



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

www.ci.mequon.wi.us

Office of the City Clerk
Taped and Televised

**COMMON COUNCIL
Regular Meeting
Tuesday, December 10, 2024, 7:30 PM
or Immediately Following the
Sewer Utility District Commission Meeting
Christine Nuernberg Hall**

Agenda

1) Call to Order

2) Pledge of Allegiance

3) Roll Call

4) 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.**

5) Public Officials' Reports:

- a) Mayor
- b) City Administrator

6) Consent Agenda:

- a) Common Council meeting minutes of November 12, 2024
- b) Architectural Board meeting minutes of October 14, 2024
- c) Board of Appeals meeting minutes of October 3, 2024
- d) Economic Development Board meeting minutes of September 24, 2024
- e) Festivals Committee meeting minutes of October 21, 2024
- f) Finance-Personnel Committee meeting minutes of October 8, 2024
- g) Park and Open Space Board meeting minutes October 16, 2024
- h) Planning Commission meeting minutes of October 21, 2024
- i) Public Safety Committee meeting minutes of October 8, 2024
- j) Public Welfare Committee meeting minutes of October 8, 2024
- k) Public Works Committee meeting minutes of October 8, 2024
- l) Zoning Enforcement and Site Compliance Report through December 1, 2024

- m) **RESOLUTION 4159** - A Resolution Authorizing Termination of a Memorandum of Agreement for Joint Ownership and Operation of a Sanitary Sewer Television Truck with the Villages of Brown Deer and Shorewood; **Recommendation Forthcoming by Sewer Utility District Commission December 10, 2024.**

- n) 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 2024-1673** - An Ordinance Amending the Following for the Property Located at 2803 and 2909 West Mequon Road: A) The City's Zoning Map within Chapter 58 of the Mequon Municipal Code, from Single-Family Residential 1-Acre (R-3) to Institutional Public Service (IPS) and Planned Unit Development Overlay (PUD); and B) The City's Land Use Plan Map from Residential (1 to 1.5 Acre) to Institutional; **Recommended by Planning Commission December 2, 2024. First Reading.**

7) **Ordinances:** None.

8) **Resolutions:**

- a) **RESOLUTION 4160** - A Resolution Awarding the Sale of \$6,995,000 General Obligation Promissory Notes, Series 2025A; Providing the Form of the Notes; and Levying a Tax in Connection Therewith; **Recommendation Forthcoming by Finance-Personnel Committee December 10, 2024.**
- b) **RESOLUTION 4161** - A Resolution Approving a Five-Year Agreement for Implementation and Operation of an Enterprise Land Management System with Tyler Technologies, Inc., Yarmouth, Maine, in the Amount of \$712,694; **Recommendation Forthcoming by Finance-Personnel Committee December 10, 2024.**
- c) **RESOLUTION 4162** - A Resolution Adopting the Compensation Plan for Non-Represented Employees for Fiscal Year 2025; **Recommendation Forthcoming by Finance-Personnel Committee December 10, 2024.**
- d) **RESOLUTION 4163** - A Resolution Authorizing the City Administrator to Execute a Professional Services Agreement for the Development of a Civic Campus Master Plan in an Amount Not-to-Exceed \$60,000; **Recommendation Forthcoming by Public Works Committee December 10, 2024.**
- e) **RESOLUTION 4164** - A Resolution Awarding a Construction Contract for the City Brush Site Improvement Project to Vinton Construction Company, Two Rivers, Wisconsin, in an Amount Not-to-Exceed \$1,014,191; **Recommendation Forthcoming by Public Works Committee December 10, 2024.**
- f) **RESOLUTION 4165** - A Resolution Approving the Purchase and Installation of a Truck Box with Wedge Tank Application, a Universal Snowplow & Wing Package and Additional Truck Components from Universal Truck Equipment, Galesville, Wisconsin, at a Total Cost of \$183,314; **Recommendation Forthcoming by Public Works Committee December 10, 2024.**

- g) **RESOLUTION 4166** - A Resolution Approving the Purchase of a Replacement Plow Truck Chassis from Lakeside International Trucks, Milwaukee, Wisconsin in the Amount of \$127,863; **Recommendation Forthcoming by Public Works Committee December 10, 2024.**
- h) **RESOLUTION 4167** - A Resolution Awarding a Contract for the Replacement of Various HVAC Units and Other Upgrades within the Council Chambers at City Hall to Selzer-Ornst Construction of Milwaukee, Wisconsin, in an Amount Not-to-Exceed \$975,000; **Recommendation Forthcoming by Public Works Committee December 10, 2024.**

9) Specified Unfinished Business From Prior Meetings: None.

10) Specified New Business: None.

11) Potential Closed Session:

- a) Possible Acquisition of 11015 N. Market Street. The Common Council may convene 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, and then may re-convene into open session to take such action it deems appropriate.

12) Adjourn

Dated: December 10, 2024

/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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Office of the City Clerk
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COMMON COUNCIL
Regular Meeting
Tuesday, November 12, 2024
7:30 PM
Christine Nuernberg Hall

Minutes

1) Call to Order

Mayor Nerbun called the meeting to order at 7:34 PM.

2) Pledge of Allegiance

3) Roll Call

Present:

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

Also Present: City Administrator Jones, Assistant City Administrator Schoenemann, City Attorney Sajdak, City Clerk Fochs, Finance Director Arnett, Assistant Finance Director Keyser, Director of Community Development Tollefson, Assistant Director of Community Development Zader, City Engineer Lundeen, Police Chief Pryor, ICMA Management Fellow Randall, press and interested public.

4) Convene as Appropriations Committee

Common Council convened as the Appropriations Committee at 7:35 PM.

- a) Approve Appropriations Committee meeting minutes of August 28 and October 8, 2024.

Motion to approve the minutes.

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

Attachment: 11.12.24 CC full minutes (9926 : CC meeting minutes)

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

b) Reconvened as the Common Council at 7:36 PM.

5) Public Hearings:

a) **ORDINANCE 2024-1668** - An Ordinance Amending a Planned Unit Development (Ordinances 2019-1950 and 2020-1563), in Connection with Approval of a New Concept Plan for the Property Located at 10865-10931 N. Port Washington Road.

1) Public Hearing

Motion to open the public hearing.

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

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

Motion to close the public hearing.

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

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

2) Consideration of the Ordinance.

Motion to approve ORDINANCE 2024-1668.

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

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

b) **ORDINANCE 2024-1671** - An Ordinance Adopting the Annual Budget and Appropriating Funds for the Operation of the Government and Administration of the City of Mequon for the Year 2025 and Levying for the Same.

1) Public Hearing

Motion to open the public hearing.

Attachment: 11.12.24 CC full minutes (9926 : CC meeting minutes)

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

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

Motion to close the public hearing.

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

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

2) Consideration of the Ordinance (Potential waiver of rules related to second readings).

Motion to suspend the rules related to second readings.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Alderman Mayr
SECONDED BY: Alderman Hansher

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

Motion to approve ORDINANCE 2024-1671.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Alderman Hansher
SECONDED BY: Alderman Parrish

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

6) **Personal Appearances and Public Comment:** None.

7) **Public Officials' Reports:**

a) Mayor

Mayor Nerbun invited the public to the Winter Wonderland event in front of City Hall on Sunday, December 8, 2024, from 3:30 – 5:30 PM.

8) **Consent Agenda:**

- a) Common Council meeting minutes of October 8, 2024.
- b) Architectural Board meeting minutes of September 9, 2024.
- c) Code Enforcement Summary through October 1, 2024.
- d) Festivals Committee meeting minutes of August 19, 2024.

Attachment: 11.12.24 CC full minutes (9926 : CC meeting minutes)

- e) Finance-Personnel meeting minutes of September 10, 2024.
- f) Joint Mequon-Thiensville Bike and Pedestrian Way Commission meeting minutes of September 5, 2024.
- g) Mequon Municipal Water Utility Commission meeting minutes of September 10 and October 8, 2024
- h) Milwaukee River Advisory Committee meeting minutes of June 26, 2024.
- i) Planning Commission meeting minutes of September 23, 2024.
- j) Public Safety Committee meeting minutes of September 10, 2024.
- k) Public Welfare Committee meeting minutes of September 10, 2024.
- l) Public Works Committee meeting minutes of September 10, 2024.
- m) Sewer Utility District Commission meeting minutes of June 11, 2024.
- n) Tree Board meeting minutes of January 11, 2024.
- o) **RESOLUTION 4151** - A Resolution Authorizing a Development Agreement for the Swan Ridge Farms Subdivision - Phase II, for 42 of 83 Lots within a Single-Family Residential Neighborhood Located Immediately South and West of 10129 North Swan Road.
- p) **RESOLUTION 4152** - A Resolution Authorizing a Development Agreement for the Enclave Subdivision - Phase VIII, for 13 of the 82 Lots within a Single-Family Residential Subdivision Located Immediately North of 8200 West Donges Bay Road.
- q) **RESOLUTION 4153** - A Resolution Approving a Stormwater Facilities Maintenance & Easement Agreement, in Connection with Acquisition of a 10-Foot-Wide Storm Sewer Easement at 10538 North Gazebo Hill Parkway West.

Motion to approve Consent Agenda items A-Q.

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Alderman Bach
SECONDED BY: Alderman Parrish

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

r) **Ordinance First Readings**

- 1) **ORDINANCE 2024-1670** - An Ordinance Appropriating the Necessary Funds from the City of Mequon's Sewer Utility District for the Year 2025 for Capital Charge Payments to the Milwaukee Metropolitan Sewerage District and City of Mequon Capital Debt Service Requirements.
- a. Consideration of the Ordinance (Potential waiver of rules related to second readings).

Motion to suspend the rules related to second readings.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Alderman Mayr
SECONDED BY: Alderman Parrish

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

Motion to approve ORDINANCE 2024-1670.

Attachment: 11.12.24 CC full minutes (9926 : CC meeting minutes)

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Alderman Mayr
SECONDED BY: Alderman Hansher

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

9) Ordinances:

- a) **ORDINANCE 2024-1666** - An Ordinance Amending Chapter 14 of the Mequon Municipal Code, Regarding the Regulation of Peddlers, Transient Merchants and Solicitors.

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Alderman Parrish
SECONDED BY: Alderman Gebhardt

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

10) Resolutions:

- a) **RESOLUTION 4154** - A Resolution Adopting the City of Mequon's Annual Fee Schedule for Fiscal Year 2025.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Alderman Gebhardt
SECONDED BY: Alderman Parrish

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

- b) **RESOLUTION 4155** - A Resolution Approving Execution of an Engagement Letter for Auditing Services During Fiscal Years 2024-2028 with Baker Tilly US, LLP, Milwaukee, Wisconsin, in an Amount Not-to-Exceed \$252,300.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Alderman Parrish
SECONDED BY: Alderman Hansher

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

- c) **RESOLUTION 4156** - A Resolution Authorizing Extension of a Professional Services Agreement for the Remaining Phases of the Enterprise Land Management System Selection Process with Avèro Advisors of Maryville, Tennessee, in an Amount Not-To-Exceed \$77,120.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Alderman Gebhardt
SECONDED BY: Alderman Mayr

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

- d) **RESOLUTION 4157** - A Resolution Approving an Agreement for a Market Revaluation Update of All Real Property within the City of Mequon During the 2025 Assessment Year with Catalis Tax and CAMA, Inc. of Menomonee Falls, Wisconsin, in the Amount of \$225,000.

Mayor Nerbun explained that assessed values have fallen behind real property values; therefore, a revaluation must happen from time to time to stay in compliance.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Alderman Parrish
SECONDED BY: Alderman Hansher

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

- e) **RESOLUTION 4158** - A Resolution Renewing a Memorandum of Understanding Between the City of Mequon, the Village of Thiensville and the Mequon-Thiensville School District for the School Resource Officer Program During Calendar Years 2024-2028.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Alderman Bach
SECONDED BY: Alderman Tolocko

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

- f) **RESOLUTION 4149** - A Resolution Reassigning Undesignated Cash Reserves of \$1,000,000 within the Sewer Utility Fund to One-Time Capital Projects, in Accordance with City of Mequon Financial Policy Statement 3: Reserve Requirements.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Alderman Gebhardt
SECONDED BY: Alderman Bratt

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

- g) **RESOLUTION 4150** - A Resolution Adopting the Fiscal Year 2025 Sanitary Sewer Utility Budget and Establishing the 2025 Sanitary Sewer User Fee Schedule.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Alderman Hansher
SECONDED BY: Alderman Parrish

Attachment: 11.12.24 CC full minutes (9926 : CC meeting minutes)

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

11) Specified Unfinished Business From Prior Meetings: None.

12) Specified New Business: None.

13) Potential Closed Session:

- a) Possible Acquisition of 11015 N. Market Street. The Common Council may convene 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, and then may re-convene into open session to take such action it deems appropriate.

Motion to convene into closed session at 7:51 PM.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Alderman Mayr
SECONDED BY: Alderman Gebhardt

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

14) Adjourn

Motion to adjourn at 8:31 PM.

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

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

Respectfully Submitted,
Beth Kong

Attachment: 11.12.24 CC full minutes (9926 : CC meeting minutes)



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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES

Monday, October 14, 2024

6:00 PM

Lower-Level Conference Room

Minutes

1. Call to Order, Roll Call:

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, Curtis Helm, Janet Ehn, Anthony LaGalbo

Building Inspector: Kris Hoeft

2. Meeting Minutes

Minutes from the September 9, 2024, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by Chairman Scott Reed.

Minutes passed unanimously.

Attachment: Arch Board 10.14.24 (9882 : Arch Board)

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 8 6:00 pm	New Single-Family Residence	Veridian Homes LLC Lot #97 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC
Moved to Approve: <u>Reed</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
2)	Dist. 3 6:05 pm	New Single-Family Residence	Veridian Homes LLC Lot #100 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC
Moved to Approve: <u>LaGalbo</u> Seconded by: <u>Ehn</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
3)	Dist. 5 6:10 pm	New Single-Family Residence	Victory Homes of Wisconsin Lot #1 Highland Meadows Subd: Highland Meadows	Contractor: Victory Homes of WI Architect: David Pluim
Moved to Approve: <u>Apfelbach</u> Seconded by: <u>LaGalbo</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

Attachment: Arch Board 10.14.24 (9882 : Arch Board)

4)	Dist. 5 6:15 pm	New Single-Family Residence	Allan Builders Lot #37 Highland Meadows Subd: Highland Meadows	Contractor: Allan Builders Architect: David Pluim
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Moved to Approve: Reed
 Seconded by: Ehn
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

5)	Dist. 7 6:20 pm	Addition: 1st Floor Office & 2nd Floor Master Closet	Lawrence & Robin Berk 10518 N. Country Club Drive Subd: N/A	Contractor: Sazama Design Build Architect: Kyle Bauer
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Moved to Approve: Ehn
 Seconded by: Apfelbach
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

6)	Dist. 7 6:30 pm	Addition: Kitchen & 3-Season Room	Dave Ryan & Denise Ferreira 4835 W. Glen Cove Court Subd: Sleepy Hollow Estates	Contractor: Fein Design Architect: Fein Design
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Moved to Approve: Reed
 Seconded by: LaGalbo
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

7)	Dist. 8 6:40 pm	New Single-Family Residence	Jim Rankin & Jennifer Dable 710 E. Ravine Court Subd: Michivue	Contractor: TBD Architect: Wade Weissman Arch.
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Moved to Approve: LaGalbo
 Seconded by: Apfelbach
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

Attachment: Arch Board 10.14.24 (9882 : Arch Board)

8)	Dist. 1 6:45 pm	New Single-Family Residence	Jack & Kathy Blume 12031 N. Ridge Road Subd: N/A	Contractor: Allan Builders Architect: David Pluim
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Moved to Approve: Reed
 Seconded by: Apfelbach
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the condition that a window is added to the garage on the left elevation

9)	Dist. 1 6:50 pm	New Single-Family Residence	Robert & Angelika Para 7739 W. Cheverny Drive Subd: Cheverny	Contractor: Owner Architect: Anderson Homes
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Moved to Approve: _____
 Seconded by: _____
 Approved: _____
 Vote: _____

CANCELED

Conditions:

10)	Dist. 1 6:55 pm	Addition: Garage & Pool Pavilion	Greg & Lynn Bell 12037 W. Bonniwell Road Subd: N/A	Contractor: Wade Design & Cont. Architect: Wade Design & Const.
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Moved to Approve: Apfelbach
 Seconded by: LaGalbo
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the condition that a window should be centered on the garage wall of the northeast elevation.

4. Motion to Adjourn

District Representative Janet Ehn made a motion to adjourn the meeting.
 District Representative Curtis Helm seconded the motion.

A vote was taken; vote passed unanimously.
 Meeting adjourned at 6:42 p.m.



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Office of the City Clerk

BOARD OF APPEALS
Thursday, October 3, 2024
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chair Kathleen Massey
Board Member Steve Helfer
Board Member Ramona Larson
Board Member James Wawrzyn
Vice Chair Thomas Flanagan -- **Absent**
Board Member Kirsten Hildebrand -- **Excused**
Board Member Robert Stern -- **Absent**

Also present: City Attorney Sajdak, City Clerk Fochs, Assistant City Engineer McCraw and interested public.

2) Approve meeting minutes of August 1, 2024

Motion to approve Board of Appeals meeting minutes of August 1, 2024

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Board Member Wawrzyn
SECONDED BY: Board Member Larson

AYES: Massey, Helfer, Larson, Wawrzyn

3) Hear evidence concerning; debate, deliberate and decide the request of:

Applicant: Ralph Morello
Owners: The Ralph Morello and Judith Morello Revocable Trust
Appeal: Opportunity will be afforded to all interested in being heard concerning the petition by The Ralph Morello and Judith A. Morello Revocable Trust requesting the retraction of the Planning Commission's requirement of July 22, 2024 regarding the widening of the driveway for the property located at 10050 North Range Line Road.

Attachment: Morello Full Minutes 10.3.24 REVISED (9858 : BOA Morello)

All parties appearing before the Board of Appeals were sworn.

Michael Morello, 5306 N Kent Ave, Whitefish Bay, WI
 Ralph Morello, 10050 N Range Line Road, Mequon WI
 Cole McCraw 11333 N Cedarburg Road, Mequon, WI
 Susan Brotz, 10054 N Range Line Road, Mequon WI

Chairman Massey explained the guidelines for the Board of Appeals as well as the process for the meeting.

Assistant City Engineer McCraw stated that Mr. Morello met with the Planning Commission in May 2024. The Planning Commission recommended widening the driveway rather than build another driveway. The easement documents from 1988 and 1992 did not specify driveway dimensions. Regarding any hardship claims during the construction, the Planning Commission does not foresee any hardship as the process can be completed in stages and not prevent access to any existing dwellings.

Chair Massey reviewed SSLD Section 3.2.9 that provides guidance for private driveways. The driveway in question would be for six homes. Chair Massey reviewed that the Planning Commission had made recommendations based on public safety (roadway length and width to allow for rescue vehicles). Assistant City Engineer McCraw said that phasing in construction would allow individuals that live in this area to access their homes or properties.

Applicant Morello explained that the basis for his appeal was related to the easement document from 1992 with the Ozaukee County Registration of Deeds. Two lots had been combined into one lot and then are to be divided again into to allow the building of six new homes on that parcel. Morello said that state law should supercede municipal ordinances as the road-widening ordinance in question became enacted after 1992.

Susan Brotz spoke for the neighbors in the area sharing her concerns that construction would impact how they live and access their homes and the feel of their neighborhood.

Mr. Morello clarified that he purchased two separate parcels that had their own easements to Range Line Road. The property became combined into one in 1992 with his purchase of that second lot. He now wants to re-divide the lots for development but believes the easements that had been in place when he purchased those properties are still in place. He believes those easements should also apply going forward. He said Section 3 Use of the Existing Driveway provides the terminology saying the existing driveway can be used to access Range Line Drive.

Chair Massey said that SSLD Section 3.2.9 stipulates that a private driveway can service a maximum of four lots and extend up to 500 feet in length. The driveway in question would now fall between a public roadway and a private driveway. Because the current driveway will now need to service more homes, the driveway should become wider to accommodate more homes on that driveway access.

Attachment: Morello Full Minutes 10.3.24 REVISED (9858 : BOA Morello)

Mr. Morello clarified that the widening from a 14-foot width to 18-foot pavement width would just be for the area. This would be 400-600 feet of the current 900 feet of driveway. He questioned how things can be changed now when there were contracts and easements approved back in 1988, 1992 and 2006. A new ordinance should not be retroactively applied when other contracts had been in place for this property. Rather than widen it, perhaps there could be vehicle turnouts to allow for cars to pass.

Chair Massey replied that the concern would be for emergency vehicles (firetrucks, ambulances) and the ability to access all homes along that roadway. Board Member Wawrzyn clarified when the two properties became under one CSM, it created a new situation.

Motion to close public hearing

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Board Member Wawrzyn
SECONDED BY: Board Member Helfer

AYES: Massey, Helfer, Larson, Wawrzyn

The Board reviewed the information provided and considered what they can decide based on the applicable law. Since this property needed a new CSM, the Planning Commission made determinations based on the current ordinance. The Board feels that there is not a conflict or hardship to the appellant.

Motion to deny the applicant's request

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Chair Massey
SECONDED BY: Board Member Wawrzyn

AYES: Massey, Helfer, Larson, Wawrzyn

4) Adjourn

Motion to adjourn

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Board Member Helfer
SECONDED BY: Board Member Wawrzyn

AYES: Massey, Helfer, Larson, Wawrzyn

Respectfully Submitted,
Beth Kong, Deputy Clerk



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

ECONOMIC DEVELOPMENT BOARD

Tuesday, September 24, 2024

8:00 AM

North Conference Room

Minutes

1) Call to Order, Roll Call

Present:

Chair Timothy Carr
Alderman William Gebhardt
Board Member Colin Boyd
Board Member Daniel Gannon
Board Member Michael Kramer
Board Member Tracy Johnson
Board Member Jeff McLean
Board Member Inge Plautz
Alt. Board Member Dennis Engel -- **Absent**

Chairman Carr called the meeting to order at 8:00 a.m.

2) Approval of Meeting Minutes from June 25, 2024

Action

Board member Gannon made a motion to approve the June 25, 2024, meeting minutes.
Board member McLean seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	Approved [Unanimous]
MOVED BY:	Board Member Gannon
SECONDED BY:	Board Member McLean
AYES:	Carr, Gebhardt, Boyd, Gannon, Kramer, Johnson, McLean, Plautz
ABSENT:	Engel

3) Approving a Development Agreement Amendment

Approving a Development Agreement Amendment related to ownership from Blue Ribbon Storage to Extra Space Properties Two LLC for the TID No. 5 incentive for the Life Storage development located at 10448 N. Port Washington Road.

Attachment: EDB Minutes_09.24.24 (9923 : Econ Dev Board)

Director Kim Tollefson stated that because the development agreement (“DA”) is tied specifically to the owners it needs to be amended to reflect the new ownership. The project as well as the development team is in compliance with all the regulations of the DA. The first full incentive payment was issued this year. Staff recommends the DA Amendment.

