



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2914
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www.cityofmequonwi.gov

Office of the City Clerk
Taped and Televised

**COMMON COUNCIL
Regular Meeting
Tuesday, April 14, 2026 - 7:30 PM
Or Immediately Following the
Sewer Utility District Commission Meeting
Christine Nuernberg Hall**

Amended Agenda

1) Call to Order

2) Pledge of Allegiance

3) Roll Call

4) Public Hearings: None.

5) Personal Appearances and Public Comment:

Citizens wishing to address the Council on any matter **not** on the agenda may do so at this time. If you desire to be heard on agenda items, you may be heard when that item is considered on the agenda. Please speak into the microphone at the podium. The time limitation is **FIVE** minutes. **To speak or to have your opinion recorded, please complete a registration slip found on the table in the lobby and return it to the bin in the Council Chambers.**

6) Public Officials' Reports:

- a) Mayor
- b) City Administrator

7) Consent Agenda:

- a) Architectural Board meeting minutes of February 9, 2026
- b) Board of Appeals meeting minutes of February 5, 2026
- c) Common Council meeting minutes of March 10, 2026
- d) Economic Development Board meeting minutes of February 24, 2026
- e) Finance-Personnel Committee meeting minutes of February 10, 2026
- f) Mequon Municipal Water Utility Commission meeting minutes of November 4, 2025
- g) Park and Open Space Board meeting minutes of January 21 and March 18, 2026
- h) Planning Commission meeting minutes of February 23, 2026
- i) Public Works meeting minutes of February 10, 2026
- j) Sewer Utility District Commission meeting minutes of November 4, 2025

k) **Ordinance First Readings:**

NOTE: First reading of Ordinances will not be acted upon unless a suspension of the rules is approved by a recorded vote of two-thirds majority of all aldermen.

- 1) **ORDINANCE 2026-1690** - An Ordinance Amending the City's Zoning Map within Chapter 58 of the Mequon Municipal Code from R-3 (Residential 1-Acre) with a CGO (Central Growth Overlay) to R-3/TDR (Transfer of Development Rights)/PUD (Planned Unit Development), in Connection with Development of a 19-Lot Subdivision upon 16.5 Acres Immediately North of 8440 W. Donges Bay Road; **Recommended by Planning Commission March 23, 2026; First Reading.**

8) **Ordinances:** None.

9) **Resolutions:**

- a) **RESOLUTION 4279** - A Resolution Adopting the Mequon Commons Master Plan; **Recommendation Forthcoming by Committee of the Whole April 14, 2026.**
- b) **RESOLUTION 4280** - A Resolution Adopting a Revised Forfeiture Schedule for the Mid-Moraine Municipal Court, Reflecting a \$10 Increase in Applicable Court Fees as Authorized Under Wisconsin Act 113; **Recommendation Forthcoming by Finance-Personnel Committee April 14, 2026.**
- c) **RESOLUTION 4281** - A Resolution Awarding the 2026 GSB-88 Bituminous Road Sealing Contract to Fahrner Asphalt Sealers, LLC, of Waunakee, Wisconsin in the Amount of \$155,000; **Recommendation Forthcoming by Public Works Committee April 14, 2026.**
- d) **RESOLUTION 4282** - A Resolution Awarding the 2026 Crack Sealing Contract to Thunder Road, LLC of Genesee, Wisconsin, in the Amount of \$183,500; **Recommendation Forthcoming by Public Works Committee April 14, 2026.**
- e) **RESOLUTION 4283** - A Resolution Approving the Following in Connection with Replacement of a 2004 Dump Truck: A) A 2026 Ford Super Duty F-600 Chassis from Ewald Automotive Group, Hartford, Wisconsin, in the Amount of \$55,025; and B) A Henderson Mark III Dump Body and Hoist with Related Equipment from Universal Truck Equipment, Galesville, Wisconsin, in the Amount of \$20,206; **Recommendation Forthcoming by Public Works Committee April 14, 2026.**
- f) **RESOLUTION 4284** - A Resolution Ratifying an Agreement for Implementation of Asset Management Software with Tyler Technologies Inc., of Yarmouth, Maine, in an Amount Not-to-Exceed \$47,000; **Recommendation Forthcoming by Public Works Committee April 14, 2026.**
- g) **RESOLUTION 4285** - A Resolution Approving Award of a Contract for the Construction of Lift Station R and Lift Station U Improvements to Sabel Mechanical LLC of Fond du Lac, Wisconsin in the Amount of \$175,600, with Authorization to Award the Contract to Mid City Corporation of Butler, Wisconsin in the Amount of \$232,500 if the Initial Contract Award is not Executed; **Recommendation Forthcoming by Sewer Utility District Commission April 14, 2026.**

10) Specified Unfinished Business From Prior Meetings: None.

11) Specified New Business: None.

12) Potential Closed Sessions:

- a) Michael Kemp 14133 N. Riverland Road Claim. The Common Council may convene into closed session pursuant to Wis. Stat. § 19.85(1)(g), Wisconsin State Statutes, conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved and then may reconvene into open session to take such action as deemed appropriate.
- b) Acquisition of Property Rights Related to the Relocation of Lift Station E to 2010 W. Ranch Road. The Common Council may convene into closed session pursuant to Wis. Stat. § 19.85(1)(e), Wisconsin State Statutes, deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and then may reconvene into open session to take such action as deemed appropriate.

13) Adjourn

Dated: April 9, 2026

/s/ Andrew Nerbun, Mayor

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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 Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM



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Inspections Division

ARCHITECTURAL BOARD
Regular Meeting
Monday, February 9, 2026 - 6:00 PM
Christine Nuernberg Hall - Common Council Room

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Vice-Chairman Paul Apfelbach at 6:00 p.m.

Present:

Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin,
Board Member Janet Ehn, Board Member Anthony LaGalbo
[ABSENT: Chairman Scott Reed, Board Member Ann Scherzinger, Board Member Curtis Helm,
Architect John Mikkelson]

2) Approval of Meeting Minutes

a) Meeting minutes of January 12, 2026

MOTION:	Motion to approve the Minutes
MOVER:	Board Member Michael Wade
SECONDER:	Board Member Tom Irvin
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

3) Action Items

a) **Mitchel & Lilas Cox**

New Single-Family Residence at 1545 W. Falcon Court

Subdivision: Highland Meadows

Contractor: Victory Homes of WI / Architect: David Pluim

District 5 - 6:00 pm

MOTION:	Approved
MOVER:	Board Member Tom Irvin
SECONDER:	Board Member Anthony LaGalbo
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

b) **Larry Stern**

First & Second Floor Addition at 2405 W. Bonniwell Road

Subdivision: N/A

Contractor: GM Building & Remodeling / Architect: GM Building & Remodeling

District 5 - 6:05 pm

MOTION:	Approved
MOVER:	Vice-Chairman Paul Apfelbach
SECONDER:	Board Member Janet Ehn
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

- c) **Tim & Amy Damon**
Screen Porch Addition at 3030 W. Donges Bay Road
 Subdivision: N/A
 Contractor: Owner / Architect: Meg Baniukiewicz
 District 7 - 6:10 pm

MOTION:	Approved
MOVER:	Board Member Michael Wade
SECONDER:	Board Member Tom Irvin
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

- d) **Rich & Michelle Lewis**
3-Season Sunroom Addition at 9706 N. Valley Hill Drive
 Subdivision: Valley Hill Place
 Contractor: Northgreen Builders / Architect: Hinoski LL
 District 7 - 6:25 pm

MOTION:	*Approved with the following conditions: 1. Siding on addition to match existing house on all three elevations. 2. Cedar corner boards and window trim that matches the house should be added. 3. Brick to be added to top of foundation.
MOVER:	Board Member Michael Wade
SECONDER:	Board Member Tom Irvin
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

- e) **Thomas & Caitlin Kolowith**
New Single-Family Residence at 14210 N. Pine Bluff
 Subdivision: Hawks Bluff
 Contractor: Victory Homes of WI / Architect: David Pluim
 District 1 - 6:35 pm

MOTION:	*Approved with the following conditions: 1. On front elevation, remove brick from right-side bump-out upper-level gable. 2. On rear elevation, add brick to the two-rear bump-out gable walls, (full height; ground to roof). Brick to die on inside corners. 3. Since the bonus room on the second floor does not have 8% natural light as required by Code, add one window (left side of right elevation) in the bonus room that matches windows in Bedroom #3, plus skylights or remove bonus room closet.
MOVER:	Board Member Tom Irvin
SECONDER:	Vice-Chairman Paul Apfelbach
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

- f) **Taylor Bode**
New Single-Family Residence at 12031 N. Ridge Road
 Subdivision: N/A
 Contractor: Owner / Architect: Owner
 District 1 - 6:40 pm

MOTION:	Approved with the option of using concrete or wood decking for the steps and surround on exterior.
MOVER:	Vice-Chairman Paul Apfelbach
SECONDER:	Board Member Michael Wade
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

- g) **Paul Kujawa & Carrie Schaal**
Second Floor Deck with Enclosed Screen Room Addition at 9773 N. Migratory Court
Subdivision: Swan Ridge Farms
Contractor: Siding Unlimited / Architect: Siding Unlimited
District 1 - 6:45 pm

MOTION:	Approved
MOVER:	Board Member Tom Irvin
SECONDER:	Board Member Michael Wade
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

- h) **Veridian Homes LLC**
New Single-Family Residence at 8296 W. Bluebird Court
Subdivision: The Enclave
Contractor: Veridian Homes LLC / Architect: Veridian Homes LLC
District 3 - 6:55 pm

MOTION:	Approved
MOVER:	Board Member Anthony LaGalbo
SECONDER:	Board Member Tom Irvin
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

- i) **Thomas & Kaitlyn Essmann**
Attached Garage & Living Space Addition at 11444 N. Buntrock Avenue
 Subdivision: Thiensville Realty Co.
 Contractor: C&C Contracting / Architect: Bill Hahn
 District 3 - 7:00 pm

MOTION:	*Approved with the following conditions: 1. On the rear elevation, add two first floor windows to match the two second floor windows. 2. On south elevation (right side), add long, narrow horizontal transom window (same style and size as those on the north elevation) to the first floor. 3. On north elevation (left side), add two windows: a. First window should be located on second floor, left of existing window. b. Second window should be added to the laundry room, first floor, directly in line with the second-floor window. 4. Add shutters to all elevations except for the long horizontal transom windows and the two smaller second floor windows where there isn't enough room for shutters. 5. Add corner boards and window trim that is consistent with the character of the existing home.
MOVER:	Board Member Anthony LaGalbo
SECONDER:	Board Member Tom Irvin
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

4) Adjourn

MOTION:	Motion to Approve
MOVER:	Board Member Michael Wade
SECONDER:	Vice-Chairman Paul Apfelbach
AYES:	Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Janet Ehn, Board Member Anthony LaGalbo
NAYS:	None
RESULT:	Passed

Meeting concluded at 7:25 p.m.

Respectfully submitted,
 Karen Heil
 Permit Coordinator

*For additional clarification, marked-up Architectural Board plans can be viewed in the Inspections Department during normal business hours; Monday through Friday, 8:00-4:30.



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BOARD OF APPEALS
Regular Meeting
Thursday, February 5, 2026 - 6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Chair Massey at 6:00 p.m.

Present:

Chair Massey, Vice Chair Wawrzyn, Board Member Helfer, Board Member Larson, Board Member Reigle

Also present: City Clerk Caroline Fochs, City Attorney Brian Sajdak, Assistant City Administrator Jessica Wolff, Building Inspections Supervisor Golden, City Forester Herlache, Ian Lane from Stafford Rosenbaum, LLP law firm, and interested public.

2) Approval of Meeting Minutes

MOTION:	Meeting Minutes of December 4, 2025
MOVER:	Vice Chair James Wawrzyn
SECONDER:	Board Member Ramona Larson
AYES:	Chair Kathleen Massey, Vice Chair James Wawrzyn, Board Member Stephen Helfer, Board Member Ramona Larson, Board Member Scott Reigle
RESULT:	Approved by Voice Acclamation

- a) Meeting minutes of December 4, 2025

3) Hear Evidence Concerning: Debate, Deliberate and Decide the Request of:

- a) Staff Response to Board of Appeals Variance Application for Variance Request: Sec. 84-8, Following Code Violation of Sec. 84-6c. Unauthorized Specimen Tree Removal

Chair Massey explained the guidelines for the Board of Appeals as well as the process for the

meeting. All parties planning to testify before the Board of Appeals were sworn in:

- William Hanney 5569 Jones Lane, Manitowish Waters
- Bruce Stern 2724 W. Highland Road, Mequon
- Nathan Herlache 10800 N Industrial Drive, Mequon

City Forester Herlache spoke on behalf of the City of Mequon. He explained that a Certified Survey Map (CSM) was used and applied to identify specimen trees in January 2025 at 3319 W. Mequon Road. Upon in-person inspection, he identified two specimen trees; one 19" White Pine and one 14" Sugar Maple. On October 29th, staff was notified by concerned neighbors that tree removal was occurring at the property. Mr. Herlache presented to property and made contact with William Hanney, and explained Section 84 of the Mequon code relating to specimen tree regulations. The next day, he received a call from a neighbor that the White Pine had been removed, which he confirmed when revisiting the site. The event resulted in a citation for a 19" specimen tree removal, totaling \$1900 (\$100/caliper inch as listed in the Mequon Tree Preservation Manual).

Member Wawrzyn inquired about the condition of the tree. Mr. Herlache explained that he was aware that WE Energies had pruned 30% of the tree to allow for power line boundaries, but it was an acceptable amount. Urban trees are pruned often, and this particular tree was not compromised by WE Energies. The definition of a specimen tree as described by Mequon code, is high aesthetic and environmentally valued trees. Member Helfer inquired on the purpose of the documentation and how one determines specimen tree status. Mr. Herlache explained that this is determined by factors listed in Section 84 of the manual, which is by species, valuable cultural additions to the area, and their rating of health and condition on a spectrum.

Chair Massey requested Mr. Herlache's credentials, to which he responded that he received his BA, BS Environmental Sciences from UW Oshkosh in 2020, interned with Urban Forestry at the City of Cedarburg, and has been employed by City of Mequon for 5 years, 1 of which he has been the City Forester. Mr. Herlache agreed with Chair Massey's review of events leading up to the hearing. Mr. Herlache was under the impression that upon meeting with Mr. Stern back in October, that he understood the reasoning behind the green-flagged trees. Mr. Herlache explained that after receiving the second call from the same alleged citizen, upon his return to the property, he found the White Pine felled and the green ribbon removed. Chair Massey analyzed the specifications for a specimen tree straight from the manual, to which Mr. Herlache again agreed that this tree met all qualifications and standards described within.

Member Larson inquired about whether aesthetic value was considered and how. Mr. Herlache explained that this can be subjective, but he defers to the standards described within the manual. City Attorney Sajdak wished to point out the photographs on page 13 showcasing the green-flagged trees, and asked how CTLA calculations are used. Mr. Herlache explained that this format is used as context and a comprehensive look into why a tree is valued, what work hours will be needed to replace a tree, the cost of a replacement tree with the same dimensions, etc.

Mr. Bruce Stern took the stand and provided his personal/professional background. He then

relayed his discussions at City Hall with the Assistant City Planner, Jac Zader, who admitted the trees in question were unsightly when shown photographs. Mr. Stern took this communication as permission to remove the tree, but acknowledged that Mr. Zader did not outwardly express this. He wanted it known that following this citation, he received approval from the City Forester to remove a different White Pine tree on the property.

Member Wawrzyn inquired about Mr. Hanney's experience with specimen trees, to which Mr. Hanney, stated that he's aware of what specimen trees are, and there were no misunderstandings between himself and the Forester regarding the marked trees. Member Wawrzyn asked if the goal of Mr. Stern's conversation with Mr. Zader was to nullify the Forester's decision and if whether a City Planner's perception should overrule the Forester's expertise. Mr. Hanney declared that the trees were not in the way of their project, reiterated that the Forester provided his card to him, and Bruce decided to visit Mequon City Hall for further staff opinions. Mr. Stern believed Mr. Zader could, and was, overturning the tree's designation, but conceded that his interpretation of his discussion with Mr. Zader was incorrect. Member Wawrzyn explained that the process of the board this day, is to determine if the fine was cited in error.

Chair Massey asked why they did not return to the Forester for further clarification, to which Mr. Stern stated he had not met him. He acknowledged it would have been the correct path, and they are now asking for forgiveness. He cited that his discussion with Mr. Zader was taken as an overruling of the Forester's determination and moved forward with removal. He does not have written confirmation of this conversation nor did he have Mr. Zader's express permission to proceed. Mr. Hanney confirmed that he accepted Mr. Stern's - his project manager - word as fact and, unfortunately, there was a misunderstanding.

Mr. Stern stated they do not have the credentials of a City Forester and admitted they were only given permission to cut down the additional tree. Mr. Hanney, a landscape contractor, does not have experience with determining tree life expectancy.

Chair Massey asked Mr. Stern if he mentioned the City Forester's determination, discussion, and tree ribbons to Mr. Zader when they met. Mr. Stern responded that he was unsure of the exact conversation, and clarified that Mr. Zader has no fault in this event. Mr. Zader did not give him permission to cut down the tree.

City Attorney Sadjak inquired if they have had other Mequon projects and if any involved specimen trees. Mr. Stern said he has been in the business for 47 years and this was his first experience.

Mr. Sadjak requested that Mr. Herlache clarify the difference between the White Pine he allowed to be cut down versus the White Pine of discussion. Mr. Herlache explained that the other white pine had pressure on branch unions, signs of trunk decay, yellowing of needles, and indicated stress. Chair Massey requested that Mr. Herlache further compare the two trees according to the four requirements as listed in the manual. 1. Did the tree have a life expectancy of 15 years or more? Mr. Herlache stated, no, there was extensive evidence of decay. 2. Did the tree have a sound trunk? Mr. Herlache stated, no, there were signs of decay. 3. Was there 1 or more large dead limb, or many small dead limbs? Mr. Herlache stated, yes, it was

actively dying. 4. Is there evidence of insect damage or negative pathology? Mr. Herlache stated, no, this was not noted upon inspection. Chair Massey concluded that the tree permissibly removed failed 3 out of the 4 markers.

MOTION:	Motion of close the public portion of hearing
MOVER:	Vice Chair James Wawrzyn
SECONDER:	Board Member Scott Reigle
AYES:	Chair Kathleen Massey, Vice Chair James Wawrzyn, Board Member Stephen Helfer, Board Member Ramona Larson, Board Member Scott Reigle
RESULT:	Approved by Voice Acclamation

With the public portion of the hearing closed, the Board began its discussion. Member Wawrzyn detailed that this was an unfortunate miscommunication, but ultimately, the specimen tree was removed. The condition of the tree is no longer relevant because it's gone, so he believes the fine is appropriate. Chair Massey believes Mr. Herlache to be an expert in his field. That the designation of a specimen tree is determined based on experience and education, and the owner and crew were clearly advised not to remove this tree. While there was an unfortunate misunderstanding, the tree was removed in violation of Mequon municipal code Chapter 84-8, and the City of Mequon did not give permission to remove it. She believes the penalty is appropriate.

Member Reigle agreed that the purpose of the Board is to judge if a mistake was made by the City, and he cannot identify any mistakes on Mr. Herlache's part. Member Helfer admitted he was not familiar with specimen trees, but because of this hearing and the education Mr. Herlache provided, he has a better understanding and concedes the Forester's opinions. Member Larson states she agrees with all her fellow Board members mentioned.

MOTION:	Motion to deny the appeal
MOVER:	Vice Chair James Wawrzyn
SECONDER:	Board Member Stephen Helfer
AYES:	Chair Kathleen Massey, Vice Chair James Wawrzyn, Board Member Stephen Helfer, Board Member Ramona Larson, Board Member Scott Reigle
RESULT:	Approved by Roll Call Vote

b) 616 E. Circle Road Appeal

Applicant requested to postpone the hearing until March 5, 2026 meeting.

4) Adjourn

MOTION:	Motion to adjourn at 7:20 p.m.
MOVER:	Board Member Stephen Helfer
SECONDER:	Vice Chair James Wawrzyn
AYES:	Chair Kathleen Massey, Vice Chair James Wawrzyn, Board Member Stephen Helfer, Board Member Ramona Larson, Board Member Scott Reigle
RESULT:	Approved by Voice Acclamation

Respectfully Submitted,
Janet Meyer, Deputy CLerk



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**COMMON COUNCIL
Regular Meeting
Tuesday, March 10, 2026 - 7:30 PM
Christine Nuernberg Hall**

Minutes

1) Call to Order

The meeting was called to order by Mayor Nerbun at 8:29 PM

2) Pledge of Allegiance

3) Roll Call

Present: Mayor Nerbun, Alderman Strzelczyk, Alderman Tolocko, Alderman Mayr, Alderman Hansher, Alderman Bach, Alderman Parrish, Alderman Bratt, Alderman Gebhardt

Also present: City Administrator William Jones, Assistant City Administrator Jessica Wolff, Finance Director Brenda Arnett, City Clerk Caroline Fochs, City Attorney Brian Sajdak, Assistant Director of Community Development Jac Zader, City Engineer Kristen Lundeen, Assistant City Engineer Cole McCraw, IT Manager Matt Fortini

4) Public Hearing(s): None.

5) Personal Appearances and Public Comment: None.

6) Public Officials' Reports

- a) Mayor
- b) City Administrator

7) Consent Agenda

- a) Architectural Board meeting minutes of January 12, 2026
- b) Common Council meeting minutes of February 10, 2026

- c) Festivals Committee meeting minutes of January 19, 2026
- d) Finance-Personnel Committee meeting minutes of January 13, 2026
- e) Public Welfare Committee meeting minutes of December 9, 2025, and January 13, 2026
- f) Public Works Committee meeting minutes of December 9, 2025, and January 13, 2026
- g) **RESOLUTION 4267** - A Resolution Approving a Certified Survey Map for the Property Located at 11449 North Farmdale Road and Accepting the Dedication of 0.61 Acres of Public Right-of-Way Along North Farmdale Road
- h) **RESOLUTION 4268** - A Resolution Approving a Development Agreement with Granville Ridge, LLC, for a 13-Lot Conservation Subdivision upon the Properties Located at the Northeast Corner of Granville and Mequon Roads and the West Portion of 11449 North Farmdale Road

MOTION:	Motion to Approve Consent Agenda
MOVER:	Alderman Peter Bratt
SECONDER:	Alderman Gregg Bach
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Voice Acclamation

8) Ordinances: None.

