



Virtual Meeting
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

**PLANNING COMMISSION
Policy Subcommittee
Monday, January 11, 2021
6:00 PM
Virtual Meeting**

MINUTES

1) Call to Order, Roll Call

Present:

Chair John Wirth
Alderman Brian Parrish
Commissioner Gregg Bach
Commissioner Dan Gentges
Commissioner Stephanie Hawley
Commissioner James Schaefer
Commissioner John Stoker

Mayor Wirth called the meeting to order at 6:00 p.m. and reviewed the teleconference procedures.

Public Comment

Jim Hoffman - stated that he has been closely following the Policy Subcommittee because he owns 15-acres across the street from the hospital as well as because he has been following the development of the city since the 1970s. He stated that he has received a lot of feedback regarding the demand for apartments in this corridor. He stated that due to the water and sewer infrastructure issues regarding cost of construction, some level of a higher density development is going to be required to have a viable, quality product. He requested that the Policy Subcommittee reconsider this type of use be permitted in this location.

He answered a question from the Subcommittee that he believes that senior housing may be difficult in this location as potential developers are not supportive of the proximity to I-43 and that apartments are a better fit as the residents would tend to live there for shorter periods of time. He requests that both uses be allowed.

2) Approval of Meeting Minutes from December 7, 2020

Action

Commissioner Stoker made a motion to approve the meeting minutes from December 7, 2020.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

3) Ulao Creek Mixed-Use Zoning Standards

- a) Ulao Creek Mixed-Use Commercial Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).

Dir. Tollefson stated the mixed-use zoning district has been vetted over the past several meetings and there was some final clean up done at the December 7, 2020 meeting with all the proposed modifications now included in the proposed zoning district specifications. Notable modifications include:

- Open Space Requirement of 30%.
- Maximum building size of 25,000 square feet.
- Maximum FAR at 25%.

She reminded the Subcommittee that language was removed regarding assigning the Planning Commission (“PC”) the responsibility to evaluate permitted uses with similar standards to the review standards for Conditional Use Grants (“CUG”). The intent is to move away from subjective standards. This language was removed from all the zoning districts proposed for this corridor and presented to the Subcommittee at this meeting. Additionally, the standard process for evaluating exceptions to any of the technical standards of the district by the PC was modified. It was proposed by the Subcommittee that any applicant seeking an exception, must present two concept plans to the PC; one that shows compliance with all the requirements of the zoning district and a second concept plan showing the exception they are requesting and what gains they would achieve as well as any gains achieved by the city. This process applies to all the zoning districts proposed for approval at this meeting.

Dir. Tollefson stated that there was a motion at the December 7, 2020 meeting to include the word “light” in front of the four manufacturing uses in the Use Table and the prefabricating of buildings as an operational component was removed as allowable from these four uses.

Staff recommends approval tonight and then this would be forwarded to the Planning Commission and the Common Council for approvals.

Dir. Tollefson stated that she did reach out to all the property owners whose property would

receive the Mixed-Use Zoning and several had similar feedback to the comments from Mr. Hoffman. She explained that some expressed concerns regarding the ability for market-rate multiple family uses and requested the provision to allow senior housing. The feedback also questioned allowing academic facilities, student housing and medical offices. Based on the discussions and vetting process of the Subcommittee, Dir. Tollefson was able to explain the reasons that choices were made not to include those uses in this specific area.

Action

Ald. Parrish made a motion to approve the ordinance as written and recommend it to the Planning Commission for approval.

Commissioner Bach seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	Brian Parrish, Alderman
SECONDER:	Greg Bach, Commissioner
AYES:	Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

4) Ulao Creek Senior Housing Zoning Standards

- a) Ulao Creek Senior Housing Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).

Dir. Tollefson stated that there were only a few changes to this proposed zoning district which include:

- Open Space requirement of 30%
- The geographic location was amended to allow for market-rate senior housing without care facilities on the east side of Port Washington Road but not allowed on the two purple areas on the map on the west side of Port Washington Road. (page 48 included in the packet, the parcel immediately north of the hospital and the parcel immediately south of the corner of Pt. Wash. Road and Pioneer Rd. on the west side)

There was some discussion regarding the issue of sewer service and the costs associated with extending it regarding the permitted uses in this area.

The Subcommittee also discussed the difference between market-rate apartments and senior housing without care facilities and which uses they believe should be allowed in this zoning district. There was a lengthy discussion about these uses as well as other multi-family uses. The Subcommittee did not achieve a consensus on which uses to allow.

Action

Commissioner Stoker made a motion to remove the restriction of 55-year-old and older housing and to eliminate single-family housing on the southeast side of Port Washington Road south of Bonniwell to Highland.

Commissioner Hawley seconded the motion.

