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ECONOMIC DEVELOPMENT BOARD
Tuesday, April 25, 2023
8:00 AM
North Conference Room

Minutes

1) Call to Order, Roll Call

Present:
Chair Timothy Carr
Vice Chair Michael Kramer
Alderperson William Gebhardt
Board Member Dennis Engel
Board Member Colin Boyd
Board Member Daniel Gannon
Board Member Tracy Johnson
Board Member Jeff McLean
Board Member Inge Plautz
Board Member Bruce Sipiora

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

2) Approval of Meeting Minutes from February 21, 2023.

Action
Board member Kramer made a motion to approve the meeting minutes from February 21, 2023.
Board member Plautz seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT: **Approved [Unanimous]**
MOVED BY: Board Member Kramer
SECONDED BY: Board Member Plautz

RESULT:	**Approved [Unanimous]**
MOVED BY:	Board Member Kramer
SECONDED BY:	Board Member Plautz
AYES:	Carr, Gebhardt, Engel, Gannon, Johnson, Kramer, Plautz, Sipiora

3) Industrial Land Uses

Director Kim Tollefson stated that she needs decisions from the Board today on the following issues:

- Conditions of the roads.
- Access to public sewer and water to serve the area.
- Vetting of the set of land uses on the chart.
- Confirmation of the scope of the area to be rezoned.

She outlined the timeline of the next steps:

- Concepts from EDB presented to the Planning Commission in June.
- Concepts presented to the Common Council in July.

She commented that it is the appropriate time in the process to check in with these two governing bodies for feedback before getting too far along in the process.

She reviewed a large version of the map of the area so that the Board could discuss the final scope of the area to be included in the rezoning. She explained the amount of acreage, the ownership of the individual parcels and the type of uses are indicated on the map. The surrounding uses are also included.

Dir. Tollefson discussed some of the existing zoning and environmental features present and stated that the targeted area to be rezoned is approximately 200 acres with approximately 160 acres that would be buildable.

There was consensus from the Board about the targeted area to be rezoned and to recommend a split zone for the north parcel as industrial to south and residential to the north of the critical environmental features.

She explained that the rating of the roads is 7 & 8 which is very good and that none of the roads are currently on the city's work program for repair within the next year. She commented that there could be a recommendation from the Board to have a specific road reconsidered for resurfacing through this process, which would take place in 2024. The roads are re-evaluated by the engineering department every year.

The Board gave feedback that Granville Road is in poor condition due to heavy trucks traveling more regularly on that road. There was discussion about the roads in the area that would be affected by increased traffic to the southwest corner of the city (County Line Road and Wasaukee Road) and what could be done going forward to better access their condition, what volume of traffic could be expected and what standards of roads would be required.

Dir. Tollefson stated that the sewer mains are located at the intersection of Granville Road and County Line Road. As mentioned in the staff report, both M7 and Ozaukee Economic Development believe that public water access is critical. The water connection is quite a bit further east at the intersection of Swan Road and County Line Road. As previously mentioned, the agreement with the City of Milwaukee needs to be modified to ensure that water access can be obtained at this location as all of the potential businesses will require fire suppression.

She summarized the issue by stating that both entities communicated that public water is critical, but that the expectation is that both public water and public sewer be accessible. She explained what is involved and the timing to provide the infrastructure, such as DNR and MMSD approvals that are required.

There was follow-up discussion with the Board about how the costs would be paid for as there are many options such as by the city, TIF money, special assessments and/or developer build and contribute. Staff will do some more analysis to better understand the investment required once infrastructure data and location is known.

Regarding the land use chart, Dir. Tollefson discussed some of the uses and explained the reasoning for including or excluding a few specific uses. She commented that the chart can continue to be modified. She explained that the next step is to create specific development standards; whether the use is permitted or conditional, with the goal of making the uses "turnkey" and transparent to the public market as to what is allowed.

The Board discussed light/medium manufacturing and what they believe is appropriate to be allowed in this new area. They talked through a few of the listed uses and whether they wanted to include those uses.

Dir. Tollefson explained that the conversation about this new area in the southwest corner of the city has been simultaneous to a conversation about the area south of Donges Bay Road, along Baehr Road, central to the city. There is an interest to convert this area to residential zoning as it is currently zoned industrial. She suggested that as the rezoning for the southwest corner is presented to the Planning Commission and the Common Council, a preliminary conversation about a conversion to this area also will take place. Historically, the Common Council has not wanted to reduce the acreage in the city zoned for industrial zoning.

4) Staff Updates

Dir. Tollefson stated that the zoning changes and streetscaping to the Port Washington Road area are being modified. There is some property owner outreach that is also taking place.

The Tile Shop is going into the former DSW location which has triggered some site updates and changes being required of Brixmor to update a portion of the building and make changes to the parking lot.

She noted that the Ferrante's building will be demolished, and new development will occur.

She commented that the construction of the public improvements in Town Center is beginning in

May.

5) Announcements

The next meeting is Tuesday, May 23, 2023, at 8:00 a.m.

6) Adjourn

Action
Board member Gannon made a motion to adjourn the meeting.
Board member McLean seconded the motion.
A voice vote was taken; vote passed (8-0)

The meeting concluded at 9:20 a.m.

Respectfully Submitted,

Kim Tollefson
Director of Community Development