9) Resolutions

- a) **RESOLUTION 4269** - A Resolution Approving the Second Amendment to a License Agreement with T-Mobile Central LLC, Extending the Term for the Cellular Tower Located at 11800 North Port Washington Road Through 2056

MOTION:	Motion to Approve Resolution 4269
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman Dale Mayr
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt

NAYS:	None
RESULT:	Approved by Voice Acclamation

- b) **RESOLUTION 4270** - A Resolution Ratifying Execution of a Professional Services Agreement for the Acquisition and Installation of a Replacement City-Wide Server with Office Technology Group of Milwaukee, Wisconsin in the Amount of \$110,000

MOTION:	Motion to Approve Resolution 4270
MOVER:	Alderman Jeffrey Hansher
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- c) **RESOLUTION 4271** - A Resolution Approving Amendments to the City of Mequon Fee Schedule for Fiscal Year 2026, Related to Athletic Field Fees Charged to Season Users and All Other Users, and Super Pass Fees for the Mequon Community Pool

MOTION:	Motion to Approve Resolution 4271
MOVER:	Alderman Brian Parrish
SECONDER:	Alderman Jeffrey Hansher
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Voice Acclamation

- d) **RESOLUTION 4272** - A Resolution Amending the City's FY2026 Compensation Plan in Connection with Establishing the Position of Staff Engineer

MOTION:	Motion to Approve Resolution 4272
MOVER:	Alderman William Gebhardt
SECONDER:	Alderman Gregg Bach
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt

NAYS:	None
RESULT:	Approved by Voice Acclamation

- e) **RESOLUTION 4273** - A Resolution Approving Award of the Following Items: A) A Contract for the Construction of Streetscaping Elements Along Port Washington Road Between Mequon Road and Zedler Lane to Wil-Surge Electric, Inc. of Butler, Wisconsin in an Amount Not-to-Exceed \$2,500,000; and B) A Contract for Construction Administration Services to Harwood Engineering Consultants, Ltd. of Milwaukee, Wisconsin in the Amount of \$24,000

Discussed concerns regarding traffic congestion at Donges Bay Road and need for previously planned installation of a right-hand lane. This item was not included in the original plans, thus added in as an additional item. Further discussed expected cost to be approximately \$1.5 million to add the turn lane with an overall budget of \$3 million available. Motion to include right-hand turn lane.

MOTION:	Motion to Approve Resolution 4273 As Amended
MOVER:	Alderman Jeffrey Hansher
SECONDER:	Alderman Kelly Tolocko
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- f) **RESOLUTION 4274** - A Resolution Approving Award of the Lake Shore Drive Reconstruction Phase One Contract to Payne and Dolan, Inc. of Jackson, Wisconsin, in the Amount of \$970,000, Along with Additional Authorized Project Expenses for a Total Estimated Cost of \$1,097,000

MOTION:	Motion to Approve Resolution 4274
MOVER:	Alderman Jeffrey Hansher
SECONDER:	Alderman Gregg Bach
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- g) **RESOLUTION 4275** - A Resolution Awarding a Three-Year Landscape Maintenance Contract for Road Medians and Other Public Properties to SMB Landscape Contractors, LLC of Thiensville, Wisconsin in the Estimated Amount of \$120,186

MOTION:	Motion to Approve Resolution 4275
MOVER:	Alderman Jeffrey Hansher
SECONDER:	Alderman Kelly Tolocko
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- h) **RESOLUTION 4276** - A Resolution Approving the Purchase and Installation of a Universal Snowplow & Wing Package, Salt Spreader, Truck V-Box, and Wedge Brine Tanks with High Capacity Brine Anti-Icing System from Universal Truck Equipment, Galesville, Wisconsin, for \$188,529, and Additional Components Not-to-Exceed \$5,000, for a Total Cost of \$193,529

MOTION:	Motion to Approve Resolution 4276
MOVER:	Alderman Jeffrey Hansher
SECONDER:	Alderman Peter Bratt
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

- i) **RESOLUTION 4277** - A Resolution Approving Award of the Following Items: (A) A Contract for Implementation of a Replacement Supervisory Control and Data Acquisition (SCADA) System to Integrated Process Solutions, Inc. of Fosston, Minnesota in the Amount of \$1,921,500; and B) Execution of Task Order No. 2 for Project Management Services Under an Existing Contract with MSA Professional Services, Inc. of Kiel, Wisconsin in the Amount of \$20,000

MOTION:	Motion to Approve Resolution 4277
MOVER:	Alderman Brian Parrish
SECONDER:	Alderman Peter Bratt

AYES:	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
NAYS:	None
RESULT:	Approved by Roll Call Vote

- j) **RESOLUTION 4278** - A Resolution Ratifying Contract Awards for the Preparation of Bid Documents and Construction Inspection Services in Connection with the Replacement of Pumps and Valves at Lift Stations R and U, to Baxter & Woodman of Milwaukee, Wisconsin, in an Amount Not-to-Exceed \$26,350

MOTION:	Motion to Approve Resolution 4278
MOVER:	Alderman William Gebhardt
SECONDER:	Alderman Jeffrey Hansher
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Roll Call Vote

10) Specified Unfinished Business from Prior Meetings

11) Specified New Business

12) Adjourn

MOTION:	Motion to Adjourn at 8:46 PM
MOVER:	Alderman Brian Parrish
SECONDER:	Alderman Dale Mayr
AYES:	Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
NAYS:	None
RESULT:	Approved by Voice Acclamation

Respectfully Submitted,
Aubrey Suppiger, Deputy Clerk

DRAFT



11333 N. Cedarburg Road
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www.cityofmequonwi.gov

Department of Community Development

ECONOMIC DEVELOPMENT BOARD
Regular Meeting
Tuesday, February 24, 2026 - 8:00 AM
North Conference Room

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Chairman Carr at 8:00 a.m.
Roll Call was taken

Present:

Chair Tim Carr, Alderman Gebhardt, Board Member Engel, Board Member Gannon, Board Member Kramer

[Absent: Board Member Colin Boyd, Board Member Tracy Johnson, Board Member Jeff Mclean, Board Member Igne Plautz

Also present: Director of Community Development Kim Tollefson and Administrative Assistant Robin Buzzell

2) Approval of Meeting Minutes for January 27, 2026

MOTION:	Approve
MOVER:	Board Member Michael Kramer
SECONDER:	Board Member Daniel Gannon
AYES:	Chair Timothy Carr, Alderman William Gebhardt, Board Member Dennis Engel, Board Member Daniel Gannon, Board Member Michael Kramer
NAYS:	None
RESULT:	Approved by Voice Acclamation

3) Chamber of Commerce Meeting

A few Board members, along with Director Kim Tollefson, had a meeting with Chamber Executive Director, a representative of the Rockwell Mequon facility and Chamber member

Tim Vertz. The conversation was centered around industrial industry challenges and demands. Issues that were part of the discussion:

- Power/energy needs for automation
- Labor demand
- Transportation challenges (how to get labor to the facility)
- They emphasized that neighborhood amenities are important for employee attraction to their Mequon facility as they are office-based vs. industrial-based.

This feedback regarding the importance of amenities supports the goal of incorporating open space amenities and possible convenience goods at the proposed southwest industrial park.

The issue of the hotel room tax was also mentioned on the conference call and the Chamber commented that Mequon is the only city in the county that does not currently have one. The Chamber collects a large portion of this tax that goes towards tourism.

Board member Kramer reminded the Board that the Chamber members are a great resource in the community to tap into as needed.

Dir. Tollefson stated that OWLT owns a large parcel in the middle of the proposed SW industrial park area, where they have not developed much with the site. They are typically motivated to make some conservation efforts and are required to make it accessible to the public. Once the process is further along with city approvals, Dir. Tollefson and the Mayor plan to meet with OWLT to inquire if they are interested in developing that space that would then provide a desirable open space with amenities for future industrial owners. This could allow exemptions for the industrial owners to develop their sites with greater massing; contribute to an open space fund that would enable the city to partner with OWLT to make attractive open space amenities in which the industrial owners could utilize for centralized and coordinated events such as food trucks or a place to enjoy lunch walks and the outdoors.

The participants felt that it was a productive discussion. Chairman Carr thanked Board member Mike Kramer for facilitating the conference call.

4) Southwest Industrial Fact Sheet

Dir. Tollefson stated that this item was in the January 2025 Board packet in which all the history was supplied. An update is that the city has executed an agreement with an attorney from Michael Best to negotiate the water utility contract for the third water connection. This has been outsourced in an effort to focus on this connection negotiation and advance the process. This attorney was formerly the City of Wauwatosa attorney who worked specifically on these negotiations with the City of Milwaukee in the past. There is an economic component for the City of Milwaukee; so they are selective who they sell to and may want compensation for the economic benefit generated by development in the city as a result of water service.

The next step will be a financial policy analysis and understanding what the City of Milwaukee would be asking from us is an important part of the analysis. The next step would be to present the Council with the cost of all this is and what the potential tax revenue could be. It would also need to be decided on how the city makes these expenditures.

She commented that it is important to get an answer either way on the water connection issue, so a decision can be made about whether to forward the policy decision. She reminded the Board that another hurdle is negotiation needed regarding the necessary road improvements between multiple jurisdictions. This has now shifted to an analysis related to infrastructure and utilities. These are some of the reasons that this item is tentatively on hold for the Board.

5) Port Washington Road Market Analysis Recommendations & TID No. 4 and No. 5 Status

Dir. Tollefson shared a slide presentation related to status of TID 4 & TID 5 as of 2024 Year End; specifically, the current incentives that are offered. Highlights from the presentation include:

TID #4 (South of Mequon Rd, north of Donges Bay Rd):

- Expenditures to date are \$96K.
- No developer incentives have been executed.
- Redevelopment has occurred.

TID #5 (south of Donges Bay Road).

- There are some executed developer incentives totaling \$600K.
- Fund expenditure total \$778K.
- Fund balance is \$1.17M.

There was some added increments to both TIDs in 2025 (Arbys, Kiddie Academy, ReFresh medispa). These TIDs were created in 2012 and will close in 2032. There should not be any new incentive contracts about 5 years before the closure of the TID.

The Port Washington Road streetscape project and all development incentive can be paid in full before the closure of the TID.

She reiterated that the strategies for growth and redevelopment that have been achieved include the following:

- Multi-focus, multi-effort approach
- Created TIDS
- Created policy on incentive.
- Streetscaping on Port Washington Road (currently out for bid)
- Intentionally created Ulao Creek zoning districts to allow for distinctive uses and to continue to encourage redevelopment
- Open structure of incentives and now offer a tiered approach:

- o Tier 1: Fast Track; pay-as-go; a 5% bonus with \$1.5M value above increase from current value, had to have demolition and a 15-year pay back.
- o Tier 2: 15% bonus due to consolidation of multiple parcels.
- o Tier 3: Any deal can be negotiated by the Common Council

Other recommendations concluded from the 2024 market analysis include:

- Medical clustering and how to encourage additional development
- In-fill sites; how to develop and attract targeted in-demand uses
- Conclusion of the hotel feasibility analysis

There was discussion among the Board regarding the information relayed about the TIDs and some suggestions about how to handle them going forward. It was concluded that a small group of Board members including Community Development Director Kim Tollefson could do outreach to business owners and developers to inform them about the targeted redevelopment sites, in-fill opportunities and available incentives.

6) Announcements

Dir. Tollefson updated the Board about upcoming and ongoing developments.

The next meeting is Tuesday, March 24, 2026, at 8:00 a.m.

7) Adjourn

MOTION:	Adjourn
MOVER:	Alderman William Gebhardt
SECONDER:	Board Member Michael Kramer
AYES:	Chair Timothy Carr, Alderman William Gebhardt, Board Member Dennis Engel, Board Member Daniel Gannon, Board Member Michael Kramer
NAYS:	None
RESULT:	Approved by Voice Acclamation

The meeting concluded at 9:34 a.m.

Respectfully Submitted,
Robin Buzzell, Administrative Assistant



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Office of the City Administrator

FINANCE-PERSONNEL COMMITTEE
Regular
Tuesday, February 10, 2026 - 5:45 PM
North Conference Room

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Mayor Nerbun at 5:45 p.m.

Also present: William Jones, City Administrator, Brenda Arnett, Finance Director, Marie Keyser, Assistant Finance Director, Caroline Fochs, City Clerk, Brian Sajdak, City Attorney, Michael Herbrand and Eleanor Cammarano, Attorney's at Housman & Feind LLP.

2) Approval of Meeting Minutes

a) Meeting minutes of January 13, 2026

MOTION:	A Motion to Approve the Meeting Minutes of January 13, 2026
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Robert Strzelczyk, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	
RESULT:	Approved by Voice Acclamation

3) License Applications

a) February 2026 Licenses

MOTION:	A Motion to Approve the License Applications
MOVER:	Alderman William Gebhardt
SECONDER:	Alderman Brian Parrish

AYES:	Alderman Robert Strzelczyk, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	
RESULT:	Approved by Voice Acclamation

4) Vouchers Paid

a) January 2026 Vouchers Paid List

Clarification questions were asked regarding a few vouchers. City staff members answered some at the meeting and would follow up on others after the meeting.

MOTION:	A Motion to Approve the January 2026 Vouchers Paid List
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Robert Strzelczyk, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	
RESULT:	Approved by Voice Acclamation

5) Resolutions

a) **RESOLUTION 4264** - A Resolution Approving an Agreement for Municipal Prosecution Services During Fiscal Years 2026-27 with Houseman & Feind, LLP, of Grafton, Wisconsin

City Administrator Jones introduced the Resolution and Attorney's Michael Herbrand and Eleanor Cammarano from Houseman & Feind LLP. Committee Members asked that the Attorney's provide quarterly updates to keep them up-to-date on legal matters.

MOTION:	A Motion to Recommend Resolution 4264 to Common Council
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman Brian Parrish
AYES:	Alderman Robert Strzelczyk, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	
RESULT:	Approved with Amendments

- b) **RESOLUTION 4265** - A Resolution Approving Execution of an Agreement for Utility Bill Printing and Mailing Services for the Period March 17, 2026 - March 16, 2029 with Primadata, LLC of Green Bay, Wisconsin, in the Estimated Amount of \$54,000

Assistant Finance Director Keyser introduced the Resolution and provided the details of the Service Agreement. A Committee member asked Staff to inquire about mailing the bills through the City's bulk permit number.

MOTION:	A Motion to Recommend Resolution 4265 to the Common Council provided City Staff Inquire about Using a Bulk Permit Number
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Robert Strzelczyk, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	
RESULT:	Approved with Amendments

6) Discussion Items

- a) 2025 YTD Cash & Investment Report as of December 31, 2025

Assistant Finance Director Keyser shared the Q4 2025 Cash and Investment Reports.

- b) Finance-Personnel Work Plan

Administrator Jones previewed topics that will be on the March agenda.

7) Adjourn

A motion to adjourn was made at 6:15 p.m. by Alderman Gebhardt, seconded by Alderman Parrish. All voted in favor "aye."

Respectfully Submitted,
Marie Keyser
Assistant Finance Director



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www.cityofmequonwi.gov

Water Utility

MEQUON MUNICIPAL WATER UTILITY COMMISSION

Regular Meeting

Tuesday, November 4, 2025

6:00 PM

Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

The meeting was called to order at 6:14 p.m.

Present:

Commissioner Andrew Nerbun
Commissioner Kelly Tolocko
Commissioner Dale Mayr
Commissioner Jeffrey Hansher
Commissioner Gregg Bach
Commissioner Brian Parrish
Commissioner William Gebhardt
Commissioner Robert Strzelczyk -- **Excused**
Commissioner Peter Bratt -- **Excused**

Also present: City Administrator Jones, City Attorney Sajdak, Director of Public Works/City Engineering Lundeen, Water Utility Supervisor Voigt and City Water Engineer Fulsaa.

2) Approval of Meeting Minutes

Motion to approve the meeting minutes from August 12, 2025.

RESULT: **Approved by Voice Acclamation [7:2]**

MOVED BY: Commissioner Parrish

SECONDED BY: Commissioner Gebhardt

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

DEEMED NO: Strzelczyk, Bratt

3) Discussion Items

a. Status Update - Mequon Water Master Plan.

Water Utility Supervisor Voigt provided an update on several data points included in the Water Master Plan, including discussion on utility rates. City Water Engineer Fulsas explained what goes into the PSC Rate of Return calculation. Water Utility Supervisor Voigt also shared the process for monitoring and testing water quality for the City of Mequon Water Utility, which is sourced from two different water wholesalers.

b. Request to Reassign \$400,000 in Undesignated Cash Reserves to One-Time Capital Projects.

Director Lundeen said that the projected reserves exceed the set policy, so the request has been brought to the Commission in order to reassign \$400,000 in funds. This amount could change based on the audit and what is allowed by policy.

Motion to approve the reassignment of cash reserves to capital projects.

RESULT: Approved by Roll Call Vote [7:2]

MOVED BY: Commissioner Gebhardt

SECONDED BY: Commissioner Mayr

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

DEEMED NO: Strzelczyk, Bratt

c. Adoption of the Fiscal Year 2026 Mequon Water Utility Budget.

Motion to approve the 2026 Mequon Water Utility budget.

RESULT: Approved by Roll Call Vote [7:2]

MOVED BY: Commissioner Mayr

SECONDED BY: Commissioner Parrish

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

DEEMED NO: Strzelczyk, Bratt

d. Authorization for the Mequon Water Utility to Exceed \$25,000 for Purchases and/or Services to Complete Projects as Needed During Fiscal Year 2026 from the Following Contractors: Core and Main, Etna Supply, Grunau, DF Tomasini, Mid-City, MJ Construction, Rozga, Budiac Plumbing, Badger Meter and United Systems & Software.

Motion to approve the authorization to exceed \$25,000 for purchases.

RESULT: Approved by Roll Call Vote [7:2]

MOVED BY: Commissioner Bach

SECONDED BY: Commissioner Hansher

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

- e. Authorization to Purchase Four Hundred and Ten (410) Water Meters and Associated Appurtenances in an Amount Not-to-Exceed \$125,000.

Motion to approve the purchase of water meters and associated appurtenances.

RESULT: **Approved by Roll Call Vote [7:2]**
MOVED BY: Commissioner Hansher
SECONDED BY: Commissioner Mayr

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

- f. Status Update on Negotiations to Amend the City of Mequon's Water Supply Contract with the City of Milwaukee Water Works.

City Attorney Sajdak gave a summary of the negotiations and the next steps to move forward.

- g. Consideration of an Amendment to the Mequon Municipal Water Utility's Water Connection Policy, Related to Meters.

Director Lundeen explained that amendments to the Water Connection Policy would include requirements for the water meter location, definition of master (meter) vs. sub-meter, irrigation meters as well as meter testing.

Motion to approve the amendment to the Water Utility's connection policy related to meters.

RESULT: **Approved by Voice Acclamation [7:2]**
MOVED BY: Commissioner Mayr
SECONDED BY: Commissioner Hansher

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

- h. Discussion Regarding an Amendment to the Mequon Municipal Water Utility's Water Connection Policy, Related to Cost Sharing for Betterment of Service (BOS) Projects.

The first point of discussion was whether the Water Utility should consider defining policy terms and conditions for cost share of BOS projects, or continue to negotiate on a case-by-case basis through Development Agreements. Commission members debated whether a policy could help or hurt the negotiation process for some larger projects vs. BOS projects. Staff would then work on coming up with some language for the Commission to review and consider. The Commission agreed to review draft language for a potential policy amendment.

The second point of discussion was whether the Water Utility include special assessments/charges as one of the mechanisms to equitably distribute the private property portion of the shared cost. The Commission was not in favor of mandating special assessments for distribution of costs, but is willing to considering a connection fee as a means of distributing the cost.

The third point of discussion centered around whether the Water Utility should require that public bidding requirements and City Financial Policies are met if Water Utility reimbursement for a BOS is authorized. Staff offered to create guidelines that may help substantiate the costs related to such a project and may help define bidding requirements in relation to cost share, build-and-contribute and reimbursement agreements.

The remaining points of discussion involved terms and conditions for determining the calculation for cost sharing, reimbursement structure and available funding. In general, the Commssion was in favor of considering draft policy amendment language.

4) Adjourn

Motion to adjourn at 7:14 p.m.

RESULT: Approved by Voice Acclamation [7:2]

MOVED BY: Commissioner Bach

SECONDED BY: Commissioner Hansher

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

DEEMED NO: Strzelczyk, Bratt

Respectfully Submitted,
Beth Kong, Deputy Clerk



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Parks and Forestry Department

**PARK AND OPEN SPACE BOARD
Regular Meeting
Wednesday, March 18, 2026 - 6:30 PM
South Conference Room**

Minutes

1) Call to Order and Roll Call

The meeting was not called to order due to the absence of a quorum.

Respectfully Submitted,
Kaitlynn Honeck



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Parks and Forestry Department

**PARK AND OPEN SPACE BOARD
Regular Meeting
Wednesday, January 21, 2026 - 6:30 PM
South Conference Room**

Minutes

1) Call to Order and Roll Call

This meeting was called to order by Chair Cain at 6:30 p.m.

Present:

Chair Jason Cain
Alderman Peter Bratt
Board Member Harlan Balkansky
Board Member Steven Kulick
Board Member Gerald Vite
Board Member David Wolfson
Alderman Dale Mayr, **Excused**
Board Member James Lysaught, **Excused**

Also Present: Director of Public Works/City Engineer Lundeen, Buildings and Grounds
Superintendent Bodoh, DPW Administrative Assistant Honeck

2) Approval of Meeting Minutes

a) Park and Open Space Board meeting minutes of October 29, 2025

MOTION:	Approval of October 29, 2025 Minutes
MOVER:	Board Member Wolfson
SECONDER:	Board Member Balkansky
AYES:	Chair Cain, Alderman Bratt, Board Member Balkansky, Board Member Kulick, Board Member Vite, Board Member Wolfson
NAYS:	None

RESULT:	Approved by Voice Acclamation [Unanimous]
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3) Action Items

- a) TDR Credit Receiving Site (Parcel 140280900300, west of Enclave at Mequon Preserve South)

The board approved the use of three remaining Transfer of Development Rights (TDR) credits for a receiving site west of Enclave at Mequon Preserve South. Staff confirmed the receiving site meets ordinance criteria, with no concerns related to utilities, traffic, or environmental constraints. The approval will advance to the Common Council for final consideration.

