable, inconstant, or fickle.

Oneida Seven Generations Corp. v. City of Green Bay, 2014 WI App 45, ¶¶ 20-21, 353 Wis. 2d

553, 846 N.W.2d 33, aff'd, 2015 WI 50, ¶¶ 20-21, 362 Wis. 2d 290, 865 N.W.2d 162

(Unpublished)(Internal citations omitted). As the Supreme Court notes:

Substantial evidence is evidence of such convincing power that reasonable persons could reach the same decision as the local governmental entity, even if there is also substantial evidence to support the opposite decision. Reasonable inferences may be drawn from credible evidence. If “credible, relevant and probative evidence upon which reasonable persons could rely to reach a decision” supports the decision . . . the court will uphold the decision.

AllEnergy Corp. v. Trempealeau Cty. Env't & Land Use Comm., 2017 WI 52, ¶ 75, 375 Wis. 2d

329, 366, 895 N.W.2d 368, 386. “Quantitatively, substantial evidence is less than a

preponderance of the evidence,” Smith v. City of Milwaukee, 2014 WI App 95, ¶22, 356 Wis.2d

779, 854 N.W.2d 857, but “more than ‘a mere scintilla’ of evidence and more than ‘conjecture

and speculation.’ ” Gehin v. Wis. Group Ins. Bd., 2005 WI 16, ¶48, 278 Wis.2d 111, 692

N.W.2d 572 (quoted sources omitted). “A decision cannot be based on uncorroborated hearsay

alone; uncorroborated hearsay alone does not constitute substantial evidence.” AllEnergy Corp.

at ¶ 81.

Here is a specific example to illustrate. Within the R-3 zoning district, the raising and keeping of hogs, goats and fur bearing animals is a conditional use.

1. The planning commission could not deny a conditional use permit because the members decided that they do not like hog farms.

2. Nor could the conditional use permit be denied because the planning commission does not like the applicant.
3. The planning commission could not deny a conditional use permit because a neighbor *is worried* that raising of hogs on the property *might* diminish the property values of adjoining residential properties.
4. On the other hand, if an adjoining property owner presented actual evidence showing statistically that homes next to hog farms sell for less than similar homes not next to a hog farm, then the planning commission could deny the conditional use permit if the impact was substantial.
5. Similarly, if the evidence presented suggests that the value impact arises only when there are more than 10 hogs, the planning commission could impose a condition limiting the hog farm operation to not more than 10 hogs.
6. If there was evidence that the sounds and smell of the hog farm operation might inconvenience neighbors that are within 50 feet, the planning commission could impose a condition requiring that the hog farming operations be setback 50 feet from any abutting residential property line to ensure the harmony on the neighborhood.

In all of these cases, however, the planning commission needs to make sure it is specifying why it is making the decision it is making. For example, instead of saying “I move to add a condition that the hog farm be setback 50 feet from adjacent residential property lines” a more appropriate motion would be “Based upon the evidence presented by neighbor I find that hog farming activities will injure the harmony of the neighborhood where such activities are located within 50 feet of residential properties and, therefore, I move to add a condition that the hog farm be setback 50 feet from adjacent residential property lines.” Planning staff typically do

a good job of including proposed findings and reasons for any conditions that are to be imposed. If the desired action is to approve whatever action is recommended by staff, a simple “more to approve” would be disfavored. Instead, the motion could be “I move to adopt the proposed findings specified within the staff report and to approve the conditional use permit with the conditions identified within the report for the reasons therein identified.” Specifying the basis as to why the motion is being made helps create an appropriate record that has a better chance of being upheld if your decision is ever challenged.

BCS

		2.a.a		
CONDITIONAL USE GRANT Articles of Agreement made and entered into this _____ day of _____, by and between _____ owners of the property located at _____ and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section ____, Range ____ East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A-1 WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of <u>a single family development</u> GRANTED by action of the Planning Commission of the City of Mequon this ____ day of _____2017. _____ Dan Abendroth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2017, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. _____ Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2017, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. _____ Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: _____ Attachment: Packet (2831 : Ranch Court, LLC for Christine Glass and Bill Frick) <tr><td colspan="2"></td><td>Packet Pg. 24</td></tr>				Packet Pg. 24
		Packet Pg. 24		

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
 2. This grant shall expire and become void unless, pursuant zoning codes of the City, a final plat is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
 3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
 4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
 5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
 6. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
 7. Any change to the approved preliminary or final plat will require an amendment to the Conditional Use.
 9. **Conditions on the Use:**
 - a. Hours of operation: N/A
 - b. Water supply requirements:
Private well
 - d. Provisions for sewage disposal:
City Sewer
 - e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
- No fill or development in the floodplain
 - No land disturbing activities shall take place in the Environmental Corridor.
 - No impervious surfaces or buildings shall be constructed within the wetland setback
 - The dwelling location for Lot 6 shall be south of the existing wetland that crosses the parcel.
 - Not more than five percent of the lot may be covered by buildings or structures.
 - Single-family dwellings shall have a 1,800-square-foot minimum living area
 - Any property may have, in addition to any permissible garage, one detached storage structure not exceeding one percent of the property area

Owner

Acknowledgment:

STATE OF WISCONSIN)

Attachment: Packet (2831 : Ranch Court, LLC for Christine Glass and Bill Frick)

)SS

OZAUKEE COUNTY)

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

Notary Public, Ozaukee County, Wisconsin

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

DRAFTED BY:

City of Mequon
11333N Cedarburg Road
Mequon, WI 53092
Phone: (262) 236-2904

Attachment: Packet (2831 : Ranch Court, LLC for Christine Glass and Bill Frick)

DEVELOPMENT AGREEMENT

Ranch Court

Articles of agreement made and entered into this ____ day of December, 2017, by and between _____, hereinafter called the Developer, and the City of Mequon, a municipal corporation of Ozaukee County, Wisconsin, hereinafter called the City.

WITNESSETH:

WHEREAS, the Developer desires to improve and develop certain lands located in:

See Exhibit A

And as described on attached Exhibit A (the "Development"), and for that purpose requires the installation of certain public improvements; and

WHEREAS, the City Engineer's report, attached hereto as Exhibit B, identifying the improvements and other terms and conditions necessary to this Development (the "Improvements"), and

WHEREAS, Section 236.13(2) of the Wisconsin Statutes and Sections 58-634(c) and 58-637 of the Mequon Code of Ordinances provide that as a condition of approval, the City shall require that the Developer make and install or have made and installed, any improvements reasonably necessary; and

WHEREAS, the Public Works schedule and budget of the City does not now include installation of the said improvements for the said Development, and normally there would be a considerable delay in the installation of said improvements unless the instant agreement were entered into; and

WHEREAS, the City believes that the orderly, planned development of said lands will best promote the health, safety and general welfare of the community.

NOW, THEREFORE, in consideration of the payment of One Dollar (\$1.00) and other good and valuable consideration to each in hand paid by the other, receipt of which is hereby acknowledged, and in consideration of the various approvals granted by the City, and in obedience to the conditions imposed upon said approvals, and the mutual covenants herein contained, the parties agree:

1. The area to be improved shall consist of that area designated in Exhibit A as Ranch Court in the proposed development plan granted preliminary plat approval by the Planning Commission.
2. Preliminary plat approval was granted by the Planning Commission on ____.
3. The Improvements shall be as described on Exhibit B.
4. The Developer will, at its expense, have plans and specifications prepared for the aforesaid Improvements and such plans and specifications shall be submitted to the City Engineer for approval. The plans and specifications to be submitted are indicated in Exhibit B.
5. The Developer will contract for and have constructed, at its expense, all of the Improvements. The City, as a condition of final plat, will require that copies of lien waivers from all contractors and/or material suppliers performing work or supplying materials for the installation of the Improvements be filed with the City.
6. The Developer will pay for all reasonable costs incurred by the City, or its consultant in the review of the engineering plans, landscaping plans, inspection of the construction and/or installation of the Improvements.

Improvements, installation of street signs, review of record drawings for City files, and any other costs that may be incurred by the City in the installation of the Improvements for this Development. The Developer will pay the costs above enumerated within thirty (30) days after being billed by the City. Billing will be made periodically and/or monthly as the improvements are completed and as costs are incurred. Full cost will include labor, equipment, materials, engineering, inspection and overhead costs incidental to said work. Past due amounts on invoices generated by the City are subject to a one and one-half (1.5) percent per month charge, computed from the date of the original invoice.

7. Upon verification by the City Engineer that all of the Improvements have been satisfactorily constructed, installed or escrowed in accordance with City of Mequon Zoning Code, inspected and found to be in compliance with City requirements and with the following conditions as described below, and that all other requirements of this agreement have been complied with, Final Plat approval will be granted by the Common Council.
 - A. The City Engineer shall only recommend Final Subdivision Plat approval to the Planning Commission and Common Council upon certification that:
 - i. All of the Improvements have been satisfactorily constructed or installed, completed and approved; and
 - ii. Letter(s) of credit in form approved by the City Attorney or, with City Engineer approval, of Letter(s) of Credit established for the installation of the street trees, open space landscaping and minimal site restoration as contemplated in Developer's plans approved by the City.
 - B. The Department of Community Development shall schedule Final Subdivision Plat recommendation before the Planning Commission and Common Council only upon certification by the City Engineer that all the improvements have been constructed, installed and approved.
8. No special assessments are contemplated in connection with the Development.
9. The following special provisions shall apply:
 - A. Easements are to be provided on the plat for the use of WE Energies, AT&T, Cable T.V. and other utilities for provision of services to the subdivision. The Developer shall provide proof of payment in full for installation of the utilities prior to Final Plat approval.
 - B. Underground utility installations shall be made without any street pavement removal, unless otherwise specifically approved by the City Engineer.
 - C. A building permit may be issued for 1 principal structure on Ranch Road prior to the Final Plat being approved and recorded. The Developer agrees and understands that the transfer of title to any lot/residence in this development may not occur until after final certification by the City Engineer that the terms of this agreement have been complied with and the final subdivision plat is approved and recorded.
 - D. The Improvements shall be constructed in strict accordance with the requirements of the City and the City Engineer or his authorized representative, or as directed by said City Engineer; and shall be under and subject to constant inspection by the City Engineer or representative.
 - E. The Developer agrees that it shall be fully responsible for the Improvements for the Development and appurtenances thereto during the period of the construction of the Improvements, and until verification by the City Engineer, approval of the Improvements, any

damage as may occur to these facilities during this period shall be replaced or repaired by the Developer.

- F. Excess topsoil shall only be removed from the subdivision Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.
 - G. The covenants, conditions and restrictions recorded against the property described on Exhibit A shall prohibit future property owners from removing any berms, landscaping or amenities installed on this Development as a condition of landscaping, open space, grading or drainage plans, and from placement of landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans, without express written consent from the City Engineer and by action of the Planning Commission.
 - H. The Developer, its successors and assigns along with individual future lot owners are hereby notified that "impact" fees will be assessed by the City against the Developer and/or lot owners, pursuant to the requirements of Sections 58-138 et seq. of the Mequon Code of Ordinances, which payment is due prior to obtaining a building permit. The parties understand and acknowledge at this time that the City retains full right and authority to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future, such that the resultant impact fee amounts in effect from time to time may differ from the impact fee assessment which is currently in effect as of the date of this agreement, and that such modifications and amendments are not susceptible of determination at this time.
10. The Developer shall not be released or discharged from the obligations assumed under this agreement until final inspection and verification of all the Improvements has been made by the City Engineer in writing, and the Improvements have been approved by the City.
 11. The Developer hereby agrees that the costs and value of said Improvements will become an integral value of the abutting lots and that no future lot assessment will be made on behalf of the Developer.
 12. Provisions of this agreement which may specify design criteria for required Improvements are subject to change by the City Engineer, upon written notice to Developer and based on changes in applicable codes or regulations, for the purpose of reflecting the most up-to-date design standards for required improvements. The design standards in effect at the preliminary approval shall apply to all Improvements for a period of two years.
 13. Developer shall indemnify, defend, and hold the City and its officers harmless from, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Subdivision Plat or this Agreement including, but not limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of all Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air or any other receptor. The City agrees that it will immediately notify Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The City also agrees that following notification to Developer that contamination may exist, the City shall make all reasonable accommodations to allow Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.

14. Execution of this agreement shall be accepted by the City as adequate provision for improvements within the meaning of Section 236.13(2) of the Wisconsin Statutes.
15. This agreement shall be binding upon the heirs, successors, executors and assigns of the parties hereto.
16. If the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval and to local plans and ordinances adopted as authorized by law, it is entitled to approval. If the final plat is not submitted within 24 months of satisfaction of the last required condition of approval of the preliminary plat, any approving authority may refuse to approve the final plat. The final plat may, if permitted by the approving authority, constitute only that portion of the approved preliminary plat, which the Developer proposes to record at that time. The Preliminary Plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission.
17. It is understood that this Development Agreement may need to be amended to cover changes to the standards regarding landscaping, stewardship plans, stormwater management, grading and/or other plans.
18. In accordance with section 58-635(3)(e), if the Developer fails to commence construction within two (2) years of development agreement approval, then the development agreement shall become null and void.

CITY OF MEQUON

OWNER

By _____
Dan Abendroth, Mayor

By _____

By _____
Caroline Fochs, City Clerk

STATE OF WISCONSIN)
)SS
 OZAUKEE COUNTY)

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

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

STATE OF WISCONSIN)
)SS
 OZAUKEE COUNTY)

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

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

Approved by : _____
Brian Sajdek, City Attorney

Attachment: Packet (2831 : Ranch Court, LLC for Christine Glass and Bill Frick)

EXHIBIT A
DEVELOPMENT AGREEMENT

Development Title – **Ranch Court**

DESCRIPTION OF AREA INCORPORATED IN THE SAID DEVELOPMENT:

LEGAL DESCRIPTION

The Southeast 1/4 of the Northwest 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

EXCEPTING THEREFROM that part which is bounded and described as follows:

Commencing at the center of said Section 19; running thence North 0° 04' 55" West, on and along the North quarter line of said Section 19, 284.04 feet to the place of beginning of the land herein to be described; thence North 89° 11' West, 510.00 feet to a point; thence North 0° 04' 55" West, 230.00 feet to a point; thence North 89° 11' West, 118.00 feet to a point; thence North 18° 52' 40" West, 621.66 feet to a point; thence North 0° 04' 55" West, 233.07 feet to a point in the North line of said Southeast 1/4 of the Northwest, 1/4 of Section 19; thence South 89° 09' 20" East, on and along said North line, 826.33 feet to the Northeast corner of the said Southeast 1/4 of the Northwest 1/4 of Section 19; thence South 0° 04' 55" East, on and along the North quarter line of said Section 19, 1047.98 feet to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Mequon, a Municipal Corporation, by Quit Claim Deed recorded November 19, 1971, in Volume 291, Page 439, as Document No. 244273.

AND FURTHER EXCEPTING THEREFROM Certified Survey Map No. 3407, recorded January 17, 2003, in Volume 1614, Page 164, as Document No. 737413.

FURTHER EXCEPTING THEREFROM: a strip of land, 1 Rod (16.50') in width, as described in Quit Claim Deed from George Wessel and Lena Wessel to Milton Gustafson and Ethel Gustafson on May 14, 1946, recorded in Volume 92, on Page 469, as Document No. 13924.

Attachment: Packet (2831 : Ranch Court, LLC for Christine Glass and Bill Frick)

EXHIBIT B
CITY OF MEQUON
WISCONSIN
* * * * *

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TERMS AND CONDITIONS INCORPORATED INTO DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF MEQUON AND [REDACTED]

The proposed development plans granted concept approval and preliminary plat approval by the Planning Commission have been reviewed by the Engineering Division and this report is hereby submitted in accordance with the procedural requirements established by the Common Council.

Notwithstanding anything herein to the contrary, the parties acknowledge that Developer intends to complete the improvements necessary prior to construction of principal structures, and other improvements may be constructed and obligations may be performed by Developer, as indicated below, by requiring its lot purchasers to so perform in the lot purchasers' contracts or declaration of restrictions.

The following public works improvements and conditions are necessary:

1. Sanitary Sewer System

- a. Installation of a sanitary sewer system designed to meet the ultimate needs of this development, in accordance with the City's sanitary sewer system plan. Installation of one sewer lateral from the sanitary sewer main to the limits of the sanitary sewer utility easement or, road right-of-way.
- b. Sanitary sewer plans/profile shall conform to the City's Standard Specifications for Land Development, Standard Specifications for Sewer and Water Construction in Wisconsin and additional requirements of the Milwaukee Metropolitan Sewerage District (MMSD) shall apply.
- c. The City shall approve all sanitary sewer lateral locations.
- d. Connection to the existing sanitary sewer shall be done in accordance with the City's specifications.
- e. The lateral locations shall not deviate from the approved plan unless approved by the City.

2. Water Supply System

- a. The proposed development is located within the municipal water service boundary and the Water Utility Commission granted a deferral for connection to public facilities.
- b. A Deferral Agreement shall be drafted, reviewed and approved by the City Attorney and recorded prior to final plat.
- c. The lots in the subdivision will be developed with private wells in accordance with NR812 and permitted through the WDNR.

- d. The private wells shall be installed and maintained by the respective property owner.
- e. Through the permitting process, the well digger must follow proper procedures with respect to the draw down effect on adjacent wells.

3. Fire Protection Water Supply

- a. The Fire Chief shall determine the number, size and location of cisterns required for proper fire protection.

4. Grading

- a. The Developer shall submit a master site grading plan. The Developer shall grade the site in conformance with the approved grading and drainage plan. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.
- b. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition.
- c. Grading and drainage plan showing 2' contours for both existing and proposed grades, City approved building pad grades, culverts or storm sewers. Cross-section and profiles of all drainage ways and erosion protection as required, must be indicated on the plans and detailed.
- d. Site grading plan showing only minimum setback and offset dimensions, and City approved building grades.
- e. Rough grade as necessary to establish lot grades in accordance with future building grades, topsoiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion.
- f. The grading plan shall include minimum elevations for proposed top of principal building foundation wall based on proposed building envelopes shown on the approved specimen tree plan and City approved finished yard grades.
- g. Grading and filling shall be in accordance with the master grading plan and fill permit, including in individual building envelopes.
- h. The Developer is responsible for topsoiling, seeding and mulching, as required to all exposed ground surfaces to prevent erosion, including disturbance by utility contractors.

5. Storm Drainage System

- a. Drainage System Plan showing all tributary areas to the proposed subdivision drainage system and downstream analysis. Included on the system plan should be all proposed and existing drainage structures in the drainage system area.
- b. Drainage easements must be shown by dimension and detailed cross-section.
- c. Installation and construction of a complete storm drainage system, including culverts, storm sewer, and open ditches as required to adequately drain the surface water from and through the Development. Erosion protection and minimum velocity design shall be provided for in the storm drainage system design. All areas adjacent to existing and proposed roadways shall be restored to conform with the approved roadway cross-section.
- d. The storm water facilities shall be installed before the impervious surface.

- e. Additional considerations will be required on all ditch slopes exceeding five percent (5%). All roadside ditches or drainage easements shall have a minimum one percent (1%) slope. Areas less than one percent (1%) will require further analysis.
- f. The Development will be required to provide on-site stormwater detention and demonstrate to the City Engineer that the Development shall comply with the City's stormwater ordinance and MMSD Chapter 13 rules and regulations.
- g. The Developer shall submit hydrologic calculations for the 2, 10 and 100 year development conditions.
- h. The Developer shall provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, the retention pond must demonstrate that the 2, 10 and 100 year discharge rate will be less than pre-settlement conditions.
- i. All sump pump discharge pipes shall discharge to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section a sump pump collection system shall be required in accordance with the City's Standard Specifications for Land development, latest edition.
- j. Stormwater Best Management Practices Maintenance Agreement:

The Developer shall design and construct storm water facilities, including detention and/or retention pond(s), in accordance with the approved storm water drainage plan such that they are adequate to accommodate expected surface water flow within and through the Development, in accordance with applicable City ordinances, Chapter 13 of the Milwaukee Metropolitan Sewerage District rules, and the regulations of WDNR, as may be applicable. Thereafter, it shall be the responsibility of the Developer and/or its successors and assigns, as provided below, that such storm water facilities shall be maintained to meet or exceed the standards to which they were constructed, such that in the future, they continue to accommodate the maximum potential volumes of flow through and within the development, and meet applicable performance standards for storage and release.

Accordingly, the following requirements are applicable to this Development and conditions of approval of the preliminary plat and the development agreement, pertaining to detention basin/pond maintenance.

- i. All stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be maintained and cared for by the Developer and subsequently, at such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance thereof to the _____ they shall be maintained in accordance with this Section 5. g.
- ii. In order that the perpetual care and maintenance of all stormwater drainage and storage facilities shall be provided for, the Developer shall create or cause to be created an entity (the Subdivision Homeowners Association) with a perpetual existence under the laws of the State of Wisconsin for the express purpose, *inter alia*, of assuming all responsibility in connection with the perpetual maintenance of the stormwater facilities. Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that all lot owners in the subdivision development, including Developer, shall be members of the Association solely by virtue of being a lot owner, and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. If, as contemplated by the parties, any portions of the Development in or on which is located stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be conveyed to other assigns and/or successors in interest, then Developer shall provide by

contract, declaration of covenants, deed provision, or otherwise that such other assigns and/or successors in interest shall assume all responsibility in connection with the perpetual maintenance of those stormwater facilities. The Developer shall have no further responsibility for such maintenance, only after arms length sale of the lots by the Developer, conveyance of outlots and/or common areas to the Subdivision Homeowners Association or other good faith grantees, and acceptance of dedication of the Improvements by the City.

iii. The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be adhered to by Developer and Developer's assigns and successors in interest:

- A. Provide normal and customary cleaning and maintenance to the detention basin(s), and pond(s) located in this Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.
- B. As necessary, dredging of the storm water detention facilities shall require permits and approvals under Section 30.20 Wisconsin Statutes, to remove materials from the bed of a pond ultimately connected to a navigable waterway from the Wisconsin Department of Natural Resources (WDNR).
- C. Make chemical treatments as necessary, in keeping with the regulatory requirement(s) that the application of EPA/State Registered Chemicals to detention basins/ponds or lakes is regulated by the WDNR. With few exceptions, a permit must be filed with, and approved by the WDNR, prior to chemical treatment. In certain circumstances, a representative of the WDNR will monitor or supervise the chemical treatment. Contact the WDNR for additional information.
- D. The detention basin(s)/pond(s) and other storm water facilities shall be certified by a licensed professional engineer or land surveyor as a condition of Final Plat approval. To assure compliance with the approved plans, the Developer shall be responsible to recertify the detention basin(s)/pond(s) as a condition of transferring ownership to the Homeowners Association, but in no event shall such recertification occur later than five years after the approval of the Final Plat.
- E. The detention basin(s), pond(s) certification shall be submitted with an as-built record drawing.
- F. The detention basin(s)/pond(s) shall be inspected in compliance with the Inspection Report Form supplied by the City. Any deficiencies shall be corrected immediately. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Homeowners Association, and any other assigns and successors in interest of Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:
 - Bio-retention facility
 - Pond containment berms are stable and free of animal burrowings
 - Detention storage volume
 - Erosion
 - Vegetative cover
 - Sediment accumulation

- Trash rack/culvert functions
 - Outlet flow
 - High water level
 - Water surface elevation at time of survey
 - Normal pond water level
 - Emergency overflow
- iv. To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basin(s)/pond(s), the developer shall, in accordance with City ordinance 58-677(b), deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
- v. Not less than ninety days prior to the final expiration of the Developer's financial guarantee obligations, or at such time as the Developer shall convey the outlot(s) or common area(a) in or on which are located the stormwater drainage and storage facilities, including detention basin(s)/pond(s), to the Subdivision Homeowners Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basin(s)/pond(s) recertified in accordance with d. and e. above.
- vi. At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed herein), the Subdivision Homeowners Association, or any other assigns or successors in interest, shall fail to maintain the stormwater drainage and storage facilities, including detention basin(s)/pond(s), the City, at its option, may give the Developer, the Subdivision Homeowners Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within thirty (30) days thereafter, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right, but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost thereof, including administrative charges, to the Developer, and/or to the Subdivision Homeowners Association, and/or other assigns and successors in interest, by drawing upon the LOC, and/or by imposing such charge as a special charge for services pursuant to §66.0627, Wisconsin Statutes, and if not promptly paid by the party to whom the charges were invoiced, as a lien and special tax on the property(ies).
- vii. The City Engineer has the authority to stop work, amend, or alter remediation measures to the detention basin/ponds. Failure to comply will result in the issuance of a municipal citation by a forfeiture as prescribed by law, or may be addressed in an action for injunction, mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.
- viii. Upon 75% (or fewer) of the lots within this Development being sold, a Homeowners Association shall be created.
- ix. This agreement and all of its covenants are and shall be covenants running with the land, and shall encumber the Development, and shall be binding on the heirs, personal representatives, successors and assigns of the parties hereto. This agreement shall be recorded with the Ozaukee County Register of Deeds office. The Development covenants and restrictions shall include this language and not by reference.

6. Erosion and Run-off Control

- a. Installation and construction of improvements in the proposed Development shall be done in conformance with the City in cooperation with the Ozaukee County Land Conservation Guidelines (SCS) and Department of Natural Resources "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements, with respect to erosion and sedimentation control. Temporary stormwater quality measures during construction activities shall include, as a minimum, the installation of silt fence and temporary sediment basins.
- b. The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or designated agent. The City may request temporary mulching if ground is exposed for more than 7 days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established Best Management practices. The City will decide what situation is appropriate for sod and will determine the sediment trap method to be used.
- c. The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.
- d. Excavated soil shall not be allowed to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.
- e. The surface of exposed bare soils shall be protected by mulches or by temporary annual grasses, or erosion matting.
- f. The Developer will periodically inspect and maintain any measures utilized above. All erosion control devices shall be inspected after each rain event.

7. Streets

- a. The road design standards shall be subject to the review and approval by the City Engineer and Fire Chief. The roads, whether public or private, shall be constructed in compliance with the City Standard Specifications for Land Development, latest edition, unless otherwise approved by the City.
- b. Private access roads/driveways shall be approved by the City Engineer and Fire Chief.
- c. Construction of a twelve (12) inch road base consisting of seven (7) inches of one and one-quarter inch (1 1/4") crushed stone base course and five (5) inches of 3/4" T.B. for all new streets. The initial surface shall consist of three inches (3") of bituminous binder course. The roads shall be constructed to the City's typical cross-section and in accordance with the City's standard specifications for land development.
- d. In developments with sanitary sewer the final one and one-half inch (1 1/2") asphalt surface course shall be applied following the construction of the binder course.
- e.
- f. The Developer shall provide to the City a Letter of Credit issued by a local bank on the US Chamber of Commerce model form or reasonable equivalent, and subject to prior review and approval by the City, to provide security for compensation to the City for wear and tear and accelerated deterioration of City streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the approved Development.

Prior to commencement of any construction activity, the Developer shall establish with the City a Letter of Credit, for road damage, in the amount equal to \$1,000 per residential lot in the proposed Development. Should the proposed development be approved as a phased Development, the Letter of Credit and evaluation process shall be established prior to commencement of each phase of Development. Prior to the commencement of any construction activity, the following provisions shall be complied with.

- i. The Developer shall meet with City Engineering and Public Works staff to identify and agree to a specific "haul" route for all construction equipment and material supplies associated with the Development. The Developer shall agree to confine the movement of its construction equipment to the approved route unless approved otherwise by the City Engineer or Public Works Director.
- ii. Prior to commencement of construction, the City shall videotape and perform a road evaluation of the agreed to haul route. This evaluation, known as a service condition rating or SCR, shall be used as the base line for establishing the level of damage that occurs as a result of the Development.
- iii. At the conclusion of the construction activity and prior to the recording of the final plat, the City will again videotape and perform a post development SCR of the Developer's "haul" route.
- iv. Prior to the City acceptance of the Improvements, the Developer will repair the road or pay to the City for the Dollar amount for the estimated repairs.

The road account and road evaluation is only applicable to that portion of the approved haul route that lies within the corporate limits of the City.

