



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

www.cityofmequonwi.gov

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, July 28, 2025
6:00 PM
Lower Conference Room

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from June 23, 2025.

2) Consent Agenda/Public Hearing

- a) Body Activation. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 6200 W. Donges Bay Road.
- b) Dr. Dylan Starck. The applicant is seeking conditional use grant approval to allow for an oral surgical center for the property located at 1535-1539 W. Market Street (Arrow Oral Surgery).

3) Public Hearing

- a) World Mission Society Church of God. The applicant is seeking conditional use grant and minor request approval for a setback waiver to allow for 3 driveway gates for the property located at 11458 W. Wauwatosa Road.

4) Regular Business

- a) Mequon I LLC for The Enclave at Mequon Preserve. The applicant is seeking final plat and street tree approval to allow for 13-lots in Phase VIII of The Enclave at Mequon Preserve subdivision for the parcel located immediately southwest of 10581 Tree Sparrow Drive.
- b) ReFresh Aesthetic Center. The applicant is seeking minor request approval to allow for two sign waivers for the property at 10404 N. Port Washington Road.
- c) Wyndale Investments, LLC. The applicant is seeking a consultation for a proposed 20 unit (10 buildings) development for the property located at 10723 N. Cedarburg Road.

5) Announcements

The next meeting is Monday, September 29, 2025, at 6:00 p.m.

6) Adjourn

Dated: July 23, 2025

/s/ Andrew Nerbun, Chair

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

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

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



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PLANNING COMMISSION
Regular Meeting
Monday, June 23, 2025
6:00 PM
Lower Conference Room

Minutes

1) Call to Order, Roll Call

Present:

Chair Andrew Nerbun
 Alderman Brian Parrish
 Commissioner Bruce Barnes
 Commissioner Martin Choren
 Commissioner Stephanie Hawley
 Commissioner Rebecca Schaefer
 Commissioner John Stoker
 Commissioner Nancy Urbani

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

a) Approval of Minutes from May 19, 2025

Action

Commissioner Stoker made a motion to approve the meeting minutes from May 19, 2025.
 Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Nerbun, Parrish, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

Attachment: PC_06.23.25_DRAFT (10488 : Meeting Minutes from 06.23.25)

Commissioner Barnes asked for agenda item 2(a) to be removed from the Consent Agenda

2) Consent

- a) Carole and Tony Teolis. The applicant is seeking minor request approval for a fill permit to allow for a 1,182 C.Y. for revetment to provide toe protection at the base of the existing steep bluff for the property located at 11506 N. Shorecliff Lane.

Assistant City Engineer Cole McCraw explained that the requested approval is for this property only. The DNR should inspect the work after it is completed.

Action

Commissioner Schaefer made a motion to approve agenda item 2(a) on the Consent Agenda
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
SECONDER:	Rebecca Schaefer, John Stoker
AYES:	Nerbun, Parrish, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

- b) Eastbrook Drive, LLC. The applicant is seeking final condo plat approval to allow for 10 condominiums (5 buildings) for the property located immediately west of 11649 N. Port Washington Road.

Action

Commissioner Stoker made a motion to approve item 2(b) on the Consent Agenda.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Parrish, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

3) Public Hearing/Consent

- a) David Abbott. The applicant is seeking conditional use grant approval for an accessory dwelling unit for the property located at 12957 N. Highgate Court.

Action

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

Attachment: PC_06.23.25_DRAFT (10488 : Meeting Minutes from 06.23.25)

The architect for the applicant stated this is for the single-family residence for an aging mother to live with the family with some independence. The space will function as an in-law suite

Action

Commissioner Stoker made a motion to close the public hearing.

Commissioner Urbani seconded the motion.

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

Action

Commissioner Schaefer made a motion to approve the conditional use grant per staff conditions.

Commissioner Choren seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Nerbun, Parrish, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

- b) Melinda Francois. The applicant is seeking conditional use grant approval to allow for guest house for the property located at 2790 W. Cassel Lane.

Action

Commissioner Stoker made a motion to open a public hearing

Commissioner Hawley seconded the motion.

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

No public comment

Action

Commissioner Stoker made a motion to close the public hearing

Commissioner Urbani seconded the motion.

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

Action

Commissioner Choren made a motion to approve the conditional use grant.

Commissioner Barnes seconded the motion.

A roll call vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Bruce Barnes, Commissioner
AYES:	Nerbun, Parrish, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

Attachment: PC_06.23.25_DRAFT (10488 : Meeting Minutes from 06.23.25)

Commissioner Stoker recused himself from this item.

4) Public Hearing

- a) Parish Survey & Engineering, LLC for Lifespace Communities. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for 14 carriage homes (12 buildings) for the property located at 12500-12700 N. Port Washington Road.

Action

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

Public Comment

Art Liebau - 1200 W. Liebau - he asked about the discrepancy between the previously requested approval for 13 carriage homes compared to the current approval request for 14 carriage homes.

Action

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

Assistant Director Jac Zader stated that the applicant did apply for 14 homes last time, but the courtesy cards were incorrect. The approved PUD in 2023 was for 14 carriage homes.

He explained that everything proposed is the same as it was proposed in 2023, except the sidewalk was added on this plan on the east side of the cul du sac to avoid the impact on a large specimen tree on the west side.

The applicant submitted an updated landscaping plan after the packet was generated that staff has not yet had time to fully review. Some of the landscape conditions that have been addressed include:

- Proposed street trees to be made up of mixed species.
- The buffer to the back of the carriage homes should also be a combination of mixed species.
- Additional screening for Liebau's property on the east side.

It was confirmed that staff checked the setbacks as well as the storm water drainage and both are compliant.

It was also confirmed that the PILOT program will be addressed before any permits are granted. Park impact fees will be applied per city code.

Action

Alderman Parrish made a motion to approve the item.

Commissioner Hawley seconded the motion.

A roll call vote was taken; vote passed (7-0) (Stoker recused)

RESULT:	APPROVED [7 TO 0]
MOVER:	Brian Parrish, Alternate Alderman
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
RECUSED:	Stoker

5) Regular Business

- 1) TNT Fireworks. The applicant is seeking minor request for temporary use approval for a firework sale tent in the parking lot of the property located at 10906-11116 N. Port Washington Road (Mequon Pavilions).

City Planner Natalie Redding stated that this request is for a temporary use to be located in the northwest section of the parking lot of the Mequon Pavilions shopping center. It will consist of a 20 x 40 tent occupying ten parking spaces and a 20 x 80 storage container occupying two parking spaces for the sale of fireworks, located between Sierra and the Tile Shop. She commented that two public feedback letters were received, which are included in the packet (page 94) as well as two phone calls opposed to the use. The tent will be in use for 10 days from 6/26/25 - 7/6/25 from 9am - 9pm daily and will be staffed by two employees. The applicant received permission from Brixmor to locate anywhere in the parking lot. The applicant also contacted the city fire department and a safety barrier at the entrance to the tent was recommended.

Planner Redding explained that previous temporary uses have been recommended to be located indoors in an empty store front for the safety of the merchandise as well as public safety and this does not disrupt parking. Staff did a site visit to confirm there are a few vacant store fronts at the Mequon Pavilions that could be utilized (map on packet page 96).

She added that there was communication between the City Fire Chief, the City Attorney and the applicant regarding the legality of selling fireworks as there is a section of the city code that restricts the sale and use of fireworks. There is also a section of the city code that references all of the terms not considered fireworks and it was determined by the City Attorney that the products proposed to be sold are legal.

Staff recommend approval based on the condition that it is located in a store front as it is believed to be a safer location for housing the merchandise as well as public access. There is a condition that the applicant contacts the fire department prior to selling any merchandise to confirm that it all qualifies under the referenced section in the city code.

Alternate approval conditions have also been provided should the Commission deem to approval for the use to be located in the outside tent.

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The applicant stated that their products are ground based and not deemed “fireworks”. They believe the storage container is a safer location than inside a multi-tenant building. The tent outside provides much better visibility for marketing and sales. He explained all the products are locked up every night in the steel storage container.

There was some discussion amongst the Commission regarding the preferred location of the temporary use. Mayor Nerbun took an informal straw poll vote to determine the preference of the use be located indoors or outdoors. The Commission showed a preference for the outside tent to be used.

Planner Redding commented that the rendering of the tent was not included in the packet and staff recommend that flags and signage not be allowed except for a banner.

Action

Commissioner Schaefer made a motion to approve with the conditions that signage and flags be approved by a staff visit.

Commissioner Stoker seconded the motion.

A roll call vote was taken; vote passed (6-2) (No; Parrish, Barnes)

RESULT:	APPROVED WITH CONDITIONS [6 TO 2]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	John Stoker, Commissioner
AYES:	Nerbun, Choren, Hawley, Schaefer, Stoker, Urbani
NAYS:	Parrish, Barnes

- 2) MT Trails Foundation. The applicant is seeking minor request approval for specimen tree removal of one 14” black walnut tree located in the right-of-way immediately south of 4124 W. Highland Road.

Asst. City Eng. McCraw explained that this request is part of a proposed trail spur from the OIT to Rotary Park. There is a specimen tree to the north that initially was going to be avoided but it was discovered that some private property easements would be required to place the trail north of the tree. The easement is not easily obtained due to some liens on the property, so the path needs to be relocated, and the tree is now in conflict with the path.

There were some questions from the Commission and the applicant explained that the only method to get the path designed and the process moving forward, is for the tree to be removed as it is not an option to work with the property owner to get an easement. Mayor Nerbun commented that there will be several trees planted in exchange for the removal of this one specimen tree. There was feedback supporting the removal of the specimen tree with the perspective that one tree being removed for the good of the public coupled with several new trees planted was deemed reasonable. It was also mentioned that the specific species make a mess.

Action

Commissioner Stoker made a motion to approve the specimen tree removal.

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Commissioner Hawley seconded the motion.

A roll call vote was taken; vote passed (7-1)(No: Mayor Nerbun)

RESULT:	APPROVED [7 TO 1]
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Parrish, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani
NAYS:	Nerbun

- 3) Ware Design Build. The applicant is seeking a consultation for 14 condominiums for the properties located at 5117 W. Donges Bay Road and 10351-10465 N. Cedarburg Road (Donges Cove)

Planner Redding stated the request is for a consultation for a proposed condominium development which will be comprised of three assembled parcels currently zoned Neighborhood Commercial (“NC”), totaling 5.93 acres. The request would require either a rezoning to R-6 zoning or a text amendment to modify the language in the NC zoning district.

She explained that the proposal is for 28 units in total (14 buildings) and meets the setback and offset requirements. There would be a single access point off Donges Bay Road. Per the City Forester, there are three specimen trees on site which staff would like to preserve, if possible, but they may need to be removed to accommodate the current proposed site plan.

Staff recommend the baseline density follow the R-6 standards, allowing no more than 4 units per acre. The current proposed plan is slightly over this standard at 4.7 per acre. In response, the applicant has communicated their flexibility regarding site layout and the number of total units. To comply with the R-6 standards, 5 units would need to be removed from the proposed plan (3 buildings, 6 units total). This would allow the density to be in compliance as well as allow for additional aesthetic and amenity benefits.

Staff recommends the applicant request a text amendment to add language to the existing NC zoning requirements to include two-family residential units as a conditional use. Planner Redding commented that although the proposed building design is more modern than most of the developments in the city, staff is supportive of the proposed design.

There was discussion among the Commissioners and the applicant. The applicant stated they want their development to stand out and to be different than the usual design found in the city. Alderman Parrish expressed his support for this use at the location and that he has received feedback supporting this type of use. Support for a new development at this blighted corner.

Mayor Nerbun commented that there is one TDR credit that could possibly be used for this site which would allow the development to get an extra building.

Overall there was positive support for the proposed development.

6) Announcements

The next meeting is Monday, July 28, 2025, at 6:00 p.m.

7) Adjourn**Action**

Commissioner Stoker made a motion to adjourn the meeting.

Commissioner Urbani seconded the motion.

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

The meeting concluded at 7:05 p.m.

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_06.23.25_DRAFT (10488 : Meeting Minutes from 06.23.25)



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www.cityofmequonwi.gov

Department of Community Development

TO: Planning Commission
FROM: NATALIE REDDING, CITY PLANNER
DATE: July 28, 2025
SUBJECT: Body Activation. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 6200 W. Donges Bay Road.

Applicant: Brandon Miller & Keith Shimon
Status of Applicant: Agent
Requested: Conditional Use Grant
Existing Zoning: B-5 (Light Industrial District)
Land Use Plan: Business Park
Lot size: 2.10 Acres
Location: 6200 W. Donges Bay Road
Tax Key Number: #14-027-16-022.00
District: #4

Background: The applicant is requesting conditional use grant (CUG) approval to allow for a group exercise and therapy facility for the property located at 6200 W Donges Bay Road. The building is multi-tenant, a total of 20,000 square feet, and Body Activation plans to occupy suite 100, roughly 4,900 square feet total. Body Activation, which has been providing fitness services to Mequon for the past ten years, offers one-on-one and small group exercise and operates as a therapy facility. The business will be set up to allow for consultations, the development of specific exercise plans, and the enhancement of client performance and overall activity. Training will be open to the public, by appointment only. No exterior modifications to the building are proposed.

Site Plan:
No changes will occur to the site plan.

Site Compliance:
Staff conducted a site visit to confirm compliance. There are four lights on the side and rear of the building which are not full cut off, as well as six ground lights in the front of the building that are also noncompliant. As such, staff will require that the noncompliant lighting be removed and/or replaced with compliant lights prior to issuance of final occupancy.

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

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

All activities and interactions of the business will take place within the building and will be monitored by the staff onsite. The proposed use should not endanger the surrounding area.

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

The Land Use Plan designates the site as Business Park. All adjacent properties are similarly zoned B-5, and a fitness center/physical therapy facility can be considered compatible with the Land Use Plan and other expected industrial uses. In the past, the Planning Commission has approved other similar uses (Pure Fitness, CrossFit Lozen, Hype Fitness) located in industrial areas.

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

The proposed activities of the use fit the character of the surrounding area. The hours of operation will be Monday through Saturday, 6:00 AM to 6:00 PM by appointment. Staff is supportive of the proposed hours, which align with the neighboring industrial uses. Staff calculated a total parking requirement of six stalls, to account for three employees and three clients on site at a time. The site currently has 30 stalls available, which will more than accommodate the demands of the business. Staff believes the proposed use and activities should be harmonious with the surrounding uses.

Staff Recommendation:

Staff recommends **approval** of the conditional use based on the following conditions:

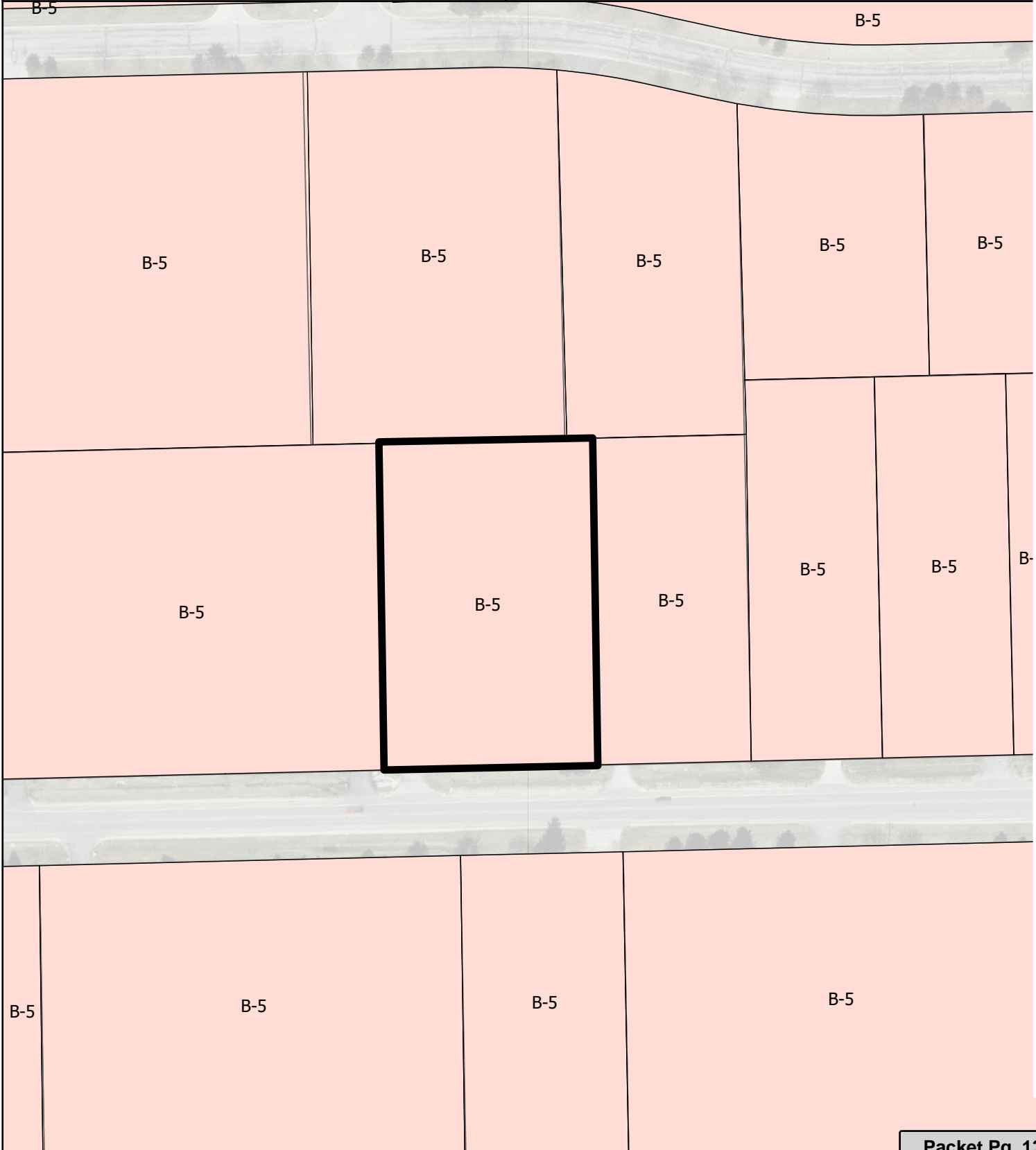
1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The hours of operation are Monday through Saturday from 6:00AM to 6:00PM.
3. The noncompliant lights on site are to be removed prior to issuance of final occupancy.
4. Recording of the conditional grant at Ozaukee County Register of Deeds.

Attachments:

Packet Docs_Body Activation (PDF)

BODY ACTIVATION

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



Attachment: Packet Docs_Body Activation (10489 : Body Activation)

Owner's Approval
 I HAVE REVIEWED THESE DOCUMENTS FOR DESIGN INTENT AND I HAVE AUTHORIZED PERSPECTIVE DESIGN INC. TO PROCEED WITH THE NEXT PHASE OF THE PROJECT BASED ON THESE APPROVED DOCUMENTS.

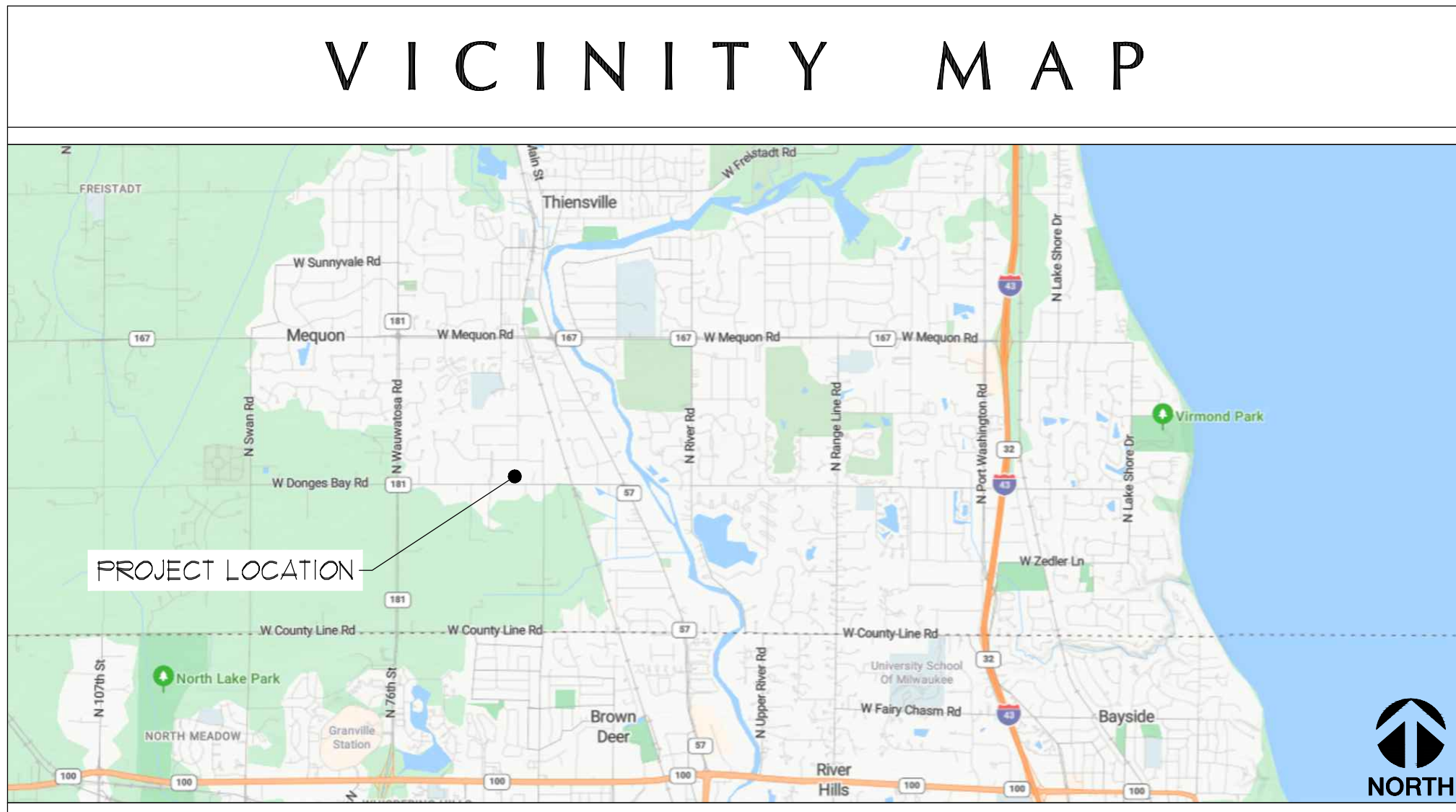
Signature _____ Date _____
 Printed Name _____ Title _____

A Tenant Improvement for: Body Activation

6200 West Donges Bay Road
 City of Mequon, WI 53092
 (Ozaukee County)

Tenant's Approval
 I HAVE REVIEWED THESE DOCUMENTS FOR DESIGN INTENT AND I HAVE AUTHORIZED PERSPECTIVE DESIGN INC. TO PROCEED WITH THE NEXT PHASE OF THE PROJECT BASED ON THESE APPROVED DOCUMENTS.

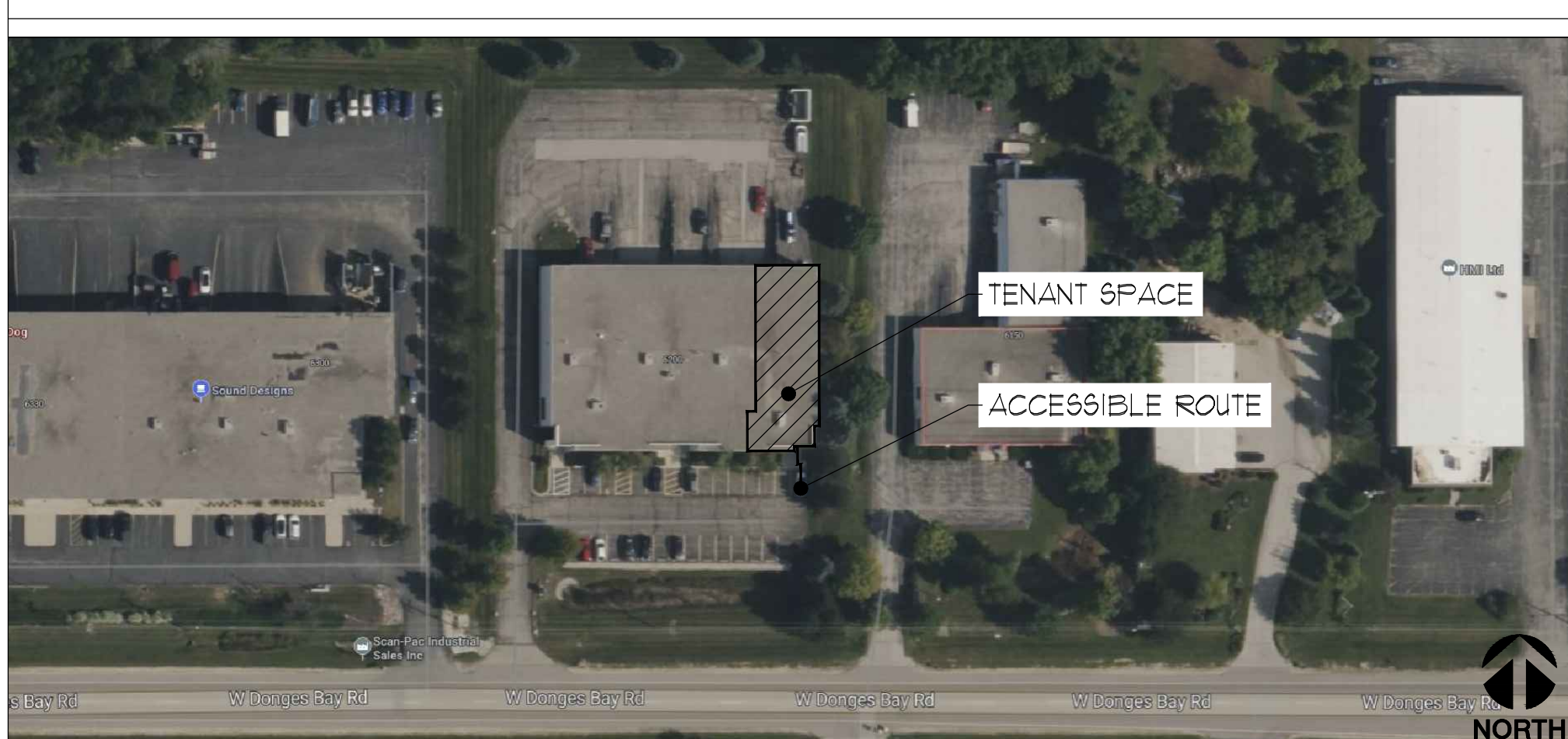
Signature _____ Date _____
 Printed Name _____ Title _____



ABBREVIATION KEY

A/C	AIR CONDITIONING	EJ	EXPANSION JOINT(S)	INT	INTERIOR	REC	RECESSED
ACT	ACOUSTIC CEILING TILE	ELEC	ELECTRICAL	JNT	JOINT	REG	REGULAR
ADJ	ADJUSTABLE OR	ELEV	ELEVATOR	JST	JOIST	REIN	REINFORCE
ADJ	ADJACENT	EQ	EQUAL	LAM	LAMINATE	RD	ROUGH OPENING
AF	ABOVE FINISH FLOOR	EQ	EQUIPMENT	LAV	LAVATORY	RTU	ROOF TOP UNIT (HVAC)
ALT	ALTERNATE	EQUIV	EQUIVALENT	LVL	LAMINATED	R/T	REFER TO
ALUM	ALUMINUM	ETR	EXISTING TO REMAIN	MATL	MATERIAL	SC	SOLID CORE
APPROX	APPROXIMATE	EXP	EXPANSION OR EXPOSED	MAX	MAXIMUM	SECT	SECTION
ARCH	ARCHITECTURAL	EXT	EXISTING	MDF	MEDIUM-DENSITY FIBERBOARD	SIM	SIMILAR
#	AT	EXT	EXTERIOR	MECH	MECHANICAL	SPEC	SPECIFICATION
BD	BOARD	FD	FLOOR DRAIN	MECH	MECHANICAL	SQ.FT. SF.	SQUARE FOOT
BLDG	BUILDING	FDN	FOUNDATION	MECH	MECHANICAL	SQ. IN	SQUARE INCH
B/O	BOTTOM OF	FIN	FINISH FLOOR	MAN	MANUFACTURER	SS	STAINLESS STEEL
BRG	BEARING	FIN	FINISH	MIN	MINIMUM	SM	SOLID SURFACE
CB	CEMENT BOARD	FIXT	FIXTURE	MISC	MISCELLANEOUS	STL	STEEL
CF	COLD FORMED STEEL	FLR	FLOOR	MO	MASONRY OPENING	STN	STAIN
CJ	CONSTRUCTION JOINT(S)	FRP	FIBERGLASS REINFORCED PLASTIC	MR	MOISTURE RESISTANT GUB	STRCT	STRUCTURAL
CL	CEILING	FRT	FIRE RESISTANCE TREATED	MTU	METAL	SV	SHEET VINYL
CLST	CLOSET	FTG	FOOTING	NO *	NOT IN CONTRACT	TBB	TILE BACKER BOARD
CMU	CONCRETE MASONRY UNIT	FURN	FURNACE	NOM	NOMINAL	TBD	TO BE DETERMINED
COL	COLUMN	GA	GALVANE	NTS	NOT TO SCALE	TIB	TOP & BOTTOM
CONC	CONCRETE	GALV	GALVANIZED	OA	OVERALL	TIG	TONGUE & GROOVE
CONST	CONSTRUCTION	GC	GENERAL CONTRACTOR	OC	ON CENTER	TJ	T-JOIST
CONT	CONTINUOUS	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	OHD	OVERHEAD DOOR	T/O	TOP OF
CPET	COMMON PATH OF EGRESS TRAVEL	GLULAM	GLUE LAMINATED TIMBER	OPF	OPPOSITE	TYP	TYPICAL
CPT	CARPET	GRT	GROUT	OPT	OPTIONAL	UC	UNDER COUNTER
CT	CERAMIC TILE	GUB	GYPSPUM WALL BOARD	PERF	PERFORATED	UNO	UNLESS NOTED OTHERWISE
CTB	CERAMIC TILE BASE	HOLLOW CORE	HOLLOW CORE	PL	FLATE	VB	VINYL BASE
DEMO	DEMOLITION	HDR	HEADERS	FLAM	FLAME	VBC	VINYL BASE COVE
DIA	DIAMETER	HWD	HARDWARE	FLYWD	FLYWOOD	VBS	VINYL BASE STRAIGHT
DM	DIMENSION	HGT	HEIGHT	PREFIN	PREFINISHED	VCT	VINYL COMPOSITION TILE
DN	DOWN	HM	HOLLOW METAL	PSF	POUNDS PER SQ FT	VERT	VERTICAL
D/S	DOWNSPOUT	HRSZ	HORIZONTAL	RF	FOUNDS PER SQ IN	VF	VERIFY IN FIELD
DW	DISHWASHER	HRZ	HORIZONTAL	UV	ULTRAVIOLET	W	WOOD
DWG	DRAWINGS	HYAC	HEAT, VENT, & AIR CONDITIONING	P/T	PRESERVATIVE TREATED	WB	WOOD BASE
EA	EACH	IHM	INSULATED HOLLOW METAL	PVC	POLYVINYLCHLORIDE	WD	WOOD
EATD	EXIT ACCESS TRAVEL DISTANCE	ILO	IN LIEU OF	QT	QUARRY TILE	WH	WATER HEATER
EF	EPoxy FLOORING	INSUL	INSULATION OR INSULATE	QTB	QUARRY TILE BASE	WIC	WALK-IN CLOSET
EP	EXTERIOR INSULATION FINISH SYSTEM			R	RADIUS	W/O	WITHOUT
EP	EXTERIOR INSULATION FINISH SYSTEM			RD	ROOF DRAIN	WUF	WELED WIRE FABRIC

ACCESSIBILITY ROUTE



PARTICIPANTS

OWNER: The Crown Group, Inc. P.O. Box 951465 Hoffman Estates, IL 60195 Tele: (847) 358-4455 Fax: N/A Contact: Craig Whitehead E-mail: craigwhitehead@crowngroup.com Cell: (847) 323-1141	TENANT: Body Activation, LLC. 10520 North Esch Road - Suite A Mequon, WI 53092 Tele: (414) 491-1435 Contact: Brandon Miller E-mail: Btmiller48@gmail.com
ARCHITECT: Perspective Design, Inc. 11525 West North Avenue Wauwatosa, WI 53226 Tele: (414) 302-1780 x 204 Fax: (414) 302-1781 Contact: Dominic Quinan E-mail: dominicq@pdl-arch.com	GENERAL CONTRACTOR / CONSTRUCTION MANAGER: KVG Building Corporation 802 North 103rd Street Milwaukee WI 53226 Tele: (414) 463-8900 Fax: (414) 463-8915 Contact: Scott Christianson - Project Manager E-mail: scottc@kvgbuilding.com
CIVIL ENGINEER: N/A	STRUCTURAL ENGINEER: N/A
MECHANICAL ENGINEER/DESIGN BUILD: TBD - SHALL SUBMITTED UNDER SEPARATE COVER & SUBMISSION BY EITHER (DESIGN ENGINEER) OR (DESIGN/BUILD) SUB-CONTRACTOR	ELECTRICAL ENGINEER/DESIGN BUILD: TBD - SHALL BE SUBMITTED UNDER SEPARATE COVER & SUBMISSION BY EITHER (DESIGN ENGINEER) OR (DESIGN/BUILD) SUB-CONTRACTOR
PLUMBING ENGINEER/DESIGN BUILD: TBD - SHALL SUBMITTED UNDER SEPARATE COVER & SUBMISSION BY EITHER (DESIGN ENGINEER) OR (DESIGN/BUILD) SUB-CONTRACTOR	FIRE PROTECTION DESIGN BUILD: TBD - SHALL BE SUBMITTED UNDER SEPARATE COVER & SUBMISSION BY EITHER (DESIGN ENGINEER) OR (DESIGN/BUILD) SUB-CONTRACTOR
INTERIOR DESIGNER: TBD - SHALL SUBMITTED UNDER SEPARATE COVER & SUBMISSION BY EITHER (DESIGN ENGINEER) OR (DESIGN/BUILD) SUB-CONTRACTOR	LANDSCAPE ARCHITECT / DESIGNER: N/A

DRAWING INDEX

ARCHITECTURAL: T1 TITLE SHEET 8P11 ARCHITECTURAL SITE PLAN DM1 OVERALL BUILDING - DEMOLITION FLOOR PLAN A11 NEW PARTIAL FLOOR PLAN AG1 ACCESSIBILITY GUIDELINES	CIVIL: NO WORK	STRUCTURAL: NO WORK	ELECTRICAL: TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER	MECHANICAL: TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER	PLUMBING: TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER	FIRE PROTECTION: TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER
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CODE REFERENCE

BUILDING CODE: WI COMMERCIAL BUILDING CODE ADOPTION OF THE INTERNATIONAL CODES SUBJECT TO THE MODIFICATION SPECIFIED BY WI DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES, CHAPTER 361-366 • INTERNATIONAL BUILDING CODE - 2015 • INTERNATIONAL ENERGY CONSERVATION CODE - 2015 • COMCHECK (LATEST WEB RELEASE) • INTERNATIONAL MECHANICAL CODE - 2015 • INTERNATIONAL FUEL GAS CODE - 2015 • INTERNATIONAL EXISTING BUILDING CODE - 2015 ACCESSIBILITY CODES: • INTERNATIONAL BUILDING CODE - 2015, CHAPTER II • ICC A111 - 2009 • D.O.J. - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN MECHANICAL CODE: • INTERNATIONAL MECHANICAL CODE - 2015 • INTERNATIONAL FUEL GAS CODE - 2015 • WI SAFETY & PROFESSIONAL SERVICES, CHAPTERS 364 & 365 ELECTRICAL CODE: • INTERNATIONAL BUILDING CODE - 2015, CHAPTER 21 • WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 316 • REFERENCE NATIONAL ELECTRIC CODE • NFPA 70 - NATIONAL ELECTRIC CODE (NEC) - 2011 SUBJECT TO THE CHANGES, ADDITIONS OR OMISSIONS SPECIFIED IN SUB CHAPTER II OF 8P9 CHAPTER 316 PLUMBING CODE: • INTERNATIONAL BUILDING CODE - 2015, CHAPTER 23 • WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 381-387 FIRE PREVENTION: • WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 314 • REFERENCE NFPA • NFPA 1 FIRE CODE - 2011 AND/OR LOCAL FIRE ORDINANCE IF APPLICABLE SUBJECT TO THE MODIFICATIONS AS SPECIFIED IN 8P9 CHAPTER 314 • INTERNATIONAL FIRE CODE - 2015 (AS REFERENCED BY THE IBC - 2015) EMERGENCY EGRESS LIGHTING: • THESE DOCUMENTS DENOTE AN EGRESS PLAN SHOWING THE PATH WHERE EXIT LIGHTS & EMERGENCY EGRESS LIGHTING MAY BE REQUIRED. • FOR NEW BUILDINGS, ADDITIONS OR ALTERATIONS THAT CREATE NEW EGRESS PATHS, THE ELECTRICAL DESIGNER SHALL PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, EMERGENCY LIGHTING CUT-SHEETS, CALCULATIONS, PHOTOMETRICS OR OTHER MEANS TO SHOW COMPLIANCE WITH APPLICABLE CODES. LIGHTING & ENERGY CONSERVATION: ELECTRICAL DESIGNER SHALL PREPARE A LIGHTING PLAN AND PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, LIGHTING PLANS AS WELL AS FEATURE CUT-SHEETS AND ENERGY CALCULATIONS TO SHOW COMPLIANCE WITH THE ENERGY CODE. ACCESSIBILITY NOTES: THIS PROJECT INCLUDES AN ALTERATION TO AN AREA OF PRIMARY FUNCTION, AS DENOTED IN THESE DOCUMENTS. ACCESSIBILITY UPGRADES ARE BEING PROVIDED TO THE ACCESSIBLE ROUTE, INCLUDING TOILET AND DRINKING FACILITIES, AS REQUIRED BY THE EXISTING BUILDING CODE. THESE UPGRADES ARE LIMITED TO 10% OF THE PROJECT COST AS ALLOWED BY THE EXISTING BUILDING CODE.
PROJECT DESCRIPTION: BUILDING CODE: IBC/ESB WI-8P9 361-366 CLASSIFICATION OF WORK: ALTERATION TYPE OF WORK: INTERIOR ALTERATION TENANT SPACE: 4399 NET SQ. FT. AREA OF WORK (ALTERATION): 12870 FT. / 61285 USE & OCCUPANCY: BUILDING: (S-1) STORAGE ACCESSORY USE: (B) BUSINESS TENANT: (B) BUSINESS + 4399 NET SQ. FT. INCIDENTAL USE: (S-1) STORAGE PREVIOUS TENANT: (S-1) STORAGE + 4399 NET SQ. FT. ACCESSORY USE: (B) BUSINESS + 1702 SQ. FT. / 39%
GENERAL BUILDING DATA: APPROX. HEIGHT: 27.4 FT. - UNCHANGED GROSS BUILDING AREA: 10200 - UNCHANGED NUMBER OF STORES: 3 - UNCHANGED NUMBER OF FLOORS: 3 - UNCHANGED TYPE OF CONSTRUCTION: 3-B (MASONRY WALL UNPROTECTED) - UNCHANGED FIRE RESISTANCE RATED CONST. EXISTING TO REMAIN - UNCHANGED EXTERIOR WALL OPENINGS: EXISTING - 1 HOUR - UNCHANGED FIRE PROTECTION SYSTEMS: EXISTING - UNCHANGED STANDARD COVERAGE: EXISTING & COMPLETE - UNCHANGED MONITORING: EXISTING - UNCHANGED FIRE ALARM: NONE - UNCHANGED FIRE DETECTION: NONE - UNCHANGED SMOKE ALARM & DETECTION: NONE - UNCHANGED MEANS OF EGRESS IN GROSS BUILDING AREA: TOTAL OCCUPANT LOAD: 50 PEOPLE MAX. - UNCHANGED TOTAL EGRESS WIDTH: 10' - UNCHANGED TOTAL STAIRWAY WIDTH: N/A - UNCHANGED COMMON PATH OF TRAVEL: 100' MAX. - UNCHANGED EXIT TRAVEL DISTANCE: 250' MAX. - UNCHANGED OCCUPANT LOAD DETERMINING PLUMBING FIXTURES: 50 PEOPLE MAX. - UNCHANGED TENANT SHALL POST A SELF PROPOSED MAXIMUM OCCUPANCY OF THE BUILDING OF 25 PEOPLE MAX. PLUMBING FIXTURES: TOILET: 1 - UNCHANGED WATER CLOSETS: 1 - UNCHANGED SINKS: 1 - UNCHANGED LAVATORIES: 1 - UNCHANGED BATHS: 1 - UNCHANGED WATER CLOSETS: 1 - UNCHANGED LAVATORIES: 1 - UNCHANGED DRINKING FOUNTAINS: 2 - UNCHANGED TENANT PROVIDED BOTTLED WATER DISPENSER: 1 - UNCHANGED OTHER (SINKS/PREP SINKS): 1 - UNCHANGED

