



11333 N. Cedarburg Road
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ECONOMIC DEVELOPMENT BOARD
Tuesday, January 24, 2023
8:00 AM
North Conference Room
Agenda

- 1. Call to Order, Roll Call**
- 2. Approval of Meeting Minutes from November 29, 2022**
Action requested: review and approve.
- 3. Assistant Chairman Nomination**
Action requested: approve.
- 4. Town Center Business Loan Application: Oliver Food LLC, Tomatito Restaurant located at Spur 16 Public Market, 6300 W. Mequon Road.**
Action requested: review and approve.
- 5. Industrial Land Uses**
- 6. Spring Economic Development Event**
Discuss Agenda Topics, Speakers, Audience and Date
- 7. Staff Updates**
- 8. Announcements**
The next meeting is Tuesday, February 28, 2023, at 8:00 a.m.
- 9. Adjourn**

Dated: January 20, 2023

/s/ Tim Carr, Chairman

.....
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and / or gather information about a subject over which they have decision making responsibility, although they will not take formal action thereto at this meeting.
Any questions regarding this agenda may be directed to the Dept. of Community Development office at 262-236-2903, Monday through Friday, 8:00 a.m. – 4:30 p.m.



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ECONOMIC DEVELOPMENT BOARD

Tuesday, November 29, 2022

8:00 AM

North Conference Room

Minutes

1) Call to Order, Roll Call

Present:

Board Member/Chairman Timothy Carr
 Board Member Dennis Engel
 Board Member Daniel Gannon
 Board Member Tracy Johnson
 Board Member Michael Kramer
 Board Member Jeff McLean
 Board Member Inge Plautz
 Board Member Bruce Sipiora
 Board Member Andrew Petzold -- **Absent**

Chairman Carr called the meeting to order at 8:00 a.m.

2) Approval of Meeting Minutes from October 25, 2022

Action

Board member McClean made a motion to approve the October 28, 2022, meeting minutes.
 Board member Johnson seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT: Approved [Unanimous]

MOVED BY: Board Member McLean

SECONDED BY: Board Member Johnson

AYES: Carr, Engel, Gannon, Johnson, Kramer, McLean, Plautz, Sipiora

ABSENT: Petzold

3) Business Park #2 Status and Potential Business Park #3

Attachment: EDB_11.29.22_DRAFT (8104 : Meeting Minutes from November 29, 2022)

Director Tollefson stated that at the last meeting there was a discussion about rezoning this area (Wasaukee and County Line Roads) and that infrastructure will be a major component. It does require a contract amendment with the City of Milwaukee for public water. There was discussion about starting to generate a list of land uses that would be allowed. Part of the strategy will be to look at the land uses that are allowed at some of the other business parks along the highway 41/45 corridor to remain competitive and to ensure that is some distinction from what is allowed in the current Mequon business parks.

EDB will vet through the use list to help create a niche for that area and then square footage can be assigned that would be expected should it get built out. Infrastructure needs can then be determined. How critical sewer would be, if at all will be able to be assessed. Water is critical, if not for operations it will be critical for fire suppression.

Dir. Tollefson explained that it will be helpful to align approvals from the Common Council for the new business park with a conversation about south central zoning (off Baehr Road) for residential use at the same time.

She commented that the Planning Commission Policy Subcommittee, that helped to establish the four new zoning districts in the Ulao Creek/Port Washington Road area, will also have a role in determining some of the zoning decisions.

Some Board members commented that the roads in that area are beginning to wear down due to all the oil tanks and truck traffic there. There was some discussion about the DPW road rating process and about making a list of roads that should be reviewed for possible improvements. The surrounding roads will impact the desirability of this area for new businesses.

There was discussion about the two proposed areas and a quick review of why each area is a better fit for specific zoning districts (as outlined in the October 28, 2022, meeting minutes).

The next steps are for a list of land uses to be created, and then vetted. From there analysis can be run to determine what square footage can be expected for the entire park and infrastructure needed. Dir. Tollefson commented that a conversation will be necessary to decide what role the City wants to play and if the Common Council would consider a TIF.

Board members suggested that there should be a conversation with M7. Dir. Tollefson reminded the Board that the water contract with the City of Milwaukee is expired and needs to be modified to allow for an additional connection point.

4) Staff Updates

Ald. Brian Parrish stated that he was part of a group that meet with Brixmor representatives for a site tour. He reported that Brixmor is happy with their development, their tenancy is up, and they have a few prospects for the north end (small & medium retailers). There was interest in potential TIF opportunities, the entrance by the Culvers was discussed and modifications are welcome in that area. The monument sign was also mentioned, and changes may be proposed at some point. Overall, it was a very productive meeting.

Dir. Tollefson stated that the Mobil at the corner of Port Washington Road and Mequon Road have revamped their canopies and signage. Their submittal led to requirements for some modifications to their buildings and an easement at the corner so that it can be included in the streetscaping project.

The annual Joint Board Review meeting was held in early November. Overall, all the TIF districts are in good financial health. TIF #2 will close out in the positive, TIF #3 will close in the black as well, potentially a year early. TIFs #4 & #5 have additional financial capacity than what was expected. Those districts will pay for the streetscaping while retaining funds for the new incentive policy. There is capacity for acquisitions as well.

