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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, July 25, 2016
7:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes
- b) Planning Commission - Regular Meeting - Jun 13, 2016 7:00 PM

2) Regular Business

- a) Gene Shikhman & Dariko Mekvabishvili
- b) Kingfogl Construction Co. for Jonathan & Marie Omer
- c) Diana Hetzel
- d) Dermond Property Investment
- e) Concord Development Company
- f) Charter Manufacturing
- g) Silver Spray Holdings, LLC
- h) Veridian Homes – Enclave at Mequon Preserve - Phase I
- i) Beckett, LLC for North Shore Bank
- j) Shaffer Development

3) Policy

- 1) Text Amendment to Chapter 58 Zoning Code

4) Announcements

a) Development Inquiry - July

5) Adjourn

Dated: /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.

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 Department of Community Development's Office at 262-236-2904, Monday through Friday, 8:00 AM – 4:30 PM



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PLANNING COMMISSION
Regular Meeting
Monday, June 13, 2016
7:00 PM
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Minutes

- 1) Chairman Dan Abendroth called the meeting to order at 7:00 PM with the Pledge of Allegiance and the roll call.

Present:

Chairman Dan Abendroth
 Alderman Robert Strzelczyk
 Commissioner Martin Choren
 Commissioner Brian Parrish
 Alternate John Stoker
 Alternate LeRoy Bessler
 Commissioner Rebecca Schaefer
 Commissioner Rick Lemke

- a) Approval of Minutes from May 9, 2016

- b) Planning Commission - Regular Meeting - May 9, 2016 7:00 PM

Ald. Strzelczyk made an amendment to reflect the minutes that he was not absent from the Meeting. He shares the aldermanic seat with Ald. Adams.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Brian Parrish, Commissioner
SECONDER:	LeRoy Bessler, Alternate
AYES:	Abendroth, Strzelczyk, Choren, Parrish, Stoker, Bessler, Schaefer, Lemke

2) Public Hearing

- a) Cheryl and Mark Rebholz

Commissioner Stoker made a motion to open the public hearing.
 Commissioner Becky Schaefer seconded the motion.

Minutes Acceptance: Minutes of Jun 13, 2016 7:00 PM (Call to Order, Roll Call)

Bob Walerstein - 4707 W. Park is supportive of this project as it provides an indoor place to practice shooting.

Jamie Reider - Huntington Park subdivision is opposed to this project being near her home. There are many children in her subdivision and Lemke Park is nearby. She stated that the east side of town voiced their opposition when this was proposed on the east side of town and she wants this to be tabled so that her subdivision can be notified and voice their opposition.

Residents that support the project but do not wish to speak:

Arlene Kurzer - 11104 N. Oriole Lane
 Sue Armacost - 8035 W. Manor Circle, Milwaukee
 Scott Miller - N 36 W7393 Buchanan St, Cedarburg
 Bikhender Salh - 12929 N. Wauwatosa Road
 Jaspar Dhauwaz - 12929 N. Wauwatosa Road
 Guy Lindekugel - 9731 N. Granville

Commissioner Stoker made a motion to close the public hearing.
 Commissioner Lemke seconded the motion.

Asst. Dir. Zader stated the request is for an indoor shooting range located at 9653 N. Granville Road that will use 9,500 square feet of an existing multi-tenant building. In addition to the range, other activities on site will include education training, a hunter safety class and CCW classes. There will be no changes to the exterior of the building except for an awning over the entry door. The Common Council approved Ordinance 2015-1461 that allows for indoor shooting ranges as a conditional use in the B-5 zone. There were a number of conditions put into the ordinance that are required by the conditional use grant to ensure that there is no impact to the public safety.

- 1) The range design will have to meet the U.S Department of Energy Source Book requirements.
- 2) The design and construction will mitigate any noise or air quality.
- 3) A Range Safety Officer is required to be on the premises at all times.
 - 4) To ensure that all these conditions are met, a third party consultant hired by the city and paid for by the applicant will be involved in the plan review as well as the construction of the building.

This is for an indoor range only; an outdoor range is not permitted per the ordinance. There will be a total of 6 employees on site during peak times. The hours of operation will be 10 am - 9 pm Monday thru Saturday and 10 am to 5 pm on Sunday. The applicant is not proposing any changes to the site at this time, but staff is requesting that the applicant do a few things as part of the approval:

- 1) Add an additional 11 parking spaces to the lot.
- 2) Resealing and stripping of the parking lot.
- 3) Removal of four underground storage tanks.
- 4) Restore the landscaping back to the original approved plan.
- 5) Replace non-code compliant lighting and pole lights.

Staff does recommend approval of the conditional use.

The applicants, Mark and Cheryle Rebholz, stated that they never applied for a permit on the east side of Mequon and that they agree to all the conditions placed in the Staff report.

Commissioner Choren asked if there would be sales on site and also about the physical range limitations and guidelines.

Asst. Dir. Zader answered that there would not be any ammunition or gun sales on site. The only retail allowed will be for repairs. There are also bullets and caliber limitations, these along with the range specifications will be monitored by a third party as staff and the Mequon Police Department are not experts in this field.

Ald. Strzelczyk stated that he likes the location of this facility and he appreciates that the applicant listened to feedback from the residents and Common Council. It does not feel that any neighborhoods will be directly impacted and it is located with easy access from several communities.

Ald. Strzelczyk made a motion to approve the request.
Commissioner Bessler seconded the motion.

Action

A voice vote was taken, the vote passed 7-0 (Commissioner Parrish recused himself)

RESULT:	APPROVED [7 TO 0]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	LeRoy Bessler, Alternate
AYES:	Abendroth, Strzelczyk, Choren, Stoker, Bessler, Schaefer, Lemke
RECUSED:	Parrish

3) Regular Business/Consent

a) Neumann Companies - Highlander Estates LLC, Phase I

Asst. Dir. Zader stated that the applicant for item #3 wants it to be removed from consent and some of the commissioners want item #4 removed from consent, so he suggests that all items be removed from consent.

Asst. Dir. Zader stated that item #3 is requesting approval for the final plat for Phase I for Highlander Estates subdivision. This phase has 36 single-family lots of a total of 111 lots on 112 acres. Everything on the final plat conforms with the preliminary plat with a few minor changes that staff is requesting. The cul de sac islands should be labeled as outlots as opposed to right of way, so that the maintenance responsibility is on the HOA and not on the City.

The applicant would like to discuss item #4 of the staff report conditions regarding the final

legal documents including Open Space Easement being subject to City Attorney review and approval prior to recording. The applicant is objecting to having that done and finalized prior to recording the plat. Staff does feel that this is an important condition to have. Staff does recommend approval per the conditions in the report.

The applicant, Kevin Anderson from the Neumann Companies, stated that the issue for them is timing. 20 of the 36 lots in Phase I are currently under contract to sell and close by three or four different developers. These clients really want to get into their new homes by Christmas. He stated that they have been working on the final plat and it will take probably two more weeks to get it fully executed. They do not know the timing of legal documents on the Open Space Plan; it could be two weeks or two months. They feel this could hold up their process of being able to move forward with their clients. They have put up \$41,000 in cash guarantees to make certain that the items get finished. The document is for an access agreement so that the public can use the bike paths and so that the City can replace trees if needed. They are asking for some leniency as they feel these items can be fulfilled after the final plat is recorded. They are invested in Mequon and they are committed to staying here. They have 70 more lots coming on this year.

Mayor Abendroth clarified that this is not a debate with the applicant about any issues, but a matter of timing of filing the legal documents. He also asked if the City has leverage with this applicant in regards to Phase II.

Asst. Dir. Zader confirmed this and stated that having the legal documents prior to the recording of the final plat is the City's leverage. He stated that this has caused problems with other projects where things have been missed. He explained that is much easier to get it all done at one time and ensure it is done properly. He stated that there is leverage with the second phase.

Commissioner Parrish stated that he is in favor of how the report is written by staff and he feels it is well written. He asked about the basement restriction regarding the ground water and if the applicant is disclosing and/or testing these lots.

Mr. Anderson answered that it is a standard disclosure. They have done geo technical testing and they have met with the County and the engineers. There are some areas with ground water but it is very deep about 12-15 feet down from the surface. Per county requirements, there is 2-foot separation between the seasonal high ground water and any basement elevation. It is a standard note.

Commissioner Stoker stated that he is in favor of making the requested concessions made by the applicant. He has worked with The Neumann Companies and there have not been any issues. He feels that the City has more leverage with this situation than any other developer in a long time.

Commissioner Bessler moved to approve per staff's recommendations.
Ald. Strzelczyk seconded the motion.

Commissioner Stoker made a friendly amendment to allow for the requested concession to allow the applicant to move forward prior to filing for final plat (staff report item #4). Mayor Abendroth seconded the amendment.

Commissioner Bessler did not accept the amendment.

Action to vote on the friendly amendment (remove #4)
Voice vote was called, passed 6-2 (No votes-Becky Schaefer, Bessler)

Action to vote on the main motion to approve minus item #4
A roll vote was called, vote passed 6-2 (No votes - Becky Schaefer, Bessler)

RESULT:	APPROVED [6 TO 2]
MOVER:	John Stoker, Alternate
SECONDER:	Dan Abendroth, Chairman
AYES:	Abendroth, Strzelczyk, Choren, Parrish, Stoker, Lemke
NAYS:	Bessler, Schaefer

b) David Leszczynski for River Club Estates

Wendy Porterfield - 3245 Oak Shore Lane did not wish to speak but asked about the landscape plan for the trees and berms.

Asst. Dir. Zader stated that there is not a plan for berms along Oak Shore Lane. There are Pine trees planned along Lot #1. The applicant spoke to the City Forester and agreed to leave the natural vegetation as is and not remove it to put in the Pines. The rest of the Pines along the front of the lot were installed.

Ms. Porterfield stated that there are not any trees on the right side of Freistadt Road heading north. There are not trees south of the private road.

Asst. Dir. Zader stated that if the Planning Commission wants the developer to install scattered trees that were shown on the original landscape plan then a motion can be made to have them included. There is not a berm there and there was no berm proposed.

Commissioner Becky Schaefer stated that the Pine trees should definitely be installed as originally proposed. She asked about the reason this project showed up on the agenda so many times last summer and is just now being presented. She also asked what happens to the storm water management plan if the 5 homes decide not to have pavers and chose a different type of road surface.

Asst. Dir. Zader answered that staff placed the item on the agenda as a placeholder and some of the issues were engineering that were not able to be addressed over the winter. The applicant did not request to be put on the agenda, it was done by staff.

Deputy Director of Engineering, James Keegan, stated that the applicant is required to

provide certifications for grading and storm water management to ensure that the pond is built to certain specifications and the field study work needed to be conducted in favorable conditions. He also answered that the 5 homes are required to have pavers as part of their approved storm water management plan.

Commissioner Becky Schaefer asked how this information is shared with potential home builders for this project. She asked to have it noted in the minutes that the onus is on the buyers to do their research and understand that they are buying into a paver based road.

Asst. Dir. Zader explained that there is a shared access and maintenance agreement. As the storm water management plan is approved it will become part of the title for those individual lots.

Commissioner Stoker asked about the reason the City Forester did not require the trees to be planted.

Asst. Dir. Zader stated that the City Forester indicated that existing trees and bushes were acceptable to keep what was already there. Screening between single family to single family lots is not required by the City. The lot will be privately owned and that property owner may wish to do their own landscaping plan that may modify it.

The applicant, David Leszczynski, stated that there are many Black Walnut trees along that section that should grow and do well. Everything south of the paver roadway in Lot #1 was left as is, about 5-6 Pine trees. Everything north of the paver roadway was done per plan in the out lot.

Mayor Abendroth asked that staff work with the applicant to enhance the landscaping along Oak Shore Lane south of the private lane.

Asst. Dir. Zader stated that it will not be a screen but that they can look back at the plan to modify it to keep the existing Black Walnut trees and add some Pine trees there.

Mayor Abendroth made a motion to approve final plan with the amendment that staff will work with the applicant to enhance the landscape along Oak Shore Lane.

Commissioner Lemke seconded the motion.

Commissioner Bessler asked about the final name of the subdivision.

Mr. Leszczynski answered that it will be called River Estates.

Action

A voice vote was called

The vote passed 8-0

RESULT: APPROVED [UNANIMOUS]
MOVER: Dan Abendroth, Chairman
SECONDER: Rick Lemke, Commissioner
AYES: Abendroth, Strzelczyk, Choren, Parrish, Stoker, Bessler, Schaefer, Lemke

c) Sommer's Automotive

Ald. Strzelczyk made a motion to approve to request.
 Commissioner Stoker seconded the motion.

Asst. Dir. Zader made a friendly request to allow for the lights to remain on for one hour after the dealership closes to allow the employees to safely get to their vehicles parked in the lot. Staff supports this request.

Action

A voice vote was called

Vote passed 8-0.

RESULT: APPROVED [UNANIMOUS]
MOVER: Robert Strzelczyk, Alderman
SECONDER: John Stoker, Alternate
AYES: Abendroth, Strzelczyk, Choren, Parrish, Stoker, Bessler, Schaefer, Lemke

4) Regular Business

a) Poblocki Sign Company for Children's Hospital of Wisconsin

Asst. Dir. Zader stated that Children's Hospital is requesting 2 separate sign waivers. One is for the wall sign on the east elevation and for a sign on the north elevation. The request for the east elevation sign is for an increased size. The code requires that 2% of the area of the wall is the size limitation for the sign but the maximum is 60 sq. ft. The request is a couple feet larger than the 2%. Staff feels that this sign is a better fit for the building that what the code dictates and staff supports the waiver on this facade.

There is also a request for a waiver on the north facade. This would require two wavier. There is a maximum height of 20 feet. The requested sign is 103 sq. ft. Staff does not support the waiver request and feels that the permitted size fits in better with the architecture and that the sign should be placed lower on that wall. Staff is requesting that the sign be limited to 25 feet in height and be 60 sq. ft. per code. There is also an issue with the neon "open" sign on the building. Staff is requesting that this sign be placed on the freestanding monument sign and not on the building.

Matt Kominsky, representative from Poblocki Sign for Children's Hospital, stated that the monument sign is modest in size and it is difficult to add the "urgent care and open" verbiage

there. He feels that it gets too compressed and is not easily readable. He added that if they cannot have it on the north elevation wall, they will probably leave the monument sign alone and forgo having the open sign at all. The north elevation which matches the east elevation is for the appeal in the functionality of the sign for the distance to Mequon Road. The Children's Hospital of Wisconsin writing will not be lit and it is already rather small. They are hoping to add it to this elevation as it is not on the monument sign. They desire to be seen on the north elevation.

Mayor Abendroth asked if the urgent care hours are different than the clinic hours.

Mr. Kominsky stated the hours of operation for the urgent care are different than the clinic hours and if the open sign is on the monument sign only without "urgent care", it conveys that the entire clinic is open as opposed to just the urgent care.

Commissioner Bessler suggested that utilizing the monument sign would accomplish the applicants' goals.

Mr. Kominsky stated that the monument sign is already in place and the space between the property line and the parking lot is a small space so the applicant went with a smaller sign than the 50 sq. ft. allowed.

Commissioner Parrish stated that he is opposed to allowing the LED on the facade. He does approve for the applicant to reconsider the monument sign being larger if they decide to later. He feels that there are some ugly trees on the corner that he feels should be removed as they pose a safety issue. He thinks the building is beautiful and the trees distract from it.

Asst. Dir. Zader stated that the applicant has the ability to remove the trees, they were not addressed because they are in a wetland.

Ald. Strzelczyk stated that he supports the larger sign on the east elevation per Staff's recommendation as it does not face any residences. He feels the residents have concerns with height and size on the north facade. He does not like the neon sign on the building and he does not like the green LED color. He is supportive of the larger monument sign to be increased to allow for the necessary verbiage.

Ald. Strzelczyk made a motion to approve the recommendation by staff to allow for the east elevation variance and the north facade being lowered and smaller in size to comply with city code. He would like to allow for Children's Hospital to be allowed to work with staff in the future if they decide to make the monument sign larger to include the urgent care verbiage up to code allowable.

Commissioner Choren seconded the motion.

Action

A voice vote was called, vote passed 8-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Abendroth, Strzelczyk, Choren, Parrish, Stoker, Bessler, Schaefer, Lemke

b) The Lowlands Group d/b/a Cafe Hollander

Asst. Dir. Zader stated there are two separate requests. The first one concerns the hours of operation. Restaurants in the Town Center ("TC") zoning are a permitted use but they are a conditional use in other zoning areas and hours of operation are usually discussed when granting a CUG. The hours per the code are 11:00 pm for everything to close. At the time of building/site plan approval the developer did not ask for any additional time, so it was left at 11:00 p.m. Cafe Hollander is proposing a 2:00 a.m. close time daily for the indoor restaurant as well as the outdoor seating areas. Staff proposes a midnight closing time for the outdoor seating area as the TC is a more vibrant area and there are not many residential units nearby.

The lighting plan did not include all the elements when it was submitted. The festoon lighting (string lighting) are currently up on the north and south elevations and they were not approved by staff and they are not permitted per code. They are prohibited because they tend to have a lot of glare and light trespass. Staff does feel that this lighting fits in well with the TC area and some of the other amenities on the building. They put in fairly dim bulbs so they are not overly bright which does not cause a glare on the roadway or to any residential units. Staff recommends approval with the condition that the lights cannot flash or flicker.

Tom Joy, from Ricka Chang Architecture representing the Lowlands Group, stated that they are agreeable to both staff recommendations. He explained that the building was designed and positioned to take advantage of the summer and outdoor dining and that the lighting adds to that experience.

Mayor Abendroth made a motion to approve the motion.
Commissioner Stoker seconded the motion.

Ald. Strzelczyk made a friendly amendment to allow for outdoor dining on the south side of the building until 2:00 a.m. which does not directly impact the residential units.

Asst. Dir. Zader stated that staff is supportive of this amendment.

Mayor Abendroth accepted the friendly amendment.
Commissioner Stoker seconded the amendment.

Action
Roll Call was taken, vote passed 8-0

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Abendroth, Chairman
SECONDER:	John Stoker, Alternate
AYES:	Abendroth, Strzelczyk, Choren, Parrish, Stoker, Bessler, Schaefer, Lemke

c) River Centre Building, LLC

Asst. Dir. Zader stated this is a request for modifications to the canopy overhang at the River Center. Staff is supportive of the design but feels that the entire stretch of the shopping center should be consistent. The applicant is requesting that area in front of the Piggly Wiggly remain as shingles because they are still in good condition. Staff did not feel comfortable approving that with the different materials on different sections of the canopy, so the building plan approval is deferred to the Planning Commission. Staff does approve the color and standing seam metal but feels that the entire complex should be done at one time.

Commissioner Bessler asked how long it takes to galvanize standing seam metal. He stated that galvanize does not last forever.

The applicant, Lance Lichter, stated that the material being used is Galvalum which is a combination of aluminum and galvanize and it does not rust.

Commissioner Choren stated that the Piggly Wiggly almost presents itself separately from the shopping center. The lower canopy meets the other canopy and is two different materials. He asked the applicant if his budget could cover replacing the shingles on the entire building and whether he would have it in the budget to do now. He feels that it would be nice to have a time frame for the project to be completed but does not feel that it is fair to place a financial burden on the applicant.

Mr. Lichter answered that he does not have the money in the budget to cover new shingles on the entire center. They are trying to update the center given the new developments nearby.

Ald. Strzelczyk stated that he commends the upgrade to the center. He does not like the silver that was going up and feels that it did not blend with the area's natural colors. He agrees that the entire building should be all one color and he prefers a darker color.

Mr. Lichter stated that he has consulted with two architects and four color consultants and the proposed plan is the comprehensive plan that conveys an updated, traditional yet modern look.

Commissioner Parrish is in favor of the project but he does feel that there needs to be a plan to complete the upgrade.

Mr. Lichter stated that five years is feasible.

There was a conversation about colors and color palettes were shown.

Action:

Commissioner Parrish made a motion to approve to the building plan amendment for the entire roof canopy to be replaced with galvanized standard seamed metal over the next five years from date of approval.

Commissioner Lemke seconded the motion.

Roll call was called, vote passed 8-0

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Parrish, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Abendroth, Strzelczyk, Choren, Parrish, Stoker, Bessler, Schaefer, Lemke

d) Fred Bersch for Spirit Lake International, LLC

Sharon Pechiva - 4518 W. Hiawatha Drive is opposed. She stated that the fill that was placed there years ago is still there. The ditch that was supposed to be cleaned out has not been and it is filled with garbage. When there are heavy rains, there is flooding there. She feels that if this property has more fill and is raised higher and driveways are added, it will make the flooding worse for the surrounding neighbors.

Mike Pritchard - 4700 W. Hiawatha Drive is opposed. He lives directly south of this property. He stated that there is a lot of standing water and that it has been getting worse. He said that five years ago fill was dumped on that property and nothing was done about it. He hopes developer will work with him to help divert the water off his property.

Debra Scott - 4651 W. Willow Road is supportive of this project. Her property will border this project. She would like details on how the water will run off this property to ensure that it is not running onto her property.

Shirley Huxhold - 9649 N. Fairfield Road. She asked when the property was rezoned from commercial to residential. She also stated that the property was contaminated years ago and what was done to ensure that it is not contaminated now. She would like information regarding the plumbing and sanitary system hookups. She also would like to know if it will be on city water or on a well. She is concerned about low income housing going in there. She would like to know where the road is going to be located.

Robert Hurda - 4528 W. Hiawatha is opposed. He has lived there 39 years and said that it has been flooding in recent years. He is concerned about the property being raised four feet without ditches on Cedarburg Road.

Asst. Dir. Zader stated that this is a four lot land division (CSM); it is not a subdivision. The CSM does meet all requirements for the land use plan and zoning code. The site does not

show anything from the surveyor about being within the flood plain. City flood plain maps do show portions of this site being in the flood plain which means the applicant would need to get a letter of map amendment approved to put in basements prior to basements. The City Forester did identify some specimen trees located on the south property line of the neighboring property and they would not be impacted by development on the site.

He explained that at one point this entire area, except for two homes, were part of the greenhouse and it was always zoned residential, it was never zoned commercial. In 2005, the previous owner split off a couple parcels in the back and constructed the storm water pond. The proposed development will also drain into this storm water pond. The applicant is proposing that the access for lots #1, #2 and #3 will come from Cedarburg Road. The DOT has approved the road connection provided that the recently built family adult home also uses that connection point off Cedarburg Road. There is an unresolved issue regarding an shared access easement that exists from that previous approval that extends to Arrowwood Road. There is not a recorded document associated with the CSM at the time of the recording. There are no descriptions of what rights that easement prevails. The applicant would like to use that easement for the access for Lot #4. There is a unsigned draft document of the easement that provides insight to what the document stated and some protections were provided to Lots #2 and #3. Staff has asked the applicant to provide documentation that the two neighbors to the west would agree that Lot #4 could access through the shared access and maintenance easement area. If not, then it is recommended that access for this lot also come off Cedarburg Road which will trigger the requirement that instead of a private driveway according to city policy, it would be a private road, which requires a different set of standards in terms of the type of layout of the road.

Mr. James Keegan, Deputy Director of Engineering, stated that overall it is a very flat parcel. A large portion of the site drains north along the property lines to the Willow Road ditch and over to the Cedarburg Road ditch and then heads south. There is an existing ditch low swell that drains along the south property line that comes through to the east and then to the Cedarburg Road ditch as well and heads south. Some of the issues with this ditch along the south property line is that it is overgrown, poorly defined and poorly grated so it does not drain well. He explained that there was about 4,000 cubic yards of fill placed on this site about 8 years ago without a fill permit. As part of the proposed application the applicant is required to get a fill permit for the fill from 8 years ago. This is included in the 5,100 cubic yards they are applying for today. Engineering has not received a grading plan for the site and is unable to speak to how the property will drain. It is required prior to approval. The developer has committed to cleaning out the overgrown ditch along the south property line to help improve the draining system. It may be possible to get better drainage be creating a slope on the site.

Regarding the access from the north side, it would add additional pervious surface. A condition included in the report is that any surface in excess of .5 acre would trigger a storm water management plan be submitted and reviewed and approved by both the City and MMSD.

He stated that the presence of the fill does not create drainage issues; the way it is graded can

cause drainage issues.

Commissioner Parrish stated that he feels uncomfortable with future elevations of each lot. He asked about the function of the pond and whether there will be a pond maintenance agreement. He feels there are many questions still to be answered.

Mr. Keegan answered that each lot will need to submit a grading plan for the individual home and it will be reviewed on an individual basis. Due to the access road, a grading plan is also required showing the swell and ditches will drain. He stated that further analysis would need to be done on the pond to determine if it could be improved or if it would meet the needs of any additional impervious surface if it does hit the trigger for the new access roadway.

The applicant, Fred Bersch, stated that the fill that is currently on the site did not change the drainage pattern of the property. He stated that he is not requesting to raise the grade four feet but will accommodate the existing fill in a way that does not create a change in the drainage pattern. Even through the swell on the south side of the site is filled with garbage and such it is not hampering the drainage. They will clean that swell out which will create a greater flow as well as create a greater capacity due to there being more room in the swell. Due to this project being a 4 lot CSM and not a large subdivision, the pond that is there is a simple pond which is larger than capacity. It is somewhat upstream from where this water wants to drain to the southeast corner of the property. He stated that they will create appropriate drainage so that it drains along the north property line. The goal is to continue the drainage patterns in that area: north drains north and south drains south, but everything generally flows to the east. He stated that while accommodating the fill that is there, they will create additional storm water capacity and good channelized flow.

The requested fill permit for 1,150 c.y. is only for the granulated base for the roadway and the roadway pavement. There is not dirt fill as part of this phase. The quality of the fill that is there from the previous owner is clay fill. Mr. Bersch stated that it is good quality fill, it was placed and never graded.

Mr. Bersch stated that previously neighbors south of Hiawatha complained about drainage changes when the greenhouse buildings were taken down. He stated that the changes were not from the building being taken down rather by the original pond that was created there. It did slightly change the drainage directly south of it because it was built with a berm and not by digging a hole. He feels that a swale and channel along that side of the property would reverse anything that has been noticed. Their goal is to keep all the water draining to the southeast and to help improve drainage to the neighborhood. They do not intend to create any berms or screening but to enhance this site. Each parcel will be about 1 acre and they intend to build modest homes that fit the context of the neighborhood.

Commissioner Bessler asked about the purpose on the pond on lot #4.

Mr. Bersch explained that the pond was created there as part of the previous CSM approval, it is a storm water pond. Their goal is to redefine it to the original shown plan. He explained that it is not uphill but rather upstream.

Commissioner Choren stated that there seem to be more questions than answers and he asked if it is typical to go through this without a grading plan and some clarification about the

easement to the west.

Asst. Dir. Zader answered that CSMs have been approved in the past without all of the details but this project is a bit unusual in that the shared driveway may require some storm water requirements. The PC can request to see the information updated regarding the driveway.

Mr. Bersch explained that staff has required him to show a plan that the four lots work together and they are not to be reviewed independent of each other.

Asst. Dir. Zader stated that as long as Mr. Keegan, Deputy Director of Engineering, feels that something can be worked out with regards to drainage and storm water than it would not be required to be proven before approving the CSM.

Mr. Bersch stated that he currently has an unconditional easement from the west; from Arrowwood, because it is on the survey. The written easement maintenance responsibility was never recorded. It would have benefitted lot #4. It required lots #2 and #3 of the previous CSM to do the construction and to do the maintenance of the road and to grant access to lot #4.

Asst. Dir. Zader clarified that staff feels uncomfortable granting sole access to lot #4 without an understanding and an agreement with the other two lots that are impacted by the easement. He stated that due to the easement not being recorded, the other lot owners may not be aware of this situation. In the agreement that was not recorded, there is language in the document that granted equal vote to lots #2, #3 and #4 with regard to expansion or modification of the roadway. Now they are basically not getting a vote. Staff prefers that lot #4 gets access from Cedarburg Road unless an agreement can be reached with the two homeowners to the south.

Mr. Bersch stated they prefer to have access from Arrowwood but they understand they may have to get access from Cedarburg.

Ald. Strzleczyk stated that he struggles with the drainage issues because he knows that there is water there. He is uncertain about where the drainage will go and where the access road will be; he does not yet have enough information. He wishes he had all the engineering reports in front of him to help him make the decision. He thinks the only issue is the water. He likes the idea of 4 new homes there.

Mr. Keegan explained that the process for reviewing the grading plan, is that one of the conditions is the approval of the grading plan prior to the CSM being recorded. The developer will submit a grading plan that is reviewed by staff to be in conformance with the site prior to that fill being placed; so that the overall drainage patterns are maintained from that site prior to the fill being placed. There were greenhouses on the site with large impervious surfaces so that will be reduced with four homes. He stated that more conditions can be added to the review. He feels that adding the southern swale will be a big improvement in helping the drainage on site.

Commissioner Parrish stated that he prefers to table this project tonight because he is supportive of this developer long term but there is not enough information available to make a sound decision. He is concerned with the 17 neighboring parcels.

BJ Schumacher - 4808 W. Hiawatha Drive is opposed to this project. She is happy that someone wants to take care of that property and clean it up. She is worried about the water issues in the neighborhood and on her property which is getting more water recently. She feels that an honest vote cannot take place without more answers about the grading and drainage.

Mayor Abendroth stated that Mr. Bersch is not going to go through the expense of a grading plan unless he is granted the CSM.

Asst. Dir. Zader stated that CSM meets the zoning and land use plan. The PC can decide if they want to review the grading plan once it is completed or allow it to be reviewed and approved at staff level.

Ald. Strzelczyk wants to ensure that the minimum only is not just done and he would like some quantitative measures; he is looking to engineering to help him out.

Mr. Bersch stated that grading the site to have a larger swale than necessary and allow for additional storm water capacity is his intention. He feels these four lots are being held responsible for these issues and that the surrounding neighbors are not also being held responsible for helping to find ways to mitigate the drainage issues. The surrounding 17 lots do not currently drain into this site. He said that the burden of the neighborhood issues cannot rest solely on these four lots.

Commissioner Choren made a motion to approve per staff's conditions and adding that engineering will review and improve water run-off, improve the southern swell and return the grading plan to PC.

Ald. Strzelczyk seconded the motion.

Action

A roll vote was called, vote passed 8-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Choren, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Abendroth, Strzelczyk, Choren, Parrish, Stoker, Bessler, Schaefer, Lemke

e) County Line Holdings, LLC

Shirely Huxhold - 9649 N. Fairfield Road asked if the zoning change allows for multifamily residences.

Asst. Dir. Zader answered no and he explained that in 2009 the entire site was zoned R-4 and there was an existing restaurant there that was grand fathered with a conforming use in the residential zone. It has sat vacant for over a year so there is no longer a clause to be grand fathered as a restaurant. The current owner asked the City to rezone it to be B-2 to allow for a restaurant and the City placed the PUD zoning as well so that it could only be a restaurant and not other commercial uses. The applicant is asking for it to be rezoned back to R-4 to allow the structure to be rehabbed back to a single family home. They would be allowed to create other lots in the future. Staff is supportive of the request per the conditions and requirements in the report.

The applicant stated that they are willing to work with all of the staff conditions.

Mayor Abendroth made a motion to approve.

Ald. Strzelczyk seconded the motion.

Minutes Acceptance: Minutes of Jun 13, 2016 7:00 PM (Call to Order, Roll Call)

Action

A voice vote was called, vote passed 8-0.

Per the applicants request, they would like for the zoning not to go into affect until after the land is transferred to the applicants. Asst. Dir. Zader stated that Staff will work with the City Attorney to provide language that the land use will be changed after the property is acquired and put into the Common Council's motion.

Commissioner Bessler made a motion to adjourn
Ald. Strzelczyk seconded the motion.

A voice vote was called, motion passed 8-0

The meeting concluded at 9:45 pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Abendroth, Chairman
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Abendroth, Strzelczyk, Choren, Parrish, Stoker, Bessler, Schaefer, Lemke

5) Announcements

- a) Development Inquiry May 2016
- b) Next Meeting is July 25, 2016

6) Adjourn



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 19, 2016
SUBJECT: Gene Shikhman & Dariko Mekvabishvili

Applicant: Gene Shikhman
Status of Applicant: Offer to Purchase
Requested: Removal of Specimen Trees
Existing Use: Vacant
Existing Zoning: R-3 (Residential 1 Acre)
Land Use Plan: Residential 1 Acre
Lot size: 1.1 acres
Location: 10249 N. Wildwood Court

Address: 10249 N. Wildwood Court #6 **Tax Key:** #15-180-00-060.00 **Zoning:** R-3
District: #8

Request: Specimen Tree Removal

Briefing: The applicant is seeking approval to remove 7 specimen trees for the property located at 10249 N. Wildwood Court (Lot #6).

Background: The applicant is requesting to remove a total of ten specimen trees identified by City Forester, Mike Geis, on the property located at 102949 N Wildwood Court. The specimen trees are located within or adjacent to the footprint of the proposed home. At the time of the subdivision approval, the Planning Commission granted removal of three specimen trees.

City Forester: Planning staff consulted with City Forester, Mike Geis, to determine whether removal of the tree should be permitted. According to a memo by Mr. Geis, dated July 11, 2016 (see attached), his recommendation is to deny removal of any additional specimen trees other than the three that were already granted approval. The applicant will be allowed to remove trees #242, and #231 which are dead and #233 which was mismarked as a specimen tree.

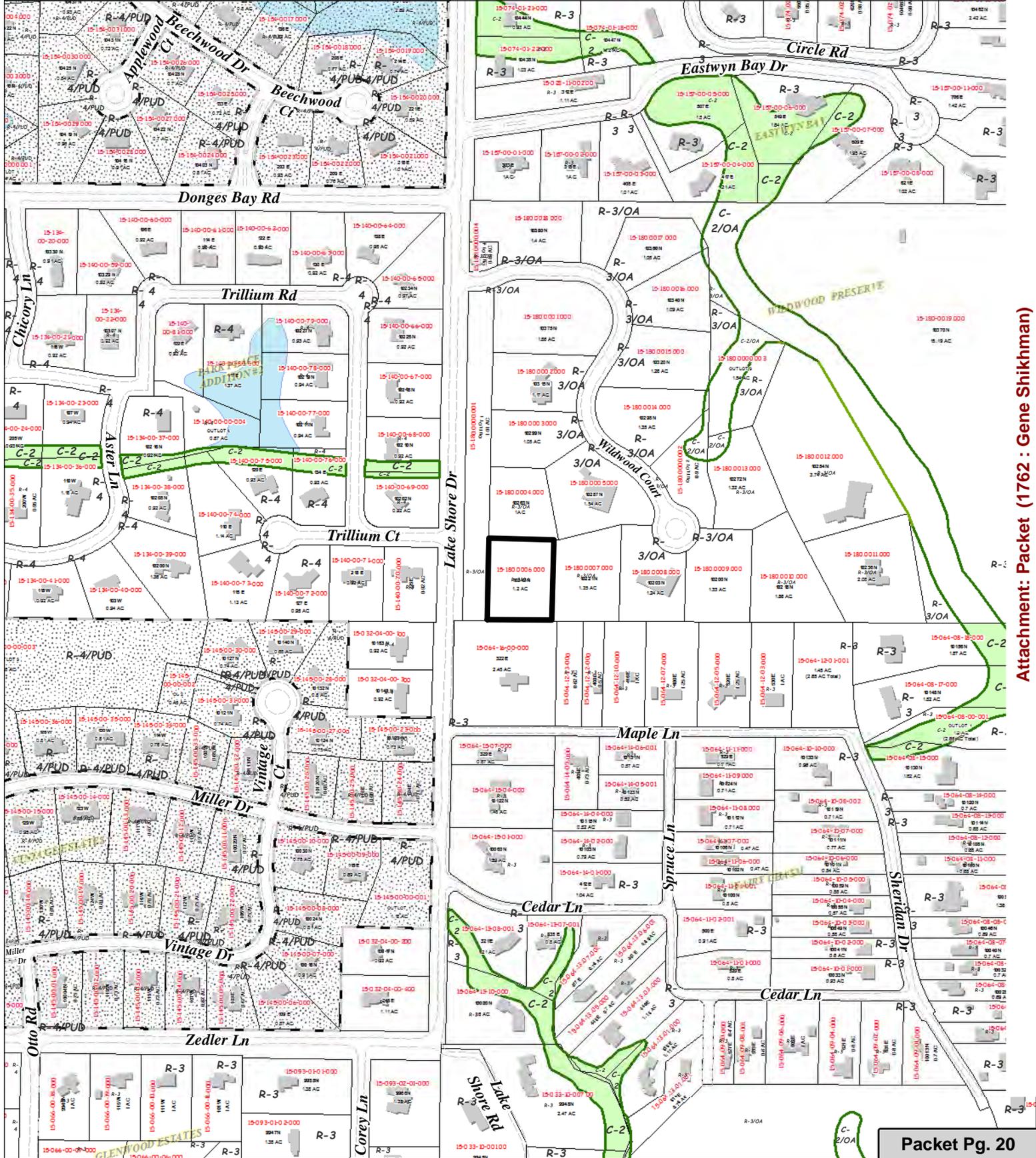
Recommendation: The City Forester recommends **approval** to remove the three specimen trees already granted approval on the following condition(s):

1. The applicant shall provide 39" of replacement trees on the property or in a city park or pay \$3,900 to the City of Mequon for urban forest projects.
2. Tree protection fencing shall be installed in accordance with the recommendation of the City Forester.