MOTION:	Approval of TDR Credit Receiving Site
MOVER:	Board Member Balkansky
SECONDER:	Board Member Wolfson
AYES:	Chair Cain, Alderman Bratt, Board Member Balkansky, Board Member Kulick, Board Member Vite, Board Member Wolfson
NAYS:	None
RESULT:	Approved by Voice Acclamation [Unanimous]

- b) Resolution Authorizing a Donation and Dedication Agreement with Mequon Mayhem for Dug Out Covers at River Barn Park

The board approved a resolution authorizing a donation and dedication agreement with Mequon Mayhem for dugout covers at River Barn Park. Staff confirmed the structural integrity and longevity of the design, and the donation will match existing covers on other fields. The approval will advance to the Common Council for final consideration.

MOTION:	Approval of Resolution 4257
MOVER:	Board Member Kulick
SECONDER:	Board Member Balkansky
AYES:	Chair Cain, Alderman Bratt, Board Member Balkansky, Board Member Kulick, Board Member Vite, Board Member Wolfson
NAYS:	None
RESULT:	Approved by Voice Acclamation [Unanimous]

- c) Resolution Authorizing a Donation and Dedication Agreement with Mequon Heat for

Dug Out Covers at Rotary Park

The board approved a resolution authorizing a donation and dedication agreement with Mequon Heat for dugout covers at Rotary Park. Staff confirmed the donation will match existing covers on other fields. The approval will advance to the Common Council for final consideration.

MOTION:	Approval of Resolution 4258
MOVER:	Board Member Vite
SECONDER:	Board Member Balkansky
AYES:	Chair Cain, Alderman Bratt, Board Member Balkansky, Board Member Kulick, Board Member Vite, Board Member Wolfson
NAYS:	None
RESULT:	Approved by Voice Acclamation [Unanimous]

4) Discussion Items

a) 2026 Meeting Calendar

The board discussed the 2026 meeting calendar, noting the attachment was missing from the packet. Staff proposed shifting to an every-other-month schedule while retaining the standard third Wednesday meeting date. Additional meetings may be added as needed.

b) 2026 Work Plan

5) Adjourn

Motion to adjourn at 7:09 p.m.

MOTION:	Adjourn
MOVER:	Board Member Kulick
SECONDER:	Board Member Wolfson
AYES:	Chair Cain, Alderman Bratt, Board Member Balkansky, Board Member Kulick, Board Member Vite, Board Member Wolfson
NAYS:	None
RESULT:	Approved by Voice Acclamation [Unanimous]

Respectfully Submitted,
Kaitlynn Honeck
DPW Administrative Assistant



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www.cityofmequonwi.gov

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, February 23, 2026 - 6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Mayor Nerbun at 6:00 p.m.
Roll call was taken.

Present:

Mayor Nerbun, Alderman Strzelczyk, Commissioner Barnes, Architect Choren, Commissioner Hawley, Commissioner Schaefer, Commissioner Urbani, Commissioner Ellsworth
[Absent: Commissioner Stoker]

Also present: City Attorney Brian Sajdak, Director of Community Development Kim Tollefson, Assistant Director of Community Development Jac Zader, Assistant City Engineer Cole McCraw, Planner Natalie Redding and Administrative Assistant Robin Buzzell.

2) Meeting Minutes Approval for January 27, 2026

MOTION:	Approve
MOVER:	Commissioner Stephanie Hawley
SECONDER:	Commissioner Rebecca (Becky) Schaefer
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth
NAYS:	None
RESULT:	Approved by Voice Acclamation

3) Consent Agenda

- a) Walter Buildings for Gierach Orchards. The applicant is seeking minor request approval for a 54x80 agricultural building for the property located at 9616 W. Bonniwell Road.
- b) Bonnilake Real Estate, LLC. The applicant is seeking certified survey map approval to allow for a 3-lot land division for a portion of the property located at 11449 N. Farmdale Road.

MOTION:	Approve Consent Agenda (2 items)
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Commissioner Stephanie Hawley
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Commissioner Bruce Barnes, Architect Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth
NAYS:	None
	Approved by Voice Acclamation

4) Public Hearing/Regular Business

- a) Ware Design Build. The applicant is seeking conditional use grant and building and site plan approval for 11 two-unit condominiums for the properties located at 5117 W. Donges Bay Road and 10351-10365 N. Cedarburg Road (Donges Cove).

MOTION:	Motion to open a public hearing
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Stephanie Hawley
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Commissioner Bruce Barnes, Architect Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth
NAYS:	None
RESULT:	Approved by Voice Acclamation

No Public Comment

MOTION:	Motion to close the public hearing
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Stephanie Hawley
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Commissioner Bruce Barnes, Architect Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth
NAYS:	None
RESULT:	Approved by Voice Acclamation

Planner Natalie Redding stated this applicant was in front of the Commission for a consultation in June 2025 and received text amendment approval to allow for a two-family cluster development in the Neighborhood Commercial (“NC”) zoning district in October 2025. The conditional use grant approval request is consistent with the code amendment and applicant also requests building and site plan review.

The site plan is slightly changed from the plan previously shown. The plan shows an 11-building, two-unit condominium development. It meets all the R-6 standards, including density, setback and offset requirements. The plan indicates there will be berms along Donges Bay and Cedarburg Roads. Staff maintain that berming along public streets are well-designed with the appropriate height, well landscaped and undulating in nature. The neighboring Bayberry Fields development is a good example of successful berming.

Planner Redding stated that the stormwater detention pond should also be designed with the same consideration as the berms as well as include landscaping to the west and south of the pond that provides a visual and sound barrier.

The applicant submitted design plans for a development in Delafield. The materials and architecture in the Delafield development will be mimicked in the Donges Cove development. The applicant is required to submit 3 different conceptual designs in which no more than 2 of the same building design shall be used in a row and no 1 design shall be used in more than half of the buildings. The architectural design is contemporary in nature and is in character with previously approved single-family homes in the city.

She noted that the landscape plan has not yet been submitted but is required prior to final building and site plan approval. There are several requirements for the landscaping plan, including requiring a design to mimic the Kwik Trip open space and streetscape patterns at the intersections corner.

The City Forester confirmed that there are 3 specimen trees on the site that need to be indicated

on the site plan. The applicant would need Commission approval if they request a specimen tree removal.

Staff approve the CUG but also recommend a new name for the development as "cove" does not seem in sync with the area. Staff recommend tabling of the building and site plan.

There was some discussion about varying items of approval. It was suggested that the applicant bring actual samples of the materials to the next meeting as the colors are difficult to decipher in the packet.

MOTION:	Approve the CUG
MOVER:	Alderman Strzelczyk
	Commissioner Rebecca (Becky) Schaefer
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Commissioner Bruce Barnes, Architect Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth
NAYS:	None
RESULT:	Approved by Roll Call Vote

5) Regular Business

- a) Bonnilake Real Estate, LLC. The applicant is seeking preliminary plat, development agreement and stewardship plan approval to allow for a 13-lot conservation subdivision on 60 acres for the properties located at the northeast corner of Granville and Mequon Roads and the west portion of 11449 N. Farmdale Road.

Assistant Director Jac Zader stated the request is for preliminary plat, development agreement; he noted that the pond has been eliminated from the plan, and stewardship plan approval. He explained that the proposed development will consist of 13 lots ranging in size from 1.5 - 1.69 acres. There will be two access points. The City Forester identified specimen trees along the perimeter of the front of the development which need to be identified on the preliminary and final plats. Staff believe that the stewardship is well written and will help to maintain a high quality of native prairie and requirements for the open space.

He further stated that the Development Agreement ("DA") allows for 2 model homes prior to final plat approval. The open space will be measured from the right-of-way and not the center line of the road. The DA requires street lighting to be required at the two intersections and must be well lit.

The drain tile is not located in the area of development and shall remain operational throughout construction.

A suggestion was made from the Commission is to consider sidewalks on Mequon Road west of Swan Road.

MOTION:	Approve
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Commissioner Stephanie Hawley
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Commissioner Bruce Barnes, Architect Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth
NAYS:	None
RESULT:	Approved by Roll Call Vote

- b) Brian Randall for 5401 W. Donges Bay Road Owner LP. The applicant is seeking minor request for determination of use, building and site plan amendment and master sign plan approval for the property located at 5401 W. Donges Bay Road.

Public Feedback

Patty Bosch - 5328 W. Westfield - she read the letter that was provided to the Commissioners regarding the issue with the business operations at this site, specifically referencing truck idling at the site for long periods of time and the sound and smell issues this causes to her neighboring residence.

Alderman Jeff Hansher - 9948 N. Concord Drive - stated he has dealt with this issue of trucks running all night long at the site for 2 years. He explained that the numerous calls from the residents tax city resources and that the business needs to be responsible for trucks visiting their site. He has received many calls and emails from his constituents regarding this issue. He wants the applicant to address the issues as this has gone unresolved for 2 years.

Tom Noeske - 5328 Westfield Rd - he commented that his concerns apply to noise pollution, environmental issues and harmful toxins to neighboring residents. He stated that trucks park in the applicants' east parking lot often, and he has called the non-emergency police number on numerous occasions. He also feels that these issues have not been handled for too long.

Asst. Dir. Zader showed a map of the area and the distance of the neighboring residential properties. He stated that a determination of use needs to be decided. Wholesale and distribution are permitted uses in the B-5 zoning district, but staff believe the operations may have expanded beyond that scope and the use should be classified as warehousing as a conditional use. The City Attorney has provided a memo in the packet that recommends warehousing as the primary use. The issues of idling trucks and timing of deliveries suggest that

warehousing is the principal use. Staff have received a CUG application from a proposed new tenant to the building that states warehousing is their principal use. A CUG allows staff and the Commission to have the most influence on the conditions that are incorporated related to specific regulations such as no overnight parking of trucks at the site.

The site plan submitted indicates a wetland was filled without proper approval from the city or the WDNR. The applicant is seeking an after-the-fact approval of a 5,000 sq.ft. parking lot that appears to encroach on the wetland. It is suggested the site plan be tabled until after the determination of use can be decided and as well as feedback from the WDNR and a full site plan submittal for approval by the applicant be provided.

Staff also recommend tabling the master sign plan ("MSP") request as a full application was not submitted for review. The MSP must address all signs on the property. Signs have been placed on the site without staff approval.

Conditions of approval for the site plan and MSP will be based on the determination of the use and whether it is permitted or conditional.

The applicant was represented by Attorney Brian Randall; legal counsel for Almo Corporation and Attorney Eric Van Schyndle, legal counsel for the building owner. Mr. Randall provided a handout to the Commission with an overview of the operations handled by Almo Wholesale Distribution. He stated that he believes their operations meet the NAIC code of wholesaling and distribution. They do not own a trucking company but utilize professional trucking companies to transport their products. He commented that the trucks should only be on their site when actively loading or unloading products in a truck bay. He stated that he believes they meet the city's definition of wholesale distribution. He acknowledged that the east parking lot has become a problem with trucks stationed there but noted that Almo does not allow this a practice and that they do not control this parking lot. He explained that there are two shifts per day; 7am-5pm and 11pm-7:30 am; they are closed 5pm-11pm. They have demanded that the trucks shut down until they are released to go so that they are not sitting idling. They propose installing a gate at Donges Bay Road that will be closed when they are closed for business from 5pm-11pm. Their intention is to work with the city to rectify issues from the neighboring residents as well as site compliance issues.

There was a lot of discussion about the definition of warehousing and whether the operations should be deemed permitted or conditional. They ultimately made the recommendation that the use is warehousing as a principal use. The Commission expressed concern regarding the ongoing site compliance issues and wants resolutions to these unresolved items.

MOTION:	Table Site Plan and Master Sign Plan
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Bruce Barnes
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Commissioner Bruce Barnes, Architect Martin Choren, Commissioner Stephanie

	Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth
NAYS:	None
RESULT:	Approved by Voice Acclamation

MOTION:	Approve determination of use as warehousing (conditional use)
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Bruce Barnes
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Commissioner Bruce Barnes, Architect Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth
NAYS:	None
RESULT:	Approved by Roll Call Vote

6) Announcements

The next meeting is Monday, March 23, 2026, at 6:00 p.m.

7) Adjourn

MOTION:	Adjourn
MOVER:	Commissioner Stephanie Hawley
SECONDER:	Commissioner Rebecca (Becky) Schaefer
AYES:	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Commissioner Bruce Barnes, Architect Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth
NAYS:	None
RESULT:	Approved by Voice Acclamation

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,
Robin Buzzell, Administrative Assistant



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

www.cityofmequonwi.gov

Public Works Department

PUBLIC WORKS COMMITTEE
Regular Meeting
Tuesday, February 10, 2026 - 6:00 PM
South Conference Room

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Chair Hansher at 6:00 p.m.

Present:

Chair Jeffrey Hansher
Alderman Kelly Tolocko
Alderman Peter Bratt

Also Present: Director of Public Works/City Engineer Lundeen, Deputy Director of Public Works Weyker, Buildings and Grounds Superintendent Bodoh, DPW Administrative Assistant Honeck

2) Approval of Meeting Minutes

a) Meeting minutes of December 9, 2025

MOTION:	Approval of December 9, 2025 Minutes
MOVER:	Alderman Kelly Tolocko
SECONDER:	Alderman Peter Bratt
AYES:	Chair Jeffrey Hansher, Alderman Kelly Tolocko, Alderman Peter Bratt
NAYS:	None
RESULT:	Approved by Voice Acclamation [Unanimous]

b) Meeting minutes of January 13, 2026

MOTION:	Approval of January 13, 2026 Minutes
MOVER:	Alderman Kelly Tolocko

SECONDER:	Alderman Peter Bratt
AYES:	Chair Jeffrey Hansher, Alderman Kelly Tolocko, Alderman Peter Bratt
NAYS:	None
RESULT:	Approved by Voice Acclamation [Unanimous]

3) Resolutions

- a) **RESOLUTION 4257** - A Resolution Authorizing Execution of a Donation and Dedication Agreement with Mequon Mayhem Fastpitch Softball for the Installation of Two (2) Dugout Covers at River Barn Park

MOTION:	Approval of Resolution 4257
MOVER:	Alderman Peter Bratt
SECONDER:	Chair Jeffrey Hansher
AYES:	Chair Jeffrey Hansher, Alderman Kelly Tolocko, Alderman Peter Bratt
NAYS:	None
RESULT:	Approved by Voice Acclamation [Unanimous]

- b) **RESOLUTION 4258** - A Resolution Authorizing Execution of a Donation and Dedication Agreement with Mequon Heat Baseball for the Installation of Two (2) Dugout Covers at Rotary Park

MOTION:	Approval of Resolution 4258
MOVER:	Alderman Peter Bratt
SECONDER:	Alderman Kelly Tolocko
AYES:	Chair Jeffrey Hansher, Alderman Kelly Tolocko, Alderman Peter Bratt
NAYS:	None
RESULT:	Approved by Voice Acclamation [Unanimous]

- c) **RESOLUTION 4266** - A Resolution Authorizing Specific Vendors to Exceed \$25,000 in Annualized Expenditures During Fiscal Year 2026

MOTION:	Approval of Resolution 4266
MOVER:	Alderman Kelly Tolocko
SECONDER:	Alderman Peter Bratt

AYES:	Chair Jeffrey Hansher, Alderman Kelly Tolocko, Alderman Peter Bratt
NAYS:	None
RESULT:	Approved by Voice Acclamation [Unanimous]

4) Discussion and Possible Action

- a) 2026 Work Plan

5) Adjourn

Motion to adjourn at 6:04 p.m.

MOTION:	Adjourn
MOVER:	Alderman Kelly Tolocko
SECONDER:	Alderman Peter Bratt
AYES:	Chair Jeffrey Hansher, Alderman Kelly Tolocko, Alderman Peter Bratt
NAYS:	None
RESULT:	Approved by Voice Acclamation [Unanimous]

Respectfully Submitted,
Kaitlynn Honeck
DPW Administrative Assistant



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2934
Fax: 262-242-9655

www.cityofmequonwi.gov

Public Works/Engineering

Taped and Televised

SEWER UTILITY DISTRICT COMMISSION

Tuesday, November 4, 2025

6:00 PM

Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

The meeting was called to order at 6:00 p.m.

Present:

Commissioner Andrew Nerbun
Commissioner Kelly Tolocko
Commissioner Dale Mayr
Commissioner Jeffrey Hansher
Commissioner Gregg Bach
Commissioner Brian Parrish
Commissioner William Gebhardt
Commissioner Robert Strzelczyk -- **Excused**
Commissioner Peter Bratt -- **Excused**

Also present: City Administrator Jones, City Attorney Sajdak, Director of Public Works/City Engineering Lundeen, Sewer Superintendent Weinrich.

2) Approval of Meeting Minutes

Motion to approve the meeting minutes of August 12, 2025.

RESULT: **Approved by Voice Acclamation [7:2]**

MOVED BY: Commissioner Mayr

SECONDED BY: Commissioner Hansher

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

DEEMED NO: Strzelczyk, Bratt

3) Ordinances

1. **ORDINANCE 2025-1684** An Ordinance Appropriating the Necessary Funds from the City of Mequon’s Sewer Utility District for the Year 2026 for Capital Charge Payments to the Milwaukee Metropolitan Sewerage District (MMSD) and City of Mequon Capital Debt Service Requirements

Director Lundeen went over the year-over-year Annual Debt Service and showed how that debt has been decreasing as the City nears payoff. The amount of the sewer levy has been frozen by policy. MMSD restructured its allocation of fees between capital and operations, which also impacts the sewer levy.

Motion to approve Ordinance 2025-1684.

RESULT: **Approved by Roll Call Vote [7:2]**
MOVED BY: Commissioner Gebhardt
SECONDED BY: Commissioner Bach

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

4) Resolutions

- a. **RESOLUTION 4238** A Resolution Adopting the Fiscal Year 2026 Sanitary Sewer Utility Budget and Establishing the 2026 Sanitary Sewer User Fee Schedule

Motion to approve Resolution 4238.

RESULT: **Approved by Roll Call Vote [7:2]**
MOVED BY: Commissioner Mayr
SECONDED BY: Commissioner Hansher

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

5) Discussion Items

- a. Discussion Concerning Public Sewer Lateral Reimbursement Policy

Director Lundeen requested the Commission consider a potential public sewer lateral reimbursement policy for repairs or replacement of the public latera, concurrent to private lateral work. When work is required on both public and private sections of lateral, it is a challenge to separate the calculation of reimbursement costs. Policy language could set parameters for reimbursements, approvals for scope of work, emergency decisions and other factors. The Commission agreed that a policy is a worthwhile endeavor.

6) Adjourn

Motion to adjourn at 6:13 p.m.

RESULT: **Approved by Voice Acclamation [7:2]**
MOVED BY: Commissioner Parrish

SECONDED BY: Commissioner Gebhardt

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

DEEMED NO: Strzelczyk, Bratt

Respectfully Submitted,

Beth Kong
Deputy Clerk



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www.cityofmequonwi.gov

Community Development

TO: Common Council
FROM: Jac Zader, Assistant Director Community Development
DATE: April 14, 2026
SUBJECT: ORDINANCE 2026 - 1690 - An Ordinance Amending the City's Zoning Map Within Chapter 58 of the Mequon Municipal Code from R-3 (Residential 1-Acre) with a CGO (Central Growth Overlay) to R-3/TDR (Transfer of Development Rights)/PUD (Planned Unit Development), in Connection with Development of a 19-Lot Subdivision Upon 16.5 Acres Immediately North of 8440 W. Donges Bay Road

Background

The applicant requests a rezoning for a 19-lot subdivision development on 16.5 acres of land located immediately north of 8440 W Donges Bay Road. The plan results in a density of one (1) unit per .87 acres and utilizes the remaining three Transfer of Development Rights (TDR) credits. This is an extension and amendment to the Enclave II Planned Unit Development (PUD) that was approved by the Planning Commission on November 11, 2019, and by the Common Council on January 14, 2019 (see Ord.# 2019-1560).

Analysis

Rezoning is required as part of this application due to the use of the three TDR credits and the applicant's desire to incorporate the same conditions that exist in the Enclave II PUD. The parcel was approved as a receiving site at the Park & Open Space Board on January 21, 2026, as required by the Mequon Municipal Code for the use of TDR credits.

OPEN SPACE PLAN: The proposed open space plan shows the subdivision contains 33.8% open space, which exceeds the 30% code requirement. The plan also shows a minimum 30-foot buffer around the perimeter of the development which complies with code. There is a storm water pond and an asphalt trail which will connect to the existing Enclave path to the east.

LOT SIZES: Staff believes the lot sizes proposed are of reasonable size for a cluster design and are necessary if the goal is to create quality open space amenities. The lots are similar in size to what was in the other phases of The Enclave Subdivision with lots ranging from .37 acres to .68 acres. The proposed development provides access from Skylark Drive Road and allows for a future connection to the west.

The attached yield plan shows 16 lots, each conforming to the R-3 district standards with access from Skylark Drive. Two of the TDR credits are currently owned by the developer, and one is

being purchased to be used on site for a total yield of 19 lots.

Fiscal Impact

The 19-lot residential development is estimated to be valued at \$700,000/lot, resulting in estimated annual tax revenue of \$158,000.

Recommendation

On March 23, 2026, the Planning Commission approved a recommendation in favor of adopting the proposed ordinance by a vote of 8-0.

Attachments:

Zoning Map, Concept Plan, Yield Plan

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2026-1690

ORDINANCE 2026 - 1690 - An Ordinance Amending the City's Zoning Map within Chapter 58 of the Mequon Municipal Code from R-3 (Residential 1-Acre) with a CGO (Central Growth Overlay) to R-3/TDR (Transfer of Development Rights)/PUD (Planned Unit Development), in Connection with Development of a 19-Lot Subdivision upon 16.5 Acres Immediately North of 8440 W. Donges Bay Road

RECITALS

A. The applicant is seeking rezoning approval for a 19 single-family lot subdivision for the property located immediately north of 8440 W. Donges Bay Road.

