

**CITY OF MEQUON  
WISCONSIN  
PLANNING COMMISSION MINUTES  
January 12, 2015**

Commissioners present: Mayor Dan Abendroth, John Stoker, Patrick Marchese, John Mason, James Schaefer, David Fuchs, Alderman Strzelczyk, Alt. Bessler, Alt. Becky Schaefer

Staff members present: Jac Zader, Asst. Director of Community Development  
James Keegan, Engineering Services Manager

Minutes of the meeting held on Monday, December 1, 2014 at 7:00 p.m. in the Common Council Chambers, Mequon City Hall, 11333 N. Cedarburg Road. [Note: Planning Commission meeting was audiotaped.]

**1. a. Call to Order, Roll Call**

**b. Approval of the December 1, 2014 Planning Commission meeting.**

**Action:**

Commissioner Mason moved to approve the December 1, 2014 minutes.

Aldermen Strzelczyk seconded the motion to approve minutes.

*A voice vote was called. All voted aye, 8-0.*

**Consent Items**

**2. Innovative Signs**

Address: 12308 N Corporate Parkway    District: #5    Tax Key: #15-017-10-007.00    Zoning: B-4

**Request:**

1. Minor Request – Sign Approval on I-43

**Briefing:**

The applicant is seeking approval for sign facing I-43 located at 12308 N Corporate Parkway.

**3. Mequon Soccer Club**

Address: 8200 W Donges Bay Road    Tax Key: #14-028-15-006.00 & #14-028-09-002.00  
District: #4    Zoning: R-3/CGO

**Request:**

1. Minor Land Division – CSM Approval

**Briefing:**

The applicant is seeking approval for a one lot certified survey map located at 8200 W Donges Bay Road.

**Action:**

Commissioner Bessler moved to approve the consent items.

Commissioner Stoker seconded the motion.

**Action:**

*A voice vote was called on both items.*

*All voted aye 8-0.*

**Regular Business**

**4. Mequon Town Center**

Address: 11205-11315 N Cedarburg Road and 5900-6048 W Mequon Road      District: # 2      Zoning: TC  
Tax Key: #14-050-02-050.03

**Request:**

1. Minor Request – Master Sign Plan

**Briefing:**

The applicant is seeking a master sign plan for the mixed use development located at 11205-11315 N Cedarburg Road and 5900-6048 W Mequon Road.

**Discussion:**

Asst. Dir. Zader stated that the proposed sign plan includes many different facets. There are four buildings that are part of the proposal; the American Legion building is not included. Included in the proposal are the North building, the East building, the restaurant and the South building. The signage being proposed on the site includes two pylon signs and two welcome and thank you signs. Staff is supportive of the free standing signs.

The North building has commercial space on the corner. Staff does not want any signage facing City Hall property. The applicant is not allowing any signage within the concrete precast areas, so the only signage allowed would be a blade sign on the corner. The east side of the North building will have a commercial tenant space. Because it is on an endcap, the master sign plan will allow for three signs; a blade sign on each end and a tenant panel sign in the middle or the applicant will allow a tenant panel sign on the interior of the site. This will require a waiver to the sign code because the sign code only allows one sign per multi-tenant building.

On the East building, the interior commercial tenant spaces will be allowed a wall sign and the corners will have the option of a blade sign as well as signage on the endcaps and on the interior.

Regarding the South building along Mequon Road, the east elevation facing the interior has the same pattern as the North and the East buildings. Typically, in Mequon second floor tenant spaces do not have individual tenant signage. There are some exceptions: Ziegler on the PNC building on the corner of Mequon Road and Port Washington Road does have some second floor signage. Staff is concerned with signage on the second floor on both elevations. Staff does not feel that the second floor tenant spaces need the additional signage. Staff is supportive of a directory sign although it is usually only allowed in the B-3 zoning. Staff feels that the Mequon Road elevation second floor is cluttered with signage. Staff recommends that instead of having four signs, that a blade sign on each end should be allowed. These would require waivers to the number of signs and a height requirement in the code which states that the sign shall not exceed twenty feet. Staff supports the blade signs that would exceed 20 feet in height.

