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ECONOMIC DEVELOPMENT BOARD

Tuesday, June 27, 2023

8:00 AM

North Conference Room

Agenda

- 1. 1Call to Order, Roll Call**
- 2. Approval of Meeting Minutes from May 23, 2023**
Action requested: review and approve.
- 3. Industrial Land Uses**
- 4. Residential Land Uses**
- 5. Announcements**
The next meeting is Tuesday, July 25, 2023, at 8:00 a.m.
- 6. Adjourn**

Dated: June 23, 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, May 23, 2023

8:00 AM

North Conference Room

Minutes

I) Call to Order

Present:

Chair Timothy Carr
 Vice Chair Michael Kramer
 Alderman William Gebhardt
 Board Member Dennis Engel
 Board Member Daniel Gannon
 Board Member Tracy Johnson
 Board Member Jeff McLean
 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

Attachment: EDB_05.23.23_DRAFT (8546 : Minutes)

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



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PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Economic Development Board

FROM: Kristen Lundeen, Director of Public Works/City Engineer

DATE: June 19, 2023

SUBJECT: Public Utility Service to Southwest Mequon

The attached technical memos provide an overview of the requirements to serve the southwest corner of the City with public utilities. A summary of the connection location and constraints on serving the area is detailed below. In addition to the technical requirements for service, public utility infrastructure requires several policy discussions as well.

From a public utility perspective, the density and specific use of the buildings will have a large impact on the technical requirements for service. As noted in the memos, industrial uses create a wide-ranging demand on public utilities. Warehousing, as an example, generates minimal waste and therefore minimal impact on the sewer system. Likewise, it has a minimal draw on the water system, but may require more capacity to ensure proper fire protection. A bottling plant places a higher demand on both sewer and water, and therefore may restrict the allowable development or increase the size and cost of public infrastructure.

SEWER

Properties within the southwest corner of the City would be served by connecting and extending public sewer infrastructure from the existing location at the County Line Road and Granville Road intersection.

Limiting factors for serving the area with public sewer infrastructure relate to topography and discharge limits. Serving properties via gravity is the standard for new development. A portion of the area could be served by an extension of the existing sewer infrastructure, but gravity service is limited and other properties would require installation of a lift station.

All City of Mequon sewers ultimately discharge into the Milwaukee Metropolitan Sewerage District (MMSD) system. MMSD imposes limits on discharge into the system. As noted, the varying levels of discharge based upon the specific industrial uses may limit the type or density of development within the area.

WATER

Properties within the southwest corner of the City would be served by public water infrastructure in one of two ways:

Attachment: Memos (8547 : Industrial Land Uses)

1. Extending the existing infrastructure from the intersection of County Line Road and Swan Road, after a second connection and meter pit is installed as a condition of the Swan Ridge Farms subdivision.
2. Petition Milwaukee Water Works for a contract amendment to allow for a third connection to the system.

The design for the public water infrastructure depends upon both the size of the facilities to achieve compliant fire protection and the type of use, as noted above. As public water infrastructure is pressurized, topography is not the limiting factor for extension.

POLICY

The southwest corner of the City is not currently included within the Sewer Service Area (SSA) nor the Mequon Water Utility Service Area (MWUSA). In accordance with the Water Connection Policy, if a SSA boundary amendment were completed to include the lands, it would automatically be included in the MWUSA. However, if the City determined that the area would remain outside of the SSA, the City could separately consider amending the MWUSA to include the area and serve with public water infrastructure. That is the policy decision that was made for the Ulao Creek Neighborhood, due to prohibitive sewer costs. Therefore the City must determine whether boundary amendments will be requested for the SSA, the MWUSA or both.

New development in the SSA and/or MWUSA is required to build and contribute public infrastructure at the time of construction. Fundamentally, this results in higher construction costs for properties located further from the existing infrastructure. This can impact the marketability and/or property value of the lands within the area. In 2015, the City addressed this concern for the Central Growth Area by assessing for the sanitary sewer costs, whereby all benefitting properties paid an equitable portion of the sewer costs. Please note that the Mequon Water Utility cannot build public infrastructure on prospect at the cost of existing rate payers, nor by referendum can the City of Mequon pay for public water infrastructure costs.

