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Office of the City Clerk

COMMITTEE OF THE WHOLE

Tuesday, August 12, 2025

6:30 PM

American Legion Post #457

6050 W. Mequon Road

Minutes

1. Call to Order, Roll Call

Mayor Nerbun called the meeting to order at 6:34 PM.

Present:

Mayor Andrew Nerbun

Alderman Robert Strzelczyk

Alderman Kelly Tolocko

Alderman Dale Mayr

Alderman Jeffrey Hansher

Alderman Gregg Bach

Alderman Brian Parrish

Alderman William Gebhardt

Alderman Peter Bratt -- **Absent**

Also present: City Administrator Jones, City Attorney Sajdak, City Clerk Fochs, Fire Chief Bialk, Director of Community Development Tollefson, Assistant Director of Community Development Zader, Police Chief Riley, IT Specialist Sauerland, press and interested public.

2. Approval of Meeting Minutes

a. June 10, 2025

RESULT: Approved by Voice Acclamation [8:1]

MOVED BY: Alderman Strzelczyk

SECONDED BY: Alderman Hansher

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

DEEMED NO: Bratt

3. Discussion

a. Zoning & Land Use Concept Review - Port Washington Road Commercial Corridor

Assistant Director Zader provided a background on the topic, to which discussion has been ongoing since 2023. Following the market analysis in late 2024, the Economic Development Board, Planning Commission, and City staff have developed proposals for 9 redevelopment sites along the corridor for Committee discussion.

Zoning adjustments include increasing intensity of uses on the East side of Port Washington Road to allow for larger buildings, consolidating districts based on land uses, a shopping center district, conditional uses, additional residential options, non-conforming discrepancies, and utilizing common language in the codes.

Committee discussion touched on apartment complexes, number of allowable stories and height concerns, reservations for increased size allowances, and effects on existing businesses and nearby residential neighborhoods. Zader explained that banks and properties with three stories, do and will provide higher tax revenue. He reminded the Committee of the upcoming hotel analysis discussion. The City agrees to limiting structures on the West side of Port Washington Road and continued restrictions for drive-throughs.

The Committee agreed that decisions regarding the land use plan and allowing residential along the corridor, should wait until the Community Survey results have been released and thoroughly analyzed. The Commission was split on allowing three stories on the East side of the road, with 4-5 members expressing their support for the proposed change.

b. Southern Ozaukee Fire & EMS Department - Annual Update

Chief Bialk provided a brief updated on Fire and EMS statistics in the last 10-years. He explained that EMS calls have doubled, likely related to the growth of care centers. Bialk was proud to report that response times versus departmental staffing and resources have improved. They successfully staffed 7 members, 24 hours, 99% of the year.

4. Resolution

a. **RESOLUTION 4227** A Resolution Ratifying a Proclamation Declaring a State of Emergency in Response to the Natural Disaster Resulting from Historic Rainfall

RESULT: Approved by Roll Call Vote [8:1]
MOVED BY: Alderman Strzelczyk
SECONDED BY: Alderman Mayr

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

5. Potential Additional Discussion
 - a. IPAWS Emergency Alert System

Chief Riley provided an overview on Integrated Public Alert and Warning System (IPAWS), a federal alerting tool that communicates emergency messages to the public by radio, television, cell phone towers, etc.

6. Adjourn

Motion to adjourn at 7:38 PM.

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

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| <p>AYES: Nerbun, Strzelczyk, Tolocko, Mayr, Hansher, Bach, Parrish, Gebhardt DEEMED NO: Bratt</p> |
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Respectfully Submitted,

Janet Meyer
Deputy Clerk
Approved 9/9/2025