NOT FOR CONSTRUCTION

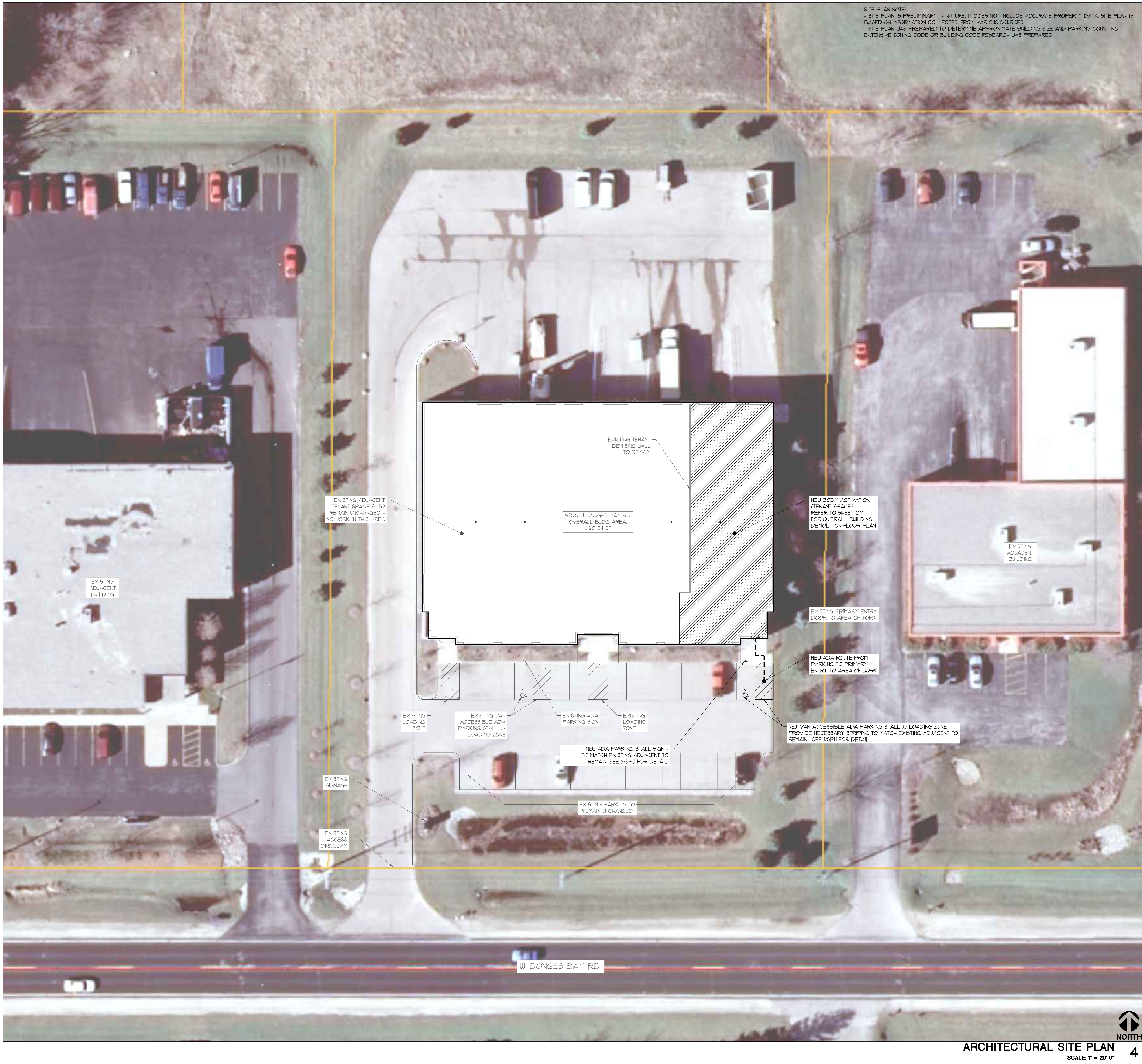
PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

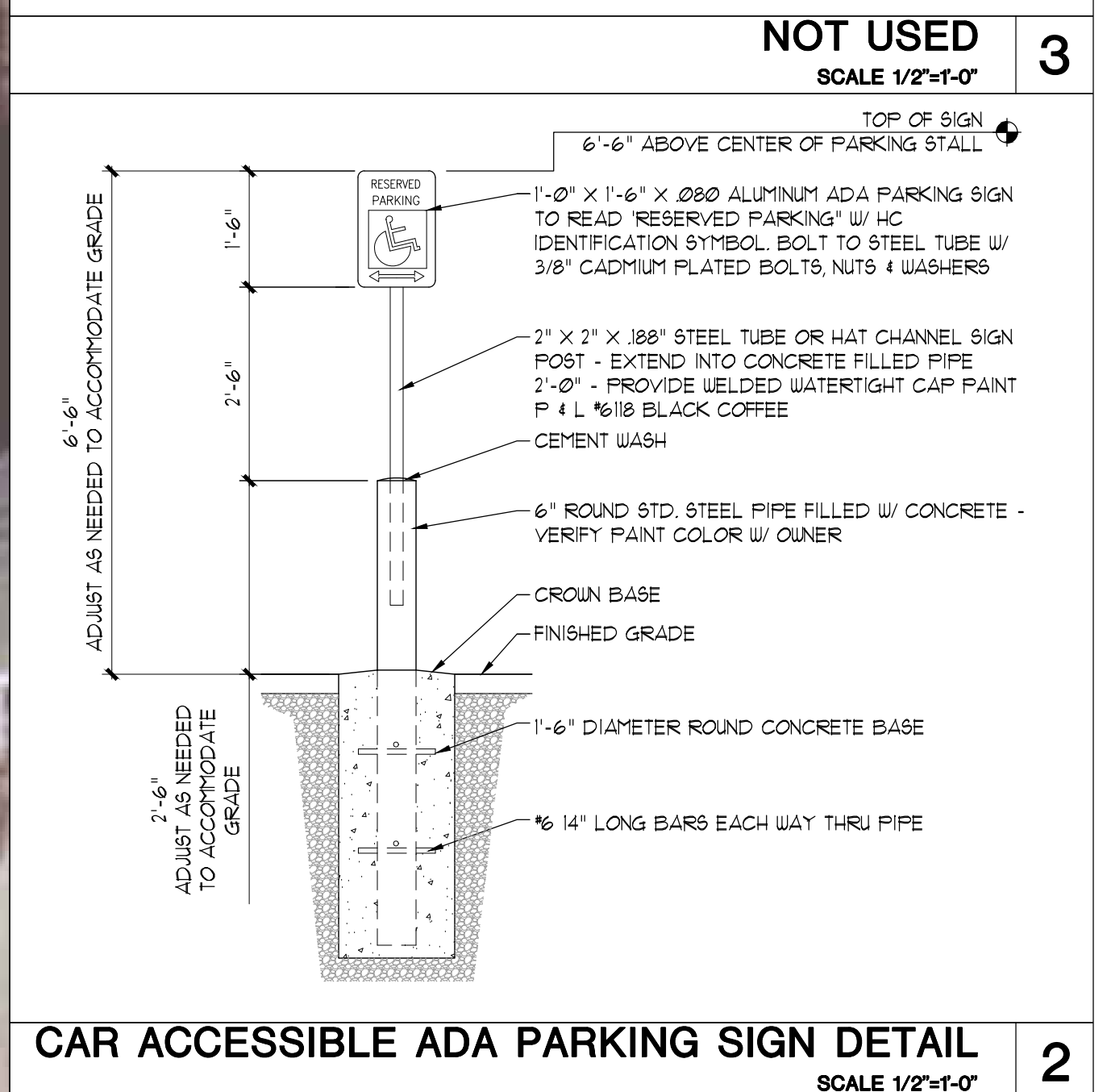
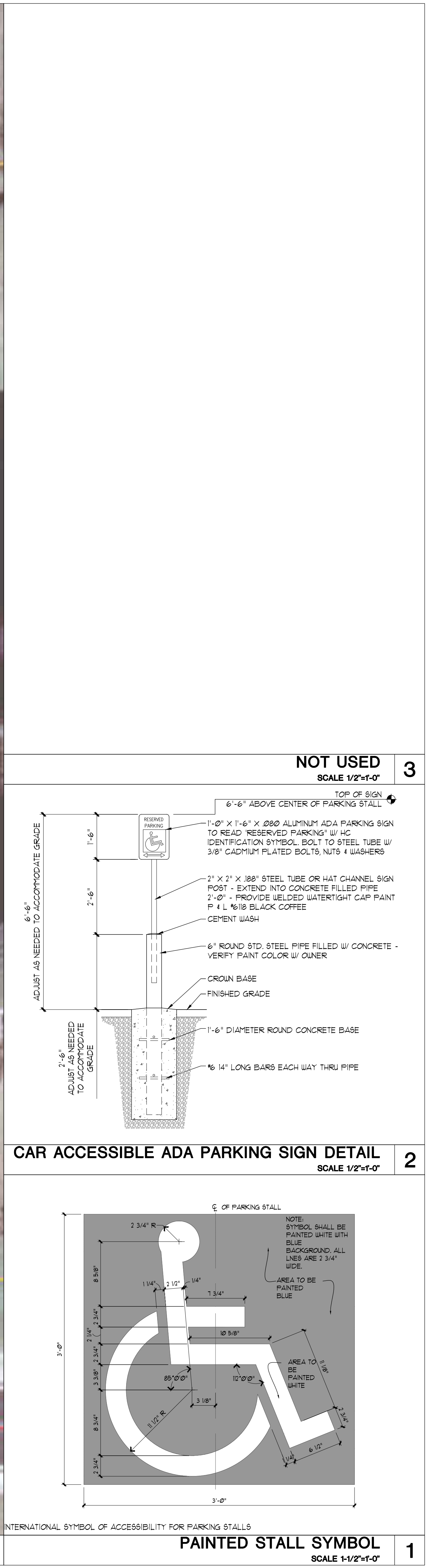
DATE	06/19/25
SCALE	NONE
DRAWN	DMQ
JOB	25-028
SHEET	T1

PROJECT: Body Activation
 6200 West Donges Bay Road - Suite 100
 Mequon, WI 53092
 Interior Alteration for:
PERSPECTIVE DESIGN, INC.
 11525 W. North Avenue
 Wauwatosa, WI 53226
 Tel (414) 302-1780 Fax (414) 302-1781

ATTACHMENT: Packet Docs: Body Activation (1048) - Body Activation



SITE PLAN NOTE:
 - SITE PLAN IS PRELIMINARY IN NATURE. IT DOES NOT INCLUDE ACCURATE PROPERTY DATA. SITE PLAN IS BASED ON INFORMATION COLLECTED FROM VARIOUS SOURCES.
 - SITE PLAN WAS PREPARED TO DETERMINE APPROXIMATE BUILDING SIZE AND PARKING COUNT. NO EXTENSIVE ZONING CODE OR BUILDING CODE RESEARCH WAS PREPARED.



DO NOT SCALE THESE DRAWINGS

NOT FOR CONSTRUCTION

PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY

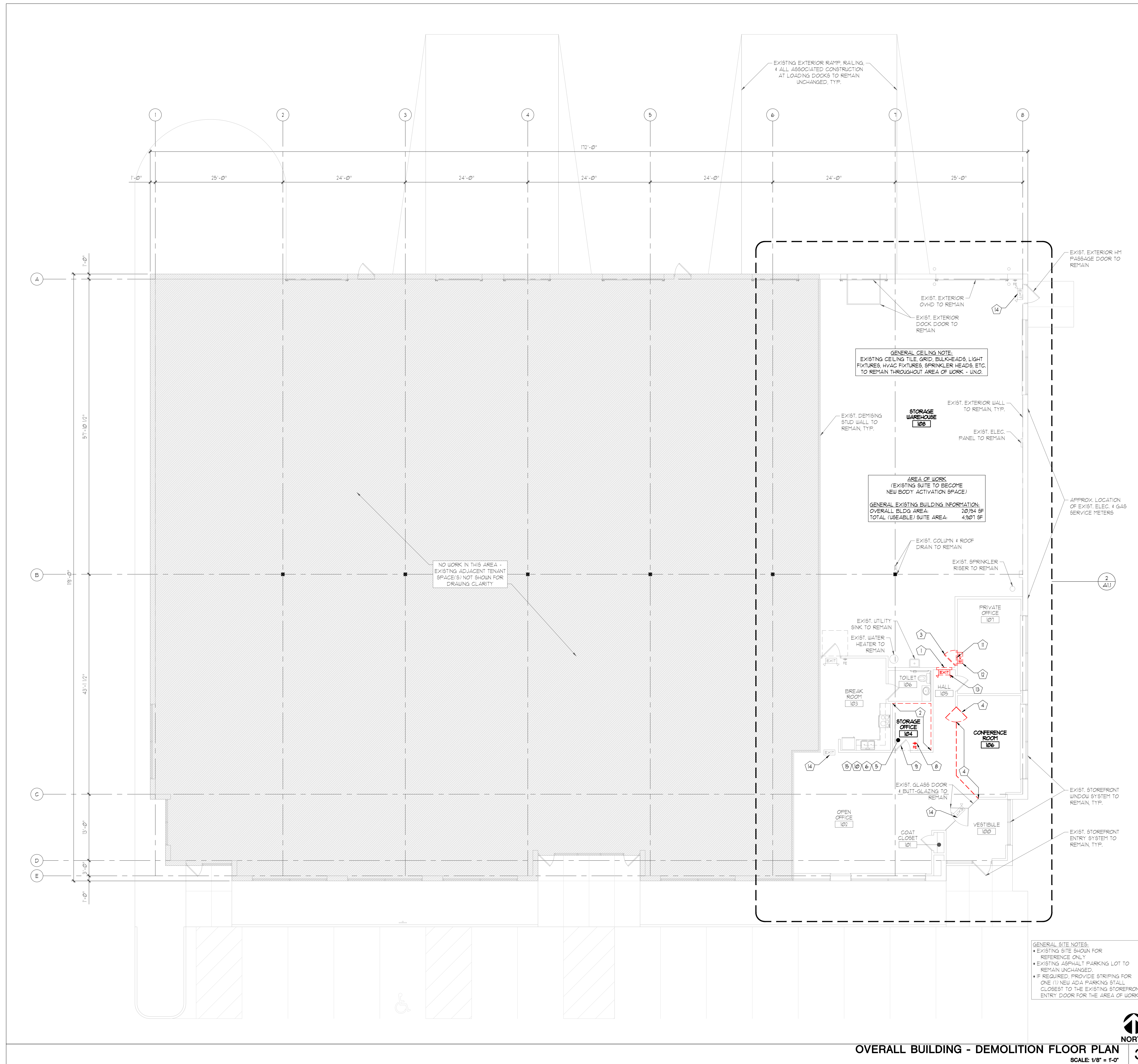
DATE:	06/19/25
SCALE:	AS NOTED
DRAWN:	DMQ
JOB:	25-028
SHEET:	SP.11

DRAWING TITLE:	ARCHITECTURAL SITE PLAN
THIS BOX IS 1/2" x 1/2"	

PERSPECTIVE DESIGN, INC.
 11525 W. North Avenue
 Wauwatosa, WI 53226
 Tel (414) 302-1780 Fax (414) 302-1781

Interior Alteration for:
Body Activation
 6200 West Donges Bay Road - Suite 100
 Mequon, WI 53092

REV. #	REV. DATE	DESCRIPTION



EXISTING NOTES:

- EXISTING PLANS AND STRUCTURAL INFORMATION FOR REFERENCE ONLY. ALL CONDITIONS MUST BE VERIFIED IN FIELD BEFORE BIDDING / CONSTRUCTION BEGINS. CONTACT ARCHITECT WITH ANY AND ALL DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- G.C. TO VERIFY ALL PUBLIC AND PRIVATE UTILITY LOCATIONS AND SIZES (ELECTRICAL, GAS, SANITARY, STORM, WATER, ETC.) WITH LOCAL MUNICIPALITY. 4 TENANT PRIOR TO DEMOLITION. UTIL. SERVICE EXISTS AT CURRENT STRUCTURE. MODIFY AS NECESSARY.

GENERAL DEMOLITION NOTES:

- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY. ALL STATE AND LOCAL PRACTICES 4 REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA REGULATIONS FOR DEMOLITION SHALL BE FOLLOWED FOR SAFETY 4 ALL OTHER MEASURES ASSOCIATED WITH DEMOLITION. IF ANY HAZARDOUS MATERIALS ARE FOUND AFTER THE INITIAL SURVEY OF EXISTING CONDITIONS OCCUR IMMEDIATELY CONTACT THE GENERAL CONTRACTOR 4 STOP WORK FOR ASSESSMENT.
- ITEMS TAGGED FOR DEMO SHOULD BE CONSIDERED FOR REFERENCE ONLY. ALL CONDITIONS SHOULD BE VERIFIED IN FIELD BEFORE WORK BEGINS.
- ALL DEMOLITION SHOULD BE EXECUTED TO THE MINIMUM EXTENTS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION. CARE SHOULD BE TAKEN DURING DEMOLITION TO LEAVE EXISTING STRUCTURE UNDISTURBED AND STILL ACCOMMODATE NEW CONSTRUCTION.
- ENGAGE A PROFESSIONAL ENGINEER TO SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING AN ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS.
- NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
- INTERIOR WALLS AFFECTED / DAMAGED BY DEMO WORK SHOULD BE REPAIRED BY GC.
- USE REPAIR MATERIALS IDENTICAL TO EXISTING MATERIALS. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED FOR EXPOSED SURFACES USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE.
- MAINTAIN EXISTING UTILITIES IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
- ALL HVAC EQUIPMENT 4 RELATED COMPONENTS (INCLUDING BUT NOT LIMITED TO DUCT WORK) SHALL BE VERIFIED BY HVAC CONTRACTOR 4 GENERAL CONTRACTOR PRIOR TO ANY REMOVAL OF SUCH ITEMS.
- ALL ELECTRICAL EQUIPMENT 4 RELATED COMPONENTS (INCLUDING BUT NOT LIMITED TO PANELS, FIXTURES, OUTLETS, SWITCHES, ETC.) SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR 4 GENERAL CONTRACTOR PRIOR TO ANY REMOVAL OF SUCH ITEMS.
- PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.
- TENANT WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO TENANT OPERATIONS WILL NOT BE INTERRUPTED. PROVIDE NO LESS THAN 72 HOURS NOTICE TO TENANT OF ACTIVITIES THAT WILL AFFECT TENANT'S OPERATIONS.
- THE ENTIRE BUILDING WILL REMAIN OCCUPIED 4 OPERATIONAL DURING ALL PHASES OF CONSTRUCTION. ACCOMMODATIONS MUST BE MADE TO ENSURE CONTINUED OPERATION. CUSTOMER ACCESS, TENANT ACCESS, HEATING, COOLING, FIRE PROTECTION, 4 SECURITY. ACCOMMODATIONS SHALL ALSO BE MADE TO PROTECT THE TENANT'S CUSTOMERS 4 TENANT'S PROPERTY MERCHANDISE AS REQD. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: DUST 4 FUME PROTECTION NOISE PROTECTION.
- DO NOT SCALE THESE DRAWINGS.
- REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.

EXISTING & DEMOLITION NOTES 2

FLOOR PLAN DEMOLITION KEYED NOTES:

- REMOVE PORTION OF EXISTING STUD WALL CONSTRUCTION AS NECESSARY FOR NEW DOOR OPENING - CENTER NEW OPENING WITHIN EXISTING HALL - R/T NEW FLOOR PLAN FOR ADDITIONAL INFO.
- REMOVE EXISTING 6"X8" BD FROM EXISTING STUD WALL TO REMAIN - PREPARE FOR NEW MOISTURE RESISTANT 6"X8" BD / TENANT FINISH - R/T NEW FLOOR PLAN.
- REMOVE EXISTING STUD 4 ALL ASSOCIATED MATERIALS, AND SALVAGE FOR RE-USE IN NEW LOCATION - R/T NEW FLOOR PLAN.
- REMOVE EXISTING GLASS DOOR BUTT-GLAZING 4 ALL ASSOCIATED MATERIALS, AND SALVAGE FOR RE-USE - PATCH 4 REPAIR ADJACENT CONSTRUCTION AS NECESSARY - EXISTING STUD WALL BULKHEAD (ABOVE) TO REMAIN - COORDINATE ITEMS TO SALVAGE 4 RE-USE W/ OWNER 4 TENANT.
- REMOVE EXISTING FLOOR FINISH AND WALL BASE THROUGHOUT ROOM - PATCH 4 REPAIR ADJACENT CONSTRUCTION AS NECESSARY - PREPARE FOR NEW FINISHES - R/T NEW FLOOR PLAN.
- REMOVE EXISTING CEILING TILES THROUGHOUT ROOM - EXISTING GRID TO REMAIN 'AS IS', PREP FOR NEW VINYL COATED CEILING TILE - R/T NEW FLOOR PLAN.
- NOT USED.
- REMOVE EXISTING FIRE EXTINGUISHER AND SALVAGE FOR RE-USE - COORDINATE NEW LOCATION W/ LOCAL FIRE INSPECTOR.
- EXISTING DOOR TO REMAIN - REMOVE AND REPLACE EXISTING DOOR HARDWARE AS NECESSARY TO MAKE ADA COMPLIANT - R/T NEW FLOOR PLAN FOR ADDITIONAL INFO.
- REMOVE PORTION OF EXISTING CONCRETE FLOOR SLAB AS NECESSARY FOR NEW UNDERSLAB PLUMBING FOR NEW TOILET ROOM - COORDINATE W/ PLUMBS D/B.
- REMOVE PORTION OF EXISTING CARPET 4 TRANSITION STRIP AT EXISTING DOOR OPENING FOR NEW IN-FILL WALL CONSTRUCTION - R/T NEW FLOOR PLAN.
- REMOVE EXISTING EMERGENCY EXIT LIGHT FIXTURE AND SALVAGE FOR RE-USE IN NEW LOCATION - R/T NEW FLOOR PLAN - PATCH 4 REPAIR ADJACENT CONSTRUCTION AS NECESSARY TO MATCH EXISTING.
- REMOVE EXISTING DIRECTIONAL EMERGENCY LIGHT FIXTURE AND SALVAGE FOR RE-USE - PATCH 4 REPAIR ADJACENT CONSTRUCTION AS NECESSARY - COORDINATE RE-USE W/ OWNER 4 TENANT.
- NOT USED.
- REMOVE AND SALVAGE EXISTING IT / DATA / ELEC. EQUIPMENT THROUGHOUT ROOM - PATCH 4 REPAIR ADJACENT CONSTRUCTION AS NECESSARY - COORDINATE RE-USE/ RELOCATION OF SALVAGED ITEMS W/ OWNER 4 TENANT.

GENERAL SITE NOTES:

- EXISTING SITE SHOWN FOR REFERENCE ONLY.
- EXISTING ASPHALT PARKING LOT TO REMAIN UNCHANGED.
- IF REQUIRED, PROVIDE STRIPING FOR ONE (1) NEW ADA PARKING STALL CLOSEST TO THE EXISTING STOREFRONT ENTRY DOOR FOR THE AREA OF WORK.

DEMOLITION KEYED NOTES 1

NOT FOR CONSTRUCTION

- PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

REV. #	REV. DATE	DESCRIPTION	REV. #	REV. DATE	DESCRIPTION

Project:

Interior Alteration for	Body Activation
6200 West Danges Bay Road - Suite 100	
Mequon, WI 53092	

DRAWING TITLE: THIS BOX IS 1/2" x 1/2"

OVERALL BUILDING - DEMOLITION FLOOR PLAN

DATE: 06/19/25

SCALE: AS NOTED

DRAWN: DMQ

JOB: 25-028

SHEET: DM1.1

- GENERAL ELECTRICAL NOTES:**
- ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES AND STANDARDS. ELECTRICAL DEVICES SHOWN ARE A MINIMUM TO BE REQUIRED BY THE TENANT. ADDITIONAL DEVICES MAY BE REQUIRED BY GOVERNING CODES. ELECTRICAL CONTRACTOR TO PROVIDE ADDITIONAL ELECTRICAL SYSTEMS AS REQUIRED BY GOVERNING CODES.
 - ELECTRICAL ENGINEER/DESIGN BUILDER IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS. ELECTRICAL ENGINEER/DESIGNER TO PROVIDE FOR ALL REQUIRED DEVICES, DAYLIGHT CONTROLS, AND ACTUAL ENERGY CONSUMPTION OF THE DESIGN IN ORDER TO COMPLY WITH ALL GOVERNING CODES. LIGHTING DESIGNER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PLAN APPROVALS AND ON SITE INSPECTIONS.
 - ELECTRICAL ENGINEER/DESIGN BUILDER TO PROVIDE CUT SHEETS OF RECOMMENDED MANUFACTURER & PLAN OF RECOMMENDED LOCATION OF LIGHT FIXTURES TO TENANT & ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
 - ELECTRICAL ENGINEER/DESIGN BUILDER TO PROVIDE DESIGN AND INSTALLATION FOR ANY REQUIRED EMERGENCY LIGHTING, EMERGENCY STAND BY POWER, SMOKE DETECTION AND FIRE ALARM SYSTEM PER ALL GOVERNING CODES, ORDINANCES AND STANDARDS. VERIFY W/ IBC FOR EMERGENCY LIGHTING REQUIREMENTS, CODE SECTION 908.3.5.
 - ELECTRICAL CONTRACTOR TO COORDINATE SWITCHING SCHEDULE WITH TENANT TO ACCOMMODATE TENANT'S REQUIREMENTS.
 - VERIFY WITH GENERAL CONTRACTOR SCOPE OF WORK FOR ADDITIONAL ELECTRICAL REQUIREMENTS (WALL HEATERS, EXHAUST FANS, EQUIPMENT CONNECTION, ETC.)

- ELECTRICAL ENGINEER/DESIGN BUILDER SHALL WORK WITH MECHANICAL CONTRACTOR FOR ELECTRICAL REQUIREMENTS.
- ELECTRICAL ENGINEER/DESIGN BUILDER SHALL WORK WITH TENANT'S SECURITY SYSTEM PROVIDER FOR ELECTRICAL REQUIREMENTS.
- ELECTRICAL ENGINEER/DESIGN BUILDER TO COORDINATE PHONE, DATA, CATV, SWITCH & RECEPTACLE LOCATIONS WITH TENANT PRIOR TO INSTALLATION.
- IF NECESSARY, ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL CONDUIT WITH PULL STRING TO TENANT SPACE FOR DATA/ TELEPHONE. (VERIFY WITH OWNER & TENANT)
- DUPLEX RECEPTABLES, TELEPHONE/ DATA RECEPTABLES TO BE INSTALLED PER TENANT'S LEASE AGREEMENT WITH OWNER. CONTRACTOR TO COORDINATE LOCATIONS WITH NEW TENANT. ELECTRICAL OUTLETS TO BE INSTALLED 10'-0" O.C. AT ALL PERIMETER AND DIVISION WALLS BY LANDLORD.

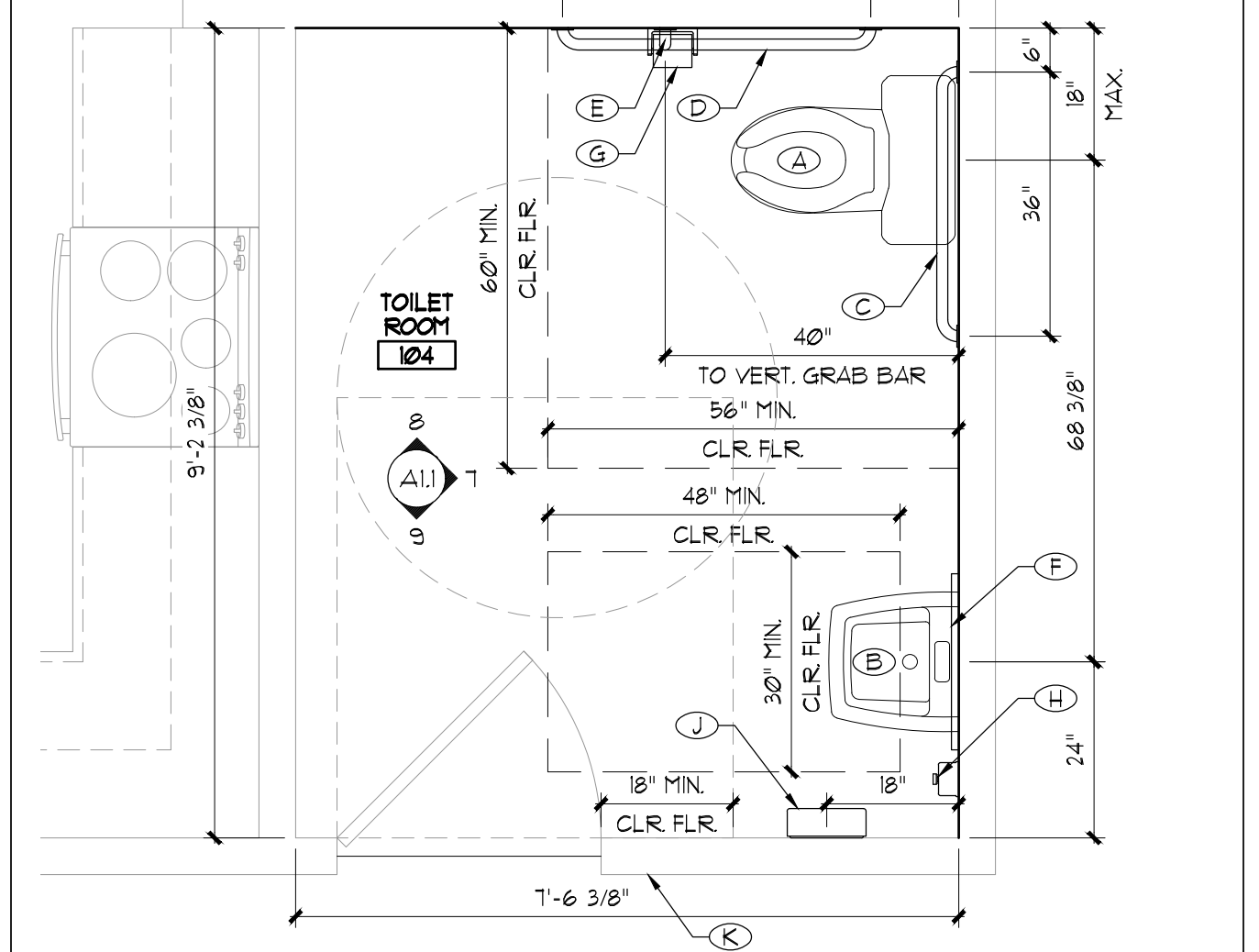
- REFLECTED CEILING PLAN NOTES:**
- PROVIDE REQUIRED VENTILATION/EXHAUST FANS AS REQUIRED BY CODE (TOILET ROOMS, JANITOR CLOSET).
 - REFER TO MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DOCUMENTS FOR FIXTURE TYPES & LOCATIONS (DESIGNED BY D/B SUBCONTRACTOR). GENERAL CONTRACTOR SHALL HOLD A COORDINATION MEETING BETWEEN THESE SUBS W/ TENANT'S REPRESENTATIVE.
 - REFER TO HVAC PLANS FOR VARIOUS HVAC DUCT TYPES & LOCATIONS. LOUVER (GRILLS AND DIFFUSERS) LOCATIONS TO BE COORDINATED WITH HVAC CONTRACTOR. CUT SHEETS TO BE PROVIDED PRIOR TO INSTALLATION FOR TENANT APPROVAL.
 - PROVIDE A PER UNIT PRICE FOR ADDITIONAL FIXTURES AND RECEPTABLES THAT WILL BE ADDED DURING CONSTRUCTION.
 - IF NECESSARY, PROVIDE J-BOX FOR EXTERIOR SIGN LOCATIONS. VERIFY LOCATION W/ TENANT AND OWNER.

GENERAL ELEC. & RCP NOTES 6

- GENERAL KEY EQUIPMENT & FIXTURE NOTES:**
- EQUIPMENT & FIXTURES GRAPHICS ARE SHOWN AS GENERAL REFERENCE AND MAY NOT REPRESENT THE EXACT MODEL.
 - ALL EQUIPMENT / FIXTURES AND ACCESSORIES MUST BE APPROVED BY TENANT.
- TOILET ROOM KEYED NOTES:**
- NEW ADA COMPLIANT TOILET, FLOOR MOUNTED WITH ADA COMPLIANT OPEN SEAT. MODEL: FINAL SELECTION BY TENANT.
 - NEW ADA COMPLIANT LAVATORY WITH ADA COMPLIANT FAUCET & CONTROLS. ADA COMPLIANT INSULATED PIPE WRAP FOR EXPOSED PLUMBING. MODEL: FINAL SELECTION BY TENANT.
 - 1 1/2" DIA. 36" GRAB BAR TYP. MODEL: FINAL SELECTION BY TENANT.
 - 1 1/2" DIA. 42" GRAB BAR TYP. MODEL: FINAL SELECTION BY TENANT.
 - 1 1/2" DIA. 36" VERTICAL GRAB BAR TYP. MODEL: FINAL SELECTION BY TENANT.
 - MIRROR - 24" x 36" WITH TEMPERED GLAZING. MODEL: FINAL SELECTION BY TENANT.
 - TOILET TISSUE DISPENSER. MODEL: SELECTION BY TENANT.
 - SOAP DISPENSER. MODEL: SELECTION BY TENANT.
 - PAPER TOILET DISPENSER. MODEL: SELECTION BY TENANT.
 - ADA COMPLIANT TOILET ROOM SIGNAGE.

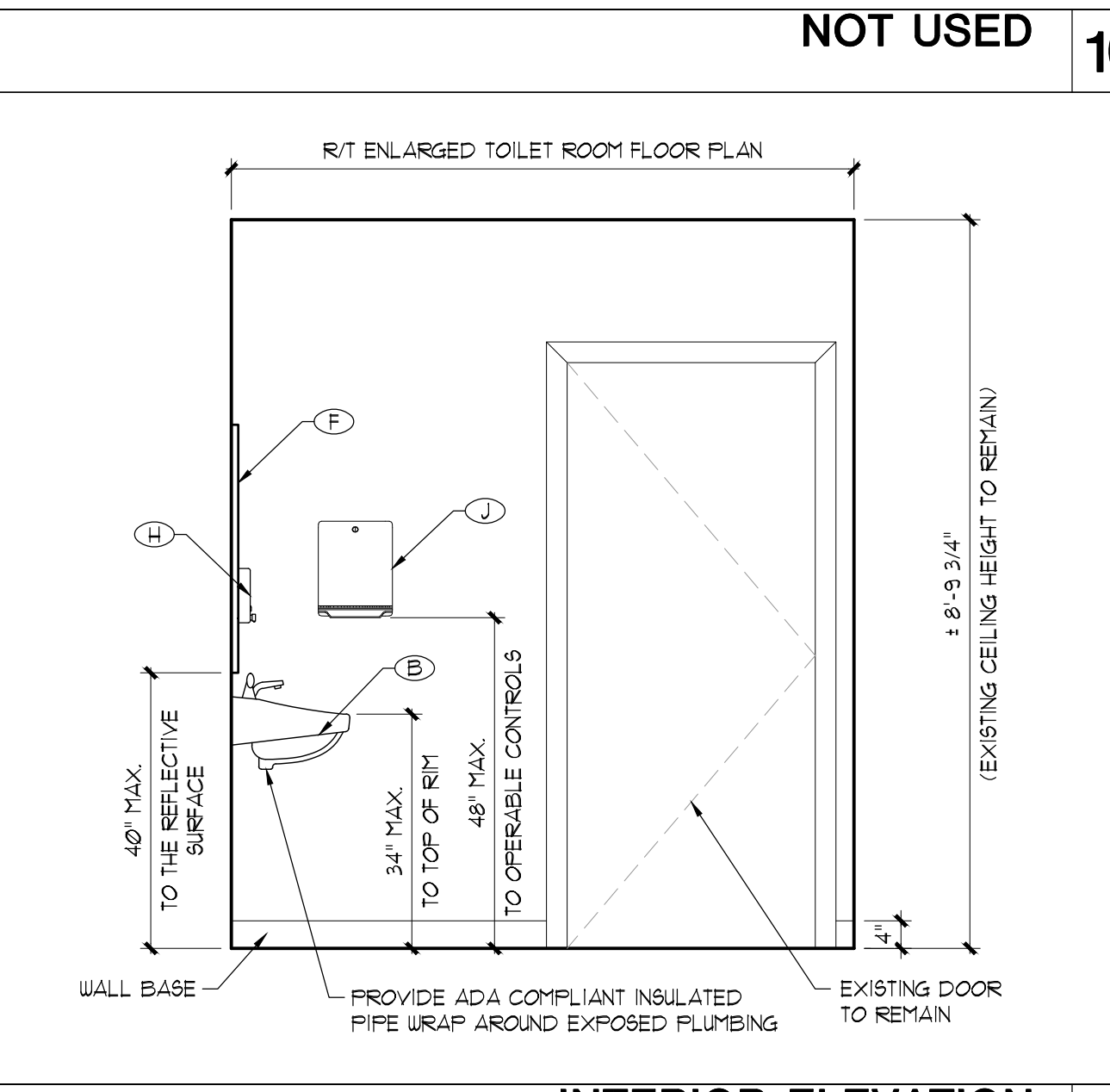
- GENERAL NOTES:**
- G.C. TO REVIEW LOCATIONS OF ALL ITEMS WITH THE TENANT/PLUMBING CONTRACTOR & FURNISH AND INSTALL ANY & ALL NECESSARY IN-WALL BLOCKING.
 - REFER TO ANSI A117 GUIDELINES FOR STANDARD MOUNTING HEIGHTS.