The Corner building is requesting a number of different signs: a roof mounted sign, two wall signs; one on the building and one blade sign, and two logos on the building. Roof signs are usually prohibited by code. The only roof sign in Mequon is the OutPost, which is also in the Town Center district and was approved within the last few years. Staff feels the logo on the south may be out of scale for the wall that it is on and should be reduced. Staff

can work with the applicant on changing the scale and the size of that sign. The one on the north façade does a nice job of breaking up the blank wall. The only concern is that there is a lot of structure visible on the roof mounted sign which is fairly dominant. Asst. Dir. Zader showed slides of the OutPost roof sign as an example of a sign that uses a screen to hide some of the structure. He stated that staff does support approval of the proposed master sign plan with the changes that he discussed.

Dr. Robert Fisher, Fisher Family Chiropractic, spoke in response to the staff recommendations of denying the north and south second story signage for the business tenants. He stated that the physical therapy business would be located on the inside and he is located on the outside and there is a small space for a business on the corner. He stated that they would not need all four signs as proposed on the second story. He stated that tenants have been actively recruited to move into the Town Center and that they are relying on the great location and visibility to help grow their businesses and to be successful.

The applicant Blair Williams, President of WiRed Properties, stated that the prominence of the Town Center and its location is what will drive the success for the businesses. In order for the businesses to be as successful as possible, they need to tap not only the traffic that passes the Town Center but having the public know what businesses are there is successful marketing. They have worked very hard to find a tenant mix that they feel most appropriately suits Mequon and its neighbors. He stated that there will be a very strong food and beverage presence a very strong beauty, wellness and health presence as well. He stated that these types of businesses will attract people several times a week.

Regarding the South building Mr. Williams proposed 2 signs on the second floor regardless of the number of tenants. Mr. Williams would like to give the tenants the option of a blade sign or a wall sign. He proposed that the signage on the interior of the building should mirror the signage on the outside of the building. They want the business brands to be highly expressed but they must do it in a high quality manner. He feels that the signage on the second level is appropriate given that the traffic moves quickly and stronger signage on that second floor rather than cluttering that elevation will help the community know who is there. He advocates for either a blade or a wall mounted sign on the south elevation, not on both. And a wall mounted sign on the interior elevation to mirror what is happening on the other side of the building.

**Action:**

Mayor Abendroth made a motion to approve the signage plan subject to staff comments with the exception on #4; the applicant should work with staff to design second floor signage with a maximum of two signs on each side. He also commented that waivers are being granted for this project because it is in the Town Center district and there are entrance ways on both sides of all the buildings.

Commissioner Stoker seconded the motion

**Discussion:**

Commissioner J. Schafer stated that he could accept the two signs but not the roof top sign. He asked the size of it. Asst. Dir. Zader stated that the rendering was not to scale and the exact size is unknown.

Mr. Williams also concurred that the rendering did not specify the actual size but that they feel that they roof top sign is compelling. He feels that the sign adds dynamic identity and that the Town Center brings a new identity to Mequon. He explained that the lion is an iconic representation from the Lowlands region and it is the Lowlands Group corporate logo.

Alt Commissioner B. Schaefer asked if the Lowlands Group was the genesis of this sign.

Mr. Williams replied that the sign is the company logo. He further stated that the corner of this building is an acute angle and that this building is two stories and blends itself nicely to the location. The buildings behind it are all three and ½ stories so some of this is scale making. He feels that the sign will be a very compelling, dynamic image in the evening. There are not any residential homes to the south of this building and it is a totally commercial intersection. This Mequon location will be the first free-standing store for the Lowlands Group and

they are very protective of their brand.