B. The Planning Commission, by majority vote of the Commission on March 23, 2026, has recommended approval of a Zoning Map Amendment to designate the property illustrated in Exhibit A as “R-3/TDR/PUD.”

C. Based upon the Planning Commission's recommendation and following the public hearing before the Common Council on the 12th day of May 2026, the Common Council desires to rezone the property consistent with the conditions of the Commission's recommendation.

D. The proposed rezoning is consistent with the City's comprehensive master plan.

BASED UPON THE FOREGOING RECITALS, the Common Council of the City of Mequon, Wisconsin, do ordain as follows:

SECTION I

The existing and official City of Mequon District Zoning Maps are hereby amended so as to change the zoning classification of the property located immediately north of 8440 W. Donges Bay Road as further described and illustrated in Exhibit A, to R-3/TDR/PUD subject to the following conditions:

1. Common Council approval of the rezoning.
2. All conditions of Ordinance 2019-1560 remain in effect.
3. The preliminary plat approval is conditioned upon and is not in effect until the relinquishment of 3 TDR credits to the City of Mequon takes place.
4. Developer shall submit a development agreement using the City template. The document must be approved by Planning Commission and Common Council.
5. All lots shall maintain a minimum lot size of .30 acres. All buildings shall maintain a minimum building setback of 30’, a minimum 10’ offset from an interior side yard, a 30’ offset

from the corner side, and 20' rear property lines.

6. Pedestrian and bike paths and the necessary easements shall be required in accordance with the approved concept plan. All pedestrian trails shall be located in an outlot with a minimum width of 10 feet. Bike and Pedestrian paths shall be constructed in accordance with the WisDOT Bike Path Facilities Handbook and be maintained by the Developer and subsequently the Homeowners' Associations (HOA).

7. The final plat shall include a note that a road connection is required to put future owners on notice.

8. A sidewalk shall be added to the north side of Skylark Drive.

9. The development shall comply with preliminary plat, development agreement, and final plat requirements.

10. Street trees are subject to the approval of the Tree Board and Planning Commission.

11. Street lighting, if proposed, is subject to the approval of the Planning Division staff.

12. Entryway signage and landscaping is subject to the approval of the Planning Division staff.

13. Architectural design of residential buildings shall comply with a Planning Commission approved set of design standards set forth as part of the PUD and shall include the following:

a. Dwellings shall be a minimum of 1,900 square feet for a single-story building and 2,100 for a multi-story building.

b. No accessory structure shall project further into the front or corner side yard than the principal structure.

c. Chain link or 100% opaque fencing is prohibited. Fencing is prohibited in front and corner side yards.

d. No less than 50% of residential buildings shall present a side loading garage, a courtyard garage entry, or a 15-degree turned garage entry.

e. Of the remaining 50% that is allowed to present a front loading garage, the following shall apply: 1) no more than two garage stalls shall present on the same linear plane; 2) all front loading garages shall contain architectural details consistent with the front elevation; 3) none of the front loading garages shall have a consistent setback to that of the habitable portion of the building; and 4) no more than 30% of the front loading garages shall project further into the front yard than the habitable portion of the building.

f. There shall be no more than three (3) front-loading garage residential buildings in a row.

14. All residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures", unless deviations are approved by the Planning Commission, and are subject to Architectural Review Board approval.

15. All roads and bike paths connecting to adjacent sites shall be installed at time of each associated phase of development. The road shown to connect to the property to the west shall include the installation of a hammerhead. Removal of the hammerhead shall be approved by the City at the time of connectivity for development to the west.

16. The existing hammerhead on Skylark Drive shall be removed at the time of the roadway connection.

17. Final legal documents are subject to City Attorney review and approval, prior to recording of final plat.

18. The Engineering Division shall review and approve of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard

Specifications for Land Development.

19. The street and right-of-way shall extend to the west property line.
20. Connection to the public sewer and water is required. Sewer main shall be extended in accordance with the Central Growth sewer system planning documents. The water main connection and extension shall conform to the Mequon Water Connection Policy.
21. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13 is required, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
22. As a condition of approval and issuance of the permit, the City Engineer will require in accordance with City Ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow/letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the City to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
23. Application for and approval of a City erosion control permit is required, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
24. Application for and approval of a City Filling and Excavation Permit. Planning Commission approval of fill exceeding 1,000 CY in volume is required prior to permit issuance.

SECTION II

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION III

All other ordinances or parts of ordinances contravening the terms of this ordinance are hereby and to that extent repealed.

SECTION IV

This ordinance shall take effect and be in full force upon its passage and the day after its publication.

Approved by: Andrew Nerbun, Mayor

Date Approved: April 14, 2026

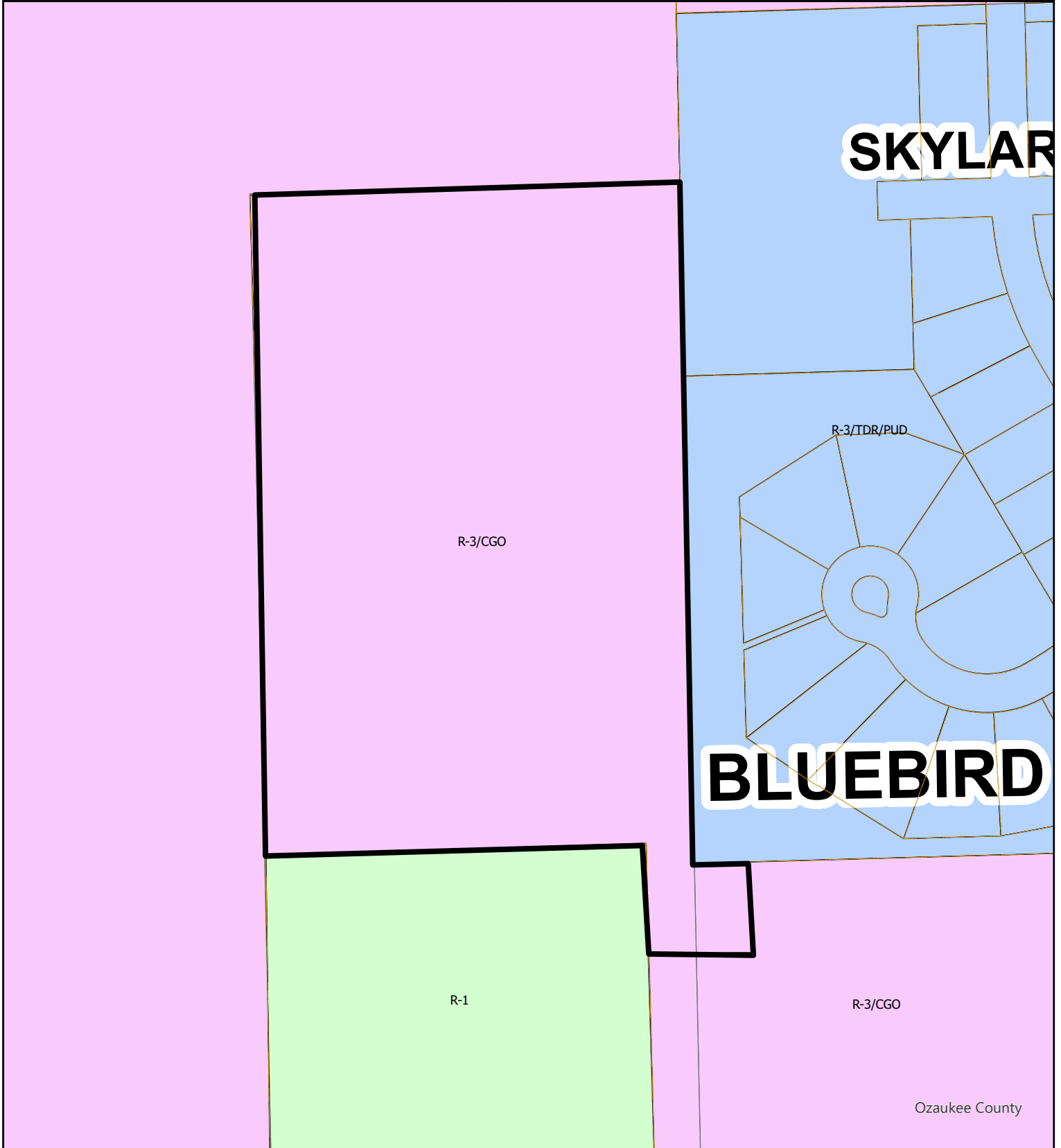
I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 14, 2026.

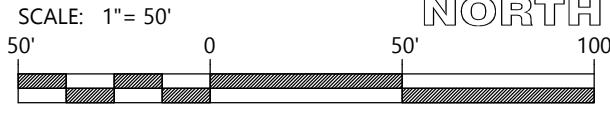
Caroline Fochs, City Clerk

Published: _____

EXCEL ENGINEERING FOR HAT TRICK DEVELOPMENT LLC

AC	Arrival Corridor	IPS	Institutional & Public Service
A-1	Agricultural Preserve	NC	Neighborhood Commercial
A-2	General Agricultural	OA	Agricultural Overlay
B-1	Neighborhood Business	PUD	Planned Unit Development Overlay
B-2	Community Business	P-1	Park & Recreation
B-3	Office & Service Business	R-1	Single-Family Residential (5 Ac. Min.)
B-4	Business Park	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-5	Light Industrial	R-2	Single-Family Residential (2 Ac. Min.)
B-6	Rural Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-7	Rural Business	R-3	Single-Family Residential (1 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-4	Single-Family Residential (3/4 Ac. Min.)
C-2	General Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
CGO	Central Growth Overlay	R-6	Single-Family Residential (4 DU/Ac.)
FFO	Flood Fringe Overlay	RM	Multi-Family Residential
FW	Floodway	TC	Town Center
IPS	Institutional & Public Service	TDR	Transfer of Development Rights





LAYOUT

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
 THE ENCLAVE II AT MEQUON PRESERVE - FIRST ADDITION
 MEQUON, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
 MAR. 18, 2026

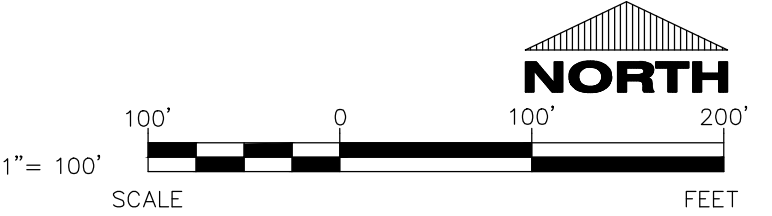
NOT FOR CONSTRUCTION

JOB NUMBER
 240349500

SHEET NUMBER
 1



YIELD PLAN





11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Community Development

TO: Common Council
FROM: Kim Tollefson, Director Community Development
DATE: April 14, 2026
SUBJECT: RESOLUTION 4279 - A Resolution Adopting the Mequon Commons Master Plan

Background

In December 2024, Common Council authorized a contract for civic campus master planning through American Rescue Plan Act (ARPA) funding with The Lakota Group. The Council, with The Lakota Group, Kapur Engineering and an internal staff team, have accomplished each of the three phases associated with the scope of services. With the accumulation of work that has occurred during each phase, a final draft of the Mequon Commons Master Plan is presented. Common Council input is sought to ensure the plan reflects the work and decision-making completed over the course of the past fifteen (15) months, and to confirm the final master plan.

The Mequon Commons Master Plan focuses on enhancements to the community park serving as a vital, centralized gathering space within the City's traditional and pedestrian-oriented Town Center neighborhood. The master plan shares the public, city volunteers, community stakeholders and elected officials' vision and guides future decision-making through an action plan. Several objectives and goals are identified, informing how to reimagine the civic campus. In the early stages of the process, the community confirmed the campus vision as a cohesive, dynamic, inclusive and a shared civic space that fosters community engagement and pride in Mequon's identity.

Attached is the final draft of the master plan which outlines the process, objectives and goals established through extensive engagement sessions, and that identifies core amenities, visual preferences and a series of concept plans that were continuously refined. The plan includes the necessary technical and financial analysis including engineering, costs, phasing and funding opportunities.

Analysis

Prior Common Council Committee of the Whole Direction: Based on concept plan review and direction from the Common Council Committee of the Whole (COTW), the final plan accomplishes the following:

- Contemporizes and improves a variety of year-round recreational and civic services to

activate the campus and create a true community identity (*preliminary concept plans C1 and C2 were preferred*).

- Maintains the community pool on campus (*reinforced decision from Spring 2024 Strategic Planning Workshop and additional workshop meetings in 2025 and 2026*).
- Prioritizes pool reconstruction as the first phase of implementation for the master plan (*the plan identifies pool and supporting infrastructure as phase one and staff has developed a draft internal timeline for implementation*).
- Ensures the pool area accommodates several amenities, including green space and play areas as well as a multipurpose pool building.
- Anticipates alternative locations for the baseball field (*keeping Rennie name for field at an alternative location, opportunity for improved and modernized playing conditions*).
- Enhances connectivity and establishes a path hierarchy internal and external to the campus and offers seasonal use (*creates cohesiveness, promotes active engagement, and addresses multimodal access, specifically bicycle, pedestrians*).
- Draws varying interests and flexible opportunities within the open space and lawn (*program space based on a flexible and changing set of interests, do not overbuild, deliver a nature-focused aesthetic, and prioritize year-round activity*).

Committee of the Whole members also commented on limiting the interruption of services on campus during construction phases, keeping the playground near the library, further defining the scale and type of water amenities, constructing efficient and multi-use buildings for adaptable use (concessions, restrooms, rental, storage) and maximizing sunlight and creating privacy for pool users.

Common Council Committee of the Whole Direction April 14, 2026

Final Mequon Commons Master Plan: At the upcoming meeting on April 14, 2026, The Lakota Group will present the draft final Mequon Commons Master Plan. The plan incorporates the Committee's input as well as input from other City Boards and Commissions and reflects public feedback received in Phases 1 and 2. Therefore, Committee of the Whole direction is requested for any remaining refinements and conclusions of the draft master plan and confirmation of its final, refined vision.

The following link provides direct access to the broadcast of the October 14, 2025, COTW meeting: <https://mequonwi.portal.civicclerk.com/event/1838/files/agenda/2119>

The following link provides direct access to the broadcast of the January 13, 2026, COTW meeting: <https://mequonwi.portal.civicclerk.com/event/1780/media>

City Staff Subsequent Action Steps: Pending adoption of the Mequon Common Master Plan, and in an effort to meet critical milestones associated with Phase I pool construction as well as limiting the disruption of associated campus activities, staff will complete the following action steps, subject to the Committee's direction:

1. Adopt the master plan and ensure the final document is available for public distribution and guidance for short- and long-term decision-making.

2. Advance the ongoing analysis and confirmation of alternative community baseball field location(s). This effort will include assessment of mobilizing necessary equipment and/or facility improvements.
3. Advance financial planning associated with Phase I implementation at the May 12, 2026, Common Council meeting.
4. Issuance of a Mequon Commons Master Plan Phase I RFP with contract award expected at the June 9, 2026, Common Council meeting to plan for a 2028 pool opening (see attached draft Pool Timeline).

The full Mequon Commons Master Plan as it appeared in the Committee of the Whole April 14, 2026, meeting can be found [here](#).

Fiscal Impact

There is no fiscal impact related to adoption of the Mequon Commons Master Plan.

Recommendation

A recommendation is forthcoming from the Committee of the Whole on April 14, 2026.

Attachments:

None

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION - 4279

RESOLUTION 4279 - A Resolution Adopting the Mequon Commons Master Plan

RECITALS

A. Town Center neighborhood plans, the Tax Increment District No. 3 and the City's 2025 Park & Open Space Plan contemplate an improved and reimagined Civic Campus.

B. In response to a Request for Qualifications (RFQ), The Lakota Group was awarded a contract for the creation of a civic campus master plan utilizing Federal ARPA funds.

C. The Lakota Group, Mequon Common Council, City Boards and Commissions, the public and an internal staff team engaged in a 15-month planning process, resulting in the creation of the attached Mequon Commons Master Plan.

D. The Mequon Commons Master Plan will guide site design, site improvements, financial, operational and programming decision-making starting now and continuing through its final implementation, with oversight by the Common Council.

E. The Common Council Committee of the Whole (COTW), at its meeting on April 14, 2026, approved the Mequon Commons Master Plan.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin, that:

1. The Mequon Commons Master Plan, substantially in the form presented and as attached to this Resolution is adopted, subject to any necessary clerical, technical and/or legal changes deemed necessary and appropriate by the City Attorney.

Approved by: Andrew Nerbun, Mayor

Date Approved: April 14, 2026

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 14, 2026.

Caroline Fochs, City Clerk



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

City Attorney

TO: Common Council
FROM: Brian Sajdak, City Attorney
DATE: April 14, 2026
SUBJECT: RESOLUTION 4280 - A Resolution Adopting a Revised Forfeiture Schedule for the Mid-Moraine Municipal Court, Reflecting a \$10 Increase in Applicable Court Fees as Authorized Under Wisconsin Act 113

Background

The Legislature has adopted 2025 Wisconsin Act 113 which authorizes an increase in court fees imposed in municipal court actions. The Court can now collect up to \$48.00 in court fees, which is divided to provide for \$43.00 to the Court and \$5.00 to the State. This is an increase of \$10.00 per citation. The court costs were last increased in 2013, which saw a similar \$10 increase from \$28.00 to \$38.00 (\$33.00 to the Court and \$5.00 to the State).

Analysis

The increase in fees necessitates an amendment to the City's deposit schedule (a/k/a/ the bond schedule). As a refresher, the deposit schedule reflects the amount for each violation that will appear on a citation issued by the City. For most people, this amount reflects what they would pay upon a finding of guilty to the citation as it is written. However, for out-of-state residents, the deposit amount reflects the amount of the bond that the individual would have to pay before being released (thus the alternate name of "bond schedule"). The deposit amount for a typical citation is broken down as follows:

Base Fine + Court Costs + State/Jail Fees + State Penalty Assessment = Deposit Amount.

Some other violations, like operating while intoxicated, have additional fees/assessments added by the State. The attached schedule provides a breakdown of these amounts utilizing the increased court fees. This resolution will have the effect of amending the deposit schedule to reflect the increase in only the court costs component. All other components will remain the same. In other words, the deposit amounts for all violations will increase by \$10.

Fiscal Impact

The increased court fees will help fund Mid-Moraine Municipal Court operations, of which the City is a member. Under the Operating Agreement for the Court, the municipal portion of court

costs (e.g., the \$43 paid to the Court) are maintained in the Municipal Court operational account. Any excess revenue over budgeted expenditures is to be disbursed to member municipalities at the end of each fiscal year.

Recommendation

A recommendation is forthcoming from the Finance-Personnel Committee on April 14, 2026.

Attachments:

Forfeiture Table Eff March 22 2026, MMMC Citations and Fines Paid Summary

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION - 4280

RESOLUTION 4280 - A Resolution Adopting a Revised Forfeiture Schedule for the Mid-Moraine Municipal Court, Reflecting a \$10 Increase in Applicable Court Fees as Authorized Under Wisconsin Act 113

RECITALS

- A. The City of Mequon is a participating member of the Mid-Moraine Municipal Court.
- B. Pursuant to Wis. Stat. § 800.037, the municipal court judge, with the approval of the Common Council, shall establish a deposit schedule for municipal citations.
- C. The Wisconsin Legislature enacted 2025 Wisconsin Act 113, which became effective March 22, 2026, increasing the amount of municipal court fees which are required to be paid by certain violators upon conviction.
- D. The Mid-Moraine Municipal Court Judge has recommended that all member jurisdictions adopt the full amount of the allowed fee increase.
- E. This increase in municipal court fees will necessitate an amendment to the City's adopted deposit schedule (a/k/a bond schedule) to reflect the increased fees.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED that the Common Council of the City of Mequon, Wisconsin, that:

1. The City adopts the maximum allowed municipal court fee allowed by law.
2. The City's adopted deposit schedule is amended to reflect this change.

Approved by: Andrew Nerbun, Mayor

Date Approved: April 14, 2026

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 14, 2026.

Caroline Fochs, City Clerk

MID-MORAINES MUNICIPAL COURT**FORFEITURE TABLE****Effective: March 22, 2026**

FINE	Crt Costs	State CC	PA (26%)	Drug Fee	Jail Asmnt	TOTAL
\$ 5.00	\$ 43.00	\$ 5.00	\$ 1.30	\$ 13.00	\$ 10.00	\$ 77.30
\$ 10.00	\$ 43.00	\$ 5.00	\$ 2.60	\$ 13.00	\$ 10.00	\$ 83.60
\$ 15.00	\$ 43.00	\$ 5.00	\$ 3.90	\$ 13.00	\$ 10.00	\$ 89.90
\$ 20.00	\$ 43.00	\$ 5.00	\$ 5.20	\$ 13.00	\$ 10.00	\$ 96.20
\$ 25.00	\$ 43.00	\$ 5.00	\$ 6.50	\$ 13.00	\$ 10.00	\$ 102.50
\$ 30.00	\$ 43.00	\$ 5.00	\$ 7.80	\$ 13.00	\$ 10.00	\$ 108.80
\$ 35.00	\$ 43.00	\$ 5.00	\$ 9.10	\$ 13.00	\$ 10.00	\$ 115.10
\$ 40.00	\$ 43.00	\$ 5.00	\$ 10.40	\$ 13.00	\$ 10.00	\$ 121.40
\$ 45.00	\$ 43.00	\$ 5.00	\$ 11.70	\$ 13.00	\$ 10.00	\$ 127.70
\$ 50.00	\$ 43.00	\$ 5.00	\$ 13.00	\$ 13.00	\$ 10.00	\$ 134.00
\$ 55.00	\$ 43.00	\$ 5.00	\$ 14.30	\$ 13.00	\$ 10.00	\$ 140.30
\$ 60.00	\$ 43.00	\$ 5.00	\$ 15.60	\$ 13.00	\$ 10.00	\$ 146.60
\$ 65.00	\$ 43.00	\$ 5.00	\$ 16.90	\$ 13.00	\$ 10.00	\$ 152.90
\$ 70.00	\$ 43.00	\$ 5.00	\$ 18.20	\$ 13.00	\$ 10.00	\$ 159.20
\$ 75.00	\$ 43.00	\$ 5.00	\$ 19.50	\$ 13.00	\$ 10.00	\$ 165.50
\$ 80.00	\$ 43.00	\$ 5.00	\$ 20.80	\$ 13.00	\$ 10.00	\$ 171.80
\$ 85.00	\$ 43.00	\$ 5.00	\$ 22.10	\$ 13.00	\$ 10.00	\$ 178.10
\$ 90.00	\$ 43.00	\$ 5.00	\$ 23.40	\$ 13.00	\$ 10.00	\$ 184.40
\$ 95.00	\$ 43.00	\$ 5.00	\$ 24.70	\$ 13.00	\$ 10.00	\$ 190.70
\$ 100.00	\$ 43.00	\$ 5.00	\$ 26.00	\$ 13.00	\$ 10.00	\$ 197.00
\$ 105.00	\$ 43.00	\$ 5.00	\$ 27.30	\$ 13.00	\$ 10.00	\$ 203.30
\$ 110.00	\$ 43.00	\$ 5.00	\$ 28.60	\$ 13.00	\$ 10.00	\$ 209.60
\$ 115.00	\$ 43.00	\$ 5.00	\$ 29.90	\$ 13.00	\$ 10.00	\$ 215.90
\$ 120.00	\$ 43.00	\$ 5.00	\$ 31.20	\$ 13.00	\$ 10.00	\$ 222.20
\$ 125.00	\$ 43.00	\$ 5.00	\$ 32.50	\$ 13.00	\$ 10.00	\$ 228.50
\$ 130.00	\$ 43.00	\$ 5.00	\$ 33.80	\$ 13.00	\$ 10.00	\$ 234.80
\$ 135.00	\$ 43.00	\$ 5.00	\$ 35.10	\$ 13.00	\$ 10.00	\$ 241.10
\$ 140.00	\$ 43.00	\$ 5.00	\$ 36.40	\$ 13.00	\$ 10.00	\$ 247.40
\$ 145.00	\$ 43.00	\$ 5.00	\$ 37.70	\$ 13.00	\$ 10.00	\$ 253.70
\$ 150.00	\$ 43.00	\$ 5.00	\$ 39.00	\$ 13.00	\$ 10.00	\$ 260.00
\$ 155.00	\$ 43.00	\$ 5.00	\$ 40.30	\$ 13.00	\$ 10.00	\$ 266.30
\$ 160.00	\$ 43.00	\$ 5.00	\$ 41.60	\$ 13.00	\$ 10.00	\$ 272.60
\$ 165.00	\$ 43.00	\$ 5.00	\$ 42.90	\$ 13.00	\$ 10.00	\$ 278.90
\$ 170.00	\$ 43.00	\$ 5.00	\$ 44.20	\$ 13.00	\$ 10.00	\$ 285.20
\$ 175.00	\$ 43.00	\$ 5.00	\$ 45.50	\$ 13.00	\$ 10.00	\$ 291.50
\$ 180.00	\$ 43.00	\$ 5.00	\$ 46.80	\$ 13.00	\$ 10.00	\$ 297.80
\$ 185.00	\$ 43.00	\$ 5.00	\$ 48.10	\$ 13.00	\$ 10.00	\$ 304.10
\$ 190.00	\$ 43.00	\$ 5.00	\$ 49.40	\$ 13.00	\$ 10.00	\$ 310.40
\$ 195.00	\$ 43.00	\$ 5.00	\$ 50.70	\$ 13.00	\$ 10.00	\$ 316.70
\$ 200.00	\$ 43.00	\$ 5.00	\$ 52.00	\$ 13.00	\$ 10.00	\$ 323.00
\$ 210.00	\$ 43.00	\$ 5.00	\$ 54.60	\$ 13.00	\$ 10.00	\$ 335.60
\$ 220.00	\$ 43.00	\$ 5.00	\$ 57.20	\$ 13.00	\$ 10.00	\$ 348.20
\$ 225.00	\$ 43.00	\$ 5.00	\$ 58.50	\$ 13.00	\$ 10.00	\$ 354.50
\$ 235.00	\$ 43.00	\$ 5.00	\$ 61.10	\$ 13.00	\$ 10.00	\$ 367.10

MID-MORAINE MUNICIPAL COURT

FORFEITURE TABLE

Effective: March 22, 2026

FINE	Crt Costs	State CC	PA (26%)	Drug Fee	Jail Asmnt	TOTAL
\$ 250.00	\$ 43.00	\$ 5.00	\$ 65.00	\$ 13.00	\$ 10.00	\$ 386.00
\$ 275.00	\$ 43.00	\$ 5.00	\$ 71.50	\$ 13.00	\$ 10.00	\$ 417.50
\$ 300.00	\$ 43.00	\$ 5.00	\$ 78.00	\$ 13.00	\$ 10.00	\$ 449.00
\$ 325.00	\$ 43.00	\$ 5.00	\$ 84.50	\$ 13.00	\$ 10.00	\$ 480.50
\$ 345.00	\$ 43.00	\$ 5.00	\$ 89.70	\$ 13.00	\$ 10.00	\$ 505.70
\$ 350.00	\$ 43.00	\$ 5.00	\$ 91.00	\$ 13.00	\$ 10.00	\$ 512.00
\$ 375.00	\$ 43.00	\$ 5.00	\$ 97.50	\$ 13.00	\$ 10.00	\$ 543.50
\$ 400.00	\$ 43.00	\$ 5.00	\$ 104.00	\$ 13.00	\$ 10.00	\$ 575.00
\$ 425.00	\$ 43.00	\$ 5.00	\$ 110.50	\$ 13.00	\$ 10.00	\$ 606.50
\$ 435.00	\$ 43.00	\$ 5.00	\$ 113.10	\$ 13.00	\$ 10.00	\$ 619.10
\$ 450.00	\$ 43.00	\$ 5.00	\$ 117.00	\$ 13.00	\$ 10.00	\$ 638.00
\$ 475.00	\$ 43.00	\$ 5.00	\$ 123.50	\$ 13.00	\$ 10.00	\$ 669.50
\$ 500.00	\$ 43.00	\$ 5.00	\$ 130.00	\$ 13.00	\$ 10.00	\$ 701.00
\$ 525.00	\$ 43.00	\$ 5.00	\$ 136.50	\$ 13.00	\$ 10.00	\$ 732.50
\$ 545.00	\$ 43.00	\$ 5.00	\$ 141.70	\$ 13.00	\$ 10.00	\$ 757.70
\$ 550.00	\$ 43.00	\$ 5.00	\$ 143.00	\$ 13.00	\$ 10.00	\$ 764.00
\$ 575.00	\$ 43.00	\$ 5.00	\$ 149.50	\$ 13.00	\$ 10.00	\$ 795.50
\$ 600.00	\$ 43.00	\$ 5.00	\$ 156.00	\$ 13.00	\$ 10.00	\$ 827.00
\$ 750.00	\$ 43.00	\$ 5.00	\$ 195.00	\$ 13.00	\$ 10.00	\$ 1,016.00
\$ 1,000.00	\$ 43.00	\$ 5.00	\$ 260.00	\$ 13.00	\$ 10.00	\$ 1,331.00
\$ 5,000.00	\$ 43.00	\$ 5.00	\$ 1,300.00	\$ 13.00	\$ 50.00	\$ 6,411.00

OWI Forfeitures

Bond Amt

Fine	\$ 150.00	\$ 200.00	\$ 225.00	\$ 250.00	\$ 275.00	\$ 300.00
Court Costs	\$ 43.00	\$ 43.00	\$ 43.00	\$ 43.00	\$ 43.00	\$ 43.00
CC State	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
Penalty Asmt	\$ 39.00	\$ 52.00	\$ 58.50	\$ 65.00	\$ 71.50	\$ 78.00
Drug Fee	\$ 13.00	\$ 13.00	\$ 13.00	\$ 13.00	\$ 13.00	\$ 13.00
Jail Assmnt	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
Safe Ride Sur	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00
OWI Surchg	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00
Total	\$ 870.00	\$ 933.00	\$ 964.50	\$ 996.00	\$ 1,027.50	\$ 1,059.00
IID (over .15)	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Total	\$ 920.00	\$ 983.00	\$ 1,014.50	\$ 1,046.00	\$ 1,077.50	\$ 1,109.00

Reckless Drvg Forfeiture

Fine	\$ 200.00
Court Costs	\$ 43.00
CC State	\$ 5.00
Penalty Asmt	\$ 52.00
Drug Fee	\$ 13.00
Jail Assmnt	\$ 10.00
Safe Surchg	\$ 75.00
OWI Surchg	\$ 535.00
Total	\$ 933.00

**Mid-Moraine Municipal Court
Citations and Fines Summary 2021-2025**

	Citations Processed				
	2021	2022	2023	2024	2025
C-West Bend	3,317	3,318	2,733	2,673	2,605
V-Germantown	1,151	1,430	1,538	1,177	1,199
C-Hartford	1,834	1,352	1,693	1,606	1,654
V-Kewaskum	628	571	502	398	390
V-Slinger	1,178	1,347	1,589	1,192	1,165
V-Jackson	1,081	912	1,277	972	738
C-Port Washington	1,015	934	1,106	1,093	920
V-Grafton	760	564	554	661	590
V-Saukville	1,006	919	758	753	667
C-Cedarburg	662	558	496	406	392
T-Thiensville	319	428	325	300	332
C-Mequon	1,704	2,247	2,386	2,535	1,980
V-Fredonia	91	98	80	63	65
V-Newburg	84	75	125	107	141
T-Trenton	129	233	135	419	615
T-Hartford	68	51	80	72	83
Total	17,048	17,059	17,400	16,451	15,561

	Fines Paid to Municipalities				
	2021	2022	2023	2024	2025
C-West Bend	\$ 248,519	\$ 231,996	\$ 240,243	\$ 192,732	\$ 163,801
V-Germantown	\$ 152,300	\$ 133,353	\$ 136,557	\$ 123,567	\$ 108,948
C-Hartford	\$ 102,755	\$ 98,677	\$ 66,785	\$ 63,038	\$ 88,749
V-Kewaskum	\$ 24,488	\$ 22,992	\$ 26,559	\$ 17,887	\$ 12,845
V-Slinger	\$ 53,973	\$ 52,132	\$ 48,525	\$ 48,739	\$ 38,624
V-Jackson	\$ 34,972	\$ 51,035	\$ 36,786	\$ 30,111	\$ 28,325
C-Port Washington	\$ 62,235	\$ 56,054	\$ 36,693	\$ 36,670	\$ 42,483
V-Grafton	\$ 44,595	\$ 41,069	\$ 29,343	\$ 22,612	\$ 32,023
V-Saukville	\$ 33,798	\$ 42,672	\$ 37,138	\$ 33,332	\$ 31,847
C-Cedarburg	\$ 37,107	\$ 36,534	\$ 25,341	\$ 22,885	\$ 19,410
T-Thiensville	\$ 19,177	\$ 12,538	\$ 10,749	\$ 9,390	\$ 10,789
C-Mequon	\$ 99,210	\$ 101,056	\$ 82,636	\$ 70,945	\$ 71,562
V-Fredonia	\$ 6,518	\$ 2,984	\$ 2,817	\$ 2,442	\$ 1,585
V-Newburg	\$ 5,690	\$ 1,952	\$ 2,908	\$ 2,892	\$ 2,419
T-Trenton	\$ 8,854	\$ 4,173	\$ 7,164	\$ 7,106	\$ 3,833
T-Hartford	\$ 942	\$ 3,629	\$ 4,788	\$ 874	\$ 4,310
Total	\$ 937,154	\$ 894,868	\$ 797,055	\$ 687,245	\$ 663,575



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www.cityofmequonwi.gov

Engineering

TO: Common Council
FROM: Cole McCraw, Assistant City Engineer
DATE: April 14, 2026
SUBJECT: A Resolution Awarding the 2026 GSB-88 Bituminous Road Sealing Contract to Fahrner Asphalt Sealers, LLC, of Waunakee, Wisconsin in the Amount of \$155,000

Background

At its September 2025 meeting, the Public Works Committee authorized staff to advertise contracts for the 2026 Annual Road Program. For the GSB-88 Bituminous Seal contract base bid, staff advertised 9 miles of GSB-88 Bituminous Pavement Sealing at an estimated total base cost of \$172,599.38.

Please see the attached location map and street list for roads included in the bid.

Analysis

The City received one bid for the 2026 GSB-88 Bituminous Seal contract with a low base bid of \$150,611 from Fahrner Asphalt Sealers, of Waunakee, Wisconsin.

The low base bid is approximately 16% less than the original base bid estimate. Staff recommends awarding the 9 miles of base bid streets.

BIDS RECEIVED:

Fahrner Asphalt Sealers

Base Bid Total: \$ 150,611

As a result of several recent contract awards, the Public Works Committee and Common Council have requested consideration of adding a contingency to the award amounts. Therefore, staff is recommending that the resolution approve an amount of \$155,000, which includes a contingency of approximately 3% for additionally authorized efforts. The contingency will not be used for additive bid items; it is intended for additional work needed as a result of the spring thaw.

Fahrner Asphalt Sealers has applied GSB-88 bituminous sealer in Mequon in the past and has provided a quality work product.

Work on this contract can start as soon as the contract is fully executed. The completion date for

this work is August 31, 2026. The bid opening sheet is attached.

A map depicting locations for the proposed work, as well as a listing of streets included in this year's program, is attached for reference.

Fiscal Impact

There is adequate funding available in the Annual Road Program Maintenance account to award this project.

Recommendation

A recommendation is forthcoming from the Public Works Committee on April 14, 2026.

Attachments:

2026 GSB-88 Bituminous Seal Map (2), 3762-26 2026 Bid Opening Sheet GSB88, 2026 GSB-88 Street List

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION - 4281

RESOLUTION 4281 - A Resolution Awarding the 2026 GSB-88 Bituminous Road Sealing Contract to Fahrner Asphalt Sealers, LLC, of Waunakee, Wisconsin in the Amount of \$155,000

RECITALS

- A. The City of Mequon Engineering Division has advertised and received bids for the 2026 GSB-88 Bituminous Seal contract.
- B. Staff have reviewed the various bids and contractor qualifications for the contracts.
- C. The bids received for the total base bid project were less than estimated; therefore, staff recommends the award of the total base bid.
- D. To provide for additional services that may result from the spring thaw, the contract award amount shall be affirmed with a contingency, for a total not-to-exceed cost of \$155,000.
- E. The project shall be invoiced to and paid for from the Annual Road Maintenance Capital Account (Project 10003).
- F. The Public Works Committee, at its meeting on April 14, 2026, approved staff's recommendation.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin that:

1. The 2026 GSB-88 Contract with Fahrner Asphalt Sealers, LLC of Waunakee, Wisconsin, in the form attached hereto is approved, subject to any clerical, technical and/or legal changes deemed necessary and appropriate by the City Attorney.
2. The Mayor and the City Clerk are authorized and directed to execute and deliver the same.

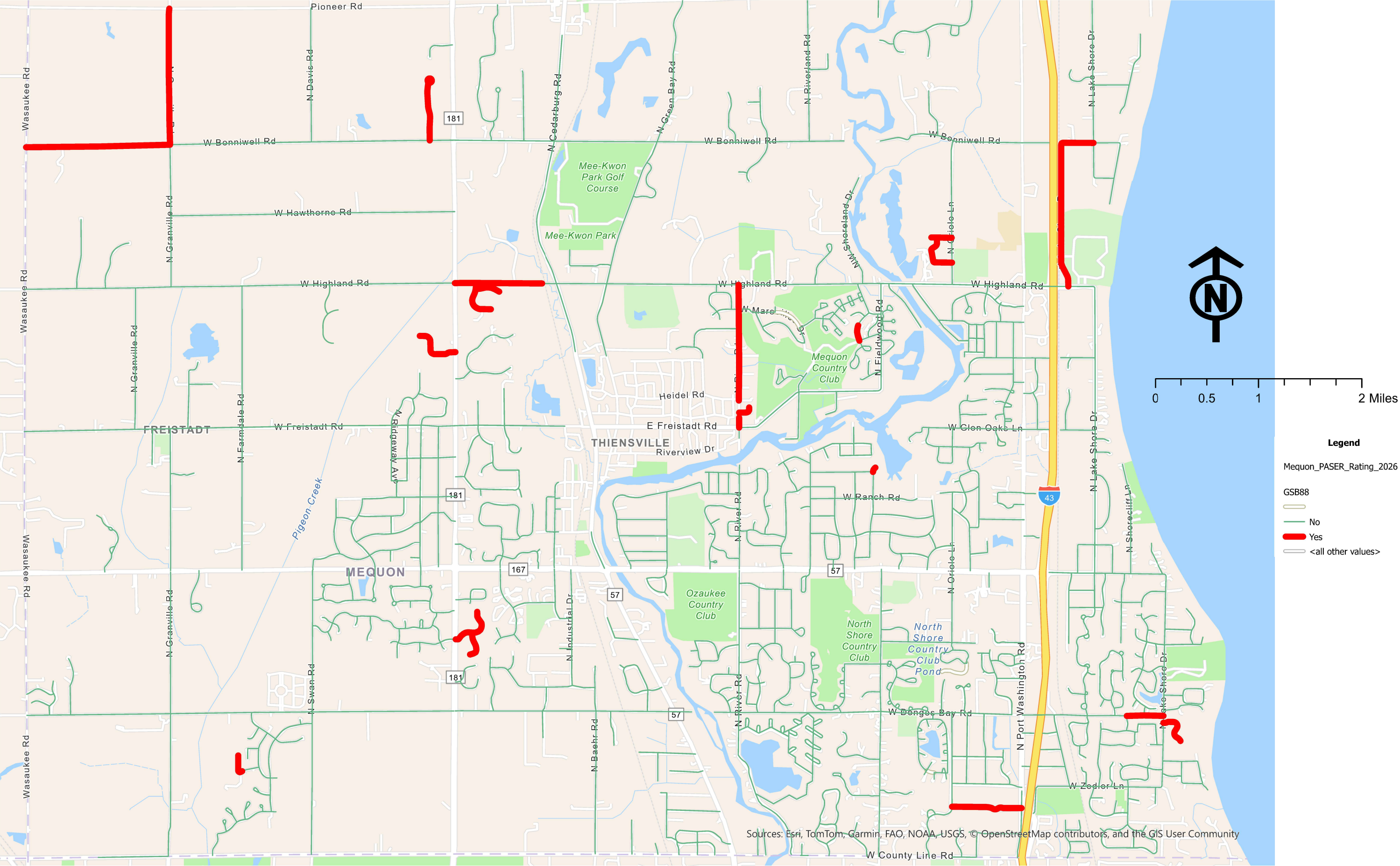
Approved by: Andrew Nerbun, Mayor

Date Approved: April 14, 2026

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 14, 2026.

Caroline Fochs, City Clerk

2026 GSB-88 Bituminous Seal





CITY OF MEQUON

WISCONSIN

BIDS RECEIVED FOR: 2026 GSB-88 BITUMINOUS SEAL FILE #3762-26

BID OPENING: 3/24/2026 11:00 AM
DATE TIME

BIDDER	TOTAL BASE BID
Fahrner Asphalt Sealers	\$150,611.00

BID PRICE SCHEDULE – 2026 GSB-88 BITUMINOUS SEAL

ITEM NO.	STREET	LOCATION		W(ft.)	L(mi.) C/L	PRICE/STREET
		FROM	TO			
MAIN ROADS (West of Milwaukee River)						
1	Granville Road	250' N. of Bonniwell Road	150' S. of Pioneer Road	24	0.88	
2	River Road	Freistadt Road	Highland Road	32	1.00	
3	Bonniwell Road	Wasaukee Road	Granville Road	22	1.00	
4	Highland Road	Railroad Tracks	Wauwatosa Road	30	0.56	
MAIN ROADS (East of Milwaukee River)						
5	Lake Shore Drive	Highland Road	Bonniwell Road	30	1.05	
6	Bonniwell Road	Lake Shore Drive	Northwoods Lane	30	0.23	
7	Donges Bay Road	Chickory Lane	Lake Shore Drive	30	0.25	
SUBDIVISIONS (West of Milwaukee River)						
8	Legacy Hills Drive	Bonniwell Road	Cul-de-sac	20	0.46	
9	Woodland Drive	Ville Du Parc Court	550-ft. North	24	0.10	
10	Essex Drive	Wauwatosa Road	Cul-de-sac	24	.36	
11	Essex Court	Essex Drive	Cul-de-sac	24	.20	
12	Highland Ridge Drive	Highland Road	Cul-de-sac	18	0.31	
13	Overlook Court	Highland Ridge Drive	Cul-de-sac	18	0.19	
14	Mary Hill Court	River Road	Cul-de-sac	25	0.11	
15	Hunt Club Court	Hunt Club Drive (beginning of C. & G.)	Cul-de-sac	20	0.18	
16	Cheverny Drive	Wauwatosa Road	Cul-de-sac	22	0.36	
SUBDIVISIONS (East of Milwaukee River)						
17	St. James Court	Grace Avenue	Cul-de-sac	23	0.05	
18	Fiesta Lane	Grasslyn Road	Port Lane	24	0.49	
19	Helen Drive	Oriole Lane	End of road	22	0.16	
20	Philip Drive	Helen Drive	Rael Drive	22	0.19	
21	Rael Drive	Philip Drive	Oriole Lane	22	0.13	
22	Wildwood Court	Lake Shore Drive	Cul-de-sac	20	0.25	
TOTAL BASE BID - BID ITEMS 1 THROUGH 22:						

Contract Price - Base Item: Total Bid for Items 1 through 22

Written

\$

Figures



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Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Engineering

TO: Common Council
FROM: Cole McCraw, Assistant City Engineer
DATE: April 14, 2026
SUBJECT: RESOLUTION 4282 - A Resolution Awarding the 2026 Crack Sealing Contract to Thunder Road, LLC of Genesee, Wisconsin, in the Amount of \$183,500

Background

At its September 2025 meeting, the Public Works Committee authorized staff to advertise the 2026 Annual Road Program. For the Crack Seal contract base bid, staff advertised 35 miles of Crack Sealing at an estimated cost of \$185,000. Please see the attached location map and street list for roads included in the bid.