Attachments:
Packet (PDF)

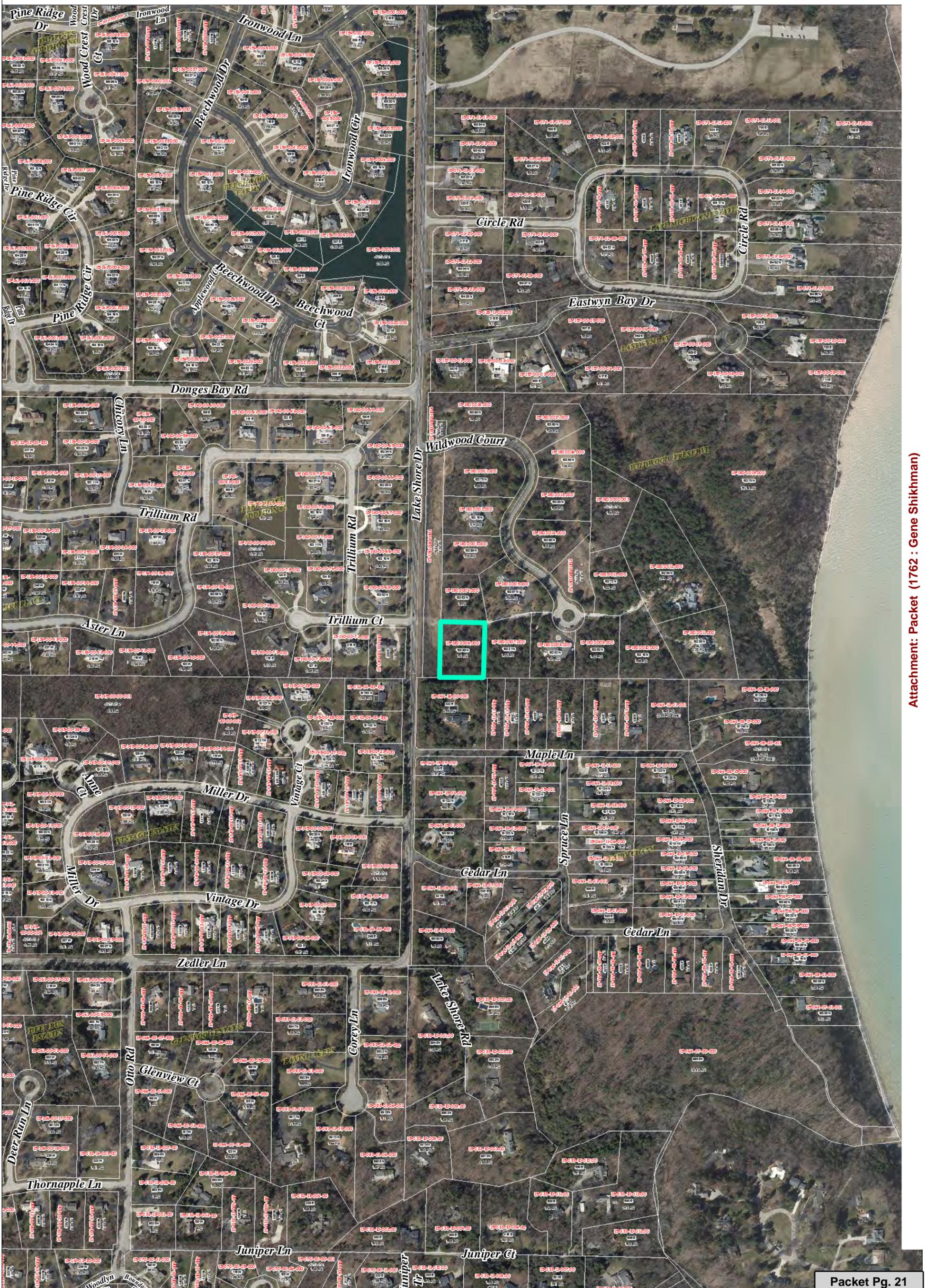
Gene Shikhman & Dariko Mekvabishvili

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet (1762 : Gene Shikhman)

Gene Shikhman & Dariko Mekvabishvili



Attachment: Packet (1762 : Gene Shikhman)

To whom it may concern,

My name is Gene Shikhman. My wife and I are the owners of Lot#6 at Wildwood Preserve (address 10249 N Wildwood Ln, Mequon WI 53092). One of the main factors in our decision to purchase this property was the beautiful nature and greenery that is part of the lot and the entire preserve. We especially are excited about all of the trees that are on the property and will surround our house. Together with our architect, we designed a house to be a perfect fit to community and Wildwood Preserve subdivision.

As part of the anticipated construction we would have to cut down trees # 232, 233, 244, 236, which are in the footprint of the proposed house. We would also have to cut trees # 242, 245, 231, 243, 230, 234 due to the size of their roots and the fact that they will get damaged during construction project. Please note that trees # 232, 233, and 230 are partially or completely dry and in my understanding dying or dead trees.

In an effort to preserve the beautiful natural environment of the Wildwood Preserve subdivision, we would propose to replant on our lot the trees that we are planning to remove during the construction project. The replanting would occur after the completion of the construction project.

Please let me know if our plan is acceptable to the City of Mequon.

Sincerely,

Gene Shikhman

7/7/2016

Attachment: Packet (1762 : Gene Shikhman)



11333 N. Cedarburg Rd
 Mequon, WI 53092-1930
 Phone: 262/512/1297
 Fax: 262/242-9655

www.ci.mequon.wi.us

Forestry Division

To: Mequon Planning Commission
From: Mike Gies, City Forester
Date: July 11, 2016
Subject: Wildwood Preserve – Lot 6
 Removal of Specimen Trees

The proposed home location for lot number 6 was inspected on July 6, 2016. It was proposed that ten White Pine specimens would be affected. The trees are: (18" diameter white pine #232), (15" diameter Scotch pine #233), (17" diameter white pine #244),(17" diameter white pine #236),(19" diameter white pine #242),(15" diameter white pine #245),(18" diameter white pine #231),(19" diameter white pine #243),(18" diameter white pine #230),and(19" diameter white pine #234)

Recommendation:

As part of the original development plan for the Wildwood subdivision, planning commission allowed removal of three specimen trees on Lot 6. Trees (#232, #244, and #236) are within the building pad of the proposed house. These three trees are approved for removal as the three pre-approved for removal in the original subdivision agreement. A site inspection completed on July 11, 2016 found that tree (#242 was snapped off about twenty feet up), #233(was a mismarked, and not a specimen), and #231 (was completely dead); these three trees can be removed without approval. This brings us to the remaining four trees in question (#245, #230, #243, and #234). The total diameter breast height of these trees equals 71". Given the knowledge by the owners of the previously existing development plan for the Wildwood subdivision; I am recommending denying removal of the above listed trees. In particular trees (#230and#234) seem to be well outside of the construction foot print, and are in good health.

If the Planning Commission approves the removal of trees (#230, #234, #243, #245, #232, #236, #244) the total dbh would equal 123". Accordingly, the owner would be responsible for replacing 75% of the diameter. This would equal to 92" of replacement trees. This would be approximately (46) 2" trees, selected or approved by the forester. In lieu of planting, the owner could donate \$12,300.00 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$12,300.00 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is complete.

Tree Protection Requirement:

The following is required prior to any site clearing or building activities. To protect and preserve the trees as identified on the landscape plan or by the Planning Commission, the owner/developer/contractor shall install snow fencing no closer than 3' outside the dripline of the tree. Additionally, signs shall be posted stating the Tree Protection Zone. These zones will be inspected by the city forester.

Thank You,



Mike Gies

Mequon City Forester

SITE EXHIBIT

Situated on Wildwood Court, in the City of Mequon, Ozaukee County, Wisconsin.

Lot 6 in Wildwood Preserve Subdivision, being a part of Government Lot 1, lying in the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Fractional Section 33, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin

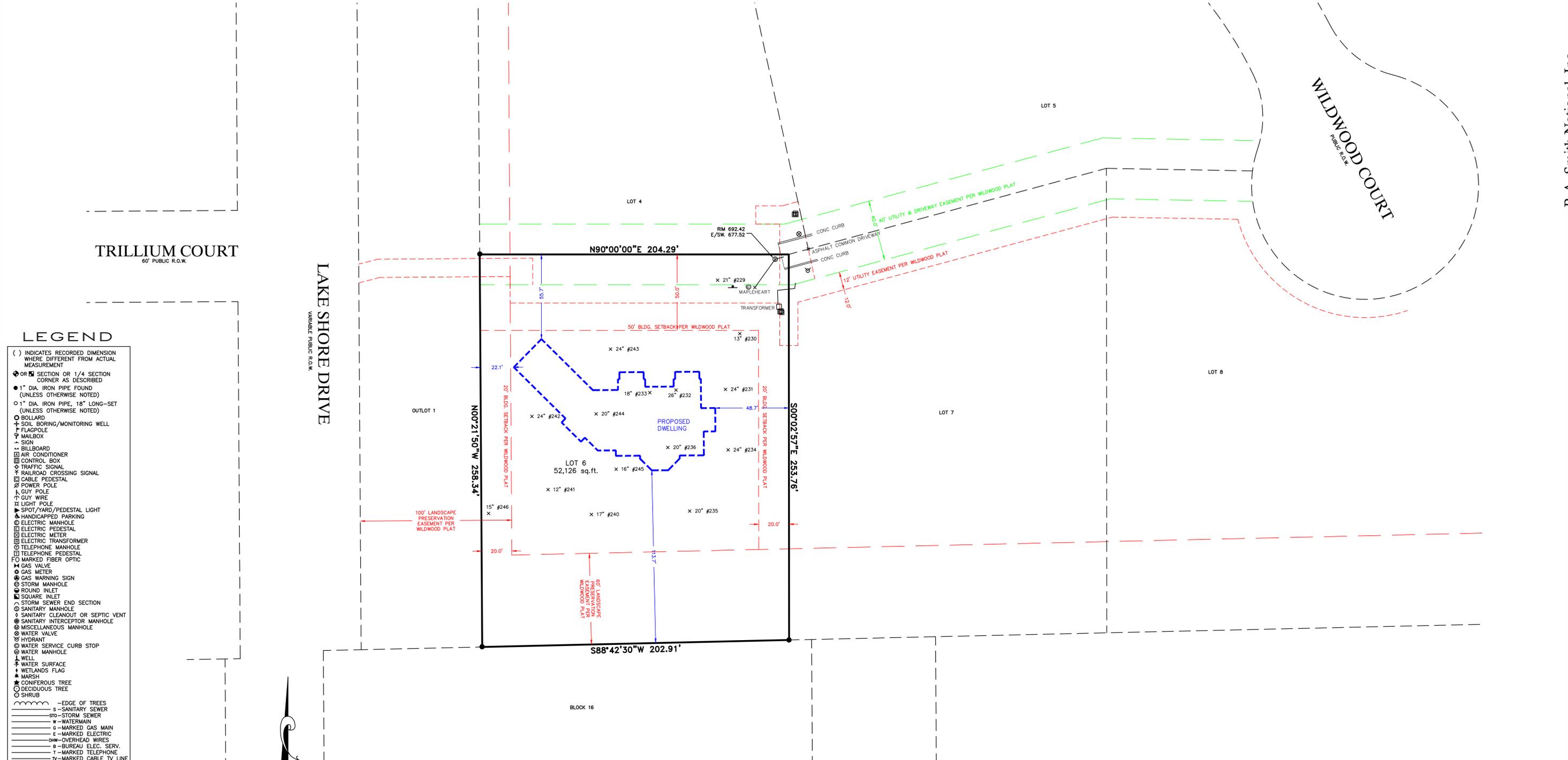
December 16, 2014

Gene Shikhman
Added additional trees

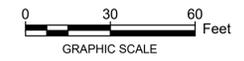
Drawing No. 166279-RMK
Revision No. 1-RMK

Easements shown are from Wildwood Preserve Subdivision Plat only, any other easements, if any, are not shown.

Elevations are based on NGVD 1929 datum.



- ### LEGEND
- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
 - OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
 - 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
 - BOLLARD
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 - FLAGPOLE
 - MAILBOX
 - SIGN
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 - AIR CONDITIONER
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 - TRAFFIC SIGNAL
 - RAILROAD CROSSING SIGNAL
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DIGGERS HOTLINE TICKET NO. 2014-49-04999

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORDED PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

R.A. Smith National, Inc.
Beyond Surveying
and Engineering

16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA
S:\166279\DWG\SK111D30.dwg \LOT 6 EXHIBIT

SITE EXHIBIT

Situated on Wildwood Court, in the City of Mequon, Ozaukee County, Wisconsin.

Lot 6 in Wildwood Preserve Subdivision, being a part of Government Lot 1, lying in the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Fractional Section 33, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

December 16, 2014

Gene Shikhman
Added additional trees

Drawing No. 166279-RMK
Revision No. 1-RMK

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R.A. Smith National, Inc.

Attachment: Packet (1762 : Gene Shikhman)

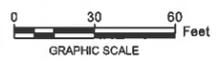
TRILLIUM COURT
60' PUBLIC R.O.W.

LAKE SHORE DRIVE
VARIABLE PUBLIC R.O.W.

WILDWOOD COURT
Public Use

LEGEND

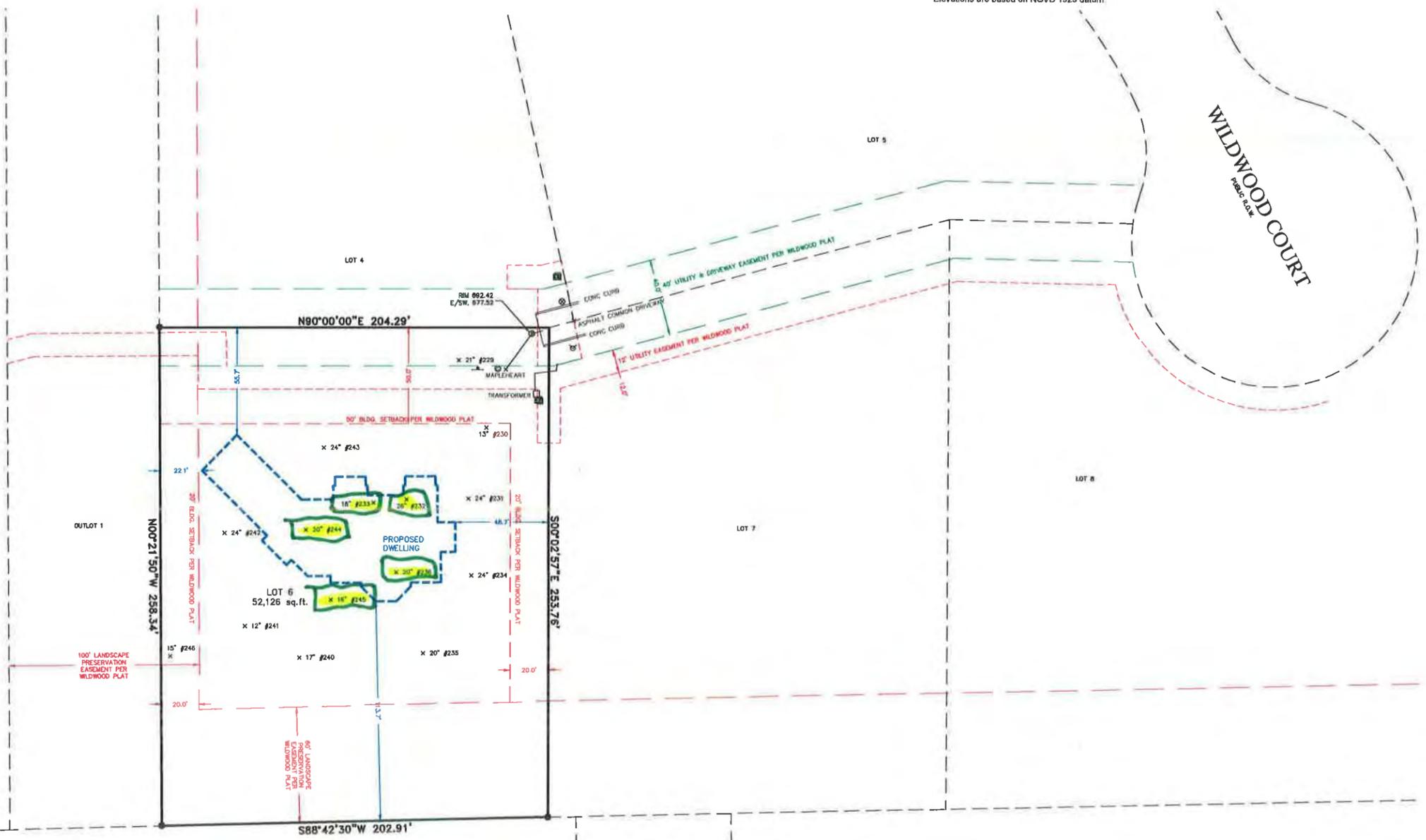
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DIGGERS HOTLINE TICKET NO. 2014-48-04999

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18745 W. Blueground Road, Brookfield WI 53005-5838
 262.781.0090 Fax 262.781.0275
 Appleton WI Chicago County, CA Pittsburgh, PA
 S:\5166279\DWG\SXU111D30.dwg \ LOT 6 EXHIBIT

SHEET 1 OF 1

TOPOGRAPHIC MAP

Situated on Wildwood Court, in the City of Mequon, Ozaukee County, Wisconsin.

Lot 6 in Wildwood Preserve Subdivision, being a part of Government Lot 1, lying in the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Fractional Section 33, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin

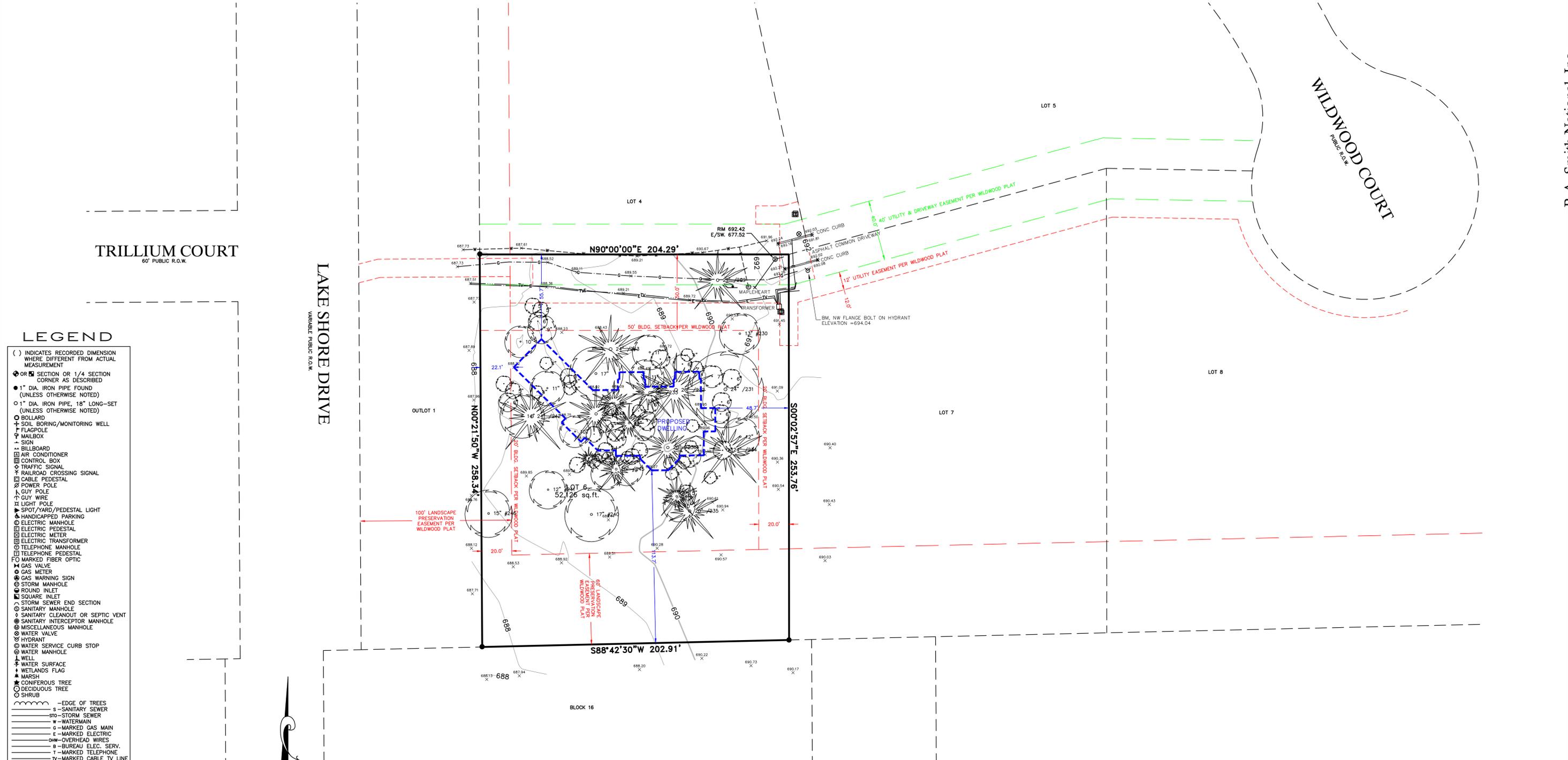
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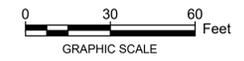
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S:\166279\DWG\TM111D30.dwg \LOT 6 TOPO



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 19, 2016
SUBJECT: Kingfogl Construction Co. for Jonathan & Marie Omer

Applicant: Kingfogl Construction
Status of Applicant: Agent
Requested: Removal of Specimen Trees
Existing Use: Vacant
Existing Zoning: R-3 (Residential 1 Acre)
Land Use Plan: Residential 1 Acre
Lot size: 1.1 acres
Location: 10263 N. Wildwood Court

Address: 10263 N. Wildwood Court #4 **Tax Key:** #15-180-00-040.00 **Zoning:** R-3
District: # 8

Request: Specimen Tree Removal

Briefing: The applicant is seeking approval to remove 2 specimen trees for the property located at 10263 N. Wildwood Court (Lot #4).

Background: The applicant is requesting to remove a total of three specimen trees identified by City Forester, Mike Geis, on the property located at 10263 N Wildwood Court. The specimen trees are located within or adjacent to the footprint of the proposed home. At the time of the subdivision approval, the Planning Commission granted removal of one specimen tree.

City Forester: Planning staff consulted with City Forester, Mike Geis, to determine whether removal of the trees should be permitted. According to a memo by Mr. Geis, dated July 11, 2016 (see attached), his recommendation is to allow removal of specimen trees numbered 218 and 222 while preserving tree number 227.

Recommendation: The City Forester recommends approval of the specimen trees removal on the following condition(s):

1. The applicant shall provide 27" of replacement trees on the property or in a city park or pay \$2,700 to the City of Mequon for urban forest projects.
2. Tree protection fencing shall be installed in accordance with the recommendation of the City Forester.

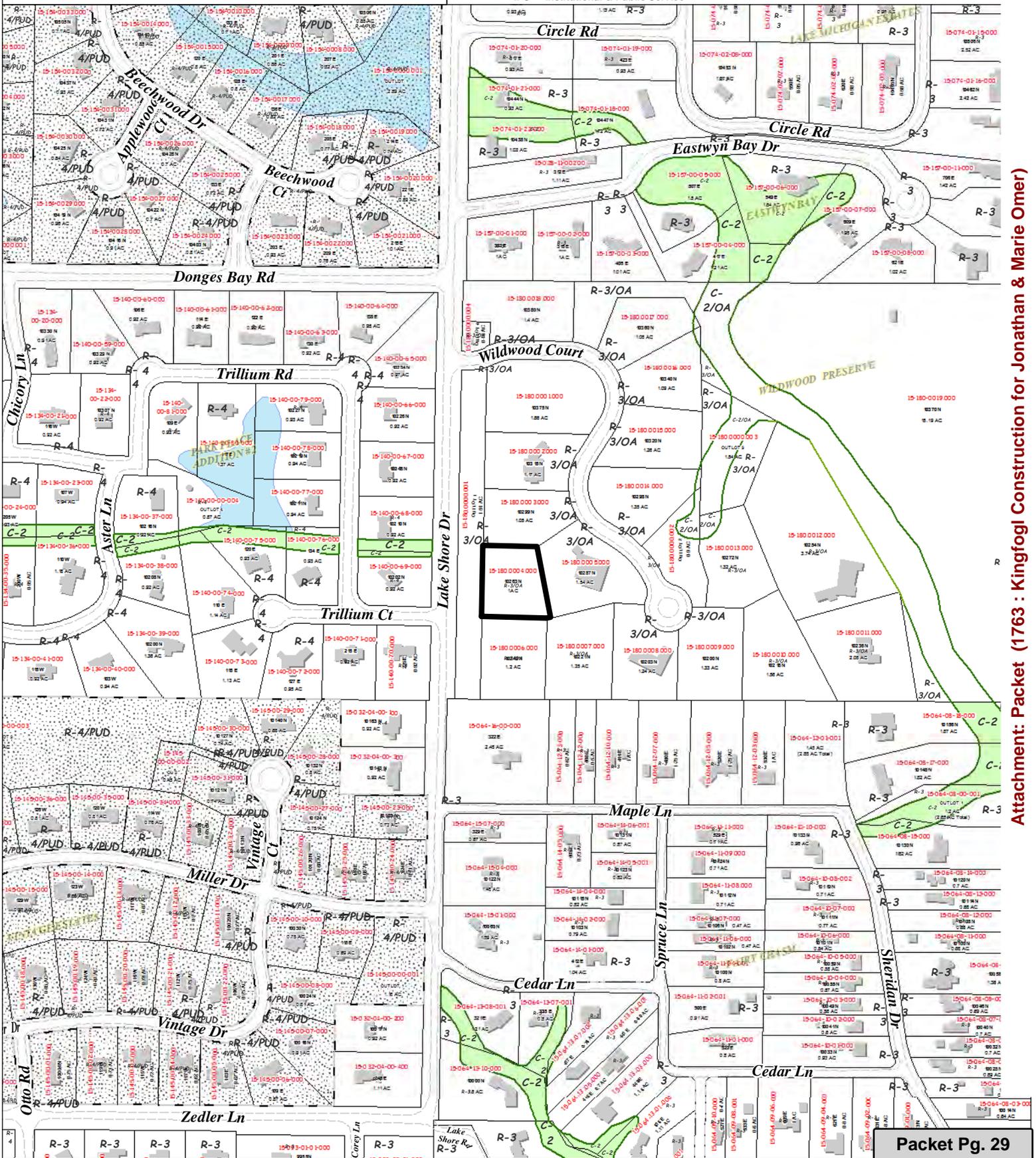
Attachments:
Packet (PDF)

Kingfogl Construction Co. for Jonathan & Marie Omer

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- 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

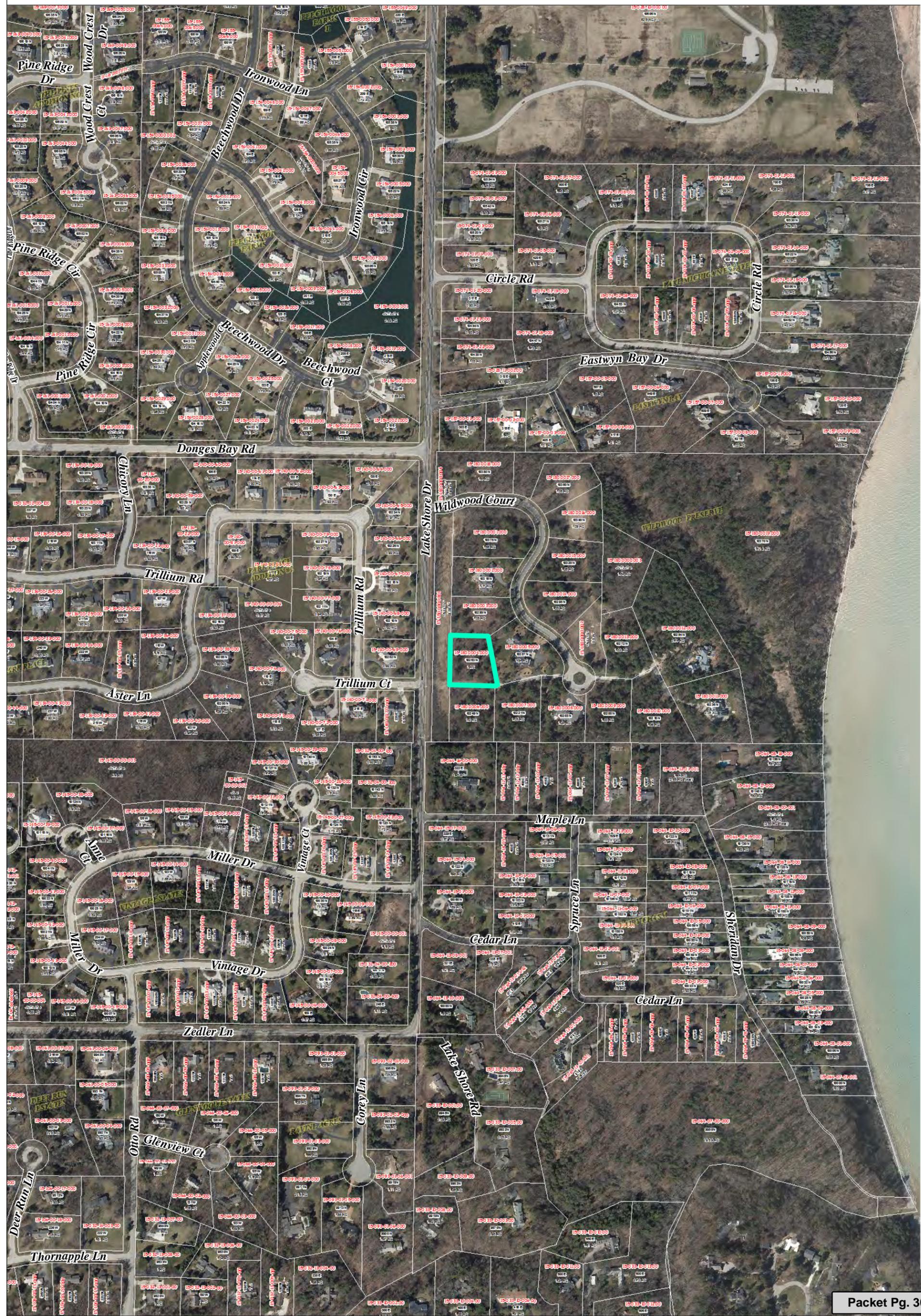
- LTD Limited Use
- OA Agricultural Overlay
- PUD Planned Unit Development Overlay
- P-1 Park & Recreation
- R-1 Single-Family Residential (5 Ac. Min.)
- R-1B Single-Family Residential (2.5 Ac. Min.)
- R-2 Single-Family Residential (2.0 Ac. Min.)
- R-2B Single-Family Residential (1.5 Ac. Min.)
- R-3 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

2.b.a



Attachment: Packet (1763 : Kingfogl Construction for Jonathan & Marie Omer)

Kingfogl Construction Co. for Jonathan & Marie Omer



Attachment: Packet (1763 : Kingfogl Construction for Jonathan & Marie Omer)



Mary Beth Doyle Peterson <mkingfogl@gmail.com>

City of Mequon Planning Commission Approval Request

1 message

Jay Doyle <jay@kingfogl.com>

Wed, Jun 22, 2016 at 10:11 AM

To: Terrence Doyle <terry@kingfogl.com>, Mary Beth Doyle Peterson <maryb@kingfogl.com>

City of Mequon Planning Commission Approval Request:

Attention Jac Zader,

Builder:

Kingfogl Construction Company LLC
 13703 W. Greenfield Avenue
 New Berlin, WI 53151
 Contact Person: Jay Doyle
 (262)613-3359(Jay Cell Phone)

Lot Owner:

Jonathan and Marnie Omer
 Lot 4 Wildwood Preserve
 Mequon

Kingfogl Construction Company on the behalf of the lot owner Jonathan and Marnie Omer are requesting the following specimen trees be removed.

- #222 Specimen Tree located within the building pad as shown on attached survey (17" diameter white pine)
- #218 Specimen Tree located within the driveway turnaround from side entrance garage (18" diameter white pine)
- #227 Specimen Tree located too close to home once constructed. Future landscape retaining walls at the rear of the property will result in this white pine being required to be removed. (18" white pine)

Note: There is also a 9" white pine which is located within the building pad however this is able to be removed as it is not a specimen tree.

Please review and approve the removal of the aforementioned specimen trees.

Please see the attached survey for the specific location of the specimen trees and future home placement.

Thank you

Joseph (Jay)
 Doyle

jay@kingfogl.com

o.262.781.4488

c.262.613.3359

www.kingfogl.com

[Photo Gallery](#) | [Home Designs](#) | [About Us](#) | [Contact Us](#)

Kingfogl Construction Company LLC | 13703 W. Greenfield Ave. | New Berlin, WI
 53151

Quality Custom Homes Since 1948

Attachment: Packet (1763 : Kingfogl Construction for Jonathan & Marie Omer)



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262/512/1297
Fax: 262/242-9655

www.ci.mequon.wi.us

Forestry Division

To: Mequon Planning Commission
From: Mike Gies, City Forester
Date: July 11, 2016
Subject: Wildwood Preserve – Lot 4
Removal of Specimen Trees

The proposed home location for lot number 4 was inspected on July 6, 2016. It was proposed that three White Pine specimens would be affected. The trees are: (18" diameter white pine #218), (17" diameter white pine #222), and (18" diameter white pine #227).

Recommendation:

As part of the original development plan for the Wildwood subdivision, the planning commission allowed to removal of one specimen tree on Lot 4. Tree #222, is within the building pad of the proposed house. #222 is approved for removal. Also requested was the approval of the removal of tree #218, as it falls in the foot print of the driveway. This tree will also be recommended for removal. It was taken in to consideration that the design of the house and driveway were adjusted adequately too avoid any unnecessary interference with as many of the specimen trees. The last tree request for removal is tree #227. This tree seems to be an adequate distance away from the proposed pad of the house, that it may be spared. It is in our understanding that this particular tree will need to be removed for landscape purposes. Landscape purposes do not pose a need to remove said specimen tree. The recommendation for removal of tree #227 is being denied, given that landscaping can be adjusted and the positioning of the specimen tree can not.

