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ECONOMIC DEVELOPMENT BOARD

Tuesday, May 23, 2023

8:00 AM

North Conference Room

Minutes

I) Call to Order

Present:

Chair Timothy Carr
Vice Chair Jeff McLean
Board Member Michael Kramer
Alderman William Gebhardt
Board Member Dennis Engel
Board Member Daniel Gannon
Board Member Tracy Johnson
Board Member Inge Plautz
Alternate Board Member Colin Boyd
Board Member Bruce Sipiora – **Absent**

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

II) Consent Agenda Minutes/Reports

1. Meeting Minutes from April 25, 2023

Action

Ald. Gebhardt made a motion to approve the meeting minutes for April 25, 2023.

Board member Gannon seconded the motion.

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

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

III). Industrial Land Uses by Location

Director Tollefson stated the zoning district technical standards have been updated which include a table of the uses. Packet page 8 outlines the draft language for the code. She explained there are general requirements for all zoning districts which include setback requirements, building height maximums and FAR (Floor Area Ratio). The FAR helps to dictate how much building mass will be on site, total gross floor area of the building in comparison to the total square footage of the site. She stated that there will be approximately 9 million square feet of industrial uses at the proposed site.

Dir. Tollefson stated that the building height maximum would be 60 feet in height to allow for larger scale warehousing with a minimum of 30,000 square feet to attract larger size buildings which are more valuable to the city. The parking code allows the Planning Commission the authority to require more or less parking than what the zoning code dictates based on need of individual users.

Regarding the critical environmental area on site, there will be requirements to maintain, protect and restore this feature. It does count towards open space ratio requirements.

She explained that the technical standards related to uses will be detailed in the code so there is complete transparency which will help the applicants get through the approval process in one meeting.

The next step is to finalize the development and design standards, which can be architectural, related to the site or specifics of operations. This will need to be reviewed by the Common Council and staff would like to have their support before continuing to develop this new zoning district.

The Public Works department, which oversees water, sewer and roads, will need to do more analysis of the impact on these infrastructures as well as work with other municipalities to achieve any improvements needed.

Dir. Tollefson talked about the challenges regarding the sewer system capacity and contributing factors and possible solutions. The water utility is updating the master city plan and adding this area, so water capacity should not be a concern. Any road repairs will need to be negotiated with other communities.

IV). Port Washington Road Land Uses

Dir. Tollefson stated that the streetscape plan that was vetted through the Port Washington Road Design Committee was forwarded to the Common Council. There were requests from the Council for some modifications to areas where medians were going to be expanded, specifically near the Donges Bay Road intersection. Some property owners will be contacted, and that area will be refined. The Council also requested that the streetscaping extend further north than Mequon Road. She explained that the TIF allows for up to ½ mile boundary for improvements to be included but there is not an easy location to identify of where to end the streetscaping.

The zoning and the design still need to be reviewed. Dir. Tollefson explained the zoning helps to establish and create distinctions from other areas and the design standards help drive required standards.

She showed the Board a map of the corridor with all the various zoning districts detailed. She asked the Board to notice patterns and certain clustering of similar uses. She asked for feedback from the Board about the corridor and what their vision for that area is going forward including zoning, redevelopment, possible incentives, and beautification efforts.

There was a suggestion from the Board to hire a consultant to do a market analysis of the area. It was discussed that the Board should start by focusing on the high priority sites/pocket areas. It was suggested that a workshop be hosted for community members, developers and business leaders in the city to gather feedback on the area.

V) Announcements

Director Tollefson gave updates on recent projects that received Planning Commission approval.

The next meeting is Tuesday, June 27, 2023, at 8:00 a.m.

VI) Adjourn

Action

Ald. Gebhardt made a motion to adjourn the meeting.

Board member Kramer seconded the motion.

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

The meeting adjourned at 9:30 a.m.

Respectfully Submitted,

Kim Tollefson

Director of Community Development