TOILET ROOM KEYED NOTES 5

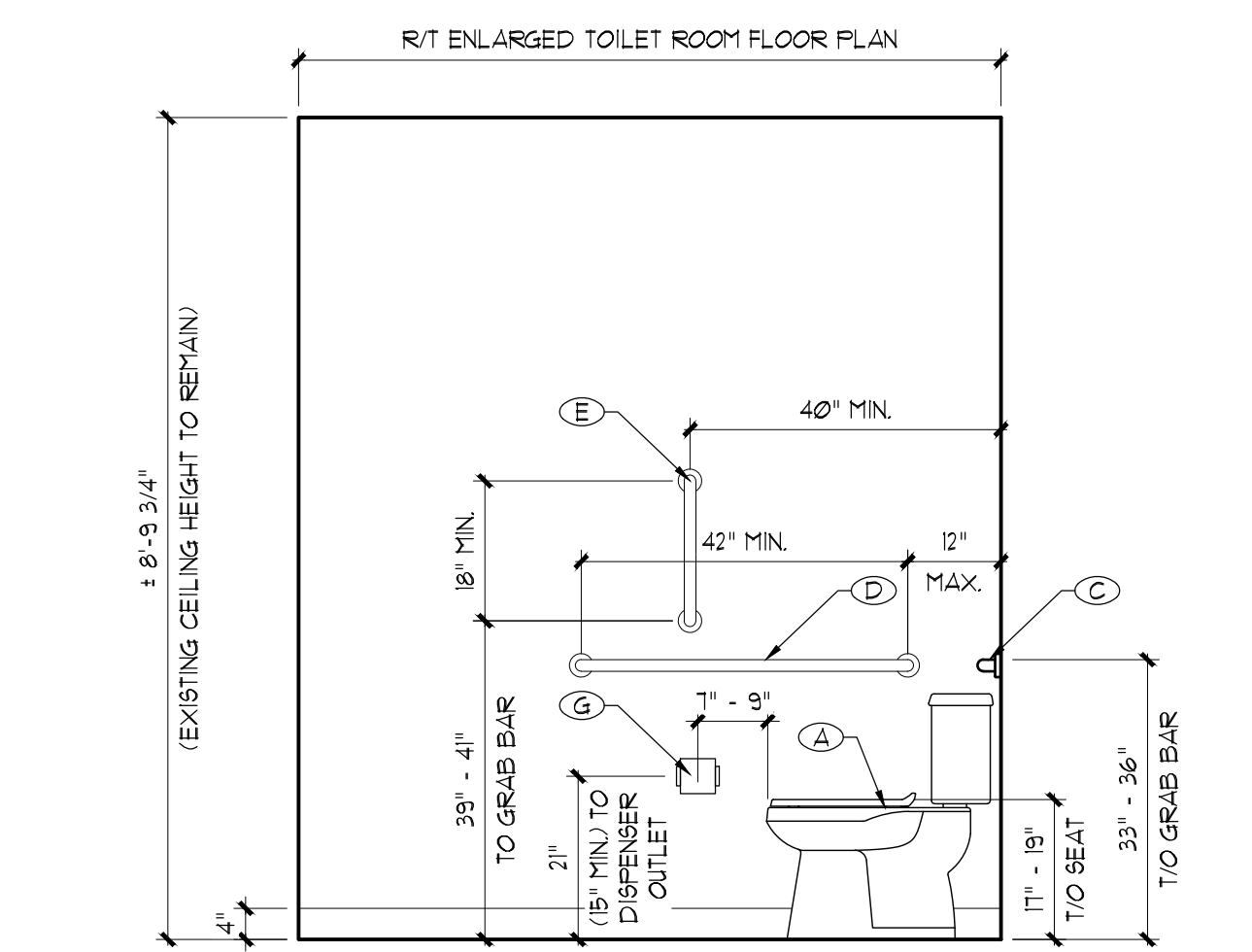


ENLARGED TOILET ROOM PLAN 4
SCALE: 1/2" = 1'-0"

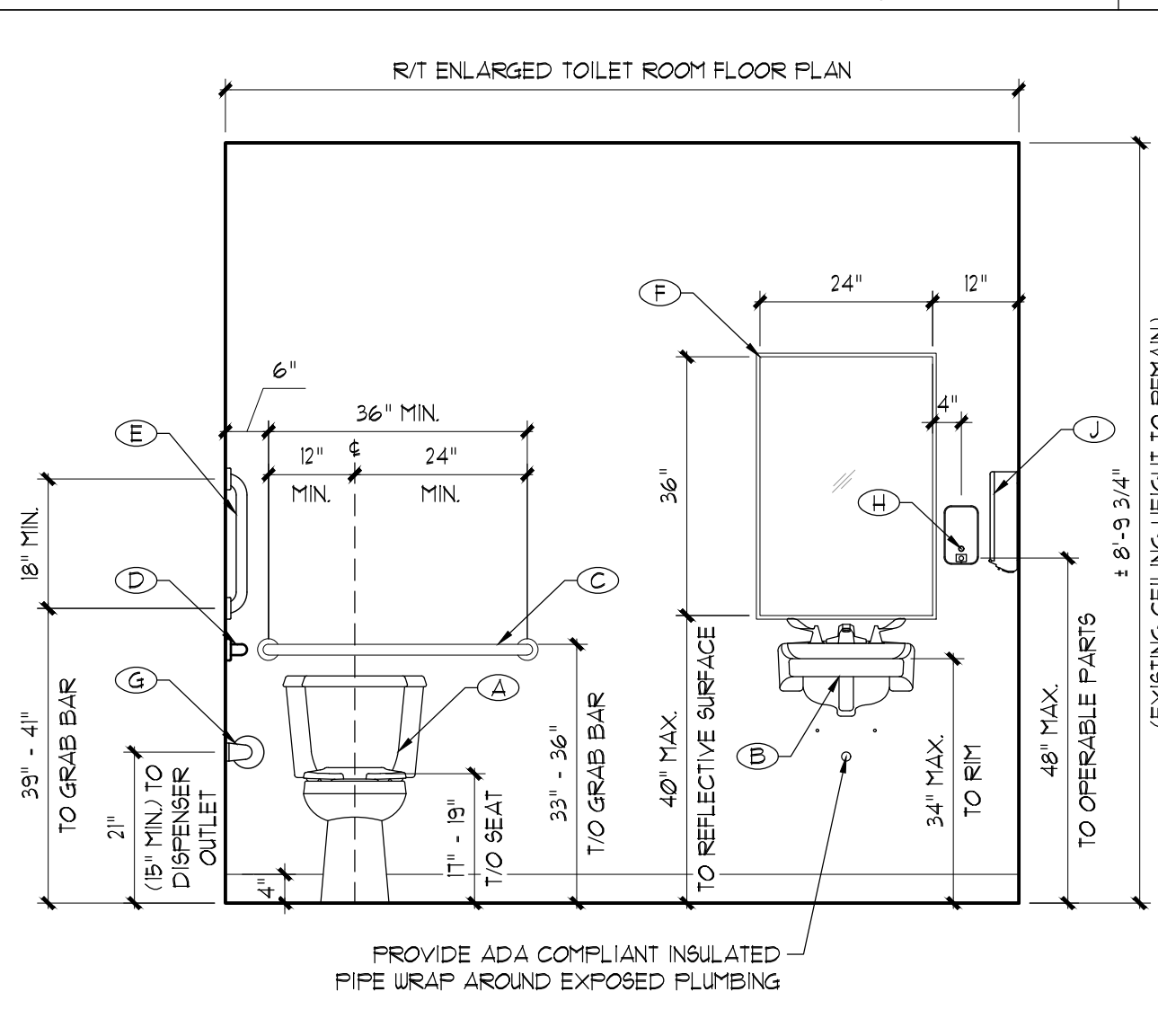
NOT USED 10



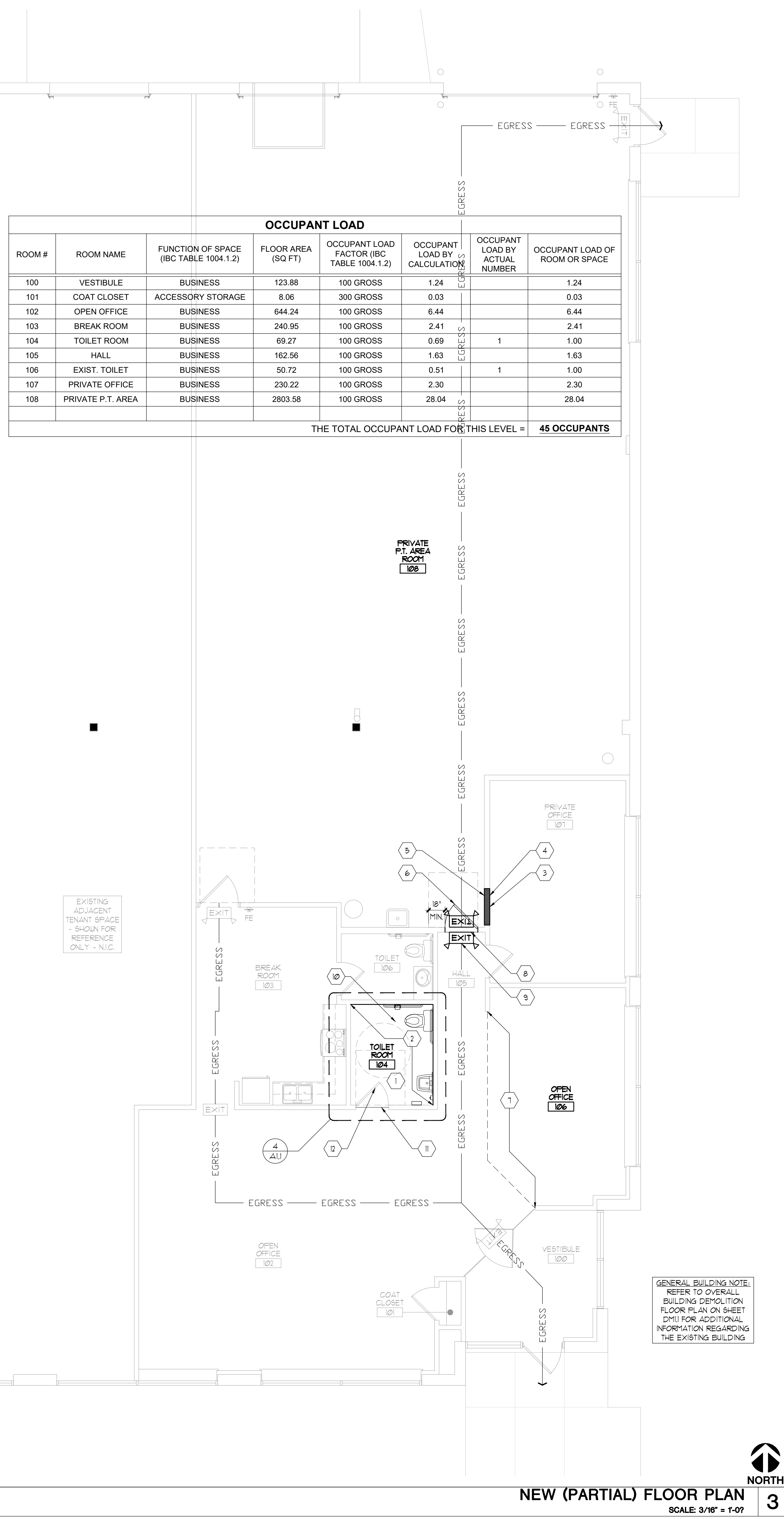
INTERIOR ELEVATION 9
SCALE: 1/2" = 1'-0"



INTERIOR ELEVATION 8
SCALE: 1/2" = 1'-0"



INTERIOR ELEVATION 7
SCALE: 1/2" = 1'-0"



- GENERAL PROJECT NOTES:**
- CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT. REFER TO SPS 363.0300 SAFETY PLAN FOR SPECIFIC CODE RELATED SAFETY REQUIREMENTS.
 - ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTOR'S TENANT FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS AND MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.
 - ALL CONTRACTORS SHALL BECOME FAMILIAR WITH SITE PRIOR TO BIDDING. GENERAL CONTRACTOR, SUBCONTRACTORS AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.
 - ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - ALL MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT ASSUMES NO LIABILITY.
 - ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. TENANT ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION AFTER OCCUPANCY.
 - THE INSTALLATION AND OCCUPATION OF ALL PRODUCTS & MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS, INSTRUCTIONS AND SPECIFICATIONS.
 - ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.
 - DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTORS BEGIN OR PROCEED WITH WORK.
 - HAZARDOUS MATERIAL (INCLUDING ASBESTOS AND LEAD PAINT) ASSESSMENT, TESTING, AND ABATEMENT WILL BE COORDINATED BY GC.
 - PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE CH. 906. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED AN OTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40# SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR. EXTINGUISHERS EXCEEDING 40# SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR & BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & TENANT PRIOR TO INSTALLATION.
 - ALL CONCRETE FLOORWORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL DRAWINGS FOR CURING COMPOUND SPECIFICATIONS (SUBMIT CURING COMPOUND TECHNICAL DATA TO ARCHITECT FOR APPROVAL BEFORE PLACING CONCRETE). CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.
 - DO NOT SCALE THESE DRAWINGS.
 - REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.
 - THE ENTIRE BUILDING WILL REMAIN OCCUPIED & OPERATIONAL DURING ALL PHASES OF CONSTRUCTION. ACCOMMODATIONS MUST BE MADE TO ENSURE CONTINUED OPERATION, CUSTOMER ACCESS, TENANT ACCESS, HEATING, VENTILATION & SECURITY. ACCOMMODATIONS SHALL ALSO BE MADE TO PROTECT THE TENANT'S CUSTOMERS & TENANT'S PROPERTY/MERCHANDISE AS REQ'D. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: DUST & FUME PROTECTION, NOISE PROTECTION, & FALLING DEBRIS PROTECTION.

- GENERAL FLOOR PLAN NOTES:**
- VERIFY ALL FINISHES WITH TENANT PRIOR TO INSTALLATION.
 - G.C./ SUPPLIERS TO SUBMIT DIGITAL COPY OF ALL SUBMITTALS TO ARCHITECT. PROVIDE PAPER COPIES WHEN REQUIRED BY AHJ OR GC. UON.
 - ACCOMMODATE EXISTING OUTLETS, FIXTURES AND MECHANICAL SYSTEMS TO REMAIN. ADJUST LAYOUT AS NECESSARY W/ TENANT & ARCHITECT APPROVAL.
 - PER WISCONSIN COMMERCIAL CODE - TOILET ROOMS MUST BE DIRECTLY ACCESSIBLE TO TENANT'S CUSTOMERS. LOCATION MAY VARY DEPENDENT UPON FUTURE TENANT LAYOUT.
 - PER IBC 1008.3 GROUP B AND M OCCUPANCIES, THE MINIMUM CLEARABLE WIDTH SHALL BE DETERMINED BY THE OCCUPANT LOAD SERVED, BUT SHALL NOT BE LESS THAN 44 INCHES, OR 36 INCHES IF SERVING LESS THAN 50 PEOPLE. EXCEPTION: NONPUBLIC AISLES SERVING LESS THAN 50 PEOPLE AND NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 NEED NOT EXCEED 28 INCHES IN WIDTH.
 - CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE NEW WORK. EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION.
 - VERIFY RECESSED EQUIPMENT WITH TENANT PRIOR TO FRAMING WALLS. ADJUST WALL THICKNESS ACCORDINGLY.
 - COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER-SLAB PIPING PRIOR TO SLAB POUR.
 - CARPENTER TO PROVIDE ALL WALL BLOCKING AS NECESSARY FOR TENANT'S EQUIPMENT - VERIFY LOCATION W/ EQUIP. SUPPLIER.
 - PER IBC 1031.4, A TACTILE SIGN STATING "EXIT" AND COMPLYING WITH IBC A117 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSIGNED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGE AND THE EXIT DISCHARGE.
 - TENANT TO PROVIDE BOTTLED WATER DISPENSER W/ ADJACENT CUP DISPENSER.

- WALL NOTES:**
- REFER TO AND FOLLOW MANUFACTURER'S SPECIFICATIONS FOR SPECIFIC INSTALLATION DETAILS.
 - REFER TO AND FOLLOW MANUFACTURER'S SPECIFICATIONS AND UNDERWRITERS LABORATORIES DIRECTORY FOR SPECIFIC INSTALLATION DETAILS.
 - GYP. BD. TO BE INSTALLED FLOOR TO DECK OR TOP OF STUD WALL UNLESS OTHERWISE NOTED. DO NOT APPLY GYP. BD. TO SLIP TRACK UNLESS OTHERWISE NOTED.
 - TOILET ROOM WALL SHALL HAVE 2 COATS OF OIL BASED, SEMI-GLOSS PAINT WITH PRIMER UNLESS OTHERWISE NOTED.
 - GYP. BOARD FINISH TO BE OMITTED AT UNOCCUPIED SPACES WHERE THE APPLICATION OF GYP. BOARD IS FEASIBLE AND ECONOMICALLY JUSTIFIED.
 - ALL INTERIOR WALLS TO BE TAPED AND SANDED READY FOR TENANT'S FINISH.

- GENERAL WALL NOTES:**
- ALL DIMENSIONS ARE FROM NOMINAL FINISHED SURFACES, UNLESS OTHERWISE NOTED. ALLOW FOR FLOOR AND WALL FINISHES.
 - MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WHERE APPROPRIATE. INSTALL CEMENT BOARD * ALL TILE FINISHES.
 - CRITICAL DIMENSIONS TO BE HELD CLEAR.
 - INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES CHAPTER 36.4.
 - INSULATE ALL PLUMBING WALLS - TYP.
 - ALL PENETRATIONS THROUGH REQUIRED FIRE-RESISTIVE ASSEMBLIES SHALL BE PROTECTED PER IBC 703.5.14 BY THE CONTRACTOR MAKING SAID PENETRATION. PENETRATIONS BY DUCTS & AIR TRANSFER OPENINGS SHALL COMPLY WITH IBC 704.11.1.
 - INTERIOR DOORS TO BE LOCATED WITHIN 4'-6" OF CORNER TO ALLOW FOR TRIM UON.

- GENERAL NOTES 2**

- NEW FLOOR PLAN KEYED NOTES:**
- NEW TOILET ROOM WITH THE FOLLOWING BUT NOT LIMITED TO:
NEW CERAMIC TILE FLOORING WITH MATCHING 4" COVERED BASE TILE. ALL WALL SURFACES APPROPRIATELY PAINTED. EXISTING CEILING TILE REMOVED AND REPLACED WITH NEW VINYL COATED CEILING PANELS - ALL FINAL SELECTIONS TO BE COORDINATED W/ OWNER & TENANT.
 - INSTALL NEW 5/8" MOISTURE RESISTANT GYP. BD. ON EXPOSED STUDS - ENSURE FLUSH TRANSITION BETWEEN NEW EXISTING GYP. BD. - PROVIDE IN-WALL BLOCKING FOR WALL MOUNTED TOILET ROOM ACCESSORIES PRIOR TO INSTALLING GYP. BD. - PAINT GYP. BD. TO MATCH EXISTING ADJACENT.
 - NEW INFILL WALL IN EXISTING DOOR OPENING TO MATCH EXISTING ADJACENT CONSTRUCTION - ENSURE FLUSH TRANSITION BETWEEN NEW EXISTING GYP. BD. AND PAINT TO MATCH EXISTING ADJACENT.
 - INSTALL NEW WOOD WALL BASE TO MATCH EXISTING ADJACENT ON PRIVATE OFFICE SIDE OF NEW INFILL WALL.
 - INSTALL NEW VINYL WALL BASE TO MATCH EXISTING ADJACENT ON PRIVATE P.T. AREA ROOM SIDE OF NEW INFILL WALL.
 - RE-INSTALL SALVAGED DOOR FROM DEMOLITION PHASE INTO NEW OPENING IN EXISTING STUD WALL CONSTRUCTION - NOT BY DOOR AS NECESSARY FOR NEW SILING DIRECTION - COORDINATE ANY DOOR HARDWARE MODIFICATIONS W/ OWNER & TENANT.
 - LOCATION OF EXISTING CARPET TRANSITION - THIS IS WHERE THE BUTT-GLAZING SYSTEM WAS PREVIOUSLY LOCATED - COORDINATE ANY CHANGES TO EXISTING FLOOR W/ OWNER & TENANT.
 - INSTALL NEW ADA COMPLIANT TRANSITION STRIP AT NEW DOOR THRESHOLD BETWEEN EXISTING CARPET AND EXISTING EXPOSED CONCRETE FLOOR.
 - INSTALL NEW EXHAUST FAN IN NEW TOILET ROOM - TO BE COORDINATED W/ MECH. D/B.
 - INSTALL NEW ADA COMPLIANT TRANSITION STRIP AT NEW DOOR THRESHOLD BETWEEN EXISTING CARPET AND NEW TILE FLOORING IN TOILET ROOM.
 - INSTALL NEW ADA COMPLIANT PRIVACY LOCKSET W/ INDICATOR ON EXISTING DOOR HARDWARE FINISH TO MATCH EXISTING.

NOT FOR CONSTRUCTION

- PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY

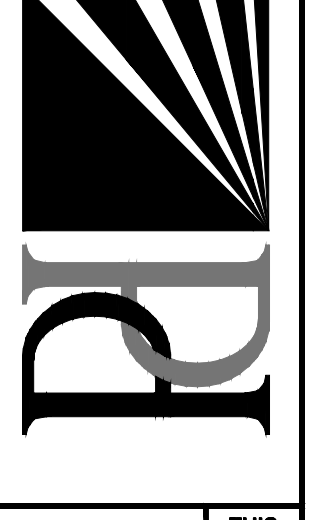
DO NOT SCALE THESE DRAWINGS

REV. #	REV. DATE	DESCRIPTION

Project:

Body Activation
6200 West Doughty Bay Road - Suite 100
Mequon, WI 53092

PERSPECTIVE DESIGN, INC.
11525 N. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1781

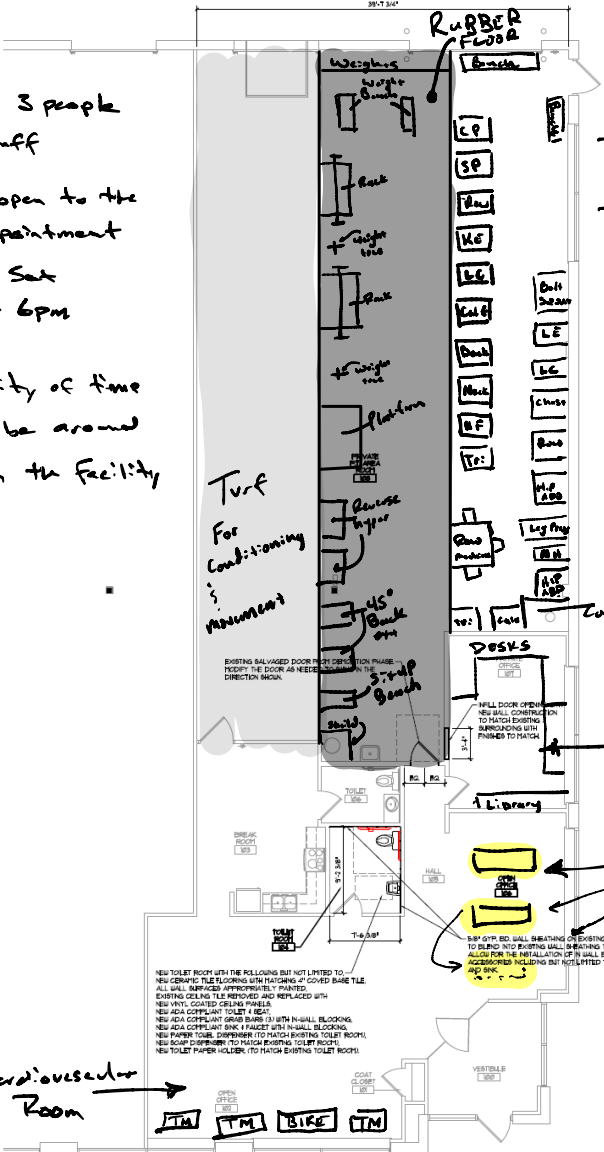


DRAWING TITLE:	THIS BOX IS 1/2" x 1/2"
DATE:	06/19/25
SCALE:	AS NOTED
DRAWN:	DMQ
JOB:	25-028
SHEET:	

A1.1

- We will have 3 people initially on staff
- We will be open to the public by appointment
From: Mon - Sat
6am - 6pm
- The majority of time there will be around 6 people in the facility

- Exercise Machine will be placed on the rubber/concrete floor
- Exercise machines on concrete
- Weights on Rubber



Attachment: Packet Docs_Body Activation (10489 : Body Activation)

Body Activation, LLC
6200 W Donges Bay Rd.
Suite 100

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 28th day of July, 2025 by and between _____ owner of the property located at 6200 W Donges Bay Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 27, Range 21 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 City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of a fitness center (Body Activation).

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of July, 2025.

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named 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 _____, 2025, 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.:
14-027-16-022.00

Attachment: Packet Docs_Body Activation (10489 : Body Activation)

Conditional Use Grant

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant shall be void unless, pursuant to the building and Zoning Codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The City of Mequon shall be held harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

Conditions on the Operations:

- a. Hours of operation: Monday-Saturday 6:00AM-6:00PM, by appointment.
- b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
- c. Water supply requirements:
Public
- d. Provisions for sewage disposal:
Public 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.
9. **Conditions of the structure:**
 - a. Site Plan: As per attached Exhibit A
 - b. Landscaping Plan: N/A
 - c. Elevations: N/A
 - d. Floor Plan: As per attached Exhibit B
 - e. Exterior lighting of the building: N/A
 - f. Fence / Wall / Dumpster plan details: N/A

Conditional Use Grant

- g. Sign: N/A
- h. The building shall comply with the building code.
- i. Other:
 1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
 2. The hours of operation are Monday thru Saturday from 6:00AM to 6:00PM, by appointment.
 3. Recording of the conditional grant at Ozaukee County Register of Deeds.

OWNER(S):

By: _____

Acknowledgment

STATE OF WISCONSIN)
)SS
 _____ COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
 Notary Public

This document drafted by the City of Mequon.

Attachment: Packet Docs_Body Activation (10489 : Body Activation)



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

www.cityofmequonwi.gov

Department of Community Development

TO: Planning Commission
FROM: NATALIE REDDING, CITY PLANNER
DATE: July 28, 2025
SUBJECT: Dr. Dylan Starck. The applicant is seeking conditional use grant approval to allow for an oral surgical center for the property located at 1535-1539 W. Market Street (Arrow Oral Surgery).

Applicant: Dylan Starck
Status of Applicant: Agent
Requested: Conditional Use Grant
Existing Zoning: B-1 (Neighborhood Commercial)
Land Use Plan: Community Commercial
Lot size: 2.44 Acres
Location: 1535-1539 W. Market Street
Tax Key Number: #15-185-00-020.00
District: #6

Background: The applicant is requesting conditional use grant (CUG) approval to allow for an oral surgical center for the property located at 1535-1539 W Market Street. The parcel is zoned B-1, which allows for health care facilities as a conditional use.

The proposed surgical center, Arrow Oral Surgery, will facilitate the diagnosis and treatment of oral and maxillofacial conditions. The day-to-day operations will be based on referrals from dentists, orthodontists, and other medical providers. The business aims to enhance public health by providing the community with access to highly trained oral and maxillofacial surgeons and care. Arrow Oral Surgery will employ five full-time staff members and will be open Monday through Friday, from 8:00 AM to 5:00 PM.

Site Plan:
No changes will occur to the site plan.

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

- 1. The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**
All activities and interactions of the business will take place within the building and will be monitored by the staff onsite. The State of Wisconsin regulates activities in a medical office. The use should not have a negative impact on public health, safety and general welfare.

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

The Land Use Plan designates the site as Community Commercial. A medical office is compatible with the Land Use Plan designation and expected uses in the area, which are primarily other medical and financial offices. Staff does not feel that the business will have a negative impact on the value of the surrounding properties.

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

The proposed activities of the use fit the character of the surrounding area. Staff is supportive of the hours set forth, which align with the neighboring uses, mostly B-1 and B-2 zoned properties and other multi-tenant buildings. Staff calculated a total parking requirement of 12 stalls to accommodate a peak of 7 patients on site at one time and 5 employees. The tenant space is within a multi-tenant property that has 48 parking spaces. This will continue to accommodate the needs of the existing tenant, Milwaukee Hand Center, while still compensating for the additional parking needs Arrow Oral Surgery will require.

Staff Recommendation:

Staff recommends **approval** of the conditional use based on the following conditions:

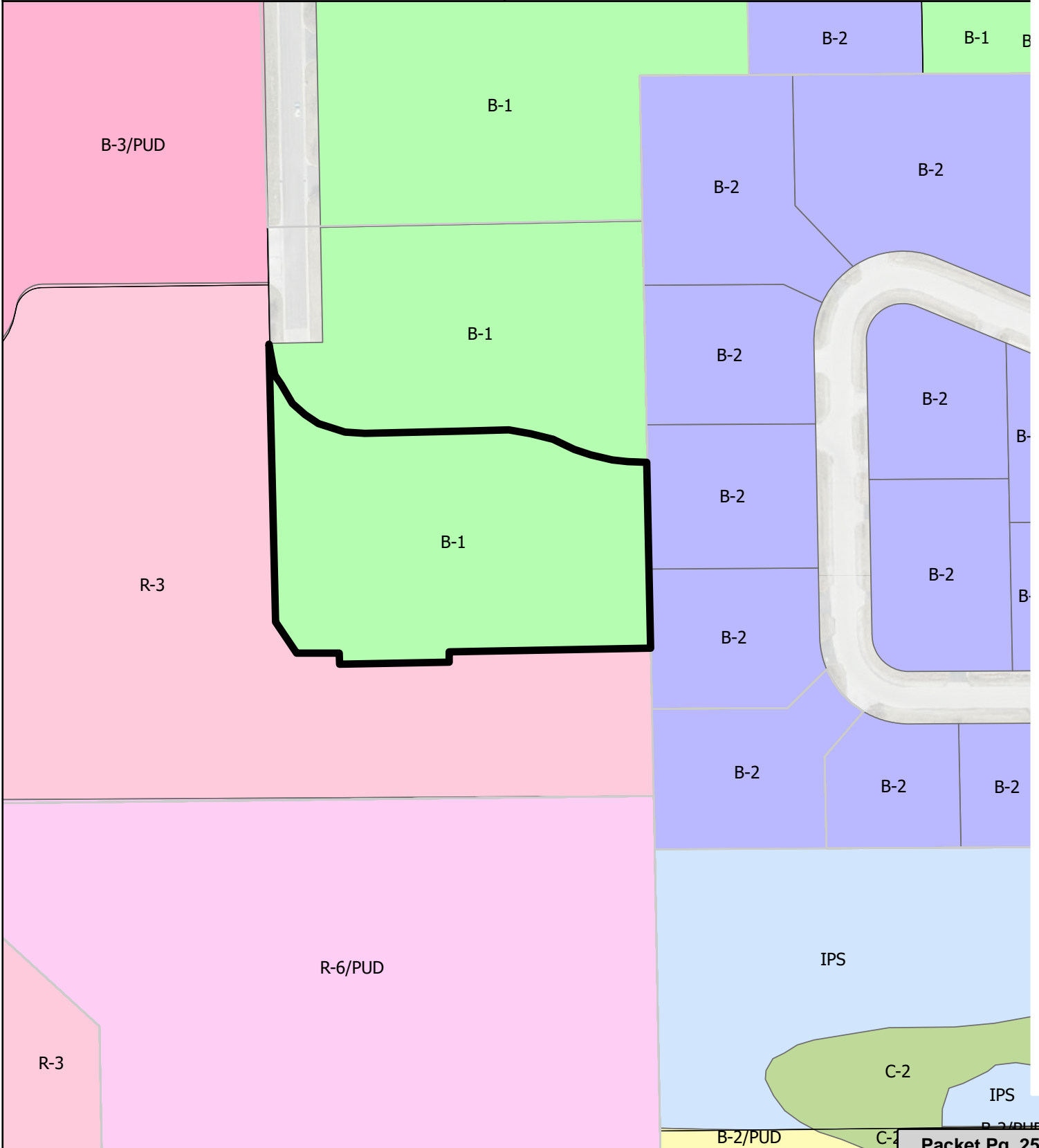
1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The hours of operation are Monday through Friday from 8:00AM to 5:00PM.
3. Recording of the conditional grant at Ozaukee County Register of Deeds.

Attachments:

Packet Docs_ArrowOralSurgery (PDF)

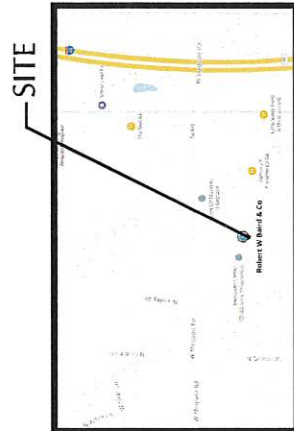
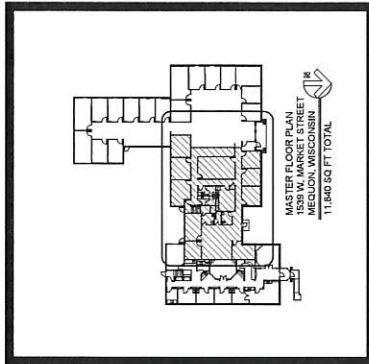
ARROW ORAL SURGERY

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



Attachment: Packet Docs_ArrowOralSurgery (10490 : Dr. Dylan Starck)

ARROW ORAL SURGERY 1539 W MARKET STREET MEQUON, WI NEW CLINIC BUILDOUT



SITE LOCATION PLAN

PROJECT INFORMATION

TENNANT
ARROW ORAL SURGERY
SITE LOCATION
1539 W MARKET STREET, MEQUON, WI

TS TITLE SHEET
A01 DEMOLITION FLOOR PLAN
A10 PROPOSED FLOOR PLAN
A20 ROOM & DOOR SCHEDULES
A30 CABINET PLAN & DETAILS
A40 REFLECTED CEILING PLAN

DATE SHT REVISION
6 9 25 A10 DOORS AND HALL
6 9 25 A20 DOORS T14A & 224B
6 9 25 A40 WALLS RM 123

BUILDING CODE INFORMATION:
 APPLICABLE CODES:
 WISCONSIN COMMERCIAL BUILDING CODE
 SPS 361-366
 2015 IEBC LEVEL 2 ALTERATION (CHAPTER B)
 OCCUPANCY CLASSIFICATION:
 B - BUSINESS/OFFICE (ENTIRE BUILDING)
 BUILDING AREA:
 11,325 SQUARE FEET
 ALTERATION/WORK AREA:
 4,101 SQUARE FEET (FIRST FLOOR ONLY)
 NUMBER OF STORIES:
 1 ABOVE GRADE PLANE WITH PARTIAL BASEMENT
 BUILDING HEIGHT:
 35 (TO TOP OF CUPOLA)
 CONSTRUCTION TYPE:
 V-B
 FIRE-RESISTANCE-RATED CONSTRUCTION:
 NONE REQUIRED
 FIRE ALARM:
 NONE REQUIRED
 AUTOMATIC SPRINKLER SYSTEMS:
 NONE REQUIRED
 NUMBER OF EXITS AVAILABLE:
 3
 EXIT ACCESS TRAVEL DISTANCE:
 LESS THAN 200'
 OCCUPANT LOAD
 42 (4101/100 ROUNDED UP)



IMPACT GENERAL

P O BOX 132
 ECONOMOWOC, WI 53066
 PH262-691-3330

DATE	5-14-25
DESIGNER	F CALSON
DRAWING DESCRIPTION	ARROW ORAL SURGERY 1539 W MARKET STREET MEQUON, WI
TITLE SHEET	

JOB DESCRIPTION	ARROW ORAL SURGERY 1539 W MARKET STREET MEQUON, WI
SHEET #	TS
JOB #	IG-30

REVISION								
JOB DESCRIPTION		DRAWING DESCRIPTION		DATE	DESIGNER			
ARROW ORAL SURGERY 1539 W MARKET STREET MADISON, WI		DEMOLITION PLAN		5-14-25	F CARLSON			

P O BOX 132
ECONOMOWOC, WI 53066
PH262-691-3330

IMPACT
GENERAL

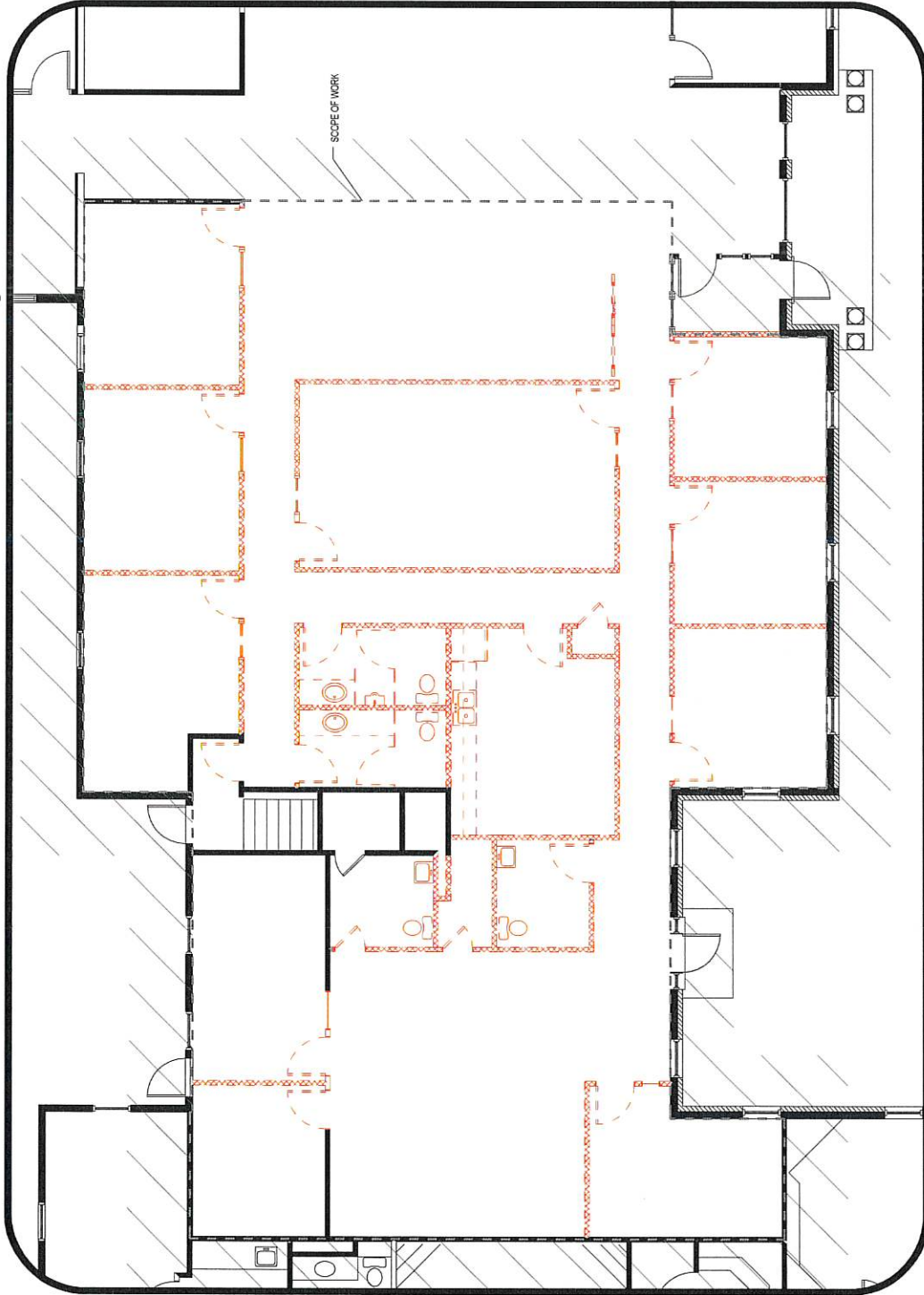
FOR DESCRIPTION	ARROW ORAL SURGERY 1539 W MARKET STREET MADISON, WI
SHEET #	A0.1
JOB #	2024-9

DEMOLITION NOTES

1. INSTALL PROTECTION FOR EXISTING WINDOWS AND DOORS TO REMAIN
2. REMOVE EXISTING WALK DOORS AND TRIM TO BE REUSED. STORE ON SITE AND PROTECT
3. REMOVE ALL EXISTING FLOORING
4. REMOVE EXISTING BASE AS REQUIRED. STORE ON SITE FOR REUSE.
5. REMOVE EXISTING TILE AND GIRD AS REQUIRED FOR REUSE.
6. PROTECT EXISTING LIGHT FIXTURES FOR REUSE
7. PROTECT EXISTING HVAC DIFFUSERS & GRILLES
8. REMOVE AND CAP EXISTING PLUMBING FIXTURES PER PLANS
9. SAWCUT FLOOR AND REMOVE AS REQUIRED FOR NEW PLUMBING AND DENTAL CONNECTIONS
10. REVIEW DOOR AND ROOM SCHEDULE FOR INFORMATION

DRAWING LEGEND

- EXISTING STUD WALLS TO REMAIN
- EXISTING STUD WALLS TO REMOVE
- EXISTING WALK DOORS TO REMAIN
- EXISTING WALK DOORS TO REMOVE



PLAN CONDITIONALLY APPROVED
ARROW ORAL SURGERY
1539 W MARKET STREET
MADISON, WI
Approval is given based on the information provided. Approval is not a guarantee of accuracy. The contractor is responsible for additional conditions that may be added during construction prior to installation.
Designer: Ryan J. Carlson & Sonnetta E. Carlson
Approval By: [Signature]
Date: 05/14/2025

DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0" AREA = 4101 SQ. FT.