The City addresses the early stages of road aging by sealing cracks. This is used when necessary to reduce or eliminate the penetration of water into a road's base. If the base becomes saturated during a rain event, vehicles using the road will cause the road and base to pump up and down, allowing for finer base material to come up through the crack and wash away. This leaves voids under the road, which can then lead to potholes.

Crack sealing is the most cost-effective maintenance used in the early stages of a road's life.

Analysis

A bid opening was conducted on March 26, 2026, and staff received two bids. The low base bid was \$166,928. The low bid is approximately 10% less than the original estimate. Staff included a list of streets totaling approximately 39 centerline miles of road in the base bid.

BIDS RECEIVED:

Thunder Road
Base Bid Total \$166,928

Fahrner Asphalt Sealers
Base Bid Total: \$219,691

Staff recommends awarding the base bid to the low bidder for this project, Thunder Road.

As with most contract awards, the Public Works Committee and Common Council have

requested consideration of adding a contingency to the award amounts. Therefore, staff is recommending that the resolution approve an amount not-to-exceed \$183,500, which includes a contingency of approximately 10% for additionally authorized efforts. The contingency is intended for additional work that may be needed following this year's spring thaw.

Work on this contract can start as early as June 15, 2026. The completion date for this work is August 1, 2026. The bid opening sheet is attached.

Fiscal Impact

There is adequate funding available in the Annual Road Maintenance account to award this project.

Recommendation

A recommendation is forthcoming from the Public Works Committee on April 14, 2026.

Attachments:

3686-26 2026 Crack Sealing Bid Opening Results, 2026 Crack Seal Map, 2026 Crack Seal street list

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION - 4282

RESOLUTION 4282 - A Resolution Awarding the 2026 Crack Sealing Contract to Thunder Road, LLC of Genesee, Wisconsin, in the Amount of \$183,500

RECITALS

- A. The City of Mequon Engineering Division has advertised and received bids for the 2026 Crack Sealing contract.
- B. Staff has reviewed the various bids and contractor qualifications for the contracts.
- C. Staff has determined that the bids received are reasonable and that adequate funds are available to accomplish the work, and on that basis has made a recommendation to the Public Works Committee.
- D. Adequate funds for this contract are available from the Capital Project - 0410, Annual Road Maintenance (10003) account.
- E. To provide for additional services that may result from the spring thaw, the contract award amount shall be affirmed with a contingency for a total cost of \$183,500.
- F. The Committee on Public Works at its meeting on April 14, 2026, approved staff's recommendation.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin, that:

1. The 2026 Crack Sealing Contract with Thunder Road, LLC, of Genesee, Wisconsin, in the form attached hereto is approved, subject to any clerical, technical, and/or legal changes deemed necessary and appropriate by the City Attorney.
2. The Mayor and the City Clerk are authorized and directed to execute and deliver the same.

Approved by: Andrew Nerbun, Mayor

Date Approved: April 14, 2026

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 14, 2026.

Caroline Fochs, City Clerk



CITY OF MEQUON

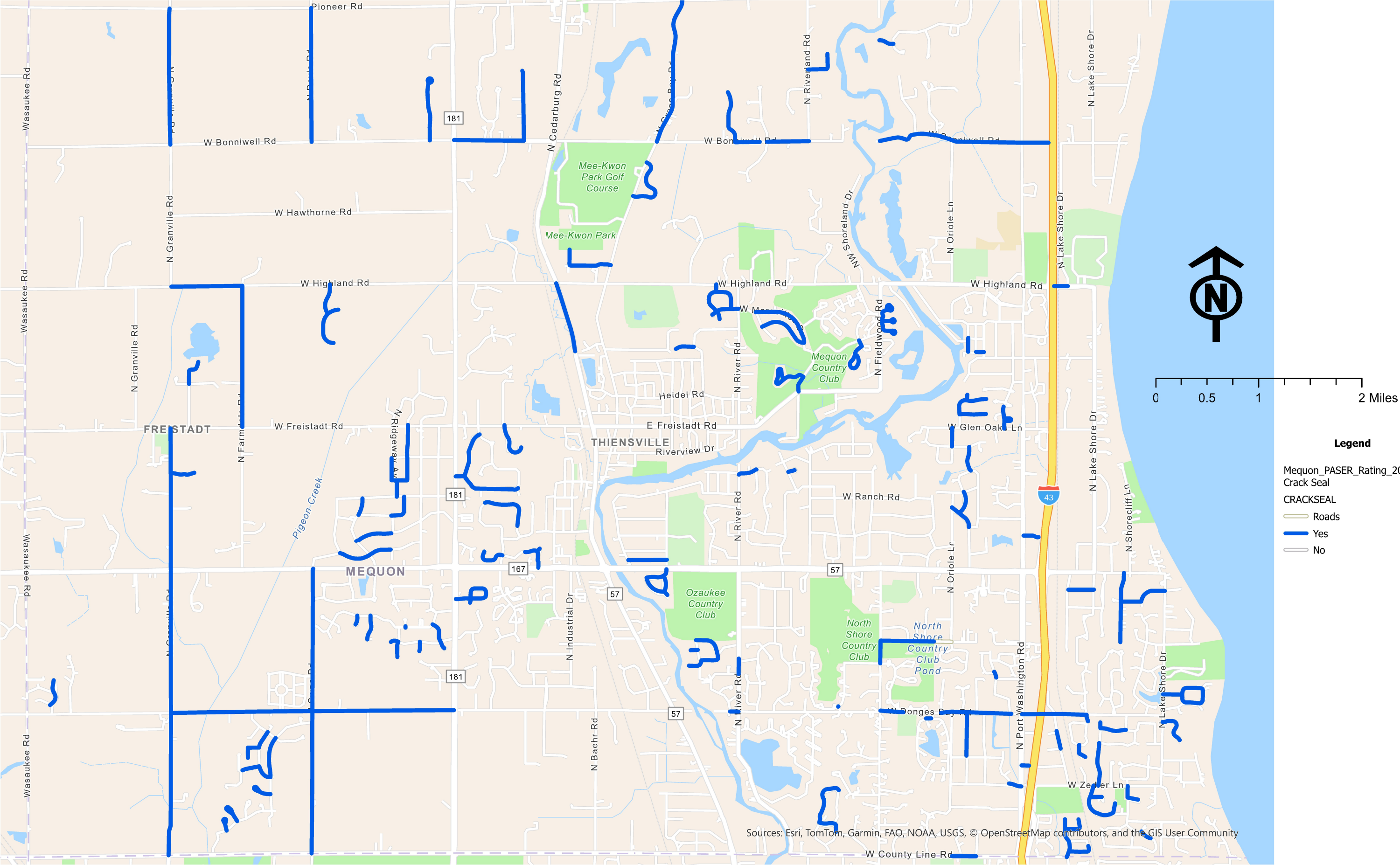
WISCONSIN

BIDS RECEIVED FOR: 2026 CRACK SEAL FILE #3686-26

BID OPENING: 3/26/2026 11:00 AM
DATE TIME

BIDDER	TOTAL BASE BID
Fahrner Asphalt Sealers	\$219,691.00
Thunder Road	\$166,928.00

2026 Crack Seal Map



PRICE SCHEDULE – 2026 CRACK SEALING

						Crack Volume VVL-As Noted VL-Very Light L - Light M-Medium H-Heavy	
ITE M NO.	STREET	LOCATION		L(mi.)	W (ft.)		PRICE/STREET
		FROM	TO				
MAIN ROADS (West of the Milwaukee River)							
1	Granville Road	County Line Road	Donges Bay Road	0.99	30	L	
2	Granville Road	Donges Bay Road	Mequon Road	0.99	30	L	
3	Granville Road	Mequon Road	Freistadt Road	0.99	30	VL	
4	Granville Road	Freistadt Road	Highland Rd	1.00	24	VL	
5	Bonniwell Road	Foxtail Court	Riverland Rd	0.52	22	L	
6	Bonniwell Road	Wauwatosa Road	Hillside Dr	0.51	22	L	
7	Farmdale Road	Freistadt Road	Highland Road	1.00	22	VL	
8	Davis Road	Bonniwell Road	Pioneer Road	0.95	21	VL	
9	Donges Bay Road	Swan Road	Wauwatosa Road	0.99	22	L	
10	Donges Bay Road	Granville Rd	Swan Road	0.99	22	L	
11	Green Bay Road	Bonniwell Road	Pioneer Road	1.00	23	VL	
12	Highland Road	Granville Road	Farmdale Road	0.50	22	VL	
13	Swan Road	County Line Road	Donges Bay Road	1.00	26	L	
14	Swan Road	Donges Bay Road	Mequon Road	1.01	26	L	
15	Cedarburg Road	Highland Road	Village of Thiensville Limits	0.52	30	VL	
MAIN ROADS (East of Milwaukee River)							
16	Bonniwell Road	Port Washington Rd	1000' east to end of road	0.19	19	L	
17	Bonniwell Road	Port Washington Road	Oriole Lane	0.50	20	L	
18	Bonniwell Road	Oriole Lane	West end of road	0.61	19	VL	
19	County Line Road	315' W of Columbia Creek Lane	Columbia Creek Lane	0.06	22	M	
20	County Line Road	Columbia Creek Lane	Greenview Lane	0.13	22	L	
20	Highland Road	I-43 Bridge Deck @ NB Lane	Lake Shore Drive	0.09	30	L	
21	River Road	River Lake Drive	100' N of Gazebo Hill Pkwy W	0.09	30	L	
22	Zedler Lane	Brookdale Drive	Port Washington Road	0.09	22	L	
23	Donges Bay Road	River Lake Drive	River Road	0.05	22	VL	
24	Donges Bay Road	Range Line Road	County Club Drive	0.17	30	VL	
25	Donges Bay Road	Stratford Place	Magnolia Dr	0.59	34	L	
26	Donges Bay Road	Port Washington Rd	LaCresta Lane	0.22	23	L	
27	Donges Bay Road	LaCresta Lane	Kenilworth Circle	0.24	30	VL	
28	Range Line Road	Country Club Drive	Sunnydale Lane	0.15	27	M	
29	Sunnydale Lane	Range Line Road	640' West of Oriole Lane	0.37	22	VL	

PRICE SCHEDULE – 2026 CRACK SEALING

						Crack Volume VVL-As Noted VL-Very Light L - Light M-Medium H-Heavy	
ITE M NO.	STREET	LOCATION		L(mi.)	W (ft.)		
		FROM	TO			PRICE/STREET	
SUBDIVISION ROADS (West of Milwaukee River)							
30	Hawks Glen Drive	Highland Road	Hawks Glen Circle/Court	0.21	20	L	
31	Hawks Glen Circle	Hawks Glen Drive	Cul-de-sac	0.07	20	L	
32	Hawks Glen Court	Hawks Glen Drive	Cul-de-sac	0.28	20	L	
33	Highland Drive	River Drive	End of road	0.12	20	VL	
34	Legacy Hills Drive	Bonniwell Road	Cul-de-sac	0.46	20	VL	
35	Hillside Drive	Bonniwell Road	Cul-de-sac	0.51	18	VL	
36	River Drive	Riverland Road	Highland Drive	0.15	20	VL	
37	Foxtail Lane	Bonniwell Road	Cul-de-sac	0.40	20	VL	
38	Silver Fox Drive	Green Bay Road	Green Bay Road	0.45	20	L	
39	Chapel Hill Road	Green Bay Road	Thomas Drive	0.29	22	VL	
40	Thomas Drive	Chapel Hill Road	End of road	0.13	20	VL	
41	Meadow Circle	Highland Road	Meadow Circle East & West	0.05	22	VL	
42	Marseilles Drive	River Road	Meadow Circle West	0.16	22	VL	
43	Marseilles Court	Meadow Circle West	Cul-de-sac	0.05	22	VL	
44	Meadow Circle West	Meadow Circle	Cul-de-sac	0.26	22	VL	
45	Meadow Circle East	Meadow Circle	Marseilles Drive	0.20	22	VL	
46	Marseilles Drive	St. Anne Drive	Sherbrooke Drive	0.47	22	VL	
47	Sherbrooke Drive	St. Anne Drive	Marseilles Drive	0.37	22	VL	
48	Lake Forest Court	Lake Park Court	(Including Circle)	0.22	22	VL	
49	Lake Park Court	Lake Forest Court	(including Circle)	0.14	22	VL	
50	Lake Vista Court	Lake Forest Court	(Including Circle)	0.20	22	VL	
51	Golf Drive	Ville Du Parc Drive	Entire road	0.43	22	M	
52	Century Court	Madero Drive	Cul-de-sac	0.14	22	M	
53	Briarhill Road	Heather Drive	Wild Rose Court	0.09	22	VL	
54	Wild Rose Court	Briarhill Road	Cul-de-sac	0.11	22	VL	
55	Ville Du Parc Dr	Freistadt Road	Fairway Heights Drive	0.09	22	VL	
56	Fairway Heights Drive	Ville Du Parc Drive	Entire road	0.41	22	VL	
57	Sunset Woods Lane	Granville Road	Cul-de-sac	0.20	21	L	
58	Meadowbrook Drive	1 joint @	Sunnyvale Road	0.01	21	L	
59	Hillview Lane	1 joint @	Meadowbrook	0.01	21	L	
60	Holly Road	1 joint @	Sunnyvale Road	0.33	21	L	
61	Poplar Drive	Glenbrook Drive	Meadowbrook Drive	0.23	21	VL	
62	Poplar Drive	Meadowbrook Drive	Westwood Circle	0.16	21	VL	

PRICE SCHEDULE – 2026 CRACK SEALING

ITEM NO.	STREET	LOCATION		L(mi.)	W (ft.)	Crack Volume VVL-As Noted VL-Very Light L - Light M-Medium H-Heavy	PRICE/STREET
		FROM	TO				
63	Ridgeway Avenue	Sunnyvale Road	Silver Avenue	0.11	21	VL	
64	Ridgeway Avenue	Silver Avenue	Evergreen Road	0.17	21	VL	
65	Silver Avenue	Ridgeway Avenue	Freistadt Road	0.45	21	VL	
66	Lafayette Place	Wauwatosa Road	Settlement Drive	0.48	24	VL	
67	Bridgewater Drive	Lafayette Place	Lantern Lane	0.34	24	VL	
68	Springdale Court	Freistadt Road	Cul-de-sac	0.30	21	M	
69	Oakview Court	7228W	11433N	0.40	22	L	
70	River Birch Drive	Concord Creek Drive	To and include cul-de-sac	0.21	22	M	
71	River Birch Drive	Mequon Road	West side of transmission lines, Including eyebrow cul-de-sac	0.25	22	L	
72	Council Hills Drive	Tomahawk Trail	Cul-de-sac	0.19	22	VL	
73	Raider Court	Highlander Drive	Cul-de-sac	0.10	26	M	
74	Wildcat Way	Highlander Drive	W Industrial Drive	0.17	26	M	
75	Firefly Drive	Highlander Drive	Mourning Dove Lane	0.15	24	VL	
76	Firefly Court	Mourning Dove Lane	Cul-de-sac	0.11	24	VL	
77	Mourning Dove Lane	Tree Sparrow Drive	Cul-de-sac	0.09	24	H	
78	Tree Sparrow Drive	Mourning Dove Lane	Cul-de-sac	0.11	24	VL	
79	Blackbird Court	Mourning Dove Lane	Cul-de-sac	0.11	36	M	
80	Spartan Circle	1 crack @	Highlander Drive	0.02	26	L	
81	Mequon Square Drive	Wauwatosa Road	All in subdivision	0.47	22	H	
82	Foxkirk Drive	Stanford Drive	Foxkirk Circle	0.14	22	VL	
83	Foxkirk Drive	Hunt Club Drive	Concord Drive	0.11	22	VL	
84	Foxkirk Circle	Foxkirk Drive	All of circle	0.26	22	VL	
85	Hunt Club Drive	Foxkirk Drive	700-ft west of Foxkirk Drive	0.13	22	VL	
86	Forrester Court	Concord Drive	Cul-de-sac	0.14	24	VL	
87	Andover Court	Huntington Drive	Cul-de-sac	0.13	22	VL	
88	Kent Court	Huntington Drive	Cul-de-sac	0.09	24	VL	
89	Concord Drive	Foxkirk Drive	Stanford Court/Drive	0.28	19	VL	
SUBDIVISION ROADS East of Milwaukee River)							
90	Cassell Lane	Saddlebrook Drive	580' west to hammerhead	0.11	20	VL	
91	Circle Drive	Eleanor Place	Center Drive	0.09	19	L	
92	Eleanor Place	Pilot Drive	Center Dr	0.06	20	L	
93	Edward Drive	River Glenn Lane	Cul-de-sac	0.21	22	VL	
94	River Glenn Lane	Edward Drive	Shoreland Dr	0.14	22	VL	

PRICE SCHEDULE – 2026 CRACK SEALING

ITEM NO.	STREET	LOCATION		L(mi.)	W (ft.)	Crack Volume VVL-As Noted VL-Very Light L - Light M-Medium H-Heavy	PRICE/STREET
		FROM	TO				
95	Shoreland Drive	River Glenn Ln/Thrush Ln.	Cul-de-sac	0.04	22	VL	
96	Thrush Lane	Shoreland Drive	Cul-de-sac	0.15	22	VL	
97	Portland Avenue	Glen Oak Lane	Stillwater Circle	0.17	22	L	
98	San Jose Lane	San Marino Drive	Bonnie Lynn Drive	0.20	22	VL	
99	Pebble Lane	Mequon Road	Cul-de-sac	0.40	21	VL	
100	Highview Drive	Lake Shore Drive	Pebble Lane	0.32	21	VL	
101	Wind Pointe Circle	Portland Avenue	Portland Avenue	0.10	22	L	
102	Oriole Lane	Woodside Lane	Glen Oaks Lane	0.13	22	VL	
103	Country Lane	Woodside Lane	Willow Parkway	0.10	22	L	
104	Grace Avenue	River Road	Grace Court	0.12	22	VL	
105	River Ridge Court	River Ridge Drive	Cul-de-sac	0.07	24	VL	
106	Hillside Lane	Valley Drive	Ranch Road	0.15	21	L	
107	Valley Drive	Country Lane	Oriole Lane	0.16	21	L	
108	Venture Court	Port <u>Washington Road</u>	Cul-de-sac	0.15	36	L	
109	Sunnyside Drive	Parkview Drive	East Gate Drive	0.31	18	L	
110	River Trail	Mequon Road	Entire Street Loop	0.51	24	VL	
111	River Trail Court	River Trail	Cul-de-sac	0.26	22	VL	
112	Sunnydale Lane	River Valley Drive	Tarrytown Lane	0.20	22	VL	
113	Tarrytown Lane	Sunnydale Lane	Sleepy Hollow Lane	0.04	22	VL	
114	Sleepy Hollow Lane	Tarrytown Lane	River Valley Drive	0.10	22	VL	
115	River Hollow Court	Sleepy Hollow Lane	Cul-de-sac	0.13	22	VL	
116	River Glen Court	River Valley Drive	Cul-de-sac	0.05	22	VL	
117	Magnolia Drive	Bel Mar Drive	Winslow Drive	0.07	24	VL	
118	Circle Road	Lake Shore Drive	Entire road including loop road	0.60	22	VL	
119	Charter Mall Road	Charter Mall Road (Entr.)	Adams Court	0.04	24	VL	
120	Sunnycrest Drive	Donges Bay Road	Clover Lane	0.31	22	VL	
121	Lacresta Lane	Ranchito Lane	El Patio Lane	0.12	22	M	
122	Kenilworth Court	Kenilworth Circle	Cul-de-sac	0.12	22	VL	
123	Kenilworth Circle	Donges Bay Road	265' South of Donges Bay Road	0.05	24	M	
124	Waterleaf Court	Trillium Road	Cul-de-sac	0.06	22	VL	
125	Waterleaf Drive	Aster Lane	Zedler Lane	0.31	22	VL	
126	Trillium Road	Waterleaf Court	Chicory Lane	0.18	22	VL	
127	Wildwood Court	Lake Shore Drive	Up to the cul-de-sac	0.25	20	VL	
128	Sierra Lane	Port Washington Road	Cul-de-sac	0.07	22	L	
129	Zedler Lane	Brookdale Drive	Port Washington Road	0.09	22	L	

PRICE SCHEDULE – 2026 CRACK SEALING							
ITEM NO.	STREET	LOCATION		L(mi.)	W (ft.)	Crack Volume VVL-As Noted VL-Very Light L - Light M-Medium H-Heavy	PRICE/STREET
		FROM	TO				
130	Thornapple Lane	Zedler Lane	Deer Run Lane	0.34	22	VL	
131	Appletree Court	Thornapple Lane	Cul-de-sac	0.12	22	L	
132	Deer Run Lane	Thornapple Lane	Cul-de-sac	0.08	22	VL	
133	Otto Road	Donges Bay Road	Glenview Court	0.08	22	L	
134	Glenview Court	Otto Road	Cul-de-sac	0.08	22	L	
135	Valley Hill Drive	Lamplighter Lane	9940 Valley Hill Drive	0.35	22	L	
136	Lamplighter Lane	Valley Hill Drive	Sunset Lane	0.18	22	VL	
137	Courtland Drive	County Line Road	Cul-de-sac	0.29	22	VL	
138	Auburn Court	Courtland Drive	Cul-de-sac	0.18	22	VL	
139	Russet Lane	Courtland Drive	100' N of driveway at 608N	0.18	22	VL	
140	Boundary Road	Boundary Square	Chowning Cross Court	0.08	24	L	
141	Country Club Drive	Intersection	Greenside Ct. & Fairway Lane	0.04	24	L	
Approximate Total Length:				38.16			
TOTAL BASE BID:							

Contract Price - Base Item: Total Bid for Items 1 through 141:

Written _____

Figures \$ _____

NO ADDITIVE BID ITEMS FOR 2026



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Public Works

TO: Common Council
FROM: Timothy Weyker, Deputy Director Public Works
DATE: April 14, 2026
SUBJECT: RESOLUTION 4283 - A Resolution Approving the Following in Connection with Replacement of a 2004 Dump Truck: A) A 2026 Ford Super Duty F-600 Chassis from Ewald Automotive Group, Hartford, Wisconsin, in the Amount of \$55,025; and B) A Henderson Mark III Dump Body and Hoist with Related Equipment from Universal Truck Equipment, Galesville, Wisconsin, in the Amount of \$20,206

Background

The Department of Public Works (DPW) Equipment Replacement Program provides for the purchase and replacement of vehicles and equipment for the Department. The Sewer and Water Utilities have separate budgets that support the replacement of their respective equipment. The replacement program provides funding for smaller items such as lawn mowers and chainsaws as well as larger vehicles such as plow trucks, loaders, and excavators.

