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Office of the City Clerk
Taped & Televised

COMMITTEE OF THE WHOLE
Tuesday, November 14, 2023
6:45 PM
Christine Nuernberg Hall

Agenda

1. Call to Order, Roll Call
2. Approval of Meeting Minutes
 - a. October 10, 2023
3. Discussion
 - a. Town Center TID #3 Public Project Update
4. Resolution
 - a. **RESOLUTION 4084** A Resolution Adopting an Incentive Policy for Tax Increment Financing Districts #4 and #5
5. Discussion
 - a. City of Mequon 2022-2025 IT Strategic Plan Update
6. Informational Items
 - a. Committee of the Whole Planning Calendar
7. Adjourn

Dated: November 14, 2023

/s/ Andrew Nerbun, Mayor

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 Administrator's Office at 262-236-2941, Monday through Friday, 8:00 AM – 4:30 PM.



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COMMITTEE OF THE WHOLE

Tuesday, October 10, 2023

6:30 PM

Christine Nuernberg Hall

Minutes

1. Call to Order, Roll Call

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

Present:

Mayor Andrew Nerbun
Alderman Kelly Tolocko
Alderman Dale Mayr
Alderman Jeffrey Hansher
Alderman Gregg Bach
Alderman Brian Parrish
Alderman Kathleen Schneider
Alderman William Gebhardt
Alderman Robert Strzelczyk - Excused

Also present: City Administrator Jones, Assistant City Administrator Schoenemann, City Attorney Sajdak, City Clerk Fochs, Director of Community Development Tollefson, Assistant Director of Community Development Zader, Finance Director Engroff, Assistant Finance Director Keyser, Water Utility Supervisor Voigt, Police Chief Pryor, and press and interested public.

2. Approval of Meeting Minutes

a. August 29, 2023 Special Meeting

RESULT: Approved by Voice Acclamation [Unanimous]

MOVED BY: Alderman Mayr

SECONDED BY: Alderman Hansher

AYES:	Nerbun, Tolocko, Mayr, Hansher, Bach, Parrish, Schneider, Gebhardt
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b. September 12, 2023

Attachment: 10.10.23 (8930 : COTW 10/10/2023)

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

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

3. Discussion

a. Port Washington Road Corridor Updates

Assistant Director of Community Development, Zader, gave a summary of zoning within the corridor including non-conforming uses and possible market analysis. A lengthy discussion ensued within the Committee including industrial zoning, multifamily construction options, and hotels.

A brief update regarding the corridor streetscape was also provided. Project construction has been tabled until 2025 in respect to the I43 project.

b. Management Partners Community Development Operational Analysis Action Plan Status

Motion to Table.

RESULT: Tabled [Unanimous]
MOVED BY: Alderman Parrish
SECONDED BY: Alderman Bach

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

4. Informational Items

a. Committee of the Whole Planning Calendar

5. Adjourn

Motion to Adjourn at 7:31 PM.

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

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

Respectfully Submitted,
Janet Meyer
Deputy Clerk



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Office of Community Development

TO: Committee of the Whole
FROM: Kim Tollefson, Director of Community Development
DATE: November 14, 2023
SUBJECT: Town Center TID #3 Public Project Update

Background:

The City project team is monitoring costs, workmanship and timelines associated with the Town Center TID #3 Public Improvements Project. The project has been active since April, (approximately six (6) months) and is the final TID expenditure.

Project Expenditures:

Staff is providing an update on the project based on known costs, executed invoices, and change orders to-date. The expenditure expectations are on track. The net change in cost across individual line-item expenditures is approximately \$34,800. This overage is within the 10% contingency fund set for the project, which is approximately \$485K. Over \$452K remains in contingency funds.

Timing:

The project officially started the last week of April. Generally, the construction project is on schedule. The contract authorized substantial completion by mid-October of 2023, with preauthorization of landscaping completion by June of 2024. The following improvements were not complete by mid-October, necessitating a City-authorized extension and a new completion date of mid-November, 2023:

- Pedestrian lights within the terrace area
- Paver installation at intersection locations
- OIT crossing opening
- Bollard light installation
- Punchlist items

Due to supply chain and material delivery issues, the following improvements were issued a City-authorized extension and a new completion date near the end of December 2023:

- Traffic signal installation (Weston Drive traffic signal will not be operational until 2024, due to the preemption requirement and coordination between the Office of the Commission of Railroads and Wisconsin Department of Transportation)
- Remaining regulatory signage
- Advanced warning signals for OIT

The following improvements were not complete by mid-October, and provided a City-authorized extension to the final completion in June 2024:

- Median lights (due to supply chain delays)
- All gateway signage (due to WisDOT requirement for a breakaway base design)

- Landscaping at base of each street tree

Additionally, the Wisconsin Department of Transportation has a 2028 project (advanceable to 2027, pending funding) that includes resurfacing the subject area (mill and pave 4 - 4.5 inches and concrete base patching) and reconstructing the railroad crossing and updating the railroad signals.

Summary:

Staff will provide another update in spring of 2024. In addition, should there be any substantial change to expenditures or design, such as the gateway signs, staff will return to the Common Council Committee of the Whole for decision-making.

Attachments:

Expenditure Status 11.14.2023 (PDF)

Common Council Selected Public Improvement Project	TID No 3 Funding Sources \$5.749M Total	Contract	Net Change to Cost To Date	Escrow Establishment	Final Payment Projection	Notes
Mequon Road & OIT Crossing Improvements Project Danish Crossing + Signals Reconfigured City Hall driveway and OIT Road Geometry / Lane Narrowing Intersection Crosswalks Buntrock Avenue Entryway Mequon Road Streetscape Traffic Signals: At Buntrock Avenue Traffic Signals: At Weston Drive Traffic Control Pavement Markings	1,300,916.55 included included included included included 162,858.55 345,667.30 included 77,610	Executed Executed Executed Executed	\$17,785.00		Complete Complete Complete Complete Q2 2024 Q1 2023 / Q2 2024 Q4 2023 Q4 2023 On-Going Complete	Miscellaeous landscaping at OIT crossing(s) and at the base of each street tree and base of each gateway sign will be complete in 2024
Construction Staking	30500.00	Executed			On-Going	
RR Agreement	\$500,000.00	Executed		\$500,000.00	Q2 2024	In Process with RR Commissioner
Street & Median Lighting + Electrical Service	492,734.60	Executed	\$30,335.00		Q4 2023 / Q2 2024	Pedetrian Lighting within terrace area will be complete in 2023. Median ligting will be complete in 2024.
Signage Regulatory signage Gateway Sign @ Buntrock= \$42,241,.38 Gateway Sign @ OIT = \$12,127.33 Gateway Sign @ river median = \$18,787.34 Gateway Sign @ PSB = \$18,787.34 Street and Parking signs	127,509.29	Executed			Complete Q2 2024 Q2 2024 Q2 2024 Q2 2024 Complete	WisDOT requires each gateway sign to be breakaway at the base in the event of an accident. The City's consultant did not design the signs as breakaway. Staff explored options and has chosen to postpone installation until a preferred sign design is identified and can be deemed appropriate for each unique location to ensure consistency.
OH Utility Burial: WE Energies Convert remaining poles to black steel = \$24,000 OH Utility Burial: Spectrum = \$150,000	1,519,580	Executed	\$20,000.00		Q4 2023	Net Change to Utility Burial: Increase for Charter Removal and Decrease for We Energies Removal

Attachment: Expenditure Status 11.14.2023 (8946 : TC TID Public Project Expenditure Update)