8. Landscaping and Open Spaces

- a. A street tree plan shall be subject to the review and approval of the Tree Board and Planning Commission. The species and installation of street trees shall conform to the street tree ordinance.
- b. Landscape plans for the open space, berms and within the Outlot shall be designed by a licensed landscape architect and shall be reviewed and approved by City staff. The City may have a licensed landscape architect review the submitted landscape plans.
- c. Signage and entryway landscape plans shall be reviewed and approved by City staff.
- d. A landscaping Letter of Credit issued by a local bank on the US Chamber of Commerce model form or reasonable equivalent, and subject to prior review and approval by the City, equal to 125% of the improvement costs for installation of landscaping and hardscape amenities shall be provided to the City.
- e. A Letter of Credit issued by a local bank on the US Chamber of Commerce model form or reasonable equivalent, and subject to prior review and approval by the City, equal to 25% of the landscape and hardscape amenities contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the Developer.
- f. A performance bond equal to 25 percent of the installation costs of the street trees is required to ensure that all street trees that die within the first 14 months will be replaced by the developer.

- g. Any required pedestrian paths shall be installed and shall be maintained by the developer or home owners association. Pedestrian and bike path plans shall address the public use of the paths and maintenance and shall be subject to the review and approval of the City Engineering Department. A ten (10) foot wide pedestrian and bike path easement shall provide for public access. An eight (8) foot wide path shall be designed and constructed in accordance with the Department of Transportation (DOT) Bike Path Facilities Handbook.

9. Miscellaneous

- a. The Developer shall be responsible for maintaining and repairing all damage done to City streets as a result of excessive hauling operations and Development construction pursuant to section 7(f) above.
- b. The Developer shall be financially responsible for the material and installation of street signs. The City shall install said signs and invoice Developer, which shall be paid within thirty (30) days of invoice.
- c. All construction shall conform to the "Standard and Specifications for Development Construction in the City of Mequon," latest edition.
- d. Wetland Boundaries shall be identified and marked in the field and verified by the Wisconsin Department of Natural Resources. The wetlands and setbacks shall be identified on the plat. Wetland boundary markers shall be maintained and setbacks observed during all phases of land disturbance and construction.
- e. The City Engineer may make changes to the approved plans and specifications for any of the improvements covered under this agreement which are necessary to correct oversights, omissions, and errors to compensate for changing site conditions, or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work as changed entirely at its expense without any claim for reimbursement.
- f. Submittal of underground utility easements.
- g. All sanitary, drainage, water and other utility easements must be shown on the plat. All sanitary, water and drainage easements must be prepared separately for each lot or parcel and recorded at the Developer's expense. These documents shall be required at the time of final plat approval and approved by the City.
- h. Submittal of proposed driveway culvert size plan where applicable.

10. Special Provisions

- a. The development process shall strictly conform to the conditions of approval of the Preliminary Plat and other approvals, and as set forth in the Development Agreement. Request for final plat approval is subject to Engineering Department certification that all improvements required to be installed have been completed and approved, and as to the Improvements, approval and acceptance of their dedication by the City.

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EXHIBIT C

**CITY OF MEQUON
WISCONSIN
* * * * *****ENGINEERING DEPARTMENT
DEVELOPMENT AGREEMENT**Development Title **Ranch Court**

As a condition of final plat approval, the Developer, in accordance with the requirements of Section 58-640 of the Mequon Code of Ordinances will make payment in full of the following sewer connection charge: \$1,200 (6 lots @ \$200 per lot). This charge will only be applied if the Development is required to install a public sanitary sewerage system.

In addition, the Developer shall provide a lot pipe guarantee in the form of a Letter of Credit or Cash Bond in accordance with this agreement. The Developer shall provide a financial guarantee in the amount of \$600, which is equivalent to \$100 per lot. The financial guarantee is subject to release upon receipt by the City of a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin.

Attachment: Packet (2831 : Ranch Court, LLC for Christine Glass and Bill Frick)



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: October 10, 2013
SUBJECT: Highlander Estates Addition #2. The applicant is seeking final plat approval for Phase III (45 lots) of the Highlander Estates 111 single family lot subdivision located immediately south of Brighton Ridge and Knightsbridge subdivisions between Swan Road and Wauwatosa Road.

Applicant:	Neumann Companies
Status of Applicant:	Owner
Requested:	Final Plat for Phase III
Existing Zoning:	R-3 (Single Family 1 Acre) R-4 (Single Family ¾ Acre) Central Growth Overlay (CGO)
Lot size:	112.7 acres
Location:	Lands immediately south of Brighton Ridge and Knightsbridge Subdivisions between Swan Road and Wauwatosa Road.
Tax Key:	#14-028-07-002.00
District:	#4

Background: The applicant is requesting final plat approval for the third and final phase of the Highlander Estates subdivision. The third phase consists of 45 of the 111 lots that make up the conservation subdivision. The development is located on 112.7 acres of land immediately south of Brighton Ridge and Knightsbridge Subdivisions between Swan and Wauwatosa Road.

Final Plat:

The final plat approval for the third and final phase of the subdivision includes 45 single-family lots with Outlots that contain open space and storm water detention facilities. The final plat is consistent with the approved preliminary plat approved by Planning Commission on April 13, 2015.

Engineering Report:

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

The utilities, including sanitary sewer and water main, have been installed and inspected. The storm water conveyance including storm sewer and open ditches have been installed and inspected. The storm water detention pond has been constructed and a certification report has been provided by a licensed professional engineer. A punch list has been prepared and submitted to the developer. All of the punch list items are minor. Record drawings of the stormwater management, grading, and sanitary sewer have been received and comments provided to the developer. Record drawings of the storm sewer and watermain have not been received, but are in progress.

The Development Agreement specifies that easements are to be provided on the plat for WE Energies, AT&T, cable TV and other utilities for provision of services in the subdivision. The developer shall provide proof of payment in full for the installation of the utilities prior to final plat.

The stormwater maintenance and easement agreement has been recorded and the lot pipe certification has been received. The light pole at Swan Road has not been installed per the development agreement; however, the developer has provided documentation that the pole installation costs have been paid. The pole is slated to be installed in January, however, the installation timeframe is out of the developers' hands.

Payment of the special assessment associated with the Wauwatosa Road sanitary sewer extension project has been paid for this development.

Planning Staff Recommendation:

Planning Staff recommends approval of the final plat subject to the following conditions, to be completed prior to the recording of the final plat:

1. Any technical corrections identified by staff shall be made to the final plat.
2. Establishment of a financial guarantee, as required by the development agreement.
3. Developer to provide proof of payment in full of the installation of utilities (WE Energies, AT&T, Cable T.V. and others).
4. Completion and approval of record drawings for stormwater management, grading, sanitary sewer, storm sewer and watermain.
5. Completion and approval of punch list items.
6. Installation of the light pole at Swan Road.
7. Payment of all necessary fees and or escrows, including L.O.C. for landscaping requirements.
8. All buildings shall maintain a minimum building setback of 30' from the interior public road right-of-way, a minimum 15' offset from the side, 20' from the rear except for parcels that are adjacent to the north property which requires a 30' offset.
9. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.

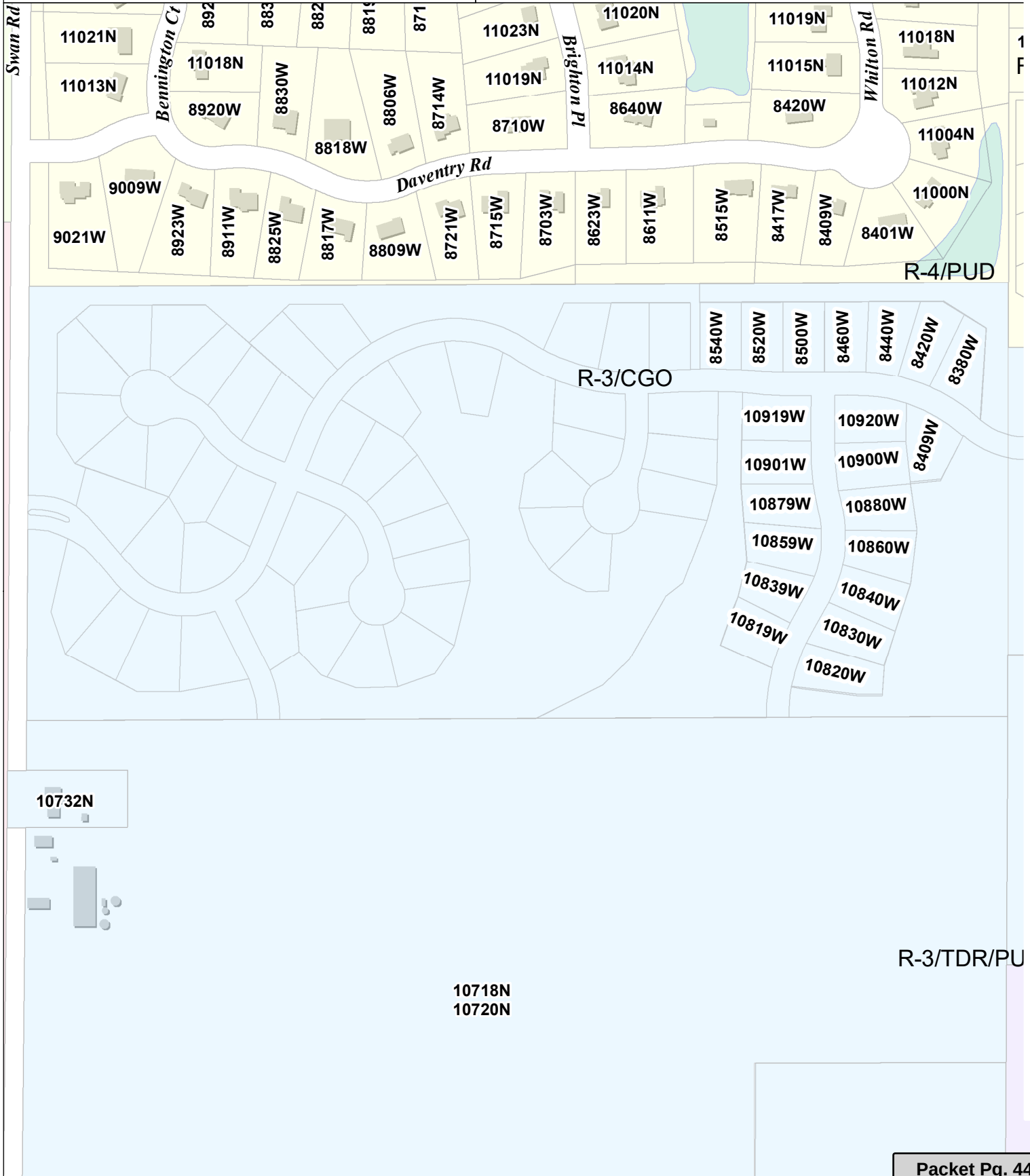
Attachments:

Packet (PDF)

Highlander Estates Addition #2

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 (2832 : Highlander Estates Addition #2)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

HIGHLANDER ESTATES ADDITION NO. 2

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

EASEMENT LEGEND:

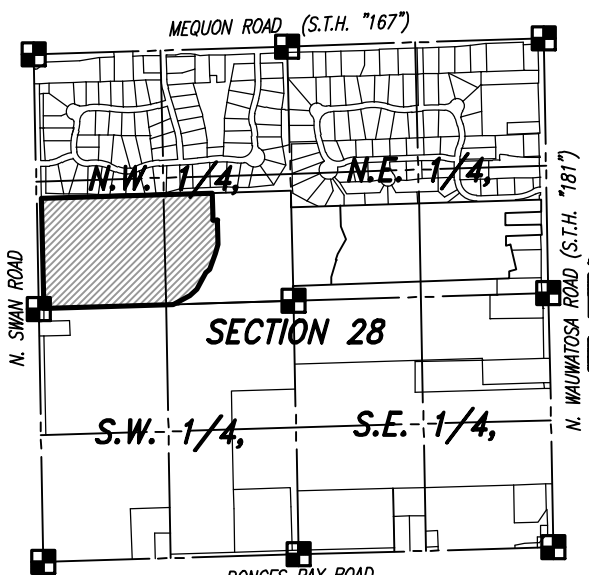
- (A) — 20' WIDE STORM SEWER AND DRAINAGE EASEMENT (GRANTED TO THE CITY OF MEQUON)
(B) — 12' WIDE UTILITY EASEMENT GRANTED TO WE-ENERGIES

OWNER:

HIGHLANDER ESTATES, LLC
N27W24075 PAUL COURT, STE. 200
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

SCALE: 1" = 100'

0 100 200



LOCALITY MAP:
SECTION 28
T. 9 N., R. 21 E.
SCALE: 1"=2000'

EXISTING ZONING (LOTS 67-111):

"R-3" (GO) Single Family Residential with a Central Growth Overlay

DESIGN CRITERIA:

MIN. LOT WIDTH 85 FT.
MIN. LOT AREA 14,520 S.F.
MIN. FRONT SETBACK 30 FT.
MIN. SIDE SETBACK 15 FT.
MIN. REAR SETBACK 20 FT.
MIN. REAR SETBACK (NORTH LOTS): 30 FT.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

NOISE LEVEL RESTRICTION PER S. TRANS 233.105 (1):

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

14-022-953-01

THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, P.L.S. (S-2826)

GENERAL NOTES:

- — Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- — Indicates Found Monumentation (See Plan).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the N.W. 1/4 of Section 28, Town 9 North, Range 21 East, bears North 01°09'04" West.
- The Easements for Storm Sewer and Drainage are herein granted to the City of Mequon.

The Owners of the residential Lots within this Subdivision and any previous additions shall each own an equal undivided fractional interest in Outlots 10, 11, 12 and 13 of this Subdivision. Ozaukee County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.

Stormwater Management Facilities are located on Outlots 10 and 12 of this Subdivision. The Owners of all Lots within this Subdivision and any previous additions shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

The Sanitary Sewer System, Water Distribution System, and Storm Sewer System located within the Right-of-Way areas are hereby dedicated for public use as an action of recording this Final Plat.

REVISED THIS 31st DAY OF OCTOBER, 2017
DATED THIS 5th DAY OF SEPTEMBER, 2017

SHEET 1 OF 4

HIGHLANDER ESTATES ADDITION NO. 2

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

WETLANDS LINE TABLE: WETLANDS LINE TABLE:

Line #	BEARING	LENGTH
W1	S51°03'16"E	25.47'
W2	S81°11'09"E	28.27'
W3	S75°58'59"E	26.45'
W4	S70°30'01"E	34.04'
W5	S51°20'35"E	21.93'
W6	S2°31'25"E	25.78'
W7	S52°29'07"W	23.46'
W8	S56°18'59"W	20.08'
W9	S3°10'08"W	40.12'
W10	S18°26'39"E	33.19'
W11	S3°04'54"W	30.25'
W12	S1°51'54"E	37.98'
W13	S17°41'07"E	32.74'
W14	S27°06'55"E	32.09'
W15	S85°30'45"E	32.81'
W16	S45°27'48"E	44.24'
W17	S21°32'44"W	18.30'
W18	N61°52'14"W	25.96'
W19	S61°16'48"W	14.80'
W20	S7°08'08"W	34.74'
W21	S4°21'49"W	36.41'
W22	S0°39'38"W	30.54'
W23	S5°01'52"W	76.56'
W24	S9°43'45"E	30.81'
W25	S45°27'22"E	38.81'
W26	S60°50'14"E	37.67'
W27	S77°47'39"E	44.38'
W28	S81°31'50"E	46.51'
W29	S74°23'37"E	43.47'
W30	N77°46'03"E	24.24'
W31	N53°26'19"E	25.19'
W32	N29°20'47"E	26.85'
W33	N27°52'35"E	30.25'
W34	N26°14'01"E	46.78'
W35	N50°44'37"E	32.01'
W36	N23°21'59"E	28.05'
W37	N9°58'04"E	30.95'
W38	N2°27'48"W	29.41'
W39	N0°29'45"W	27.28'
W40	N12°14'30"E	37.67'
W41	N36°30'36"E	24.75'
W42	N67°57'01"E	27.97'
W43	N85°28'56"E	25.63'
W44	S88°36'18"E	26.29'
W45	S52°10'15"E	34.98'
W46	S16°19'29"E	27.10'
W47	S9°04'07"E	30.80'
W48	S31°21'29"E	22.82'
W49	S11°35'52"W	10.78'
W50	S57°52'46"W	26.42'
W51	S43°17'13"W	30.18'
W52	S29°56'43"W	27.67'
W53	S22°10'27"W	28.74'
W54	S24°54'24"W	40.47'
W55	S29°44'54"W	43.62'
W56	S33°05'28"W	52.69'
W57	S48°41'19"W	25.36'

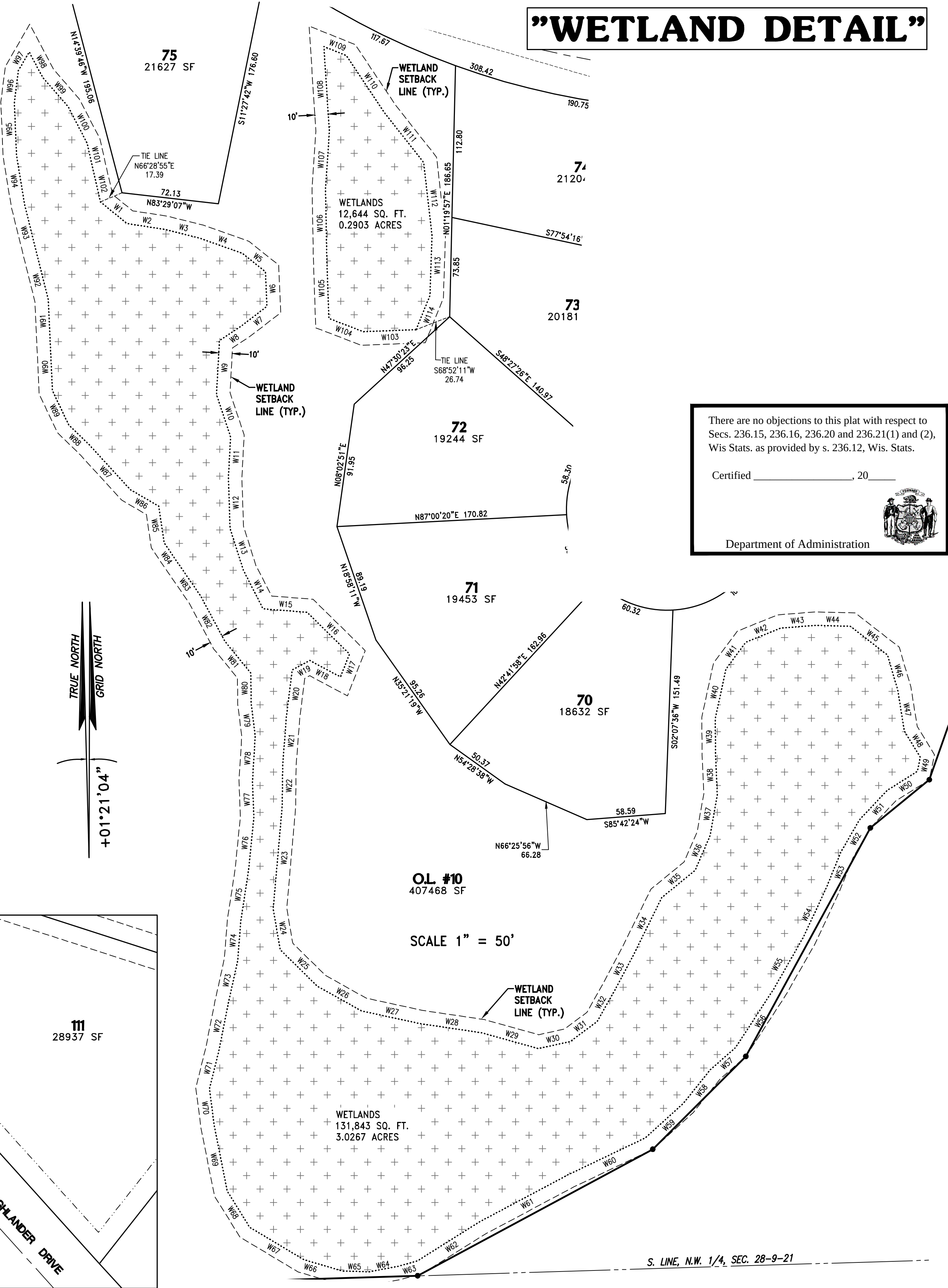
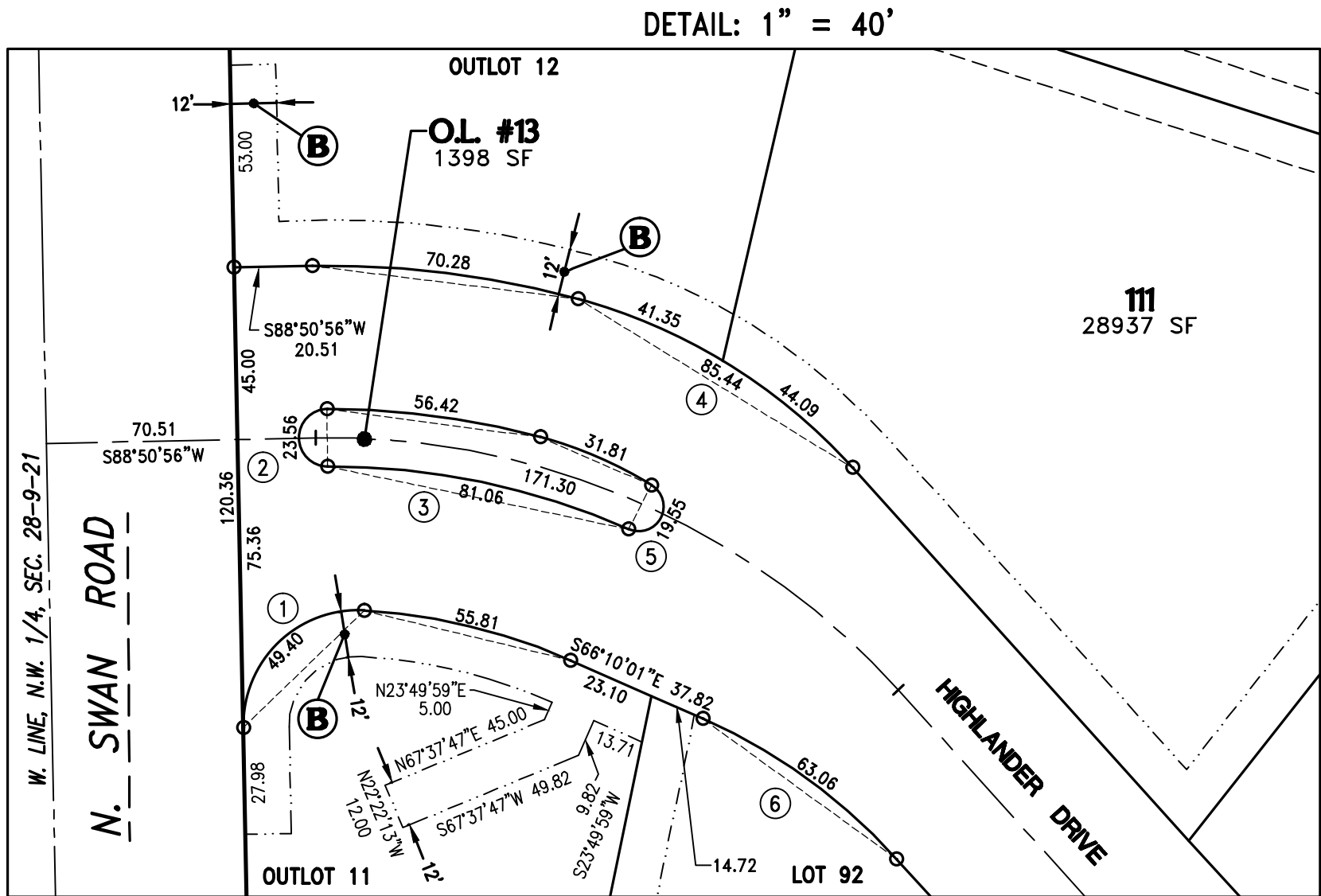
Line #	BEARING	LENGTH
W58	S38°36'41"W	31.62'
W59	S47°44'38"W	38.37'
W60	S64°31'08"W	63.32'
W61	S62°00'56"W	74.93'
W62	S57°51'11"W	54.59'
W63	S74°30'30"W	14.61'
W64	S79°17'48"W	22.06'
W65	N88°19'01"W	19.93'
W66	N73°31'49"W	29.94'
W67	N59°07'18"W	46.76'
W68	N31°48'19"W	31.68'
W69	N11°15'14"W	49.53'
W70	N7°19'49"W	27.90'
W71	N14°02'53"E	28.43'
W72	N11°13'25"E	36.49'
W73	N12°26'37"E	32.57'
W74	N4°24'54"E	29.19'
W75	N8°41'13"E	38.48'
W76	N5°43'34"E	39.59'
W77	N2°16'41"W	26.64'
W78	N3°30'42"E	33.78'
W79	N7°07'37"W	24.65'
W80	N0°30'05"W	22.29'
W81	N39°09'20"W	30.70'
W82	N28°07'28"W	38.27'
W83	N34°38'51"W	26.91'
W84	N34°18'54"W	20.85'
W85	N8°21'52"W	27.54'
W86	N59°48'41"W	24.48'
W87	N42°26'06"W	44.26'
W88	N45°45'04"W	22.27'
W89	N25°27'41"W	28.05'
W90	N2°38'46"W	35.50'
W91	N2°37'19"W	32.40'
W92	N14°06'24"W	32.11'
W93	N13°54'16"W	40.68'
W94	N9°19'30"W	36.86'
W95	N2°24'28"W	39.32'
W96	N7°05'44"E	24.02'
W97	N30°06'49"E	16.09'
W98	S27°54'41"E	21.28'
W99	S41°03'56"E	28.81'
W100	S27°26'41"E	30.82'
W101	S12°38'59"E	19.27'
W102	S12°55'32"E	25.54'
W103	S87°49'10"W	39.21'
W104	N69°02'20"W	27.46'
W105	N1°57'25"W	45.19'
W106	N1°04'19"W	51.21'
W107	N3°48'22"E	42.83'
W108	N3°40'56"W	63.23'
W109	S68°03'30"E	17.91'
W110	S33°47'53"E	51.84'
W111	S38°16'00"E	46.35'
W112	S6°33'54"E	54.66'
W113	S1°56'09"W	44.58'
W114	S22°06'06"W	27.53'



**12660 W. North Avenue
Building "D"
Brookfield, WI 53005**
Phone: (262) 790-1480
Fax: (262) 790-1481

EASEMENT LEGEND:

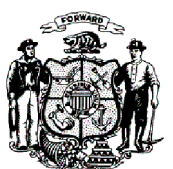
- (A)** — 20' WIDE STORM SEWER AND DRAINAGE EASEMENT (GRANTED TO THE CITY OF MEQUON)
- (B)** — 12' WIDE UTILITY EASEMENT GRANTED TO WE-ENERGIES



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



H:\C900\953\14022-01\SURVEY\PLANS\166FLO3.DWG

HIGHLANDER ESTATES ADDITION NO. 2

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OUTLOT 11	30.00	94°21'12"	49.40	44.01	S46°01'32"W	N86°47'52"W	S01°09'04"E
2	OUTLOT 13	7.50	180°00'00"	23.56	15.00	S00°17'42"E	S89°42'18"W	N89°42'18"E
3	CENTERLINE	200.00	49°04'24"	171.30	166.11	N66°36'52"W	N42°04'40"W	S88°50'56"W
	OUTLOT 11	155.00	20°37'51"	55.81	55.51	N76°28'56.5"W	N66°10'01"W	N86°47'52"W
	OUTLOT 12	245.00	16°26'11"	70.28	70.04	N82°55'58.5"W	N74°42'53"W	S88°50'56"W
	OUTLOT 13(N)	207.50	15°34'49"	56.42	56.25	N82°30'17.5"W	N74°42'53"W	S89°42'18"W
	OUTLOT 13(S)	192.50	24°07'41"	81.06	80.47	N78°13'51.5"W	N66°10'01"W	S89°42'18"W
4	OUTLOT 13	112.50	16°12'11"	31.81	31.71	N66°36'47.5"W	N58°30'42"W	N74°42'53"W
	N. R.O.W.	150.00	32°38'13"	85.44	84.29	N58°23'46.5"W	N42°04'40"W	N74°42'53"W
	OUTLOT 12	150.00	15°47'46"	41.35	41.22	N66°49'00"W	N58°55'07"W	N74°42'53"W
	111	150.00	16°50'27"	44.09	43.93	N50°29'53.5"W	N42°04'40"W	N58°55'07"W
5	OUTLOT 13	6.50	172°20'41"	19.55	12.97	N27°39'38.5"E	S66°10'01"E	N58°30'42"W
6	92	150.00	24°05'21"	63.06	62.60	N54°07'20.5"W	N42°04'40"W	N66°10'01"W
7	CENTERLINE	210.00	11°08'46"	429.36	358.39	N79°20'57"E	S42°04'40"E	N20°46'34"E
	WEST	210.00	75°51'06"	278.01	258.15	S80°00'13"E	S42°04'40"E	N62°04'14"E
	EAST	210.00	41°17'40"	151.35	148.10	N41°25'24"E	N62°04'14"E	N20°46'34"E
	S. R.O.W. W.	240.00	68°40'16"	287.65	270.74	S76°24'48"E	S42°04'40"E	N69°15'04"E
	92	240.00	3°48'10"	15.93	15.93	S43°58'45"E	S42°04'40"E	S45°52'50"E
	91	240.00	22°04'26"	92.46	91.89	S56°55'03"E	S45°52'50"E	S67°57'16"E
	90	240.00	21°06'39"	88.43	87.93	S78°30'35.5"E	S67°57'16"E	S89°03'55"E
	89	240.00	21°41'01"	90.83	90.29	N80°05'34.5"E	S89°03'55"E	N69°15'04"E
	S. R.O.W. E.	240.00	34°06'49"	142.90	140.79	N37°49'58.5"E	N54°53'23"E	N20°46'34"E
	88	240.00	30°03'23"	125.90	124.46	N39°51'41.5"E	N54°53'23"E	N24°50'00"E
	87	240.00	4°03'26"	17.00	16.99	N22°48'17"E	S42°04'40"E	N20°46'34"E
	N. R.O.W.	180.00	117°08'46"	368.03	307.19	N79°20'57"E	S42°04'40"E	N20°46'34"E
	110	180.00	45°00'20"	141.39	137.78	S64°34'50"E	S42°04'40"E	S87°05'00"E
	109	180.00	72°08'26"	226.64	211.96	N56°50'47"E	S87°05'00"E	N20°46'34"E
8	CENTERLINE	300.00	26°10'39"	137.07	135.88	N14°50'26.5"W	N01°45'07"W	N27°55'46"W
	E. R.O.W.	330.00	26°10'39"	150.77	149.46	N14°50'26.5"W	N01°45'07"W	N27°55'46"W
	88	330.00	3°02'51"	17.55	17.55	N26°24'20.5"W	N24°52'55"W	N27°55'46"W
	OUTLOT 10	330.00	23°07'48"	133.22	132.32	N13°19'01"W	N01°45'07"W	N24°52'55"W
	W. R.O.W.	270.00	26°10'39"	123.36	122.29	N14°50'26.5"W	N01°45'07"W	N27°55'46"W
	89	270.00	2°52'46"	13.57	13.57	N26°29'23"W	N25°03'00"W	N27°55'46"W
	OUTLOT 11	270.00	23°17'53"	109.79	109.03	N13°24'03.5"W	N01°45'07"W	N25°03'00"W
9	CENTERLINE	300.00	32°06'23"	168.11	165.92	S53°10'14.5"E	S37°07'03"E	S69°13'26"E
	S. R.O.W.	330.00	32°06'23"	184.92	182.51	S53°10'14.5"E	S37°07'03"E	S69°13'26"E
	108	330.00	9°09'46"	52.78	52.72	S64°38'33"E	S60°03'40"E	S69°13'26"E
	107	330.00	20°10'00"	116.15	115.55	S49°58'40"E	S39°53'40"E	S60°03'40"E
	106	330.00	2°46'37"	15.99	15.99	S38°30'21.5"E	S37°07'03"E	S39°53'40"E
	N. R.O.W.	270.00	32°06'23"	151.29	149.33	S53°10'14.5"E	S37°07'03"E	S69°13'26"E
	98	270.00	14°22'02"	67.70	67.53	S62°02'25"E	S54°51'24"E	S69°13'26"E
	99	270.00	17°44'21"	83.59	83.26	S45°59'13.5"E	S37°07'03"E	S54°51'24"E
10	106	145.00	3°46'51"	9.57	9.57	N39°00'28.5"W	N37°07'03"W	N40°53'54"W
11	106	75.00	80°30'06"	105.38	96.92	N81°08'57"W	N40°53'54"W	S58°36'00"W
12	CENTERLINE	175.00	56°04'48"	171.29	164.53	N65°09'27"W	N37°07'03"W	S86°48'09"W
	N. R.O.W.	205.00	29°33'49"	105.77	104.61	N51°53'57.5"W	N37°07'03"W	N66°40'52"W
	99	205.00	12°43'56"	45.55	45.46	N43°29'01"W	N37°07'03"W	N49°50'59"W
	100	205.00	16°49'53"	60.22	60.01	N58°15'55.5"W	N49°50'59"W	N66°40'52"W

CURVE TABLE: (cont.)

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
13	100	150.00	24°08'08"	63.19	62.72	S54°36'48"E	S42°32'44"E	S66°40'52"E
14	R.O.W.	75.00	258°51'16"	338.84	115.86	S08°01'38"W	N42°32'44"W	N58°36'00"E
	106	75.00	31°06'04"	40.71	40.21	N74°09'02"E	N89°42'04"E	N58°36'00"E
	105	75.00	47°09'48"	61.74	60.01	S66°43'02"E	S43°08'08"E	N89°42'04"E
	104	75.00	44°34'15"	58.34	56.88	S20°51'00.5"E	S01°26'07"W	S43°08'08"E
	103	75.00	44°28'56"	58.23	56.78	S23°40'35"W	S45°55'03"W	S01°26'07"W
	102	75.00	44°31'47"	58.29	56.83	S68°10'56.5"W	N89°33'10"W	S45°55'03"W
	101	75.00	44°31'55"	58.29	56.84	N67°17'12.5"W	N45°01'15"W	N89°33'10"W
	100	75.00	2°28'31"	3.24	3.24	N43°46'59.5"W	N42°32'44"W	N45°01'15"W
15	CENTERLINE	180.00	47°55'06"	150.54	146.19	N45°15'53"W	N21°18'20"W	N69°13'26"W
	S. R.O.W.	150.00	47°55'06"	125.45	121.83	N45°15'53"W	N21°18'20"W	N69°13'26"W
	87	150.00	17°17'55"	45.29	45.12	N60°34'28.5"W	N51°55'31"W	N69°13'26"W
	86	150.00	30°37'11"	80.16	79.21	N36°36'55.5"W	N21°18'20"W	N51°55'31"W
	N. R.O.W.	210.00	47°55'06"	175.63	170.56	N45°15'53"W	N21°18'20"W	N69°13'26"W
	77	210.00	1°01'34"	3.76	3.76	N68°42'39"W	N68°11'52"W	N69°13'26"W
	78	210.00	22°02'03"	80.76	80.26	N57°10'50.5"W	N46°09'49"W	N68°11'52"W
	79	210.00	21°23'56"	78.43	77.98	N35°27'51"W	N24°45'53"W	N46°09'49"W
	80	210.00	3°27'33"	12.68	12.68	N23°02'06.5"W	N21°18'20"W	N24°45'53"W
16	CENTERLINE	150.00	35°55'54"	94.07	92.54	N03°20'23"W	N14°37'34"E	N21°18'20"W
	N. R.O.W.	180.00	12°36'09"	39.59	39.51	N15°00'15.5"W	N08°42'11"W	N21°18'20"W
	80	180.00	10°59'27"	34.53	34.48	N15°48'36.5"W	N10°18'53"W	N21°18'20"W
	81	180.00	1°36'42"	5.06	5.06	N09°30'32"W	N08°42'11"W	N10°18'53"W
17	86	60.00	72°09'54"	75.57	70.67	N50°51'34"E	N21°18'20"W	
18	81	150.00	23°49'11"	62.36	61.91	S20°36'46.5"E	S08°42'11"E	S32°31'22"E
19	R.O.W.	75.00	263°22'56"	344.76	112.01	S80°49'54"E	S50°51'34"W	N32°31'22"W
	81	75.00	16°33'28"	21.67	21.60	N24°14'38"W	N15°57'54"W	N32°31'22"W
	82	75.00	46°24'48"	60.76	59.11	N07°14'30"E	N30°26'54"E	N15°57'54"W
	83	75.00	44°58'37"	58.87	57.37	N52°56'12.5"E	N75°25'31"E	N30°26'54"E
	84	75.00	44°50'19"	58.69	57.21	S82°09'19.5"E	S59°44'10"E	N75°25'31"E
	85	75.00	48°18'31"	63.24	61.38	S35°34'54.5"E	S11°25'39"E	S59°44'10"E
	86	75.00	62°17'13"	81.53	77.58	S19°42'57.5"W	S50°51'34"W	S11°25'39"E
20	CENTERLINE	445.00	55°34'55"	431.69	414.96	S48°34'01.5"W	S76°21'29"W	S20°46'34"W
	S. R.O.W.	415.00	55°34'55"	402.59	386.99	S48°34'01.5"W	S76°21'29"W	S20°46'34"W
	77	415.00	15°49'05"	114.57	114.21	S28°41'06.5"W	S36°35'39"W	S20°46'34"W
	76	415.00	22°37'03"	163.82	162.76	S47°54'10.5"W	S59°12'42"W	S36°35'39"W
	OUTLOT 10	415.00	17°08'47"	124.20	123.73	S67°47'05.5"W	S76°21'29"W	S59°12'42"W
	N. R.O.W.	475.00	55°34'55"	460.79	442.94	S48°34'01.5"W	S76°21'29"W	S20°46'34"W
	98	475.00	10°34'12"	87.63	87.51	S26°03'40"W	S31°20'46"W	S20°46'34"W
	97	475.00	12°11'37"	101.09	100.90	S37°26'34.5"W	S43°32'23"W	S31°20'46"W
	96	475.00	13°45'21"	114.04	113.77	S50°25'03.5"W	S57°17'44"W	S43°32'23"W
	OUTLOT 12	475.00	19°03'45"	158.03	157.31	S66°49'36.5"W	S76°21'29"W	S57°17'44"W

CURVE TABLE: (cont.)

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
21	CENTERLINE	325.00	45°41'31"	259.18	252.37	N80°47'45.5"W	N57°57'00"W	S76°21'29"W
	S. R.O.W.	295.00	45°41'31"	235.26	229.07	N80°47'45.5"W	N57°57'00"W	S76°21'29"W
	OUTLOT 10 W.	295.00	6°47'10"	34.94	34.92	S79°45'04"W	S83°08'39"W	S76°21'29"W
	75	295.00	31°03'14"	159.89	157.94	N81°19'44"W	N65°48'07"W	S83°08'39"W
	OUTLOT 10 E.	295.00	7°51'07"	40.43	40.40	N61°52'33.5"W	N57°57'00"W	N65°48'07"W
	OUTLOT 12	355.00	45°41'31"	283.10	275.66	N80°47'45.5"W	N57°57'00"W	S76°21'29"W
22	CENTERLINE	525.00	36°24'57"	333.68	328.09	S76°09'28.5"E	S57°57'00"E	N85°38'03"E
	WEST	525.00	34°56'20"	320.15	315.21	S75°25'10"E	S57°57'00"E	N87°06'40"E
	EAST	525.00	1°28'37"	13.53	13.53	N86°22'21.5"E	N87°06'40"E	N85°38'03"E
	S. R.O.W.	555.00	31°50'25"	308.42	304.47	S73°52'12.5"E	S57°57'00"E	S89°47'25"E
	OUTLOT 10	555.00	12°08'52"	117.67	117.45	S64°01'26"E	S57°57'00"E	S70°05'52"E
	74	555.00	19°41'33"	190.75	189.81	S79°56'38.5"E	S70°05'52"E	S89°47'25"E
	N. R.O.W.	495.00	36°24'57"	314.61	309.34	S76°09'28.5"E	S57°57'00"E	N85°38'03"E
	OUTLOT 12	495.00	5°19'12"	45.96	45.95	S60°36'36"E	S57°57'00"E	S63°16'12"E
	95	495.00	17°50'56"	154.21	153.58	S72°11'40"E	S63°16'12"E	S81°07'08"E
	94	495.00	13°14'49"	114.44	114.19	S87°44'32.5"E	S81°07'08"E	N85°38'03"E
23	CENTERLINE	400.00	30°56'46"	216.04	213.43	N12°35'03"E	N28°03'26"E	N02°53'20"W
	E. R.O.W.	430.00	19°30'59"	146.47	145.76	N06°52'09.5"E	N16°37'39"E	N02°53'20"W
	67	430.00	5°52'57"	44.15	44.13	N00°03'08.5"E	N02°59'37"E	N02°53'20"W
	68	430.00	12°42'21"	95.35	95.16	N09°20'47.5"E	N15°41'58"E	N02°59'37"E
	69	430.00	0°55'41"	6.97	6.97	N16°09'48.5"E	N16°37'39"E	N15°41'58"E
	W. R.O.W.	370.00	18°09'57"	117.31	116.82	N06°11'38.5"E	N15°16'37"E	N02°53'20"W
	74	370.00	9°25'17"	60.84	60.77	N01°49'18.5"E	N06°31'57"E	N02°53'20"W
	73	370.00	8°44'40"	56.47	56.41	N10°54'17"E	N15°16'37"E	N06°31'57"E
24	69	150.00	30°04'37"	78.74	77.84	S01°35'20.5"W	S16°37'39"W	S13°26'58"E
25	73	75.00	54°18'01"	71.08	68.45	N42°25'37.5"E	N69°34'38"E	N15°16'37"E
26	R.O.W.	75.00	26°30'136"	344.30	112.32	S61°56'10"E	S69°34'38"W	N13°26'58"W
	69	75.00	20°44'11"	27.14	27.00	N03°04'52.5"W	N07°17'13"E	N13°26'58"W
	OUTLOT 10	75.00	79°19'55"	103.84	95.75	N46°57'10.5"E	N86°37'08"E	N07°17'13"E
	70	75.00	46°04'50"	60.32	58.71	S70°20'27"E	S47°18'02"E	N86°37'08"E
	71	75.00	44°18'22"	58.00	56.56	S25°08'51"E	S02°59'40"E	S47°18'02"E
	72	75.00	44°32'14"	58.30	56.84	S19°16'27"W	S41°32'34"W	S02°59'40"E
	73	75.00	28°02'04"	36.70	36.33	S55°33'36"W	S69°34'38"W	S41°32'34"W
27	CENTERLINE	1500.00	2°16'12"	59.42	59.42	S86°46'09"W	S87°54'15"W	S85°38'03"W
	S. R.O.W.	1470.00	4°07'07"	105.66	105.64	S87°41'36.5"W	S89°45'10"W	S85°38'03"W
	67	1470.00	2°16'12"	58.23	58.23	S86°46'09"W	S87°54'15"W	S85°38'03"W
	EXTERIOR	1470.00	1°50'55"	47.43	47.43	S88°49'42.5"W	S89°45'10"W	S87°54'15"W
	N. R.O.W.	1530.00	2°16'12"	60.61	60.61	S86°46'09"W	S87°54'15"W	S85°38'03"W
	93	1530.00	1°20'01"	35.61	35.61	S86°18'03.5"W	S86°58'04"W	S85°38'03"W
	OUTLOT 12	1530.00	0°56'11"	25.00	25.00	S87°26'09.5"W	S87°54'15"W	S86°58'04"W

HIGHLANDER ESTATES ADDITION NO. 2

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Andrew J. Miazga, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a part of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 28, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the West 1/4 Corner of said Section 28; Thence North 88°14'53" East 50.00 feet to the East Right of Way line of Swan Road and the place of beginning of lands hereinafter described;

Thence North 01°09'04" West along said East Right of Way line 1151.21 feet to a point on the South line of Brighton Ridge Addition 2; Thence along said South line North 88°14'56" East 1778.81 feet to a point on the West line of "Highlander Estates Addition No.1"; Thence along said West line, South 01°48'06" East 225.39 feet to a point; Thence along said West line, South 02°05'45" East 60.00 feet to a point on the South right-of-way line of "Highlander Drive"; Thence Northeasterly 47.43 feet along said South line and the arc of a curve whose center lies to the Southwest, whose radius is 1470.00 feet and whose chord bears North 88°49'42.5" East 47.43 feet to a point; Thence South 00°28'38" East along the West line of "Highlander Estates Addition No. 1" a distance of 248.89 feet to a point; Thence South 13°49'49" West along said West line 96.34 feet to a point; Thence South 19°28'12" West along said West line 178.70 feet to a point; Thence South 50°47'57" West along said West line 56.68 feet to a point; Thence South 28°34'49" West along said West line 193.49 feet to a point; Thence South 45°03'29" West along said West line 97.73 feet to a point; Thence South 61°43'21" West along said West line 198.54 feet to a point on the South line of the Northwest 1/4 of said Section 28; Thence along said South line South 88°14'53" West 1351.15 feet to the place of beginning of this description.

Said Parcel contains 1,993,603 Square Feet (or 45.7668 Acres of land), more or less.

That I have made such survey, land division and map by the direction of HIGHLANDER ESTATES, LLC, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Mequon, Ozaukee County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Andrew J. Miazga, P.L.S.
Professional Land Surveyor, S-2826
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

HIGHLANDER ESTATES, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

WISCONSIN BELL, INC., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee, and

SPECTRUM,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

HIGHLANDER ESTATES, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Mequon

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. State of Wisconsin, Department of Transportation

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

HIGHLANDER ESTATES, LLC

Steve DeCleene, President of Neumann Developments

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20 ____, the above named Steve DeCleene, President of Neumann Developments of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

MIDLAND STATES BANK, a corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of HIGHLANDER ESTATES, LLC, owner, this ____ day of _____, 20 ____.

MIDLAND STATES BANK

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

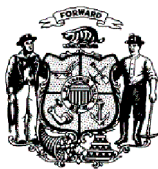
Personally came before me this ____ day of _____, 20 ____, the above named _____, of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____ County, IL
My Commission Expires: _____

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____

Department of Administration



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF OZAUKEE)

I, Karen Makoutz, being duly elected, qualified and acting Treasurer of the County of Ozaukee, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "HIGHLANDER ESTATES ADDITION NO.2".

Dated this ____ Day of _____, 20 ____.

Karen Makoutz, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF OZAUKEE)

I, Tom Watson, being duly appointed, qualified and acting Treasurer of the City of Mequon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "HIGHLANDER ESTATES ADDITION NO.2".

Dated this ____ Day of _____, 20 ____.

Tom Watson, City Treasurer

CITY OF MEQUON CERTIFICATE:

Resolved, that the plat known as "HIGHLANDER ESTATES ADDITION NO.2", being a Subdivision of a part of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 28, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, HIGHLANDER ESTATES, LLC, owner, having been approved by the City of Mequon Planning Commission is hereby approved conditionally by the Common Council.

APPROVED AND SIGNED:

Dated this ____ Day of _____, 20 ____.

Dan Abendroth, Mayor

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Mequon, and that all conditions of approval have been met as of this ____ Day of _____, 20 ____.

Dated this ____ Day of _____, 20 ____.

City Clerk



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: MIKE GIES, CITY FORESTER
DATE: December 4, 2017
SUBJECT: Homes by Chapel Hill, LLC for Adams. The applicant is seeking specimen tree removal approval to allow for the removal of 1 specimen tree for the property located at 13448 N. Northwood Road.

Applicant: Homes by Chapel Hill, LLC
Status of Applicant: Agent
Requested: Specimen Tree Removal
Existing Zoning: R1-B
Location: 13448 N. Northwood Lane
Tax Key: #15-008-02-010.00
District: #5

Background

The applicant is requesting removal of one specimen tree at 13448 N Northwood Road to allow for a new single family home. The inspection was prompted by a request from the resident (Mr. Adams) to inquire about the quality of trees on the lots and the presence of any specimen trees. Upon inspection, (3) White Pines (*Pinus Strobus*) were identified on the parcel ranging in size from 12-18" in diameter breast height and approximately 35' in height.

Analysis

The overall condition of the White Pines is categorized as good to excellent. Both of the larger White Pines are in exceptional health with neither one of the trees being impeded by growth of other plant material around it. These trees are (16" dbh) and (18" dbh). The remaining White Pine is (12") in diameter, and still in good condition. The 12" Pine is amongst a large grouping of trees around the perimeter of both properties and is slightly thinning on the bottom quarter of the tree due to the proximity of the other trees.

The only tree that would potentially need removal would be the (16") White Pine in the proposed footprint of the house. Given the alternatives discussed with Mr. Adams and the builders, staff concludes that none of the three trees would have to be affected by construction if their preferred location was approved. The applicant's preferred plan required construction within the 50 foot wetland setback. In the past, the Planning Commission has waived or modified the wetland setback in order to preserve existing specimen trees.

Recommendation

The Forestry Department does not recommend removal of any of the White Pines. Staff would recommend a waiver be granted to allow for a 20 foot encroachment into the wetland setback in order to preserve the tree.

If Planning Commission allows removal then the City Forester recommends it should be on the following condition(s):

1. The applicant shall provide 12" of replacement trees on the property or in a city park or pay \$1,200 to the City of Mequon for urban forest projects.

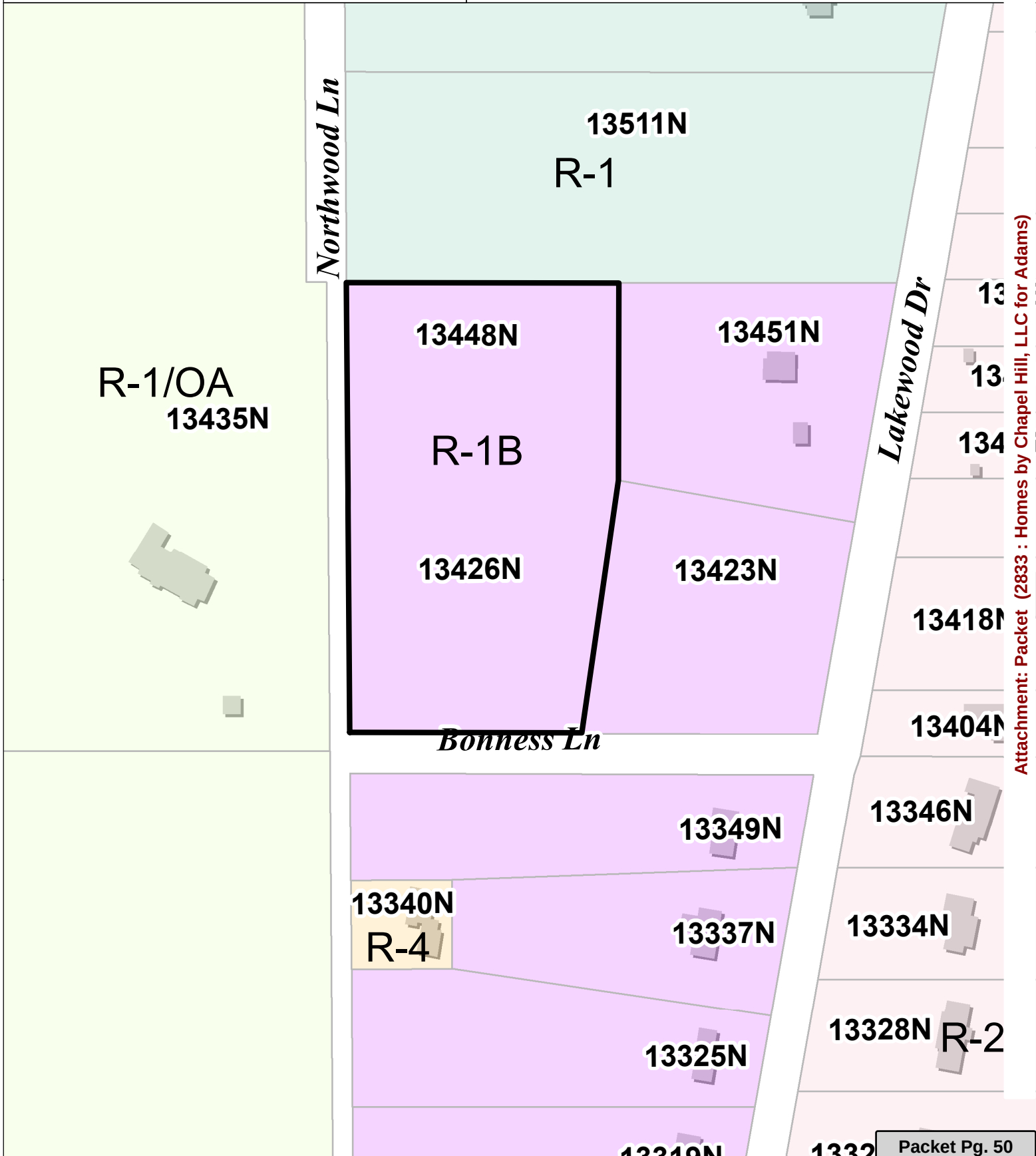
Attachments:
Packet (PDF)

Homes by Chapel Hill, LLC
for Adams

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

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

3.b.a



Attachment: Packet (2833 : Homes by Chapel Hill, LLC for Adams)



11333 N. Cedarburg Rd

Mequon, WI 53092-1930

Phone (262) 236-2913

Fax (262) 238-1580

www.ci.mequon.wi.us

To: Mequon Planning Commission

From: Mike Gies, City Forester

Date: November 17, 2017

Subject: Specimen removal 13448 N. Northwood Lane (Randy Adams)

Background:

The location of the proposed removal is on two adjoining lots, off of N. Lakewood Dr. and Bonness Ln. The original inspection was completed in late October. The inspection was prompted by a request from the resident (Mr. Adams) to inquire about the quality of trees on the lots and the presence of any specimen trees. Upon inspection, (3) White Pine (*Pinus Strobus*) were identified on the two properties ranging in size from 12-18" in diameter breast height and approximately 35' in height.

Analysis:

The overall condition of the White Pines can be categorized as good to excellent. Both of the larger White Pines are in exceptional health with neither one of the trees being impeded by growth of other plant material around it, the trees are (16" dbh) and (18" dbh). The remaining White Pine is (12") in diameter, and still in good condition. The 12" Pine is amongst a large grouping of trees around the perimeter of both properties and is slightly thinning on the bottom quarter of the tree due to the proximity of the other trees.

The only tree that would potentially need removal would be the (16") White Pine in the proposed footprint of the house. In discussing alternatives with Mr. Adams and the builders a conclusion that none of the three trees would have to be affected by construction if they're preferred location was approved. The preferred plan would allow the construction within a wetland setback and in turn preserve the tree in question.

