



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2914
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of the City Clerk
Taped & Televised

COMMITTEE OF THE WHOLE

Tuesday, February 13, 2024

6:45 PM

Christine Nuernberg Hall

Minutes

1. Call to Order, Roll Call

Mayor Nerbun called the meeting to order at 6:31 PM

Present:

Mayor Andrew Nerbun
Alderman Robert Strzelczyk
Alderman Kelly Tolocko
Alderman Dale Mayr
Alderman Jeffrey Hansher
Alderman Gregg Bach
Alderman Brian Parrish
Alderman Kathleen Schneider
Alderman William Gebhardt

Also present: City Administrator Jones, Assistant City Administrator Schoenemann, City Attorney Sajdak, City Clerk Fochs, Director of Public Works/City Engineering Lundeen, Director of Community Development Tollefson, press and interested public.

2. Approval of Meeting Minutes

a. January 9, 2024

RESULT: Approved by Voice Acclamation [Unanimous]

MOVED BY: Alderman Strzelczyk

SECONDED BY: Alderman Gebhardt

AYES: Nerbun, Strzelczyk, Tolocko, Mayr, Hansher, Bach, Parrish, Schneider, Gebhardt

3. Discussion

- a. Consideration of Conceptual Land Uses and Zoning Classifications for the Land South of Donges Bay Road, West of Baehr Road, North of County Line Road and South and East of Enterprise Drive

Director Tollefson provided an overview of the Economic Development Board's recommended uses for the industrial land in the Southwest including sewer analysis and consultation. She also gave a brief history of the Baehr Road area including proposals for residential and light industrial uses being considered.

Totaling approximately 230 acres, City staff suggests zoning changes, SSA (Sewer Service Area) Expansion, and landowner consultations prior to advancing to the Planning Commission and eventually to the Common Council. Utility infrastructure could be challenging in relation to the Milwaukee Water Contract and connectivity requiring a private lift station. The property is desirable for light industrial and residential uses due to its environmental features and neighborhood amenities.

Committee discussion embarked touching on concerns for City size and economic growth versus water and sewer supply, 25 years of inaction on the vacant industrial land, and public input. The City has approximately 185 acres of vacant industrial zoned land; 70-80 acres of which is in the subject property. The current industrial park is very successful and limited in available space.

Discussion continued relating to impacts on schools, preserving rural character, and movement to rezone. The Committee has variable views on future uses and timelines but agree that the community should be surveyed before any further action takes place.

Tom Janson, the owner of the Baehr Road property, spoke on his behalf and the inability to sell the land since 1990 because of the industrial zoning label. The property has been well marketed and he encourages the Committee to consider allowing multifamily and single-family housing.

The final consensus from the Committee is to establish more data such as environmental impacts, industrial broker interviews, alternative options, economic viability and tax values, and density concerns. The Committee requests that this topic be included in the upcoming 2025 community survey for public input.

4. Informational Items

- a. Committee of the Whole Planning Calendar

5. Adjourn

Motion to Adjourn at 8:20 PM

RESULT: **Approved by Voice Acclamation [Unanimous]**

MOVED BY: Alderman Gebhardt

SECONDED BY: Alderman Mayr

AYES: Nerbun, Strzelczyk, Tolocko, Mayr, Hansher, Bach, Parrish, Schneider, Gebhardt

Respectfully Submitted,

Janet Meyer

Deputy Clerk

Approved 3/12/2024