REVISION	DATE	DESCRIPTION
6 9 25	5-14-25	REV CABINET SIZE
6 9 25	5-14-25	REV HALL WIDTH
JOB DESCRIPTION ARROW ORAL SURGERY 1339 W MARKET STREET MEQUON, WI		
DRAWING DESCRIPTION FLOOR PLAN		
DESIGNER F CARLSON		

P O BOX 132
OCONOMOC, WI 53066
PH262-691-3330

IMPACT
GENERAL

JOB DESCRIPTION ARROW ORAL SURGERY 1339 W MARKET STREET MEQUON, WI
SHEET # A1.0
JOB # IG-30

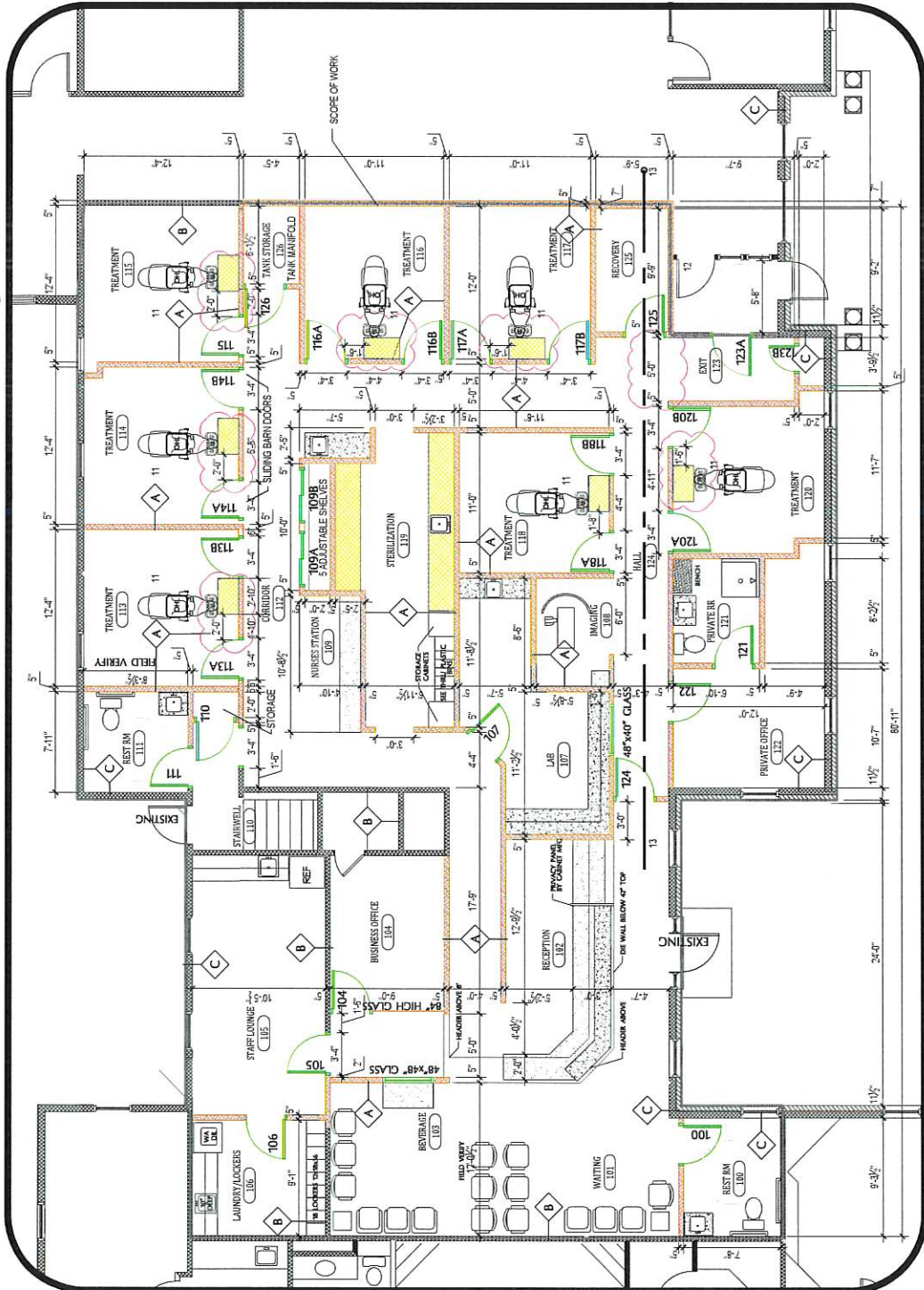
PLAN CONDITIONALLY APPROVED
An Arrow Oral Surgery Building
Approved by the City of Mequon, Wisconsin
Project for additional conditions that must be addressed
during construction per the response.
Responsible Party: *[Signature]* Date: 04/10/2025
Approved By: *[Signature]* Date: 04/10/2025

CONSTRUCTION NOTES

1. INSTALL PROTECTION FOR EXISTING WINDOWS AND DOORS TO REMAIN
2. CONSTRUCT NEW WALLS WITH 5/8" DRYWALL
3. FINISH ORANGE PEEB TO MATCH EXISTING PAINTED TWO COATS
4. INSTALL NEW SAT CEILING PER SCHEDULE
5. REINSTALL EXISTING AND NEW LIGHTING PER ELECTRICAL PLAN
6. INSTALL NEW DOORS PER SCHEDULE
7. INSTALL NEW PLUMBING FIXTURES AND CONNECT DENTAL EQUIPMENT
8. PATCH CONCRETE FLOOR SKIN COAT FLOOR AS REQUIRED
9. INSTALL NEW LVT FLOORING PER SCHEDULE
10. PER ROOM FINISH SCHEDULE
11. CONNECT ALL CABINETS, LIGHTS AND CHAIRS
12. RELOCATE EXISTING ENTRY WALK DOOR (LANDLORD IMPROVEMENT)
13. EXTEND SEWER TO ADJOINING UNIT WITH CLEANOUT & STACK

DRAWING LEGEND

- EXISTING STUD WALLS TO REMAIN
- NEW STUD WALLS TO BUILD
- EXISTING WALK DOORS REMAINING
- NEW WALK DOORS SEE SCHEDULE
- NEW HPL CABINETRY FURNISHED & INSTALLED BY IMPACT GENERAL, SEE SHEET A3.0
- NEW HPL CABINETRY FURNISHED & INSTALLED BY PATTERSON DENTAL INCLUDE BLOCKING & CONNECTIONS



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0" AREA = 4101 SQ. FT.

Attachment: Packet Docs_ArrowOralSurgery (10490 : Dr. Dylan Starck)

THIS DRAWING IS THE PROPERTY OF IMPACT GENERAL ANY UNAUTHORIZED USE OR DUPLICATION OF IT IS UNLAWFUL.

IMPACT GENERAL

P O BOX 132
ECONOMOWOC, WI 53066
PH262-691-3330

DATE 5-14-25
DESIGNER T CALSON
DRAWING DESCRIPTION CABINET DETAILS

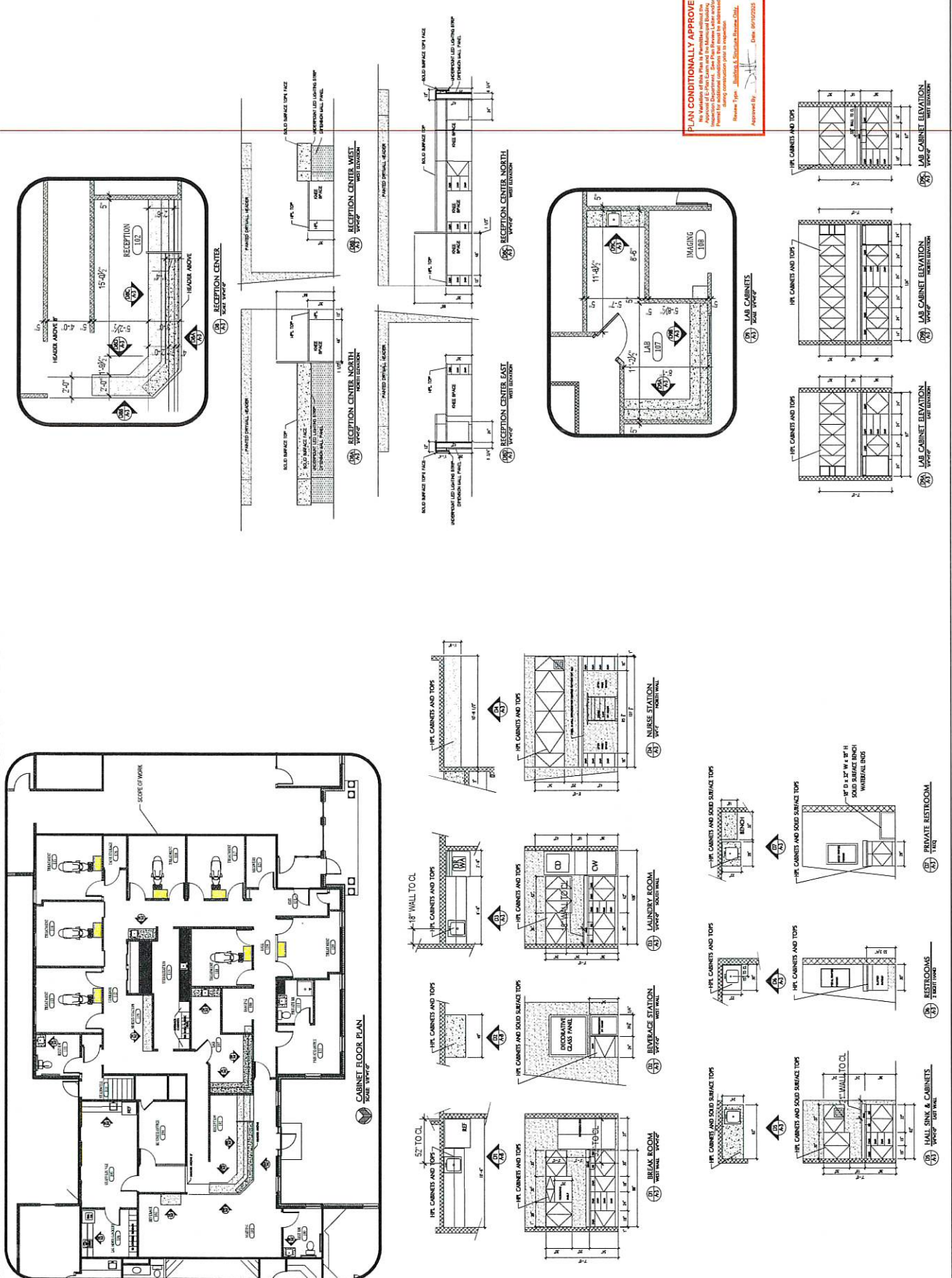
REVISION	DATE	DESCRIPTION

JOB DESCRIPTION
ARROW ORAL SURGERY
1539 W MARKET STREET
MEQUON, WI
SHEET # A3.0
JOB # IG-30

PLAN CONDITIONALLY APPROVED

The information on this plan is based on the information provided by the client. It is the responsibility of the client to ensure that the information is accurate and complete. The architect is not responsible for any errors or omissions in the information provided.

Approved By: [Signature] Date: 07/12/2025



Attachment: Packet Docs_ArrowOralSurgery (10490 : Dr. Dylan Starck)

THIS DRAWING IS THE PROPERTY OF IMPACT GENERAL. ANY UNAUTHORIZED USE OR DUPLICATION OF IT IS UNLAWFUL.

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 28th day of July, 2025 by and between _____ owner of the property located at 1535-1539 W Market Street 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 30, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of a healthcare facility (Arrow Oral Surgery).

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of July, 2025.

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named 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 _____, 2025, 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.:
15-185-00-002.00

Attachment: Packet Docs_ArrowOralSurgery (10490 : Dr. Dylan Starck)

Conditional Use Grant

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant shall be void unless, pursuant to the building and Zoning Codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The City of Mequon shall be held harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

Conditions on the Operations:

- a. Hours of operation: Monday-Friday 8:00AM-5:00PM
- b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
- c. Water supply requirements:
Public
- d. Provisions for sewage disposal:
Public 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.
9. **Conditions of the structure:**
 - a. Site Plan: As on file with Community Development Department, City of Mequon
 - b. Landscaping Plan: As on file with Community Development Department, City of Mequon
 - c. Elevations: N/A
 - d. Floor Plan: As per attached Exhibit A
 - e. Exterior lighting of the building: N/A
 - f. Fence / Wall / Dumpster plan details: N/A

Conditional Use Grant

- g. Sign: As on file with Community Development Department, City of Mequon
- h. The building shall comply with the building code.
- i. Other:
 1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
 2. The hours of operation are Monday thru Friday from 8:00AM to 5:00PM.
 3. Recording of the conditional grant at Ozaukee County Register of Deeds.

OWNER(S):

By: _____

Acknowledgment

STATE OF WISCONSIN)
)SS
 _____ COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
 Notary Public

This document drafted by the City of Mequon.

Attachment: Packet Docs_ArrowOralSurgery (10490 : Dr. Dylan Starck)



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

www.cityofmequonwi.gov

Department of Community Development

TO: Planning Commission
FROM: NATALIE REDDING, CITY PLANNER
DATE: July 28, 2025
SUBJECT: World Mission Society Church of God. The applicant is seeking conditional use grant and minor request approval for a setback waiver to allow for 3 driveway gates for the property located at 11458 W. Wauwatosa Road.

Applicant: Robert Darnell
Status of Applicant: Agent
Requested: Conditional Use Grant
Minor Request – Setback Waiver
Existing Zoning: IPS (Institutional and Public Service District)
Land Use Plan: Institutional
Lot size: 1.65 Acres
Location: 11458 N. Wauwatosa Road
Tax Key Number: #14-022-10-022.00
District: #3

Background: The applicant is requesting conditional use grant and minor request approval to allow for three driveway gates for the property located at 11458 N Wauwatosa Road. Given the proposed location of the gates, and considering that the property is zoned IPS, the project requires a conditional use grant as well as a setback waiver.

Analysis:
The proposed project includes the installation of three (3) aluminum and cedar driveway gates along the property line between the World Mission Society of God and the adjacent cemetery. The gates will each be 6 feet in height and 14 feet in width and will close off three existing open driveways that currently connect the two properties. The applicant plans to keep the gates closed and unlocked during cemetery visiting hours, with visitors responsible for opening and closing the gates as they come and go. Each gate will have a dual-access latch that can be opened from either side. The gates are intended to clarify property boundaries and enhance site security while maintaining public access to the cemetery.

Section **58-353(j)** of the IPS zoning code dictates the following:

“Minimum building offset. No building or structure, hereafter erected, shall be placed closer than 20 feet to a side or rear lot line. If, however, adjoining property is zoned residential, no commercial building or structure shall be placed closer than 30 feet to the adjoining residentially zoned lot line.”

Considering that the neighboring properties to the north and south of this parcel are zoned residential, the proposed gates would be required to meet the 30-foot setback. Given the recent sale of the land, however, as well as the interest and pursuit of a clear separation of ownership between the two properties, staff is supportive of a setback waiver. Furthermore, placing the gates 30 feet back from the property line would obstruct the church parking lot and defeat the purpose of the gate installation, which is positioned on the property line to provide clear entry and exit between the properties. The proposed northernmost gate will be located within the access easement that exists on the property. As such, staff will require that the functions of the gate comply with the easement language at all times.

Conditional Use Grant Findings:

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

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

The gates aim to enhance site boundaries and security between the two properties. The proposed use should not endanger public health, safety, or general welfare of the city and the immediate neighborhood.

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

The project is a minimal impact improvement. The installation of the gates will further support site management and community accessibility. Staff does not believe that the use will injure the value of the adjoining or abutting properties.

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

The gates will not change or alter the current use of the property. Staff believes the use will continue to be harmonious and compatible with the area in which it is located.

Staff Recommendation:

Staff recommends approval of the conditional use based on the following conditions:

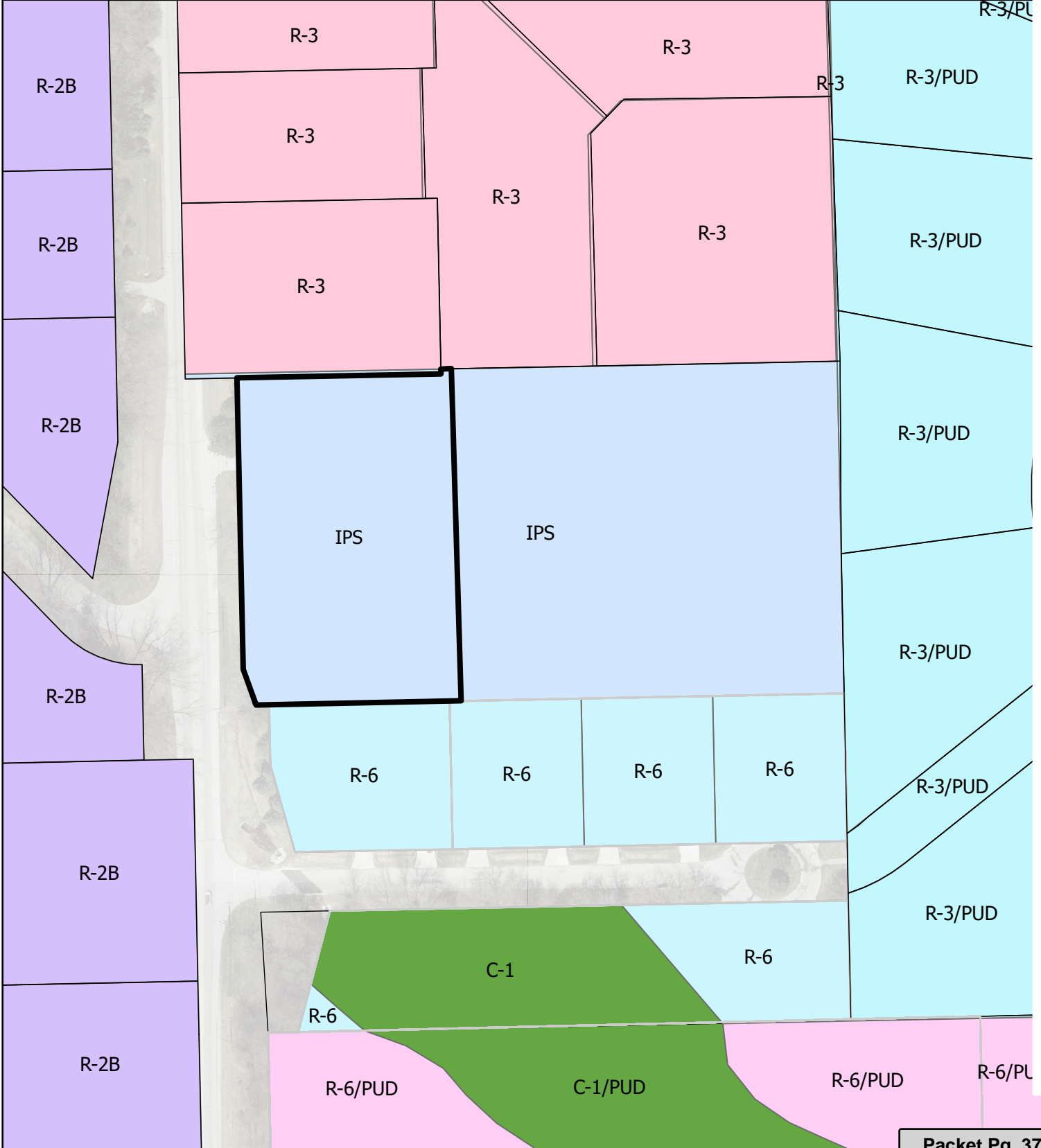
1. Access between the two sites, as facilitated by the gates, shall comply with the language noted in the access easement.
2. The applicant shall obtain a building permit process for the three gates through the Inspections Division.
3. Recording of the conditional grant at Ozaukee County Register of Deeds.

Attachments:

Packet Docs (PDF)

WORLD MISSION SOCIETY OF GOD

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



Attachment: Packet Docs (10491 : World Mission Society Church of God)

From:

World Mission Society Church of God
 11333 N Cedarburg Rd
 Mequon, WI 53092
 619-677-4930
Robert.G.Darnell@Gmail.com

Date: May 20th, 2025

To:

City of Mequon Planning and Development Committee
 Planning Department
 9600 N Civic Centre Blvd
 Mequon, WI 53092

Subject: Conditional Use Grant and Minor Waiver Request – Installation of Driveway Gates at WMSCOG Alongside our Planning Commission Application

Dear Planning and Development Committee Members,

On behalf of the World Mission Society Church of God (WMSCOG), I respectfully submit this letter in support of our Conditional Use Grant application and request for a Minor Waiver under Section 58-353(J) of the municipal code. We are seeking approval to install three (3) driveway gates measuring 6 feet in height by 14 feet in width at the property lines separating the church from the adjacent cemetery.

Project Intent and Justification

Currently, three open driveways connect the church property to the cemetery. To reinforce site boundaries, improve safety, and preserve the church's distinct identity, we propose installing gates at each of these locations. The gates will serve both a functional and aesthetic purpose, clearly delineating property lines while complementing the natural surroundings.

The gates will be constructed using high-quality aluminum steel frames with cedar wood pickets and 6" wood posts to ensure both strength and visual appeal. No landscaping or trees will be removed or disturbed as part of this project. Photos of similar installations and the proposed site layout have been included with this submission for your reference. I also included in the blueprints the design of the gate.

Operational Considerations

The church will be fully responsible for the gates' installation, maintenance, and operation. During regular business hours, the gates will be opened and unlocked ensure access is available for those needing to reach the cemetery via the church's driveways. Outside of those hours, the gates will remain closed to respectfully limit through traffic and preserve the sanctity and privacy of both properties.

Code Compliance and Request for Waiver

According to local code, any fence or gate exceeding 4 feet in height must be set back at least 30 feet from the property line. Unfortunately, adhering to this requirement would place the gates in the middle of our parking lot, obstructing vehicular flow and rendering the installation impractical.

- After consulting with Jac Zader and Kim Tollefson, we understand that the appropriate path forward is to request a Conditional Use Grant in combination with a Minor Waiver under Section 58-353(J). We are prepared to pay the associated \$1,100 fee and provide any additional documentation required to facilitate your review.

Closing Statement

We respectfully ask the Committee to consider this request with the understanding that it supports the goals of safety, clarity of property use, and continued peaceful coexistence with the neighboring cemetery. Our proposal poses no disruption to the environment, the public, or surrounding property owners. We are committed to upholding the integrity of the City of Mequon's standards while meeting the practical needs of our congregation and site layout.

- Thank you for your time and consideration. We welcome the opportunity to discuss this proposal further and are open to any feedback the Committee may have.

Sincerely,

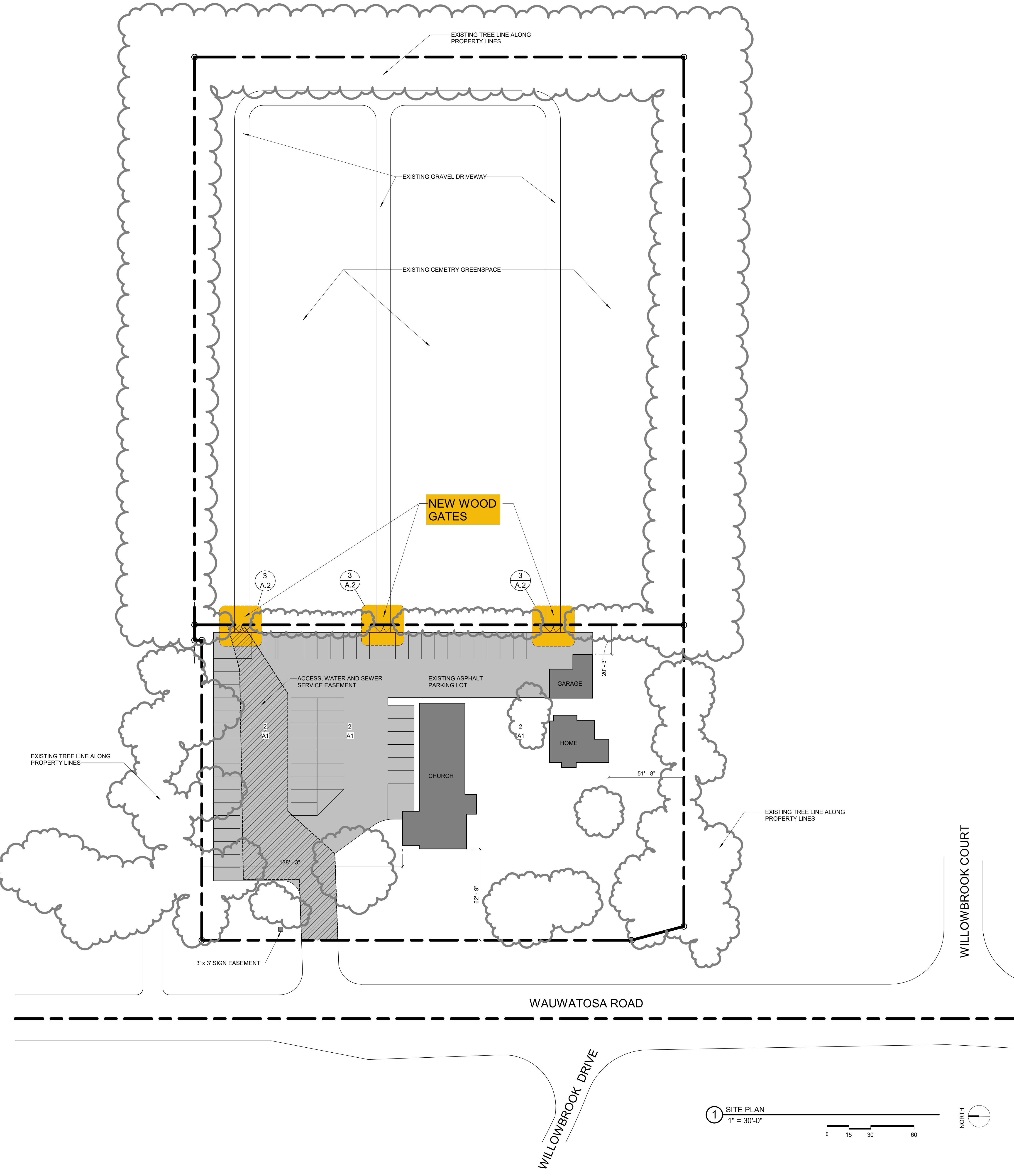
Jair Medrano Jr

On Behalf of World Mission Society Church of God

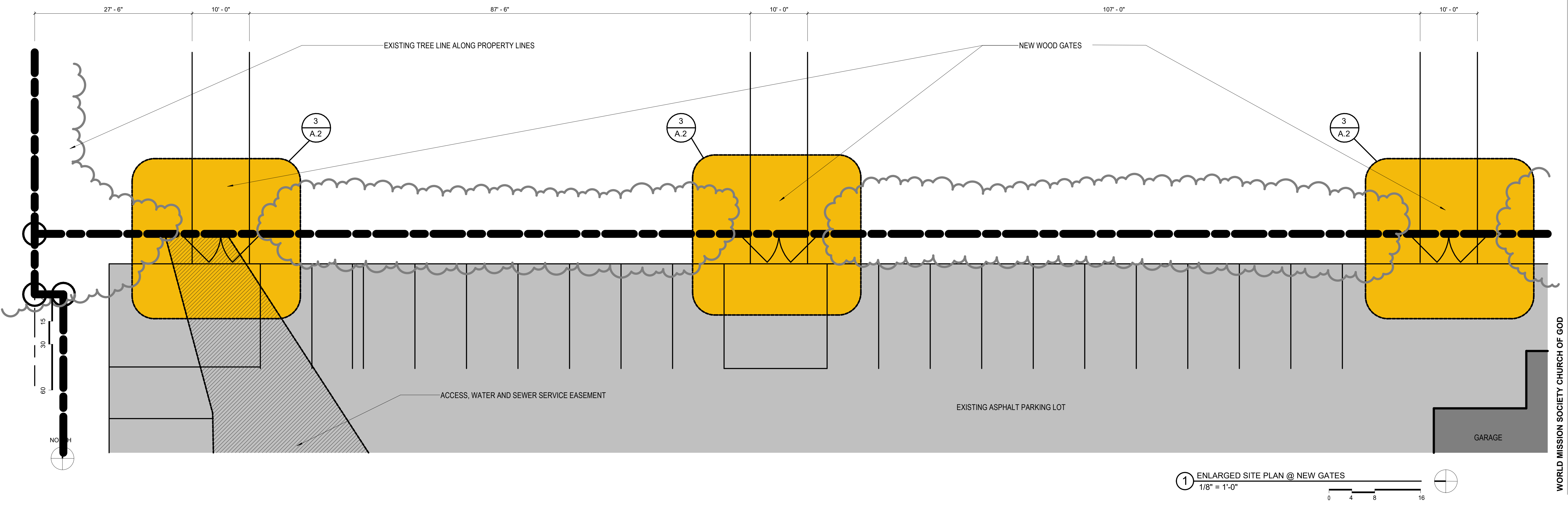
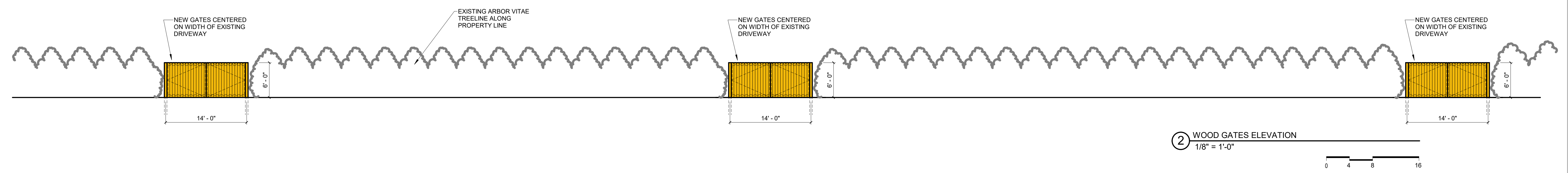
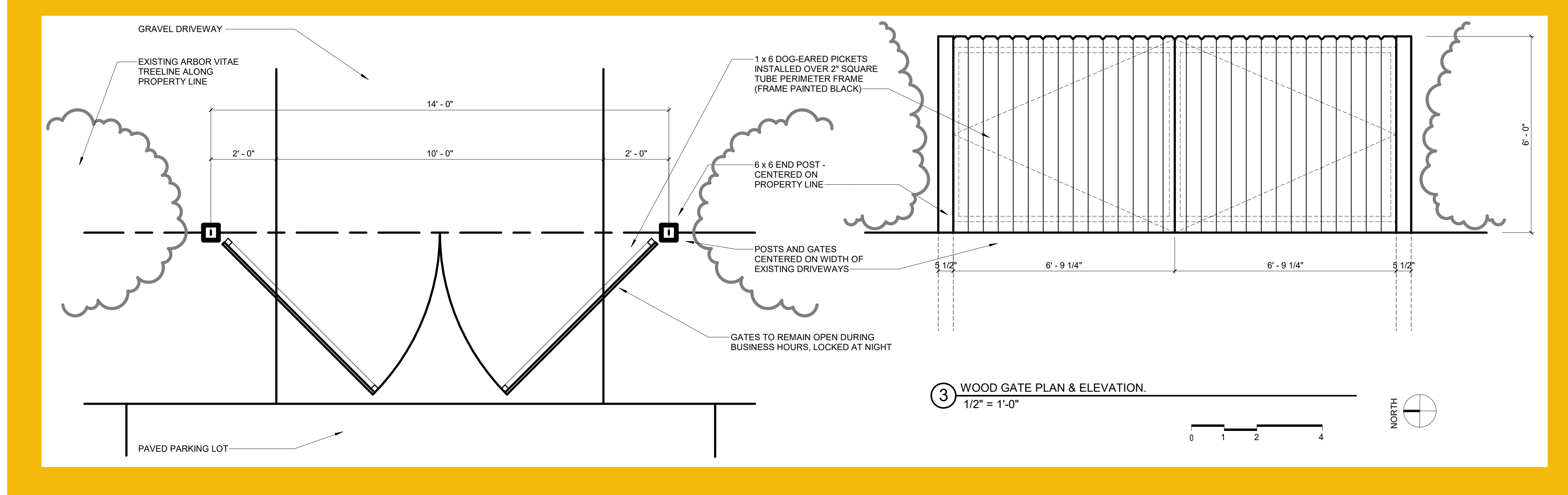
Contractor

414-614-6302

Jrmedrano2411@gmail.com



Attachment: Packet Docs (10491 : World Mission Society Church of God)



ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY

Date: 2/25/25

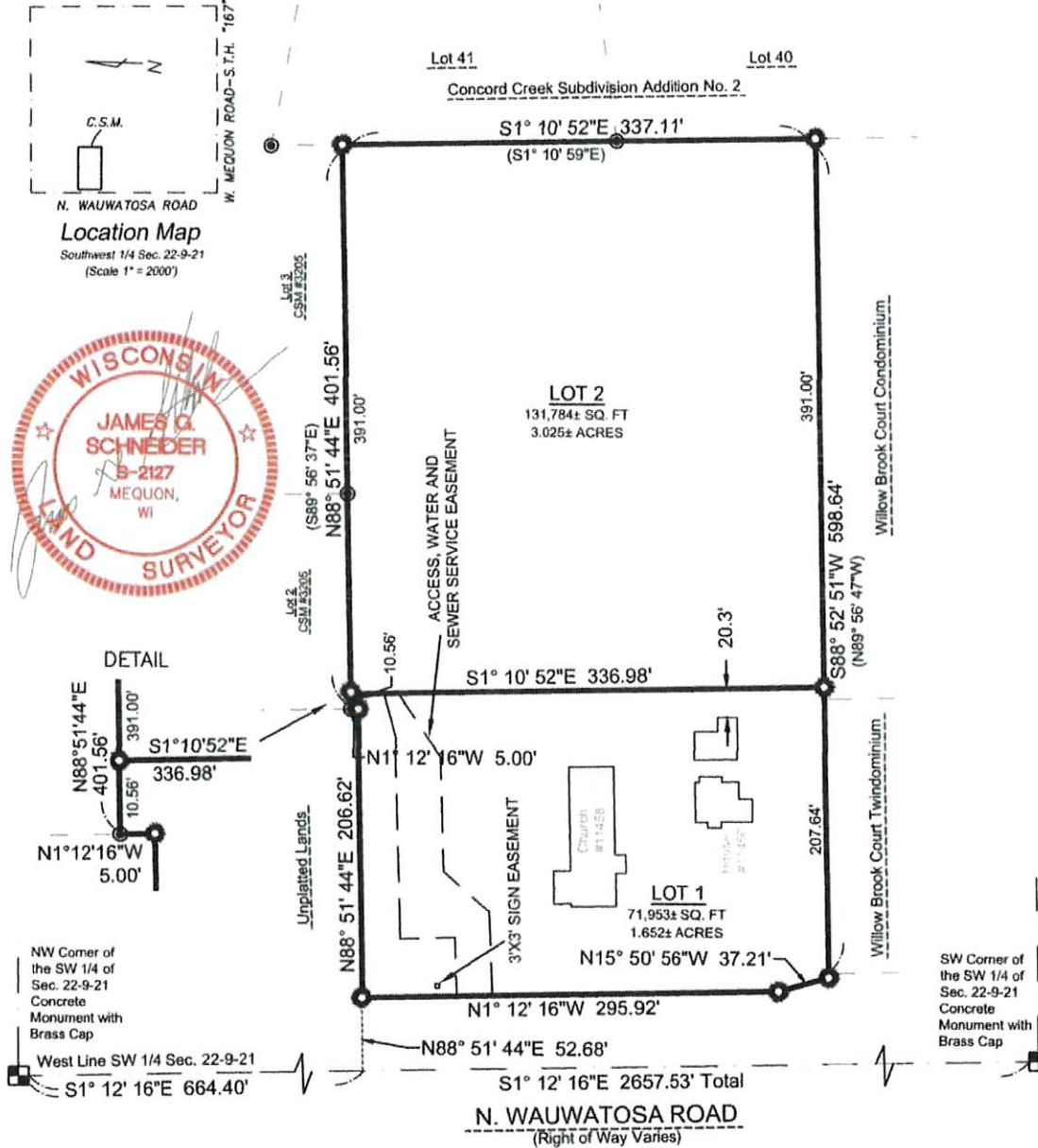
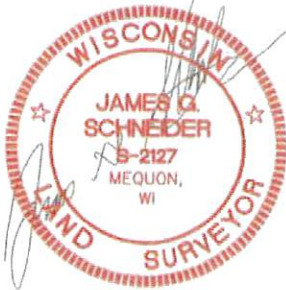
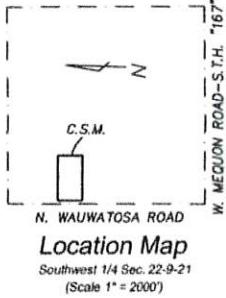
Doc. No. 1167813

Knight-Barry Title Group

www.knightbarry.com

CERTIFIED SURVEY MAP NO. _____

A division of part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.



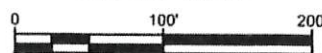
LEGEND & NOTES:

- ⊙ INDICATES FOUND 1.3" DIAM. IRON PIPE
- ⦿ INDICATES SET 1.3" DIAM. IRON PIPE, 18" LONG, WEIGHING 1.50 LBS/LIN. FT.
- () INDICATES ALSO RECORDED AS

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE SW 1/4 OF SEC. 22-9-21, ASSUMED TO BEAR S1°12'16"E, AS PUBLISHED BY SEWRPC, NAD 1983.



