



STAFF REPORT

DATE: 5/13/2025

WORKSHOP

TO: City Council
FROM: Jason Stopa, Community Development Director & Jack Griffin, City Engineer
AGENDA ITEM: MUSA Boundaries for the Water Treatment Facility Area
REVIEWED BY: Nicole Miller, City Administrator
Sarah Sonsalla, City Attorney

CORE STRATEGIES:

- | | |
|--|--|
| <input type="checkbox"/> Vibrant, inclusive, connected community | <input checked="" type="checkbox"/> Efficient, reliable, innovative services |
| <input checked="" type="checkbox"/> Responsive, transparent, adaptive governance | <input type="checkbox"/> Balanced Finances now and future |
| <input type="checkbox"/> Managed Growth | <input checked="" type="checkbox"/> Resilient Infrastructure |

BACKGROUND: The City is seeking to construct a water treatment facility and has identified a site at the corner of Inwood Ave and 10th St. Currently, the parcel (2802921420005) is 69.58 acres, and the facility would need 8.2 acres of the parcel. The parcel is owned by Voran 711 Land Holdings LLC, which owns a total of 126.79 acres across 4 parcels. The site is not in the metropolitan urban service area (MUSA), but the facility would be required to connect to sewer. The owner has asked to have a portion of their site, roughly 63.03 acres, added to the MUSA since they will be losing developable acreage through the sale. They also claim that a community septic system would be difficult to install because of the soils.

ISSUE BEFORE COUNCIL:

- Should the City Council consider purchasing the 8.2 acres for fair market value and only include that portion in the MUSA?
- Should the City Council consider including additional acreage into the MUSA, and if so, how many acres and at what density?

PROPOSAL DETAILS/ANALYSIS: Currently, the area is guided Rural Area Development, which allows for 10 acres/unit unless developed through an Open Space PUD at 0.6 units/acre. The applicant would sell 8.2 acres for the facility, which could have 5 units in an OP-PUD. The concept plan (provided as an attachment) shows 63.03 gross acres, which could have a density of approximately 38 single family units as an OP-PUD.

The owner is requesting to amend their land use guidance from Rural Area Development to Low Density Residential, which has a density range of 2.5 – 4 units/acre and allows for single and two-family housing. The concept shows both types of housing with 36 townhouse units located closer to the facility. The townhouses would have to be changed to two-family units per the Comp Plan. The remaining 113 units are single-family housing units. As proposed the plan has a density of approximately 2.9 units per acre. The Met Council's plat monitoring has the City at 3.88 units/acre. The City will need to remain above 3.5 units/acre to comply with the 2050 Comp Plan.

FISCAL IMPACT: While the City plans on purchasing the 8.2 acres of land for the facility, the owner has expressed interest in working with the City, which could result in the land being donated.

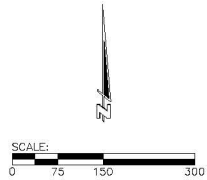
OPTIONS:

- Expand the MUSA to only the facility
- Expand the MUSA to the area proposed
- Expand the MUSA to a smaller area than proposed

ATTACHMENTS:

- Concept Plan





SITE DATA

126.79 ACRES
(ENTIRE PROPERTY)
8.21 ACRES
(CITY WTP PARCEL)

63.03 ACRES
(PROPOSED DEVELOPMENT PARCEL)
62.52 ACRES
(EXCLUDING 0.51 AC EX. RW)
*51.4 ACRES
*FOR DENSITY CALCULATIONS
(EXCLUDING 4.9 ACRES OF WETLAND)
(and 46.2 ACRES OF WETLAND BUFFER)

PROPOSED URBAN - MDR (4-8 UNITS/AC.)

SINGLE FAMILY - 113 UNITS
TWINHOME - 32 UNITS
TOTAL - 144 UNITS
DENSITY - 2.8 UNITS/AC.

