



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
April 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 February 8, 2016 meeting minutes.

Consent
Public Hearing

2. Donges Bay Elementary School

Address: 2401 W. Donges Bay Road Tax Key: #15-031-06-001.00 Zoning: R-2 District: #7

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

Briefing: The applicant is seeking conditional use grant and building/site plan amendment approval to add two classrooms for the property located at 2401 W. Donges Bay Road (Donges Bay Elementary School).

3. Gregg Prossen for MPP Group, LLC

Address: 12250 N. Corporate Parkway Tax Key: #15-017-10-011.00 Zoning: B-4 District: #7

- Request:**
1. Conditional Use Grant

Briefing: The applicant is seeking conditional use grant approval to remodel the existing building to a R&D facility for the property located at 12250 N. Corporate Parkway.

Consent
Regular Business

4. P2 Development Company, Bob Bach

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. Fill Permit in excess of 10,000 cubic yards

Briefing: The applicant is seeking fill permit, in excess of 10,000 cubic yards, approval for the property located at 6729-6835 W. Mequon Road.

5. Oriole Lane Elementary School

Addresses: 12850 Oriole Lane Tax Key: #15-007-15-000.00 Zoning: IPS/FFO District: #5

Request: 1. Building/Site Plan Amendment

Briefing: The applicant is seeking building/site plan amendment approval to add two classrooms for the property located at 12850 Oriole Lane (Oriole Lane Elementary School).

6. Wilson Elementary School

Addresses: 11001 N. Buntrock Avenue Tax Key: #14-027-03-001.00 Zoning: IPS District: #4

Request: 1. Building/Site Plan Amendment

Briefing: The applicant is seeking building/site plan amendment approval to add two classrooms for the property located at 11001 N. Buntrock Avenue (Wilson Elementary School).

Public Hearing

7. Artis Senior Living of Mequon, LLC

Address: 11900 N. Port Washington Road Tax Key: #15-020-06-008.00 Zoning: B-3 District: #5

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

Briefing: The applicant is seeking conditional use grant and building/site plan approval for the 30,000 sf, 72-bed memory care residential living facility located at 11900 N. Port Washington Road (Artis Senior Living of Mequon, LLC).

Regular Business

8. Jeff and Sue Knudsen for Barthel's Bakery, LLC.

Address: 12246 N. Farmdale Road Zoning: R-1/OA, FW/OA, C-1/FW/OA
Tax Key: #14-017-13-001.00 District: #3

Request: 1. Minor Request – Temporary Roadside Stand

Briefing: The applicant is seeking minor request approval for a temporary bakery for the property located at 12246 N. Farmdale Road (Barthel Fruit Farm).

9. Poblocki Sign Company

Address: 6006 W. Mequon Road Tax Key: #14-050-02-04-000 Zoning: TC District: #2

Request: 1. Master Sign Plan Amendment
2. Minor Request - Building Plan Amendment

Briefing: The applicant is seeking master sign plan amendment and building plan amendment approval to allow for artwork on the building for the property located at 6006 Mequon Road (Café Hollander).

10. 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. Fill Permit in excess of 10,000 cubic yards
 2. Development Agreement

Briefing: The applicant is seeking fill permit and development agreement approval for the property located at 10729 - 10839 N. Wauwatosa Road for the proposed 2nd phase of the Enclave at Mequon Preserve subdivision (15 lots).

11. Tom Zabjek 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. Remove from Table
 2. Rezoning Recommendation
 3. Concept Plan

Briefing: The applicant is seeking rezoning recommendation and concept plan approval for a 9 lot single-family residential subdivision on 10-acres located immediately south of 11104 Oriole Lane.

12. Sarah Chudnow

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

- Request:**
1. Remove from Table
 2. 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.

13. Announcements

Development Inquiry

Next Meeting is Monday, May 9, 2016

14. Adjourn

Dated: **March 28, 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.