The applicant, Michael Kelly from Blue Ribbon Storage explained that they are selling the property to Extra Space (formally Life Storage). They are the current manager of the property and they are the largest storage company in the country.

Action

Board member Johnson made a motion to approve the modification to the DA.

Board member Kramer seconded the motion.

A voice vote was taken; vote passed (8-0)

RESULT:	Approved[Unanimous]
MOVED BY:	Board Member Johnson
SECONDED BY:	Board Member Kramer
AYES:	Carr, Gebhardt, Boyd, Gannon, Kramer, Johnson, McLean, Plautz
ABSENT:	Engel

4) SW Industrial sewer analysis

Director of Public Works/City Engineer Kristen Lundeen stated that the analysis was structured to have various stop points so that the city could review and make policy decisions as needed before moving forward. This is a stop point as two steps have been completed to date and the next steps would include:

1. Define how the area could be served with sewer or identify areas that could not be served by sewer.
2. Go through the various options of constructing the infrastructure and paying for it.
 - Structure of the policy of how it would be served. The city operates on a build and contribute basis where each developer is responsible for installing the utilities and on acceptance dedicating those utilities back to the city.

She explained that at this location, the upstream properties are at a disadvantage because they would have a significantly higher cost than the rest of the properties.

She stated that the study indicates that there is a portion of the area that can only be serviced by a lift station, which also puts those properties at a disadvantage from a cost perspective. This leads to a policy discussion as to whether there would be an equal cost distribution across all the properties in the area.

The technical memo included in the packet does conclude that there is sufficient planned capacity in the city sewer service area. There is limitation of the flow, so expansion of the flow would consume some of the capacity to service other areas, so the policy decisions

would be regarding whether this is the area of the city to dedicate that flow capacity.

Dir. Lundeen explained that the map included in the packet shows that the majority of the study area can be served by gravity, which is usually more economical than serving with a lift station and forced main.

She commented that the next conversation would focus on the varying options of the physical path of the sewer. Connection points were identified and confirmed that the connection point can be met. Additionally, further steps can be taken in the analysis as it relates to zoning decisions and to how public sewer would be served.

There was discussion amongst the Board regarding the technical findings. Dir. Lundeen offered that it does not need to be an all or nothing decision as a smaller subset could be the only area included as there are capital fees and real costs to the property owners whether they connect to sewer or not if they are included in a designated sewer service area.

Director Tollefson agreed that it would be a good opportunity to check in with the property owners in the study area to see whether anything has changed in interest or plans for their properties since her conversations with them a year ago. She commented that the property owner feedback does not need to be the whole basis driving the decision going forward. She stated that the next steps of the analysis are related to cost estimates and these findings as well as property owner interest will be considered; multiple variables will be evaluated and included in the decision making.

Dir. Tollefson answered that the next steps would be:

- To look at the master plan for the facilities.
- Do some cost estimates of both the infrastructure and the potential value of what development might be.
- The sizing of the pipe, the depth of the pipe and the route need to be decided.
- The Common Council would decide about the mechanism to best serve the area. They would need all the data before making a decision.

There was consensus among the Board to move forward with the next steps of the analysis under the scope of services.

Action

Board member Plautz made a motion to move forward with the next steps of the analysis.

Board member Kramer seconded the motion.

A voice vote was taken; vote passed (8-0)

RESULT: **Approved [Unanimous]**
MOVED BY: Board member Plautz
SEONDED BY: Board member Kramer
AYES: Carr, Gebhardt, Boyd, Gannon, Kramer, Johnson, McLean, Plautz
ABSENT: Engel

5) Port Washington Road Market Analysis Update

Assistant Director Jac Zader stated that the market analysis is getting close to completion. The Phase 2 report was included in the Board packet. The final report will be presented to the Common Council in either October or November. He explained that there is a lot of data provided; much of it was anticipated, but there are a few surprises. One example is the total number of visits (packet page 51). The Gap Analysis was not a surprise as many of the services/industries listed have not been a desired/allowed use in the city. He concluded that Staff are reviewing the recommendations.

Dir. Tollefson stated that Staff does not want to sway the consultant's recommendations but want to ensure that the analysis addresses as many options as possible. She talked about some of the areas that the consultant has been directed to look at and Staff hope to best leverage her input with the Council. Although the corridor appears to be performing better than may be publicly perceived, Staff wants to ensure the analysis provides meaningful recommendations.

The Board discussed the analysis data provided and the steps that the consultant has already taken in collecting the data. The Board was encouraged to send any additional feedback to Dir. Tollefson.

Asst. Dir. Zader shared with the Board that the Planning Commission had done an architectural design survey of 19 properties in the city; mostly redeveloped properties that have been built in the past 10 years. He stated that there isn't census from the Commission, which makes it difficult to create design guidelines.

6) Staff Updates

Staff gave an update of recently approved developments from the previous evening's Planning Commission meeting and there was some discussion and questions to Staff from the Board about various projects and developments.

7) Announcements

The Board discussed rescheduling the next meeting from October 22nd to October 29th. Staff will send an email to the Board to poll the members regarding their availability and whether a quorum can be achieved for an October 29th meeting.

8) Adjourn

Action

Board member Johnson made a motion to adjourn the meeting.

Board member McLean seconded the motion.

A voice vote was taken; vote passed (8-0)

The meeting concluded at 9:15 a.m.

Respectfully Submitted,

Kim Tollefson

Director of Community Development



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2941
 Fax: 262-242-9655

www.ci.mequon.wi.us

FESTIVALS COMMITTEE
Monday, October 21, 2024
6:30 PM
North Conference Room

Minutes

1) Call to Order, Roll Call

Present:

Chair Miranda White
 Vice Chair Deanna Conaty
 Committee Member Brett Benson
 Committee Member Jenne Hohn
 Committee Member Tracy Johnson
 Committee Member Christine McLean
 Committee Member Laeh McHenry
 Committee Member Lisa Liljegren -- **Absent**
 Committee Member Moshe Luchins -- **Absent**
 Committee Member Vanessa Nerbun -- **Absent**

Also Present: Executive Assistant Enea and Connie Pukaite

2) Approval of Meeting Minutes

a. August Minutes

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

MOVED BY: Board Member Johnson

SECONDED BY: Committee Member McHenry

AYES:	White, Conaty, Benson, Hohn, Johnson, McLean, McHenry
ABSENT:	Liljegren, Luchins, Nerbun

3) Welcome New Festival Committee Member

Chair White welcomed new member, Brittany Maynard.

4) Nomination of Chair & Vice Chair

Attachment: Festivals Mins 102124 (9922 : Festivals committee)

Committee Member Johnson Nominated Miranda White to continue as Chair and Deanna Conaty to continue as Vice Chair. Committee Member Hohn seconded. The motion passed by Voice Acclamation.

5) Redbud Festival

Connie Pukaite from the Mequon-Thiensville Sunrise Rotary Club provided the Committee with the history of the group's Redbud Project which dated back to 2010-2011. Their initial goal was to plant 100 trees/year to reach 1,000 total. Once Ash trees started dying, planting all one type of tree was rethought. So, moving forward, the Rotary Club might want to ask for donations to plant something that would complement the Redbud trees. The Rotary Club may want to have a booth at the festival showing the history of the project.

The Committee went on to discuss artist vendors and prices for vendors. \$100 was discussed for a 10 X 10 food & beverage vendor and \$50 for a 10 X 10 artist vendor.

a. Sponsorship Levels

1. Sponsorship Levels

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

MOVED BY: Committee Member White

SECONDED BY: Member Conaty

AYES: White, Conaty, Benson, Hohn, Johnson, McLean, McHenry

ABSENT: Liljegren, Luchins, Nerbun

6) Taste of Mequon Recap

The Committee reviewed the survey results from the Taste of Mequon. One vendor suggested changing the times from 11am-8pm to get more lunch patrons. The Committee liked this idea and voted to change the hours. Chair White moved to change the hours and Committee Member Hohn seconded. It was approved by Voice Acclamation. With the festival ending earlier, fireworks would not be an option, which everyone was okay with. The Committee is currently working with M-T Trails to maybe get a bike ride to end at the Taste. The Committee also discussed different pricing for the more prime spots.

7) Winter Wonderland

a. Cookie Quote

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

MOVED BY: Committee Member White

SECONDED BY: Member Conaty

AYES: White, Conaty, Benson, Hohn, Johnson, McLean, McHenry

ABSENT: Liljegren, Luchins, Nerbun

b. Facepainter Quote

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

MOVED BY: Committee Member White

SECONDED BY: Committee Member Hohn

AYES:	White, Conaty, Benson, Hohn, Johnson, McLean, McHenry
ABSENT:	Liljegren, Luchins, Nerbun

c. Area Rental Quote

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

MOVED BY: Committee Member White

SECONDED BY: Committee Member McLean

AYES:	White, Conaty, Benson, Hohn, Johnson, McLean, McHenry
ABSENT:	Liljegren, Luchins, Nerbun

d. Craft Ideas

Bring craft ideas to the next meeting.

e. Music Line-up

The Middle School Orchestra and Middle School Choir have committed, still waiting on others to respond.

f. Food & Beverage

Currently, the line-up might be Flip's Donuts and Ruby Tap.

8) Next Meeting Date and Time

A. November 18 at 6:30pm

9) Adjourn

Chair White moved to adjourn at 7:43 PM and Committee Member Hohn seconded.

Respectfully Submitted,

Carrie Enea

Executive Assistant



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2941
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of the City Administrator

FINANCE-PERSONNEL COMMITTEE

Tuesday, October 8, 2024

6:45 PM

North Conference Room

Minutes

1) Call to Order, Roll Call

Present:

Mayor Andrew Nerbun
Alderman William Gebhardt
Alderman Brian Parrish
Alderman Robert Strzelczyk

Also present: William Jones, City Administrator, Brenda Arnett, Finance Director, Marie Keyser, Assistant Finance Director, Caroline Fochs, City Clerk, Kimberly Tollefson, Community Development Director, Brian Sajdak, City Attorney, Michael Kelly, Blue Ribbon Storage Manager and other interested persons.

2) Approve Meeting Minutes

a. Finance-Personnel Meeting Minutes of September 10, 2024

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

MOVED BY: Alderman Strzelczyk

SECONDED BY: Alderman Gebhardt

AYES:	Gebhardt, Parrish, Strzelczyk
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3) License Applications

a. October licenses to approve - Oasis Play Retreat

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

MOVED BY: Alderman Strzelczyk

SECONDED BY: Alderman Gebhardt

AYES:	Gebhardt, Parrish, Strzelczyk
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4) Vouchers Paid

a. September 2024 Vouchers Paid List

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

Attachment: FP meeting minutes 100824 (9871 : Finance Personnel minutes)

MOVED BY: Alderman Parrish
SECONDED BY: Alderman Gebhardt

AYES: Gebhardt, Parrish, Strzelczyk

5) Resolutions

- a. **RESOLUTION 4143** A Resolution Approving an Amendment to a Pay-As-You-Go Incentive Development Agreement Between the City of Mequon and Blue Ribbon Self Storage III, Authorizing a Change in Ownership to Extra Space Properties Two, LLC

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

MOVED BY: Alderman Gebhardt

SECONDED BY: Alderman Strzelczyk

AYES: Gebhardt, Parrish, Strzelczyk

6) Ordinances

- a. **ORDINANCE 2024-1666** An Ordinance Amending Chapter 14 of Mequon Municipal Code, Regarding the Regulation of Peddlers, Transient Merchants and Solicitors

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

MOVED BY: Alderman Parrish

SECONDED BY: Alderman Strzelczyk

AYES: Gebhardt, Parrish, Strzelczyk

7) Discussion Items

- a. Finance - Personnel Work Plan

8) Adjourn

A motion to adjourn was made at 7:04 PM by Alderman Gebhardt, seconded by Alderman Parrish. All voted in favor "aye."

Respectfully Submitted,

Marie Keyser
Assistant Finance Director



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2918
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Parks and Operations

PARK AND OPEN SPACE BOARD
Wednesday, October 16, 2024
6:30 PM
South Conference Room

Minutes

a) Call to Order, Roll Call

The meeting was called to order at 6:36 PM.

Present:

Chair Jason Cain
 Alternate Alderman Gregg Bach
 Board Member Harlan Balkansky
 Board Member Steven Kulick
 Board Member James Lysaught
 Board Member Anton Usowski
 Board Member Gerald Vite
 Board Member David Wolfson
 Alderman Peter Bratt -- **Excused**

Also Present: Parks and Forestry Superintendent Gies and Administrative Assistant Schlereth.

b) Discussion Items

a. Master Plan Review and Feedback

Board Members will review the draft plan and provide feedback for MSA by October 23, 2024.

Link to draft: <https://www.ci.mequon.wi.us/parks/page/master-review>

b. Rotary Park/ Spirit Lake Boardwalk

The soil will be tested to determine how long the boardwalks will need to be.

c. Lemke Update

WE Energies will be trenching a line for gas and electric from Donges Bay Rd.

Attachment: 10-16-24 POSB (9914 : POSB minutes)

The building construction is expected to be completed in December.

A ribbon cutting will be planned for early spring.

Discussion ensued on Spectrum service, janitorial supplies and tank pumping not being funded in the proposed budget for 2025.

c) Adjourn

a. Motion to Adjourn at 7:46 PM

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

MOVED BY: Board Member Vite

SECONDED BY: Board Member Balkansky

AYES: Cain, Bach, Balkansky, Kulick, Lysaught, Usowski, Vite, Wolfson

EXCUSED: Bratt

Respectfully Submitted,

Ren Schlereth
Administrative Assistant

Attachment: 10-16-24 POSB (9914 : POSB minutes)



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, October 21, 2024
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Alderman Robert Strzelczyk
Alderman Brian Parrish
Commissioner Bruce Barnes
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner Nancy Urbani
Commissioner John Stoker - **Absent**

Acting Chairman Ald. Strzelczyk called the meeting to order at 6:00 p.m

a) Approval of Minutes from 9.23.24

Action

Commissioner Choren made a motion to approve the September 23, 2024, meeting minutes.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED BY VOICE ACCLAMATION [7 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

Attachment: PC Minutes_10.21.24 (9924 : Planning Comm)

2) Public Hearing

- a) Pinnacle Engineering Group, LLC for Kiddie Academy. The applicant is seeking conditional use grant, building and site plan and minor request for sign waiver approval to allow for a new 12,000 SF building for a childcare facility for the parcel located at 10921 N. Port Washington Road.

Action

Commissioner Hawley made a motion to open a public hearing.

Commissioner Schaefer seconded the motion.

A voice vote was taken; vote passed (7-0)

Public Feedback

Mark Haslam-10900 N. Port Washington Road - is the owner of The Feedbag located across the street from the proposed development. He expressed concerns about the traffic and potential accidents at this location due to ongoing new developments on the west side of Port Washington Road along with the traffic from the Pavilions. He suggested an optional access point south of the proposed development to divert traffic behind Landmark Credit, north of Jilly's Carwash because this entrance is across from Stein Gardens that has multiple entrances and less traffic.

Action

Commissioner Hawley made a motion to close the public hearing.

Commissioner Schaefer seconded the motion.

A voice vote was taken; vote passed (7-0)

Assistant Director Jac Zader stated that Kiddie Academy daycare will be placed in the back of the parcel on the north side and according to the concept plan that parcel will be split in two and the parcel to the south will remain vacant. He explained there are three multiple access points available to this site. He reminded the Commission that Port Washington Road is a county highway, and the city does not have jurisdiction over the road curb cuts.

Alderman Parrish suggested that the Port Washington Road consultant review this section to determine if there is anything that can be done. It was suggested that a "No U-Turn" sign be placed in the medium there. Asst. Dir. Zader confirmed staff will request this signage from the county.

The applicant, Mark Sidel from Pinnacle Engineering, stated that a traffic study was done in 2018/2019 and submitted to the county for review for a much higher use project. This was approved from the county at that time with no additional changes required.

The applicant asked about the front façade building materials of the entrance area. Asst. Dir. Zader stated he recommended that the entire façade be brick instead of siding as it is a focal point and entrance to the building. The Commission architect Choren stated that he feels that the siding is attractive, and brick is not necessary.

The business owner stated that this is a national franchise that provides a unique day care focused on sports and activities. He explained that there is a turnaround for dropping off the

children under the covered overhang and the traffic flows only in one direction. The staff train the parents about the correct way to utilize the to drop off lane.

Asst. Dir. Zader stated that staff are only recommending of the requested one sign waiver request, which is to the height of the main sign as it might be blocked by the façade. Staff does not support the request for a larger sign as there is no hardship with the visibility of the sign and staff does not support the 2nd sign on the front of the overhang as it is deemed superfluous.

The narrative submitted states that the facilities could be used by the community, and he stated that a CUG for the outside recreational facilities would be needed if anyone other than the daycare staff and students utilized these facilities. There is some minor landscaping and lighting that needs to be addressed.

There was discussion about the noise from the outside activities, the hours of operation and the impact to surrounding neighbors. There was discussion about the signage and the requested larger sign and lettering.

Action

Commissioner Schaefer made a motion to approve the conditional use grant based on the conditions in the staff report with the request for staff to contact the county to request a “No U-Turn” sign and to allow the front façade as proposed by the applicant.

Alderman Parrish seconded the motion.

A roll call was taken; vote passed (7-0)

RESULT:	APPROVED WITH CONDITIONS [7 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Brian Parrish, Alternate Alderman
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

- b) Dan Beyer for O' Driscoll Real Estate. The applicant is seeking building and site plan approval and conditional use grant approval to allow a 1,300 SF coffee shop with drive-through service and building and site plan approval to allow a single-story commercial development that includes the coffee shop, drive-through service and a 3,800 SF sit down restaurant for a total of 5,100 SF.

Action

Commissioner Urbani made a motion to open a public hearing.

Commissioner Schaefer seconded the motion.

A voice vote was taken; vote passed (7-0)

Public Feedback

Sue Sowin - 14017 N. Port Washington Road - she asked about the well and septic tank and hopes there will not be any interference with her systems.

Action

Alderman Parrish made a motion to close the public hearing.

Commissioner Urbani seconded the motion.

A voice vote was taken; vote passed (7-0)

Director Tollefson stated that this is a request for a conditional use grant for a coffee shop. The Ulao Creek neighborhood zoning allows for 2,000 sq. ft. or less and a drive-thru is allowed as long as it is part of a multi-tenant structure. A previous land division was done of the parent parcel and this portion is just over 3.5 acres. The proposal does meet all of the compatibility standards of the CUG and the additional requirements of the Ulao Creek neighborhood zoning. Staff recommends approval of the CUG.

She explained that all the technical standards of the zoning district are met regarding the building and site plan approval request. If Phase II is completely built out there would be a slight shortage of the required parking stalls. Staff believe it will be okay as shared parking is encouraged and will be addressed at that time. All the required open space requirements regarding interior site space and exterior for public use flow are met. The building design meets the Ulao Creek design guidebook requirements. She mentioned that the Ulao Creek Linear Park will be incorporated with this development. Staff recommends approval of the building and site plan.

Dir. Tollefson explained the overall concept and the connectivity and access of the linear park to the adjacent parcels. She confirmed that water and sewer service are private systems.

There was some discussion among the Commission regarding parking. The Commission provided feedback that they are supportive of the proposed development and of the Linear Park path.

Action

Commissioner Choren made a motion to approve the CUG and building and site plan subject to the conditions in the staff report.

Commissioner Hawley seconded the motion.

A roll call vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

3) Consent

- a) **Pointe Real Estate.** The applicant is seeking development agreement approval to allow for Phase II, 83-lots of the Swan Ridge Farms subdivision for the lands immediately south of and west of 10129 N. Swan Road.

Jane Chevakco - 1129 N. Swan Road - supports this development and would like to know the timing of when the laterals need to be in place.

The applicant, Joe Bukovich, answered that the sewer should be usable by July.

Nancy Daum - 10102 N. Concord Drive - stated there is a lot of dirt moving around and there is currently a berm that has been created from the dirt, and she would like to know if that is temporary.

Staff confirmed that the dirt is temporary.

There was some discussion about the water main connection at this property and the surrounding area.

Action

Commissioner Schaefer made a motion to approve the item.

Commissioner Barnes seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Bruce Barnes, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

- b) **Mequon I LLC.** The applicant is seeking development agreement and minor request for a fill permit approval for 30,000 C.Y. of construction fill to allow for 13 lots in Phase VIII of The Enclave of Mequon Preserve subdivision for the property located at 7901 W. Preserve Parkway.

Action

Commissioner Barnes made a motion to approve.

Commissioner Schaefer seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT: **APPROVED [7 TO 0]**
MOVER: Bruce Barnes, Commissioner
SECONDER: Rebecca Schaefer, Commissioner
AYES: Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT: Stoker

4) Regular Business

- a) Soomnath Hospitality. The applicant is seeking minor request approval to allow for 385 feet of fencing for the property located at 10240 N. Cedarburg Road (Sybaris).

Dir. Tollefson stated the proposal is to provide some fencing along the most western building which fronts Cedarburg Road. The applicant is attempting to direct traffic to the vehicular entrance. Security is located at that location as well. Due to the intent being guest safety and guest privacy, staff asked the police department to weigh in on the proposal. The PD agreed that this will assist with foot traffic to the main entrance, and it does not impede the ability of the police to access the site. She explained that in previous approvals for fencing in the front yards of commercial sites that the fence is ornamental in nature. Staff do not support the proposed 6 foot tall opaque fence. With the Police Department's support, staff recommends a fence not to exceed 4 ½ feet in height and that it be ornamental style with openings.

The applicant is agreeable to the style of fence but prefers a 6-foot fence.

Action

Commissioner Barnes made a motion to approve per conditions in the staff report.

Commissioner Choren seconded the motion.

A roll call vote was taken; vote passed (7-0)

RESULT: **APPROVED [7 TO 0]**
MOVER: Bruce Barnes, Commissioner
SECONDER: Martin Choren, Commissioner
AYES: Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT: Stoker

- b) The Architects Partnership, Ltd. The applicant is seeking building and site plan approval to allow for a new 3,415 SF financial institution with a drive-through ATM lane for the property at 11001 N. Port Washington Road (Chase Bank).

Dir. Tollefson stated this is the former site of Ace Hardware and is just under one acre. Staff worked with the applicant to address all the non-compliant issues and the proposed building is in compliance with all the B-2 requirements. The red brick is in keeping with some of the neighboring buildings and aesthetic features. There are some minor recommendations for lighting and landscaping. Staff does recommend approval.

Assistant Engineer Cole McCraw stated they will be connected to public sewer and water. He

explained that condition #9 in the staff report regarding access to the site has been an on-going discussion with the applicant. The street is encumbered with driveways in that area and staff recommend having only one access point onto Town Square Road, directly across from a driveway on the north side of the street. It is recommended that the existing access point on the east side of the site be eliminated as there is a concern about the traffic going in and out of Port Washington Road so close to the intersection.