PROPERTY BUFFER - 10.4 ACRES
STORMWATER - 5.4 ACRES
REMAINING ACREAGE - 35.62 ACRES

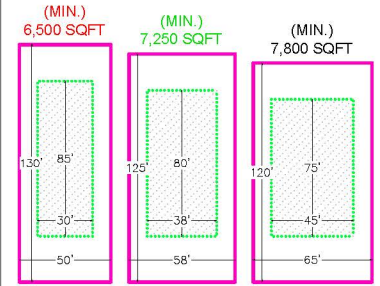
CONCEPT "MDR"
~4,800 L.F. (±7.1 AC) - PROPOSED 2-WAY ROADWAY
~2,480 L.F. (±2.1 AC) - PROPOSED 1-WAY ROADWAY
~XXXX L.F. - TRAIL (MUST EXCEED ROADWAY)

NOTES

- DIMENSIONAL REQUIREMENTS WILL BE UPDATED/REVISED AFTER CONCEPT COMMENTS HAVE BEEN RECEIVED AND DISTRICT PARAMETERS DETERMINED.
- NO PRELIMINARY ENGINEERING HAS BEEN COMPLETED AT THIS TIME. LOTS/UNITS MAY NEED TO BE ELIMINATED IN ORDER TO ACCOMMODATE GRADING, STORMWATER, OR UTILITY DESIGN.
- A SURVEY OF THE PROPERTY HAS NOT BEEN COMPLETED AT THIS TIME. THE INFORMATION AND BOUNDARY SHOWN HEREON SHOULD BE USED FOR CONCEPT PURPOSES ONLY.
- TREE PRESERVATION, LANDSCAPING AND SCREENING REQUIREMENTS SHALL BE REVIEWED WITH THE CITY.
- SOIL ANALYSIS SHALL BE CONDUCTED TO IDENTIFY AREAS SUITABLE FOR STORMWATER TREATMENT.
- AREAS GREATER THAN 12% SLOPE FOR 50' MAY BE CONSIDERED "STEEP". THERE ARE NO STEEP SLOPES ON THIS PROPERTY.

LOT EXAMPLES

NOTES - LOT NUMBERS ARE COLOR CODED AS INDICATED BELOW BASED UPON THE BUILDABLE WIDTH AT THE SETBACK LINE. THEREFORE CORNER LOTS ARE LARGER TO ACCOUNT FOR THE INCREASED CORNER SETBACK. ADDITIONAL, THE LOT WIDTH ON A CULDESAC OR TURNAROUND IS MEASURED AT 35 FT FROM THE RIGHT OF WAY TO AVOID EXCESSIVE LOT SIZE.