City staff can facilitate a policy discussion on public utility financing outlining the various options for consideration.

TIMELINE

One critical path item for public infrastructure is the sewer service area boundary amendment. The boundary amendment first requires Sewer Utility District Commission recommendation and Common Council approval, which can typically be accomplished in one meeting night. The boundary amendment includes a list of all impacted properties, which must be contiguous to the existing sewer service area. The process also requires a public hearing.

Once approved at the City level, the request is forwarded to SEWRPC, WDNR and MMSD for approval and that process is typically six to nine months. Both SEWRPC and MMSD include all of the City of Mequon within the planning boundary, therefore expansion should not be a policy debate and is more administrative to ensure compliance.

Please note that the sewer service area boundary amendment has an immediate fiscal impact on property owners. MMSD capital charges are levied as a sewer tax. Therefore all properties within the sewer service area pay the sewer tax, regardless of access to public sewer. Staff generally recommends that the request be initiated concurrent to a development application so that property owners do not pay additional taxes while the market determines the demand for construction.

Once the sewer service area boundary amendment is approved, properties within the boundary may connect to public sewer. Staff recommends that a sewer study be completed to define critical elevations and/or lift

station citing and design parameters to prepare for development. This study could be completed concurrently with the request for the sewer service area boundary amendment.

Further, the study could be completed prior to the sewer service area boundary amendment, to both determine the serviceability to the area (gravity service versus lift stations, etc). Please note that this would require an additional policy discussion. Typically, the City requires that new development be self-funding, and not impact existing taxpayers or rate payers. If the design is completed on prospect, the City would need to determine whether the taxpayers fund the design, the sewer rate payers fund the design, or whether the design costs are assessed against the properties in combination with a future construction project.

The policy discussions regarding both design and infrastructure financing and ownership could also be concurrent to the sewer service area boundary amendment. Fundamentally the capacity and design of the system will be the driving factor for either the traditional build and contribute model, or utilized for a public infrastructure construction project. The pipe depth and sizing will be the same regardless of the financing mechanism.

For public water infrastructure, if the properties are included within the sewer service area, it is required to be served by public water infrastructure. As noted, if the area is ultimately not included within the sewer service area, the Water Utility Commission could consider a Mequon Water User Service Area boundary amendment to include the section, similar to the process completed for the Ulao Creek Neighborhood. The amendment can take place at a regularly scheduled meeting and is not subject to public hearing requirements.

Similar to the recommendation for public sewer infrastructure, a master utility plan for water infrastructure is recommended. Please note that the Mequon Water Utility cannot finance, design or construct public water infrastructure on prospect. The City could finance the project, but Water Utility funds are regulated such that existing water rate payers cannot fund future development.

Staff recommends against constructing public utility infrastructure on prospect. Unused and underutilized infrastructure cause maintenance issues and drive up the cost to all utility rate payers. If the City proactively generates a master utility plan for the area, defining the required capacity, sizing and general layout for the infrastructure, it can leverage the initial development for construction. Regulatory approvals are a typical part of the review process and can be incorporated into standard approvals.

For both sewer and water, the City could construct the public infrastructure and special assess for the cost. Special assessments are statutorily regulated, and will add three to six months to the construction process. Please note that the build and contribute model can be structured to allow for a refund clause in lieu of a special assessment, reducing the timeline and financial obligation of the City.

As it relates to regulatory approvals for the public water infrastructure, the Public Service Commission includes all of the City of Mequon in the Water User Service Area, therefore any expansion is required at the Water Utility Commission level only. In addition to Mequon Water Utility approvals, construction plans must be approved by the WDNR. Plans for individual developments and larger trunk projects are reviewed in generally the same timeframe, so there is no impact on the timeline for leveraging the development process to install the mainline public water infrastructure.



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Public Works/Engineering

Date: June 16, 2023
 To: Economic Development Board
 From: Kevin Driscoll, Deputy Director of Utilities
 Subject: SW Industrial Area, Sanitary Sewer Service Concept

A Sewer Utility service extension to the Southwest Industrial Area in the City of Mequon requires engineering and regulatory government processes to be addressed, and these anticipated requirements are summarized and outlined below to identify factors for further consideration on how to move forward with an additional evaluation.