The equipment purchase/replacement presented in the attached resolution is for the purchase of a 2026 Ford Super Duty F-600 truck with dump body to replace unit #205, a 2004 GMC Top Kick truck with dump body. The 22-year-old truck has 125,000 miles (see attached pictures).

Analysis

Unit #205 is a medium-sized dump truck assigned to the Highway Division, although equipment is frequently used across multiple divisions within the DPW. This size truck is a work horse for the Department and is used year-round on multiple projects due to its versatility. Unit #205 is one of two trucks this size, both of which can be found on many projects virtually every workday throughout the year. The dump body is big enough and long enough to carry supplies of many sizes, including culvert pipe, concrete tools and forms, lumber, sign posts, and other large equipment, yet the dump body sides can be lowered to allow crews to access tools and equipment from the ground as well as providing easy loading of equipment or collection items such as Christmas trees or roadside debris. This truck can also be quickly outfitted with an enclosed box for use with tree and brush chipping operations. Anyone, including seasonal employees, can operate this truck to pull equipment trailers and carry material such as gravel or soil for earthwork projects, as it does not require a commercial driver's license to operate.

The current truck is on the City's list for replacement due to age and wear beyond repair. This

unit will be replaced with a comparable truck chassis and dump body. The most cost-effective way to obtain this replacement configured to meet the City's requirements is to order the chassis on a State Contract and to order the dump body separately. The Department of Public Works Fleet Division will install the dump body on the chassis and put it into service.

Fleet Superintendent, TJ Burke, obtained a quote from Ewald Automotive Group for a truck chassis utilizing VendorNet (State of Wisconsin) pricing, and a quote from Universal Truck Equipment for the preferred dump body, hoist, and related equipment utilizing pricing from Minnesota Department of Transportation (MnDOT) State Equipment Purchasing Contract S-863(5). Both VendorNet and the MnDOT State Equipment Purchasing Contract are cooperative purchasing programs that utilize competitive bidding to obtain the best volume pricing and allow local government organizations to piggyback on their contracts for municipal purchases meeting the City's Procurement Policy (see attached quotes).

Fiscal Impact

There are adequate funds available in the Department of Public Works Equipment Replacement Account #410787-725012-10359 for these purchases. The former Unit #205 will be sold via Wisconsin Surplus Auction, with proceeds being deposited back into the equipment replacement account.

Recommendation

A recommendation is forthcoming from the Public Works Committee on April 14, 2026.

Attachments:

Unit 205 Pictures, 205 Chassis Proposal, 205 11' Dump Body Quote

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION - 4283

RESOLUTION 4283 - A Resolution Approving the Following in Connection with Replacement of a 2004 Dump Truck: A) A 2026 Ford Super Duty F-600 Chassis from Ewald Automotive Group, Hartford, Wisconsin, in the Amount of \$55,025; and B) A Henderson Mark III Dump Body and Hoist with Related Equipment from Universal Truck Equipment, Galesville, Wisconsin, in the Amount of \$20,206

RECITALS

A. The City of Mequon Department of Public Works Equipment Replacement Program includes replacing a 2004 GMC Top Kick Truck and Dump Body (Unit #205).

B. The Department of Public Works' Fleet Division has procured written quotes for both the Ford Super Duty F-600 Truck Chassis, and a Henderson Mark III Dump Body, Hoist, and related equipment.

C. Staff has reviewed the quotes with the vendors to ensure the equipment meets the City's requirements.

D. Staff recommends approval for purchase of a Ford Super Duty F-600 Chassis through the VendorNet quote from Ewald Automotive of Hartford, Wisconsin in the amount of \$55,025, and a Henderson Mark III Dump Body, Hoist, and related equipment through the MnDOT State Equipment Purchasing Contract S-863(5) from Universal Truck Equipment of Galesville, Wisconsin in the amount of \$20,206 for a total equipment replacement cost of \$75,231.

E. Adequate funds are available for the above purchases in the Department of Public Works equipment replacement fund, account # 410787-725012-10359.

F. The Public Works Committee, at its meeting on April 14, 2026, approved staff's recommendations.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin that:

1. The Agreements for the purchase of a 2026 Ford Super Duty F-600 Chassis from Ewald Automotive Group, Hartford, Wisconsin, for \$55,025, and a Henderson Mark III Dump Body, Hoist, and related equipment from Universal Truck Equipment, Galesville, Wisconsin, for \$20,206, for a Total Cost of \$75,231, are approved and awarded subject to any clerical, technical and/or legal changes deemed necessary and appropriate by the City Attorney.

2. Staff are authorized and directed to execute and deliver the same.

Approved by: Andrew Nerbun, Mayor

Date Approved: April 14, 2026

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 14, 2026.

Caroline Fochs, City Clerk



Unit 205 – 2004 GMC Topkick, 125,000 miles

Dump body rusted through and held together with ratchet strap

Steering wheel disintegrated

Chassis rusted out



Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

City Of Mequon

Prepared For: T.J. Burke

1-414-807-3071

tjburke@cityofmequonwi.gov

Vehicle: [Fleet] 2026 Ford Super Duty F-600 DRW (F6K) XL 2WD Reg Cab 169" WB 84" CA





Vehicle: [Fleet] 2026 Ford Super Duty F-600 DRW (F6K) XL 2WD Reg Cab 169" WB 84" CA (Complete)

Quote Worksheet

	MSRP
Base Price	\$58,555.00
Dest Charge	\$2,795.00
Total Options	\$1,320.00
Subtotal	\$62,670.00
Subtotal Pre-Tax Adjustments	\$0.00
Less Customer Discount	(\$7,645.00)
Subtotal Discount	(\$7,645.00)
Trade-In	\$0.00
Subtotal Trade-In	\$0.00
Taxable Price	\$55,025.00
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$55,025.00

Comments:

2026 Ford F600 Regular Cab 2wd C&C 84" CA to your specs as detailed. Registration fees are NOT included. Delivery can not be anticipated due to current market conditions.

Dealer Signature / Date

Customer Signature / Date



Vehicle: [Fleet] 2026 Ford Super Duty F-600 DRW (F6K) XL 2WD Reg Cab 169" WB 84" CA (✔ Complete)

Standard Equipment

Mechanical	
	Engine: 7.3L 2V DEVCT NA PFI V8 Gas (STD)
	Transmission: TorqShift 10-Speed Automatic -inc: SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and trail and transmission power take-off provision (STD)
	Limited Slip w/4.88 Axle Ratio (STD)
	50-State Emissions System
	Transmission w/Driver Selectable Mode and Oil Cooler
	Rear-Wheel Drive
	68-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
	190 Amp Alternator
	190 Amp Alternator
	Towing Equipment -inc: Trailer Sway Control
	Trailer Wiring Harness
	14980# Maximum Payload
	GVWR: 22,000 lbs Payload Package
	HD Gas-Pressurized Shock Absorbers
	Front And Rear Anti-Roll Bars
	Firm Suspension
	Hydraulic Power-Assist Steering
	40 Gal. Fuel Tank
	Single Stainless Steel Exhaust
	Dual Rear Wheels
	Front Suspension w/Coil Springs
	Solid Axle Rear Suspension w/Leaf Springs
	4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control
	Upfitter Switches
Exterior	
	Wheels: 19.5" x 6.75" Argent Painted Steel
	Tires: 245/70Rx19.5G BSW A/P -inc: Spare may not be the same as road tire (STD)
	Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 27734. Data Updated: Feb 11, 2026 7:24:00 PM PST.



Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Super Duty F-600 DRW (F6K) XL 2WD Reg Cab 169" WB 84" CA (✔ Complete)

Exterior

Black Fender Flares
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding and Turn Signal Indicator
Manual Extendable Trailer Style Mirrors
Fixed Rear Window
Light Tinted Glass
Variable Intermittent Wipers
Aluminum Panels
Front Splash Guards
Black Grille
Autolamp Auto On/Off Reflector Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
Cab Clearance Lights
Perimeter/Approach Lights

Entertainment

Radio w/Seek-Scan, Clock and Speed Compensated Volume Control
Radio: AM/FM Stereo w/MP3 Player -inc: 4 speakers
4 Speakers
Fixed Antenna
SYNC 4 -inc: 8" center display, wireless phone connection, cloud connected, AppLink w/app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual
Wireless Phone Connectivity
2 LCD Monitors In The Front

Interior

4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer
Front Cupholder
Compass

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Data Version: 27734. Data Updated: Feb 11, 2026 7:24:00 PM PST.



Vehicle: [Fleet] 2026 Ford Super Duty F-600 DRW (F6K) XL 2WD Reg Cab 169" WB 84" CA (✔ Complete)

Interior	
	Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
	Cruise Control w/Steering Wheel Controls
	Manual Air Conditioning
	Locking Glove Box
	Interior Trim -inc: Chrome Interior Accents
	Full Cloth Headliner
	Urethane Gear Shifter Material
	HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage and driver's side manual lumbar
	Day-Night Rearview Mirror
	Passenger Visor Vanity Mirror
	Full Overhead Console w/Storage and 2 12V DC Power Outlets
	Front Map Lights
	Fade-To-Off Interior Lighting
	Full Vinyl/Rubber Floor Covering
	Smart Device Remote Engine Start
	Smart Device Integration
	Ford Connectivity Package (1-Year Included) -inc: unlimited Wi-Fi hotspot, Included for 1-year from warranty start date, Requires activation via Ford app w/credit card authorization; customer may cancel at any time, Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features, Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations, If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan
	Instrument Panel Covered Bin and Dashboard Storage
	Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
	Delayed Accessory Power
	Power Door Locks w/Autolock Feature
	Driver Information Center
	Trip Computer
	Outside Temp Gauge
	Digital/Analog Appearance
	Seats w/Vinyl Back Material
	Manual Adjustable Front Head Restraints

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Vehicle: [Fleet] 2026 Ford Super Duty F-600 DRW (F6K) XL 2WD Reg Cab 169" WB 84" CA (✔ Complete)

Interior

Front Center Armrest w/Storage
Perimeter Alarm
Securilock Anti-Theft Ignition (pats) Immobilizer
2 12V DC Power Outlets
Air Filtration

Safety-Mechanical

AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)
Driveline Traction Control

Safety-Exterior

Side Impact Beams

Safety-Interior

Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Emergency Sos Capability
Pre-Collision Assist with Automatic Emergency Braking (AEB)
Lane Departure Warning
Collision Mitigation-Front
Tire Specific Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
Safety Canopy System Curtain 1st Row Airbags
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters

WARRANTY

Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Corrosion Years: 5
Corrosion Miles/km: Unlimited
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000

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Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Super Duty F-600 DRW (F6K) XL 2WD Reg Cab 169" WB 84" CA (Complete)

Selected Model and Options

MODEL		
CODE	MODEL	MSRP
F6K	2026 Ford Super Duty F-600 DRW XL 2WD Reg Cab 169" WB 84" CA	\$58,555.00
COLORS		
CODE	DESCRIPTION	
Z1	Oxford White	
ENGINE		
CODE	DESCRIPTION	MSRP
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas (STD)	\$0.00
TRANSMISSION		
CODE	DESCRIPTION	MSRP
44G	Transmission: TorqShift 10-Speed Automatic -inc: SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and trail and transmission power take-off provision (STD)	\$0.00
OPTION PACKAGE		
CODE	DESCRIPTION	MSRP
680A	Order Code 680A	\$0.00
AXLE RATIO		
CODE	DESCRIPTION	MSRP
X8L	Limited Slip w/4.88 Axle Ratio (STD)	\$0.00
TIRES		
CODE	DESCRIPTION	MSRP
TD5	Tires: 245/70Rx19.5G BSW A/P -inc: Spare may not be the same as road tire (STD)	\$0.00
PRIMARY PAINT		
CODE	DESCRIPTION	MSRP
Z1	Oxford White	\$0.00

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Vehicle: [Fleet] 2026 Ford Super Duty F-600 DRW (F6K) XL 2WD Reg Cab 169" WB 84" CA (Complete)

SEAT TYPE		
CODE	DESCRIPTION	MSRP
AS	Medium Dark Slate, HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage and driver's side manual lumbar	\$0.00
ADDITIONAL EQUIPMENT - MECHANICAL		
CODE	DESCRIPTION	MSRP
52B	Trailer Brake Controller	\$300.00
67B	410 Amp Dual Alternators -inc: 250 Amp + 160 Amp	Inc.
86M	Dual 68 AH/65 AGM Battery	\$0.00
ADDITIONAL EQUIPMENT - EXTERIOR		
CODE	DESCRIPTION	MSRP
18B	Platform Running Boards	\$320.00
ADDITIONAL EQUIPMENT - INTERIOR		
CODE	DESCRIPTION	MSRP
43C	Pro Power Onboard - 400W Outlet -inc: 1 in-dash mounted outlet	\$225.00
76C	Exterior Backup Alarm (Pre-Installed)	\$230.00
CUSTOM EQUIPMENT		
CODE	DESCRIPTION	MSRP
Delivery	Delivery from Hartford Ford to Mequon	\$30.00
Options Total		\$1,320.00

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Vehicle: [Fleet] 2026 Ford Super Duty F-600 DRW (F6K) XL 2WD Reg Cab 169" WB 84" CA (Complete)

Price Summary

PRICE SUMMARY	
	MSRP
Base Price	\$58,555.00
Total Options	\$1,320.00
Vehicle Subtotal	\$59,875.00
Destination Charge	\$2,795.00
Grand Total	\$62,670.00

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UNIVERSAL TRUCK EQUIPMENT INC.
N15921 SCHUBERT RD
GALESVILLE, WI. 54630
608-539-4600 ORDERS
Date: 2-27-26

Revised 3-25-26

For: City of Mequon
Att: T.J. Burke
Quoted by: Jordan Manka

1) Henderson Mark III Dump Body:

- * Stainless steel construction - 3.4 / 4.6 cu. yd capacity
- * 11ft. box with 85" inside width & 95" outside width
- * 10ga. Stainless Steel single wall sides & 10ga. Stainless Steel ends with sloped top rail
- * Inward tapered headsheets with 53" cabshield clearance and integral window
- * 13in. Fold down sides & 2" board pockets
- * 19in. double wall quick release tailgate with center mounted rubber covered handle
- * Front manual over-center quick release tailgate mechanism with rubber covered handle
- * One piece 3/16" AR400 floor (200,000psi)
- * Under frame is two 8" I-beam long sills with no cross-members
- * 4" full sub-frame cradle & rear hinge assy., 12" mounting height, top of truck frame to bed of dump box
- * 1 1/4" diameter rear hinge pins
- * One safety body prop
- * 6" oval rear facing light hole and 2-1/2" round side facing light hole in each rear corner post
- * LED light kit – includes two 6" oval LED STT lights, five 2.5" round LED marker lights, and wire harness
- * Unpainted Stainless Steel Dump body with the frame and underside painted black
- * One year warranty

1) Henderson Bench Press - Scissor Hoist - Model BP-40-SF

- * NTEA class 40 hoist – Double Acting Cylinder and Controller
- * 12 volt, Double acting electric/hydraulic pump pack
- * Push button hand pendant controller
- * Cylinder has 5" bore, 20" stroke, 2" diameter rod
- * Approximate weight 567 lbs with subframe
- * Capacity range is 9.8 (w/ 6" overhang) – 12.3 tons (w/ 18" overhang)
- * Two year warranty

1) Rear Hitch Plate:

- * 1/2" hitch plate – laser cut to dimensions determined by the city – includes hole for RV trailer plug and pintle hook
- * 15 ton bolt-on combination hitch – 30,000lb towing capacity with either 2-5/16" ball or pintle mount
- * Two (2) Heavy Duty D-rings
- * 72" of 3" channel for rear impact guard and basic hitch bracing material provided

Total body & hoist price: \$ 20,206.00

*Installation and delivery are NOT included
120-150 day lead time*

Accepted by: _____ Title: _____ Date: _____



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Public Works

TO: Common Council
FROM: Kristen Lundeen, Director Public Works/City Engineer
DATE: April 14, 2026
SUBJECT: RESOLUTION 4284 - A Resolution Ratifying an Agreement for Implementation of Asset Management Software with Tyler Technologies Inc., of Yarmouth, Maine, in an Amount Not-to-Exceed \$47,000

Background

The Department of Public Work's Fleet Division provides vehicle maintenance, repair and fuel for various City departments and agencies. In order to efficiently complete vehicular maintenance, communicate with key stakeholders and provide billing for fuel and services in a timely manner, the Fleet Division requires a software upgrade.

The MUNIS Public Works module with the capability to replace the existing fleet software (Dossier) is Tyler's Enterprise Asset Management (EAM) module, which is a very robust solution.

The Tyler software description states that the system provides the following:

- Tracks, rates, and manages assets throughout their life cycles, maximizing asset value.
- The Field Sheet mobile app connects operations with data, streamlining work order processes.
- Integrates with Enterprise Permitting & Licensing, Enterprise ERP, Enterprise Service Requests, and more.
- Schedules preventive maintenance and extend asset life
- Reviews work orders and update them as completed
- Proactively manages infrastructure assets
- Plans and monitors unexpected and expected work activities, from initial requests through completion
- Manages critical business processes using a configurable dashboard
- Makes informed decisions to repair, refurbish, or replace an asset
- Determines the viability of assets with operational analytics
- Reviews maintenance history of all work orders for a given asset
- Displays use and revenue history for all work orders in which an asset was charged or billed

- Makes decisions on the best use of resources
- Allows employees to enter data into the system from anywhere at any time

The purchase of the software and subscription fees for Fiscal Year 2026 were authorized as a specific line item within the City's approved capital budget. The Finance Department indicated that authorization was sufficient to execute the contract, but upon further review by the City Attorney (attached), the contract requires Common Council approval. Therefore, staff is requesting ratification of the executed contract.

Analysis

The Department of Public Work's Fleet Division has been operating with "Dossier" Fleet Maintenance Software since 1986. This system was last updated in 2006. The company that owned Dossier no longer exists and the software is no longer supported. Dossier was previously installed as a stand-alone software on the Fleet Superintendent's desktop computer and has subsequently crashed. The data can be recovered by Tyler in the new EAM module, but currently the Dossier program cannot be used. Fleet Management Software is an asset management software that tracks the history of repairs on all equipment in the fleet, serves as a work order system, and provides service reports used to charge back vehicle part costs to the Police Department, Fire Department, Sewer Utility and Water Utility. It also provides an up-to-date inventory of City-owned equipment used for insurance and other asset documentation.

Additionally, Tyler's Enterprise Asset Management (EAM) module will serve as a work order system that can be expanded to other divisions/departments in the future. For Fleet, EAM will allow seamless charge-back processing since it will reside in the same parent software as MUNIS, the City's financial software. This will improve the charge-back process by eliminating human error as well as saving significant staff time. EAM will also allow direct entry of repair information by mechanics, eliminating separate data entry from paper copy repair orders as is currently done. EAM will also work with the City's fuel system software (FuelMaster) to seamlessly incorporate fuel usage charge-backs with repair charge-backs. Currently, mechanics fill out a hard copy repair order, and the Fleet Superintendent subsequently enters this information as well as part costs into the Dossier Program. For monthly charge-backs, the Fleet Superintendent then generates separate reports from both Dossier and FuelMaster, and provides this information to the DPW Administrative Assistant, who then transfers the information from the two reports into a charge-back request that is sent to the Finance Department. With EAM, the entire monthly charge-back process can be eliminated, and replaced with invoices being directly charged to the appropriate accounts as the repairs are completed and fuel is consumed.

Fiscal Impact

The Fiscal Year 2026 budget included \$47,000 in capital funding to purchase asset management software for the Fleet Division within the Department of Public Works. The one-time implementation cost is \$40,540, and the annual subscription (SaaS) fee for 2026 is \$6,091, for a total first year cost of \$46,631. Staff is requesting authorization to utilize the full \$47,000, as the additional funds will be utilized for hardware support required for implementation, including the purchase of a printer.

Recommendation

A recommendation is forthcoming from the Public Works Committee on April 14, 2026.

Attachments:

Enterprise Asset Management Asset Maintenance Module Sheet, Quote- EAM for Fleet, Legal
Opinion re Purchasing Policies

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION - 4284

RESOLUTION 4284 - A Resolution Ratifying an Agreement for Implementation of Asset Management Software with Tyler Technologies Inc., of Yarmouth, Maine, in an Amount Not-to-Exceed \$47,000

RECITALS

A. The Appropriations Committee approved \$47,000 in capital funding for the purchase and first year subscription fees for a new Fleet Management Software System.

B. The Finance Department indicated that the approval was sufficient to execute contracts with the vendor.

C. Upon further review, the City Attorney concluded that the contract requires Common Council approval.

D. The capital account has sufficient funds for the contract and previously authorized or planned expenditures.

E. The Public Works Committee recommended approval on April 14, 2026.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin, that the contract with Tyler Technologies, Inc. is ratified, and staff is authorized to allocate \$47,000 to the contract and the purchase of any associated equipment.

Approved by: Andrew Nerbun, Mayor

Date Approved: April 14, 2026

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 14, 2026.

Caroline Fochs, City Clerk

ENTERPRISE ASSET MANAGEMENT

Asset Maintenance



IMPROVE OVERSIGHT

Track, rate, and manage your assets throughout their life cycles, maximizing asset value.



ENHANCE CONNECTIVITY

The Field Sheet mobile app connects operations with data, streamlining work order processes.



TYLER INTEGRATIONS

Integrate with Enterprise Permitting & Licensing, Enterprise ERP, Enterprise Service Requests, and more.

Tyler's asset maintenance functionality manages your physical assets and associated work management needs. Whether it is repairing a broken water main or keeping streetlights working, you need an efficient, timely process for correcting issues, managing work orders, and performing preventive maintenance.

Part of Enterprise Asset Management, asset maintenance allows you to track, rate, and manage your assets throughout their life cycles with detailed inventory, preventive maintenance, inspections, on-demand work orders, condition assessments, and more. This robust software also allows you to make informed decisions on whether to repair or replace an asset and provides tools to streamline the maintenance process from design through construction.

