



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2914
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of the City Clerk

BOARD OF APPEALS
Thursday, June 2, 2022
6:00 PM
Christine Nuernberg Hall

Agenda

- 1) Call to Order, Roll Call
- 2) Approve meeting minutes of April 7, 2022
- 3) Hear evidence concerning; debate, deliberate and decide the request of:

Applicant: Lemel Homes
Owner: Greg Devorkin
Appeal: Opportunity will be afforded to all interested in being heard concerning the petition by Lemel Homes on behalf of Greg Devorkin requesting a variance from Table 58-249 R-2 Column of the City of Mequon Code of Ordinances in order to construct a new home that exceeds the required setback from local streets at 13120 N. West Shoreland Drive.

- 4) Adjourn

Dated: May 26, 2022

/s/ Kathleen Massey, 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 City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM



draft

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BOARD OF APPEALS
Thursday, April 7, 2022
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Chairman Massey called the meeting to order at 6:00 PM.

Present:

Chair Kathleen Massey
Vice Chair William Komisar
Board Member Ramona Larson
Board Member Joseph Russell
Board Member Robert Stern
Board Member Thomas Flanagan -- **Absent**

Also Present: City Clerk Caroline Fochs, Inspection Supervisor Mike Hadley, press and interested public.

Chairman Massey thanked Vice Chair Komisar for his service on the Board.

2) Approve meeting minutes of March 3, 2022

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Board Member Stern
SECONDED BY: Board Member Larson

AYES:	Massey, Larson, Russell, Stern
ABSTAIN:	Komisar

3) Hear evidence concerning; debate, deliberate and decide the request of:

Appellant: Chris D. Paulsen
Owner: Chris D. Paulsen
Address: 4927 W. Elmdale Road
Appeal: Opportunity will be afforded to all interested parties in being heard concerning the Petition requesting a variance from Section 58-239 and Table 58-249 of the City

Attachment: Paulsen draft minutes_04-07-22 (7378 : BOA minutes 4-7-22)

of Mequon Code of Ordinances in order to construct a new unattached garage that exceeds the required side yard offset at 4927 W. Elmdale Road.

Hearing no objection, Chairman Massey opened the public hearing, stated the appeal and the process.

All parties appearing before the Board of Appeals were sworn.

Inspection Department Supervisor Hadley stated that the appellant is requesting a side yard offset variance to build a detached garage. The required side yard offset is 20 feet. The current offset is 1 foot 8 inches, and the appellant is proposing a 10 foot offset. It is staff's opinion that there are reasonable locations for a code compliant detached garage. He further noted that the neighbor to the east of the subject property appears to have a garage located closer than the required 20 feet. Shifting the garage further south and east would be possible, however, it would not be practical in his opinion. The appellant's driveway appears 3 feet from the property line and if the garage was repositioned it would have to curve east. The home was built in 1935 and pre-dates any offset rules. While it still would not be code compliant, the proposed garage is improving the side offset by 8 feet 4 inches.

Mr. Paulsen stated they've recently added a four-season room and hardscape patio with City staff's help. Currently, from most of the home's windows the garage is not seen. If they were to move the garage to the south or east it would encroach on the new patio wall, interfere with power/utility lines, be visible from the house and create difficult turning angles to enter/exit the garage. The current garage is dilapidated, outdated and needs to be replaced. A new aesthetically pleasing garage will add value and should be unseen from the street. The neighbors do not object to the proposed garage.

Motion to close the public portion of the hearing.

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Board Member Stern
SECONDED BY: Board Member Larson

AYES: Massey, Komisar, Larson, Russell, Stern
--

Board discussion ensued:

- Lot and home create hardship.
- Maneuverability of cars would be much more difficult if the garage were positioned according to code.
- The offset would be increased from 1 foot 8 inches to 10 feet.
- Current garage takes away from the value of the neighborhood.
- Following the letter of the ordinance is contrary to the spirit of the ordinance.

Motion to grant the variance in order to build the detached garage with a 10-foot side offset.

Attachment: Paulsen draft minutes_04-07-22 (7378 : BOA minutes 4-7-22)

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Board Member Stern
SECONDED BY: Board Member Russell

AYES: Massey, Komisar, Larson, Russell, Stern

4) Adjourn

Motion to adjourn at 6:27 PM.