Engineering

Sanitary sewer systems are generally designed with in one of three ways: gravity systems, lift stations, or privately owned wastewater treatment systems. Gravity systems are preferred due to cost and maintenance of passive conveyance systems that only need routine cleaning and inspection on an infrequent basis. Lift Stations are required when gravity sewers cannot be designed due to topographical considerations such as hills and valleys often due to rivers and creeks and tributaries, where lift stations require a high level of maintenance and attention by dedicated staff for reliable operation. Privately Owned Wastewater Treatment Systems, commonly referred to as POWTS, are sanitary systems such as mound systems, septic systems or holding tanks. These POWTS are typically constructed when sanitary sewer is not available, often due to gravity sewer not being feasible due to topography or due to lift stations with force mains being cost prohibitive.

Allowable Discharge and Capacity

The Sewer Utility would need to confirm design parameters and can model a conceptual sanitary collection system. This system would be designed based on the allowable discharge capacity into the existing municipal intercepting sewer at Granville and County Line Road. Based on the 2050 Facilities Plan for the Milwaukee Metropolitan Sewerage District (MMSD), the City of Mequon Sewer Utility is limited to approximately 3.5 million gallons per day (MGD). Existing allocated flow within the system is less than 3.5 MGD, therefore there is available flow to assign to future growth. The critical elevation, understood as the lowest point of connection to mitigate risk, is 138.80 feet (local datum). Please see the information below regarding how the capacity and critical elevation impacts sanitary sewer service to the area.

With a restriction on the volume of available capacity, an evaluation to size the sewer to allow for ultimate build-out plan and conditions is next. Questions to address: Will the sewer serve only the area bounded by County Line Road to the south, Granville Road to the east, Donges Bay Road to the north and Wausaukee Road to the west? Or should the sewer be sized for an ultimate build out

extending north of Donges Bay Road? If the system is not sized appropriately to accommodate future development, the sanitary sewer system would restrict the area and use of the properties allowed to connect.

Capacity is a factor to further evaluate. MMSD further details capacity limits based upon geographic area. These geographic areas are designated as basins and named for the municipality (Mequon is ME) and the basin number. The southwest corner of the City would potentially impact multiple basins. Based on the MMSD 2050 facility plan, the Huntington Park and Swan Ridge area is allowed 170,000 gallons per day from basin ME3009, and basin ME3013 is allocated 3,497,000 gallons per day (3.5 mgd). ME3013 includes Section 31, 30, 29, 20, & 19 as previously introduced above.

The existing topography of the southwest corner of the City includes hills and valleys formed by the Little Menomonee River, the Little Menomonee Creek and unnamed tributaries. The topography in the area north of West County Line Road and west of North Granville Road is limited due to depth of cover, and that topography limits the feasibility of extending sanitary system to the north. If designed, for sanitary sewer service extension along Granville, that area could consider a lift station and a force main. Ownership of the lift station would be included in future policy discussions. Other areas in Mequon with industrial zoning are served by private lift stations and have private force mains. Those property owners incur additional upfront (construction) and ongoing (maintenance) costs.

In lieu of a gravity trunk sewer along North Granville Road, the topography along West County Line Road may allow for gravity sewer service to areas with higher elevations. In addition, the topography along North Wausaukee Road that extend to the north of West County Line Road is approximately 40 feet above the critical elevation and could be considered further or model with funding an additional study to determine if it could be served via gravity sewer.

Area

The area for potential rezoning was identified by Community Development staff ranging from 4,000,000 square feet to 9,500,000 square feet. That equates to 91.83 acres and 206.61 acres respectively. For industrial zoning, water use and domestic or industrial wastewater production can widely vary. Uses may range from a warehouse with little domestic wastewater to a metal fabrication facility with batch dumps, to a beverage facility or rendering plant that creates a high yield wastewater. Typical industrial zoning may apply a 0.1 cubic feet per second per acre for heavy water use, where less water intensive industrial facilities may apply a design factor closer to 0.01 cubic feet per second/acre or less, similar to traditional residential zoning. A range of uses would need to be evaluated to avoid restricting service to properties that would exceed the allowable discharge limit. In addition, if industrial wastewater output is known at other facilities anticipated that would relocate to the area, then a projection could be made, and taken into account to adhere with allowable discharge limit.

