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www.ci.mequon.wi.us

Office of the City Clerk
Taped and Televised

COMMON COUNCIL
Regular Meeting
Tuesday, September 13, 2016
7:30 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Pledge of Allegiance, Roll Call

2) Public Hearing:

- a) **2016-1476** - An Ordinance Approving a Rezoning to Town Center with a Planned Unit Development and the Land Use Plan Map for the Properties Located at 6200 & 6300 W Mequon Road and 11300-11350 N Buntrock Avenue **Recommended by Planning Commission July 25, 2016; First Reading at Common Council August 10, 2016.**

3) Personal Appearances and Public Comment:

Citizens wishing to address the Council on any matter **not** on the agenda may do so at this time. If you desire to be heard on agenda items, you may be heard when that item is considered on the agenda. Please speak into the microphone at the podium. The time limitation is **FIVE** minutes. **To speak or to have your opinion recorded, please complete a registration slip found at the back of the room and submit it to the clerk.**

4) Public Officials' Reports:

- a) Mayor
 - 1) Proclamation Recognizing Franklin Energy as Ozaukee Economic Development's 2016 Large Business of the Year
- b) City Administrator

5) Consent Agenda:

- a) Common Council meeting minutes of August 10, 2016
- b) Architectural Board meeting minutes of July 11, 2016
- c) Board of Appeals meeting minutes of May 25, 2016
- d) Board of Review meeting minutes of May 11, 2016
- e) Economic Development Board meeting minutes of July 26, 2016
- f) Fire Department Report for August 2016
- g) Mequon Festivals Committee minutes of July 11, 2016
- h) Mequon/Thiensville Bike Pedestrian Commission meeting minutes of June 10, 2016

- i) Police and Fire Commission meeting minutes of June 2 and June 8, 2016
- j) Public Safety Committee meeting minutes of June 28, 2016
- k) Tree Board meeting minutes of March 16, 2016
- l) Zoning Enforcement and Site Compliance Report through September 1, 2016

6) Ordinances:

- a) **ORDINANCE 2016-1476** - An Ordinance Approving a Rezoning to Town Center with a Planned Unit Development and the Land Use Plan Map for the Properties Located at 6200 & 6300 W. Mequon Road and 11300-11350 N. Buntrock Avenue. **Recommended by Planning Commission July 25, 2016; First Reading at Common Council August 10, 2016.**
- b) **ORDINANCE 2016-1478** - An Ordinance Amending Chapter 58 to Re-Zone the Property Located at 10702 Freistadt Road from B-1 (Neighborhood Commercial) to R-4 (Suburban Residential) and the Land Use Plan from Neighborhood Commercial to Residential 1 - 1.5 Acres. **Recommendation forthcoming by Planning Commission September 12, 2016; First Reading.**

7) Resolutions:

- a) **RESOLUTION 3399** - Resolution Authorizing a Change Order to the 2016 Road Improvements Contract with Payne & Dolan, Inc., Jackson, WI, in the Amount of \$323,973. **Recommendation forthcoming by Public Works Committee September 13, 2016.**
- b) **RESOLUTION 3400** - A Resolution Approving the Award of a Contract for the Replacement of a Generator and Installation of the Back-up Plug for a Portable Emergency System to Frank Gillitzer Electric, Mequon, WI in the Amount of \$49,406. **Recommendation forthcoming by Public Works Committee September 13, 2016.**

8) Specified Unfinished Business: None.

9) Presentation of Petitions, Memorials, and/or Remonstrances and Communications: None.

10) Specified Miscellaneous New Business: None.

11) Adjourn

Dated: September 8, 2016

/s/ Dan Abendroth, Mayor

.....
 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.

**City of Mequon, Wisconsin
Proclamation Honoring Franklin Energy
as Ozaukee Economic Development's
2016 Large Business of the Year**

WHEREAS, Franklin Energy is a national leader in the administration and implementation of energy efficiency programs; and

WHEREAS, Franklin Energy has seen substantial growth over the past five years expanding its footprint from nine states, 17 clients and 210 employees to now over 33 states, 120 clients and over 500 employees; and

WHEREAS, Franklin Energy, which is headquartered in nearby Port Washington, maintains an office here in Mequon that is staffed by thirty (30) employees; and

WHEREAS; Franklin Energy continues to expand by opening four new offices in 2016 and is in the process of opening four additional offices for a total of 37 offices; and

WHEREAS, Franklin Energy generously gives back to the community by supporting a variety of local community events;

NOW, THEREFORE BE IT PROCLAIMED, that the City of Mequon congratulates Franklin Energy on receiving the 2016 Large Business of the Year Award as bestowed by Ozaukee Economic Development and wishes Franklin Energy continued success as an industry leader in Ozaukee County.

In witness whereof I have hereunto set my hand and seal this ___ day of _____, 2016.

Dan Abendroth, Mayor
City of Mequon

Attachment: FRANKLIN ENERGY BUSINESS OF THE YEAR PROCLAMATION (1860 : Franklin Energy Proclamation)



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**COMMON COUNCIL
 Regular Meeting
 Wednesday, August 10, 2016
 7:30 PM
 Christine Nuernberg Hall**

Minutes

- 1) Mayor Dan Abendroth called the meeting to order at 7:30 PM with the Pledge of Allegiance and the roll call.

Present:

Mayor Dan Abendroth
 Alderman Robert Strzelczyk
 Alderman Connie Pukaite
 Alderman Dale Mayr
 Alderman John Wirth
 Alderman Mark Gierl
 Alderman John Hawkins
 Alderman Andrew Nerbun
 Alderman Pam Adams

Alderman Mayr arrived to the meeting at 8:25 PM.

Also Present: City Administrator Jones; City Clerk Fochs; City Attorney Sajdak; Community Development Director Tollefson; City Engineer/ Public Works Director Lundeen; Finance Director Watson; Cindy Shaffer of Shaffer Development; Mark Ernst of Engberg Anderson Architects; Aaron Koch of Pinnacle Engineering; press and interested public.

2) Public Hearing:

- a) **2016-1475** - An Ordinance Amending the City of Mequon Land Use Plan Map from Neighborhood Commercial to Residential 1-1.5 Acres to Allow for a Single-Family Home Located at 4200 County Line Road **Recommended by Planning Commission June 13, 2016; First Reading at Common Council July 12, 2016.**

Motion to open public hearing for **ORDINANCE 2016-1475** - An Ordinance Amending the City of Mequon Land Use Plan Map from Neighborhood Commercial to Residential 1-1.5 Acres to Allow for a Single-Family Home Located at 4200 County Line Road.

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Alderman Wirth

Attachment: Common Council minutes_08-10-16 (1847 : Common Council meeting minutes of August 10, 2016)

SECONDED BY: Alderman Nerbun

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

Shirley Huxhold spoke in opposition to **ORDINANCE 2016-1475**, inquiring about proposed square footage, utility hookups, the City’s financial obligations and water and sanitary sewer supply.

Director Tollefson stated that she does not have answers to the resident's questions at this time. This is only a Land Use Plan Map Amendment and there is no development proposal at this time. What is known is that the existing building is intended to be a home. The owner of the property and the prospective buyer have requested that this item be tabled until September in order to finalize the sale and close on the property.

There was a motion to close the public hearing for **ORDINANCE 2016-1475**.

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Alderman Wirth
SECONDED BY: Alderman Pukaite

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

3) Personal Appearances and Public Comment:

None.

4) Public Officials' Reports:

a) Mayor

The Taste of Mequon will be held on Saturday, September 10th from noon to 9:00 pm in front of City Hall. It's a good family event filled with food, music, and crafts.

b) City Administrator

None.

5) Consent Agenda:

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Alderman Wirth
SECONDED BY: Alderman Pukaite

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

Alderman Hawkins requested the removal of Item a - Common Council meeting minutes of June 14 and July 12, 2016 from the consent agenda. Language regarding the storm water management plan for **ORDINANCE 2016-1468** was not sufficient enough in the June 14, 2016 minutes to communicate exactly what was being proposed.

Attachment: Common Council minutes_08-10-16 (1847 : Common Council meeting minutes of August 10, 2016)

After further consideration of the proposed stricter engineering and drainage requirements Alderman Hawkins moved that the Mayor put **ORDINANCE 2016-1468** on the September 2016 Common Council meeting agenda for either a rescission or an amendment to that proposal.

There was no second.

Attorney Sajdak clarified that the June 14, 2016 minutes are on the agenda and any potential action on **ORDINANCE 2016-1468** should not be discussed.

Attorney Sajdak distinguished between the June 14, 2016 motion to reconsider and this current motion. The June motion to reconsider was to reconsider that exact motion that had been approved whereas the motion in this case is to take some action that is different than what's been done. These instances have different time limits, respectively.

- a) Common Council meeting minutes of June 14 and July 12, 2016
- b) Architectural Board meeting minutes of June 13, 2016
- c) Economic Development Board meeting minutes of May 31, 2016
- d) Finance-Personnel Committee meeting minutes of June 14, 2016
- e) Fire Department Reports June and July 2016
- f) Mequon Festivals Committee meeting minutes of June 6, 2016
- g) Planning Commission meeting minutes of May 9 and June 13, 2016
- h) Public Welfare Committee meeting minutes of June 14, 2016
- i) Public Works Committee meeting minutes of June 14 and June 16, 2016
- j) Sewer Utility District Commission meeting minutes of May 17, 2016
- k) Zoning Enforcement and Site Compliance Report through August 1, 2016
- l) **RESOLUTION 3394** - A Resolution Approving the Enclave at Mequon Preserve Phase I Final Plat for 17 Lots Located at 10729-10839 N. Wauwatosa Road.

There was a motion to amend Item a - June 14, 2016 Common Council minutes.

Alderman Wirth requested that on Page 5, paragraph 2, the word “meets” should be replaced by “exceeds” and should read “Motion to amend **ORDINANCE 2016-1468** to require the Developer to return to Council with a storm water management plan that exceeds the current ordinance and standards in order to identify the baseline improvements.”

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Alderman Wirth
SECONDED BY: Alderman Pukaite

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams
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Motion to approve the July 12, 2016 and the amended June 14, 2016 Common Council meeting minutes.

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Alderman Pukaite
SECONDED BY: Alderman Wirth

Attachment: Common Council minutes_08-10-16 (1847 : Common Council meeting minutes of August 10, 2016)

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

6) Committee of the Whole:

There being no objection, the Mayor declared the Council convened as Committee of the Whole at 8:40 PM.

a) Approval of the June 7 and July 19, 2016 meeting minutes

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Alderman Strzelczyk
SECONDED BY: Alderman Hawkins

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

b) Overview of Proposed Architecture Related to Shaffer Development's Town Center Planned Unit Development

The goal was to go over the building designs, specifically to gain feedback from Council on the architecture related to the project. Ms. Shaffer summarized the process to date has included weekly meetings with staff to work through site challenges, focus groups with local residents to gauge housing needs, three market research studies to gauge demand for rentals, and they have dedicated a portion of their website to obtain community feedback. Research shows demand for multi-family housing could be as high as 150 units in the Mequon-Thiensville community over the next ten years.

Mr. Ernst explained that they are very interested in adaptively reusing existing buildings to preserve the character and remain as authentic to the history of the site as possible. He showed numerous samples of recent projects to the Council.

The existing and concept utilities and easements were discussed as well as storm water management plan, wetlands, environmental issues (impacted soils), existing footprint of buildings, railroad tracks and roads that make this project very challenging. The site plan evolved from the original Request for Proposal but has remained consistent with the original design intent. Southern half is retail area, north is residential area. Although the plan is very conceptual at this point, the following are aspects of their site plan: 1) two-story town homes on the west side, 2) three story units on the east, 3) save specimen trees, 4) variety of roof lines, 5) variety of building material, i.e., brick, clapboard, stone, and 6) amenities for residents and community, i.e. splash park, courtyard, bike racks.

Council discussion ensued on the materials to be used and the percentage usage of these materials, lake elements, connection to the bike trail across the railroad tracks, variation in style of residential units, space between town homes, community activity space, garage aesthetics, lack of business traffic during the week to support a hotel option, parking, delivery and service capabilities, plans for the to-be-determined building, balance between urban and suburban feel, entryway design concept, and family entertainment/recreation space.

c) Policy Discussion Related to Text Amendments for the Town Center Zoning District

Director Tollefson stated that City staff is initiating a policy discussion related to the building composition, entrances, and window coverings with the Town Center neighborhood. Currently, there is a requirement to maintain complete transparency with our store front windows. The regulation of window coverings and displays has represented a long-standing policy for Mequon throughout all of its commercial areas. This policy discussion is therefore will also apply to the City's other commercial areas as a whole. After discussions with various stakeholders, it seems apparent that there is a consensus on what are acceptable and unacceptable solutions. The goal was to gain direction from the Council on the categories of design solutions proposed and begin formulation of the technical standards and bring forward a text amendment to the Town Center and Arrival Corridor zoning districts to the Planning Commission in September and then to Common Council. Preferred treatment options are: awnings, architecture that incorporates passive solar design, formalized design standards for window displays, and principal entrances that are operable and functional. Acceptable options are: perforated or banded decals, signage, roller shades, architectural details and features in lieu of windows, and shelving for product displays. Unacceptable options are: Films, curtains, inconsistent treatment applied to same building, 100% opacity, grilles or metal rollers, and excessive shelving.

Mr. Charles Friedlein from the American Legion Post spoke in support of text amendments to accommodate the business owners. He talked about the frosted windows on the west side of the Legion Post building, the large bank of windows on three sides and the need for a window coverings for the office and private events.

Council expressed their view points on the staff's efforts to-date, the role of government in regulating businesses, subjectiveness of the restrictions, history of the development approvals for the Town Center regarding windows, need for further discussion for specifics of opaque films, setting precedents, quality of treatment options, the potential for having to review business compliance on an individual basis, the business' input into the list of preferred, acceptable and unacceptable options, difficulty to enforce.

d) Reconvene as Common Council

There being no objection, the Mayor declared the Committee of the Whole reconvened as the Common Council at 9:42 PM.

7) Ordinances:

- a) **ORDINANCE 2016-1475** - An Ordinance Amending the City of Mequon Land Use Plan Map from Neighborhood Commercial to Residential 1 - 1.5 Acres To Allow for a Single-Family Home Located at 4200 County Line Road.

RESULT: Tabled [Unanimous]
MOVED BY: Alderman Nerbun
SECONDED BY: Alderman Wirth

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

- b) **ORDINANCE 2016-1476** - An Ordinance Approving a Rezoning to Town Center with a Planned Unit Development and the Land Use Plan Map for the Properties Located at 6200 & 6300 W. Mequon Road and 11300-11350 N. Buntrock Avenue.

RESULT: **First Reading**

- c) **ORDINANCE 2016-1477** - An Ordinance Creating § 2-137(b)(9) of the Mequon Municipal Code Relating to the Imposition of an Affirmative Duty Upon Officials to Act with Honesty in Their Dealings with the Public.

RESULT: **First Reading**

Public Welfare Committee did not recommend this ordinance.

8) Resolutions:

- a) **RESOLUTION 3384** - A Resolution Approving a Transfer of Funds from the Capital Project Fund's Urban Forestry Account to the Emerald Ash Borer Account.

RESULT: **Approved by Voice Acclamation [Unanimous]**

MOVED BY: Alderman Strzelczyk

SECONDED BY: Alderman Nerbun

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

- b) **RESOLUTION 3395** - A Resolution Canceling the Special Assessment Against Benefited Property (The Enclave at Mequon Preserve) in Connection with Completion of the Wauwatosa Road Sanitary Sewer Expansion Project.

Public Works did recommend this resolution with the caveat that **RESOLUTION 3396** would also be approved.

RESULT: **Approved by Voice Acclamation [Unanimous]**

MOVED BY: Alderman Adams

SECONDED BY: Alderman Pukaite

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

- c) **RESOLUTION 3396** - A Resolution Levying Reallocated Special Assessments Against Benefited Property (The Enclave at Mequon Preserve) in Connection with Completion of the Wauwatosa Road Sanitary Sewer Expansion Project.

RESULT: **Approved by Voice Acclamation [Unanimous]**

MOVED BY: Alderman Adams

SECONDED BY: Alderman Nerbun

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

- d) **RESOLUTION 3397** - Adoption of a Resolution Awarding the Mequon Nature Preserve Permeable Parking Lot Paving Contract to Willkomm Excavating, Inc., Union Grove, Wisconsin, in the Amount of \$144,894.

There is no financial obligation to the city.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Alderman Adams
SECONDED BY: Alderman Pukaite

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

- e) **RESOLUTION 3398** - A Resolution Approving the Award of a Contract for the Lift Station L Force Main Relay Project to Advance Construction, Inc. of Green Bay, Wisconsin in the Amount of \$91,111.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Alderman Strzelczyk
SECONDED BY: Alderman Hawkins

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams

9) Specified Unfinished Business:

None.

10) Presentation of Petitions, Memorials, and/or Remonstrances and Communications:

None.

11) Specified Miscellaneous New Business:

None.

12) Closed Session:

- a) Convene into closed session pursuant to Section 19.85(1)(e), Wisconsin State Statutes, to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Possible road right of way acquisition in Central Growth area)

Motion to convene into closed session at 9:47 PM.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Alderman Strzelczyk
SECONDED BY: Alderman Pukaite

Attachment: Common Council minutes_08-10-16 (1847 : Common Council meeting minutes of August 10, 2016)

AYES: Strzelczyk, Pukaite, Mayr, Gierl, Hawkins, Nerbun, Adams
RECUSED: Wirth

13) Adjourn

Motion to adjourn at 10:15 PM.

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Alderman Strzelczyk
SECONDED BY: Alderman Hawkins

AYES: Strzelczyk, Pukaite, Mayr, Wirth, Gierl, Hawkins, Nerbun, Adams



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INSPECTION DIVISION

Architectural Board Minutes

July 11, 2016

PRESENT: **Substitute Chairman: Roger Davison**

Members at Large: Scott Reed, Daniel Morgan

Aldermanic District
Members: Colleen Pemberton, Paul Mattingly

Building Inspector: Martin Schoenknecht

NOTE: ARCHITECTURAL BOARD CONDITIONS ARE NOT SUBJECT TO SUBDIVISION DEED RESTRICTIONS OR APPROVALS.

A. 1. Architectural Board Minutes of June 13, 2016
 Moved to Approve: Morgan
 Seconded By: Davison
 Vote: Unanimous

B.

No.	Ald. Dist. / Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 5 6:30 pm	Garage Addition	Jason & Jill Chromy 13033 N. Phillip Road Subd: Northwestern Builders	Cont: TBD Arch: N/A

Moved to Approve: Reed
 Seconded by: Morgan
 Approved: Yes
 Vote: 3-0

Conditions: Plans approved with the condition that all materials and windows are to match existing or be consistent with existing.

Attachment: Arch Brd minutes_07-11-16 (1815 : Architectural Board meeting minutes of July 11, 2016)

2)	Dist. 7 6:40 pm	Barn Restoration & Indoor Pool Addition	Nicholas & Erin Balistreri 9660 N. Range Line Road Subd: N/A	Cont: TBD Arch: Ryan Thomas
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Moved to Approve: Reed
 Seconded by: Morgan
 Approved: Yes
 Vote: 3-0

Conditions: Plans approved with the following conditions:
 1. Barn – Grids to match residence
 2. Additional copies of pool house with full windows are needed before building permit is issued.

3)	Dist. 7 6:50 pm	Front Porch Addition with new siding & roof replacement	Dennis & Christine Korjenek 3517 W. LeGrande Blvd. Subd: Lac du Cours	Cont: Wade Design Arch: N/A
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Moved to Approve: Davison
 Seconded by: Morgan
 Approved: Yes
 Vote: 3-0

Conditions: Plans approved as submitted.

4)	Dist. 8 7:00 pm	Garage/Sunroom Addition	Paul & Carolynn Kassander 11267 N. Shorecliff Lane Subd: Twin Elm	Cont: Heidtke Builders Arch: S2 Design
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Moved to Approve: Reed
 Seconded by: Pemberton
 Approved: Yes
 Vote: 4-0

Conditions: Plans approved as submitted.

Attachment: Arch Brd minutes_07-11-16 (1815 : Architectural Board meeting minutes of July 11, 2016)

5)	Dist. 3 7:15 pm	New: Single Family Residence	Victory Homes of WI 12611 N. Hawks Glen Court Subd: Hawks Glen	Cont: Victory Homes of WI Arch: Dave Pluim
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Moved to Approve: Reed
 Seconded by: Davison
 Approved: Yes
 Vote: 3-0

Conditions: Plans approved as submitted with the following conditions:
 1. Shutters need to be added to front & left elevation, garage return walls
 2. Changes by Chairman are shown on original plan.

6)	Dist. 4 7:15 pm	New: Single Family Residence	Craig & Shawn Wycklendt Highlander Estates – Lot #21 Subd: Highlander Estates	Cont: Tim O’Brien Homes Arch: Tim O’Brien Homes
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Moved to Approve: Mattingly
 Seconded by: Reed
 Approved: Yes
 Vote: 4-0

Conditions: Plans approved as submitted.

7)	Dist. 4 7:20 pm	New: Single Family Residence	Veridian Homes LLC The Enclave– Lot #5 The Enclave at Mequon Pres.	Cont: Veridian Homes LLC Arch: Veridian Homes LLC
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Moved to Approve: Mattingly
 Seconded by: Morgan
 Approved: Yes
 Vote: 4-0

Conditions: Plans approved as submitted with the following conditions:
 1. On front elevation only, front porch should have stone; all other stone should be removed
 2. Cedar Shakes only on front elevation gables and above eyebrow roof at garage. The bottom should be siding.

Attachment: Arch Brd minutes_07-11-16 (1815 : Architectural Board meeting minutes of July 11, 2016)

**BOARD OF APPEALS**
Tuesday, May 25, 2016; 6:00 PM

Present: Chairman Reitz; Members Ashmore, Levin, Massey, Stern, Alternate Member Clancy, Deputy Clerk Fochs; City Attorney Sajdak; City Inspector Rakow, Court Reporter J. Steidtmann, Gramann Reporting; and interested public

Also Present: Brian Strachota, general contractor

All parties appearing before the Board of Appeals were sworn.
A complete transcript of the proceedings can be made available upon request.

The meeting was called to order at 6:01 PM.

1. Approve meeting minutes of April 26, 2016

Moved by Member Massey, seconded by Member Levin to approve the meeting minutes of April 26, 2016.

Discussion ensued on whether a correction to the minutes is necessary since further research discovered that there was new information gathered since the last meeting regarding the Weir project. Attorney Sajdak referred to Robert Rules of Order and stated that minutes are the official record of the proceedings of a deliberative assembly and should contain a record of what took place at a meeting. The minutes are on this agenda solely for a discussion of that particular meeting. Review or reconsideration of a completed due process is improper.

The motion passed by roll call vote 4/0.

Favor: Members Ashmore, Levin, Massey, Reitz

Abstain: Alternate Member Clancy

Member Ashmore questioned what contact the City had with the Weirs post-hearing. The Chairman notified the Weirs of the possibility of reconsideration of the original decision. Attorney Sajdak stated case law in Wisconsin that a motion to reconsider, amend, or rescind action taken by a body is appropriate only when that action can be undone without negative affects to a party. The Weirs had already ordered materials and scheduled deliveries. Based on that a motion to reconsider would not be appropriate. It was determined that further discussion of the factual events of the previous hearing and of City staff were inappropriate and were discontinued.

2. Hear evidence concerning; debate, deliberate and decide the request of:

Applicant(s): Mark L. McGraw

Owner: Mark L. McGraw

Appeal: Requesting a variance from Section 58-234 (c)(1)(d) Mequon Code of Ordinances in order to erect a detached garage at 1220 W. Bonniwell Road.

Inspector Rakow summarized the applicant's case. He indicated that the appellant is requesting a variance to build a 26' x 30' accessory structure. Code allows one additional

detached structure; currently the appellant has two such accessory structures. Inspector Rakow indicated he visited the property in preparation for this case.

The appellant's representative, Mr. Strachota, explained that one of the current accessory structures would be eliminated if the variance is granted. The current setback of the existing garage is twenty-three feet off of Bonniwell Road and two feet of the property line. The landscaping/snow plowing businesses at the end of Bonniwell Road are causing traffic and safety problems for the appellant. He fears for his safety and the safety of his grandchildren.

The Board questioned the zoning of the landscaping/snow plowing businesses and staff could not state with certainty the zoning but did state that a landscape contracting business is an approved conditional use. The conditional use will need to be reviewed to see if snow plowing is allowed.

The appellant is not proposing to eliminate the existing garage. If both sheds were torn down he could construct another shed. There would be additional approvals beyond the decision of this Board. It would still need site plan approval to make sure that setbacks are met, size conforms to code, etc. Code allows for a detached garage of a certain size and one accessory structure. If the existing garage is eliminated along with another accessory structure then there is a possibility that the proposed 3 car garage could be built, assuming it passes code.

Moved by Member Massey, seconded by Member Clancy to close the public hearing. The motion passed by voice acclamation 5/0.

The Board deliberated:

- The appellant has a choice to remove other structures to accomplish what he wishes
- Application for permit for new garage would include demolition of the existing garage and another structure
- Code allows a principal detached garage not to exceed 800 square feet; that code may influence the choice of which structures to keep and which to demolish
- This is a self-created hardship
- A variance cannot be self-created and the property owner bears the burden of proving unnecessary hardship

Motion by Member Ashmore, seconded by Member Levin to deny the variance. The motion passed by roll call vote 5/0:

Favor: Members Ashmore, Levin, Massey, Chairman Reitz, Clancy

Oppose: None

Members of the Board suggested a workshop be organized to include Board Members, City staff (Clerk's Office, Inspection Department and Community Development Department), and the City Attorney. Communication between staff and the Board, clarification of the appeals, efficiency and preparation for hearings are lacking and need improvement. One option is to invite the UW-Extension to provide training for Board of Appeals. The scheduling of this workshop is pending.

3. Adjourn

Moved by Member Ashmore, seconded by Member Massey to adjourn the meeting at 7:00 PM. The motion passed by voice acclamation 5/0.

Respectfully submitted,
CITY OF MEQUON BOARD OF APPEALS
Kathy Andrykowski, Administrative Secretary
Approved 8-17-16



**Board of Review
May 11, 2016
MINUTES**

Present: Members Baumann, Chudnow, Evers, Franklin, Voeller, Deputy City Clerk Fochs, City Assessor Grota

1) Chairman Franklin called the meeting to order at 8:00 AM.

2) Election of Chairman and Vice Chairman

Moved by Member Baumann, seconded by Member Evers to elect Member Franklin as Chairman of the Board of Review. The motion passed by voice acclamation 5/0.

Moved by Member Voeller, seconded by Member Evers to elect Member Baumann as Vice Chairman of the Board of Review. The motion passed by voice acclamation 5/0.

3) Status Report from Assessor Mike Grota

The assessment role is incomplete at this time. Open Book is scheduled for August 3-4, 2016 with the next Board of Review meeting scheduled for September 1, 2016. The City has almost \$28.5M in new construction and there were 377 residential armslength sales in 2015.

4) Adjourn to September 1, 2016

Moved by Chairman Franklin, seconded by Member Evers to adjourn (8:05 AM). The motion passed by voice acclamation.

Respectfully submitted,
CITY OF MEQUON, BOARD OF REVIEW
Kathy Andrykowski, Administrative Assistant
Approved 09/01/16



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Department of Community Development

**Economic Development
 Board July 26, 2016
 7:30 AM
 North Conference Room
 Mequon City Hall
 11333 N Cedarburg Minutes**

1. Call to Order, Roll Call.

Members present: Tim Carr, Gloria Rosenberg, Jon Safran, Matson Holbrook,
 Rick Shneyder, Janette Braverman
 Ald. Pam Adams, Ald. Connie Pukaite

Staff and City Representatives Present:

Kim Tollefson, Director of Community Development

2. Approval of meeting minutes from May 31, 2016

Ald. Adams moved to approve the minutes as written.
 Mr. Safran seconded the motion.

A voice vote was called. All voted aye (7-0)

New member Janette Braverman introduced herself.

3. RFP: Logemann Center

Ms. Tollefson stated that there is not a preferred use suggested for the land or a preference whether the building stays or be demolished. If the City remains in control of it, the decision will most likely be to remove the structure. This was the general consensus from the Town Center workshop earlier in the summer. At that time, the Common Council (CC) decided to remove the Logemann Center and have temporary parking installed and wait to make a decision about long term land use (including any potential structures there) until after programming of the civic campus and efforts to create some efficiency in the existing parking lot are made. Public Works had moved forward with seeking bids for demolition, but given the cost of the demolition (\$100,000) and interest from a private developer, the CC decided to wait a few months to better understand what the possibilities are.

Ms. Tollefson stated that she feels the best approach is to state all the constraints of the site. Submitted proposals should provide solutions to the constraints and offer creative opportunities. Information included to potential developers will include site constraints, maps and documentation about the condition of the building.

Constraint Conditions:

- IPS zoning –retail or restaurant not allowed
- Part of civic campus, not a stand-alone parcel
- TC zoning difficult to achieve because it would be non-conforming (street frontage issue)

- Grade change between Logemann parking lot and city hall parking lot
- Cell tower – no carriers on it
- Two light posts for baseball field on the Logemann property
- Building Conditions: 45,000 sq. ft. (tri-level)
 - No original blueprints available
 - Lead based piping
 - Brick pulling away from the building in the rear
 - Roof issues – leaks and holes that have been repeatedly patched
 - Asbestos found in all the flooring tile, pipe fittings and fire doors
 - All utilities are still in tact
 - Scuttle building - all the equipment disconnected
 - Black mold inside all the interior walls
 - Some equipment being repurposed

Ald. Pukaite stated that she is in the minority of the CC and she is not supportive of keeping this building. She stated that the driveway is not a roadway and that WE Energies owns the drive and it is in poor condition. She added that there is a public easement there. She feels that the RFP should be specific regarding the access from Mequon Road and that the drive is owned by WE Energies.

Ms. Tollefson agreed and added that the proposals should showcase that the developer has been in contact with WE Energies. There should be an outline suggested for an access solution. Part of the western part of the Logemann building is on the WE Energies easement and if that site is rebuilt, encroachment is unlikely.

Ms. Tollefson stated that the Shaffer-WiRed project entered into a shared parking agreement. Some of the parking stalls by the Logemann Center are granted for use from other neighboring projects. The parking lot was a TIF approved capital improvement project and there are opportunities for more efficiency there.

Ms. Braverman asked how much is allowed to be built in the TC district. She feels that there is already a lot of retail and the limited parking is a concern. She would like to consider using the Logemann area for parking as additional parking may be needed for the next phase of development in the TC.

Ms. Tollefson answered that the TC neighborhood encompasses 100 acres. The zoning encourages mixed use development. Every site in the TC district has the same opportunities. She feels that the public demand dictates the construction of use within the zoning district.

There was discussion about the cemetery and the baseball field both remaining where they are.

- Property Highlights:
 - Connection to the inter urban trail, civic campus and other TC developments
 - Development should have compatibility to baseball field
 - Strong possibility of east-west connectivity path (bike and pedestrian)
 - Location

Ms. Tollefson stated that the timing will be 6 weeks. Due to summer vacations, the aim will be to get the RFP out at the end August. The submittals will have about 8 weeks to be returned.

Rick Shneyder left the meeting at 8:15 a.m.

Ald. Pukaite confirmed with staff that the bids already received for the demolition of the building will

expire after 90 days and they will need to be rebid in Spring if necessary and that this is the direction from the CC.

Ald. Adams stated that she feels that the location is the highlight and is what is being sold, not the building and most developers will probably demo the building.

Ms. Tollefson confirmed that the RFP will clearly state the building does not need to remain. She does not feel that there will be a huge response to this and she would like to keep a tight time frame to keep the process moving.

Mr. Holbrook stated that he can assist in getting the RFP posted to all the broker websites.

Ms. Tollefson stated that a contact for the utility will be included and it is expected that the developer would assume the demolition cost. She raised the issue of what the price should be for the land.

The general consensus from the EDB is that it be sold for \$1.00 to create a taxable property. A project value needs to be discussed and determined.

4. Staff Updates

Agenda items from the Planning Commission meeting July 25, 2016:

- Shaffer Development received rezoning request approved; from IPS to TC/PUD and the concept plan approved.

The PC was highly supportive of the concept plan. There was a neighborhood meeting held and positive feedback was received, especially favorable to the single family townhomes. The concerns expressed are regarding traffic impact on Buntrock. Staff has weekly meetings with the developer.

Mr. Carr stated that he felt that the positive feedback from PC was very detailed and thorough and he gave credit to the developer and staff for working so diligently on this project.