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Board Member Stern
SECONDED BY: Board Member Larson

AYES: Massey, Komisar, Larson, Russell, Stern

Respectfully Submitted,
Kathy Andrykowski
Deputy Clerk

Attachment: Paulsen draft minutes_04-07-22 (7378 : BOA minutes 4-7-22)

BOARD OF APPEALS VARIANCE APPLICATION

CITY OF MEQUON, WISCONSIN

Applicant: LEMEL HOMES Address: 7161 N. PORT WASHINGTON RD
 City/zip: GLENDALE, WI 53217
 Owner: GREN DEVORKIN Address: 13120 N. WESTSHORELAND DR
 City/zip: MEQUON, WI 53097
 Contact Person/Name: TODD DELONGE - LEMEL HOMES
 Phone Number: 414.323.9970 Email: TODD@LEMELHOMES.COM

TO THE BOARD OF APPEALS:

The above hereby requests a variance to City of Mequon Code Sec. #: 58.41 58-249 R-2 Column
 regarding:

13120 N. WESTSHORELAND DR, MEQUON WI 53097
 (street address or legal description)

in order to: BUILD A NEW HOME & SAVE AS MANY
SPECIMAN TREES AS POSSIBLE. REQUESTING FRONT
SET BACK CHANGE TO 65' SO BUILDING CAN BE
FURTHER AWAY FROM TREES BEING SAVED & SAVING MORE
TREES

APPLICANT MUST PROVIDE:

Application form
 \$215 filing fee

1 copy each of the following documents

1. Copy of denial letter if any, or a description of the denial
2. Letter explaining hardship or practical difficulty in complying with the ordinance requirement(s)
3. Detailed dimension drawing of/and indicating area where appeal/variance is requested
4. Elevation drawings if appropriate (4 views)

FOR OFFICE USE ONLY

Receiving Officer: <u>Kathy Andrykowski</u>	Received Date: <u>5/12/22</u>
Parcel #: <u>140 980 118 001</u>	Hearing Date: <u>6/2/22</u>
Zoning District: <u>R-2</u>	Receipt #: <u>NA - waived</u>
Alderman & District #: <u>Ald. Strzelczyk, District 1</u>	Published: <u>5/19/22</u>

- c: Notice of scheduled hearing to DISTRICT ALDERPERSON, OWNER(S) OF RECORD as listed in the Office of the Assessor and all parcels in the City of Mequon as per state statute and City of Mequon Communication Policy.



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
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INSPECTION DIVISION

May 11, 2022

Mr. Gregory Devorkin
13106 N West Shoreland Dr
Mequon, WI 53097

Mr. Devorkin,

The new single family home application that you submitted for 13120 N West Shoreland Dr, Mequon, WI is denied and does not comply with the city ordinances for the following reason(s):

Table 58-249 R-2 Column Requires a setback from local streets of 75 feet.

Zoning: R-2

Setback Required: 75 feet

Rear and Side Offsets Required: 30 feet

Proposed Setback Variance: Reduce front setback to 65 feet

This proposed variance is at the recommendation of Mike Gies Parks and Forestry Superintendent based on a Planning Commission approval to preserve specimen trees.

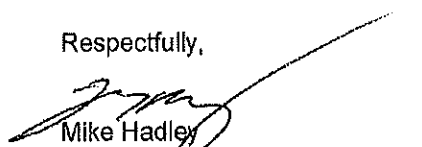
Sec. 58-41. - Board of appeals.

(c) Appeals.

(1) Except as to appeals from the architectural board, which shall be brought within seven working days from the date of the architectural board determination appealed from, appeals to the board may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decision of an administrative officer or body within 30 days of the decision of such officer or body, by filing with the city clerk a notice of appeal on the prescribed form specifying the grounds of the appeal, and by paying the prescribed fee. The officer from whom the appeal is taken shall transmit to the board all the papers constituting the record upon which the action appealed from was taken.

(2) Any person or persons aggrieved by a decision of the board, any taxpayer, or any officer, department, board, or bureau of the city may appeal a decision of the board within 30 days after the filing of the decision in the office of the city clerk in the manner provided in Wis. Stats., § 62.23(7)(e).

Respectfully,


Mike Hadley
Building Inspection's Supervisor

(b) Inspections Unit/Chief Clerk/Chief Clerk

Attachment: Lemel Homes hearing packet_06-02-22 (7384 : Lemel Homes/Devorkin BOA hearing packet)

05.16.2022

Dear Members of the Mequon BOA,

The front setback variance is being requested for the property of 13120 N West Shoreland Dr Mequon WI. The variance request is to change the front setback from 75' to 65'. The request has been reviewed and suggested by the Plan Commission, the owner, the builder and the forestry department. By allowing the variance, a portion of the new home can be built closer to the West property line and allow the rear of the home to be further away from some of the saved specimen trees and will save an additional specimen tree. This was the best solution all parties agreed to at the Plan Commission meeting on 04.25.22. Please consider this setback variance so the specimen tree can be saved and the others protected even more.