Commissioner Mason asked if the Hollander sign will be visible from the condos on the second and third floors and whether the light at night would shine in their windows.

Mr. Williams responded that they could do a lumen study but the sign is not intended to send off light. The letters are supposed to light up. The individually lit letters are black on the backside; there is not light emitted from the backside. Mr. Williams stated that they will be protective of the residential units on the south-end of the East building that would be able to see the sign.

Commissioner Fuchs mentioned changes from the previous rendering had a sloped roof and that the outdoor seating had been eliminated on the west side.

Mr. Williams stated that the outdoor seating had been changed to the middle of the courtyard between Colectivo Coffee and the restaurant.

Commissioner Fuchs stated that the Town Center is supposed to maintain a residential feel and he is not in favor of the roof sign because it feels too industrial and does not fit Mequon. He offered that some other signage along the west side might do just as well. He agrees with the staff regarding the second floor signage and that it would be too cluttered on the Mequon Road side. He stated that the property is residential as well as a commercial site and in order to keep the residential feel there should be less commercialism and still identify what is there. He moved to remove the roof sign and support the staff recommendation for no second floor signs.

Commissioner Bessler seconded the motion to remove the roof sign. He strongly opposes the roof sign and as a mixed use development questions why one tenant should receive so much promotion for one use. He feels that the focus should be the Mequon Town Center and not the Café Hollander intersection.

Commissioner Marchese supports the signage package, especially the second floor. He really feels uncomfortable about the roof sign and finds it inappropriate and does not approve of it. He stated that the former planning commission approved the OutPost sign as an exception and that it now appears to be an assumed precedent which he does not agree with as good public policy.

Alderman Strzelczyk disagreed with Commissioner Marchese and stated that the premise of the Town Center is that it should be identified with a different level of signage and visibility than the norm. He feels the roof sign looks retro and ties in with the railroad near by. He has concern with the signage package overall; the halo letting, corporate logos and colors and 30 sq feet per tenant space inside and out. He does support having signs inside and outside because he feels that the street traffic is important to attract the patrons to shop and spend time there. He does not agree with all the variance of color of the different signs. He would prefer to have more consistency on the larger buildings. He would like the master sign plan to require white channel lit letters with the exception being a specific amount of space for the logo branded color. In an effort to be consistent, he recommends requirements for the main building to be consistent coloring. He accepts the second floor signage but he recommends reduced square footage and all four signs kept in the plan to avoid future issues with the signs. He suggests 30 square feet on the lower level and 20 square feet on the second level. He would like to see square footage on the roof top sign before he would approve it. It does feel that it would drive traffic there.

Commissioner Bessler agrees with the notion of second floor signage that is visible for all tenants there.

Mr. Williams stated that he finds that when a project has all one color signage that it feels more like it is the developers property and more like a strip mall and not the retailers brand. He advocates strongly for all the

businesses to express their brand individually. Due to the fact that the two largest tenants will be located on the second floor, he proposes two wall signs for each of those tenants with the option for two blade signs on each end of the building. He feels this may be a solution to maintain architectural considerations that staff recommended as well as preserve the option to have four signs on the second level without four wall signs across the building.

Commissioner Marchese asked if it is possible to split up the motion to make it more specific and separate the issues.

**Action:**

Commissioner Fuchs amended his previous motion to eliminate the roof sign.

Commissioner Bessler seconded it.

Alderman Strzelczyk suggested that the applicant remove the roof sign portion and come back before the commission to look at it as a whole at a later date.

Mr. Williams stated that the zoning is specific to this corridor and it is intended to be different that what has already been done in Mequon. He would like to opportunity to come back before the commission to provide alternatives to the roof sign. He requested to pull the roof sign from the proposed signage package.

Mayor Abendroth clarified the motion on the table is to approve the proposal based on staff recommendation except item #4; that the applicant will work with staff on second floor signage with at maximum of two signs on each face. Mayor instructed the commissioners to vote “yes” to take out the roof sign completely and to vote “no” to leave it in subject to the main motion.