The applicant stated that they agree that there should only be one full access point, but they are asking for an exit only point on the east side of the parcel. If they will only be allowed one access point, they are requesting that it be moved closer towards Port Washington Road. They would like some flexibility to work with staff regarding condition #9.

The Commission expressed concern about moving the access too close to Port Washington Road as there is a lot of traffic and traffic stacking occurs on Town Square Road.

Alderman Parrish stated he prefers some more architectural features to enhance the look of the proposed building. He would like to see more character, a peaked roof and a classier design and different building colors. Different examples of other Chase Bank branches were shown and preferences discussed.

Action

Commissioner Barnes made a motion to approve per the conditions in the staff report with a single access as far west from the intersection as possible.

Commissioner Hawley seconded the motion.

A roll call vote was taken; vote passed (4-3)(No: Strzelczyk, Parrish, Schaefer)

RESULT:	APPROVED WITH CONDITIONS [4 TO 0]
MOVER:	Bruce Barnes, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Barnes, Choren, Hawley, Urbani
ABSENT:	Stoker
DEEMED NO:	Strzelczyk, Parrish, Schaefer

- c) Hahn Ace Hardware. The applicant is seeking building and site plan amendment approval to allow for a greenhouse and outside storage for the property located at 11300 N. Port Washington Road.

Asst. Dir. Zader stated this is for the permanent greenhouse facility at Ace Hardware. He showed the site plan with proposed islands that segregate the green house and renderings were shown. Staff recommends approval.

The applicant stated that the lighting in the green house will be less luminate that the lighting in the parking lot. There will be year-round usage.

There was some discussion about the lighting of the greenhouse.

Action

Commissioner Schaefer made a motion to approve with a recommendation that the applicant have a discussion with staff regarding the interior lighting of the greenhouse.

Commissioner Urbani seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED WITH CONDITIONS [7 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

- d) Bauer Sign & Lighting for Mequon Marketplace Holdings, LLC. The applicant is seeking minor request approval to allow for a master sign plan for the property located at 11300 N. Port Washington Road. (Hahn Ace and Planet Fitness).

Asst. Dir. Zader stated this request is for a master sign plan. The request is for a wall sign for each of the tenants. The sign code only allows for 30-sq. ft. for each sign for a multi-tenant building. The proposed Hahn Ace sign is 47.5 sq. ft. Staff believe that a little larger sign is justified at this location as the building is far from the road and the proposed sign fits with the large massing of the building and the gable. Staff recommend a sign for each tenant located on the gable up to 50 sq. ft., 2 signs on the gables along 1-43 per the sign code and a monument sign (there are currently no proposed renderings or location submitted yet). The design and brick columns shall match the other monument signs in that development. Staff recommend approval of the master sign plan.

Action

Commissioner Choren made a motion to approve.

Commissioner Schaefer seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

- e) Heimat Capital LLC for Mequon Town Center 1. The applicant is seeking building and site plan amendment approval to allow for 8 new residential units as previously approved in July 2022 for the property located at 11205-11315 N. Cedarburg Road and 5900-6048 W. Mequon Road.

Asst. Dir. Zader stated that the request is for the 2nd floor south building to convert from commercial use to 8 residential units. There was a traffic analysis done at the time of the

original request. A condition was added that each of the 8 residential units have an assigned parking space inside the garage in the north building. Staff recommends approval.

The applicant stated that as part of their due diligence, they met with all of the commercial tenants and received feedback the parking issue has been addressed with the addition of the parking spaces in the civic campus, but the issue is not fully solved. The parking situation is on their radar and they will be watching and reviewing this issue.

It was discussed that the construction workers will be instructed to park in the civic campus parking lot and not in the MTC 1 parking lot.

Action

Commissioner Urbani made a motion to approve with the recommendation for staff to encourage construction workers to park in the civic campus.

Commissioner Barnes seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	Nancy Urbani, Commissioner
SECONDER:	Bruce Barnes, Commissioner
AYES:	Strzelczyk, Parrish, Barnes, Choren, Hawley, Schaefer, Urbani
ABSENT:	Stoker

5) Announcements

The next meeting is Monday, December 2, 2024, at 6:00 p.m.

6) Adjourn

Action

Commissioner Schaefer made a motion to adjourn the meeting.

Commissioner Urbani seconded the motion.

A voice vote was taken; vote passed (7-0)

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Jac Zader



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-242-3500
 Fax: 262-242-7655

www.ci.mequon.wi.us

Police and Fire Departments

PUBLIC SAFETY COMMITTEE

Tuesday, October 8, 2024

5:30 PM

Lower Conference Room

Minutes

1) Call to Order and Roll Call

Present:

Chair Gregg Bach

Alderman Dale Mayr

Alderman Kelly Tolocko

Also Present: Police Chief Pryor, Fire Chief Bialk, Captain Riley, City Attorney Sajdak (arrived at 5:30), Administrative Coordinator Bowen, City Intern Justin Randall

2) Approve Meeting Minutes

- a. Public Safety Committee - Regular Meeting - Sep 10, 2024 5:30 PM

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

MOVED BY: Alderman Mayr

SECONDED BY: Alderman Tolocko

AYES: Bach, Mayr, Tolocko

3) Resolutions

Action requested: review and recommend approval

- a. **RESOLUTION 4146** A Resolution Authorizing the Acquisition of One (1) Ford Police Interceptor Sport Utility Vehicle and One (1) Dodge Durango Sport Utility Vehicle from Ewald Automotive Group, Hartford, Wisconsin, and the Procurement and Installation of Related Equipment from Taft Outfitting, Oshkosh, Wisconsin for a Total Not-to-Exceed Cost of \$110,800

Chief Pryor discussed the proposed purchase of two new squad cars.

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

MOVED BY: Alderman Mayr

SECONDED BY: Alderman Tolocko

Attachment: Pub Safety 10-8-24 minutes (9870 : Public Safety minutes)

AYES: Bach, Mayr, Tolocko

- b. **RESOLUTION 4147** A Resolution Approving a Master Services & Purchasing Agreement for Police Squad Cameras, Officer Body Cameras and Electronic Control Devices for the Period March 15, 2025 - March 14, 2030 with Axon Enterprise Inc., Scottsdale, Arizona in an Amount Not-to-Exceed \$497,632

Chief Pryor discussed the purchase and service agreement of new body cameras, squad cameras, and electronic control devices from Axon Enterprises.

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

MOVED BY: Alderman Tolocko

SECONDED BY: Alderman Mayr

AYES: Bach, Mayr, Tolocko

- c. **RESOLUTION 4148** A Resolution Approving the Annual Budget and Authorizing an Exception to the Levy Limit for Charges for the Southern Ozaukee Fire and Emergency Medical Services Department, Pursuant to Wisconsin § 66.0602(3)(h) for the 2025 Fiscal Year

Chief Bialk and City Attorney Sajdak discussed the levy limit and annual budget for the Southern Ozaukee Fire Department.

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

MOVED BY: Alderman Mayr

SECONDED BY: Alderman Tolocko

AYES: Bach, Mayr, Tolocko

4) Discussion

- a. A Discussion About the Administrative Window Service Hours at the Public Safety Building

Chief Pryor discussed the hours of the administrative service window at the Public Safety building in relation to services provided after 5:30PM. Alderman Mayr proposed that the service window should close on the hour and suggested 5:00PM. The Public Safety Committee was unanimous in favor of changing the hours of the administrative service window to 5:00PM.

5) Adjourn

- a. Motion to Adjourn

A motion to adjourn was made at 5:59PM.

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

MOVED BY: Alderman Tolocko

SECONDED BY: Alderman Mayr

AYES: Bach, Mayr, Tolocko

Attachment: Pub Safety 10-8-24 minutes (9870 : Public Safety minutes)

Respectfully Submitted,

Melina Bowen
Administrative Coordinator

Attachment: Pub Safety 10-8-24 minutes (9870 : Public Safety minutes)



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2941
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of the City Administrator

PUBLIC WELFARE COMMITTEE

Tuesday, October 8, 2024

6:00 PM

Lower Conference Room

Minutes

1) Call to Order, Roll Call

Present:

Chair Dale Mayr
Alderman Gregg Bach
Alderman Brian Parrish

Also Present: Executive Assistant Enea and ICMA Management Fellow Randall

2) Approval of Meeting Minutes

a. Public Welfare Committee meeting minutes of September 10, 2024

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

MOVED BY: Alderman Parrish

SECONDED BY: Alderman Bach

AYES: Mayr, Bach, Parrish

3) Discussion Items

a. Community Survey Discussion

The Committee reviewed the 2019 Community Survey and provided feedback, specifically focused on pages 14-17 of the packet. The Committee saw a benefit in asking development questions 9 & 10 again. On question 9, add hotel with meeting space and hotel without meeting space response options. On question 10, add single-family homes under 1/2 acre lot and 1/2 acre-1 acre lots as response options. The Committee discussed adding a section entitled "Future City Needs" that includes questions about residents' support for a new Public Safety Building if taxes stayed relatively the same. Also, the Committee wanted to ask what amenities in a new pool would be desirable. Satisfaction with City Services (Question 17), was another question that the Committee wanted to include in the 2025 Survey. The Committee wanted to add overall customer service or interaction with City Hall personnel. The Committee was also interested in adding a question about residents' satisfaction with their Aldermanic Representative. How to best communicate with residents, i.e. Bulletin, Facebook, website, or other means, was an area of interest to the Committee.

Attachment: PW Mins 100824 (9850 : Pub Welf October Minutes)

4) Work Calendar

Executive Assistant Enea will forward the topics discussed to the consultant from ETC Institute and bring back a draft to the November meeting.

5) Adjourn

Alderman Bach moved to adjourn at 6:46 PM and Alderman Parrish seconded.

Respectfully Submitted,

Carrie Enea
Executive Assistant



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-8145
Fax: 262-242-9655

www.ci.mequon.wi.us

Public Works Department

PUBLIC WORKS COMMITTEE

Tuesday, October 8, 2024

6:30 PM

South Conference Room

Minutes

1) Call to Order, Roll Call

The meeting was called to order at 6:30 PM.

Present:

Chair Jeffrey Hansher
Alderman Kelly Tolocko
Alderman Peter Bratt

Also Present: Director of Public Works/City Engineer Lundeen, Assistant Director of Community Development Zader and Administrative Assistant Schlereth.

2) Approval of Minutes

a. Public Works Committee meeting minutes of September 10, 2024

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

MOVED BY: Alderman Tolocko

SECONDED BY: Alderman Bratt

AYES: Hansher, Tolocko, Bratt

3) Resolutions

Action requested: review and recommend approval

a. **RESOLUTION 4145** A Resolution Authorizing the Following Contractors to Exceed \$25,000 in Annualized Expenditures for Work Performed on Behalf of City Departments: Branch Out Land Clearing, LLC, Frank D Gillitzer Electric Company Ltd., Dillet Mechanical Services, Inc. and Lannon Stone Products, Inc.

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

MOVED BY: Alderman Tolocko

SECONDED BY: Alderman Bratt

Attachment: 10-8-24 Pub Works (9913 : Pub Works)

AYES: Hansher, Tolocko, Bratt

- b. **RESOLUTION 4144** A Resolution Approving a Contract to Review and Analyze the Federal Emergency Management Agency's Recent Floodplain Mapping, Data and Modeling Update to M Squared Engineering of Cedarburg, Wisconsin, in the Amount of \$29,630

Staff advised that M Squared is a smaller local firm with floodplain experience.

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

MOVED BY: Alderman Tolocko

SECONDED BY: Alderman Bratt

AYES: Hansher, Tolocko, Bratt

4) Discussion Items

Discussion and Possible Action

- a. Public Works Work Plan (10.8.24)

5) Adjourn

- a. Motion to Adjourn at 6:42 PM

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

MOVED BY: Alderman Tolocko

SECONDED BY: Alderman Bratt

AYES: Hansher, Tolocko, Bratt

Respectfully Submitted,

Ren Schlereth
Administrative Assistant

Attachment: 10-8-24 Pub Works (9913 : Pub Works)

	A	B	C	D	E	F	G	I	J	K
1					CODE ENFORCEMENT SUMMARY DECEMBER 1, 2024					
2										
3	0					OTC	REQUIREMENT	COURT DATE	COMMENTS	ACTIVE
4	DIST.	PARCEL #	ADDRESS	OWNER	VIOLATION TYPE/COMPLAINT	ISSUED	DATE		(See Key Column)	YES/NO
5	8	151050504000	10843 N PEBBLE LANE	ABBAS OR FATIMA ALI	YARD WASTE LEAVES AND BRANCHES	1/21/2022	6/1/2022		1	NO
6	4	140341500100	6110-6112 W COUNTY LINE ROAD	JEFFERY KRETZ	PARKING	12/1/2021	12/15/2021		#5 CITATION 1,2	NO
7	1	140300600500	12323 W MEQUON ROAD	JONATHAN SCHOTTE	PARKING	10/21/2021	11/4/2021		1	NO
8	3	140221000600	11512 N WAUWATOSA ROAD	RICK OR PATRICIA FREYMUTH	TEMPORARY STRUCTURE	10/22/2021	11/5/2021		1	NO
9	4	EXEMPT	110010 N BUNTROCK AVENUE	WILSON SCHOOL	ELECTRONIC MESSAGE SIGN ILLUMINATION	12/8/2021	12/17/2021		1	NO
10	1	141550010000	13760 N BONNIWELL COURT	GALINA OR MISHA SHEPSHELEVICH	PARKING	ONGOING	ONGOING	NOT SET	#5, CIRCUIT COURT	YES
11	3	RENTAL	6200 W MEQUON ROAD	ST PAULS FISH	BANNER/SIGNS	11/17/2021	11/20/2021		1	NO
12	2	140820648000	2916 W SHOLES DRIVE	DAVID OR ELIZABETH SANDE	HOME BUSINESS	11/22/2021	12/5/2021		1	NO
13	1	141550011000	13702 N BONNIWELL COURT	MICHAEL OR SHELLEY OLSON	PARKING	11/22/2021	11/5/2021		1	NO
14	4	140270101200	10910 INDUSTRIAL DRIVE	SUPER STEEL LLC	BANNER/SIGNS	11/17/2021	11/20/2021		1	NO
15	8	RENTAL	10042 N PORT WASHINGTON ROAD	NEARLY NEW CONSIGNMENT SHOP	BANNER	11/17/2021	11/20/2021		1	NO
16	4	RENTAL	11035 INDUSTRIAL DRIVE	CENTRAL BARK	BANNER/SIGNS	11/17/2021	11/20/2021		1	NO
17	5	EXEMPT	13460 N PORT WASHINGTON ROAD	CHRIST CHURCH	BANNER	11/17/2021	11/20/2021		1	NO
18	4	140340500100	6809 W DONGES BAY ROAD	MEQUON LAWN AND GARDEN	BANNER	11/17/2021	11/20/2021		1	NO
19	6	150191301600	11357 N PORT WASHINGTON ROAD	KOHLER CREDIT UNION	FLAG	11/17/2021	11/20/2021		1	NO
20	8	RENTAL	11018 N PORT WASHINGTON ROAD	MATHNASIUM	BANNER	11/17/2021	11/20/2021		1	NO
21	5	150201001800	11522 N PORT WASHINGTON ROAD	SHELL GAS STATION	BANNER	11/17/2021	11/20/2021		1	NO
22	6	RENTAL	10945 N PORT WASHINGTON ROAD	SPINE PAIN DIAGNOSTICS ASSOCIATES SUITE 101	BANNER	11/17/2021	11/20/2021		1	NO
23	8	RENTAL	10930 N PORT WASHINGTON ROAD	SENDIK'S	BANNER	11/17/2021	11/20/2021		1	NO
24	6	RENTAL	10945 N PORT WASHINGTON ROAD	WISCONSIN RADIOLOGY SPECIALISTS	BANNER	11/17/2021	11/20/2021		1	NO
25	8	RENTAL	10984 N PORT WASHINGTON ROAD	MARSHALLS	BANNER/SIGNS	11/17/2021	11/20/2021		1	NO
26	8	RENTAL	10526 N PORT WASHINGTON ROAD	DERIAH BOUTIQUE	BANNER	11/17/2021	11/20/2021		1	NO
27	6	RENTAL	10501 N PORT WASHINGTON ROAD	ALLSTATE INSURANCE	FLAG	11/17/2021	11/20/2021		1	NO
28	8	RENTAL	10916 N PORT WASHINGTON ROAD	ELITE NUTRITION	BANNER	11/17/2021	11/20/2021		1	NO
29	6	RENTAL	11649 N PORT WASHINGTON ROAD	MEQUON SMILE DESIGN	BANNER	11/17/2021	11/20/2021		1	NO
30	6	RENTAL	11042 N PORT WASHINGTON ROAD	X GOLF MEQUON	FLAG	11/17/2021	11/20/2021		1	NO
31	8	150290600200	11150 N PORT WASHINGTON ROAD	CULVER'S	BANNER/SIGN	11/17/2021	11/20/2021		1	NO
32	4	140270201000	11130 N BUNTROCK AVENUE	ARTESA APARTMENTS	BANNER/SIGN	11/17/2021	11/20/2021		1	NO
33	8	RENTAL	10992 N PORT WASHINGTON ROAD	GREAT CLIPS	BANNER	11/17/2021	11/20/2021		1	NO
34	3	RENTAL	6330 W SPUR ROAD	SPUR 16	FLAG	11/17/2021	11/20/2021		1	NO
35	4	RENTAL	10503 N CEDARBURG ROAD	THE COLOUR BOWL SALON AND WELLNESS	FLAG	11/17/2021	11/20/2021		1	NO
36	4	140500612000	5616 W DONGES BAY ROAD	LIBBY MONTANA	BANNER	11/17/2021	11/20/2021		1	NO
37	6	150300600500	2635 W MEQUON ROAD	THE RANGE LINE INN	BANNER/SIGN	11/17/2021	11/20/2021		1	NO
38	6	151530001000	1505 W MEQUON ROAD	EAST TOWNE SQUARE MALL	FLAG	11/17/2021	11/20/2021		1	NO
39	6	RENTAL	1339 W MEQUON ROAD	SOVEREIGN SELECT LLC	BANNER	11/17/2021	11/20/2021		1	NO
40	3	RENTAL	7602 W MEQUON ROAD	IN BALANCE YOGA	BANNER	11/17/2021	11/20/2021		1	NO
41	6	RENTAL	1340 W MEQUON ROAD	AC ZUKERMAN JEWELERS	BANNER	11/17/2021	11/20/2021		1	NO
42	6	RENTAL	1300 W MEQUON ROAD	PANERA BREAD	BANNER/SIGNS	11/17/2021	11/20/2021		1	NO
43	6	RENTAL	1424 W MEQUON ROAD	NORTH SHORE COMPUTER	BANNER	11/17/2021	11/20/2021		1	NO
44	6	RENTAL	1402 W MEQUON ROAD	KUMON MATH AND READING	BANNER	11/17/2021	11/20/2021		1	NO
45	8	RENTAL	10530 N PORT WASHINGTON ROAD	FIDDLEHEADS COFFEE	BANNER/SIGNS	11/17/2021	11/20/2021	4/6/2022	#5, CITATION 1	NO
46	6	RENTAL	11525 N PORT WASHINGTON ROAD	JIMMY JOHNS	BANNER/FLAGS	11/17/2021	11/20/2021	3/2/2022	#5, CITATION 1	NO
47	6	RENTAL	11511 N PORT WASHINGTON ROAD	TACO BELL	BANNER	11/17/2021	11/20/2021	4/6/2022	#5, CITATION 1,2	NO
48	4	140500903002	10360 N CEDARBURG ROAD	KWIK TRIP	TRASH/LITTER	12/23/2021	12/27/2021	4/6/2022	#5, CITATIONS 1,2,3	NO
49	4	140500903002	10360 N CEDARBURG ROAD	KWIK TRIP	BANNER/FLAGS	11/17/2021	11/20/2021	3/2/2022	#5, CITATION 1,2	NO
50	8	150291100500	10500 N PORT WASHINGTON ROAD	HOLD HOLDINGS	PUBLIC NUISANCE	4/14/2021	4/23/2021	4/6/2022	#5, CITATIONS 1,2,3	NO
51	4	140840107000	9712 N MEQUON PLACE	TOUA YANG	PARKING	10/25/2021	11/5/2021	4/6/2022	#5 CITATIONS 1, 2,3,4, 5,6	YES
52	7	140250600600	11050 N RIVER ROAD	ROBERT STERN	OUTSIDE STORAGE	11/17/2021	11/24/2021		#5 CITATION 1	NO
53	4	140501204000	10056 N CEDARBURG ROAD	WILLIAM WISTH	OUTSIDE STORAGE	ONGOING	ONGOING	NOT SET	#5 CIRCUIT COURT	NO
54	3	140870805000	11715 N SILVER AVENUE	LUJESS	PARKING	ONGOING	ONGOING	NOT SET	#5 CIRCUIT COURT	YES
55	6	151000203000	12539 N ISLAND DRIVE	WILLIAM WISTH	OUTSIDE STORAGE	ONGOING	ONGOING	NOT SET	#5 CIRCUIT COURT	YES
56	8	151070412000	819 W SIERRA LANE	VANN FAMILY TRUST	OUTSIDE STORAGE	2/25/2022	3/11/2022		1	NO
57	8	151070412000	819 W SIERRA LANE	VANN FAMILY TRUST	PARKING	2/25/2022	3/11/2022		1	NO
58	2	140241201000	11249 N RIVERLAND ROAD	PAUL FREDERICK	OUTSIDE STORAGE	2/25/2022	3/11/2022		1	NO
59	2	140241201000	11249 N RIVERLAND ROAD	PAUL FREDERICK	PARKING	2/25/2022	3/11/2022		#5 CITATION 1	NO
60	1	140121200300	3500 W HIGHLAND ROAD	THOMAS LEMENS	OUTSIDE STORAGE	2/25/2022	3/11/2022		1	NO
61	1	140121200300	3500 W HIGHLAND ROAD	THOMAS LEMENS	PARKING	2/25/2022	3/11/2022		1	NO