If the Planning Commission approves the removal of trees #218, and #227, the total dbh would equal 36". Accordingly, the owner would be responsible for replacing 75% of the diameter. This would equal to 27" of replacement trees. This would be approximately (13) 2" trees, selected or approved by the forester. In lieu of planting, the owner could donate \$2700.00 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$2700.00 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is complete.

Tree Protection Requirement:

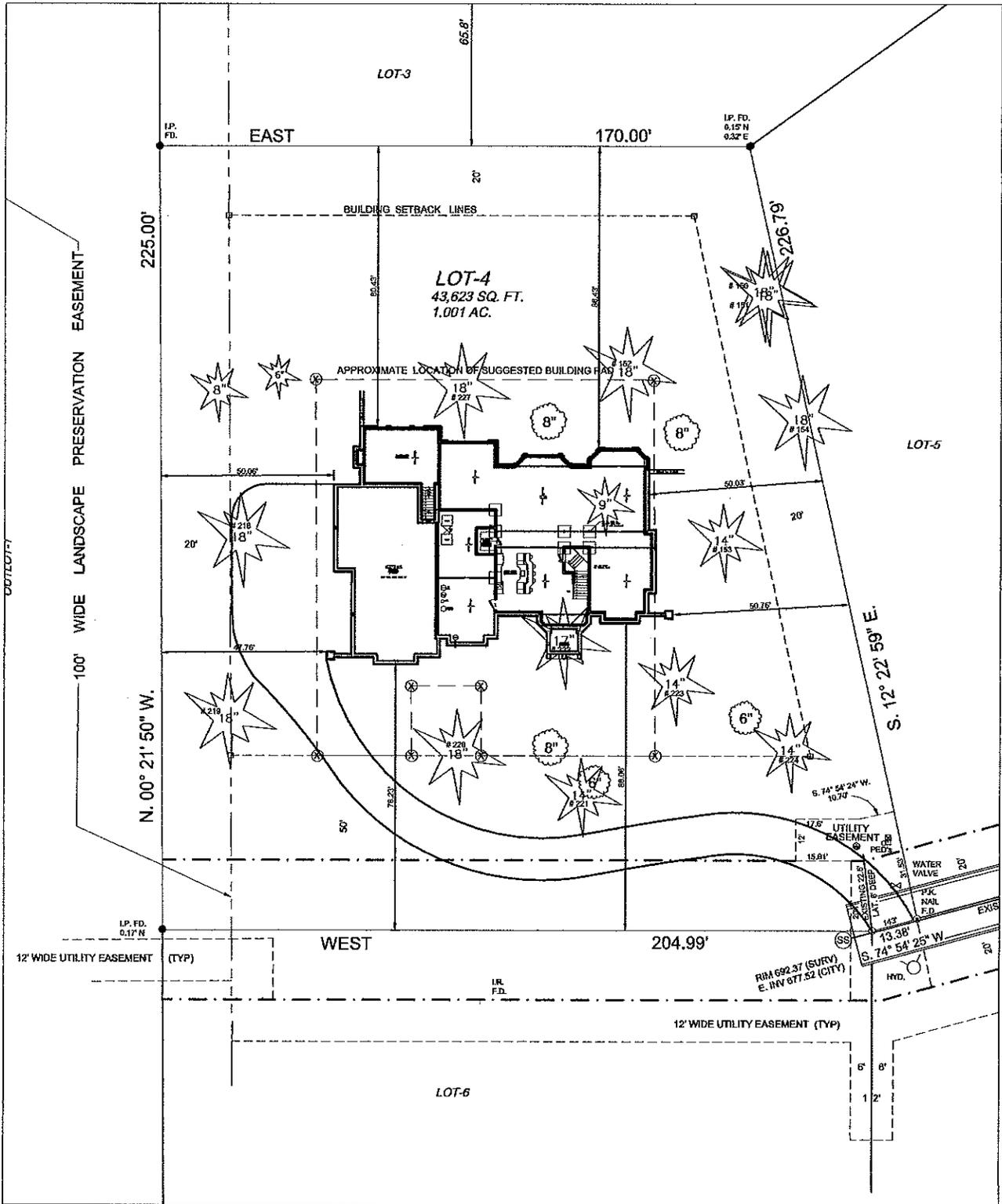
The following is required prior to any site clearing or building activities. To protect and preserve the trees as identified on the landscape plan or by the Planning Commission, the owner/developer/contractor shall install snow fencing no closer than 3' outside the dripline of the tree. Additionally, signs shall be posted stating the Tree Protection Zone. These zones will be inspected by the city forester.

Thank You,



Mike Gies

Mequon City Forester



Attachment: Packet (1763 : Kingfogl Construction for Jonathan & Marie Omer)



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 19, 2016
SUBJECT: Diana Hetzel

Applicant: Diana Hetzel
Status of Applicant: Owner
Requested: Removal of Specimen Trees
Existing Use: Single Family
Existing Zoning: R-4 (Residential ¾ Acre)
Floodway (FW)

Land Use Plan: Residential 1 Acre
Lot size: 1.1 acres
Location: 5718 W. Parkview Avenue

Address: 5718 W. Parkview Drive **Tax Key:** #14-073-00-280.00 **Zoning:** R-3
District: #8

Request: Specimen Tree Removal

Briefing: The applicant is seeking approval to remove 3 specimen trees for the property located at 5718 W. Parkview Drive.

Background: The applicant is requesting to remove three specimen trees identified by City Forester, Mike Geis, on the property located at 5718 W Parkview Ave. According to the applicant, the specimen trees are in close proximity to the existing patio and the roots are causing damage. The applicant would like to replace the patio and is concerned that the existing trees will damage the new patio as well.

City Forester: Planning staff consulted with City Forester, Mike Geis, to determine whether removal of the trees should be permitted. According to a memo by Mr. Geis, dated July 11, 2016 (see attached), his recommendation is to allow removal of the specimen trees per the City's Tree Preservation Ordinance.

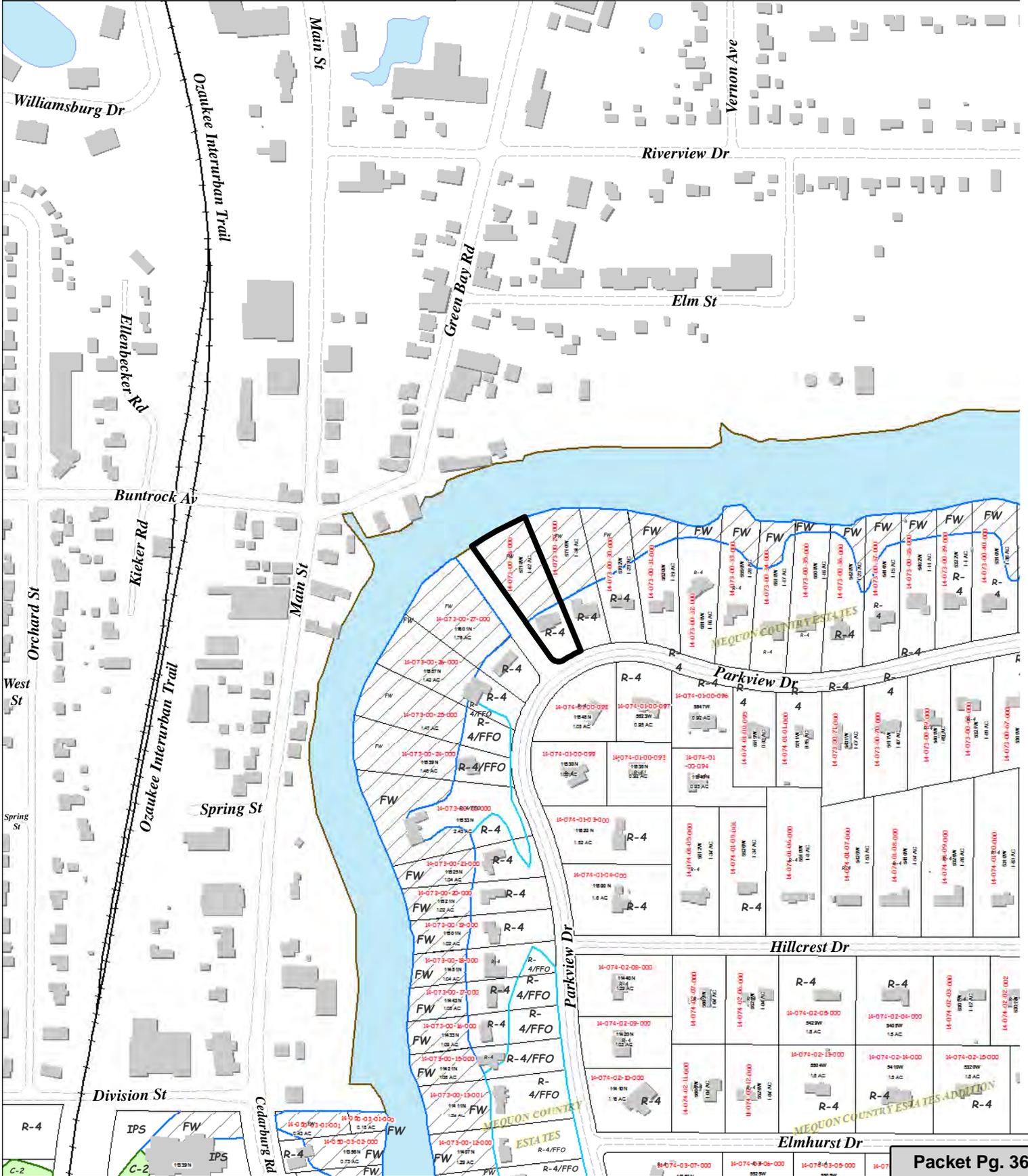
Recommendation: The City Forester recommends approval of the specimen tree removal on the following condition(s):

1. The applicant shall provide 39" of replacement trees on the property or in a city park or pay \$3,900 to the City of Mequon for urban forest projects.

Attachments:
Packet (PDF)

Diana Hetzel

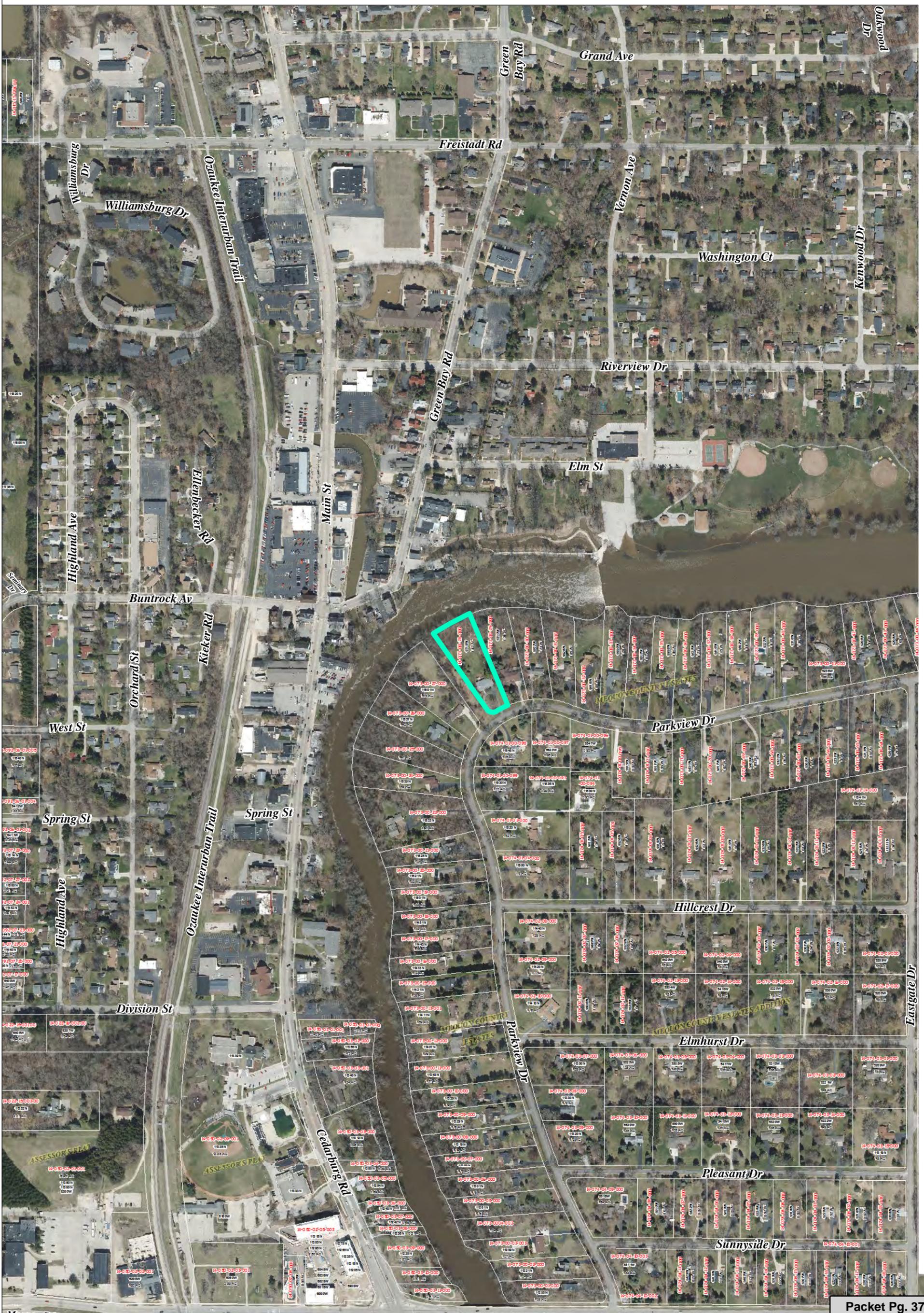
- AC Arrival Corridor
- A-1 Agricultural Preserve
- A-2 General Agricultural
- B-1 Neighborhood Business
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- CGO Central Growth Overlay
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- R-5 Single-Family Residential (1/2 Ac. Min.)
- R-6 Single-Family Residential (4 du/Ac)
- RM Multi-Family Residential
- TC Town Center
- TDR Transfer of Development Rights



Attachment: Packet (1764 : Diana Hetzel)



Diana Hetzel



Attachment: Packet (1764 : Diana Hetzel)



Attachment: Packet (1764 : Diana Hetzel)





Attachment: Packet (1764 : Diana Hetzel)



Attachment: Packet (1764 : Diana Hetzel)



Attachment: Packet (1764 : Diana Hetzel)



TO: Planning Commission
FROM: JAMES KEEGAN, DEPUTY DIRECTOR OF ENGINEERING
DATE: July 19, 2016
SUBJECT: Dermond Property Investment

Applicant: Dermond Property Investment
Status of Applicant: Owner
Requested: Fill Permit Approval
Existing Zoning: Town Center (TC)
Existing Land Use Plan: Commercial
Lot size: 1 Acre
Location: 11130 N. Buntrock Avenue

Address: 11130 N. Buntrock Avenue **Tax Key:** #14-027-02-010.00 **Zoning:** TC
District: #4

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

Briefing: The applicant is seeking fill permit approval for 3,245 cubic yards for a 33 unit multifamily development located at 11130 N. Buntrock Avenue.

Background:

The applicant requests Planning Commission approval of a Fill Permit to haul out fill material for a proposed apartment building construction at the above noted location. The applicant anticipates that approximately 3,245 cubic yards of fill will be removed to complete the construction of the underground parking portion of the building and the storm water management facility. The building and site plan was approved by the planning commission at the December 7th, 2015 meeting.

Engineering Report:

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

The agent has submitted a grading plan as part of their building permit plan submittal and it is currently under review by the Engineering Department. Issuance of a fill permit would be subject to the below conditions:

- Engineering Department approval of the completed grading plan.
- Permittee must notify the Engineering Department before starting any land disturbing activity and again not more than five days after project completion.
- Work must be complete on or before the date specified by the City on the permit. Requests for extensions must be made in writing.
- Permittee shall keep a copy of the permit on site at all times.
- The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.

- The City Engineer reserves the right to stop work, amend or alter construction measures.
- Hauling on N. Buntrock Ave., south of the project site is not permitted.
- The developer shall issue a \$10,000 road bond for any damage that may occur to N. Buntrock Ave.

Staff Recommendation:

Staff recommends **approval** of this request based on the following conditions:

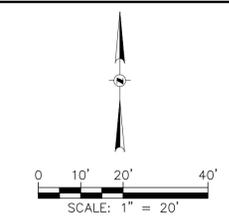
1. Issuance of fill permits by the Engineering Department with the above noted conditions included.
2. Permittee must notify the Engineering Department before starting any land disturbing activity and again not more than five days after project completion.
3. Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
4. Permittee shall keep a copy of the permit on site at all times.
5. The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
6. The City Engineer reserves the right to stop work, amend or alter construction measures.
7. Hauling on N. Buntrock Ave., south of the project site is not permitted.
8. Issuance of a \$10,000 road bond for any damage that may occur on N. Buntrock Ave.

Attachments:

C400 (PDF)

Packet (PDF)

W. MEQUON ROAD (S.T.H. 167)



One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1469
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

CONSULTANTS:

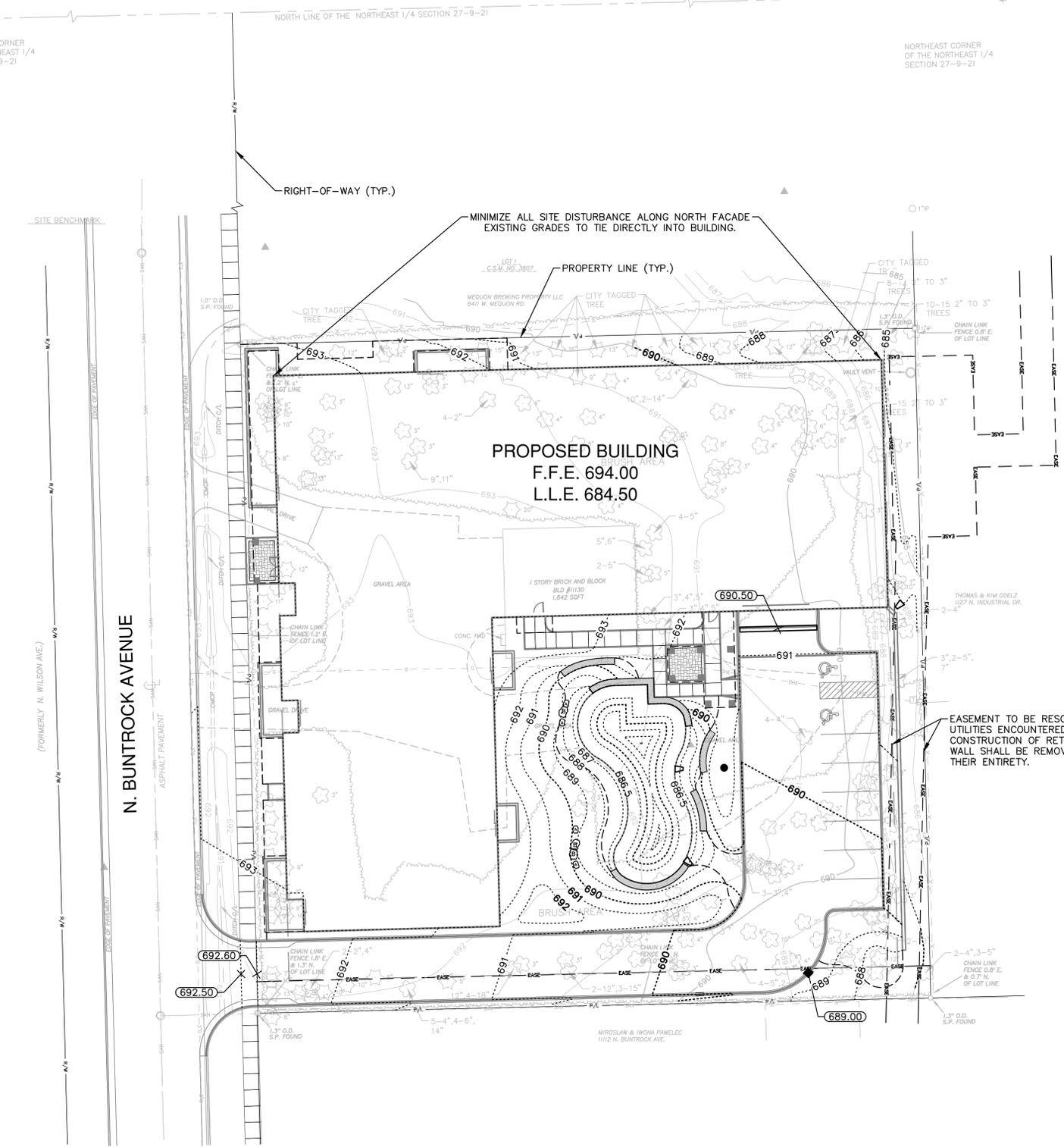


PROJECT TITLE:

11130 BUNTROCK AVE
MEQUON, WISCONSIN

ISSUE:

NO. DATE REVISIONS BY



LEGEND

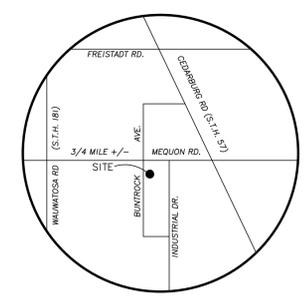
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED VERTICAL CURB
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED ADA RAMP WITH TRUNCATED DOMES

GENERAL NOTES

- THE BASE SURVEY WAS PREPARED BY NORTH SHORE ENGINEERING, INC. IN AUGUST, 2015. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- TREE SURVEY WAS PREPARED BY GRAEF, IN NOVEMBER, 2015.
- REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
- CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

GRADING NOTES

- ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ACCESSIBLE ROUTE AND A MAXIMUM SLOPE OF 1:50 (2%) ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE. ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS WITHIN AN ADA PARKING STALL AND ADJACENT UNLOADING ZONE.
- RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES.



VICINITY MAP

PROJECT INFORMATION:

PROJECT NUMBER: 2015-0194
 DATE: 11/06/2015
 DRAWN BY: TRY
 CHECKED BY: JLS
 APPROVED BY: JTM
 SCALE: AS NOTED
 FILE PATH: C_00_C400_GRAD_0194

SHEET TITLE:

OVERALL SITE GRADING PLAN

SHEET NUMBER:

C400

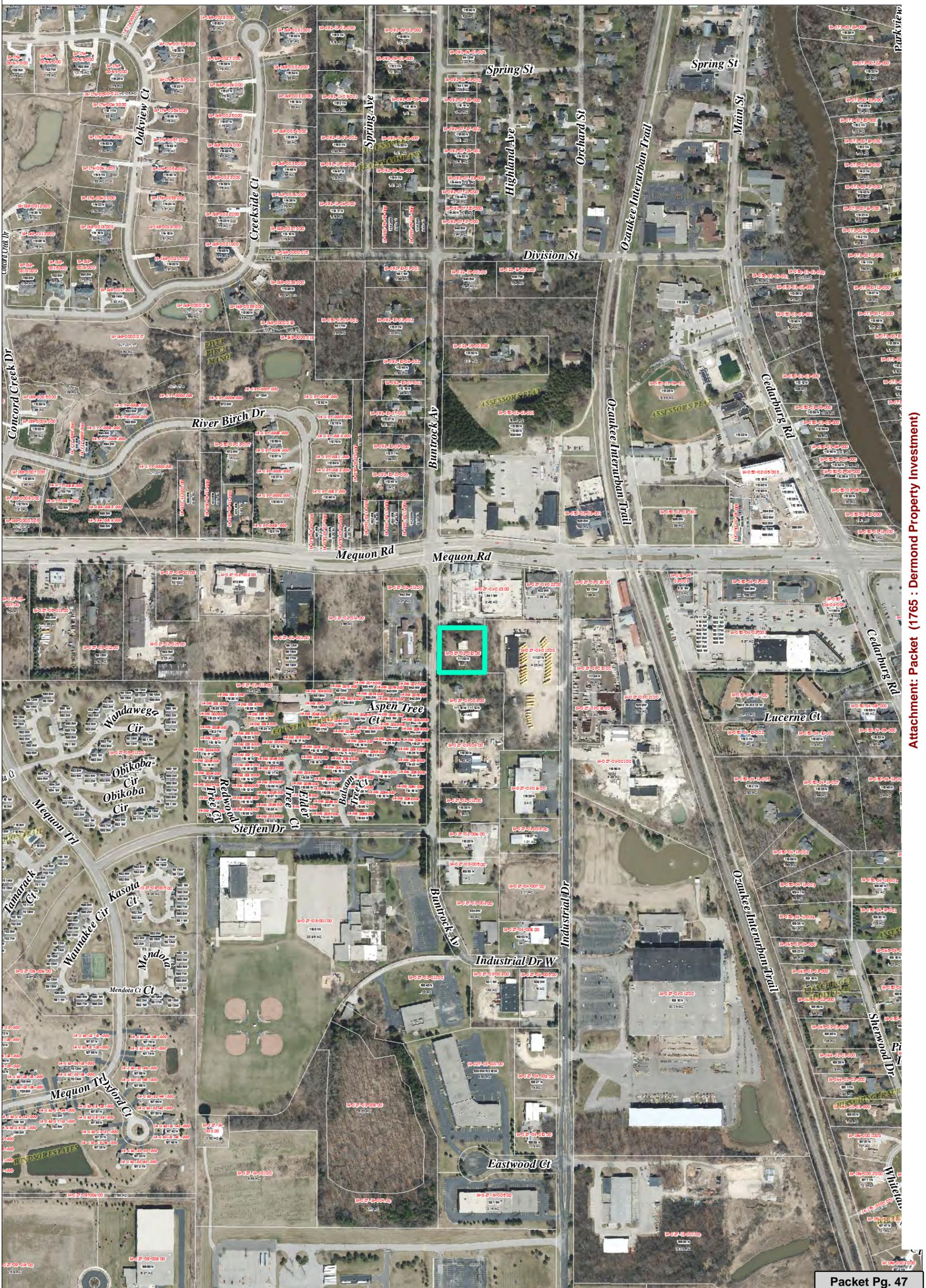
NOTICE:
 In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Attachment: C400 (1765 : Demond Property Investment)



Dermond Property Investment



Attachment: Packet (1765 : Dermond Property Investment)



11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092
(262) 242-3100

Permit No.	_____
Date Filed	_____
Exp. Date	_____
Fees Paid	_____

Engineering Department
Permit Application for Filling, Spoil Removal, Pond & Berm Construction or Grading
PLEASE PRINT CLEARLY

AGENT / CONTACT NAME: Catalyst Construction/Jim Peterson PHONE #: 920-585-2352

PROPERTY OWNER NAME: KED R&R 2, LLC/ Nora Pecor PHONE #: 414-272-2274

AGENT OR OWNER CONTACT ADDRESS: 757 N. Water Street Suite 200
Milwaukee, WI 53202

LOCATION OR ADDRESS OF WORK SITE: 11130 N. Buntrock Ave, Mequon, WI 53092

Or: DESCRIPTION _____ 1/4 SECTION _____ T9N, R _____ E

TAX KEY NO. _____

SUBDIVISION _____ LOT _____ BLOCK _____

ESTIMATED DATE OF COMPLETION: July 1, 2017

REASON FOR FILL/REMOVAL/EXCAVATION New Apartment Building Development

Name of contact other than applicant: _____ PHONE #: _____

FEE COMPUTATION

TOTAL CUBIC YARDS TO BE DEPOSITED/REMOVED/EXCAVATED 3,245 C.Y.

*(Over 1000 cubic yards requires Planning Commission approval)
(Berms greater than 4 1/2' in height requires Planning Commission approval)
(Separate application to the next available Planning Commission meeting is necessary)*

\$60.00 – 0 – 250 C.Y.

\$120.00 – 250 C.Y. – 1,000 C.Y.

\$240.00 – 1,001 C.Y. – 5,000 C.Y.

\$360.00 – 5,001 C.Y. – 10,000 C.Y.

\$480.00 – OVER 10,001 C.Y.

} \$ 240.00

SIGNED:
OWNER / AGENT

DATE: 07/11/16

ADDRESS 833 E Michigan St. Suite 1000

CITY Milwaukee STATE WI ZIP 53202

Attachment: Packet (1765 : Dermond Property Investment)



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 19, 2016
SUBJECT: Concord Development Company

Applicant: Concord Development Company
Status of Applicant: Owner
Requested: Building Plan Amendment
Existing Zoning: B-2 (Community Commercial)
Land Use Plan: Community Commercial

Lot size: 2 acres

Location: 10500 and 10520 N. Port Washington

Address: 10500 & 10520 N. Port Washington Rd. **Tax Key:** #15-029-11-006.00 **Zoning:** B-2
District: # 8

Request: Building/Site Plan Amendment

Briefing: The applicant is seeking building/site plan approval for exterior building improvements for the property located at 10500 & 10520 N. Port Washington Road.

Background: The applicant is requesting building amendment for the properties located at 10500 and 10520 N Port Washington Road. While it appears to be one building, it is actually two separate but connected buildings on two separate parcels. Concord Development currently retains ownership to each parcel.

Building Design:

The proposed plan shows a new entrance tower, larger and more abundant windows and new metal fascia. The existing brick on the building will remain unchanged. In staff's opinion the design changes to the building are a vast improvement from the existing building and is supportive of the project.

Site Plan:

While the applicant is not requesting any changes to the existing site, staff has inspected the site and is recommending the following site improvements as a condition of approval:

- Patching, sealing and striping of the parking lot
- All existing non-complaint and damaged light fixtures shall be removed or replaced.
- Landscaping shall be added around the foundation of the building, along the front of the parking lot and within the strip along the south property line.

Staff Recommendation:

Planning staff recommends **approval** of the building and site plan based on the following condition(s):

1. The parking lot shall be patched, seal coated and restriped.
2. All existing non-compliant and damaged light fixtures shall be removed or replaced.
3. Landscaping shall be added around the foundation of the building, along the front of the parking lot and within the strip along the south property line.
4. Planning staff review and approval of final site, landscaping, lighting and elevation plans prior to the issuance of permits.

Attachments:

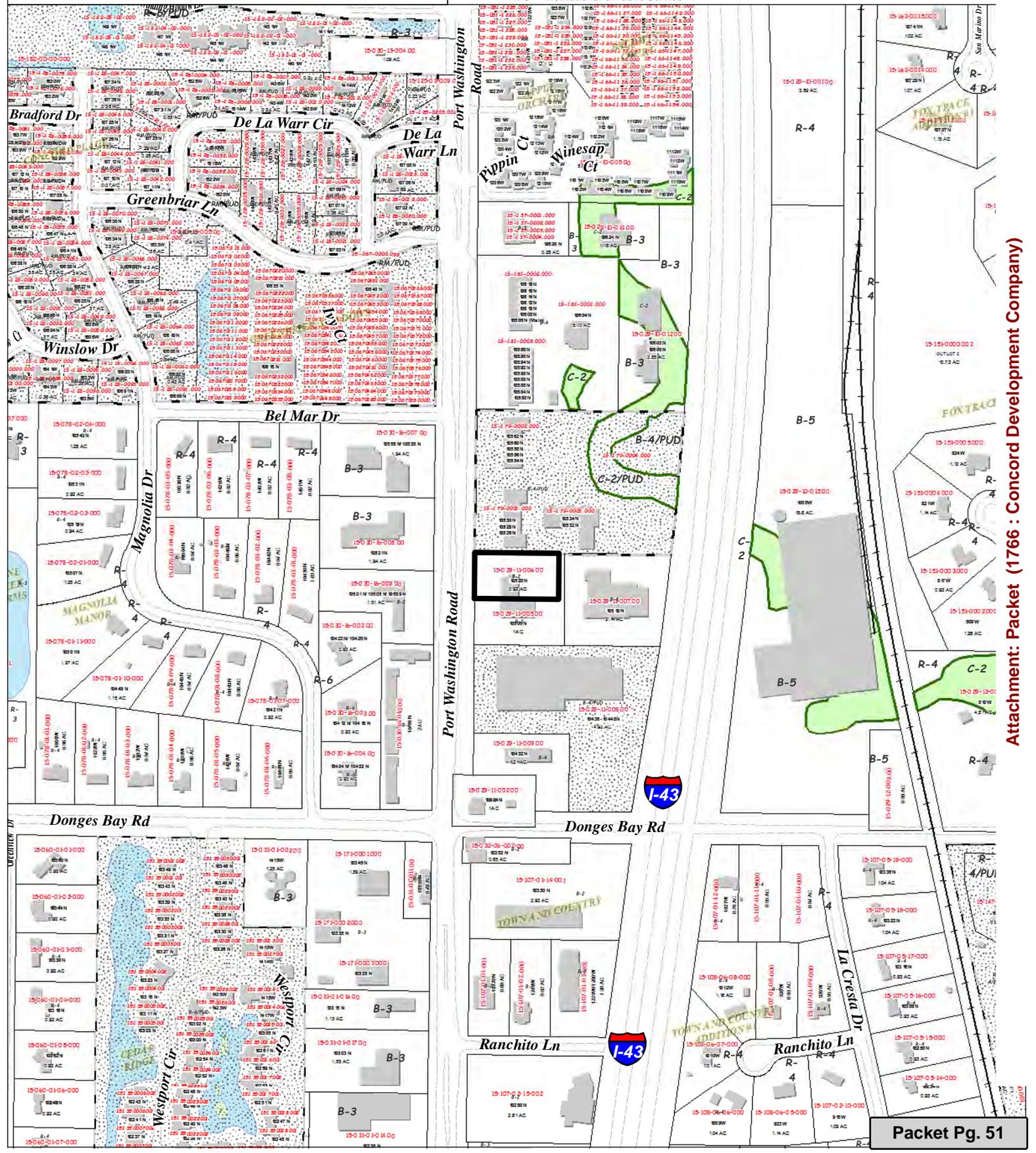
Packet (PDF)

Concord Development Company

- 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
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- R-6 Single-Family Residential (4 du/Ac)
- RM Multi-Family Residential
- TC Town Center
- TDR Transfer of Development Rights

2.e.a



Attachment: Packet (1766 : Concord Development Company)



Concord Development Company



Attachment: Packet (1766 : Concord Development Company)



Mr. Jac Zader and
City of Mequon Planning Commission
11333 N. Cedarburg Road 60W
Mequon, WI 53092

RE: 10500 & 10520 N. Port Washington Road – Exterior Building Improvements

Dear Mr. Zader and Planning Commissioners:

We are requesting approval for exterior improvements to the existing, adjoined buildings located at 10500 and 10520 N. Port Washington Road as shown on the enclosed drawings. The proposed improvements include: new storefront and doors, the addition of an entrance tower that includes an elevator, enlarged windows, wall panels, and new metal fascia over existing fascia. The existing brick will remain unchanged.

We appreciate your consideration of this request. Should you have any questions, please call me at (262) 241-9910, extension 104. Thank you.