GRAPHIC SCALE



PROJECT NUMBER 23328 DRAFTED BY JGS
DATED 1-03-2025

Sheet 1 of 4



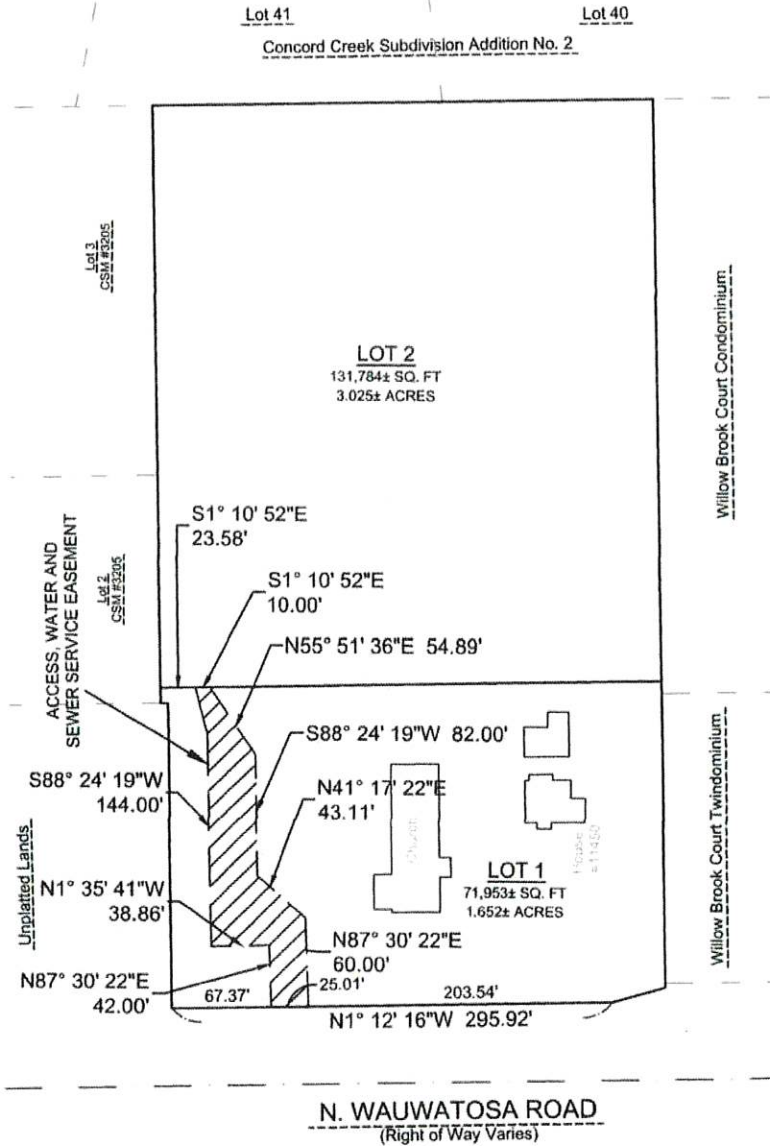
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

Attachment: Packet Docs (10491 : World Mission Society Church of God)

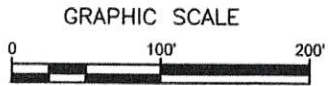
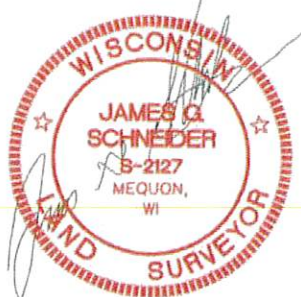
CERTIFIED SURVEY MAP NO. _____

A division of part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

ACCESS, WATER AND SEWER SERVICE EASEMENT EXHIBIT



Attachment: Packet Docs (10491 : World Mission Society Church of God)



THE SIGMA GROUP
 Single Source. Total Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

PROJECT NUMBER 23328 DRAFTED BY JGS
 DATED 1-03-2025

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 28th day of July, 2025 by and between _____ owner of the property located at 11458 W Wauwatosa Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 22, Range 21 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 City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of commercial gates (World Mission Society of God).

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of July, 2025.

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named 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 _____, 2025, 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.:
14-022-10-022.00

Attachment: Packet Docs (10491 : World Mission Society Church of God)

Conditional Use Grant

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant shall be void unless, pursuant to the building and Zoning Codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The City of Mequon shall be held harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

Conditions on the Operations:

- a. Hours of operation: N/A
- b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
- c. Water supply requirements:
Public
- d. Provisions for sewage disposal:
Public 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.
9. **Conditions of the structure:**
 - a. Site Plan: As per attached Exhibit A
 - b. Landscaping Plan: N/A
 - c. Elevations: N/A
 - d. Floor Plan: N/A
 - e. Exterior lighting of the building: N/A
 - f. Fence / Wall / Dumpster plan details: As per attached Exhibit B

Conditional Use Grant

- g. Sign: N/A
- h. The building shall comply with the building code.
- i. Other:
 1. Access between the two sites, as facilitated by the gates, shall comply with the language noted in the access easement.
 2. The applicant shall obtain a building permit process for the three gates through the Inspections Division.
 3. Recording of the conditional grant at Ozaukee County Register of Deeds.

OWNER(S):

By: _____

Acknowledgment

STATE OF WISCONSIN)
)SS
 _____ COUNTY)

Personally came before me, this ____ day of _____, 2025, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
 Notary Public

This document drafted by the City of Mequon.

Attachment: Packet Docs (10491 : World Mission Society Church of God)



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

www.cityofmequonwi.gov

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 28, 2025
SUBJECT: Mequon I LLC for The Enclave at Mequon Preserve. The applicant is seeking final plat and street tree approval to allow for 13-lots in Phase VIII of The Enclave at Mequon Preserve subdivision for the parcel located immediately southwest of 10581 Tree Sparrow Drive.

Applicant: Mequon I LLC
Status of Applicant: Owner
Requested: Final Plat
Street Tree Plan
Existing Zoning: R-6 (Single Family Attached)
PUD (Planned Unit Development)
Land Use Plan: Residential 1-1.5 Acres
Lot size: 12.49 Acres
Location: Immediately southwest of 10581 Tree Sparrow Drive
Tax Key Number: #14-028-15-019.00
District: #4

Background: The applicant is requesting final plat approval for the fifth phase of The Enclave II subdivision located southwest of 10581 N Tree Sparrow Drive. The fifth phase consists of 13 of the 82 lots that make up the conservation subdivision. To date, 63 of the 82 lots have been platted.

Street Tree Plan:

The street tree plan was approved by the Tree Board in April of 2025 (see report). Installation of the trees for this phase will be completed in fall per the recommendation of the City Forester. Staff will require a landscape escrow for the tree installation.

Final Plat:

The final plat is consistent with the approved preliminary plat which includes 13 single-family lots. This phase of the development includes a 5-acre outlot that extends the existing bike/ped path around the south end of the development and terminates at the cul de sac of Bluebird Ct.

Engineering Report:

Cole McCraw, Assistant City Engineer, reviewed the final plat and has the following comments:

The Public Improvements were installed and inspected. As of the date of this report, documentation and punch list items remain which must be completed prior to appearing before the Common Council for approval of the final plat. The applicant was provided with a project

checklist of items required to be complete prior to final plat approval.

Staff Recommendation:

Staff recommends **approval** of the final plat subject to the following conditions:

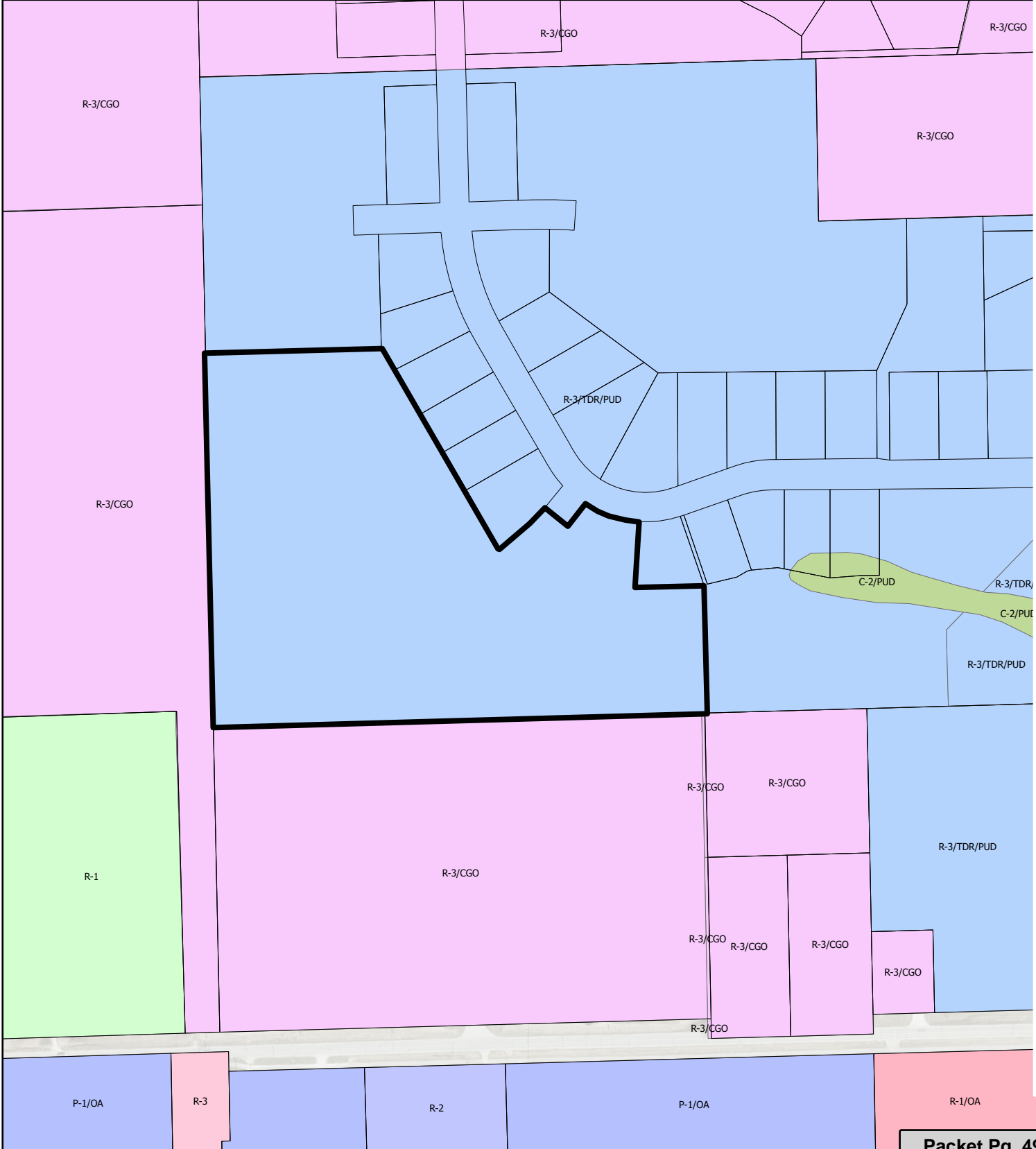
1. Common Council approval of the Final Plat.
2. Technical corrections identified by staff shall be made to the final plat.
3. Street trees shall be installed in accordance with the City Foresters' recommendation (attached). In accordance with the City Forester's recommendation, the Planning Commission shall approve:
 - a. Alternate spacing, as outlined in the report and represented in the plan moved for approval, specifically at 1 tree per 40 linear feet of road.
 - b. Tree planting outside road right of way on adjacent lots will be allowed in accordance with the approved plan, provided a street tree preservation and maintenance easement document is submitted: specifically, move one (1) Autumn Gold Ginko from center of cul-de-sac and place along "walking path" to allow better growth space for other proposed trees.
 - c. Tree Board recommendation of modified tree groups with no more than three (3) of the same species in a row.
4. A landscape escrow is required for the street tree installation.
5. City Attorney review of all legal documents.
6. Compliance with Ord. 2019-1560.
7. Payment of all necessary fees and or escrows, including L.O.C. for landscaping requirements.
8. 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.
9. Submittal of the lot pipe certification.
10. Completion of all punch list and project closeout items. All items are detailed for the Developer on the project checklist.
11. Submittal of lien waivers for all public improvements.
12. Execution and recording of all required easement documents.

Attachments:

Packet Docs_Enclave (PDF)

MEQUON I LLC FOR ENCLAVE AT MEQUON PRESERVE

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



Attachment: Packet Docs_Enclave (10496 : Mequon I LLC for The Enclave at Mequon Preserve)

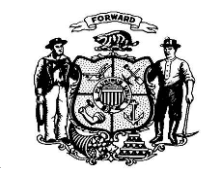
THE ENCLAVE AT MEQUON PRESERVE VIII

PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

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.

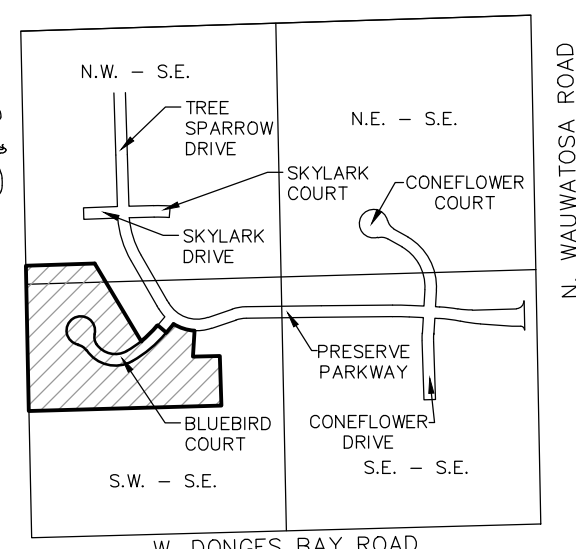
Certified _____, 20____

Department of Administration



ISSUED DATE: APRIL 21, 2025
REVISED DATE: JUNE 23, 2025

LOCATION MAP



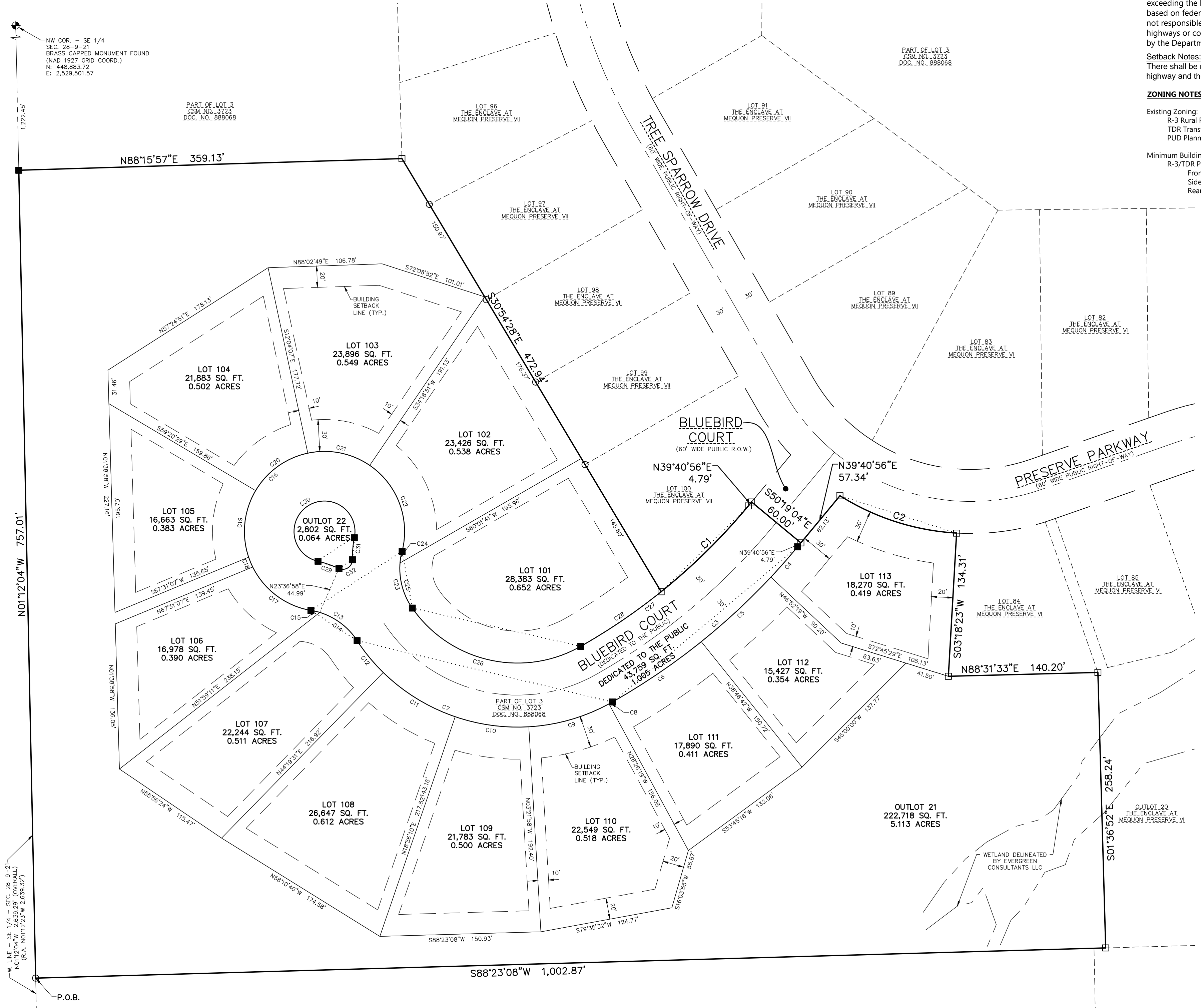
SE 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

SCALE: 1" = 1000'

THE ENCLAVE AT MEQUON PRESERVE VIII SUBDIVISION

TOTAL AREA
545,321 SQ. FT.
12.519 ACRES

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT	TANGENT
C1	114.80'	570.00'	N45°27'07"E	114.60'	011°32'21"	N51°13'18"E	N39°40'56"E
C2	115.94'	230.00'	S72°15'11"E	114.71'	028°52'52"	S57°48'44"E	S86°41'37"E
C3	227.57'	630.00'	N50°01'50"W	226.33'	020°41'47"	N60°22'43"E	N39°40'56"E
C4	37.89'	630.00'	N41°24'19"E	37.88'	003°26'45"	N39°40'56"E	N43°07'41"E
C5	88.99'	630.00'	N47°10'30"E	88.92'	008°05'36"	N43°07'41"E	N51°13'18"E
C6	100.69'	630.00'	N55°48'01"E	100.58'	009°09'26"	N51°13'18"E	N60°22'43"E
C7	271.03'	180.00'	S76°29'09"E	246.14'	086°16'15"	S33°21'02"E	N60°22'43"E
C8	3.72'	180.00'	N60°58'12"E	3.72'	001°10'58"	N60°22'43"E	N61°33'41"E
C9	78.77'	180.00'	N74°05'51"E	78.14'	025°04'20"	N61°33'41"E	N86°38'02"E
C10	70.06'	180.00'	S82°12'54"E	69.62'	022°18'08"	N86°38'02"E	S71°03'50"E
C11	79.76'	180.00'	S58°22'10"E	79.11'	025°23'21"	S71°03'50"E	S45°40'29"E
C12	38.72'	180.00'	S39°30'46"E	38.64'	012°19'27"	S45°40'29"E	S33°21'02"E
C13	53.15'	65.00'	N56°46'32"W	51.68'	045°51'01"	N33°21'02"W	N80°12'03"W
C14	44.69'	65.00'	S53°02'44"E	43.81'	039°23'25"	S33°21'02"E	S72°44'27"E
C15	8.46'	65.00'	S76°28'15"E	8.46'	007°27'36"	S72°44'27"E	S80°12'03"E
C16	359.35'	75.00'	S57°03'40"W	101.80'	274°31'25"	N14°19'22"E	S80°12'03"E
C17	70.55'	75.00'	S53°15'08"E	67.98'	053°53'49"	S80°12'03"E	S26°18'14"E
C18	10.01'	75.00'	S22°28'53"E	10.00'	007°38'42"	S26°18'14"E	S18°39'31"E
C19	64.56'	75.00'	S08°00'00"W	62.58'	049°19'02"	S18°39'31"E	S30°39'31"W
C20	61.88'	75.00'	S54°17'42"W	60.14'	047°16'22"	S30°39'31"W	S77°55'53"W
C21	60.71'	75.00'	N78°52'38"W	59.07'	046°22'58"	S77°55'53"W	N55°41'09"W
C22	91.64'	75.00'	N20°40'54"W	86.05'	070°00'32"	N55°41'09"W	N14°19'22"E
C23	55.70'	65.00'	S10°13'30"E	54.01'	049°05'44"	N14°19'22"E	S34°46'21"E
C24	11.02'	65.00'	N09°27'59"E	11.01'	009°42'47"	N14°19'22"E	N04°36'35"E
C25	44.68'	65.00'	N15°04'53"W	43.80'	039°22'57"	N04°36'35"E	N34°46'21"W
C26	177.71'	120.00'	S77°11'49"E	161.91'	084°50'55"	S34°46'21"E	N60°22'43"E
C27	205.90'	570.00'	N50°01'50"E	204.78'	020°41'47"	N60°22'43"E	N39°40'56"E
C28	91.10'	570.00'	S55°48'01"W	91.00'	009°09'26"	S60°22'43"W	S51°13'18"W
C29	21.56'	123.50'	N71°01'40"W	21.53'	010°00'10"	N76°01'45"W	N66°01'35"W
C30	132.38'	28.50'	N57°02'27"E	41.64'	266°08'23"	S10°06'38"W	N76°01'45"W
C31	21.56'	123.50'	S05°06'33"W	21.53'	010°00'10"	S00°06'28"W	S10°06'38"W
C32	17.89'	9.00'	S57°02'27"W	15.08'	113°51'57"	N66°01'35"W	S00°06'28"W



D.O.T. HIGHWAY RESTRICTIONS

Noise Notes:
The lots of this land division may experience noise at the levels exceeding the levels in §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.

Setback Notes:
There shall be no improvements or structures placed between the highway and the setback line.

ZONING NOTES:

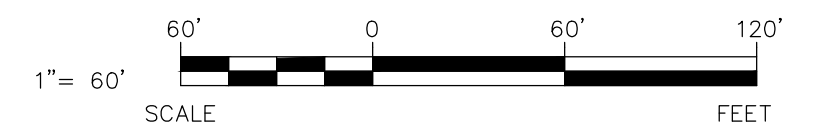
Existing Zoning:
R-3 Rural Residential Detached
TDR Transfer of development rights
PUD Planned Unit Development

Minimum Building Setbacks:

R-3/TDR PUD
Front: 30 feet
Side: 10 feet
Rear: 20 feet

LEGEND:

- 1-1/4" X 18" REBAR SET WEIGHING 4.30 LB/FT.
 - 3/4" REBAR FOUND
 - 1-1/4" REBAR FOUND
 - SECTION CORNER MONUMENT FOUND
- ALL OTHER CORNERS MARKED BY A SET 3/4" X 18" REBAR WEIGHING 1.50 LB/FT.



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927). THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 28-9-21 HAS A BEARING OF 01°-12'-04" WEST.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDRETH OF A FOOT. LINEAR MEASUREMENTS ARE GROUND LEVEL DISTANCES UNLESS OTHERWISE NOTED. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

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THE ENCLAVE AT MEQUON PRESERVE VIII

SHEET 2 OF 3 SHEETS

VOL.

PG.

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

ISSUED DATE: APRIL 21, 2025
REVISED DATE: JUNE 23, 2025

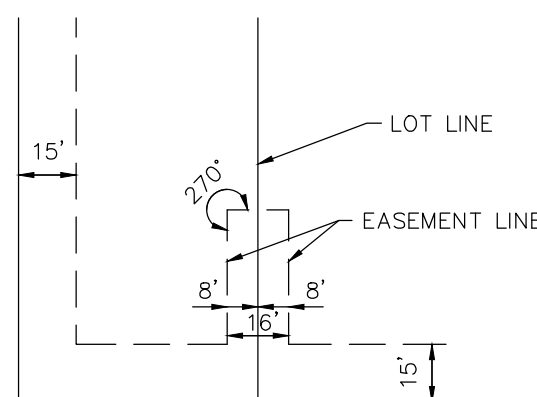
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Noise Notes:

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Setback Notes:

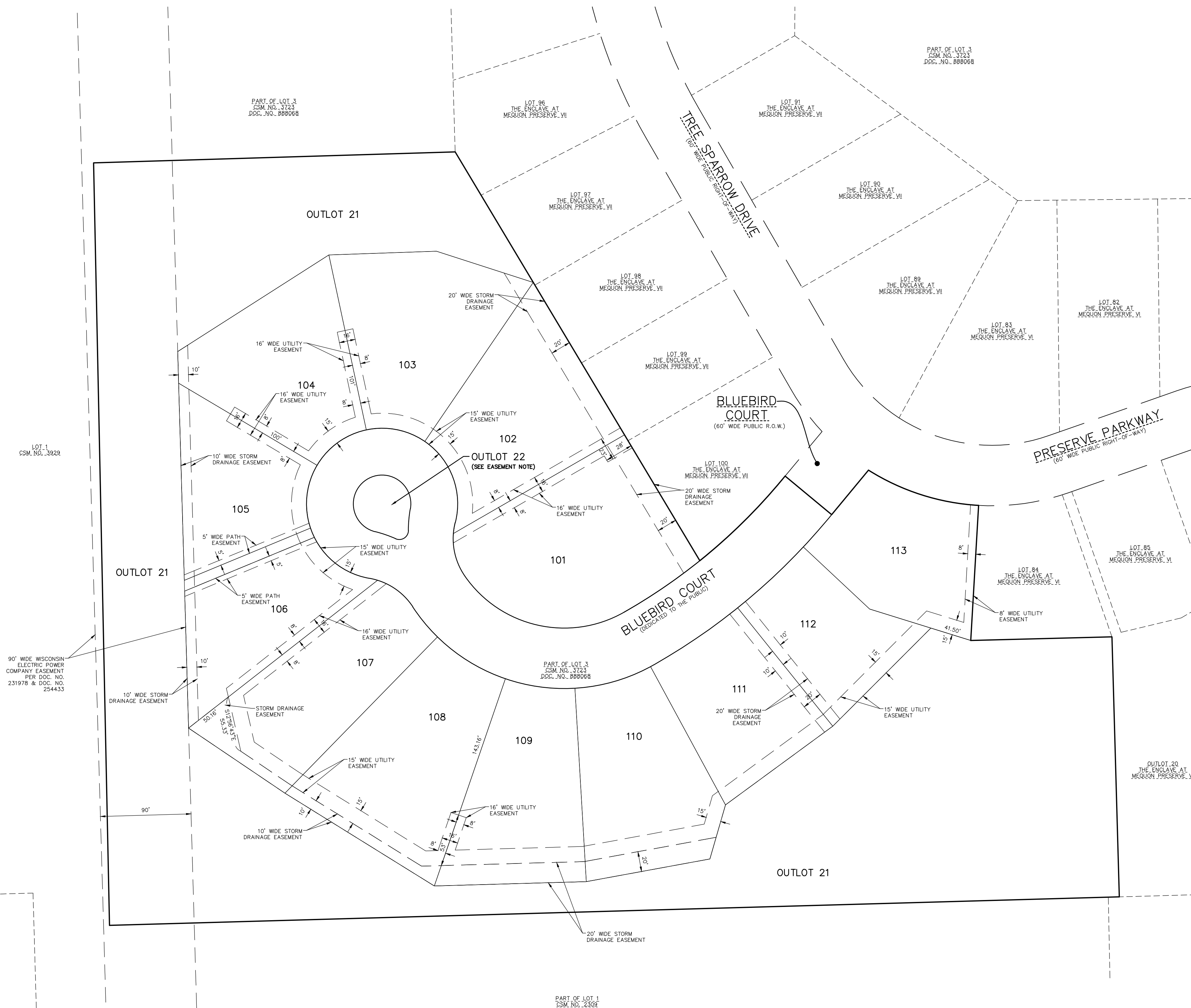
There shall be no improvements or structures placed between the highway and the setback line.



TYPICAL UTILITY EASEMENT DETAIL
NO SCALE

Stormwater Management Maintenance Notes
See Sheet 3 for Stormwater Management Notes

Outlot Easement Note
A Public Utility Easement for sanitary sewer, storm sewer and water main blankets the overall limits of Outlot 22.



90' WIDE WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. NO. 231978 & DOC. NO. 254433

PART OF LOT 1 CSM. NO. 2308

PART OF LOT 3 CSM. NO. 3723 DDC. NO. 888068

LOT 96 THE ENCLAVE AT MEQUON PRESERVE VII

LOT 91 THE ENCLAVE AT MEQUON PRESERVE VII

PART OF LOT 3 CSM. NO. 3723 DDC. NO. 888068

LOT 90 THE ENCLAVE AT MEQUON PRESERVE VII

LOT 97 THE ENCLAVE AT MEQUON PRESERVE VII

LOT 98 THE ENCLAVE AT MEQUON PRESERVE VII

LOT 89 THE ENCLAVE AT MEQUON PRESERVE VI

LOT 82 THE ENCLAVE AT MEQUON PRESERVE VI

LOT 83 THE ENCLAVE AT MEQUON PRESERVE VI

BLUEBIRD COURT (60' WIDE PUBLIC R.O.W.)

BLUEBIRD COURT (DEDICATED TO THE PUBLIC)

PRESERVE PARKWAY (60' WIDE PUBLIC RIGHT-OF-WAY)

LOT 100 THE ENCLAVE AT MEQUON PRESERVE VII

LOT 84 THE ENCLAVE AT MEQUON PRESERVE VI

LOT 85 THE ENCLAVE AT MEQUON PRESERVE VI

PART OF LOT 3 CSM. NO. 3723 DDC. NO. 888068

LOT 111

LOT 113

LOT 112

LOT 108

LOT 109

LOT 110

LOT 103

LOT 102

LOT 105

LOT 106

LOT 107

OUTLOT 21

LOT 108

LOT 109

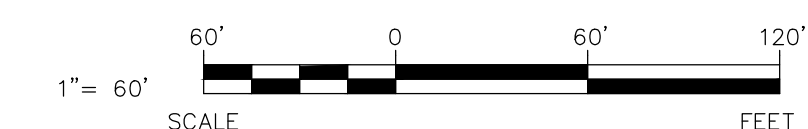
LOT 110

OUTLOT 21

OUTLOT 20 THE ENCLAVE AT MEQUON PRESERVE VI

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Attachment: Packet Docs - Enclave (10496 - Mequon LLC for The Enclave at Mequon Preserve)

THE ENCLAVE AT MEQUON PRESERVE VIII

SHEET 3 OF 3 SHEETS

VOL.

PG.

PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor hereby certify that, under the direction of Mequon I, LLC, I have surveyed, divided and mapped a parcel of land described hereon, part of Lot 3 of Certified Survey Map No. 3723, recorded in the Ozaukee County Register of Deeds office as Document No. 888068, being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 28, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 28; thence North 01°-12'-04" West along the West line of said Southeast 1/4, a distance of 659.83 feet to the Southwest corner of said Lot 3, said point being the point of beginning; thence continuing North 01°-12'-04" West along said West line, a distance of 757.01 feet; thence North 88°-15'-57" East, a distance of 359.13 feet to a Westerly line of The Enclave at Mequon Preserve VII Subdivision, recorded in the Ozaukee County Register of Deeds Office as Document No. 1164558; thence South 30°-54'-28" East along said Westerly line, a distance of 472.94 feet to the Southerly most corner of said Subdivision; thence Northeasterly 114.80 feet along a Southerly line of said Subdivision on a curve to the left having a radius of 570.00 feet, the chord of said curve bears North 45°-27'-07" East, a chord distance of 114.60 feet; thence North 39°-40'-56" East along said Southerly line, a distance of 4.79 feet to the Westerly right-of-way line of Bluebird Court; thence South 50°-19'-04" East along said Westerly line, a distance of 60.00 feet to the Southerly right-of-way line of Bluebird Court; thence North 39°-40'-56" East along said Southerly line, a distance of 57.34 feet to the Southerly right-of-way line of Preserve Parkway; thence Southeasterly 115.94 feet along said Southerly line on a curve to the left having a radius of 230.00 feet, the chord of said curve bears South 72°-15'-11" East, a chord distance of 114.71 feet to the Northwest corner of Lot 84 of The Enclave at Mequon Preserve VI Subdivision, recorded in the Ozaukee County Register of Deeds Office as Document No. 1151354; thence South 03°-18'-23" West along the West line of said Lot 84, a distance of 134.31 feet to the Southwest corner of said Lot 84; thence North 88°-31'-33" East along the South line of said Lot 84, a distance of 140.20 feet to the Southeast corner of said Lot 84; thence South 01°-36'-52" East along the West line of Outlot 20 of said The Enclave at Mequon Preserve VI, a distance of 258.24 feet to the South line of Lot 3 of said Certified Survey Map No. 3723; thence South 88°-23'-08" West along said South line, a distance of 1,002.87 feet to the point of beginning and containing 12.519 acres (545,321 sq. ft.) of land more or less.

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

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

Ryan Wilgreen, P.L.S. No. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
ISSUED DATE: APRIL 21, 2025
REVISED DATE: JULY 23, 2025

UTILITY EASEMENT PROVISIONS (PRIVATE)

An easement for electric, natural gas, and communications service is hereby granted by MEQUON I, LLC, Grantor, to

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

SPECTRUM MID-AMERICA, LLC, Grantee, and

WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, Grantee

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.

Stormwater Management Maintenance Agreement

1. Outlot 21 is to be used for Stormwater Management purposes.
2. The lot owner(s) or their successors and/or assigns (herein after referred to as the responsible parties) shall be responsible for maintenance of the stormwater management measures.
3. The responsible parties shall maintain the stormwater management measures in accordance with the approved stormwater management plan on file in the offices of the City as required by the City construction, site erosion control and stormwater management ordinance.
4. In the event that the stormwater management facilities located on Outlot 21 are not being maintained per the approved stormwater management plan, the City is hereby granted an easement to access the property to complete stormwater management maintenance measures.

OWNER'S CERTIFICATE OF DEDICATION

Mequon I, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Mequon I, LLC, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

1. Department of Administration
2. City of Mequon

In witness whereof, Mequon I, LLC, has caused these presents to be signed by its official officer(s) of said limited liability company at

Madison, Wisconsin this ____ day of _____, 20__.

Mequon I, LLC
By: Forgewell Building Group, LLC, its sole member

By: _____
Chris Ehlers, Authorized Representative

STATE OF _____)

COUNTY OF _____) S.S

Personally came before me this ____ day of _____, 20__, the above named officer(s) of the above named Mequon I, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, ____

My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

Associated Bank N.A., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above Owner's Certificate.

In witness whereof, the said Associated Bank N.A. has caused these presents to be signed by Bryan Schreiter, its Vice President, at _____, Wisconsin this ____ day of _____, 20__.

Associated Bank N.A.

Bryan Schreiter, Vice President

STATE OF WISCONSIN)

COUNTY OF _____) S.S

Personally came before me this ____ day of _____, 20__, Bryan Schreiter of the above named banking association to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, _____ County, WI
My Commission Expires: _____

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of THE ENCLAVE AT MEQUON PRESERVE VIII SUBDIVISION in the City of Mequon, is hereby approved by the Common Council.

All conditions have been met as of this ____ day of _____, 20__.

Andrew Nerburn, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Mequon on this ____ day of _____, 20__.

Caroline Fochs, City Clerk

COUNTY TREASURER'S CERTIFICATE

I, Sandra Tretow, being the duly elected, qualified, and acting Treasurer of the County of Ozaukee, 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__ affecting the land included in the plat of THE ENCLAVE AT MEQUON PRESERVE VIII SUBDIVISION.

Sandra Tretow, Treasurer, Ozaukee County, Wisconsin


CITY TREASURER'S CERTIFICATE

I, Brenda Arnett, being the duly appointed, qualified, and acting Director of Finance of the City of Mequon, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20__ on any of the lands included in the plat of THE ENCLAVE AT MEQUON PRESERVE VIII SUBDIVISION.

