



11333 N. Cedarburg Road  
Mequon, WI 53092  
Phone: 262-236-2914  
Fax: 262-242-9655

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of the City Clerk  
Taped & Televised

**COMMITTEE OF THE WHOLE**  
**Tuesday, November 11, 2025**  
**6:30 PM**  
**Christine Nuernberg Hall**

**Agenda**

1. Call to Order, Roll Call
2. Approval of Meeting Minutes
  - a. October 14, 2025
3. Discussion
  - a. Presentation of the Joint Mequon-Thiensville Bike & Pedestrian Way Commission's Prioritization of Projects Contained within the 2025-2045 Mequon-Thiensville Bike & Pedestrian Master Plan
  - b. Review and Consideration of Design Alternatives for the Reconstruction of Lake Shore Drive (South of Mequon Road) and Mequon Road (East of I-43)
4. Informational Items
  - a. Committee of the Whole Planning Calendar
5. Adjourn

*Dated: November 11, 2025*

*/s/ Andrew Nerbun, Mayor*

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the City Administrator's Office at 262-236-2941, Monday through Friday, 8:00 AM – 4:30 PM.



11333 N. Cedarburg Road  
Mequon, WI 53092  
Phone: 262-236-2914  
Fax: 262-242-9655

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of the City Clerk  
Taped & Televised

**COMMITTEE OF THE WHOLE**  
**Tuesday, October 14, 2025**  
**6:00 PM**  
**Christine Nuernberg Hall**

**Minutes**

1. Call to Order, Roll Call

Mayor Nerbun called the meeting to order at 6:00 PM.

**Present:**

- Mayor Andrew Nerbun
- Alderman Robert Strzelczyk – attended virtually
- Alderman Kelly Tolocko – Arrive at 6:01 PM
- Alderman Dale Mayr
- Alderman Jeffrey Hansher
- Alderman Gregg Bach - **Excused**
- Alderman Peter Bratt
- Alderman William Gebhardt
- Alderman Brian Parrish

Also present: City Administrator Jones, Assistant City Administrator Wolff, City Attorney Sajdak, City Clerk Fochs, Finance Director Arnett, Director of Public Works/City Engineering Lundeen, Assistant City Engineer McCraw, Director of Community Development Tollefson, Assistant Director of Community Development Zader, Fire Chief Bialk IT Manager Fortini, IT Specialist Sauerland, Deputy Clerk Kong, and interested public.

2. Approval of Meeting Minutes

a. September 9, 2025

**RESULT:** **Approved by Voice Acclamation [8-1]**  
**MOVED BY:** Alderman Mayr  
**SECONDED BY:** Alderman Hansher

**AYES:** Nerbun, Strzelczyk, Tolocko, Mayr, Hansher, Bratt, Gebhardt, Parrish  
**DEEMED NO:** Bach

Attachment: 10.14.25 CC Draft (10789 : cotw minutes)

### 3. Discussion

#### a. Mequon Commons: Phase 2 Summary

Morgan Chapman of the Lakota Group provided an overview of the project status and presented a detailed report of the concepts envisioned for the civic campus. Six concepts were created based on feedback results from the Engagement Phase of the project involving the public, targeted focus groups, elected officials and city staff. Results were primarily focused on year-round, multi-generational use for the community and visitors with mixed-uses, water features, gathering spaces, connecting the town center, civic reinvestment, native plantings access to nature, and sustainable growth.

Concept A: Using the current footprint, this plan would focus on upgrading the existing features and allow for additional parking.

Concept B1: Will increase the current footprint with a bold reimagining of the aquatics center and relocation of the baseball field to allow for multi-use space(s).

Concept B2: Uses B1 as a template with some reconfiguration and enhancements including park support building relocation and a lazy river in the aquatic center.

Concept C1: Focuses on community gathering spaces such as an amphitheater and flex lawn instead of a baseball field and an enlarged aquatic center including cabanas.

Concept C2: Essentially C1 with alternate positioning of elements.

Concept D: Baseball field focused with substantial baseball operation and spectator upgrades and no pool.