Thanks,

Todd DeLonge

Lemel Homes, Inc.

todd@lemelhomes.com

414.323.9970

Attachment: Lemel Homes hearing packet_06-02-22 (7384 : Lemel Homes/Devorkin BOA hearing packet)



11333 N. Cedarburg Road
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Office of Community Development

TO: Board of Appeals
FROM: Jac Zader, Assistant Director Community Development
DATE: June 2, 2022
SUBJECT: Devorkin Specimen Tree Removal

Background:

The appellant is requesting a variance to Section 58-249 of the Mequon Code of Ordinances related to the front yard setback in the R-2 single-family zoning district. Section 58-249 states that the minimum building setback shall be 75 feet from the ultimate right of way. The applicant is requesting to build a new sign family dwelling at 13120 W Shoreland Drive which included removal of 5 specimen trees. In accordance with Section 84-5 of the Mequon Code of Ordinances, the applicant appeared in front of the Planning Commission on April 25, 2022, to request removal of the five trees. The Planning Commission approved the removal of four trees with the recommendation that the front setback be reduced to 65 feet.

Analysis: The applicant originally requested removal of (1) specimen white pine and (4) specimen shagbark hickories. The white pine and shagbark hickories requested for removal consideration meet the size and species requirements as outlined by Mequon's Tree Preservation Policy, the diameters of the shagbark hickories and white pine are as follows:

- 12" White Pine (recommended for removal due to location of proposed house)
- 8" Shagbark Hickory (recommended for removal due to location of proposed house)
- 9" Shagbark Hickory (recommended for removal due to location of proposed house)
- 15" Shagbark Hickory (recommended for removal due to location of proposed house)

- **16" Shagbark Hickory (No longer recommended for removal due to possible variance)**

The Planning Commission recommended the deviation to the setback in accordance with section of 84-5 of the Tree Preservation Ordinance in order to preserve the (16") Hickory that had originally been requested for removal consideration. The reduction in setback would also create more space between the proposed home and two (36") legacy Oaks that are just southeast of the proposed garage. Should the request for the variance be grant the trees impacted by the project would go from (5) to (4).

Recommendation: Staff recommends approval of the variance request, to preserve the 16" Hickory, as well as create more distance between the critical root zone and the proposed home. In addition, the current setbacks for the dwellings adjacent to the parcel and many others along the road do not comply with the 75-foot setback so the proposed home will be in keeping with the character of the neighborhood.

Attachments:

Attachment: Lemel Homes hearing packet_06-02-22 (7384 : Lemel Homes/Devorkin BOA hearing packet)

PC Minutes and Materials (PDF)

Planning Commission Meeting Minutes and Materials

April 25, 2022

Attachment: Lemel Homes hearing packet_06-02-22 (7384 : Lemel Homes/Devorkin BOA hearing packet)

to their patient needs. The requested operating hours will be the same as the clinic across the street.

Action

Commissioner Lemke made a motion to approve the PUD amendment.

Ald. Strzelczyk seconded the motion.

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

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

- b) **Lemel Homes for Gregory Devorkin.** The applicant is seeking specimen tree approval to allow for the removal of 5 specimen trees for the property located at 13106 N. West Shoreland Drive.

Asst. Dir. Zader stated that the City Forester, Mike Gies, has been working with the applicant for quite some time to preserve as many specimen trees as possible on this site and the proposed house will not have a basement so there is no over dig.

Public Feedback

Dan Abendroth – 12960 NW Shoreland Drive stated that he does not oppose a structure being built on the site but believes that it can be built without sacrificing the specimen trees. He suggested that the footprint be reduced, or the structure be moved to the southwest corner so that no specimen trees would be affected. He encouraged the Commission to apply the Tree Preservation Policy as it is intended.

William Dredge – 13136 NW Shoreland Drive stated that plat map and the legend supplied are missing trees that he would like to see noted. He is concerned that the proposed house does not qualify to be on city water or city sewer. He believes a well and holding tank will possibly affect the tree roots.

Asst. Dir. Zader answered a question from the Commission that the size of the lot is .58 acres, and it is zoned 2-acre, which make the property non-conforming. The closest lot coverage to the size of the lot of an equitable zoning district would be the R-4 zoning district, which allows up to 20% lot coverage. The proposed plan shows about 12.9%, and 1,800 sq. ft. is the zoning code minimum.

The setback to the south is unique because the property to the south did a restriction amongst themselves that implemented a smaller setback for the south parcel and a larger setback for the proposed parcel (35 ft.).

City Forester, Mike Gies, stated the tree inventory noted 32 specimen trees. The original request

from the builder was to remove 18 trees and they have agreed on 5 for requested removal. Staff has worked with the applicant to modify the house plan, including eliminating the basement, and the house placement to mitigate the impact on the specimen trees on site. He explained the effort is to preserve the two white oak legacy trees (both 36") on the south side of the house.