Commissioner Strzelczyk asked for clarification on whether the applicant would have ability to come before the commission again with revised signage.

The Mayor stated that the vote being taken simply takes the roof sign out of the main motion.

*A roll call vote was called,*

*Vote passed, 6-2 (no votes: Mason, Abendroth)*

*The roof sign was removed from the proposal.*

Mayor Abendroth stated that the main motion on the floor has the roof top sign removed from it.

Commissioner Stoker made a friendly amendment to this motion; he requested consistency with either the endcaps with the second story signage or the center two with the second story signage and enabling the blade signs. He prefers the signage be on the inner part of the building giving the ability to use the blade signs at a later date.

Commissioner Stoker summarized the amendment as the second story sign on the South building on both the north face and the south face will only have signage on the inner two bays and the exterior bays would be limited to a blade sign.

*A roll call vote was called,*

*Vote passed, 8-0*

**5. Neumann Companies Inc. - the M-T School District property**

Address: South of the Brighton Ridge & Knightsbridge Bridge Estates subdivisions

District: #4

Zoning: R-3/CGO

Tax Key: #14-028-07-001.00 & Tax Key # 14-028-03-005.00

**Request:**

1. Concept Plan

**Briefing:**

The applicant is seeking concept plan approval for a 109 lot single family subdivision for the parcel located immediately south of Brighton Ridge and Knightsbridge between Swan and Wauwatosa Roads.

**Discussion:**

Asst. Dir. Zader stated that this is a request for concept plan approval for the 110 acres owned by the Mequon-Thiensville school district. The request is for a 109-lot conservation subdivision. The parcel has been recently zoned to the R-3 zoning, 1 acre with the Central Growth Overlay (CGO). The density comes out roughly to about 1 lot per acre. Size of the lots range from .48 to .87 acres and the average is roughly about .53 acres. The yield plan does conform to the city standards. The applicant does not feel that the road connectivity to the recently approved development to the south (Veridian Homes) is necessary and their plan shows a bike path connection to the main road. Staff feels that the road connection is important especially during the initial stages of development when some of the back connections will not be available, it also allows for better traffic flow and potential access to Wauwatosa Road through Knightsbridge Drive. One of the changes that staff is requesting is to modify that road section to a full public road similar to what is shown on the south piece and also the elimination of the bike path to the road. Engineering Staff also has a recommendation regarding the connectivity on the western side. Engineering is requesting that two connections be made to the southern piece due to the size of the parcel and the length of roadway that will be required in that area.

Staff is supportive of the additional bike path and pedestrian paths throughout the site but there are a few minor suggestions that staff is making. Currently the plan shows a bike path which dead ends at the out lot of Knightsbridge. Staff is requesting that this path be extended. There is a road reservation that currently exists that extends to Brighton Ridge Drive and staff has worked with the HOA for Brighton Ridge to modify that road reservation to a pedestrian easement so that there could be bike connectivity from Brighton Ridge through this development. In addition staff would like to carry that bike path through to the main thoroughfare on this development. Staff is supportive of the rest of the connectivity. Staff will need to see a detailed open space plan at the time of the preliminary plat. Staff does recommend approval to the concept plan according to the conditions in the report.

Mayor Abendroth confirmed that Asst. Dir. Zader had covered all the comments related to #2 regarding the bike path. The Mayor stated to the commissioners that it is a complex issue and that they should read all the details listed.