	A	B	C	D	E	F	G	I	J	K
62	1	140191500200	11206-11210 W MEQUON ROAD	JORDON OR KRISTY LARSON	PARKING	2/25/2022	3/11/2022		1	NO
63	1	140191500200	11206-11210 W MEQUON ROAD	JORDON OR KRISTY LARSON	OUTSIDE STORAGE	2/25/2022	3/11/2022		1	NO
64	1	140191500200	11206-11210 W MEQUON ROAD	JORDON OR KRISTY LARSON	OUTSIDE MAINTENANCE	2/25/2022	5/30/2022		1	NO
65	2	140950607000	3033 W RENEE COURT	IGOR OR MARGARITA LETKIN	PARKING	3/8/2022	3/22/2022		1	NO
66	6	150300800400	10841 N ORIOLE LANE	NICHOLAS OR LAURA MEYER	OUTSIDE STORAGE	3/14/2022	3/31/2022		1	NO
67	6	150300800400	10841 N ORIOLE LANE	NICHOLAS OR LAURA MEYER	GENERAL MAINTENANCE	3/14/2022	5/30/2022		1	NO
68	6	140950607000	2030 W SUNNYDALE LANE	DIANNE MCCLELLAN	PARKING	3/14/2022	3/31/2022		1	NO
69	6	140950607000	2030 W SUNNYDALE LANE	DIANNE MCCLELLAN	OUTSIDE STORAGE	3/14/2022	3/31/2022		1	NO
70	4	140271200400	6926 W DONGES BAY ROAD	GO RITEWAY	PARKING	3/17/2022	3/21/2022		1	NO
71	4	140271200400	6926 W DONGES BAY ROAD	GO RITEWAY	ADVERTISING FLAG	3/17/2022	3/21/2022		1	NO
72	4	140840205000	9612 W MEQUON PLACE	LEWIS OR JEAN BIRKEL	OUTSIDE MAINTENANCE	3/23/2022	6/1/2022		1	NO
73	7	150850000002	3100 W COUNTRY CLUB DRIVE	NORTH SHORE COUNTRY CLUB	LANDSCAPING	3/23/2022	6/1/2022		1	NO
74	4	140500709001	1863/461 N 1/2 LOT 9 BLK 7 CEDARBURG ROAD	WILLIAM CONLEY	MAINTENANCE	3/24/2022	7/1/2022		1	NO
75	4	140270901200	10541-10601 N COMMERCE STREET	MEGAL DEVELOPMENT CORPORATION	BUSINESS OCCUPANCY PERMIT	3/31/2022	4/8/2022		1	NO
76	2	140240701200	11610 N RIVER ROAD	MARILYN MANKE	OUTSIDE STORAGE	3/31/2022	4/7/2022		1	NO
77	5	RENTAL	11700 N PORT WASHINGTON ROAD	MARCUS NORTH SHORE CINEMA	LITTER	4/6/2022	4/13/2022		1	NO
78	5	150200701100	11616 N PORT WASHINGTON ROAD	ELITE HIGHLANDER MEQUON INC	LITTER	4/6/2022	4/13/2022		1	NO
79	5	RENTAL	11558 N PORT WASHINGTON ROAD	METRO MARKET	LITTER	4/6/2022	4/13/2022		1	NO
80	3	140860207000	11345 N SOLAR AVE	JEFFREY MCCLONE	PARKING	4/21/2022	4/28/2022		#5 CITATION 1,2	NO
81	3	140892402000	11425 N VEGA AVE	DENNIS HERRERA	PARKING	4/21/2022	4/28/2022		1	NO
82	3	140210101000	11932 N VEGA AVE	JOHN OR STACEY MURRAY	PARKING	4/21/2022	4/28/2022		1	NO
83	3	141220004000	11912 N SOLAR AVE	JAMES MCNICHOL	PARKING	4/21/2022	4/28/2022		#5 CITATION 1,2	NO
84	3	140870708000	11625 N VEGA AVE	ROBERT MACKIEWICZ	PARKING	4/21/2022	4/28/2022		1	NO
85	3	140881402000	8509 W POPLAR DR	WILLIAM BLATZ	PARKING	4/21/2022	4/28/2022		1	NO
86	4	140840509000	4808 W HIAWATHA DR	PAUL SCHUMACHER	HOOP HOUSE	4/21/2022	5/5/2022		1	NO
87	2	141160010000	12335 N WOODFIELD CT	JEFFREY OR SUSAN POMERANTZ	OUTSIDE STORAGE	4/22/2022	4/29/2022		1	NO
88	3	140500102002	6714 W MEQUON ROAD	MICHAEL OR TRACY LALONDE	OUTSIDE STORAGE	4/28/2022	5/13/2022		#5 CITATION 1,2	NO
89	7	150560205000	1425 W ZEDLER LANE	BRADFORD FIGG	GARBAGE	5/10/2022	5/13/2022		#5 CITATION 1	NO
90	2	141160010000	12335 N WOODFIELD COURT	JEFFERY OR SUSAN POMERANTZ	PARKING	5/17/2022	5/24/2022		1	NO
91	5	RENTAL	11740 N PORT WASHINGTON ROAD	BANK FIRST	BANNER	5/17/2022	5/21/2022		1	NO
92	5	EXEMPT	13800 N PORT WASHINGTON ROAD	UNITARIAN CHURCH	BANNER/FLAG	5/17/2022	5/21/2022		1	NO
93	3	RENTAL	6006 W MEQUON ROAD	SPUR 16	BANNER/FLAG	5/17/2022	5/21/2022		1	NO
94	8	RENTAL	10900 N PORT WASHINGTON ROAD	THE FEED BAG	BANNER	5/17/2022	5/21/1955		1	NO
95	2	EXEMPT	3906 W MEQUON ROAD	ST BONIFACE CHURCH	BANNER	5/17/2022	5/21/2022		1	NO
96	5	151001214000	1630 W DOROTHY PLACE	DAVID OR SHELLY HAUGH	OUTSIDE MAINTENANCE	5/25/2022	6/18/2022		1	NO
97	5	151001214000	1630 W DOROTHY PLACE	DAVID OR SHELLY HAUGH	OUTSIDE STORAGE	5/25/2022	7/1/2022		1	NO
98	3	140870504001	11733 N WAUWATOSA ROAD	DELORES FILLAFER	OUTSIDE STORAGE	5/25/2022	6/15/2022		1	NO
99	3	140870504001	11733 N WAUWATOSA ROAD	DELORES FILLAFER	OUTSIDE MAINTENANCE	6/7/2022	7/5/2022		1	NO
100	4	140341600200	BAHR AND COUNTY LINE/ NO ADDRESS	BILL FINE/COUNTY LINE HOLDINGS	PARKING	6/13/2022	6/29/2022		#5 CITATION 1,2	NO
101	6	150570602000	1424 W ZEDLER LANE	ROSEMARY KOLLER	GRASS	6/15/2022	6/22/2022		1	NO
102	8	151070412000	819 SIERRA LANE	VANN FAMILY TRUST	GRASS	6/15/2022	6/22/2022		1	NO
103	7	141510000500	9853 N RANGE LINE ROAD	CYNTHIS COAKLEY	OUTSIDE STORAGE	6/15/2022	6/29/2022		1	NO
104	5	151030214001	12707 N EAST SHORELAND DRIVE	GARMAN LIVING TRUST	PARKING	6/15/2022	6/29/2022		1	NO
105	5	151030211000	12731 N EAST SHORELAND DRIVE	TED RUEHL	OUTSIDE STORAGE	6/15/2022	6/29/2022		1	NO
106	4	140640202000	10811 N SHERWOOD DRIVE	CHARLES CONRAD	YARD WASTE BRANCHES	6/21/2022	6/28/2022		1	NO
107	8	151070412000	819 W SIERRA LANE	VANN FAMILY TRUST	TRASH/LITTER	6/21/2022	6/28/2022		1	NO
108	6	150710411000	11604 N HILLSIDE LANE	MICHAEL GMIREK OR SUZANNE PEPLINSKI	TURF GRASS	6/21/2022	6/28/2022		1	NO
109	6	150710405000	11433 N COUNTRY LANE	WILLIAM GENSRIK	TEMPORARY STRUCTURE	6/21/2022	6/28/2022		1	NO
110	6	150710405000	11433 N COUNTRY LANE	WILLIAM GENSRIK	PARKING	6/21/2022	6/28/2022		1	NO
111	6	150630108000	11320 N VALLEY DRIVE	JONATHAN SCHULTZ	PARKING	6/21/2022	6/28/2022		1	NO
112	7	140700083000	3327 BURGANDY COURT	LYNN VORBECK	PARKING	6/21/2022	6/28/2022		1	NO
113	6	150990701000	12345 N EAST SHORELAND DRIVE	ANDREW OR WENDY PETZOLD	OUTSIDE MAINTENANCE	6/23/2022	7/29/2022		1	NO
114	6	150990701000	12345 N EAST SHORELAND DRIVE	ANDREW OR WENDY PETZOLD	TURF GRASS	6/23/2022	7/14/2022		1	NO
115	5	150060901900	13804 N MARTIN WAY SUITE 2400	13804 N MARTIN WAY LLC	POOL FENCE	7/7/2022	7/29/2022		#5 CITATION 1	YES
116	5	150061500900	1908 W BONNIWELL ROAD	RAVI NARAYAN OR SOWMYA SUBRAMANIAN	POOL FENCE	8/11/2021	8/26/2022		1	NO
117	2	150911001000	2517 W CHESTNUT ROAD	TAOFIKI OR KERRY ALABI	PARKING	7/15/2022	7/22/2022		1	NO
118	4	140501305007	9807 N CEDARBURG ROAD	RYAN OR KATHERINE KAUTZER	TURF GRASS	7/15/2022	7/22/2022		1	NO
119	6	XXXXXXX	NORTH SHORE ESTATES	DEBRA NEWELL PRESIDENT	OUTSIDE STORAGE	7/14/2022	8/5/2022		1	NO
120	3	142010051000	10879 N WILDCAT WAY	AMBER SCHROEDER	FENCE	5/16/2022	5/27/2022		#5 CITATION 1,2	YES
121	3	140860205000	11413 N SOLAR AVENUE	DUANE OR JULIE WAGNER	PARKING	7/21/2022	8/4/2022		1	NO
122	8	RENTAL	10930 N PORT WASHINGTON ROAD	SENDIKS	BANNERS	7/21/2022	7/28/2022		1	NO

	A	B	C	D	E	F	G	I	J	K
123	1	XXXXXXXXXX	HIGHLANDS LOT 8	KINGS WAY HOMES	OUTSIDE MAINTENANCE	7/22/2022	7/29/2022		1	NO
124	4	140270201500	6635 W MEQUON ROAD	RESERVE FRONT LOT	LANDSCAPING	7/22/2022	8/16/2022		1	NO
125	4	140270200200	6729 W MEQUON ROAD	STORYPOINT SENIOR LIVING	SIGNS	7/22/2022	8/19/2022		1	NO
126	7	150850000002	3100 W COUNTRY CLUB DRIVE	NORTH SHORE COUNTRY CLUB	LANDSCAPING	7/22/2022	10/5/2022		1	NO
127	8	XXXXXXXXXX	10930 N PORT WASHINGTON ROAD	MEQUON PAVILIONS	FLAGS	7/22/2022	7/29/2022		1	NO
128	2	140820210001	3015 W SHOLES DRIVE	THOMAS OR CAPTOLA BACHER	2 SHEDS	8/11/2022	9/11/2022		1	NO
129	5	151120203000	13837 N LAKE SHORE DRIVE	GREGORY OR NICOLE PATERSON	OUTDOOR STORAGE	8/11/2022	8/26/2022		1	NO
130	6	150900802300	2212 W SUNNYDALE LANE	AARON OR PETER KINNEY	POOL FENCE	8/11/2022	8/26/2022		1	NO
131	8	RENTAL	10808 N PORT WASHINGTON ROAD	NORTH SHORE BANK	BANNER	8/19/2022	8/25/2022		1	NO
132	6	RENTAL	1505 W MEQUON ROAD	EAST TOWNE SQUARE MALL	FLAGS	8/19/2022	8/25/2022		1	NO
133	6	RENTAL	1505 W MEQUON ROAD	FAYE'S MEQUON	FLAGS	8/19/2022	8/25/2022		1	NO
134	6	RENTAL	1505 W MEQUON ROAD	THE LEMON TREE	FLAGS	8/19/2022	8/25/2022		1	NO
135	6	RENTAL	1615 W MEQUON ROAD	ZARLETTI MEQUON	FLAGS	8/19/2022	8/25/2022		1	NO
136	6	RENTAL	1330 W MEQUON ROAD	COCOA TREE CONFECTIONARY	BANNER	8/19/2022	8/26/2022		1	NO
137	6	RENTAL	1402 W MEQUON ROAD	KUMON MATH AND READING	BANNER	8/19/2022	8/25/2022		1	NO
138	6	RENTAL	1550 W MEQUON ROAD	FIFTH MAIN	A FRAME	8/19/2022	8/25/2022		1	NO
139	6	RENTAL	11035 N PORT WASHINGTON ROAD	PICARDY SHOE PARLOUR	BANNER	8/19/2022	8/25/2022		1	NO
140	4	140271601200	10433 N BAEHR ROAD	NORTH SHORE DANCE	SIGNS	7/7/2022	7/29/2022		#5 CITATION 1	NO
141	1	141440022001	7421 RIDGEVIEW DRIVE	YOUSSEF BERRADA	PLUMBING PERMIT	8/24/2022	9/7/2022		EXTENSION	YES
142	1	141440022001	7421 RIDGEVIEW DRIVE	YOUSSEF BERRADA	ELECTRIC PERMIT	8/24/2022	9/7/2022		EXTENSION	YES
143	1	141440022001	7421 RIDGEVIEW DRIVE	YOUSSEF BERRADA	BUILDING PERMIT	8/24/2022	9/7/2022		EXTENSION	YES
144	1	141440022001	7421 RIDGEVIEW DRIVE	YOUSSEF BERRADA	FILL PERMIT	8/24/2022	9/7/2022		EXTENSION	YES
145	1	141440022001	7421 RIDGEVIEW DRIVE	YOUSSEF BERRADA	SURVEY	8/24/2022	9/7/2022		EXTENSION	YES
146	7	150500116000	1828 W FIESTA LANE	CHARLES MAYER	GRASS	8/31/2022	9/8/2022		1	NO
147	7	140700145000	3531 W LEGRANDE BLVD	WILLIAM GRUBER	HOME BUSINESS	9/6/2022	9/16/2022		1	NO
148	4	RENTAL	10801 N COMMERCE STREET	GOOD LAND PREMIUM FOODS PROVISIONS INC	BUILDING AND SITE PLAN AMENDMENT	9/6/2022	9/19/2022		1	NO
149	6	RENTAL	1339 W MEQUON ROAD	REMAX LAKESIDE	WALL SIGN	9/8/2022	10/28/2022		1	NO
150	5	151010106001	12858 N SHORELAND PARKWAY	NANCY TOLOCKO	DECK	9/13/2022	12/14/2022		1	NO
151	5	150970019000	12648 N RIVER FOREST CIRCLE	JOHN OR JULIE HENNINGS	PARKING	9/13/2022	9/23/2022		1	NO
152	5	150970019000	12648 N RIVER FOREST CIRCLE	JOHN OR JULIE HENNINGS	OUTSIDE MAINTENANCE	9/13/2022	9/27/2022		1	NO
153	8	EXEMPT	16370 N WILWOOD COURT	OZAUKEE WASHINGTON COUNTY LAND TRUST	OUTSIDE MAINTENANCE	9/14/2022	10/14/2022		1	NO
154	3	RENTAL	7160 W DONGES BAY ROAD	WARREN BARNETT INTERIORS	CONDITIONAL USE GRANT	9/20/2022	10/4/2022		#5 CITATION 1	NO
155	6	150190400400	11743 N PORT WASHINGTON ROAD LOT 1	SHELY 2012 IRREVOCABLE TRUST	GRASS	9/22/2022	10/7/2022		1	NO
156	6	150190400500	11743 N PORT WASHINGTON ROAD LOT 2	SHELY 2012 IRREVOCABLE TRUST	GRASS	9/22/2022	10/7/2022		1	NO
157	6	150190400600	11743 N PORT WASHINGTON ROAD LOT 3	SHELY 2012 IRREVOCABLE TRUST	GRASS	9/22/2022	10/7/2022		1	NO
158	6	RENTAL	1550 W MEQUON ROAD	FIFTH MAIN	MONUMENT SIGN	9/29/2022	10/13/2022		#5 CITATION 1,2,3	NO
159	8	150740120000	317 E CIRCLE ROAD	JEFFREY OR JENNIFER PARULSKI	PARKING	9/29/2022	10/13/2022		#5 CITATION 1	NO
160	4	140840306000	4904 W COUNTY LINE ROAD	SHAWN OR RUTH RUBINSTEIN	SUMP PUMP	9/29/2022	10/7/2022		1	NO
161	6	RENTAL	11431 N PORT WASHINGTON ROAD SUITE 207	DAYALUV COSMETICS	CONDITIONAL USE GRANT	10/5/2022	11/14/2022		1	NO
162	6	RENTAL	11431 N PORT WASHINGTON ROAD SUITE 135	EMBRACE YOUR FACE	CONDITIONAL USE GRANT	10/5/2022	11/14/2022		1	NO
163	6	RENTAL	11431 N PORT WASHINGTON ROAD SUITE 101E	CEDAR CREEK MASSAGE	CONDITIONAL USE GRANT	10/5/2022	11/14/2022		1	NO
164	6	RENTAL	11431 N PORT WASHINGTON ROAD SUITE 106A	JANET HALONEN-ACUESTICS	CONDITIONAL USE GRANT	10/5/2022	11/14/2022		1	NO
165	6	RENTAL	11431 N PORT WASHINGTON ROAD SUITE 108	DRAGON FLY MEDITATION AND WELLNESS	CONDITIONAL USE GRANT	10/5/2022	11/14/2022		1	NO
166	6	RENTAL	11431 N PORT WASHINGTON ROAD SUITE 101	THERPUTIC MASSAGE AND WELLNESS CENTER	CONDITIONAL USE GRANT	10/5/2022	11/14/2022		1	NO
167	6	RENTAL	11431 N PORT WASHINGTON ROAD SUITE 212	WYNTER CO. BEAUTY	CONDITIONAL USE GRANT	10/5/2022	11/14/2022		1	NO
168	6	150300600900	2505 W MEQUON ROAD	NORTH SHORE DENTAL	BANNER	10/6/2022	10/13/2022		1	NO
169	3	RENTAL	7606 W MEQUON ROAD	HOMESTEAD FAMILY DENTISTRY	BANNER	10/6/2022	10/13/2022		1	NO
170	6	150710405000	11433 N COUNTRY LANE	WILLIAM OR CAROL GENSRIK	OUTSIDE STORAGE	10/6/2022	10/27/2022		1	NO
171	6	150710405000	11433 N COUNTRY LANE	WILLIAM OR CAROL GENSRIK	OUTSIDE MAINTENANCE	10/6/2022	11/10/2022		1	NO
172	6	150310101100	10355 N PORT WASHINGTON ROAD	CLARK GAS STATION	OUTSIDE MAINTENANCE	10/12/2022	11/12/2022		#5 CITATION 1	NO
173	1	140200600700	10505 W FREISTADT ROAD	HERMAN OR SANDRA STERN	PARKING	10/19/2022	11/11/2022		1	NO
174	1	140171101100	10516 W FREISTADT ROAD	JENNIFER JOHNSON OR JOSHUA COMFORT	PARKING	10/19/2022	11/11/2022		1	NO
175	4	140500404000	11155 N CEDARBURG ROAD	MEQUON AUTO TECH	WATER TO FACILITY	10/19/2022	11/25/2022		#5 CITATION 1	YES
176	5	150170800500	12531 N LAKESHORE DRIVE	STEVEN OR KIMBERLY BROWN	SHED PERMIT	10/19/2022	11/4/2022		1	NO
177	4	140271601200	10433 N BAEHR ROAD	NORTH SHORE DANCE STUDIO	MONUMENT SIGN	10/21/2022	11/30/2022		1	NO
178	4	RENTAL	11120 N BUNTROCK AVENUE	PRESTIGE AUTO SERVICE	PARKING COMMERCIAL	10/26/2022	11/2/2022		EXTENSION	YES
179	5	150920201000	11404 N PINEHURST CIRCLE	US BANK	GRASS	10/27/2022	11/4/2022		1	NO
180	5	150920201000	11404 N PINEHURST CIRCLE	US BANK	OUTSIDE MAINTENANCE	10/27/2022	11/27/2022		1	NO
181	8	151070112002	1027 W DONGES BAY	MARY JOHNSON	OUTSIDE MAINTENANCE	10/27/2022	11/27/2022		1	NO
182	6	151260105000	10451 N STRATFORD PLACE	STEFAN OR SARAH GENDELMAN	BUILDING PERMIT	10/28/2022	11/21/2022		1	NO
183	5	151200017000	11633 N LAKE SHORE DRIVE	BARBARA PFAFF	OUTSIDE MAINTENANCE	1/19/2022	5/30/2022		# 5 CITATION 1	YES

Attachment: 20241203_Code enforcement (9921 : Code enforcement)