Ms. Chapman concluded her presentation with preliminary cost estimate ranges for each concept that require additional evaluation, including infrastructure and engineering review and requests more definitive decisions from the Committee in order for the process to move forward into the Implementation (final) Phase of the project.

Three community members spoke to the Committee expressing their desire to retain Rennie Field in its current location, while also acknowledging the progress for change. An additional query regarding the possible relocation of the baseball field was voiced by an Eagle Scout in attendance.

Community Development Director Tollefson advised the Committee that project discussion will soon also involve the Parks & Open Space Board and Mequon-Thiensville Bike and Pedestrian Way Commission prior to returning to the Common Council.

Committee discussion and comments included considerations for the Rennie Field legacy and its unclear future depending on the City's overall long-term needs. Committee members shared common interest in multi-use options of the space(s) with year-round usability and prioritization of the pool.

### 4. Informational Items

#### a. Committee of the Whole Planning Calendar

## 5. Adjourn

Motion to adjourn at 7:39 PM.

**RESULT:** **Approved by Voice Acclamation [8-1]**

**MOVED BY:** Alderman Mayr

**SECONDED BY:** Alderman Gebhardt

**AYES:** Nerbun, Strzelczyk, Tolocko, Mayr, Hansher, Bratt, Gebhardt, Parrish

**DEEMED NO:** Bach

Respectfully Submitted,

*Janet Meyer*  
Deputy Clerk

Attachment: 10.14.25 CC Draft (10789 : cotw minutes)



11333 N. Cedarburg Road  
 Mequon, WI 53092-1930  
 Phone: 262-242-3100  
 Fax: 262-242-9655

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of Engineering

**TO: Committee of the Whole**  
**FROM: Cole McCraw, Assistant City Engineer**  
**DATE: November 11, 2025**  
**SUBJECT: Presentation of the Joint Mequon-Thiensville Bike & Pedestrian Way Commission's Prioritization of Projects Contained within the 2025-2045 Mequon-Thiensville Bike & Pedestrian Master Plan**

### **Background**

The Mequon-Thiensville Bike & Pedestrian Master Plan was adopted by the Common Council on March 11, 2025. Since adoption, the M-T Bikeway Commission has reviewed and evaluated the plan to prioritize recommendations for the City and Village.

The adopted plan report can be found on the City website below:

- **Final Report:** <https://www.cityofmequonwi.gov/media/24886>
- **Final Report Appendices:** <https://www.cityofmequonwi.gov/media/24891>

Per City Ordinance, the defined purpose of the Joint M-T Bike & Pedestrian Way Commission is as follows:

*The commission shall advise the common council and the Thiensville Village Board regarding the creation of, revisions to and implementation of a city- and village-wide master plan for bike and pedestrian ways and trails accessible to bicyclists, pedestrians and participants in other silent sports.*

Also, in the City Ordinance and relating to the master plan, the commission has the following powers and duties:

- (1) *Advise the common council and Thiensville Village Board regarding creation, revisions to and implementation of a city- and village-wide master plan for bike and pedestrian ways and ancillary services throughout the city and the Village of Thiensville.*
- (2) *Set priorities for new bike and pedestrian ways or enhancements of existing routes in the master plan.*
- (3) *Identify and prioritize critical gaps in bike and pedestrian ways.*

### **Analysis**

The prioritized list of improvements is found attached to this memo. Please note that not all recommendations provided in the Mequon-Thiensville Bike & Pedestrian Master Plan are prioritized as part of this list. The projects selected are indicated as the highest priority.

Please also note that no project was meant to have a higher priority than another within each category.

The Bikeway Commission intends to review and revise the list annually, or on a case-by-case basis. The list will be utilized for project funding requests and to coordinate projects with the Road Program or other City initiatives.

**Fiscal Impact**

This item is for information and discussion only and does not carry a fiscal impact. Planning-level costs for some common improvements can be found in the GRAEF study.

**Recommendation**

This item is being brought to the November 11, 2025, Committee of the Whole meeting for presentation as an informational item for review and discussion.