Sincerely,

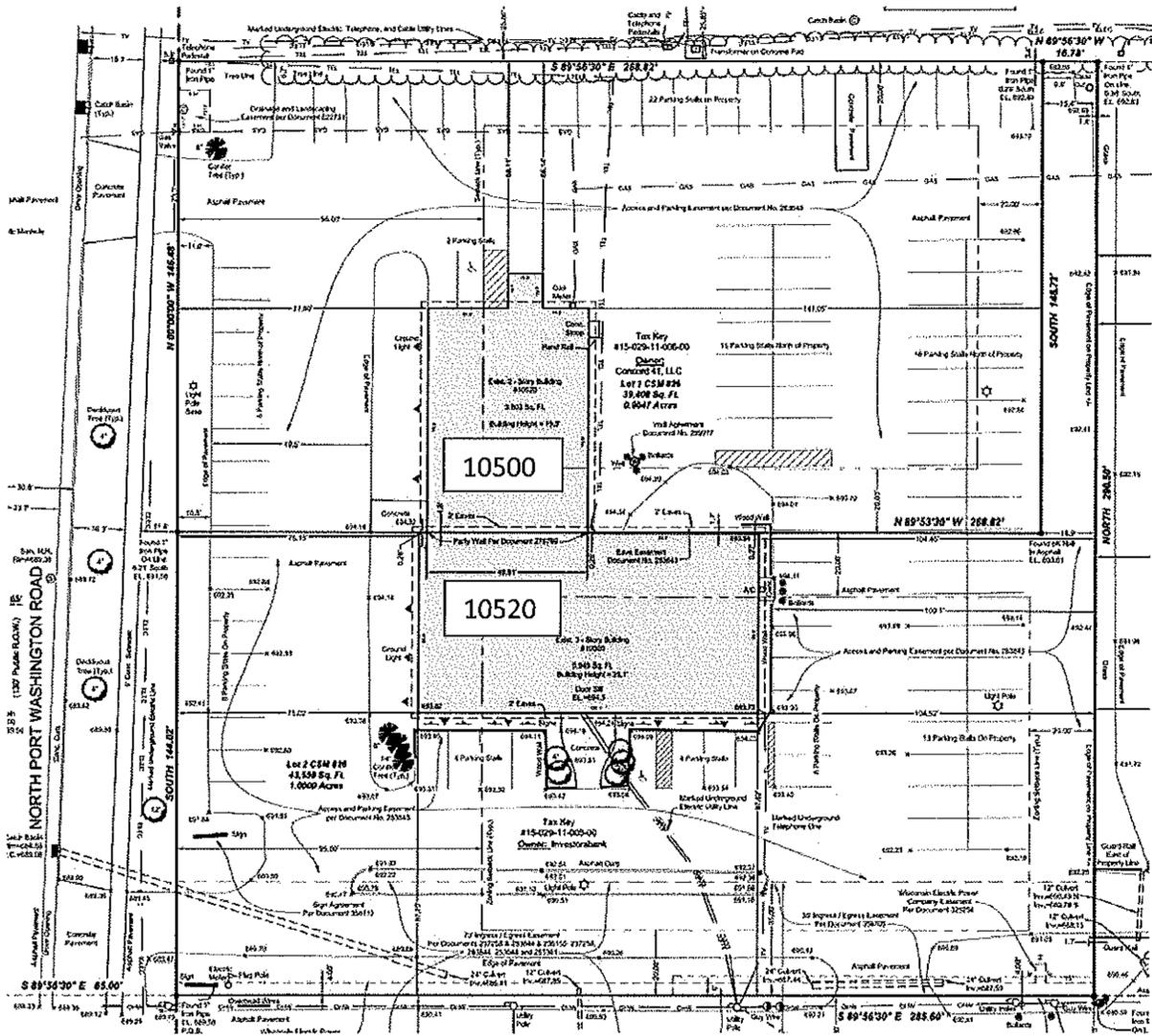
CONCORD DEVELOPMENT COMPANY

/s/

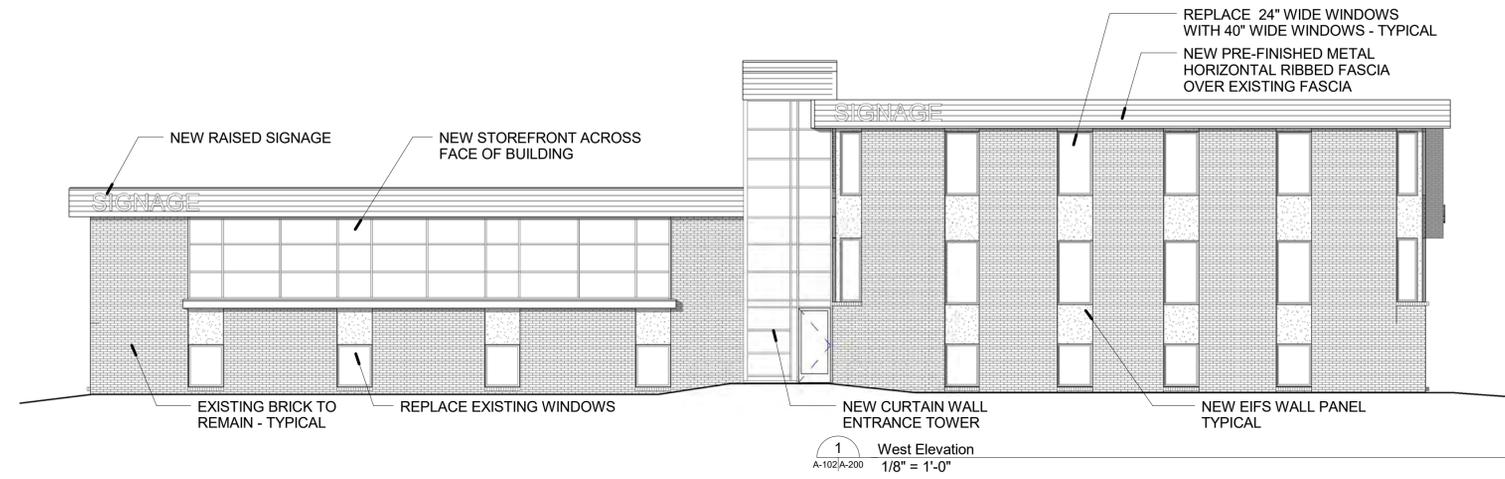
Andrew A. Petzold
President

AAP:cj
Enclosures

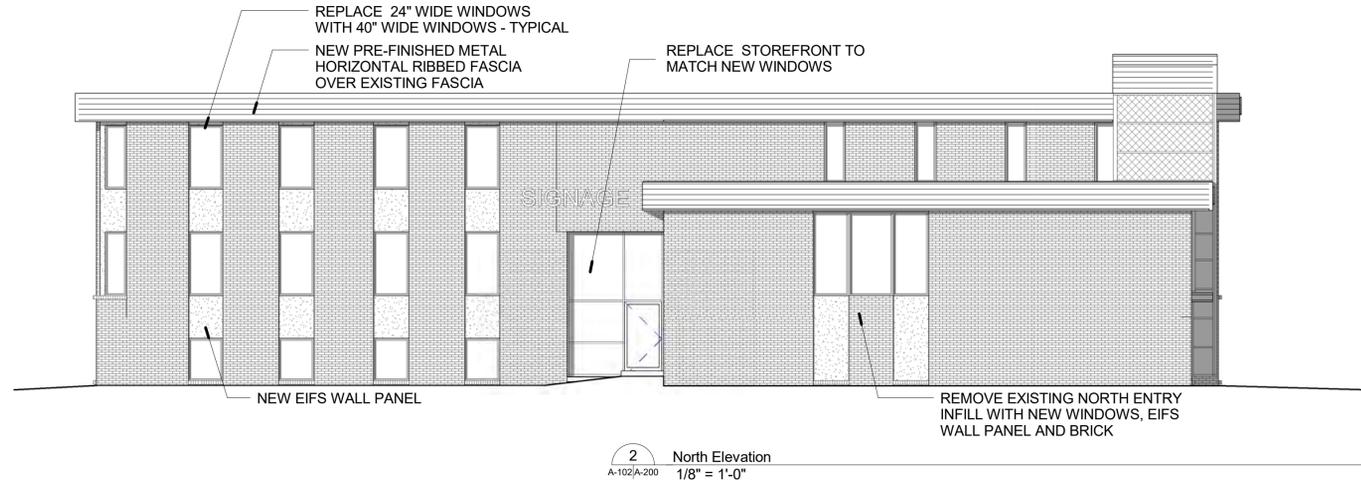
Attachment: Packet (1766 : Concord Development Company)



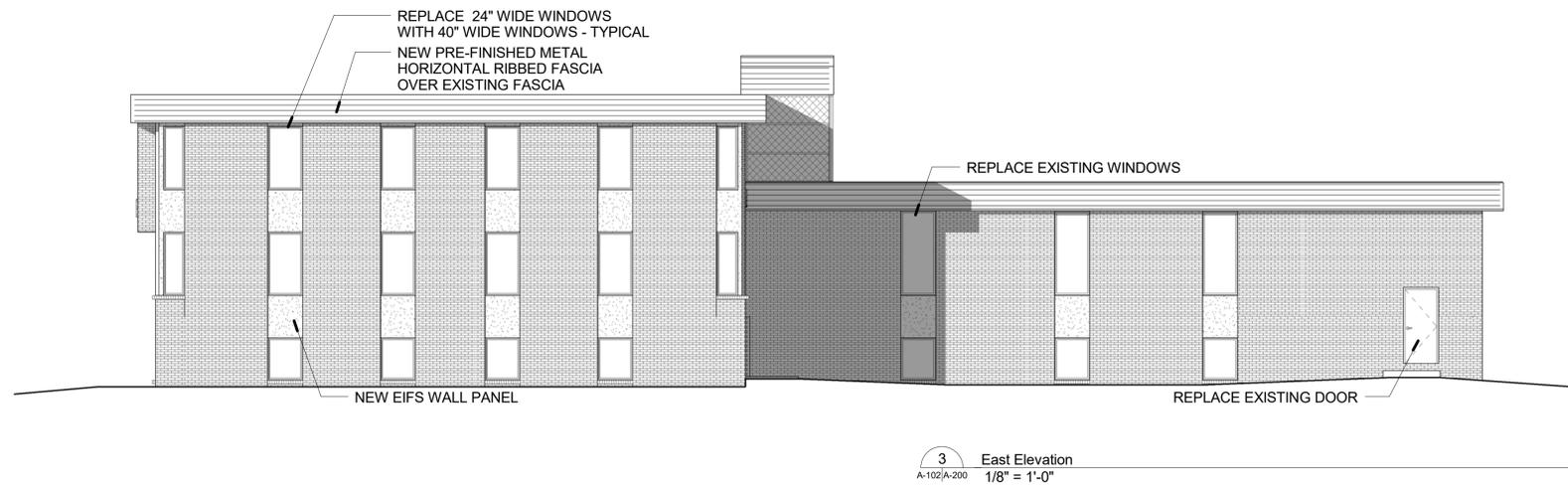
Attachment: Packet (1766 : Concord Development Company)



1 West Elevation
 A-102/A-200 1/8" = 1'-0"



2 North Elevation
 A-102/A-200 1/8" = 1'-0"



3 East Elevation
 A-102/A-200 1/8" = 1'-0"



4 South Elevation
 A-102/A-200 1/8" = 1'-0"

OWNER

Concord Development

11501 N Port Washington Rd,
Mequon, WI 53092

PROJECT

Concord

REVISIONS

NO.	DATE	DESCRIPTION

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7/8/2016 2:29:03 PM

MHA PROJECT #	16015.01
PROJ. DATE	06/23/2016
DRAWN BY	Author
APPROVED BY	Checker

SHEET ISSUE DATE:	07/08/16
-------------------	----------

ELEVATIONS

A-200

Attachment: Packet (1766 : Concord Development Company)

NOT FOR CONSTRUCTION

ma
 Mayer | Helminiak
 Architects, LLC
 10521 N. Port Washington Rd.
 Suite 220
 Mequon, WI
 53092-5561
 (262) 241-3700
 (262) 241-3706 fax
 mayer-helminiak.com
CONSULTANT



EAST SIDE



SOUTHEAST CORNER



NORTHEAST CORNER



NORTHWEST CORNER

OWNER

Concord
Development

11501 N Port Washington Rd,
Mequon, WI 53092

PROJECT

Concord

REVISIONS
 NO. DATE DESCRIPTION

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7/8/2016 2:29:08 PM

MHA PROJECT # 16015.01
 PROJ. DATE 06/23/2016
 DRAWN BY Author
 APPROVED BY Checker

SHEET ISSUE DATE: 07/08/16

SITE
PHOTOGRAPHS

AS 002

Attachment: Packet (1766 : Concord Development Company)

NOT FOR CONSTRUCTION



Mayer | Helminiak Architects, LLC
10521 N. Port Washington Rd.
Suite 220
Mequon, WI
53092-5561
(262) 241-3700
(262) 241-3706 fax
mayer-helminiak.com

CONSULTANT

OWNER

Concord Development

11501 N Port Washington Rd,
Mequon, WI 53092

PROJECT

Concord

REVISIONS

NO. DATE DESCRIPTION

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7/8/2016 2:29:08 PM

MHA PROJECT # 16015.01
PROJ. DATE 06/23/2016
DRAWN BY Author
APPROVED BY Checker

SHEET ISSUE DATE: 07/08/16
CONCEPT SKETCH

AS 003

NOT FOR CONSTRUCTION



Attachment: Packet (1766 : Concord Development Company)



ma
 Mayer | Helms | Leach
 Architects, LLC
 11501 N. Port Washington Rd.
 Mequon, WI 53092
 (414) 461-1300
 www.mhlarch.com
 CONSULTANT

OWNER

Concord
 Development
 11501 N. Port Washington Rd,
 Mequon, WI 53092

PROJECT
Concord

REVISIONS
 NO. DATE DESCRIPTION

MA PROJECT # 16015.01
 PROJ. DATE 06/23/2016
 DRAWN BY Author
 APPROVED BY Checker
 SHEET ISSUE DATE 07/08/16
 CONCEPT SKETCH

AS 003

NOT FOR CONSTRUCTION





Attachment: Packet (1766 : Concord Development Company)



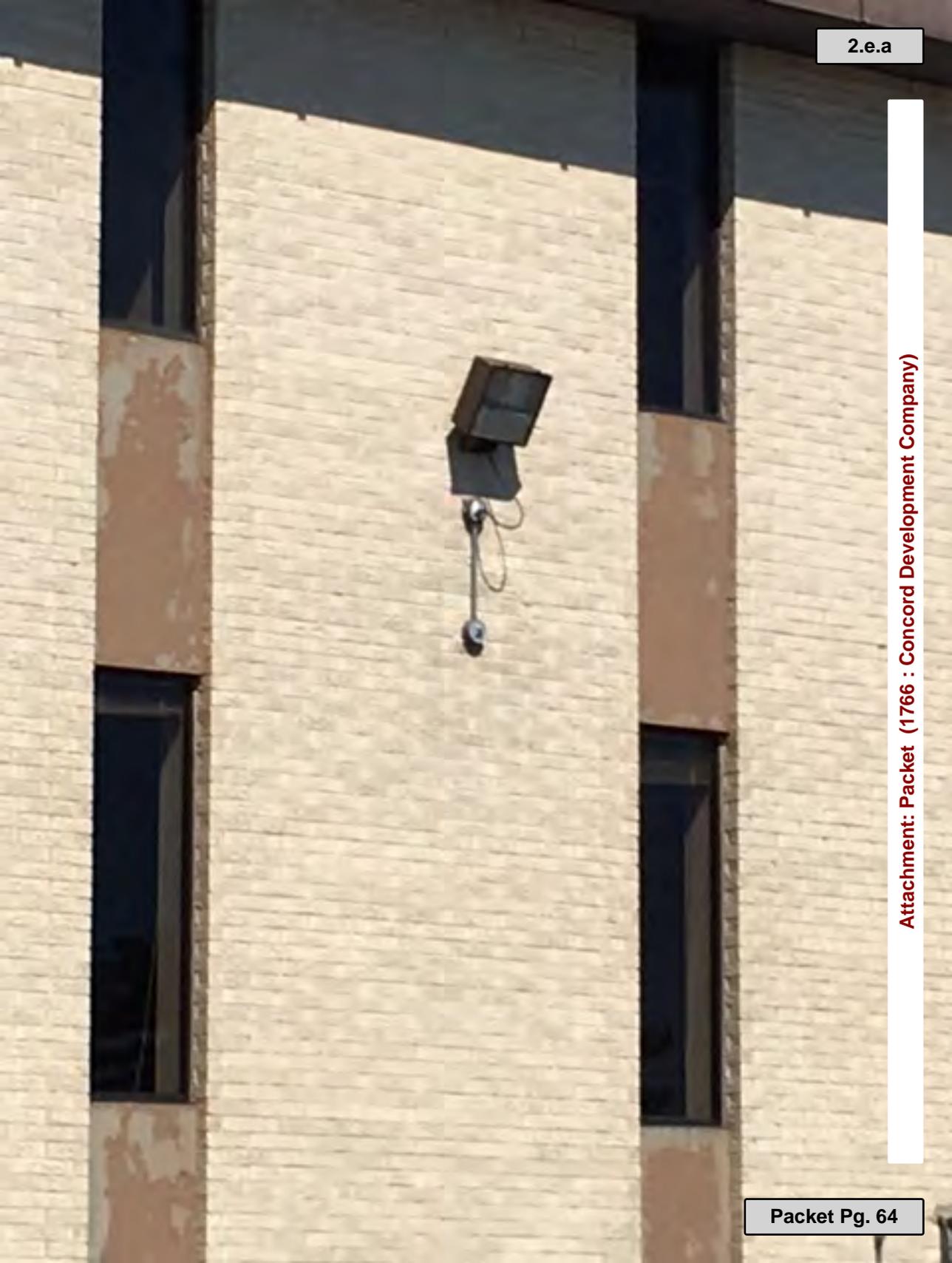
Attachment: Packet (1766 : Concord Development Company)



Attachment: Packet (1766 : Concord Development Company)



Attachment: Packet (1766 : Concord Development Company)





Attachment: Packet (1766 : Concord Development Company)





Attachment: Packet (1766 : Concord Development Company)



Attachment: Packet (1766 : Concord Development Company)



Attachment: Packet (1766 : Concord Development Company)



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 19, 2016
SUBJECT: Charter Manufacturing

Applicant: MSI General
Status of Applicant: Agent
Requested: Building and Site Plan Amendment
Existing Zoning: B – 4 (Business Park)
Land Use Plan: Business Park
Lot size: 4.68 acres
Location: 12121 N. Corporate Parkway

Address: 12121 N. Corporate Parkway **Tax Key:** #15-017-11-009.00 **Zoning:** B-4
District: # 5

Request: Building/Site Plan Amendment

Briefing: The applicant is seeking building/site plan amendment approval for exterior building modifications for the property located at 12121 N. Corporate Parkway.

Background: The applicant is requesting building and site plan amendment for the property located at 12121 N Corporate Parkway. Charter Manufacturing recently purchased the property and will be moving a portion of their operations from other sites in area to the new building. The site was previously owned and operated by Denta Quest which moved their operations to Milwaukee.

Site Plan:

The only proposed change to the site is the addition of a new entranceway at the front of the building that will accommodate the new entry way cover structure.

Building Design:

The proposed plan shows a new covered entryway with brick columns on the south elevation. The entryway feature extends over the existing roof line and creates a new atrium on the interior with abundant natural light. The atrium is clad with bronze tinted windows that will match what exists on the rest of the building. The plan also shows the addition of brick columns with a steel roof structure that is designed to complement the new entryway and the overall building design. The columns are located on all four sides of the building and do a nice job in providing some visual interest to the existing facade. The columns on the southwest corner are also meant to help screen the outdoor patio from the parking lot and public road. The existing brick on the building is shown to be painted a light grey which compliments the existing trim and windows as well as the new entranceway and columns. Staff supports the proposed design as submitted.

Lighting Plan:

The proposed lighting plan shows the addition of floodlights around the building that will accent the new brick columns. The applicant has not submitted any cut sheets for the proposed fixtures. As a condition of approval, staff will require all light fixtures are in compliance with the lighting code.

Landscaping Plan:

The proposed landscaping plan shows new plantings around the foundation of the building. No other changes to the landscaping are being proposed. A recent site inspection revealed that a majority of the plantings within the parking lot islands are dead or overwhelmed by weeds. Staff will require the landscape plan be updated to address the parking lot islands.

Staff Recommendation:

Planning staff recommends approval of the building and site plan based on the following condition(s):

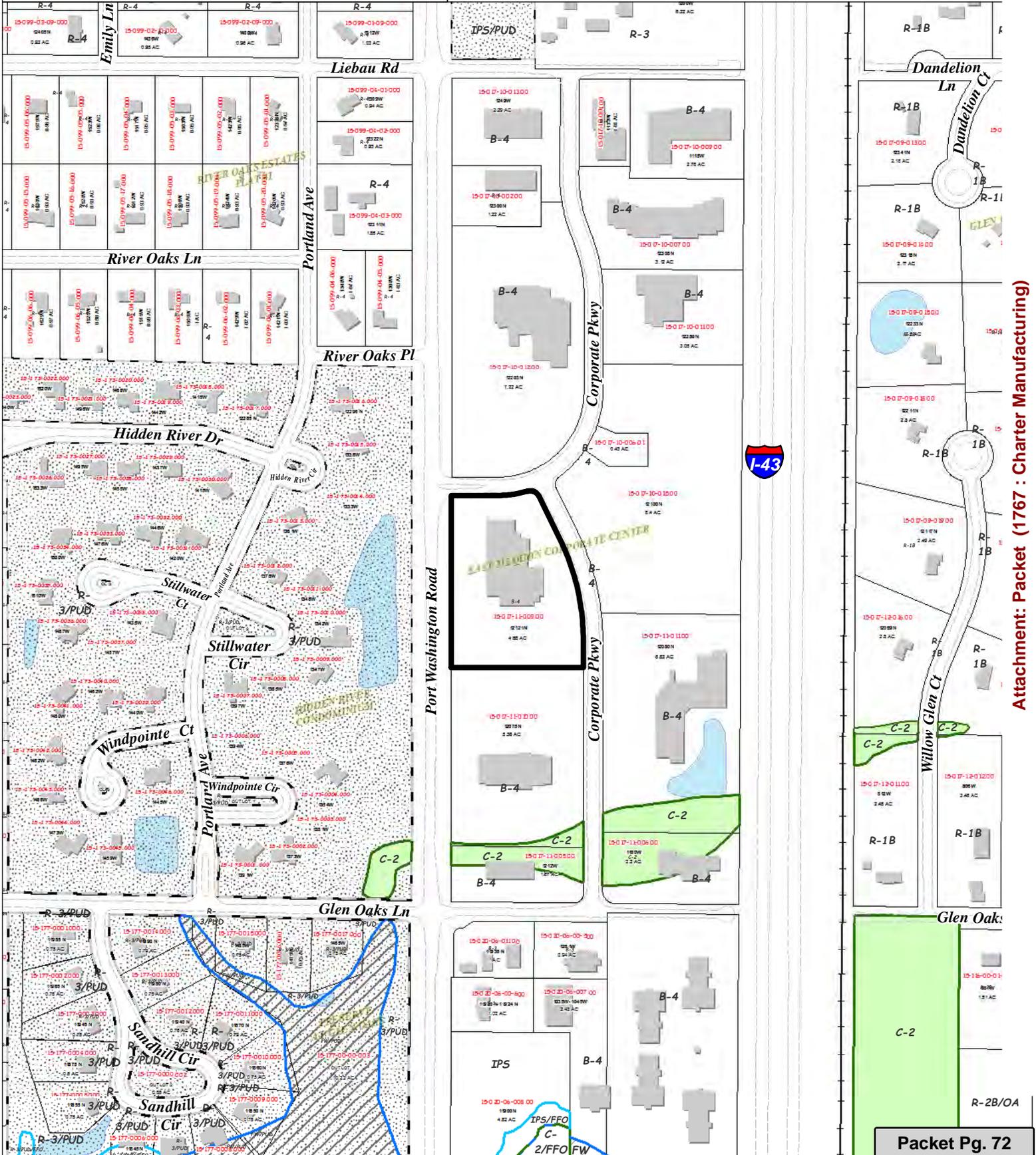
1. Staff review and approval of all proposed lighting fixtures.
2. Planning staff review and approval of final site, landscaping, lighting and elevation plans prior to the issuance of permits.

Attachments:
Packet (PDF)

Charter Manufacturing

- 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

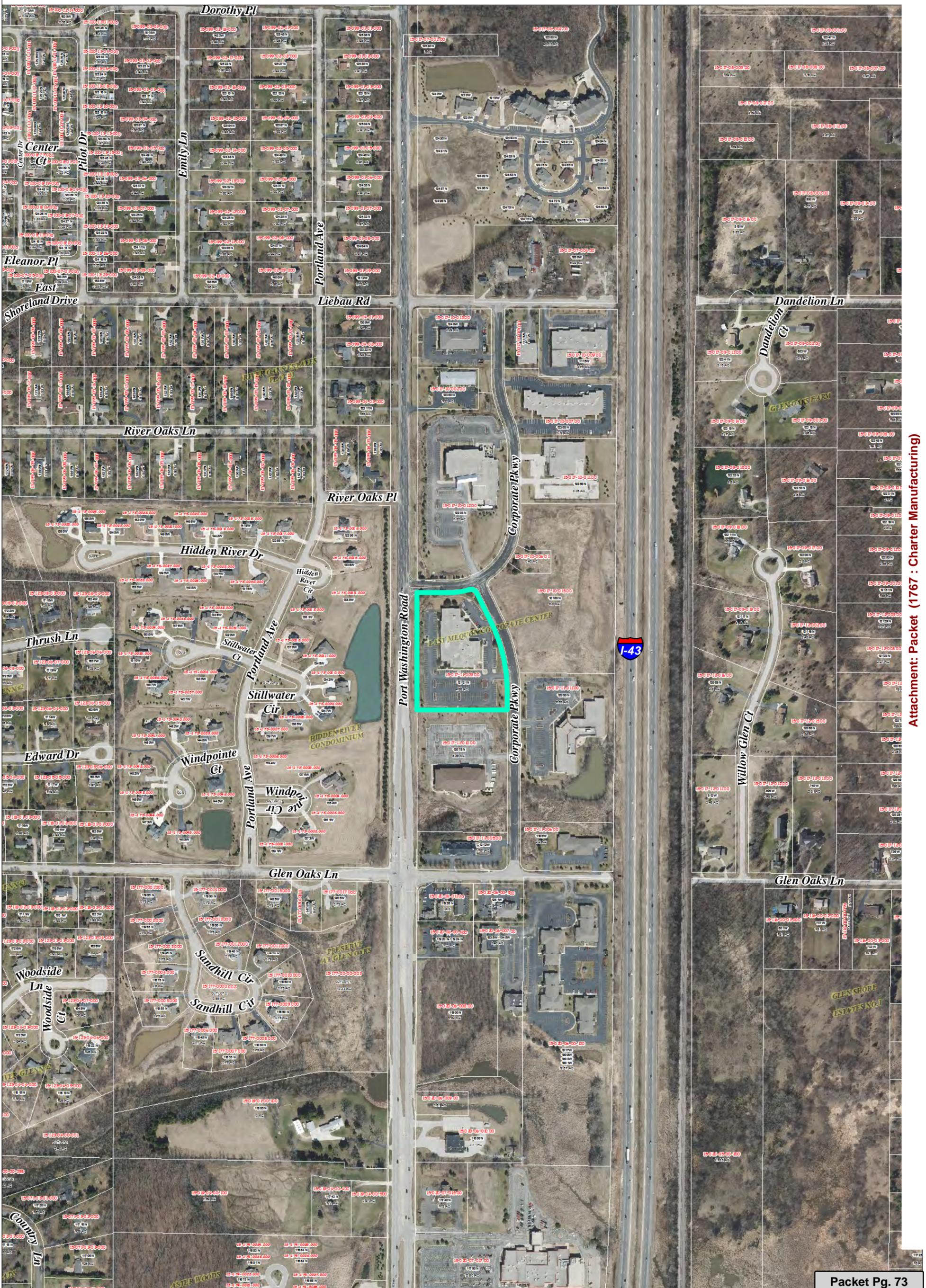
- LTD Limited Use
- OA Agricultural Overlay
- PUD Planned Unit Development Overlay
- P-1 Park & Recreation
- R-1 Single-Family Residential (5 Ac. Min.)
- R-1B Single-Family Residential (2.5 Ac. Min.)
- R-2 Single-Family Residential (2.0 Ac. Min.)
- R-2B Single-Family Residential (1.5 Ac. Min.)
- R-3 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: Packet (1767 : Charter Manufacturing)



Charter Manufacturing



Attachment: Packet (1767 : Charter Manufacturing)

Project Name

Charter Manufacturing

Project Address

12121 Corporate Pkwy.

Mequon, WI 53029



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FAX: 262-367-7390

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PROJECT ADDRESS:

PROJECT NAME
Charter Manufacturing
STREET ADDRESS
12121 Corporate Pkwy
CITY/ STATE / ZIP
Mequon, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 06.17.2016 Drawn By: JRM
Sheet Title:
COVER SHEET
Sheet Number:
G-001
Project Number: P11652
4410

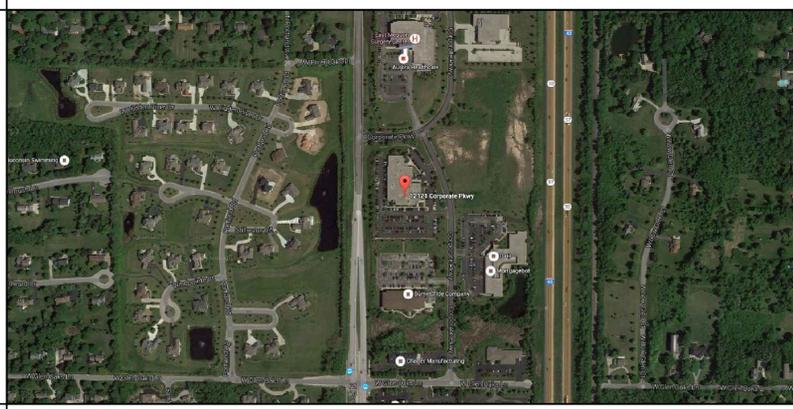
Architects Seal

Engineers Seal

59
YEARS
OF
DESIGN
EXCELLENCE

SHEET INDEX

		REVISIONS																											
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
G-001	COVER SHEET																												
	SURVEY																												
C-001	EXISTING SITE PLAN																												
C-002	PRE-DEVELOPMENT SWMP																												
C-100	DEMO SITE PLAN																												
C-101	SITE PLAN																												
C-102	GRADING PLAN																												
C-103	EROSION CONTROL PLAN																												
C-104	UTILITY PLAN																												
C-105	POST DEVELOPMENT SWMP																												
C-106	SITE LIGHTING PLAN																												
C-107	LANDSCAPE PLAN																												
C-501	SITE DETAILS																												
S-101	FOUNDATION PLAN																												
S-103	ROOF FRAMING PLAN																												
S-501	STRUCTURAL NOTES																												
S-502	NOTES/SCHEDULES																												
S-503	FOUNDATION DETAILS																												
S-504	CONCRETE DETAILS																												
S-505	MASONRY DETAILS																												
S-506	ROOF FRAMING DETAILS																												
S-507	WOOD FRAMING DETAILS																												
A-001	DEMO FLOOR PLAN																												
A-101	FLOOR PLAN																												
A-101-1	DIMENSIONED FLOOR PLAN																												
A-101-2	CEILING PLAN																												
A-101-3	FLOOR FINISH PLAN																												
A-201	EXTERIOR ELEVATIONS																												
A-202	EXTERIOR PERSPECTIVES																												
A-203	INTERIOR ELEVATIONS																												
A-301	SECTIONS																												
A-302	SECTIONS																												
A-303	SECTIONS																												
A-304	SECTIONS																												
A-305	SECTIONS																												
A-306	SECTIONS																												
A-307	SECTIONS																												
A-501	DETAILS																												
A-502	DETAILS																												
A-503	ADA DETAILS																												
A-504	ADA DETAILS																												
A-505	INTERIOR DETAILS																												
A-506	INTERIOR DETAILS																												
A-601	DOOR FINISH SCHEDULE																												
A-602	ROOM FINISH SCHEDULE																												
A-603	COLOR/MATERIAL SCHEDULE																												



Vicinity Map

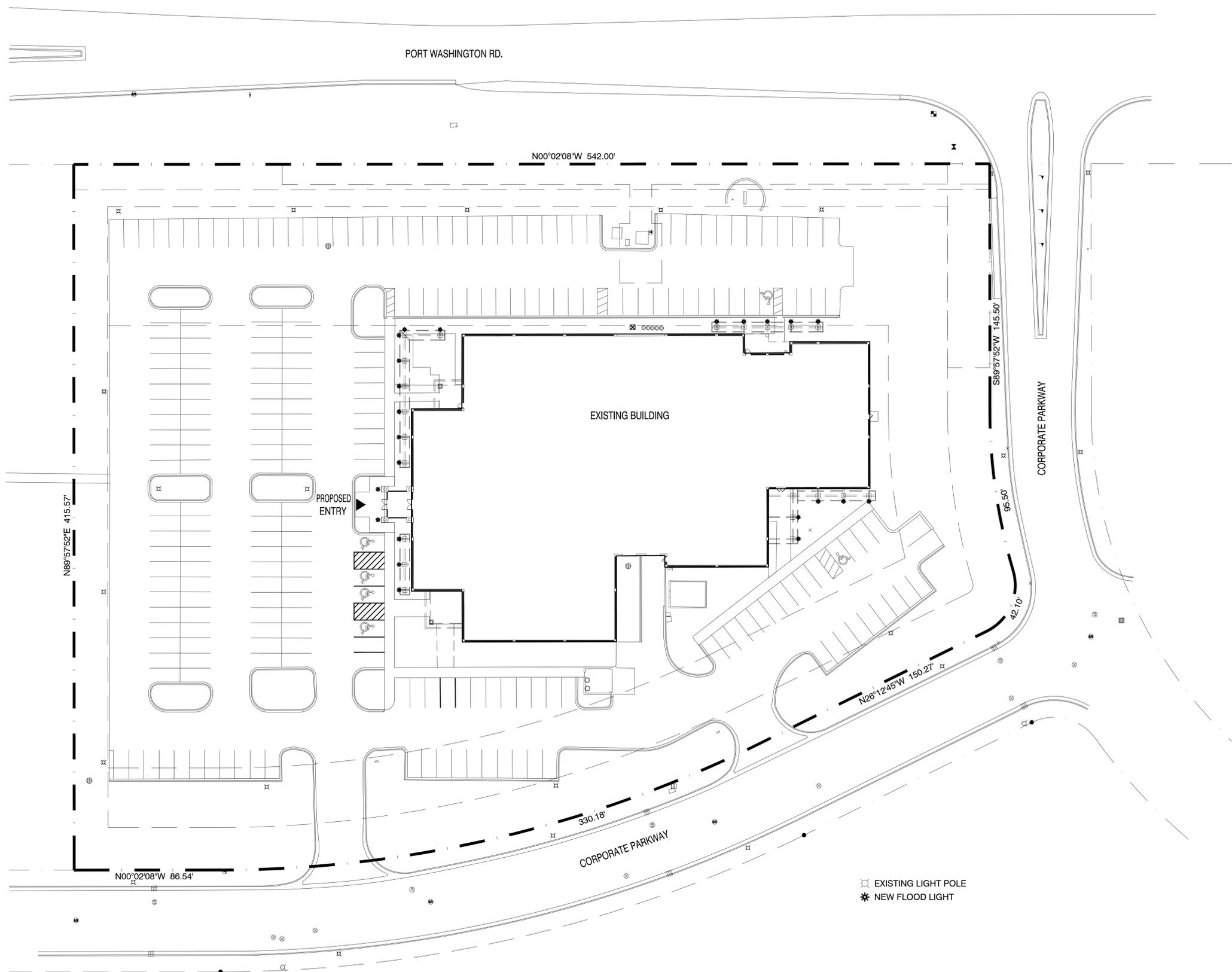
MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

Attachment: Packet (1767 - Charter Manufacturing)



○ EXISTING LIGHT POLE
 * NEW FLOOD LIGHT

SITE LIGHTING PLAN 1" = 30'-0"
 0 15' 30' 60'



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PROJECT ADDRESS:

PROJECT NAME
 Charter Manufacturing
 STREET ADDRESS
 12121 Corporate Pkwy
 CITY / STATE / ZIP
 Mequon, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

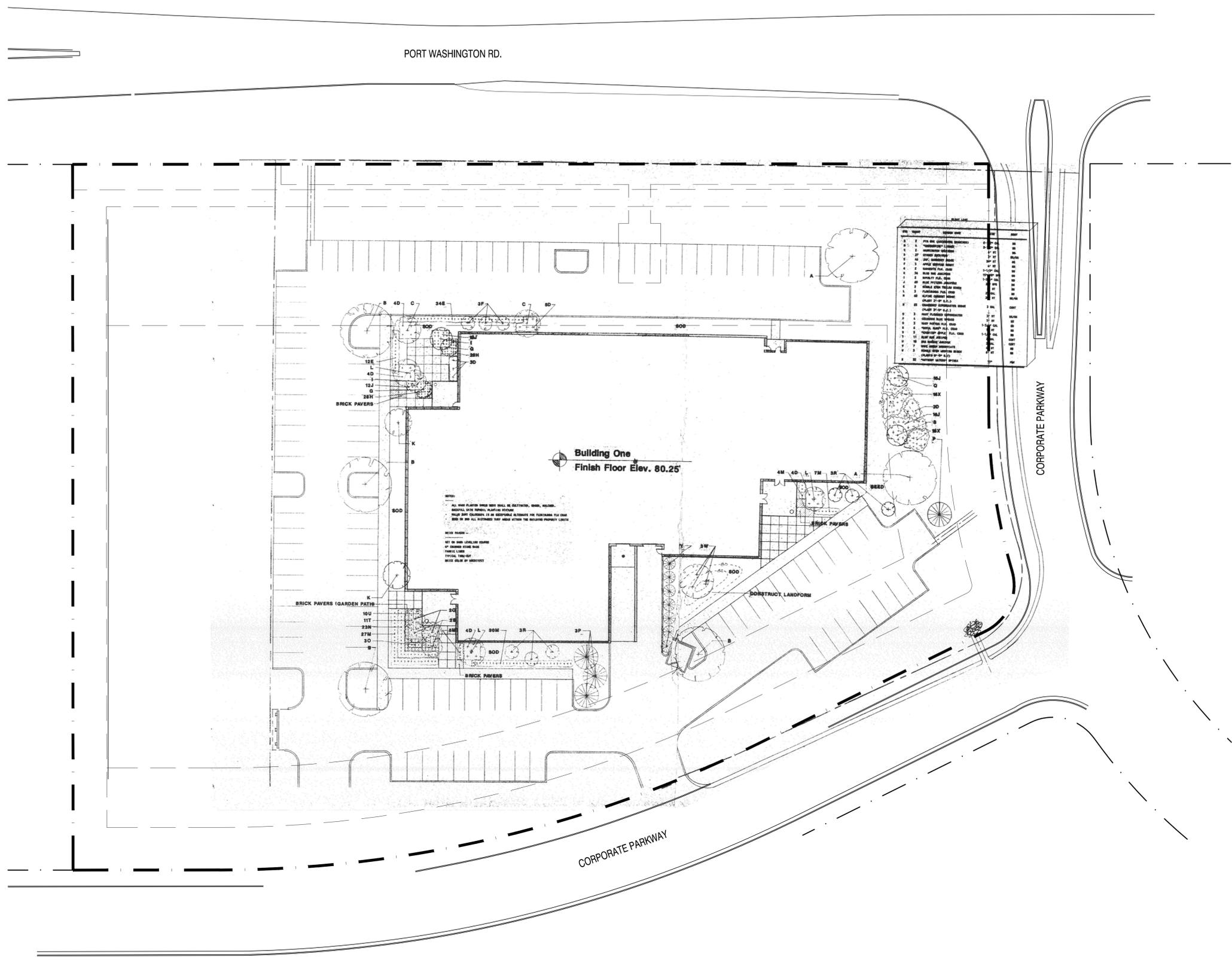
Date: 06.17.2016 Drawn By: JRM

SITE LIGHTING PLAN

Sheet Number:
C-106
 Project Number: P11652

4410

21.a
 Packet Pg. 77
 MANAGERS
 ENGINEERS
 CONTRACTORS
 ARCHITECTS



PLANT	SYMBOL	QUANTITY	DATE
1	PLANTING	1	06/17/2016
2	PLANTING	1	06/17/2016
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27	PLANTING	1	06/17/2016
28	PLANTING	1	06/17/2016

PORT WASHINGTON RD.