Ald. Pukaite stated that at the time of the proposal there were many creative ideas from this developer. She thinks it needs to be stated that some of the proposed ideas are not viable due to easement and site constraints and that this should be addressed and made known.

- Text Amendment for a policy amendment was presented regarding window coverings. Ms. Tollefson had reached out to all the TC tenants as well as business owners on Port Washington Road, architects and developers in town and walked the TC site to assess what is currently happening there. She feels that there will be some compromises with some flexibility made.
- Charter Manufacturing is filling office space on Port Washington Road (Denta Quest) and was approved for façade modifications on the building.

Ald. Adams asked for an update on the other TIFs and she stated that she would like to have the outreach program revitalized.

5. Announcements

Ms. Tollefson stated that she will be interviewing for a building inspector supervisor and is working through the process of shortening the list and the interviews should be done by the end of August.

The next meeting is scheduled for August 23, 2016.

Mr. Carr made a motion to adjourn the meeting.

Mr. Holbrook seconded the motion.

All voted aye, 6-0

The meeting adjourned at 8:50 a.m.



Mequon Fire Department Monthly Report - August 2016

Calls for Service

Call Type	August 2016	YTD 2016	YTD 2015
EMS	129	1122	918
Fire	29	289	310
Total	158	1411	1228

Interfacility Transports	43	0
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Response Times

Call Type	Average Response Time
First Responder	3:59
Ambulance	8:35
Fire	9:22

Fire Calls

Type/Cause	Number
Fire (structure, car or vegetation)	1
Rescue/EMS (water/ice rescue or search for lost person)	6
Hazardous Condition (no fire, chemical/electrical problem, gas leak)	4
Service Call (smoke removal, mutual aid standby)	4
Good Intent Call (cancelled enroute to alarm or smoke mistaken for fire)	0
False Alarm/False Call (fire alarm, co alarm, or malfunction of system)	14
Severe Weather	0
Monthly Total	29

EMS Calls – By Dispatch Reason/Most Common

Type/Cause	Number
Fall Victim	24
Breathing Problem	12
Unconscious Person	7
Lift Assist	5
Stroke/CVA	3
Sick	8
Traffic Accident	13
Altered Mental Status	4
Chest Pain	8
Seizures	3

Monthly Training

Type	Average Attendance
Fire/EMS	38
Dive/Tech Rescue	8

Community Education

Activity	Number
Department Tours/Fire Prevention Presentations* (Tour groups, birthday parties, community events)	1
Fire Prevention Talk (Offsite - school, facility, business, etc.)	3

Administrative

Activity	Number
False Alarm Charges	7
Burn Permits Issued	26
Fire Inspections	13

Attachment: Fire Dept Rpt_August 2016 (1856 : Fire Department Report for August 2016)



60W

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Office of the City Administrator

**Mequon Festivals Committee
July 11, 2016
Meeting Minutes**

Members Present: Alderman Pam Adams, Sue Dorszynski, Lynn Jarman, Bridget King, Al McIlwraith, Committee Chair Vanessa Nerbun

Not Present: Kirsten Hildebrand

Also Present: Executive Assistant Prosser

The meeting was called to order by Vanessa Nerbun, Committee Chair at 6:00 PM.

Approve minutes of the June 6, 2016 meeting

Action: Motion to approve the meeting minutes of June 6, 2016 (McIlwraith/King)

Result: Motion passed by voice acclamation.

Staff Updates

Executive Assistant Prosser informed the Committee that seven artists and eleven food/beverage vendor applications have been received. Most recently the Mequon-Thiensville Chamber of Commerce has submitted their application along with the application fee.

Ms. Prosser stated the City's insurance company has reviewed the certificate of insurance received from Splash Swim & Wellness and has advised staff that the certificate is complete. Ms. Prosser advised the Committee that the City Attorney has reviewed and approved the contract for KC Inflatables, LLC. Ms. Prosser noted that the certificate of insurance provided by KC Inflatables has been reviewed and approved by the City's insurance company. A signed contract along with the required 50% deposit in the amount of \$387.50 was sent to KC Inflatables on June 20. The Committee received a budget update and a copy of an article that will be sent for publication in the August edition of the Mequon-Thiensville Today Magazine.

Al McIlwraith voiced concern for the low number of participating restaurants and offered to reach out to Yellow Bellies, Gouda Girls and Kurt Schultz Deli in Brown Deer to see if they have an interest in participating.

Executive Assistant Prosser informed the Committee that Christian Life Church showed interest in bringing to the event, Aqua Ball Adventure, as a fund raiser for their church. The church submitted an application and the \$25 application fee to participate. Ms. Prosser went on to say, after staff obtained more information on the requirements for the pool, staff reviewed the area where the ride was intended to be placed and it was discovered that the electrical outlets were not appropriate. An alternate location was located; however, a generator would be required which

was not an option for the vendor. Ms. Prosser stated the other challenge was the availability of water to fill the pool.

Action: Motion to not move forward with the entertainment ride, Aqua Ball Adventure.
(Nerbun/McIlwraith)

Result: Motion passed by voice acclamation.

Event Promotion

Draft Event Poster

A draft event poster was provided to the Committee for review. Sue Dorszynski offered several changes to the poster.

Sign Inventory

Vanessa Nerbun informed the Committee that there are only 36 yard signs left. The Committee agreed to purchase an additional 100 yard signs.

Site & Facilities Management

The Committee received a draft festival grounds map and requested more space be placed between the artists and children activities.

Children's Area Update

Make 'n Take Art

Bridget King discussed holding a free Make 'n Take Art activity in the children's area. Art tables would be located on the side of the library parking lot.

Future Agenda Items

Sponsor Update

Participant Update

Marketing & Promotion

Festival Grounds Map

Volunteers

Next Meeting Date and Time

The next meeting of the Mequon Festivals Committee will be held on Monday, August 8, 2016 at 6:00 PM.

Adjourn

Action: Motion to adjourn the meeting. (McIlwraith/Dorszynski)

Result: Motion passed by voice acclamation. Meeting was adjourned at 7:00 PM.

Respectfully submitted,

CITY OF MEQUON – MEQUON FESTIVALS COMMITTEE

Lina Prosser, Executive Assistant



Mequon/Thiensville Bike Pedestrian Commission
Friday June 10th, 2016 at 9:15 a.m.
Mequon City Hall, Administrative Conference Room

MINUTES

Current Member Listing –

City of Mequon:

Terence Mooney, Kristin Wade, Carol Leonard (Chairperson), Robert Lengh

Village of Thiensville:

Daniel Waschow, Ron Heinritz, John Liegeois

1. Call to Order, Roll Call

The meeting was called to order at 9:35 a.m. by Chairperson C. Leonard. Those present were T. Mooney, J. Liegeois, K. Wade, and D. Waschow. Absent were R. Lengh and Ron Heinritz. The City was represented by Secretary B. Vento.

2. Review Minutes of April 1st, 2016.

Discussion: C. Leonard asked if there were any comments on the minutes of April 1st. C. Leonard moved to approve. K. Wade seconded. A voice vote was called and the motion passed 5-0 with 2 absent.

RESIDENT CORRESPONDENCE / PERSONS WISHING TO BE HEARD

3. Resident Concerns

A. Interurban Crossing at Donges Bay Rd – J. Keegan

Discussion: Tabled.

REGULAR BUSINESS

9. July Bikeway Commission Meeting

Discussion: C. Leonard asked to have items 9 and 10 moved to the top of the list due to a shortness of time. Due to a lack of available commissioners and the holiday the meeting for July 1st has been canceled. C. Leonard motioned to resume the meetings again on August 5th. K. Wade second. A voice vote was a called and the motion passed 5-0 with 2 absent.

10. Review of Annual Commission Report

Discussion: C. Leonard presented a draft of the Mequon-Thiensville Joint Bicycle/Pedestrian Committee 2015-2016 Annual Report. T. Mooney motion to approve. D. Waschow seconded. A. voice vote was called and the motion passed 5-0 with 2 absent.

4. Priority Information List – C. Leonard

Discussion/Approval: J. Liegeois has concerns about signage not being bike friendly. There isn't anything on the roads at all and most signage says what bikers shouldn't be doing not what they can do. C. Leonard said that this is something that we might want to put on the project prioritization committee because it has to do with road markings. J. Liegeois said that J. Keegan previously stated that we don't have wide enough roads, and they need to be a certain width to do it. In Milwaukee it's almost right down the middle of the road, how do they do it? C. Leonard said obviously we can put this on the priority list. Dan Waschow stated that we should ask James for a clarification of the Ordinance before a bike logo can go there. J. Liegeois said we don't have anything protecting the biker by telling the car people to give bikes the right-of-way.

5. Bike Path Ahead Signs

Discussion/Approval: Tabled

Attachment: Bikeway minutes_06-10-16 (1848 : Mequon/Thiensville Bike Pedestrian Commission meeting minutes of June 10, 2016)

6. Bike Racks – C Leonard

Discussion/Approval: J. Liegeois stated that we should standardize our bike racks. There is a nice place in Madison that makes them. C. Leonard mentioned that it might be appropriate for the Committee to make a bike rack plan; and get that standardized plan adopted by both the City and Village. Then when a new business comes in, they would get a copy as part of new development.

7. Park Board & Bike Commission meeting –C. Leonard

A. Mountain Biking

Discussion/Approval: Tabled

8. Other Business

Discussion: C. Leonard stated that we need to identify and recommend the availability of development grants. We don't do that well at it, but I think we should add this as a standing item. For example, when we had the bike path ahead signs or if we wanted to do something for bike racks maybe there's a grant out there for that. We should look into grants more to help push forward any one of these items.

T. Mooney asked if anyone was interested in having a ride similar to the River Ride that we had in the past. This would be related to items 6 in the Ordinance. K. Wade said it was a nice ride to make people more aware, was on non busy roads and covered all ages. Everyone on the committee helped. She further commented that past people say they do that ride all the time now. C. Leonard said that this was something that we can take a look at. Let's make at least one organized ride. If we pick one, make it far enough in advance so that maybe we can advertising on the website, News Graphic. K. Wade stated that you would be surprised how many things are going on. It always seemed that there was a Packer game or something such as art festivals. Sunday actually was a good time, not much traffic. Time is important especially when you bring in families.

C. Leonard made a motion that for future agendas we are going to add some standing Agenda Items:

Annual Bike Ride
 Lane Markings
 Standard Bike Racks Plan
 Grant Availability

D. Waschow approved. J. Liegeois second.
 A voice vote was called and the motion passed 5-0 2 absent.

Next meeting: August 5, 2016.

9. Adjourn

T. Mooney motioned to Adjourn.
 K. Wade seconded.
 A voice vote was called and the motion passed 5-0 2 absent

The meeting adjourned at 9:55 a.m.

Dated: June 10th, 2016

/s/ Carol Leonard, Chairperson

.....
 Notice is hereby given that a majority of other governmental bodies may be in attendance at this meeting to gather information about a subject over which they have decision making responsibility, although they will not take any formal action relative 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 Engineering Office at 262-236-2934, Monday through Friday, 8:00 am – 4:30 pm.

**Police and Fire Commission
June 2, 2016
MINUTES**

Present: Commissioners Dorszynski, Luzinski, Michalski, Neman; and Sproat; Fire Chief Bialk, Police Chief Graff, Executive Assistant Kowalchuk

The meeting was called to order at 6:00 p.m.

1) Elect Commission President

Commissioner Sproat nominated Commissioner Neman for Commission President, seconded by Commissioner Michalski.

With no other nominations proposed the vote for Commissioner Neman for commission president passed by voice acclamation.

2) Elect Commission Secretary

Commissioner Sproat nominated Commissioner Dorszynski for commission secretary, seconded by Commissioner Luzinski.

With no other nominations proposed the vote for Commissioner Dorszynski for commission secretary passed by voice acclamation.

3) Approve meeting minutes of March 10, 2016

Moved by Commissioner Sproat, seconded by Commissioner Michalski to accept the meeting minutes of March 10, 2016. The motion passed by voice acclamation.

4) Approve meeting minutes of April 11, 2016

Moved by Commissioner Dorszynski, seconded by Commissioner Luzinski to accept the meeting minutes of April 11, 2016. The motion passed by voice acclamation.

5) Information Report of Fire Chief

Chief Bialk updated commissioners on department calls (up 150 from last year at this time), current staffing levels, (68 paid-on-calls), intern involvement, and scheduled trainings. He additionally advised that 2 of the department's current interns are now interested in becoming paid-on-call, thus commissioners will be invited to interviews sometime next week.

Commissioner Dorszynski asked and was provided with the names of the paid-on-calls who recently left the department.

Commissioner Neman questioned developing a process by which commissioners would not have to meet twice with regards to approving interns who wish to work for the Mequon Fire Department and then again if/when they want to become paid-on-call. Commissioners

Michalski and Sproat acknowledged the current process redundancy; Commissioner Dorszynski expressed preference of it.

- **Protective Services(Fire Department) Employee Engagement Survey Results**
Chief Bialk shared the results of his department's city commissioned employee engagement survey. This voluntary survey presented 68 benchmark and 2 custom questions on organizational practices, leadership effectiveness, communications, effectiveness of daily operations, compensation, benefits, and employee development, recognition, commitment and job satisfaction.

Per the consultant who conducted the survey, the Fire Department's 70% response rate was exceptional (usual 50% expectation). All survey categories rated the department 6-19 points above the norm for employee satisfaction with the exception of pay and benefits which the consultant theorized indicated employees may feel a full time department would be more appropriate.

Commissioners were invited to stop by and/or give Chief Bialk a call if they have any further questions with these survey results.

Moved by Commissioner Michalski, seconded by Commissioner Sproat to accept the report of the Fire Chief. The motion passed by voice acclamation.

6) **Review and Certify the Police Officer Eligibility List**

Chief Graff advised commissioners on the department's process and qualifications by which the seven candidates (listed below) came to be on the proposed police officer eligibility list. The department has one current officer vacancy, however the chief commented that three of the seven candidates were highly desirable and with anticipated retirements early next year, it would be advantageous for the department to be able to hire them right away before they get picked up by other police departments. Commissioners offered to pen a letter of recommendation to the Council in favor of this staffing approach.

- Proposed officer candidates (*in no particular order*): Kevin Fernandez, Brian Gensrick, Carlos Guzman, Lewis Johnson, Alex Nebel, Matthew Retzlaff, and Michael Stone

Commissioner Luzinski discussed the length of time academy certification is recognized without having to go back to be recertified.

Moved by Commissioner Sproat, seconded by Commissioner Michalski to certify the police officer eligibility list. The motion passed by voice acclamation.

7) **Information Report of Police Chief**

Chief Graff updated commissioners on the department's current staffing levels (37 officers/1 vacancy), the new school resource officer assignment, the recent hiring of a records clerk (to be retitled administrative assistant) and the hiring status for a full and part-time dispatcher. He additionally shared that the already difficult job of dispatchers will now be more challenging with the implementation of Emergency Medical Dispatch, wherein after training, testing, and certification; our dispatchers will be certified to give medical advice over the phone.

Commissioners questioned if dispatcher pay would change given this added skill/responsibility. Chief Graff shared that the city is working on a merit pay plan system that may provide some flexibility.

Chief Graff additionally updated commissioners regarding the recently graduated 19th Citizen's Police Academy, the approval to purchase squad and body worn cameras, and an upcoming proposal to the Council to replace squads.

Moved by Commissioner Sproat, seconded by Commissioner Dorszynski to accept the report of the Police Chief. The motion passed by voice acclamation.

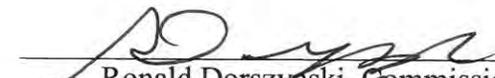
8) Public Comment

No one was present for public comment.

9) Adjourn

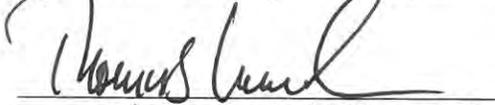
Moved by Commissioner Sproat, seconded by Commissioner Michalski to adjourn the meeting at 6:32 pm. The motion passed by voice acclamation.

Respectfully Submitted,
Diane Kowalchuk, Executive Assistant



Ronald Dorszynski, Commissioner

9-01-2016
Date



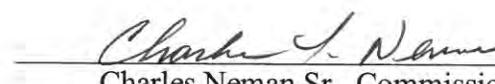
Thomas Luzinski, Commissioner

9-01-2016
Date



Edward Michalski, Commissioner

9-1-16
Date



Charles Neman Sr., Commissioner

9/1/2016
Date



Robert Sproat, Commissioner

9/1/2016
Date



**Police and Fire Commission
June 8, 2016
MINUTES**

Present: Commissioners Dorszynski, Luzinski, Neman; and Sproat; Fire Chief Bialk, Assistant Kowalchuk

Absent: Commissioner Michalski, Police Chief Graff, Executive

The meeting was called to order at 6:00 p.m.

1) Approve the hiring of Additional, Paid-On-Call Fire Department Recruits

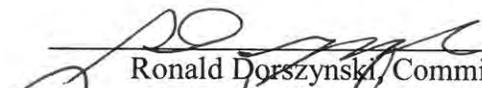
Chief Bialk commented that the recruits listed had been interns with the Fire Department last year and now wish to joint as paid-on call members. Commissioners Dorszynski and Luzinski who attended the interview supported the hiring. The motion passed by voice acclamation.

Moved by Commissioner Dorszynski, seconded by Commissioner Luzinski to approve the hiring of proposed Fire Department recruits Alexander Diamantopoulos and Barry Sims.

2) Adjourn

Moved by Commissioner Sproat, seconded by Commissioner Dorszynski to adjourn the meeting at 6:04 pm. The motion passed by voice acclamation.

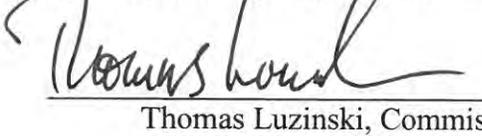
Respectfully Submitted,
Diane Kowalchuk, Executive Assistant



Ronald Dorszynski, Commissioner

9-01-2016

Date



Thomas Luzinski, Commissioner

9-01-2016

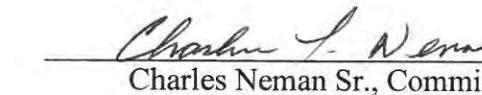
Date



Edward Michalski, Commissioner

9-1-16

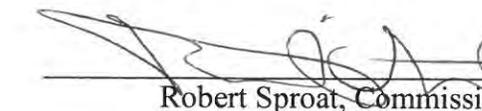
Date



Charles Neman Sr., Commissioner

9/1/2016

Date



Robert Sproat, Commissioner

9/1/2016

Date

Attachment: Police & Fire Comm minutes_06-08-16 (1871 : Police and Fire Commission meeting minutes of June 2 and June 8, 2016)



**Public Safety Committee
June 28, 2016
MINUTES**

Present: Aldermen Hawkins, Nerbun and Pukaite; Police Chief Graff, Deputy Director of Engineering Keegan, Executive Assistant Kowalchuk, press and interested public

Absent: Fire Chief Bialk

The meeting was called to order at 6:30 p.m.

2. Approve Meeting minutes:

- a) Meeting minutes of May 24, 2016
- b) Meeting minutes of June 14, 2016

Moved by Alderman Nerbun, seconded by Alderman Hawkins to approve the meeting minutes of May 24 and June 14, 2016. The motion passed by voice acclamation.

Discussion

a) Traffic Concerns on Saddlebrook Lane

↳ Residents present for item discussion: Abby Thompson, Julie Roeshen, Sean Odriscoll

Due to resident concerns of excessive speeding on Saddlebrook Lane, the city conducted radar and officer presence speed monitoring, and deployed traffic measuring cables. Saddlebrook Lane’s current posted speed limit is 25 MPH.

Traffic data collected revealed the average speed to be 27 MPH; however, the data also revealed there are a few drivers that drive very fast.

Discussion with the Saddlebrook residents in attendance included the speeding behavior they are witnessing and the pros/cons of introducing stops signs. This discussion resulted in the following suggestions:

- The city will review placement of the existing speed limit sign for the potential of a more beneficial placement area.
- City to review and communicate to Saddlebrook Lane resident Abby Thompson, the protocol regarding the possible addition of “Children at Play” signs (potential cost to Homeowners Association).
- Speed board to be deployed in the area.
- If residents can identify a pattern of speeding behavior (make, model of car, usual blocks of times speeding occurs), providing this information to the police will increase the success of catching the violators. (Videos of speeders can/to be provided by Saddlebrook resident Sean Odriscoll).
- Homeowners Association to communicate via temporary signs, flyers posted at the construction sights, and email blasts to residents that this neighborhood is actively

Attachment: Public Safety minutes_06-28-16 (1846 : Public Safety Committee meeting minutes of June 28, 2016)

monitored for speed and that the police will be out randomly to identify speeding patterns for purposes of enforcement.

b) Cellular 9-1-1 Concerns

Alderman Pukaite explained her desire for wanting to collect information and start a discussion on Cellular 9-1-1 concerns due to her recent experience with an emergency response encumbered with an additional 5 minute delay due to Mequon's 9-1-1 cellular calls having to go through the Ozaukee County Sheriff's Office (OZSO). Moreover data reveals that more 9-1-1 calls are originating from cell phones and every month for the past year, the Mequon Police Department has received more cellular 9-1-1 calls that had to be transferred from OZSO than it has landline 9-1-1- calls.

Chief Graff reported that he is waiting for additional information from AT&T, the cell phone provider whom the city purchased its 9-1-1 system from, which can handle both cellular 9-1-1 calls and text messages; however, the County is disinclined to allow Mequon or other Ozaukee County police departments that have this cellular 9-1-1 system capability to do so despite a number of requests.

Committee members were in agreement that Mequon calls originating from Mequon/Mequon towers go through Mequon's dispatch center should it be confirmed that cell technology can determine the location of the originating cell phone. Committee members directed continued gathering of information.

Adjourn

Moved by Alderman Hawkins, seconded by Alderman Nerbun to adjourn at 7:35 pm. The motion passed by voice acclamation.

Respectfully Submitted,
Diane Kowalchuk
Executive Assistant
Minutes approved 08/23/16

MEQUON TREE BOARD MINUTES
CITY OF MEQUON
WISCONSIN
* * * * *

The meeting was called to order on March 16, 2016, at 6:30 p.m. Present were Chairperson Pam Adams and Members Clair Krause, Carol Bangs, and Suzanne Schiesel. Also present were Mequon City Forester Ken Baker, Kristin Gies Mequon Nature Preserve, and Kevin Anderson from the Neumann Company.

The following matters were considered by the Committee and action taken as indicated. It is respectfully requested that this report be accepted and the recommendations made herein be approved.

1. Approval of the February 10, 2016 Tree Board Meeting

Action:

Carol Bangs motioned to approve the minutes, Member Krause seconded, and the motion passed by a 4-0 vote.

2. Arbor Day Discussion April 24, 2016

Action & Discussion:

Ken Baker informed the committee that the Logeman Building was booked for the event, and this would be the last year the event could be held here. The exhibitors were sent invitations, as well as the City Newsletter and Press Release. Chairperson Adams questioned whether the schools were informed yet. Baker stated No, and that he would take care of it.

Kristin Gies from the Mequon Nature Center suggested that the Tree Board and the Mequon Nature Centers consider an Arbor Day Festival at the Mequon Nature Preserve in the future. The event would incorporate numerous entities, and would be larger than the current event. The point was brought up by Claire Krause that the events main focus was to distribute trees to residents. Chairperson Adams would like to have the event in the central part of the city. Gies brought up the idea of having it at the Mequon Rec Center. Ideas were brought up as to how and where the event could be held. It was a good discussion. It is a work in progress.

3. Street Tree Plan For Highlander Estates

Action:

The Members of the Tree Board listened to Mr. Anderson regarding his plan regarding street trees and the planting schedule. Member Schiesel motioned to approve the street tree part of the plan, Member Bangs 2nd passed by a 4-0 vote. There were numerous concerns on the planting schedule, and the Board did not feel comfortable voting on it without discussion with the Community Development. They would like staff recommendation.

4. Tree Presentation Policy and Ordinance

Action and Discussion: Carol Bangs drafted a list of trees that could be used by developers in new subdivision, the members will consider those and add or delete trees. Member Schiesel said that she read the entire Tree Presentation manual, and that there was info in there that could be deleted. The Board agreed and they would go over the policy.

5. **Adjorn:**

Chairperson Adams motioned to adjorn the meeting at 8:15pm; the motion was passed by a 4-0 vote.

Respectfully submitted,
MEQUON TREE BOARD

City of Mequon - Zoning Enforcement Report Date: 9/1/2016

7/1/16

ALD. DIST.	PARCEL #	ADDRESS	OWNER	VIOLATION	OTC MAILED	COMPLIANCE DATE	COMMENTS (See Key Below)
7	150600106000	10248 N GREENVIEW DR	STEVEN OR JANET PETERSON	OUTSIDE STORAGE	1/2/2015	1/12/2015	1
7	150600301000	10357 N SUNNYCREST DR	JUDY TAYLOR-CLARK	OUTSIDE STORAGE	1/2/2015	1/12/2015	1
7	150600209000	10239 N GREENVIEW DR	THOMAS LARSON	PARKING GRASS	1/2/2012	1/9/2015	5,5,5,4,1
7	150600509000	10030 N SUNNYCREST DR	LARRY OR ALEXA GUTBROD	PARKING GRASS	1/2/2015	1/9/2015	1
7	150310500200	10335 N GRASSLYN RD	THOMAS OR JULIS NAWROT	PARKING TRAILERS	1/2/2015	1/16/2015	1
7	150600514000	1801 W CLOVER LANE	JANET TUROWSKI	PARKING TRAILERS	1/2/2015	1/16/2015	1
7	150550102000	1915 W ZEDLER LANE	GENTILLI TRUST	PARKING TRAILERS	1/2/2015	1/16/2015	1
7	150600213000	1632 N CLOVER LANE	DANIELLE CHANELIER OR VINCENT FARINA	HOOP HOUSE	1/2/2015	1/16/2015	4,1
8		10530 N PORT WASHINGTON RD	FIDDLEHEADS	BANNER	1/6/2015	1/8/2015	1
5		1550 W MEQUON RD	MUSHIES	BANNER	1/6/2015	1/8/2015	1
4	140290100300	11029 N SWAN ROAD	RAYMOND OR MARY CLAUSING	PARKING GRASS	1/14/2015	1/17/2015	1
8		10930 N PORT WASHINGTON ROAD	MARSHALLS	SIGNS	1/14/2015	1/22/2015	5,1
8		10930 N PORT WASHINGTON ROAD	BRIXMOR MEQUON PAVILLIONS	SIGNS	1/14/2015	1/22/2015	1
5	150990021000	1436 W LIBEAU ROAD	MICHAEL GROH	PARKING	1/15/2015	1/28/2015	1
4	140281300300	10661 N WAUWATOSA ROAD	JANICE BESLER	PARKING	1/15/2015	1/22/2015	1
7	150600106000	10248 N GREENVIEW DR	STEVEN OR JANET PETERSON	PARKING	1/16/2015	1/23/2015	1
6		1515 W MEQUON RD	SALOTTO ZARLETTI	SIGN PERMIT	1/16/2015	1/23/2015	5,4
3	140871101000	8109 W FREISTADT RD	FREDRICK OR KIMBERLY BUCHOLTZ	PARKING TRAILERS	1/16/2015	1/23/2015	1
3	140161200500	8320 W FREISTADT RD	MICHELLE HINTZ	OUTSIDE STORAGE	1/16/2015	1/23/2015	1
3	150600106000	8025 W FREISTADT RD	JOESEPH CLAUSING	OUTSIDE STORAGE	1/16/2015	1/23/2015	1
3	150600106000	8025 W FREISTADT RD	JOESEPH CLAUSING	PARKING GRASS	1/16/2015	1/23/2015	1
8	150201001700	10972 N PORT WASHINGTON ROAD	APPAREL LORAIN'S	BANNER	1/26/2015	1/29/2015	1
6		11035 N PORT WASHINGTON ROAD	PICARDY SHOE PARLOUR	BANNER	1/26/2015	1/29/2015	1
6	150300600800	11120 N RANGE LINE ROAD	PHILIP OR JEAN STEINKE	GARBAGE CONTAINERS	1/27/2015	1/30/2015	1
3	140300200000	11401 W MEQUON ROAD	LOIS HILGENDORF	TEMP. STRUCTURES	1/28/2015	4/15/2015	4,1
1	140980121000	13148 N WEST SHORELAND DRIVE	ALICE MATTHEWS	RESIDENTIAL/BUSINESS	1/28/2015	2/13/2015	4,1
1	140011600300	3104 BONNIWELL ROAD	STANLEY WRZESKI	RESIDENTIAL/BUSINESS	1/28/2015	2/13/2015	4,1
8		10910 N PORT WASHINGTON ROAD	HOLLY TAMM	BANNER	2/2/2015	2/5/2015	1
6	150780110000	10449 N MAGNOLIA DRIVE	HOWARD OR MERLE MITZ	OUTSIDE STORAGE	2/6/2016	2/10/2015	1
6	140750021000	11016 N HEDGEWOOD LANE	MICHAEL OR GLORIA STUPAK	PARKING	2/10/2015	3/31/2015	4,1
3	140870603000	11754 N SOLAR AVENUE	JAMES OR ARLENE MULVANEY	CAR PORT	2/10/2015	4/15/2015	4,1
3	140870603000	11754 N SOLAR AVENUE	JAMES OR ARLENE MULVANEY	PARKING	2/10/2015	3/31/2015	4,1
3	140860210000	11249 N SOLAR AVENUE	TIM OR KATHLEEN KOHLBECK	PARKING	2/10/2015	2/28/2015	4,1
3	140860110000	11254 N SOLAR AVENUE	PAUL RAUSCH	PARKING	2/10/2015	2/28/2015	4,1
4	140281300300	10661 N WAUWATOSA ROAD	JANICE BESLER	PARKING	2/28/2015	3/1/2015	5,1

1 COMPLIANCE ACHIEVED

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Attachment: Zoning_Site Compliance Rpt through 09-01-16 (1859 : Zoning Enforcement and Site