Common Council Selected Public Improvement Project	TID No 3 Funding Sources \$5.749M Total	Contract	Net Change to Cost To Date	Escrow Establishment	Final Payment Projection	Notes
Cemetery Fencing	22,680	Executed	\$1,500		Complete	
Buntrock Avenue Sidewalk to School	45,000	Executed	\$412.00	\$45,000.00	Complete	
Pavement Markings: Cedarburg Road Plus the Mequon Road intersection	40,395.00	Executed			Complete	
Mequon/Cedarburg Road Completed Features Plus Milw River Milwaukee River medians and rail painting Medians E/W of Mequon / Cedarburg Road intersection Landscape Replacements Four pedestrain light fixtures = \$20,962.40 Decorative Parking and Street Signs = \$2700 Banners and Brackets	39,242.40	Executed	\$3,153.00	\$39,242.40	Q2 2024 Q2 2024 Q4 2023 Q2 2024 Q4 2023 Q2 2024	Street trees and furniture will b installed Q4 2023 Median landsdcaping, pedestrian light fixtures and rail painting will b complete in Q2 of 2024
Division Street On Street Parking	3,420	Executed			Complete	
Street Furniture Includes Cedarburg Road, Civic Campus Parking Lot and Mequon Road Includes Replacement of Furniture on Cedarburg Road	36,169.00	Executed			Complete	
Land Acquisition / Sale Cedarburg Road Home Acquisition (1) Not Attainable 01.12.23 Cedarburg Road Home Acquisition (2) Not Attainable 01.12.23 Easements for OH Burial = \$20,000	20,000 NA NA		\$5,000	\$20,000.00	Q4 2023	
ADMINISTRATION OIT Consultant = \$228,040 (contract) / \$149480.50 (paid) Developer Incentives Maintenance Fund Safety Measures	78559.5 Flexible 25,000 included	Executed		\$25,000.00	Complete \$5k/year (2023-2028)	
SUBTOTAL:	4,867,842.19					
CONTINGENCY 10%:	486,784.00					
TOTAL	5,354,626.19					
OVERAGE TOTAL TO DATE			\$34,361.00			
REMAINING CONTINGENCY	\$452,423.00					
ESCROW TOTAL:				\$629,242.40		

Attachment: Expenditure Status 11.14.2023 (8946 : TC TID Public Project Expenditure Update)



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Office of Community Development

TO: Committee of the Whole
FROM: Kim Tollefson, Director of Community Development
DATE: November 14, 2023
SUBJECT: RESOLUTION 4084 A Resolution Adopting an Incentive Policy for Tax Increment Financing Districts #4 and #5

Background

At their October 2023 meeting, the Economic Development Board recommended approval of the final version of the TIF #4 and TIF #5 Incentive Policy to spur redevelopment of the Port Washington Road corridor. The policy expands on the current fast track formula (Tier 1) and allows for greater incentives in certain targeted areas or for certain desired uses (Tier 2).

Analysis

Tier I represents what is currently allowed under the fast-track formula. Projects that increase a property's improvement value by more than 1.5 million dollars are eligible to recoup costs associated with bringing the site back to green land. There is a 5% incentive included in the formula. The costs are paid back to the developer over a 15-year period. The request does not take into consideration the future use of the parcel, and every parcel in both districts can utilize the formula provided they meet the valuation threshold. To qualify for the incentive, complete demolition of the existing building/s on the site is required. For sites that include multiple buildings, a project is considered eligible if one or more of the buildings are demolished as part of the development project. This would apply in a situation like the Pavilions, where the north building could be demolished, and the rest of the buildings remain. The project would still be eligible for the incentive.

For projects that combine multiple existing parcels as part of a development project or are within a high priority area (see attached map), proposed development projects are eligible for a Tier 2 incentive. Ineligible uses as listed in the policy are not eligible for the increased incentive. The developer incentive for Tier 2 is increased to 15% and the payback period may extend from 15 years to the life of the TID, which is currently 17 years. The change to the payback period is necessary to allow a development to capture as much of the incentive as possible.

Fiscal Impact

The fiscal impact of the policy will vary depending on each project. Since the incentive is paid through a Pay-As-You-Go approach, in that incentive dollars are only payable from newly generated tax revenues, the impact to the general fund is zero.

Recommendation

On October 31, 2023, the Economic Development Board approved a recommendation to adopt the proposed policy by a vote of 8-0.