Building One
Finish Floor Elev. 80.25'

CORPORATE PARKWAY

CORPORATE PARKWAY

NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION.

BRICK PAVERS

BRICK PAVERS

BRICK PAVERS (GARDEN PATH)

CONSTRUCT LANDFORM



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NO.	DESCRIPTION
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PROJECT ADDRESS:

PROJECT NAME
Charter Manufacturing
STREET ADDRESS
12121 Corporate Pkwy
CITY / STATE / ZIP
Mequon, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 06.17.2016 Drawn By: JRM
Sheet Title:
LANDSCAPE PLAN
Sheet Number:
C-107
Project Number: P11652
4410

LANDSCAPE PLAN 1" = 30'-0" 0 15' 30' 60'



MANAGERS

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ENGINEERS

CONTRACTORS

Attachment: Packet (1767 - Charter Manufacturing)

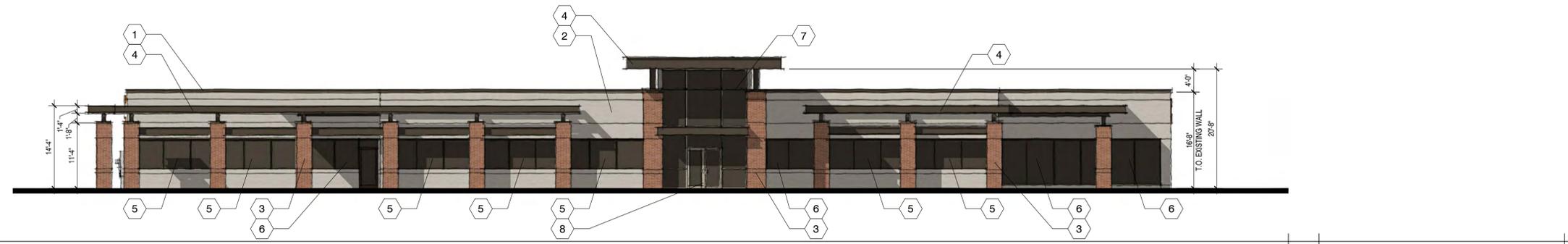
PROJECT ADDRESS:

PROJECT NAME
Charter Manufacturing
STREET ADDRESS
12121 Corporate Pkwy
CITY/ STATE / ZIP
Mequon, WI 53029

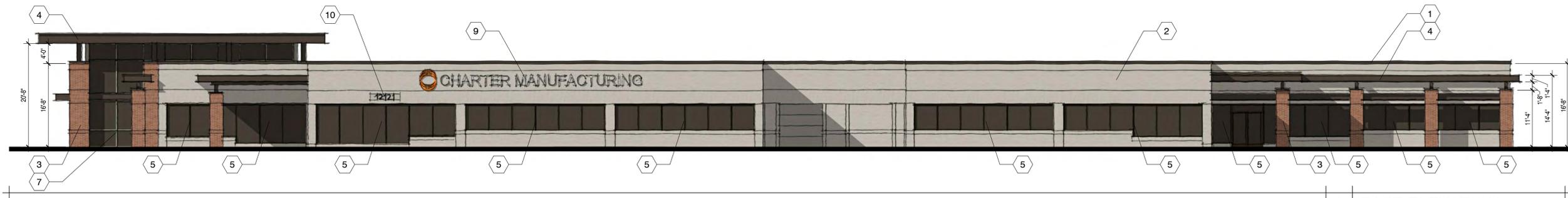
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 06.17.2016 Drawn By: JRM
Sheet Title:
EXTERIOR ELEVATIONS
Sheet Number:
A-201
Project Number: P11652
4410

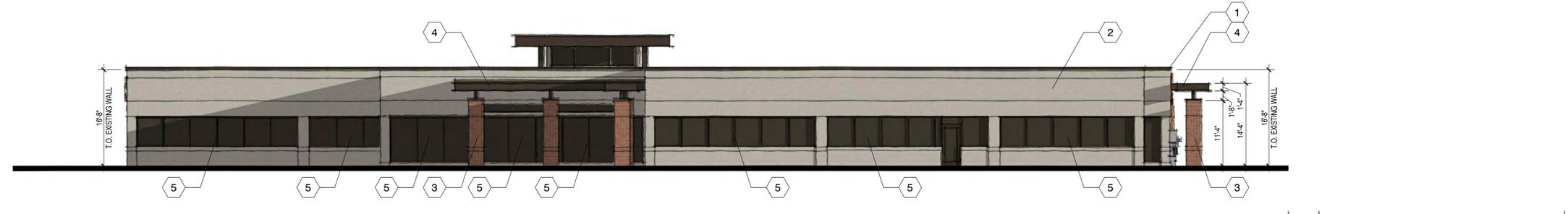
ARCHITECTS



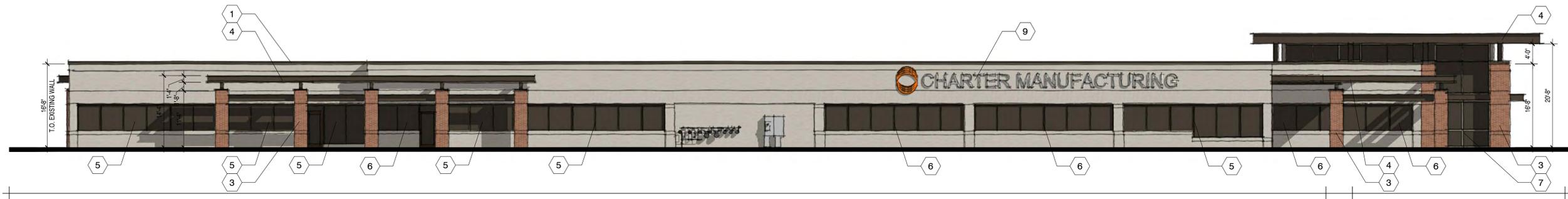
1 SOUTH ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



4 WEST ELEVATION

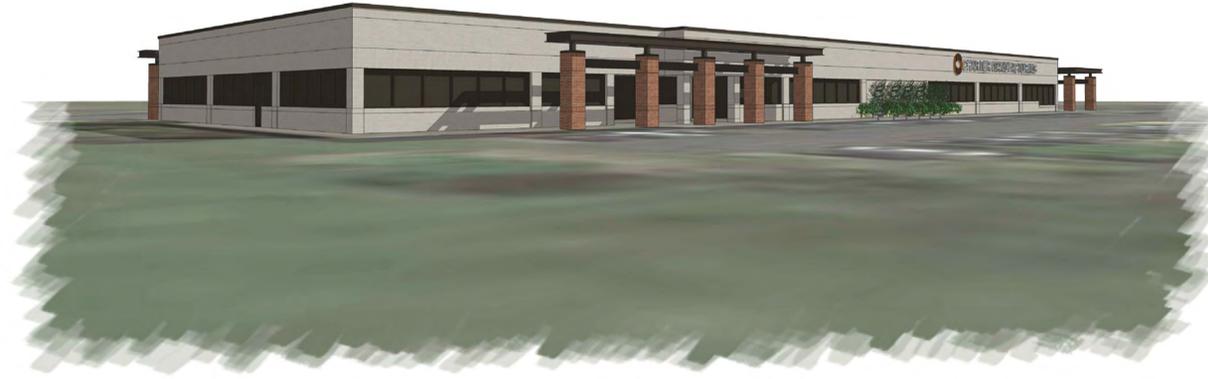
EXTERIOR MATERIAL KEY NOTES

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| 1 EXISTING DARK BRONZE METAL COPING | 6 1" INSULATED GLASS IN DARK BRONZE ANODIZED ALUMINUM FRAMES (ENTIRE SYSTEM TO MATCH EXISTING-FIELD VERIFY) |
| 2 EXISTING BRICK - PAINTED | 7 1" INSULATED GLASS IN CHAMPAGNE ANODIZED ALUMINUM FRAMES |
| 3 BRICK COLUMN - BRICK SIZE, COURSING, AND ACCENT BANDING TO MATCH EXISTING | 8 1" INSULATED GLASS ENTRY DOOR IN CHAMPAGNE ANODIZED ALUMINUM FRAME |
| 4 PAINTED STEEL STRUCTURE | 9 BUILDING SIGNAGE - SEE SIGN PLANS |
| 5 EXISTING TINTED GLASS IN DARK BRONZE WINDOW FRAMES | 10 EXISTING ADDRESS NUMBERS |

ELEVATIONS 3/32" = 1'-0"



SOUTH WEST PERSPECTIVE



NORTH WEST PERSPECTIVE



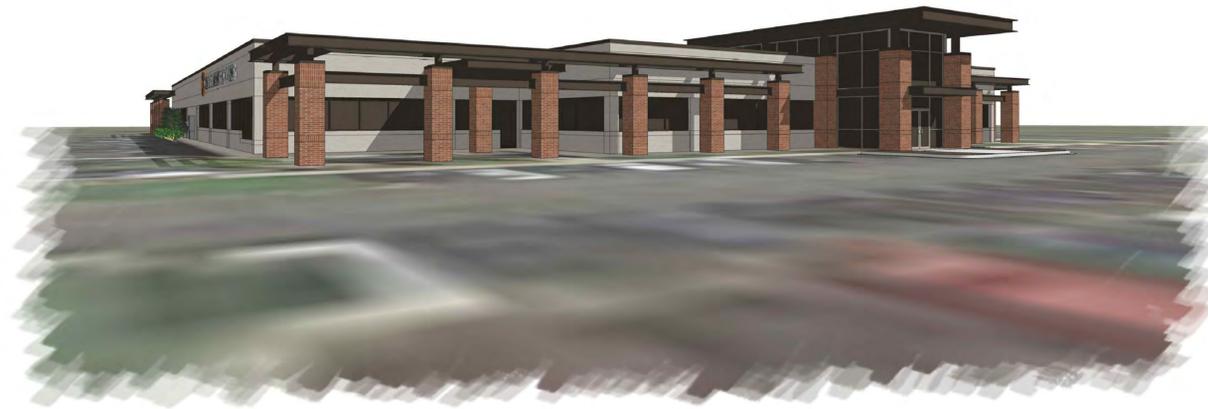
NORTH EAST PERSPECTIVE



SOUTH EAST PERSPECTIVE



SOUTH PERSPECTIVE



SOUTH PERSPECTIVE



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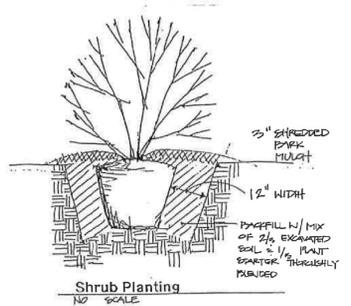
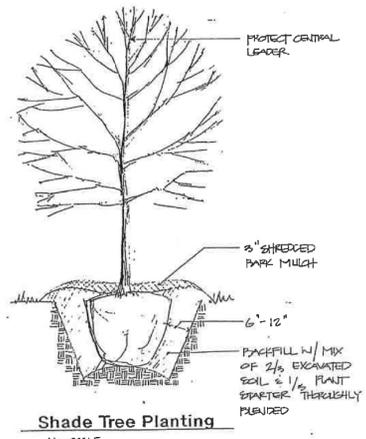
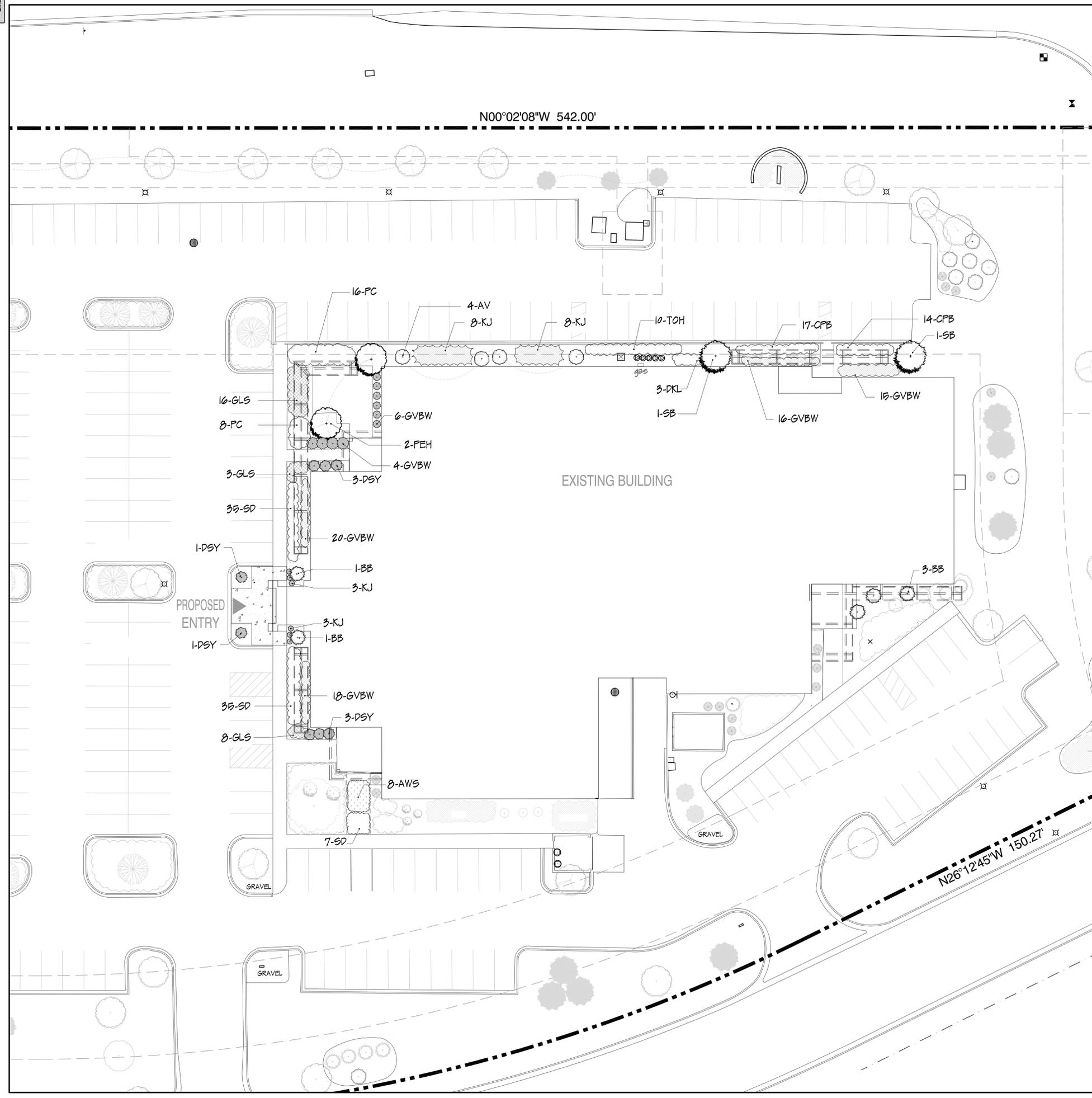
PROJECT NAME
Charter Manufacturing
STREET ADDRESS
12121 Corporate Pkwy
CITY/ STATE / ZIP
Mequon, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 06.17.2016 Drawn By: JRM
Sheet Title:
EXTERIOR PERSPECTIVES
Sheet Number:
A-202
Project Number: P11652
4410

CHARTER MANUFACTURING LANDSCAPE PLAN

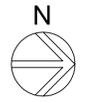
12121 CORPORATE PARKWAY - MEQUON, WI



GENERAL NOTES

- DIGGING**
Contact local diggers hotline prior to doing any digging.
- MULCHING**
Trees and shrubs to receive a 3" layer of shredded hardwood mulch, with no more than 1" of mulch at the base of the tree or shrub.
Perennials are to receive 1" of mulch unless otherwise noted.
- SUBSTITUTIONS**
Substitution of plant material must be approved by owner and/or Landscape Architect.
- PLANT MATERIAL**
All plant material will be #1 stock in accordance with the American Nurseryman's Standards.
- PLANTING**
- All trees are to be planted in holes 18" larger in diameter than the root ball of the tree. All shrubs are to be planted in holes 12" larger in diameter than the root ball of the shrub.
 - Holes are to be backfilled with a mixture of 2/3 original soil and 1/3 plant starter.
 - Trees and shrubs are to be planted with fertilizer packets.
 - Evergreen trees (6' or larger) are to be staked with 2 stakes and straps.
 - Trees and ornamentals may be staked. Contractor responsible for trees that move or shift in the hole.
 - Perennial and annual beds are to be amended with 2-3" of plant starter, roto-tilled in to a depth of 6".
 - All areas disturbed by landscape construction are to be seeded or sodded. Seeding will require 5 lbs. of seed per 1000sf. Starter fertilizer should be used at the rate of 4lbs/1000sf.
- NOTE:** Plat of survey for this property is provided by others. Hawks Nursery takes no responsibility for the accuracy thereof and none should be assumed.

PLANT LIST				
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
SB	2	Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	5' B+B
PEH	2	Pyramidal European Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	2.5' C, B+B
EVERGREENS				
DSY	8	Dense Spreading Yew	<i>Taxus x media 'Densiformis'</i>	15' B+B
GVBW	70	Green Velvet Boxwood	<i>Buxus 'Green Velvet'</i>	#3
KJ	22	Kalloy Juniper	<i>Juniperus chinensis 'Kalloy's Compact'</i>	#3
TOH	10	Holmstrup Arborvitae	<i>Thuja occidentalis 'Holmstrup'</i>	3' B+B
SHRUBS				
AV	4	Arrowwood Viburnum	<i>Viburnum dentatum</i>	#5
AWS	8	Anthony Waterer Spirea	<i>Spiraea x humalda 'Anthony Waterer'</i>	#5
BB	5	Burning Bush	<i>Euonymus alatus 'Compacta'</i>	#5
CPB	31	Crimson Pygmy Barberry	<i>Berberis thunbergii 'Crimson Pygmy'</i>	#5
DKL	3	Dwarf Korean Lilac	<i>Syringa meyeri 'Palina'</i>	#3
GLS	27	Gro Low Fragrant Sumac	<i>Rhus aromatica 'Gro Low'</i>	#5
PC	24	Peking Cotoneaster	<i>Cotoneaster astrolata</i>	#5
PERENNIALS				
SD	77	Stella De Oro Daylily	<i>Hemerocallis 'Yellow Stella De Oro'</i>	#1



This plan is the property of Hawks Landscape and cannot be used without written permission.

STEVE HYLAND
Designed By
6/28/16
Date
1" = 30'
Scale

Revisions:
Date: By: Description:
Sheet #: _____ of _____
Project: _____



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 19, 2016
SUBJECT: Silver Spray Holdings, LLC

Applicant: Mike Frankard
Status of Applicant: Owner
Requested: Building and Site Plan Amendment
Existing Zoning: B-2 (Community Commercial)
Land Use Plan: Community Commercial
Lot size: 2 acres
Location: 11522 N. Port Washington Road

Address: 11522 N. Port Washington Road **Tax Key:** #15-020-10-018.00 **Zoning:** B-2
District: # 5

Request: Building/Site Plan Amendment

Briefing: The applicant is seeking building/site plan amendment approval to remodel the front and rear façade of the property located at 11522 N. Port Washington Road.

Background: The applicant is requesting building and site plan amendment for the property located at 11522 N Port Washington Road which is the site of Silver Spray gas station and convenience store. The applicant is requesting two small additions on the building as well as new corrugated metal awnings.

Building Design:

The proposed plan shows a small addition to the front of the building and on the back at the beginning and end of the car wash. Both additions are shown to be clad with a Lannon Stone veneer and a corrugated metal roof. The plan also shows the following changes:

1. The existing painted cedar siding on the front and rear gables being replaced with a stained cedar that matches the existing dormers.
2. The addition of two metal corrugated awnings on the south elevation of the building and the removal of the yellow awning on the west elevation.

The applicant states the introduction of the Lannon Stone veneer is necessitated by the inability to find the same split face brick that currently exists on the building (see pictures). Staff

recommends that if the applicant cannot find the exact matching brick that is on the building, using a similar split face material that is painted white to match the building is appropriate. The introduction of an alternative stone material on the building creates inconsistencies.

Staff also does not support the use of the corrugated metal on the awnings or on the additions. The roof materials on the existing building and dormers consist of asphalt dimensional shingles. The applicant is not proposing to replace the existing shingles with the corrugated metal which will result in varied roof materials on the building. Staff recommends the roof materials on the addition should be consistent with material on the existing building.

With regard to the awnings, staff recommends a cloth or fabric awning as a compatible solution with the existing building. By replacing the painted grey cedar with stained natural cedar, the building will have a more warm and natural feel. The use of corrugated metal will have the opposite effect.

Site Conditions:

Staff has inspected the site for compliance with the code and is recommending that the existing mercury vapor parking lot light fixtures be replaced with a full cutoff code compliant fixture. Staff also recommends that the gas station canopy lights are replaced with fixtures that comply with lighting code. Since the replacement of the light fixtures is rather substantial in relation to the proposed improvements, staff would support granting additional time to bring the lighting into compliance. Staff recommends one year from the date of approval as an appropriate time frame.

Staff Recommendation:

Planning staff recommends **approval** of the building and site plan based on the following condition(s):

1. All parking lot lights and canopy lights shall be brought into compliance by July 25, 2017.
2. Staff review and approval of all proposed lighting fixtures.
3. The roof material on the two additions shall be dimensional shingles that match the existing building.
4. The proposed awnings on the south elevation shall be cloth or fabric.
5. Planning staff review and approval of final site, lighting and elevation plans prior to the issuance of permits.

Attachments:
packet (PDF)

Silver Spray Service Inc.

Mequon, WI

Urban Design Style

Lighting Options

Silver Spray Service Inc. - Mequon, WI



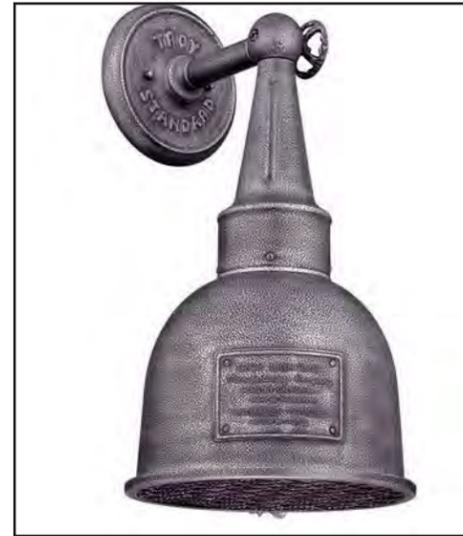
Troy Lighting

#B1866 Wilmington



Toledo Collection

#U8814 - Old Silver Finish



Troy Lighting

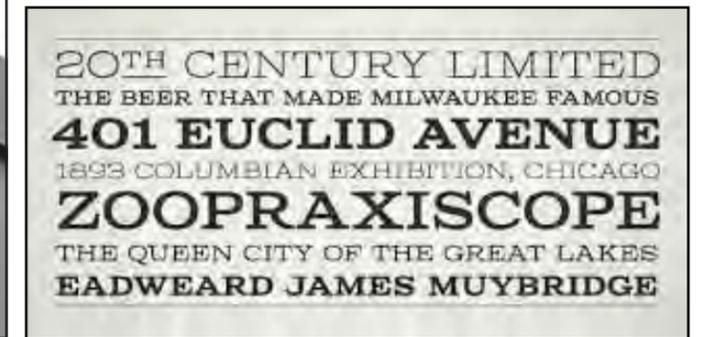
B2942 Raleigh



Goose Lighting



3D text Style - Colored Black



With this typeface
(Based on wide Clarendon-style)

Attachment: packet (1768 : Silver Spray Holdings, LLC)

Key Materials Used

Silver Spray Service Inc. - Mequon, WI



Details:

Roof material on dormers:

Architectural Roof Shingles

Roof material on the main roof:

Architectural Roof Shingles

Roof material on the canopies:

Corrugated Metal Panels w/ Wood Supports

Wall material on gable and dormers:

Stained or Oiled Cedar Siding

Car wash renovation materials:

Natural Stone Veneers

Lannon Stone Veneer

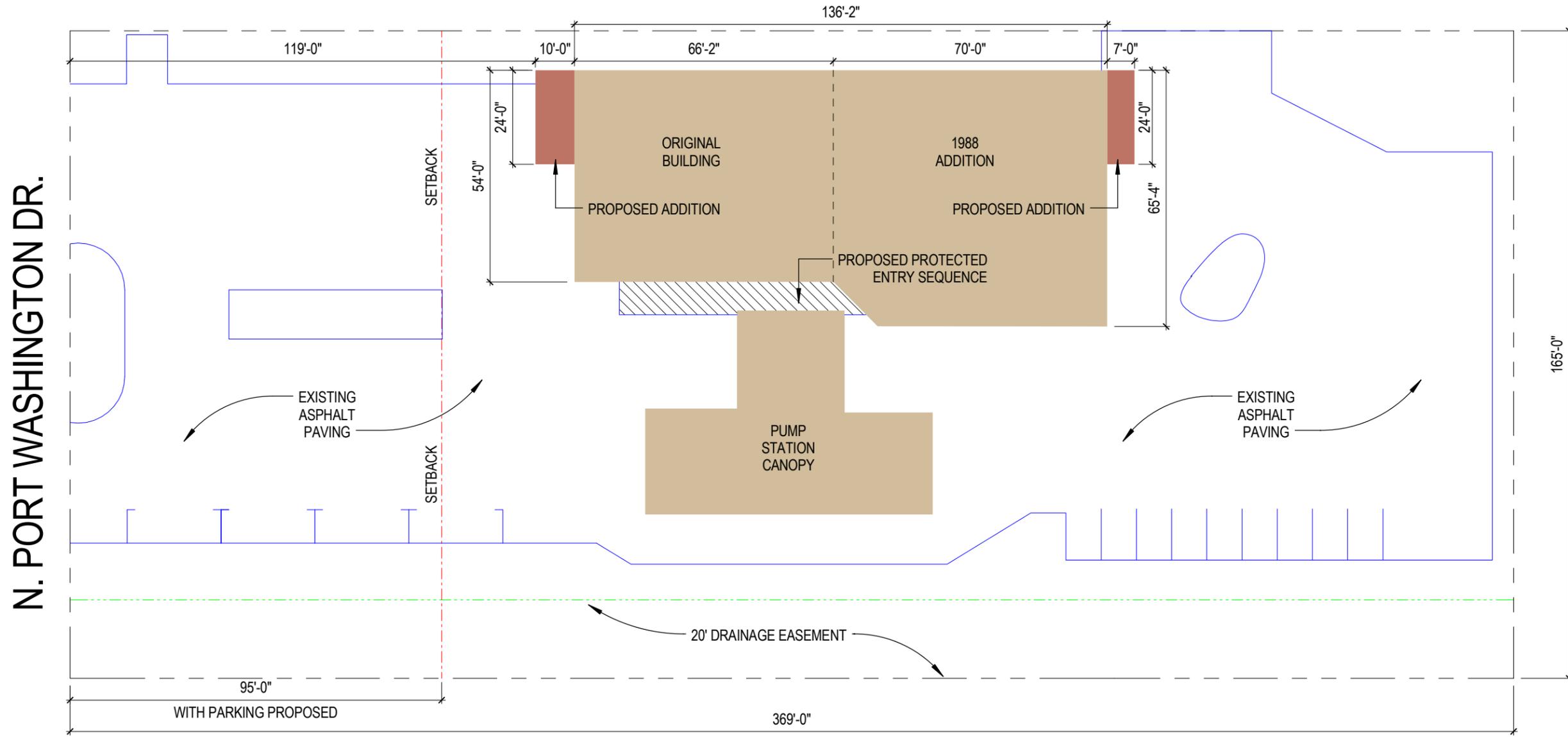
Tan Split Face

Door material:

Black Painted Metal with Glass



Attachment: packet (1768 : Silver Spray Holdings, LLC)



© 2016 Plunkett Raysich Architects, LLP - 06/20/2016 - #150109-01

Attachment: packet (1768 : Silver Spray Holdings, LLC)



©2015 Plunkett Raysich Architects, LLP - 18 May 2015 - #150109-01

Attachment: packet (1768 : Silver Spray Holdings, LLC)

Perspective from Parking Lot



©2015 Plunkett Raysich Architects, LLP - 18 May 2015 - #150109-01

Attachment: packet (1768 : Silver Spray Holdings, LLC)

Perspective of Front



©2015 Plunkett Raysich Architects, LLP - 18 May 2015 - #150109-01

Attachment: packet (1768 : Silver Spray Holdings, LLC)

Option A - Perspective Standing by Pumps



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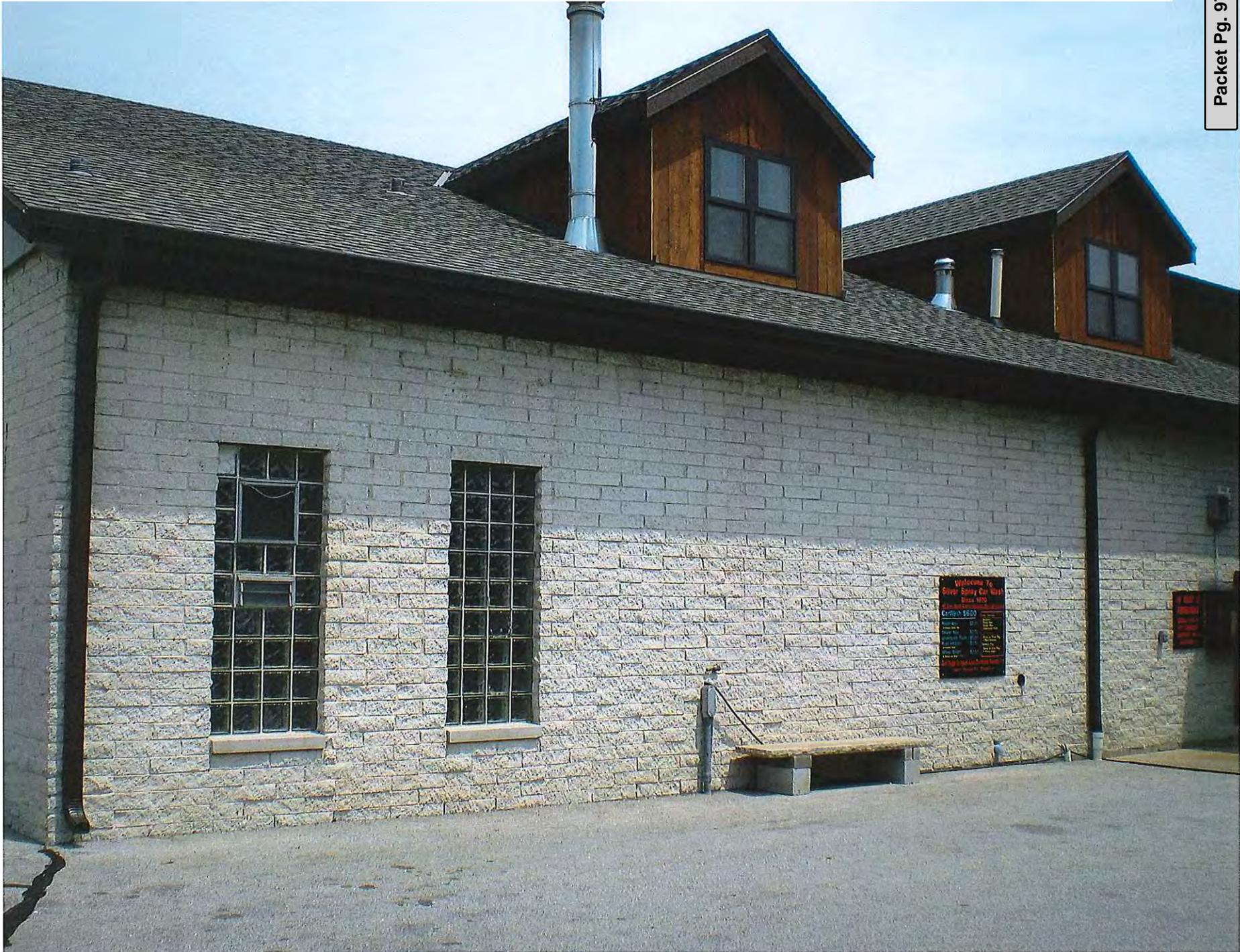
Attachment: packet (1768 : Silver Spray Holdings, LLC)

Option A - Perspective of Rear



ACE JCO
BATT TIES
ASE
AUTOMOTIVE SERVICE











TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 19, 2016
SUBJECT: Veridian Homes – Enclave at Mequon Preserve - Phase I

Applicant: Veridian Homes
Status of Applicant: Owner
Requested: Final Plat Phase 1
Existing Zoning: R-3 (Single Family 1 Acre)
R-4 (Single Family ¾ Acre)
Central Growth Overlay
Lot size: 51 acres
Location: 10729-10839 N. Wauwatosa Road

Address:

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

Zoning: R- 3/CGO **District:** #4

Request: Final plat

Briefing: The applicant is seeking final plat approval for Phase I (17 lots) for a 50 single family subdivision located at 10729-10839 N. Wauwatosa Road.