Recommendation:

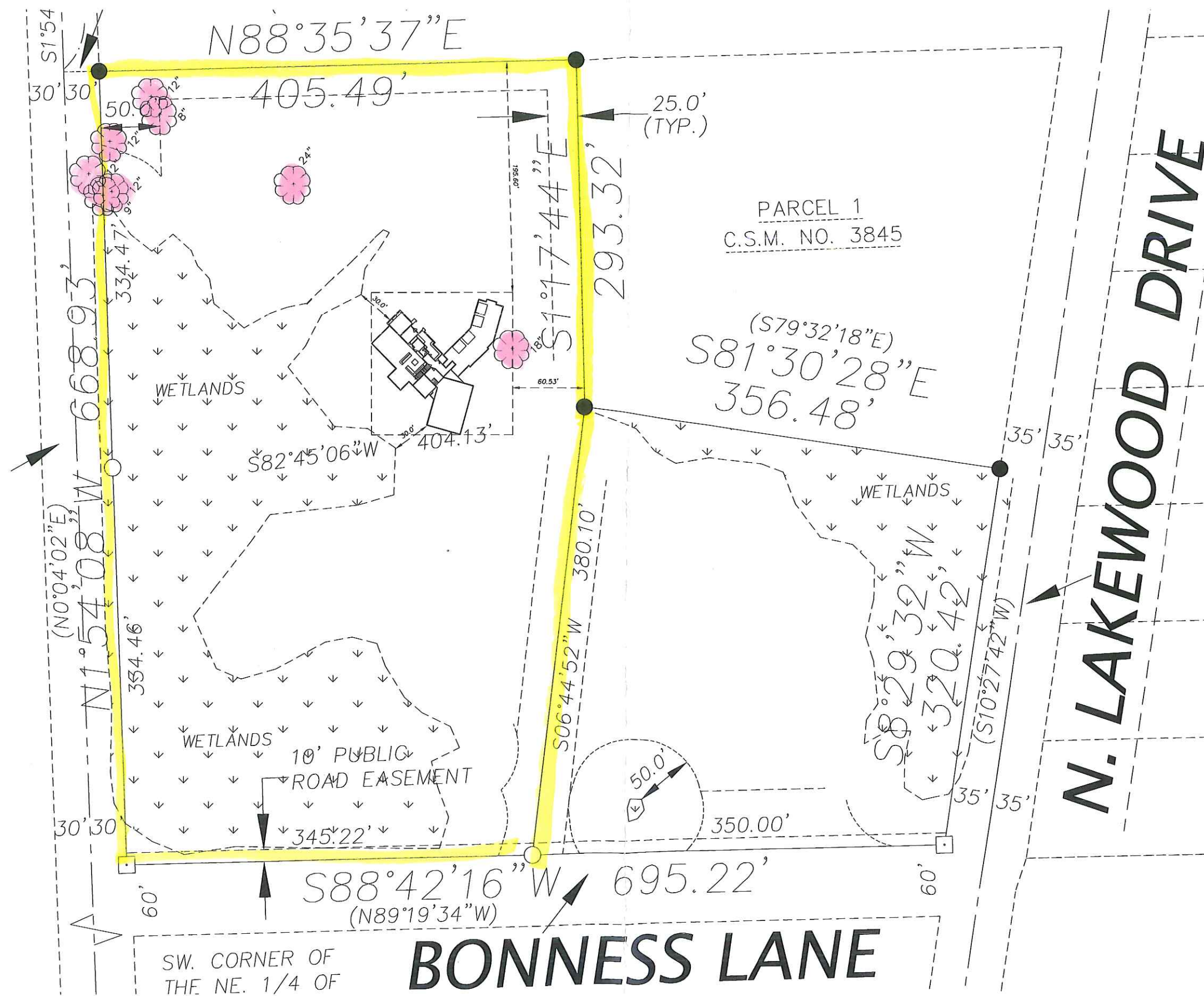
The Forestry Department does not recommend removal of the White Pines. Staff would suggest a waiver be granted to allow encroachment into the wetland setback in order to preserve the trees.

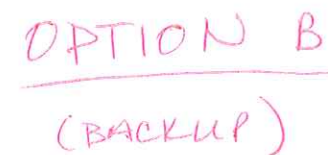
Should the Planning Commission approve the removal of the (16”) White Pine, the applicant would be responsible for replacing 75% of the diameter of the Oak after construction is completed. This would equal (12”) of replacement trees, which equates to 4 trees of at least 3” caliper approved by the forester. In lieu of planting, the owner could donate \$1,200 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$1,200 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the city forester.

Thank you,

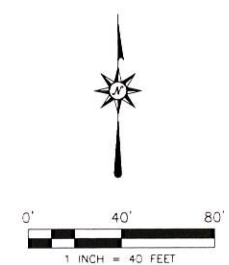
Mike Gies
Mequon City Forester

OPTION A
(PREFERRED)





LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3950, BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3845, BEING A PART OF THE NW 1/4 OF THE NE FRACTIONAL 1/4 OF SECTION 8, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



*** THIS MAP IS TO BE USED FOR PRELIMINARY ***
PLANNING PURPOSES ONLY

SETBACK REQUIREMENTS PER CSM
FRONT YARD = 50'
SIDE YARD = 25'
REAR YARD = 25'
WETLANDS = 50'



13448 N. NORTHWOOD LA. CITY OF
MEQUON
OZAUKEE CO., WISCONSIN

HOMES BY CHAPEL HILL LLC

ADAMS

PRELIMINARY LAYOUT

SHEET 1 OF 1

DATE: 11/28/2017

REVISED:	RE
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DRWN: MTO	CHKD: JDD
-----------	-----------

PROJ. NO: 17152

FILE NO: 17152 SURVEY.DWG



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: December 4, 2017
SUBJECT: Christ Church. The applicant is seeking master sign plan approval to allow for an expansion for the property located at 13460 N. Port Washington Road.

Applicant: Concord Development Company
Status of Applicant: Agent
Requested: Master Sign Plan
Existing Zoning: R-1 (Rural Residential)
C-1 (Critical Environmental)
OA (Agricultural Overlay)

Land Use Plan: Residential 5 Acre
Critical Environmental

Lot size: 24.4 acres
Location: 13460 N. Port Washington Road
Tax Key: #15-008-06.006.00
District: #5

Background: The applicant is seeking approval for a Master Sign Plan for Christ Church at 13460 N Port Washington Road. The property is currently zoned R-1/OA and C-1/OA. The property is pending rezoning approval to IPS Institutional and Public Service district.

Master Sign Plan:

The applicant is proposing a Master Sign Plan that includes the following signs:

Proposed Sign Type	Size	Height
I-43 Wall Sign (east elevation)	~147 SF	22'-11" (symbol) & 18'-9" (letters)
Monument (one existing & one proposed)	41.25 SF	8' – 5"
Directional (5)	7.5 SF	4'

Wall Sign:

The proposed sign is on the east elevation and faces I-43. Signs facing I-43 are permitted in the IPS district. Since the property is currently zoned R-1/OA, the approval of the I-43 sign is contingent upon the approval of the rezoning. The wall sign exceeds the total square area allowed, which is limited to 65% of linear feet of building wall. The allowable area for the east elevation is 107.25 SF. The proposed sign is ~147 SF. The sign letters are 42" in height which exceeds the 24" height limit for channel letters facing I-43. In addition, the height of the symbol exceeds the sign height requirement which allows signs to be placed no less than 50% or greater than 75% of the total height of the building. The illumination of the sign will be halo glow only as required by code. The sign shall not project more than ten inches from the wall.

The applicant is requesting 42" letters for better legibility and has provided drawings to compare signs with different letter sizes. The applicant has provided a drawing showing a code-compliant sign with 24" letters. They have also provided a drawing showing a sign with 36" letters. The applicant believes the proposed sign with 42" letters is proportionate to the building and is appropriate considering the distance between the building and highway. Staff agrees that the 24" letters are not visible from the highway but believes the 36" letters are the most appropriate size. The 36" letters are visible from the highway and are a suitable size without overwhelming the elevation to which it is affixed. The sign area is ~76.5 SF and meets the size area requirement. In addition, the height of symbol with the 36" letters is closer to meeting the height placement requirement of no greater than 75% of the building height.

Monument Sign:

The applicant is proposing a second monument at the approved second entrance to the site. The sign meets the technical requirements of the sign code, however, the materials and colors of the base and columns are different from the existing monument sign. Staff supports the additional monument sign but recommends consistency among all the signs to keep the site uniform. Uniformity is a key objective of comprehensive, master plans.

The monument sign is shown to be located 70 feet from the center of the roadway. Per the sign code, the monument sign may not be closer than 10 feet to any property line, right-of-way or driveway. The ultimate road right-of-way is 65 feet from the center of Port Washington Road which would require the sign to be setback 75 feet from the road centerline. The previously approved monument sign was granted approval to locate closer to the road but remain outside of the ultimate right-of-way. Since the road is currently two lanes, staff agrees that meeting the ten foot setback requirement would reduce the visibility of the sign from Port Washington Road. In addition, adjacent wetlands and trees create a hardship in meeting the 10' setback requirement. Staff is supportive of the proposed location and a 5 foot setback waiver from the ultimate right-of-way.

Directional Signs:

The sign code allows up to four directional signs for any business, not to exceed 3 square feet in area or 4 feet in height. The applicant is proposing a total of five directional signs at 7.5 square feet, which exceeds the allowable square footage. The applicant has indicated that parking, entrances and activities are located on all four sides of the building and want to ensure that the directional signs are visible and can assist in directing attendees to the right entrance during their many events throughout the year. Staff supports the proposed directional signs as part of the MSP.

Staff Recommendation: Planning staff recommends approval of the Master Sign Plan and setback waiver subject to the following conditions:

1. Sign permit approval for all signs.
2. The wall sign shall be halo glow illumination only.
3. Submittal of Master Sign Plan.
4. I-42 wall sign approval contingent on rezoning approval.

Attachments:
Packet (PDF)

Christ Church

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.c.a

R-1B

Bonniwell Rd

Port Washington Road

C-1/OA
13460N

C-1
1019W

R-1

C-1/FW/OA

R-1/OA

R-2B

Attachment: Packet (2834 : Christ Church)





November 3, 2017

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

RE: Christ Church Master Signage Plan

Dear Mr. Zader and Planning Commissioners:

We are requesting approval of a master signage plan for Christ Church as follows:

Monument Signage and Freestanding Directional Signage:

In light of the multiple parking areas and multiple venues located within the Christ Church building, we are requesting approval for five (5) directional/way-finding signs to be placed adjacent to the building and parking areas approximately as shown on the site plan enclosed as Exhibit A. The directional sign faces are not more than eight (8) square feet each and not more than 4' in overall height. We are also requesting approval for an additional monument sign to be placed adjacent to the 2nd driveway entrance along Port Washington Road. The proposed monument sign will match the existing monument sign and will be internally illuminated. Drawings of proposed monument and directory signage are enclosed as Exhibit B. We are requesting approval to place the monument sign as shown on the detail drawing enclosed as Exhibit C, which includes approval for a 5' signage setback from the Port Washington Road right-of-way; however, the monument sign will be outside of the 10' wetland buffer adjacent to the driveway.

Highway Signage:

We are requesting approval for one (1) wall sign facing I-43. Due to the fact that the building is set back from the highway nearly 500 feet, we are requesting approval for channel letters of 42" in height, which is in excess of the ordinance maximum of 24". The enclosed Exhibit D demonstrates that letters of 24" are not legible from I-43 and that letters of 36" are not a substantial improvement. The full-sized 42" letters are shown on the enclosed Exhibit E, which are legible but not excessive in light of the overall building size, topography of the site and distance between the building and highway. We are therefore requesting approval of the design, letter size and sign placement as shown on Exhibit E. A comparison drawing of the three signage sizes in relation to a partial east building elevation is enclosed as Exhibit F.

City of Mequon
Page 2

We appreciate your consideration of these requests. Should you have any questions, please call me at (262) 241-9910, extension 104. Thank you.

Sincerely,

CONCORD DEVELOPMENT COMPANY

/s/

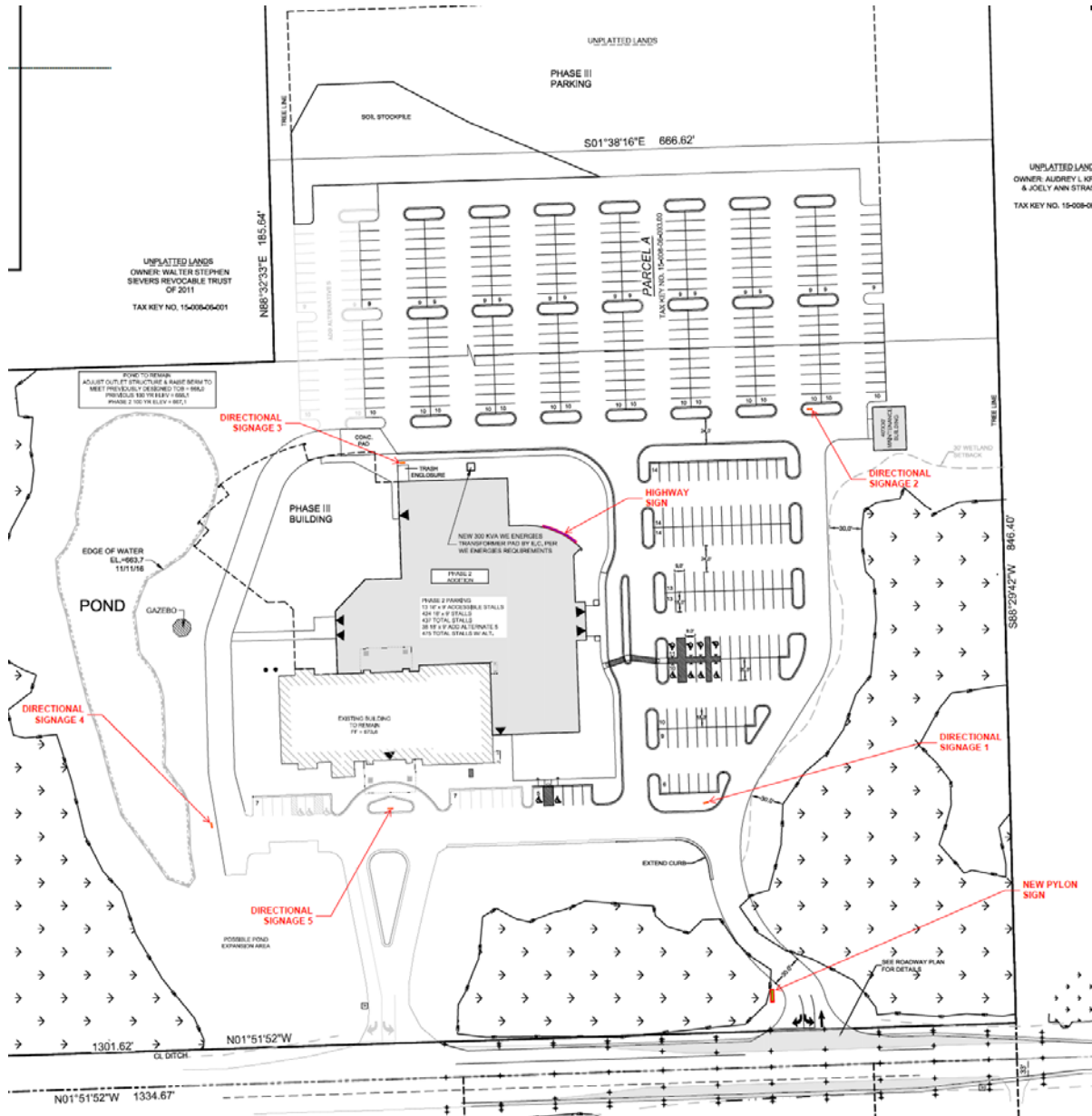
Andrew A. Petzold, President

Enclosures

Attachment: Packet (2834 : Christ Church)

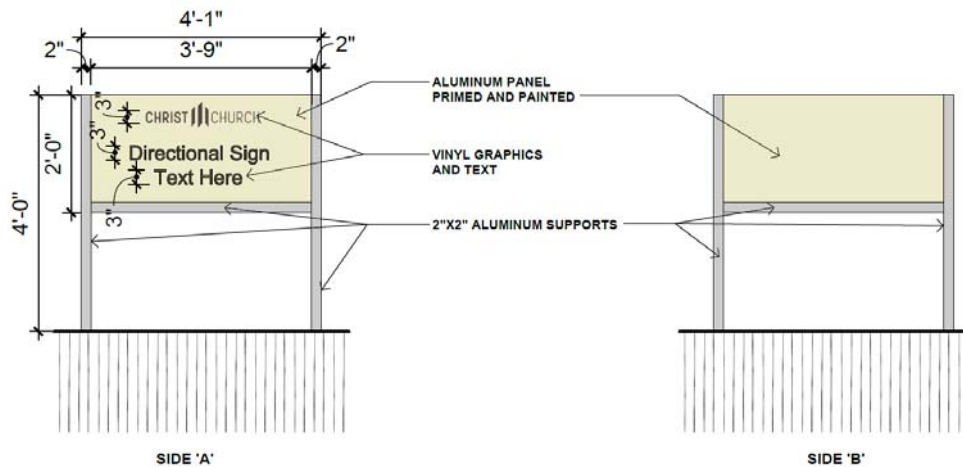
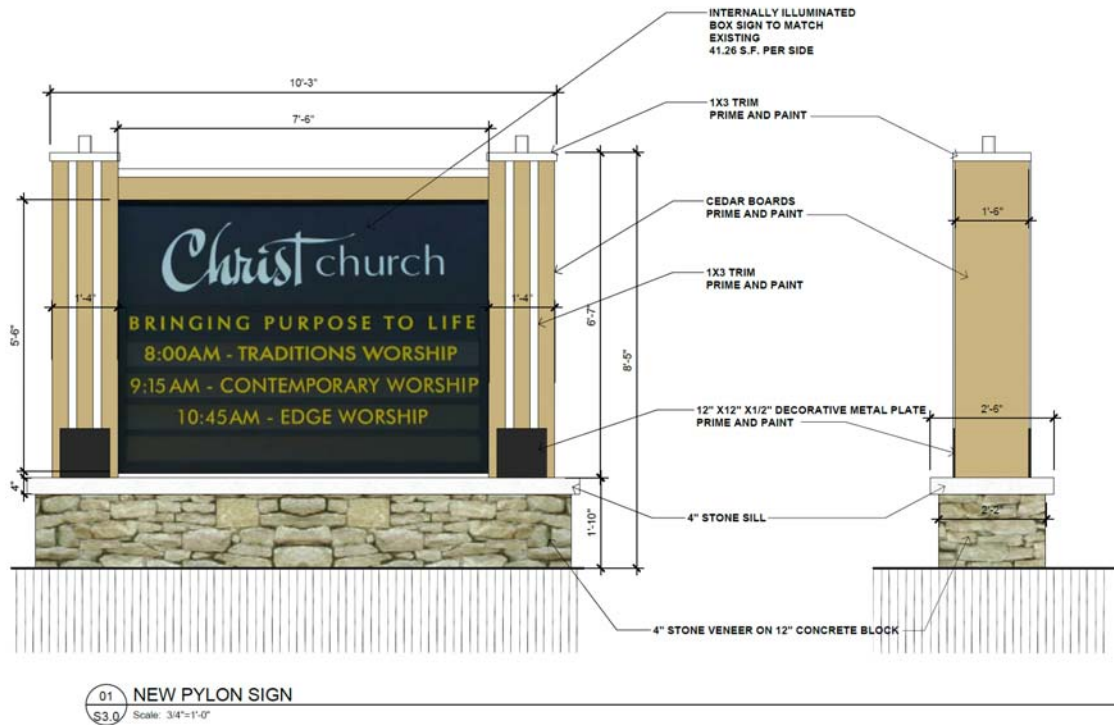
Exhibit A

Site Plan with Signage



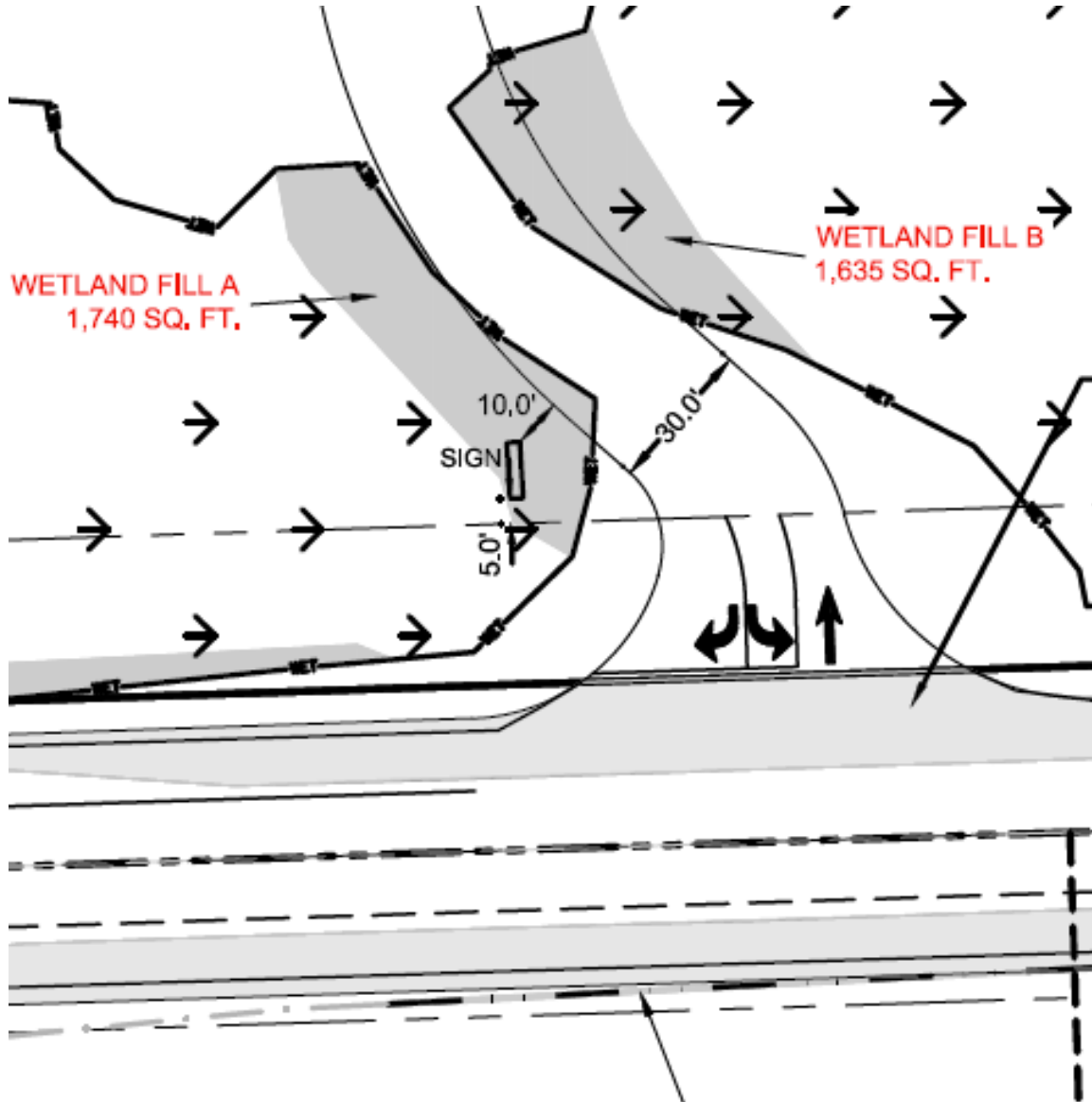
Attachment: Packet (2834 : Christ Church)

Exhibit B Monument and Directory Signs



02 DIRECTIONAL SIGNAGE (TYPICAL OF FIVE)
S3.0 Scale: 3/4"=1'-0"

Exhibit C
Detail Drawing – Monument Sign Placement



Attachment: Packet (2834 : Christ Church)

Exhibit D
Highway Signage – 24" letters



Attachment: Packet (2834 : Christ Church)

Exhibit D - continued
Highway Signage – 36" letters



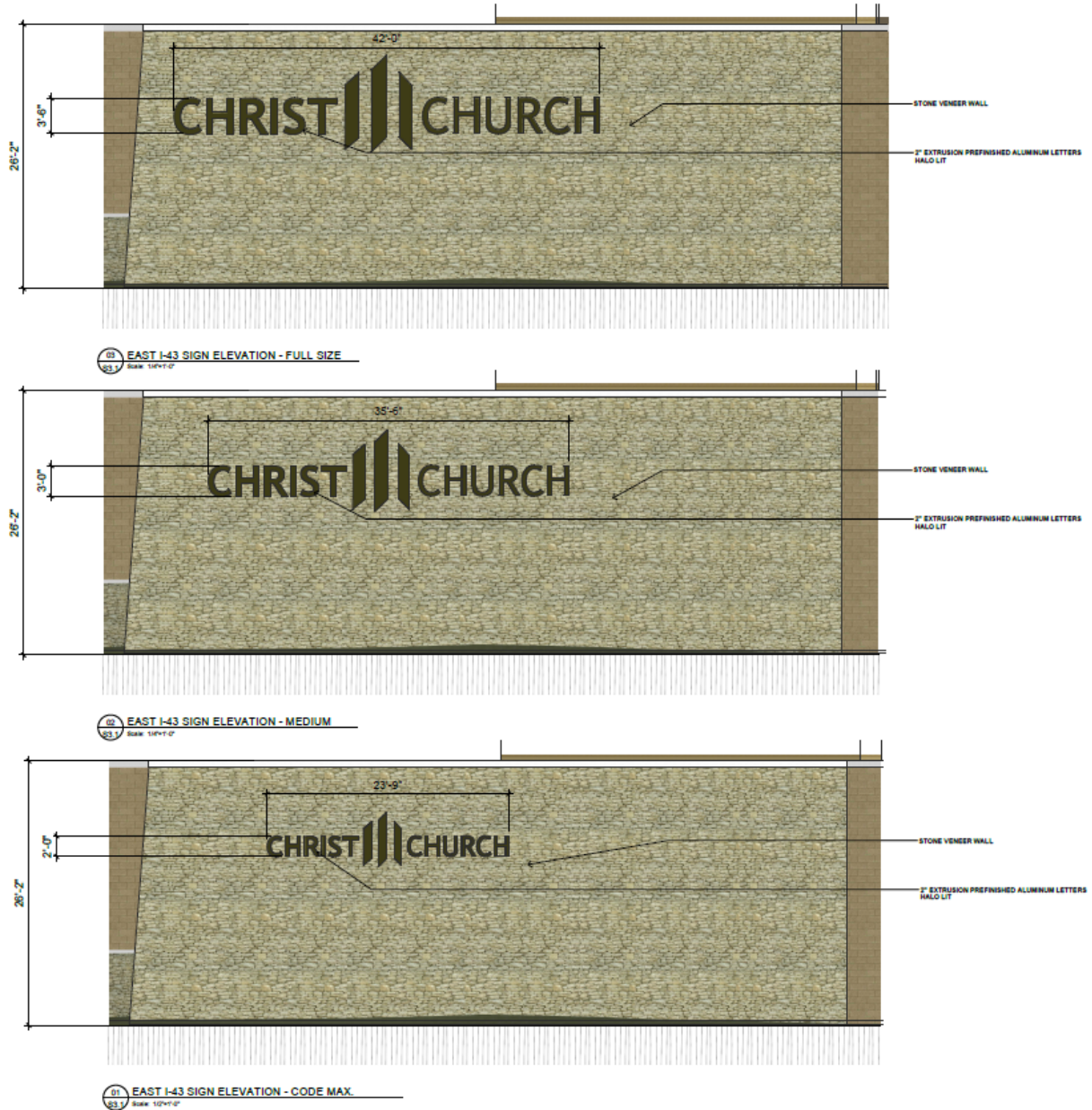
Attachment: Packet (2834 : Christ Church)

Exhibit E
Preferred Highway Signage – 42" letters



Attachment: Packet (2834 : Christ Church)

Exhibit F Highway Sign Comparison



Attachment: Packet (2834 : Christ Church)



telephone | 414.271.8899
facsimile | 414.271.8942
email | office@uhlein-wilson.com

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Key Plan

CHRIST CHURCH
13460 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

PHASE 2

[illegible]

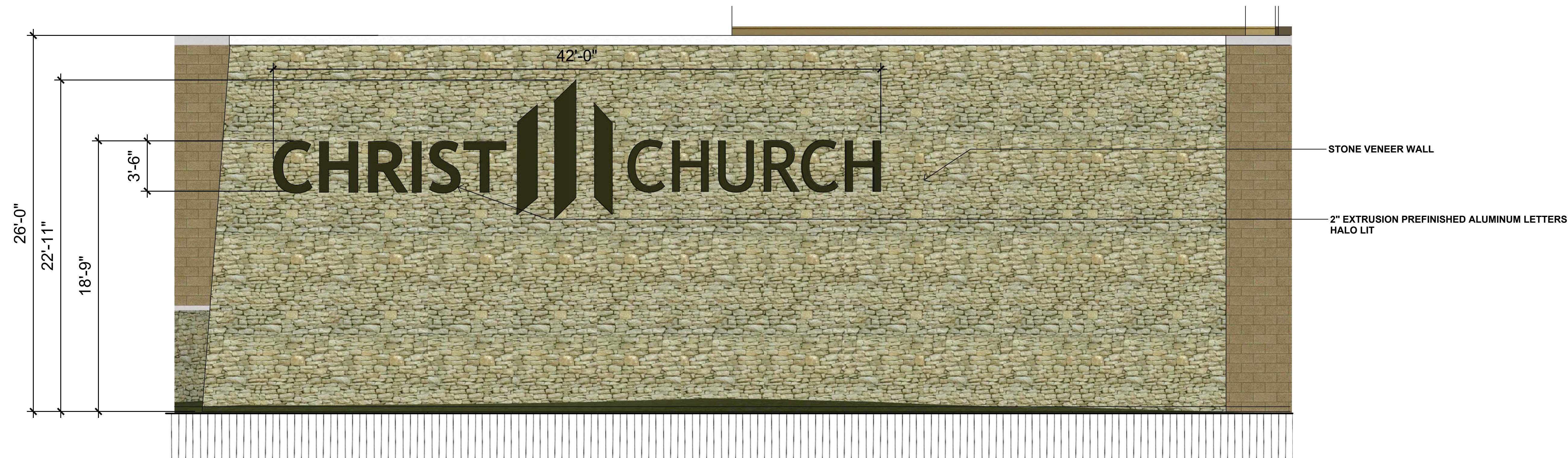
DRAWING ISSUE/REVISION	
DRAWN BY MWP	DATE 9/11/17
PROJECT 17-113	SCALE SCALE

DRAWING TITLE

**SIGNAGE
DETAILS**

DRAWING NUMBER

S3.1



TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: October 10, 2013
SUBJECT: MSI General for Charter Manufacturing Company, Inc. The applicant is seeking building and site plan amendment approval for a 2,682 sq. ft. expansion to the existing building for the property located at 12121 N. Corporate Parkway.