Brenda Arnett, Director of Finance, City of Mequon

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 

OWNER / DEVELOPER:
MEQUON I, LLC
6801 S. TOWNE DR.
MADISON, WI 53713

SURVEYOR:
RYAN WILGREEN
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935
920.926.9800



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100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 240256800

Attachment: Packet Docs - Enclave (10496 - Mequon I LLC for The Enclave at Mequon Preserve)

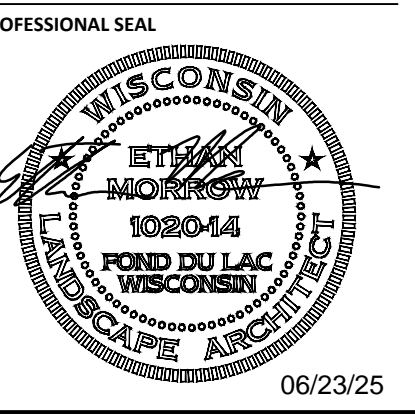


Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com



PROJECT INFORMATION

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



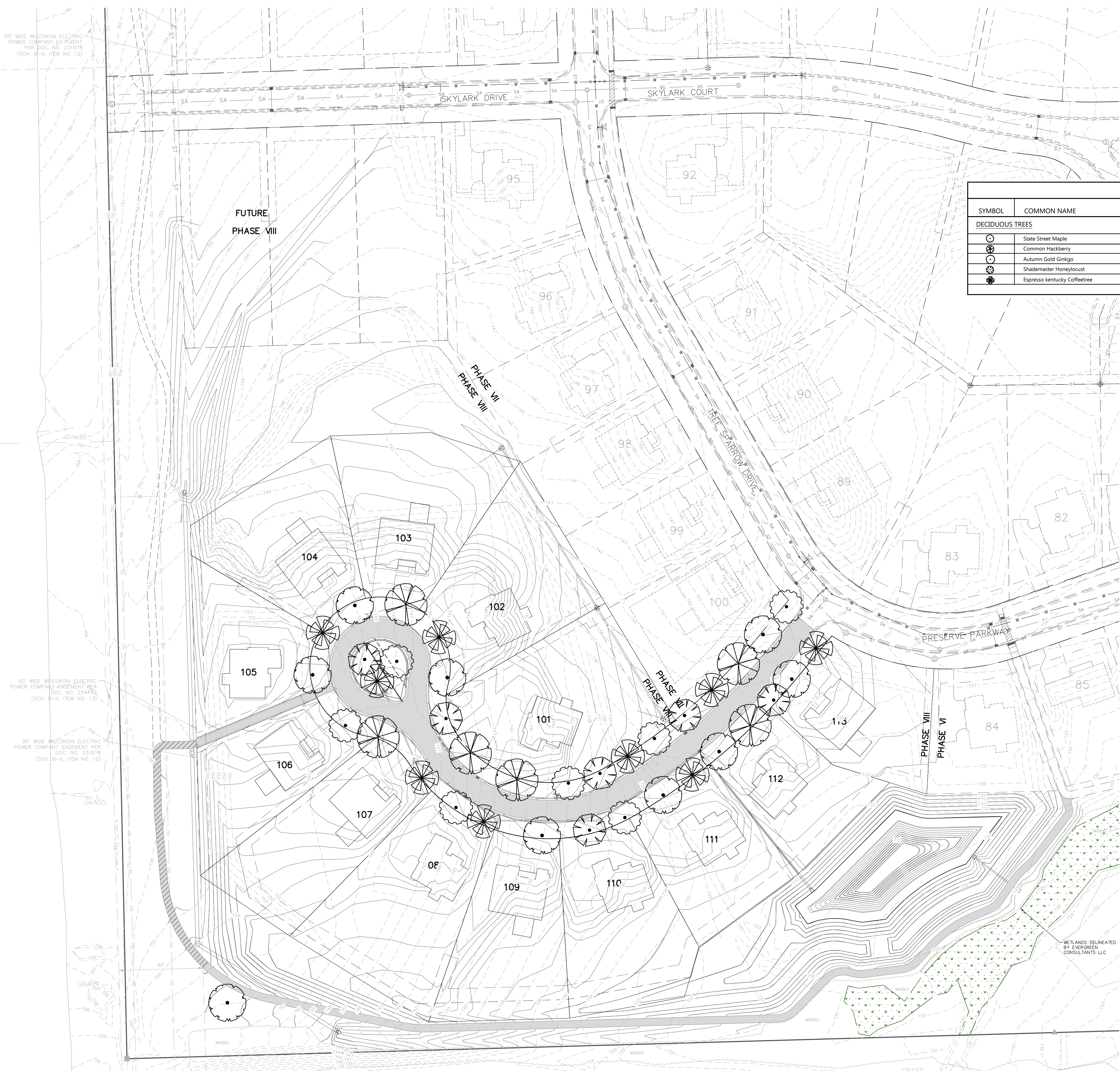
SHEET DATES

ISSUE DATE NOV. 21, 2024

REVISIONS	
AD2	JAN. 15, 2025
	APR. 30, 2025
	MAY 13, 2025

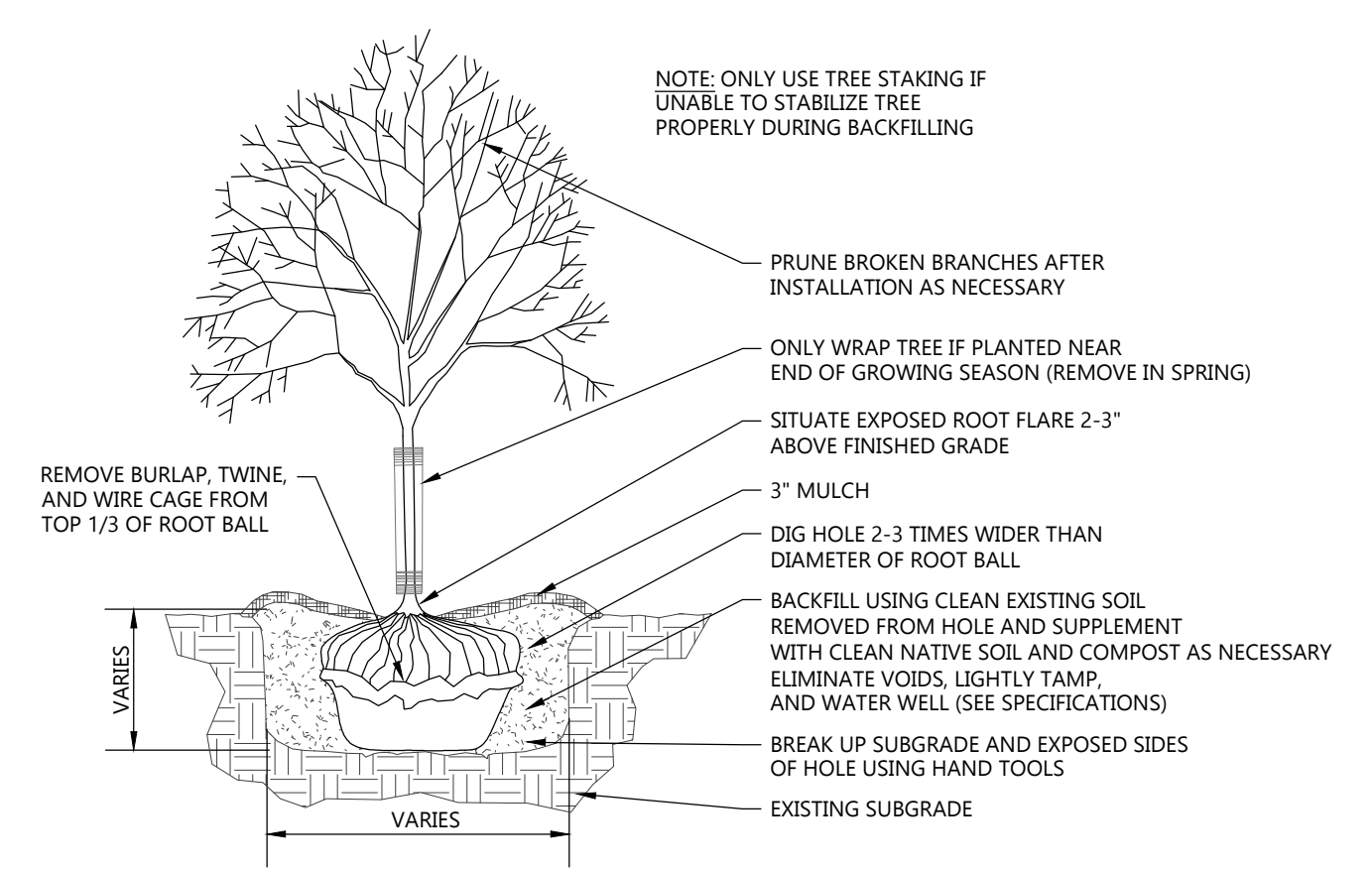
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240256800

SHEET NUMBER
L1.0

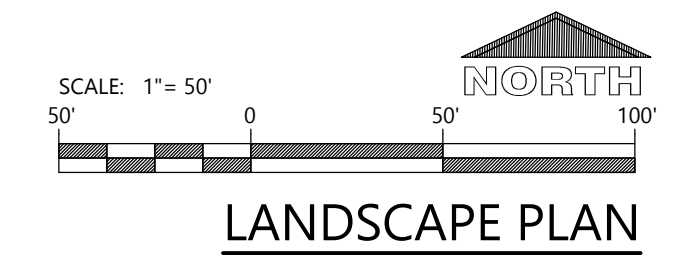


PLANT SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PERCENT OF TOTAL	PLANTED SIZE	ROOT
DECIDUOUS TREES						
	State Street Maple	Acer miyabei 'Morton'	9	24.5%	3" CAL	B&B
	Common Hackberry	Celtis occidentalis	6	16%	3" CAL	B&B
	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	7	19%	3" CAL	B&B
	Shademaster Honeylocust	Gleditsia triacanthos 'Shademaster'	6	16%	3" CAL	B&B
	Espresso Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	9	24.5%	3" CAL	B&B

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET TREES	1 TREE PER 40' OF STREET FRONTAGE 1,468' / 40' = 36.7	37 STREET TREES (1 MOVED TO BE SW OF PATH)



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



90' WIDE WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. NO. 231978 (SCH. B-II, ITEM NO. 12)

90' WIDE WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. NO. 224452 (SCH. B-II, ITEM NO. 13)

90' WIDE WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. NO. 231978 (SCH. B-II, ITEM NO. 12)

WETLANDS DELINEATED BY EXPLORE CONSULTANTS LLC



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

www.cityofmequonwi.gov

Office of City Forester

TO: Planning Commission
FROM: Nathan Herlache, City Forester
DATE: April 28, 2025
SUBJECT: Enclave at Mequon Preserve, Phase 8

Background

Excel Engineering submitted a street tree plan for The Enclave at Mequon Preserve, Phase 8. The property is located on Bluebird Court, southwest off the existing Preserve Parkway. The plans were designed by Eathan Morrow, who is a professional landscape architect.

Analysis

The plan meets certain requirements of Section 8 of the City of Mequon Policy Manual for Tree Protection and Preservation, including:

- Minimum diameter requirements
- Installation within the right-of-way
- Installation of a minimum of three (3) different street tree species from the recommended list of trees

The plan does not meet the following requirements, and the applicant should amend the plan as follows:

- 1"-30' scaled drawings
- Plans include a detail or note confirming that trees shall be staked

Staff recommended and the Tree Board approved a more flexible spacing scheme of 1 tree per 40 linear feet of road opposed to 1 tree per 30 linear feet of road based upon driveway positions in cul-de-sac, and use of "tall" tree groups that offer a specific continuity with prior Enclave Phases.

Fiscal Impact

Street trees are a build and contribute asset for the City. The subdivision is required to replace any dead or damaged trees within three years of installation. After three years, the City is responsible for the maintenance and eventual replacement of the street trees. The plan includes the following inventory of trees that will be dedicated to the City as a public asset:

Species	Quantity	%
State Street Maple	9	24.5%
Common Hackberry	6	16%
Autumn Gold Gingko	7	19%

Shademaster Honeylocust	6	16%
Espresso Kentucky Coffee	9	24.5%

Recommendation

The City Forester recommended and the Tree Board approved 5-0 the street tree plan for The Enclave at Mequon Preserve, Phase 8 subject to the following conditions:

1. Prior to installation, the developer shall contact the City Forester or his associate to go out and inspect the quality of stock and proper installation procedures. The City Forester or his associate will also be called out upon completion of the planting to ensure installation and staking is correct. The developer will be charged a minimal fee for these inspections.
2. Planning Commission approval of alternate spacing, as outlined in the report and represented in the plan moved for approval, specifically at 1 tree per 40 linear feet of road.
3. Planning Commission approval of tree planting outside road right of way on adjacent lots will be allowed in accordance with the approved plan, provided a street tree preservation and maintenance easement document is submitted: specifically, move one (1) Autumn Gold Ginko from center of cul-de-sac and place along “walking path” to allow better growth space for other proposed trees.
4. Planning Commission approval of the Tree Board recommendation of modified tree groups with no more than three (3) of the same species in a row.
5. Any tree that has died or is damaged beyond repair within three (3) years of planting shall be promptly replaced by the developer. The replacement planting shall be of the same size and quality as the approved landscaping plan.



11333 N. Cedarburg Road
Mequon, Wisconsin 53092
Phone: (262) 236-2934
Fax: (262) 242-9819
engineering@ci.mequon.wi.us

www.ci.mequon.wi.us

Public Works/Engineering

Enclave at Mequon Preserve Phase 8
Engineering Requirements

July 21, 2025

This is a project-specific checklist. All items on this checklist must be submitted/completed for the project as outlined below. Items with an empty box (☐) are incomplete and require either submittal, approval or completion, and items with a checked box (☒) are complete and require no further action. Please note that some items require multiple steps for completion. The City will update the checklist and issue updates as the project progresses through the Engineering approvals.

In PDF form, the links can be clicked to find more information on each item including ordinance references, templates, and other informational documents. For engineering-related project questions or questions on this checklist, please contact Cole McCraw, Assistant City Engineer, at cmccraw@ci.mequon.wi.us.

PROJECT COMPLETION

Upon completion of project, but prior to certificate of occupancy/final plat approval:

- Final Plat
 - Technical review in conformance with Chapter 236
 - All easements for Public Improvements shall be represented on the Final Plat
 - Verification of all required easement documents
 - Submittal of Sewer Easement (Ph 7 to West Property Line)
 - City Attorney Approval of Sewer Easement
 - Developer Executed Sewer Easement
 - Sewer Easement Recording
 - Submittal of Stormwater Maintenance and Easement Agreement ([See template on City website](#))
 - City Attorney Approval of Stormwater Maintenance and Easement Agreement
 - Developer Executed Stormwater Maintenance and Easement Agreement
 - Planning Commission approval
 - Submittal of a Wetland Delineation Report
 - The following note is included on the Final Plat with the wetland information:
Wetland delineation by WETLAND SCIENTIST on DATE with WDNR Concurrence on DATE
- Final Punchlist
 - Clean Water Test
 - Sewer Pressure Test
 - CCTV Sanitary Sewer

Attachment: Packet Docs_Enclave (10496 : Mequon I LLC for The Enclave at Mequon Preserve)

- Completion of Staff Punchlist Items (issue 7/15/2025, complete by?)

- Record Drawings – Water
 - Submittal of Record Drawings
 - Engineering Approval of Record Drawings
 - Upon Completion of Review Comments, Applicant Shall Provide:
 - .pdf of all Record Drawings
 - AutoCAD file of all Record Drawings
 - Signed, stamped Hard Copy of all Record Drawings

- Record Drawings – Sanitary Sewer
 - Submittal of Record Drawings
 - Engineering Approval of Record Drawings
 - Upon Completion of Review Comments, Applicant Shall Provide:
 - .pdf of all Record Drawings
 - AutoCAD file of all Record Drawings
 - Signed, stamped Hard Copy of all Record Drawings
 - City staff upload Record Drawings to MMSD Portal

- Record Drawings – Storm Sewer
 - Submittal of Record Drawings
 - Engineering Approval of Record Drawings
 - Upon Completion of Review Comments, Applicant Shall Provide:
 - .pdf of all Record Drawings
 - AutoCAD file of all Record Drawings

- Record Drawings – Grading
 - Submittal of Record Drawings
 - Engineering Approval of Record Drawings
 - Upon Completion of Review Comments, Applicant Shall Provide:
 - .pdf of all Record Drawings
 - AutoCAD file of all Record Drawings *if stormwater facilities present*

- Project Closeout

The final plat will not be certified by the City until conditions of the development agreement are met

 - Design Engineer Notice of Completion
 - Engineering Staff Walkthrough (City task only)
 - Submittal of Lien Waivers from all Contractors for Public Improvements
 - Submittal of Sewer Connection Charge
 - Contributed Capital Form ([Link](#))
 - Notice of Termination – Erosion Control ([Can be downloaded from application packet](#))
 - Notice of Termination – Fill Permit ([Can be downloaded from application packet](#))
 - Grading Certification/As Built
 - Submittal of signed/stamped letter from professional engineer indicating that the site complies with the approved stormwater management plan.

- Stormwater Compliance Reports ([Link](#)) (*City to send compliance certification*)
- Release of Drainage Financial Guarantee
- Lot Pipe Certification stamped and signed by a Wisconsin PLS
- Release of Lot Pipe Guarantee (*TBD*)
- Road Bond Inspection/Release (City task)
- One (1) full-size 22" x 30" copy of the final plat on 4 mil thick double matte mylar conforming to Section 236.25 (2)(c) and (d) of the Wisconsin Statutes shall be submitted to the City within 10 days of recording. Copies shall be a black line mylar.
- A digital file compatible with AutoCAD LT 2015 in DWG format shall also be submitted.
- Payment of all invoicing
- City-issued Project Closeout Letter



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

www.cityofmequonwi.gov

Department of Community Development

TO: Planning Commission
FROM: NATALIE REDDING, CITY PLANNER
DATE: July 28, 2025
SUBJECT: ReFresh Aesthetic Center. The applicant is seeking minor request approval to allow for two sign waivers for the property at 10404 N. Port Washington Road.

Applicant: Mark Hertzfeldt
Status of Applicant: Agent
Requested: Minor Request – Sign Waiver
Existing Zoning: B- 1 (Neighborhood Business District)
Land Use Plan: Neighborhood Commercial
Lot size: 1 Acre
Location: 10404 N. Port Washington Road
Tax Key Number: #15-029-11-002.00
District: #8

Background: The applicant is requesting two sign waivers for the property located at 10404 N Port Washington Road. Refresh Aesthetic Center is proposing one monument sign at a reduced setback, and a wall sign on the south elevation of the building at a height which exceeds the maximum permitted per the City of Mequon sign code. Refresh Aesthetic Center received conditional use grant and site plan amendment approval for the site in September of 2023. At the time, the applicant was also approved for a monument sign waiver, however the positioning of the monument sign has since changed, requiring reapproval.

Analysis:

Monument Sign Waiver

The first sign waiver is to allow for a monument sign at a reduced setback. The City of Mequon sign code dictates that monument signs are to be 10 feet setback from any property line, right-of-way or driveway. Refresh Aesthetic Center received sign waiver approval in September of 2023 for a monument sign located 4 feet from the Port Washington Road right-of-way and 7 feet from the Donges Bay right-of-way. The applicant has since revised the placement of the sign making it closer to the Port Washington right-of-way than the original approval allowed for. Staff is still supportive of a sign waiver, considering the constraints of the site (the lot size is non-conforming) and the applicant was required to dedicate right-of-way to the city after their purchase of the property.

Wall Sign Waiver

The second sign waiver is for a wall sign on the south elevation of the building at a height which exceeds the maximum allowed per City of Mequon sign code. The maximum height of a wall sign is 20 feet, and the applicant is proposing the sign at roughly 33 feet. The applicant has cited

other locations throughout the city where signs have been permitted at a higher than 20 feet, however most of these examples are signs that were approved as part of a master sign plan, or through waivers with thoroughly justified hardship. Given the considerable wall space available on the south façade, and therefore the alternative placements where a sign could go, staff does not believe that there is significant hardship to justify a sign waiver. There has been some back and forth between staff and the applicant/sign contractor regarding the design and aesthetics of the wall signage, both for the proposed south facing signage requiring a waiver as well as the west facing signage which does not seek a waiver. While staff is okay with the design that is set forth (Exhibit A), staff is not supportive of its elevated height. In Refresh Aesthetic Center's original approval, the building elevations submitted showed two sign locations and designs on the south façade (see Exhibit B). The second, circular signage shown in this rendering provides one example of alternative design and wall space options where a compliant sign could be placed and well viewed by the public for identification and way-finding purposes.

Staff Recommendation:

Planning staff recommends **approval** of the monument sign waiver based on the following:

1. Final staff review and approval of sign permits.

Planning staff recommends **denial** of the wall sign waiver based on the following:

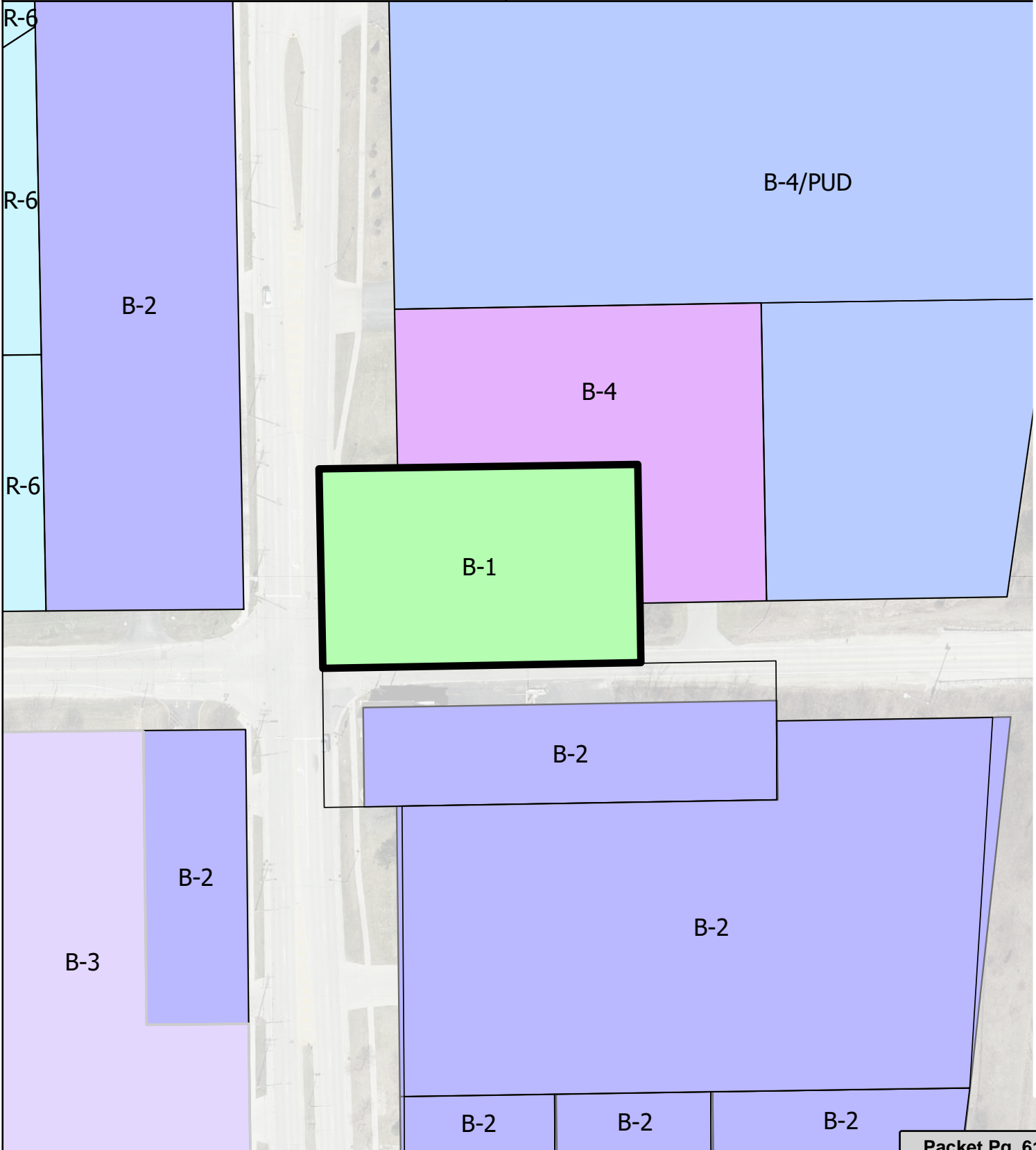
1. Staff does not find that there is sufficient hardship to justify a wall sign at 33 feet.

Attachments:

Packet Docs_ReFresh (PDF)

REFRESH AESTHETIC CENTER

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



Attachment: Packet Docs_ReFresh (10492 : ReFresh Aesthetic Center)

Community Development Department
 City of Mequon
 11333 N. Cedarburg Rd.
 Mequon, WI 53092

June 23, 2025



Re: Project Narrative for ReFresh Aesthetic Center Signage Waiver

Introduction:

Included with this project narrative you will find the graphical information regarding the signage waiver for the Refresh Aesthetic development located on 10404 North Port Washington Road. This waiver request is for a wall sign and a monument sign.

Wall Sign waiver request:

This property fronts two streets, Donges Bay Road and N. Port Washington Road, and is therefore permitted two wall signs. We are proposing a wall sign on the West facade and the South facade of the building.

The sign on the west façade of the building will be installed in accordance with the Mequon Sign code, size and location.

We are requesting a waiver for sign on the south façade to exceed the maximum height of a wall sign on a non-residential property. This maximum height of a wall sign is 20'-0".

When this development was reviewed at plan commission, we indicated two proposed locations for signage on the south façade of the building as possible locations for signage. We indicated we would be applying for signage approval separate of the plan commission approval. Because the plan commission process for building approval for this project was so difficult and controversial, we provided the proposed locations for feedback from plan commission. At the time we received no negative or concerning feedback from staff or the plan commission. Both proposed sign locations were above the maximum 20'-0" height permitted in the ordinance.

When designing the building and considering potential signage positions on the building we looked at what was already permitted in the immediate area surrounding this development and there are many signage installations that are over the 20'-0" maximum height. All of these higher signage installations appear to integrate well with the overall building design. Please refer to the examples provided in this narrative. The proposed higher signage installation on the south façade of this building also integrates well with the overall building design.

It is our position that the higher installed location of this signage does not create a hazard to the public health or safety relating to traffic or visibility.

N173 W21010
 Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Attachment: Packet Docs_ReFresh (10492 : ReRefresh Aesthetic Center)

The signage integrates well with the building design, advancing the aesthetic goals of the city and plan commission.

Monument Sign:

When we first proposed development of this site we met with staff and quickly determined the property lines of this site had never been corrected to provide the ultimate right of way (ROW) for N. Port Washington Road and Donges Bay Road. The property lines still extended to the center of both roadways.

City staff asked if we would consider correcting the property lines to align with adjacent properties. We indicated we would be open to this correction however after the correction the site would be too small to be efficiently developed. It would not be possible to meet the ordinance requirements for building setback, parking setback, parking space requirements, locations for landscaping and monument sign placement.

We worked with staff to determine what would be acceptable for these requirements. Examples of these revised requirement are:

- Zero building setback along the west property line
- Reduced building setback of 6'-6" along the north property line.
- Parking setback reductions from zero to 5'-0"
- Landscape installations over the west property line
- Reduced offset for the proposed monument sign.

All of these agreed upon alternates to the ordinance requirements were a part of the plan commission submittal and final approval for the development.

The location for the monument sign was part of the overall site design. The location affects parking, curb and gutter, site drainage and stormwater utility installation.

It is our position that the higher installed location of this monument sign does not create a hazard to the public health or safety relating to traffic or visibility. The sign is 40'-2" away from Donges Bay Road and 56'-1" away from N. Port Washington Road. Other than the required offset, the sign meets all requirements of the sign ordinance

We do not believe do believe either of these signage waivers will negatively affect the public interest or general welfare. We ask the plan commission to approve these two waivers for this development.

Sincerely,
Mark Hertzfeldt



Design 2 Construct Development Corporation

SIGNworks
A SIGN OF QUALITY SINCE 1985
CUSTOM SIGNS & DIGITAL GRAPHICS



signworkswi.com 262-673-7318

Exhibit A

South Elevation

**EXTERIOR
ITEM
1**

40
years
1985 - 2025



Location will require plan commission approval

JOB DETAILS:

Direct Mount Fabricated Aluminum Letters
- Painted White "R" and Custom Painted to Match Monument Sign Cabinet

 SW 2856 Fairfax Brown

- Logo to Include White Premium Vinyl Graphics
- Rear White Halo Glow Illumination

- Customer Pickup
- Signworks Deliver
- Signworks Install
- Other _____
- Ship To _____

R3 7/18/2025

Quote Number:

Customer Name: Refresh Aesthetic Center	Sales Representative: Dan	Designer: Brittany
Customer Address:	Job Location:	
File: 2024 Sketches/by name/Refresh Aesthetic Center/West Elevation		

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign

Attachment: Packet Docs_ReRefresh (10492 : ReRefresh Aesthetic Center)



West Elevation

**EXTERIOR
ITEM
2**

40
years
1985 - 2025



JOB DETAILS:

Direct Mount LED Internally Illuminated Channel Letters & Logo Module
 - Black Trim Caps/Returns
 - White Faces with Translucent Vinyl Graphics



"Aesthetic Center"
 1/4" Flat Cut Aluminum
 - Non-Illuminated
 - Painted White
 Stud Mounted

- Customer Pickup
- Signworks Deliver
- Signworks Install
- Other _____
- Ship To _____

R3 7/18/2025

Quote Number:

Customer Name: Refresh Aesthetic Center	Sales Representative: Dan	Designer: Brittany
Customer Address:	Job Location:	
File: 2024 Sketches/by name/Refresh Aesthetic Center/West Elevation		

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.

Attachment: Packet Docs_ReRefresh (10492 : ReRefresh Aesthetic Center)



Monument Sign

**EXTERIOR
ITEM
3**

39
years
1985 - 2024



JOB DETAILS:

LED Internally Illuminated
Monument Sign - Double Sided

Cabinet Custom Painted to
Match Table Walnut Finish

SW 2856 Fairfax Brown

with Premium Vinyl Divider Line,
Cap, and Reveal to Match
Middleton Stone Veneer

TBD

Routed Aluminum Faces with
White Push Through Acrylic
with Translucent Vinyl

TBD

TBD

Masonry Base to Match Brick
on Building: Glen Gary
Ebonite Smooth, with Painted
Black Cap

- to Include 1" Deep Painted
Aluminum Pan Signs (To Match
Middleton Stone Veneer)
with Painted Black 1/4"
Aluminum Numbers

R2 2/12/2025

Quote Number:

Customer Name: Refresh Aesthetic Center	Sales Representative: Dan	Designer: Brittany
Customer Address:	Job Location:	
File: 2024 Sketches/by name/Refresh Aesthetic Center/Monument Sign		

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.

Attachment: Packet Docs_ReFresh (10492 : ReFresh Aesthetic Center)

SITE DATA:

SITE AREA:		43,560 SF
OVERALL SITE AREA:		1.00 ACRE
ULTIMATE RIGHT-OF-WAY AREA: (NOT DEDICATED TO MUNICIPALITY)		22,770 SF 0.52 ACRES
PROPOSED BUILDING FOOTPRINT:		4,465 SF (19.3% OF SITE)
TOTAL HARD SURFACE AREA:		13,670 SF (60.0% OF SITE)
ON SITE	CONCRETE AREA:	1,116 SF
	LIGHT DUTY PAVING:	12,554 SF
OFF SITE	CONCRETE AREA:	1,543 SF
	LIGHT DUTY PAVING:	585 SF
TOTAL GREEN SPACE AREA:		4,703 SF (20.7% OF SITE)
LINEAR FEET OF CURB:		562 LF
ZONING DISTRICT:		B-1 NEIGHBORHOOD BUSINESS
ALLOWABLE BUILDING HEIGHT:		42'-0"
TOTAL PARKING PROVIDED:		31 (INCL. H.C. STALLS)
HANDICAP PARKING PROVIDED:		2

BUILDING DESIGN FOR:
REFRESH AESTHETIC CENTER
 10404 N. PORT WASHINGTON RD.
 MEQUON, WI 53092

SHEET TITLE
 ARCHITECTURAL SITE PLAN.

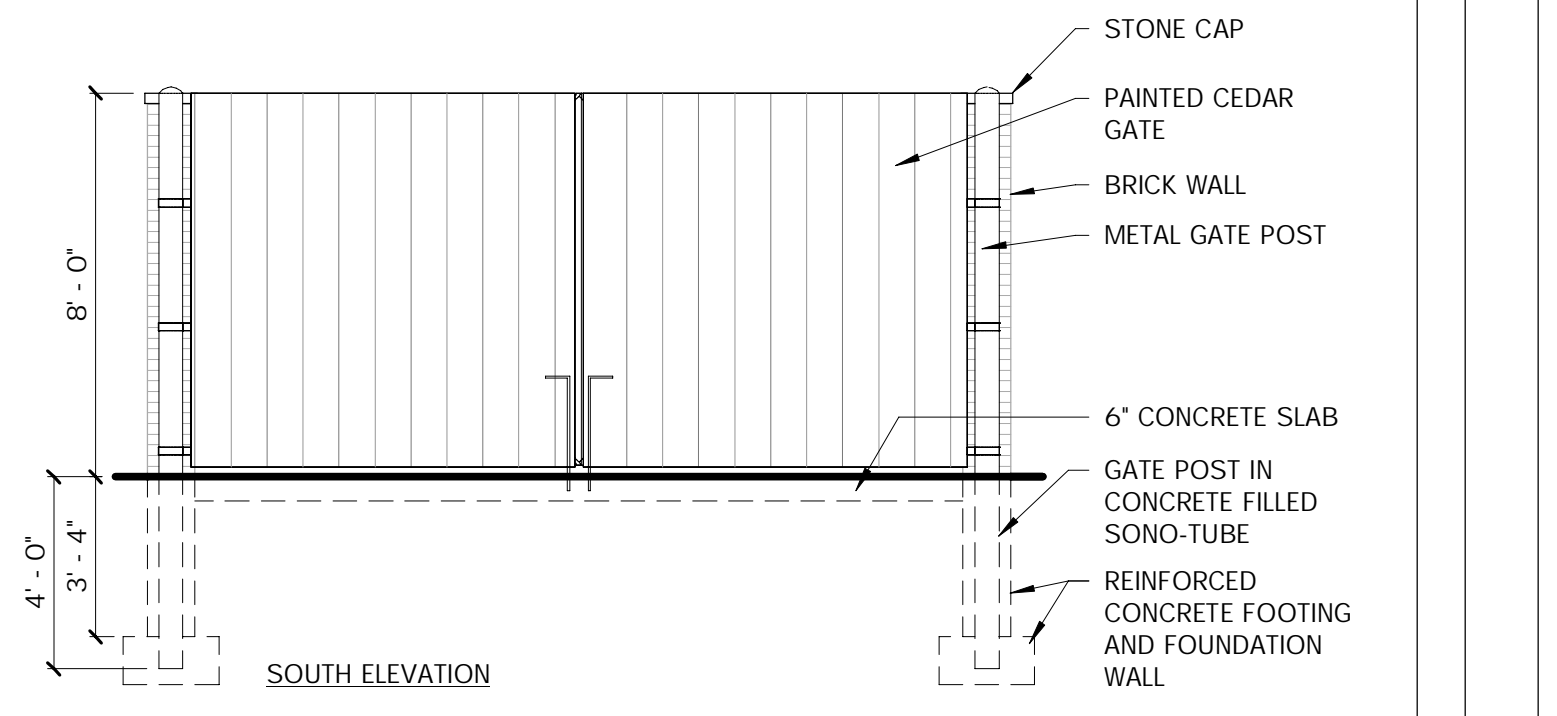
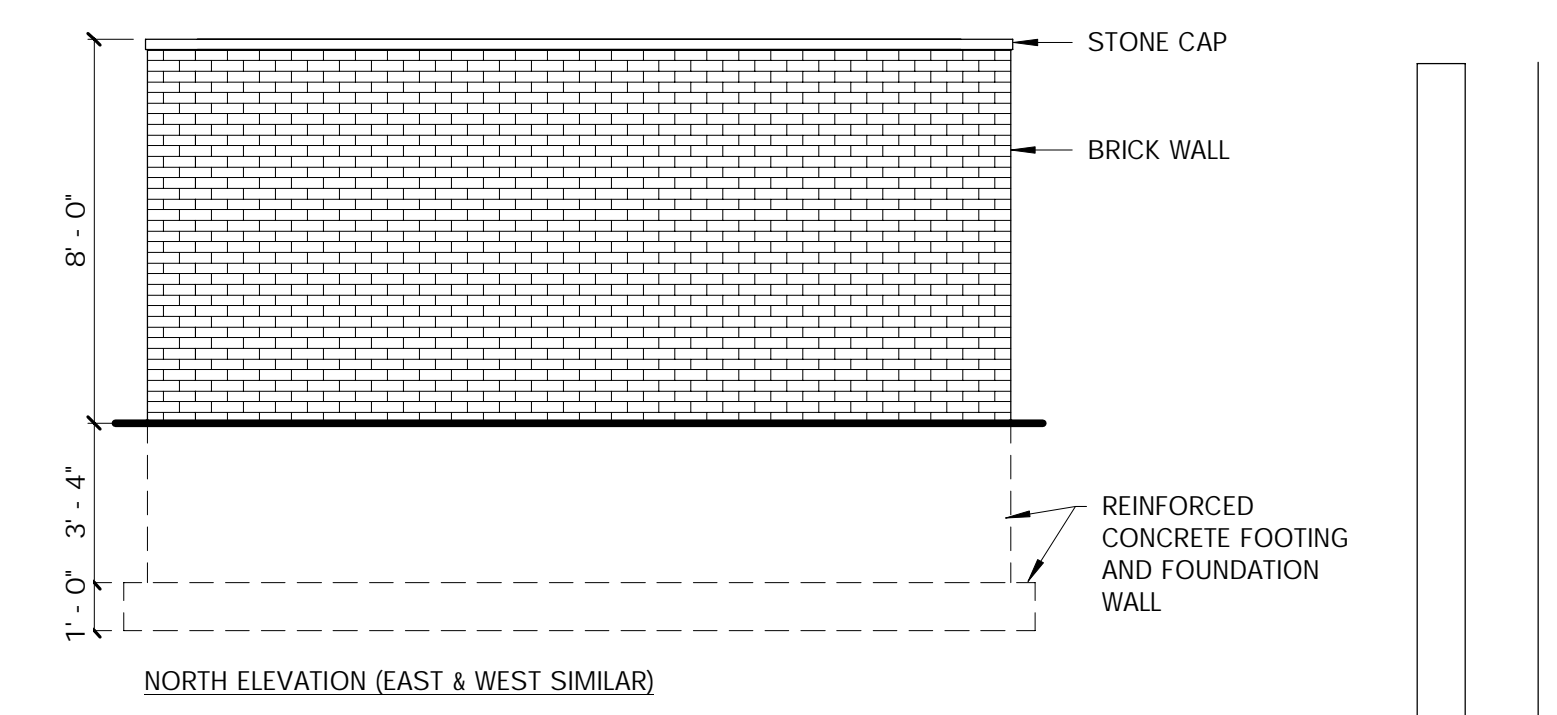
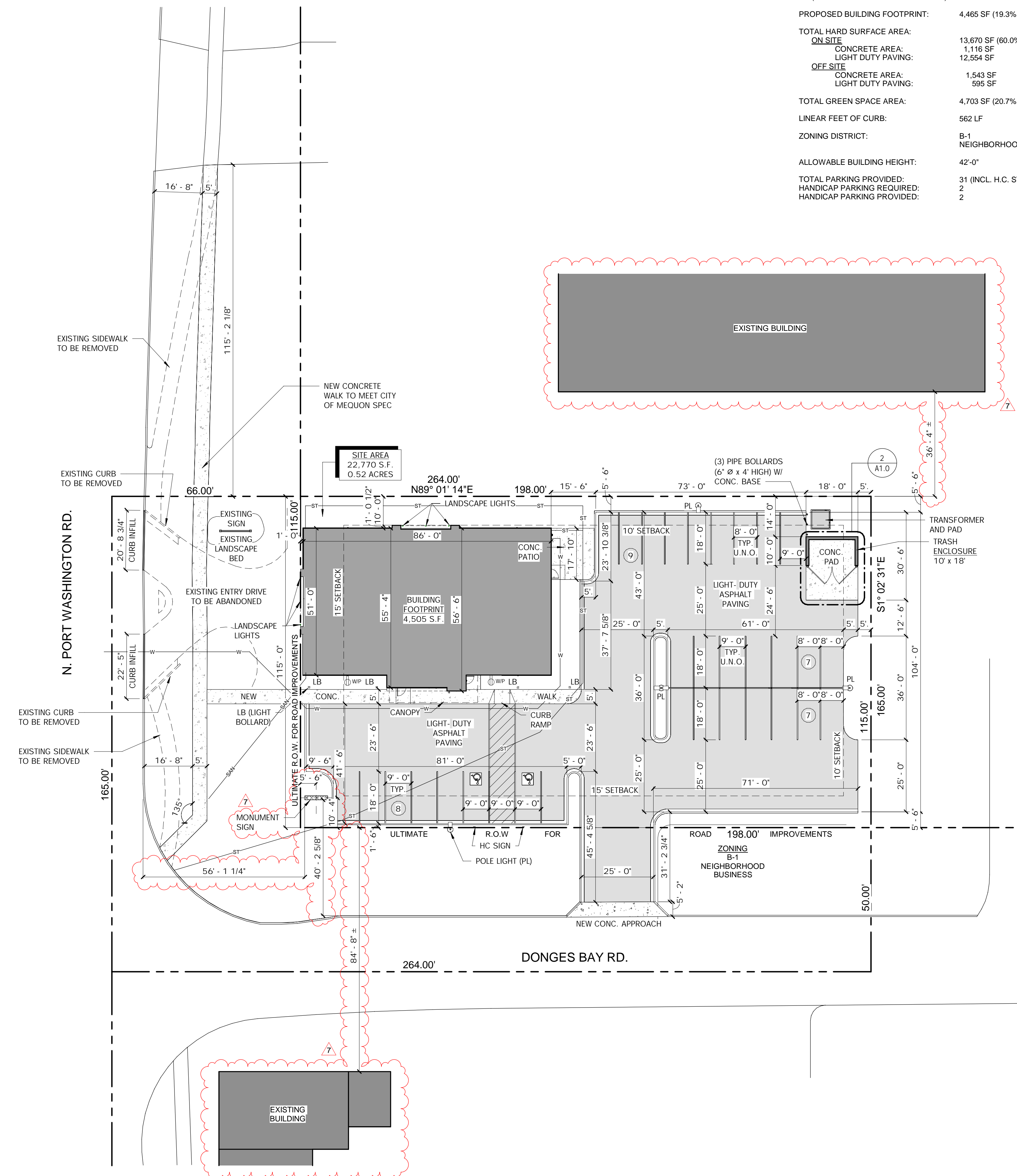
REVISIONS