Background: The applicant is requesting final plat approval for the first phase of The Enclave subdivision located at 10729-10839 N Wauwatosa Road. The first phase consists of 17 of the 50 lots that make up the conservation subdivision.

Final Plat:

The developer requests final plat approval for this subdivision, which includes 17 single-family lots with outlots that contain open space and storm water detention facilities. The final plat is consistent with the approved preliminary plat with only a few minor changes necessary. The plat shall be updated to identify the installed bike paths within the first phase of the subdivision as well as identify the tree preservation easement that exists on Lots 11 and 15.

Engineering Report:

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

The infrastructure, including sanitary sewer and water main (Mequon Water Utility), has been installed, inspected and approved. The storm water conveyance including storm sewer and open ditches have been approved. The storm water detention pond has been certified to be in compliance with the approved plans. The legal documents with the exception of the Storm Water Facilities and Easement Agreement have been approved and placed on file. The roadway is installed, inspected and approved.

The developer intends to reallocate the Wauwatosa Road sanitary sewer extension special assessment. Connection cannot be made to the public sanitary sewer system until the special assessment is paid or reallocated.

The site was stabilized with top soil, seed and mulch on June 20th. Since the grass seed has not yet fully germinated, an escrow will be required for the cost of reseeded and mulching the portion of the site that would become public right of way in the event that germination does not occur. The escrow will be released upon staff acceptance of the turf establishment. Additionally, the street signs have been ordered but have not yet been installed. An escrow will be required to guarantee that the street signs will be installed.

Additionally, the turnaround at the western end of the phase one development has not yet been installed, as it was expected that the phase 2 construction would be completed by the end of 2016. The developer shall establish an escrow for the cost to install an asphalt turn around in the event that the phase 2 roadway is not completed by November 15th.

Planning Staff Recommendation:

Planning Staff recommends **approval** of the final plat subject to the following conditions:

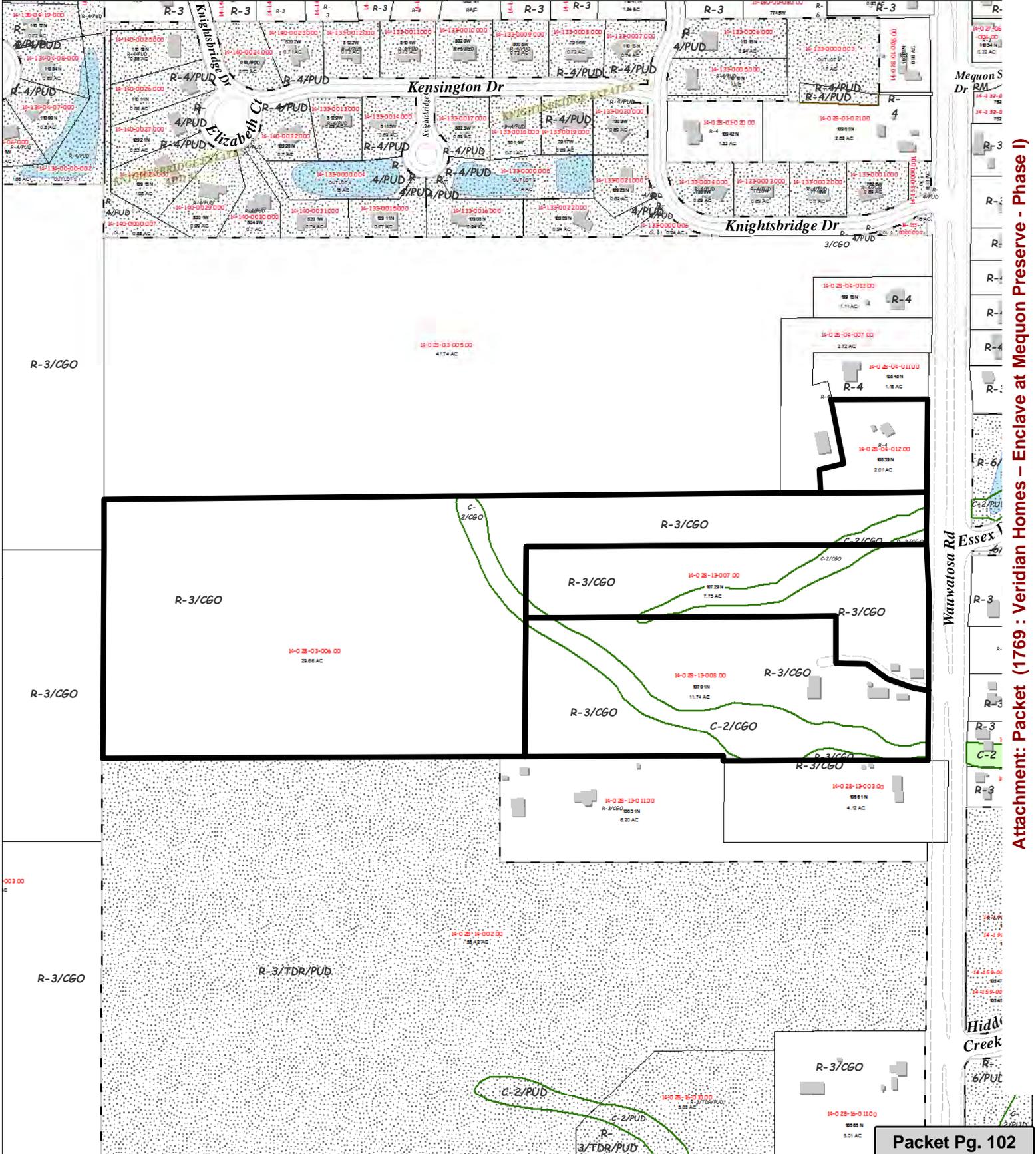
1. Any technical corrections identified by staff shall be made to the final plat.
2. Establishment of an escrow in the amount required to re-seed and mulch the portion of the site that will be dedicated as public right of way.
3. The former historic dwelling shall be razed prior to recording of the Final Plat.
4. Final legal documents include an Open Space Agreement and Public Access Easement for the bike paths are subject to City Attorney review and approval prior to recording.
5. City Engineer certification that the terms of the Development Agreement have been complied with and that the plat is ready for recording.
6. Payment of all necessary fees and or escrows, including L.O.C. for landscaping requirements.
7. All buildings shall maintain a minimum building setback of 30' from the interior public road right-of-way, a minimum 15' offset from the side, 20' from the rear.
8. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
9. Establishment of an escrow in the amount required to install the street signs in accordance with City standards.
10. The developer shall establish an escrow for the cost to install an asphalt turn around in the event that the phase 2 roadway is not completed by November 15th.
11. Execution of a Storm Water Facilities and Easement Agreement.

Attachments:
Packet (PDF)

Veridian Homes - Enclave at Mequon Preserve - Phase I

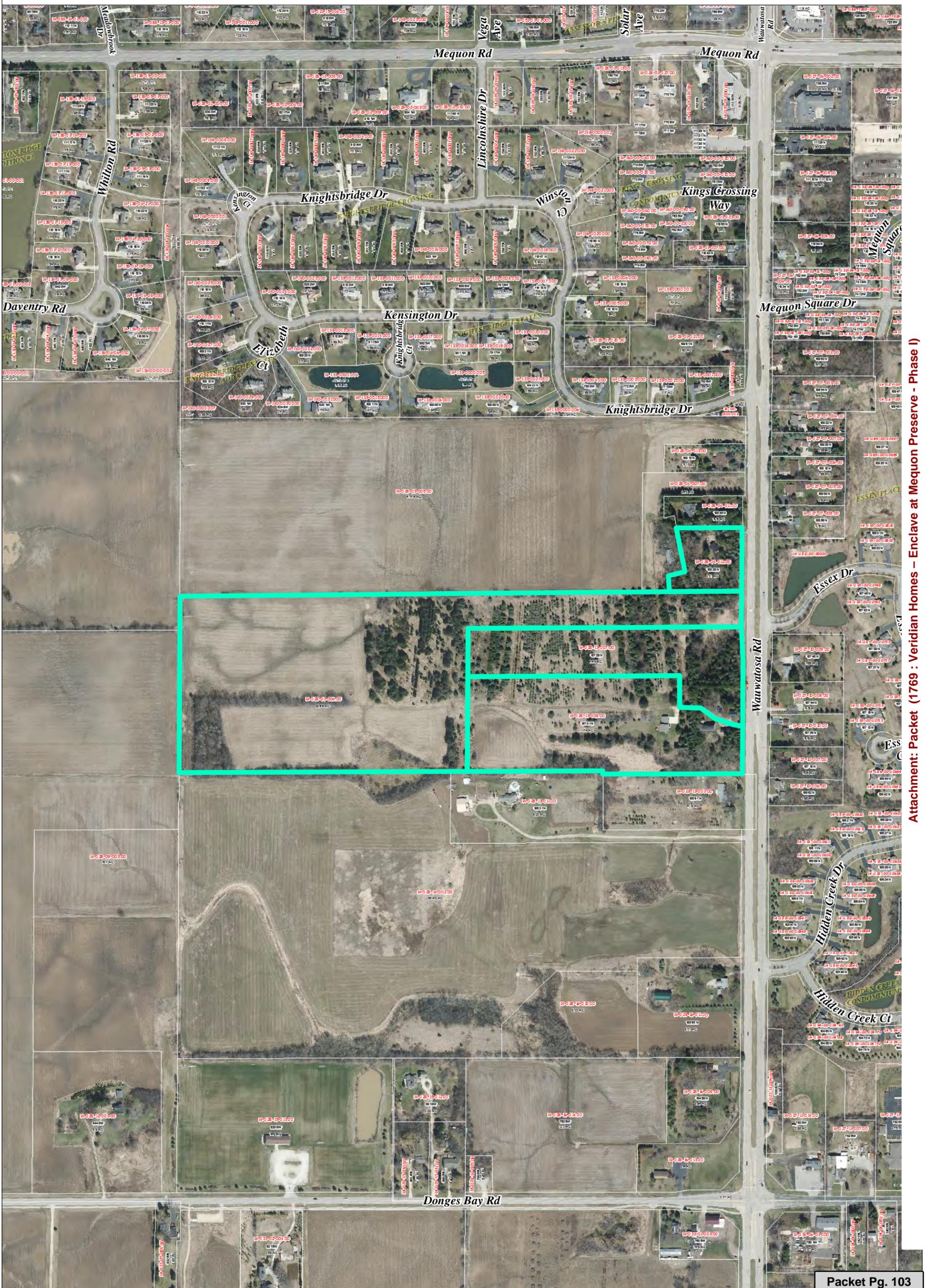
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

2.h.a



Attachment: Packet (1769 : Veridian Homes - Enclave at Mequon Preserve - Phase I)

Veridian Homes - Enclave at Mequon Preserve - Phase I



Attachment: Packet (1769) : Veridian Homes - Enclave at Mequon Preserve - Phase I)

THE ENCLAVE AT MEQUON PRESERVE

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 3178, LOT 2 OF CERTIFIED SURVEY MAP NO. 2523, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, ALL BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

D.O.T. HIGHWAY RESTRICTIONS

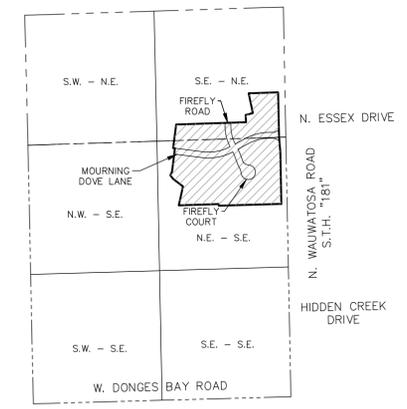
Setback Notes:
There shall be no improvements or structures placed between the highway and the setback line.

Access Notes:
As owner I hereby restrict all lots, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with STH "181," as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §230.293, Stats., and shall be enforceable by the Department of Transportation.

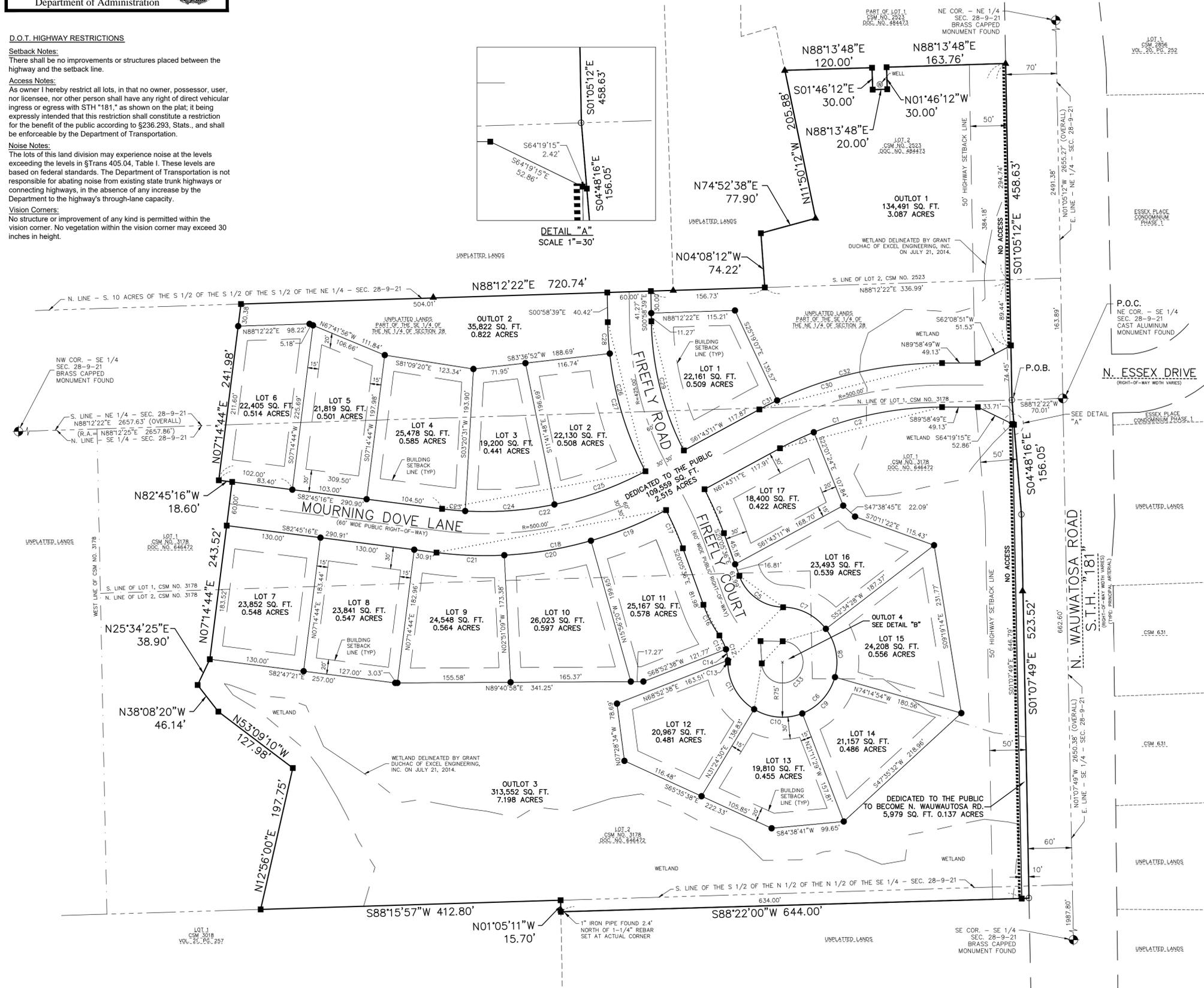
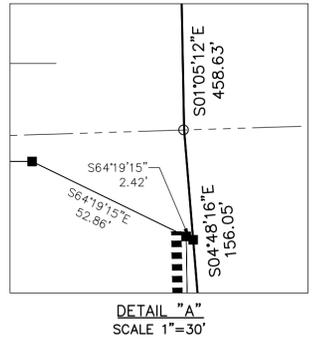
Noise Notes:
The lots of this land division may experience noise at the levels exceeding the levels in §Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

Vision Corners:
No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

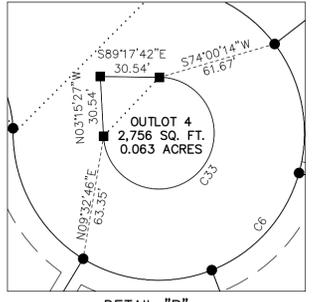
LOCATION MAP



NE 1/4 AND SE 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN
SCALE: 1" = 1000'
[Symbol] = THE ENCLAVE AT MEQUON PRESERVE SUBDIVISION



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT IN	TANGENT OUT
C1	232.15'	470.00'	S75°52'11"W	229.80'	028°18'01"	N89°58'49"W	S61°43'11"W
C2	180.82'	470.00'	S78°59'54"W	179.71'	022°02'35"	N89°58'49"W	S67°58'36"W
C3	51.33'	470.00'	S64°50'53"W	51.30'	006°15'26"	S67°58'36"W	S61°43'11"W
C4	65.52'	480.00'	S24°00'13"E	65.47'	007°49'14"	S27°54'51"E	S20°05'36"E
C5	78.49'	65.00'	S54°41'15"E	73.81'	069°11'18"	S20°05'36"E	S89°16'53"E
C6	351.94'	75.00'	S45°09'05"W	107.11'	268°51'57"	S89°16'53"E	N00°24'56"W
C7	67.99'	75.00'	S63°18'39"E	65.69'	051°56'28"	S89°16'53"E	S37°20'25"E
C8	69.47'	75.00'	S10°48'19"E	67.01'	053°04'12"	S37°20'25"E	S15°43'47"W
C9	69.33'	75.00'	S42°12'48"W	66.89'	052°58'02"	S15°43'47"W	S68°41'49"W
C10	68.85'	75.00'	N85°00'13"W	66.46'	052°35'55"	S68°41'49"W	N58°42'16"W
C11	76.30'	75.00'	N29°33'36"W	73.05'	058°17'19"	N58°42'16"W	N00°24'56"W
C12	39.43'	65.00'	N17°47'35"W	38.83'	034°45'17"	N00°24'56"W	N35°10'14"W
C13	3.04'	65.00'	N01°45'16"W	3.04'	002°40'40"	N00°24'56"W	N03°05'36"W
C14	15.33'	65.00'	N09°51'01"W	15.30'	01°30'48"	N03°05'36"W	N16°36'25"W
C15	21.06'	65.00'	N25°53'19"W	20.97'	018°33'49"	N16°36'25"W	N35°10'14"W
C16	47.37'	180.00'	N27°37'55"W	47.23'	015°04'37"	N35°10'14"W	N20°05'36"W
C17	56.95'	420.00'	N23°58'41"W	56.91'	007°46'09"	N20°05'36"W	N27°51'45"W
C18	326.10'	530.00'	S79°37'07"W	320.98'	035°15'12"	S61°59'31"W	N82°45'16"W
C19	111.64'	530.00'	S68°01'36"W	111.44'	012°04'09"	S61°59'31"W	S74°03'40"W
C20	121.05'	530.00'	S80°36'16"W	120.79'	013°05'11"	S74°03'40"W	S87°08'51"W
C21	93.41'	530.00'	N87°48'13"W	93.29'	010°05'52"	S87°08'51"W	N82°45'16"W
C22	288.94'	470.00'	N79°38'01"E	284.41'	035°13'25"	S82°45'16"E	N62°01'19"E
C23	32.02'	470.00'	S84°42'23"E	32.01'	003°54'12"	S82°45'16"E	S86°39'29"E
C24	123.36'	470.00'	N85°49'22"E	123.01'	015°02'19"	S86°39'29"E	N78°18'12"E
C25	133.56'	470.00'	N70°09'45"E	133.11'	016°16'53"	N78°18'12"E	N62°01'19"E
C26	211.67'	455.00'	N14°18'18"W	209.77'	026°39'17"	N27°37'57"W	N00°58'39"W
C27	168.73'	455.00'	N17°00'32"W	167.76'	021°14'48"	N27°37'57"W	N06°23'08"W
C28	42.95'	455.00'	N03°40'54"W	42.93'	005°24'29"	N06°23'08"W	N00°58'39"W
C29	183.09'	395.00'	S14°15'22"E	181.45'	026°33'26"	S00°58'39"E	S27°32'06"E
C30	261.78'	530.00'	N75°52'11"E	259.13'	028°18'01"	N61°43'11"E	S89°58'49"E
C31	27.40'	530.00'	N63°12'02"E	27.39'	002°57'42"	N61°43'11"E	N64°40'53"E
C32	234.39'	530.00'	N77°21'02"E	232.48'	025°20'19"	N64°40'53"E	S89°58'49"E
C33	132.33'	28.50'	S43°43'26"W	41.67'	266°02'15"	S89°17'42"E	N03°15'27"W



TOTAL AREA
986,818 sq. ft.
22.653 acres

ZONING NOTES:
Existing Zoning:
R-3 Rural Residential Detached
CGO Central Growth Area Overlay
R-4 Suburban Residential Detached District
Minimum Building Setbacks:
R-3/CGO Front: 30 feet
Side: 15 feet
Rear: 20 feet
R-4 Front: 30 feet
Side: 20 feet
Rear: 20 feet

LEGEND:

- 1-1/4" x 18" REBAR SET WEIGHING 4.30 LB./FT.
- 3/4" x 18" REBAR SET WEIGHING 1.50 LB./FT.
- ▲ 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- ⊙ SECTION CORNER MONUMENT FOUND
- NO ACCESS LINE

1" = 80'
SCALE
80' 0 80' 160'
FEET

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.
NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD1927). THE SOUTH LINE OF THE NORTHEAST QUARTER HAS A RECORDED BEARING OF N88°12'25"E.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

THE ENCLAVE AT MEQUON PRESERVE

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 3178, LOT 2 OF CERTIFIED SURVEY MAP NO. 2523, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, ALL BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

D.O.T. HIGHWAY RESTRICTIONS

Setback Notes:
There shall be no improvements or structures placed between the highway and the setback line.

Access Notes:
As owner I hereby restrict all lots, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with STH "181," as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §236.293, Stats., and shall be enforceable by the Department of Transportation.

Noise Notes:
The lots of this land division may experience noise at the levels exceeding the levels in STans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

Vision Corners:
No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

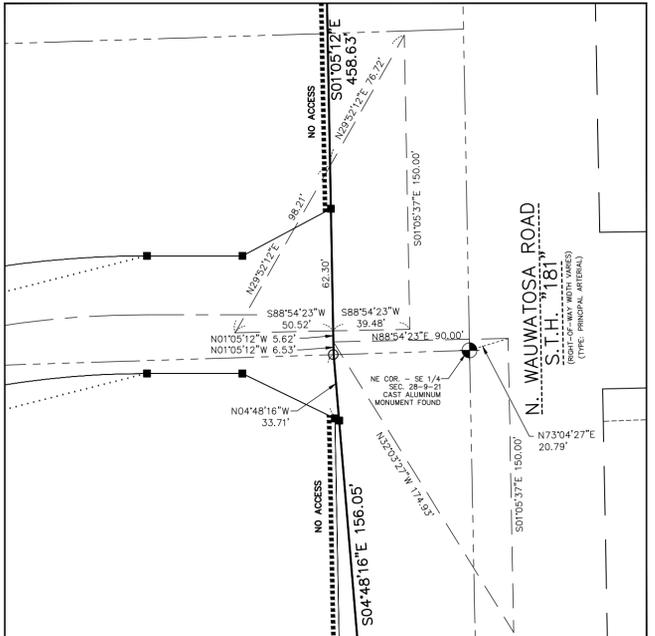
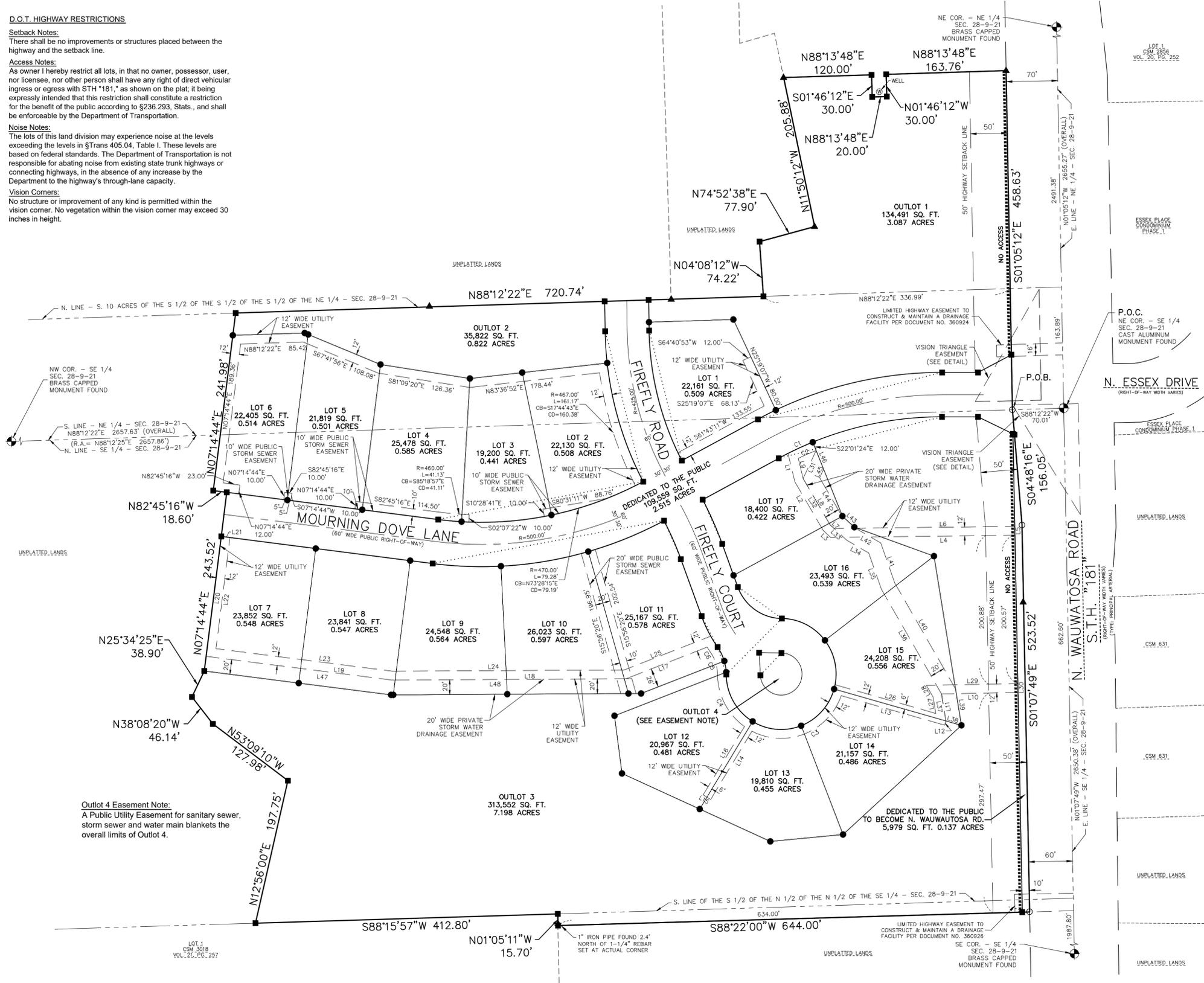
UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S13°34'15"E	39.43'	L11	S09°19'14"E	36.90'	L21	S82°45'16"E	12.00'
L2	S30°26'11"E	76.30'	L12	S15°45'06"W	6.00'	L22	S07°14'44"W	151.51'
L3	S47°38'45"E	13.92'	L13	N74°14'54"W	146.68'	L23	S82°47'21"E	242.88'
L4	N89°18'53"E	251.44'	L14	S31°24'30"W	108.22'	L24	N89°40'58"E	316.38'
L5	N01°07'49"W	12.00'	L15	N58°35'30"W	12.00'	L25	N68°52'38"E	126.54'
L6	S89°18'53"W	246.62'	L16	N31°24'30"E	108.20'	L26	S74°14'54"E	142.66'
L7	N47°38'45"W	7.36'	L17	S68°52'38"W	118.68'	L27	N09°19'14"W	22.43'
L8	N30°26'11"W	72.71'	L18	S89°40'58"W	319.37'	L28	N30°23'10"W	18.25'
L9	N13°34'15"W	28.00'	L19	N82°47'21"W	255.67'	L29	N88°52'11"E	124.89'
L10	S88°52'11"W	104.41'	L20	N07°14'44"E	163.52'	L30	S01°07'49"E	12.00'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	37.01'	470.00'	S65°43'15"W	37.00'
C2	26.54'	458.00'	N66°19'01"E	26.53'
C3	148.30'	87.00'	S68°31'19"W	130.99'
C4	82.48'	87.00'	N27°34'30"W	79.43'
C5	32.15'	53.00'	N17°47'35"W	31.66'
C6	8.22'	192.00'	N33°56'37"W	8.22'

STORM WATER DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L31	S25°04'47"W	41.82'	L37	S09°19'14"E	36.90'	L43	N47°38'45"W	25.43'
L32	S30°26'11"E	72.71'	L38	S74°14'54"E	22.08'	L44	N30°26'11"W	59.15'
L33	S47°38'45"E	30.63'	L39	N09°19'14"W	49.92'	L45	N25°04'47"E	12.71'
L34	S60°01'57"E	34.72'	L40	N30°05'42"W	165.16'	L46	N22°01'24"W	27.30'
L35	S19°30'01"E	52.29'	L41	N19°30'01"W	57.82'	L47	S82°47'21"E	255.67'
L36	S30°05'42"E	163.34'	L42	N60°01'57"W	39.93'	L48	N89°40'58"E	327.45'



VISION TRIANGLE EASEMENT DETAIL
SCALE 1"=50'

LEGEND:

- 1-1/4" X 18" REBAR SET WEIGHING 4.30 LB./FT.
- 3/4" X 18" REBAR SET WEIGHING 1.50 LB./FT.
- ▲ 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- ⊙ SECTION CORNER MONUMENT FOUND
- ⋯ NO ACCESS LINE

1" = 80'
SCALE
80' 0 80' 160'
FEET

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS. NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD1927). THE SOUTH LINE OF THE NORTHEAST QUARTER HAS A RECORDED BEARING OF N88°12'25"E.

THE ENCLAVE AT MEQUON PRESERVE

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 3178, LOT 2 OF CERTIFIED SURVEY MAP NO. 2523, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, ALL BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan J. Wilgreen, Professional Land Surveyor, hereby certify that under the direction of MREC VH Mequon, LLC, I have surveyed, divided and mapped a parcel of land described hereon, Lot 1 and Lot 2 of Certified Survey Map No. 3178, recorded in the Ozaukee County Register of Deeds Office on November 5, 1999 in Volume 22, Page 264 of Certified Survey Maps as Document No. 646472 and Lot 2 of Certified Survey Map No. 2523, recorded in said Register of Deeds Office on March 4, 1993 in Volume 18, Page 226 of Certified Survey Maps as Document No. 484473 and part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 21 East, all being part of the Southeast 1/4 of the Northeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4 of said Section 28, City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 28, thence South 88°-12'-22" West along the North line of the Southeast 1/4 of said Section 28, a distance of 70.01 feet to the Westerly right-of-way line of State Trunk Highway 181, said point also being the point of beginning; thence South 04°-48'-16" East along said Westerly right-of-way line, a distance of 156.05 feet; thence South 01°-07'-49" East along said Westerly right-of-way line, a distance of 523.52 feet to the Southeast corner of Lot 2 of said Certified Survey Map No. 3178; thence South 88°-22'-00" West along a Southerly line of said Lot 2, a distance of 644.00 feet; thence North 01°-05'-11" West along a Southerly line of said Lot 2, a distance of 15.70 feet; thence South 88°-15'-57" West along a Southerly line of said Lot 2, a distance of 412.80 feet; thence North 12°-56'-00" East, a distance of 197.75 feet; thence North 53°-09'-10" West, a distance of 127.98 feet; thence North 38°-08'-20" West, a distance of 46.14 feet; thence North 25°-34'-25" East, a distance of 38.90 feet; thence North 07°-14'-44" East, a distance of 243.52 feet; thence North 82°-45'-16" West, a distance of 18.60 feet; thence North 07°-14'-44" East, a distance of 241.98 feet to the North line of the South 10 acres of the South 1/2 of the South 1/2 of the Northeast 1/4 of said Section 28; thence North 88°-12'-22" East along said North line, a distance of 720.74 feet to the Southwest corner of Lot 2 of said Certified Survey Map No. 2523; thence North 04°-08'-12" West along a Westerly line of said Lot 2, a distance of 74.22 feet; thence North 74°-52'-38" East along a Westerly line of said Lot 2, a distance of 77.90 feet; thence North 11°-50'-12" West along a Westerly line of said Lot 2, a distance of 205.88 feet to the Northwest corner of said Lot 2; thence North 88°-13'-48" East along the North line of said Lot 2, a distance of 120.00 feet; thence South 01°-46'-12" East, a distance of 30.00 feet; thence North 88°-13'-48" East, a distance of 20.00 feet; thence North 01°-46'-12" West, a distance of 30.00 feet to said North line; thence North 88°-13'-48" East along said North line, a distance of 163.76 feet to the said Westerly right-of-way line, said point also being the Northeast corner of said Lot 2; thence South 01°-05'-12" East along said Westerly right-of-way line, a distance of 458.63 feet to the point of beginning and containing 22.653 acres (986,818 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Mequon in surveying, dividing, and mapping the same.

Ryan J. Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
ISSUED DATE: SEPTEMBER 11, 2015
REVISED DATE: OCTOBER 14, 2015
REVISED DATE: NOVEMBER 5, 2015
REVISED DATE: NOVEMBER 9, 2015
REVISED DATE: JUNE 16, 2016

UTILITY EASEMENT PROVISIONS (PUBLIC)

An easement for electric, natural gas, and communications service is hereby granted by

_____, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and **WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies**, Grantee,

_____, Grantee, and

_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

OWNER'S CERTIFICATE OF DEDICATION

MREC VH Mequon, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MREC VH Mequon, LLC, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

1. Department of Administration
2. Department of Transportation
3. City of Mequon

In witness whereof, MREC VH Mequon, LLC, has caused these presents to be signed by its official officer(s) of said limited liability company at _____, this _____ day of _____, 20____.