Matt Neumann from the Neumann Companies and Kevin Anderson, the project manager for the site were in attendance. Mr. Neumann stated that they have 33% open space (10% more than is required) and that they strive to have as much open space as possible while also maintaining adequate lot sizes. He stated that this property is somewhat unique in that it is one long rectangle and they want to ensure that there is connectivity for the residents to get from one side of the neighborhood to the other side. One issue they are continuing to discuss internally is the high-tension power line that sits on the site between the eastern and western parts of the site. They intentionally created a substantial green space to buffer the homes from the power lines and they would also like to have some community amenity there. It is a central location for their residents as well as a central location for the various neighborhoods going in there. The concept plan did not define what that area is going to be because they are not yet certain what it is going to be; a playground, a sport court or possibly a clubhouse/pavilion facility. Regarding the staff's comments, Mr. Neumann stated that they intentionally only created two access points for a right-of-way to the south; one on the east side, one of the west side. The access point furthest to the east near Wauwatosa Road will have some challenges with the connection to Knightsbridge in terms of increased traffic flow, especially the 3 or 4 residents that are right near the entrance there. They are trying to minimize the impact and they feel that making an additional connection to the south will increase the potential for traffic going there because there is a

median cut in State Highway 181 there, so residents from the new Veridian site that want to go north would take that route which would increase the traffic through Knightsbridge out to 181 to go north. In summary, they didn't feel another connection to the south was necessary from a traffic flow perspective but they have reserved space there in case it is needed or required. On the western side they again feel that one connection point to the south is all that is warranted. If there is a need for a second one they could, but they like the design of the cul-du-sacs both to the east and the west. They feel this is all the connectivity needed given that the future development on the south site will have their own access point to Swan Road. They do not have an issue with the walking path to connecting to the north property; they did not feel comfortable showing that on their plan. If there is an easement there and they just need to make the connection it is not a problem for them to do so.

**Action:**

Commissioner Marchese made a motion to approve based on staff's recommendations.

Commissioner Bessler seconded the motion.

**Discussion:**

Mayor Abendroth recommended that due the proposed elimination of the boulevard connection to Knightsbridge that the applicant talk to the two neighbors directly across the street to inquire whether they would be interested in some landscaping on their property as a shield from the traffic going through there as a very reasonable expense to protect their properties a little bit. Mr. Neumann replied that they intentional placed that potential future intersection right on the lot line to avoid headlights shining directly into homes. They agreed to meet with the residents mentioned as well as the neighbors all the way out to Highway 181 regarding the landscaping issues.

Commissioner Fuchs asked the applicant whether there had been any conversation with the Knightsbridge HOA about the impact of the additional traffic. Mr. Neumann stated that they had not yet talked with them. He is willing to talk to them about how to mitigate the issue but it is the only access to the east because the DOT will not approve another access to Hwy 181. He acknowledged that even with a conversation they do not have a viable secondary solution.

Commissioner Stoker asked staff how imperative the connection to the south on the western piece is because he feels that the cul-du-sacs will be the most premium lots on that site and he does not want to see those broken apart. Asst. Dir. Zader stated that future road reservations rarely get put in because of objections from the neighbors, so it either needs to be eliminated as an option or put it in. Due to the wetlands it cannot be put in the middle of the property which would be ideal. James Keegan, Engineering Services Manager, stated it is beneficial to have two access points for the size of the parcel. Similarly to the east; with so many lots, one access to the west and one to the south, Engineering would advocate for another access point to the south. Asst. Dir. Zader stated that there is flexibility to where the access point is located so that the cul-du-sac design could remain in tact. Commissioner Stoker asked about the location for access onto Swan Road from a sightline perspective because of the hill on the road. Asst. Dir. Zader said that would be reviewed at the time of preliminary plat.

Alderman Strzelczyk stated his approval of the plan both the size of the lots and the layout of the site.

Mayor Abendroth asked Commissioner Stoker if he would like to add to staff recommendation #27 "if it proves to be feasible or necessary", which Commissioner Stoker affirmed. Commissioner Marchese accepted the addition to his motion. The mayor agreed that it is desirable to avoid breaking up the cul-du-sacs if at all possible.