Dir. Tollefson reported that Town Center package for all the work that the city wants to do; narrowing the road, installing new traffic signals, improving the OIT crossing, improvements for safety measures, new lighting and streetscaping, the bidding is live, and the contract will be awarded in January. WE Energies still needs to submit an estimate for some of the utility burial that is left to do. There is an expenditure deadline in April, and the work is slated to start this Spring with completion by the end of the year.

Dir. Tollefson shared details about the OIT crossing improvements including lighting, landscaping, signage and safety measures considered.

She stated that she is presenting at an Appraisers event next week. Her presentation is covering city-wide updates and is not solely focused on Town Center.

Staff completed a site review done on the vacant Pick-n-Save building and an Order to Correct was issued. The owner communicated that there is a contractual issue regarding who is responsible for the required improvements but that does not impact the requirement to comply.

5) Spring Event

The Board discussed the following topics related to planning the Spring Event:

- Items to Feature:
 - New Incentive Formulas
 - New Zoning
 - I-43 Improvements (provide data)
 - New Development Ideas
- Locations Suggested: Zarlettis upstairs, Terova
- Timing: 4:00/4:30 pm- 6:00/6:30 pm
- Target Attendance Numbers: 70/ max

Suggestions:

- Amplifier for good sound throughout the room
- Before and After Displays/Graphics

- Staff to present technical information
- Other (Tim?) to be a positive “cheerleader”
- Mayor and Will to speak/introduce

6) Announcements

2023 Meeting Calendar included

The next meeting is Tuesday, January 24, 2023 at 8:00 a.m.

7) Adjourn

Action

Board member Gannon made a motion to adjourn the meeting.

Board member Kramer seconded the motion.

A voice vote was taken; vote passed (8-0)

Meeting adjourned at 9:30 a.m.

Respectfully Submitted,

Kim Tollefson

Director of Community Development



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Office of Community Development

TO: Economic Development Board
FROM: Kim Tollefson, Director of Community Development
DATE: January 24, 2023
SUBJECT: Town Center Business Loan Application: Oliver Food LLC, Tomatito Restaurant located at Spur 16 Public Market, 6300 W. Mequon Road

Background:

As part of the 2103-2014 Work Program, staff pursued a loan pool program with First Bank Financial Centre. First Bank established a new branch in the city at the time and is an organization that focuses on the community and its needs. First Bank has since rebranded as Bank Five Nine. This program has been established in various communities and it is designed to focus on revitalization of downtown and main street areas. The City of Mequon's program was established in 2013.

City of Mequon Program: Sites within the Town Center TID are eligible for the program. Its purpose is to assist in revitalization efforts, increase capital investments and provide support to new and existing businesses. The program provides low-cost loans for start-up costs and for improving existing commercial structures and businesses. Loans are generally not less than \$10,000 or more than \$25,000 and have interest rates fixed at 1%. Bank Five Nine committed \$250,000 of capital to the program with the City of Mequon.

The loan processing and servicing is handled by Bank Five Nine. The local approval process includes a financial approval from Bank Five Nine and a recommendation by the Economic Development Board and final action by the Common Council related to business activities and the Town Center neighborhood objectives.

Economic benefits include the following:

- business development and start-up or expansion of existing, local businesses
- business and job retention and attraction
- redevelopment efforts consistent with Town Center goals
- provides below mark interest rates
- provides longer term loans

Tomatito: Tomatito, a Mexican restaurant, is a new business locating at Spur 16 in Town Center located at W 6300 Mequon Road within the Public Market. The use is permitted by local zoning. Bank Five Nine has approved the loan for \$25,000 with 1% fixed interest rate and 10 year amortization. The use of funds will include the purchasing of equipment and business startup costs. These are eligible activities within the program guidelines.

The owner of Tomatito, Oliver Hunt, has been in the restaurant industry for over 20 years and has worked at several top restaurants across Europe and the UK. Mr. Hunt established Hidden Kitchen MKE in 2015 and is the exclusive caterer for the Kinn Hotel in downtown Milwaukee. Co-owner, Mary Hunt, has a nursing degree and works for

Aurora St. Lukes Medical Center and brings organization, critical analysis and leadership to the business. Ms. Hunt has over 10 years of experience in the restaurant business prior to her nursing career (please see attached business plan and strategy).

The City finds Tomatito restaurant to fulfill priorities for the Town Center business climate as established for the program as initially approved by the Mequon Common Council:

- **A business that furthers the Town Center goals and spirit and intent as pedestrian oriented, mixed-use neighborhood.**

Restaurants, and the foundation of a variety of food and beverage choices, are the heart of the Spur 16 Public Market. The Town Center has established a niche for unique and Milwaukee based food options that caters to both residents and employees that live and work in the neighborhood. Tomatito will fill the former Café Corazon tenant space, maintaining the vitality of the market and offering a Mexican cuisine.

- **A business that attracts a significant number of people to the Town Center and therefore creates activity at varying times.**

The business operation plan indicates the opportunity to capture 120 daily customers therefore attracting consumers to the neighborhood with the potential to utilize other, adjacent retail and services.