Although he has some concerns, he believes that with the correct modifications, and no basement dig, those trees should be able to be preserved. Additionally, tree protection for these trees is a required condition of approval. He stated that staff will keep an eye on this project to ensure the fencing is maintained during construction.

The Commission discussed the possibility of shifting the house building pad. It was explained that moving the house to the west would affect another area of trees. It could be moved slightly to the east. The sewer issue was also addressed and the impact from connecting to city sewer service versus a holding tank. The applicant stated that there is room on the site for the holding tank.

City Forester Gies stated he is supportive of the requested specimen tree removal based on the amount of time put in working with the applicant to save as many of the trees as possible. He believes the proposed plan is the best plan that this site will allow.

The applicant suggested moving the garage 10 feet closer to the road and it would provide another 10-foot buffer from one of the 36" trees. A modification to the front setback waiver would be required.

Action

Ald. Strzelczyk made a motion to table the item in order to review the revised plan before approval.

There was not a second motion made. Motion failed.

Action

Commissioner Stoker made a motion to approve with the amendment that the southern single portion of the garage will be moved 10-feet forward to the west. The intent is to remove only 4 trees instead of 5. A setback waiver will be required.

Commissioner Hawley seconded the motion.

A roll call vote was taken; vote passed (5-2) (No: Becky Schaefer, Ald. Strzelczyk)

RESULT:	APPROVED WITH CONDITIONS [5 TO 2]
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Choren, Hawley, Lemke, Stoker
NAYS:	Strzelczyk, R. Schaefer
ABSENT:	Gentges, J. Schaefer

6) Announcements

The next meeting is Monday, May 23, 2022, at 6:00 p.m.

7) Adjourn

Action

Commissioner Stoker made a motion to adjourn the meeting.

Commissioner Lemke seconded the motion.

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

The meeting concluded at 7:00 p.m.

Respectfully Submitted,

Jac Zader



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Department of Community Development

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

3.a

5.b

TO: Planning Commission
FROM: MIKE GIES, PARKS AND FORESTRY SUPERINTENDENT
DATE: April 25, 2022
SUBJECT: Lemel Homes for Gregory Devorkin. The applicant is seeking specimen tree approval to allow for the removal of 5 specimen trees for the property located at 13106 N. West Shoreland Drive.

Applicant: Gregory Devorkin
Status of Applicant: Owner
Requested: Specimen Tree Removal
Existing Zoning: R-2 (Rural Residential)
Land Use Plan: Residential
Lot size: 0.65
Location: 13106 N. West Shoreland Drive
Tax Key Number: #14-098-04-170.00
District: #1

PLANNING COMMISSION APPROVAL

☐ CONCEPT
☒ PRELIMINARY
☐ FINAL

4/25-22

DATE

Shirley Gansler
For Rec

Background:

The applicant is requesting removal of (1) specimen white pine and (4) specimen shagbark hickories located on Parcel #1, West Shoreland Drive. The white pine and shagbark hickories requested for removal consideration meet the size and species requirements as outlined by Mequon's Tree Preservation Policy, the diameters of the shagbark hickories and white pine are as follows:

- 12" White Pine (recommended for removal due to location of proposed house)
- 8" Shagbark Hickory (recommended for removal due to location of proposed house)
- 9" Shagbark Hickory (recommended for removal due to location of proposed house)
- 15" Shagbark Hickory (recommended for removal due to location of proposed house)
- 16" Shagbark Hickory (recommended for removal due to location of proposed house)

Analysis: The white pine and 4 shagbark hickories should be considered for removal. The trees remain in good condition, with each of them showing no signs of decline, and structure of each tree free of defect, decay, or abnormalities that would lead to concerns of the longevity of each specimen. However, the dimensions of the proposed home, construction traffic, and setbacks would make removal the only viable option for the 5 specimens.

The 12" white pine that is east of the proposed structure is in good condition with no visible signs of defect or decline found upon inspection. The 8" and 9" shagbark hickories south of

Packet Pg. 54

Packet Pg. 15

Attachment: Lemel Homes hearing packet_06-02-22 (7384 : Lemel Homes/Devorkin BOA hearing packet)

proposed construction are also in good condition with no visible signs of defect of decline found upon inspection. Similarly, the 15" shagbark hickory that is east of proposed structure is in good condition, as is the 16" shagbark hickory north of proposed construction.

