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Office of the City Clerk
Taped and Televised

**COMMITTEE OF THE WHOLE
Regular Meeting
Tuesday, March 10, 2026 - 6:30 PM
Christine Nuernberg Hall**

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Mayor Nerbun at 6:30 p.m.

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, City Clerk Caroline Fochs, City Attorney Brian Sajdak, Director of Community Development Kim Tollefson, City Engineer Kristen Lundeen, Assistant Director of Community Development Jac Zader, and interested public.

2) Approval of Meeting Minutes

a) Meeting Minutes of February 10, 2026

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| MOTION: | Meeting minutes of February 10, 2026 |
| MOVER: | Alderman Robert Strzelczyk |
| SECONDER: | Alderman William Gebhardt |
| 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 |
| RESULT: | Approved by Voice Acclamation |

3) Discussion Items

a) Common Council Decision to Exercise Extraterritorial Zoning Authority

Assistant Director of Community Development Zader, introduced the item and provided a background. Extraterritorial zoning allows cities to have control outside their corporate boundary and adopt an area to expand an ordinance. A Joint Extraterritorial Zoning Committee (JETZCO) was created made up of three citizen members of the Mequon Planning Commission and three Grafton citizens. This Committee is allowed the ability to form a new zoning district or make amendments to existing districts. Mr. Zader briefly explained the benefits of such a team and how the City has previously adopted ordinances for three areas within the Town of Grafton, most recently in 2008.

The City has received two separate amendment requests within two of the existing areas and City staff is requesting Committee input on their action. Mr. Zader offered the following options:

1. The City can affirm its authority to exercise decisions by reestablishing JETZCO for one or both areas and consider amending the existing zoning.
2. The Committee can adopt an ordinance to terminate the existing ordinance and allow the Town of Grafton all authority.
3. Create an ordinance to update the zoning without reestablishing JETZCO. This does not fully follow statute and allows for possible challenges from a developer. The development decisions would be made by the Planning Commission.

Mr. Zader also offered a hybrid option to #1 that would modify the ordinance from 2008. This would allow future rezoning to single-family residential homes with one unit per acre without JETZCO approval.

Committee discussion ensued with concerns focused primarily on the density of the subdivision and their lack of utilities and how this could affect Mequon residents. Several members voiced their interest in a wide buffer at the shared boundary to preserve and prioritize Mequon residents along Pioneer Road. A straw poll was taken directing City staff to reestablish JETZCO with a unanimous result.

b) A Consultation for a Proposed Residential Development and Associated Utility Service for a Property Located on 107 Acres West of Baehr Road, South of Donges Bay Road and North of Lily Lane Nature Preserve

Mr. Zader provided an introduction and the request for Committee guidance on the subject of zoning and utilities. The site is zoned as R4 Industrial and has been presented to the Committee several times in the past with alternative developments. The plan brought forward today includes 10,000 square foot lots in the Northern subdivision which is not currently allowed and there is a lack of existing utilities to offer the new builds.

Public Works Director/City Engineer Lundeen explained the utility challenges this project would encounter under the current sewer service for the area. The City has 23 lift stations it maintains, including one that services Enterprise Drive, but it would not reach the Southern subdivision. The project developer is requesting that the City convert that lift station to allow

service to their new builds. This would require a condition and capacity assessment of the station prior to its title transfer to the City.

Committee members shared concerns about the lift station's capabilities. Members also provided input regarding the site plan itself, including the density and small size of the lots in the Northern subdivision, entrances to each subdivision, its proximity to industrial buildings, garage placements, and the water rate of return and its effects on existing Mequon residents.

Mr. Miller, the developer of the proposed site, spoke about the ability to remain economically viable in this location. The lift station would require upgrading regardless, and asks the City to take control over that portion of the project to allow the development to proceed as planned. Tom Jansen, owner of the property, expressed his support of this plan.

The Mayor called for several straw polls from Committee members to provide City staff direction. All members agreed that some form of residential planning is appropriate for this site. Six out of nine members would allow for the 10,000–13,000 square foot lots in the Northern subdivision. After further discussion, six out of nine members voted in favor of the City maintaining long-term lift station operations. Seven out of nine members were in favor of requiring two entry points for each subdivision.

4) Informational Items

- a) Committee of the Whole Planning Calendar

5) Adjourn

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| MOTION: | Motion to adjourn at 8:02 p.m. |
| MOVER: | Alderman Peter Bratt |
| SECONDER: | Alderman Kelly Tolocko |
| 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 |
| RESULT: | Approved by Voice Acclamation |

Respectfully Submitted,
Janet Meyer, Deputy Clerk