- **A business that provides new jobs, start-up business and business expansion.**

The business operation plan indicates 6 new jobs will be created at the time of opening the facility with the expected expansion to 12 employees.

Planning Staff Recommendation: Per the approval by Bank Five Nine related to the financial strength of the application and Planning staff's recommendation related to the established neighborhood goals for the program, staff recommends **approval**.

Attachments:

Oliver Hunt_LoanApp (PDF)

BUSINESS DEVELOPMENT LOAN POOL APPLICATION**I. APPLICANT INFORMATION**Name: OLIVER HUNT Telephone: 414 345 7401Home Address: 1519 W FIESTA LN, MEQUON, WI, 53092Social Security Number: 476 55 0515**II. PROPOSED PROJECT**Full Legal Name of Borrower: OLIVER HUNTAddress: 6300 W MEQUON RD MEQUON WI 53092
Street City State ZipContact Person: OLIVER HUNT Phone Number: 414 345 7401Type of Business: RESTAURANTSYear Business was Established: 2015Years Under Current Management: 7Number of employees: Current: 6 Proposed: 12

Business Ownership:

- ☐ Sole Proprietorship ☐ Corporation ☐ General Partnership
☒ Limited Liability Co. ☐ S Corporation ☐ Limited Partnership

Landlord Information: Name: Cindy ShafferPhone Number: 414 405 0860Lease Expiration: 2028 Annual Rent: 60 000.

Any relationship between the business and the Landlord?

☐ Yes ☒ No

III. LOAN REQUEST

Amount Requested: 25 000 Term Requested: 10 years

For what purposes will this credit be used?: Equipment

How will business repay this credit?: Cash flow

Is business subject to either seasonal or cyclical cash flow variations? ____ Yes ☒ No

If yes, please explain: _____

IV. PURPOSE OF LOAN

Describe the scope of work which the Business Development Loan Pool funds are proposed for, and the anticipated benefits to be realized from the proposed project. (Examples: benefits low income employees, youths, minorities, handicapped, veterans, elderly, local economic benefits, Impact on the environment (if any), community benefits, financial impact on local government, etc.)

Please be as specific as possible by presenting a detailed outline of all proposed work, including all renovations, equipment, start-up costs and training costs, etc. If applicable, the design proposal should also accompany the application.

Start up, funds used for equipment.

V. FINANCIAL INFORMATION

- a. Does this business currently pay taxes to the City of Mequon?
 Yes ☒ No ☐ If yes, what is the amount \$ 15,000.
 Enclose copies of tax bills (property, inventory and equipment if applicable).
- b. Have you received any assistance from the City of Mequon, State of Wisconsin or any federal programs for the above presented project or any other property?
 Yes ☐ No ☒
- c. Submit copy of deed or legal description of property, purchase and sales agreement or lease, whichever applies regarding use of loan proceeds.
- d. Business financial statements for the past three (3) years if the business is already in existence. If the business is new, a business plan is required which must include projections for at least two years into the future.
- e. Business' income tax returns for the past three (3) years, including all schedules.
- f. Interim financial statements (if six (6) months have passed since the last fiscal year-end, provide all available interim statements).
- g. Personal Financial Statement for each proposed borrower, owner, partner or guarantor.
- h. Personal Federal Income Tax Returns for the past three (3) years for each proposed borrower, owner, partner or guarantor, include all schedules.

VI. COLLATERAL OFFERED TO SECURE LOAN *

Accounts Receivable	Aging Report (Attached)	Date of Report: _____
Inventory	Inventory List (Attached)	Valuation: _____
Equipment	Bill of Sale (Attached)	Valuation: <u>\$46,975</u>
Real Estate	Recorded deeds (Copy(ies) (Attached)	
	Address: _____	
Vehicle(s)	Title(s) (Copy(ies) (Attached)	
	Valuation: _____	

* If any collateral is pledged, identify and indicate name of secured party.

VII. Bank Relationships

Bank Name	Loan Type	Account Number	Balance
CHASE			\$5000

VIII. Credit References (include loans from banks, finance companies, individuals, other financial institutions, etc.)

Creditor	Loan Type	Account #	Monthly Payment	Balance	Collateral

IX. Trade References (List your four largest trade creditors).

Trade Creditor	Trade Terms	High Credit	Balance	Collateral

X. Top Four Customers

Name and Address	Selling Terms	% of Sales

Please read this:

The information contained in this application is provided to induce the participating partners to extend credit to you. You acknowledge and understand that participating partners are relying on the information provided in this application in deciding whether to extend credit to the applicant. Each of you represent, warrant and certify that the information provided in this application is true, correct and complete. Each of you agree to notify participating partners immediately of any materially adverse change in (1) any of the information contained in this application or (2) you or any proposed guarantor's financial condition. The participating partners are authorized to make all inquiries it deems necessary to verify the accuracy of the information contained in this application. You authorize any person or credit reporting agency to give the participating partners any information it may have about you. Each of you signing below do authorize the participating partners to obtain credit checks on you, including consumer credit checks through credit reporting agencies and direct inquiries of business(es) where you have accounts, where you worked, or other sources; (b) to contact these sources at any time whether before, during or after the term of any agreement between you and participating partners to update information or to assist the participating partners in enforcing any obligations you owe to the program; and (c) to properly report any performance with regard to credit extended to any one who may properly receive such information.

