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Office of the City Clerk
Taped & Televised

COMMITTEE OF THE WHOLE
Wednesday, August 14, 2024
6:00 PM
Christine Nuernberg Hall

Minutes

1. Call to Order, Roll Call

Mayor Nerbun called the meeting to order at 6:09 PM.

Present:

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

Also present: City Administrator Jones, Assistant City Administrator Schoenemann, City Attorney Sajdak, City Clerk Fochs, Finance Director Arnett, Director of Public Works/City Engineering Lundeen, Deputy Director of Public Works Weyker, Assistant City Engineer McCraw, Buildings Superintendent Bodoh, Director of Community Development Tollefson, Assistant Director of Community Development Zader, Building Inspections Supervisor Golden, press and interested public.

2. Approval of Meeting Minutes

a. May 2, 2024

RESULT:	Approved by Voice Acclamation [Unanimous]
MOVED BY:	Alderman Strzelczyk
SECONDED BY:	Alderman Hansher

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

b. July 9, 2024

RESULT: **Approved by Voice Acclamation [Unanimous]**

MOVED BY: Alderman Strzelczyk

SECONDED BY: Alderman Hansher

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

3. Discussion

a. Discussion Regarding the Regulation of Structures Located Along the Lake Michigan Bluff

Alderman Bach introduced the subject on behalf of several residents in his jurisdiction. Inspections Supervisor Golden gave a brief overview regarding international building codes and City liability regarding the Lake Michigan Bluff (LMB). In summary, much of the Mequon bluff is not stable in comparison to neighboring communities such as Fox Point and Whitefish Bay who have similar ordinances regulating the LMB.

Committee discussion included building and zoning codes, DNR and NOAA involvement, ongoing safety concerns, and consulting with neighboring communities.

b. Presentation of a Phase II Report for a Real Estate Market Analysis of the Port Washington Road Corridor, Between County Line Road and Glen Oaks Lane

Director Tollefson with Redevelopment Resources' representative Kristen Fish-Peterson provided an update on the project and the market analysis locally and nationally.

The City is currently in Phase II of analysis with progress being made towards identifying target business types, economic impacts, and prioritizing redevelopment sites, recommendations for zoning changes, and the final report. Phase III and IV can be expected in September.

c. Review and Discussion of Revised Town Center Neighborhood Signage Designs

Director Tollefson presented updated designs following WisDOT rejection due to unmet standards for required "breakaway" signs in the right-of-way. Exact sample designs were requested for viewing by the Committee before mass production and approval. The Committee supported the revised design and recommended the sign cabinet be black with specific detail and attention given to illumination and other methods for ensuring contrast of the cabinet background color and the metal, patina logo. In addition, the COTW supported a matte finish to the cabinet.

d. Discussion Regarding Brush Site Automation Project

Director Lundeen provided an overview of the proposed plan for the site. As a previous landfill, the location would require environmental remediation and approval with Wisconsin DNR if a building was erected. Committee discussion included cost estimates, fees and penalties, structures, and building materials. Committee straw poll for automated gate, paved parking lot, and no building resulted in four votes. Straw poll for automated gate, paved parking lot, and possible structure involving environmental remediation resulted in five votes. No votes were produced for the option including the gate, parking lot, environmental remediation, and utility building. Additionally, six aldermen voted in favor of an asphalt lot versus two for concrete. The Committee requests bidding for each option for future discussion.

4. Informational Items

a. Committee of the Whole Planning Calendar

5. Adjourn

Motion to Adjourn at 7:45 PM.

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

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

Respectfully Submitted,

Janet Meyer
Deputy Clerk
Approved 9/10/2024