Recommendation: The Forestry Division recommends approval of the request to remove both the 12" white pine within the footprint of the proposed home, as well as the 8", 9", 15", and 16" shagbark hickories due to limited options for adjustment. The new proposed home has been designed and placed purposely to reduce removal of specimen trees. With the number of specimen trees on this lot (30+), the design of the home is critical to minimize the number of removals. The proposed garage and drive have been adjusted to the south side of lot to ensure the health of specimen trees on the north side. The southeast corner of the proposed home was moved inward to avoid removal of two specimen swamp white oaks (both 36"). The proposed home has also will not have a basement to minimize excavation depth that would result in root damage to surrounding specimen trees.

Should the Planning Commission approve the removal of (1) white pine and the (4) shagbark hickories, the applicant would be responsible for replacing 75% of the diameters of the specimen trees after construction is completed. This would equal (45") of replacement trees, which equates to approximately (20) native trees of at least 2" caliper approved by the forester. In lieu of planting, the owner could donate \$4,500 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$4,500 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the city forester.

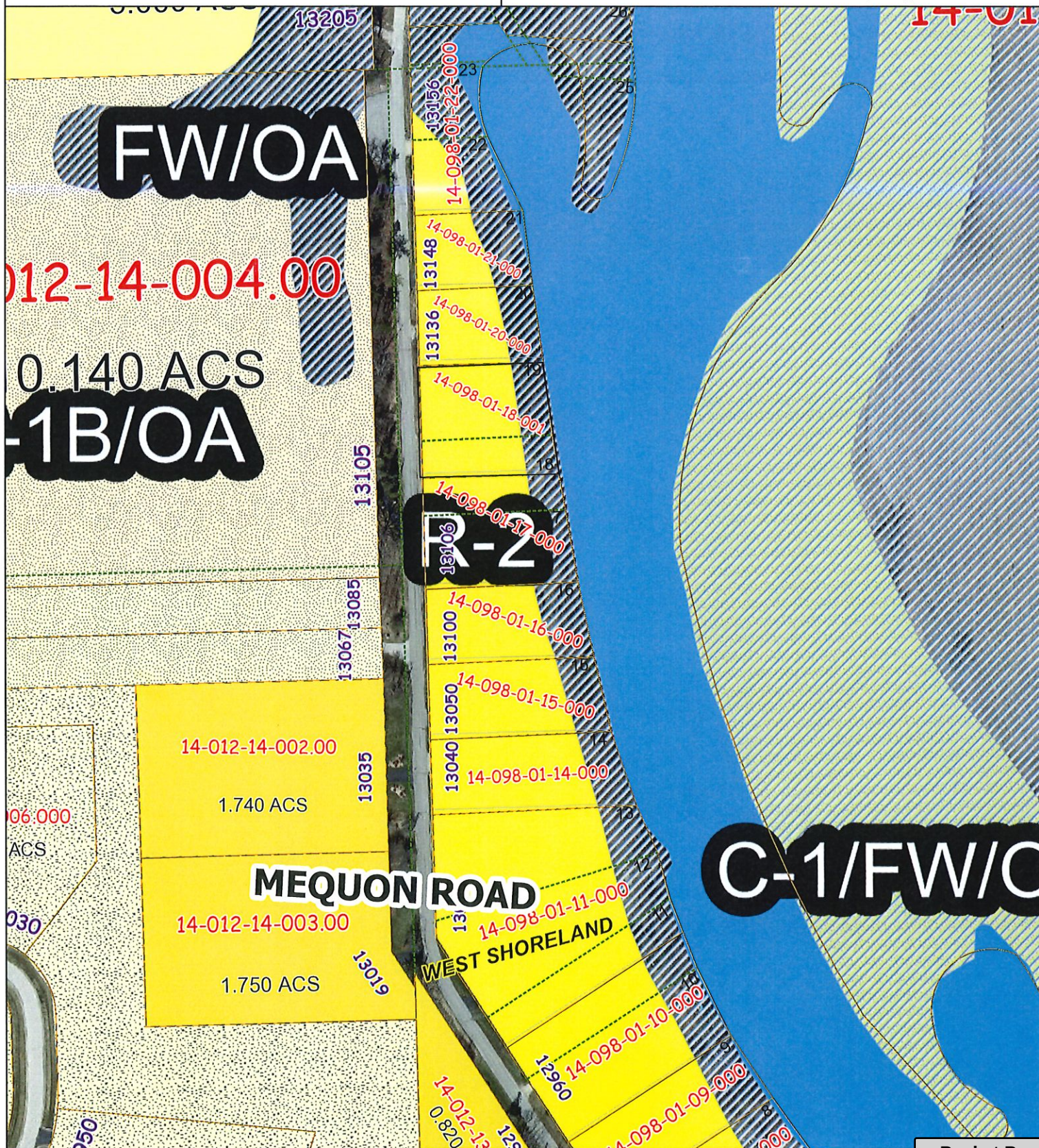
Tree Protection Requirement:

The following is required prior to any site cleaning or construction activity. To protect and preserve the trees identified on the landscape plan or by the Planning Commission, the owner/developer/contractor shall install snow fencing no closer than 3' outside the dripline of the tree. It shall be the responsibility of the owner/developer/contractor to maintain fencing during construction. Absolutely, no construction traffic within the fenced areas is permitted. Additionally, signs shall be posted saying Tree Protection Zone. These zones will be inspected by the Forestry Division prior to any construction.