Please sign here:

Corporation or partnership applicant: Individual, Sole Proprietor, and Guarantors:

OLIVERS FOOD LLC
Name of entity

X 
Authorized Signature

X _____
Authorized Signature

OLIVER HUNT 11-17-2022
Print Name Date

Print Name

X _____
Authorized Signature

Title

Print Name Date

X _____
Authorized Signature

Print Name Date

NOTES	NEW VALUE	FOR SALE
	NEW: \$1100 w/faucets	\$500
next to garnish cooler	NEW: \$4,050	\$3,000
garnish cooler	NEW: \$4700	\$2,200
	NEW: \$1475	\$700
tortilla cooler across from gri	NEW: \$1450	\$800
	NEW: \$400 W/FAUCETS	\$125
	NEW: \$9000	\$8,000
	NEW: \$4000	\$2,000
	NEW: \$8200	\$7,200
	NEW: \$1729	\$900
under hot wells	NEW: \$3975	\$2,000
under alto sham	NEW: \$4450	\$2,000
by dish	NEW: \$400 W/FAUCETS	\$125
	NEW: \$2500 W/FAUCETS	\$1,000
	NEW: \$5500 W/ICE BIN	\$2,000
2015 unit	NEW: \$5600	\$1,900
prep side	NEW: \$3975	\$2,000
prep side - proteins	NEW: \$6000	\$2,500
prep side - sauces/dairy	NEW: \$6000	\$2,500
marg cooler (2001)	NEW: \$4050	\$700
FOH salsa cooler	NEW: \$3500	\$1,600
by expo (2011)	NEW: \$5900	\$800
beer overflow cooler (2009)	NEW: \$4400	\$800
	NEW: \$2300	\$1,000
	NEW: \$400 W/FAUCETS	\$125
12/31/21 purchase	NEW: \$549.00	\$450
	NEW: \$178.00	\$50.00
	NEW: \$95,781	\$46,975
	Need to Research yet	
Rental	under contract	
	Need to Research yet	
	will take	
	will take	
	will take	
	will take	
	will take	
	will take	
	will take	
	stays w/bldg	
	will take	
	will take	
	will take	
	will take	
main drink station	contract	
pick-up end	contract	
	contract	
takeout beer	will take	
takeout juice	will take	

ITEM	MANUFACTURER	MODEL #	SERIAL #
Prep sink			
Reach-in refrigerator	Beverage Air	WTR48AHC	13620007
Refrigerated prep table	Turbo Air	TST-48SD-18-N	H2KM418E1035
Hot food table	Duke	E303 M	8140775
Reach-in refrigerator	Arctic Air	AUC27R	4096729
Hand wash sink	Hand Wash Sink		
5Ft Chef base	Continental Refrigeration		
Salamander broiler			
Grill & griddle	Star		
Gas fryer	Pitco	65C+	G13BC005634
Undercounter refrigerator	Turbo Air	MUR-72	H2KMU7RDX357
Reach in refrigerator	Delfield	ST4448N	1411152001967
Handwash sink			
3 compartment sink			
Ice machine	Hoshizaki	KM-520MAJ	J03225C
Reach in freezer	True Manufacturing	T-23F-HC	8692598
Undercounter refrigerator	Turbo Air	MUR-72	
Reach-in refrigerator #1	Beverage Air	RB49HC-1S	13621594
Reach-in refrigerator #2	Turbo Air	TSR-49SD-N6	H6DR49SE1024
Undercounter refrigerator	True Manufacturing	TUC-48	1-2652921
Refrigerated prep table	Turbo Air	JST-36-N	H2JS3T0D3004
Back bar cooler glass doors	True Manufacturing	TBB-24-48G-SD-S	7254088
Back bar cooler	True Manufacturing	TBB-24-48FR-S	6663666
Underbar 4 compartment sink			
FOH handwash sink			
Rice cooker	Rice Master	57155	E55-14669
Glass Rinser			
POS SYSTEM	TOAST		
Dishwasher	ECOLAB		
Security System			
Countertop food warmer #	Qualite	RDFW-1200NP	
Countertop food warmer #	APW-WYOTT	M-3V	
Countertop food warmer #	Winco	FW-S600	
Countertop food warmer #	Qualite	RDFW-1200NP	
Immersion blender	Waring		
Warming Cabinet	Alto-Shaam	750-TH/II	845145-000
Commercial microwave	Solwave	180MW1000SS	190100368
Hood	GreaseMaster	5424 CSN-2	3499815
Food processor	Robot Coupe	R2U	2470563203A-04
Chip warmer	Hatco	FST-1-MN	6597951522
Overhead food warmer	Nemco	6150-36	D19-0040
Mini freezer	SPT	UF-213SS	
Underbar ice bin #1	COKE		
Underbar ice bin #2	COKE		
Soda dispensers/co2 pump	COKE		
Back bar cooler glass doors #2			
Back bar cooler glass doors #3			



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Office of Community Development

TO: Economic Development Board
FROM: Kim Tollefson, Director of Community Development
DATE: January 24, 2023
SUBJECT: Industrial Land Uses

Background:

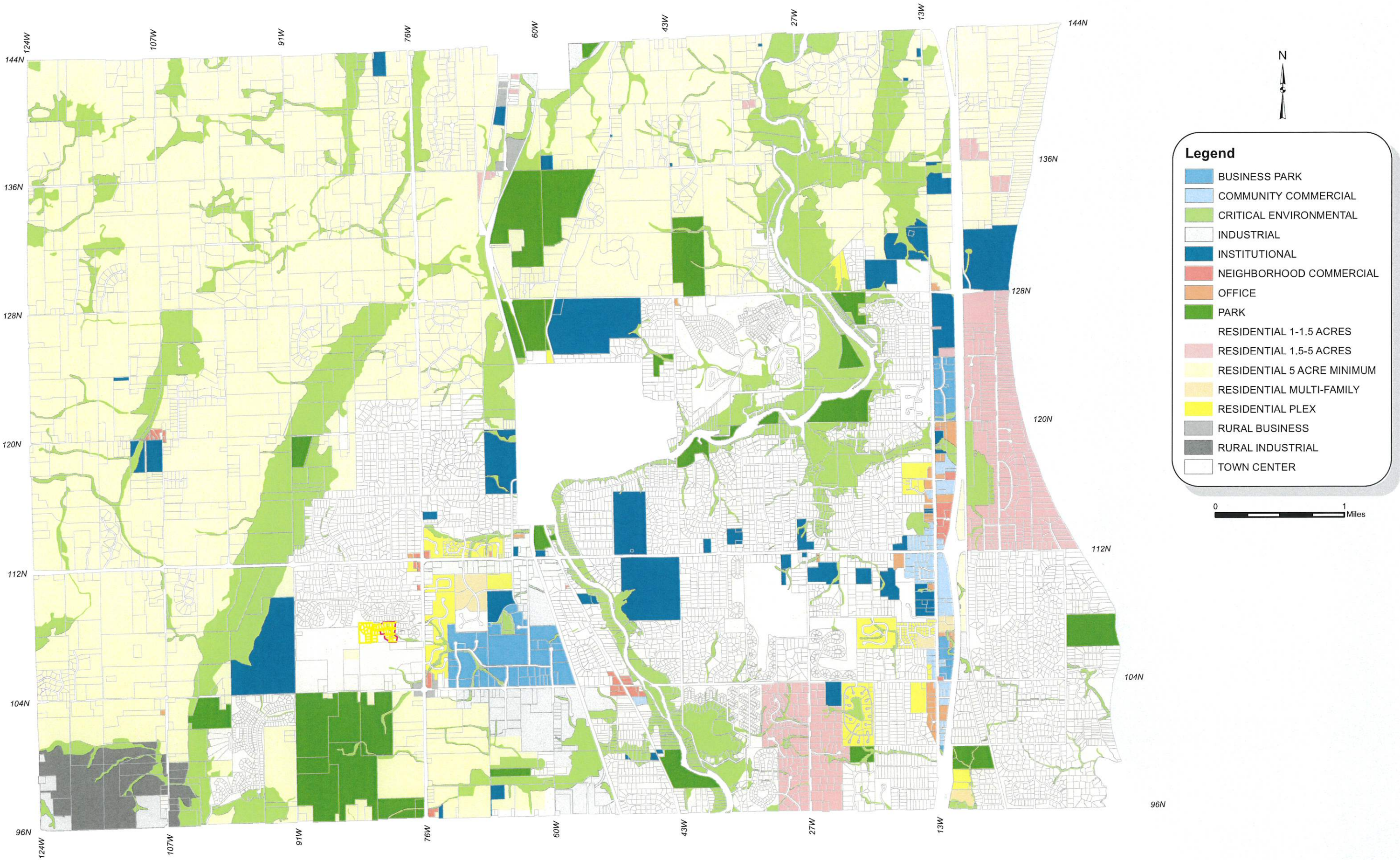
As the Department of Development considers land uses in the south-central area of the city, consideration of various land uses and appropriate locations is a critical step. A list and comparison of land uses can assist in categories like uses and uses that may be essential to one another. Reviewing the type of industrial uses desired in the community, the thresholds associated with operations and determining appropriate locations based on surrounding and zoning and the assets and context of the neighborhood is a typical first step in our policy analysis. Certainly, marketability will be a factor of our consideration as well.

To start, staff presents a chart of the various industrial land uses allowed in Mequon in four different zoning districts as well as industrial land uses allowed in neighboring communities. The Board should consider these land uses and be prepared to discuss operational and locational standards to determine the level of desirability.