City of Mequon - Zoning Enforcement Report Date: 9/1/2016

7/1/16

ALD. DIST.	PARCEL #	ADDRESS	OWNER	VIOLATION	OTC MAILED	COMPLIANCE DATE	COMMENTS (See Key Below)
4	140501009000	10249 N CEDARBURG ROAD	WI. CONF. ASSN. SEVENTH DAY ADVENTIS	PARKING	2/26/2015	3/1/2015	1
4	140680207000	5011 W KATHLEEN LANE	SAM DELIGIO JR	PARKING	2/26/2015	3/1/2015	4,1
2	140580628000	11646 N AUSTIN AVENUE	JOSEPH BERKHAHN	2 TRAILERS	2/26/2015	3/1/2015	4,1
2	140740202000	5223 W HILLCREST DR	JEFF POMERANTZ	OUTSIDE STORAGE	3/6/2015	3/13/2015	5,5,5,5,1
2	140740107000	5426 W HILLCREST DR	STEVEN MANOR	2 TRAILERS	3/6/2015	3/13/2015	1
8		10530 N PORT WASHINGTON RD	FIDDLEHEADS	BANNER	3/6/2015	3/6/2015	5,1
5	150050400600	14050 N BIRCHWOOD LANE	HENRY ROSLER OR YVETTE NOSSIG	BLUFF	3/12/2015	4/10/2015	4
6		2909 W MEQUON ROAD	KIDS RULE ACADEMY	BANNER	3/12/2015	3/15/2015	1
2		11300 N ST. JAMES LANE	LUMEN CHRISTI	BANNER	3/12/2015	3/15/2015	1
8	150540110000	701 W MEQUON ROAD	CAROL NEILS	PARKING	3/12/2015	3/16/2015	1
4	140271000700	10710 N WAUWATOSA ROAD	ARNOLD OR ELDA NEUHAUS	OUTSIDE MAINTENCE	4/8/2015	9/1/2015	4,1
4	140271000700	10710 N WAUWATOSA ROAD	ARNOLD OR ELDA NEUHAUS	PARKING	4/8/2015	4/13/2015	5,5,5,1
5	150171500100	12144 N LAKE SHORE DRIVE	ROBERT OR JEANNE CRAWFORD	RAZE	3/17/2015	7/1/2015	1
4	140271101400	7520 W DONGES BAY ROAD	LAURA	SIGN LANDSCAPING	3/18/2015	9/17/2015	1
1	140020200100	4901 W PIONEER ROAD	ISAAC OR ALICIA FIGUEROA	OUTSIDE STORAGE	4/3/2015	4/17/2015	1
6	140650401000	10918 N SHERWOOD DRIVE	OLEG OR NATALYA RAGOZIN	OUTSIDE STORAGE	4/3/2015	4/17/2015	1
5		11422 N PORT WASHINGTON ROAD	DRAGONFLY MEDITATION	BANNER	4/8/2015	4/10/2015	1
5		13460 N PORT WASHINGTON ROAD	CHRIST CHURCH	BANNER	4/8/2015	4/10/2015	1
6		10001 N CEDARBURG ROAD	TRINITY LUTHERAN CHURCH	BANNER	4/8/2015	4/10/2015	1
6		11147 N PORT WASHINGTON ROAD	BP STATION	BANNER	4/8/2015	4/10/2015	5,1
6		5616 W DONGES BAY ROAD	LIBBY MONTANA	BANNER	4/8/2015	4/10/2015	5,1
7		1220 W RANCHITO LANE	FAMILY TAE KWON DO	BANNER	4/8/2015	4/10/2015	5,1
8		10994 N PORT WASHINGTON ROAD	FRESH ECO CAFÉ	BANNER	4/8/2015	4/10/2015	5,5,5,5,1
8		11000 N PORT WASHINGTON ROAD	AT & T	BANNER	4/8/2015	4/10/2015	1
8		11048 N PORT WASHINGTON ROAD	DSW	BANNER	4/8/2015	4/10/2015	1
8		11014 N PORT WASHINGTON ROAD	ABOUT FACE	BANNER	4/8/2015	4/10/2015	1
5	150990401000	1309 W LIBEAU ROAD	BEVERLY KOSSOW	OUTSIDE STORAGE	4/9/2015	4/13/2015	1
4		10250 N CEDARBURG ROAD	POGA BAR	SIGN PERMIT	4/9/2015	4/13/2015	5,5,5,1
3	140211500400	8120 W MEQUON ROAD	MICHAEL OR MELISSA HECTOR	OUTSIDE STORAGE	4/9/2015	4/13/2015	5,5,5,5,5,1
3	140211500400	8120 W MEQUON ROAD	MICHAEL OR MELISSA HECTOR	FENCE PERMIT	4/9/2015	4/17/2015	5,5,5,5,5,1
5	151001013000	12502 N CIRCLE DRIVE	LANCE HAMPEL OR ELISA MANETTI	PARKING	4/10/2015	4/14/2015	5,5,1
7	150500317000	1327 W EL RANCHO DRIVE	JOSE OR MAYRA SERNA	PARKING	4/10/2015	4/14/2015	1
5	151200017000	11633 N LAKE SHORE DRIVE	BARBARA PFAFF	PARKING	4/16/2015	4/20/2015	1
7	150500101000	9927 N PORT WASHINGTON LANE	TEISUTIS OR ALINA MIKALUSKIENE	PARKING	4/22/2015	4/30/2015	1
7	150500101000	9927 N PORT WASHINGTON LANE	TEISUTIS OR ALINA MIKALUSKIENE	HOOP HOUSE	4/22/2015	4/30/2015	5,5,5,5,1
3	140921010000	11245 N BUNTROCK AVENUE	PAUL OR LORA REINHOLZ	REAL ESTATE SIGNS	4/22/2015	4/27/2015	1

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4	140280102600	7625 W MEQUON ROAD	76TH STREET INVESTMENTS LLC	PARKING	4/27/2015	5/1/2015	5,1
4	140280102600	7625 W MEQUON ROAD	76TH STREET INVESTMENTS LLC	HOOP HOUSE	4/27/2015	9/1/2015	1
4	140341500100	6110/6112 W COUNTY LINE ROAD	SILVER OAK HOMES - BILL FINE	MAINTENCE ROOF/PAINT	4/29/2015	7/1/2015	6, ONGOING
4	140341500100	6110/6112 W COUNTY LINE ROAD	SILVER OAK HOMES - BILL FINE	MAINTENCE RAISE SHED	4/29/2015	7/1/2015	6, ONGOING
4	140341500100	6110/6112 W COUNTY LINE ROAD	SILVER OAK HOMES - BILL FINE	MAINTENCE BOARDS/PAIN	4/29/2015	7/1/2015	6, ONGOING
4	140341500100	6110/6112 W COUNTY LINE ROAD	SILVER OAK HOMES - BILL FINE	PARKING	4/29/2015	7/1/2015	6, ONGOING
4	140341500100	6110/6112 W COUNTY LINE ROAD	SILVER OAK HOMES - BILL FINE	OUTSIDE STORAGE	4/29/2015	7/1/2015	6, ONGOING
7	140360401200	10105 N RANGE LINE ROAD	SCOTT OR ANTONELA LARSON	PARKING	5/1/2015	5/15/2015	5,1
5	150990701000	12345 N EAST SHORELAND DRIVE	ANNALIESA KUBOSCH	OUTSIDE STORAGE	5/4/2015	7/1/2015	1
5	150990701000	12345 N EAST SHORELAND DRIVE	ANNALIESA KUBOSCH	GRASS	5/4/2015	7/1/2015	1
5	150990701000	12345 N EAST SHORELAND DRIVE	ANNALIESA KUBOSCH	MAINTENCE	5/4/2015	7/1/2015	1
6	140640107000	5612 W SHERWOOD DRIVE	PATRICK OE ERICKA MC GINLEY	PARKING	5/4/2014	5/8/2015	1
7	150500208000	1314 W EL RANCHERO DRIVE	LESLEY SCHWALBACH	PARKING	5/4/2015	5/8/2015	1
5	150990509000	1707 W LIBEAU ROAD	JOSEPH OR DAWN ALIOTA	PARKING	5/4/2015	5/8/2015	1
5	150990509000	1707 W LIBEAU ROAD	JOSEPH OR DAWN ALIOTA	HOOP HOUSE	5/4/2015	5/18/2015	4,1
2	140500303001	11340 N CEDARBURG ROAD	LUTHER MANOR AT RIVER OAKS	A FRAME	5/6/2015	5/9/2015	1
7	140250101600	2909 W MEQUON ROAD	KIDS RULE ACADEMY	BANNER	5/6/2015	5/9/2015	1
4	140560305000	5103 W WESTFIELD ROAD	DAVID KRIEGEL	HOOP HOUSE	5/6/2015	5/20/2015	4,1
4	140560305000	5103 W WESTFIELD ROAD	DAVID KRIEGEL	OUTSIDE STORAGE	5/6/2015	5/20/2015	1
4	140560305000	5103 W WESTFIELD ROAD	DAVID KRIEGEL	PARKING	5/6/2015	5/10/2015	1
4	140560305000	5103 W WESTFIELD ROAD	DAVID KRIEGEL	MAINTENCE ROOF/PAINT	5/6/2015	6/1/2015	4,1
6	150300500400	2137 W MEQUON ROAD	FREDRICK GROSS	HOOP HOUSE	5/7/2015	6/8/2015	4, 5,5,5,1
6	150300500400	2137 W MEQUON ROAD	FREDRICK GROSS	MAINTENCE	5/7/2015	6/15/2015	4, 5,5,5,5,4
6	150300500400	2137 W MEQUON ROAD	FREDRICK GROSS	OUTSIDE STORAGE	5/7/2015	6/15/2015	4,5,5,5,5,4,
2	140730068000	5321 W PARKVIEW DRIVE	JAMES C BROWN	PARKING	5/8/2015	5/11/2015	1
2	140730069000	5405 W PARKVIEW DRIVE	DONALD J JR. OR SHARON L SALVIN-BRINK	PARKING	5/8/2015	5/16/2015	1
7	150500102000	9915 N PORT WASHINGTON LANE	AMIR YAVOR	PARKING	5/11/2015	5/16/2015	1
7	150500102000	9915 N PORT WASHINGTON LANE	AMIR YAVOR	OUTSIDE STORAGE	5/11/2015	9/25/2015	4,1
7	150680201000	9815 N GREENVIEW LANE	LINDA WALSH	2 HOOP HOUSES	5/11/2015	5/25/2015	1
3	140881301000	11214 N MEADOWBROOK DRIVE	SCOTT OR ELIZABETH DEVEREUX	PARKING	5/20/2015	5/25/2015	1
3	140590013000	10406 N COUNCIL HILLS DRIVE	KALEEMUDDIN OR SHABANA JAWAID	GRASS	5/20/2015	5/25/2015	1
3	140800015000	12119 W SHAWNEE PASS	STEVEN SLICKER	PARKING	5/20/2015	5/25/2015	1
3	140600029000	12314 W SHAWNEE PASS	KATHLEEN BEHRS	PARKING	5/20/2015	5/25/2015	1
2	140771401000	2716 W CHESTNUT ROAD	HOWARD OR ETA DUBOFF	GRASS	5/20/2015	5/25/2015	1
2	140560501000	5405 W HILLCREST ROAD	KENNETH OR CARMEN BANASZYNSKI	PARKING	5/20/2015	5/25/2015	1
2	140730009000	11329 N PARKVIEW DRIVE	JOYCE DUMAS	PARKING	5/20/2015	5/25/2015	1

1 COMPLIANCE ACHIEVED 2 COMPLIANCE DATE NOT MET 3 WAITING ON REPLY 4 EXTENSION GRANTED 5 GOING TO COURT 6 ON HOLD

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3	140881607000	11427 N MEADOWBROOK DRIVE	PATRICIA MARCOUILLER	PARKING	6/10/2015	6/15/2015	1
8		11030 N PORT WASHINGTON ROAD	LEGENDS OF THE FIELD	SIGNS	6/10/2015	6/13/2015	5,5,1
5		11357 N PORT WASHINGTON ROAD	U S CELLULAR	SIGNS	6/10/2015	6/13/2015	5,1
5	150191601500	11249 N PORT WASHINGTON ROAD	BANK MUTUAL	SIGNS	6/10/2015	6/13/2015	5,1
5	150191302000	11357 N PORT WASHINGTON ROAD	KOHLER CREDIT UNION	BANNER	6/10/2015	6/13/2015	1
7	151070110000	DONGES BAY RD AND LA CRESTA DR	OSCAR OR MARY FORTSON	GRASS	6/18/2015	6/25/2015	5,4,1
7	151070112000	2 PROPERTIES ON DONGES BAY RD	EDWARD JOHNSON	GRASS	6/18/2015	6/25/2015	5,4,1
5		1404 W MEQUON ROAD	HAPPY FEET	BANNER	6/18/2015	6/21/2015	5,5,1
5		1300 W MEQUON ROAD	PANERA BREAD	SIGNS	6/18/2015	6/21/2015	1
5	151001009001	12503 N CENTER DRIVE	RONALD OR LEONA JORDAN	PARKING	6/18/2015	7/2/2015	4,1
4	140590007000	12211 W TOMAHAWK TRAIL	DANIEL OR PAULA CARLO	GRASS	6/18/2015	6/25/2015	1
4		10250 N CEDARBURG ROAD	POGA BAR	SIGNS	6/16/2015	6/18/2015	5,5,5,1
4	140501003000	10351 N CEDARBURG ROAD	BUCKLEY TREE SERVICE	PARKING	6/16/2016	6/18/2015	1
4		7426 W DONGES BAY ROAD	VALESTIN LANDSCAPE LLC	BUSINESS	6/23/2015	9/29/2015	4,5,1
4	140710007000	4707 W ELMDALE ROAD	MALOCHY TOAL	GRASS	6/23/2015	6/28/2015	1
4	140710029000	4711 W ELMDALE ROAD	MISTI MIGELI	PARKING	6/23/2015	6/27/2015	1
5		1550 W MEQUON RD	GIGI OF MEQUON	BANNER	6/23/2015	6/26/2015	1
4	140330500100	8329 W DONGES BAY ROAD	WILLIAM SCHINNER	PARKING	6/23/2015	6/27/2015	5,5,5,1
4	140341100900	7526 W COUNTY LINE ROAD	PETER OR DELORES NELSON	PARKING	6/23/2015	6/27/2015	1
4	140341100900	7526 W COUNTY LINE ROAD	PETER OR DELORES NELSON	HOOP HOUSE	6/23/2015	9/7/2015	4,5,5,1
8		10954 N PORT WASHINGTON ROAD	SEARS APPLIANCE	SIGNS	6/25/2015	6/28/2015	1
7	150600206000	10319 N GREENVIEW DRIVE	LYNN MASTEY	GRASS	6/25/2015	6/30/2015	4,1
4	140870618000	11744 N VEGA AVENUE	DOUGLAS HARDY OR JANYCE COLLINS	GRASS	6/26/2015	6/30/2015	1
5	150170200900	12620 N LAKE SHORE DRIVE	SHEKHAR SANE	GRASS	6/25/2015	6/30/2015	1
6	140830518000	10821 N HEDGEWOOD LANE	KEVIN S HO	STORAGE	7/2/2015	7/7/2015	1
6	150850000062	3111 W MEQUON ROAD	LIGHTHOUSE OF MEQUON	FLAGS	7/8/2015	7/13/2015	1
5	150060300400	14013 N PORT WASHINGTON ROAD	ARTHUR H WISTH	STORAGE	7/8/2015	7/22/2015	1
5	150060400600	14037 N PORT WASHINGTON ROAD	GLEY R KLAHORST OR DIANE L LARSON	PARKING	7/8/2015	7/12/2015	1
2		6048 W MEQUON ROAD	FORWARD DENTAL	BANNER	7/13/2015	7/16/2015	1
6		2233 W MEQUON ROAD	CENTER FOR JEWISH LIFE	BANNER	7/13/2015	7/16/2015	1
6		11035 N PORT WASHINGTON ROAD	PICARDY SHOE PARLOUR	BANNER	7/13/2015	7/16/2015	1
8	150641210000	416 E MAPLE LANE	TAYLOR SMITH	STORAGE	7/15/2015	9/29/2015	4,5,4,5,5
8	150641207000	480 E MAPLE LANE	THOMAS MILLER	STORAGE	7/15/2015	9/29/2015	4,1
4	140280102600	7625 W MEQUON ROAD	76TH STREET INVESTMENTS LLC	HOOP HOUSE	7/16/2015	9/1/2015	4,5,1
4	140341100400	9716 N WAUWATOSA ROAD	ANDREW J BERGMAN	GRASS	7/22/2015	7/26/2015	1
4	140280100000	11155 N WAUWATOSA ROAD	BP STATION	SIGNS	7/22/2015	7/26/2015	1

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4	140840304000	4927 W CHIPPEWA DRIVE	CHERRY LANGE	PARKING	7/22/2015	7/26/2015	1
4	140840305000	4926 W COUNTY LINE ROAD	DAMAR L LIEDERBACH	PARKING	7/22/2015	7/26/2015	1
6		11126 N CEDARBURG ROAD	EXPRESS EMPLOYMENT PROFESSIONALS	FLAG	7/23/2015	7/25/2015	1
4		6835 W MEQUON ROAD	IVANA'S TRUNK	BANNER	7/23/2015	7/25/2015	5,1
2	140580515000	11633 N AUSTIN AVENUE	YURIY MISYUK	GRASS	7/29/2015	8/5/2015	1
8		10816 N PORT WASHINGTON ROAD	NIORTH SHORE COMPUTERS	FLAG	7/29/2015	8/1/2015	1
6	150300101500	11147 N PORT WASHINGTON ROAD	HEMAOM LLC	BANNER	7/29/2015	8/1/2015	1
6	140250601000	11006 N RIVER ROAD	JUAN OROZCO - SOSA	SIGN	8/13/2015	8/16/2015	1
7	151070114001	10330 N PORT WASHINGTON ROAD	BAYMONT INN AND SUITES	SIGNS	8/13/2015	8/20/2015	1
7	140120300200	10144 N PORT WASHINGTON ROAD	TAMMY TRAU	STORAGE	8/14/2015	8/28/2015	1
4	140500905004	10240 N CEDARBURG ROAD	SYBARIS CLUBS INTERNATIONAL INC.	SIGN	8/14/2015	9/7/2015	1
8	150740118000	10447 N CIRCLE DRIVE	PAMELA MYERS	MAINTENANCE	8/20/2015	8/28/2015	4,1
7	150500102000	9915 N PORT WASHINGTON LANE	AMIR YAVOR	PARKING	8/25/2015	8/31/2015	5,1
7	150500102000	9915 N PORT WASHINGTON LANE	AMIR YAVOR	HOOP HOUSE	8/25/2015	8/31/2015	5,4,1
7	150500102000	9915 N PORT WASHINGTON LANE	AMIR YAVOR	STORAGE	8/25/2015	8/31/2015	5,1
5	150860208000	2000 RAEI. DRIVE	MATTHEW HOFMANN	GRASS	8/25/2015	8/31/2015	1
5	151000429000	12501 ISLAND DRIVE	ALICE MENZEL	PARKING	9/23/2015	9/30/2015	1
5	151000213001	12505 ISLAND DRIVE	BLAINE THOMPSON	PARKING	8/25/2015	8/31/2015	5,5,4,1
5	151670001000	1214 W VENTURE COURT	VENTURE PROPERTIES	PARKING	8/25/2015	8/31/2015	4,5,1
5		11402 N PORT WASHINGTON ROAD	MED TRANSPORT	PARKING	8/25/2015	8/31/2015	5,5,5,5,1
5	151670002000	1222 W VENTURE COURT	VENTURE PROPERTIES	MAINTENANCE	8/25/2015	9/8/2015	4,5,1
5	151200017000	11633 N LAKE SHORE DRIVE	BARBARA PFAFF	VEHICLES	8/5/2015	8/19/2015	5,5,1
5	151200017000	11633 N LAKE SHORE DRIVE	BARBARA PFAFF	STORAGE	8/5/2015	8/19/2015	5,5,1,5,5,5,5,5,1
2		11215 N CEDARBURG ROAD	ELEMENTS MASSAGE	BANNER	9/2/2015	9/5/2015	5,5,5,1
2		11215 N CEDARBURG ROAD	ELEMENTS MASSAGE	A FRAME	9/2/2015	9/5/2015	1
2		6016 W MEQUON ROAD	SUPERCUTS HAIR SALON	PUSH IN SIGN	9/2/2015	9/5/2015	1
7		10315 N PORT WASHINGTON ROAD	SIGNITURE AUTO DETAILING	PUSH IN SIGN	9/2/2015	9/5/2015	1
8		10614 N PORT WASHINGTON ROAD	VEIN CLINICS OF AMERICA	SIDEWALK SIGN	9/2/2015	9/5/2015	1
2		MEQUON TOWN CENTER	COLLECTIVA COFFEE ROASTERS	BANNER	9/2/2015	9/5/2015	1
8		10352 N PORT WASHINGTON ROAD	SOBELMAN'S PUB N GRILL	BANNER	9/2/2015	9/5/2015	1
7	151070112000	DONGES BAY RD AND LA CRESTA DR	EDWARD JOHNSON	GRASS	9/3/2015	9/10/2015	1
7	151070111000	DONGES BAY RD AND LA CRESTA DR	OSCAR OR MARY FORTSON	GRASS	9/3/2015	9/10/2015	1
3	140870714000	11700 N RIDGEWAY AVENUE	TIMOTHY OR DEBRA OTTEM	PARKING	9/8/2015	9/13/2015	5,1
3	140870805000	11715 N SILVER AVENUE	LUJESS LLC	GRASS	9/8/2015	9/13/2015	1
3	140870805000	11715 N SILVER AVENUE	LUJESS LLC	PARKING	9/8/2015	9/13/2015	4,5,5,5,5,5,5,5,5,
3	140860205000	11413 N SOLAR AVENUE	DUANE OR JULIE WAGNER	PARKING	9/8/2015	9/13/2015	1

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City of Mequon - Zoning Enforcement Report Date: 9/1/2016

7/1/16

ALD. DIST.	PARCEL #	ADDRESS	OWNER	VIOLATION	OTC MAILED	COMPLIANCE DATE	COMMENTS (See Key Below)
7	150310101100	10355 N PORT WASHINGTON ROAD	CLARK STATION / KHLID AHMED	SIGNS	9/9/2015	9/13/2015	1
7	150320600200	10352 N PORT WASHINGTON ROAD	SOBELMAN'S PUB N GRILL	BANNER	9/9/2015	9/13/2015	1
8		10984 N PORT WASHINGTON ROAD	MARSHALLS	SIGN	9/9/2015	9/13/2015	1
6		6028 W MEQUON ROAD STE. 100	IN BALANCE YOGA	SIGN	9/9/2015	9/13/2015	1
4	141330018000	8011 W KENSINGTON DRIVE	RICHARD BERNSTEIN	GARBAGE CONTAINERS	9/9/2015	9/13/2015	1
5		13800 N PORT WASHINGTON ROAD	UNITARIAN CHURCH NORTH	BANNERS	9/9/2015	9/13/2015	1
5		11649 N PORT WASHINGTON ROAD	DR RICHARD LEWIS	SIGN	9/9/2015	9/13/2015	1
4	141030304000	9815 W SHANNON COURT	DAWN SEDERHOLM	STORAGE	9/11/2015	9/16/2015	1,5,1
6		10512 N CEDARBURG ROAD	GLADYS MAE LUCHT	RAZE			4,5,5,5,4,1
4	140600027000	12206 W SHAWNEE PASS	SUGAR BAR LLC MARIE KASTEN	GRASS	9/14/2015	9/18/2015	5,1
7	151070112000	1027 W DONGES BAY ROAD	WARD OR MARY JOHNSON	STORAGE	9/16/2015	9/23/2015	4,5,5,5,
7	151070112000	1027 W DONGES BAY ROAD	WARD OR MARY JOHNSON	MAINTENANCE	9/16/2015	9/30/2015	4,5,5,5,
7	150600514000	1801 W CLOVER LANE	JANET TUROWSKI	MAINTENANCE	9/16/2015	10/16/2015	4,1
4		NEWMAN HOMES DEVELOPMENT	KEVIN ANDERSON	PARKING	9/18/2015	9/15/2015	1
4		10250 N CEDARBURG ROAD	YUMMYS ROXANNE CARDENAS	BANNER	9/18/2015	9/22/2015	5,1
1	140070900000	12973 N FOX HOLLOW ROAD	ALEX MAZUR	GRASS	9/18/2015	9/25/2015	5,5,5,5,1
1	140040600100	14202 N DAVIS ROAD	KASTEN FAMILY TRUST	PARKING	9/18/2015	9/25/2015	1
5	150201001700	ORT RD JUST NORTH OF VENTURE C	APPARELS LORAIN'S	STORAGE	9/18/2015	10/18/2015	1
3	140860110000	11254 N SOLAR AVENUE	PAUL RAUSCH	BUILDING PERMIT	9/23/2015	10/30/2015	4
3	140870902000	11761 N RIDGEWAY AVENUE	MATTHEW LEMKE	PARKING	9/24/2015	9/28/2015	5,1
3	140860212000	11242 N VEGA AVENUE	SUSAN SCOTT	PARKING	9/24/2015	9/28/2015	1
3	140510101001	11224 N VEGA AVENUE	JEFFERY WIDDER	PARKING	9/24/2015	9/28/2015	1
3	140871201000	8205 W FREISTADT ROAD	DENNIS PETERSON	PARKING	9/24/2015	9/28/2015	1
3	140870718000	11728 N SILVER AVENUE	MLCFA INVESTMENTS LLC	PARKING	9/24/2015	9/28/2015	1
3	140708040000	11723 N SILVER AVENUE	GAVIN MCNEIL	PARKING	9/24/2015	9/28/2015	1
3	140210600900	8677 W FREISTADT ROAD	DANIEL MIKOLAJCZAK	PARKING	9/24/2015	9/28/2015	1
4	140270200100	6619 W MEQUON ROAD	HALMAR 1 LLC	BANNER	9/24/2015	9/28/2015	1
5	150200701400	11558 N PORT WASHINGTON ROAD	METRO MARKET	A FRAME	9/29/2015	10/2/2015	1
5	150200701400	11558 N PORT WASHINGTON ROAD	METRO MARKET PHARMACY	SIGN	9/29/2015	10/2/2015	1
2		11275 N CEDARBURG ROAD	LEO AND LOU'S CHILDRENS WEAR	BANNER	9/22/2015	9/28/2015	1
6	140500607000	10401 N CEDARBURG ROAD	ALPINE RESTAURANT	STORAGE	9/30/2015	10/14/2015	1
6	140500607000	10401 N CEDARBURG ROAD	ALPINE RESTAURANT	MAINTENANCE	9/30/2015	10/21/2015	1
2		11205 N CEDARBURG ROAD	COLLECTIVA COFFEE ROASTERS	BANNER	10/1/2015	10/4/2015	5,1
5	150080600200	13460 N PORT WASHINGTON ROAD	CHRIST CHURCH	BANNER	10/12/2015	10/15/2015	1
6	140250101600	2909 W MEQUON ROAD	CHRISTIAN LIFE CENTER	BANNER	10/12/2015	10/15/2015	1
4	140500612000	5616 W DONGES BAY ROAD	LIBBY MONTANA	BANNER	10/12/2015	10/15/2015	1

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ALD. DIST.	PARCEL #	ADDRESS	OWNER	VIOLATION	OTC MAILED	COMPLIANCE DATE	COMMENTS (See Key Below)
2		6016 W MEQUON ROAD	SUPER CUTS	BANNER	10/12/2015	10/15/2015	5,1
6	150301601000	10401 N PORT WASHINGTON ROAD	CRAVE BAR AND FOOD	FLAG	10/12/2015	10/15/2015	1
7		10315 N PORT WASHINGTON ROAD	SIGNATURE AUTO DETAILING	BANNER	10/21/2015	10/25/2015	5,1
2		TOWN HALL CENTER	SIEGEL GALLAGHER MGMT.	BANNER	10/21/2015	10/25/2015	1
8		10918 N PORT WASHINGTON ROAD	ELITE NUTRITION	A FRAME	10/21/2015	10/25/2015	1
6		6027 W MEQUON ROAD	SHERWIN WILLIAMS	FLAG	10/21/2015	10/25/2015	1
8		10954 N PORT WASHINGTON ROAD	SEARS APPLIANCE	SIGNS	10/21/2015	10/25/2015	1
6		6121 W MEQUON ROAD	RICKS MEQUON CAR CARE	BANNER	10/21/2015	10/25/2015	1
5	150650107000	1832 W WOODSIDE LANE	HAROLD ZIGAN	PARKING	10/21/2015	10/25/2015	1
2	150650408000	11841 N COUNTRY LANE	WILLIAM REEDUS	PARKING	10/21/2015	10/25/2015	1
4	140840112000	4558 W COUNTY LINE ROAD	GERALD BERENS	PARKING	10/21/2015	10/25/2015	1
6	140500716002	10418 N CEDARBURG ROAD	PKH PROPERTIES LLC	PARKING	10/21/2015	10/25/2015	1
4	140341300600	9825 N BAEHR ROAD	MONICA POPE - WRIGHT	PARKING	10/21/2015	10/25/2015	1
4	140840301000	4812 W COUNTY LINE ROAD	RICHARD MUILENBURG	PARKING	10/21/2015	10/25/2015	1
2	140240700500	11712 N RIVER ROAD	BRADLEY O IRVINE	PARKING	11/6/2015	11/13/2015	1
2	140580101000	11743 N RIVER ROAD	RODRICK PARKER	PARKING	11/6/2015	11/13/2015	1
2	140580101000	11743 N RIVER ROAD	RODRICK PARKER	STORAGE	11/6/2016	11/20/2015	4,5,4,5,1
5	150530401000	11402 N PORT WASHINGTON ROAD	PORTWASH I LLC	PARKING	11/9/2015	11/16/2015	1
3	140300600700	12017 W MEQUON ROAD	BRAD D THUROW	SIGN	11/9/2015	11/11/2015	1
7	150320600200	10352 N PORT WASHINGTON ROAD	DAVE SOBELMAN	SIGN	11/11/2015	11/25/2015	5,4,1
1		RIVER ESTATES	TOM WEICKARDT / TORY BRUCE ARMITAGE	SIGN	11/11/2015	11/25/2015	4,1
5	151000205000	12531 N ISLAND DRIVE	SEAN NELSON	PARKING	11/17/2015	11/20/2015	1
5	151000205000	12531 N ISLAND DRIVE	SEAN NELSON	STORAGE	11/17/2015	11/24/2015	1
8	150540304000	10910 N SAN MARINO DRIVE	PHILIP ARNHOLT	PARKING	11/17/2015	11/24/2015	4,1
8	150540304000	10910 N SAN MARINO DRIVE	PHILIP ARNHOLT	STORAGE	11/17/2015	11/24/2015	4,1
8	150540404000	10820 N SAN MARINO DRIVE	STEVEN KRAMER	PARKING	11/17/2015	11/20/2015	1
8	150540513000	11031 N SAN MARINO DRIVE	GURMEET SINGH	PARKING	11/17/2015	11/20/2015	5,1
8	150540201000	812 W MONTEREY LANE	ERIC HOFFMAN	PARKING	11/17/2015	11/20/2015	5,1
4		11127 N INDUSTRIAL DRIVE	RITWAY BUS SERVICE	A FRAME, FLAGS	11/18/2015	11/21/2015	1
4		6616 W MEQUON ROAD	HAIR STUDIO 25	BANNER	11/18/2015	11/21/2015	1
4		6619 W MEQUON ROAD	E CIG	FLAG	12/1/2015	12/4/2015	1
8		10800 N PORT WASHINGTON ROAD	TOBIN JEWELERS	BANNER	12/1/2015	12/4/2015	1
5		11525 N PORT WASHINGTON ROAD	JIMMY JOHNS	BANNER	12/1/2015	12/4/2015	1
7	150500317000	1327 W EL RANCHO DRIVE	JOSE OR MAYRA SERNA	PARKING	12/7/2015	12/14/2015	4,5,1
7	150500317000	1327 W EL RANCHO DRIVE	JOSE OR MAYRA SERNA	OUTSIDE STORAGE	12/7/2015	12/14/2015	4,1
5	150191500300	1836 W MEQUON ROAD	REGINALD FLETCHER	OUTSIDE STORAGE	12/7/2015	12/14/2015	1

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City of Mequon - Zoning Enforcement Report Date: 9/1/2016

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5	150191500300	1836 W MEQUON ROAD	REGINALD FLETCHER	OUTSIDE MAINTENANCE	12/7/2015	5/1/2016	1
2		8048 W MEQUON ROAD	FORWARD DENTAL	VIOLATION OCC. PERMIT	12/9/2015	12/9/2015	5,5,5,1
7	150680304000	1728 W EL RANCHO DRIVE	EDWARD SEMRAD	OUTSIDE STORAGE	12/11/2015	12/18/2015	1
4		8200 W DONGES BAY ROAD	FUSION SOCCER	SIGN	12/11/2015	12/18/2015	4,5,4
3	140300200000	11401 W MEQUON ROAD	LOIS HILGENDORF	GENERAL MAINTENANCE	12/11/2015	1/1/2016	4
6	150301601000	10401 N PORT WASHINGTON ROAD	CHALET MOTEL	BANNER	12/15/2015	12/18/2015	1
6	150301601000	10401 N PORT WASHINGTON ROAD	CHALET MOTEL	SIGN	12/15/2015	12/18/2015	1
1	141550010000	13760 N BONNIWELL COURT	GALINA SHEPSHELEVICH	OUTSIDE STORAGE	12/15/2015	12/22/2015	1
6	140850307000	10737 N SUNNYDALE LANE	NEBOJSA OR MARIJA SEBASTIJANOVIC	HOOP HOUSE	12/16/2015	12/23/2015	5,4,1
8		11010 N PORT WASHINGTON ROAD	REDD FASHION CENTER	BANNER	12/16/2015	12/16/2015	5,1
5		11649 N PORT WASHINGTON ROAD	DRAGONFLY MEDITATION	BANNER	12/2/2015	12/23/2015	5,1
2016	2016	2016	2016	2016	1/1/2016	1/1/2016	2016
2	150911001000	2517 W CHESTNUT ROAD	TAOFIKI OR KERRY ALABI	OUTSIDE STORAGE	1/5/2016	1/12/2016	1
2	150911001000	2517 W CHESTNUT ROAD	TAOFIKI OR KERRY ALABI	PARKING	1/5/2016	1/9/2016	1
8		10804 N PORT WASHINGTON ROAD	TOBIN JEWELERS	BANNER	1/5/2016	1/8/2016	1
2		6028 W MEQUON ROAD	HEALTH IN BALANCE	BANNER	1/5/2016	1/8/2016	1
2		8006 W MEQUON ROAD	ORANGE THEORY FITNESS	BANNER	1/5/2016	1/8/2016	1
5		1412 E MEQUON ROAD	SPICE AND TEA EXCHANGE	BANNER	1/5/2016	1/8/2016	1
5		1402 W MEQUON ROAD	KUMON	BANNER	1/5/2016	1/8/2016	1
1		13615 N CEDARBURG ROAD	JONATHON CLARK HOUSE	BANNER	1/5/2016	1/8/2016	1
6		11120 N CEDARBURG ROAD	JOEY GERARD'S RESTAURANT	DELIVERY	1/7/2016	1/10/2016	1
2	140580101000	11743 N RIVER ROAD	RODRICK PARKER	PARKING	1/27/2016	2/1/2016	4,1,5,5
2	140500204001	TOWN CENTER CONSTRUCTION	BLAINE THOMPSON	SIGNS	1/29/2016	2/3/2016	1
2		ELEMENTS MASSAGE	AMITA MIRANI	WINDOW SCREENING	1/29/2016	2/4/2016	4,1
2		ELEMENTS MASSAGE	AMITA MIRANI	WINDOW AGREEMENT	1/29/2016	2/15/2016	1
2	140580101000	11743 N RIVER ROAD	RODERICK PARKER	PARKING	1/29/2016	2/2/2016	4,1
2		11235 N CEDARBURG ROAD	LINDSEY	WINDOW COVERINGS	1.29/16	2/4/2016	1
7		1220 W RANCHITO LANE	FAMILY TAE KWON DO	MOVING NEON SIGN	1/29/2016	2/4/2016	5,5,1
5		1340 W MEQUON ROAD	A C ZUCKERMAN	BANNER	2/3/2016	2/7/2016	1
6		11051 TOWN SQUARE ROAD	MEQUON MYOTHERAPY CLINIC	SIGN	2/3/2016	2/7/2016	1
6		1515 W MEQUON ROAD	MEQUON LLC	BANNER	2/3/2016	2/7/2016	1
6		1550 W MEQUON RD	WOODEN GOOSE CAFÉ	BANNER	2/3/2016	2/7/2016	1
3	140071100400	12020 W HIGHLAND ROAD	LINDA BRISLEY OR JEAN MOLL	HOOP HOUSE	2/16/2016	3/1/2016	4,5,4
2		RIVER ROAD NORTH OF MEQUON RD	ADVANCED DISPOSAL - DAVID WALL	PICK UP TIMES	2.18/16	2/25/2016	1
5	150060300400	14013 N PORT WASHINGTON ROAD	ARTHUR H WISTH	PARKING	2/24/2016	3/9/2016	4,1
7		1220 W RANCHITO LANE	FAMILY TAE KWON DO	BANNER	2/24/2016	2/24/2016	5,5,5,5,1