***A roll call vote was called,  
Vote passed, 8-0***

**6. North Shore Soccer Club**

Address: 14301 N Cedarburg Tax Key: #14-003-02-004.00 District: #1 Zoning: R-1/OA

**Request:** Review of the Conditional Use Permit

**Briefing:** The applicant is seeking one year review of the Conditional Use Grant per the requirement of Planning Commission.

**Discussion:**

In February 2014 a Conditional Use Grant (CUG) amendment was approved by the Planning Commission. One of the requirements of the CUG is that it would come back within a year as a status update. Since the last meeting all the improvements have been made to the facility and the operations have been in place. Staff has not received any complaints from adjacent neighbors nor has the police department in regards to the trespassing issue. It appears that the efforts made by the club have been effective in terms of the trespassing issue onto the neighboring property. The applicant has some ideas on the lighting they would like to have in place and wanted some feedback from the Commission.

Kathleen Blanchard, 6610 Pioneer Road

Mrs. Blanchard lives directly across the street from the North end of the field. She opposes the project because the lights shine directly into her living room. Even with blinds on her windows that light shines through and they are very invasive. The activity from the fields continues late and is noisy. She has called the soccer club and they tried to move the lights but they still come through her windows.

Aimee Wiley, 6620 Pioneer Road

Mrs. Wiley lives across the street from fields and also has problems because of the bright lights. She stated that the lights are on until 10pm. She feels it has been a nuisance for her family. She would like to lights to be directed away from Pioneer Road. She also suggested that mature, full grown trees be filled in along Pioneer Road as a barrier for the sound and the light.

Carole Hamm, 6703 W. Pioneer Road

Her property is directly west of the soccer fields. She has had many meetings and interactions with the soccer club. The club has been very receptive to her issues; especially the trespassing issue. She is satisfied that it has been handled and is no longer an issue. She stated that all the owls are gone from the woods on her property after 20 years because of all the noise and lights from the fields. She stated that her property has been reduced in value by 30% (\$150,000) because fewer people would be willing to purchase her property (9 acre property with a home on it) because of the soccer fields next door. She stated that her only option to make herself whole on this is to change its use to commercial or multifamily. The only way to achieve one of these options is to get sewer and that would be obtained by annexing through Cedarburg. She is going to be pursuing this avenue.

Matt McLaughlin, Mequon Soccer Club President, stated that the only issue is the lighting. He stated in response to the neighbor comments that the lights are only on from September through Thanksgiving, not during the summer (they rent the lights). They are authorized to have them on until 9pm but they are often off earlier. He stated they are very conscious of their timing allowed. The one light stand at the most western point of the turf field is the one causing problems for the neighbors.

Asst. Dir. Zader stated that permanent light solution would be much better in terms of dispersion and glare on neighboring properties. There is much more control over the output and location of the light.

Alderman Strzelczyk asked about the Cedar Creek Medical clinic location relating to the soccer fields. There is an open area that could be screened. He raised two issues to discuss; if the permanent light fixtures are higher, what is the impact on the surround neighbors and what type of temporary lights would be recommended.

Mr. McLaughlin stated he thinks permanent lights are the answer but he is sensitive to the neighbors and in particular Ms. Hamm's issues regarding selling her home and the temporary lights are only in place for two

months of the year. Per Ald. Strzelczyk's request, he would be open to discussing providing some additional landscaping to help shield the neighbors on Pioneer Road.

Commissioner Marchese stated that he is bothered that a resident has to annex into Cedarburg for sewer. He stated that possibly could enter into an interagency agreement with the City of Cedarburg to provide sewer to the property and that the property would also do better as commercial development.

Mayor Abendroth stated that he feels that adding landscaping as a barrier would help in terms of the temporary lights and if there will be permanent lights that there needs to be discussion regarding the impact on the surrounding properties because this will become more of a night time facility.

Asst. Dir. Zader stated that angling of the lights can be looked at for next season. This past year the goal was to mitigate the impact on Ms. Hamm's property and the properties across the street on Pioneer Road were not known to be an issue. That could be considered this year when angling the lights.