Attachments:

Packet Docs_DevorkinSpec (PDF)

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



03.15.22

Dear Mequon Planning Commission,

Please see attached survey, marked up survey application and letter from the Mequon Forester in regards to this request to remove (5) specimen trees from the property. The property is parcel #1 of CSM #676 on West Shoreland Drive. This lot currently has over 30 specimen trees. The owner of the property would like to build a new home on this lot. The new home has been designed and placed purposely to require a minimal number of specimen trees to be removed. It is requested that permission be granted for (5) trees be removed. They are colored in red on the attached survey. This lot has many specimen trees so our design of the structure was critical for minimizing the number. The garage and drive were placed on the south side to make sure the large clump of trees to the North can remain. The buildings SE corner was moved inward so the 2 large Oak trees could remain. The home has been designed with frost walls only (No Basement) to minimize the depth of excavation to allow tree roots to remain as much as possible. Much thought has gone into getting the requested number of specimen trees to be removed down to (5) based on how many specimen trees are on this property.

Thank you for your time and consideration

Attachment: Lemel Homes hearing packet_06-02-22 (7384 : Lemel Homes/Devorkin BOA hearing packet)

PROPOSED TREES TO BE REMOVED

LEGAL DESCRIPTION:

Parcel 1 of Certified Survey Map No. 676, recorded in the Office of the Register of Deeds for Ozaukee County on September 26, 1974 in Volume 3 of Certified Survey Maps, Page 16, as Document No. 0266931 being a reddivision of Lots 17, 18, and 19, West Shoreland being a Subdivision of a part of Section 12, Township 9 North, Range 21 East, 10th City of Mequon, Ozaukee County, Wisconsin

GENERAL NOTES

1. Survey prepared for: Greg Devorkin
2. Field work completed on 06/16/2021 and 02/24/2022
3. Boundary based on First American Title Insurance Policy No. 5011400-498074, with an effective date of January 30, 2014
4. Existing Improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
5. Existing vehicular access to this subject property is via North Shoreland Drive, being a public right of way.
6. Gross Land Area: 233,964 Square Feet (5.3711 Acres), Net Land Area Square Feet (Acres).
7. Vertical Datum: National Geodetic Vertical Datum of 1929

I, Jesse Zoltowski, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided.

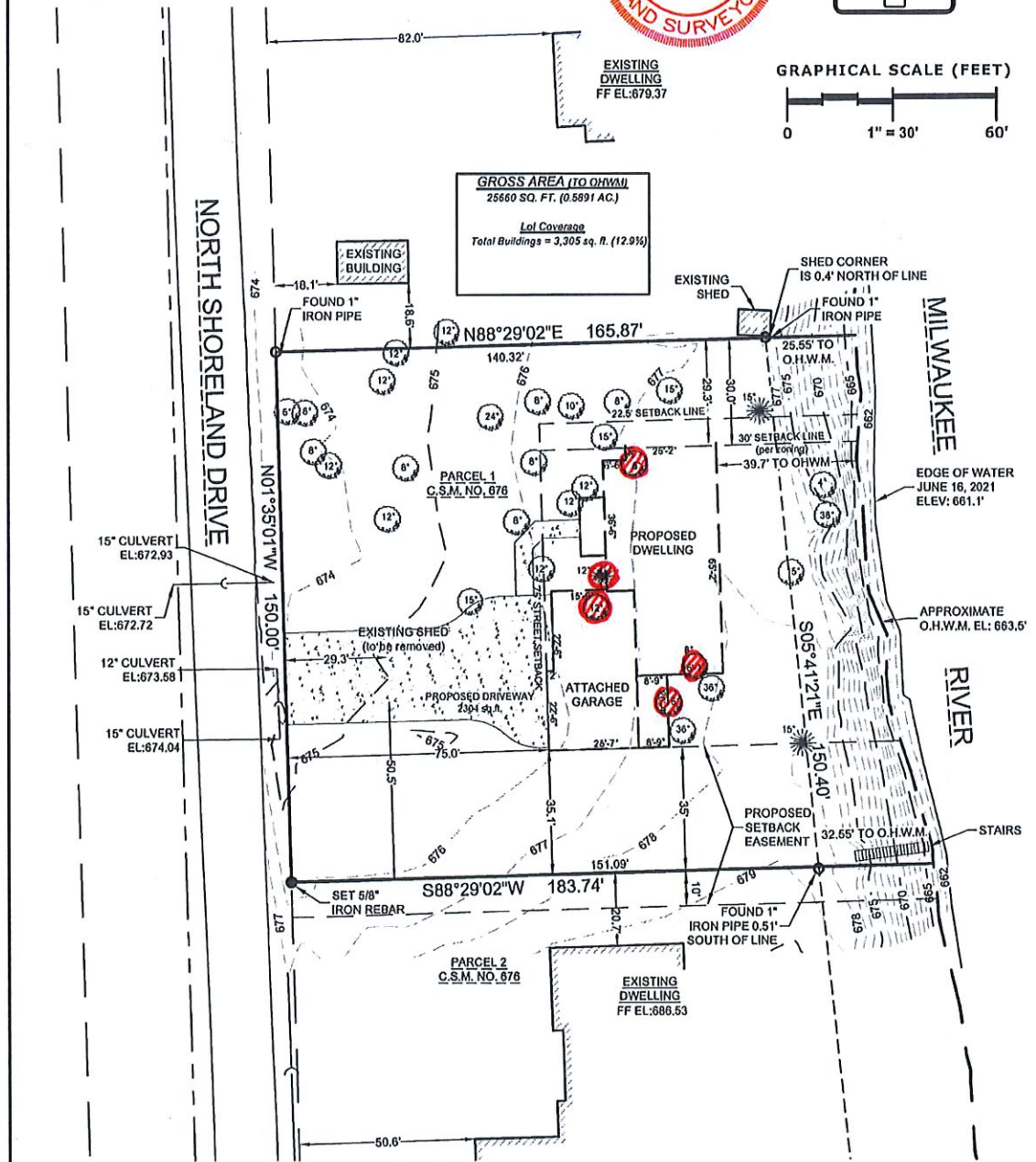
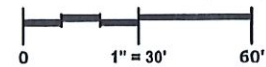
SIGNED