Attachments:

Bikeway Priority Projects (PDF)

## **Joint Mequon-Thiensville Bike & Pedestrian Way Commission Project Prioritization**

### **Priority Projects (2025-2027)**

1. West Mequon Bicycle Route \* - note: signage not to be implemented until a safe crossing is installed at Wauwatosa Road
2. Riverview Route to OIT and Thiensville Park - Thiensville
3. Lake Shore Drive (Zedler to Mequon Road) and Mequon Road (I-43 to Lake Shore Drive) widened paved shoulders
4. Wauwatosa Road buffered bike lane (County Line to Mequon Road) \*
5. Mequon Road Milwaukee River Bridge sidewalk (barrier, signage and/or warning stripe) \*
6. Range Line Road (Mequon to Donges Bay Road) and Donges Bay Road (River Road to Port Washington Road) side path for safe access to schools – Possible TAP/SRTS Grant
7. Buntrock Road sidewalk and shared lane marking from Mequon to Division Road (east side)

### **Medium Term**

8. Division Road sidewalk (Buntrock to Cedarburg)
9. Mequon Road side path (Port Washington Road to Cedarburg Road) \*
10. OIT crossing redesign at Donges Bay Road
11. Freistadt Road side path (OIT to River Road) - Thiensville
12. Lakeshore Drive (Mequon to Highland)
13. OIT Repaving – note: possible grant application
14. Redesign of OIT Maze Railroad Crossing
15. Sidewalk on Port Washington Rd from Glen Oaks to Highland – note: County approval required

### **Long Term**

16. Highland Road side path (Port Washington Road to Rotary Park)
17. Cedarburg Road side path (Mequon to Division Road)
18. Donges Bay Bicycle/Pedestrian Bridge over Milwaukee River
19. Donges Bay Road side path (Wauwatosa to Cedarburg Road)
20. Completion of Swan Road side path (Daventry Rd to Mequon Rd)\*

#### Notes:

- Not all recommendations provided in the Mequon-Thiensville Bike and Pedestrian Master Plan are prioritized as part of this list. The projects selected are indicated as the highest priority.
- No project was meant to have a higher priority than another within each category.
- The Bikeway Commission intends to review and update the list annually.

\*DOT permitting required



11333 N. Cedarburg Road  
 Mequon, WI 53092-1930  
 Phone: 262-242-3100  
 Fax: 262-242-9655

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of Engineering

**TO: Committee of the Whole**  
**FROM: Cole McCraw, Assistant City Engineer**  
**DATE: November 11, 2025**  
**SUBJECT: Review and Consideration of Design Alternatives for the Reconstruction of Lake Shore Drive (South of Mequon Road) and Mequon Road (East of I-43)**

### **Background**

The [Joint M-T Bikeway Master Plan](#) was adopted by the Common Council on March 11, 2025. A road reconstruction project has been anticipated for the Lake Shore Drive (Zedler to Mequon Road) and Mequon Road (I-43 to Lake Shore Drive) project area due to pavement conditions, which is anticipated to be completed in two phases. The project area consists of approximately 2.25 miles.

The Bikeway Master Plan recommends the following improvements in the project area: install a 5-foot paved shoulder on both sides of the street. Consider also installing an 8-foot minimum side path on the east side of the street from Donges Bay Road to where Lake Shore Drive continues north of Mequon Road.

These recommendations were formulated into three alternatives based on the plan's suggestions:

- **Alternative 1** (5-foot paved shoulders and 8-foot side path)
- **Alternative 2** (5-foot paved shoulders)
- **Alternative 3** (Road reconstruction only)

City staff engaged area property owners by issuing an online survey to assess preference and held three public involvement meetings to explain the project, answer questions, and solicit feedback. Staff's goal for the public involvement phase was to collect feedback from residents and educate residents about the project.

Following award of a design contract earlier this summer, City staff worked with raSmith to develop concept designs and cost estimates for each alternative. Concept designs were submitted to the City and presented at a public involvement meeting on October 22<sup>nd</sup>.

### **Analysis**

The next critical step for the project is to allow the Committee of the Whole to select one alternative to proceed with into final design and construction bidding.

The concept plans for each alternative are found on the City website [here](#).

RaSmith will present the alternatives and relative impacts. The attached memo details the anticipated impacts within the right-of-way for each alternative. Currently, no impacts to private

property are anticipated. In summary, **Alternative 1** is the most impactful to trees, vegetation, and other items found in the right-of-way including landscaping beds, retaining walls, decorative columns or lights, etc.

**Alternative 3** has minimal impacts to features within the right-of-way, but will likely still result in some vegetation disturbance to accommodate drainage improvements.

**Alternative 2** has an impact level in between the two alternatives mentioned above. The additional paved shoulders also require drainage facilities to be moved outward from the street, resulting in impacts to features in the right-of-way, including trees.

Generally, many were supportive of some sort of improvement to accommodate walkers and bikers. However, many are against tree and vegetation removal and fear that the project will impact the character of the neighborhood or feel that the impacts are too close to their property. Many mention traffic speeding concerns or concerns about costs of the alternatives.

The full public comment record and survey results can be viewed or downloaded here: [Lake Shore Mequon Public Comment Record](#)

**Fiscal Impact**

The cost estimates for each alternative are included below:

<b>Alternative Evaluated</b>	<b>Conceptual Cost Estimate</b>
Alternative 1 (5-foot paved shoulders and side path)	\$4.7M
Alternative 2 (5-foot paved shoulders)	\$3.9M
Alternative 3 (road reconstruction only)	\$1.9M

As proposed, the project would be funded by the Right-of-Way Asset Management account. The account was last funded through a \$5.25M borrowing which is intended for 2025-2028. **Alternative 1** may require additional allocation to fund the project through both phases, as the capital account balance alone will not be sufficient to fund the entire project.

**Recommendation**

Staff and raSmith will present the background and alternatives for the project. The Committee can consider public input and discuss the alternative selection at the meeting.

The Bikeway Commission voted to recommend **Alternative 2** (5-foot paved shoulders) as the preferred improvement for the project by a vote of 6-1 on October 29, 2025.

Staff recommends that the Committee of the Whole select one alternative to proceed with for final design and construction bidding. It is critical that a design decision be made so that the bidding documents can be generated and issued with the Road Program. The future construction awards must be approved by Common Council.

Attachments:  
Memo Alternative Analysis (PDF)



CREATIVITY BEYOND ENGINEERING

## MEMORANDUM

**DATE:** October 23, 2025  
**TO:** Cole McCraw / City of Mequon  
**FR:** Brad Hartjes / raSmith  
**RE:** Mequon Road and Lake Shore Drive Reconstruction

Cole, we are providing the following documents as part of the alternative analysis for the Mequon Road and Lake Shore Drive Reconstruction:

- Mequon Road and Lake Shore Drive Alternatives – Conceptual Design Drawings
- Mequon Road and Lake Shore Drive Alternatives – Property Impacts Summary
- Mequon Road and Lake Shore Drive Alternatives – Cost Estimates

These documents provide an overview of the three design alternatives. The overview includes conceptual drawings to show the proposed improvements for the three alternatives within the right-of-way and relative to the adjacent properties. The Property Impacts Summary is a spreadsheet which details the impacts to each adjacent property along the limits of the project. The following impacts have been summarized for each alternative:

- Driveways
- Driveway Culverts
- Ditch Improvements
- Ditch Enclosures
- Wetland Impacts
- Tree Removal
- Landscaping
- Retaining Walls
- Monument Signs
- Decorative Fencing
- Decorative Columns
- Decorative Lighting
- Decorative Stone

We have also provided an Engineering Estimate of Probable Construction Costs and alternative design impact review for each alternative. Table 1 provides a summary of the Costs and Table 2 provides a summary of the impacts.

**Table 1 – Cost Estimates**

Alternative Evaluated	Conceptual Cost Estimate
Alternative 1	\$4.7M
Alternative 2	\$3.9M
Alternative 3	\$1.9M

Several components contribute to the cost differences among the design alternatives, including asphalt paving, ditch enclosures, culvert replacements, and stormwater management. While asphalt paving costs are similarly higher for Alternatives 1 and 2, both also require substantial ditch enclosures due to roadway widening and the multi-use path in Alternative 1. These enclosures significantly increase the overall cost of Alternatives 1 and 2, with Alternative 1 requiring the most extensive ditch enclosure work.

Stormwater Management is required for both Alternative 1 and 2. We have analyzed the requirements of the City of Mequon and the Milwaukee Metropolitan Sewerage District and are proposing to provide stormwater management with the use of facilities within the right of way, including bioswales to provide water quality improvements, ditch checks to provide volume control, and potential use of property adjacent to the roadway for regional stormwater management facilities. We have included costs for the stormwater management facilities within the Cost Estimate, but we have not advanced the design to include them in the concept drawings.

raSmith will continue to collaborate with the City of Mequon going forward to provide a comparison of the benefits and costs of the project alternatives, with a goal to determine a preferred alternative after the Committee of the Whole meeting in November.

**Table 2 - Alternative Design Impact Overview**

Design Alternative		Alternative 1	Alternative 2	Alternative 3
<b>No Impacts In front of Property</b>		<b>5</b>	<b>5</b>	<b>22</b>
Individual Tree Impacts Within Public Right-of-Way	Deciduous ( <i>Unspecified</i> )	61	39	6
	Coniferous ( <i>Unspecified</i> )	87	62	0
	Cedar	40	11	0
	Pine	56	33	2
	Elm	15	3	2
	Maple	8	5	2
	Birch	1	1	0
	Cherry	1	1	0
	Oak	2	1	0
		<b>Subtotal</b>	<b>271</b>	<b>156</b>
General Site Feature Impacts Within Public Right-of-Way	Wooded / Brush	56	50	25
	Mulch Landscape	19	19	7
	Retaining Wall	3	2	0
	Monument Sign	5	5	0
	Decorative Fencing	1	0	0
	Decorative Columns	4	2	0
	Decorative Light Pole	11	6	0
	Decorative Stone	11	11	2
	Other Site Feature Impact	19	18	4
		Wetland Impacts	42	42
	<b>Subtotal</b>	<b>171</b>	<b>155</b>	<b>68</b>
Related Work	Driveways	66	66	59
	Culverts	51	55	8
	Ditch Improvements	57	70	57
	Ditch Enclosure	32	19	0

## COMMITTEE OF THE WHOLE PLANNING CALENDAR - 2025

ITEM	PRINCIPAL	TIME
<b>January 14</b>		
Community Pool Discussion	Lundeen	15
<b>February 11</b>		
Civic Campus Planning	Tollefson	30
<b>March 11</b>		
Floodplain Modeling Review Presentation	Zader	60
Community Survey Discussion	Schoenemann	30
<b>April 8</b>		
No Meeting	-	-
<b>May 13</b>		
Lake Michigan Bluff Text Amendment	Tollefson	15
Hotel Feasibility RFP	Tollefson	15
<b>June 10</b>		
Civic Campus Master Plan Update	Tollefson	30
TID #3 Public Improvements - Banners, Signs, Etc.	Tollefson	15
Resolution Request: Campaign Finance Reform	Parrish	15
<b>July 8</b>		
No Meeting	-	-
<b>ITEM</b>	<b>PRINCIPAL</b>	<b>TIME</b>

Attachment: COTW PLANNING CALENDAR (10812 : planning calendar)

COMMITTEE OF THE WHOLE PLANNING CALENDAR - 2025

<b>August 12</b>		
Port Washington Road Re-Zoning	Tollefson	30
Southern Ozaukee Fire & EMS Department - Annual Update	Bialk	15
Emergency Alert Notification System	Riley	15
<b>September 9</b>		
2025 Community Survey	Enea	45
<b>October 14</b>		
Civic Campus Master Plan	Tollefson	90
<b>November 11</b>		
Bike & Pedestrian Project Prioritization	Lundeen	45
Lake Shore Drive/Mequon Road Repaving Options	Lundeen	15
<b>December 9</b>		
Hotel Feasability Study - Phase I	Tollefson	30
Supplemental ARPA Spending Plan	Jones	15
	3	
<b>Future/Other Policy Items for Discussion/Consideration/Analysis</b>		
Personnel Handbook; Fleet Study Update; SW Industrial; Opitz Cemetery, Facilities Study Update, Forestry Update - Emerald Ash Borer/Specimen Tree Ordinance		

Attachment: COTW PLANNING CALENDAR (10812 : planning calendar)