3	11.20.2024	6	06.23.2025
4	03.28.2025		SIGN WAIVER

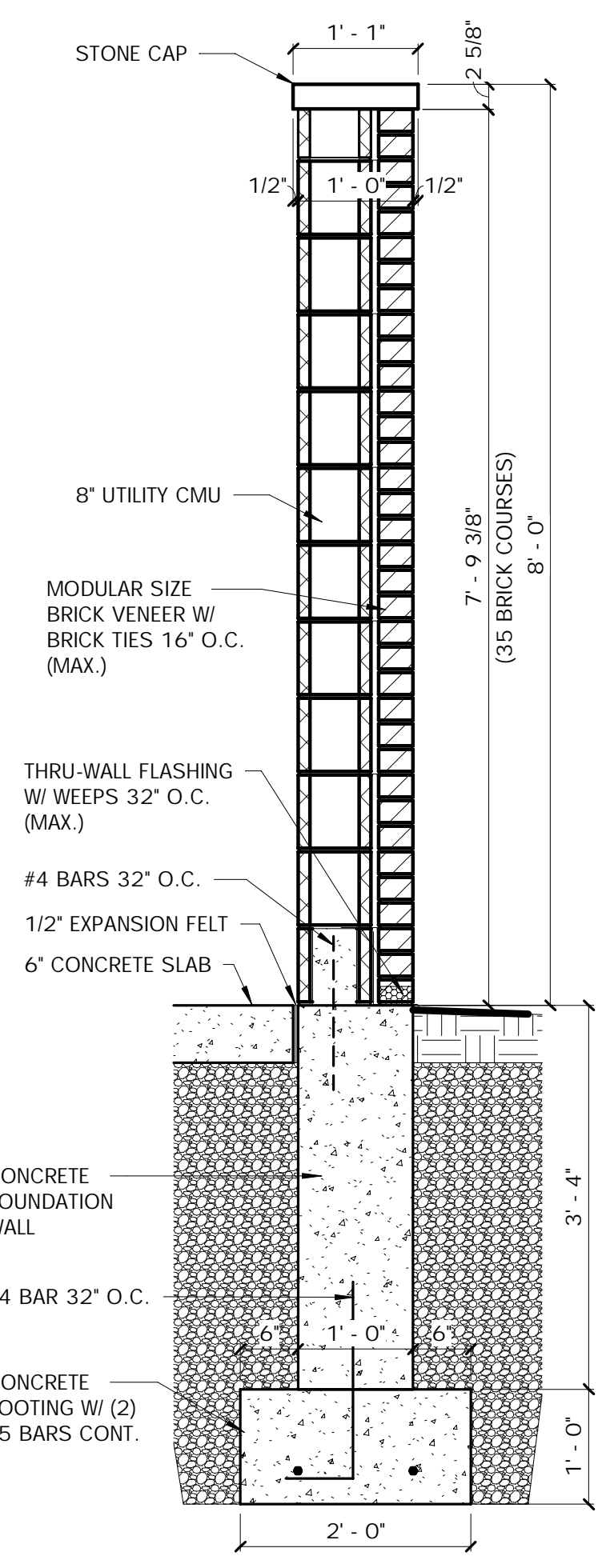
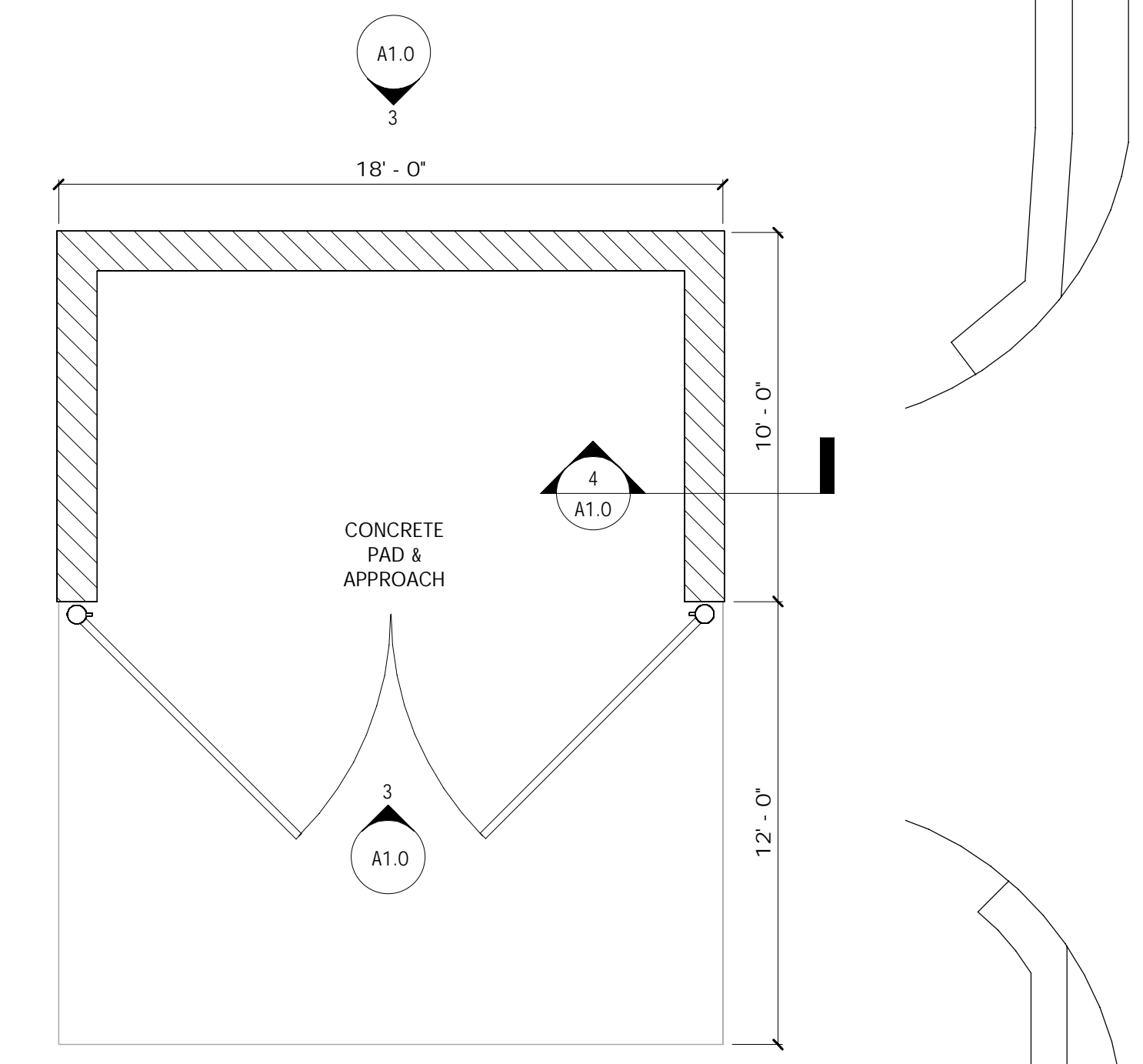
PROJECT DATA

DATE	09.04.2024
JOB NO.	23-00101
SET USE	FOR CONSTRUCTION
DRAWN BY	DLH
SHEET NO.	

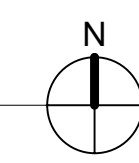
A1.0
 Packet Pg. 67



3 TRASH ENCLOSURE ELEVATIONS
 SCALE: 1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"



This drawing is not to be reproduced or changed without the prior written permission of Design2Construct.



Attachment: Packet Docs_ReFresh (10492 : ReFresh Aesthetic Center)



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

www.cityofmequonwi.gov

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 28, 2025
SUBJECT: Wyndale Investments, LLC. The applicant is seeking a consultation for a proposed 20 unit (10 buildings) development for the property located at 10723 N. Cedarburg Road (Bayberry Condominiums)

Applicant: Kingsway Homes
Status of Applicant: Offer to Purchase
Requested: Consultation
Existing Zoning: R-4 (Single Family Detached)
Land Use Plan: Single Family 1 Acre
Lot size: 5.73 Acres
Location: 10723 N. Cedarburg Road
Tax Key Number: #14-050-06-020.00
District: #6

Background: The applicant is requesting consultation for a condominium development at 10723 North Cedarburg Road. The property is currently zoned R-4 (Single Family ¾ acre) and is 5.73 acres in size. The current request requires rezoning the site to R-6 (Plex Residential) with a PUD (Planned Unit Development). There is an existing single-family home that will be razed as part of the development.

Concept Plan Analysis

The concept plan submitted proposes 10 buildings, with two units per building, for a total of 20 units. The proposed plan shows the front setback from the private road at 25 feet. The R-6 zoning district requires a 50-foot setback from local streets. The side and rear offset requirements for the R-6 zoning district are 20 feet and 35 feet respectively. The proposal shows a 25-foot offset from the side and rear property lines. Access to the site is shown from a single access point on Cedarburg Road, which is the jurisdiction of the DOT. The density for the project is 3.5 units an acre which complies with the R-6 standard, which requires no more than four (4) units per acre. Overall, staff has no issues with the layout of the development.

Rezoning Analysis:

In the past, the city has utilized the R-6 zoning district as a buffer between single family homes and more intense residential or commercial uses. Winding Hollow and Hidden Reserve are examples of this type of land use pattern. The R-6 has also been used to buffer single family developments from a high traffic street or intersection such is the case with Heron Pond as well as the recent Donges Cove submittal. When looking at the zoning map, the proposed lot fails to meet either of these situations. The site is completely surrounded by R-4 single family zoning and has only 140 feet of frontage on Cedarburg Road. In addition, the majority of the

surrounding lots are at least an acre in size. Absent a shift in policy by the Common Council, it is difficult for staff to support the proposed zoning change.

Building Design:

The plan shows three different building styles with four different floor plan options. The proposed units are shown to be approximately 1,600 to 2,000 square feet. Materials include cement board siding, shake and stone accents. It is difficult to evaluate the building designs based on the quality of the plans that have been submitted. Staff does feel that the overall design is a bit light on the amount of stone as compared to the amount of siding.

Engineering Report:

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

Access is proposed utilizing a private road connecting to Cedarburg Road / STH 57. This highway is under state jurisdiction, so connection will require permitting through WisDOT. WisDOT may have additional connection requirements such as acceleration/deceleration lanes and/or a bypass lane.

Though a private road is proposed, private roads must conform to the Mequon Standard Specifications for Land Development (SSLD). Private roadways can serve a maximum of ten (10) lots and extend up to 1,000 feet in length. They also have a minimum 18-foot pavement width and terminate in a cul-de-sac.

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

The site is located within the City's sewer service area and connection to the public utility is required. Water connection must conform to the Mequon Water Connection Policy. There is currently sanitary sewer service and water service available in the Cedarburg Road / STH 57 right-of-way. Easements are required outside of the right-of-way. The narrative indicates an intent to connect to public utilities.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan. The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Sec. 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance.

Engineering permits will be required for the development, including a fill, excavation, and berms permit, and an erosion control permit.

Staff Summary:

While staff concurs with the applicant that this type of housing product is in high demand in Mequon. It is difficult to support the proposed project at this location because of the existing land use pattern and current zoning in the area. Staff believes there is market for single family homes at this location in the ¾ acre to 1 acre range under the current zoning.

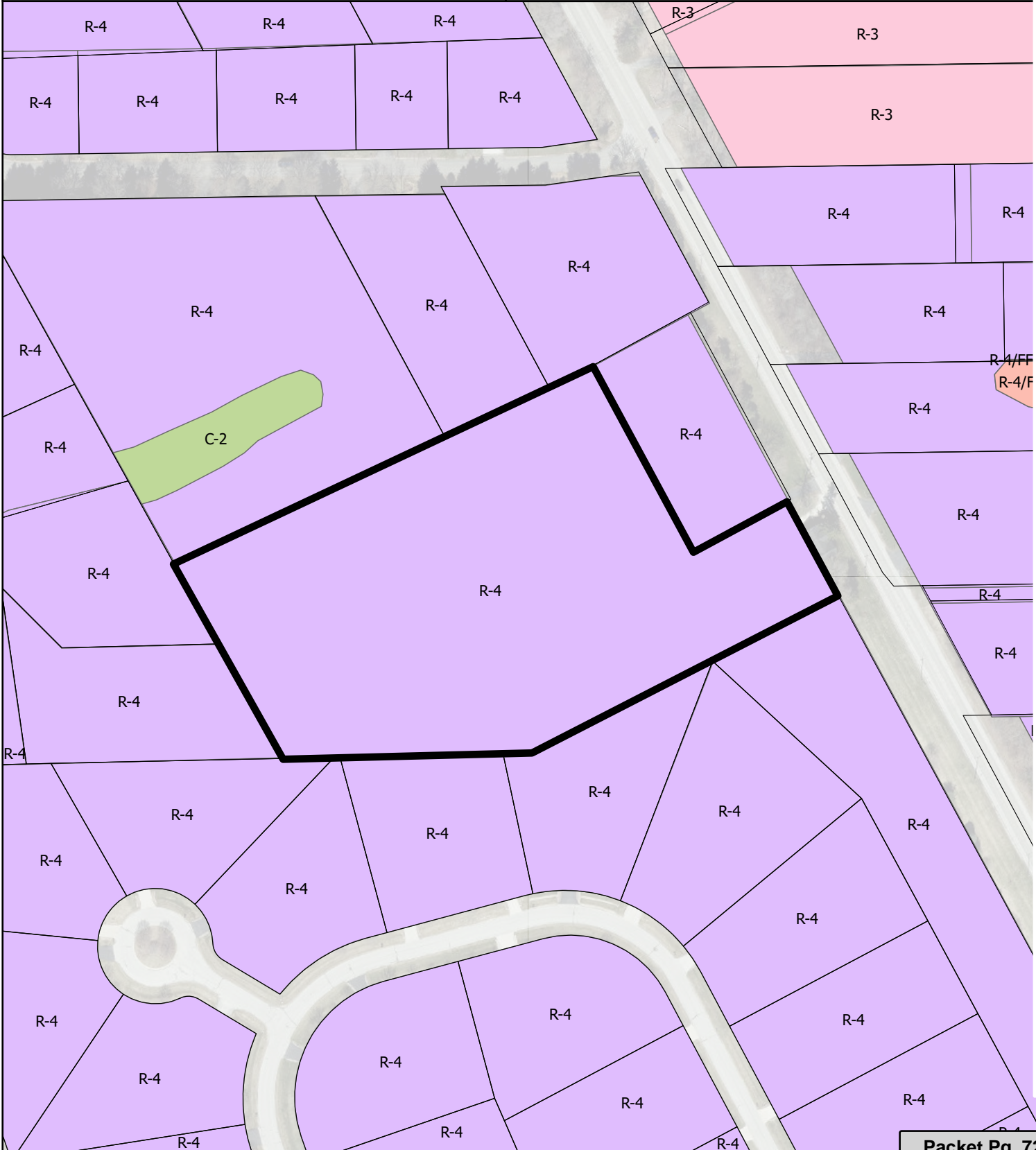
Attachments:

Packet Docs_BayberryCondo (PDF)
Public Feedback (PDF)

WYNDALE INVESTMENTS, LLC

4.c.a

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



Attachment: Packet Docs_BayberryCondo (10498 : Wyndale Investments, LLC)

DEVELOPMENT PROPOSAL
FOR
BAYBERRY CONDOMINIUMS
(REZONING TO R-6 & PUD OVERLAY DISTRICT)

- Property** - **10723 North Cedarburg Road – 5.737 acres in the City of Mequon City of Cedarburg, WI (the “Property”)**
- Project** - **20 Unit Condominium project comprised of 10 side-by-side ranch style 2-Unit buildings**
- Developer** - **Kings Way Homes, LLC (“Kings Way”)**

Kings Way (the “Developer”) has a contract to purchase the 5.737-acre parcel located at 10723 North Cedarburg Road in the City of Mequon (the “Property”), contingent upon securing approvals to develop and construct a 20 Unit Condominium project comprised of 10 side-by-side ranch style, 2-Unit buildings. The overall density of the Project will be 3.5 units per acre. The Developer is proposing to install municipal sanitary sewer and water mains to service the Project, which will be dedicated to the City of Mequon upon completion. The road within the Project would be a “Private Road” consisting of the roadway profile shown on the proposed Site Plan submitted with this narrative, which would connect to North Cedarburg Road. The Developer prefers having the internal road as a Private Drive allowing more flexibility in road width and design. In addition, the Condominium Association will be providing snow removal for all the individual unit driveways and sidewalks and there are efficiencies in having the same snow removal company handle the internal “Private Road” at the same time.

Building Plans and exterior Elevations for the three (3) building styles (containing four (4) different floor plans) Developer is proposing to construct within the Project are submitted with this Application along with a colored rendering of the front elevation of one of the buildings. The Building Plans are patterned after the same plans Developer has been constructing in the highly successful 140-Unit Village Crossing at Pabst Farms Condominium project in Oconomowoc, the 60- Unit Sandhill Condominium Project in Hartland and the 70-Unit Stone Lake Condominium in Cedarburg. The units will range in size from approximately 1,600 sq. ft. to 2,000 sq. ft., with additional square footage for sunroom options and finished lower-level options available. In addition, some of the units will have 3-car garages.

The Developer contemplates the entire 20-unit project will be built out in one (1) Phase over approximately 3-5 years from commencement of construction of the 1st unit.

Attachment: Packet Docs_BayberryCondo (10498 : Wyndale Investments, LLC)

I. Lighting & Landscaping

1. Lighting: All of the units will have photo sensor coach lights flanking the garage doors and front door that will automatically go on and off at dusk and dawn. There will be some post streetlights in critical areas, but post lights will be kept to a minimum to reduce light pollution.
2. Landscaping: The landscaping around each individual 2-Unit building will be custom designed as the buildings are being constructed, as opposed to producing a global landscape plan. A sample landscape plan is submitted with this Development narrative and the landscaping around all the units will be of equal or greater quality and quantity of plantings. Each Unit will have an automatic irrigation system as well.

II. General Development Statements.

1. The gross total area to be included in the PUD District Overlay is approximately 5.737 acres
2. Residential Density Calculation = 3.5 Units per acre Proposed Number of Dwelling Units
3. Population Analysis: Current market analysis provides strong demand for this type of development. There is a need for 2-unit, ranch style condominiums to meet the needs and desires of an older/empty nester demographic who desire to retire in, or stay in, the City of Mequon.
4. Municipal Services: City sanitary service for Project will be installed connecting to existing sanitary service. City water service will be along the Private Roadway within the Project.
5. Description of Property Owner Organization Structure:

The Project will be a "Condominium" organized pursuant to Wisconsin's Condominium laws. Each Unit/Condo of the Project will be sold/owned in fee simple by owners. All of the exterior of the buildings, and the private roadways, driveways and landscaped areas will be "common areas" of the Condominium and the management and maintenance of all "common areas" will be handled by the Condominium Association, which will be established as a non-stock, non-profit corporation organized under the laws of the State of Wisconsin.

6. The proposed departures from the applicable R-6 zoning regulations requiring a PUD Overlay will be:

Lot Area and Width. There will be no formal “lots” within the Project, so there are no “lot area” and “lot widths.” The entire Property will be a single Phase condominium development and all the land within each phase will be dedicated to the Condominium and each building/unit will be constructed in accordance with the layout set forth on the Site Plan.

Setbacks and Yards. The Project will have the following setbacks:

1. Front Yard - 25' front yard setback from edge of Private Road pavement.
2. Rear Yard - 25' rear yard setback.
3. Side Yards – minimum of 30' between buildings.

SHEET INDEX

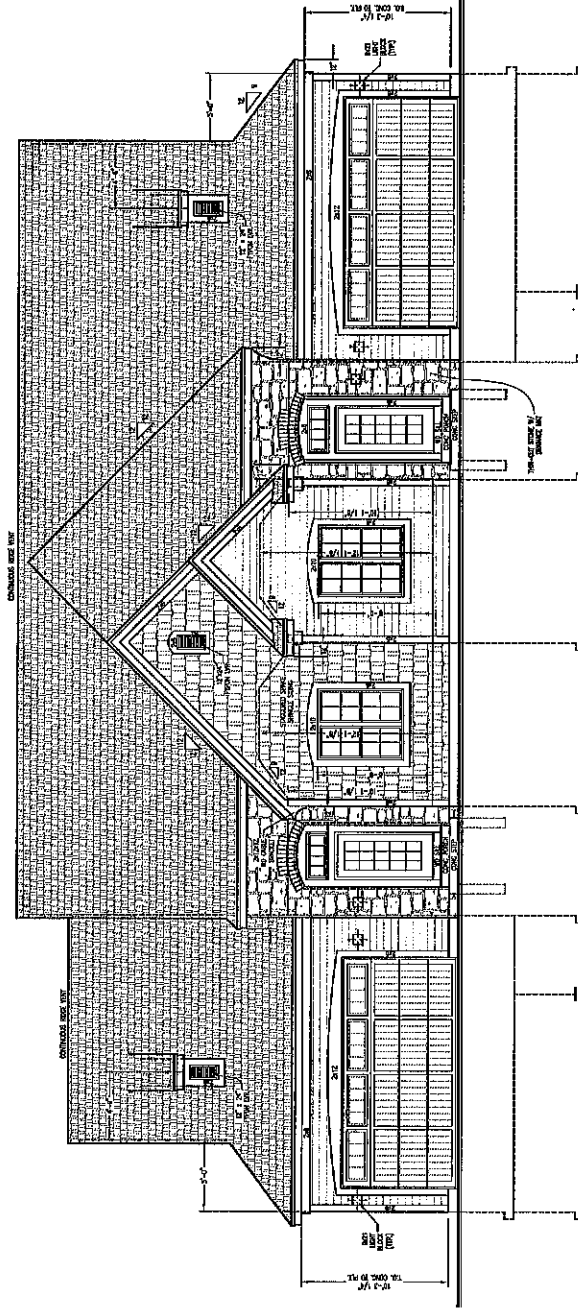
1. FRONT ELEVATION
2. REAR ELEVATION
3. BASEMENT PLAN
4. SOFFIT ELEVATIONS
5. BRICK ELEVATION
6. SECTIONS
7. DETAILS
8. FIRST FLOOR ELECTRICAL PLAN
9. SECOND FLOOR ELECTRICAL PLAN

Owner: _____
 State: VALLE VERDE II, CENTRAL

LEFT UNIT
 Job Number: _____
 Model: _____
 Address: _____

RIGHT UNIT
 Job Number: _____
 Model: _____
 Address: _____

CONSTRUCTION SUPERINTENDENT & DATE



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

VLXXXX

DWELLING SQUARE FOOTAGES

NET AREA	1,200	SQ. FT.
FINISHED BASEMENT AREA	1,200	SQ. FT.
FINISHED GARAGE AREA	1,200	SQ. FT.
TOTAL FINISHED AREA	3,600	SQ. FT.
UNFINISHED GARAGE AREA	1,200	SQ. FT.
UNFINISHED BASEMENT AREA	1,200	SQ. FT.

**ALLIANCE WINDOW& DOOR SEIZES
 WINDOWS & PAINT DOORS**

VLXXXX

DWELLING SQUARE FOOTAGES

NET AREA	1,200	SQ. FT.
FINISHED BASEMENT AREA	1,200	SQ. FT.
FINISHED GARAGE AREA	1,200	SQ. FT.
TOTAL FINISHED AREA	3,600	SQ. FT.
UNFINISHED GARAGE AREA	1,200	SQ. FT.
UNFINISHED BASEMENT AREA	1,200	SQ. FT.

PURCHASE ORDER
 Required

KINGS WAY HOMES, I.L.C.
 700 PILGRIM PARKWAY
 SUITE 100
 ELM GROVE, WI
 Phone (262) 794-3600

NOTE: **THE BRETON**
 VLXXXX
 VLXXXX

DATE REVISION: 8/17/07
 DRAWN BY: [Signature]
 SHEET NO. 1
 TOTAL SHEETS: 9

VLXXXX / VLXXXX

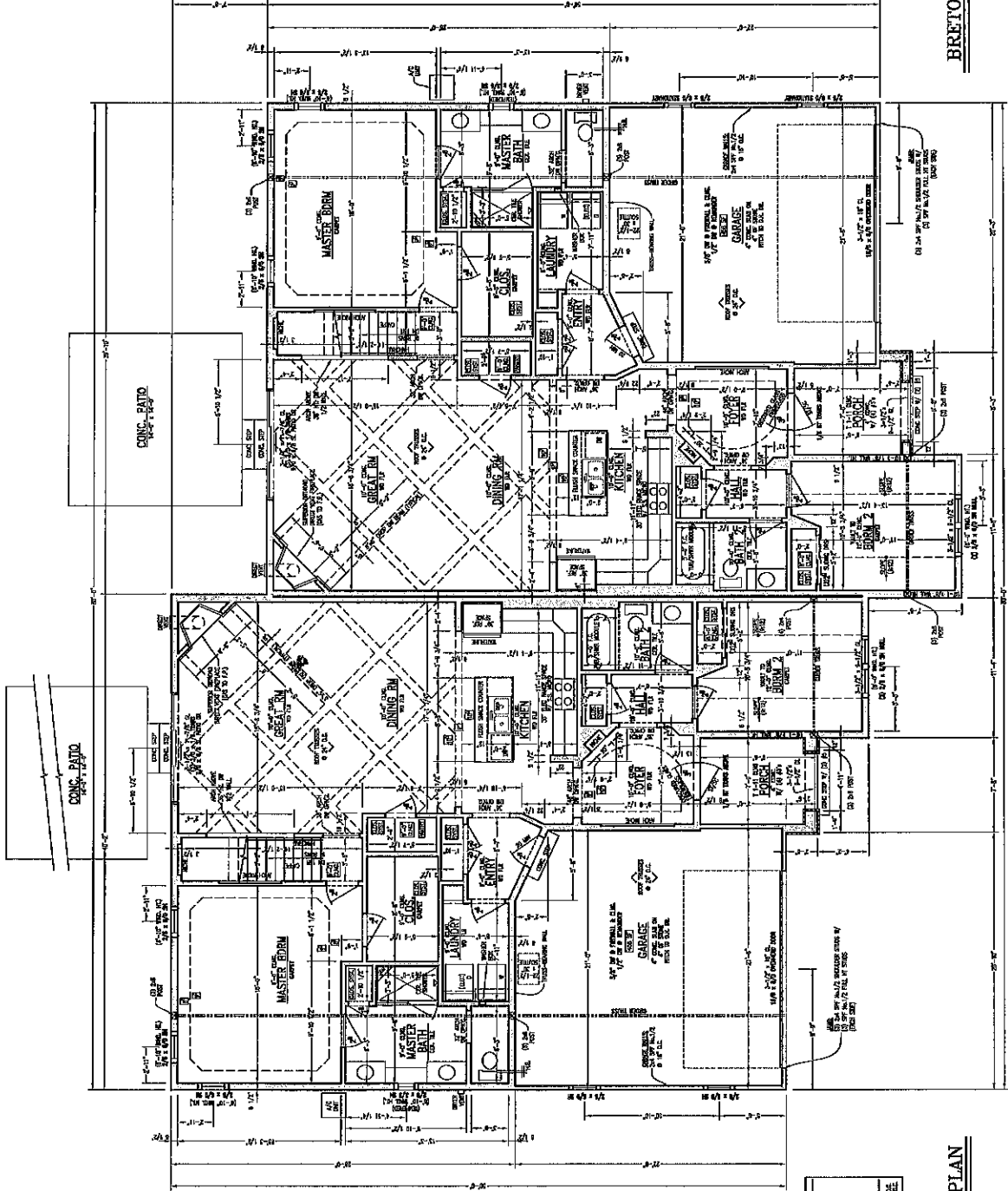
VALDEZ / VALDEZ

2

BRETTON FLOOR PLAN

VILXXXX

NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
 5. ALL FLOORS ARE CONCRETE UNLESS NOTED OTHERWISE.
 6. ALL CEILING ARE 8'0" HIGH UNLESS NOTED OTHERWISE.
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 11. ALL BATHS ARE 5'0" WIDE UNLESS NOTED OTHERWISE.
 12. ALL KITCHENS ARE 10'0" WIDE UNLESS NOTED OTHERWISE.
 13. ALL DINING AREAS ARE 10'0" WIDE UNLESS NOTED OTHERWISE.
 14. ALL GREAT ROOMS ARE 12'0" WIDE UNLESS NOTED OTHERWISE.
 15. ALL PORCHES ARE 10'0" WIDE UNLESS NOTED OTHERWISE.
 16. ALL GARAGES ARE 12'0" WIDE UNLESS NOTED OTHERWISE.
 17. ALL LAUNDRY AREAS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
 18. ALL MASTER BEDROOMS ARE 12'0" WIDE UNLESS NOTED OTHERWISE.
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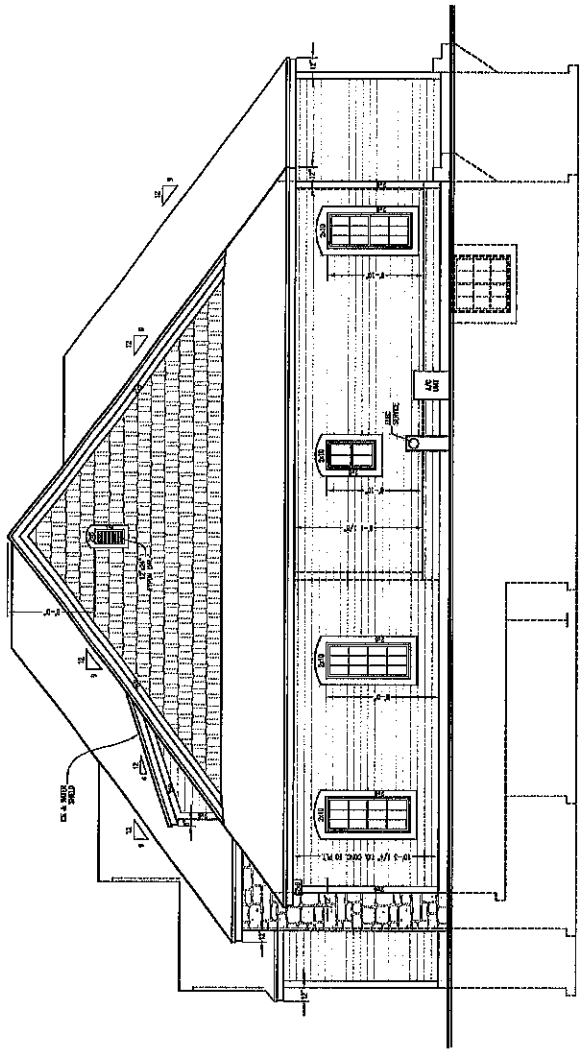


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BRETTON FLOOR PLAN

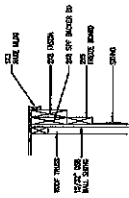
VILXXXX

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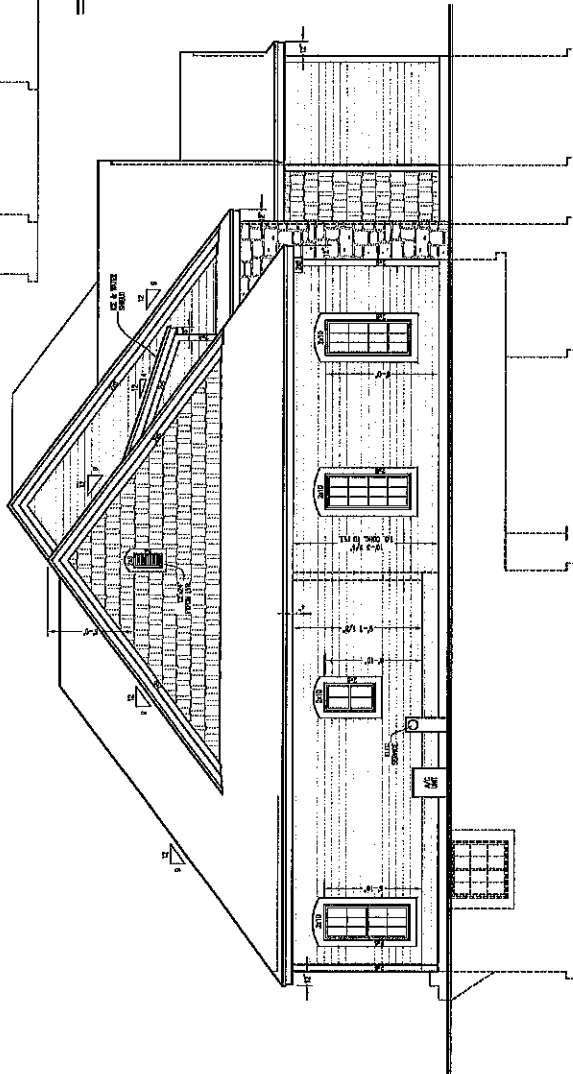
RIGHT SIDE ELEVATION

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



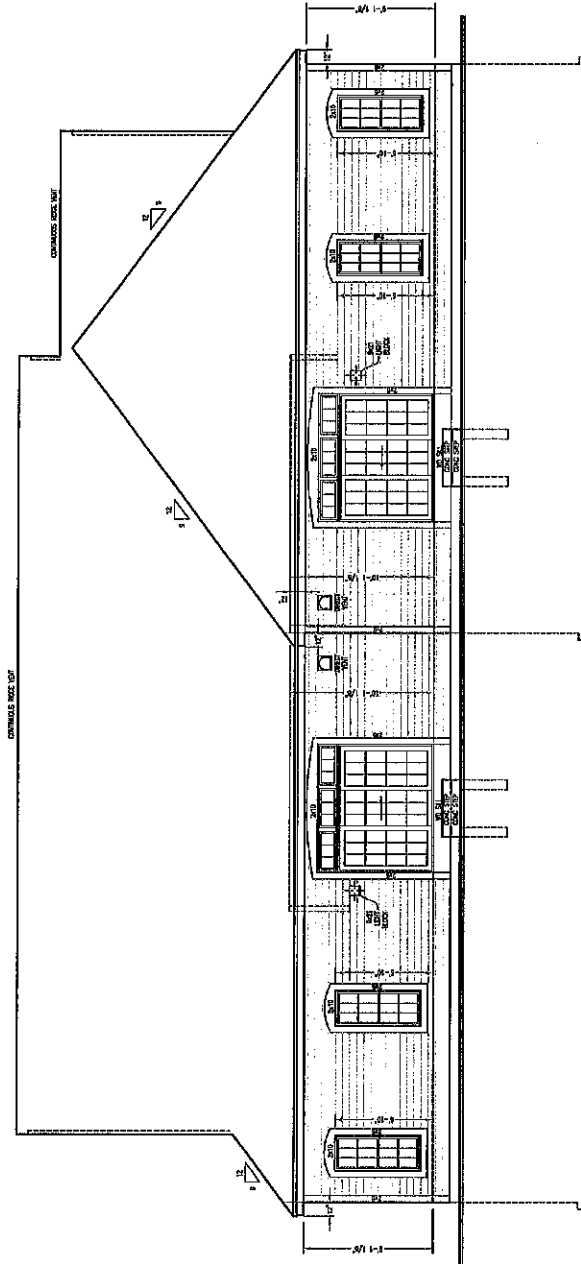
DBL RAKE DETAIL

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



LEFT SIDE ELEVATION

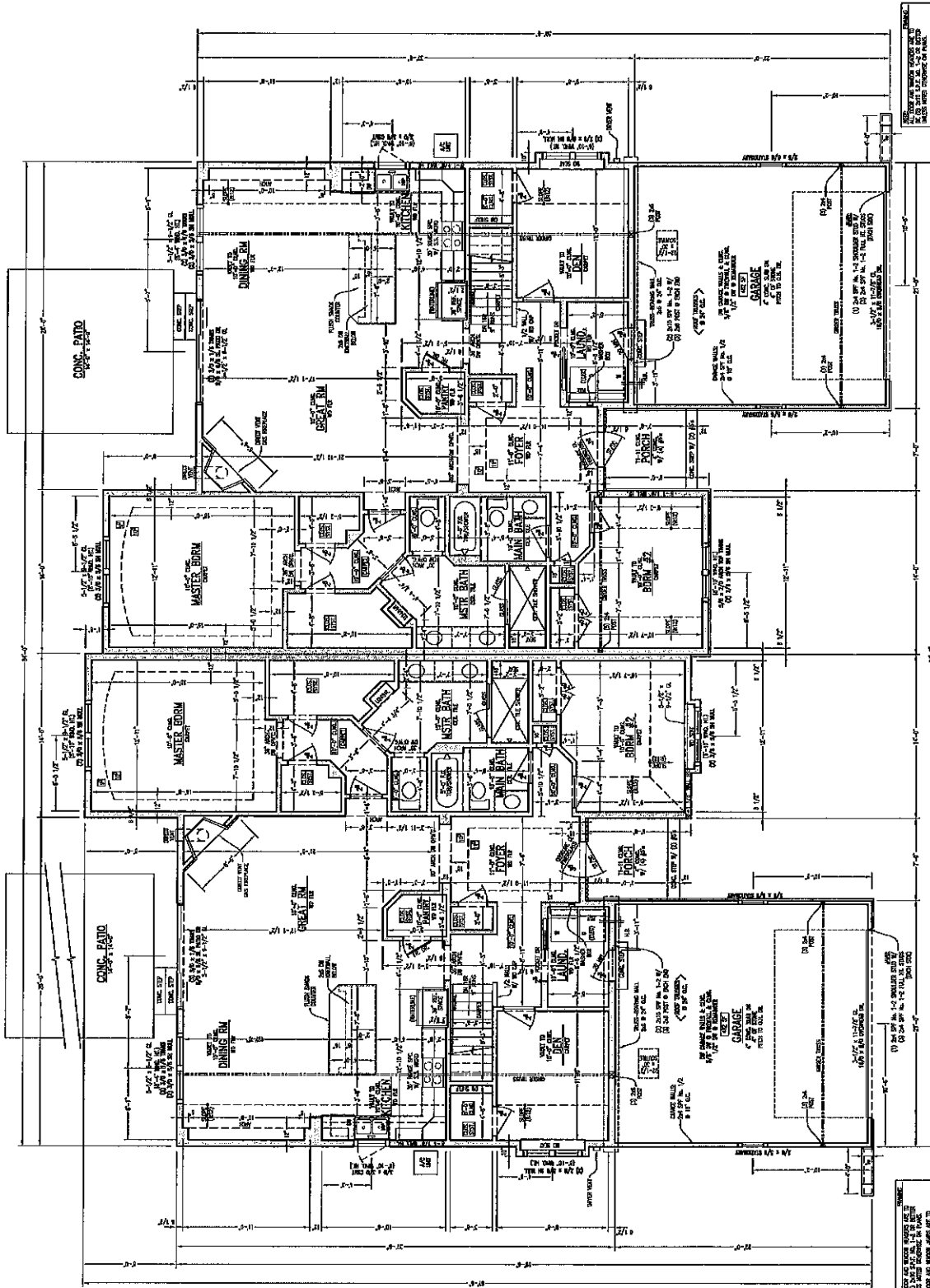
SCALE: 1/4" = 1'-0"



REAR ELEVATION

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

2



NOTES:
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 2. ALL FLOORS TO BE POLISHED CONCRETE UNLESS NOTED OTHERWISE.
 3. ALL CEILING TO BE 8' 0" UNLESS NOTED OTHERWISE.
 4. ALL DOORS TO BE 2' 0" X 6' 0" UNLESS NOTED OTHERWISE.
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 6. ALL LIGHT FIXTURES TO BE 4' 0" X 4' 0" UNLESS NOTED OTHERWISE.
 7. ALL SWITCHES TO BE 12" X 12" UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 9. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.
 10. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.