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4	140840112000	4558 W COUNTY LINE ROAD	GERALD BERENS	PARKING	3/15/2016	3/18/2016	1
8		11004 N PORT WASHINGTON ROAD	WILD BIRDS UNLIMITED	BANNER	3/15/2016	3/18/2016	1
4		6140 E EXECUTIVE DRIVE SUITE G	MEDICOR	SIGN	3/17/2016	3/20/2016	1
6		11053 N PORT WASHINGTON ROAD	AVADA CARE CENTER	A FRAME	3/17/2016	3/20/2016	1
8		11030 N PORT WASHINGTON ROAD	HART HEARING CENTER	A FRAME, FLAG	3/17/2016	3/20/2016	1
4		4810 W CHIPPEWA DR	NANCY RAINE	MAINTENANCE	3/21/2016	4/25/2016	4,5
4		4810 W CHIPPEWA DR	NANCY RAINE	OUTSIDE STORAGE	3/21/2016	4/18/2016	4,5
4		4810 W CHIPPEWA DR	NANCY RAINE	PARKING	3/21/2016	4/25/2016	4,5
4		10250 N CEDARBURG ROAD	SYBARIS CLUBS INTERNATIONAL INC.	SIGN	3/22/2016	3/22/2016	5,1
6		10215 N CEDARBURG ROAD	ELIZABETH MCDONALD/LUCHT PROPERTY	RAZE	3/22/2016	3/22/2016	5,4,5
1	141550010000	13760 N BONNIWELL COURT	GALINA SHEPSHELEVICH	OUTSIDE STORAGE	3/23/2016	3/26/2016	5,1
1	141550010000	13760 N BONNIWELL COURT	GALINA SHEPSHELEVICH	PARK	3/23/2016	3/30/2016	1
5	150051000500	13800 N PORT WASHINGTON ROAD	UNITARIAN CHURCH NORTH	BANNER	3/30/2016	4/4/2016	1
1	150181000400	12204 N FIELDWOOD ROAD	TIM TUCKER	FENCE PERMIT	3/30/2016	4/13/2016	4
6	140500404000	11155 N CEDARBURG ROAD	MEQUON AUTO TECH	PARKING	3/30/2016	4/15/2016	1
4	140501415000	4006 W COUNTY LINE ROAD	JANE GRIFFIN	OUTSIDE STORAGE	3/30/2016	4/8/2016	1
4	140501415000	4006 W COUNTY LINE ROAD	JANE GRIFFIN	OUTSIDE MAINTENANCE	3/30/2016	5/31/2016	4,1
3	140210800800	8318 W SUNNYVALE ROAD	MICHAEL KAMARAINEN	PARKING	3/31/2016	4/6/2016	1
3	140892103000	8179 W SUNNYVALE ROAD	BRADLEY ROSE	PARKING	3/31/2016	4/6/2016	1
3	140590001002	12312 W DONGES BAY ROAD	RALPH PETERSON	MAINTENANCE	4/13/2016	5/13/2016	1
6		11049 N PORT WASHINGTON ROAD	WESTWOOD CLEANERS	BANNER	4/13/2016	4/17/2016	1
5		1550 W MEQUON RD	GIGI OF MEQUON	BANNER	4/13/2016	4/17/2016	1
7	151070112000	1027 W DONGES BAY ROAD	JOIYA R JOHNSON	OUTSIDE STORAGE	4/13/2016	4/23/2016	5,5,5
8	150291001400	10624 N PORT WASHINGTON ROAD	A L HOLDINGS	OUTSIDE MAINTENANCE	4/13/2016	6/13/2016	4,5
8	150291001400	10624 N PORT WASHINGTON ROAD	A L HOLDINGS	PARKING	4/13/2016	4/27/2016	1
8	150291001400	10624 N PORT WASHINGTON ROAD	A L HOLDINGS	OUTSIDE STORAGE	4/13/2016	4/23/2016	1
5	150201101000	11300 N PORT WASHINGTON ROAD	SCHMIDT MEQUON LLC (PICK N SAVE)	MAINTENANCE	4/19/2016	5/15/2015	4,1
1	140081600100	11020 W BONNIWELL ROAD	JEFFERY MEDEARIS	OUTSIDE STORAGE	4/19/2016	4/22/2016	1
6	140500420000	10923 N CEDARBURG ROAD	GREGORY OR KATHLEEN SCHNEIDER	OUTSIDE STORAGE	4/19/2016	4/26/2016	5,1
6	140500416000	11707-09 N CEDARBURG ROAD	BENJAMIN SLOMA	PARKING	4/19/2016	4/29/2016	1
6	140500415000	11001 N CEDARBURG ROAD	VENTZISLAV MARKOV	PARKING	4/19/2016	4/29/2016	1
2	140820648000	2918 W SHOLES DRIVE	DAVID SANDE	PARKING	4/26/2016	4/30/2016	1
1	140820648000	5000 W BONNIWELL ROAD	KIM STANGE	PARKING	5/5/2016	5/15/2016	1
4	140280100000	11155 N WAUWATOSA ROAD	MEQUON BP	FLAGS AND SIGN	5/5/2016	5/9/2016	1
7	150500102000	9915 N PORT WASHINGTON LANE	AMIR YAVOR	STORAGE	5/5/2016	5/26/2016	4,1
7	150500102000	9915 N PORT WASHINGTON LANE	AMIR YAVOR	PARKING	5/5/2015	5/12/2016	1

1 COMPLIANCE ACHIEVED 2 COMPLIANCE DATE NOT MET 3 WAITING ON REPLY 4 EXTENSION GRANTED 5 GOING TO COURT 6 ON HOLD

Attachment: Zoning_Site Compliance Rpt through 09-01-16 (1859 : Zoning Enforcement and Site

City of Mequon - Zoning Enforcement Report Date: 9/1/2016

7/1/16

ALD. DIST.	PARCEL #	ADDRESS	OWNER	VIOLATION	OTC MAILED	COMPLIANCE DATE	COMMENTS (See Key Below)
6	151290002001	11025 N PORT WASHINGTON ROAD	EAST TOWNE SHOPS INC.	SIGN	5/5/2016	5/19/2016	4,1
7	150500201000	1616 W EL RANCHO DRIVE	PAUL DESTEFANIS	BUILDING PERMIT	5/13/2016	5/27/2016	4
5	151000203000	12539 N ISLAND DRIVE	WILLIAM WISTH	PARKING	5/10/2016	5/17/2016	4,1
5	151000203000	12539 N ISLAND DRIVE	WILLIAM WISTH	OUTSIDE STORAGE	5/10/2016	5/17/2016	4,1
2	140720400001	11642 N ST JAMES LANE	JOHN MULLINS	GRASS	5/13/2016	5/18/2016	1
2	140720400001	11642 N ST JAMES LANE	JOHN MULLINS	PARKING	5/13/2016	5/17/2016	1
2	140720312000	11859 N ST JAMES LANE	PATRICK ALDAPE	PARKING	5/13/2016	5/17/2016	1
2	140530404000	11316 N ROSEWOOD DRIVE	MEG OMARO	PARKING	5/13/2016	5/20/2016	1
5		1424 W MEQUON ROAD	COSMO PROF	SIGN	5/27/2016	6/27/2016	5
8	150800106000	604 W MEQUON ROAD	GORDON GUTZKE	GRASS	5/27/2016	6/2/2016	1
1	141010071000	3802 W SHERBROOKE DRIVE	FKZ INVESTMENTS GROUP LLC	GRASS	5/27/2016	6/2/2016	1
6	150300201200	1725 W MEQUON ROAD	KMG REAL ESTATE LLC	GRASS	5/27/2016	6/2/2016	1
8		11110 N PORT WASHINGTON ROAD	BED BATH AND BEYOND	BANNER	5/27/2016	5/30/2016	1
5	150051300300	13950 N BIRCHWOOD LANE	NASSIF MADI	OUTSIDE MAINTENANCE	5/27/2016	6/10/2016	1
5		11210 N PORT WASHINGTON ROAD	NORTH SHORE MOBIL	SIGN	5/27/2016	5/31/2016	1
6		11147 N PORT WASHINGTON ROAD	NORTH SHORE BP	SIGN	5/27/2016	5/31/2016	1
2	150710405000	11433 N COUNTRY LANE	WILLIAM GENSRICK	PARKING	5/27/2016	5/31/2016	1
7	150550102000	1915 W ZEDLER LANE	GENTILLI TRUST	PARKING	5/27/2016	5/31/2016	1
7	151000203000	1903 W ZEDLER LANE	MERNA JARVIS	OUTSIDE STORAGE	5/27/2016	6/3/2016	4
7	150680301000	1648 W EL RANCHO	MICHAEL HERRENBRUCK	BUILDING PERMIT	5/9/2016	5/23/2016	5,4
5	151001214000	1630 W DOROTHY PLACE	DAVID OR SHELLY HAUGH	GRASS	6/2/2016	6/5/2016	1
5	151001022000	12536 N CIRCLE DRIVE	ASHLEY STOLL OR RICHARD FAUCETTE	GRASS	6/2/2016	6/5/2016	1
6		10512 N CEDARBURG ROAD	ELIZABETH MCDONALD/LUCHT PROPERTY	OUTSIDE STORAGE	6/2/2016	6/15/2016	5,5,5
6	141530009000	5447 W BAYBERRY PARKWAY	JOSEPH OR JILL BAUBONIS	OUTSIDE MAINTENANCE	6/2/2016	6/16/2016	5,
8	150840402002	710 E RAVINE DRIVE	MARK OR CHINETA SOLLAZO	OUTSIDE MAINTENANCE	6/2/2016	7/2/2016	4,5
2	150900602000	11547 N LAGUNA DRIVE	BRIAN OR KIM SAVAGE	PARKING	6/2/2016	6/5/2016	1
6		11083 N PORT WASHINGTON ROAD	AB & K BATH AND KITCHEN	BANNER	6/3/2016	6/6/2016	1
2		3906 W MEQUON ROAD	MEQUON PRESCHOOL	BANNER	6/3/2016	6/6/2016	1
5		1412 W MEQUON ROAD	SPICE AND TEA EXCHANGE	BANNER	6/3/2016	6/6/2016	1
8	150291100500	10500 N PORT WASHINGTON ROAD	CONCORD 41 LLC	MONUMENT SIGN	6/3/2016	6/21/2016	4
6		1240 W RANCHITO LANE	WINSTON PROPERTIES LLC	MONUMENT SIGN	6/3/2016	6/21/2016	4
2	150900603000	11541 N LAGUNA DR	JOHN OR TRACY CHROBAK	GRASS	6/3/2016	6/7/2016	1
2	150900603000	11541 N LAGUNA DR	JOHN OR TRACY CHROBAK	OUTSIDE STORAGE	6/3/2016	6/10/2016	5,
2	150900603000	11541 N LAGUNA DR	JOHN OR TRACY CHROBAK	PARKING	6/3/2016	6/10/2016	5,
8	150171400500	12260 N LAKE SHORE DRIVE	JEROME VIELEHR	GRASS	6/8/2016	6/15/2016	1
8	150171400500	12260 N LAKE SHORE DRIVE	JEROME VIELEHR	OUTSIDE MAINTENANCE	6/8/2016	7/8/2016	5,

1 COMPLIANCE ACHIEVED 2 COMPLIANCE DATE NOT MET 3 WAITING ON REPLY 4 EXTENSION GRANTED 5 GOING TO COURT 6 ON HOLD

Attachment: Zoning_Site Compliance Rpt through 09-01-16 (1859 : Zoning Enforcement and Site



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

www.ci.mequon.wi.us

Office of Community Development

TO: Common Council
FROM: Kim Tollefson, Director of Community Development
DATE: September 13, 2016
SUBJECT: An Ordinance Approving a Rezoning to Town Center with a Planned Unit Development and the Land Use Plan Map for the Properties Located at 6200 & 6300 W. Mequon Road and 11300-11350 N. Buntrock Avenue

Background

Shaffer Development has requested a rezoning and concept plan approval for a mixed-use development for a City-owned property located at 6200 and 6300 W. Mequon Road and 11300-11350 N. Buntrock Avenue. The Common Council selected Schaffer Development as the preferred developer to redevelop the site in 2015. On February 9, 2016 the Council entered into a contract to purchase which is subject to the development achieving land use approval prior to closing on the purchase of the property. The following highlights the plan:

- 19,600 square feet of retail space
- 165 residential apartments
- 186 below grade parking stalls
- 378 surface parking stalls
- Overall density of 12 units/acre without a proposed Phase II building, and 15 units/acre if the Phase II is constructed as residential
- A project value between \$29 - 34M

The contract with the City requires a minimum value of \$26.6M. For a complete, detailed analysis of the proposal, please find attached the Planning Commission staff report dated July 25, 2016.

At the August Common Council Committee of the Whole meeting, the Council provided feedback regarding architecture of the concept building plans. The developer and project team worked to revise the conceptual plans and are attached as Revised Elevations PUD.

Neighborhood Meeting

The City and developer cohosted a neighborhood meeting on June 15, 2016. A number of residents from the neighborhood were in attendance (please see attached summary). Amongst the feedback received, the most common suggestions included: installing traffic signals on Industrial Drive and Mequon Road, preserving the tree line along Buntrock Avenue and promoting neighborhood connectivity. The neighbors felt the traffic signals would help mitigate the volume of traffic on Buntrock Avenue.

Analysis

Site Conditions

The site contains a number of specimen trees along Buntrock Avenue. The applicant intends to save all of the specimen trees in this area. There are also wetlands on the property. An isolated wetland exists in the center of the site and a large wetland and stream exists on the far north end of the site. The DNR has approved the filling of the small wetland in the center of the site. The large wetland on the north end of the parcel will not be impacted by the development.

The proposed land uses will generate more traffic than the current uses, and thus a Traffic Impact Analysis (TIA) is required for the site. The developer will be responsible for commissioning the TIA, with City of Mequon Engineering Department review and approval of the TIA scope. The site specific TIA shall indicate whether the proposed traffic generation and access configuration will be in accordance with the original Mequon Town Center TIA and recommend improvements if warranted. The scope will include, but not be limited to the following:

- Traffic signals at Industrial
- Timing of traffic signals
- Improvements to the Buntrock Avenue entrance

Concept Plan

The proposed concept plan shows a total of four residential buildings, three commercial buildings and a future building with a use yet to be determined. Access to the site is shown along Mequon Road at the intersection of Industrial Drive and through the use of an existing driveway north of the Public Safety Building on Buntrock Avenue. There is a storm water pond shown on the far north portion of the site adjacent to the railroad tracks.

As expected, the plan shows the residential buildings located on the north end of the site. The southern end of the site shows the proposed commercial uses of the development and the adaptive reuse of the existing buildings on site. All proposed uses are permitted in the TC (Town Center) zoning district.

In general, the proposed concept plan meets the purpose of the Town Center zoning district and Design Guidelines. Staff will continue to work with the applicant where the plan needs further refinement and in accordance with Planning Commission comments and Council direction prior to returning for Building/Site Plan and Conditional Use Grant approvals. Specific PUD amendments include the following:

Town Center (TC) District Standards and Design Guidelines:

Technical Regulations:	TC:	Proposed Use:
Minimum Size For Dwellings:	1,000 square feet	30% of units less than 1,000 sq. ft.
Maximum Building Height:	3.5 stories/ 42/52 feet	3 story Bld. A, B, C / 50 feet 2 stories Bld. D / 35 feet 1 story Retail and Restaurant

		3 story TBD Building / 50 feet
Maximum Building Front Yard Setback:	10 feet	5 feet (Restaurant) 40 feet (Retail) 25 feet (Townhomes)
Required Street Frontage Occupied by Building:	70%	20% (Mequon Road) 75% (Buntrock Avenue)

Building Designs

The site plan shows seven distinct buildings located on the site. The residential buildings are all shown to be clad with brick and fiber cement siding with an asphalt shingled roof. Since the developer will maintain the existing commercial buildings and because final tenants have not been determined, the final designs of the commercial buildings have not been completed. The renderings show the introduction of large windows into the design of the existing brick structures. A detailed description of each building is provided in the Planning Commission report and under the Committee of the Whole discussion item.

Overall, staff is supportive of the proposed conceptual building elevations however further refinement is necessary per Planning Commission approval of the following recommendations:

- The internal road shall be treated with streetscaping consistent with public road streetscaping elements including the use of the TC light fixture, the incorporation of on-street parking and the inclusion of street trees.
- Cross walks shall be provided at regular intervals along the interior road and at the entrances into the development.
- Buildings along Mequon Road shall provide pedestrian connections to the public sidewalk.
- The principle entrance on Mequon Road will remain operable.
- The front façade shall contain between 60 and 90 percent windows.
- The final design of the pavilions and covered dining areas along Mequon Road shall be more open to the public street without heavy landscaping that limits views to the interior. Architectural features and amenities shall be consistent with the Mequon River Station theme (see attached plan).
- The transition from the site to the railroad right-of-way needs to be addressed with landscaping, architectural features, etc. along the entire property line to create a consistent theme along the public area of the Interurban Trail.
- On-site stalls in front of the proposed Public Market shall be eliminated.

Engineering

The development will share access roadway and maintenance responsibilities, therefore an Ingress/Egress Easement and Shared Maintenance Agreement will be required. The developer will be responsible for maintenance, including snow and ice removal, for any new sidewalk constructed within the public right of way (ROW).

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

sewer and water is required. Public easements and public main extensions will be required. A Water Service Agreement will also be required for each individual development.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a storm water management plan (SWMP). The SWMP must be approved by the City and MMSD. The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Recommendation

The Planning Commission recommended approval of the rezoning and land use plan amendment by a vote of 8-0 at its meeting on July 25, 2016.

Attachments:

PC Material (PDF)

Planning Commission Report July 25, 2016 (DOC)

NeighborhoodOpenHouseReport (DOCX)

RevisedElevationsPUD (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2016-1476

An Ordinance Approving a Rezoning to Town Center with a Planned Unit Development and the Land Use Plan Map for the Properties Located at 6200 & 6300 W. Mequon Road and 11300-11350 N. Buntrock Avenue

SECTION I:

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

SECTION II:

The Planning Commission of the City of Mequon, by majority vote of the Commission on July 25, 2016, has recommended approval of a Land Use Plan Map amendment to designate the property illustrated in Exhibit A as “Town Center”.

SECTION III:

The City of Mequon Common Council has held a public hearing on this proposed Land Use Plan amendment at their September 13, 2016, meeting in accordance with section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION IV:

The City of Mequon Common Council, by enactment of this ordinance, formally approves and adopts the Land Use Plan amendment illustrated in Exhibit A, pursuant to section 66.001(4)(c) of the Wisconsin Statutes.

SECTION V:

Following recommendation of the Planning Commission on the 25th day of July, 2016, and after due notice and hearing by the Common Council of the City of Mequon on the 13th day of September, 2016, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of certain properties, as described and illustrated in Exhibit A, to TC (Town Center) with a PUD (Planned Unit Development) subject to the following conditions being met and that the rezoning goes into effect at the time a building permit for the approved mixed use development is issued:

1. Common Council approval of the rezoning and concept plan.
2. Planning Commission approval of conditional use grant and building and site plan for each of the individual buildings.

3. The final site plan shall incorporate concepts from the Mequon River Station streetscape theme and specifically address the following:
 - The internal road shall be consistent with the public streetscaping elements including the use of the TC light fixture, the incorporation of on street parking and the inclusion of street trees.
 - Public, pedestrian connections between the buildings and the public sidewalks shall be designed, approved by staff and installed by the developer.
 - Cross walks shall be provided at regular intervals along the interior road and at the entrances into the development.
 - The final design of the plaza areas along Mequon Road shall be more open to the public street without heavy landscaping that limits views to the interior. Architectural features and amenities shall be consistent with and adhere to the Mequon River Station theme.
 - The transition from the site to the railroad right of way shall be addressed with landscaping, architectural features, etc. along the entire property line.
4. Total number of residential units shall not exceed 165 for Phase 1 and no more than 195 at full buildout.
5. Final building design shall incorporate the following:
 - The gable ends on the townhouses shall include masonry and the chimneys shall be clad in masonry with a cap treatment.
 - The front façade of the townhomes shall include greater articulation by projecting the gable ends closer to the street.
 - The fencing adjacent to the townhomes shall be limited to 4.5 feet in height and be treated with landscaping.
 - The east elevation of Building A and the west elevation of Building B and C have too many gables along the roof line and therefore the facades shall be modified to vary the elevation detail and rhythm of architectural features.
 - Replace the red brick on Building A and B with an earth tone color.
 - At a minimum, 50-60 percent of each residential building shall be brick or stone.
 - Buildings A, B, and C shall include more articulation along the east and west elevations of the buildings to lessen the scale and massing of the buildings. This shall include a distinct first floor treatment.
 - The first floor entryways of the multi-family buildings should be more substantial and include additional architectural features that project into the front yards.
 - Principle entrances on Mequon Road are required and shall remain unlocked and operable and secondary entrances along the interior road shall also remain unlocked and operable.
 - The front façade of the commercial buildings shall contain between 60 and 90 percent windows.
 - The proposed commercial buildings shall achieve compliance with the fenestration requirements of the Town Center Zoning District.
 - The existing commercial buildings shall incorporate additional windows and other

architectural features (awnings, etc.) on all facades with public view. All service type building elements shall be removed (glass block windows, service doors, etc.) and be treated with architectural features consistent on all four sides.

- The two existing city facility buildings shall incorporate awnings as part of the renovated building design.
6. The proposed Phase II building shall begin construction within 2 years of completion of Phase I or the applicant shall return to the Planning Commission and Council for a PUD amendment.
 7. The portions of the site not initially developed shall be seeded and mulched.
 8. All portions of the Mequon Road street frontage not occupied by a building wall shall contain very significant and active amenities along the public sidewalk that will bridge the gap between the structures, create a defined edge between the street and semi-public area and help screen the interior parking.
 9. No more than 30 percent of the residential units shall be less than 1,000 square feet provided that no unit will be less than 800 square feet.
 10. The development must connect to the City of Mequon public sanitary sewer system.
 11. Sewer connection fees and necessary plan development for sewer is subject to the review and approval of the Engineering Department.
 12. The development must connect to the City of Mequon Water Utility for water service.
 13. Water connection fees and necessary plan development for water is subject to the review and approval of the Engineering Department.
 14. Grading, drainage, erosion control, storm water management and other engineering plans are subject to Engineering Department review and approval.
 15. Street lighting is required and shall be the approved TC fixture and is subject to the approval of the Planning Commission.
 16. Any substantial change to the general concept plan illustrated as full build-out in the attached exhibit shall require appropriate amendments to this approval.
 17. An access agreement is required to allow ingress/egress through the City owned property.
 18. The Common Council shall approve the Development Agreement.
 19. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer and water main from the various regulatory agencies. This will require public main extensions and easements.
 20. The private roadway will require an Ingress/Egress Easement and Shared Maintenance Agreement between all benefiting parties.
 21. Engineering Department review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans along with the shared storm water management plan in conformance to City ordinances and the Standard Specifications for Land Development.
 22. Approval of a shared storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
 23. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
 24. Execution of a Water Service Agreement between the applicant and the Water Utility, subject to applicable fees. The mainline water main shall meet Water Utility standards

- for ISO recommended fire flows.
25. City of Mequon right-of-way permit for any utility or construction within the right-of-way.
 26. Any existing legal documents for the site shall be amended or vacated as appropriate to reflect changes in property ownership and maintenance requirements.
 27. The developer is responsible for commissioning a TIA, with City of Mequon Engineering Department review and approval of the TIA scope.
 28. As a condition of approval and issuance of the permit, the City Engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the City to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

SECTION VI:

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

SECTION VII:

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION VIII:

This ordinance shall be in full force and effect upon its passage and on satisfaction of the conditions specified in Section V.

SECTION IX:

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

Approved by: Dan Abendroth, Mayor

Date Approved: September 13, 2016

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on September 13, 2016.

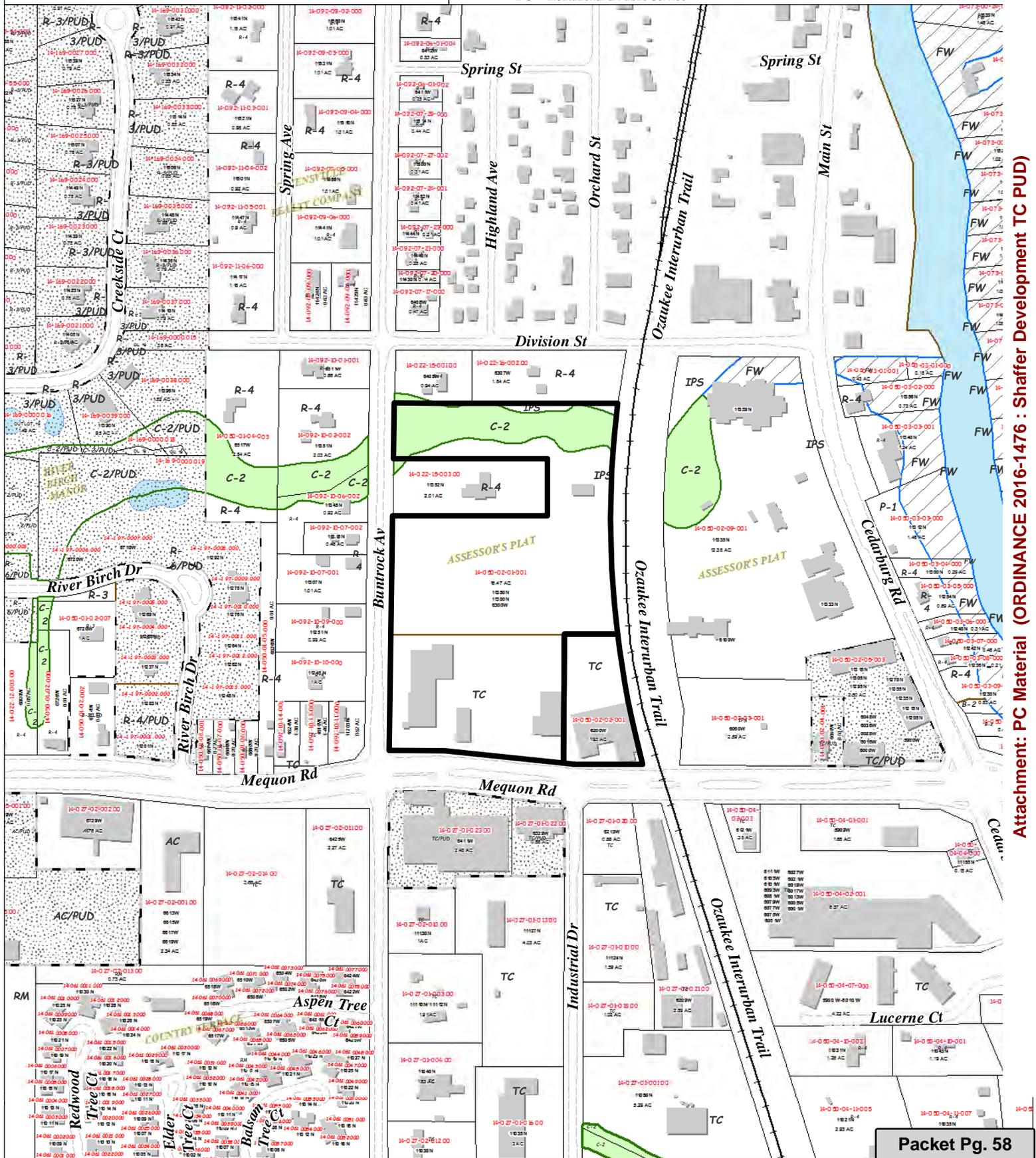
Caroline Fochs, City Clerk

Published: _____

Shaffer Development

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

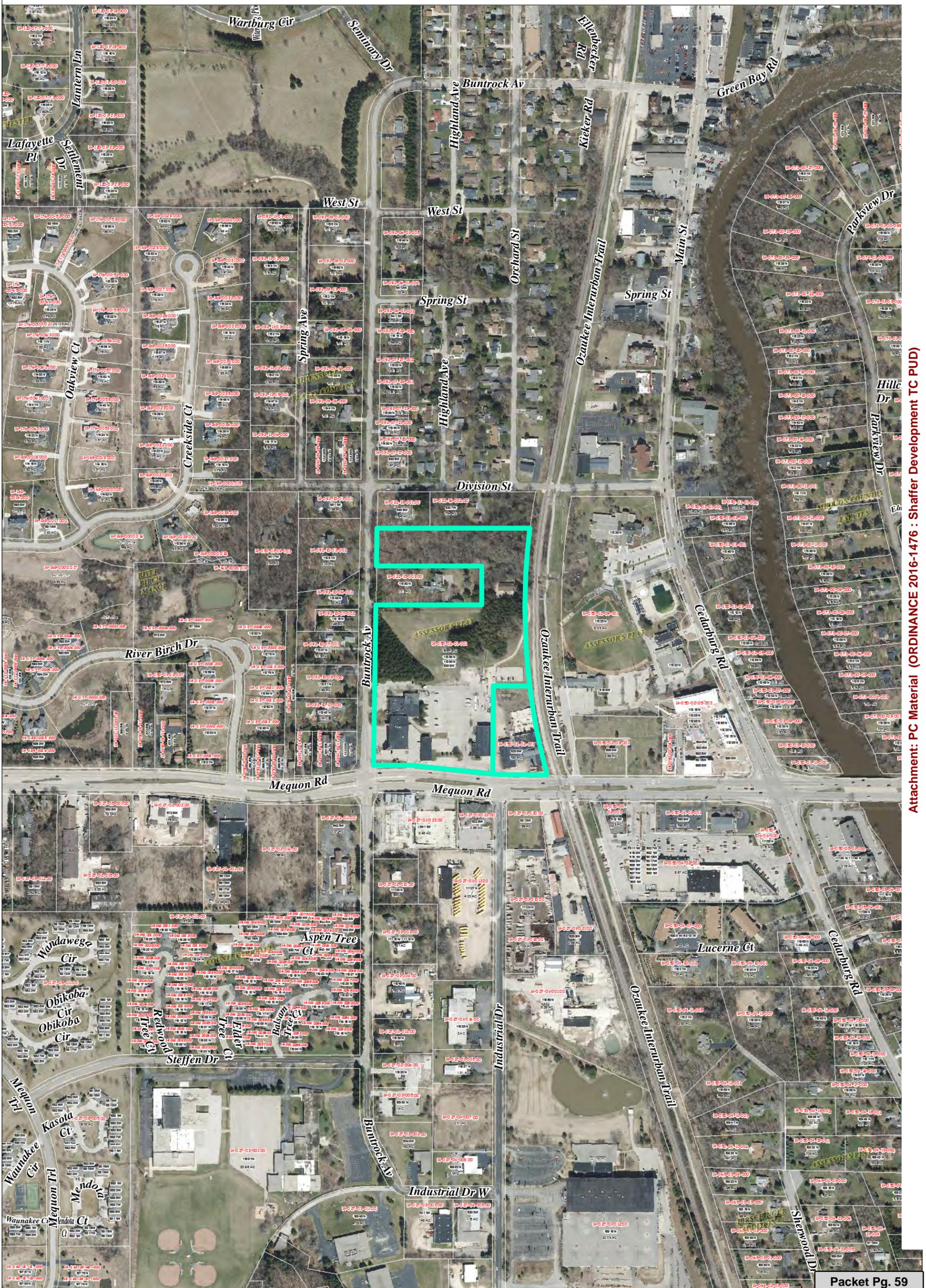
- LTD Limited Use
- OA Agricultural Overlay
- PUD Planned Unit Development
- P-1 Park & Recreation
- R-1 Single-Family Residential (5 Ac. Min.)
- R-1B Single-Family Residential (2.5 Ac. Min.)
- R-2 Single-Family Residential (2.0 Ac. Min.)
- R-2B Single-Family Residential (1.5 Ac. Min.)
- R-3 Single-Family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



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)



Shaffer Development



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)



PUD & CONCEPT REVIEW - Mequon Town Center II

MEQUON DEVELOPMENT PLAN
MEQUON, WISCONSIN | JUNE 20, 2016



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

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CONTACT INFORMATION

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EMAIL | shafferdevelopment@gmail.com

10046 N Sheridan Drive
Mequon, WI 53092

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

PROJECT NARRATIVE

1

LOCATION:

13.9 acres located at 6200 and 6300 W. Mequon Road, 11300, 11350 and 11352.

