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ECONOMIC DEVELOPMENT BOARD

Tuesday, June 27, 2023

8:00 AM

North Conference Room

Minutes

1) Call to Order, Roll Call

Present:

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

2) Approval of Meeting Minutes from May 23, 2023.

Action

Board Member Gannon made a motion to approve the minutes from May 23, 2023.
Board Member Kramer seconded the motion.
A voice vote was taken; vote passed (8-0)

3) Industrial Land Uses

Director Tollefson stated that this item is on the Committee of the Whole agenda on July 11th at 6:30 p.m. and she welcomed Board members to attend. She explained that the presentation would include the proposed uses, feedback from the surrounding property owners, feedback from OED, M7 and WDEC as well as issues regarding infrastructure in the area. Feedback from the Council will help direct how this proposed project will move forward as the next steps involve consultant expenses and a much deeper analysis of the infrastructure.

Engineering Director Kristen Lundeen stated that any service area can be served, it is a question of what the cost is to do so. She explained that the new Swan Ridge Farm

subdivision, which will be located just east of Huntington Park, will generate a new water connection point at Swan Road which will be the closest water connection and the closest sewer connection point will be through Huntington Park.

She further explained that there are two options to bring water service to the proposed area; either down County Line Road or to request a contract amendment with Milwaukee Water Works for a third connection. She also commented that the decisions about public utilities are not dependent on each other. The biggest determination regarding water is what the service area is going to be and what capacity is required. Water is easy to retrofit as needed, although there is a cost. The water utility cannot fund development or construct water main in anticipation of development. Another important consideration is whether there is enough draw on the water to make rates. Eng. Dir. Lundeen answered that the analysis regarding the water utility would involve both city staff and the contracted water services.

She further explained that sewer is more difficult from several perspectives including review of the area that needs to be served as well as topography changes in the area. Determining whether the area should be included in the sewer service system begins with a city/sewer utility decision which is a couple months process and requires a public hearing. Obviously, the property owners want to know because as soon as the sewer service area boundary amendment takes place, there is a tax implication, even without the infrastructure extended to the system. If the city approves it, then it goes on to SEWERPAC, DNR and MMSD for approvals; typically, a 6–9-month process.

There would need to be assumptions about the sizing and depth needed for the estimated capacity. This is one of the reasons FAR and specific uses are critical components of the analysis needed to determine infrastructure capacity needs. The sewer service must be contiguous.

The Board asked questions of staff regarding the utilities and infrastructure and various scenarios were discussed.

Dir. Tollefson relayed that she had talked to about half the neighboring property owners that were contacted about the potential zoning changes. The owners appreciated being notified early in the process and the overall feedback is supportive of the proposed changes.

She concluded the discussion by reiterating that the Common Council will be presented with all of the infrastructure information as well as the zoning information at the July 11th meeting in order to decide about the direction of this proposal.

4) Residential Land Uses

Dir. Tollefson stated that there have been two development proposals, with components of residential and industrial, for the area south of Donges Bay Road and east of Baehr Road. At the time of the consultations, the Common Council did not want to relinquish the industrial zoned land without this zoned identified elsewhere in the city. She explained that these two issues go hand in hand, and both will be presented to the Common Council in July.

She commented that from a planning staff perspective there is an approach where senior or plex housing development would be located on the north side of the site and then as it transitions to the south it could transition to a lower density type of residential development. Staff supports residential development in this area but there are utility and infrastructure challenges as only a portion of the property is in the sewer service area.

She explained there is an environmental critical area on site and some restrictions with buildable areas. Staff is open to allowing for higher densities to enable the economics of the project to work for developers. From a zoning, planning and land use perspective a residential project makes sense but the infrastructure issues need to be worked through. Due to its location staff believes it is better suited to residential zoning than industrial as it is located in the middle of the city which also leads to transportation issues for industrial users.

5) Staff Updates

The Board questioned the progress of the Port Washington Road streetscape improvements. Director Tollefson stated that Assistant Director Zader will give a status update on this at the July 25, 2023, meeting.

She explained that the incentives are completed but the zoning is being reviewed for specific changes to the zoning code and how best to guide future denied uses and appropriate locations.

6) Announcements

Dir. Tollefson gave a brief overview of the items approved at the Planning Commission agenda from the previous evening: Dunkin Donuts, Alliance Bible Church, Lifespace carriage homes at New Castle, North Shore Country Club new outdoor bar and pavilion, Foxtown distilleries and outdoor dining space and Concordia music building.

The next meeting is Tuesday, July 25, 2023, at 8:00 a.m.

7) Adjourn

Respectfully Submitted,

Kim Tollefson
Director of Community Development