Attachments:

Exhibit A: TIF Policy (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4084

A Resolution Adopting an Incentive Policy for Tax Increment Financing Districts #4 and #5

RECITALS

- A. Tax Increment Districts No. 4 and No. 5 offer redevelopment incentives for projects including demolition and site repairs.
- B. Tax Increment District No. 5 encourages redevelopment of parcels located within the district boundary through the combination of lands, new land uses and removal of underutilized or undervalued structures.
- C. Adequate funds are available in TID No. 4 and No. 5 for the incentives. Adequate time remains in the life of TID No. 5 for a Pay-As-You-Go incentive prior to closure of the TID.
- D. The Economic Development Board recommended approval of the TIF No. 4 and No. 5 Incentive Policy on October 31, 2023.
- E. The Committee of the Whole, at its meeting on November 14, 2023, recommended adoption of the proposed Incentive Policy.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin, that the Incentive Policy for Tax Increment Financing Districts No. 4 and No. 5, in the form as attached is approved and replaces any existing policy for the same.

Approved by: Andrew Nerbun, Mayor

Date Approved: November 14, 2023

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on November 14, 2023.

Caroline Fochs, City Clerk

**City of Mequon, Wisconsin
TIF Policy for TIF#4 and TIF#5**

The following policy has been created by the Economic Development Board of the City of Mequon for TIF Districts #4 and #5. The policy was adopted by the Common Council on November 14, 2023.

I. Purpose

The purpose of this policy is to provide guidance regarding the City of Mequon's use of Tax Increment Financing (TIF) in Districts #4 and #5.

II. Goal

The goal of the City of Mequon's use of Tax Increment Financing is to diversify its economic base through the retention and expansion of existing businesses, the redevelopment of the areas that are blighted or in need of redevelopment, the attraction of new commercial sites and employment centers and other projects of special community interest. These goals will help to establish new employment opportunities for residents and expand the tax base. These guidelines are intended to provide general direction on the use of TIF funds.

III. Primary Objectives

- A. Implement a proactive approach to local economic development through public/private partnerships.
- B. Align financial programs/tools with new zoning regulations to facilitate the redevelopment and attract desired and marketable land uses to support revitalization of the Port Washington Road Corridor.
- C. Acquisition and consolidation of parcels for comprehensive redevelopment opportunities.
- D. Enhance architectural and site design, as well as street design, to improve the aesthetic quality of the commercial corridor.
- E. Assist City in implementing its overall economic development goals.

IV. Financing

- 1. "Pay As You Go" TIF – The City will use "Pay As You Go" as a method to help reduce the financial exposure of the City. Under this financing method the developer pays for the upfront costs of the project. The City would provide a Municipal Revenue Obligation (MRO) which establishes the criteria for payments to the developer from future tax increment to allow them to recoup a portion of

their initial investment. The Fast-Track formula shall be used to determine the amount of incentive available for the project and all criteria must be met.

V. TIF Incentive Criteria

All requests for TIF assistance will be required to demonstrate that the tax increment estimated to be generated by the project will be sufficient to payback any TIF assistance provided by the City (including applicable interest expenses) in support of the project. In order to meet the “but for” test, it must be demonstrated that the project would not take place at the desired level or timeframe without TIF assistance. Projects that would be likely to proceed without receiving TIF funds will not be eligible for assistance.

A. Tier 1 Incentive

Projects located within either TIF #4 or #5 shall utilize the fast-track formula to calculate the incentive including the 5% bonus. The incentive will utilize the Pay-As-You-Go (Developer Financed) structure with a maximum payment of 15 years or the life of the district whichever comes first. The project must create a minimum value of \$1.5 million over the existing improvement value. In order for the site to qualify for the incentive, complete demolition of the existing building/s on the site is required. For sites that include multiple buildings, a project is considered eligible if one or more of the buildings are demolished as part of the development project.

B. Tier 2 Incentive

For projects that combine multiple existing parcels in accordance with the project plan or are within a high priority area as shown in Section VIII, the developer incentive in the fast-track formula is 15%. Ineligible uses as listed in Section IX are not eligible for the increased incentive. The payback period is not limited to 15 years and may extend though the life of the TID.

VI. Developer Requirements

Guarantees: In order to receive direct TIF assistance, a developer must agree to provide guarantees to the City to cover any shortfall in costs not paid by increment. These may include construction guarantees, letters of credit, personal or corporate guarantees and/or minimum payment agreements.

Financial Information: The business receiving the development incentives shall provide the City with sufficient financial information to document that the

business is financially stable. Personal financial records will remain confidential subject to the requirements of the Wisconsin Open Records law.

VII. Enhancements to Port Washington Road

In order to spur redevelopment along the south Port Washington Road corridor, the Board recommends using existing or future unallocated increment for the planning and implementation of public improvements including but not limited to studies, expert consultants, lighting, landscaping, signage, and public art.

VIII. High Priority Sites

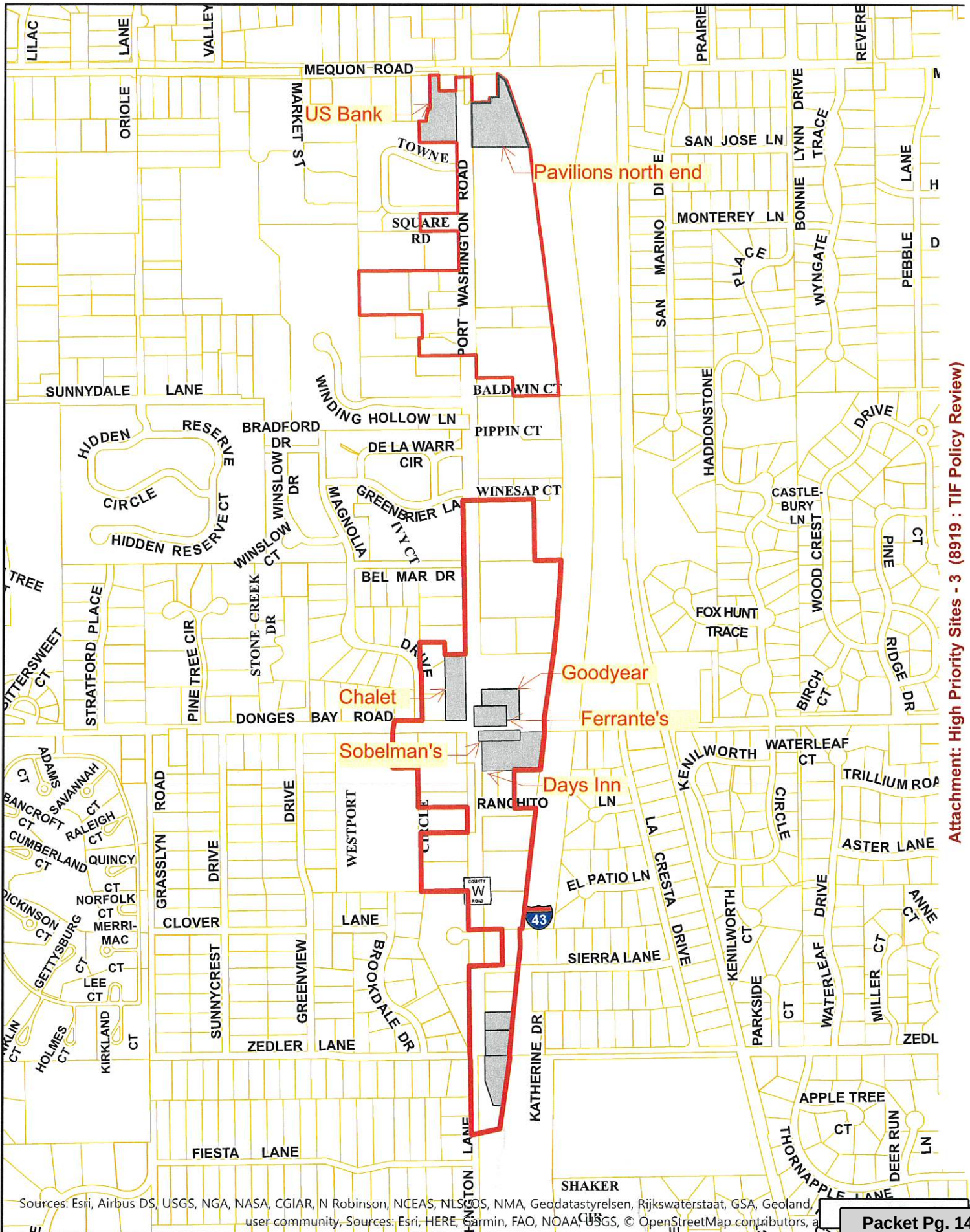
High priority sites are those defined by the EDB as shown on the attached map.