Our proposed redevelopment of this site meets the purpose and intent of the Town Center District:

“to establish, preserve and enhance the unique character of Mequon’s Civic Campus, to create a gateway to the Mequon-Thiensville Town Center, to establish and promote a pedestrian character, to protect the natural environment and improve visual and physical access to the Milwaukee River, to mitigate the impacts of vehicular traffic, to establish and maintain small, neighborhood scale mixed uses, including a broad range of housing type at densities that support the Town Center business and to encourage high quality design standards throughout the Town Center.”

DEVELOPER:

The Developer of this project is Shaffer Development LLC which is owned and operated by Cindy Shaffer a 21 year resident of Mequon. Cindy has over 15 years of development experience working for several top development companies in Wisconsin, including Mandel Group and Fiduciary Real Estate Development. Shaffer has managed, developed and financed over 50 million dollars in real estate projects and is the current owner and co developer of the Mequon Town Center and Lumberyard 1505, a 77 unit mixed use development currently under construction in the Village of Grafton. Shaffer has assembled a team of experts to execute this project.

DEVELOPMENT TEAM:

Project Development: Shaffer Development, LLC
 Project Design: Engberg Anderson Architects, INC
 Project Financial Analyst: Wipfli LLP
 Project Legal Council: Reinhart Boerner Van Deuren SC

PROJECT DESCRIPTION:

Mequon Town Center II (MTC II) will be comprised of approximately 20,000 square feet of retail space in three buildings along Mequon Road. The site plan shows an additional TBD (to be determined) building of approximately 18,000SF, the original proposal showed a boutique hotel at this location. Current market demand does not support a hotel at this time. Economic Development Board asked that we provide an option for residential units at this location as an alternative. Based on market demand this TBD building will be phase II of the total development with anticipated completion in 2019- 2020.

Potential tenants include restaurant, market, office and retail. Contingent on construction estimates existing buildings will be repurposed, if cost is prohibitive, now construction will be of similar, size location and style to match existing buildings.

The residential component of the development will consist of four separate residential buildings comprised of town homes and three story apartment homes. All will have underground parking or attached garages. Total unit count is anticipated at approximately 165 units. The majority of units will be one and two bedrooms with rents ranging from approximately \$1,200 to \$4,000 per month. A variation of the zoning code is requested to allow for 30% of units to be below the existing minimum of 1,000 square feet to allow for flexibility of design and unit mix.

AMENITIES:

All apartment homes will have luxury finishes to include, stainless steel appliances, solid surface counter tops, in unit washer and dryer, some with fireplaces, private balconies or court yards.

Unique features of the development will include an extensive nature/walking path around the property, pet and bike friendly units with ample storage and pet washing station in the basement. Gathering places which will include fire pit, fountain/splash pad. Bike racks with air and water station for the community and visitors arriving via Ozaukee Interurban Trail.

The community will also include a club house with workout facilities, yoga studio, kitchen and gathering space. The option of having the community space open to the public for scheduled events and classes will be explored based on demand.

We intend to build off of and enhance the adjacency to the civic campus and are examining the ability to build a walkway across the railroad tracks.

COMPLETION/PHASING:

Summer 2018: Completion of all residential and retail buildings
 Summer 2019: Completion of additional Retail/Residential building based on market demand.

VALUE:

The estimated value of the project is \$29,000,000 with estimated taxes upon stabilization of \$400,000.

The site plan shows an additional TBD (to be determined) building of approximately 25,000SF (7,800/Floor), the original proposal showed a boutique hotel at this location. Current market demand does not support a hotel at this time. Economic Development Board asked that we provide an option for residential units at this location as an alternative. Based on market demand this TBD building will be phase II of the total development with anticipated completion in 2019- 2020. This would increase the value to approximately \$34,000,000.

NEIGHBORHOOD CONSIDERATIONS:

The development team has spent a considerable amount of time and effort to ensure compatibility with neighboring properties. This includes multiple meetings and input from the Fire and Police chiefs as well as two neighborhood meetings. An open house was held at the existing Mequon Town Center as well as a meeting to allow neighbors to give input to the existing site plan and architectural design elements. Over 30 neighbors attended these meetings with the development team and city staff giving critical input into the site plan and design.

MARKET DEMAND:

In addition to neighborhood meetings focus groups and market research studies have been conducted. The research concludes a high demand for quality rental units in our community. According to the U.S Census Mequon currently has only 12.6% renter occupied housing units, one of the lowest percentage in Ozaukee County compared to Thiensville 31%, Cedarburg 23%, Grafton 27% and Port Washington 32%. Baker Tilly and Tracy Cross studies indicate an anticipated absorption rate of 11 units per month. This would allow for a stabilized occupancy of 95% with in 15 months of completion.

PARKING:

The development team has spent considerable time reviewing parking requirements for this site and has meet and exceeded required parking ratios. Retail parking ratios for phase one of retail is 12 spaces for 1,000SF of retail space. This is almost double of the exiting parking requirements in the zoning code and does not take into account any shared parking calculations.

CIVIL/SITE:

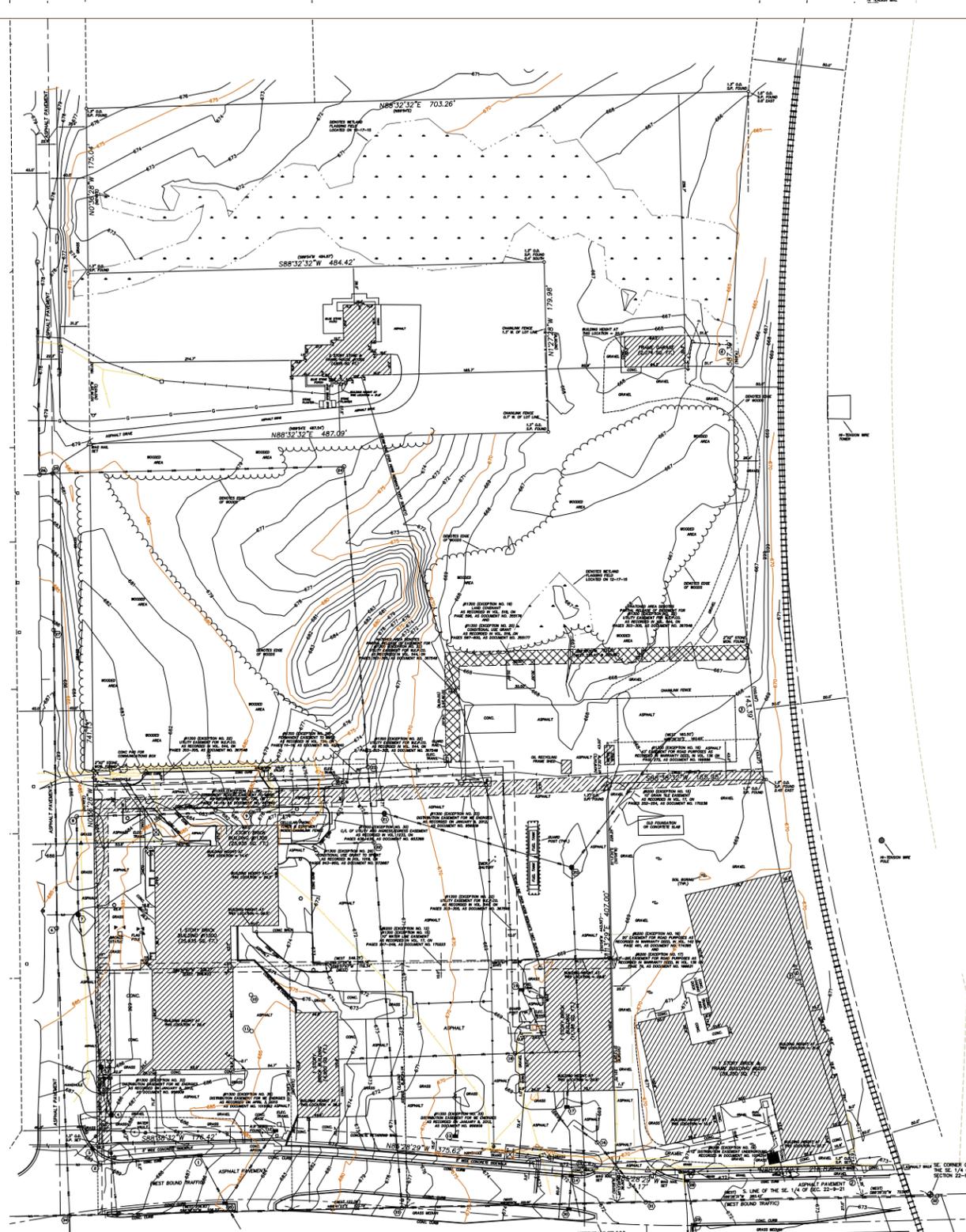
The site plan proposes a retention pond on the north east section of the site for all residential and retail buildings. The site is located within the City’s sewer service area and will connect to public water and sanitary sewer service. A small wetland will be remediated as part of the plan and an application has been submitted and approved by WDNR.

SITE OVERVIEW

2

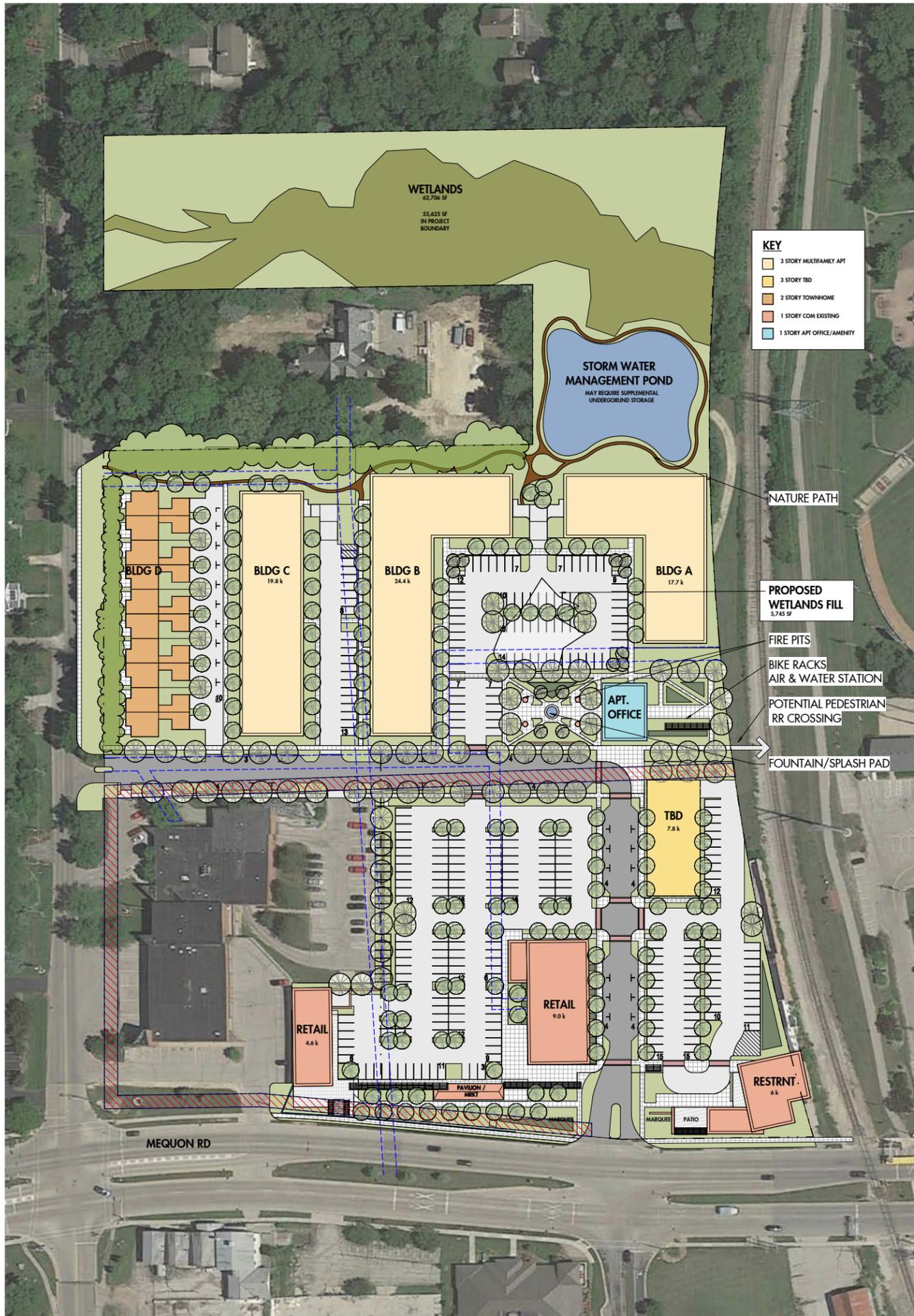


SURVEY 3



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

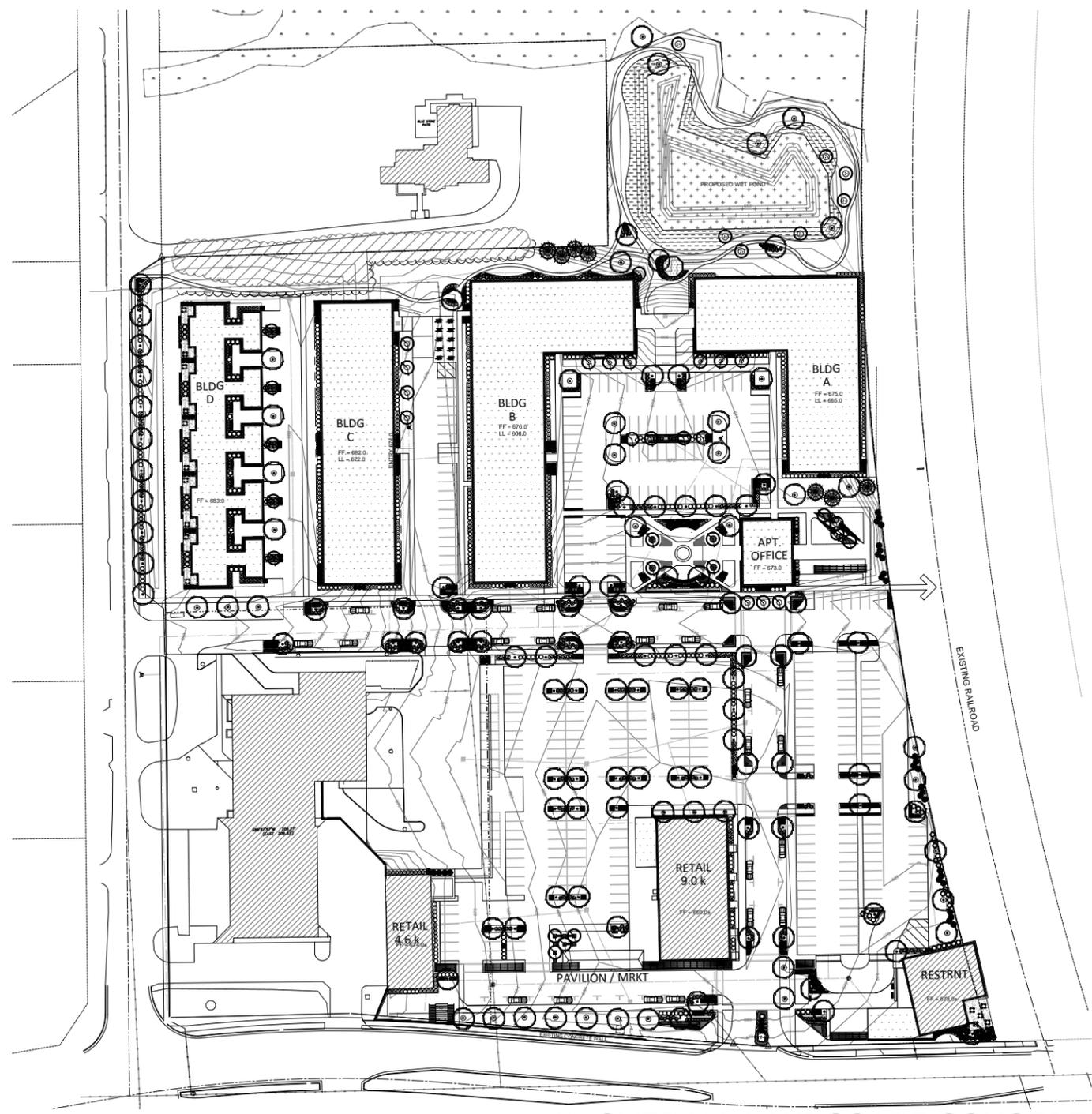
SITE PLAN 4



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

CONCEPT LANDSCAPE PLAN

5



OVERALL LANDSCAPE CONCEPT
 NORTH Scale: 1" = 40'

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

EXISTING & CONCEPT UTILIITES

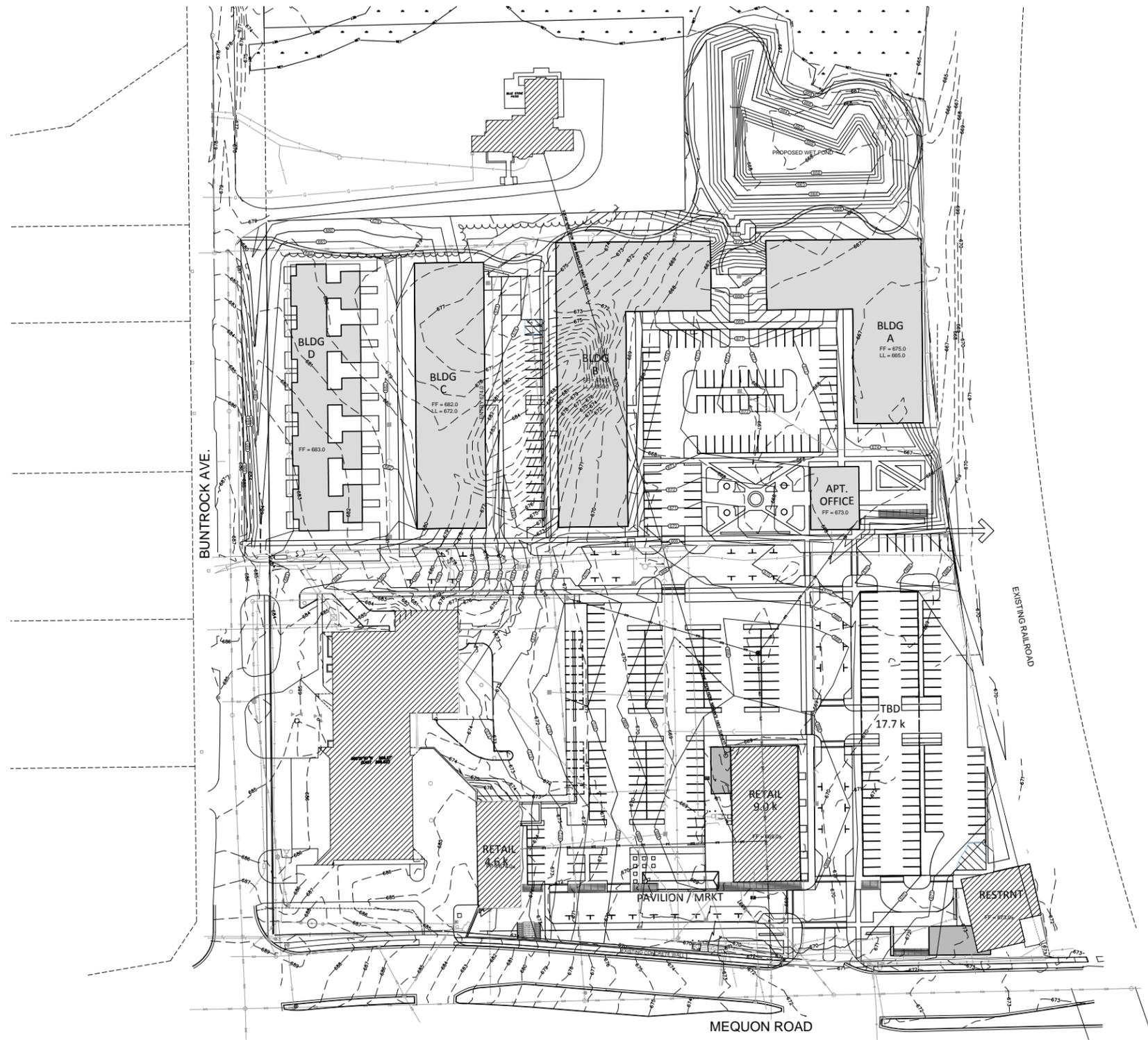
6



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

CONCEPT GRADING PLAN

7



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

AERIAL PERSPECTIVE - WITH PHASE II

8



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

AERIAL PERSPECTIVE - WITHOUT PHASE II

8



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

RETAIL - MEQUON ROAD

8



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

RETAIL - LARGE PUBLIC WORKS BUILDING

8



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

RETAIL - SMALL PUBLIC WORKS BUILDING

8



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

TOWNHOMES

8



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

MULTIFAMILY HOUSING

8



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

MULTIFAMILY HOUSING

8



RESIDENTIAL SITE SECTION

8



Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

TOWNHOME ELEVATIONS

8



SOUTH ELEVATION



WEST ELEVATION

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

TOWNHOME ELEVATIONS

8



NORTH ELEVATION



EAST ELEVATION

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

MULTIFAMILY ELEVATIONS - BUILDING A

8



NORTH ELEVATION



EAST ELEVATION

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

MULTIFAMILY ELEVATIONS- BUILDING A

8



SOUTH ELEVATION



WEST ELEVATION

MULTIFAMILY ELEVATIONS - BUILDING B

8



NORTH ELEVATION



EAST ELEVATION

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

MULTIFAMILY ELEVATIONS- BUILDING B

8



SOUTH ELEVATION



WEST ELEVATION

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

MULTIFAMILY ELEVATIONS - BUILDING C

8



SOUTH ELEVATION



WEST ELEVATION

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

MULTIFAMILY ELEVATIONS - BUILDING C

8



NORTH ELEVATION

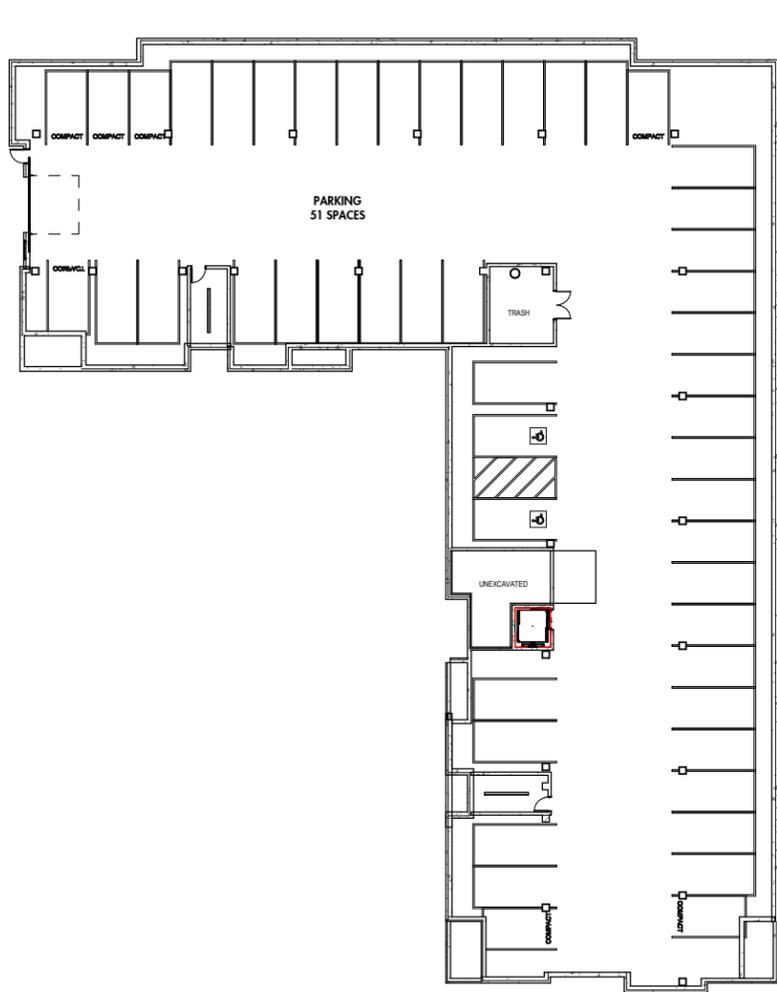


EAST ELEVATION

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

MULTIFAMILY TYPICAL FLOOR PLANS - BUILDING A

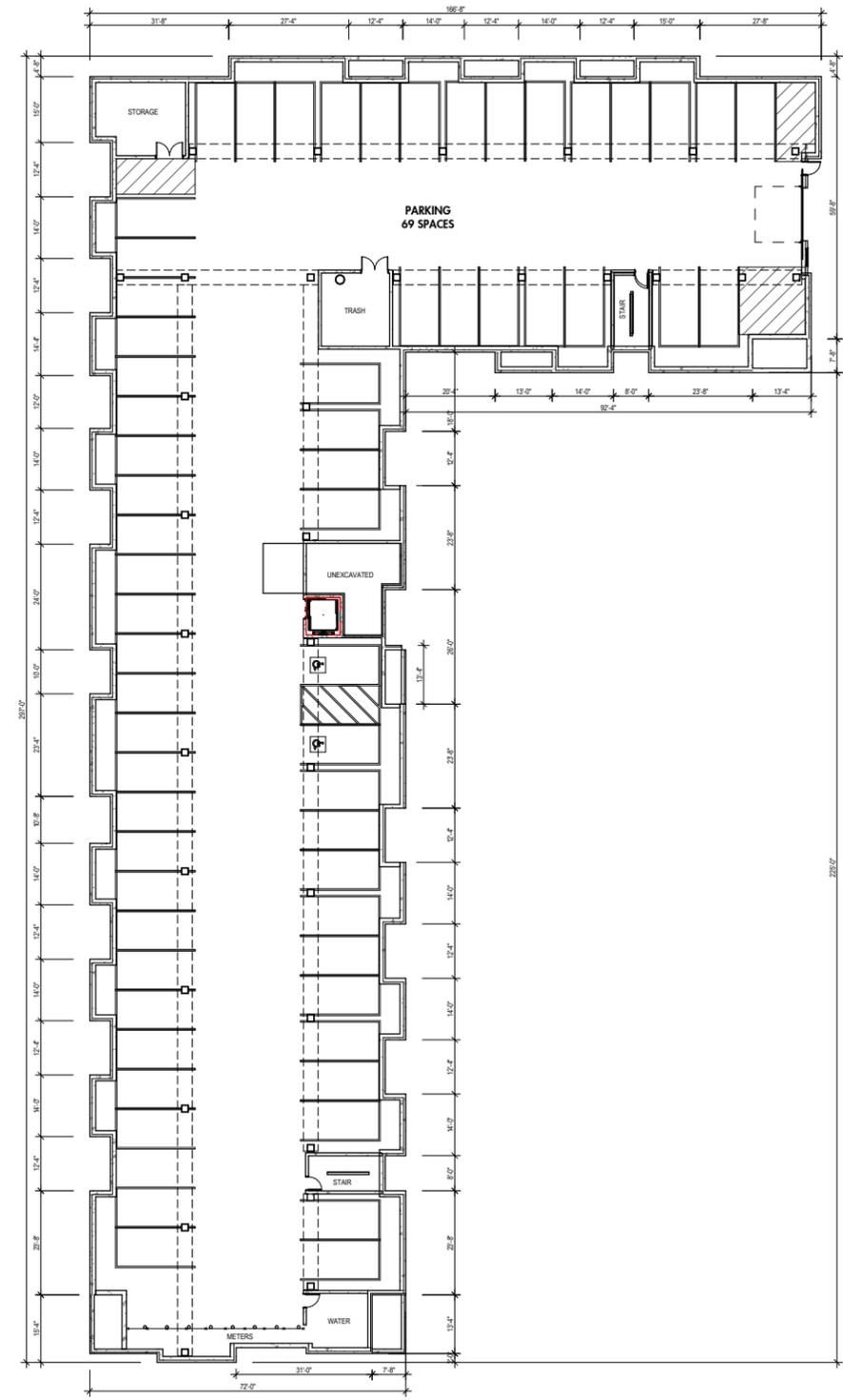
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Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

MULTIFAMILY TYPICAL FLOOR PLANS - BUILDING B

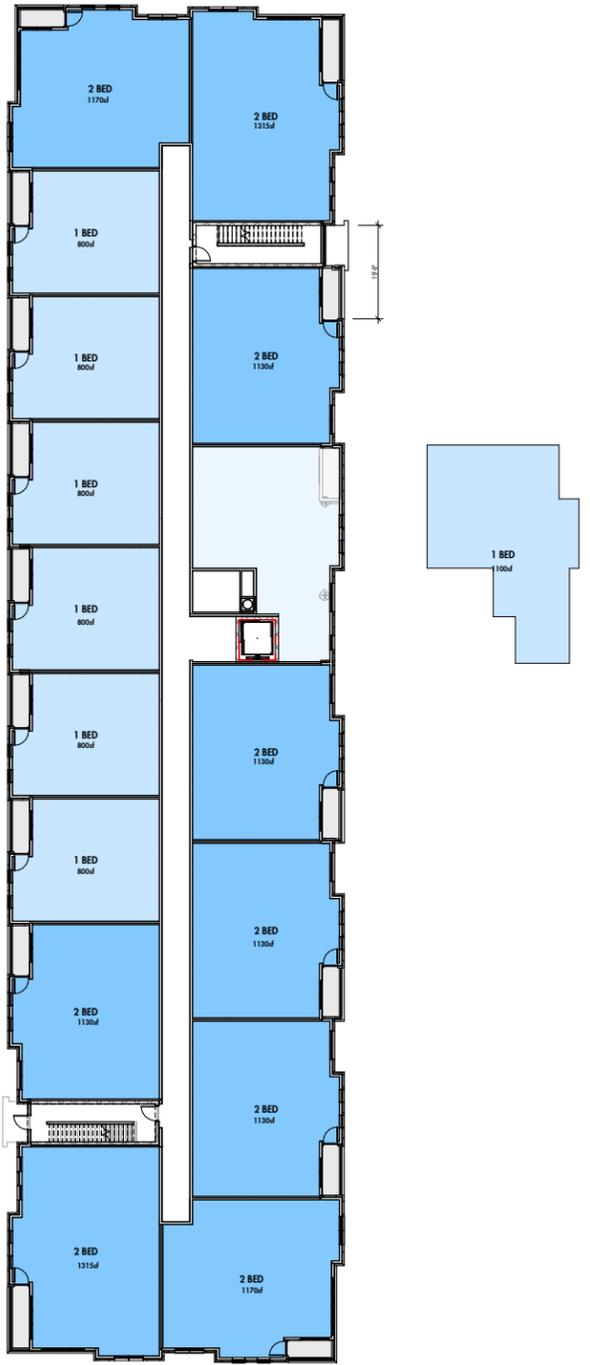
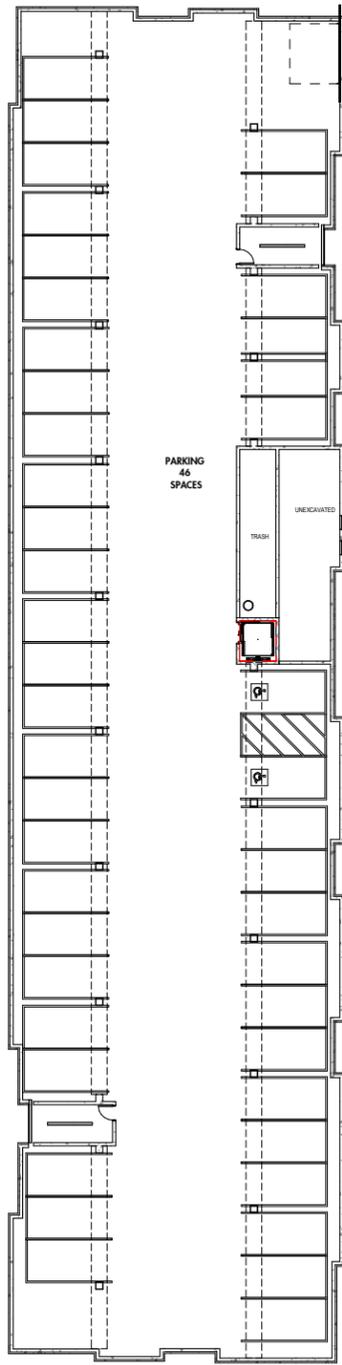
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Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