Mr. McLaughlin stated that if the lights are permanent the club may look to use them some during the Spring. They are limited in how late they would have activity on the fields (no later than 9:00 pm) based on the age of the children participating. There are not games during the summer. They would possible be used for limited use in March through May.

Commissioner Mason asked if there is room on the northern boundary to plant two rows of evergreen trees.

Mr. McLaughlin stated that it would be tight there. The goal on that field is fairly close to the trees there. There is usually about a 5-ft space between the goal and the tree line.

Alt. Commissioner Becky Schaefer asked for clarification on where the temporary lights are located.

Mr. McLaughlin explained that there are 8 lights; 3 facing north and 3 facing south. There are 2 lights facing the woods.

Asst. Dir. Zader stated that if the applicant stays with the temporary lights they will come back for a modification to the CUG, if they go with the permanent lights they will come back for approval of those lights.

**7. Regency Builders for Peter & Julie Wagner**

Address: 10299 N. Wildwood Court    Tax Key: #15-180-0003-000    District: #8    Zoning:R-3

**Request:** 1) Minor Request – Specimen Tree Removal

**Briefing:** The applicant is seeking approval to remove one White Pine specimen tree from Lot 18 in the Wildwood Preserve subdivision located at 10299 N. Wildwood Court.

**Discussion:**

Asst. Dir. Zader stated that the original developer and staff had worked together on a plan for the entire subdivision in an attempt to mitigate and eliminate these discussions on individual lots. This is the only one specimen tree on this lot; as the Ash trees there are no longer considered specimen trees. The City Forester recommends denial of the removal of the specimen tree and suggests shifting the building to the north and to the east. If the Planning Commission does approve the request for removal there are monetary replacement policies in the report.

John Schoenheider, owner of Regency Builders, stated that there are wetlands considerations that prohibits the placement of the driveway and necessitates keeping the garage on the west side. By allowing the home to move closer to the west creates a larger buffer from the home to the north and saves other trees.

Commissioner J. Schaefer stated that he would like to see the house moved to the north and a little bit to the east to save the specimen tree. The specimen tree would end up behind the garage to the west.

Commissioner Fuchs questioned the applicant about moving the house to the east.

Mr. Schoenheider stated that because of the wetlands there, the house would need to be moved 50 feet to the east and 30 feet to the north. He also stated that he did a soil study and he would start to get into ground water.

Asst. Dir. Zader stated that the home should be designed around the lot and not the other way around. Although it is not typically done, the commission could allow for a reduced wetland setback. It is a very small wetland but because it is in a primary corridor it is considered an ADID wetland which requires a minimum 75 foot setback, which is the most setback we have for any wetland. This has been done in the past and has required a No Mow buffer between the wetland and the home or the driveway as a way to help filter those waters. Staff would require 30-40 feet buffer between the house and the wetland. The wetland is a very small wetland that is cut off by the road that goes through there. In any other setting this wetland would have a 10-ft setback.

Mr. Schoenheider stated that would be totally acceptable to him.

Ald. Strzelczyk stated that he also prefers this solution. He stated that the value of the White Pine is important and Alderman Adams would also be supportive of keeping this tree.

Ald. Strzelczyk made the motion based on Asst. Dir, Zader discussed.  
Commissioner Stoker seconded this motion.

Alt. Commissioner B. Schaefer stated that staff and the developer worked diligently to make a plan for this subdivision that applicants continue to come before the commission asking for approval of specimen tree removals.

Ald. Strzelczyk made a friendly amendment to allow staff and the City Forester to work with the applicant to ensure the specimen tree is a safe distance from the building.

**Action:**

*A voice vote was called.*

*All voted yes, passed 8-0*

**7. Announcements**

The next meeting is February 9, 2015

**8. Adjourn** - the meeting concluded at 9:10pm

Commissioner Fuchs moved to adjourn.

Commissioner Stoker seconded the motion.