Applicant:	MSI General
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Zoning:	B-4 (Business Park District)
Land Use Plan:	Business Park
Lot size:	4.68 acres
Location:	12121 N. Corporate Parkway
Tax Key:	#15-017-11-009.00
District:	#5

Background: The applicant is requesting a building and site plan amendment for the property located at 12121 N Corporate Parkway. Charter Manufacturing is proposing a 2,682 square foot addition to the existing building that will house additional office space. The total square footage of the building with the new addition is 39,598 square feet.

Site Plan:

The addition will be on the northeast corner of the building. The existing northeast parking lot with 25 parking stalls will be removed to accommodate the new addition. A new parking area with eight stalls will be installed for a total parking count of 212 stalls. The parking count meets the requirement for the office use. The FAR, including the addition, is 19.44% and the open space ratio is 37.17%. Both meet the requirements of the B-4 district.

Building Design:

The proposed addition will be constructed of brick and painted gray to match the existing building. The existing canopy and masonry column on the east elevation will be removed. The addition will have a new entryway with a door and bronze tinted windows with aluminum frames to match the existing windows. New rooftop mechanicals will be screened with a metal panel and painted to match the brick color. Staff supports the proposed design as submitted.

Lighting Plan:

The proposed lighting plan shows the addition of seven light bollards in the new parking area. The bollards are 41-3/8" in height. The lumen output for each bollard is 1,382 lumens. The proposed bollards meet the requirements of the lighting code which allow bollards up to 42" in height and 8,500 lumens per fixture with 0 percent of lumen output at or above the horizontal plane.

Landscaping Plan:

Existing landscaping and trees in the project area will be removed. The landscape plan shows new landscaping including spruce and autumn blaze with various shrubs and flowering plants around the exterior of the addition and around the new parking area. All trees shall have a minimum 3” caliper. Staff supports the proposed landscape plan.

Engineering Report:

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

The proposed site plan includes a net decrease in impervious area and less than an acre of disturbance. A stormwater management plan is not required for the addition.

The proposed addition will not require water or sanitary sewer service and will be served from the existing building.

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.

A grading and erosion control plan was not provided. The plan is required to confirm the site drainage conforms with the original design plans. An erosion control plan and permit are required by the City of Mequon prior to the issuance of a building permit.

Staff Recommendation:

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

1. Grading, drainage, erosion control, and other engineering plans are subject to Engineering Division and outside engineering consultant review and approval.
2. Planning staff review and approval of final site, landscaping, lighting and elevation plans prior to the issuance of permits.
3. All ground-level and rooftop mechanical equipment shall be well screened from public view with screening or landscaping.
4. All trees shall have a minimum 3” caliper.

Attachments:

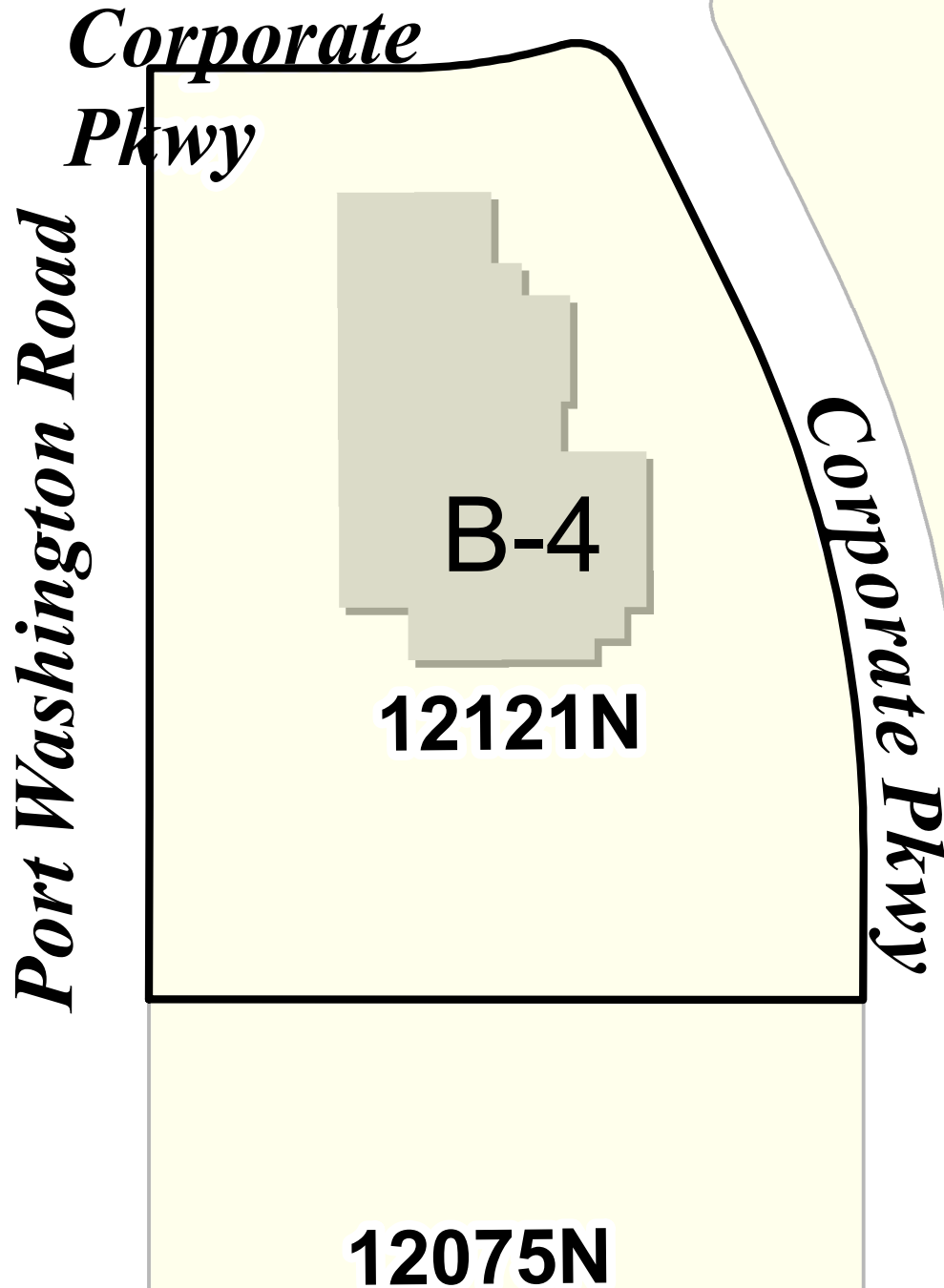
Packet (PDF)

MSI General for Charter Manufacturing Company, Inc.

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

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

3.d.a



12

Attachment: Packet (2835 : MSI General for Charter Manufacturing Company, Inc.)

Project Name

Charter Manufacturing North End

Project Address

12121 Corporate Parkway
Mequon, 53029

Project Data	
Building	
Existing Building Area	36,908 sq/ft
Proposed Addition Area	2,682 sq/ft
Proposed Total Building Area	39,590 sq/ft

See Site Plan for Site Data

Architects Seal

Engineers Seal

60
YEARS
OF
DESIGN
EXCELLENCE



SHEET INDEX

		REVISIONS																											
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G-001	COVER SHEET																												
C-101	SITE PLAN																												
CIVIL PLANS	TO BE ADDED																												
E-100	SITE LIGHTING PLAN																												
L-100	LANDSCAPE PLAN																												
A-100	DEMOLITION FLOOR PLAN & WORK AREA PLAN																												
A-101	PROPOSED FLOOR PLAN																												
A-102	ROOF PLAN																												
A-201	ELEVATIONS																												



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PLAN COMMISSION SET 11.07.17	
REVISED BID PLANS 09.28.17	

PROJECT ADDRESS:

PROJECT NAME
Charter Manufacturing - North End
STREET ADDRESS
12121 Corporate Pkwy
CITY/ STATE / ZIP
Mequon, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MASTER SPECIFICATION

Date: 09.11.2017 Drawn By: JRM/PAA
Sheet Title:
COVER SHEET
Sheet Number:
G-001
Project Number:
P11928



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Mequon, WI 53029

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Date: 09.11.2017 Drawn By: BDP

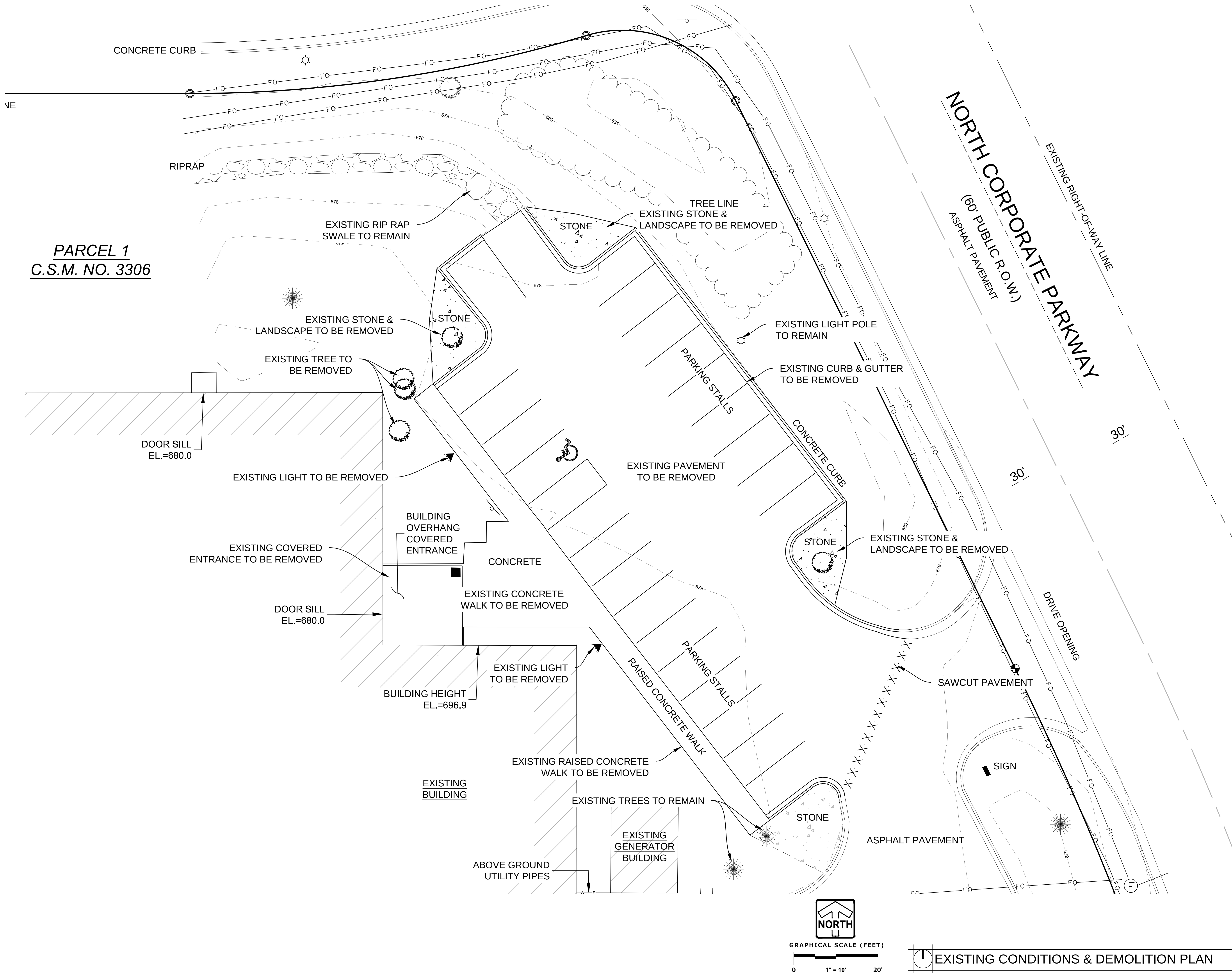
Sheet Title:
EXISTING CONDITIONS &
DEMOLITION PLAN

Sheet Number:

C-100

Project Number:

P11928





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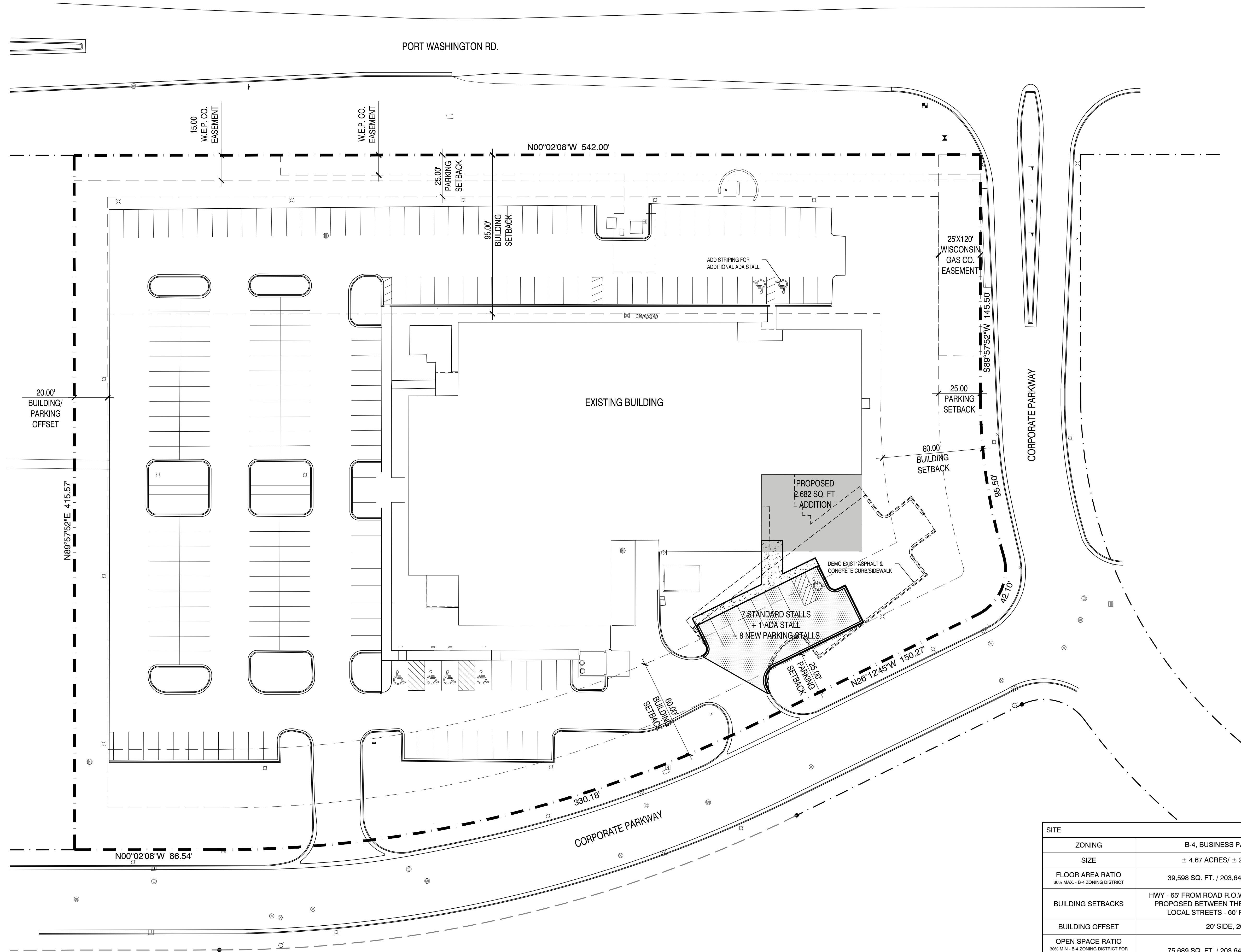
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12121 Corporate Pkwy
CITY/ STATE / ZIP
Mequon, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 09.11.2017
Drawn By: JRM/PAA
Sheet Title:
SITE PLAN
Sheet Number:
C-101
Project Number:
P11928



SITE	
ZONING	B-4, BUSINESS PARK DISTRICT
SIZE	± 4.67 ACRES/ ± 203,642 SQ. FT.
FLOOR AREA RATIO 30% MAX. - B-4 ZONING DISTRICT	39,598 SQ. FT. / 203,642 SQ. FT. = 19.44%
BUILDING SETBACKS	HWY - 65' FROM ROAD R.O.W., 95' WHEN PARKING IS PROPOSED BETWEEN THE ROAD AND BUILDING. LOCAL STREETS - 60' FROM ROAD R.O.W.
BUILDING OFFSET	20' SIDE, 20' REAR
OPEN SPACE RATIO 30% MIN. - B-4 ZONING DISTRICT FOR FOR SITE DEVELOPED PRIOR TO AUGUST 12, 1994	75,689 SQ. FT. / 203,642 SQ. FT. = 37.17%
PARKING SPACES	229 TOTAL EXISTING SPACES -25 SPACES REMOVED +8 NEW SPACES = 212 TOTAL PARKING SPACES
PARKING AND DRIVEWAY OFFSET	20' SIDE, 20' REAR
PARKING SETBACK	25' TO ROAD R.O.W.
BUILDING	
SF	39,598 SQ. FT.
BUILDING ELEVATION	680.20'

SITE PLAN 1" = 30'-0"



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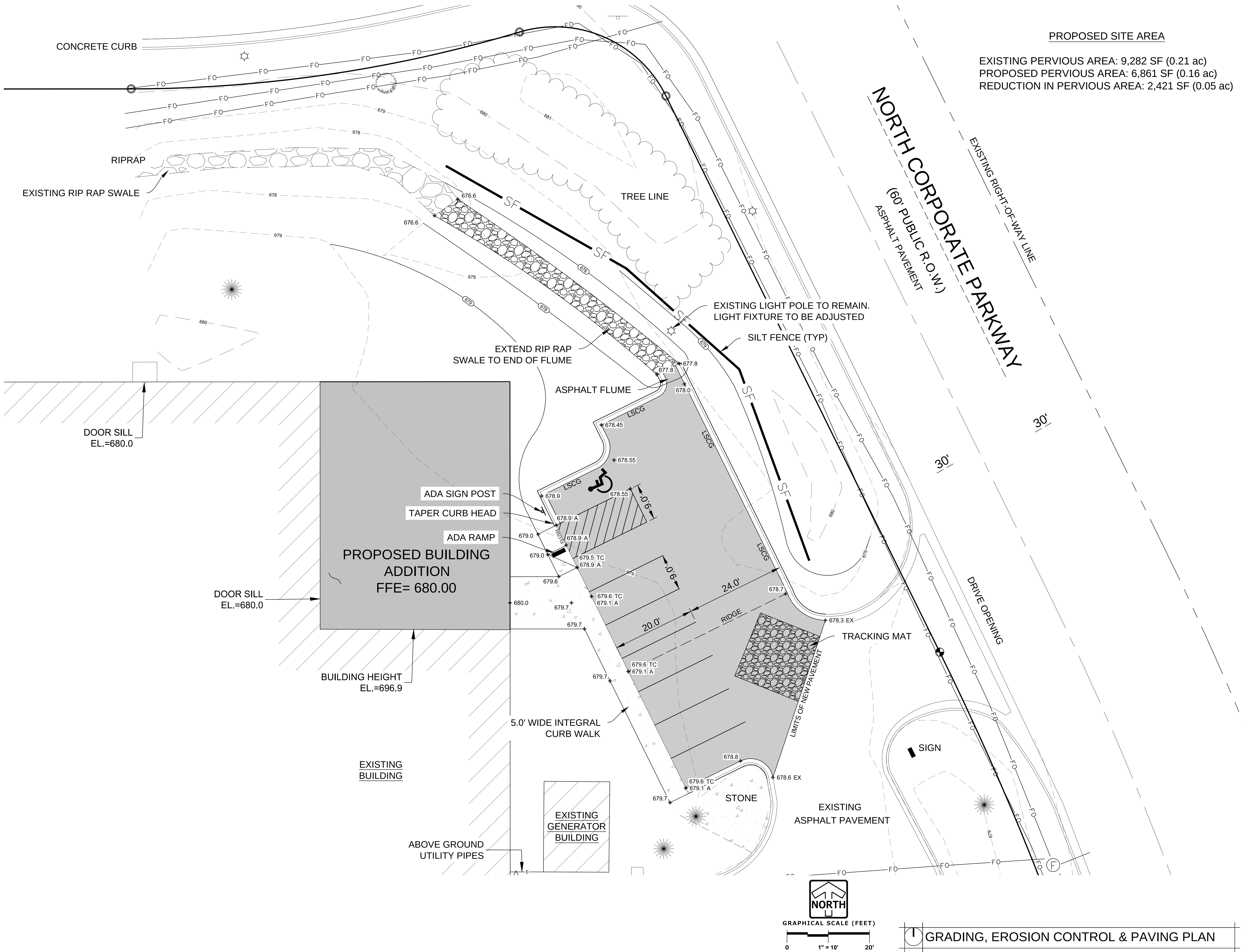
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PROJECT ADDRESS:

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CITY/ STATE / ZIP
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ALL WORK TO BE COMPLETED AS SHOWN, AND IN
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Date: 09.11.2017 Drawn By: BDP
Sheet Title:
GRADING, EROSION CONTROL
& PAVING PLAN
Sheet Number:
C-102
Project Number:
P11928



Packet Pg. 76



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Mequon, WI 53029

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Date: 09.11.2017 Drawn By: JRM/PAA

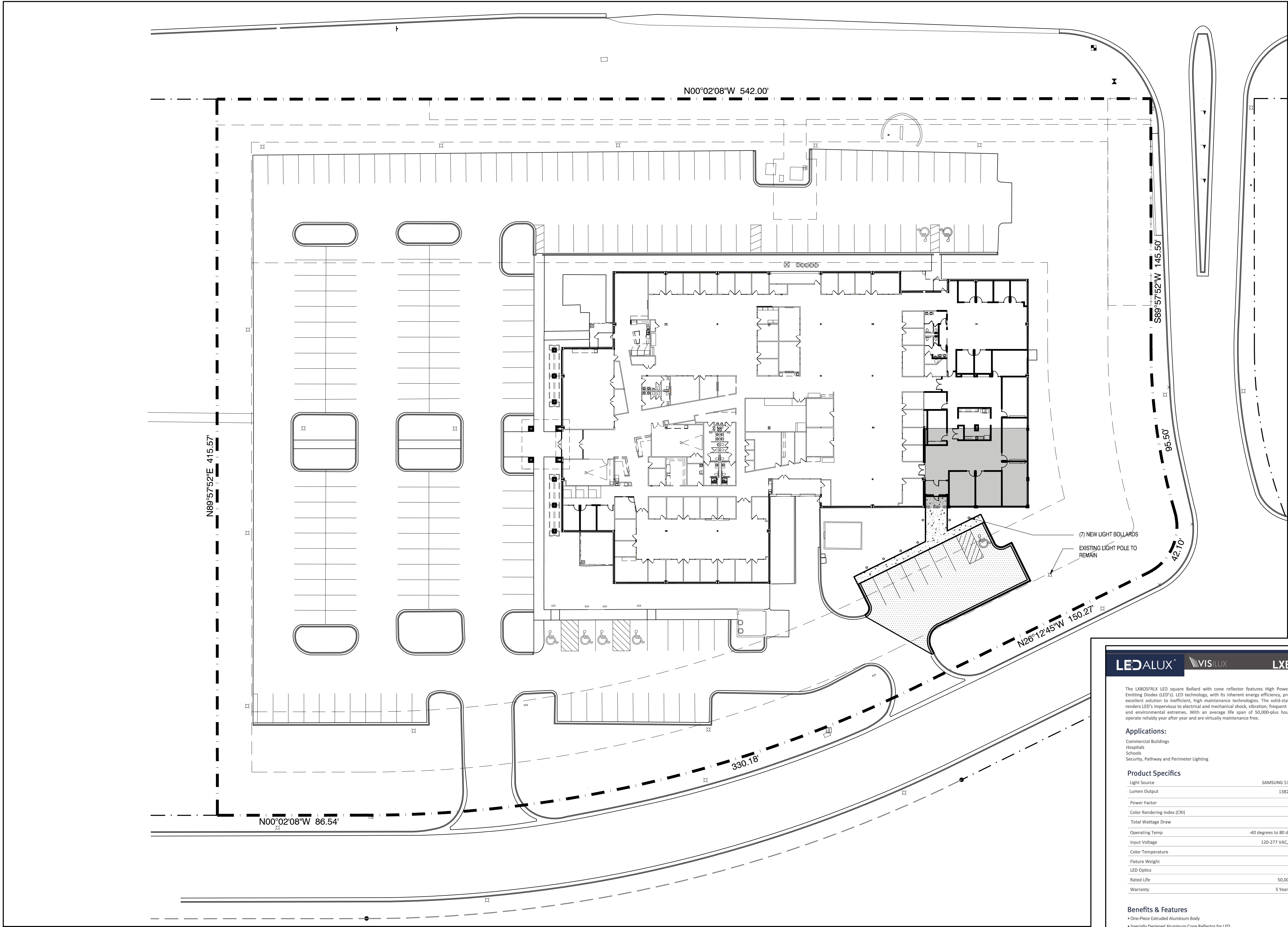
SHEET TITLE:
SITE LIGHTING PLAN

Sheet Number:

E-100

Project Number:

P11928



LEDALUX

VISILUX

LXBOSFRLX

CATALOG NUMBER: ez

The LXBOSFRLX LED square bollard with cone reflector features High Powered Light Emitting Diodes (LED's). LED technology, with its inherent energy efficiency, provides an excellent solution to inefficient, high maintenance technologies. The solid-state design renders LED's impervious to electrical and mechanical shock, vibration, frequent switching and environmental extremes. With an average life span of 50,000-plus hours, LED's operate reliably year after year and are virtually maintenance free.