	A	B	C	D	E	F	G	I	J	K
184	5	151200017000	11633 N LAKE SHORE DRIVE	BARBARA PFAFF	OUTSIDE STORAGE	1/19/2022	2/9/2022		#5 CITATION 1	YES
185	1	140030300200	14015 N CEDARBURG ROAD	WHITE RABBIT RESTAURANT	MONUMENT SIGNS	11/9/2022	11/23/2022		1	NO
186	6	150191602200	1400 W MEQUON ROAD	CONCORD 37 LLC	OUTSIDE MAINTENANCE	11/10/2022	12/2/2022		1	NO
187	6	150191602300	1350 W MEQUON ROAD	CONCORD 37 LLC	OUTSIDE MAINTENANCE	11/10/2022	12/2/2022		1	NO
188	8	150320700200	10000 N PORT WASHINGTON ROAD	PARK AVENUE PLAZA OF MEQUON	OUTSIDE MAINTENANCE	11/10/2022	12/2/2022		1	NO
189	6	151850001000	15111 MARKET STREET	LAKESIDE DEVELOPMENT COMPANY	OUTSIDE MAINTENANCE	11/10/2022	12/2/2022		1	NO
190	5	150201101000	11300 N PORT WASHINGTON ROAD	(PNS) SCHMIDT MEQUON LLC	OUTSIDE MAINTENANCE	11/15/2022	12/16/2022		EXTENSION NEW OWNER	YES
191	7	140501403003	10015 N RIVER ROAD	JEFF OR BETH ASTEMBORSKI	OUTSIDE STORAGE	11/17/2022	12/2/2022		1	NO
192	4	140341100400	9716 N WAUWATOSA ROAD	ANDREW BERGMAN	PARKING	11/17/2022	12/2/2022		1	NO
193	4	140341100400	9716 N WAUWATOSA ROAD	ANDREW BERGMAN	OUTSIDE STORAGE	11/17/2022	12/2/2022		1	NO
194	4	140340500800	10146 N WAUWATOSA ROAD	ROBERT PETZOLD JR	PARKING	11/17/2022	12/2/2022		1	NO
195	4	140340500800	10146 N WAUWATOSA ROAD	ROBERT PETZOLD JR	OUTSIDE STORAGE	11/17/2022	12/2/2022		1	NO
196	1	140181300800	12031 N GRANVILLE ROAD	LINDENWOOD FARMS	PARKING	11/17/2022	12/2/2022		1	NO
197	1	140181300800	12031 N GRANVILLE ROAD	LINDENWOOD FARMS	OUTSIDE STORAGE	11/17/2022	12/2/2022		1	NO
198	8	RENTAL	10840 N PORT WASHINGTON ROAD	TOBIN JEWELERS	BANNER	11/30/2022	12/8/2022		1	NO
199	6	151530001000	1505 W MEQUON ROAD	EAST TOWNE SQUARE MALL	BANNER/FLAGS	11/30/2022	12/8/2022		1	NO
200	3	140860219000	11428 N VEGA AVENUE	MARK KRUEGER	OUTSIDE STORAGE	12/6/2022	12/20/2022		1	NO
201	3	140860219000	11428 N VEGA AVENUE	MARK KRUEGER	PARKING	12/6/2022	12/20/2022		1	NO
202	3	140860220000	7807 W WILLOWBROOK DRIVE	BENJAMIN AHANGER	OUTSIDE STORAGE	12/6/2022	12/20/2022		1	NO
203	6	150191500300	1836 W MEQUON ROAD	REGINALD FLETCHER	OUTSIDE STORAGE	12/6/2022	12/20/2022		1	NO
204	3	140881604000	11329 N MEADOWBROOK DRIVE	JEREMY GONZALES	PARKING	12/7/2022	12/14/2022		1	NO
205	3	140881602000	11309 N MEADOWBROOK DRIVE	KIMBERLY SCIDMORE OR KERRY HANSEN	PARKING	12/7/2022	12/14/2022		1	NO
206	3	140870807000	11730 N RIDGEWAY AVENUE	DAVID WOZNAK	PARKING	12/7/2022	12/14/2022		1	NO
207	3	140881708000	11310 N MEADOWBROOK DRIVE	GREEN HILL PROPERTIES	PARKING	12/7/2022	12/14/2022		#5 CITATION 1,2	NO
208	3	140871001000	11932 N SILVER AVENUE	DANIEL MUELLER	PARKING	12/7/2022	12/14/2022		1	NO
209	4	140270201200	11030 N BUNTROCK AVENUE	SANG WOO NAM	PARKING	12/9/2022	12/16/2022		1	NO
210	5	150830013001	13560 N LAKESHORE DRIVE	MICHAEL COLE	PARKING	12/13/2022	12/27/2022		1	NO
211	2	150180600500	12750 N SHORELAND PARKWAY	GRANTIT REMODELS LLC	PARKING	12/14/2022	12/29/2022		1	NO
212	8	RENTAL	10038 N PORT WASHINGTON ROAD	MOMS ALTERATIONS	BANNER	12/22/2022	12/30/2022		#5 CITATION 1,	NO
213	2	140140400100	12435 N RIVER ROAD	JOSEPH OR MELANIE DEVORKIN	BUILDING PERMIT	12/22/2022	1/6/2023		#5 CITATION 1	NO
214	1	141440022001	7421 RIDGEVIEW DRIVE	YOUSSEF BERRADA	ACCESSORY STRUCTURE (2)	12/29/2022	1/27/2023		#5 CITATION 1	YES
215	1	141440022001	7421 RIDGEVIEW DRIVE	YOUSSEF BERRADA	SURVEY	12/29/2022	1/12/2023		1	NO
216	6	150600216000	10212 SUNNYCREST DRIVE	HPA III ACQUISITIONS 1 LLC	PARKING	1/6/2023	1/19/2023		1	NO
217	4	140340600900	7227 W DONGES BAY ROAD	ANTOINETTE JACKSON	PARKING	1/11/2023	1/27/2023		1	NO
218	4	140340600900	7227 W DONGES BAY ROAD	ANTOINETTE JACKSON	OUTSIDE STORAGE	1/11/2023	1/27/2023		1	NO
219	3	140510104000	11201 N SOLAR AVENUE	CHRISTOPHER BESLER	OUTSIDE MAINTENANCE	1/12/2023	1/19/2023		#5 CITATION #1	NO
220	8	151790001000	10526 N PORT WASHINGTON ROAD	CONCORD 34 LLC	ELECTRIC	1/19/2023	2/17/2023		1	NO
221	8	151790001000	10526 N PORT WASHINGTON ROAD	CONCORD 34 LLC	DUMPSTER DOORS	1/19/2023	4/15/2023		1	NO
222	8	151790001000	10526 N PORT WASHINGTON ROAD	CONCORD 34 LLC	STORAGE CONTAINER	1/19/2023	2/17/2023		1	NO
223	4	140500506000	11100 N GREEN BAY ROAD	EW DEVELOPMENT CORP	REFUSE	1/20/2023	2/3/2023		#5 CITATION 1	NO
224	4	140500506000	11100 N GREEN BAY ROAD	EW DEVELOPMENT CORP	OUTSIDE MAINTENANCE	1/20/2023	5/1/2023		1	NO
225	6	150190400400	11743 N PORT WASHINGTON ROAD	SHELY 2012 IRREVOCABLE TRUST	OUTSIDE MAINTENANCE	1/26/2023	2/7/2023		#5 CITATION 1,2	NO
226	3	140510104000	11201 N SOLAR AVENUE	CHRISTOPHER BESLER	PARKING	2/2/2023	2/9/2023		1	NO
227	6	151290001000	11001 N PORT WASHINGTON ROAD	ACE HARDWARE	COMMUNITY SPIRIT LETTER	2/9/2023	OPEN		1	NO
228	6	150300100700	1425 W MEQUON ROAD	BMO HARRIS BANK	COMMUNITY SPIRIT LETTER	2/9/2023	OPEN		1	NO
229	6	151290017000	1317 W TOWNE SQUARE ROAD	MEQUON UNIT 17 LLC	COMMUNITY SPIRIT LETTER	2/9/2023	OPEN		1	NO
230	8	151750010144	10144 N PORT WASHINGTON ROAD	SSRF LLC	COMMUNITY SPIRIT LETTER	2/9/2023	OPEN		1	NO
231	6	151710002000	10602 N PORT WASHINGTON ROAD	PIL 10335 LLC	COMMUNITY SPIRIT LETTER	2/9/2023	OPEN		1	NO
232	5	150200600100	1025 W GLEN OAKS LANE	GLEN OAKS OFFICE PARK LLC	COMMUNITY SPIRIT LETTER	2/9/2023	OPEN		1	NO
233	3	140500202001	6200 W MEQUON ROAD	ST PAULS FISH COMPANY	OUTSIDE STORAGE	2/14/2023	2/28/2023		1	NO
234	4	140271600500	6130 W DONGES BAY ROAD	IWI LLC	OUTSIDE STORAGE	2/16/2023	3/10/2023		1	NO
235	4	140261100700	10412 N BAEHR ROAD	MEHTA PROPERTIES LLC	COMMUNITY SPIRIT LETTER	2/16/2023	OPEN		1	NO
236	4	RENTAL	5900 W MEQUON ROAD	CAFÉ HOLLANDER	BANNER	2/21/2023	2/28/2023		1	NO
237	6	151001310000	12510 N PILOT DRIVE	JEAN GORSKI	OUTSIDE MAINTENANCE	2/22/2023	5/31/2023		1	NO
238	1	141440022001	7421 RIDGEVIEW DRIVE	YOUSSEF BERRADA	BUILDING PERMIT	2/27/2023	3/14/2023		EXTENSION	YES
239	3	140892302000	11433 N TOWER LANE	JULIS OR ALICE HOLDEN	SUMP PUMP	2/28/2023	3/8/2023		1	NO
240	1	140171101200	10545 W HEATHER DRIVE	STEPHANIE WELDON	BUILDING PERMIT	3/1/2023	3/14/2023		1	NO
241	6	150291100700	10510 N PORT WASHINGTON ROAD	PETU	HVAC AND ELECTRIC PERMITS	3/7/2023	4/7/2023		1	NO
242	2	140130600800	12602 N RIVER ROAD	GARY OR JUNE GEIGER	BASKETBALL COURT	3/9/2023	5/31/2023		1	NO
243	8	150291100200	10404 N PORT WASHINGTON ROAD	FERRANTES PIZZA	OUTSIDE MAINTENANCE	3/16/2023	7/28/2023		1	NO
244	8	RENTAL	10972 N PORT WASHINGTON ROAD	THE JOINT CHIROPRACTIC	SIGN	3/16/2023	3/23/2023		1	NO

	A	B	C	D	E	F	G	I	J	K
245	8	RENTAL	10916 N PORT WASHINGTON ROAD	ELITE NUTRITION	SIGN	3/16/2023	3/23/2023		1	NO
246	8	RENTAL	10902 N PORT WASHINGTON ROAD	NEROLI SALON	SIGN	3/16/2023	3/23/2023		1	NO
247	8	151060024000	429 W THORNAPPLE LANE	FRANK TRUST	PARKING	4/4/2023	4/11/2023		1	NO
248	8	RENTAL	10984 N PORT WASHINGTON ROAD	MARSHALLS MEQUON	COMMUNITY SPIRIT LETTER	4/10/2023	OPEN		1	NO
249	8	RENTAL	10964 N PORT WASHINGTON ROAD	PET SUPPLIES PLUS MEQUON	COMMUNITY SPIRIT LETTER	4/10/2023	OPEN		1	NO
250	8	RENTAL	10930 N PORT WASHINGTON ROAD	SENDIKS MARKET MEQUON	COMMUNITY SPIRIT LETTER	4/10/2023	OPEN		1	NO
251	8	150290601000	10930 N PORT WASHINGTON ROAD	BRIXMOR MEQUON	COMMUNITY SPIRIT LETTER	4/10/2023	OPEN		1	NO
252	4	140710027000	4807 W ELMDALE ROAD	OLEG KONOVCHKO	PARKING	4/18/2023	5/31/2023		#5 CITATION 1,2,3	NO
253	6	151230502000	12010 N RIVER GLENN LANE	KENNETH R. NASON OR LESLEY A SCHWARTZ-NASON	OUTSIDE STORAGE	4/18/2023	4/26/2023		1	NO
254	4	140500905004	10240 N CEDARBURG ROAD	SYBARIS	OUTSIDE MAINTENANCE	4/26/2023	5/15/2023		1	NO
255	4	140501001000	10365 N CEDARBURG ROAD	TAYLOR AND DUNNS	OUTSIDE MAINTENANCE	4/26/2023	6/1/2023		1	NO
256	2	140950404000	9403 W COLETTE COURT	PAWEL WYDRA	OUTSIDE STORAGE	5/1/2023	5/15/2023		#5 CITATION 1,2	NO
257	8	150291100500	10500 N PORT WASHINGTON ROAD	LISA HOLDEN	PARKING	5/10/2023	OPEN		#5 CITATION 1	NO
258	1	140300600500	12323 W MEQUON ROAD	JONATHAN SCHOTTE	PARKING	5/12/2023	5/19/2023		1	NO
259	8	150320600200	10353 N PORT WASHINGTON ROAD	SOBELMANS 10352 LLC	OUTSIDE MAINTENANCE	5/12/2023	EXTENSION		#5 CITATION 1,2,3	YES
260	7	140250600800	11152 N RIVER ROAD	STROLI REAL ESTATE LLC	OUTSIDE MAINTENANCE	5/12/2023	5/22/2023		1	NO
261	1	140300500400	11805-11807 W MEQUON ROAD	MAE BRIELMAIER	PARKING	5/16/2023	5/26/2023		1	NO
262	1	140300500400	11805-11807 W MEQUON ROAD	MAE BRIELMAIER	OUTSIDE STORAGE	5/16/2023	5/26/2023		1	NO
263	2	140230400100	11761 N RIVER ROAD	EVAN OR SANDRA MORGAN	OUTSIDE LIGHTING	5/23/2023	6/2/2023		#5 CITATION	NO
264	5	150170800500	12531 N LAKE SHORE DRIVE	STEVEN OR KIMBERLY BROWN	GARBAGE	5/23/2023	5/30/2023		1	NO
265	5	150170200200	12730 N LAKE SHORE DRIVE	FREDRICK REED	GARBAGE	5/23/2023	5/30/2023		1	NO
266	7	140250700700	109062 N RIVER ROAD	JEFFREY OR JAMY LEVESQUE	SUMP PUMP	5/24/2023	6/2/2023		1	NO
267	2	140240200500	11808 N RIVERLAND ROAD	BORIS PERMITIN	OUTSIDE STORAGE	6/8/2023	7/7/2023		1	NO
268	4	140501304006	9839 N ARROWWOOD ROAD	THOMAS OR MARY CONNOLLY	PARKING	6/8/2023	6/23/2023		1	NO
269	2	140820648000	2916 W SHOLES DRIVE	DAVID OR ELIZABETH SANDE	PARKING	6/8/2023	6/16/2023		1	NO
270	2	140820214000	2911 W SHOLES DRIVE	JOHN OR BARBARA MULGREW	PARKING	6/8/2023	6/16/2023		1	NO
271	2	140820101000	11855 N AUER LANE	JAMES OR JOANNE GUTHRIE PETERSON	PARKING	6/8/2023	6/16/2023		1	NO
272	3	141220007000	11509 N SOLAR AVENUE	BRANDON OR SARAH ZELAZOSKI	PARKING	6/8/2023	6/16/2023		1	NO
273	2	141160018000	3134 W WOODFIELD DRIVE	SCOTT EDISON	GRASS	6/8/2023	6/16/2023		1	NO
274	7	140700145000	3531 W LE GRANDE BLVD	LAC DU GRUBER LLC	OUTSIDE MAINTENANCE	6/8/2023	6/29/2023		1	NO
275	7	150560205000	1425 W ZEDLER LANE	BRADFORD FIGG	GRASS	6/19/2023	6/26/2023		1	NO
276	5	150051400200	13920 N LAKE SHORE DRIVE	RAPHAEL OR IRENE BRUNETTE	OUTSIDE STORAGE	6/21/2023	7/12/2023		1	NO
277	1	RENTAL	14015 N CEDARBURG ROAD	THE WHITE RABBIT	CONDITIONAL USE GRANT	6/21/2023	6/29/2023		1	NO
278	6	RENTAL	1402 W MEQUON ROAD	KUMON MATH AND READING	BANNER	6/28/2023	7/1/2023		1	NO
279	6	RENTAL	1340 W MEQUON ROAD	NORTH SHORE JEWELERS	BANNER	6/28/2023	7/1/2023		1	NO
280	6	RENTAL	1406 W MEQUON ROAD	LITTLE SPROUTS PLAY CAFE	BANNER	6/28/2023	7/1/2023		1	NO
281	6	RENTAL	1330 W MEQUON ROAD	COCOA TREE CONFECTIONARY	BANNER	6/28/2023	7/1/2023		1	NO
282	6	RENTAL	1300 W MEQUON ROAD	PANERA BREAD	BANNER	6/28/2023	7/1/2023		1	NO
283	4	140560305000	5103 W WESTFIELD ROAD	DAVID KRIEGL	OUTSIDE STORAGE	6/29/2023	7/6/2023		1	NO
284	4	140560305000	5103 W WESTFIELD ROAD	DAVID KRIEGL	PARKING	6/29/2023	7/13/2023		1	NO
285	4	140840205000	9612 N MEQUON PLACE	JUSTIN BIRKEL	OUTSIDE STORAGE	6/29/2023	7/6/2023		1	NO
286	4	140840205000	9612 N MEQUON PLACE	JUSTIN BIRKEL	GRASS	6/29/2023	7/6/2023		1	NO
287	6	150900603000	11541 N LAGUNA DRIVE	INA PETROVICI	PARKING	7/6/2023	7/20/2023		1	NO
288	6	140771401000	2716 W CHESTNUT ROAD	HOWARD DUBOFF	PERMITS	7/19/2023	8/20/2023		1	NO
289	6	150830002000	13418 LAKEWOOD DRIVE	SAMUAL OR NINA KIRK	OUTSIDE MAINTENANCE	8/4/2023	9/4/2023		1	NO
290	6	150200200700	326 SEACROFT COURT	DANIEL DOMAGALA	PARKING	8/4/2023	8/11/2023		#5 CITATION 1	NO
291	8	150540506000	10903 N SAN MARINO DRIVE	KARSTEN OR KELLY HUTTELMAIER	OUTSIDE MAINTENANCE	8/4/2023	8/18/2023		1	NO
292	4	140710007000	4707 W ELMDALE ROAD	MALACHY TOAL	OUTSIDE MAINTENANCE	8/4/2023	8/18/2023		1	NO
293	5	150180600500	12750 N SHORELAND PARKWAY	GRANTIT REMODELS LLC	GRASS	8/9/2023	8/19/2023		1	NO
294	8	151060024000	429 W THORNAPPLE LANE	FRANK TRUST	OUTSIDE STORAGE	8/9/2023	8/19/2023		1	NO
295	7	140250601000	11006 N RIVER ROAD	JUAN OR DANA OZOZCO	PARKING	8/23/2023	9/1/2023		1	NO
296	1	140300100700	11031 N GRANVILLE ROAD	MIROSLAW OR IWONA PAWELEC	HOME OCCUPATION BUSINESS	8/23/2023	9/1/2023		1	NO
297	8	150320600200	10352 N PORTWASHINGTON ROAD	GUZAM PROPERTIES LLC	COMMUNITY SPIRIT LETTER	8/31/2023	10/1/2023		1	NO
298	4	140501305007	9807 N CEDARBURG ROAD	RYAN OR KATHERINE KAUTZER	GRASS	9/1/2023	9/14/2023		1	NO
299	4	140501001000	10365 N CEDARBURG ROAD	10365 LLC	OUTSIDE STORAGE	9/1/2023	9/14/2023		1	NO
300	7	140850103000	4429 W TARRYTOWN LANE	THOMAS OR RUBY AHMANN	PARKING	9/1/2023	9/14/2023		1	NO
301	6	150300200600	11122 N ORIOLE LANE	NICOLAS ERDMANN	SHED PERMIT	9/1/2023	9/14/2023		1	NO
302	4	140501305006	9809 N CEDARBURG ROAD	BONNIWELL 9807 LLC	GRASS	9/6/2023	9/20/2023		1	NO
303	6	CONDO ASSN	IVY COURT GREENBRIER CONDO ASSN	HUNT MANAGEMENT	COMMUNITY SPIRIT LETTER	10/5/2023	OPEN		1	YES
304	2	140230400100	11761 N RIVER ROAD	SANDRA MORGAN	LIGHTING	10/25/2023	11/1/2023		#5 CITATION 1,2,3	NO
305	3	140500108001	6614 W MEQUON ROAD	ERIKA JANIK	LIGHTING	10/25/2023	11/1/2023		1	NO