Jesse Zoltowski

JESSE ZOLTOWSKI, PROFESSIONAL LAND SURVEYOR S-3094



GRAPHICAL SCALE (FEET)



PLAT OF SURVEY

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB#2514.00

3/14/2022

PROPERTY TREE INVENTORY

There is a considerable number of trees on this lot that would meet the size and species requirements for Mequon's tree preservation ordinance. The trees listed in the inventory are marked with both green and pink/orange ribbon (we ran out of green and had to finish with alternative colors). Both colors indicate that the tree/s would meet the size and species requirements to be considered a specimen tree. No cutting/removals would be permitted on this lot at this time, until a formal request and permissions were granted from the Mequon Planning Commission.

Mike Gies

Parks and Forestry Superintendent

City of Mequon

11333 N. Cedarburg Road

Mequon, WI 53092

mgies@ci.mequon.wi.us

262-512-1297

Shoreland Lot Specimen Tree Inventory

Inspection route began on NW corner of the property, where the most conflict between proposed structures and specimen trees will be. There will be substantial conflict on the northern half of the property based on tree location in relation to the blueprints given to us.

There are also specimen trees along the eastern and southern perimeters of the property that won't conflict with proposed structures.

Specimen trees are marked with pink and green tape. Pink does not represent trees that are to be removed. If marking tape is present, it represents a specimen tree.

Specimen Trees located on lot:

- American Beech (*Fagus grandifolia*)
- Swamp White Oak (*Quercus bicolor*)
- Shagbark Hickory (*Carya ovata*)
- Red Oak (*Quercus rubra*)
- Red Pine (*Pinus resinosa*)

- White Oak (*Quercus alba*)
- Ironwood (*Ostrya virginiana*)
- Bitternut Hickory (*Carya cordiformis*)
- White Pine (*Pinus strobus*)

Specimen Trees (from N to S)

American Beech: 7"

Shagbark Hickory: 7"

Shagbark Hickory: 13"

Shagbark Hickory: 13"

Shagbark Hickory: 13"

Shagbark Hickory: 27"

Shagbark Hickory: 11"

Red Oak: 7"

Red Oak: 7"

Shagbark Hickory: 16"

Red Pine: 15"

Ironwood: 5"

Swamp White Oak: 30"

Bitternut Hickory: 12"

Swamp White Oak: 34"

Swamp White Oak: 35"

White Pine: 15"

Shagbark Hickory: 8"

Shagbark Hickory: 9"

Shagbark Hickory: 15"

White Pine: 12"

White Pine: 11"

Shagbark Hickory: 11"

Shagbark Hickory: 11"

Shagbark Hickory: 10"

Shagbark Hickory: 14"

Shagbark Hickory: 15"

Shagbark Hickory: 11"