The eastern portion of Section 32 consists of Huntington Park and the Swan Ridge Farms Subdivision, and these areas are in the Sanitary Sewer Service Area north of County Line Road, south of Donges Bay Road, and east of the Little Menomonee River. However, Section 31, located west of Granville Road is not in the sanitary sewer service area. In addition, Sections 30, 29, 20 & 19 to the north of Donges Bay Road are also outside of sanitary sewer service area. These areas are not currently allowed to be connected to sanitary sewer without a sewer service area amendment.

Sewer Service Area Amendment

For an area to be served by sanitary sewer, it needs to be included in the Sanitary Sewer Service Area. An amendment to the Sanitary Sewer Service Area requires approvals from the Sewer Utility District Commission, Common Council, the MMSD, the Southeastern Wisconsin Regional Planning Commission, and the Wisconsin Department of Natural Resources by statute. An amendment to the sanitary sewer service area typically takes 6 to 9 months and may follow a rezoning resolution recommended by the City of Mequon Planning Commission.

In addition, those parcels in the sanitary sewer service will incur an annual sanitary tax to pay for capital costs of wastewater treatment. Those connected to the sanitary sewer system will incur the annual sanitary tax plus a quarterly fee for collecting and treating their wastewater.

The most recent amendments to the City of Mequon Sanitary Sewer Service Area included the Swan Ridge Farms Subdivision in 2022, and in 2015 the Central Growth area was added where that now includes the Highlander Estates and Enclave subdivisions. Gravity sanitary sewer extensions were evaluated by consultants for their feasibility and based on the existing topography. Ultimately the City constructed the Wauwatosa Road sanitary sewer mainline, and assessed all benefitting properties for the cost of the sewer. Both subdivision gravity sewer extensions are based on the City's 'Developer-Build-and-Contribute' policy.

Construction Costs

Gravity sanitary sewers are cheaper to construct, operate and maintain compared to lift stations. The cost of piping and excavation are somewhat similar for each, however lift stations require a pump house structure, control panels, SCADA integration for alarms, back-up generators and fuel, ongoing electrical costs, ongoing repairs and maintenance of pumps and valves and replacement of mechanical pumps and valves. Those are elements that create life cycle costs that gravity systems do not require.

Gravity sewers mains can be constructed along terrain to accommodate adequate depth of cover for connecting building sewer laterals. However, drainage features such as creeks or rivers, like the Little Menomonee River, may create topographical challenges to meet design criteria. Preliminary analysis of the topography along County Line Road is favorable to gravity sewer extension. However, the topography along Granville Road would likely require a lift station to cross the Little Menomonee River due to the limited depth of cover to meet the critical elevation at the connection to the sanitary manhole in County Line Road.

Developer Build and Contribute Policy

The City of Mequon has a Developer Build and Contribute policy where the owners of respective land construct infrastructure for the benefit of their privately owned site development, then contribute the infrastructure in the public right of way to the City. This is regulated by a Development Agreement at the time of application.

Assessment to Benefitting Properties

As noted above, the City has utilized special assessments as a mechanism to distribute the cost of public infrastructure among benefitting properties. In the Developer Build and Contribute model, the developer is funding the cost of the public infrastructure. For sanitary sewer, this increases the cost of construction for properties located further from existing infrastructure than other properties. In the past, the City has utilized special assessments to allow equal access to public utilities for all property

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owners, while also equitably distributing the costs. This ensure that existing rate payers do not bear the cost of development. However, this also adds cost to all benefitting property owners, whether they intend or are ready to develop or not.