Applications:
Commercial Buildings
Hospitals
Schools
Security, Pathway and Perimeter Lighting

Product Specs

Light Source	SAMSUNG S168 LEDs
Lumen Output	1382 Lumens
Power Factor	.90
Color Rendering Index (CRI)	>83
Total Wattage Draw	17W
Operating Temp	-40 degrees to 80 degrees C
Input Voltage	120-277 VAC, 50/60hz
Color Temperature	5000K
Fixture Weight	13.5 Lbs.
LED Optics	Type V
Rated Life	50,000 Hours
Warranty	5 Year Limited

Benefits & Features

- One-Piece Extruded Aluminum Body
- Specially Designed Aluminum Cone Reflector for LED
- UL Listed Samsung LED Modules
- Patented Heat-sink Technology
- Stainless Steel Fasteners and Formed Silicone Gaskets
- Polyester Textured Powder-Coat Finish
- Solid-State, long-life LED's
- One-Piece Injection Molded Polycarbonate Lens with UV Inhibitors
- Standard 120V through 277V Input
- Shock and Vibration Resistant
- Significant Operational Savings - 80% Over HID
- Energy Efficient and Maintenance-Free for over 5 years
- Cast Aluminum Mounting Plate with Three (3) 8" Anchor Bolts
- Eco-Friendly, No UV, No Lead, No Mercury, RoHS Compliant
- Type V Light Distribution
- CSA Listed for wet locations
- IP67 Rating for LED Modules

Ordering Information

Model	LED Package	Voltage	Color Temperature	Housing Color	Options
LXBOSFRLX	17W	U = 120-277	50 = 5000K	D8 = Dark Bronze	AN4* = Mfg. Kit w/ Bracket and Three (3) 4" Anchor Bolts WH = White AN12* = Mfg. Kit w/ Bracket and Three (3) 12" Anchor Bolts AN15* = Mfg. Kit w/ Bracket and Three (3) 15" Anchor Bolts BK = Black

Ordering Example: LXBOSFRLX-17W-U-50-D8

LEDALUX - a division of Mule Lighting, Inc. • 46 Baker Street Providence, RI 02905 • 800 556-7690 P 401 941-2929 F • www.LEDALUX.com

NOTES:

FIXTURE TYPE:

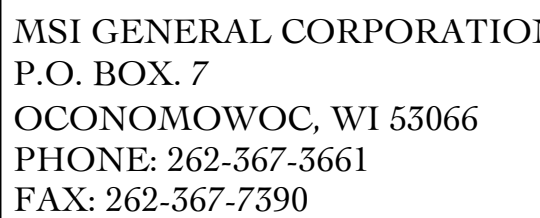
PROJECT:

LED Eco-Smart

CSA

1" = 30'-0"

Packet Pg. 77



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CITY/ STATE / ZIP
Mequon, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MASTER SPECIFICATION

Date: 09.11.2017 Drawn By: JRM/PAA

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L-100

Project Number

P1 1928





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P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661
FAX: 262-367-7390

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PLAN COMMISSION SET 11.07.17
REVISED BID PLANS 09.28.17

PROJECT ADDRESS:

PROJECT NAME
Charter Manufacturing - North End
STREET ADDRESS
12121 Corporate Pkwy
CITY/ STATE / ZIP
Mequon, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MASTER SPECIFICATION

Date: 09.11.2017 Drawn By: JRM/PAA

Sheet Title:
DEMOLITION PLAN

Sheet Number:

A-100

Project Number:

P11928

DEMOLITION NOTES

GENERAL NOTES:
-REMOVE ALL EXISTING WINDOW SILLS
-REMOVE ALL WALL COVERING AT EXISTING WALLS TO
REMAIN (INTERIOR AND PERIMETER)
-REMOVE ALL FLOORING, BASE, CEILING GRID, CEILING TILE &
MEP'S AS REQUIRED FOR THE NEW CONSTRUCTION.

==> INDICATES EXISTING PARTITION WALL TO BE REMOVED

INDICATES EXISTING DOOR AND FRAME TO BE REMOVED

INDICATES EXISTING TOILET PARTITIONS TO BE
REMOVED

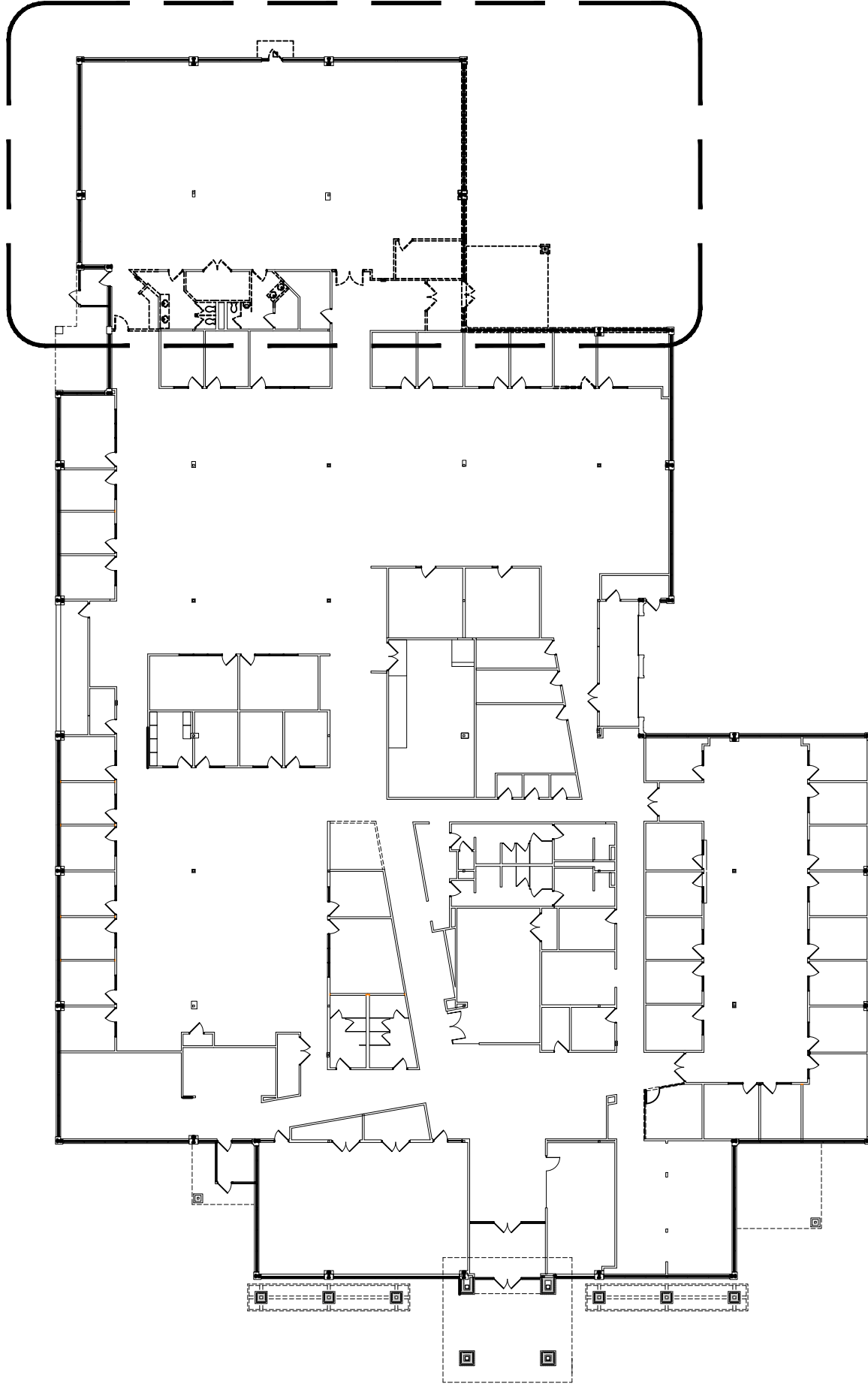
INDICATES EXISTING PARTITION WALLS TO REMAIN

INDICATES EXISTING DOOR AND FRAME TO REMAIN

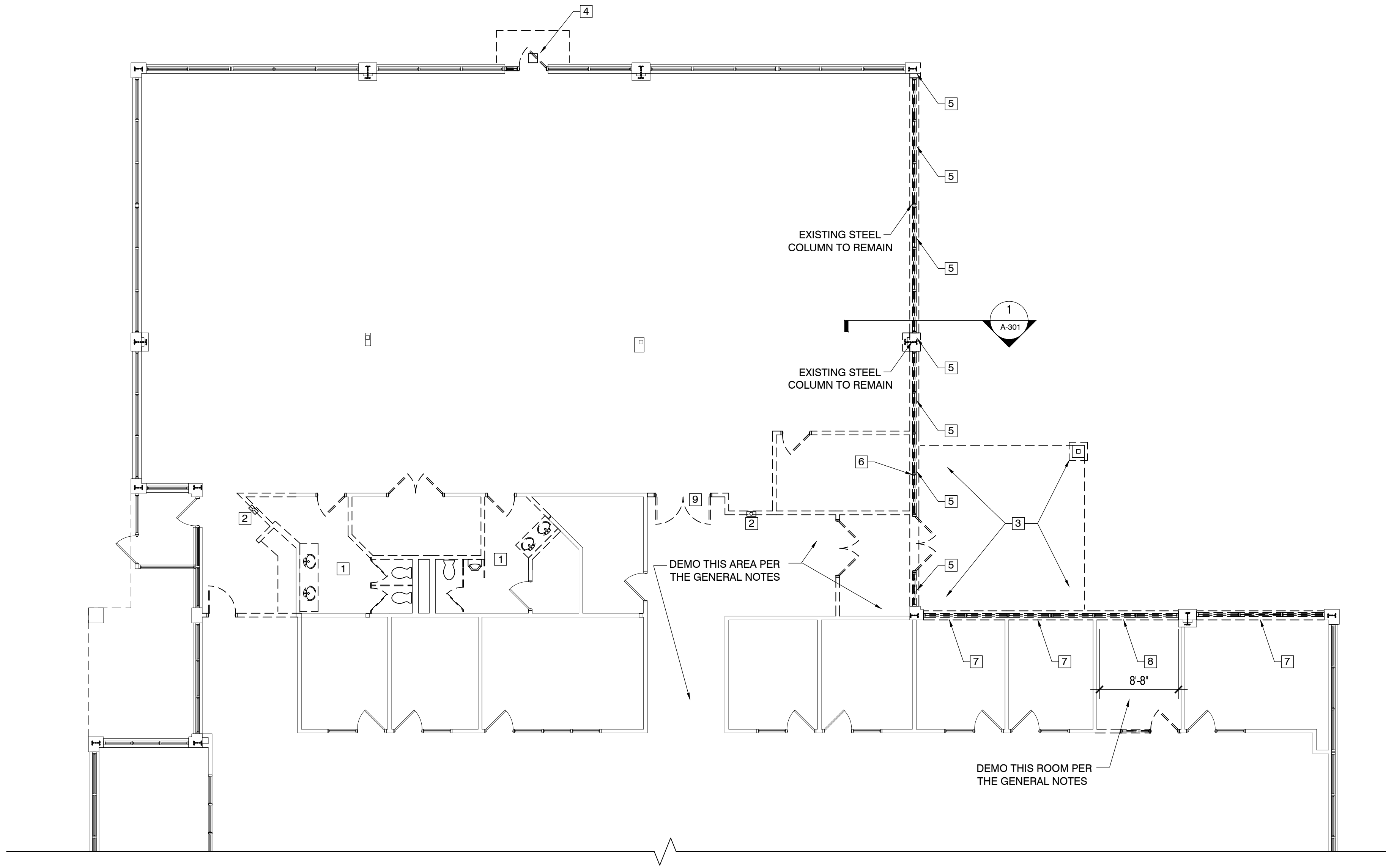
KEYED NOTES:

- 1 REMOVE EXISTING PLUMBING FIXTURES, PARTITIONS,
ACCESSORIES & COUNTER TOPS IN THE EXISTING LAVS.
- 2 REMOVE THE EXISTING FIRE EXTINGUISHER CABINETS
AND SAVE FOR REINSTALLATION
- 3 REMOVE EXISTING EXTERIOR ENTRY CANOPY AND
MASONRY WRAPPED SUPPORT COLUMN.
- 4 REMOVE EXISTING ALUMINUM DOOR, SIDELITE AND
TRANSOM. REMOVE EXISTING LIGHT AND CANOPY
ABOVE THE DOOR.
- 5 REMOVE EXISTING EXTERIOR WALL-FULL HEIGHT, BRICK,
GLAZING, SUPPORT GIRT, KICKERS, STEELS STUDS
SHEATHING, INSULATION AND GYP. BOARD. SAWCUT
AND REMOVE THE TOP 8" OF THE EXISTING CONCRETE
FOUNDATION WALL.
- 6 EXISTING STEEL COLUMN TO BE REMOVED AND
REPLACED WITH (2) NEW STEEL COLUMNS. REFER TO
FLOOR PLAN
- 7 REMOVE EXISTING GLAZING SYSTEM. BRICK BELOW AND
ABOVE GLAZING TO REMAIN.
- 8 REMOVE EXISTING GLAZING SYSTEM & BRICK BELOW.
BRICK ABOVE GLAZING TO REMAIN.
- 9 REMOVE DOORS & FRAME AND SAVE FOR
REINSTALLATION.

WORK AREA



WORK AREA PLAN (NO SCALE)



DEMOLITION PLAN 1/8"= 1'-0"



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Date: 09.11.2017 Drawn By: JRM/PAA

Sheet Title:
FLOOR PLAN

Sheet Number:

A-101

Project Number:

P11928

CONSTRUCTION NOTES

GENERAL NOTES

- INSTALL NEW PLASTIC LAMINATE SILLS AT ALL EXTERIOR WINDOWS
- INSTALL BREAK METAL END CAP / CLOSURE WHERE NEW WALLS MEET VERTICAL MULLIONS OR GLAZING. SUPPLIED BY GLAZING SUBCONTRACTOR & INSTALLED BY STEEL STUD SUBCONTRACTOR.
- INSTALL NEW ADA COMPLIANT PLUMBING FIXTURES, ACCESSORIES AND GRAB BARS IN THE RENOVATED LAVS.
- ALL NEW PLUMBING FIXTURES ARE TO HAVE MANUAL FLUSH VALVES (NO AUTOMATIC FLUSH SENSORS)
- ALL NEW FAUCETS ARE TO HAVE ONE CONTROL HANDLE

KEYED NOTES

- EXISTING & NEW BUILDING COLUMN. INSTALL STEEL STUD & GYP. BOARD BOX OUT AROUND COLUMN.
- EXISTING BUILDING COLUMN & ROOF CONDUCTOR BOX OUT TO REMAIN
- INFILL WALL WITH MASONRY & STEEL STUD BACKUP TO MATCH ADJACENT WINDOW SILL HEIGHT WHERE AN EXISTING ALUMINUM DOOR WAS REMOVED. MATCH ADJACENT WALL CONSTRUCTION.
- OMITTED
- NEW ALUMINUM GLAZING SYSTEM TO MATCH EXISTING
- EXISTING STEEL COLUMN TO REMAIN
- NEW STEEL COLUMN & CONCRETE FOOTING.
- (2) NEW STEEL COLUMNS & CONCRETE FOOTINGS TO REPLACE THE (1) STEEL COLUMN THAT IS TO BE REMOVED. REFER TO DEMO PLAN FOR LOCATION OF COLUMN TO BE REMOVED.
- INTERIOR ALUMINUM GLAZING TO MATCH EXTERIOR GLAZING SYSTEM WITH SIDE LITE & TRANSOM. INSTALL CLEAR GLASS AT INTERIOR GLAZING.
- COFFEE MAKER WITH DEDICATED WATER LINE
- NEW FLOOR MOUNTED BAKED ENAMEL TOILET PARTITIONS
- 2"x4" STEEL COLUMN IN LINE WITH THE GLAZING FRAMES

CABINETRY NOTES

- C1 PLASTIC LAMINATE BASE & UPPER CABINETS WITH SOLID SURFACE TOP, BACK AND SIDE SPLASHES
- C2 PLASTIC LAMINATE BASE & UPPER CABINETS WITH A PLASTIC LAMINATE TOP
- C3 SOLID SURFACE TOP, BACKSPLASH & APRON W/ NO VISIBLE SUPPORTS & UNDER-MOUNT SINKS
- C4 PLASTIC LAMINATE BOOKSHELF
- C5 PLASTIC LAMINATE WARDROBE
- C6 PLASTIC LAMINATE DISPLAY CASE

CEILING NOTES

- CEILING TILE TO BE 2'x2' ARMSTRONG #584 CIRRRUS REGULAR EDGE WITH BIOBLOCK PLUS OR EQUAL. TO MATCH EXISTING
- CEILINGS AT THE NEW ENTRY CANOPY AND ENTRY ALCOVE IS TO BE BRONZE UNEAR METAL TO MATCH THE EXISTING FRONT ENTRY ON THE SOUTH END OF THE BUILDING.

DOOR NOTES

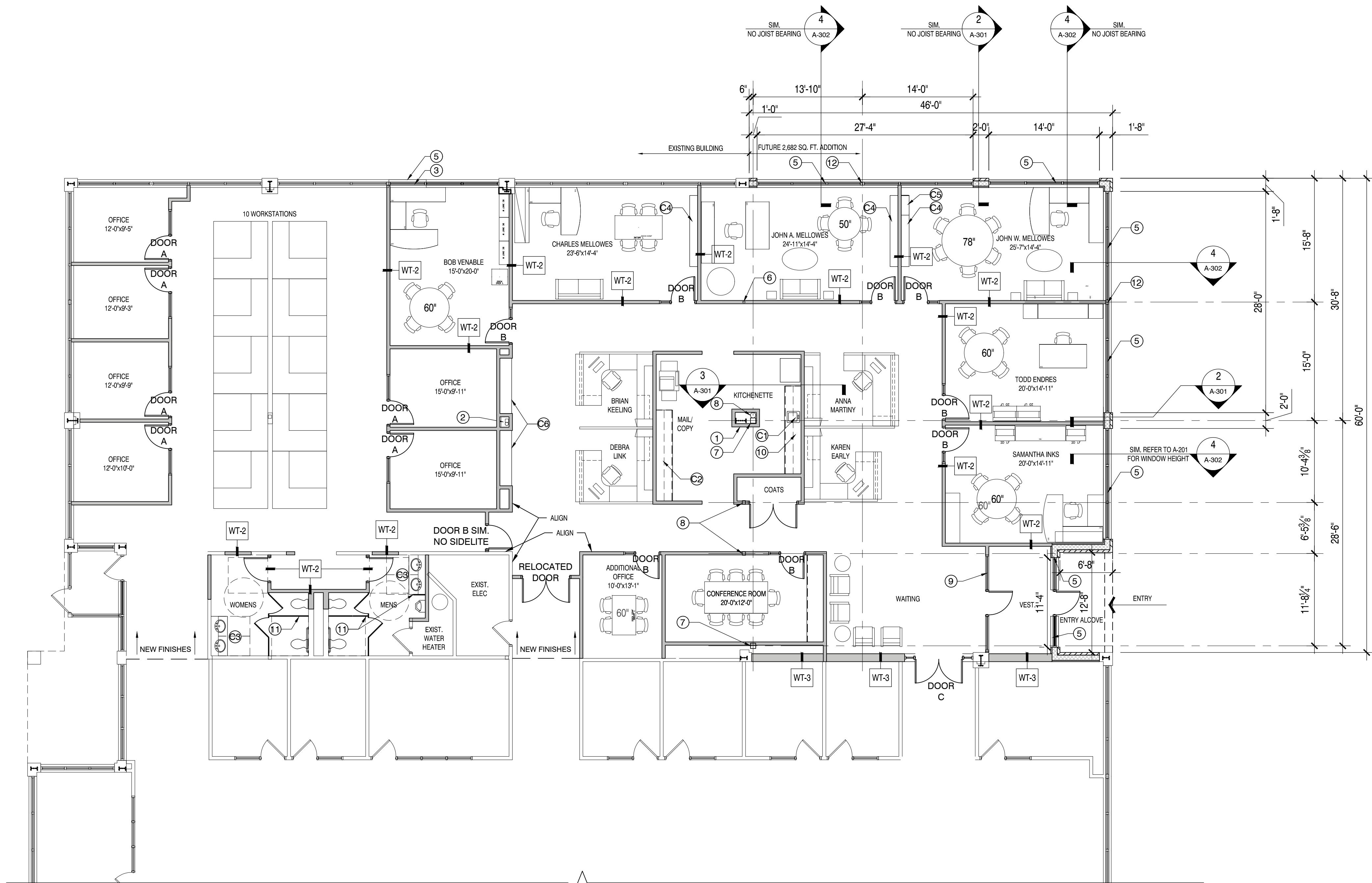
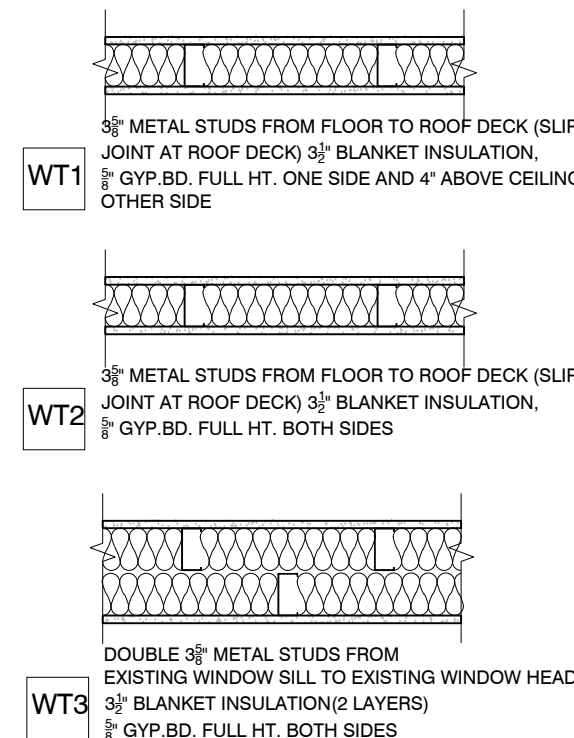
- ALL NEW DOORS OTHER THAN THE ALUMINUM ENTRY DOORS ARE TO BE MAPLE DOORS W/ HOLLOW METAL FRAMES. DOORS TO BE STAINED TO MATCH THE EXISTING DOORS. DOORS TO OFFICES, CONFERENCE ROOMS AND CORRIDORS ARE TO HAVE FULL GLASS WITH A FROSTED FILM. ALL OTHER DOORS ARE TO BE FLUSH. REFER TO KEYED ELEVATIONS.

WALL TYPES

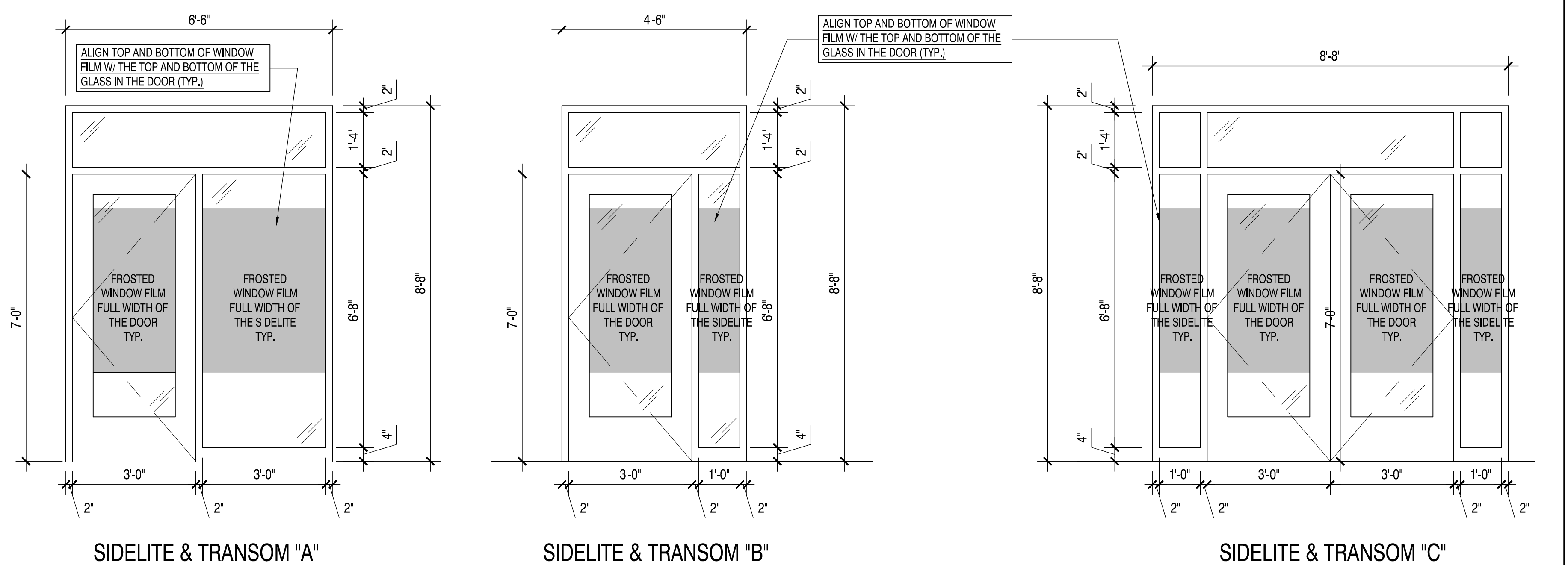
GENERAL WALL TYPE NOTES:

1. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE
2. ALL WALLS ARE DRAWN AT NOMINAL WIDTHS ON FLOOR PLANS
3. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE

ALL INTERIOR PARTITION WALLS ARE WT1 UNLESS NOTED OTHERWISE.



SIDELITE & TRANSOM TYPES



RENOVATED OFFICE AREA WITH ADDITION 7,887 SQ. FT.