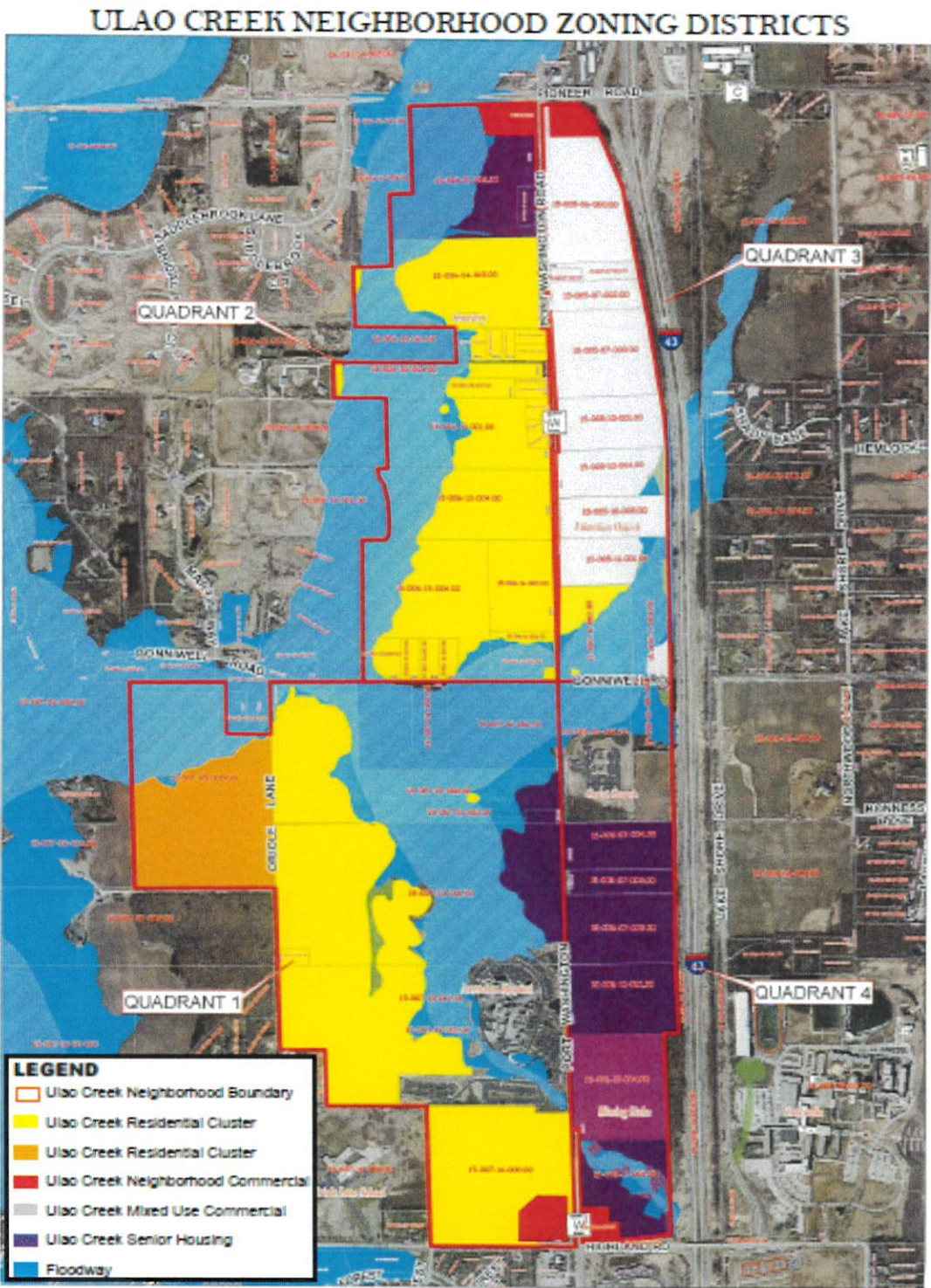
After deliberation, staff will return with analysis related to feasibility, marketability, additional tools necessary for attraction and development standards essential for ensuring the operations meet city standards.

Attachments:
Map Set (PDF)

CITY OF MEQUON - LAND USE PLAN - 2035



Attachment: Map Set (8102 : Industrial Land Uses)



Use	Acres	Square Footage	Units	Trips/1,000 sf or Trips/unit	Trips Generated
Single Family: 2 Acre	56		28	9.57	267
Single Family: 3/4 Acre	320		240	9.57	2,296
Senior / MR	46		460	.08 – 5.44	36 - 2502
Neighborhood Commercial	11	120,000		11.42	1370
Mixed Commercial	80	1.379 M		11.42	15,748
TOTAL		1.5M	728		19,715 – 22,183