Public infrastructure funding will be a critical policy decision for serving the southwest corner of the City.



memo

To: Economic Development Board
 From: Eric Fulsaa, PE – Engineer, City Water and Jim Voigt – Operations Manager, City Water
 Date: June 16, 2023
 Re: SW Industrial Area Water Service Concept

Mequon Water Utility (Utility) service to the conceptual Southwest Industrial Area (SW Industrial Area) depends on a number of factors. These factors include both physical engineering requirements along with regulatory and governmental processes. Below is a summary of the various factors and the information or processes needed to address the factor.

Engineering Requirements

Water distribution systems must be sized to meet both the domestic water consumption and fire protection requirements. In most cases, the limiting design factor of the distribution system is the fire protection requirements. Currently the Mequon Water Utility water connection policy requires new commercial and Industrial developments to meet a fire flow requirement of 2,500 gpm unless granted an exemption. ISO fire flow recommends a required fire flow of 3,500 gpm for three (3) hours for industrial areas. The Utility would have to determine if the existing Mequon water connection policy requirement would apply or if the Utility would adopt a higher requirement for the SW Industrial Area.

The Utility would need to confirm that fire protection is the limiting factor for distribution design and not domestic water consumption. At this stage there is not sufficient information to estimate water consumption for the SW Industrial area, as the utility has no idea how water intensive the industrial customers that develop in the area will be. Warehousing typically has a very low domestic demand, but very high fire flow demand, whereas a bottling plant is the exact opposite.

After the flow requirements are determined (domestic and fire protection), the conceptual distribution and transmission mains could be modeled. The nearest public water main will be located at the intersection of County Line Road and Swan Road pending the construction of a new subdivision, Swan Ridge Farms. This development will add a second connection between the Utility and Milwaukee Water Works (MWW) capable of providing 1,500 gpm at normal operating conditions.

While not currently modeled for verification, serving the SW Industrial Area from Swan Rd may not be feasible or desirable. Serving the SW Industrial Area from the upcoming second connection requires a long dead end greater than 5,300'. A dead end both impacts available fire flow and service reliability. Dead ends require larger diameter mains to meet similar fire flow requirements compared to looped systems because water flows only from a single direction. Upsizing the dead-end infrastructure to meet fire flows typically results in a main that is oversized for domestic usage and requires continual flushing and maintenance to maintain a chlorine residual. Additionally, a long dead end would have no redundancy and a single main break anywhere on the main would shut down the entire SW Industrial Area. A potential solution to this issue would be a third MWW connection closer to the proposed SW Industrial Area.

If a third MWW connection is the chosen solution to serving the SW Industrial Area, the Utility would need to contact MWW for system information at the proposed connection point (elevation, pressure, available flow). The third connection would greatly decrease the length of dead end main to serve the SW Industrial Area, but would require a new wholesale meter vault. This vault is required at the boundary of the MWW and Mequon Utility system and meters the water the Utility purchases from MWW. Assuming the MWW system is looped, a proposed third connection point may require smaller diameter mains to provide the same level of service compared to serving from the second connection.

Regulatory and Governmental Requirements

Serving the SW Industrial Area also has non-engineering factors to consider. The Mequon Water Utility is a voluntary utility and all expansion is under a *build and contribute* model. This requires a developer or property owner to fund the design and construction of any new public water mains and then transfer the ownership title of the infrastructure to the Utility. This includes the possibility of the City acting as the "Developer" here and building/contributing the infrastructure to the Utility as was done with the TIF district on

Mequon Rd in 2008. Depending on the needed infrastructure requirements based on engineering, the cost to install the infrastructure could vary greatly. The Utility requires a water service agreement with any developer stipulating the conditions of any build and contribute project. This agreement is drafted by Utility and City staff but requires Water Commission approval. Details of the process required to connect to the Mequon Water Utility can be found in the existing [Water Connection Policy](#).

The SW Industrial Area is within the City of Mequon limits, so the Utility can provide service without Public Service Commission (PSC) approval. Depending on the infrastructure requirements and design, the main extension may require PSC Construction Authorization. Authorization is required for main extensions if the main is eight inches or greater in nominal diameter and three or more miles long. If PSC authorization is required, regulatory approval may take up to 180 days. PSC authorization is also required if there is a third meter pit or supply point to serve this area.