IX. Ineligible Uses

The following uses are not eligible for the Tier 2 incentive:

- Community Based Residential facilities with 16 residents or less.
- Hospice
- Residential development without a commercial component.
- Religious Institutions
- Funeral Services
- Fast Food Restaurants
- Public Administration facilities
- Public or Private Schools
- Parking Facilities
- Financial and Insurance institutions
- Gambling Operations
- Sexually Oriented businesses
- Gas Station and Auto Service or Convenience Facilities
- Auto Dealerships
- Light Industrial
- Indoor Shooting Ranges
- Resale Establishments
- Storage Facilities

TIF 4 & 5 HIGH PRIORITY SITES



Attachment: High Priority Sites - 3 (8919 : TIF Policy Review)

Attachment: Exhibit A: TIF Policy (RESOLUTION 4084 : TID No. 4 and No. 5 Incentive Policy)

Fast Track Examples

Tier 1

Base Improvement Value	\$500,000
Site Repair and Demo	\$500,000
Gap	\$1,000,000
New Building Value	\$7,000,000
5 % incentive	\$325,000
Total incentive	\$1,325,000

Annual Tax Amount \$88,593

Payback length (Years) 16

Tier 2

Base Improvement Value	\$500,000
Site Repair and Demo	\$500,000
Gap	\$1,000,000
New Building Value	\$7,000,000
15 % incentive	\$975,000
Total incentive	\$1,975,000

Annual Tax Amount \$88,593

Payback length* 23

Payback based on full term \$1,975,000

Max at TIF closure (currently 17 years) \$1,506,082



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Office of Administration

TO: Committee of the Whole
FROM: Justin Schoenemann, Assistant City Administrator
DATE: November 6, 2023
SUBJECT: City of Mequon 2022-2025 IT Strategic Plan Update

Background

As part of the transition of the IT Division to the City Administrator's Office the end of 2020, the City embarked on a review of its information technology resources that culminated in a five-year IT Strategic Plan. In connection with this effort, the City engaged Averro Advisors, an outside consultant, to assist with this undertaking. Following an analysis of the City's current IT systems, interviews with staff from all departments, and onsite examination of the City's existing resources, a draft report was presented to the Common Council in August of 2021 and finalized on September 27, 2021.

Analysis

The City's 2022-2025 IT Strategic Plan contains four focus areas: Security First, Digital City Experience, Digital City Experience, Data-Driven Decisions, and SaaS Migration. Within each of the four categories, the approved plan contains identified goals and projects that staff should pursue over the next few years. A copy of the City's plan is available at this URL:

<https://bit.ly/ITSPMequon>

Now that nearly two years have passed since the adoption of the City's IT Strategic Plan, it is appropriate to review the current status of various projects identified within the document. Accordingly, staff has updated the Plan Matrix from the IT Strategic Plan to indicate the progress achieved on each identified project. It should be noted that many projects are completed with efforts from staff across the organization and often led by subject matter experts in other departments, with IT providing technical guidance. For instance, the City Clerk's Office is leading the implementation of digital business licensing, and the Finance Department is leading the implementation of in-person credit card processing.