	A	B	C	D	E	F	G	I	J	K
306	7	150850000002	9100 W COUNTRY CLUB DRIVE	NORTH SHORE COUNTRY CLUB	COMMUNITY SPIRIT LETTER	10/25/2024	OPEN		1	NO
307	6	150300101500	11147 N PORT WASHINGTON ROAD	BP GAS STATION	COMMUNITY SPIRIT LETTER	11/2/2023	OPEN		1	NO
308	6	150201101200	11210 N PORT WASHINGTON ROAD	MOBIL GAS STATION	COMMUNITY SPIRIT LETTER	11/2/2023	OPEN		1	NO
309	5	150310101100	10355 N PORT WASHINGTON ROAD	CLARK GAS STATION	COMMUNITY SPIRIT LETTER	11/2/2023	OPEN		EXTENSION	NO
310	3	RENTAL	6000 W MEQUON ROAD	RUBY TAP	LETTER WINE TASTING	11/15/2023	OPEN		1	NO
311	1	140021200100	5320 W BONNIWELL ROAD	PETER OR KRISTA BEAUDOIN	LETTER WINE TASTING	11/15/2023	OPEN		1	NO
312	3	140881618000	11344 N GLENWOOD DRIVE	DEXTER OR CYNTHIA JONES	OUTDOOR LIGHTING	11/16/2023	11/23/2016		1	NO
313	6	RENTAL	1400 W MEQUON ROAD	GF SMOOTHIES ALAN MC FADYEN	BANNER	5/1/2023	11/26/2023		#5 CITATION 1,2,3	YES
314	6	150191600300	1550 W MEQUON ROAD	FIFTH-MAIN	BANNER	11/29/2023	12/7/2023		1	NO
315	5	150920201000	11404 N PINEHURST CIRCLE	EMMA LASKOWSKI	OUTSIDE MAINTENANCE	11/29/2023	4/1/2024		1	NO
316	2	140740110000	5910 W HILLCREST DRIVE	PATRICK OHARE	GRASS	11/29/2023	5/1/2024		1	NO
317	2	140740110000	5910 W HILLCREST DRIVE	PATRICK OHARE	OUTSIDE STORAGE	11/29/2023	12/10/2023		1	NO
318	4	140270201600	6751 W MEQUON ROAD	STORYPOINT SENIOR LIVING	FLAGS	12/7/2023	12/14/2023		1	NO
319	6	150300101500	11147 N PORT WASHINGTON ROAD	BP GAS STATION	FLAG	12/7/2023	12/14/2023		#5 CITATION 1	YES
320	3	RENTAL	6200 W MEQUON ROAD	ST PAULS FISH COMPANY	FLAG	12/7/2023	12/14/2023		1	NO
321	6	150300402000	10911 N PORT WASHINGTON ROAD	ARBYS	FLAG	12/7/2023	12/14/2023		1	NO
322	8	RENTAL	10930 N PORT WASHINGTON ROAD	JERSEY MIKE'S SUBS	FLAG/BANNER	12/7/2023	12/14/2023		1	NO
323	6	151530002000	1505 W MEQUON ROAD	MIDLAND MANAGEMENT	FLAGS/BANNER	12/7/2023	12/14/2023		#5 CITATION 1	YES
324	3	RENTAL	5900 W MEQUON ROAD	CAFÉ HOLLANDER	BANNER	12/7/2023	12/14/2023		1	NO
325	3	140201500300	11246 N FARMDALE ROAD	DENNIS OR MARIE MYLER	PARKING	12/7/2023	12/14/2023		1	NO
326	1	140170901500	12243 N FARMDALE ROAD	GREGORY OR SUSAN ERNST	PARKING	12/7/2023	12/14/2023		1	NO
327	1	140200700300	11713 N FARMDALE ROAD	PAUL OR MARY BRISKI	PARKING	12/7/2023	12/14/2023		1	NO
328	6	150191200100	2110 W MEQUON ROAD	DOUGLAS KOLLER	PARKING	12/7/2023	12/14/2023		1	NO
329	3	140221000600	11512 N WAUWATOSA ROAD	RICK OR PATRICIA FREYMUTH	PARKING	12/7/2023	12/14/2023		#5 CITATION 1	YES
330	6	150900113000	11336 N ARBOR LANE	JOSHUA BRUCKNER	PARKING	12/7/2023	12/14/2023		1	NO
331	8	150320600200	10352 N PORT WASHINGTON ROAD	GUZAM PROPERTIES LLC	OUTSIDE MAINTENANCE	12/11/2023	2/29/2024		#5 CITATION 1, 2, 5	YES
332	8	150760105000	221 E MEQUON ROAD	CHARLES MITCH	BUILDING PERMIT	12/21/2023	1/15/2024		1	NO
333	8	150760107000	11115 N LAKESHORE DRIVE	NICOLAS PASCHKE	BUILDING PERMIT	12/21/2023	1/15/2024		1	NO
334	8	150200201400	428 W SEACROFT COURT	JOHN LINSOOTT	POD	12/26/2023	1/10/2024		#5 CITATION 1	YES
335	6	150190500500	1714 W MEQUON ROAD	JOE WALTER PROPERTIES LLC	LANDSCAPING TREE	1/3/2024	1/31/2024		1	NO
336	4	140840107000	9712 N MEQUON PLACE	TOUA YANG	OUTSIDE STORAGE	1/5/2024	1/12/2024		1	NO
337	4	141030328000	9939 N CONCORD DRIVE	PAUL DOMAZ	PARKING	1/5/2024	1/19/2024		1	NO
338	2	140730010000	11339 N PARKVIEW DRIVE	PLANTINUM POINT PROPERTIES LLC	OUTSIDE LIGHTING	1/11/2024	1/25/2024		1	NO
339	2	140740310000	5520 W PLEASANT DRIVE	PHILIP NUELK	OUTSIDE LIGHTING	1/11/2024	1/25/2024		1	NO
340	1	141640001000	14195 N TWIN OAKS LANE	ENID TROTMAN ANYANWU	BUILDING PERMIT	10/6/2023	10/23/2023		#5 CITATION 1	YES
341	2	140940215000	3217 W FLEUR DE LIS DRIVE	ADEEB OR SIBA RAHMAN	STRUCTURE	1/31/2024	2/7/2024		1	NO
342	2	140940215000	3217 W FLEUR DE LIS DRIVE	ADEEB OR SIBA RAHMAN	PARKING	1/31/2024	2/7/2024		1	NO
343	7	140250700700	10962 N RIVER ROAD	JEFFREY OR JAMY LEVESQUE	PARKING	2/13/2024	27-Feb		1	NO
344	6	RENTAL	1402 W MEQUON ROAD	KUMON MATH AND READING	BANNER	2/20/2024	2/27/2024		#5 CITATION 1	NO
345	6	150191600300	1550 W MEQUON ROAD	FIFTH-MAIN	BANNER	2/20/2024	2/27/2024		1	NO
346	8	151340025000	211 W TRILLIUM ROAD	SCOTT OR SANDRA STERN	OUTSIDE STORAGE	2/22/2024	3/1/2024		1	NO
347	3	140870805000	11750 N SILVER AVENUE	LUJESS LLC - JESSE HYCHE	OUTSIDE MAINTENANCE	2/27/2024	3/14/2024		EXTENSION	YES
348	5	150170800500	12531 N LAKE SHORE DRIVE	STEVEN BROWN	REFUSE CONTAINER	3/7/2024	3/12/2024		1	NO
349	3	140280600200	8813 W MEQUON ROAD	TOLUPOPE OLANDINI OR VICTORIA HANNEMAN	OUTSIDE STORAGE	3/22/2024	4/5/2024		1	NO
350	2	140580401000	4618 W GRACE AVENUE	GAIL SKIFF	BUILDING PERMITS	3/22/2024	4/5/2024		1	NO
351	8	151070112002	1027 W DONGES BAY ROAD	MARY JOHNSON	OUTSIDE MAINTENANCE	4/2/2024	4/30/2024		EXTENSION	YES
352	2	140231600300	11307 N RIVER ROAD	JOHN OR KATHLEEN LEFEBER NELSON	OUTSIDE STORAGE	4/18/2024	4/25/2024		EXTENSION	YES
353	2	140231600300	11307 N RIVER ROAD	JOHN OR KATHLEEN LEFEBER NELSON	OUTSIDE MAINTENANCE	4/18/2024	5/18/2024		1	NO
354	2	140240701200	11610 N RIVER ROAD	MARILYN MANKE	OUTSIDE MAINTENANCE	4/18/2024	5/18/2024		EXTENSION	YES
355	2	140240701400	11611 N GRACE COURT	MARY JO JANSEN OR STEVEN SHAPSON	OUTSIDE MAINTENANCE	4/18/2024	5/18/2024		EXTENSION	YES
356	8	150290601000	10930 N PORT WASHINGTON ROAD	BRIXMOR GROUP	OUTSIDE MAINTENANCE	4/25/2024	5/31/2024		EXTENSION	YES
357	6	XXXXXXXXXX	224 N 76TH STREET	BRIARWOOD CONDO ASSOCIATION	OUTSIDE MAINTENANCE	5/3/2024	6/9/2024		EXTENSION	YES
358	6	150310101100	10355 N PORT WASHINGTON ROAD	CLARK GAS STATION	TEMPORARY STRUCTURE	5/3/2024	5/31/2024		1	NO
359	8	150201101200	11210 N PORT WASHINGTON ROAD	MOBIL GAS STATION	TEMPORARY STRUCTURE	5/3/2024	5/31/2024		1	NO
360	6	150300101500	11147 N PORT WASHINGTON ROAD	BP GAS STATION	TEMPORARY STRUCTURE	5/3/2024	5/31/2024		1	NO
361	4	RENTAL	5401 W DONGES BAY ROAD	ALMO DISTRIBUTING	BOP	5/7/2024	5/21/2024		1	NO
362	6	150191500600	1714 W MEQUON ROAD	STATE FARM INSURANCE	MONUMENT SIGN	5/7/2024	5/31/2024		1	NO
363	4	XXXXXXXXXX	10033 N PORT WASHINGTON ROAD	LAKEVIEW DEVELOPMENT COMPANY	DEVELOPMENT SIGN	5/8/2024	5/17/2024		1	NO
364	4	140840204000	4725 W CHIPPEWA DRIVE	BRIAN OR JENNIFER KUSCH	YARD WASTE	5/8/2024	5/15/2024		EXTENSION	YES
365	2	140740304000	5417 W ELMHURST DRIVE	STARK REVOCABLE TRUST	PARKING	5/8/2024	5/22/2024		1	NO
366	6	150191601400	11223 N PORT WASHINGTON ROAD	ASSOCIATED BANK	COMMERCIAL LIGHTING	5/15/2024	5/22/2024		1	NO

	A	B	C	D	E	F	G	I	J	K
367	3	140510104000	11201 N SOLAR AVENUE	CHRISTOPHER BESLER	PARKING	5/17/2024	5/24/2024		#5 CITATION 1	YES
368	2	140580205000	4430 W GRACE AVENUE	HOMEME LLC	GRASS	5/17/2024	5/24/2024		1	NO
369	2	140580205000	4430 W GRACE AVENUE	HOMEME LLC	OUTSIDE STORAGE	5/17/2024	6/7/2024		#5 CITATION 1	YES
370	8	150740114000	10522 N CIRCLE ROAD	MDM 20 LLC	SHORT TERM RENTAL	5/22/2024	6/5/2024		#5 CITATION 1	NO
371	6	150870104000	1342 HOMESTEAD TRAIL	GRACEFUL LIVING	BUILDING PERMIT	5/3/2024	5/13/2024		#5 CITATION 1	YES
372	3	140510103000	7816 W MEQUON ROAD	JOHN MOORE	PARKING	5/23/2024	6/6/2024		#5 CITATION 1	YES
373	3	140510103000	7816 W MEQUON ROAD	JOHN MOORE	OUTSIDE STORAGE	5/23/2024	6/6/2024		1	NO
374	3	RENTAL	11215 N CEDARBURG ROAD	ELEMENTS MASSAGE	WINDOW SIGNS/DISPLAY	6/1/2024	7/1/2024		1	NO
375	3	RENTAL	11235 N CEDARBURG ROAD	MITCH'S SPORTS CARDS	WINDOW SIGNS/DISPLAY	6/1/2024	7/1/2024		1	NO
376	3	RENTAL	6048 W MEQUON ROAD	FORWARD DENTAL	AWNINGS	6/1/2024	8/1/2024		EXTENSION	YES
377	2	140510103000	11611 N MULBERRY DRIVE	RICHARD OR LISA SADIQ	GRASS	6/7/2024	6/14/2024		1	NO
378	2	140510103000	11611 N MULBERRY DRIVE	RICHARD OR LISA SADIQ	PARKING	6/7/2024	6/21/2024		#5 CITATION 1	YES
379	8	150760107000	11115 N LAKESHORE DRIVE	NICHOLAS PASCHE	OUTSIDE STORAGE	6/11/2024	6/21/2024		1	NO
380	4	140670023000	9914 W HUNTINGTON DRIVE	KENWOOD OR KRISTIE DAYTON	PARKING	6/21/2024	6/28/2024		1	NO
381	5	150800110000	11216 N PRAIRIE VIEW DRIVE	HUBERN OR MALLORY JOHNSON	GRASS	6/21/2024	6/28/2024		1	NO
382	8	150760707000	11032 N HIGHVIEW DRIVE	LDH PROPERTY MANAGEMENT LLC	BUILDING PERMIT	6/1/2024	7/1/2024		#5 CITATION 1	YES
383	2	150760707000	3800 W MARSELLILLES DRIVE	JOSEPH OR ERIN STANTON	SHORT TERM RENTAL	7/11/2024	7/15/2024		1	NO
384	2	140240700700	4105 W GRACE AVENUE	JILL BOULIER-SMITH	GRASS	7/18/2024	7/25/2024		#5 CITATION 1	YES
385	1	140600020000	10510 N COUNCIL HILLS DRIVE	SAMUAL OR DANIELLE BRAMSTEDT	GRASS	7/18/2024	7/25/2024		EXTENSION	YES
386	1	141250017000	12422 N MADERO DRIVE	BRIAN OR JANET FUSSELL	OUTSIDE MAINTENANCE	7/24/2024	8/24/2024		#5 CITATION 1,2WYDRA	YES
387	4	140270101600	11035 N WESTON DRIVE	CENTRAL BARK	SIGNS	7/31/2024	8/7/2024		1	NO
388	4	140270400500	6303 W INDUSTRIAL DRIVE	SNIDER MOLD	SIGNS	7/31/2024	8/7/2024		1	NO
389	4	150191500600	10910 N WESTON DRIVE	SUPER STEEL LLC	SIGNS	7/31/2024	8/7/2024		1	NO
390	6	150650408000	11841 N COUNTRY LANE	WILLIAM OR SANDRA REEDUS	OUTSIDE MAINTAINANCE AND PARKING	7/31/2024	8/31/2024		EXTENSION	YES
391	8	150320700300	10036 N PORT WASHINGTON ROAD	RABINDRA OR SUSHILA SHARMA	GRASS/WEEDS	8/8/2024	8/23/2024		EXTENSION	YES
392	4	140501017003	5201-5401 W DONGES BAY ROAD	LP - WESTMORE REALTY CAPITOL LLC	LOUD NOISE PROHIBITED	4/1/2024	8/1/2024		#5 CITATION 1	YES
393	8	150320700300	10036 N PORT WASHINGTON ROAD	RABINDRA OR SUSHILA SHARMA	GRASS	8/12/2024	8/30/2024		EXTENSION	YES
394	8	150291000500	1101 W WINESAP COURT	APPLE ORCHARD / BIECK MANAGEMENT	GENERAL MAINTENANCE	8/12/2024	8/28/2024		1	NO
395	6	151650004000	10100 N PORT WASHINGTON ROAD	CHARLES DAY	GENERAL MAINTENANCE	8/12/2024	8/28/2024		1	NO
396	8	RENTAL	10930 N PORT WASHINGTON ROAD	BRIKMCOR GROUP	BANNERS, SIGNS, WINDOW COVERINGS, A FRAME	8/13/2024	8/30/2024		EXTENSION	YES
397	4	140270102000	6213 W MEQUON ROAD	WELLS AND SONS INC	SIGN	8/13/2024	8/16/2024		1	NO
398	6	150300200400	1813 W MEQUON ROAD	JOHN OR GEORGINE KESSELMAN	SIGN	8/13/2024	8/16/2024		1	NO
399	6	150300201100	1737 W MEQUON ROAD	DAVID MUELLER	SIGN	8/13/2024	8/16/2024		1	NO
400	8	150790011000	724 AUBURN COURT	SCOTT WOEH	OUTSIDE STORAGE	8/14/2024	8/23/2024		1	NO
401	6	151000213001	12505 N ISLAND DRIVE	BLAINE OR VIOLET THOMPSON	PARKING AND OUTSIDE STORAGE	8/14/2024	8/30/2024		EXTENSION	YES
402	6	151000205000	12531 N ISLAND DRIVE	SEAN OR AREN NELSON	PARKING AND OUTSIDE STORAGE	8/14/2024	8/30/2024		EXTENSION	YES
403	6	151000218000	12501 N ISLAND DRIVE	ALICE MENZEL	PARKING AND OUTSIDE STORAGE	8/14/2024	8/30/2024		EXTENSION	YES
404	4	140271500900	6728 W DONGES BAY ROAD	MARK ESKUCHE	PARKING	8/14/2024	8/30/2024		EXTENSION	YES
405	4	140340500800	10146 N WAUWATOSA ROAD	ROBERT PETZOLD JR	OUTSIDE STORAGE	8/14/2024	11/1/2024			YES
406	4	140340600900	7227 W DONGES BAY ROAD	ANTOINETTE JACKSON	PARKING	8/14/2024	8/23/2024		EXTENSION	YES
407	6	150870104000	1342 W HOMESTEAD TRAIL	GRACEFUL LIVING LLC	OUTSIDE STORAGE	8/16/2024	8/23/2024		EXTENSION	YES
408	4	140270901700	10725 N EXECUTIVE COURT	ATHLETIC PERFORMANCE	COMMUNITY SPIRIT LETTER	8/16/2024	8/16/2024		1	NO
409	4	140560101002	10208 N CEDARBURG ROAD	STEPHEN FRENCH	GRASS	8/19/2024	8/28/2024		EXTENSION	YES
410	1	141580001000	7728 W CHEVERNY DRIVE	FELIX ARYEETEEY	OUTDOOR LIGHTING	8/27/2024	9/3/2024		EXTENSION	YES
411	8	151080605000	923 W RANCHITO LANE	JAMES OR CHERLYN WONTOR	OUTSIDE STORAGE	8/28/2024	9/11/2024		1	YES
412	8	151080607001	1010 W RANCHITO LANE	MARCAS OR CHAUNA FINCH	OUTSIDE MAINTENANCE	8/28/2024	9/30/2024		EXTENSION	YES
413	6	150190401200	EASTBROOK DRIVE LLC OUTLOT	ROY OPPENHEIMER / EASTBROOK DRIVE LLC	GRASS	9/6/2024	9/20/2024		#5 CITATION 1	YES
414	4	140271301400	10605 N BAEHR ROAD	MCGOURTHY HOLDING COMPANY LLC	NOISE	9/10/2024	9/27/2024		#56 CITATION 1	YES
415	8	150320600200	10552 N PORTWASHINGTON ROAD	GUZAM PROPERTIES LLC	OUTSIDE MAINTENANCE	9/10/2024	9/27/2024		1	NO
416	5	140090100900	1045 W GLEN OAKS	STEVEN OR CAROLYN BISKUPIC	SIGN	9/11/2024	9/16/2024		1	NO
417	6	151790046000	1455 W WINDPOINTE COURT	CLARENCE OR KAREN CHRISTIANSEN	SIGN	9/11/2024	9/16/2024		1	NO
418	6	150990403000	12311 N PORT WASHINGTON ROAD	RALPH DETTMANN	SIGN	9/11/2024	9/16/2024		#5 CITATION 1	NO
419	4	140270102000	6213 W MEQUON ROAD	WELLS AND SONS INC	SIGN	9/11/2024	9/16/2024		1	NO
420	7	150850000063	3131 W MEQUON ROAD	MICHAEL OR KIM RAUCH	SIGN	9/11/2024	9/16/2024		#5 CITATION 1	NO
421	6	150850000063	1737 W MEQUON ROAD	DAVID MUELLER	SIGN	9/11/2024	9/16/2024		1	NO
422	7	150850000066	3369 W MEQUON ROAD	KIEDROWICZ FAMILY TRUST	SIGN	9/11/2024	9/16/2024		#5 CITATION 1	NO
423	7	140241500300	3116 W MEQUON ROAD	GERALD CHMIELEWSKI	SIGN	9/11/2024	9/16/2024		#5 CITATION 1	NO
424	1	140290500200	9975 W MEQUON ROAD	SCOTT MONOR OR KURT MINOR	SIGN	9/11/2024	9/16/2024		#5 CITATION 1	NO
425	1	141440023000	12160 N WAUWATOSA ROAD	SCOTT OR LORRIE RIEMER	SIGN	9/11/2024	9/16/2024		1	NO
426	1	140300100700	11031 N GRANVILLE ROAD	MIROSLAW OR IWONA PAWELC	HOME OCCUPATION BUSINESS	9/13/2024	9/19/2024		EXTENSION	YES
427	1	140090100800	13400 WINDSOR COURT	LANNY OR MAUREEN LADELL	SIGN	9/17/2024	9/22/2024		1	NO

	A	B	C	D	E	F	G	I	J	K
428	1	14016040010	12589 N WAUWATOSA ROAD	LEROY OR LORI HEUSER	SIGN	9/24/2024	9/30/2024		1	NO
429	1	140190901400	11550 W MEQUON ROAD	RICHARD OMAILEY	SIGN	9/24/2024	9/30/2024		1	NO
430	1	140191200200	11712 W MEQUON ROAD	LISA SEXTON OMAILEY	SIGN	9/24/2024	9/30/2024		1	NO
431	7		3955 W MEQUON ROAD	SCOTT OR JULIE KRAVETZ	SIGN	9/24/2024	9/30/2024		1	NO
432	6		1309 W LIBEAU ROAD	VALENTINA BARBATELLI	SIGN	9/24/2024	9/30/2024		1	NO
433			7725 W EVERGREEN ROAD	MEQUON	OUTSIDE STORAGE	10/2/2024	10/9/2024		1	NO
434			11329 N MEADOWBROOK DRIVE	JEREMY GONZALES	BUILDING PERMIT	10/3/2024	10/17/2024		1	NO
435			10500 N PORT WASHINGTON ROAD	LISA HOLDEN	OUTSIDE MAINTENANCE	9/3/2024	10/9/2024		EXTENSION	YES
436			10015 N RIVER ROAD	JEFF OR BETH ASTEMBORSKI	OUTSIDE STORAGE	10/24/2024	11/1/2024		EXTENSION	YES
437			10248 N GREENVIEW DRIVE	STEVEN OR JANET PETERSON	OUTSIDE STORAGE, PARKING	10/24/2024	11/1/2024		1	NO
438			11541 N LAGUNA DRIVE	INA PETROVICI ACURA EREZ	BUILDING PERMITS, OUTSIDE STORAGE, PARKING, NUI	10/24/2024	11/8/2024		1	NO
439			1222 W VENTURE COURT	VENTURE PROPERTIES/SCOTT NYHOLM	TEMPORARY STRUCTURE	10/24/2024	11/1/2024		1	NO
440			10926 N CRESTLINE ROAD	RICHARD OR ANNA DYKEMAN	OUTSIDE STORAGE	10/25/2024	11/1/2024		1	NO
441			N WAUWATOSA ROAD	THE ENCLAVE AT MEQUON PRESERVE	OUTSIDE MAINTENANCE	10/29/2024	11/12/2024		1	NO
442			11032 N HIGHVIEW DRIVE	LDH PROPERTY MANAGEMENT LLC	OUTSIDE MAINTENANCE	11/18/2024	1/1/2025		EXTENSION	YES
443			11526 N MULBERRY DRIVE	TODD OR KRISTINE KREHMEYER	OUTSIDE STORAGE	11/18/2024	12/2/2024			YES
444			11532 N MULBERRY DRIVE	CAROLYN ANDERSON	OUTSIDE STORAGE	11/18/2024	12/2/2024			YES
445			10215 N CEDARBURG ROAD	MOLLY HILLS	OUTSIDE STORAGE	11/18/2024	12/2/2024			YES
446			EASTBROOK DRIVE LLC OUTLOT	ROY OPPENHEIMER / EASTBROOK DRIVE LLC	GRASS	11/18/2024	12/2/2024			YES
447			12425 N FARMDALE ROAD	DALE OR MARTHA HUBERT	TEMPORARY STRUCTURE	11/18/2024	12/2/2024			YES
448			2710 W HICKORY LANE	LEANN BENZ	OUTSIDE STORAGE	11/18/2024	12/2/2024			YES
449			10360 N CEDARBURG ROAD	KWIK TRIP	NO RIGHT TURN SIGN	11/19/2024	11/28/2024			YES



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2913
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Public Works

TO: Common Council
FROM: Kristen Lundeen, Director of Public Works/City Engineer
DATE: December 10, 2024
SUBJECT: RESOLUTION 4159 A Resolution Authorizing Termination of a Memorandum of Agreement for Joint Ownership and Operation of a Sanitary Sewer Television Truck with the Villages of Brown Deer and Shorewood

Background

In 1972 and by amendment in 1998, the Villages of Brown Deer and Shorewood and the City of Mequon entered into a Memorandum of Agreement to jointly purchase, operate and maintain a closed-circuit sanitary sewer television truck.

Since entering into these agreements (attached) the Mequon Sewer Utility has expanded significantly, requiring the use of television truck for more time than allotted by the current agreement. Further, advancements in technology warrant consideration of a new truck and camera to take advantage of modern systems. The linear footage of sewers owned and maintained by the Mequon Sewer Utility has increased by approximately 235% since the agreement was initiated.

Analysis

The Wisconsin Department of Natural Resources (DNR) regulates the discharge of pollutants to waters of the state through the Wisconsin Pollutant Discharge Elimination System (WPDES) program. The City of Mequon Sanitary Sewer Utility has a WPDES permit that regulates the City's obligation to inspect the entire system at a minimum of every 5 years. While manholes can be inspected from the street, inspecting buried infrastructure requires a camera. With 165 miles of sanitary sewer, the Sewer Utility should be inspecting approximately 33 miles, or 173,785 linear feet annually. Having sole ownership of the equipment is critical to both meet the requirements for routine inspection and to be able to have the equipment readily available for more emergent issues.

While not a part of this resolution, if authorized to terminate the joint agreement, Sewer Utility staff will begin the process of purchasing a new television truck and camera system. Utility staff intends to purchase a camera system that will also allow for televising the public portion of sewer laterals, which is not a requirement for Brown Deer or Shorewood as residents own the laterals.

Fiscal Impact

By initiating termination of the agreement, the Mequon Sewer Utility forfeits its portion of the purchase price or value of the equipment. Over the past several years, the equipment has required

increased maintenance and repair and is nearing the end of its useful life. As noted, the Mequon Sewer Utility will pursue the purchase of an exclusively owned unit that includes the ability to televise laterals. The purchase contract will be presented at a future meeting.

Per the existing agreement, Utility staff will transfer the title and insurance to the other municipalities.

Recommendation

A recommendation is forthcoming from the Sewer Utility District Commission on December 10, 2024.

Attachments:

TV Agreement (PDF)

Revised TV Agreement (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4159

A Resolution Authorizing Termination of a Memorandum of Agreement for Joint Ownership and
Operation of a Sanitary Sewer Television Truck with the Villages of Brown Deer and
Shorewood

RECITALS

A. In 1972 and as amended in 1998, the Mequon Sewer Utility agreed to jointly own and maintain a truck with a closed-circuit television system to inspect sanitary sewers with the Villages of Brown Deer and Shorewood.

B. Since 1972, the length of sanitary sewer managed by the Mequon Sewer Utility has grown by over 235%, requiring extended use of the televising truck for larger annual inspection efforts to meet regulatory requirements.

