



Minutes
City of Burlington Joint Common Council/Plan Commission Workshop
May 10, 2022, 6:00 p.m.

Mayor Jeannie Hefty called the Joint Common Council/Plan Commission meeting to order at 6:16 p.m. Roll call: Common Council: Aldermen Shad Branen; Corina Kretschmer; Bob Grandi; Tom Vos; Jon Schultz; Tom Preusker; and Bill Smitz were present. Alderman Sara Spencer absent. Plan Commission: Commissioners John Ekes; Art Gardner; and Andy Tully were present. Commissioner Chad Redman excused. Also present: Carina Walters, City Administrator; Megan Watkins, Assistant City Administrator/Zoning Administrator; Scott Ruhland, City Planner via Zoom; Greg Governatori, Kapur & Associates; and Gregory Guidry, Building Inspector.

DISCUSSION

A. A discussion regarding the Hughes Project located at 808 McHenry Street.

- Mayor Hefty opened this item for discussion.
- Carina Walters, City Administrator, explained there has been discussions regarding the Hughes project for approximately two years. There would be benefits and challenges for commercial businesses and developers. The representatives will explain two possible development options for the site, but not the financials, which will be discussed at a Common Council meeting in closed session. This is 75 acres located along McHenry Street, across the street from Lavelle Industries and Ardagh Group and located in a Primary Environmental Corridor (PEC).
- JR Reesman, The Reesman Company, gave an overview of the Hughes Project and a long discussion was ensued.
 - Option 1 – This development would be 75+ acres including PEC. It would benefit from street connectivity on Brookview Avenue providing direct access to Hwy 11/36 By-pass, a secondary access for emergency vehicles, and traffic reduction on Market Street. The development would consist of 48 acres for industrial buildings with 542,000 square feet of buildings and approximately 41 million in incremental value (\$77,000 per/sq. ft.). A stormwater pond providing a relief outlet during storm events to prevent flooding liability. With the removal of sand and gravel aggregate commodity with commercial value would create revenue and reduce the overall project cost. There will be a water main loop providing redundancy to the water system. Some of the challenges require removal of existing trees on 35 acres of the site, Southeastern Wisconsin Regional Planning Commission (SEWRPC) may not support a sanitary sewer expansion, thus not issue a 208 letter, and SWERPC approval is necessary for road and utility extension.

Alderman Sara Spencer arrived at 6:38 pm.

- Option 2 – This development is the same except for it would consist of 34.5 acres for industrial buildings not including PEC with 390,000 square feet of buildings and approximately 30 million in incremental value (\$77,000 per/sq. ft.) A creation of a 27-acre foot stormwater Attenuation Basin, with additional 27-acre feet of emergency overflow capacity.

ADJOURNMENT

Alderman Vos moved, and Alderman Kretschmer seconded to adjourn the meeting at 7:38 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant