



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

www.cityofmequonwi.gov

Office of the City Clerk

COMMITTEE OF THE WHOLE

Tuesday, May 13, 2025

7:00 PM

American Legion Post #457

6050 W. Mequon Road

Minutes

1. Call to Order, Roll Call

Mayor Nerbun called the meeting to order at 7:00 PM

Present:

Mayor Andrew Nerbun
Alderman Robert Strzelczyk
Alderman Kelly Tolocko
Alderman Dale Mayr
Alderman Jeffrey Hansher
Alderman Gregg Bach
Alderman Brian Parrish
Alderman Peter Bratt
Alderman William Gebhardt

Also present: City Administrator Jones, Assistant City Administrator Schoenemann, City Attorney Sajdak, City Clerk Fochs, Director of Public Works/City Engineering Lundeen, Assistant City Engineer McCraw, Director of Community Development Tollefson, Assistant Director of Community Development Zader, IT Specialist Sauerland, press and interested public.

2. Approval of Meeting Minutes

a. March 11, 2025

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Alderman Mayr
SECONDED BY: Alderman Nerbun

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

3. Ordinance

a. **ORDINANCE 2025-1681** An Ordinance Amending Chapter 58 of the Mequon Municipal Code, Related to Structures on the Lake Michigan Bluff

Director Tollefson provided an overview of the proposed amendment that began in August 2024, which will enact the regulation of Lake Michigan Bluff (LMB) structures for shoreline access. Tollefson provided comprehensive data with considerations related to lack of bluff stability along the Mequon coastline and building codes currently adopted by the City. The drafted guidelines approved by the Planning Commission and the Public Welfare Committee include property owner and qualified engineer responsibility and risk awareness, size, height, and location limitations, and ongoing maintenance of the structure, such as repairs, replacement, or removal of the structure.

Committee discussion topics included safety concerns and liability, impact on neighbors, engineering qualifications and plan drafting timeline, inspection clauses, enforcement of conditions, and County involvement.

4. Discussion

a. New Hotel Development Feasibility Analysis Port Washington Road Request For Proposals (RFP)

Director Tollefson introduced the drafted RFP for a potential hotel build along Port Washington Road between County Line Road and Glen Oaks Lane following the recommendation from the Real Estate Market Analysis completed in November 2024. The Economic Development Board provided the zoning recommendations to the Planning Commission with thirteen redevelopment sites.

The corridor is a favorable location with a high-demand market. The Committee members expressed their concern for the residential impact and will defer to City staff relating to developer criteria. Mayor Nerbun called for a straw poll from the Committee, resulting in unanimous agreement for the RFP release.

5. Information Items

a. Committee of the Whole Planning Calendar

6. Adjourn

Motion to adjourn at 7:44 PM

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Alderman Bach
SECONDED BY: Alderman Gebhardt

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

Respectfully Submitted,

Janet Meyer
Deputy Clerk
Approved 6/10/2025