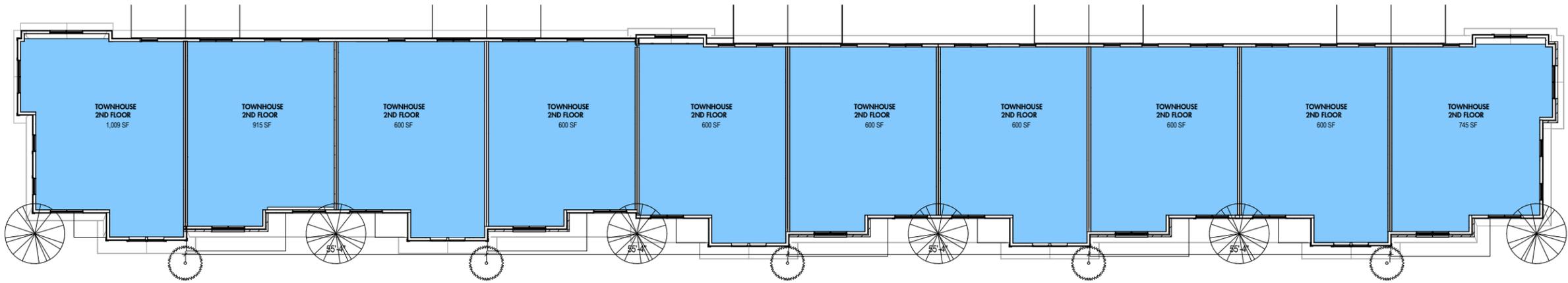
MULTIFAMILY FLOOR PLANS - BUILDING C

9

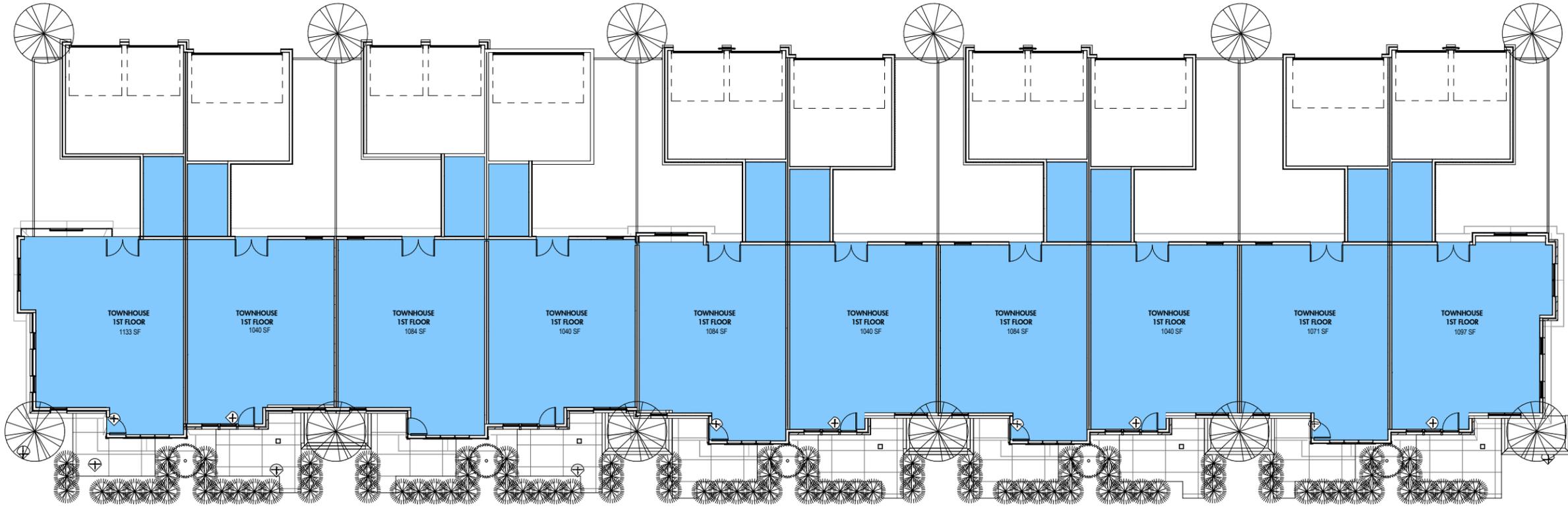


TOWNHOME FLOOR PLANS

9



Town Home - 2nd Flr



Town Home - First Flr

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

SITE DEVELOPMENT DATA 10

DENSITY

	ACRES:	PARCEL AREA	OPEN SPACE:	OPEN SPACE RATIO:	FLOOR AREA:	FLOOR AREA RATIO:	UNITS:	DENSITY	ENCLOSED PRKG:	SURFACE PRKG:	TOTAL PRKG RATIO:
NORTH PARCEL	9.66	421,162 S.F.	207,412 S.F.	49%	234,939 S.F.	55%	165	17 u/a	189	142	2.0 PER UNIT
SOUTH PARCEL	4.31	188,091 S.F.	10,552 S.F.	5%	18,161 S.F.	9%	0		0	236	12.0 PER 1,000 S.F.
TOTAL SITE	13.97	609,253 S.F.	217,965 S.F.	35%	250,313 S.F.	41%	165	11.8 u/a	189	378	

BUILDING AREAS:

	FOOTPRINT AREA:	BUILDING FLOOR AREA:
BUILDING A	17,700 S.F.	61,030 S.F.
BUILDING B	24,400 S.F.	94,461 S.F.
BUILDING C	19,816 S.F.	59,448 S.F.
BUILDING D	14,650 S.F.	20,000 S.F.
APT OFFICE	3,285 S.F.	2,886 S.F.
SM PUBLIC WORKS BUILDING	4,600 S.F.	4,264 S.F.
LG PUBLIC WORKS BUILDNG	9,000 S.F.	8,467 S.F.
RESTAURANT	6,000 S.F.	5,430 S.F.
TOTAL	99,451 S.F.	255,986 S.F.

LEASEABLE COMMERCIAL:

	S.F.:
RETAIL (SM PUBLIC WORKS BLDG)	4,600 S.F.
RETAIL (LG PUBLIC WORKS BLDG)	9,000 S.F.
RESTAURANT	6,000 S.F.
TOTAL	19,600 S.F.

PARKING	236
PARKING RATIO	11.8 PER 1,000 S.F.

LEASEABLE COMMERCIAL + TBD:

	S.F.:
TBD	7,800 S.F.
TOTAL	27,400 S.F.

PARKING	259
PARKING RATIO	8.6 PER 1,000 S.F.

BUILDING HEIGHTS:

	HEIGHT:	EAVE:
BUILDING A	35'-40'	45'-50'
BUILDING B	35'-40'	45'-50'
BUILDING C	35'-40'	45'-50'
BUILDING D	20'-25'	30'-35'
APT OFFICE	15'-20'	25'-30'

SITE DEVELOPMENT DATA

At the time of this PUD submittal, the proposed development design results in the following site data. The exact data is subject to change slightly as the project's design is further developed. However, the Density, Floor Area Ratios and Building Heights shall not be exceeded.

Note:
Footprint Area includes balconies, etc, and Building Floor Area includes only the interior floor areas.
Building height varies due to the changes in topography throughout the site.

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

SITE DEVELOPMENT DATA **10**

RESIDENTIAL:

BLDG A	TYP. UNIT SF	FLOOR:					%	PARKING:		TOTAL	PER UNIT
		1ST	2ND	3RD	TOTAL	ENCLOSED		SURFACE			
3-BED	-	-	-	-	-	0.0%	-	-	-	0.0	
2-BED	1200 S.F.	9	10	10	29	60.4%	31	28	59	2.03	
1-BED	800 S.F.	7	6	6	19	39.5%	20	18	38	2.00	
TOTAL		16	16	16	48	100%	51	46	97	2.02	

BLDG B	TYP. UNIT SF	FLOOR:					%	PARKING:		TOTAL	PER UNIT
		1ST	2ND	3RD	TOTAL	ENCLOSED		SURFACE			
3-BED	-	-	-	-	-	0.0%	-	-	-	0.0	
2-BED	1200 S.F.	16	17	17	50	83.3%	56	45	101	2.02	
1-BED	800 S.F.	4	3	3	10	16.7%	13	8	21	2.10	
TOTAL		20	20	20	60	100%	69	53	122	2.03	

BLDG C	TYP. UNIT SF	FLOOR:					%	PARKING:		TOTAL	PER UNIT
		1ST	2ND	3RD	TOTAL	ENCLOSED		SURFACE			
3-BED	-	-	-	-	-	0.0%	-	-	-	0.0	
2-BED	1200 S.F.	9	9	9	27	57.4%	25	8	33	1.22	
1-BED	800 S.F.	6	7	7	20	42.6%	21	5	26	1.20	
TOTAL		15	16	16	47	100%	49	13	62	1.94	

BLDG D	TYP. UNIT SF	FLOOR:					%	PARKING:		TOTAL	PER UNIT
		1ST	2ND	3RD	TOTAL	ENCLOSED		SURFACE			
3-BED	1600 S.F.	10	-	-	10	100.0%	20	30	50	5.00	
2-BED	-	-	-	-	-	0.0%	-	-	-	0.0	
1-BED	-	-	-	-	-	0.0%	-	-	-	0.0	
TOTAL		10	0	0	10	100%	20	30	50	5.00	

TOTAL	TYP. UNIT SF	FLOOR:					%	ENCLOSED	SURFACE	TOTAL	PER UNIT
3-BED	1600 S.F.	-	-	-	10	5.9%	20	30	50	5.00	
2-BED	1200 S.F.	-	-	-	106	63.0%	112	81	193	1.82	
1-BED	800 S.F.	-	-	-	49	29.1%	54	31	85	1.73	
TOTAL		-	-	-	165	100%	189	142	331	1.95	

ESTIMATED VALUATION **10**

RESIDENTIAL:

	NUMBER OF UNITS	VALUE PER UNIT	TOTAL VALUE	MILL RATE	TOTAL INCREMENT
BUILDING A	48	\$140,000.00	\$6,720,000	14.826	\$99,631
BUILDING B	60	\$140,000.00	\$8,400,000	14.826	\$124,538
BUILDING C	47	\$140,000.00	\$6,580,000	14.826	\$97,555
BUILDING D	10	\$140,000.00	\$1,400,000	14.826	\$20,756
TOTAL	165		\$23,100,000		\$342,481

COMMERCIAL:

	SQUARE FEET (S.F.)	RENT PER S.F.	YEARLY NOI	CAP RATE	TOTAL VALUE	MILL RATE	TOTAL INCREMENT
SM. PUBLIC WORKS BLDG	4,600 S.F.	\$20.00	\$92,000.00	6.5%	\$1,415,384.62	14.826	\$20,984
LG. PUBLIC WORKS BLDG	9,000 S.F.	\$20.00	\$180,000.00	6.5%	\$2,769,230.77	14.826	\$134,917
RESTUARANT	6,000 S.F.	\$20.00	\$120,000.00	6.5%	\$1,846,153.85	14.826	\$27,371
TOTAL	19,600 S.F.		\$392,000.00		\$6,030,769.23		\$89,412

TOTAL RESIDENTIAL & COMMERCIAL					\$29,130,769.23		\$431,893
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PHASE II TBD

COMMERCIAL	7,800 S.F.	\$20.00	\$156,000	6.5%	\$2,400,000	14.826	\$35,582
RESIDENTIAL	36 UNITS	\$140,000.00			\$5,040,000	14.826	\$74,723

POTENTIAL TOTAL					\$34,170,769		\$467,475
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DEVELOPMENT TEAM 11

DEVELOPMENT TEAM BIOS:

Shaffer Development, LLC

Shaffer Development, LLC is owned and operated by Cindy Shaffer a 21-year resident of Mequon. Cindy holds a degree in Business Communication from the University of Wisconsin, Madison. She began her career in the corporate world working for several fortune 500 companies such as S.C. Johnson and Son and Marriot Corporation. In 2001, she began purchasing and redeveloping properties in Ozaukee County. In 2005 Shaffer purchased two of the five parcels that now comprise the Mequon Town Center and is the current owner and co developer. Shaffer Development is currently developing a \$17 million dollar 77 unit mixed use project in the Village of Grafton slated to be competed in the spring of 2017.

Shaffer's strategy is to focus on infill development projects in Ozaukee County. By bringing together and collaboratively working with adjacent property owners, investors and the community, Shaffer Development is able to achieve innovative and financially sound developments that are beneficial to all concerned.

"Our goal is to make a difference while making a living and enhance the communities we live in."

Shaffer is the current Vice President of the Mequon Thiensville Sunrise Rotary, a former instructor at MATC Mequon and a supporter of many community programs.

Engberg Anderson Architects

Engberg Anderson is a full service architecture, planning, and interior design firm with offices in Milwaukee, Madison, Tucson and Chicago. With their clients in mind, Engberg Anderson takes a collaborative approach in working to help strengthen the communities for which they are designing. Engberg Anderson is committed to building intelligently, using sustainable practices and following energy efficient guidelines. Engberg Anderson's portfolio contains a wide range of world wide projects including libraries, housing, cultural facilities, healthcare and aviation projects. The EA team on this project includes the following: with clients, a commitment that can be seen in his leadership in the Milwaukee-area design community and numerous other civic, professional and community groups. Mark stays active in the community as a member of the US Green Building Council, Urban Land Institute, Congress for New Urbanism and the Wisconsin Trust for Historic Preservation.

Mark Ernst, Partner, LEED AP BD +C, NCARB

While Mark Ernst has an impressive design portfolio of Cultural projects and award-winning Urban Design, he says, "My generalist skills are a strength that allows me to orchestrate complex projects." His career experience as a designer on large-scale, international projects and as an architecture professor, serve his clients well as he sets the vision and tone for projects and engages the team as critic and teacher throughout the design process.

Mark understands the importance of "visibility and strong relationships"

Mark Taylor, AICP

Highly regarded for his full range of technical experience and proactive approach to meeting a client's programmatic concerns and design goals, Mark plays a critical role in the design and project management of multi-family housing and senior living projects. He remains involved at every phase of a project from conceiving and developing sound plans to navigating the regulatory process.

Mark attended the University of Wisconsin – Milwaukee where he received a Masters of Architecture & Urban Design and has been featured as a guest critic at the school. He is a Certified Planner and Associate Member with the American Institute of Architecture (AICP). In addition to his work at Enberg Anderson, Mark is a Board Member and All-Star Team Head Coach with Lake Park Little League and a Football Coach with Marquette Junior Hilltoppers.

Kate Bartlett, Architectural Designer

Graduated from Kansas State University with Master of Architecture. Focused on Public Interest Design and Social Architecture, collaborating with communities. Kate spent past two years working in small communities to improve quality of life through design and leadership. She is interested in designing healthy and sustainable spaces, whether educational, residential or public.

John Schwab, CPA Wipfli LLP

John Schwab is the partner in charge of Wipfli LLP's firm wide construction and real estate practice, where he coordinates the strategic direction of the firm's practice.

John has over 24 years of experience dedicated to providing his clients with straightforward, honest, thorough, and expert information upon which they can rely. He was partner in charge of the Milwaukee office tax department from 1995 to 2001.

He serves a full range of construction and real estate organizations with operations ranging from small specialty subcontractors to national real estate organizations.

John possesses strong analytical and long-range planning abilities, as well as the keen ability to build strong lasting relationships. He is extraordinarily adept at readily comprehending clients' unique needs and identifying creative, yet practical, solutions.

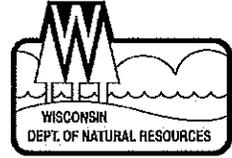
Deeply involved in professional and civic groups, John is a board member of the NAIOP-WI Chapter and a member of the Membership Committee, an NAIOP National board member, and an NAIOP National Medical & Life Sciences Development Forum member, a Common Bond Community Advisory Board member, and a member of the American and Wisconsin Institutes of Certified Public Accountants.

Deborah C. Tomczyk, Reinhart Boerner Van Deuren SC

Deborah C. Tomczyk is a shareholder in Reinhart's Real Estate and Corporate Law practices, and chair of the firm's Entitlements Group. Debby assists clients in all aspects of real estate development, from structuring deals to obtaining financing and permits to ensuring that projects are successful. Debby's specialties include government relations, zoning, land use, eminent domain, licensing, tax increment financing and business improvement districts. Deborah graduated with a J.D., magna cum laude, University of Wisconsin Law School; Order of the Coif B.A., magna cum laude, Smith College; Phi Beta K

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
 Plymouth Service Center
 1155 Pilgrim Road
 Plymouth, WI 53073

Scott Walker, Governor
 Cathy Stepp, Secretary
 Telephone 608-266-2621
 Toll Free 1-888-936-7463
 TTY Access via relay - 711



July 6, 2016

GP-SE-2016-46-02036

Shaffer Development LLC
 Cindy Shaffer
 10046 N. Sheridan Drive
 Mequon, WI 53092

RE: Coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, located in the City of Mequon, Ozaukee County, also described as being in the SE1/4 of the SE1/4 of Section 22, Township 9 North, Range 21 East.

Dear Ms. Shaffer:

Thank you for submitting an application and additional information for coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, s. 281.36, Wis. Stats.

You have certified that your project meets the eligibility criteria and conditions for this activity. Based upon your signed certification you may proceed with your project to fill 0.1318 acres of wetlands. Please take this time to re-read the permit eligibility standards and conditions. The eligibility standards can be found on your application checklist or in the statewide general permit WDNR-GP1-2012 (found at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html>). The Department has determined that this project meets the general permit standards based on alternatives and not based on the economic information you provided.

The permit conditions are attached to this letter. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first. This permit coverage constitutes the state of Wisconsin's wetland water quality certification under USCS s. 1341 (Clean Water Act s. 401).

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Kathi Kramasz at (920) 893-8531 or email Kathleen.Kramasz@wisconsin.gov to discuss your proposed modifications.

The Department of Natural Resources appreciates your willingness to comply with wetland regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's wetland resources for future generations. Please be sure to obtain any other local, state or federal permits that are required before starting your project.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customerurvey> to evaluate how I did.

For project details, maps, and plans related to this decision, please see application number WP-GP-SE-2016-46-X06-07T15-37-00 on the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>.

If you have any questions, please call me at (920) 893-8531 or email Kathleen.Kramasz@wisconsin.gov.

Sincerely,

Kathi Kramasz
Water Management Specialist

cc: April Marcangeli, U.S. Army Corps of Engineers
City of Mequon
Conservation Warden Matt Groppi
Stantec

WDNR-GP1-2012 Permit Conditions – Residential/Commercial/Industrial

You agree to comply with the following conditions:

1. **Application.** You shall submit a complete application package to the Department as outlined in the application materials and section 2 of this permit. If requested, you shall furnish the Department, within a reasonable timeframe, any information the department needs to verify compliance with the terms and conditions of this permit.
2. **Certification.** Acceptance of general permit WDNR-GP1-2012 and efforts to begin work on the activities authorized by this general permit signifies that you have certified the project meets all eligibility standards outlined in Section 1 of this permit and that you have read, understood and have agreed to follow all terms and conditions of this general permit.
3. **Reliance on Applicant's Data.** The determination by this office that a confirmation of authorization is not contrary to wetland water quality standards will be based upon the information provided by the applicant and any other information required by the DNR.
4. **Project Plans.** This permit does not authorize any work other than what is specifically described in the notification package and plans submitted to the Department and you certified is in compliance with the terms and conditions of WDNR-GP1-2012
5. **Expiration.** This WDNR-GP1-2012 expires on October 9, 2017. The time limit for completing work authorized by the provisions of WDNR-GP1-2012 ends 5 years after the date on which the discharge is considered to be authorized under WDNR-GP1-2012 or until the discharge is completed, whichever occurs first.
6. **Other Permit Requirements.** You are responsible for obtaining any other permit or approval that may be required for your project by local zoning ordinances, other local authority, other state permits and by the U.S. Army Corps of Engineers before starting your project.
7. **Authorization Distribution.** You must supply a copy of the permit coverage authorization to every contractor working on the project.
8. **Project Start.** You shall notify the Department before starting construction.
9. **Permit Posting.** You must post a copy of this permit coverage letter at a conspicuous location on the project site prior to the execution of the permitted activity, and remaining at least five days after stabilization of the area of permitted activity. You must also have a copy of the permit coverage letter and approved plan available at the project site at all times until the project is complete.
10. **Permit Compliance.** The department may modify or revoke coverage of this permit if the project is not constructed in compliance with the terms and conditions of this permit, or if the Department determines the project will be detrimental to wetland water quality standards. Any act of noncompliance with this permit constitutes a permit violation and is grounds for enforcement action. Additionally, if any applicable conditions of this permit are found to be invalid or unenforceable, authorization for all activities to which that condition applies is denied.

11. **Construction Timing.** Once wetland work commences, all wetland construction activities must be continuous until the permitted activity is completed and the site is stabilized.
12. **Construction.** No other portion of the wetland may be disturbed beyond the area designated in the submitted plans.
13. **Project Completion.** Within one week of completion of the regulated activity, you shall submit to the Department a statement certifying the project is in compliance with all the terms and conditions of this permit, and photographs of the activities authorized by this permit. This statement must reference the Department-issued docket number, and be submitted to the Department staff member that authorized coverage.
14. **Proper Maintenance.** You must maintain the activity authorized by WDNR-GP1-2012 in good condition and in conformance with the terms and conditions of this permit utilizing best management practices. Any structure or fill authorized shall be properly maintained to ensure no additional impacts to the remaining wetlands.
15. **Site Access.** Upon reasonable notice, you shall allow access to the site to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance with the terms and conditions of WDNR-GP1-2012 and applicable laws.
16. **Erosion and siltation controls.** The project site shall implement erosion and sediment control measures that adequately control or prevent erosion, and prevent damage to wetlands as outlined in NR 151.11(6m), Wis. Adm. Code.
17. **Equipment use.** The equipment used in the wetlands must be low ground weight equipment as specified by the manufacturer specifications.
18. **Invasive Species.** All project equipment shall be decontaminated for removal of invasive species prior to and after each use on the project site by utilizing other best management practices to avoid the spread of invasive species as outlined in NR 40, Wis. Adm. Code. For more information, refer to <http://dnr.wi.gov/topic/Invasives/bmp.html>.
19. **Federal and State Threatened and Endangered Species.** WDNR-GP1-2012 does not affect the DNR's responsibility to insure that all authorizations comply with Section 7 of the Federal Endangered Species Act, s. 29.604, Wis. Stats and applicable State Laws. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. No activity is authorized which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act and/or State law or which is likely to destroy or adversely modify the critical habitat of a species as identified under the Federal Endangered Species Act.
20. **Special Concern Species.** If the Wisconsin National Heritage Inventory lists a known special concern species to be present in the project area you will take reasonable action to prevent significant adverse impacts or to enhance the habitat for the species of concern.

21. **Historic Properties and Cultural Resources.** WDNR-GP1-2012 does not affect the DNR's responsibility to insure that all authorizations comply with Section 106 of the National Historic Preservation Act and s. 44.40, Wis. Stats. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. Information on the location and existence of historic resources can be obtained from the State Historic Preservation Office and the National Register of Historic Places. If cultural, archaeological, or historical resources are unearthed during activities authorized by this permit, work must be stopped immediately and the State Historic Preservation Officer must be contacted for further instruction.
22. **Preventive Measures.** Measures must be adopted to prevent potential pollutants from entering a wetland or waterbody. Construction materials and debris, including fuels, oil, and other liquid substances, will not be stored in the construction area in a manner that would allow them to enter a wetland or waterbody as a result of spillage, natural runoff, or flooding. If a spill of any potential pollutant should occur, it is the responsibility of the permittee to remove such material, to minimize any contamination resulting from this spill, and to immediately notify the State Duty Officer at **1-800-943-0003**.
23. **Suitable fill material.** All fill authorized under this permit must consist of clean suitable soil material, as defined by s. NR 500.03(214), Wis. Admin. Code, free from hazardous substances as defined by s. 289.01(11), Wis. Stats., and free from solid waste as defined by s. 289.01(11) and (33), Wis. Stats.
24. **Standard for Coverage.** Wetland impacts from the project will cause only minimal adverse environmental impacts as determined by the Department.
25. **Transfers.** Coverage under this permit is transferable to any person upon prior written approval of the transfer by the Department.
26. **Limits of State Liability.** In authorizing work, the State Government does not assume any liability, including for the following:
- Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the State in the public interest.
 - Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - Design or construction deficiencies associated with the permitted work.
 - Damage claims associated with any future modification, suspension, or revocation of this WDNR-GP1-2012.
27. **Reevaluation of Decision.** The Department may suspend, modify or revoke authorization of any previously authorized activity and may take enforcement action if any of the following occur:
- The applicant fails to comply with the terms and conditions of WDNR-GP1-2012.
 - The information provided by the applicant in support of the permit application proves to have been false, incomplete, or inaccurate.
 - Significant new information surfaces which this office did not consider in reaching the original public interest decision.

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION NO. 3346

A Resolution Approving A Contract to Purchase between the City of Mequon and Shaffer Development for a City of Mequon Owned 13 Acre Property Located within the Town Center at 6200 & 6300 W Mequon Road and portions of 11300 & 11350 N Buntrock Avenue

WHEREAS, in February of 2015, the City of Mequon purchased the property located at 6200 West Mequon Road to assemble a comprehensive redevelopment site that provides direct access to Mequon Road; and

WHEREAS, in September of 2015, the Common Council, with assistance of the Economic Development Board, offered a 13.4 acre site located in the Town Center for \$1.00 and received six development proposal; and

WHEREAS, on November 10, 2015, the Common Council, after a thorough and strategic review process, approved a resolution to further negotiate a contract to sell a 13.4 acre Town Center, City owned site to Shaffer Development; and

WHEREAS, the Common Council of the City of Mequon, in furtherance and for the benefit of TID #3, is committed to the redevelopment efforts of Town Center as a pedestrian oriented mixed-use neighborhood; and

WHEREAS, negotiations between City Staff and the Buyer has led to the preparation of a Contract of Purchase which provides with particularity and specificity all of the terms, conditions, and provisions necessary to contract for and consummate said sale;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Mequon, Wisconsin, that the contract for the purchase of the property to Shaffer Development in the substance and form as attached is hereby authorized and ratified;

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute all necessary documents to effectuate the sale of the property at 6200 and 6300 West Mequon road and 11300 and 11350 North Buntrock Avenue consistent with the contract herein authorized and ratified.

Approved by: Dan Abendroth, Mayor

Date Approved: February 12, 2016

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on February 9, 2016.

William H. Jones, Jr., City Clerk

Published: NA

Attachment: PC Material (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

MEQUON RIVER STATION

Construction Materials:

- a. Stone – Limestone, dolomite, river rocks and pebbles
- b. Metal - steel and aluminum for arbor structures, farmers market canopies, railing and seating
- c. Wood - Seating, decking
- d. Concrete - paving, edges, seating
- e. Water - color, texture, sound and access
- f. Utilize glass in combination with stone and metal for accessory elements

(Reference to Mequon - Wisconsin Town Center Design Guidelines 2.3 Building Materials, Primary and Secondary materials, Pages 1-4)



Interpretive/ Informational: Role of the river in the community and region.

- a. Public art, paving art, structural wayfinding signage
- b. History of river...native americans, first settlers, dam, milling, river commerce, river flows, fish migrations, etc..



Iconography/ Identity:



Names:

Mequon River Station, River Station, Mequon Crossings, Mequon Confluence, Mequon Landings, Mequon River Landing, The Landings, Mequon Common(s), River Place, Mequon River City

WATER ENVIRONMENT

Contemporary interpretation of the Milwaukee River and how it has shaped the cultural and natural historic character of the community.



Built form and sculptural elements that represent river flora and fauna.

- a. Define opportunities to integrate water into streetscape design elements and at corridor nodes or "eddies"
- b. Gateway and "node" water elements.... Artistic - Interpretation of river, water forms, fountain, water wall, views to river.



Landscaping: Flowing Perennial flower beds in medians, boulevards and public R.O.W.

- a. Stormwater management in Public R.O.W.
- b. Rich diversity of mass plantings that add year round color, texture and visual interest.
- c. Plantings draw pedestrians through the corridor to sealing nodes, gathering areas and public places.
- d. Double boulevard trees... Increase tree canopy, stormwater management and urban forest
- e. Sustainable maintenance and irrigation



Reference for Design - Reference Form Center Design Guidelines 2.11 General Site Design Guidelines, Page 1-12

STAFF REPORT

To: Mequon Planning Commission

Prepared by: Jac Zader

Agenda Item: 8

Date: July 25, 2016

General Information:

Applicant:

Shaffer Development LLC

Status of Applicant:

Contract to Purchase

Requested Action:

Rezoning Recommendation
Concept Plan

Existing Zoning:

Town Center (TC)
IPS (Institutional)
C-2 (Conservancy)

Proposed Zoning:

Town Center (TC)
C-2 (Conservancy)
PUD (Planned Unit Development)

Existing Land Use Plan:

Town Center
Institutional
Critical Environmental

Proposed Land Use Plan:

Town Center
Critical Environmental

Lot Size:

13.97 acres

Location:

6200 and 6300 W Mequon Road and
11300-11350 N Buntrock Ave

Background: The applicant requests a rezoning recommendation and concept plan approval for a mixed-use development on property owned by the City of Mequon. The Common Council selected Schaffer Development as the preferred developer to redevelop the site. On February 9, 2016 the council entered into a contract to purchase (see Resolution 3346) which is subject to the development achieving land use approval prior to closing. The following highlights the plan:

- 19,600 square feet of retail space
- 165 residential apartments
- 186 below grade parking stalls
- 378 surface parking stalls
- Overall density will be approximately 12 units/acre without the future TBD building and 15 units/acre if it is constructed.
- Project value of the development will range between 29-34 million dollars.

The contract with the City requires a minimum value of 26.6 million dollars. The overall number of residential units exceeds 16 units which requires the project to be approved as part of a PUD. The applicant intends to complete the residential buildings and

Attachment: Planning Commission Report July 25, 2016 (ORDINANCE 2016-1476 : Shaffer Development TC PUD)

STAFF REPORT

renovations as part of Phase 1. There is a building labeled as TBD which intended to be part of Phase 2. The applicant states that the completion of Phase 2 will occur no later than two years after the completion of Phase 1.

Site Conditions:

The site contains a number of specimen trees along Buntrock Avenue. The applicant is intending to save all of the specimen trees in this area. There are also wetlands on the property. A small isolated wetland exists in the center of the site and a large wetland and stream exists on the far north end of the site. The applicant has received approval from the DNR (see attached correspondence) to fill the small wetland in the center of the site. The large wetland on the north end of the parcel will not be impacted by the development.

Neighborhood Meeting:

The applicant held a neighborhood meeting regarding the project on June 15, 2016. A number of residents from the neighborhood were in attendance. Among the suggestions of the residents the most common were to require traffic signals on Industrial Drive and Mequon Road and to preserve the tree line along Buntrock Avenue. The neighbors felt the traffic signals would help mitigate some of the traffic on Buntrock Avenue.