Bitternut Hickory: 7"

Shagbark Hickory: 12"

Shagbark Hickory: 11"



Legend

Tax Parcel	CSM	US Highway	Town/Public Road
Gap	Cemetery Plat	State Highway	Railroad Centerline
Overlap	Condominium Plat	County Road	
Historical Parcel Lines	Subdivision Plat	Ramp	
Assessors Plat	Plat of Survey	Private Road	

Product of the LAND INFORMATION OFFICE
5/13/2022, 9:08:50 AM

5/13/2022, 9:08:50 AM

0.001 0.0035 0.007 0.0105 0.014
mi

DISCLAIMER: This map is not a substitute for an actual field survey or

OZAUKEE COUNTY

Packet Pg. 24

Sec. 58-249. - Technical requirements of residential districts.

(a) Generally, Table 58-249 sets forth the technical requirements for each residential zoning district.

Table 58-249	R-1									
	Estate Lot Design	Conservation	R-1B	R-2	R-2B	R-3	R-4	R-5	R-6	RM
Minimum Lot Size	5.0 acres (217,800 sq. ft.)	0.75 acres (32,670 sq. ft.)	2.5 acres (108,900 sq. ft.)	2.0 acres (87,120 sq. ft.)	1.5 acres (65,340 sq. ft.)	1.0 acre (43,560 sq. ft.)	0.75 acres (32,670 sq. ft.)	0.5 acres (21,780 sq. ft.)	1.0 acre (43,560 sq. ft.)	One-bedroom units, 6,000 square feet (i.e., 7.26 units per acre) Two-bedroom units, 7,000 square feet (i.e., 6.2 units per acre) Three-bedroom units, 10,000 square feet (i.e., 4.35 units per acre)
Density	N/A	One dwelling per five acres	N/A	N/A	N/A	N/A	N/A	N/A	Four units per acre	N/A
Minimum Living Area										

Attachment: Lemel Homes hearing packet_06-02-22 (7384 : Lemel Homes/Devorkin BOA hearing packet)

Single-family dwelling units	1,800 sq. ft.	1,800 sq. ft.	1,600 sq. ft.	1,800 sq. ft.	1,400 sq. ft.	1,800 sq. ft.	1,600 sq. ft.	1,400 sq. ft.	N/A	N/A
One-bedroom units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,000 sq. ft.	900 sq. ft.
Two-bedroom units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,200 sq. ft.	1,100 sq. ft.
Three-bedroom units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,400 sq. ft.	1,300 sq. ft.
Maximum Building Height *										
Dwelling Height	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.
Accessory Structures	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Minimum Average Lot Width and Minimum Average Lot Length	300 ft.	N/A	200 ft.	200 ft.	175 ft.	150 ft.	130 ft.	120 ft.	150 ft.	150 ft.
Minimum Building Setbacks										

Local Streets	100 ft.	See text	50 ft.	75 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 feet (planning commission may vary to no less than 25 feet)
Expressways —Freeways	100 ft.	See text	200 ft.	75 ft.	200 ft.	200 ft.	200 ft.	200 ft.	100 ft.	100 ft.
Primary Arterials	100 ft.	See text	100 ft.	75 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Secondary Arterials	100 ft.	See text	80 ft.	75 ft.	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.
Local Arterials	100 ft.	See text	70 ft.	75 ft.	70 ft.	70 ft.	70 ft.	70 ft.	70 ft.	70 ft.
Minimum Building Offset										
Generally	30 ft.	30 ft.	25 ft.	30 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft. (side); 35 ft. (rear)	15 ft.
Building or structures housing livestock	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	N/A	N/A	N/A
Maximum Lot Coverage Percentage	5%	10%	10%	10%	15%	15%	15%	20%	30%	30%

* See section 58-418(d)

(b) *Explanations.* As used in Table 28-248:

- (1) Minimum living area shall be measured from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes).
- (2) Minimum building setback shall be measured from the ultimate right-of-way line of each public street, road, or highway which abuts the subject property.
- (3) Minimum building offset shall be measured from each side and rear lot line other than a lot line subject to a minimum building setback.
- (4) Maximum lot coverage percentage shall be the percentage of a property covered by buildings and structures.

(c) *Special maximum lot coverage standards.*

- (1) Maximum lot coverage percentage shall not apply to a residential planned unit development unless the common council determines otherwise in the ordinance that creates the planned unit development.
- (2) If a property is in the R-1 through R-3 zoning districts and the property is smaller than the minimum lot size for the zoning district in which it is located, the maximum lot coverage percentage shall be the percentage applicable to the zoning district with a minimum lot size smaller than, but closest in size to, the property.

(Ord. No. 2021-1591, § I(Exh. A), 6-8-2021)