MREC VH Mequon LLC

By: VH Mequon, LLC, Member and Project Manager*

By: _____
David Simon or Jeff Rosenberg or Karen Simon Dreyer

STATE OF _____)

COUNTY OF _____) S.S

Personally came before me this _____ day of _____, 20____, the above named officer(s) of the above named MREC VH Mequon, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CONSENT OF MORTGAGEE

First Business Bank, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above Owner's Certificate.

In witness whereof, the said First Business Bank has caused these presents to be signed by Brian E. Hagen, its Vice President, at _____, Wisconsin this _____ day of _____, 20____.

First Business Bank

Brian E. Hagen, Vice President

STATE OF WISCONSIN)

COUNTY OF _____) S.S

Personally came before me this _____ day of _____, 20____, Brian E. Hagen of the above named banking association to me known to be the person who executed the foregoing instrument, and to me know to be such Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, _____ County, WI
My Commission Expires: _____

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of THE ENCLAVE AT MEQUON PRESERVE SUBDIVISION in the City of Mequon, is hereby approved by the Common Council.

All conditions have been met as of this _____ day of _____, 20____.

Dan Abendroth, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Mequon on this _____ day of _____, 20____.

William Jones, City Administrator

COUNTY TREASURER'S CERTIFICATE

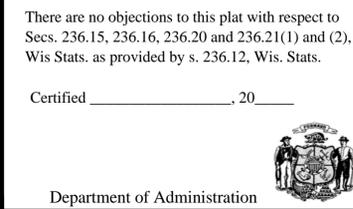
I, Karen Makoutz, being the duly elected, qualified, and acting Treasurer of the County of Ozaukee, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 20____ affecting the land included in the plat of THE ENCLAVE AT MEQUON PRESERVE SUBDIVISION.

Karen Makoutz, Treasurer, Ozaukee County, Wisconsin

CITY TREASURER'S CERTIFICATE

I, Tom Watson, being the duly appointed, qualified, and acting Treasurer of the City of Mequon, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____ on any of the lands included in the plat of THE ENCLAVE AT MEQUON PRESERVE SUBDIVISION.

Tom Watson, Treasurer, City of Mequon



OWNER / DEVELOPER:
MREC VH MEQUON, LLC
6801 S. TOWNE DR.
MADISON, WI 53713

SURVEYOR:
RYAN J. WILGREEN
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935
920.926.9800





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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 19, 2016
SUBJECT: Beckett, LLC for North Shore Bank

Applicant: Beckett, LLC
Status of Applicant: Agent
Requested: Preliminary Plat
Existing Use: Vacant
Existing Zoning: R-3 (Residential 1 acre)
Central Growth Overlay

Land Use Plan: Residential 1 acre
Lot size: 70 acres
Location: 10565 & 10632 N. Wauwatosa

Address: 10565 & 10632 N. Wauwatosa Road **Zoning:** R-3/CGO **District:** # 4
Tax Key: #14-028-16-010.00
Tax Key: #14-028-14-002.00
Tax Key: #14-028-13-0111.00

Request: 1. Preliminary Plat
2. Development Agreement

Briefing: The applicant is seeking preliminary plat and development agreement approval for a 77 lot subdivision for the properties located at 10565 & 10631 N. Wauwatosa Road.

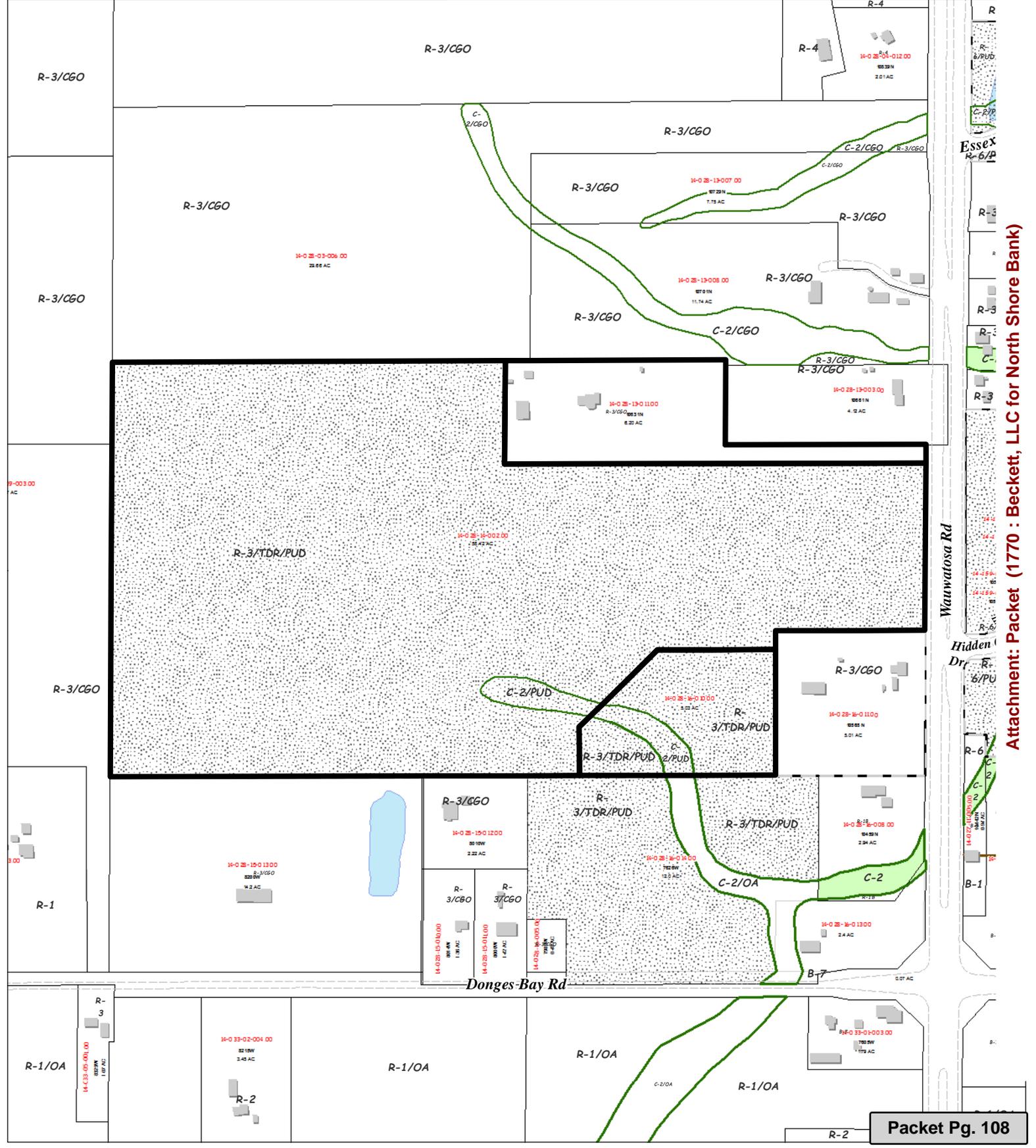
The developer and city staff have agreed to table the item in order to work out access issues. The item was kept on the agenda since post cards were already sent out.

Recommendation:
Planning staff recommends **tabling** the item.

Attachments:
Packet (PDF)

Beckett, LLC for North Shore Bank

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet (1770 : Beckett, LLC for North Shore Bank)

PRELIMINARY PLAT OF MEQUON PRESERVE ESTATES

Lot 2 and Lot 3 of Certified Survey Map No. 3723, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 28, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

WISCONSIN DEPARTMENT OF TRANSPORTATION HIGHWAY TRANS 233 NOTES:

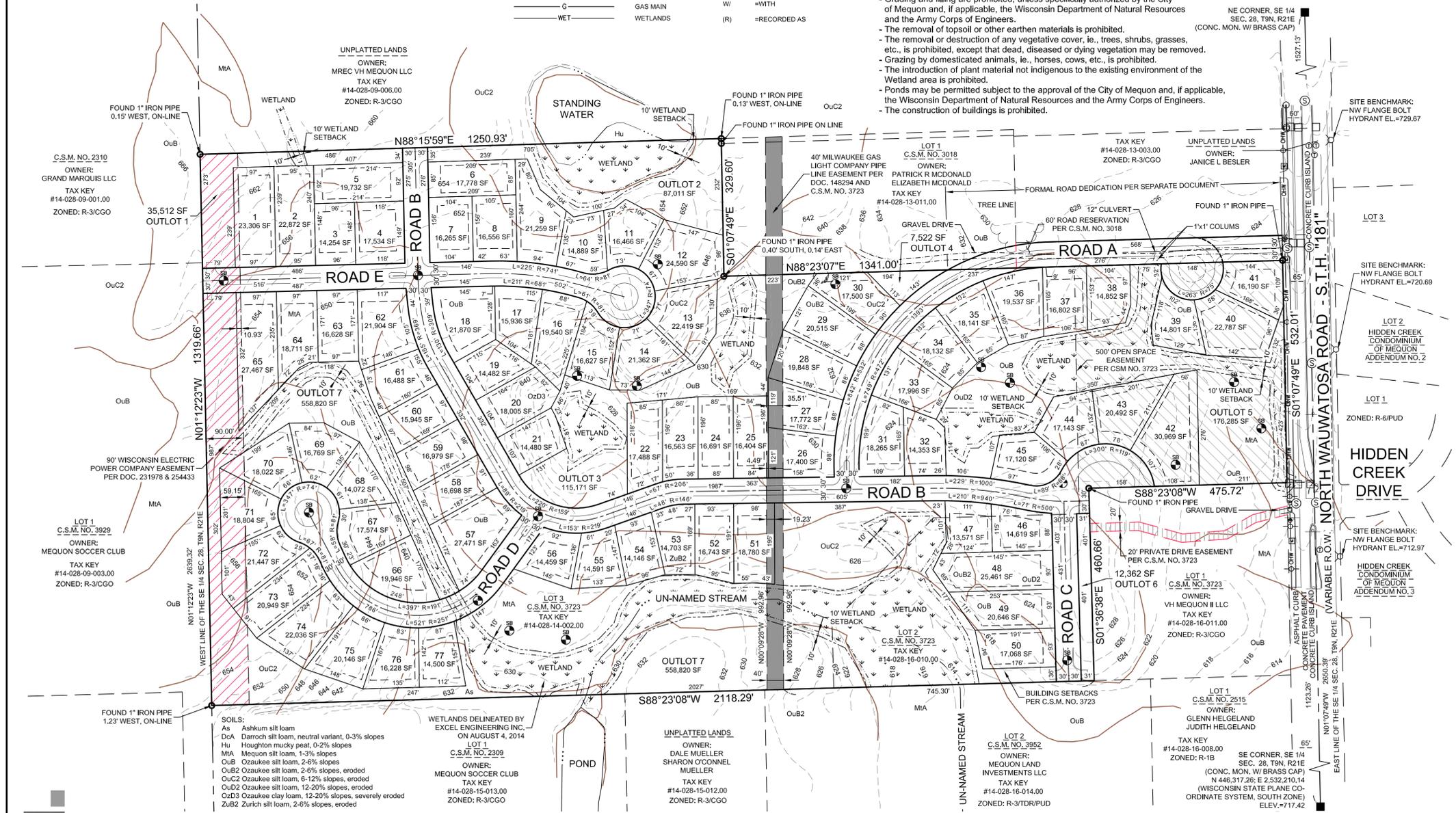
- Setback Notes: There shall be no improvements or structures placed between the highway and the setback line.
- Access Notes: As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with STH - "181", as shown on the plat, being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to 92.36, 293, Stats, and shall be enforceable by the Department of Transportation.
- Noise Notes: The lots of this land division may experience noise at the levels exceeding the levels in 5Tans 405.04, Table 1. These levels are based on federal standards; The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highways through-lane capacity.
- Vision Corners: No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

LEGEND OF SYMBOLS & ABBREVIATIONS

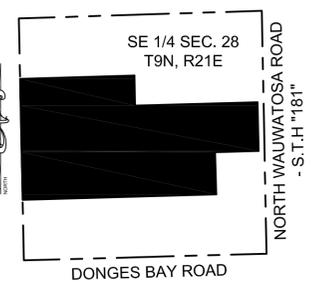
	SANITARY MANHOLE		FIBER OPTIC VAULT		SIGN
	STORM MANHOLE		FIBER OPTIC MANHOLE		MAIL BOX
	STORM INLET		TELEPHONE PEDESTAL		FLAG POLE
	CLEANOUT		TELEPHONE MANHOLE		BOLLARD
	CATCH BASIN		TELEPHONE VAULT		CROSS CUT
	LATERAL		UTILITY POLE		IRON PIPE
	BASKETBALL HOOP		GUY WIRE		IRON REBAR/ROD
	SPOT ELEVATION		TRANSFORMER		MAG NAIL
	AIR CONDITIONING UNIT		ELECTRIC METER		SECTION MONUMENT
	UNKNOWN MANHOLE		ELECTRIC MANHOLE		BENCH MARK
	DUMPSTER		CABLE TV RISERS/BOX		=CENTERLINE
	SOIL BORING		CABLE TV MANHOLE		=CONCRETE
	WELL		GAS VALVE		=ELEVATION
	HYDRANT		GAS METER		=EXISTING
	WATER VALVE		GAS MARKER		=FOUND IRON PIPE
	WATER SERVICE BOX		DIRECTIONAL ARROW		=FOUND MAG NAIL
	SPRINKLER VALVE		CONIFER TREE		=FOUND MAG NAIL
	TRAFFIC SIGNAL		DECIDUOUS TREE		=POINT OF BEGINNING
	FLOOD LIGHT		WETLAND SYMBOL		=POINT OF COMMENCEMENT
	LIGHT POLE		SANITARY SEWER		=RIGHT OF WAY
	UNDERGROUND UTILITY LINES		STORM SEWER		=SECTION
	SANITARY SEWER		WATER MAIN		=SQUARE FEET
	STORM SEWER		FIBER OPTIC		=TOP OF CURB
	WATER MAIN		TELEPHONE		=WITH
	FIBER OPTIC		ELECTRICAL		=RECORDED AS
	TELEPHONE		OVERHEAD WIRES		
	ELECTRICAL		CABLE TELEVISION		
	OVERHEAD WIRES		GAS MAIN		
	CABLE TELEVISION		WETLANDS		
	GAS MAIN				
	WETLANDS				

NOTES:

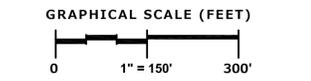
- Gross land area of the subject property is 2,764,072 square feet (63.4544 acres).
- Subdivision contains 77 Lots and 6 Outlots.
- Subject property currently Zoned: R-3/TDR/PUD (Suburban Residential Detached Transfer of Development rights - Planned Unit Development) & C-2 PUD (General Conservancy District Planned Unit Development) Front / Street Setback = (50 Feet Code) 30 Feet Developer Side Setback = (20 Feet Code) 10 Feet Developer Corner Side Setback = 20 Feet Developer Rear Setback = (25 Feet Code) 20 Feet Developer Wetland Setback = 10 Feet Maximum Building Height = 42 Feet Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 2' interval. Reference Benchmark: Concrete monument with brass cap at the Southeast corner of the Southeast 1/4 Section 28, Town 9 North, Range 21 East. Elevation = 717.42.
- All Lots to be serviced by public sanitary sewer and water main.
- All streets to be improved with concrete curb and gutter and asphalt pavement.
- Flood Zone Classification: The property lies within in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0234F effective DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Drainage and Utility Easements to be determined during site engineering and will be shown on the final plat.
- Topography by Pinnacle Engineering Group, LLC, June 23, 2016 and Topographic Map of Section 28, Township 9 North, Range 21 East, Ozaukee County, Wisconsin dated May 11, 1993.
- Underground utility locations shown are based on field location markings by Digger's Hotline Ticket #20162506634 and/or utility plans available from the municipality. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- No direct vehicular access shall be allowed from any lot or outlot to North Wauwatosa Road - S.T.H. "181".
- BASEMENT RESTRICTION: Although the lots on this Certified Survey Map have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, they contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.
- VISION CORNER EASEMENT RESTRICTION: Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. No access to any roadway shall be permitted over the vision corners from the adjacent lots.
- Each individual lot owner shall have an undividable fraction ownership in the Outlots and Ozaukee County shall not be liable for any fees or special assessments in the event they become the owner of any lot in the subdivision by reason of tax delinquency.
- Wetlands delineated by Excel Engineering, Inc on August 4, 2014.
- No poles pads, boxes or buried cables are to be paced such that the installation would destroy any survey stake. The disturbance of a survey stake by anyone is a violation of Section 236.32 of Wisconsin State Statutes.
- All roads within this plat will be dedicated to the Public.
- WETLAND RESTRICTIONS:
 - Grading and filling are prohibited, unless specifically authorized by the City of Mequon and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - The removal of topsoil or other earthen materials is prohibited.
 - The removal or destruction of any vegetative cover, ie., trees, shrubs, grasses, etc., is prohibited, except that dead, diseased or dying vegetation may be removed.
 - Grazing by domesticated animals, ie., horses, cows, etc., is prohibited.
 - The introduction of plant material not indigenous to the existing environment of the Wetland area is prohibited.
 - Ponds may be permitted subject to the approval of the City of Mequon and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - The construction of buildings is prohibited.



VICINITY SKETCH SCALE 1"=1000'



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Southeast 1/4 of Section 28, Township 9 North, Range 21 East bears N01°07'49"W.



REVIEWING AGENCIES:
- City of Mequon
- Department of Administration

Prepared for:
EAM, LLC
731 N. Jackson Street, Suite 700
Milwaukee, WI 53202
414-347-1000

Prepared by:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888



June 23, 2016
I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided.

SIGNED
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP



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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: July 19, 2016
SUBJECT: Shaffer Development

Applicant: Shaffer Development LLC
Status of Applicant: Contract to Purchase
Requested: 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

Address:
6200 & 6300 W. Mequon Road **Tax Key:** #14-050-02-020.01 **Zoning:** R-1/OA,
C-2/OA
11300 -11350 Buntrock Avenue **Tax Key:** #14-050-02-010.01 **Zoning:** TC, IPS,
C-2

District: # 2

Request: Rezoning Recommendation

Briefing: The applicant is seeking rezoning recommendation from TC/IPS/C-2 to TC/C-2/PUD for the properties located at 6200 & 6300 W. Mequon Road and 11300 -11350 Buntrock Avenue.

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 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 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 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.

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.).

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

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.
- 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 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:

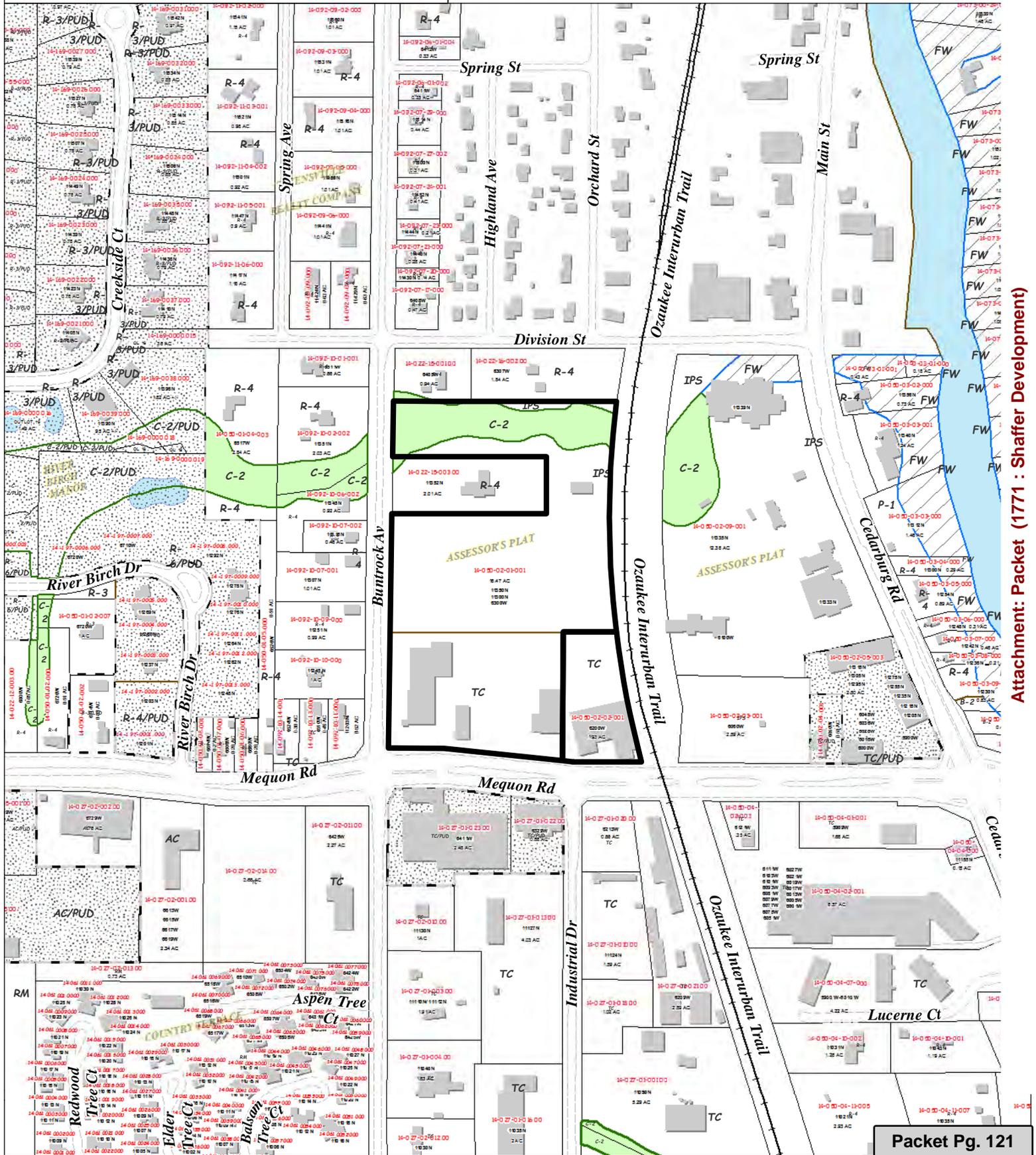
- The gable ends on the townhouses and the chimneys shall be clad in masonry with a cap treatment.
 - The front façade should include more articulation by projecting the gable ends closer to the street.
 - The fencing adjacent to the townhouses shall be limited to 4.5 feet in height and be treated with 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.
 - 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 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).

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

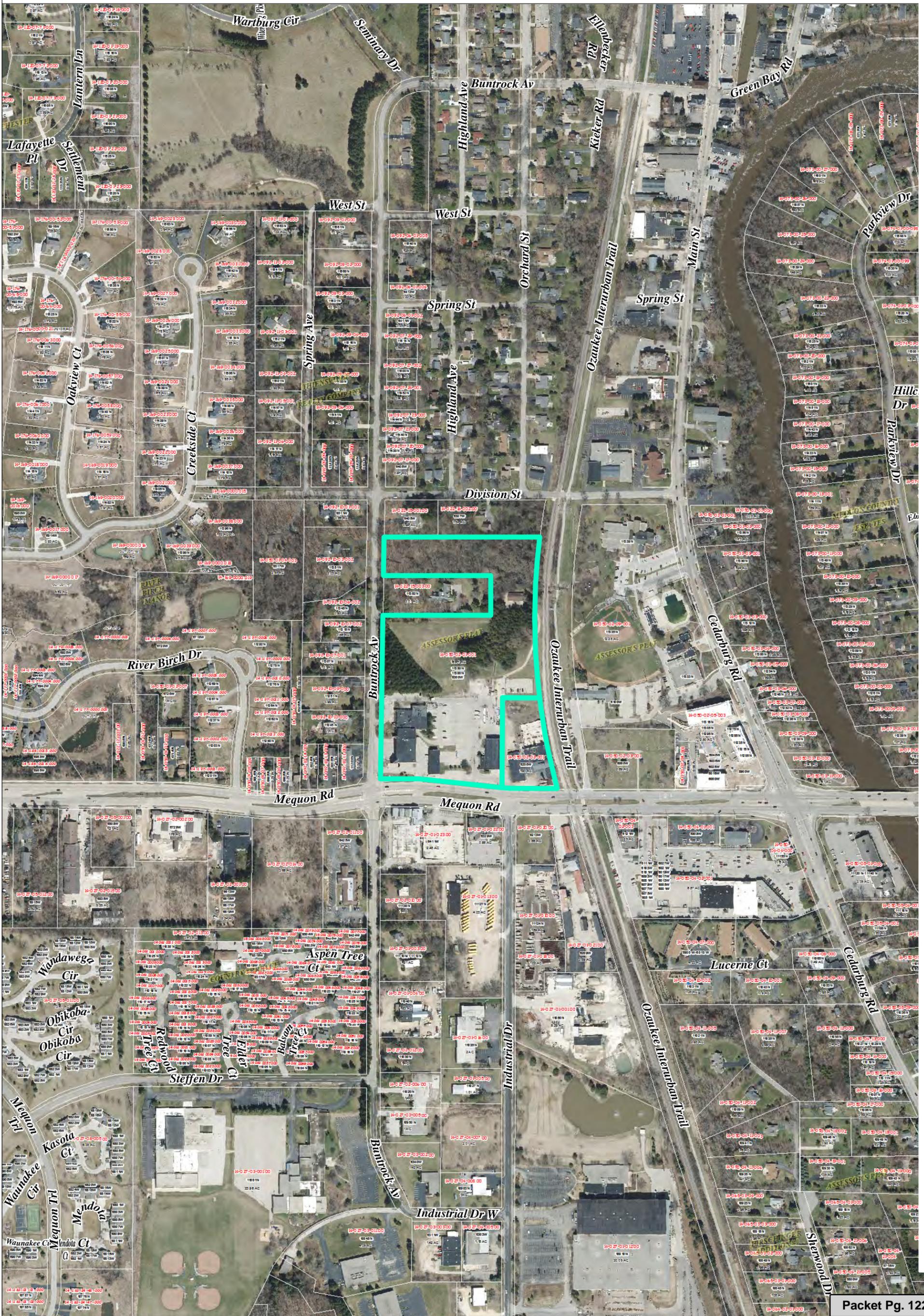
- LTD Limited Use
- OA Agricultural Overlay
- PUD Planned Unit Development Overlay
- P-1 Park & Recreation
- R-1 Single-Family Residential (5 Ac. Min.)
- R-1B Single-Family Residential (2.5 Ac. Min.)
- R-2 Single-Family Residential (2.0 Ac. Min.)
- R-2B Single-Family Residential (1.5 Ac. Min.)
- R-3 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: Packet (1771 : Shaffer Development)



Shaffer Development



Attachment: Packet (1771 : Shaffer Development)



Attachment: Packet (1771 : Shaffer Development)

PUD & CONCEPT REVIEW - Mequon Town Center II

MEQUON DEVELOPMENT PLAN
MEQUON, WISCONSIN | JUNE 20, 2016



TABLE OF CONTENTS

1. PROJECT NARRATIVE	1
2. SITE OVERVIEW	2
3. SURVEY	3
4. SITE PLAN	4
5. LANDSCAPE PLAN	5
6. CONCEPT UTILITY PLAN	6
7. CONCEPT GRADING PLAN	7
8. RENDERINGS	8-15
Site Section	16
Elevations	17-23
9. FLOOR PLANS	24-28
10. SITE DEVELOPMENT	29-30
Acreage	
Open Space Ratio	
Floor Area Ratio	
Density	
Parking	
Unit Mix	
11. Valuation	31
12. Project Team Bios	32

Attachment: Packet (1771 : Shaffer Development)

CONTACT INFORMATION

Cindy Shaffer
Shaffer Development LLC

PH | (414) 405-0860
EMAIL | shafferdevelopment@gmail.com

10046 N Sheridan Drive
Mequon, WI 53092

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:

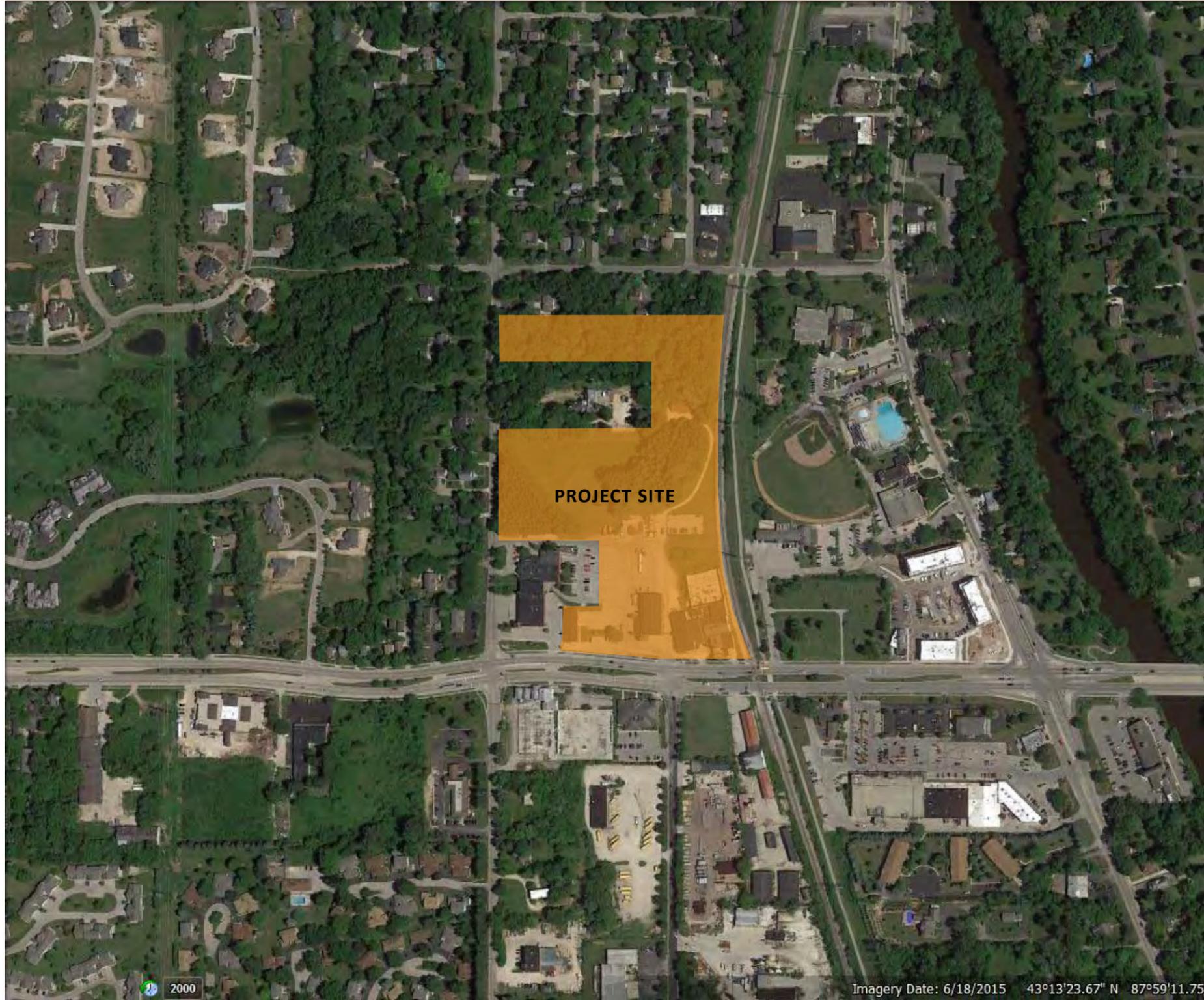
The development team has spent considerable time reviewing parking requirements for this site and has meet and exceeded required parking ratios. Retail parking ratios for phase one of retail is 12 spaces for 1,000SF of retail space. This is almost double of the exiting parking requirements in the zoning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

CIVIL/SITE:

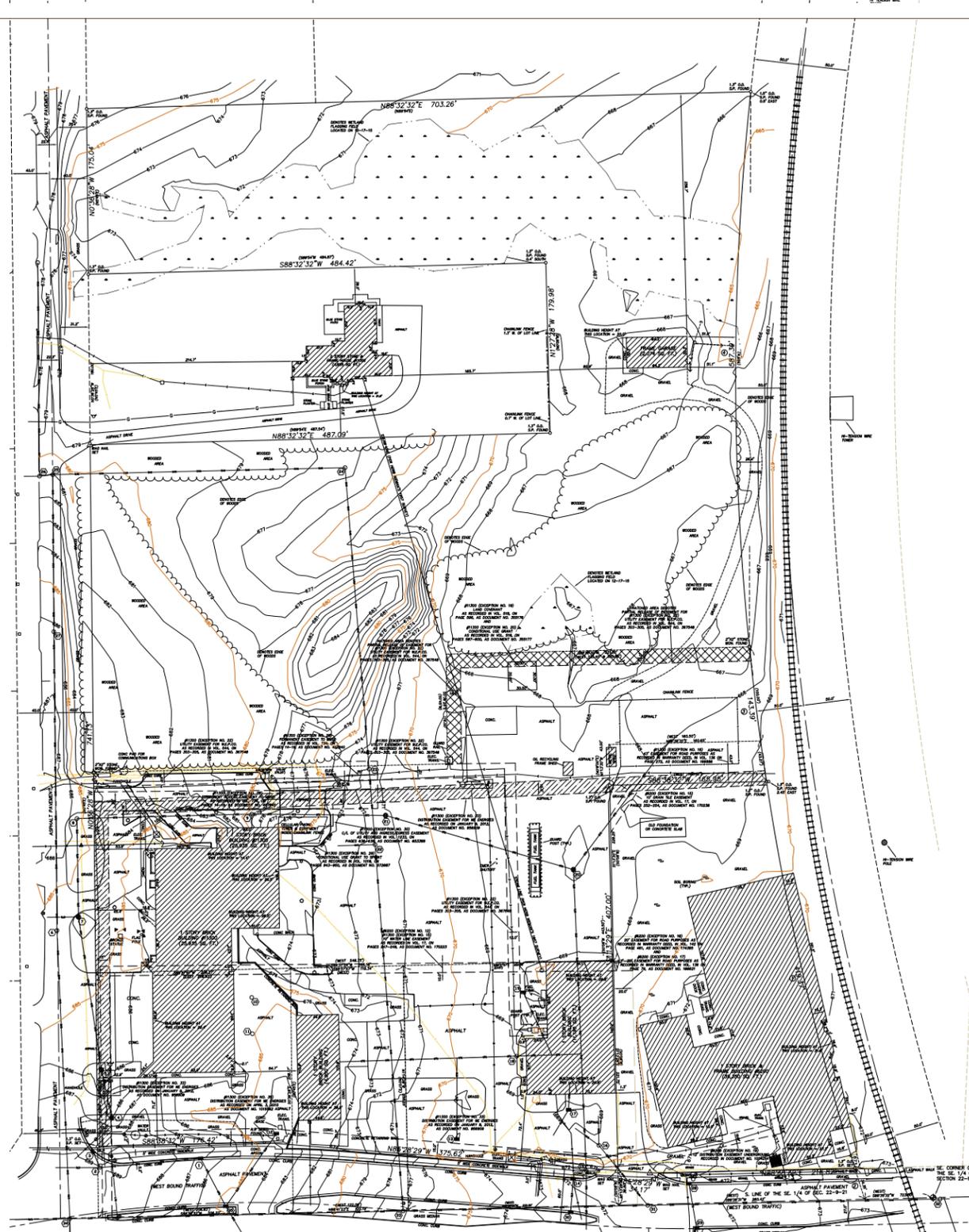
The site plan proposes a retention pond on the north east section of the site for all residential and retail buildings. The site is located within the City’s sewer service area and will connect to public water and sanitary sewer service. A small wetland will be remediated as part of the plan and an application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