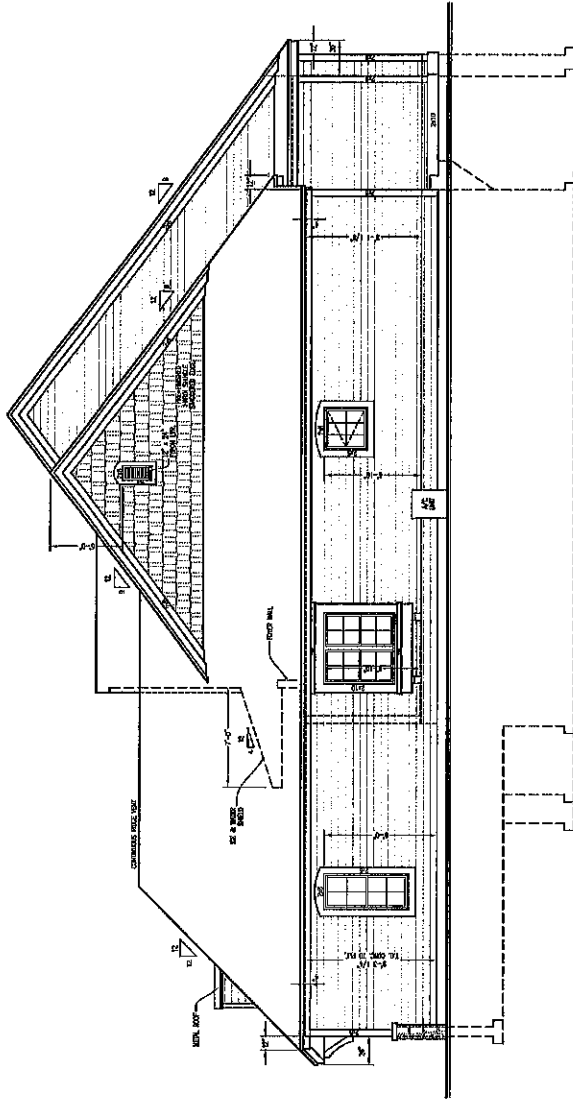
CASTILJAN FLOOR PLAN
 VILKXX
 11/13/17

NOTES:
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CASTILJAN FLOOR PLAN
 VILKXX
 11/13/17

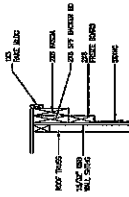
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Attachment: Packet Docs_BayberryCondo (10498 : Wyndale Investments, LLC)



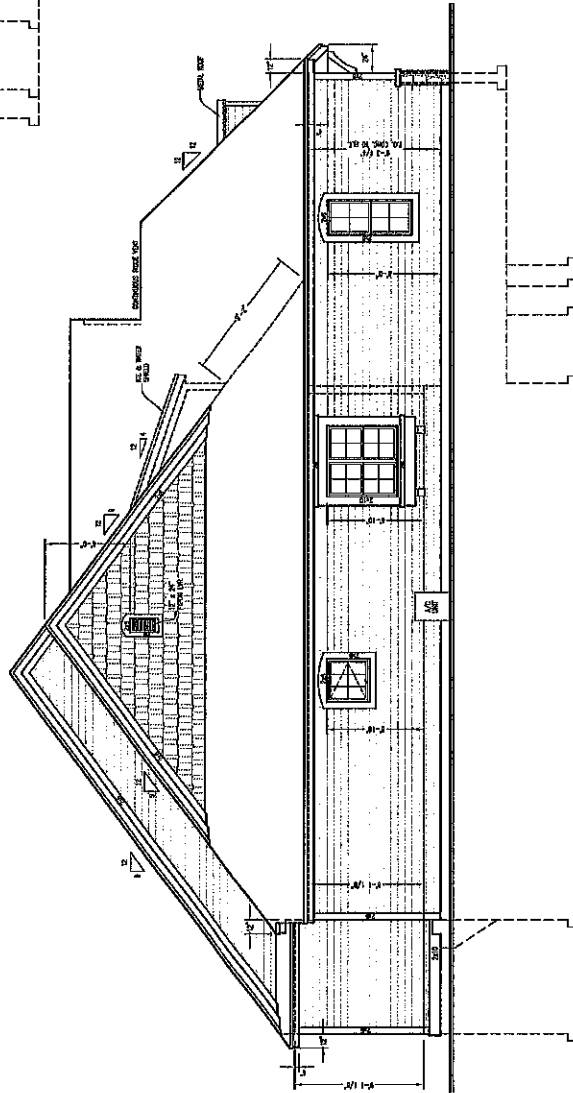
RIGHT SIDE ELEVATION

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



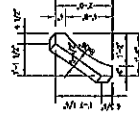
ROOF RAKE DETAIL

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



LEFT SIDE ELEVATION

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

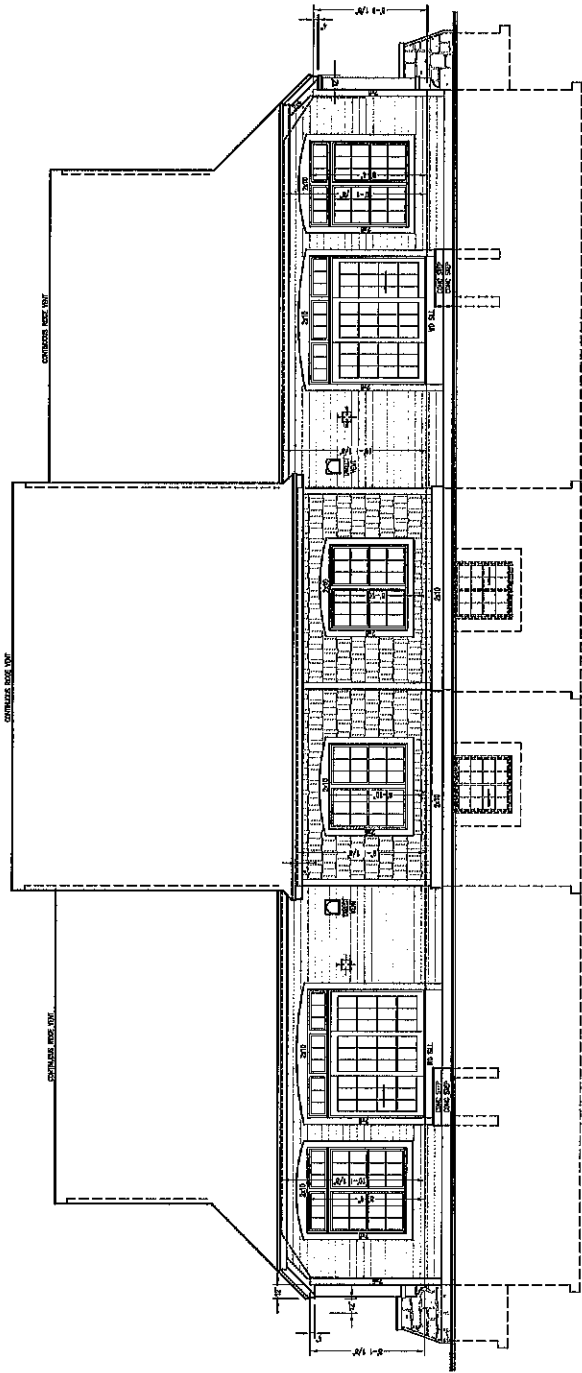


EGRESS WINDOW DETAIL

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

4

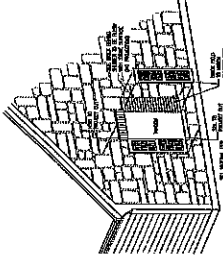
WELDON / WELDON



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

SHEET INDEX

1. FRONT ELEVATION
2. FLOOR PLAN
3. BASEMENT PLAN
4. LEFT SIDE ELEVATION
5. RIGHT SIDE ELEVATION
6. ROOF PLAN
7. ESTONIAN HOUSE SECTION
8. DARTMOOR HOUSE SECTION
9. CABINET ELEVATIONS
10. FIRST FLOOR ELECTRICAL PLAN
11. SHEAR WALL BEARING PLAN



FULL OR THIN-CUT BRICK BEHIND SHUTTER DETAIL
SCALE: 3/4" = 1'-0"

Owner: WYNDALE INVESTMENTS
Site: VILLAGE CROSSING II, GERMANTOWN

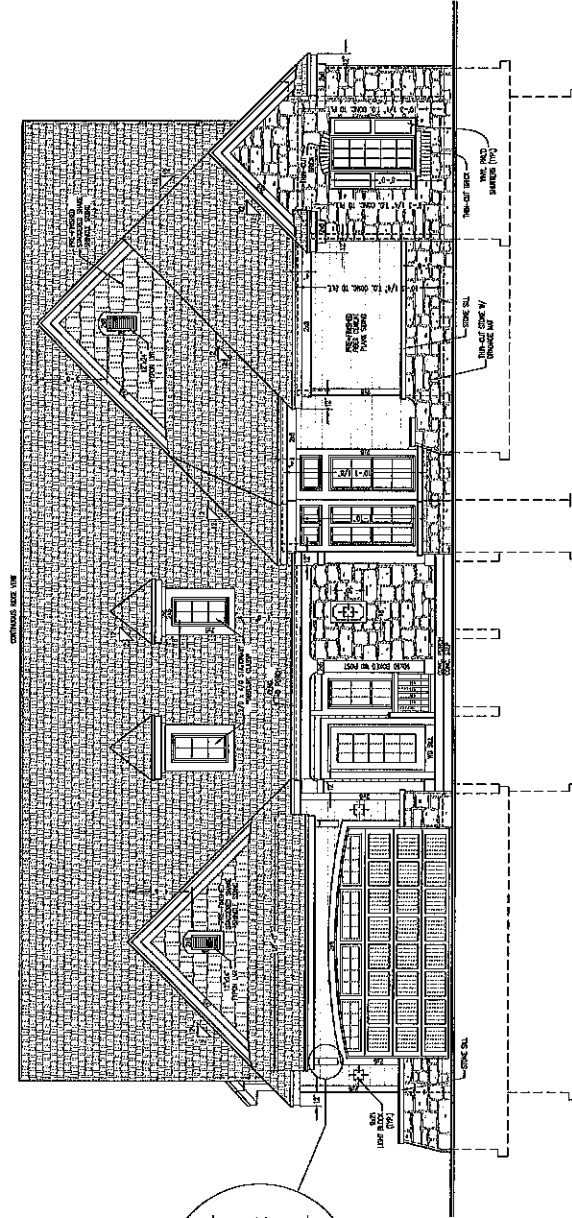
LEFT UNIT

Job Number: _____
Model: ESTONIAN
Address: _____

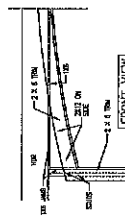
RIGHT UNIT

Job Number: _____
Model: DARTMOOR
Address: _____

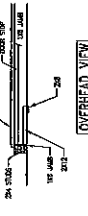
CONSTRUCTION SUPERINTENDENT & DATE



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



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



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

PURCHASE ORDER
Required

KINGS WAY HOMES, L.L.C. 700 PILGRIM PARKWAY SUITE 100 ELM GROVE, WI Phone (822) 787-3828	ESTONIAN / DARTMOOR	RESIDENCE FOR: _____	SHEET NO. #
	DATE REVISED: _____	DATE: _____	1

ESTONIAN VIL
DWELLING SQUARE FOOTAGES

TYPE AREA	100 SF	100 SF
NET AREA	100 SF	100 SF
TOTAL AREA	100 SF	100 SF
NET AREA	100 SF	100 SF
TOTAL AREA	100 SF	100 SF

ALLIANCE WINDOW SERIES
SHUTTERS & PATIO DOORS

TYPE AREA	100 SF	100 SF
NET AREA	100 SF	100 SF
TOTAL AREA	100 SF	100 SF
NET AREA	100 SF	100 SF
TOTAL AREA	100 SF	100 SF

DARTMOOR VIL
DWELLING SQUARE FOOTAGES

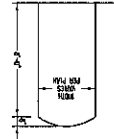
TYPE AREA	100 SF	100 SF
NET AREA	100 SF	100 SF
TOTAL AREA	100 SF	100 SF
NET AREA	100 SF	100 SF
TOTAL AREA	100 SF	100 SF

DARTMOOR VII - FLOOR PLAN

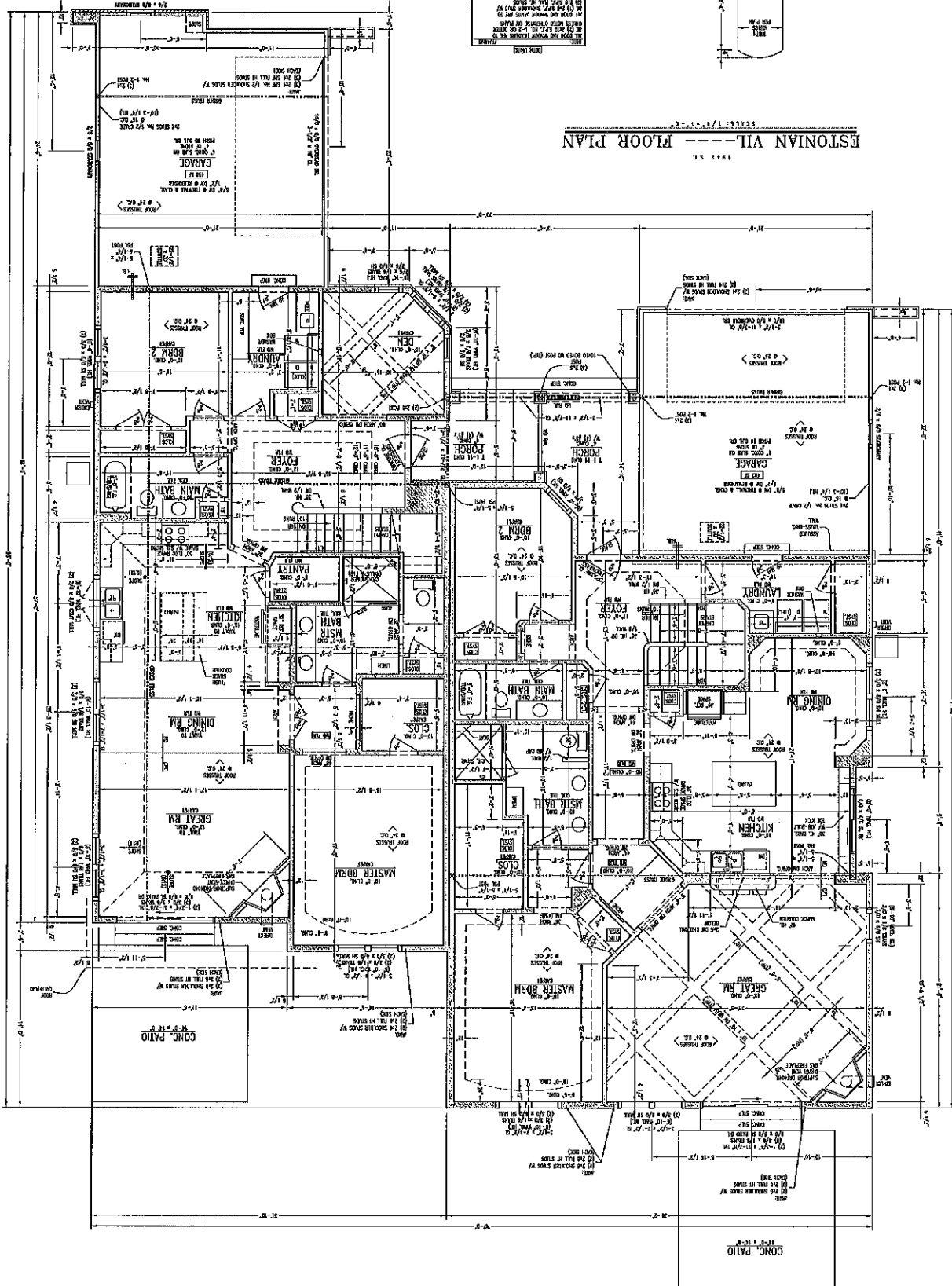
6'-0" ROOM HEIGHTS THROUGHOUT
DIMENSIONS SHOWN IN FEET AND INCHES
NOTES

DO NOT SCALE
ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED
ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED
ALL DOORS ARE 3'-0" WIDE UNLESS OTHERWISE NOTED
ALL WINDOWS ARE 6'-0" WIDE UNLESS OTHERWISE NOTED
ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED
ALL CEILING ARE 8'-0" HIGH UNLESS OTHERWISE NOTED
ALL ROOF ARE 12/12 UNLESS OTHERWISE NOTED
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ALL PORCHES ARE 4'-0" WIDE UNLESS OTHERWISE NOTED
ALL PATIOS ARE 4'-0" WIDE UNLESS OTHERWISE NOTED
ALL TERRACES ARE 4'-0" WIDE UNLESS OTHERWISE NOTED
ALL BALCONIES ARE 4'-0" WIDE UNLESS OTHERWISE NOTED
ALL DECKS ARE 4'-0" WIDE UNLESS OTHERWISE NOTED
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ALL PORCHES ARE 4'-0" WIDE UNLESS OTHERWISE NOTED
ALL PATIOS ARE 4'-0" WIDE UNLESS OTHERWISE NOTED
ALL TERRACES ARE 4'-0" WIDE UNLESS OTHERWISE NOTED
ALL BALCONIES ARE 4'-0" WIDE UNLESS OTHERWISE NOTED
ALL DECKS ARE 4'-0" WIDE UNLESS OTHERWISE NOTED

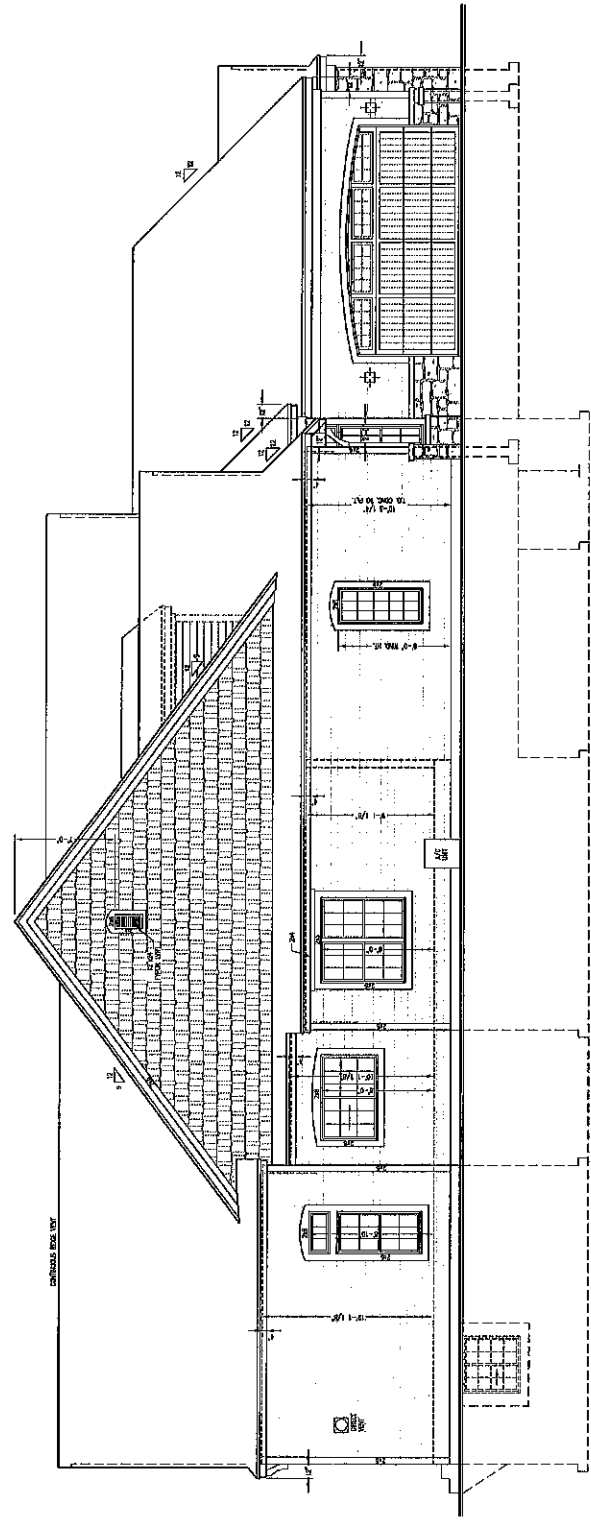
TYP. ARCH OPN'G.



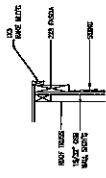
EASTONIAN VII - FLOOR PLAN



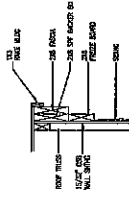
Attachment: Packet Docs_BayberryCondo (10498 : Wyndale Investments, LLC)



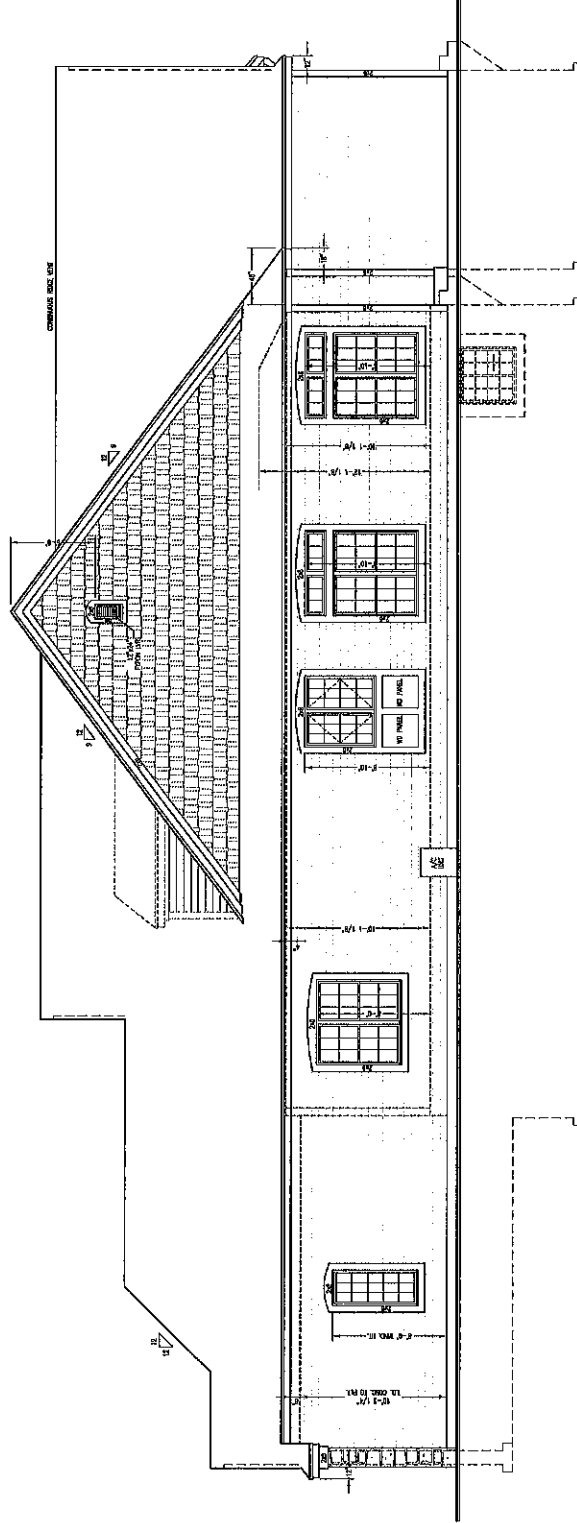
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



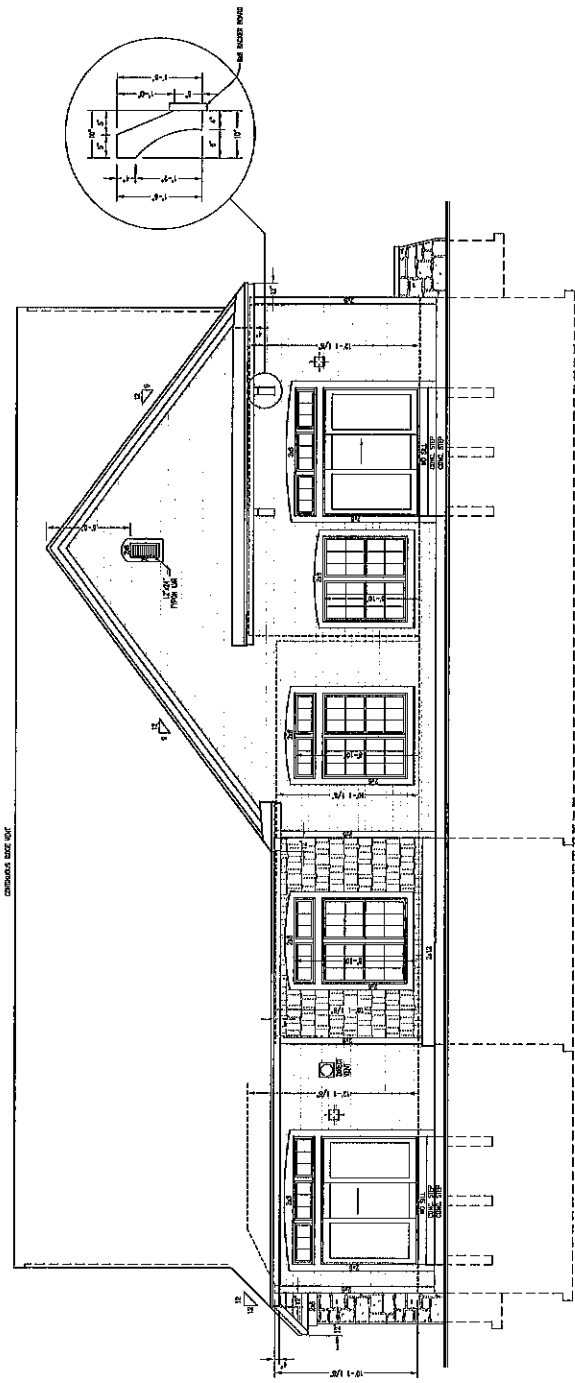
SINGLE RAKE DETAIL
SCALE: 1/4" = 1'-0"



DEL RAKE DETAIL
SCALE: 1/4" = 1'-0"



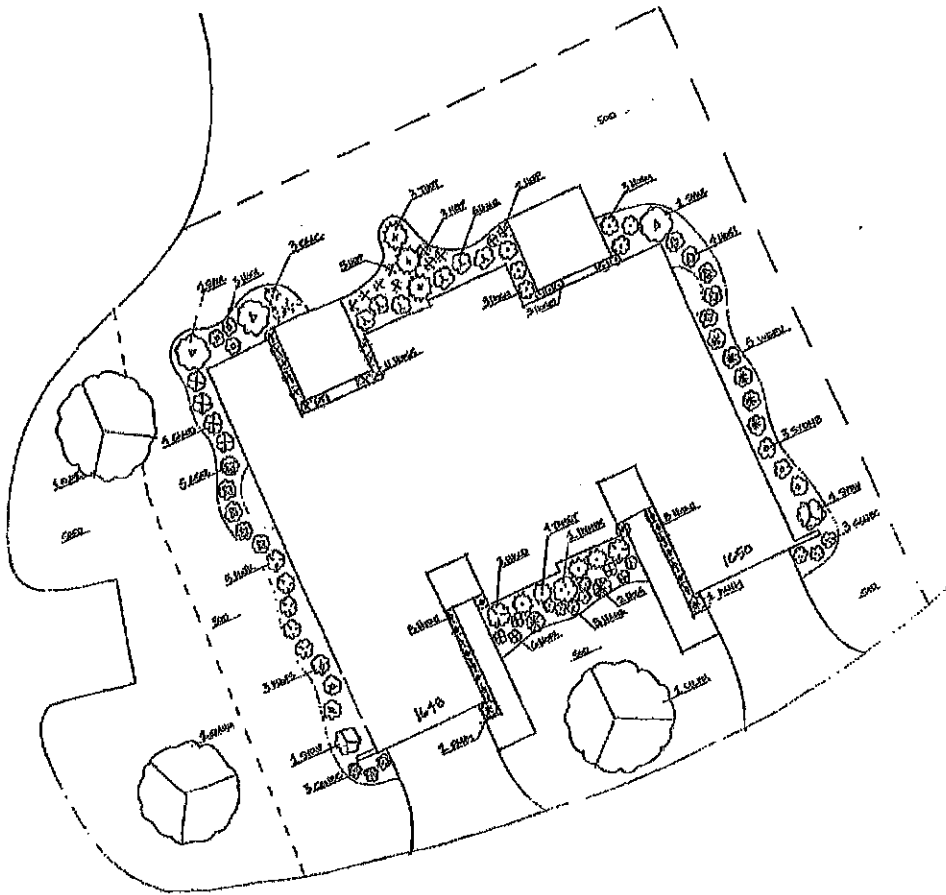
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"





Attachment: Packet Docs_BayberryCondo (10498 : Wyndale Investments, LLC)

Sample Landscape Plan



THIS DESIGN IS CREATED ONLY FOR THE INDIVIDUAL NAMED BELOW AND IS THE PROPERTY OF TERRA TEC LANDSCAPES, INC. ANY UNAUTHORIZED USE OR APPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND IS SUBJECT TO PROSECUTION.

DRAWN BY:
 DATE:
 REVISIONS:
 SHEET:

LANDSCAPE DEVELOPMENT PLAN FOR
 Kings Way Homes
 1648 1650 Belmont Lane
 Oconomowoc, WI 53066

TERRA TEC
 LANDSCAPES, INC.
 2439 SLINGER ROAD (262) 644-8488
 RICHFIELD, WI 53076 FAX (262) 644-8488

Attachment: Packet Docs_BayberryCondo (10498 : Wyndale Investments, LLC)




N

SCALE: 1" = 40'

THE INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE PROJECT SURVEYOR, UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



REVISIONS	
DATE	COMMENT



ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Fax: 866-457-2584 • Email: mellen@eeceng.com

KINGSWAY HOMES - MEQUON CONDOS
City of Mequon, Wisconsin

Concept Site Plan

SCALE: 1" = 40' DATE: 06-23-25

DESIGNED BY: MRE, PE PROJECT NO:

APPROVED BY: _____ S100



5.73ac = 3.5

= cul de sac
= private bed / water connection

buyberry - annual mty

SCALE: 1" = 40'

PC
vs
CC
-
dpp
-
lmi

Attachment: Packet Docs_BayberryCondo (10498 : Wyndale Investments, LLC)

THE INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE PROJECT SURVEYOR, UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



REVISIONS	
DATE	COMMENT


 ELLENA ENGINEERING CONSULTANTS, LLC
 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
 Phone: 262-719-0183 • Fax: 800-457-2584 • Email: mellen@eecang.com
KINGSWAY HOMES - MEQUON CONDOS
 City of Mequon, Wisconsin

Concept Site Plan
 SCALE: 1" = 40' DATE: 06-23-25
 DESIGNED BY: MRE, PE PROJECT NO:
 APPROVED BY: S100

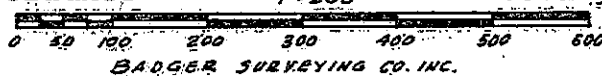
0296723 UNOFFICIAL COPY

Sheet 1 of 2

CERTIFIED SURVEY MAP NO. 981

of part of Lot 2, Block 6, Assessor's Plat of the City of Mequon, in the South West 1/4 of Section 26, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

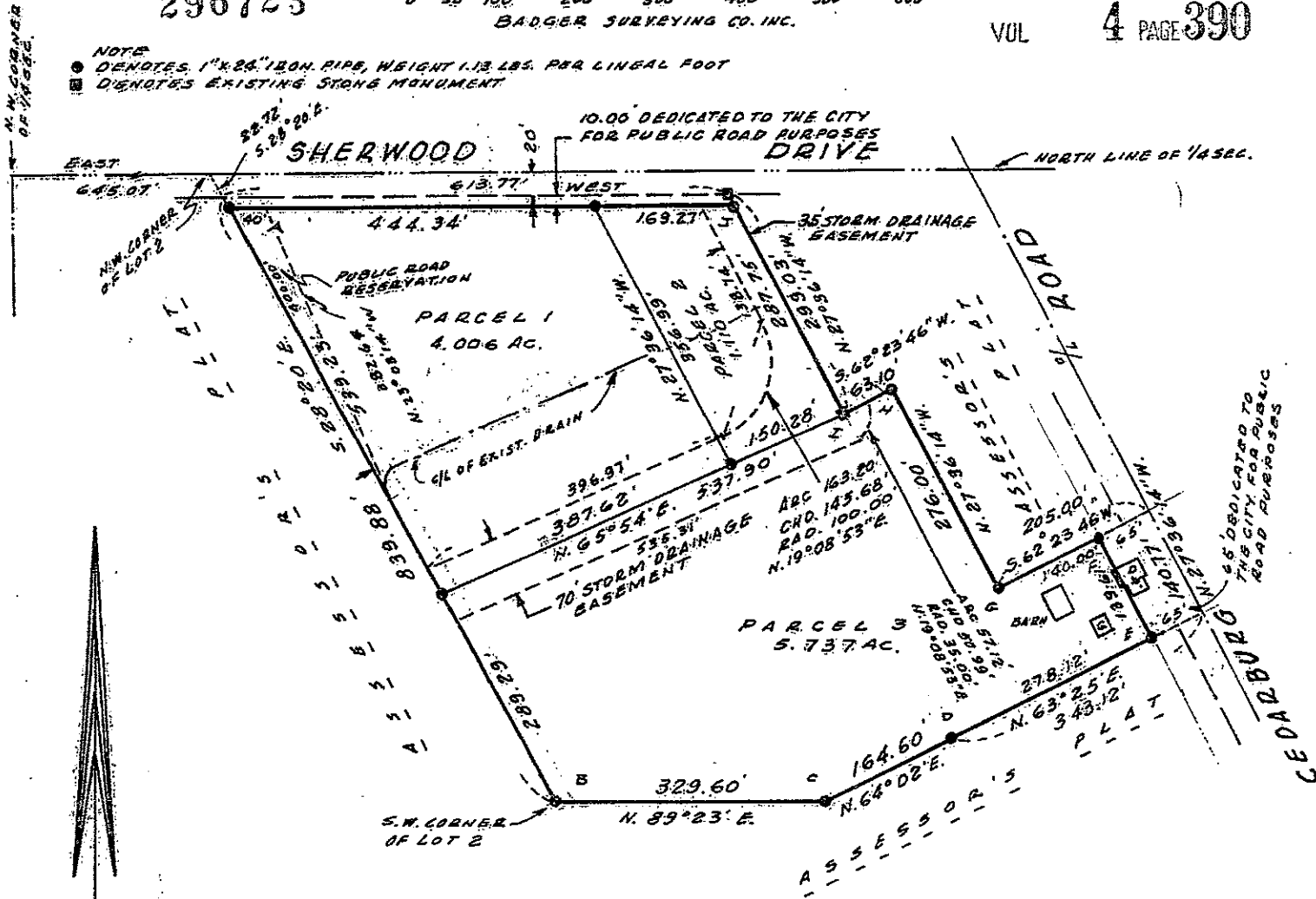
296723



BADGER SURVEYING CO. INC.

VOL 4 PAGE 390

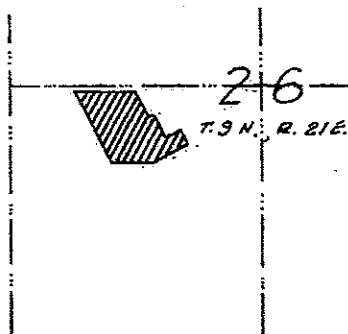
NOTE
● DENOTES 1" X 24" IRON PIPE, WEIGHT 1.13 LBS. PER LINEAL FOOT
■ DENOTES EXISTING STONE MONUMENT



INTERIOR ANGLES

A-	61° 40' 00"
B-	117° 43' 00"
C-	154° 39' 00"
D-	179° 23' 00"
E-	88° 58' 46"
F-	90° 00' 00"
G-	270° 00' 00"
H-	90° 00' 00"
I-	270° 00' 00"
J-	117° 36' 14"

RECORDED



VICINITY MAP
1" = 2000'

C.S.M. 77-1120-2

NOV 23 1 45 PM '77

Anita J. ...
REGISTER OF DEEDS
OZAUKEE COUNTY, WISC.



CITY OF MEQUON APPROVAL
I certify that this map has been approved as a "plat" pursuant to the provisions of the Subdivision Ordinance of the City of Mequon, by action of the City Council, a resolution taken on the seventh day of November, 1977.

THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

Date _____ Secretary _____
Chairman _____

Attachment: Packet Docs_BayberryCondo (10498 : Wyndale Investments, LLC)

0296723-2
OFFICIAL COPY

This instrument was drafted by Clarence H. Piepenburg.

Sheet 2 of 2

SURVEYOR'S CERTIFICATE

VOL 4 PAGE 391

I, Clarence H. Piepenburg, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped that part of Lot 2, Block 6, Assessor's Plat of the City of Mequon, in the South West 1/4 of Section 26, Township 9 North, Range 21 East, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said 1/4 Section; thence East along the north line of said 1/4 Section 645.07 feet to the northwest corner of said Lot 2; thence S.28° 20'E. along the west line of said Lot 2, 22.72 feet to a point in the south line of Sherwood Drive, said point being the point of beginning of the land to be described; thence continuing S.28° 20'E. along the west line of said Lot 2, 839.88 feet to the southwest corner of said Lot 2; thence N.89° 23'E. along the southerly line of said Lot 2, 329.60 feet to a point; thence N.64° 02'E. along the southerly line of said Lot 2, 164.60 feet to a point; thence N.63° 25'E. along the southerly line of said Lot 2, 343.12 feet to a point in the centerline of Cedarburg Road; thence N.27° 36' 14"W. along the centerline of said Cedarburg Road 140.77 feet to a point; thence S.62° 23' 46"W. on a line at right angles to the centerline of said Cedarburg Road 205.00 feet to a point; thence N.27° 36' 14"W. on a line parallel to the centerline of said Cedarburg Road 276.00 feet to a point; thence S.62° 23' 46"W. on a line at right angles to the centerline of said Cedarburg Road 63.10 feet to a point; thence N.27° 36' 14"W. on a line parallel to the centerline of said Cedarburg Road 299.03 feet to a point in the south line of said Sherwood Drive; thence west along the south line of said Sherwood Drive, being parallel to and 20.00 feet distant from the north line of said 1/4 Section 613.77 feet to the point of beginning, containing 11.203 acres of land, and dedicating the north 10.00 feet to the City of Mequon for Sherwood Drive and the easterly 65.00 feet to the City of Mequon for Cedarburg Road except the land lying within the limits of the existing dwelling thereon.

That I have made such survey, land-division and map by the direction of Elmer Schmidt and Elsie Schmidt, his wife, owners of said land.

That I have fully complied with the provisions of Section 238 of the Wisconsin Statutes and the subdivision regulation of the City of Mequon in surveying, dividing and mapping the same.

Dated this 15th day of November, 1977.

Clarence H. Piepenburg
Clarence H. Piepenburg, Registered
Land Surveyor S-139
MILWAUKEE, WIS.
THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

OWNER'S CERTIFICATE OF DEDICATION

We, as owners, hereby certify that we caused the land described in the foregoing certificate of Clarence H. Piepenburg, Surveyor, to be surveyed, divided, mapped and dedicated as represented on this map.

WITNESS the hand and seal of said owners this 21st day of November, 1977.

In the presence of:

Robert J. Schmidt witness *Elmer Schmidt* (seal)
Elmer Schmidt
Mari Schmidt witness *Elsie Schmidt* (seal)
Elsie Schmidt

STATE OF WISCONSIN) SS
OZAUKEE COUNTY)

Personally came before me this 21st day of November, 1977, the above named Elmer Schmidt and Elsie Schmidt, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Mari Schmidt Notary Public, MARC. My commission expires
C.S.M. 77-1120-2 SCHMIDT 5 20 79

Attachment: Packet Docs_BayberryCondo (10498 : Wyndale Investments, LLC)

Public Feedback

Name: Melissa Walczak

Email: walczak.melissa92@gmail.com

Message: Hello Jac, I am writing to express my opposition to the proposed/applied for zoning change of 10723 N. Cedarburg rd. My husband and I live in the small older subdivision that we must enter from Sherwood Dr off of Cedarburg Rd. Cedarburg Road is already a very busy two lane road. Adding 20 condos will add to the congestion/traffic and noise for the area. Additional concerns are water...will these homes also be on well water or will they be connected to city water? I think this area is already sufficiently populated with homes and believe we should preserve some of our green space. Splitting the lot into two is a much more reasonable proposition than adding 20 units. Kind Regards, Melissa Walczak