Concept Plan:

The proposed concept plan shows a total of four residential buildings, three commercial buildings and a future building with a use yet to be determined. Access to the site is shown along Mequon Road at the intersection of Industrial Drive and at the existing driveway north of the Public Safety Building on Buntrock Avenue. There is a storm water pond shown on the far north portion of the site adjacent to the railroad tracks.

Northern Portion of Site:

The plan shows the residential buildings located on the north end of the site. Along Buntrock Avenue, two story townhomes are shown as a transition from the single family across the street to the higher density buildings to the east. Buildings A, B, and C are shown to be three story apartment buildings which are approximately 50 feet in height. The height requirement in the TC zone allows buildings up to 52 feet in height. All buildings over two stories require conditional use grant approval. Since the grade slopes down from west to east, the height difference between the townhomes and the apartments will be less apparent from the public view along Buntrock Avenue (see plan showing sight lines). The plan also shows an apartment office/club house on the east end of the development adjacent to other outdoor and semi-public amenities including a fountain, splash pad and fire pit.

Southern Portion of Site:

The southern end of the site shows the proposed commercial uses of the development and the adaptive reuse of the existing buildings on site. The plans show a 6,000 square foot restaurant in a portion of the former Ross Wells building adjacent to the railroad tracks with an addition that fronts along Mequon Road. The applicant has provided some conceptual imagery of the frontage along Mequon Road. The design includes abundant windows and an outdoor dining area as encouraged by the zoning district. The existing sewer maintenance building and storage building are shown to be retail in nature with the potential use of a public market. All proposed uses are permitted in the TC (Town

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Center) zoning district. The plan shows the addition of a stairway on the west end of the site adjacent to the city storage building which will provide a connection to the sidewalk on Mequon Road.

The southern portion of the site includes a building labeled TBD. The applicant states that the future use of the building could include a hotel, commercial tenants or an additional three story apartment building with 30 units. The applicant states that the building will be completed within two years of the completion of Phase 1. If the applicant does not construct the TBD building within the prescribed timeline, an amendment to the PUD will be required.

In general, the proposed concept plan meets the purpose of the Town Center zoning district by accomplishing the following:

- Provides a mix of uses that promotes vitality at a highly visible location and within close proximity to the civic campus.
- This mix of uses will create activity throughout the day and evening and the residential component will provide a critical mass of new residents that will help support Town Center businesses and add vitality to the area.
- Creating a coordinated well thought out site design with the incorporation of sidewalks, shared surface parking and on-street parking to promote a more urban and pedestrian setting.
- Incorporates pedestrian linkages between the residential and commercial uses within the site and as well as providing connectivity to adjacent sites and residential neighborhoods.

Staff will continue to work with the applicant where the plan needs further refinement including the following:

- The area located to the south of the apartments is shown to include a splash pad, fountain, and an apartment office. Staff recommends that greater amenities should be provide based on the number of units proposed. This could involve a commercial use that could provide outdoor recreation or entertainment or a more substantial private amenity such as the pool and roof top deck that was approved for the P2 development on Mequon Road.
- The area to the east of the apartment office shows bike racks and a watering station that takes advantage of the proximity to the Interurban Trail. City staff has been working with the Central Pacific railroad on a pedestrian crossing that will link this site to the trail and the civic campus. However, the final use of the Logeman Building and civic campus programming is yet to be determined. Some of these bike related features may be better suited on the civic campus allowing alternative use of this space. Staff recommends further analysis of the area prior to building and site plan approval.
- The parking area behind the TBD building does not have adequate space for a turnaround. The issue needs to be addressed in both the short term (no building) and long term (building completed).
- The site has more parking than needed even when the TBD building is taken into consideration. While staff realizes there has been a strong demand for parking at the MTC (Mequon Town Center) site, an oversupply of parking on this site will

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not help alleviate that issue. Possible solutions to this issue include adding more open space amenities, retention of some of the land by the city, or additional commercial uses on the site.

- Building A has a very tight offset to the railroad tracks. The applicant is required to provide improvements within this area to provide an attractive setting for the residents of the first floor units.
- To address interests raised by the city and neighborhood stakeholders, staff recommends a TIA be completed prior to building and site plan review. The scope will address the following:
 - Traffic signals at Industrial
 - Timing of traffic signals
 - Improvements to Buntrock Ave entrance

Building Design:

The site plan shows seven distinct buildings located on the site. The residential buildings are all shown to be clad with brick and fiber cement siding with an asphalt shingled roof. Since the developer will maintain the existing commercial buildings and because final tenants have not been determined, the final designs of the commercial buildings have not been completed. The renderings show the introduction of large windows into the design of the existing brick structures. A detailed description of each building is as follows.

Townhomes

The two story townhomes are located along Buntrock Avenue and include ten 3 bedrooms units. The buildings are designed with the primary entrance along Buntrock Avenue with the attached garages to the rear (east). The building is clad with brick, fiber cement siding, vinyl windows and dimensional shingles. The Town Center guidelines require primary materials on at least 80 percent of the building and the front elevation along the public street to contain between 15-50% windows. The proposed plan falls short with regard to the percentage of primary materials. Brick accounts for 25 percentage of the building while the lap siding accounts for 75 percent.

Multi-family

There are three multi-family buildings shown on the plan. All three of the buildings are shown at three stories in height and are designed with brick, lap siding, vinyl windows and dimensional shingles. The buildings are differentiated from one another by using different colors of brick and siding. The Town Center guidelines require primary materials on at least 80 percent of the building. Brick accounts for 45 percentage of the building while the lap siding accounts for 55 percent.

Restaurant (Ross Wells Building)

Final plans for the restaurant have not been completed. The proposed concept rendering shows the addition of windows and outdoor patio. Staff recommends that the final plans incorporate all the design requirements listed in the Town Center zoning district. This includes the following.

- Principle entrance on Mequon Road will remain operable
- The front façade shall contain between 60 and 90 percent windows.

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Large Public Works Building

The final design of the building is not complete and is dependent on the final tenant(s). The concept rendering shows the introduction of large windows added to the façade of the building. Staff feels that this treatment is appropriate for the building and will require that the same level of fenestration is achieved on all four sides of the building and shall comply with all architectural standards in the code. This building shall include an awning(s) as part of the design.

Small Public Works Building

The final design of the building is not complete and is dependent on the final tenant(s). The concept rendering shows the introduction of large windows added to the east façade of the building. The south and east elevations of the building will have the highest public exposure and will require the highest amount of fenestration and architectural detail and shall comply with all architectural standards in the code. This building shall include an awning(s) as part of the design.

Overall staff is supportive of the proposed conceptual building elevations. Further refinement is necessary. Staff recommends the following changes be incorporated into the final building designs:

- The gable ends on the townhouses and the chimneys shall be clad in masonry with a cap treatment.
- The front façade shall include more articulation by projecting the gable ends closer to the street.
- The fencing adjacent to the townhouses shall be limited to 4.5 feet in height and be treated with landscaping on the public side.
- The east elevation of Building A and the west elevation of Building B and C should reduce the amount of gables along the roof line.
- Replace the red brick on Building A and B with an earth tone color.
- All of the residential building should achieve a higher percentage of brick versus siding. Staff feels that at a minimum, there should be 50-60 percent brick or stone. A greater ratio of brick may make the building appear too heavy.
- Buildings A, B, and C should include more articulation along the east and west elevations of the building to lessen the scale and massing of the building. This shall include a district first floor treatment.
- The first floor entryways of the multi-family buildings should be more substantial and include additional architectural features that project into the front yards.
- All commercial buildings shall achieve compliance with the fenestration requirements of the Town Center Zoning District.
- All commercial buildings shall incorporate additional windows and other architectural features (awnings, etc.) on all facades with public view. All service type building elements shall be removed (glass block windows, service doors, etc.).

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Town Center (TC) District Standards and Design Guidelines:

Technical Regulations:	TC:	Proposed Use:
Minimum Lot Area:	1/2 acre	13.7 acres
Minimum Street Frontage:	100 feet	600 feet (Mequon Rd) 345 feet (Buntrock Ave)
Minimum Size For Dwellings:	1,000 square feet	30% of units less than 1,000 sq. ft
Minimum Gross Floor Area For Commercial:	1,200 square feet	4,600 square feet
Maximum Commercial Building Size:	25,000 square feet	9,000 square feet
Open Space Ratio:	30%	35%
Maximum FAR:	100%	41%
Maximum Density:	32 units/acre	12 units/acre without TBD building 15 units/acre with TBD building
Maximum Building Height:	3.5 stories/ 42/52 feet	3 stories Bld. A, B, C / 50 feet 2 stories Bld. D / 35 feet 1 story Retail and Restaurant 3 story TBD Building / 50 feet
Maximum Building Front Yard Setback:	10 feet	5 feet (Restaurant) 40 feet (Retail) 25 feet (Townhouses)
Building Side/Rear Yard Offset:	10 feet	30 feet Building B, C, D
Required Street Frontage Occupied by Building:	70%	20% (Mequon Rd) 75% (Buntrock Ave)
Off-Street Parking:	501 stalls	543 (Surface and Underground)

Compliance with the Town Center Zoning and Design Standards:

The concept plan complies with the Town Center Zoning and Design Standards except in the following cases which will require waivers:

Minimum unit size less than 1,000 square feet

The applicant is requesting that 30% of the units be less than 1,000 square feet in order to attract renters who desire more modest square footage. The final size determination of the units will be based on market demand but no unit will be less than 800 square feet. The city has approved a similar ratio for all three apartment projects in the Town Center. Staff is supportive of the waiver to the minimum size requirement.

Maximum 10 foot front yard setback and 70% building frontage requirement

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The code requires that 70% of the lot frontage to be occupied by a building with a setback no greater than 10 feet. Roughly 20 percent of the lot is occupied by buildings at the 10 foot setback. The primary reason for lack of compliance with the code standard is due the existing grade change along Mequon Road and the preservation of the existing structures. Over half of the frontage along the road is below grade and obscured by a retaining wall. The applicant is also intending to reuse the existing portion of the Ross Wells building and the large and small public works buildings. The two public works buildings are currently located 40 and 80 feet from the front property line. The Council is supportive of the reuse of the existing buildings provided that the open space along the entire street frontage from the railroad tracks to the beginning of the retaining wall becomes activated while also incorporating hardscape or landscaping elements that will enhance the area as public gathering space and create a defined edge between the street and semi-public realm.

If it not feasible to use the existing Ross Wells building or large public works building, a PUD amendment is required and the zoning district requires compliance with the 70 percent standard.

The townhouses are shown setback approximately 25 feet from Buntrock Avenue. The increased setback is meant to preserve a number of specimen trees along Buntrock Avenue. It was also in response to a number of residents who attended the neighborhood meeting and live along Buntrock Avenue who requested saving as many trees as possible along the street.

Height Requirement-3.5 stories

The code allows, as a conditional use, up to 3.5 stories and a maximum height of 52 feet provided the building is setback an additional 10 feet from the property line. Residential buildings labeled A, B, C are shown to be three stories in height. The TBD building also has the potential to be three stories in height. The Planning Commission will consider, among other things the following factors when determining the appropriate height:

- Access to light and air of surrounding properties.
- Shadowing of residential properties or significant public spaces.
- The scale and character of the surrounding uses.
- Preservation of significant open spaces, water bodies or landmark buildings.

Site Planning Summary:

Staff is supportive of the concept plan in general. Prior to building and site plan approval, staff feels the proposal will need to address the following:

- The internal road shall be treated with streetscaping consistent with the public road streetscaping elements including the use of the TC light fixture, the incorporation of on street parking and the inclusion of street trees.
- Cross walks shall be provided at regular intervals along the interior road and at the entrances into the development.
- Buildings along Mequon Road shall provide pedestrian connections to the public sidewalk.

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- The final design of the pavilions and covered dining areas along Mequon Road shall be more open to the public street without heavy landscaping that limits views to the interior. Architectural features and amenities shall be consistent with the Mequon River Station theme (see attached plan).
- The transition from the site to the railroad right of way needs to be addressed with landscaping, architectural features, etc. along the entire property line to create a consistent theme along the public area of the Interurban Trail.
- On site stalls in front of the proposed Public Market shall be eliminated.

Engineering Report:

James Keegan, Deputy Director of Engineering, has reviewed the application and has the following comments:

Access is provided through two proposed private roadway connections, one onto Mequon Road (STH167) via an access point north of the Industrial Dr. extended, and a second onto N. Buntrock Ave, north of the City of Mequon Public Safety Building. The southern proposed access point will connect to Mequon Road, which is a Connecting Highway portion of STH 167. As this portion of Mequon Road is Connecting Highway, the City of Mequon has jurisdiction over this access point.

The private roadway connection to Buntrock Ave. will be through the northern driveway connection from the City of Mequon Public Safety Building to Buntrock Ave. As the development will share the access roadway and maintenance responsibilities, an Ingress/Egress Easement and Shared Maintenance Agreement will be required. The developer will be responsible for the maintenance, including snow and ice removal, for any new sidewalk constructed within the public right of way (ROW).

The proposed land uses will generate more traffic than the current uses, and thus a Traffic Impact Analysis (TIA) is required for the site. The developer will be responsible for commissioning the TIA, with City of Mequon Engineering Department review and approval of the TIA scope. The site specific TIA shall indicate whether the proposed traffic generation and access configuration will be in accordance with the original Mequon Town Center TIA and recommend improvements if warranted.

The site is located within the City's sewer service area and connection to the public utility is required. As a new development and as a condition of approval, the development must connect to the public water main. There is currently sanitary sewer service and water service available on the site, as sanitary and water mains have been extended onto the property. Public easements and public main extensions will be required. A Water Service Agreement will also be required for each individual development.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a storm water management plan (SWMP). The SWMP must be approved by the City and MMSD. The site plan proposes shared storm water facilities

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for the proposed developments. The proposed shared storm water facility would be on the north portion of the property, to the east of the 11352 Buntrock Ave. property.

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

Staff Recommendation: Planning staff recommends approval of the rezoning recommendation and concept plan subject to the following conditions:

1. Common Council approval of the rezoning and concept plan.
2. Planning Commission approval of conditional use grant and building and site plan for each of the individual buildings.
3. The final site plan shall incorporate the following:
 - The internal road shall be consistent with the public streetscaping elements including the use of the TC light fixture, the incorporation of on street parking and the inclusion of street trees.
 - Cross walks shall be provided at regular intervals along the interior road and at the entrances into the development.
 - Buildings along Mequon Road shall provide pedestrian connections to the public sidewalk.
 - The final design of the plaza areas along Mequon Road shall be more open to the public street without heavy landscaping that limits views to the interior. Architectural features and amenities shall be consistent with the MTC vertical elements and adhere to the Mequon River Station theme (see attached plan).
 - The transition from the site to the railroad right of way needs to be addressed with landscaping, architectural features, etc. along the entire property line.
4. Total number of residential units shall not exceed 165 for Phase 1 and no more than 195 overall.
5. Final building design shall incorporate the following recommendations:
 - The gable ends on the townhouses and the chimneys shall be clad in masonry with a cap treatment.
 - The front façade should include more articulation by projecting the gable ends closer to the street.
 - The fencing adjacent to the townhouses shall be limited to 4.5 feet in height and be treated with landscaping.
 - The east elevation of Building A and the west elevation of Building B and C have too many gables along the roof line.
 - Replace the red brick on Building A and B with an earth tone color.
 - All of the residential buildings should achieve a higher percentage of brick versus siding. Staff feels that at a minimum, there should be 50-60 percent brick or stone.

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- Buildings A, B, and C should include more articulation along the east and west elevations of the building to lessen the scale and massing of the building.
 - The first floor entryways of the multi-family buildings should be enhanced and include additional architectural features.
 - The proposed commercial buildings shall achieve compliance with the fenestration requirements of the Town Center Zoning District.
 - The existing commercial buildings shall incorporate additional windows and other architectural features (awnings, etc.) on all facades with public view. All service type building elements shall be removed (glass block windows, service doors, etc.).
6. The applicant shall conduct a traffic study to determine whether traffic signals at Industrial Drive are warranted.
 7. The TBD building shall begin implementation within 2 years of completion of first phase or the applicant shall return to the Planning Commission and Council for a PUD amendment.
 8. The portions of the site not initially developed shall be seeded and mulched.
 9. All portions of the Mequon Road street frontage not occupied by a building wall shall contain very significant and active amenities along the public sidewalk that will bridge the gap between the structures, create a defined edge between the street and semi- public area and help screen the interior parking.
 10. No more than 30 percent of the residential units shall be less than 1,000 square feet provided that no unit will be less than 800 square feet.
 11. The development must connect to the City of Mequon public sanitary sewer system.
 12. Sewer connection fees and necessary plan development for sewer is subject to the review and approval of the Engineering Department.
 13. The development must connect to the City of Mequon Water Utility for water service.
 14. Water connection fees and necessary plan development for water is subject to the review and approval of the Engineering Department.
 15. Grading, drainage, erosion control, storm water management and other engineering plans are subject to Engineering Department review and approval.
 16. Street lighting, if proposed, is subject to the approval of the Planning Commission.
 17. Any substantial change to the general concept plan illustrated as full build-out in the attached exhibit shall require appropriate amendments to this approval.
 18. An access agreement is required to allow ingress/egress through the City owned property.
 19. Common Council approval of the Development Agreement.
 20. Connection to public water and sanitary sewer. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer and water main from the various regulatory agencies. This will require public main extensions and easements.
 21. The private roadway will require an Ingress/Egress Easement and Shared Maintenance Agreement between all benefiting parties.
 22. Engineering Department review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans along with the shared storm water management plan in conformance to City ordinances and the

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- Standard Specifications for Land Development.
23. Approval of a shared storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
 24. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
 25. Execution of a Water Service Agreement between the applicant and the Water Utility, subject to applicable fees. The mainline water main shall meet Water Utility standards for ISO recommended fire flows.
 26. City of Mequon right-of-way permit for any utility or construction within the right-of-way.
 27. Any existing legal documents for the site shall be amended or vacated as appropriate to reflect changes in property ownership and maintenance requirements.
 28. The developer is responsible for commissioning a TIA, with City of Mequon Engineering Department review and approval of the TIA scope.
 29. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Prepared By: _____

Neighborhood Open House Report



Site plans and sample boards with various architectural renderings were displayed. Attendees had the opportunity to place sticky notes with comments directly on the boards as well as filling out a comment card with suggestions.

Kim Tolefson Director of Community Development, Cindy Shaffer Owner of Shaffer Development, Kate Bartlet Architect Engberg Anderson and Connie Pukaite, District Alderman were present to answer questions and listen to comments.

Of the thirty people who attended our meeting, most expressed concerns for public safety, lighting, traffic and parking. Some attendees wanted to see lots of retail space—specifically, the inclusion of health-food restaurants. In regard to design, attendees expressed that they would like the development to blend in with the surrounding area, incorporating traditional architecture.

Comment Card Suggestions:

“Street light at Cedarburg and Division”

“Traffic lights on Industrial Rd. and Mequon Rd”

“Sidewalks on Buntrock.”

“Biggest concern parking!”

“My concern is for the safety of foot traffic on Division”

“Open job opportunities to local residents first, since they will have the most vested interest in its success.”

“Retail: something unique such as Mediterranean food which will will attract people to the idea of healthy good living.”

“Traffic lights on Industrial and Mequon”

“Traffic lights at intersection”

“Fits in w/ neighborhood”

“Parking and retail”

“Safe pedestrian traffic on Division”

“Vegetative screening thru-out”

“traffic light more.”

“more traditional”

“road system w/in res.”

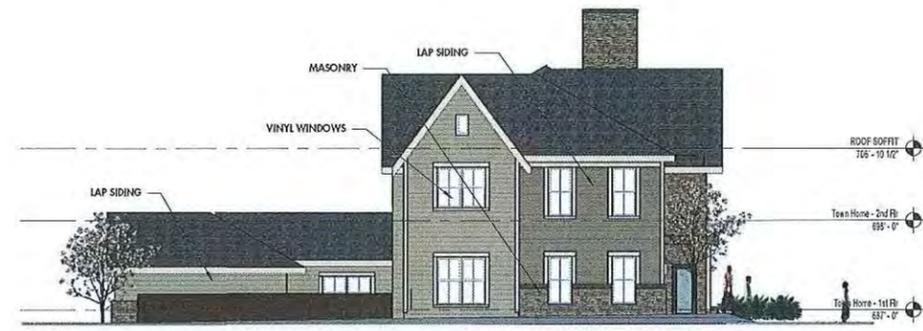
“don’t like white”

“Plenty of ginger-bread”

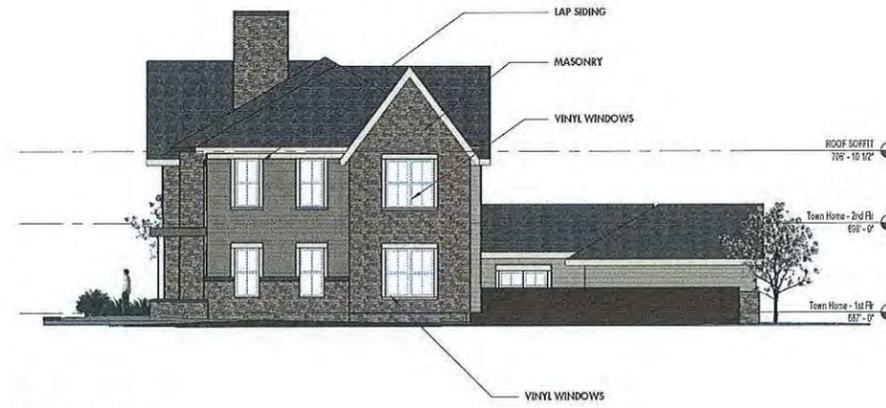
“Front porches project into front”

Attendees:

Tom Zabjek	11845 Sandhill Cir.	thz@lakesidedevelopment.com	414-254-5452
Bob Balh	6836 W. Mequon Rd.	robert3balh@aol.com	414-573-1147
Paul & Lora Reinholz	11264 N. River Birch Dr.	lorar@twc.com	262-617-4868
Erika Janik	6614 W. Mequon Rd.	ejanik@deloitte.com	262-365-3942
Tyler & Melody Hicks	3608 W. Normandy Ct.	-----	239-246-3400
Dick Widmer	1236 N. Cedarburg Rd.	-----	262-242-9236
Danielle Oberndorfer	323 Washington Ct.	danielleo@dermonds.com	262-853-3018
Jim Glassfond	715 Oak Ridge Dr.	jimglassford@frommfamily.com	920-254-1794
Ken Hosale	11019 N. Wauwatosa Rd.	-----	262-242-2306
Tom Anderson	11005 N. Elder Tree Ct.	clareander@yahoo.com	262-242-5768
Connie Meyer	11305 N. Buntrock Ave.	csmeyer2003@yahoo.com	414-254-0023
John Pipkorn	12600 N. Granville Rd.	j_agrarlan@yahoo.com	262-343-5001
Scott Humber	1500 W. Market St.	scott@lakesidedevelopment.com	262-292-2308
Jerry Phillips	6504 W. Aspen Tree Ct.	ggphillips01@gmail.com	262-242-6884
Mary & Mark Cherwin	11251 N. Buntrock Ave.	mary.cherwin@gmail.com	262-242-9373
Sue Domencich	11351 N. Buntrock Ave.	-----	414-588-1672
Tom Nieman	8148 W. Bonniwell Rd.	tom.nieman@frommfmaily.com	-----
Alan H. Siggelkow	204 Division St.	ahsiggelkow@gmail.com	262-242-2752
John Graham	11501 N. Port Washington Rd.	jgaraham@advisorsre.com	262-938-4405
James Marshall	6329 W. Mequon Rd.	jfmarshall@spectruminvestor.com	262-238-4010
Jim & Sandy Siebers	11430 N. Buntrock	assessor@wi.rr.com	262-623-0656
Carole Stuckert	229 S. Orchard St.	czstuckert@gmail.com	262-242-5834



North Elevation



South Elevation



West Elevation



East Elevation



A - North Elevation



A - East Elevation



A - South Elevation



A - West Elevation



B - North Elevation



B - East Elevation



B - South Elevation



B - West Elevation



2 C - North Elevation
SCALE: 1" = 10'-0"



1 C - East Elevation
SCALE: 1" = 10'-0"



2 C - South Elevation
SCALE: 1" = 10'-0"



1 C - West Elevation
SCALE: 1" = 10'-0"



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

www.ci.mequon.wi.us

Office of Community Development

TO: Common Council
FROM: Kim Tollefson, Director of Community Development
DATE: September 13, 2016
SUBJECT: An Ordinance Amending Chapter 58 to Re-Zone the Property Located at 10702 Freistadt Road from B-1 (Neighborhood Commercial) to R-4 (Suburban Residential) and the Land Use Plan from Neighborhood Commercial to Residential 1 - 1.5 Acres

Background

The applicant is requesting to re-zone the property located at 10702 Freistadt Road. The owners are pursuing a rezoning from B-1 (Neighborhood Commercial) to R-4 (3/4 acre Suburban Residential) and a Land Use Plan Map change from Neighborhood Commercial to Residential 1 - 1.5 acres.

Rezoning

The intent of the rezoning is to allow continued use of the structure as a residential use without the limitations associated with non-conforming structures. Per Section 58-63, a non-conforming use of a structure is limited to repairs and alterations not to exceed 50% of the local fair market value of the structure. The owner would like to restore a home constructed in 1875 with modern-day features and complete a renovation that includes both interior and exterior improvements.

Fiscal Note

Although a specific value for the renovations is not available at this time, it is likely that the proposed changes will result in an increase in assessed value.

Planning Commission Recommendation

The Planning Commission recommendation is forthcoming on September 12, 2016.

Attachments:

Applicant Narrative (PDF)
 Zoning Map (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2016-1478

An Ordinance Amending Chapter 58 to Re-Zone the Property Located at 10702 Freistadt Road from B-1 (Neighborhood Commercial) to R-4 (Suburban Residential) and the Land Use Plan from Neighborhood Commercial to Residential 1 - 1.5 Acres

SECTION I:

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

SECTION II:

The Planning Commission of the City of Mequon, by majority vote of the Commission on September 12, 2016, has recommended approval of a Land Use Plan Map amendment to designate the property illustrated in Exhibit A as “Residential 1-1.5 acres”.

SECTION III:

The City of Mequon Common Council has held a public hearing on this proposed Land Use Plan amendment at their October 11, 2016, meeting in accordance with section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION IV:

The City of Mequon Common Council, by enactment of this ordinance, formally approves and adopts the Land Use Plan amendment illustrated in Exhibit A, pursuant to section 66.001(4)(c) of the Wisconsin Statutes.

SECTION V:

Following recommendation of the Planning Commission on the 12th day of September, 2016, and after due notice and hearing by the Common Council of the City of Mequon on the 11th day of October, 2016, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of certain properties, as described and illustrated in Exhibit A, to R-4.

SECTION VI:

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

SECTION VII:

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

Approved by: Dan Abendroth, Mayor

Date Approved: September 13, 2016

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on September 13, 2016.

Caroline Fochs, City Clerk

Published: _____

City of Mequon Planning Commission
11333 N. Cedarburg Rd 60W
Mequon, Wisconsin 53092

To whom this may concern:

The home at 10702 W. Freistadt Road has been part of downtown Freistadt since 1875. I am looking to restore it to its original beauty with modern day conveniences. As it stands, I am unable to complete the necessary improvements as it is presently zoned business. My request is for the property to be rezoned residential, enabling the proper restoration. I have been restoring properties for twenty-five years and hold a State of Wisconsin Contractor's License. I feel that given the opportunity, I am capable of restoring this piece of history to its original beauty which will reflect favorably on the downtown Freistadt community.

My family and I reside two blocks from the home and know the area to be quiet and charming.

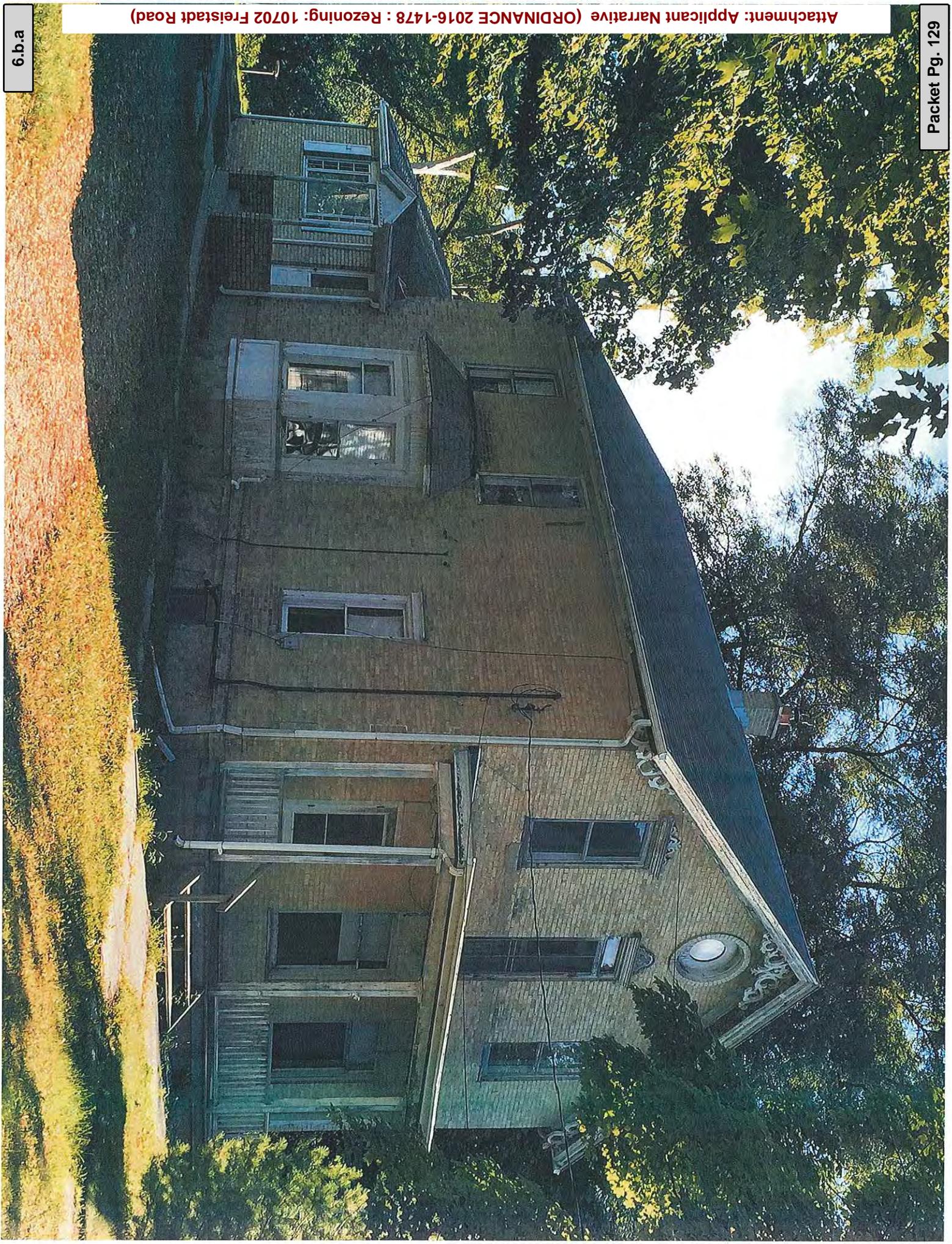
My vision for this home would be to completely renovate the inside and outside; fresh wood, a new roof, fresh paint, refinish all of the cabinets, walls, floors, add trim work, adding a bathroom to the second floor. I would also like to replace the current garage, which is beyond repair, with a new garage. Replacement of the current gravel driveway with an asphalt drive would also be part of the upgrade. Currently, the home has no mound system and utilizes two holding tanks. I would like to add a more desirable mound system.

I believe the above listed improvements would make this home a wonderful place for someone to raise their family. Thank you for your time and consideration with regard to this request, I look forward to hearing from you with any questions or concerns.