SITE OVERVIEW

2

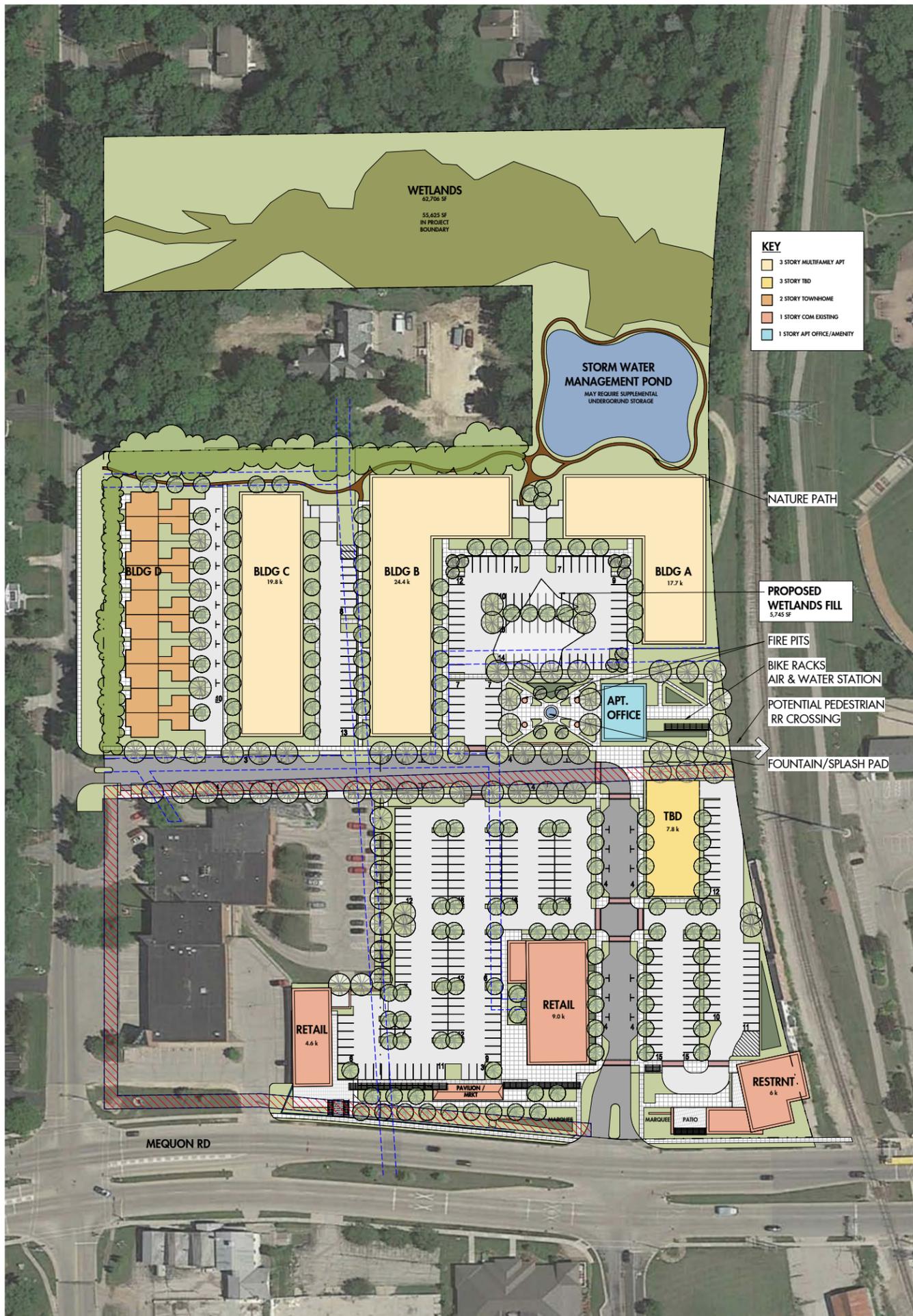


SURVEY 3



Attachment: Packet (1771 : Shaffer Development)

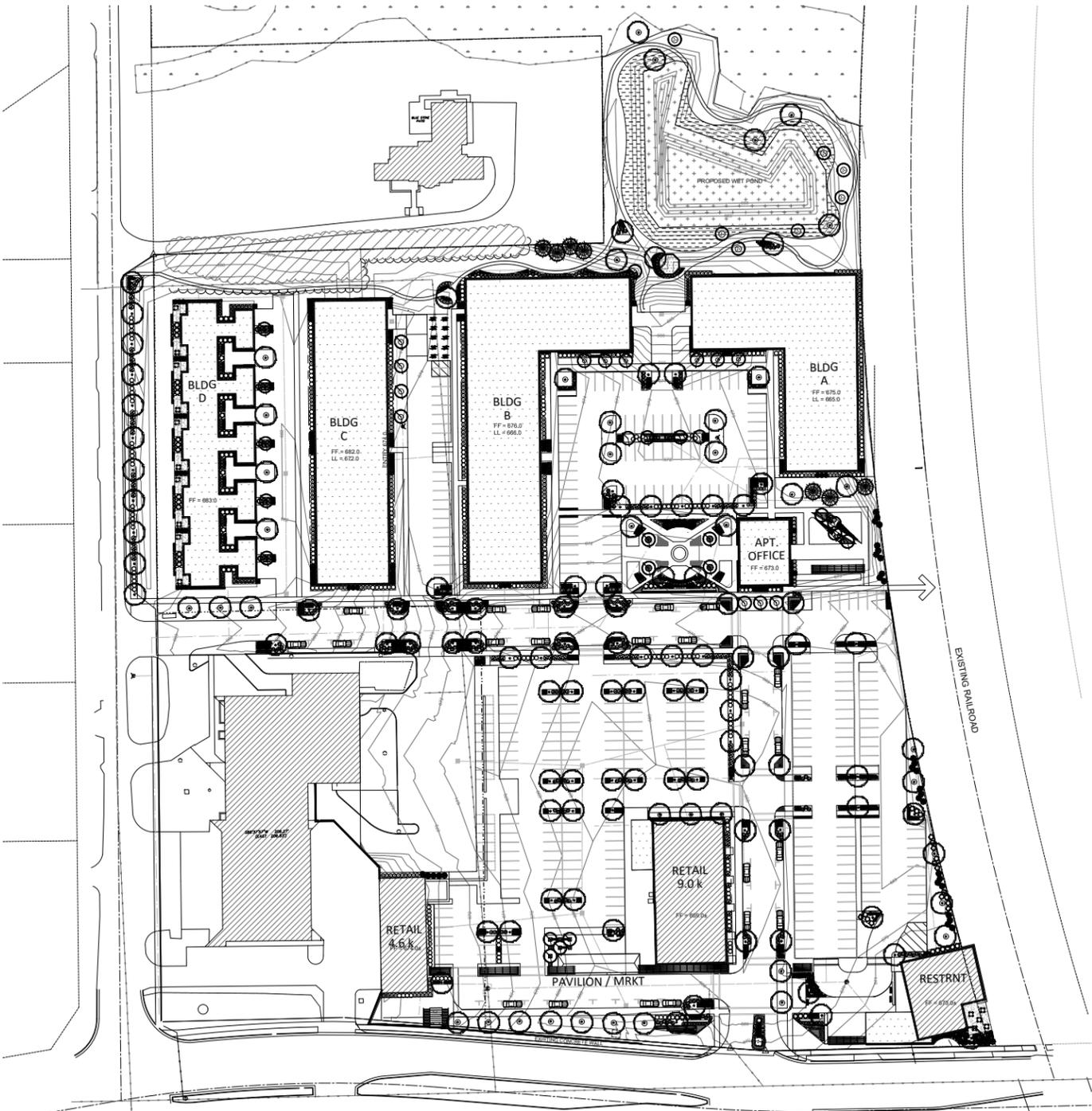
SITE PLAN 4



Attachment: Packet (1771 : Shaffer Development)

CONCEPT LANDSCAPE PLAN

5

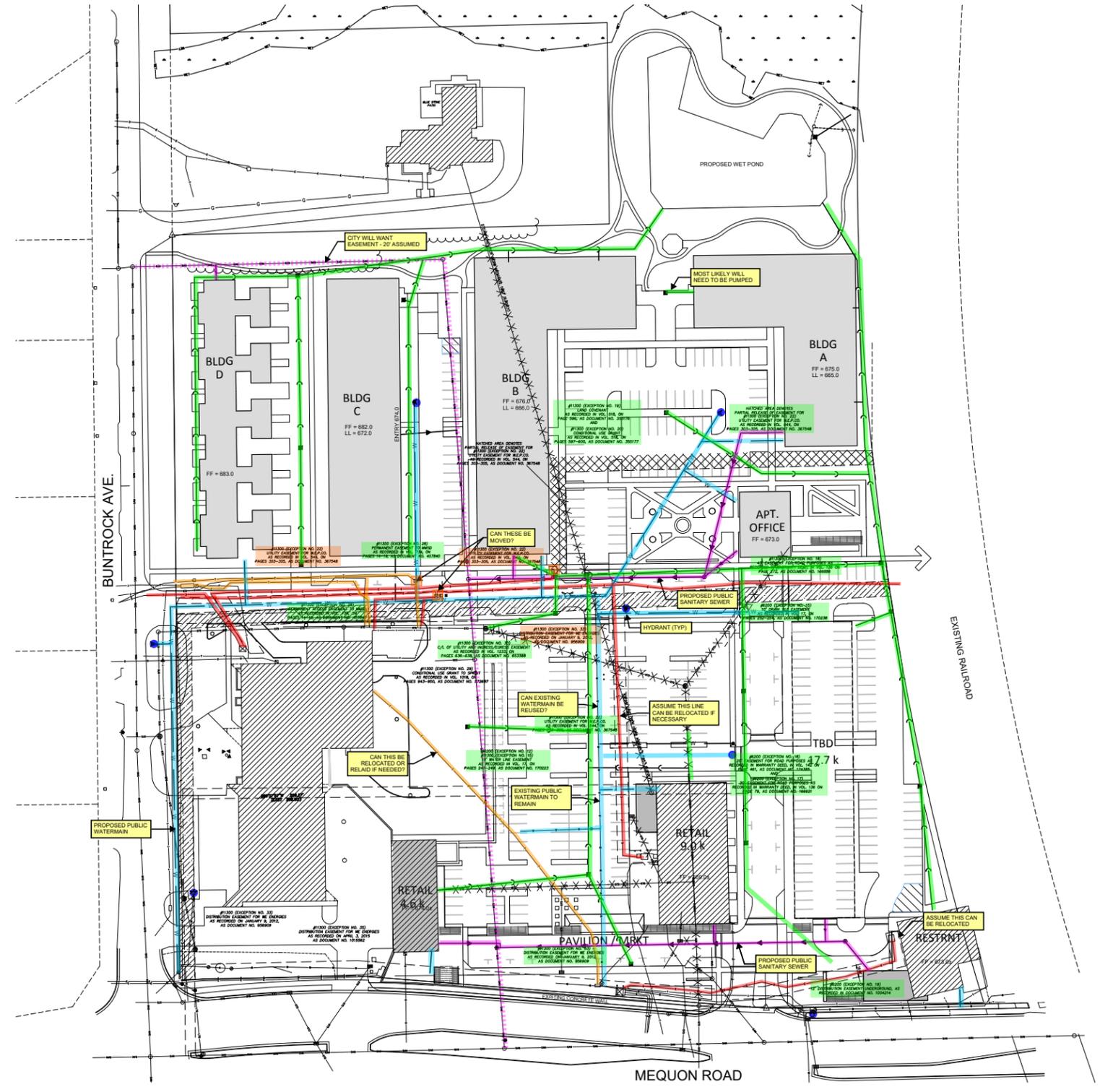


 **OVERALL LANDSCAPE CONCEPT**
 NORTH Scale: 1" = 40'0"

Attachment: Packet (1771 : Shaffer Development)

EXISTING & CONCEPT UTILIITES

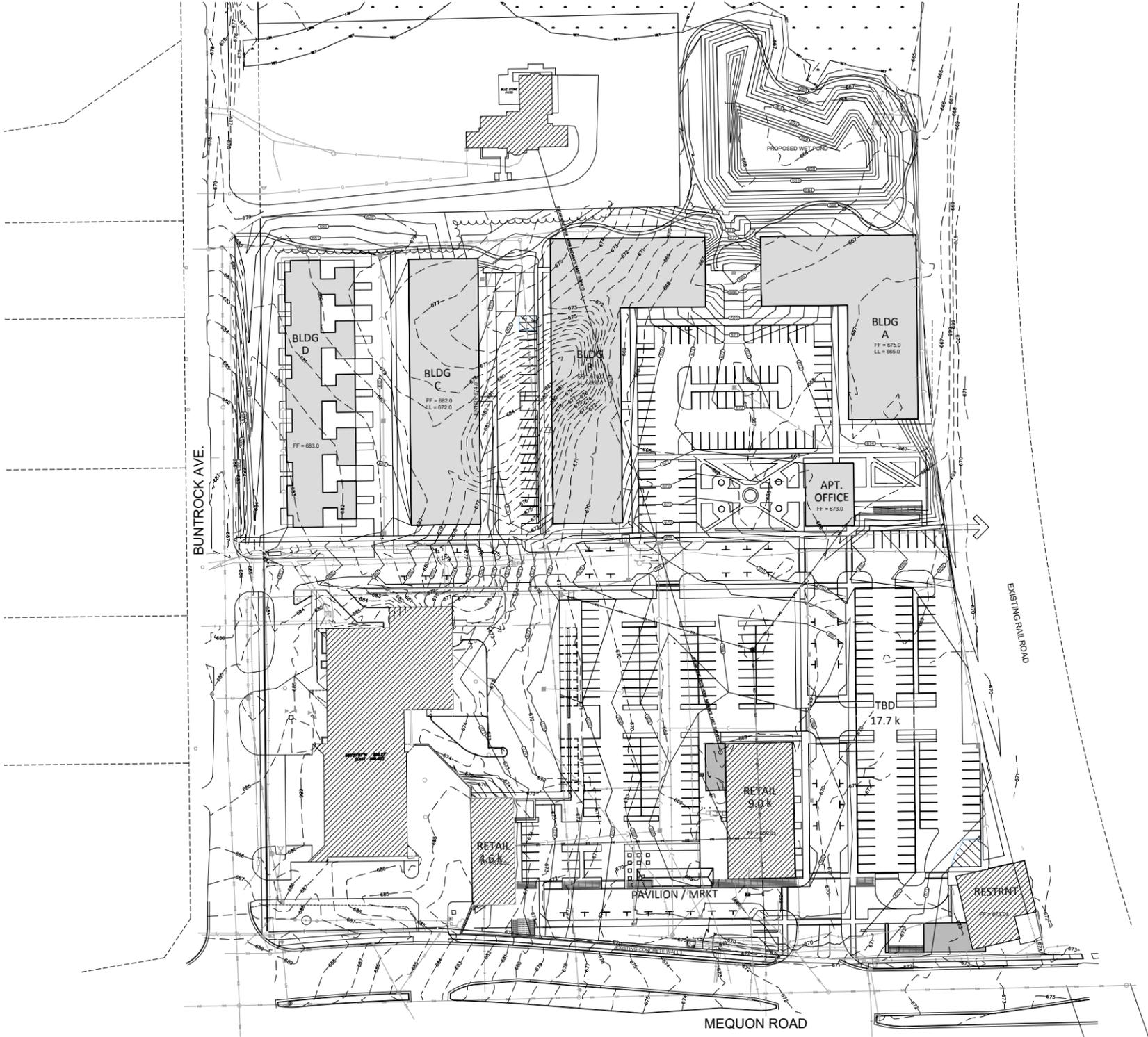
6



Attachment: Packet (1771 : Shaffer Development)

CONCEPT GRADING PLAN

7



Attachment: Packet (1771 : Shaffer Development)

AERIAL PERSPECTIVE - WITH PHASE II

8



Attachment: Packet (1771 : Shaffer Development)

AERIAL PERSPECTIVE - WITHOUT PHASE II

8



Attachment: Packet (1771 : Shaffer Development)

RETAIL - MEQUON ROAD

8



Attachment: Packet (1771 : Shaffer Development)

RETAIL - LARGE PUBLIC WORKS BUILDING

8



Attachment: Packet (1771 : Shaffer Development)

RETAIL - SMALL PUBLIC WORKS BUILDING

8



Attachment: Packet (1771 : Shaffer Development)

TOWNHOMES

8



Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY HOUSING

8



Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY HOUSING

8



Attachment: Packet (1771 : Shaffer Development)

RESIDENTIAL SITE SECTION

8



Attachment: Packet (1771 : Shaffer Development)

TOWNHOME ELEVATIONS

8



SOUTH ELEVATION



WEST ELEVATION

Attachment: Packet (1771 : Shaffer Development)

TOWNHOME ELEVATIONS

8



NORTH ELEVATION



EAST ELEVATION

Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY ELEVATIONS - BUILDING A

8



NORTH ELEVATION



EAST ELEVATION

Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY ELEVATIONS- BUILDING A

8



SOUTH ELEVATION



WEST ELEVATION

Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY ELEVATIONS - BUILDING B

8



NORTH ELEVATION



EAST ELEVATION

Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY ELEVATIONS- BUILDING B

8



SOUTH ELEVATION



WEST ELEVATION

Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY ELEVATIONS - BUILDING C



SOUTH ELEVATION



WEST ELEVATION

Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY ELEVATIONS - BUILDING C

8



NORTH ELEVATION

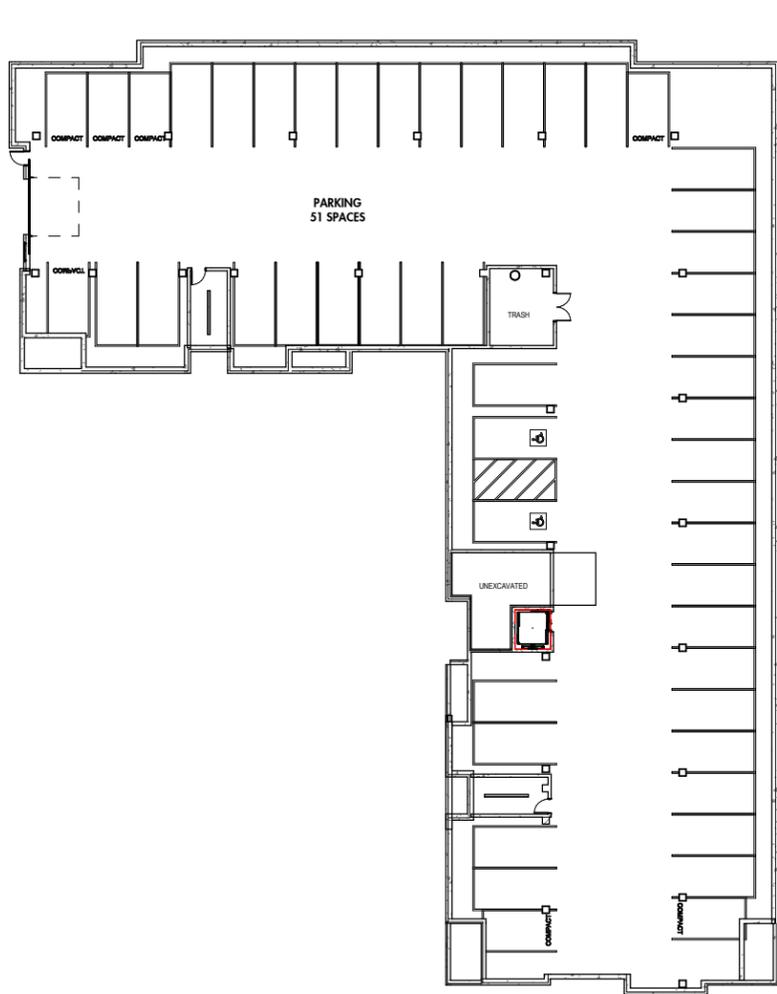


EAST ELEVATION

Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY TYPICAL FLOOR PLANS - BUILDING A

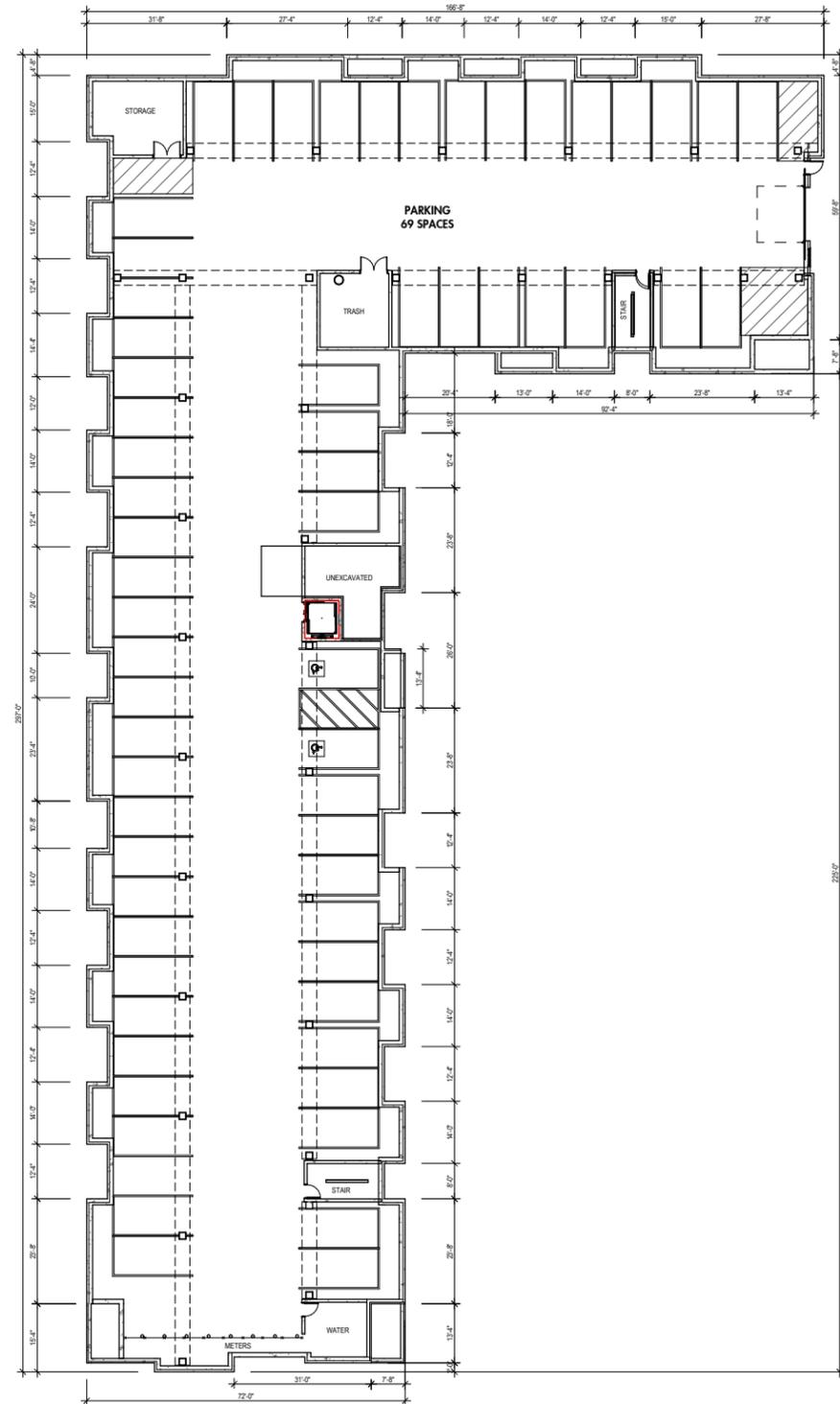
9



Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY TYPICAL FLOOR PLANS - BUILDING B

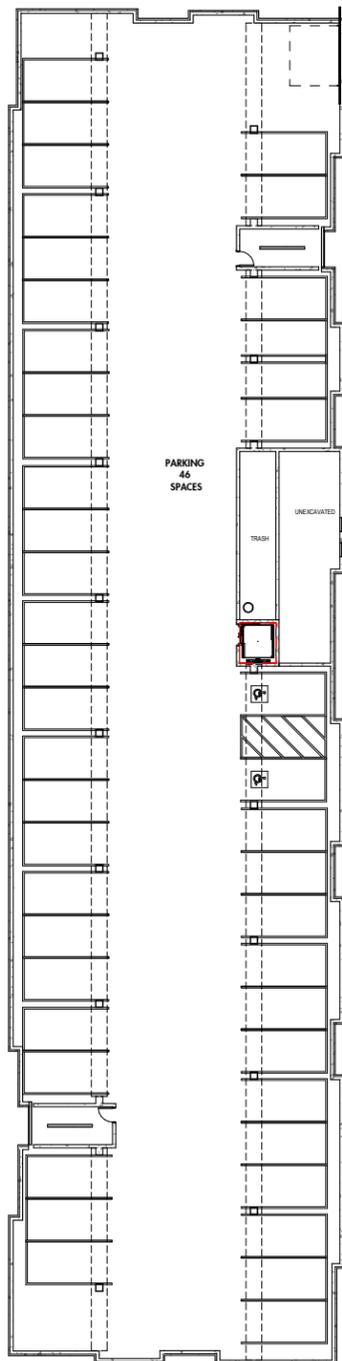
9



Attachment: Packet (1771 : Shaffer Development)

MULTIFAMILY FLOOR PLANS - BUILDING C

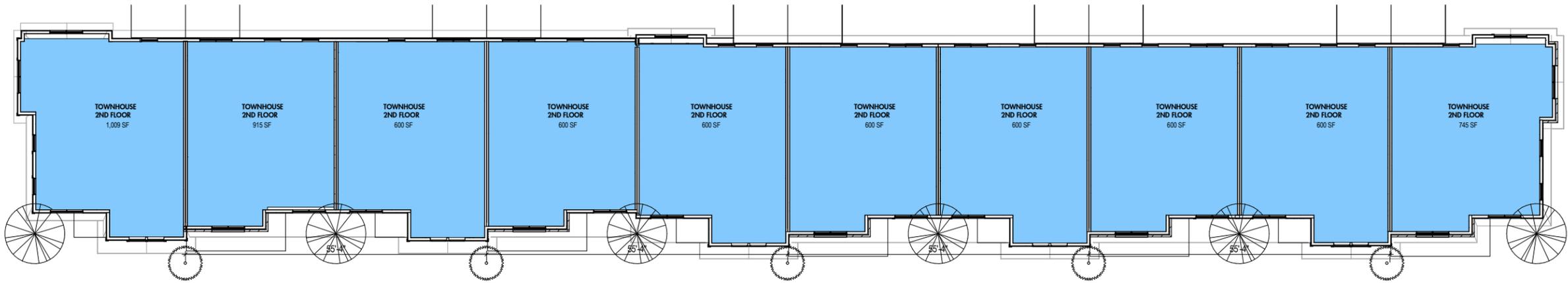
9



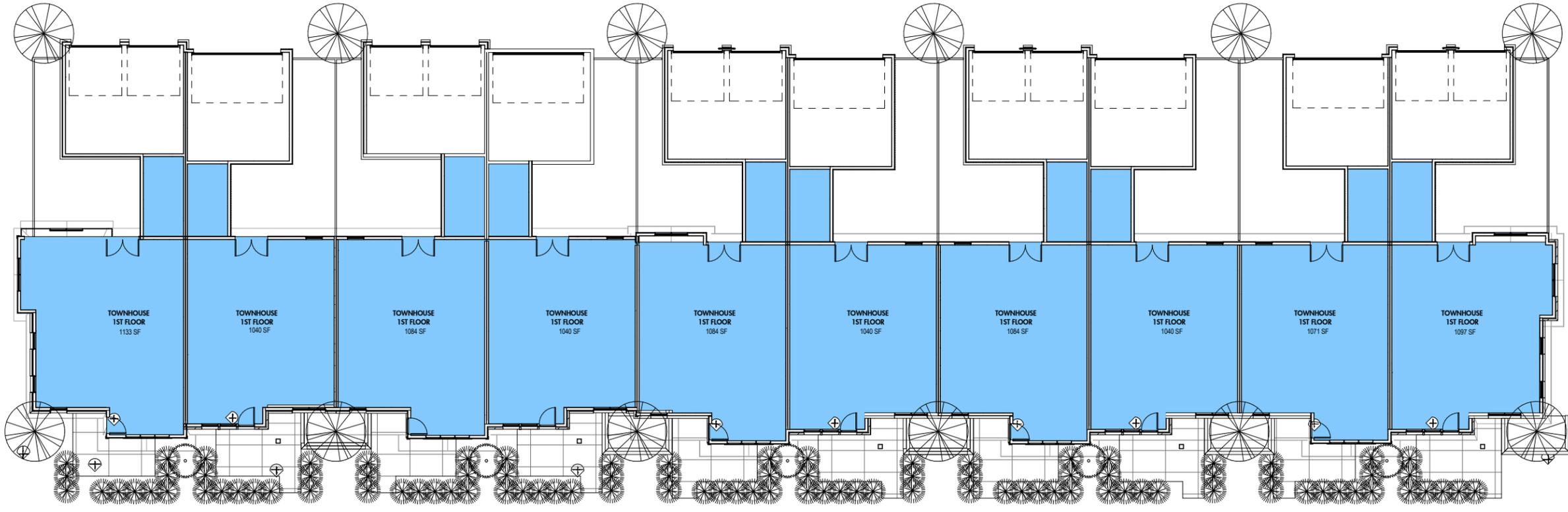
Attachment: Packet (1771 : Shaffer Development)

TOWNHOME FLOOR PLANS

9



Town Home - 2nd Flr



Town Home - First Flr

Attachment: Packet (1771 : Shaffer Development)

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 BUILDING	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: Packet (1771 : Shaffer Development)

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	

Attachment: Packet (1771 : Shaffer Development)

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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Attachment: Packet (1771 : Shaffer Development)

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/customersurvey> 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

Attachment: Packet (1771 : Shaffer Development)

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: Packet (1771 : Shaffer Development)

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

ENVIRONMENTAL SENSITIVITY

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





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

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: July 22, 2016
SUBJECT: Text Amendment to Chapter 58 Zoning Code

Briefing: The City is seeking a text amendment for the Town Center and Arrival Corridor zoning districts related to the code section of *Building and Parking Placement* and *Building Composition*.

Background: Staff would like to initiate a policy discussion related to the building composition, entrances and window coverings within the Town Center neighborhood. The goal of maintaining natural surveillance through transparent windows and doors relates to the experience that occurs between activities occurring within the building and the pedestrian within the public realm and general consumers as a whole. The regulation of the amount of windows, coverings of windows, signage, entrances and architectural features is common place for municipalities throughout the country. Numerous studies validate the importance of the physical and perceptual qualities of the built environment in contributing to an active street life. Both architecture and transparency adds significantly to the walkability of a neighborhood. Our policy discussion will range from architectural standards to the design of window displays. In a 2003, Urban Land Institute report, *Ten Principles for Rebuilding Neighborhood Retail*, it is stated that:

“**Transparency** is critical. Buyers want to see inside the store – they want it to look safe, they want to see that it offers the goods and services they are interested in and they want to feel comfortable when they walk in the door. The best design solutions provide **visibility into the store and not just into a window display.**”

In Wisconsin alone, several municipalities set standards for the amount of windows and doors at the ground floor and coverage ratios for windows and signage. Coverage limits range from 20%-75%. Communities regulate all elements such as transparency, tint, acceptable obstructions and placement of obstructions, and prohibit blocking two-way visibility for ground level windows along streets. The City of San Francisco regulates standards for storefront **transparency as do most major shopping malls for the tenant’s storefront windows facing the interior of the mall.**

In addition, it has been a long standing policy for the City for all of our commercial areas. Therefore, this policy discussion is not **only applicable to the Town Center, but the City’s** commercial areas as a whole. Staff would caution however that the greatest impact, as a result of successful or failed execution, will be apparent within Town Center. A formal text amendment will be required for the Town Center and Arrival Corridor districts and an amendment may be appropriate for all commercial zoning districts.

Amendment Considerations:

Before formalizing any of the technical standards for further regulating the issues surrounding entrances and windows, coverings, and signage, staff would like to gain the **Planning Commission’s perspective and direction. As a result of the Commission’s direction, staff will** present concept findings to the Common Council in August and return to the Planning Commission in September with a formal text amendment(s).

The Mequon Town Center (MTC) development by Wired/Shaffer is a great example and case study to consider. The development allows staff and decision-makers to view several types of

treatments that businesses are choosing to express their brand, product or service to the public. As the Commission may recall, a few businesses within the development sought exemptions to the current standards and the specific conditions for principal entrances and clear, unobstructed windows. Since that time, staff has heard from others expressing the need for some coverings. At this time, staff has not pursued any further enforcement actions despite numerous violations. The MTC development and its business owners are asking for flexibility. Staff is looking to accommodate that request for flexibility while maintaining the spirit and intent of the public policy goals established at the onset of planning for this revitalized neighborhood that is in total approximately 100 acres and extends far beyond this one site.

To gain community perspective, staff offered to meet with all business owners located at MTC. In addition, staff called upon a number of community stakeholders including business owners at other Town Center sites, business owners on Port Washington Road, developers and architects. Staff walked the site within individuals to showcase the varying needs and treatments. There appears to be general consensus for solutions that deliver thoughtful, high quality design solutions and treatments that deliver unattractive, almost nuisance in nature, solutions. The following categorizes the treatment options based on preferred, acceptable and underutilized solutions.

Preferred.

- Awnings
- Architecture that incorporates passive solar design
- Formalized design standards for window displays
- Principal entrances that are operable and functional

Acceptable.

- Perforated or banded decals
- Signage
- Roller shades
- Architectural details and features in lieu of windows (for certain functions/uses)
- Shelving for product display

Unacceptable.

- Film
- Curtains
- Inconsistent treatment applied to same building
- 100 % opacity
- Grilles or metal rollers
- Excessive shelving

Staff will present example imagery of these treatments at the meeting. It is strongly encouraged that the Commissioners walk around and within the MTC site to explore the various treatments firsthand.

Other regulations that staff will consider include the following:

- Required percentage of transparency and placement of obstructions above and below eye levels.
- Product display in windows will have set design standards including required change of display at least seasonally, internal illumination, depth and placement of display.
- Reflective, dark tinted, frosted glass will be prohibited.
- 100% blockage of two-way visibility will be prohibited except under certain conditions and subject to timing restrictions and alternative design standards being met.
- Alternative treatments for parking garages subject to alternative design standards being met.
- Alternative treatments for office and services uses located on the first floor subject to alternative design standards being met.
- Controls related to window signage.

- Required treatments when a vacancy occurs.

Staff Comments:

At this time, Planning staff is looking to gain direction from the Planning Commission to begin formalization of the technical standards. As staff plans for amendments in September, staff will continue dialogue with the business owners and other stakeholders and allow for an opportunity to review the draft regulations.



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Office of Community Development

TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: July 21, 2016
SUBJECT: Development Inquiry - July

Attachments:
Development Inquiry July2016 (PDF)

STAFF MEETING FOR DEVELOPMENT INQUIRIES: July 2016

PROJECT TYPE W. ESTIMATED VALUE BY LOCATION

TOWN CENTER

Mixed-Use \$30M

New Development: Residential
MF use

Mixed-Use \$19M

City Facility Uses

New Mixed Use \$30M

PORT

Redevelopment Site:
Senior Housing

Retail Commercial
Development Site

OTHER COMMERCIAL

New Research & Development Use

New Rural Commercial Use

New Recreational Use

RESIDENTIAL

Conservation Subdivision -
Central Growth

Conservation Subdivision -
Rural

Attachment: Development Inquiry July2016 (1772 : Development Inquiry)