



11333 N Cedarburg Road
Mequon, WI 53092
P: 262-236-2903
F: 262-242-9655
www.ci.mequon.wi.us

Department of Community Development

**Economic Development
Board July 26, 2016
7:30 AM
North Conference Room
Mequon City Hall
11333 N Cedarburg Minutes**

1. Call to Order, Roll Call.

Members present: Tim Carr, Gloria Rosenberg, Jon Safran, Matson Holbrook, Rick Shneyder, Janette Braverman
Ald. Pam Adams, Ald. Connie Pukaite

Staff and City Representatives Present:

Kim Tollefson, Director of Community Development

2. Approval of meeting minutes from May 31, 2016

Ald. Adams moved to approve the minutes as written.
Mr. Safran seconded the motion.

A voice vote was called. All voted aye (7-0)

New member Janette Braverman introduced herself.

3. RFP: Logemann Center

Ms. Tollefson stated that there is not a preferred use suggested for the land or a preference whether the building stays or be demolished. If the City remains in control of it, the decision will most likely be to remove the structure. This was the general consensus from the Town Center workshop earlier in the summer. At that time, the Common Council (CC) decided to remove the Logemann Center and have temporary parking installed and wait to make a decision about long term land use (including any potential structures there) until after programming of the civic campus and efforts to create some efficiency in the existing parking lot are made. Public Works had moved forward with seeking bids for demolition, but given the cost of the demolition (\$100,000) and interest from a private developer, the CC decided to wait a few months to better understand what the possibilities are.

Ms. Tollefson stated that she feels the best approach is to state all the constraints of the site. Submitted proposals should provide solutions to the constraints and offer creative opportunities. Information included to potential developers will include site constraints, maps and documentation about the condition of the building.

Constraint Conditions:

- IPS zoning –retail or restaurant not allowed
- Part of civic campus, not a stand-alone parcel
- TC zoning difficult to achieve because it would be non-conforming (street frontage issue)

- Grade change between Logemann parking lot and city hall parking lot
- Cell tower – no carriers on it
- Two light posts for baseball field on the Logemann property
- Building Conditions: 45,000 sq. ft. (tri-level)
 - No original blueprints available
 - Lead based piping
 - Brick pulling away from the building in the rear
 - Roof issues – leaks and holes that have been repeatedly patched
 - Asbestos found in all the flooring tile, pipe fittings and fire doors
 - All utilities are still in tact
 - Scuttle building - all the equipment disconnected
 - Black mold inside all the interior walls
 - Some equipment being repurposed

Ald. Pukaite stated that she is in the minority of the CC and she is not supportive of keeping this building. She stated that the driveway is not a roadway and that WE Energies owns the drive and it is in poor condition. She added that there is a public easement there. She feels that the RFP should be specific regarding the access from Mequon Road and that the drive is owned by WE Energies.

Ms. Tollefson agreed and added that the proposals should showcase that the developer has been in contact with WE Energies. There should be an outline suggested for an access solution. Part of the western part of the Logemann building is on the WE Energies easement and if that site is rebuilt, encroachment is unlikely.

Ms. Tollefson stated that the Shaffer-WiRed project entered into a shared parking agreement. Some of the parking stalls by the Logemann Center are granted for use from other neighboring projects. The parking lot was a TIF approved capital improvement project and there are opportunities for more efficiency there.

Ms. Braverman asked how much is allowed to be built in the TC district. She feels that there is already a lot of retail and the limited parking is a concern. She would like to consider using the Logemann area for parking as additional parking may be needed for the next phase of development in the TC.

Ms. Tollefson answered that the TC neighborhood encompasses 100 acres. The zoning encourages mixed use development. Every site in the TC district has the same opportunities. She feels that the public demand dictates the construction of use within the zoning district.

There was discussion about the cemetery and the baseball field both remaining where they are.

- Property Highlights:
 - Connection to the inter urban trail, civic campus and other TC developments
 - Development should have compatibility to baseball field
 - Strong possibility of east-west connectivity path (bike and pedestrian)
 - Location

Ms. Tollefson stated that the timing will be 6 weeks. Due to summer vacations, the aim will be to get the RFP out at the end August. The submittals will have about 8 weeks to be returned.

Rick Shneyder left the meeting at 8:15 a.m.

Ald. Pukaite confirmed with staff that the bids already received for the demolition of the building will

expire after 90 days and they will need to be rebid in Spring if necessary and that this is the direction from the CC.

Ald. Adams stated that she feels that the location is the highlight and is what is being sold, not the building and most developers will probably demo the building.

Ms. Tollefson confirmed that the RFP will clearly state the building does not need to remain. She does not feel that there will be a huge response to this and she would like to keep a tight time frame to keep the process moving.

Mr. Holbrook stated that he can assist in getting the RFP posted to all the broker websites.

Ms. Tollefson stated that a contact for the utility will be included and it is expected that the developer would assume the demolition cost. She raised the issue of what the price should be for the land.

The general consensus from the EDB is that it be sold for \$1.00 to create a taxable property. A project value needs to be discussed and determined.

4. Staff Updates

Agenda items from the Planning Commission meeting July 25, 2016:

- Shaffer Development received rezoning request approved; from IPS to TC/PUD and the concept plan approved.

The PC was highly supportive of the concept plan. There was a neighborhood meeting held and positive feedback was received, especially favorable to the single family townhomes. The concerns expressed are regarding traffic impact on Buntrock. Staff has weekly meetings with the developer.

Mr. Carr stated that he felt that the positive feedback from PC was very detailed and thorough and he gave credit to the developer and staff for working so diligently on this project.

Ald. Pukaite stated that at the time of the proposal there were many creative ideas from this developer. She thinks it needs to be stated that some of the proposed ideas are not viable due to easement and site constraints and that this should be addressed and made known.

- Text Amendment for a policy amendment was presented regarding window coverings. Ms. Tollefson had reached out to all the TC tenants as well as business owners on Port Washington Road, architects and developers in town and walked the TC site to assess what is currently happening there. She feels that there will be some compromises with some flexibility made.
- Charter Manufacturing is filling office space on Port Washington Road (Denta Quest) and was approved for façade modifications on the building.

Ald. Adams asked for an update on the other TIFs and she stated that she would like to have the outreach program revitalized.

5. Announcements

Ms. Tollefson stated that she will be interviewing for a building inspector supervisor and is working through the process of shortening the list and the interviews should be done by the end of August.

The next meeting is scheduled for August 23, 2016.

Mr. Carr made a motion to adjourn the meeting.

Mr. Holbrook seconded the motion.

All voted aye, 6-0

The meeting adjourned at 8:50 a.m.