C. The shared televising truck is reaching the end of its useful life, requiring more annual maintenance and does not provide the inspection conveniences provided by modern equipment.

D. Staff has recommended the termination of the joint agreement to pursue the purchase of a truck to be owned exclusively by the Mequon Sewer Utility.

E. Per the agreement, the Mequon Sewer Utility understands and agrees that it is not entitled to any recovery of its portion of the purchase price or value of the existing television truck.

F. The Sewer Utility District Commission authorized termination of the agreement at its meeting on December 10, 2024.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin that staff is authorized and directed to serve the Villages of Brown Deer and Shorewood with a ninety (90) day written notice with sufficient documentation to transfer title of sanitary sewer televising truck to those municipalities on an equal basis.

Approved by: Andrew Nerbun, Mayor

Date Approved: December 10, 2024

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on December 10, 2024.

Caroline Fochs, City Clerk

AGREEMENT

MEMORANDUM OF AGREEMENT entered into this 12TH day of DECEMBER, 1972, by and between the Village of Brown Deer, hereinafter referred to as Brown Deer, the Village of Shorewood, hereinafter referred to as Shorewood, and the City of Mequon, hereinafter referred to as Mequon, witnesseth:

WHEREAS, it is deemed advisable by each of the above named municipalities to initiate a regular program of television inspection of its sanitary sewer system; and

WHEREAS, each of the above municipalities recognizes that such a program can be most economically initiated and operated on a joint basis.

NOW, THEREFORE, in consideration of the mutual benefit to be derived from such joint purchase and operation and the mutual promises contained herein, the above named communities agree as follows:

1. Purchase

a. Each community shall share equally in the total cost of a closed circuit sanitary sewer television inspection and grouting-sealing system hereinafter referred to as "Equipment". It is understood and agreed that "total cost" shall include the base price of the Equipment plus such additional costs as are necessary to put the Equipment in an operative condition.

b. No Equipment shall be purchased or put into operative condition without the written consent of the three communities.

C. It is understood and agreed that within ten (10) days of agreement as to type and cost of Equipment, each community shall issue its purchase order covering its share of the purchase price.

2. Operation

a. The Equipment is to be housed in Mequon and operated by Mequon Personnel. (Operator) Upon written request by Shorewood or Brown Deer, Operator shall bring the Equipment to, and operate the Equipment in accordance with instructions received from, the requesting community.

b. The requesting community shall supply all other necessary labor and equipment necessary, with the exception of the Operator.

c. Mequon shall be reimbursed by the requesting community for time spent by Operator in the requesting community on the basis of Operator's base wage rate plus fringe benefit costs.

d. Written notice shall be given to Mequon at least thirty (30) days prior to any regularly scheduled work in either Shorewood or Brown Deer.

e. In the event of an emergency and a conflict arises because more than one community requests the use of the Equipment at the same time, the Equipment shall be available on a rotating priority basis. Brown Deer shall have priority for the first calendar year following the date of this agreement and every third year thereafter. Mequon shall have priority for the second calendar year following the date of this agreement and every third year thereafter. Shorewood

shall have priority the third calendar year following the date of this agreement and every third year thereafter.

3. Maintenance and Repair

a. Fifty (50%) per cent of all costs for maintenance and repair shall be paid for on an equal basis by each of the communities.

b. The remaining fifty (50%) per cent of such cost shall be prorated based upon the footage of sewer inspection performed in each community during the calendar year.

4. Miscellaneous

a. Title to the Equipment shall be taken jointly by the three communities.

b. Costs for insurance shall be borne on an equal basis by all three communities.

c. Use of the Equipment shall be restricted to the municipal boundaries of the three communities except upon the written consent of all three communities.

d. All revenues received as a result of use of the Equipment on a contract basis by other than a participating community shall be credited towards maintenance and repair of the Equipment.

e. All revenues from Equipment, other than that which is jointly owned, or for labor, shall go to the community supplying such labor and Equipment.

f. In any event, municipal use shall have priority over any contract use.

5. Termination

a. Termination of its responsibilities and obligations under this agreement may be accomplished by any community upon at least ninety (90) days written notice to its co-owners and upon receipt by such co-owners of sufficient documentation to transfer title of Equipment to the remaining municipalities on an equal basis.

b. It is expressly understood and agreed that a terminating community shall not be entitled to any recovery of its portion of the purchase price or value of the Equipment.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

ATTEST:

James F. Mello

VILLAGE OF BROWN DEER, WISCONSIN

By Earl McInerney
VILLAGE PRESIDENT

ATTEST:

Walter M. Andersen
City Clerk

CITY OF MEQUON, WISCONSIN

By Thomas R. Leis
Mayer

ATTEST:

Robert M. Stoffel

VILLAGE OF SHOREWOOD, WISCONSIN

By Robert M. Stoffel
Village Manager

Attachment: TV Agreement (RESOLUTION 4159 : Termination of TV Truck Agreement)

AGREEMENT
Revised April, 1998

6.m.b

MEMORANDUM OF AGREEMENT entered into this _____ day of _____, 1998, by and between the Village of Brown Deer, hereinafter referred to as Brown Deer, the Village of Shorewood, hereinafter referred to as Shorewood, and the City of Mequon, hereinafter referred to as Mequon, witnesseth:

WHEREAS, it is deemed advisable by each of the above named municipalities to initiate a regular program of television inspection of its sanitary sewer system; and

WHEREAS, each of the above municipalities recognizes that such a program can be most economically initiated and operated on a joint basis.

WHEREAS, the parties to this agreement have previously cooperated in a similar agreement in December 12, 1972.

NOW, THEREFORE, in consideration of the mutual benefit to be derived from such joint purchase and operation and the mutual promises contained herein, the above named communities agree as follows:

1. Purchase

- a. Each community shall share equally in the total cost of a closed circuit sanitary sewer television inspection and grouting-sealing system hereinafter referred to as "TV unit". It is understood and agreed that "total cost" shall include the base price of the "TV unit" plus such additional costs as are necessary to put the TV unit in an operative condition.
- b. No equipment for the TV unit shall be purchased or put into operative condition without the written consent of the three communities.
- c. It is understood and agreed that within ten (10) days of agreement as to type and cost of equipment for the TV unit, each community shall issue its purchase order covering its share of the purchase price.

2. Operation

- a. The TV unit is to be housed and maintained in Mequon. Upon request by Shorewood or Brown Deer, Mequon shall make the TV unit available to the scheduled community.
- b. The requesting community shall supply all necessary labor and accessory equipment for operation, including a trained Operator.
- c. Any community who requires the services of another community's Operator shall reimburse the Operator's community for services on the basis of Operator's base wage rate plus fringe benefit costs.
- d. Notice shall be given to Mequon to reserve the TV unit for any regularly scheduled work in either Shorewood or Brown Deer.
- e. In the event of an emergency or a conflict arises because more than one community requests the use of the TV unit at the same time, the TV unit shall be available on a rotating priority basis. Mequon shall have priority for the first calendar year following the date of this agreement and every third year thereafter. Brown Deer shall have priority for the second calendar year following the date of this agreement and every third year thereafter. Shorewood shall have priority the third calendar year following the date of this agreement and every third year thereafter.

Attachment: Revised TV Agreement (RESOLUTION 4159 : Termination of TV Truck Agreement)

3. Maintenance and Repair

- a. Fifty per cent (50%) of all costs for maintenance and repair shall be paid for on an equal basis by each of the communities.
- b. The remaining fifty per cent (50%) of such cost shall be prorated based upon the footage of sewer inspection performed in each community during the calendar year. The daily footage log shall be maintained with the TV unit and shall be updated by the user community. This log shall be used to prorate this portion of annual maintenance costs.
- c. The communities will meet as needed for the purposes of reaching a consensus on needed maintenance and repair costs to be incurred and assessed, and action taken based on the consensus of two (2) or more communities.

4. Miscellaneous

- a. Title to the TV unit shall be taken jointly by the three communities.
- b. Costs for property insurance for the TV unit as described shall be borne on an equal basis by all three communities.
- c. Each community continues to assume responsibility for the operation of the equipment and the acts of their own employees. It is agreed that no employee of one community becomes an employee of another by virtue of this agreement on the performances of services associated with this agreement.
- d. Use of the TV unit shall be restricted to the municipal boundaries of the three communities except upon the written consent of all three communities.
- e. All revenues received as a result of use of the TV unit on a contract basis by other than a participating community shall be credited towards maintenance and repair of the TV unit under 3.a. above.
- f. All revenues from accessory equipment, other than that which is jointly owned, or for labor, shall go to the community supplying such labor and accessory equipment.
- g. In any event, municipal use shall have priority over any contract use.

5. Termination

- a. Termination of its responsibilities and obligations under this agreement may be accomplished by any community upon at least ninety (90) days written notice to its co-owners and upon receipt by such co-owners of sufficient documentation to transfer title of TV unit to the remaining municipalities on equal basis.
- b. It is expressly understood and agreed that a terminating community shall not be entitled to any recovery of its portion of the purchase price or value of the TV unit.

6. Prior Agreement

- a. Obligations under the previous agreement for sharing similar equipment, dated December 12, 1972, to the extent they are in conflict with or modified by this agreement are hereby to such extent void and canceled.

7. Disputes

- a. In the event that a dispute between the parties hereto shall arise as to the interpretation or implementation of this Agreement, the parties shall meet in good faith and attempt to resolve said dispute with the cooperative spirit of this Agreement. In the event that the parties shall be unable to resolve any dispute by their own action, the parties may arbitrate the matter in accordance with procedures established by, and in accordance with Wisconsin State Statutes, as it now exists, and it may hereinafter be amended. No party may refuse the request to resolve disputes by this arbitration procedure.

8. Liability

- a. Nothing contained within this agreement is intended to be an assumption of liability for the acts or omissions of any one community by any other participating community. Similarly nothing contained herein is intended as a waiver of any participating community to rely upon immunities or limitations to liability to third parties as may be contained within Wisconsin Statutes s.893.80. or other applicable law.

IN WITNESS THEREOF, the parties have executed this Agreement on the day and year first above written.

ATTEST

VILLAGE OF BROWN DEER, WISCONSIN

By _____

ATTEST

CITY OF MEQUON, WISCONSIN

By _____

ATTEST

VILLAGE OF SHOREWOOD, WISCONSIN

By _____



11333 N. Cedarburg Road
 Mequon, WI 53092-1930
 Phone: 262-236-2902
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Community Development

TO: Common Council
FROM: Kim Tollefson, Director of Community Development
DATE: December 3, 2024
SUBJECT: ORDINANCE 2024-1673 An Ordinance Amending the Following for the Property Located at 2803 and 2909 West Mequon Road: A) The City's Zoning Map within Chapter 58 of the Mequon Municipal Code, from Single-Family Residential 1-Acre (R-3) to Institutional Public Service (IPS) and Planned Unit Development Overlay (PUD); and B) The City's Land Use Plan Map from Residential (1 to 1.5 Acre) to Institutional

Background

The applicant, Christian Life Church, is requesting rezoning approval and a land use plan amendment for the property located at 2803 and 2909 W. Mequon Road. The parcel is currently split-zoned with IPS (Institutional) zoning located on the west half of the site where the existing church is, and R-3 (Single Family 1-Acre) on the east half, which is currently vacant. The parcel has been used as a religious institution since 1983. If the rezoning request is successful, the applicant is looking to expand the parking lot and construct a storage building that will replace the one that will be razed as part of the proposed addition.

Analysis

The site is currently zoned R-3 (Single Family 1-Acre) which permits single family homes. While the site would be a desirable site for a single-family development, the current owner has no interest in developing the parcel and would like to utilize the excess land for potential expansion of the church. The surrounding properties are a mix of residential and institutional uses including Lumen Christi Church, Beautiful Savior Church, Lakeshore Middle School, St. James Cemetery and the Center for Jewish Life. Allowing for an expansion to the existing religious institution would be consistent with the surrounding area. The change in zoning to IPS will allow the existing religious institution to expand its operation on the remaining acreage as the congregation grows. Staff and the Planning Commission recommend the entire site have a PUD overlay to control certain operations of a religious institution that could be impactful to the surrounding neighborhood and from other potential uses in the IPS zoning district should ownership and use change in the future. The applicant has agreed to the PUD overlay designation for the entire property.

Fiscal Impact

The fiscal impact is neutral.

Recommendation

On December 2, 2024, the Planning Commission approved a recommendation in favor of adopting the proposed ordinance by a vote of 8-0.

Attachments:

Exhibit A: Land Use Plan (PDF)

Exhibit B: Zoning Map (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2024-1673

An Ordinance Amending the Following for the Property Located at 2803 and 2909 West Mequon Road: A) The City's Zoning Map within Chapter 58 of the Mequon Municipal Code, from Single-Family Residential 1-Acre (R-3) to Institutional Public Service (IPS) and Planned Unit Development Overlay (PUD); and B) The City's Land Use Plan Map from Residential (1 to 1.5 Acre) to Institutional

RECITALS

A. Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Mequon is authorized to prepare and adopt a comprehensive plan, or amendment thereof, and to establish zoning districts based upon such comprehensive plan.

B. The owner of the property located at 2803 W. Mequon Road has filed an application to rezone the property from its current split zoning consisting of both IPS (Institutional) and R-3 (Single Family 1-Acre) to a unified IPS zoning for the full parcel.

C. The Planning Commission, by majority vote, adopted a recommendation to approve the rezoning request on the 2nd day of December 2024.

D. The Common Council held a public hearing on the proposed change to the City's Comprehensive Land Use Plan Map and the City's Zoning Map on February 11, 2025.

E. Based upon the Planning Commission's recommendation, the input received at the public hearing and the materials contained within the agenda packet, the Common Council has determined that amendments to the City's Zoning Map and Comprehensive Land Use Plan Map within Chapter 58 of the Mequon Municipal Code, are appropriate.

F. The appropriate zoning of lands within the City furthers the health, safety and welfare of the community.

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

SECTION I

1. The City of Mequon Comprehensive Land Use Plan Map, attached hereto as Exhibit A, is hereby amended to designate the entire property as "Institutional".

2. The City of Mequon Zoning Map, attached hereto as Exhibit B, is hereby amended to change the zoning classification of the entire property as IPS (Institutional Public

Service).

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: December 10, 2024

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on December 10, 2024.

Caroline Fochs, City Clerk

Published: _____

6.n.1.a

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

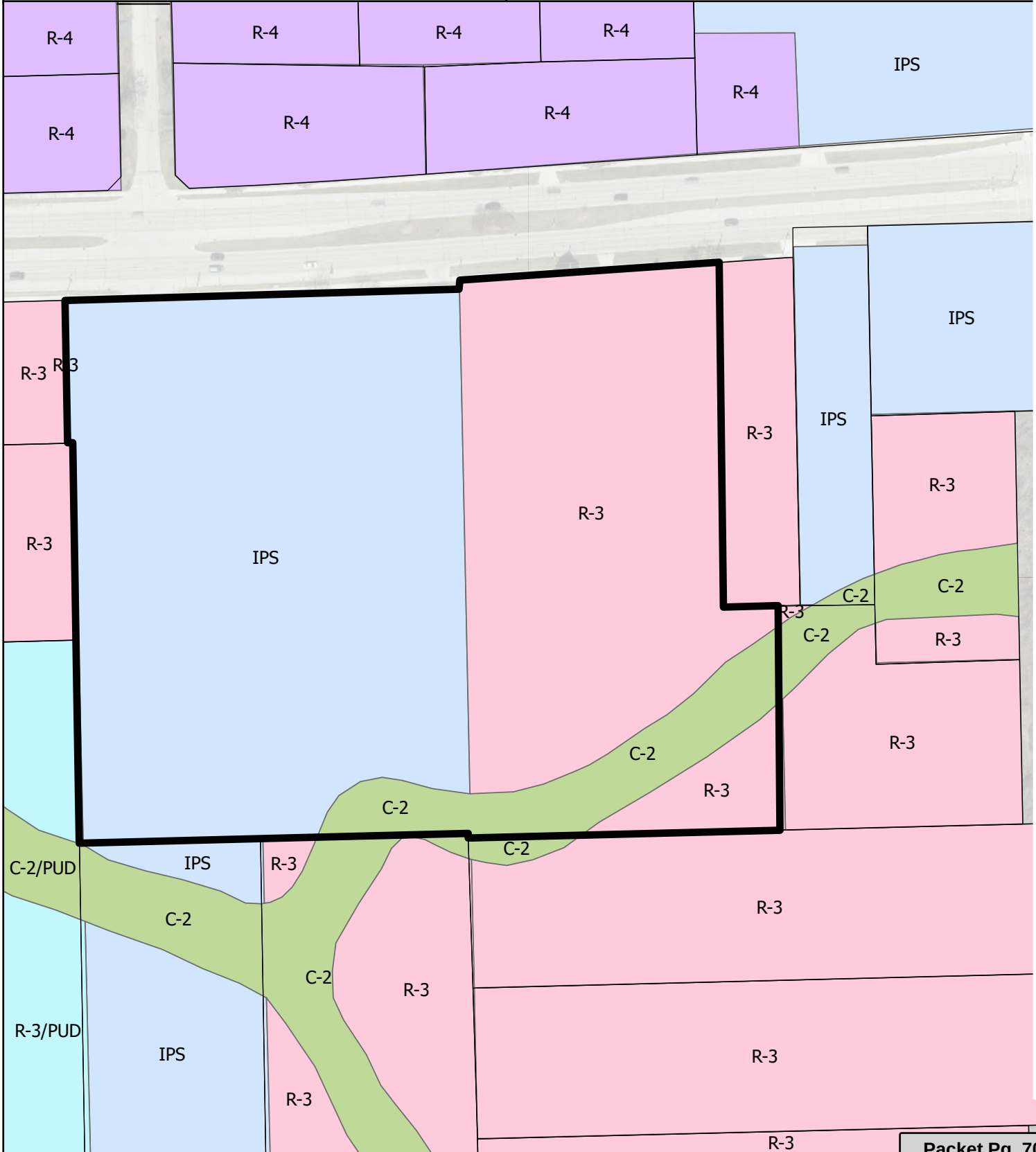


EXHIBIT B

CHRISTIAN LIFE CHURCH

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

6.n.1.b



Attachment: Exhibit B: Zoning Map (ORDINANCE 2024-1673 : Christian Life Church)



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2956
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Finance

TO: Common Council
FROM: Brenda Arnett, Finance Director
DATE: December 10, 2024
SUBJECT: RESOLUTION 4160 A Resolution Awarding the Sale of \$6,995,000 General Obligation Promissory Notes, Series 2025A; Providing the Form of the Notes; and Levying a Tax in Connection Therewith

Background

As part of its regular meeting on November 12, 2024, the Finance & Personnel Committee endorsed a staff recommendation authorizing the issuance of General Obligation Notes between \$6-\$7 million. The issuance includes financing for various capital improvements including roads, parking lots, the City brush site improvement project, and upgrades to the Council Chambers at City Hall.

Ehlers & Associates met with ratings analysts from Standard & Poor's Global Ratings (S&P). S&P affirmed the City AA (stable) for previously issued general obligation debt. In connection with this proposed issuance, the City will request a new rating for the Notes.

Ehlers & Associates is recommending the Notes be issued as municipal securities and offered through a competitive underwriting process. They will compile competitive bids on the City's behalf from underwriters and banks. An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce the borrowing amount.

As proposed, the Common Council will consider adoption of a Parameter Resolution on December 10, 2024, which delegates authority to the City Administrator or the Finance Director to accept and approve a bid for the Notes so long as the bid meets certain parameters.

The parameters are:

- Issue size not-to-exceed \$6,955,000
- Maximum Bid of 108.0%
- Minimum Bid of 99.0%
- Maximum True Interest Cost (TIC) of 4.75%
- Maturity Schedule Adjustments not-to-exceed \$125,000 per maturity for maturity years 2027 through 2029 and adjustments not-to-exceed \$400,000 per maturity for maturity years 2030 through 2035.

The attached resolution is a draft of a final resolution that will be delivered at the time of the sale, at which time interest rates and all other amounts will be finalized and documented. Bond counsel, Griggs Law Office LLC, drafted the attached resolution for the Common Council's consideration and approval. The attached exhibits A, B, and C are intended to support the resolution.

Analysis & Fiscal Impact

The Notes are being issued for a 10-year term. Principal on the Notes will be due on March 1 in the years 2027 through 2035. Interest will be due every six months beginning March 1, 2026. The Notes will be subject to prepayment at the discretion of the City on March 1, 2032, or any date thereafter.

Debt service on this issue will add approximately \$0.08 - \$0.25/\$1,000 of assessed value to the City's General tax mill rate for the life of the notes, not exceeding the current debt service mill rate of \$0.54/\$1,000. Even with this new debt issue, the City's financial advisor has structured the debt service so that the pro forma net tax rate for the City's total debt service will slowly decline over time.

Recommendation

A recommendation is forthcoming from the Finance-Personnel Committee on December 10, 2024.

Attachments:

FINALPreSaleReport.REVISED.Mequon.2025A (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4160

A Resolution Awarding the Sale of \$6,995,000 General Obligation Promissory Notes, Series 2025A; Providing the Form of the Notes; and Levying a Tax in Connection Therewith

RECITALS

WHEREAS, it is necessary that funds be raised by the City of Mequon, Ozaukee County, Wisconsin (the “City”) for the purpose of paying the costs of road, council chamber and parking lot improvements (the “Project”) and there are insufficient funds on hand to pay said costs;

WHEREAS, the City hereby finds and determines that the Project is within the City’s power to undertake and serves a “public purpose” as that term is defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, Cities are authorized by the provisions of Section 67.12(12) of the Wisconsin Statutes to borrow money and to issue general obligation promissory notes for such public purposes; and

WHEREAS, the City Finance Director (in consultation with the City’s financial advisor) shall cause an Official Notice of Sale to be distributed, offering the aforesaid general obligation promissory notes for public sale.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Authorization of the Notes; Parameters. For the purpose of paying the cost of the Project, there shall be borrowed from a purchaser (the “Purchaser”) selected through a competitive sale with the assistance and counsel of the City’s financial advisor, Ehlers and Associates, Inc., pursuant to Chapter 67 of the Wisconsin Statutes, the principal sum of not to exceed SIX MILLION NINE HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$6,955,000), provided that: (i) the price paid by the Purchaser for the Notes shall not be less than 99.00% nor more than 108.00% of the par amount of the Notes, (ii) the true interest rate to be paid on the Notes shall not exceed 4.75%; and (iii) the Notes shall comply in all other respects with the terms provided herein.

Section 2. Sale of the Notes; Delegation of Authority with Respect to Final Approval. Subject to such Final Approval (defined below), to evidence such indebtedness, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the City, general obligation promissory notes aggregating the principal amount of not to exceed SIX MILLION NINE HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$6,955,000) (the “Notes”). The issuance and sale of the Notes to the Purchaser is subject to final approval by the City Administrator or Finance Director. Such final approval shall be evidenced by the execution of an approving certificate (the approval of

such issuance and sale, and the execution of said certificate shall comprise and are referred to collectively herein as the “Final Approval”). The Common Council hereby delegates the authority to provide such Final Approval to the City Administrator or Finance Director. Said

officers may act for the Common Council to provide such Final Approval with respect to the Notes.