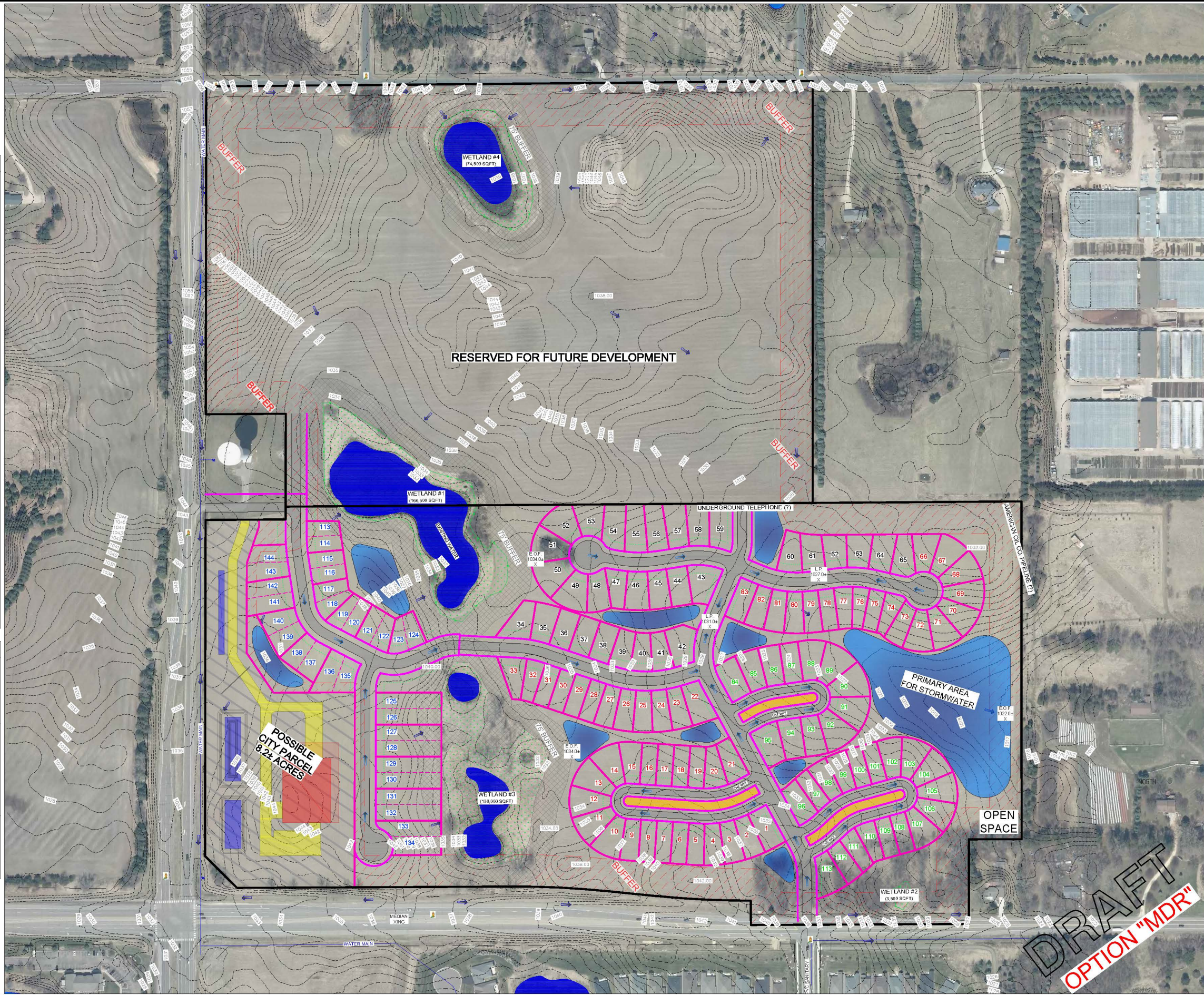


MDR - LOT REQUIREMENTS
7,000 SQFT MIN LOT AREA (SF)
4,000 SQFT MIN LOT AREA (TWN)
3,000 SQFT MIN LOT AREA (MF)
50' MIN LOT WIDTH (SF)
30' MIN LOT WIDTH (TWN)

25' FRONT YARD SETBACK
15' CORNER YARD SETBACK
10' SIDE YARD SETBACK
20' REAR YARD SETBACK

EXISTING
STORMWATER
RUNOFF

PROPOSED
STORMWATER
RUNOFF



CORPORATE OFFICE
408 Technology Drive East
Suite A
Menomonee, WI 54751
Tel 715-382-4490

A.C/a
Auth•Consulting/associates
S&L Land Surveying a division of A C/a

PROJECT:
VORAN PROPERTY
TYME PROPERTIES, LLC.

SHEET NO.
CONCEPT

DRAWING PHASE:

DRAWN BY: JMS

CHECKED BY: MDH

DATE: 04/28/25

AGENCY REVIEW

BID DOCUMENT

FOR CONSTRUCTION

AS-BUILT DOCUMENT

DWG FILE: 287-ACA (TYME)

REF FILE:

CONCEPT W/CITY SEWER

REVISION DESCRIPTION:

JMS

05/05/25

DATE:

CONCEPT SITE PLAN