FLOOR PLAN 1/8" = 1'-0"



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PLAN COMMISSION SET 11.07.17
REVISED BID PLANS 09.28.17

PROJECT ADDRESS:

PROJECT NAME
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STREET ADDRESS
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Date: 09.11.2017 Drawn By: JRM/PAA

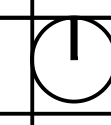
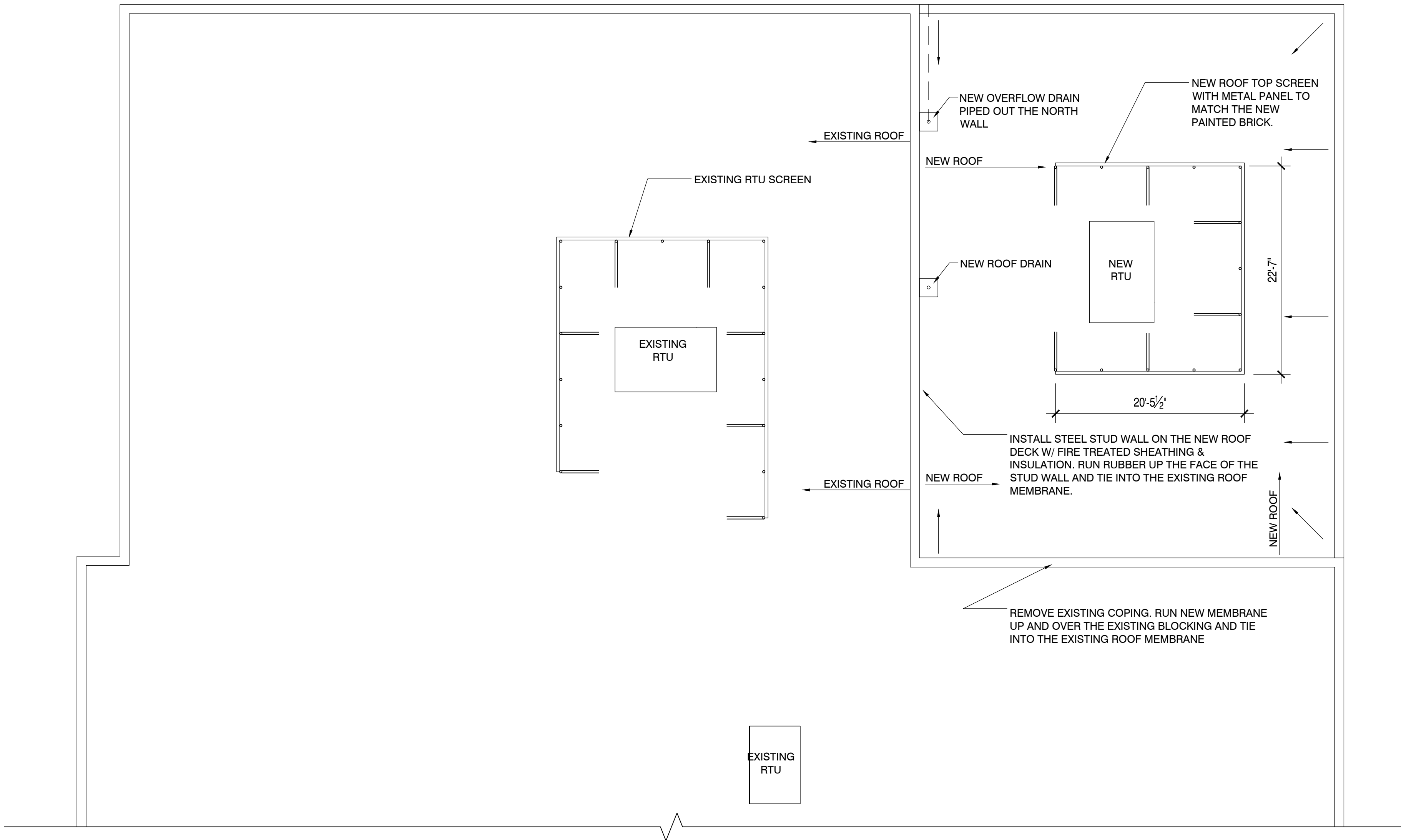
Sheet Title:
ROOF PLAN

Sheet Number:

A-102

Project Number:

P11928



ROOF PLAN 1/8"= 1'-0"



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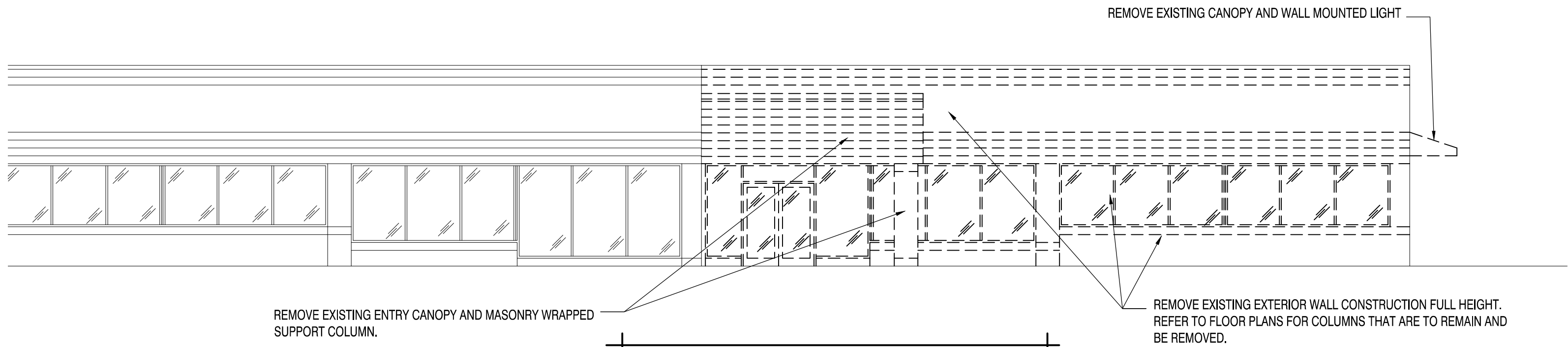
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REVISED BID PLANS 09.28.17	

PROJECT ADDRESS:

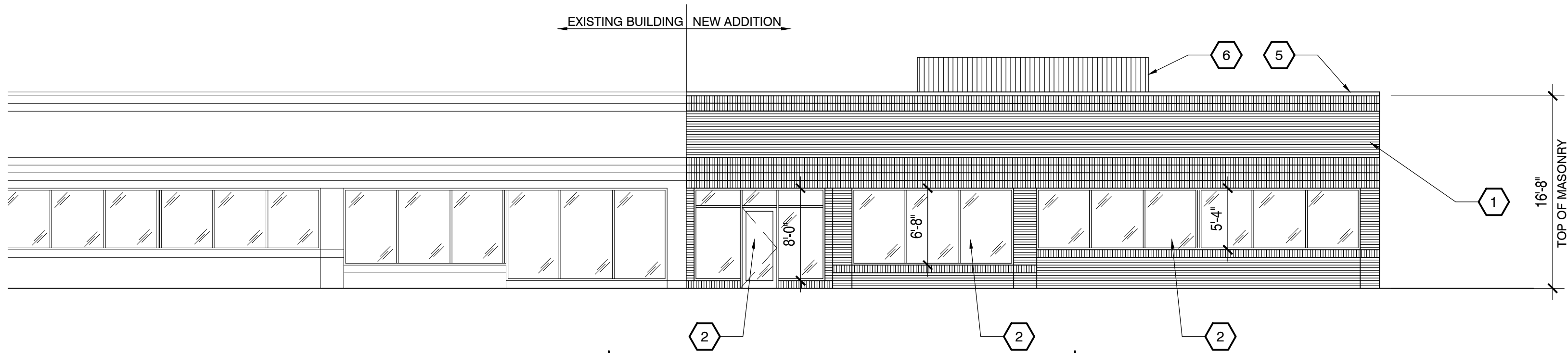
PROJECT NAME
Charter Manufacturing - North End
STREET ADDRESS
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CITY/ STATE / ZIP
Mequon, WI 53029

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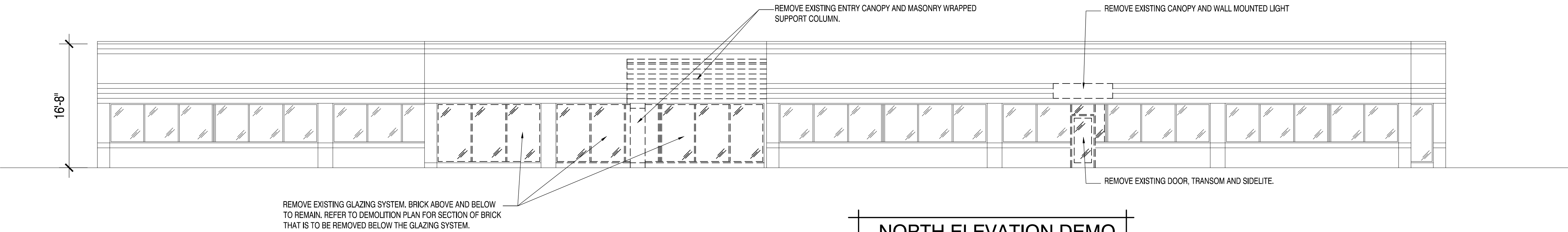
Date: 09.11.2017 Drawn By: JRM/PAA
Sheet Title:
EXTERIOR ELEVATIONS
Sheet Number:
A-201
Project Number:
P11928



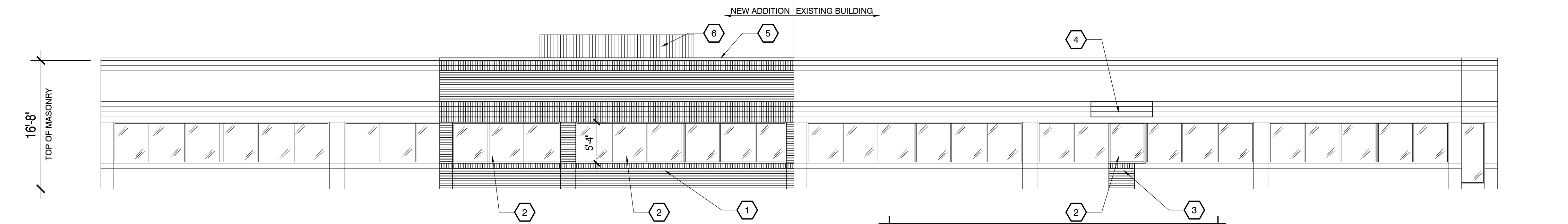
EAST ELEVATION DEMO



EAST ELEVATION PROPOSED



NORTH ELEVATION DEMO



NORTH ELEVATION PROPOSED

EXTERIOR MATERIAL KEY NOTES

- | | |
|--|---|
| 1 NEW BRICK, SIZE, COURSING & SOLIDER BANDS TO MATCH EXISTING & PAINTED (SHERWIN WILLIAMS 7017 DORIAN GRAY) | 4 PAINT SECTION OF BRICK WALL WHERE CANOPY WAS REMOVED AS REQUIRED. |
| 2 1" TINTED BRONZE INSULATED GLASS IN DARK BRONZE ANODIZED ALUMINUM FRAMES (ENTIRE SYSTEM TO MATCH EXISTING-FIELD VERIFY) | 5 DARK BRONZE COPING TO MATCH EXISTING |
| 3 INFILL EXISTING MASONRY OPENING W/ BRICK & STEEL STUDS TO MATCH THE ADJACENT CONSTRUCTION. (FIELD VERIFY TO MATCH BRICK SIZE AND COURSING) PAINT BRICK INFILL SHERWIN WILLIAMS 7017 DORIAN GRAY. | 6 METAL PANEL RTU SCREEN. COLOR TO MATCH THE PAINTED BRICK COLOR. FINAL SIZE AND LOCATION TO BE DETERMINED. |

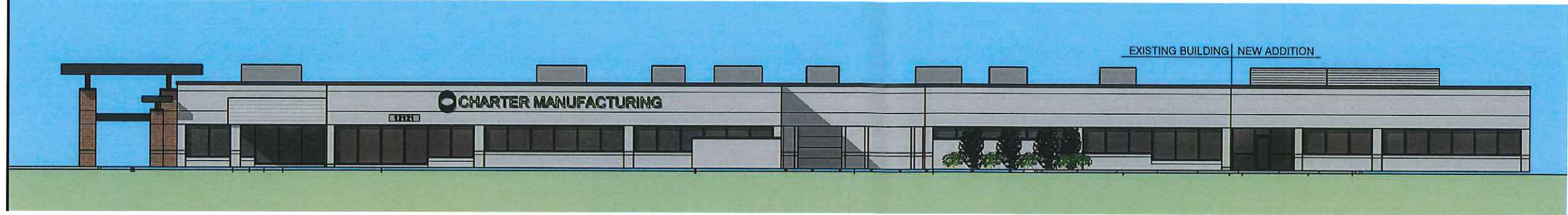
ELEVATIONS 1/8" = 1'-0"



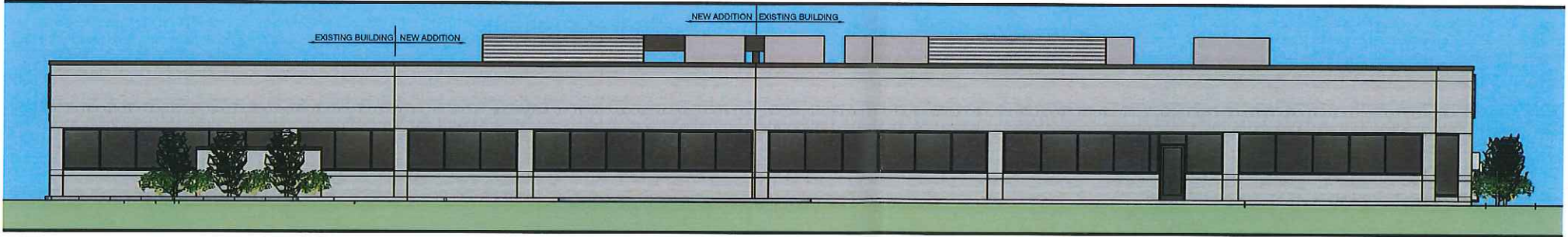
Exterior Perspective
11.07.2017

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EAST ELEVATION N.T.S.



NORTH ELEVATION N.T.S.



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REVISED BID PLANS 09.28.17	

PROJECT ADDRESS:
PROJECT NAME
Charter Manufacturing - North End
STREET ADDRESS
12121 Corporate Pkwy
CITY, STATE / ZIP
Mequon, WI 53029

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MSI GENERAL MASTER SPECIFICATION

Date: 09.11.2017 Drawn By: JRM/PAA
Sheet Title: EXTERIOR ELEVATIONS
Sheet Number: A-202
Project Number: P11928

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

ELEVATIONS NO SCALE



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: December 4, 2017
SUBJECT: Steckling Builders for Guo Medical Office. The applicant is seeking building plan amendment approval for changes to the exterior building materials and a new entryway for the property located at 10624 N. Port Washington Road.

Applicant:	Steckling Builders
Status of Applicant:	Agent
Requested:	Building Plan Amendment
Existing Use:	Medical Office
Existing Zoning:	B-3 (Office and Service Business District) C-2 (General Conservancy District)
Land Use Plan:	Office/Critical Environmental
Lot size:	1.16 acres
Location:	10624 N. Port Washington Road
Tax Key:	#15-029-10-014.00
District:	#8

Background: The applicant is seeking building plan approval for exterior changes to the Guo Medical Office. The building was purchased in early 2017 and is being renovated for Dr. Guo Specialty Surgical Offices. The Guo Medical Office and the building directly to the west were built around the same time with similar designs. Each building is currently under different ownership and on separate parcels. Due to deteriorating conditions, the entire property including the interior is being renovated to meet the needs of the medical user. The proposed exterior changes include replacing the existing cedar plank siding with HardiePanel stucco style siding and replacing the asphalt shingles with metal panels. The vestibule on the southwest elevation will be reconstructed as part of the project.

Building Plan Amendment:

The applicant is proposing to replace the existing cedar exterior with a stucco style HardiePanel siding. The proposed color of the siding is Navajo Beige. The new metal panel roof will be hunter green. The green panel will also be featured on the sloped surfaces beneath the existing windows. The vestibule will be removed and the new entryway will feature aluminum frame storefront windows and doors. Two vertical bands of limestone veneer will accent the entryway.

The proposed beige color and HardiePanel material for the medical office are not in keeping with the surrounding buildings. The buildings in the surrounding area are constructed primarily of brick and are of a darker color tone. Staff could support the proposed material if the color was more in line with the other buildings, such as a maroon or burgundy. The applicant provided renderings that show one façade with a cream color siding and another façade that is more off-white. Staff recommends that only one siding color be used for the building. Staff is supportive

of the material of the roof; however, the proposed hunter green roof would not complement the recommended siding color. Therefore, staff recommends consideration of a new roof color. Staff is not supportive of the metal panels on the sloped panel surface beneath the windows and recommends an alternative material that either matches the siding material or one that creates a seamless transition versus a contrasting detail on those surfaces.

In addition to varying façade and roofing material colors, staff is recommending that brick be incorporated as an accent material. Staff recommends the brick accent material be utilized as a basecourse for a minimum of four feet. Staff also recommends the brick accent material be utilized for the endcaps of the front façade entryway feature in lieu of the proposed limestone feature.

Staff discussions with the project architect have resulted in a willingness to modify colors and add masonry features.

Site Compliance and Upgrades:

The architect has indicated that new landscaping will be installed around the perimeter of the building. A revised landscape plan shall be submitted that include foundation plantings to be installed at the base of the building and other entryway and parking lot treatments. The landscape plan is subject to staff review and approval and shall be submitted no later than June 1, 2018 with implementation by September 2018. A lighting plan shall be submitted to address any non-compliant lighting on site shall and any proposed site lighting. The lighting plan is subject to staff approval and shall be approved by staff and installed by September 2018.

Staff Recommendation:

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

1. Staff review and approval of all building and elevation plans.
2. All ground-level and rooftop mechanical equipment shall be well screened from public view with screening or landscaping.
3. Staff review and approval of Landscaping Plans no later than June 1, 2018 with implementation by September 2018.
4. Staff review and approval of lighting plan with implementation by September 2018.

Attachments:

Packet (PDF)

Steckling Builders for Guo Medical Office

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

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

3.e.a

1102W

1106W

10624N

C-2

B-3

B-4

10604N

10604N

Attachment: Packet (2836 : Steckling Builders for Guo Medical Office)

TOM W. MEIKLEJOHN, III AIA

A R C H I T E C T

Ms. Pa Phouala Vang, Community Development
City of Mequon
11333 North Cedarburg Road
Mequon, WI 53092

November 29, 2017

RE: Guo Medical Building Remodeling
10624 N Port Washington Road
Mequon, WI
2017.17

Dear Ms. Vang:

Per your email request dated 11.28.2017, we provide the following brief description of this project:

The existing Medical Office building was purchased in January 2017 for the purposes of providing a new metro Milwaukee location for the Dr. Guo Specialty Surgical Offices. Having two extremely successful locations in the Green Bay Area has spurred interest by the doctors to provide their medical services to the Milwaukee area as well.

The existing medical office building, although in a “aged and rough condition” at the time of purchase, provides excellent spatial opportunities for the clinic and surgery requirements for the Guo practice. The buildings location is also extremely convenient for patient access to and from Interstate 43 and Mequon and Donges Bay Roads.

With the existing deteriorating conditions of the entry canopy, exterior siding materials, leaking roof, failing windows, etc., the Guo’s requested us to provide a clean modern finishes to the exterior of the building along with a new aluminum storefront entrance. The light crème colored (Navajo Beige) stucco-style finish was requested for the exterior wall surfaces along with all roofing being replaced with green metal panels. Two vertical bands of limestone veneer accent the main entrance.

The interior will be gutted thru out the building. Planned is a new two-story Entry Lobby just beyond the new entrance. Along with all new Lobby/ Waiting Rooms, Offices, Exam Rooms, Surgical and Patient ReHab Area’s, all the Plumbing, Heating/AC and Electrical systems are also being updated or replaced with this project.

If you have any questions pertaining to this information, please give me a call.

Sincerely

Tom

Tom W. Meiklejohn, III

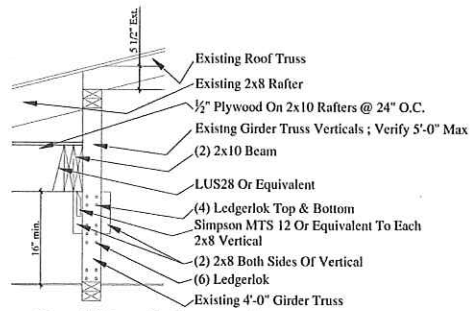
Attachment: Packet (2836 : Steckling Builders for Guo Medical Office)



GUO MEDICAL OFFICE BUILDING - EXISTING ELEVATION

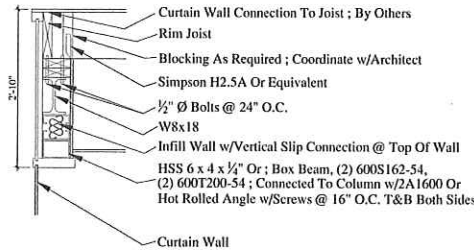
10624 NORTH PORT WASHINGTON ROAD, MEQUON, WISCONSIN

TOM W. MEIKLEJOHN, III AIA
A R C H I T E C T
2017.07 11.29.2017
twm3arch@gmail.com 920.923.3163



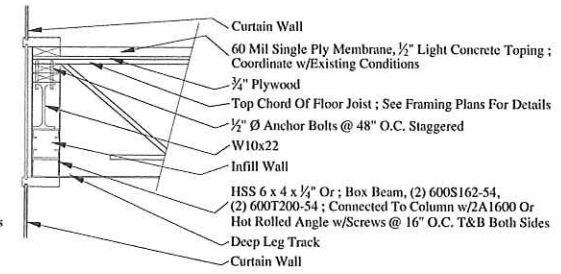
Roof Detail Connection

Scale: 1" = 1'-0"



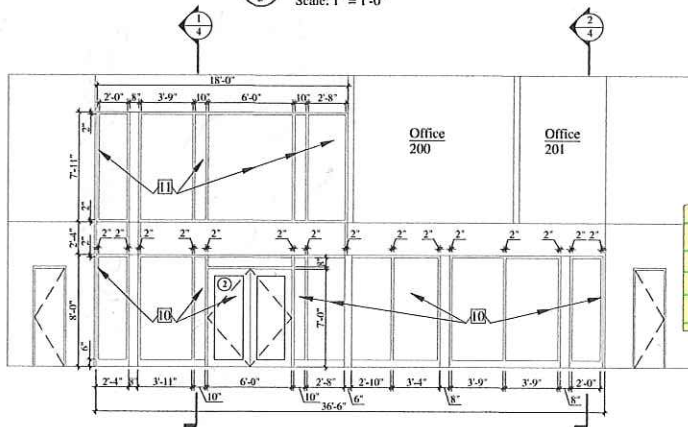
Partial Wall Detail

Scale: 1" = 1'-0"



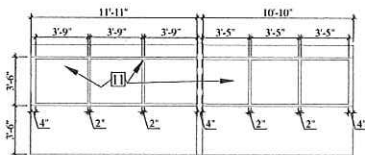
Section @ Floor

Scale: 1" = 1'-0"
0 6" 1 2 Feet



Vestibule 100 Elevation

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



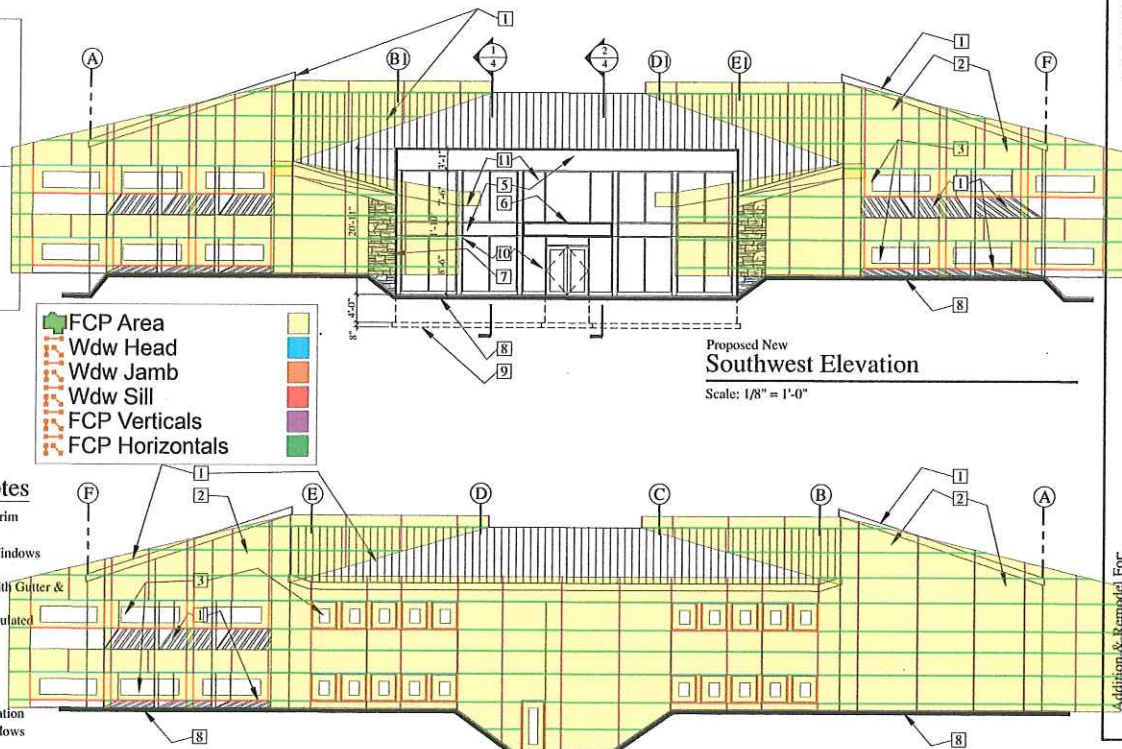
209&217 Elevation

Scale: 1/4" = 1'-0"
0 2 4 8 Feet

Elevation Materials Notes

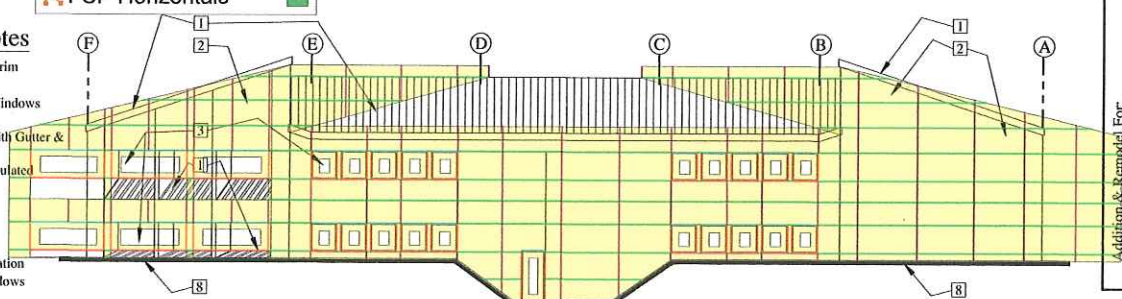
- [1] Metal Roofing Panel System, Fascia, Trim
- [2] EIFS System over 1" Rigid Insulation
- [3] Pre-Finished, Insulated Alum Frame Windows with Clear Insulated Glass
- [4] Pre-Finished Metal Coping/Flashing with Gutter & Downspouts
- [5] Alum Insulated Frame Storefront & Insulated Spandrel Glass System
- [6] New Entry Canopy Extension
- [7] Stone Veneer Accent
- [8] Grade
- [9] Line of New Concrete Footing / Foundation
- [10] Alum Frame Store Front Doors & Windows w/Tempered Clear Glass
- [11] Alum Frame Store Front Doors & Windows w/Clear Glass
- [12] Alum Frame Storefront & Spandrel Glass System

Field Coordinate Any & All Dimensions & Conditions Prior To Any & All Construction. Coordinate with the Owner & Architect



Proposed New Southwest Elevation

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



Proposed New North East Elevation

Scale: 1/8" = 1'-0"
0 2 4 8 Feet

06.06.2017
State Review

TOM W. MEIKLEJOHN, III AIA
A R C H I T E C T
79 East Division Street
Fond du Lac, Wisconsin
p (920) 922-3163

Addition & Remodel For
Guo Medical Office
10624 N Port Washington Road
Mequon, WI 53092

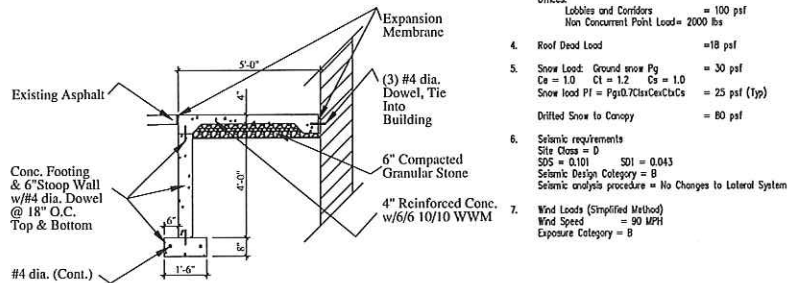
2017.07

5 of 8

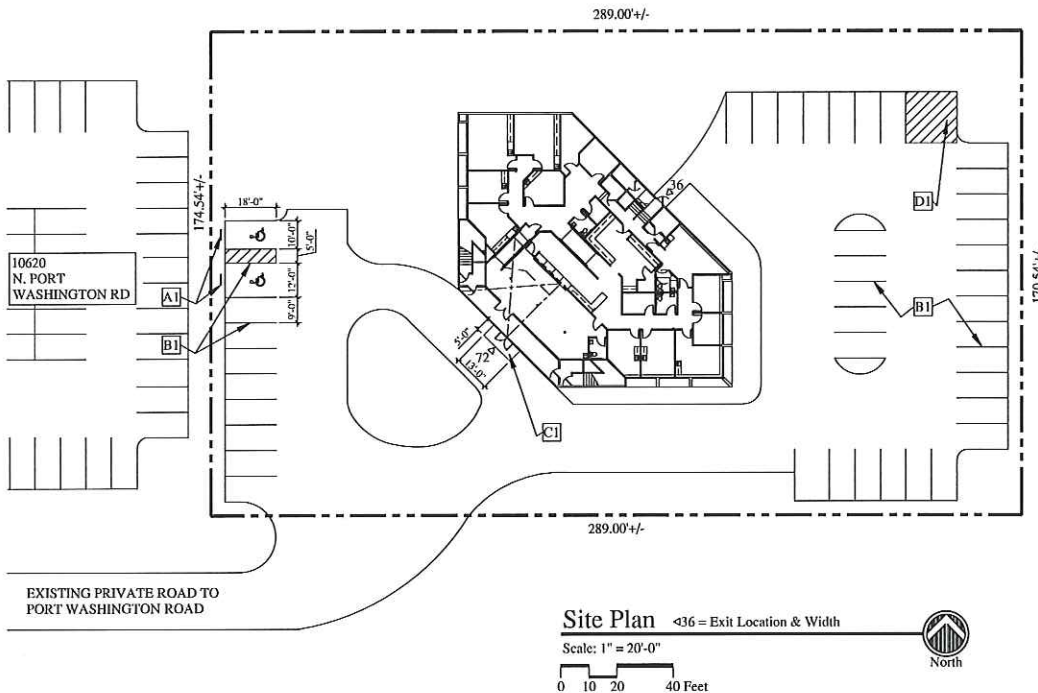
06.06.2017
Slate ReviewTOM W. MEIKLEJOHN, III AIA
A R C H I T E C T
79 East Division Street
Fond du Lac, Wisconsin
p (920) 923-3163Addition & Remodel For:
Guo Medical Office
10624 N Port Washington Road
Mequon, WI 53092