Best Regards,

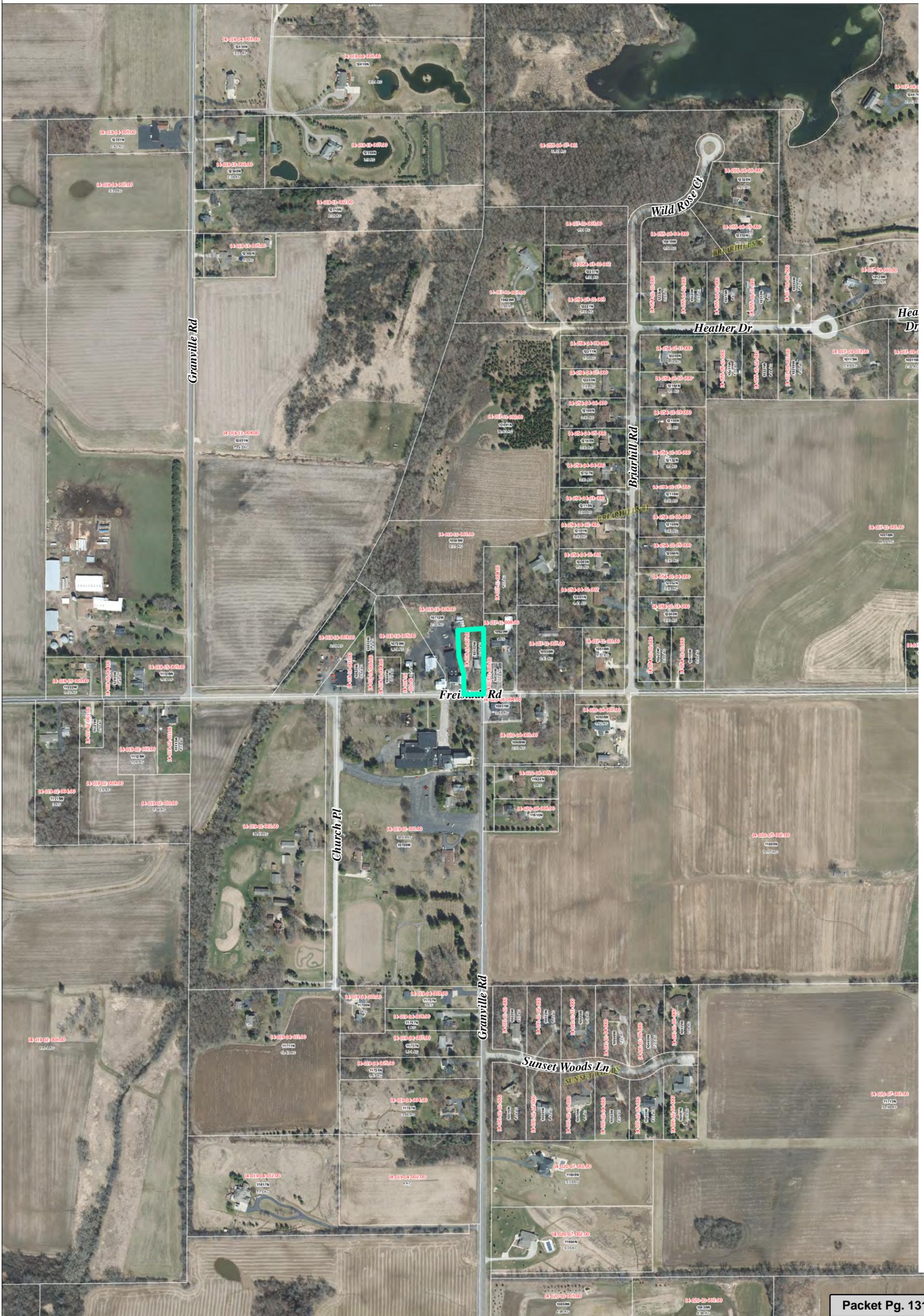


Vito J. Sorce





Vito Sorce for Select Property Group, LLC



Attachment: Zoning Map (ORDINANCE 2016-1478 : Rezoning: 10702 Freistadt Road)



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2934
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Engineering

TO: Common Council
FROM: Kristen Lundeen, Director of Public Works/City Engineer
DATE: September 13, 2016
SUBJECT: Resolution Authorizing a Change Order to the 2016 Road Improvements Contract with Payne & Dolan, Inc., Jackson, WI, in the Amount of \$323,973

Background

The failure of the City's sealcoating projects on seven (7) roads in 2015 is documented in the attached memo. Based upon that update, at the August Public Works Committee meeting, the Committee authorized staff to generate a change order for an overlay on the roads affected by the failed sealcoat. Accordingly, the corresponding change order is before the Public Works Committee and Common Council for approval.

The change order includes the work associated with paving a 1 3/4" asphalt overlay on those roads associated with the 2015 sealcoating projects. As outlined in the memo, this is the most effective treatment that will prolong the life of the pavement.

Analysis

Please see the attached memo for the original outline of the options for the project. As stated, the asphalt prices in the 2016 Road Program are the lowest bid by the City in 10 years, and the overlay provides the best option to address the failed sealcoat, rideability of the road surface, and impact on the life cycle of the asphalt.

The options were analyzed in terms of longevity of the proposed repair, construction impact, and cost. Given that the City received very favorable bid prices for asphalt in 2016 and that the condition of the pavement was such that the roadway would have required an overlay in the coming years, Option 2, which is a 1-3/4" asphalt overlay, was identified by staff and the Public Works Committee as the solution to be installed on the surface of the seven roads that were seal coated in 2015. The asphalt overlay can be applied directly onto the failed seal coat and will immediately improve the pavement surface and ride quality. The asphalt overlay will strengthen the pavement structural section and prolong the life of the roadway. Given the current schedule of the 2016 Road Improvements contract, the paving work can be completed within weeks of the issuance of a change order.

Fiscal Impact

The 2015 seal coat project's total cost was \$115,107.30. The City holds both a maintenance bond and a performance bond with Scott Construction that total \$179,442.65. The City Attorney has been engaged throughout the remedial action process and is currently in negotiations with the contractor for financial restitution that could include remediation costs in addition to the original contract value and the City's ability to pull the contractor's bonds. The City Attorney provided the contractor with the amount of the change order, and in addition with the labor and materials cost of City crews to complete the shouldering.

The City is currently within the second year of a three year \$5.1M borrowing for the road program. In 2016, the City of Mequon received the lowest bid price for hot mix asphalt since 2010 and the second lowest price in the past 10 years. Due to the low asphalt prices, the 2016 road program came in \$200,000 below the engineer's estimated construction cost. These funds can either be used in the 2016 or 2017 road program.

In addition, the City received notice of the final billing from the City of Milwaukee for the County Line Road project. Once the final bill is paid, the account will carry a balance of \$477,023.39. Those funds can then be transferred into the City's annual road program account to cover any gap between the financial restitution from the sealcoating contractor and the final cost of the proposed change order and associated shouldering work.

Recommendation

It is staff's recommendation that the Public Works Committee favorably endorse and the Common Council approve the attached Change Order No. 2 to the 2016 Road Improvements contract with Payne & Dolan, Inc., Jackson, Wisconsin, for \$323,973.

Attachments:

Aug PW Sealcoat Memo (PDF)

Draft Change Order 2 (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 3399

Resolution Authorizing a Change Order to the 2016 Road Improvements Contract with Payne & Dolan, Inc., Jackson, WI, in the Amount of \$323,973

WHEREAS, the City of Mequon budgeted and borrowed for the 2015, 2016 and 2017 Annual Road Improvements projects; and

WHEREAS, the Public Works Committee and Common Council of the City of Mequon at their respective meetings on May 10, 2016 agreed with the staff recommendations for to award the contract for the 2016 Road Improvements Contract to Payne & Dolan, Inc. in the amount of \$962,170; and

WHEREAS, the bid pricing for the asphalt included in the 2016 Road Improvements Contract was significantly less than the bid pricing received for the same program over the past 10 years and resulted in a contract amount significantly less than staff estimates; and

WHEREAS, the Public Works Committee at its August 10, 2016 meeting directed staff to pursue a change order to the 2016 Road Improvements Contract to add an overlay to the roads affected by the failure of the 2015 Sealcoating project; and

WHEREAS, the attached Change Order No. 2 adds the additional lane miles of road.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Mequon that the above change order to the 2016 Road Improvements Contract, as recommended by the Public Works Committee, be accepted and that the proper City officials be authorized to sign the appropriate contract amendment documents.

Adequate funds for this contract are available from the following sources:

Capital Project - 0410, Project: Local Road Program - 10001

Approved by: Dan Abendroth, Mayor

Date Approved: September 13, 2016

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on September 13, 2016.

Caroline Fochs, City Clerk



TO: Public Works Committee
FROM: James Keegan, Deputy Director of Engineering
DATE: August 10, 2016
SUBJECT: 2015 Seal Coating Project Update

Background

The 2015 Road Improvement Program included seal coating on City roadways as a maintenance treatment to prolong the roadway life cycle. The contract was awarded to the contractor that submitted the lowest bid, Scott Construction, at the Common Council meeting on June 9th. The work commenced on Thursday, September 17th and was completed on Friday, September 18th. Shortly after completion, staff received a number of resident complaints regarding dust, loose aggregate and rough surface as a result of the treatment. At the request of an alderman who was also receiving a number of complaints, the topic of sealcoating was discussed at the October 2015 and March 2016 Public Works Committee meetings.

Over the winter months, the seal coated roadway surfaces deteriorated and did not perform in a manner that is typical of a properly seal coated roadway. The roadway cover aggregate became loose after regular plowing events and prompted the Engineering Department to issue a "Notice of Defect" to the contractor on Wednesday February 3rd, requiring them to remove the access cover aggregate by sweeping. Sweeping occurred on Thursday February 18th and again on Friday February 26th, 2016.

The deterioration continued through the spring months and the City followed up with a formal "Notice of Defect" on April 21st for the loss of cover aggregate and required that a remedial action plan be submitted by May 16th. Scott Construction submitted a remedial action plan to the City on May 16th that proposed a boiler slag seal coat, which is a process that the City no longer uses due loose aggregate issues experienced in the past. The remedial action plan was rejected by City staff on May 27th and an alternative remedial action plan was required. Scott Construction then proposed a micro-surface treatment over the failed sealcoat, which was rejected, as it did not address the adherence issues at the interface with the underlying failed seal coat and is a roadway treatment that has never been used in Mequon. As the deadline for repairs was fast approaching, the City required that future remedial action plans from Scott Construction address financial restitution for the failed seal coat project.

In all correspondence with the contractor (attached) the contractor was notified of a July 15th deadline to complete the repair of the failed seal coat. Scott submitted their latest remedial action plan on July 22nd, which was past the July 15th deadline, and which also did not address the adherence issues at the interface with the failed seal coat.

Analysis

City staff has analyzed all available options for repairing the surface condition of the seal coated roadways. There is, on average, 4-5 inches of underlying asphalt pavement that was seal coated, and the surface condition rating (SCR) in early 2015 was a 6. Seal coating is a typical treatment for a roadway that is rated an SCR 6, with an asphalt overlay being the typical treatment for an SCR 5. During our analysis, we have broken out the seal coated roadways into two separate groups, subdivision roads and main roads, as the overall condition and pavement structures differ between the two groups. Attached is a table that includes the four feasible options for the seal coated roadways with the anticipated financial impacts and results.

Fiscal Impact:

The 2015 seal coat project's total cost was \$115,107.30. The City holds both a maintenance bond and a performance bond with Scott Construction that total \$179,442.65. The City Attorney has been engaged throughout the remedial action process and has written a letter to the contractor informing them of the City's position in terms of the required financial restitution that could include the remediation costs in addition to the original contract value and the City's ability to pull the contractor's bonds.

The City is currently within the second year of a three year \$5.1M borrowing for the road program. In 2016, the City of Mequon received the lowest bid price for hot mix asphalt (HMA) since 2010 and the second lowest price in the past 10 years. Due to the low asphalt prices, the 2016 road program came in \$200,000 below the engineer's estimated construction cost. These funds could either be used in the 2016 or 2017 road program.

Recommendation

Staff has analyzed the available options for repairing the roadway surfaces that were impacted by the 2015 Seal Coat project. Options were analyzed in terms of longevity of the proposed repair, construction impact, and cost. Given that the City received very favorable bid prices for HMA in 2016 and that the condition of the pavement was such that the roadway would have required an overlay in the coming years, it is staff's recommendation that Option 2, which is a 1-3/4" asphalt overlay be installed on the surface of the failed seal coated roadways. The HMA overlay can be applied directly onto the failed seal coat and will immediately improve the pavement surface and ride quality. The asphalt overlay will strengthen the pavement structural section and will prolong the life of the roadway. Given the current schedule of the 2016 Road Improvements contract, the paving work could be completed within weeks of the issuance of a work order. The other options, although feasible, will not provide the long term pavement surface improvements and may require a future asphalt overlay at an escalated cost.

Staff will continue to pursue financial restitution with the contractor, Scott Construction. Any amount of funding that would be recaptured through a financial settlement that may include the remediation costs in addition to the original contract value or through pulling the contractor's performance or maintenance bonds will be returned into the road program account for future projects.

Attachments:

Option Descriptions (PDF)

7 22 16 Proposal - Scott Construction (PDF)

			ESTIMATED FINANCIAL IMPACT	RESULT
<p>OPTION 1</p>	<p>SUBDIVISION ROADS: Lakewood Drive, Northwood Lane, Hemlock Lane, Bonness Lane, Shady Lane, Birchwood Lane</p>	<p>MAIN ROADS: Donges Bay Road (River Road - Port Washington Road)</p>	<p>The city would continue to pursue financial restitution from Scott Construction to remediate the failed seal coat contract. The 2015 seal coat contract value is \$115,107.30 and the performance and maintenance bonds equate to \$179,443. This money would be returned into the road program account for future work.</p>	<p>Pavement will continue to deteriorate. Aggregate will likely become loose during winter plowing. Poor ride surface will remain.</p>
<p>OPTION 2</p>	<p>Asphalt Overlay (1-3/4")</p>	<p>Asphalt Overlay (1-3/4")</p>	<p>The estimated cost for a 1-3/4" overlay on all roads that were seal coated in 2015 is \$344,483. This cost would be offset by a financial settlement or bond refund from the 2015 Seal Coat project. The amount of refund is unknown at this time. The 2015 Seal Coat contract value is \$115,107.30 and the performance and maintenance bonds equate to \$179,443. Low 2016 asphalt prices will be taken advantage of.</p>	<p>Asphalt ride surface will be vastly improved. Pavement SCR rating will return to a 9. Pavement life will be preserved for 10-20 years.</p>
<p>OPTION 3</p>	<p>Accept Scott Construction's most recent proposal (Attached). Install ONYX to Shady Ln, Hemlock Ln, Birchwood Ln, Northwood Ln, Bonness Ln, and Lakewood Ln. Apply Micro Surfacing to cul-de-sac's (Shady Ln, Birchwood Ln, Lakewood Ln.)</p>	<p>Accept Scott Construction's most recent proposal (Attached). Either a re-seal of Donges bay Road with pre-coated aggregates with Hot Asphaltic cement or Seal coat using the original method with a subsequent fog seal. The method is at the City's discretion.</p>	<p>No Cost.</p>	<p>Subdivision Roads: 2-year warranty will be preserved. Residents on cul-de-sac's will endure two paving processes. New procedure to Mequon. Potential for failure with underlying failed seal coat.</p> <p>Main Roads: 2-year warranty will be preserved. Potential for failure with underlying failed seal coat.</p>
<p>OPTION 4</p>	<p>Asphalt Overlay (1-3/4") **On Subdivision Roads Only**</p>	<p>Remove failed seal coat by milling and install thin asphalt overlay (3/4") **On Donges Bay Road Only**</p>	<p>The estimated cost for a 1-3/4" overlay on the subdivision roadways and milling and repaving Donges Bay Road with a 3/4" overlay is \$310,761. This cost would be offset by a financial settlement or bond refund from the 2015 Seal Coat project. The amount of refund is unknown at this time. The 2015 Seal Coat contract value is \$115,107.30 and the performance and maintenance bonds equate to \$179,443.</p>	<p>Ride surface will improve. Unknown life cycle as the process is not widely used within the SE region of Wisconsin. Pavement SCR rating will return to a 9. Pavement life will be preserved for 10-20 years for subdivision roads.</p>

Recommended Option

SCOTT

CONSTRUCTION, INC.

Received July 22nd, 2016

7.a.a

ASPHALT SURFACING SINCE 1926

ROADS • STREETS • HIGHWAYS • DRIVEWAYS • PARKING LOTS
 www.scottconstruct.com Ph. 608-254-2555 In WI: 800-843-1556 Fax: 608-254-2249
 560 MUNROE AVE., P.O. BOX 340 LAKE DELTON, WI 53940
 "An Equal Opportunity Employer."

Submitted To:	Contact:	Proposal/Date:
CITY OF MEQUON	C/O TIMOTHY WEYKER	
OZAUKEE COUNTY		S046Q520
11333 NORTH CEDARBURG ROAD	- -	5/16/2016
MEQUON, WI 53092	prevailing wage determination number:	None Provided

Scott Construction, Inc. will repair those streets done in 2015 as proposed below, at no cost to you. We need to get a notice to proceed as soon as possible so that the work can be completed before we run out of time in the sealing season. A Pre-Construction meeting will be required to inform the City of Mequon of the application process and what will be required to make as little disruption as possible to the traveling public.

Scott Construction, Inc. will reseal Donges Bay Rd using the method of your choice.

- 1.) Seal Coat using precoated aggregates with Hot Asphaltic cement. Sweeping will be completed the next day.
- 2.) Seal Coat using the method that was done originally. A fog seal will be applied shortly after the sweeping is completed.

Apply Onyx to the following streets:

- Shady Ln
- Hemlock Ln
- Birchwood Ln
- Northwood Ln
- Bonnes Ln
- Lakewood Ln

Meigs Asphalt, LLC will be Sub-Contracted by Scott Construction, Inc. to do the Onyx surface treatment.

Apply Micro Surfacing to following Cul du sacs:

- N. Lakewood Drive (South end)
- N. Birchwood Ln (North and South ends)
- Shady Ln (North end)

Struck & Erwin Paving, Inc. will be Sub-Contracted by Scott Construction, Inc. to do the Micro-Surface treatment.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Customer Signature(s): _____

SCI Representative Signature: Donald Bade Donald Bade

Packet Pg. 29

Attachment: Aug PW Sealcoat Memo (RESOLUTION 3399 : Authorizing a Change Order to the 2016 Road Improvements Contract to Payne & ...

ADDITIONAL AGREEMENT PROVISIONS
GENERAL TERMS

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation and General Liability Insurance.

NOTICE OF LIEN RIGHTS

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIAL FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

DELIQUENCY CHARGE

Payment is due and payable upon completion of work. IF OWNER/PURCHASER defaults on the payment required, OWNER/PURCHASER will be liable for all costs of collection, including reasonable attorneys' fees, and a delinquency charge on the balance at the maximum rates allowed by law. If OWNER/PURCHASER is an organization as defined by the Wis. Statute. Section 421.301 (28), the delinquency Charge rate shall be 1.5% per month (18%APR) plus all costs of collection, including reasonable attorneys' fees. CONTRACTOR retains title to all merchandise covered by the Agreement until full payment is received according to the above terms of sale. The reference to attorney fees is inapplicable if this is a consumer transaction.

INDIVIDUAL LIABILITY

The undersigned OWNER/PURCHASER or agent of OWNER/PURCHASER agrees to be individually liable for all the terms of the Agreement, regardless of whether he or she signs individually or as an agent for any other individual, partnership or corporation.

If this proposal indicates prevailing wage rates are not incorporated and in the event Scott Construction is awarded this project based on this proposal and it is later determined that Prevailing Wage Rates apply to this project, the owner agrees to pay Scott Construction any difference between the wage rate applied by Scott Construction in preparing this proposal and the actual Prevailing Wage Rate imposed in accordance with Wisconsin's Prevailing Wage Rate Law, Section 66.0903 of the Wisconsin Statutes.

SCOTT
CONSTRUCTION, INC.

ASPHALT SURFACING SINCE 1926

Don Bade
Regional Manager
dbade@scottconstruct.com

Main Office	Local:	608-254-2555
	Fax:	608-254-2249
	Toll Free WI only:	800-843-1556
Cell		262-388-1271

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Mequon, WI 53092-1930
Phone (262) 236-2932
Fax (262) 242-9655

www.ci.mequon.wi.us

ENGINEERING/PUBLIC WORKS

CHANGE ORDER No. 2

Project: 2016 Road Improvements

Date Issued: 9/14/16

Owner: City of Mequon

Project No. 3098-16

Contractor: Payne & Dolan, Inc.

Contract for: Project includes 5 miles of pavement pulverizing, grading and compacting, asphalt paving both lower and upper layers, and shouldering; and 0.25 miles of asphalt paving wedge & overlay and shouldering. The work included on Green Bay Road from Lake Bluff Road (border with the Village of Thiensville) to Highland Road is included in the Wisconsin Department of Transportation's Local Road Improvement Program (LRIP) in the "Municipal Street Improvement" (MSI) program category.

You are directed to make the following changes in the Contract Documents:

Description:

Increase Item 4 - HMA Pavement (5 MT 58-28 S) @ \$50.00/Ton 3,569 Ton \$178,450.00
Increase Item 6 - HMA Pavement (5 LT 58-28 S) @ \$52.14/Ton 2,791 Ton \$145,522.74

Purpose of Change Order: The purpose of this change order is to add 1 ¾" HMA pavement overlays to the streets summarized below:

Item 4 - HMA Pavement - Upper Layer (5 MT 58-28 S)									
STREET NAME	FROM	TO	C/L Length (mi.)	General Paving Width(ft.)	Paving Area (S.Y.)	Paving Thickness (inches)	Driveways		Asphalt
							Asph.	Conc.	(Tons)
Donges Bay Road	River Road	Range Line Road	1.00	28.0	16427	1.75	14		1,677
Donges Bay Road	Range Line Road	Grasslyn Road	0.50	30.0	8807	1.75	5		894
Donges Bay Road	Grasslyn Road	Port Washington Road	0.50	34.0	9652	1.75	14		997
			2.00						3,569
								Total	
Item 6 - HMA Pavement - Upper Layer (5 LT 58-28 S)									
SUBDIVISION									
STREET NAME	FROM	TO	C/L Length (mi.)	General Paving Width(ft.)	Paving Area (S.Y.)	Paving Thickness (inches)	Driveways		Asphalt
							Asph.	Conc.	(Tons)
Wildwood Acres									
Shady Lane	Lake Shore Drive	Cul-de-sac	0.25	22.0	3731	1.75	11		397
Hemlock Lane	Lake Shore Drive	Birchwood Drive	0.25	22.0	3270	1.75	4		336
Birchwood Lane	North Cul-de-sac	South Cul-de-sac	0.60	22.0	8727	1.75	23		922
Michigan Lake Shore Acres & Mequon Bay Estates									
Northwood Lane	Bonniwell Road	Bonness lane	0.25	21.5	3141	1.75	2		319
Bonness Lane	Northwood Lane	Lakewood Drive	0.13	18.0	1571	1.75	1		160
Lakewood Drive	Bonniwell Road	Cul-de-sac	0.44	22.0	6146	1.75	20		657
			1.92						2,791
								Total	

Attachment: Draft Change Order 2 (RESOLUTION 3399 : Authorizing a Change Order to the 2016 Road Improvements Contract to Payne &

1. Original contract price:	\$ <u>962,169.72</u>
2. Previous net Change Orders:	\$ <u>5,523.24</u>
3. Contract price prior to this Change Order:	\$ <u>967,692.96</u>
4. Net (increase) (decrease) of this Change Order:	\$ <u>323,972.74</u>
5. Contract price with all approved Change Orders:	\$ <u>1,291,665.70</u>

Recommend and Approved:

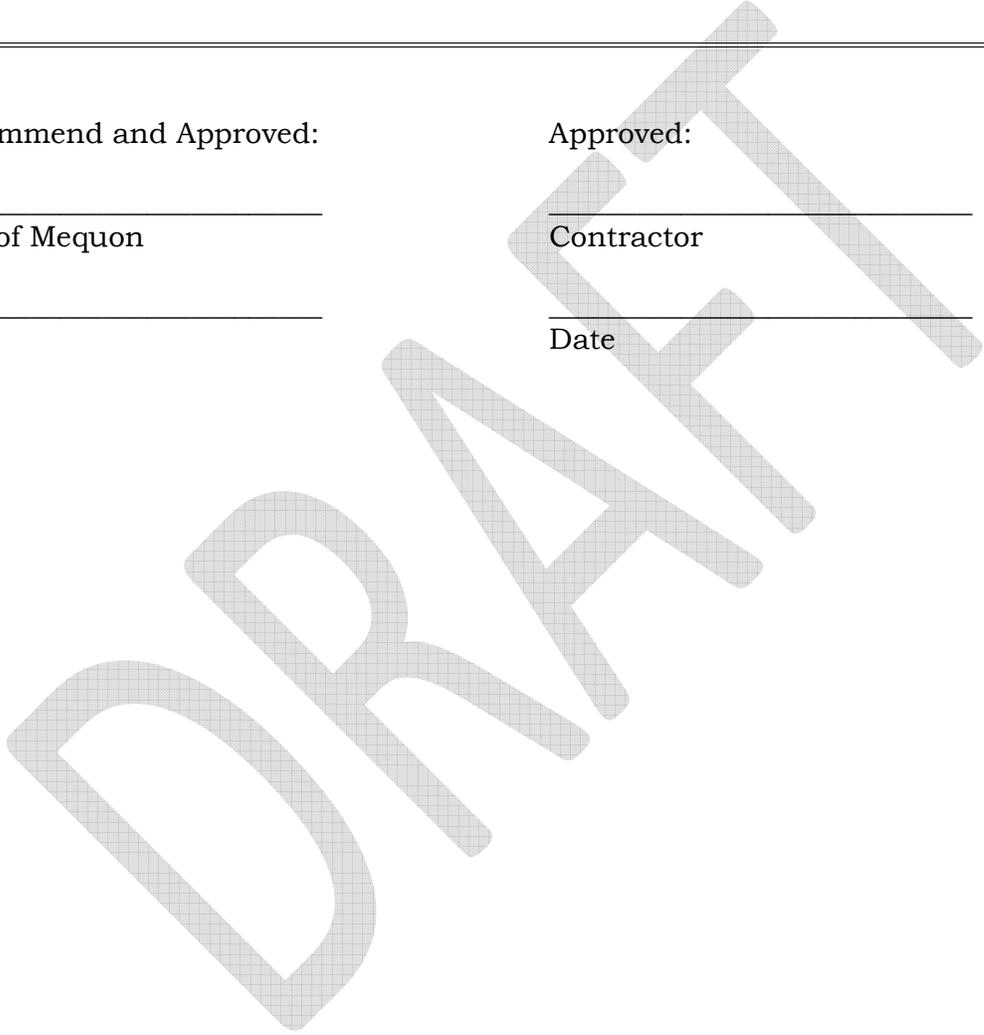
Approved:

City of Mequon

Contractor

Date

Date





11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2934
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Engineering

TO: Common Council
FROM: Kristen Lundeen, Director of Public Works/City Engineer
DATE: September 13, 2016
SUBJECT: A Resolution Approving the Award of a Contract for the Replacement of a Generator and Installation of the Back-up Plug for a Portable Emergency System to Frank Gillitzer Electric, Mequon, WI in the Amount of \$49,406

Background

The current generator at the Public Safety Building was installed in 1986 and is a natural gas powered 45kva Onan. The generator is original to the building and the model is no longer supported by the manufacturer. In the event of a power outage, the generator is the only source of backup power to the facility. Power to the facility is critical to maintaining public safety operations for both the Police Department and the Fire Department in this location. The current configuration has no capacity to receive a temporary generator to provide power if the current generator fails. The current generator had a water pump failure on July 14, 2016, which put the facility at risk of being without a backup power source.

Analysis

The existing generator is located inside of the building, directly outside of the emergency command area. City staff and all of the bidders recommend that the replacement generator be installed outside of the current facility. Exterior installation resolves building code issues with the existing, internal configuration, addresses noise issues created when the internal generator is in use, and allows the generator to run on an alternate fuel source. The current generator is served by natural gas, which is generally one of the first disruptions of service in a catastrophic event. The existing enclosure also has space constraints that limit the size of the replacement generator that may be installed.

At a minimum, staff recommends replacement of the current generator with a new generator, associated transfer switch and weather proof enclosure. In addition, staff requests that the contract award include the installation of a connection that would allow staff to plug in a portable generator should the new generator ever fail. This would allow staff to have the building back in service in a matter of minutes.

Bids were requested from five companies. Three companies submitted bids for the project. Please see the bid summary below.

Bidder	Generator Only	Backup Plug	Total
Ken Nix and Associates			\$91,954.00
Pieper Power	\$45,418.75		
Frank Gillitzer Electric	\$37,546.00	\$11,860.00	\$49,406.00

Fiscal Impact

The lowest bidder, Frank Gillitzer Electric Co., provided a bid of \$37,546 for the installation of an external generator. In addition, the bid for the backup plug for emergency operations is not to exceed \$11,860. If awarded, staff will work with Frank Gillitzer Electric Co., LTD to reduce the cost of the backup plug installation through the use of reconditioned equipment.

The existing capital account for general building repairs carries a balance of \$45,389. If both the installation of the replacement generator and the installation of the backup plug are approved, the funding gap would be paid through fund balance, or paid with FY2017 capital funds.

Recommendation

It is staff's recommendation that the Public Works Committee favorably endorse and the Common Council approve Resolution 3400, which authorizes staff to execute contracts with Frank Gillitzer Electric Co. for replacement of the on-site generator for \$37,546 and to install a portable emergency system in the amount of \$11,860.

Attachments:

Frank Gillitzer Bid (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 3400

A Resolution Approving the Award of a Contract for the Replacement of a Generator and Installation of the Back-up Plug for a Portable Emergency System to Frank Gillitzer Electric, Mequon, WI in the Amount of \$49,406

WHEREAS, the existing generator at the Public Safety Building is 30 years old and is no longer supported by the manufacturer; and

WHEREAS, the generator provides an emergency power source to the Public Safety Building in case of a power outage; and

WHEREAS, power is critical to the operations of the facility and of the Police and Fire Departments; and

WHEREAS, City staff has received and evaluated bids for the replacement of the on-site generator; and

WHEREAS, City staff recommends that the replacement of the on-site generator for \$37,546 be awarded to Frank Gillitzer Electric of Mequon; and

WHEREAS, City staff also recommends that the installation include a portable emergency system as a back up for automatic emergency system in the form of a back up plug at a cost not-to-exceed \$11,860; and

WHEREAS, the Public Works Committee at its meeting on September 13, 2016 endorsed staff's recommendations,

NOW THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Mequon, the Common Council at its meeting on September 13, 2016 approved staff's recommendation and directs staff to execute a contract with Frank Gillitzer Electric, Co. of Mequon, Wisconsin for the installation of a generator in the amount of \$37,546 and to install a portable emergency system in the amount of \$11,860.

Approved by: Dan Abendroth, Mayor

Date Approved: September 13, 2016

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on September 13, 2016.

Caroline Fochs, City Clerk

Frank Gillitzer Electric Co., Ltd.

F G E

12304 West Donges Bay Road
 Mequon, Wisconsin 53097
 (414) 442-1620 Fax (414) 442-1622

August 6, 2016

Proposal #FG16106

City of Mequon
 11333 North Cedarburg Road
 Mequon, Wisconsin 53092

Re: Safety Building
 11300 North Buntrock Ave.
 Mequon, Wisconsin 53092

We propose to furnish all labor and material for the electrical installation to remove existing Cummins generator and install a new Kohler Model #50REOZK diesel fueled generator consisting of automatic transfer switch, weather proof enclosure and concrete pad.

Total Cost: \$34,696.00

Add to Base Bid:

Wisconsin state certified tank installer permit. \$1,800.00
Remote Annunciator. \$1,050.00

Thank you,

Frank Gillitzer
 President/CEO

If this proposal is accepted, please sign and return to Frank Gillitzer Electric.

Authorized by: _____ Date: _____

Frank Gillitzer Electric Co., Ltd.

F G E

12304 West Donges Bay Road
Mequon, Wisconsin 53097
(414) 442-1620 Fax (414) 442-1622

August 6, 2016

Proposal #FG16104

City of Mequon
11333 North Cedarburg Road
Mequon, Wisconsin 53092

Re: Safety Building
11300 North Buntrock Ave.
Mequon, Wisconsin 53092

We propose to furnish all labor and material for the electrical installation to install a portable emergency system as a back-up for automatic emergency system consisting of the following:

1. Install owner-supplied power outlet rated for 200amp, 600volt on each wall of safety building.
2. Furnish and install (1) 100amp 600 volts disconnect in generator room.
3. Furnish and install (1) 75kva 480-208/120volt transformer in generator room fed from 480volt disconnect.
4. Furnish and install (200amp 208/120volt transfer switch connected to transformer, automatic transfer switch and emergency panel.

Total Cost: \$11,860.00

Option 1: Provide a trailer mounted generator to provide emergency power as back-up during installation of new generator.

Total Cost of Option 1: \$425.00 per week.

Base Bid Deduct: Reconditioned equipment with 1-year warranty

Deduct From Base Bid: \$1,220.00

Thank you,

Frank Gillitzer