Legend

PID - Planned Intill Development



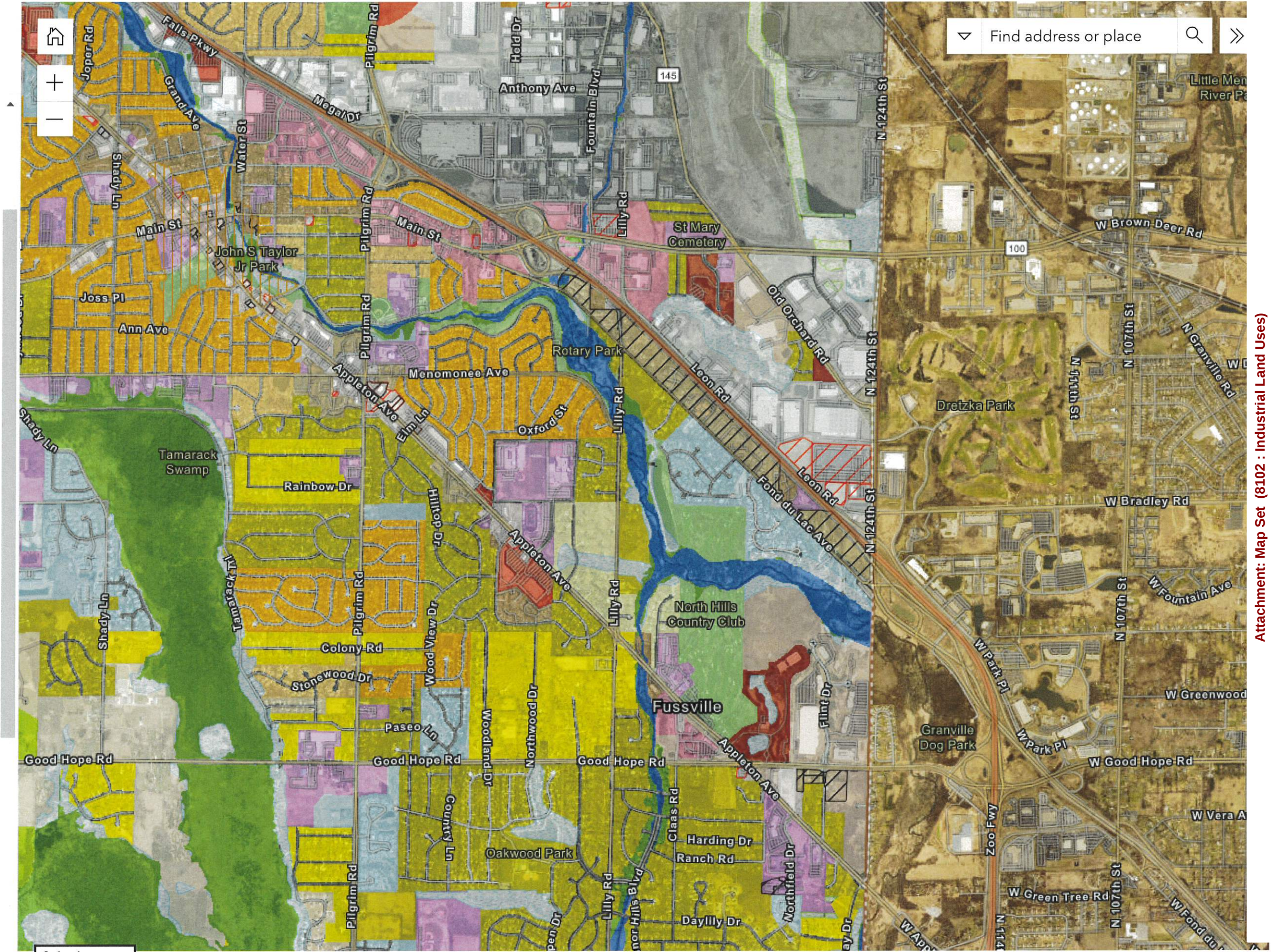
OC5 - Commercial Service



Base Zoning

ZONING NAME

- A-1 AGRICULTURE
- A-2 AGRICULTURE/URBAN FRINGE
- C-1 NEIGHBORHOOD BUSINESS
- C-2 COMMUNITY BUSINESS
- C-3 PLANNED DEVELOPMENT
- C-4 SUBURBAN RETAIL BUSINESS
- C-6 OFFICE
- CDD CONSERVATION DEVELOPMENT DISTRICT
- CW-1 CONSERVANCY WETLANDS
- FLOOD FRINGE
- FLOODWAY
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- I-3 OFFICE & LIGHT INDUSTRIAL
- P-1 PARK & OPEN SPACE
- P-2 INSTITUTIONAL
- PDD PLANNED DEVELOPMENT DISTRICT



Zoning Code | Interactive Map



- ☐ B-1 Neighborhood Business
- ☐ B-2 Community Business
- ☐ B-3 General Business
- ☐ B-4 Professional Office
- ☐ B-5 Highway Business
- ☐ I Institutional