The SW Industrial Area is not within the current Mequon Water Utility User Service Area. If the SW Industrial Area was included in the Sanitary Sewer Service Area, the Water Utility User Service Area would automatically expand to match the Sanitary Sewer Service Area per Section III of the Water Connection Policy. If it is determined that sanitary service is not provided, the Water Commission would need to approve the addition of this area to the Water Utility User Service Area in order to allow for water main extension and service of Utility customers in this area. This would follow a process similar to the recent addition of the Ulao Creek Neighborhood to the Water Utility User Service Area.

If a third connection with MWW is determined to be the best service method for the SW Industrial Area, a contract amendment with MWW would be required. This amendment would need to establish the location of the third connection and the normal operating conditions. If a contract amendment is required, the amendment would need to be approved by both Mequon and Milwaukee, which would take roughly six months based on meeting schedules.

Any infrastructure that is proposed also requires DNR approval. State code Chapter NR 108 allows the DNR 90 days to review plans for new construction or improvements relating to a public water system. The DNR currently has an average review process timeframe of 55-65 days for water main only plans, with all other plan types around 60-90 days.



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Office of Community Development

TO: Economic Development Board
FROM: Kim Tollefson, Director of Community Development
DATE: June 27, 2023
SUBJECT: Residential Land Uses by Location

Background:

Staff is advancing the policy discussions related to future residential land use in the City, in conjunction with the discussion regarding industrial land uses. In the recent year, two residential development proposals were advanced to the Common Council for consideration in the study area described below.

Neighborhood Context:

The neighborhood of study is generally located on Baehr Rd, south of Donges Bay and north of County Line Roads. Land uses to the north include mid-sized industrial and office, agricultural to the west, a mix of uses to the east and low density residential to the south, including single-family residential neighborhoods on the south side of County Line Road, in the Village Brown Deer. Lily Lane Preserve and Trinity Creek are environmental features that connect the study area to the Mequon Nature Preserve and the Milwaukee River.

Zoning District:

The area is currently zoned Light Industrial, Single-Family, Critical Environmental, and Agricultural /overlay. Because of the mixed zoning and land uses, the area was identified in the 2035 Comprehensive Plan as a future study area. Planning staff believes the features of the area are ideal for residential development with the use of senior or plex development at the north to transition from the industrial land use. This is a familiar and tested land use pattern in the city including developments such as Essex Place, Hidden Creek, Windsor Estates as well as Winding Hollow and Mequon Court Apartments on the west side of N Port Washington Road. And the development of plex or single-family to the south, transitioning to Lily Lane Preserve. Densities and the assessment of sewer and water service infrastructure are critical factors. The development to the east and west are both served with private lift stations, limiting the city's ability to master plan the infrastructure in the same manner as the southwest industrial zoning area.

Attachments:

City of Mequon (PDF)
Baehr (PDF)
Land Use Plan (PDF)

City of Mequon



6/23/2023, 9:58:28 AM

- Sanitary Structures

Lift Station

Manhole

Wet Well

FEMA Floodlines

A - 100 Year Floodplain

AE - 100 Year Floodplain with BFE

Sewer Utility District

Sanitary Pipes

Force Main

Main

Floodplain Islands

Floodplain Fill

LOMA

Parcels

Road Reservation

Road Right-of-Way

Condominium

Base Flood Elevations
- 1:9,028
- Milwaukee County GIS & Land Information | Source: USDA NRCS, Esri |
- Attachment: City of Mequon (8548 : Residential Land Uses by Location)
- Packet Pg. 15

