



11333 N. Cedarburg Road 60W
Mequon, Wisconsin 53092-1930
Phone (262) 236-2904
FAX (262) 242-9655
www.ci.mequon.wi.us

Department of Community Development

Planning Commission
January 11, 2016 at 7:00 p.m.
Christine Nuernberg Hall
Mequon City Hall
11333 N. Cedarburg Road
AGENDA

1. a. Call to Order, Roll Call
- b. Approval of the December 7, 2015 meeting minutes.

Consent
Public Hearing

2. Fresh Healthy Eatery & Juice Bar

Address: 11319 N. Port Washington Road Tax Key: #15-019-16-025.00 District: #5 Zoning: B-2

Request: 1. Conditional Use Grant

Briefing: The applicant is seeking conditional use grant approval to operate a restaurant, including a juice bar, at the property located at 11319 N. Port Washington Road (Citgo Gas Station)

Consent
Regular Business

3. Ryan Companies

Address: Northeast corner of Port Washington Road and Venture Court District: #2 Zoning: B-2

Tax Keys: #15-053-04-01-000 & #15-020-10-017.00

Request: 1. Fill Permit in excess of 1,000 cubic yards

Briefing: The applicant is seeking a fill permit, for 8,000 cubic yards, approval for the construction of a three-story, 86,000 square foot medical office building located at the northeast corner of Port Washington Road and Venture Court.

4. Veridian Homes

Zoning: R- 3/CGO District: #4 Tax Key: # 14-028-03-006.00

Address: 10729 N. Wauwatosa Road Tax Key: # 14-028-13-007.00

Address: 10701 N. Wauwatosa Road Tax Key: # 14-028-13-008.00

Address: 10839 N. Wauwatosa Road Tax Key: # 14-028-04-012.00

Request: 1. Open Space Plan
2. Street Tree Plan

Briefing: The applicant is seeking open space plan and street tree plan approval for the property located at 10729 - 10839 N. Wauwatosa Road for the proposed Enclave at Mequon Preserve subdivision.

5. Highlander Estates, LLC

Address: lands immediately south of Brighton Ridge and Knightsbridge subdivision between Swan and Wauwatosa Roads.

Tax Key: #14-028-07-001.00 & #14-028-03-005.00 & #14-028-04-007.00 District: #4 Zoning:R-3/CGO/R-4

- Request:**
1. Development Agreement – Phase II (Addition #1)
 2. Fill Permit in excess of 1,000 cubic yards

Briefing: The applicant is seeking development agreement and fill permit, for 17,000 cubic yards, approval to allow for Phase II (Addition #1) consisting of 30 lots of the 111 lot single family subdivision located immediately south of Brighton Ridge and Knightsbridge subdivision between Swan and Wauwatosa Roads.

Public Hearing

6. Oldenburg Farm

Address: 11446 N. Farmdale Road Tax Key: #14-020-01-004.00 District: #3 Zoning:R-1/OA,C-1/FW/OA

- Request:**
1. Conditional Use Grant

Briefing: The applicant is seeking conditional use grant approval to allow for a commercial horse stable at the property located at 11446 N. Farmdale Road

Regular Business

7. Oldenburg Farm

Address: 11446 N. Farmdale Road District: #3 Zoning: R-1/OA, C-1/FW/OA
Tax Key: #14-020-01-004.00 #14-020-04-002.00 #14-020-12-000.00 #14-021-07-004.00
#14-021-07-002.00 #14-021-07-001.00 #14-021-07-003.00

- Request:**
1. Rezoning Recommendation
 2. Concept Plan

Briefing: The applicant is seeking rezoning recommendation and concept plan approval to allow for a 20 lot conservation subdivision located at 11446 N. Farmdale Road. The development includes two separate sections of land. There is a 185 acre section of land on the east side of Farmdale Road and a 37 acre piece of land on the northwest corner of Mequon Road and Farmdale Road.

8. Announcements

Development Inquiry
Next Meeting is Monday, February 8, 2016

9. Adjourn

Dated: **January 5, 2016**

/s/ Dan Abendroth, Chairman

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Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision making responsibility, although they will not take formal action thereto at this meeting.
Any questions regarding this agenda may be directed to the Dept. of Community Development office at 262-236-2904
Monday through Friday, 8:00 a.m. – 4:30 p.m. 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.