Many of the projects completed to date can be considered foundational updates necessary to achieve increased reliability of City infrastructure, contemporary systems, increase security, and ultimately provide better customer services to employees, residents, and general customers of the organization. Below is a short list of some significant projects completed over the last two years. A more detailed list of completed projects and what projects are coming next will be provided by staff during the Committee of the Whole meeting.

- Establishment of a full-time IT Manager Position
- Network Redesign & Switch Replacement
- New Printers & City-Wide Print Services Contract
- New Phone Provider & Software Upgrade
- New Internet Provider
- Decommission of 9 Physical Servers and replacement of 15+ PCs
- Virtual Help Desk Support for non-Public Safety Departments
- Transition of the City's Enterprise Management Resources System to the Cloud (SaaS)

Recommendation

It is recommended that members of the Common Council review the attached matrix that provides the implementation status on projects identified in the IT Strategic Plan and provide feedback and/or seek clarification on any of the identified goals, outcomes or initiatives during its upcoming meeting as the Committee of the Whole on November 14.

Attachments:

IT Strategic Plan Tracking Matrix (PDF)

2022 - 2025 IT Strategic Plan Matrix

IT Strategic Roadmap (2022-2025)		2022				2023				2024				2025			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
		Year 1				Year 2				Year 3				Year 4			
SECURITY FIRST	1	Annual Review of Cybersecurity Plan															
	2	Cybersecurity Awareness Tool															
	3	IT Policies & Procedures															
	4	IT Governance															
DIGITAL CITY EXPERIENCE	5	Citizen Self-Service Portal															
	6	E-Signature Tool															
	7	Single-Solution Payment System															
	8	Recreation & Event Management System															
INFRASTRUCTURE RESILIENCY	9	IT Division Restructuring															
	10	IT Services Management															
	11	IT Asset Management															
	12	Fiber Optic Plan															
DATA-DRIVEN DECISIONS	13	Enterprise Systems Audit (Tyler MUNIS)															
	14	Enterprise Land Management Planning															
	15	Human Capital Management Planning															
	16	Enterprise Asset Management Planning															
	17	Business Licensing Management Planning															
	18	Business Intelligence Tool Planning															
	19	Legislative Management															
	20	Electronic Document Management															
	21	SCADA System															
	22	Phone System Audit															
SAAS MIGRATION	23	Saas Migration Planning															
	24	SaaS Implementation (Tyler MUNIS)															

Key

Blue Highlighted Row = Completed

Purple Highlighted Row = Started / In Progress

COMMITTEE OF THE WHOLE PLANNING CALENDAR - 2023

ITEM	PRINCIPAL	TIME
January 10		
Presentation of 2022 Compensation Analysis	Schoenemann	45
February 14		
Town Center Public Improvements Contract Award	Tollefson	45
March 14		
TID 4 & 5 Streetscape Planning Preview	Tollefson	30
M-T Trails Proposal - Highland Road Path	Lundeen	30
April 11		
Discussion Regarding COTW Meeting Format	Jones	30
Proposed Patio Installation at Rotary Park	Lundeen	15
May 9		
No Items Scheduled	-	-
June 13		
Emergency Management Plan	Pryor	15
Strategic Plan Implementation	Jones	30
July 11		
Southwest Industrial Park Discussion	Tollefson	30
Proposed Implementation Plan - 2022 Compensation Analysis	Schoenemann	30

COMMITTEE OF THE WHOLE PLANNING CALENDAR - 2023

ITEM	PRINCIPAL	TIME
August 8		
Credit Card Processing	Engroff	30
Southern Ozaukee Fire & EMS Merger	Bialk	15
September 12		
City Sign Code Updates	Sajdak	30
October 10		
TID 4 & 5 Streetscape, Zoning & Incentives	Tollefson	60
November 14		
OIT Public Improvements	Tollefson/Lundeen	30
IT Strategic Plan Implementation	Schoenemann	30
December 12		
Community Survey Discussion	Schoenemann	30
New Statewide Legislation	Sajdak	30
Future Policy Items for Discussion/Consideration/Analysis		
Lakeshore Bluff Construction, Opitz Cemetery Improvements		