Google Maps Baehr Rd

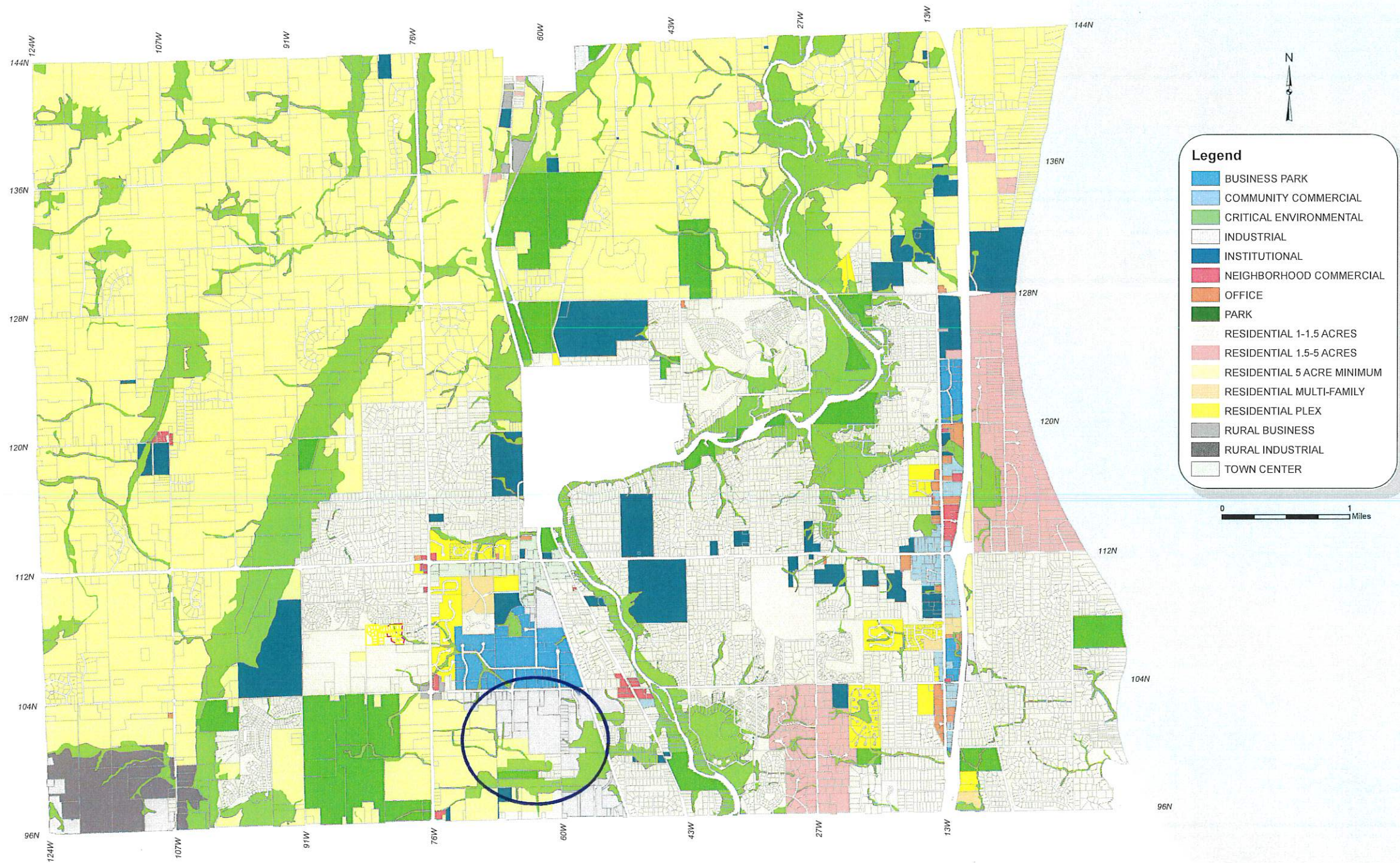


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1. NATURE PRESERVE
2. LILY LANE PRESERVE
3. TRINITY CREEK RESTORATION
4. MILWAUKEE RIVER

Attachment: Baehr (8548 : Residential Land Uses by Location)



Attachment: Land Use Plan (8548 : Residential Land Uses by Location)

1. PROPERTY SHALL NOT BE CLASSIFIED AS NON-CONFORMING IF ITS ZONING DESIGNATION IS DIFFERENT THAN ITS LAND USE PLAN DESIGNATION
 2. THE LAND USE PLAN MAP IS A GENERAL ILLUSTRATION OF FUTURE LAND USE AND IS NOT INTENDED TO REFLECT THE DETAILS OF EXISTING DEVELOPMENT LAND USES