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Department of Community Development

Economic Development Board December 9, 2014 7:30am Minutes

1. Call to Order, Roll Call.

Members present: Tim Carr, Jim Baka, Mason Holbrook, Andrew Petzold, Bill Arpe, Harry Kollman, John Wirth, Ald. Pam Adams

Staff and City Representatives Present:

Kim Tollefson, Director of Community Development

2. Approval of meeting minutes

Mr. Petzold made a motion to approve the meeting minutes from July, September and November.

Mr. Wirth seconded the motion.

Correction to the minutes; Mr. Wirth was not in attendance at the July meeting

A voice vote was called.

All voted aye.

3. Staff Updates

Ms. Kim Tollefson updated the Board about recent Planning Commission (PC) approvals:

- There was a redevelopment proposal of the site just north of the Kohler Credit Union. Concord Development brought it forward on behalf of the owner. It is a mixed-use site with commercial space, office, retail space and possibly a restaurant. The architecture is well done.
- The school district property owner is Neumann and O'Brien Homes is the developer. They are expected to bring a concept plan before the PC in January. The Central Growth Area (CGA) is ~400 acres and has been rezoned to one acre minimums. The zoning encourages cluster developments. The rezoning process has been eliminated. A cluster development is a permitted use but the developer would still go before PC with their concept plan. The process has been greatly streamlined upfront. Neumann stated that the cluster text amendment was one of the best cluster design ordinances he has seen. In this CGA there will probably be about 30 new single family homes every year for the next 5-8 years.

Mr. Petzold stated that O'Brien Homes are professional and produce a high quality product. In the front section of the Concord Creek subdivision, Concord Development placed specific requirements (varying elevations, placement of garages) that enhanced the project and did not look cookie-cutter. He asked if staff would be able to place specific requirements as well.

Ms. Tollefson stated that there were two projects that came forward in the CGA before the zoning was completed. They came in under PUDs. Staff did require some additional standards above and beyond what the architectural review board requires; how many front loading garages could be in a row, limitations on front loading garages such as one of the planes must be setback at a different plane than the other two planes, specific percentage of garage on front façade, architectural details had to be on the front of the garages. When the CGA zoning passed, she asked the Common Council (CC) if they wanted to include some of those requirements above and beyond the architectural board and they did not.

- Concordia University was at the PC December meeting for a consultation regarding their interest in placing a dome over their soccer field. There are neighborhood concerns but a technical issue is the height of the dome. 75 feet is greater in height than the zoning code allows. Concordia would need to go for a variance; which is unlikely that they would get. The better approach would be to have the CC consider a text amendment for height related to athletic facilities. It is inflated, but considered permanent, because it is up for 5-6 months every year. Ms. Adams added that Concordia is looking at other options and that they are trying to raise funds for a permanent athletic facility.
- Regarding Town Center, the two-story south building will be office and retail. The second floor will be Forward Dental, Ruby Tap is on the corner and it contains two or three other tenants.
- The Pick n Save building will be dental offices done by the same company that is constructing the Memory Care Center. They would consume about 20,000-30,000 square feet of the 42,000 square foot building. There will be doctors there, not a cubicle insurance business.

4. Convene into Closed Session

Adjourn into closed session pursuant to Section 19.85(1)(e), Wisconsin State Statutes, deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (**Land Acquisition**).

5. Reconvene into Open Session

6. Announcements

7. Adjourn

The meeting adjourned at 8:46 am.