A roll call vote was taken, vote passed (4-3) (No Votes: Mayor Wirth, Jim Schaefer, Ald. Parrish)

There was discussion after the vote about whether the Common Council would approve of the changes to this proposed ordinance. It was relayed that the Council would most likely not approve this because the Council in general believes that the apartment market is saturated unless it includes the senior care facilities component, traffic concerns as well as public opinion feedback regarding this choice of land use (public opinion feedback is opposed to market rate apartments).

The cost of expanding the sewer infrastructure as well as the projected traffic impact was discussed again.

Action

Ald. Parrish made a motion to add medical office as a permitted use in the southeast quadrant. Commissioner Bach seconded the motion.

Mayor Wirth stated that he will vote against this motion as the intent in creating new zoning districts was to not replicate what already exists on Port Washington Road and he stated that this use is thriving south of Highland Road.

A roll call was taken; vote passed (4-3) (No Votes: Mayor Wirth, Stoker, Hawley)

It was discussed that the standards in the Neighborhood Commercial zoning district will apply.

Action

Ald. Parrish made a motion to include the institutional and public uses from the Ulao Creek Mixed-Use District Chart.

Mayor Wirth seconded the motion.

A voice vote was taken; vote passed (7-0)

Overall, the Policy Subcommittee made four amendments to the proposed ordinance:

- Eliminate single-family housing on the southeast side of Pt. Wash. Rd.
- Remove the restriction of senior residential market-rate housing (55 year and older)
- Add medical office use as a permitted use (building maximum of 25,000 sq. ft.)
- Add institutional and public uses

The vote to adopt the four amendments to the ordinance failed 3-4 (*No Votes: Ald. Parrish, Jim Schaefer, Bach, Mayor Wirth*).

There was discussion regarding the various types of multi-family housing that the Subcommittee believes is the right fit for this zoning district. The general feedback is that a large apartment building is not desired but that multi-family housing for all ages is acceptable.

Action

Mayor Wirth made a motion to pass the ordinance to the Planning Commission with the four amendments. He would like to communicate to the Planning Commission that the Subcommittee ended the discussion in a split decision about what type of multi-family housing should be allowed and he hopes that more information about the economic viability will be made available to the Planning Commission so that the Planning Commission as a whole can make a final recommendation to the Common Council.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED AS AMENDED [7 TO 0]
MOVER:	John Wirth, Chair
SECONDER:	Dan Gentges, Commissioner
AYES:	Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

5) Ulao Creek Neighborhood Commercial Zoning Standards

- a) Ulao Creek Neighborhood Commercial Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).

Dir. Tollefson stated that all the modifications to incorporate consistency among the varying zoning districts have been made as recommended by the Subcommittee:

- FAR.
- Open Space.
- Exceptions to the technical Standards.
- Removal of the general requirement that the Planning Commission must review these uses as if they were conditional use grants.

Mayor Wirth stated that he will vote no because he is not supportive of the 25,000 sq. ft. building allowance in the Neighborhood Commercial zoning district, although this has been consistently approved by the Policy Subcommittee.

Action

Ald. Parrish made a motion to approve the proposed zoning district ordinance.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (5-2) (No Votes: Mayor Wirth, Jim Schaefer)

RESULT:	APPROVED [5 TO 2]
MOVER:	Brian Parrish, Alderman
SECONDER:	Dan Gentges, Commissioner
AYES:	Parrish, Bach, Gentges, Hawley, Stoker
NAYS:	Wirth, Schaefer

6) Ulao Creek Residential Cluster Zoning Standards

- a) Ulao Creek Residential Cluster Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).

Dir. Tollefson stated that all the modifications to incorporate consistency among the varying zoning districts have been made as recommended by the Subcommittee as well as the change to include that the Oriole Lane neighborhood have a minimum yield lot size of 2-acres.

Action

Commissioner Stoker made a motion to approve the proposed zoning district ordinance. Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

7) Land Use Plan and Zoning Map Amendment for Ulao Creek

- a) Land Use Plan and Zoning Map Amendment Zoning Standards for Ulao Creek (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).

Action

Commissioner Gentges made a motion to approve the proposed land use map for Ulao Creek. Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	Dan Gentges, Commisioner
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

8) Outdoor Storage Permit Requirements

Dir. Tollefson stated that all the changes recommended by the Subcommittee at the December 7, 2020 meeting have been made including:

- Lot coverage requirement.
- The screening does not have to include materials including masonry consistent with the building, but design and color need to be consistent.
- The screening cannot be lower than 6 feet and no greater than 8 feet in height.

Action

Commissioner Stokers made a motion to approve the outdoor storage permit requirements.

Ald. Parrish seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Brian Parrish, Alderman
AYES:	Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

Dir. Tollefson stated that the City Attorney will review all the approved documents before they are passed along to the Planning Commission for review and approval.

9) Announcements

Next meeting: Monday, February 8, 2021 at 6:00 p.m.

10) Adjourn

Action

Commissioner Stoker made a motion to adjourn the meeting.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (7-0)

Respectfully Submitted,

Kim Tollefson