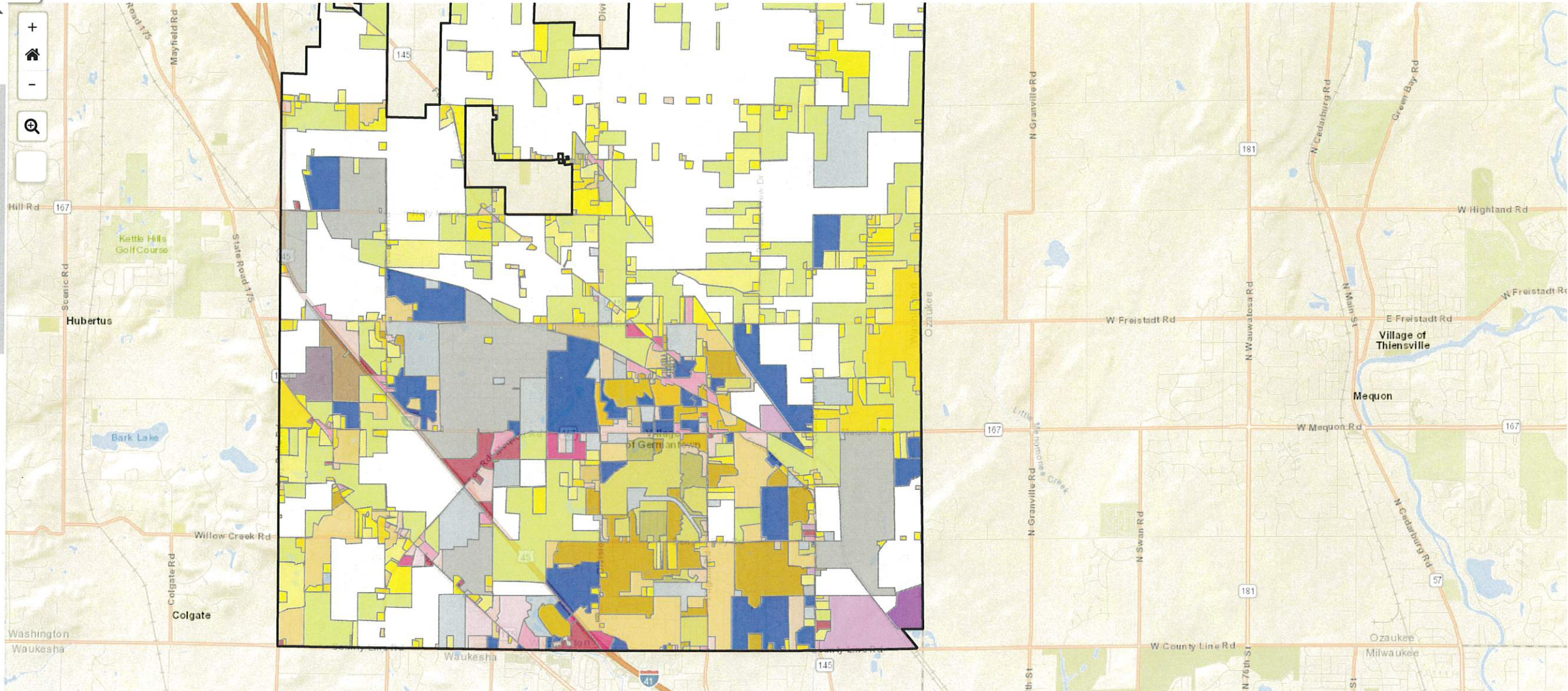
Industrial

- ☐ M-1 Limited Industrial
☐ M-2 General Industrial
☐ M-3 Special Use Industrial
☐ M-4 Mineral Extraction

Planned Development

- ☐ PDD-01 Cobblestone Meadows District
- ☐ PDD-02 Heritage Hills District
- ☐ PDD-03 Oakwood Village District
- ☐ PDD-04 Stonehenge District
- ☐ PDD-05 Deer Ridge Estates District
- ☐ PDD-06 Germantown Marketplace II District
- ☐ PDD-08 Fountain Square Office District
- ☐ PDD-09 Infnative Machining District
- ☐ PDD-10 Neviaser/Holiday Inn District
- ☐ PDD-11 Lake Park-Squires Lake District
- ☐ PDD-12 Squire Court District
- ☐ PDD-13 Goldenwood Condos District
- ☐ PDD-14 Tree Tops District
- ☐ PDD-15 Prairie Glen District
- ☐ PDD-17 Prairie Glen North District
- ☐ PDD-18 Copperwood East District
- ☐ PDD-19 La-Z-Boy Furniture/Kessler District
- ☐ PDD-20 Seven Pines District

The districts layer is currently enabled. Enable the parcel layer



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Attachment: Map Set (8102 : Industrial Land Uses)

Uses	City of Mequon				Menomonee Falls			Germantown			
	B5 Light Ind	B4 Business Park	B6 Rural Ind	UC MC Mixed Comm	I1 Light Ind	I2 Heavy Ind	I3 Executive	M1 Limited Ind	M2 General	M3 Special	HIA Overlay
light manufacturing	P	C	C	P	P		P	P	P	P/C	
processing	P	C			P		P				
wholesale	P	C			P			P	P	P	
distribution	P	C			P						
R & D	P	C		P	P		P				
Print and Publication	P	C			P						
offices	P	P			P		P				
furniture repair	P										
specialty trade	P			P							
salons	C	C		C							
bookstores	C	C									
daycare	C	C					P		C		
non fast food restaurants	C										
florists	C	C									
gift shops	C	C									
pharmacy	C	C									
studios for art	C	C									
lumber / bldg supply	C			P	C						
transporation terminals	C					C					
warehousing	C	C			P			P	P	P	
auto service	C	C									
pet day care / kennels	C	C		C							
fitness centers	C	C					P				
indoor sport shooting	C		C								
resale furniture and household merch	C										
architectural salvage	C										
outdoor power equipment	C										
theatres		C									
agriculture			P	P					C		
wineries			C	P							
microbreweries			C	P							
storage					P			P	P/C	P	
commercial bakeries				C							
greenhouses				P			P				
corporate campus					P		P				
salvage						C					
heavy manufacture						C	P				
High tech w corporate and headquarters				P							
athletic fields				P/C			P				
banks							P				
data processing				P			P				
recycling									C		
second had goods retail									C		
landfill									C		
schools				C							
religious institutions				C							
vet clinics				C							
Lodge / clubs				C							
Performing Arts Center				C							

P-Permitted
C-Conditional