2017.07

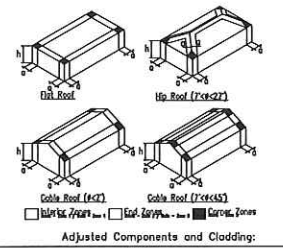
1 of 8

Field Coordinate Any & All
Dimensions & Conditions Prior
To Any & All Construction.
Coordinate with the Owner &
Architect

Conc. Stoop Detail
Scale: 1/2" = 1'-0"
0 1 2 4 Feet



Site Plan <36 = Exit Location & Width
Scale: 1" = 20'-0"
0 10 20 40 Feet



Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

B. SPECIFIED MATERIAL STRENGTHS

1. Poured-in-place Concrete, f_c
 - Slab-on-grade 3500 psi @ 28 days 1" stone
 - Walls / piers 4000 psi @ 28 days
 - Foundations 3000 psi @ 28 days U_s stone
 - Exposed 3000 psi @ 28 days
2. Reinforcing Steel
 - ASTM A615 F_y = 60 ksi
3. Welded Wire Fabric
 - ASTM A185 F_y = 65 ksi
4. Structural Steel (I10)
 - ASTM A992
5. Steel Tubing
 - ASTM A500, Grade B
6. Miscellaneous
 - ASTM A36
7. Bolts for Structural Connections
 - ASTM A325, Type N
8. Anchor Bolts
 - ASTM A193A-36
9. Masonry Grout, f_c
 - 2500 psi @ 28 days
10. Masonry Running Bond, f_m
 - 1350 psi
11. Allowable Soil Bearing Pressure
 - 2000 psi
12. Welding Electrodes
 - E70

Sheet Index

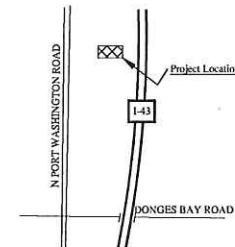
1. Project Info, Site Location Map, Site Plan
2. First Floor Demo & Remodel Plans
3. Second Floor Demo & Remodel Plans
4. Entry Remodel, Foundation, First & Second Floor Framing
5. Elevations
6. First & Second Floor Reflective Ceiling Plan
7. Toilet/Bathroom 1/4" Plans, Toilet/Sink Elevations, Door & Frame Schedule/Elevations, Room Finish Schedule
8. Cabinet Elevations

Project Information

- Use: Type B: Business ; Medical Office Building ;
(10 Staff ; 40 Patients @ One Time)
- Construction Type: VB: WD Stud Framing, Non Sprinkled
 - Max SF Allowed Per Floor: (Table 503)
 - 9,000 SF/Floor ; (2) Levels Allowed
 - 7,208 SF/Floor, (2) Levels (ok)
 - Number of Occupants ; (Table 1004.1.1)
 - 100 Gross SF/Person ;
 - 14,416 Gross SF/100 = 144.16 Exit Inches
 - 144.16 x 0.3 = 43.25 Exit Inches Required
 - 43.25" < 108" Provided (ok)
 - Exit Distance: (Table 1016.1)
 - Max Distance 200' (Non-Sprinkled) 140' +/- < 200' (ok)
 - Plumbing Fixtures Required (Table 2902.1)
 - Business : WC 1/25 ; LAV 1/40 ; Per Both Men & Women ; DF 1/100 ; Service Sink (1) Required
 - First Floor :
 - (4) WC Provided (ok) ; (4) LAV Provided (ok) ;
 - (1) DF Provided (ok) ; (1) Service Sink Provided (ok)
 - Second Floor :
 - (5) WC Provided (ok) ; (5) LAV Provided (ok) ;
 - (1) Service Sink Provided (ok)

Site Notes

- [A] New ADA/HC Sign
- [B] Re-Stripe Existing Stalls w/2" Wide Yellow Stripping
- [C] New Concrete Stoop ; See Detail 1/1
- [D] Existing Dumpster Area



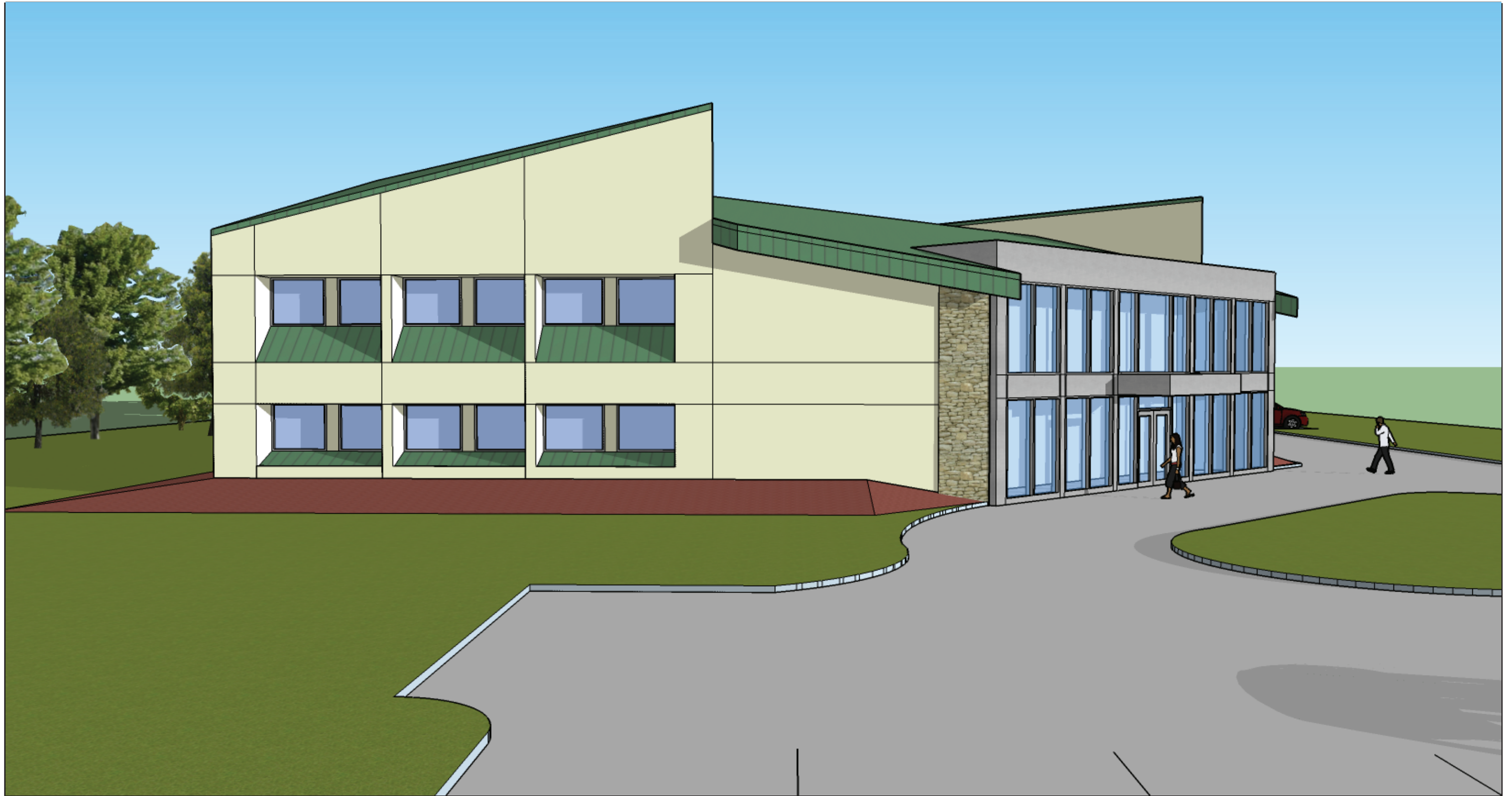
Site Location Map - Mequon, WI
No Scale



GUO MEDICAL OFFICE BUILDING - SOUTH WEST ELEVATION

10624 NORTH PORT WASHINGTON ROAD, MEQUON, WISCONSIN

TOM W. MEIKLEJOHN, III AIA
ARCHITECT
2017.07 11.29.2017
twm3arch@gmail.com 920.923.3163



GUO MEDICAL OFFICE BUILDING - WEST ELEVATION

10624 NORTH PORT WASHINGTON ROAD, MEQUON, WISCONSIN

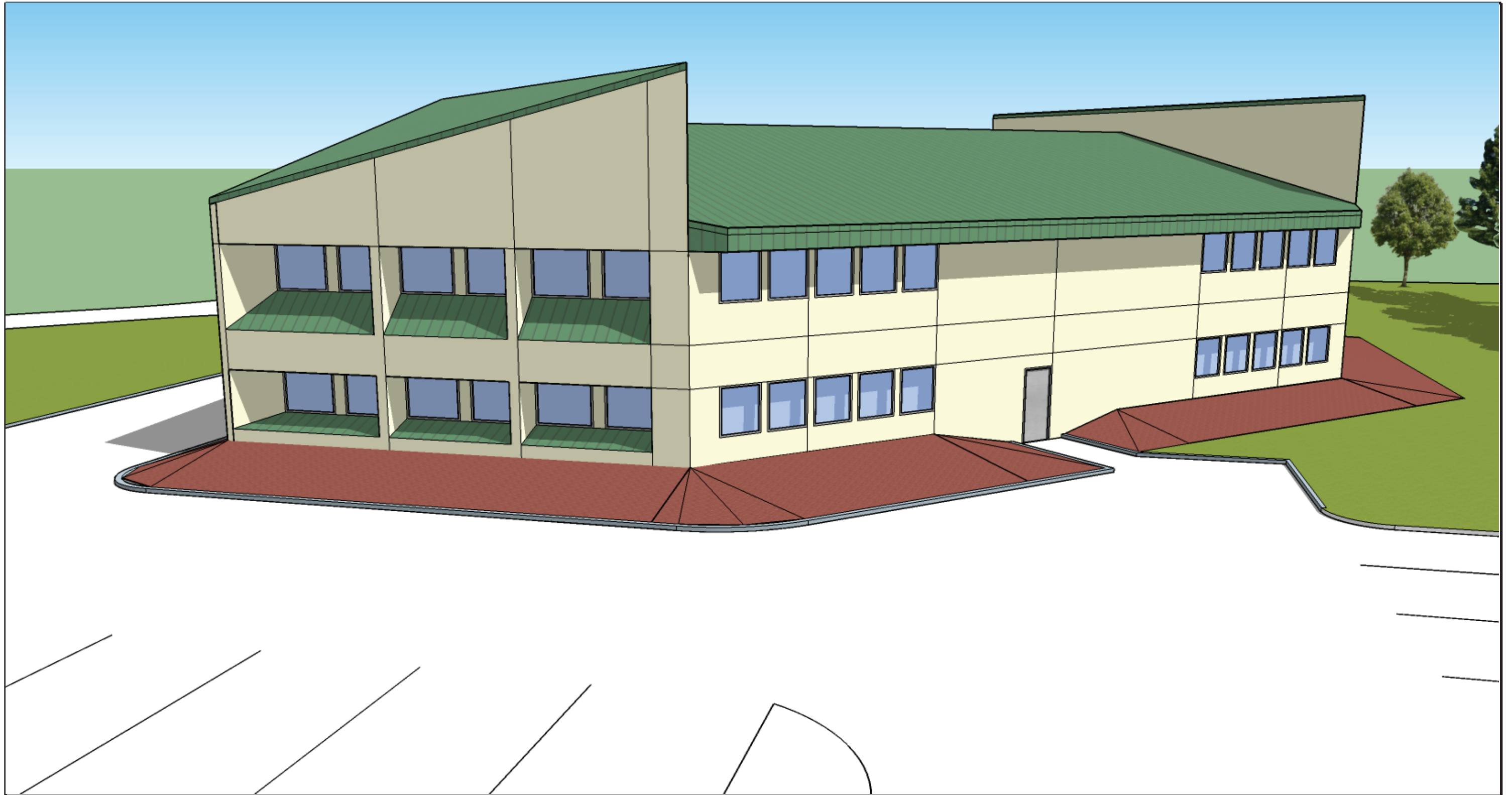
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GUO MEDICAL OFFICE BUILDING - SOUTH ELEVATION

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 2017.07 11.29.2017
 twm3arch@gmail.com 920.923.3163



GUO MEDICAL OFFICE BUILDING - EAST ELEVATION

10624 NORTH PORT WASHINGTON ROAD, MEQUON, WISCONSIN

TOM W. MEIKLEJOHN, III AIA
ARCHITECT
2017.07 11.29.2017
twm3arch@gmail.com 920.923.3163

Proposed Materials and Colors

HardiePanel Stucco Style
Color: Navajo Beige



Roof Color: Hunter





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: December 4, 2017
SUBJECT: Jeremy LaSage for Patrick & Elizabeth McDonald. The applicant is seeking consultation regarding rezoning from B-3 (Office and Service Business district) to P-1 (Park and Recreation district) to allow for a group camp for the properties located at 10512 N. Cedarburg Road and 4828 W. Donges Bay Road.

Applicant:	Jeremy LaSage
Status of Applicant:	Offer to Purchase
Requested:	Consultation
Existing Zoning:	B-3 (Office) R-4 (Residential 3/4 acre) FFO (Flood Fringe Overlay)
Land Use Plan:	Office Residential 1 Acre
Lot size:	7.5 acres
Location:	10512 N. Cedarburg Road 4828 W. Donges Bay Road
Tax Key:	#14-050-07-130.00 #14-050-07-180.00 #14-050-07-140.00
District:	#6

Background: The applicant is requesting a consultation for a youth camp. The applicant currently owns the parcel at 4828 W Donges Bay Road and has an offer on the parcel at 10512 N Cedarburg Road which, when combined, totals 7.5 acres of land. The proposed use would include restoring the remains of the existing barn, gardening workshops, river kayaking and a youth retreat center. Based on the proposed uses planned at the site, a rezoning of the parcels would be required. The P-1 (Park) zoning district allows nature centers and group camps as a conditional use.

Business Plan:

The applicant has submitted a plan of operations for the proposed nature center and youth camp. The focal point of the project would be the reconstruction of the barn on its original foundation. The wooden structure of the barn was destroyed with only the foundation remaining. The City has issued orders to raze the remaining portion of the barn. If the barn can be restored, the space

will be used to house a farmers market, meeting room, gardening workshops, and wedding receptions.

The plan would also include overnight accommodations for youth groups in a retreat setting that will include recreational activities such as kayaking in the river and a zip line across the property. The average stay on the property would range from 3 days to a week. To accommodate guests, the applicant intends to build two bunk houses on the property.

Staff Comment:

Based on the information submitted by the applicant, a rezoning of the parcels to P-1 would be required. While the P-1 zoning designation typically applies to City or County parks, there is a provision in the code language that allows for private recreational facilities. The code also states that if the proposed site is not consistent with the Park Comprehensive Plan, the City shall assess the proposal's impact on traffic, City services and neighboring properties prior to taking action. Since this project is not identified in the Park Comprehensive Plan, the Planning Commission will need to assess the impact of the proposed development as part of the rezoning and conditional use grant process.

Staff believes the proximity to the river and the natural features of the site make it an attractive location for P-1 zoning. However, there is a concern with the compatibility of the proposed use with regard to the existing, adjacent, single-family residential properties. While there are numerous examples of parks being located in residential areas, the parks typically involve more passive recreational uses than what is being proposed at this location in an established neighborhood.

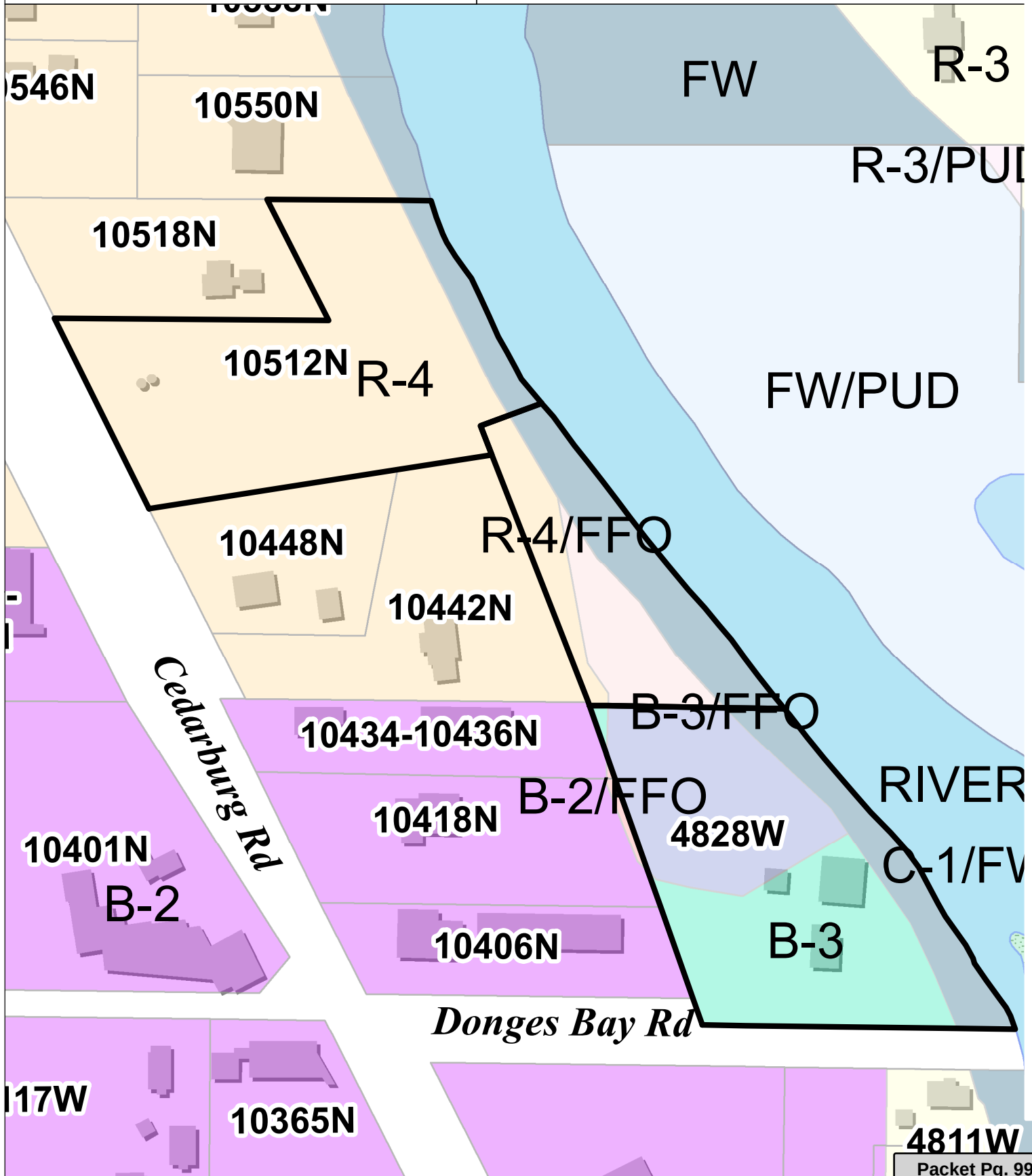
Attachments:
Packet (PDF)

Jeremy LaSage for
Patrick & Elizabeth McDonald

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

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

3.f.a



Attachment: Packet (2837 : Jeremy LaSage for Patrick & Elizabeth McDonald)

Mequon Farm Historic Center & Riverside Retreat



Our Heritage & Project Summary

Mequon has a rich heritage since its founding as a farming community. Much of that Farm heritage is found in the planning with wide open spaces and the rural feel that makes up the majority of the Mequon lifestyle. We are proposing a Mequon Farm Historic Center at 10512 N. Cedarburg Rd.

We intend to make this historic center a showcase of Mequon's history by restoring the third farm and barn founded in this community. This project will celebrate our rich culture through a meeting, retreat and education center for individuals and groups to be given the opportunity to learn, be refreshed and experience the recreation of the Milwaukee River while exploring topics like health and the good nutrition that comes from farm fresh produce!

The property is adjoining our home at 4828 W. Donges Bay Road and this would make an ideal location for a Mequon Farm Historic Center & Riverside Retreat. Given the location's history as one of Mequon's oldest farms and earliest settlements we would like to incorporate that history and environment into the educational experiences offered to the community and groups. The Milwaukee River location will allow us to offer river kayaking & canoeing as a main attraction.

Personal Involvement / Urban Farming Certificate

Because this is our home, we would be very hands on in the day to day activities of the project & retreat center. The current B3 zoning allows for an onsite caretaker that would help us with the grounds, etc. We would hire other staff as needed. Jeremy LaSage has recently completed an Agriculture Certificate program and we would incorporate aquaponics, microgreens, corn, small animals (chickens / rabbits / fish), potentially a few horses and involve other local farmers in the project. We would draw from our experience of owning and running a retreat center in Panama City Beach directly on the Gulf of Mexico in order to make this project a success.



Barn Restoration

The centerpiece of the project will be the restoration of the original barn on its existing foundation. Other than adding some additional windows, our plan would be to restore it to the form of the aerial photograph. This building would house a farm market, meeting room (group meetings, wedding receptions, etc.) and historic farm pictures from the area and farm settlement information from the 1800's.

An Architectural advisor (Owen Lavin) has said that if we rebuild the barn with the stone foundation as cladding and the structural components on the inside of the stone foundation, there would be no problem rebuilding the barn to look the same as the original.

Historic Roots & Community Support

People like to have a connection to their historic roots. This project would draw attention to Mequon's rich history and roots. It could become a gathering point to be able to pass that history on to the next generation. Our Alderman John Hawkins has stated that he could see a lot of people supporting the restoration of the barn on this property. I believe people would much rather see this use than either residential or commercial development.

Farm to Table Café & Market

Our farm to table café will serve up home cooked meals based on the farm fresh produce featured in our farmer's market. Farm to table has become a strong theme among restaurants wanting to offer the freshest of entrees. We will work with local farmers and award winning chefs to create an amazing themed menu.



DIY Workshops

DIY workshops on heirloom gardening, microgreens, energy savings and other themes will be offered to the community in the barn. Local experts will be engaged to teach classes on their expertise. Some will be in depth and offered with a fee to offset costs, others will be overview seminars and offered for free to the community.

River Kayaking & Zipline

Hundreds of people enjoy river kayaking on the Milwaukee River each year. The peaceful adventure setting of being out on the water and enjoying our natural surroundings and the occasional blue heron or eagle. Our location will provide a launch point for this activity and we will offer river kayaking as a main theme to provide a recreational outlet to individuals and groups desiring this experience. We will also build a zip line along the river for the enjoyment of our guests.

Retreat House & Youth Education

The entire environment created will be an excellent setting for a riverside retreat and education center. This will offer groups an opportunity to get away and provide a rich learning experience to groups of all types. Groups will stay onsite for 3-4 nights or for a full week. We will work with the group leaders to provide workshops that are age appropriate for the guests including farm education; personality and life purpose; anti-drug education. There will be a minimum of 1 adult chaperone per 10 participants. The educational and DIY environment will keep participant's attention and group based river kayaking, zip lines and a swimming pool will be offered for recreation. As with our Florida Retreat Center, strong relationships with neighbors and strict quiet times will be enforced.



Architecture & Building

We would rebuild the barn; build two bunkhouses and a greenhouse. We plan to refurbish the outbuilding and silos, making one of them into a lookout tower. A utility building with Café is also planned.

P1 Zoning

We would propose changing the zoning to P1. The P1 park zoning would allow for the uses we intend and seems to fit the project the best and we do intend to change the entire property to a parklike setting. The P1 zoning includes conditional use allowance for swimming pools, hiking trails, group camps, boat rental and seems to fit best.

Mequon Farm Historic Center & Riverside Retreat - Youth Education

Background

My wife Cindi and I own and operate a youth retreat center in Florida. As I have talked to the kids that come to our youth, the impact on their lives is often very significant. We have years and years of log books filled with stories of how the experience impacted the participants lives. We are excited to explore the opportunity of bringing a farm / river experience to Mequon. The youth are worth the investment and we are up to the challenge.

Purpose

- 1) **To Learn (Hands on)**
Lifecycles, Nutrient Cycles, Healthy vs Unhealthy Choices, Aquaponics & Farm Animal Welfare
- 2) **To Experience**
Goodness in nature, fresh air, good tasting food that is healthful and nutritious, new friendships,
Life unscripted and unplugged, hope for the future
- 3) **To Grow**
Seven Day Crops that are planted , mature, harvested and are eaten during the retreat--- session
- 4) **To Inspire**
A new generation of visionaries who are in touch with themselves and the world around them
- 5) **To Understand**
Individual Personalities, Perspectives, Gifts & Talents
- 6) **To Avoid**
Dream & Life stealing decisions, addictions & relationships
- 7) **To Commit**
To Goals & Dreams for a Strong Future



Impact

All youth need focus and direction in life. With the amount of noise technology and other distractions offer in our culture today, there is very little that is being done to go beyond education and help create vision for life purpose. When kids connect to a purpose greater than themselves, it is transformational in the choices they make because they want to accomplish the goal of becoming their very best and using the unique qualities that make up their personality to the highest potential. There are very great rewards of life fulfillment (and grants and scholarships) for the youth who find purpose in life – they set themselves apart from the pack because they have found purpose. As a parent, I want that for my kids and for all the kids that come to our camp.

Education Outcomes

- Farm Lifecycles, Nutrition & Healthy Eating
- Life Understanding & Skill Building
- Personal Responsibility, Personal Purpose and Mission
- Life Boundaries & Rewards
- Teambuilding

Supervision

The youth are well supervised both by their chaperones and our staff. We aim for a ratio and usually exceed 1 adult to every 10 participants. The adults have such a good time at the retreat that many times it is one adult to every 5 campers because the adults want to come (a big difference from just sending your kids away – behavior is much better than with all strangers supervision and no home accountability).

We give a consistent orientation on the camp and expected behavior / boundaries at the beginning of every camp session. We reserve the right and do not hesitate to send someone who is breaking the rules home. Because of the structure that rarely happens.

Neighbor Relationships

We have excellent relationships with our neighbors at our Florida retreat and we are much closer in proximity (about 15 feet away on one side) to the neighbors' property than we are here. We owe this to good communication and respectful quiet time curfews. Our Florida neighbors have our cell phone numbers and our encouraged to call with any concerns. As mentioned, we conduct an orientation for every group that comes through the retreat so that the youth understand the rules and are able to have good safe fun. We also have a no toleration policy for kids who do not follow the rules. We do not have to send kids home often, but we do not hesitate to do so when necessary.

This is our youth retreat in Panama City Beach, Florida. The youth absolutely love this place. It is awesome to see the significant impact on their lives as they experience the retreat.



We love kids and we have teamed up with other people who have the focus to see kids make great choices in life and help them build strong character.



We are looking for input to make this project a strong addition to the Mequon Community!