



11333 N. Cedarburg Road 60W
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Department of Community Development

Planning Commission
February 8, 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 January 11, 2016 meeting minutes.

Consent

2. WE Energies

Address: 7980 W. Donges Bay Road Tax Key: #14-028-16-005.00 Zoning: R-4 District: #4

Request: 1. Road Reservation Vacation

Briefing: The applicant is seeking a road reservation vacation to remove a 30' road reservation for the property located at 7980 W. Donges Bay Road.

3. Fiddleheads Coffee

Address: 10530 N. Port Washington Road Tax Key: #15-179-0001.000 Zoning: B-4/PUD District: #8

Request: 1. Master Sign Plan Amendment

Briefing: The applicant is seeking master sign plan amendment approval to allow for signage on two awnings, 8 square feet in area, at the property located at the 10530 N. Port Washington Road.

Public Hearing

4. P2 Development Company, Bob Bach / Lakeside Development

Addresses: 6809 W. Mequon Rd. Tax Key: #14-027-05-001.00 Zoning: AC/PUD District: #4
6835 W. Mequon Rd. Tax Key: #14-027-02-015.00
6729 W. Mequon Rd. Tax Key: #14-027-02-002.00

Request: 1. Conditional Use Grant
 2. Building/Site Plan
 3. Certified Survey Map
 4. Specimen Tree Removal

Briefing: The applicant is seeking conditional use grant, building/site plan, certified survey map and specimen tree removal (2 trees) approval for a three story 88 unit multiple family residential development located at 6729-6835 W. Mequon Road.

5. Robert Niebauer for Lakeside Development

Addresses: 6809 W. Mequon Rd. Tax Key: #14-027-05-001.00 Zoning: AC/PUD District: #4
6835 W. Mequon Rd. Tax Key: #14-027-02-015.00

- Request:**
1. Conditional Use Grant
 2. Building/Site Plan

Briefing: The applicant is seeking conditional use grant and building/site plan approval for a three story 60-unit assisted living care facility located at 6729-6835W. Mequon Road.

Regular Business

6. Mequon Town Center LLC

Address: 11205 – 11315 N. Cedarburg Road Tax Key: #14-050-02-05-003 Zoning: TC District: #2
5900 – 6048 W. Mequon Road Tax Key: #14-050-02-04-001

- Request:**
1. Development Agreement Amendment

Briefing: The applicant is seeking development agreement amendment for the property located at the northwest corner of Cedarburg Road and Mequon Road in Town Center to extend the timeline for Phase II project completion: Café Hollander.

7. Dan Mikolajczak

Address: 8677 W. Freistadt Road Tax Key: #14-021-06-009.00 Zoning: R-1/OA, C-1/FW District: #3

- Request:**
1. Remove from Table
 2. Minor Request - Accessory Structure + 1,000 sq. ft,

Briefing: The applicant is seeking accessory structure approval for a new storage building at the property located at 8677 Freistadt Road.

8. Tom Zabjec for Lakeside Development Company /Oriole Lane

Addresses: Land immediately south of 11104 Oriole Lane. Zoning: R-3, IPS, PUD, C-2 District: #6
Tax Key: #15-030-02-023.00 #15-030-02-022.00
#15-030-02-020.00 #15-030-02-021.00
#15-030-03-024.00

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

Briefing: The applicant is seeking rezoning recommendation and concept plan approval to allow 9 lots for a single-family residential subdivision on a 12-acre property Land immediately south of 11104 Oriole Lane.

9. Sarah Chudnow

Addresses: 10995 N. Market Street Tax Key: #15- 030-02-023.00 Zoning: IPS/PUD, R-3 District: #6

Request: 1. Rezoning Recommendation

Briefing: The applicant is seeking a rezoning recommendation approval to reduce the overall land area of the PUD by 2 acres for the property located at 10995 N. Market Street.

10. Kohler Credit Union

Address: 11351 - 11363 N. Port Washington Road Tax Key: #15-019-13-020.00 Zoning: B-3 District: # 5

Request: 1. Rezoning Recommendation
 2. Land Use Plan Amendment

Briefing: The applicant is seeking a rezoning recommendation and land use plan amendment approval change from B-3 (Office) to B-2 (Community Commercial) for the property located at 11351 - 11363 N. Port Washington Road

11. Announcements

Development Inquiry

Next Meeting is Monday, March 7, 2016

12. Adjourn

Dated: February 3, 2016

/s/ Dan Abendroth, Chairman

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.