In addition, Field Sheet Mobile, a mobile app, connects users in the field to the asset maintenance data — streamlining operations, and increasing efficiency. With these tools working together, work order and asset management have never been easier.

Asset maintenance enables organizations to track and maintain assets effectively. With this tool, your organization can:

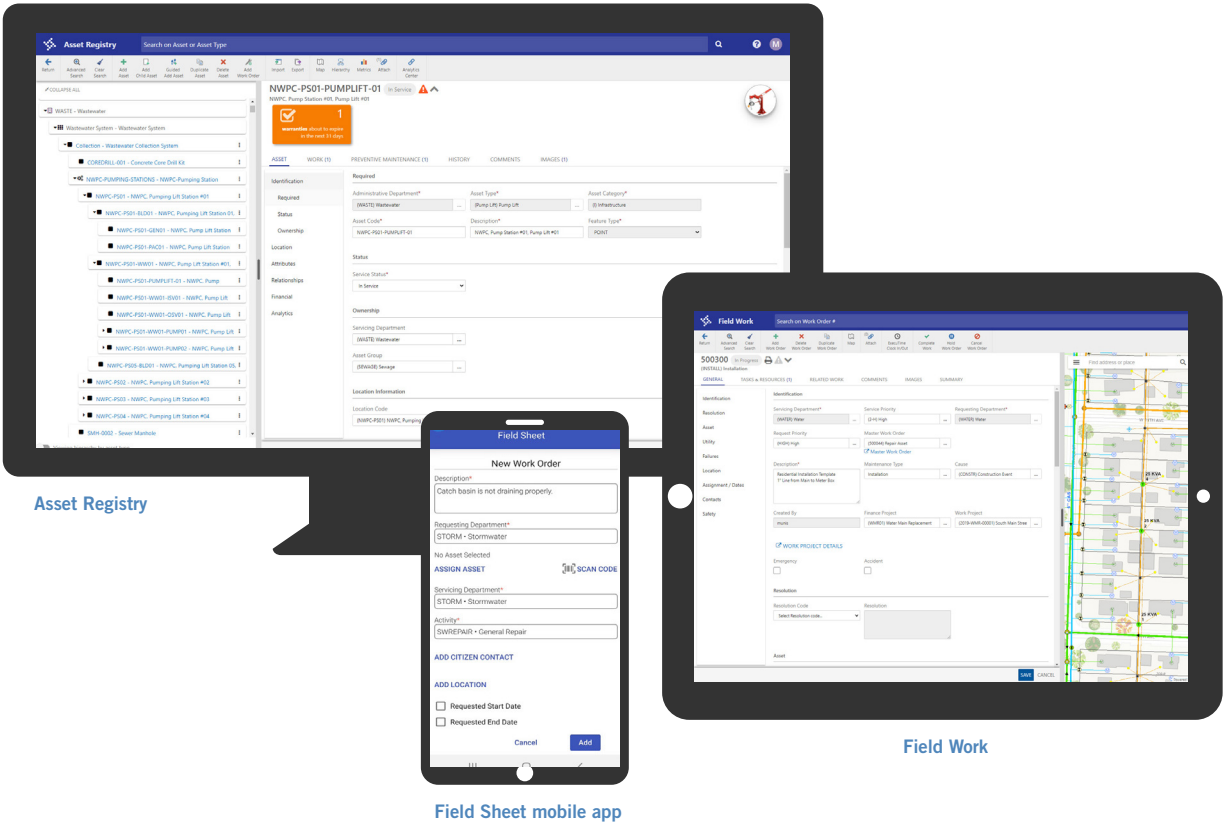
- Increase reliability of physical assets
- Enhance preventive maintenance
- Improve asset performance and service life
- Provide configurability to address the most critical asset management challenges

A GIS-CENTRIC SOLUTION

Asset maintenance fully leverages the advantages of Esri® with an embedded mapping environment that allows for a seamless, GIS-centric solution to work management. Whether selecting data on the map or through asset maintenance, users can interact dynamically with their data. With the bi-directional DataSync tool, asset attribute data stored in asset maintenance and Esri can be synchronized to allow your organization to leverage both programs to their fullest.

EMPOWER YOUR ORGANIZATION TO:

- Track, rate, and manage your assets with detailed inventory and condition assessments
- Maintain data consistency with asset data stored in Esri with the bi-directional DataSync tool
- Schedule preventive maintenance and extend asset life
- Review work orders and update them as completed
- Proactively manage infrastructure assets
- Plan and monitor unexpected and expected work activities, from initial requests through completion
- Manage critical business processes using a configurable dashboard
- Make informed decisions to repair, refurbish, or replace an asset
- Determine the viability of assets with operational analytics
- Review maintenance history of all work orders for a given asset
- Display use and revenue history for all work orders in which an asset was charged or billed
- Make decisions on the best use of resources
- Allow workers to enter data into the system from anywhere at any time



FIELD SHEET MOBILE FOR ENTERPRISE ASSET MANAGEMENT

With the included mobile app, Field Sheet Mobile, technicians can check assignments, execute work orders in the field, and create work orders – whether connected to the internet or not. The mobile application updates Tyler's Enterprise Asset Management when connected. It keeps your office staff informed with real-time updates from your technicians in the field.

With Field Sheet Mobile, users in the field can:

- View, add, and edit detailed work order information including labor, equipment, inventory, supplies, photos, comments, and checklists
- Assign work orders to themselves or other staff
- Perform scans for barcoded assets and inventory items, simplifying data entry for technicians



Quoted By: Eddie Flaherty
Quote Expiration: 12/31/25
Quote Name: City of Mequon, WI-ERP- EAM
Quote Description: EAM
Saas Term 1.00

Sales Quotation For:

City of Mequon
ATTN JUSTIN SCHOENEMANN
MEQUON WI 53092-1930

Shipping Address:

City of Mequon
11333 N Cedarburg Rd # 60W
Mequon WI 53092-1930

Tyler SaaS and Related Services

Description	Qty	Imp. Hours	Annual Fee
Financial Management			
Inventory	1	24	\$ 1,853.00
Standard Fuel Interface - SeeComments	1	16	\$ 988.00
Enterprise Asset Management			
Asset Maintenance & Performance - Site License	1	96	\$ 2,431.00
Internal Requests License	1	0	\$ 819.00
TOTAL		136	\$ 6,091.00

Professional Services

Description	Quantity	Unit Price	Ext Discount	Extended Price	Maintenance
Conversions – See Detailed Breakdown Below				\$ 13,240.00	\$ 0.00
Project Management	20	\$ 175.00	\$ 0.00	\$ 3,500.00	\$ 0.00
Remote Implementation	136	\$ 175.00	\$ 0.00	\$ 23,800.00	\$ 0.00
TOTAL				\$ 40,540.00	\$ 0.00

Summary	One Time Fees	Recurring Fees
Total Tyler License Fees	\$ 0.00	\$ 0.00
Total SaaS	\$ 0.00	\$ 6,091.00
Total Tyler Services	\$ 40,540.00	\$ 0.00
Total Third-Party Hardware, Software, Services	\$ 0.00	\$ 0.00
Summary Total	\$ 40,540.00	\$ 6,091.00
Contract Total	\$ 46,631.00	

Client’s purchase of the items listed above is subject to the Comments below
 Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held
 For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____

Date: _____

Print Name: _____

P.O.#: _____

All Primary values quoted in US Dollars

Detailed Breakdown of Conversions (Included in Summary Total)

Description	Qty	Unit Price	Unit Discount	Extended Price
Enterprise Asset Management				
Asset Maintenance	1	\$ 10,000.00	\$ 0.00	\$ 10,000.00
Financials				
Inventory	1	\$ 3,240.00	\$ 0.00	\$ 3,240.00
TOTAL				\$ 13,240.00

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
 - Fees for hardware are invoiced upon delivery;
 - Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
 - Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
 - Fees for services included in this sales quotation shall be invoiced as indicated below.
 - Implementation and other professional services fees shall be invoiced as delivered.
 - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion module, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion module.
 - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Unless otherwise indicated on this Sales quotation, annual services will be invoiced in advance, for annual terms commencing on the date this sales quotation is signed by the Client. If listed annual service(s) is an addition to the same service presently existing under the Agreement, the first term of the added annual service will be prorated to expire coterminous with the existing annual term for the service, with renewals to occur as indicated in the Agreement.
 - Expenses associated with onsite services are invoiced as incurred.
- Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the scope, level of engagement, and timeline as defined in the Statement of Work (SOW) for your project. The actual amount of services required may vary, based on these factors.

Tyler's pricing is based on the scope of proposed products and services contracted from Tyler. Should portions of the scope of products or services be altered by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely but can be done onsite upon request at an additional cost.

In the event Client cancels services less than four (4) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

The Implementation Hours included in this quote assume a work split effort of 70% Client and 30% Tyler.

Implementation Hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Standard Project Management responsibilities include project plan creation, initial stakeholder presentation, bi-weekly status calls, updating of project plan task statuses, and go-live planning activities.

Tyler's Standard Fuel Interface is available from several vendors. Fuelman, FuelForce, Phoenix AFC, Phoenix SCC, Fuel Master, TRN85-Fuelman, Fuelmaster-Plus and Gasboy CFN. If your vendor does not appear on this list, we will need to quote a Custom Interface in addition to the Standard Interface to cover the additional development costs.

Asset Maintenance conversion includes: Work Order Asset, Closed Work Order History- No Cost Data, Work Order History with Cost Data

Inventory conversion includes: Standard - Master

To William Jones & Brenda Arnett

From Brian C. Sajdak, City Attorney

Date March 2, 2026

Re Legal Opinion on Purchasing Practices

Background

I have been asked to review the City's Purchasing Practices with respect to two separate matters. First, because of the explosion of data center construction fueled largely by artificial intelligence needs, the IT Director reports that a budgeted purchase of new servers has become challenging due to the rapidly fluctuating and exploding prices. Accordingly, the Director wants to understand how to make this expenditure in a way that the City does not get priced out of making it given the rapid price increases. Second, the Public Works Department is looking to implement its budgeted Enterprise Asset (Fleet) Management software system. Because the amount of the software exceeds \$25,000, a question arose with regard to whether Council approval was required.

Discussion

The question of how these expenditures are made falls at the intersection of statutory requirements and strong fiscal management practices. On the statutory level, the answer is quite simple—a budgeted expense typically can be made without further approvals. However, good financial practices might dictate a different approach. In both cases presented here, Council approval is likely required because of the amount of the purchases.

In general, the Common Council has the sole authority to expend City funds. *See* Wis. Stat. § 62.12(6)(a) (“Unless otherwise provided by law city funds shall be paid out only by authority of the council.”) This includes Council approval of all claims and demands before such expenditure is made. *See* Wis. Stat. § 62.12(8)(a). “The adoption of the budget shall be authority for the expenditure by a department for the purposes therein provided and of the amounts assigned to the department thereby and no further action by the common council shall be necessary to authorize any department to make such expenditures.” Wis. Stat. § 65.06(12). *See also* Mequon Code § 2-296 (“No money shall be drawn from the treasury of the city, nor shall any obligation for the expenditure of money be incurred, except in pursuance of the annual appropriation ordinance.”)

However, the City has adopted the alternative method for approving claims under Wis. Stat. § 66.0609, which is contained in Mequon Code § 2-23(1)c, which provides for an examination by the Finance Director and payment “pursuant to the city’s financial policies” upon confirmation by the city administrator or the relevant department head. Such payments are subject to ratification by the Finance-Personnel Committee. *Id.* Thus, the Council has provided that all budgeted expenditures should comply with the City’s Financial Policies. *See* Mequon Policy Statement 11 (“This policy covers items that have been included in the City budget as approved by the Common Council.”) Accordingly, an analysis of the Financial Policies is necessary to address the two purchases at issue.

1. IT Department Server Upgrades

With respect to the IT Department’s server upgrade purchase, I understand that the amount of this purchase will exceed \$100,000 and that the City’s budget includes this as an authorized expenditure. In general, this expenditure requires a competitive bid/proposal process with approval by the Common Council prior to purchase. *See* Policy Statement 11, B.1.d. This process requires bids/quotes from three vendors unless there is only one available source. Policy Statement 11, B.2. and B.4. The price volatility identified raises the concern that the purchase could not be made timely enough to be affordable if Council approval was sought. This price volatility would authorize the purchase to be made under paragraph A.7. of Policy Statement 11, which provides:

In situations of extreme price volatility, the Department Head may approve the purchase and then submit the requisition for approval in arrears. Appropriate documentation of vendors solicited for bids shall be maintained.

Thus, the purchase can be made prior to Council approval provided that the purchase is subsequently ratified by the Council. Notwithstanding the language of this paragraph which allows for Department Head approval, I believe that the final sentence of paragraph B.1.d., which requires City Administrator and Finance Director approval prior to the processing of the requisition. A single sourced purchase may be allowable given (a) the need to have our equipment match and/or (b) the general unavailability of servers given the current market.

2. Fleet Management Software

The Fleet Management Software purchase presents a unique challenge. I understand that this is a purchase amounting to \$46,631, which includes \$40,540 for an implementation cost and \$6,091 for the annual subscription fee. This project and purchase is also in the budget. The unique challenge here is that the implementation cost is clearly a cost for a contract for services. However, the annual subscription fee may be a goods purchase and

not a service contract. Based upon the cloud-based nature of the software, I will assume that it is a service contract for the purposes of this memo, although I note that it is not entirely clear based upon the quote received.

Contracts for services are covered under paragraph C of Policy Statement 11. Specifically, paragraphs C.4.a. - d. provide for a sliding scale of approvals depending on cost ranging from Department Head approval only for purchases below \$5,000 to Department Head, Finance Director, City Administrator and Common Council approval for contracts above \$25,000. In addition, Council approval is also required for contracts with automatic renewals under paragraph C.7. Based upon this, it would seem clear that Council approval is required for this purchase.

Notwithstanding the above, the Finance Director has identified paragraph C.3. of Policy Statement 11 as the basis for a belief that this purchase would not require Council approval because it is expressly mentioned in the budget. That paragraph reads:

Contracts for services that are not specifically identified in the budget shall be presented to the appropriate sub-committee and Common Council for review and approval prior to signing.

After reviewing the Policy and the applicable law, I do not share that same conclusion held by the Finance Director. It is my conclusion that this paragraph requires Council approval for any contract that is “not specifically identified in the budget.” This would include any contract below \$25,000 which could be approved without Council approval under paragraphs C.4.a. - c. if they were contained in the budget.

This interpretation would be consistent with the directive in Wis. Stat. § 65.06(12) and Mequon Code § 2-296 that all expenditures be consistent with the approved budget because any other interpretation would result in an inconsistency in the Policy. If the Finance Director’s interpretation was correct, then there would be no need for paragraph C.4. because under paragraph C.3. a service contract would either be in the budget and could be approved without Council action or the contract is not within the budget which would require Council action. If these are the choices, the provisions of C.4. setting the sliding scale of approvals would be unnecessary.

Because standard rules of construction for statutes, ordinances and policies provide that language should not be made ineffective, *see Donaldson v. State*, 93 Wis. 2d 306, 315, 286 N.W.2d 817 (1980) (“A statute should be construed so that no word or clause shall be rendered surplusage and every word if possible should be given effect.”), the only interpretation of Policy 11 that can be supported is the one that requires Council approval of this purchase under paragraph C.4.d. To the extent that the purchase has been authorized, it should be ratified by the Council.



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Sewer

TO: Common Council
FROM: Kristen Lundeen, Director Public Works/City Engineer
DATE: April 14, 2026
SUBJECT: RESOLUTION 4285 - A Resolution Approving Award of a Contract for the Construction of Lift Station R and Lift Station U Improvements to Sabel Mechanical LLC of Fond du Lac, Wisconsin in the Amount of \$175,600, with Authorization to Award the Contract to Mid City Corporation of Butler, Wisconsin in the Amount of \$232,500 if the Initial Contract Award is not Executed

Background

The contract includes recommended improvements based upon condition assessments performed at City of Mequon lift stations, including Lift Station R (10240 North Concord Drive) and Lift Station U (11459 North Glenwood Drive). The project includes replacement of four isolation valves, two check valves, and two 7.5-HP vertical dry pit pumps at Lift Station R and the replacement of four isolation valves, two check valves, and two 20-HP vertical dry pit pumps at Lift Station U, along with other miscellaneous items of work.

Analysis

The Sewer Utility received three bids for the project:

	Sabel Mechanical LLC	Mid City Corporation Rohde Brothers, Inc.	
Lift Station R	\$67,944	\$91,190	\$95,189
Lift Station U	\$91,678	\$120,100	\$116,161
Total	\$159,622	\$211,290	\$211,350

The Engineer's estimate for the project was \$292,000 and the low bid is 55% of the Engineer's estimate.

As is customary with contract awards, staff is requesting that the award include a 10% contingency within the authorized award.

After the bid opening, Sabel Mechanical, LLC notified the City's Design Engineer of a bid error. The value submitted for the total base bid is for a different manufacturer of pumps than required

by the bid documents. Preliminary indications are that the contractor would be unwilling to install the pumps required by the bid documents for the price submitted. If the bidder withdraws the bid or is otherwise unwilling to execute the contract documents, the bidder would forfeit the bid security, which would be deposited into the Lift Station Fund. Staff is therefore requesting authorization to award the contract to the next lowest bidder, Mid City.

Fiscal Impact

Sabel Mechanical's bid is a total of \$159,622, with a total requested authorization of \$175,600, including the 10% contingency. If Sabel withdraws the bid or otherwise refuses to execute the contract, it would forfeit the bid security which would be deposited into the Lift Station Fund. The bid security was required to be a minimum of 5% of the bid amount.

Staff is requesting alternate authorization of award to Mid City Corporation. Mid City's bid is a total of \$211,290, with a total requested authorization of \$232,500.

There is sufficient funding within the Lift Station Fund for either project award.

Recommendation

Recommendation forthcoming from Sewer Utility District Commission on April 14, 2026.

Attachments:

Bid Tab

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION - 4285

RESOLUTION 4285 - A Resolution Approving Award of a Contract for the Construction of Lift Station R and Lift Station U Improvements to Sabel Mechanical LLC of Fond du Lac, Wisconsin in the Amount of \$175,600, with Authorization to Award the Contract to Mid City Corporation of Butler, Wisconsin in the Amount of \$232,500 if the Initial Contract Award is not Executed

RECITALS

- A. The City of Mequon Sewer Utility has advertised and received bids for the Construction of the Lift Station R and Lift Station U Improvements contract.
- B. City staff has reviewed the various bids and contractor qualifications for the contracts.
- C. To provide for additional services that may be required for the project, the contract award amount shall be affirmed with a contingency, for a total cost of \$175,600 to Sabel Mechanical.
- D. In the event Sabel Mechanical, LLC is unable or unwilling to execute the contract, the Sewer Utility will draw on the bid bond, deposit proceeds to the Lift Station Fund and award the project to Mid City Corporation for a total cost of \$232,500.
- E. The project shall be invoiced to and paid for from the Lift Station Fund (Project 74002).
- F. The Sewer Utility District Commission, at its meeting on April 14, 2026, approved staff's recommendation.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin that:

1. The Construction of the Lift Station R and Lift Station U Improvements contract with Sabel Mechanical LLC of Fond du Lac, Wisconsin, is approved, subject to any clerical, technical and/or legal changes deemed necessary and appropriate by the City Attorney.
2. In the event that Sabel Mechanical fails to execute the contract as awarded, the contract shall then be awarded to Mid City Corporation of Butler, Wisconsin and the contract therewith is approved, subject to any clerical, technical and/or legal changes deemed necessary and appropriate by the City Attorney.

3. The Mayor and the City Clerk are authorized and directed to execute and deliver the same.

Approved by: Andrew Nerbun, Mayor

Date Approved: April 14, 2026

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 14, 2026.

Caroline Fochs, City Clerk

City of Mequon, WI - Lift Station U Improvements (#10007411)

Owner: City of Mequon

Solicitor: Baxter & Woodman, Inc.

04/02/2026 09:00 AM CDT

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		Sabel Mechanical LLC		Mid City Corporation		Rohde Brothers, Inc.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid							\$0.00		\$159,622.00		\$211,290.00		\$211,350.00
	1		1 LIFT STATION "R"	LS	1	\$130,000.00		\$67,944.00	\$67,944.00	\$91,190.00	\$91,190.00	\$95,189.00	\$95,189.00
	2		2 LIFT STATION "U"	LS	1	\$162,000.00		\$91,678.00	\$91,678.00	\$120,100.00	\$120,100.00	\$116,161.00	\$116,161.00
Base Bid Total:						\$292,000.00	\$0.00		\$159,622.00		\$211,290.00		\$211,350.00



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City Attorney

TO: Common Council
FROM: Brian Sajdak, City Attorney
DATE: April 14, 2026
SUBJECT: Closed Session - 14133 N. Riverland Road Claim

Background

The Common Council may enter into closed session pursuant to Wis. Stat. § 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or may be involved, and then may re-enter open session to take such action it deems appropriate. This section would allow the Council to enter into closed session for the purpose of obtaining advice from the City Attorney with respect to the strategy the Council desires to adopt in connection with potential litigation regarding the property located at 14133 N. Riverland Road.

Recommendation

Should the Council decide that it wishes to enter closed session, a motion to enter closed session pursuant to Wis. Stat. § 19.85(1)(g) for the purposes of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or may be involved.

Attachments:

Confidential Memo re Kemp Claim, Notice of Claim



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City Attorney

TO: Common Council
FROM: Brian Sajdak, City Attorney
DATE: April 14, 2026
SUBJECT: Closed Session for Acquisition of Property Rights Related to the Relocation of Lift Station E to 2010 W. Ranch Road

Background

The Common Council may enter into closed session pursuant to Wis. Stat. § 19.85(1)(e) for the purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. This section would allow the Council to enter into closed session for the purpose of considering and defining the strategies the Council would use for negotiations related to the potential use or acquisition of property.

Recommendation

Should the Council decide that it wishes to enter closed session, a motion to enter closed session pursuant to Wis. Stat. § 19.85(1)(e) for the purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Attachments:

Confidential Memo re Lift Station E Property Rights Counteroffer, River Bend HOA Counteroffer