Section 3. Terms of the Notes. The Notes shall be designated “General Obligation Promissory Notes, Series 2025A”; shall be dated the date of their issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall bear interest semi-annually and mature on March 1 of each year, in the years and principal amounts as set forth in the Schedule attached hereto as Exhibit A, provided, however, that the annual principal maturities set forth on said Schedule may be increased or decreased by an amount up to \$125,000 for the 2027 through 2029 maturities and by an amount up to \$400,000 for the 2030 through 2035 maturities with the final maturity schedule being attached to and incorporated into the Final Approval. The maturity schedule for the Notes may include term bonds. All term bonds shall be subject to mandatory sinking fund redemption at a price of par plus accrued interest to the date of redemption and must conform to the maturity schedule requirements set forth above.

Section 4. Designation of Purchaser as Agent. The City hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Notes to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 5. Redemption Provisions. The redemption provisions relating to the Notes shall be set forth in the Final Approval.

Section 6. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 7. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged and a direct annual irrepealable tax is hereby levied upon all taxable property of the City. The amounts of said direct annual irrepealable tax to be levied shall be as set forth in the amortization schedule attached to the Final Approval.

The aforesaid direct annual irrepealable tax hereby levied shall be collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City levied in said years are collected. So long as any part of the principal of or interest on the Notes remains unpaid, the tax herein above levied shall be and continues irrepealable except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus in the Debt Service Fund Account created herein, including any capitalized interest funded with proceeds of the Notes.

Section 8. Debt Service Fund Account. There is hereby established in the City treasury a fund account separate and distinct from every other City fund or account designated “Debt Service Fund Account for City of Mequon General Obligation Promissory Notes, Series 2025A.”

There shall be deposited in said fund account any premium plus accrued interest paid on the Notes at the time of delivery to the Purchaser, all money raised by taxation pursuant to Section 7 hereof and all other sums as may be necessary to pay interest on the Notes when the same shall become due and to retire the Notes at their respective maturity dates. Said fund account shall be used

for the sole purpose of paying the principal of and interest on the Notes and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 9. Segregated Borrowed Money Fund. The proceeds of the Notes (the “Note Proceeds”) (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and be disbursed solely for the purposes for which borrowed or for the payment for the principal of and the interest on the Notes.

Section 10. Arbitrage Covenant. The City shall not take any action with respect to the Note Proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken on the date of the delivery of and payment for the Notes (the “Closing”), would cause the Notes to be “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”) and any income tax regulations promulgated thereunder (the “Regulations”).

The Note Proceeds may be temporarily invested in legal investments until needed, provided however, that the City hereby covenants and agrees that so long as the Notes remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the Notes, whether such moneys were derived from the Note Proceeds or from any other source, will not be used or invested in a manner which would cause the Notes to be “arbitrage bonds” within the meaning of the Code or Regulations.

The City Clerk, or other officer of the City charged with responsibility for issuing the Notes, shall provide an appropriate certificate of the City, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the City regarding the amount and use of the Note Proceeds and the facts and estimates on which such expectations are based, all as of the Closing.

Section 11. Additional Tax Covenants; Exemption from Rebate; Qualified Tax-Exempt Obligation Status. The City hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the Notes) to assure that the Notes are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes, throughout their term. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes, shall provide an appropriate certificate of the City as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the City to take all reasonable and lawful actions to comply with any new tax laws enacted so that the Notes will continue to be obligations described in

Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

The City anticipates that the Notes will qualify for the construction expenditure exemption from the rebate requirements of the Code. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes, shall provide an appropriate certificate of

the City as of the Closing, for inclusion in the transcript of proceedings, with respect to said exemption from the rebate requirements, and said City Clerk or other officer is hereby authorized to make any election on behalf of the City in order to comply with the rebate requirements of the Code. If, for any reason, the City did not qualify for any exemption from the rebate requirements of the Code, the City covenants that it would take all necessary steps to comply with such requirements.

The City hereby designates the Notes to be “qualified tax-exempt obligations” pursuant to the provisions of Section 265(b)(3) of the Code and in support of such designation, the City Clerk or other officer of the City charged with the responsibility for issuing the Notes, shall provide an appropriate certificate of the City, all as of the Closing.

Section 12. Persons Treated as Owners; Transfer of Notes. The fiscal agent appointed in Section 15 hereof shall keep books for the registration and for the transfer of the Notes. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of said fiscal agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, said fiscal agent shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and said fiscal agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. Said fiscal agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Notes. Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City maintained by said fiscal agent at the close of business on the corresponding record date.

Section 13. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York (“DTC”), the City has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and an official of the City has executed such Letter of Representation and delivered it to the DTC on behalf of the City.

Section 14. Execution of the Notes. The Notes shall be issued in typewritten form, one Note for each maturity, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, if any, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the

delivery of the Notes, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 15. Payment of the Notes. The principal of and interest on the Notes shall be paid by Bond Trust Services Corporation, Roseville, Minnesota, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The Fiscal Agency Agreement between the City and the Fiscal Agent shall be substantially in the form attached hereto as Exhibit C and incorporated herein by this reference.

Section 16. Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate, which the City will execute and deliver on the Closing Date. Any Noteholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 17. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the City or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 10th day of December, 2024.

Andrew Nerbun,

Mayor

ATTEST:

Caroline Fochs, City Clerk

EXHIBIT A

City of Mequon, Wisconsin

\$6,955,000 General Obligation Promissory Notes, Series 2025A

Issue Summary

Dated February 6, 2025

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/06/2025	-	-	-	-	-
03/01/2026	-	-	297,519.45	297,519.45	-
09/01/2026	-	-	139,100.00	139,100.00	436,619.45
03/01/2027	210,000.00	4.000%	139,100.00	349,100.00	-
09/01/2027	-	-	134,900.00	134,900.00	484,000.00
03/01/2028	260,000.00	4.000%	134,900.00	394,900.00	-
09/01/2028	-	-	129,700.00	129,700.00	524,600.00
03/01/2029	260,000.00	4.000%	129,700.00	389,700.00	-
09/01/2029	-	-	124,500.00	124,500.00	514,200.00
03/01/2030	660,000.00	4.000%	124,500.00	784,500.00	-
09/01/2030	-	-	111,300.00	111,300.00	895,800.00
03/01/2031	660,000.00	4.000%	111,300.00	771,300.00	-
09/01/2031	-	-	98,100.00	98,100.00	869,400.00
03/01/2032	920,000.00	4.000%	98,100.00	1,018,100.00	-
09/01/2032	-	-	79,700.00	79,700.00	1,097,800.00
03/01/2033	1,320,000.00	4.000%	79,700.00	1,399,700.00	-
09/01/2033	-	-	53,300.00	53,300.00	1,453,000.00
03/01/2034	1,320,000.00	4.000%	53,300.00	1,373,300.00	-
09/01/2034	-	-	26,900.00	26,900.00	1,400,200.00
03/01/2035	1,345,000.00	4.000%	26,900.00	1,371,900.00	-
09/01/2035	-	-	-	-	1,371,900.00
Total	\$6,955,000.00	-	\$2,092,519.45	\$9,047,519.45	-

Yield Statistics

Bond Year Dollars	\$52,312.99
Average Life	7.522 Years
Average Coupon	4.0000000%
Net Interest Cost (NIC)	4.1339498%
True Interest Cost (TIC)	4.1502486%
Bond Yield for Arbitrage Purposes	3.9926787%
All Inclusive Cost (AIC)	4.3479669%

IRS Form 8038

Net Interest Cost	4.0000000%
Weighted Average Maturity	7.522 Years

prop 2025A \$6955m GO Note | Issue Summary | 12/ 3/2024 | 12:38 PM



EXHIBIT B

(Form of Note)

REGISTERED
 NO. R-__

UNITED STATES OF AMERICA
 STATE OF WISCONSIN
 OZAUKEE COUNTY
 CITY OF MEQUON
 GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2025A

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
MARCH 1, 20__	FEBRUARY 6, 2025	__%	587316__

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS
 (\$_____)

KNOW ALL MEN BY THESE PRESENTS, that the City of Mequon, Ozaukee County, Wisconsin (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest is payable semi-annually on March 1 and September 1 of each year commencing March 1, 2026 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable in lawful money of the United States by Bond Trust Services Corporation, Roseville, Minnesota, the fiscal agent appointed by the City pursuant to the provisions of Section 67.10(2), Wisconsin Statutes, to act as bond registrar and paying agent (the "Bond Registrar"). The principal of this Note shall be payable only upon presentation and surrender of the Note at the office of the Bond Registrar. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by the Bond Registrar at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date").

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$6,955,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Chapter 67, Wisconsin Statutes, for the purpose of paying the costs of road, council chamber and parking lot improvements, all as authorized by a resolution of the Common Council duly adopted by said governing body at a

meeting held on December 10, 2024. Said resolution is recorded in the official minutes of the Common Council for said date.

At the option of the City, the Notes maturing on March 1, 20__ and thereafter are subject to redemption prior to maturity on March 1, 20__ or on any date thereafter. Said Notes are redeemable as a whole or in part, by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, or overnight express delivery, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice mailed as provided herein shall be conclusively presumed to have been duly given, whether or not the Depository receives the notice. The Notes shall cease to bear interest on the specified redemption date, provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable. It is hereby further certified that the City has designated this Note to be a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Bond Registrar. In the event that the Depository does not continue to act as depository for the Notes, and the Common Council appoints another depository, new fully registered Notes in the same aggregate principal amount shall be issued to the new depository upon surrender of the Notes to the Bond Registrar, in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Bond Registrar shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The City and the Bond Registrar may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever.

IN WITNESS WHEREOF, the City of Mequon, Ozaukee County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the 6th day of February, 2025.

(SEAL)

By: _____
Andrew Nerbun,
Mayor

By: _____
Caroline Fochs,
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or its Nominee
Name)

(Authorized Officer)

NOTICE: The above-named
Depository or its Nominee Name must
correspond with the name as it appears upon
the face of the within Note in every
particular, without alteration or enlargement
or any change whatever.

EXHIBIT C

FISCAL AGENCY AGREEMENT

THIS AGREEMENT is made and entered into the ___ day of February, 2025, by and between the City of Mequon, Ozaukee County, Wisconsin (the “City”), and Bond Trust Services Corporation, Roseville, Minnesota (the “Agent”).

WITNESSETH:

WHEREAS, the City has authorized the borrowing of the sum of SIX MILLION NINE HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$6,955,000) pursuant to Section 67.12(12), Wisconsin Statutes, and a resolution adopted by the Common Council on December 10, 2024 and has authorized the issuance and sale of \$6,955,000 principal amount of general obligation promissory notes to evidence such indebtedness (the “Obligations”). The Obligations shall be designated “General Obligation Promissory Notes, Series 2025A”; shall be dated February 6, 2025; shall bear interest and shall mature on March 1 of each year, in the years and principal amounts as set forth on Exhibit A attached hereto and incorporated herein by this reference. Interest shall be payable on March 1 and September 1 of each year commencing on March 1, 2026 until the principal of the Obligations is paid in full or discharged;

WHEREAS, the City is issuing the Obligations in registered form pursuant to Section 149 of the Internal Revenue Code of 1986, as amended, and any applicable income tax regulations; and,

WHEREAS, pursuant to the aforesaid resolution or resolutions and Section 67.10(2), Wisconsin Statutes, the Common Council of the City has authorized the appointment of the Agent as Fiscal Agent of the City for the purpose of performing any or all of the following functions with respect to the Obligations: paying the principal of and interest on the Obligations; accounting for such payments; registering, authenticating, transferring, and canceling the Obligations; and maintaining a registration book in addition to other applicable responsibilities all in accordance with the provisions of Section 67.10(2), Wisconsin Statutes.

NOW, THEREFORE, the City and the Agent do hereby agree as follows:

I. APPOINTMENT

The Agent is hereby appointed Fiscal Agent of the City with respect to the Obligations for the purpose of performing such of the responsibilities stated in Section 67.10(2)(a), Wisconsin Statutes, as are delegated herein or as may be otherwise specifically delegated in writing to the Fiscal Agent by the City.

II. INVESTMENT RESPONSIBILITY

The Fiscal Agent shall not be under any obligation to invest funds held for the payment of interest or principal on the Obligations.

III. PAYMENTS

At least one (1) business day before each semi-annual interest payment date (commencing with the first interest payment date and continuing thereafter until the principal of and interest on the Obligations should have been fully paid or prepaid in accordance with their terms) the City agrees to and shall pay to the Fiscal Agent, in immediately available funds, a sum equal to the amount payable as principal of and the premium, if any, and interest on the Obligations on such semi-annual interest payment date. Said semi-annual interest and/or principal payment dates and amounts are set forth in Exhibit A which is attached hereto and incorporated herein by this reference.

IV. CANCELLATION

In every case of the surrender of any Obligation for the purpose of payment, the Fiscal Agent shall cancel and destroy the same and deliver to the City a certificate regarding such cancellation, setting forth an accurate description of the Obligation, specifying its number, date, purpose, amount, rate of interest, and payment date and stating the date and amount of each payment of principal or interest thereon. The Fiscal Agent shall also cancel and destroy Obligations presented for transfer or exchange and deliver a certificate with respect to such transfer or exchange to the City. The Fiscal Agent shall be permitted to microfilm, or otherwise photocopy and record said canceled Obligations.

V. REGISTRATION BOOK

Fiscal Agent shall maintain in the name of the City a Registration Book containing the names and addresses of all registered owners of the Obligations. The Fiscal Agent shall keep confidential said information in accordance with applicable banking and governmental regulations.

VI. INTEREST PAYMENT

Payment of each installment of interest shall be made to the registered owner who shall appear on the Registration Book at the close of business on the 15th day of the calendar month next preceding the interest payment date and shall be paid by check or draft of the Fiscal Agent mailed to such registered owner at his address as it appears in such Registration Book or at such other address as may be furnished in writing by such registered owner to the Fiscal Agent.

VII. PAYMENT OF PRINCIPAL

Principal shall be paid to the registered owner of an Obligation upon surrender of the Obligation on or after its maturity or redemption date.

VIII. REDEMPTION NOTICE

In the event the City exercises its option, if any, to redeem any of the Obligations, the City shall direct the Fiscal Agent to give notice of such redemption by registered or certified mail at least thirty days prior to the date fixed for redemption to the registered owner of each Obligation to be redeemed in whole or in part at the address shown in the Registration Book. Such direction shall be given at least thirty-five days prior to such redemption date.

In addition, in accordance with the recommendations of the Securities and Exchange Commission, the Fiscal Agent shall give notice of any call for redemption to all registered securities depositories and to a national information service that disseminates notices of redemption of such Obligations, but neither a defect in this additional notice nor any failure to give all or any portion of such additional notice shall in any manner defeat the effectiveness of a call for redemption.

IX. UTILIZATION OF THE DEPOSITORY TRUST COMPANY

The Depository Trust Company's Book-Entry-Only system is to be utilized for the obligations. The Fiscal Agent agrees to comply with the provisions of the attached Blanket City Letter of Representation which has been executed and delivered to The Depository Trust Company by the City.

X. TRANSFER AND EXCHANGE OF OBLIGATIONS

The Fiscal Agent shall transfer Obligations upon presentation of a written assignment duly executed by the registered owner or by such owner's duly authorized legal representative. Upon such transfer, a new registered Obligation of authorized denomination or denominations in the same aggregate principal amount shall be issued to the transferee in exchange thereof, and the name of such transferee shall be entered as the new registered owner in the Registration Book. Upon request of the registered owner, the Fiscal Agent shall exchange Obligations of the issue for a like aggregate principal amount of Obligations of the same maturity in authorized whole integral multiples of \$5,000.

The Obligations shall be numbered 1 and upward. Upon any transfer or exchange, the Obligation or Obligations issued shall bear the next highest consecutive unused number or numbers.

XI. STATEMENTS

The Fiscal Agent shall furnish the City with an accounting of payments received and made and funds on hand annually upon reasonable request.

XII. FEES

The City agrees to pay the Fiscal Agent fees in accordance with the fee schedule provided by the Fiscal Agent which is attached hereto as Exhibit B and incorporated herein by this reference until the final principal payment (or redemption date in the event the City exercises its option, if any, to redeem the Obligations). Such fees are payable on the dates principal is due or pursuant to statements provided to the City by the Fiscal Agent. In the event the City

exercises its option, if any, to redeem the Obligations, the Fiscal Agent shall be reimbursed for mailing costs related therewith.

XIII. MISCELLANEOUS

(a) Nonpresentment of Checks. In the event the check or draft mailed by the Fiscal Agent to the registered owner is not presented for payment within six years of its date, then the monies representing such nonpayment shall be returned to the City or to such board, officer or body as may then be entitled by law to receive the same, together with the name of the registered owner of the Obligation and the last mailing address of record. Thereafter, the Fiscal Agent shall not be responsible for the payment of such check or draft.

(b) Resignations; Successor Fiscal Agent. Fiscal Agent may at any time resign by giving not less than sixty days written notice to City. Upon receiving such notice of resignation, the City shall promptly appoint a successor Fiscal Agent by an instrument in writing executed by order of its governing body. If no successor Fiscal Agent shall have been so appointed and have accepted appointment within sixty days after such notice of resignation, the resigning Fiscal Agent may petition any court of competent jurisdiction for the appointment of a successor fiscal agent. Such court may thereupon, after such notice, if any, as it may deem proper and prescribes, appoint a successor fiscal agent.

Any successor fiscal agent shall be qualified to act pursuant to Section 67.10(2), Wisconsin Statutes, as amended.

Any successor fiscal agent shall execute, acknowledge and deliver to the City and to its predecessor fiscal agent an instrument accepting such appointment hereunder, and thereupon the resignation of the predecessor fiscal agent shall become effective and such successor fiscal agent, without any further act, deed or conveyance, shall become vested with all the rights, powers, trusts, duties and obligations of its predecessor, with like effect as if originally named as fiscal agent herein; but nevertheless, on written request of City, or on the request of the successor, the fiscal agent ceasing to act shall execute and deliver an instrument transferring to such successor fiscal agent, all the rights, powers, and trusts of the fiscal agent so ceasing to act. Upon the request of any such successor fiscal agent, the City shall execute any and all instruments in writing for more fully and certainly vesting in and confirming to such successor fiscal agent all such rights, powers and duties. Any predecessor fiscal agent shall pay over to its successor fiscal agent any funds of the City.

(c) Termination. This Agreement shall terminate six years after the last principal payment on the Obligations is due whether by maturity or earlier redemption or the final discharge of the City's responsibilities for payment of the Obligations, whichever is later. The parties realize that any funds hereunder as shall remain upon termination shall be turned over to the City after deduction of any unpaid fees and disbursements of Fiscal Agent. Termination of this Agreement shall not, of itself, have any effect on City's obligation to pay the outstanding Obligations in full in accordance with the terms thereof.

(d) Execution. This Agreement shall be executed on behalf of the City and the Agent by their duly authorized officers. This Agreement may be executed in several counter-parts,

each of which shall be an original and all of which shall constitute but one and the same agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement, being duly authorized so to do, each in the manner most appropriate to it, on the date first above written.

SIGNATURE PAGE TO THE FISCAL AGENCY AGREEMENT

CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

By: _____
Andrew Nerbun,
Mayor

(SEAL)

And: _____
Caroline Fochs,
City Clerk

SIGNATURE PAGE TO THE FISCAL AGENCY AGREEMENT

BOND TRUST SERVICES CORPORATION
ROSEVILLE, MINNESOTA

By: _____

_____(Title)

And: _____

_____(Title)

Approved by: Andrew Nerbun, Mayor

Date Approved: December 10, 2024

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on December 10, 2024.

Caroline Fochs, City Clerk

December 10, 2024

PRE-SALE REPORT FOR

City of Mequon, Wisconsin

\$6,955,000 General Obligation Promissory Notes, Series 2025A



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer, Senior Municipal Advisor
Philip L. Cosson, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

\$6,955,000 General Obligation Promissory Notes, Series 2025A

Purposes:

The proposed issue includes financing for various capital improvements including roads, City Hall, and parking lots. Debt service will be paid from ad valorem property taxes.

Authority:

The Notes are being issued pursuant to Wisconsin Statute(s):

- 67.12(12)

The Notes will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

The Notes count against the City's General Obligation Debt Capacity Limit of 5% of total City Equalized Valuation. Following issuance of the Notes, the City's total General Obligation debt principal outstanding will be approximately \$36,865,000, which is 11% of its limit. Remaining General Obligation Borrowing Capacity will be approximately \$313,546,595.

Term/Call Feature:

The Notes are being issued for a term of 10 years. Principal on the Notes will be due on March 1 in the years 2027 through 2035. Interest will be due every six months beginning March 1, 2026.

The Notes will be subject to prepayment at the discretion of the City on March 1, 2032 or any date thereafter.

Bank Qualification:

Because the City is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the City will be able to designate the Notes as "bank qualified" obligations. Bank qualified status broadens the market for the Notes, which can result in lower interest rates.

Rating:

The City's most recent bond issues were rated by S&P Global Ratings. The current rating on those bonds is "AA". The City will request a new rating for the Notes.

If the winning bidder on the Notes elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Notes and long-term financial capacity, as well as the tax status considerations related to the Notes and the structure, timing and other similar matters related to the Notes, we are recommending the issuance of Notes as a suitable option.

Method of Sale/Placement:

We are recommending the Notes be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Notes from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the City's objectives for this financing.

Parameters:

The City Council will consider adoption of a Parameters Resolution on December 10, 2024, which delegates authority to the Administrator or the Finance Director to accept and approve a bid for the Notes so long as the bid meets certain parameters. These parameters are:

- * Issue size not to exceed \$6,955,000
- * Maximum Bid of 108.0%
- * Minimum Bid of 99.0%
- * Maximum True Interest Cost (TIC) of 4.75%
- * Maturity Schedule Adjustments not to exceed \$125,000 per maturity for maturity years 2027 through 2029 and adjustments not to exceed \$400,000 per maturity for maturity years 2030 through 2035.

Other Considerations:

The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to “term up” some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City’s outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than \$10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations (“Arbitrage Rules”) throughout the life of the issue to maintain the tax-exempt status of the Notes. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City’s specific arbitrage responsibilities will be detailed in the Certificate With Respect to Arbitrage and Other Tax Matters (the “Tax Compliance Document”) prepared by your Bond Attorney and provided at closing.

The Notes may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City’s specific responsibilities for the Notes. The City is currently receiving arbitrage services from Ehlers in relation to the Notes.

Investment of Note Proceeds:

Ehlers can assist the City in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Griggs Law Office LLC.

Paying Agent: Bond Trust Services Corporation.

Rating Agency: Standard & Poor’s Global Ratings (S&P).

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by City Council:	December 10, 2024
Due Diligence Call to Review Official Statement:	Week of January 2, 2025
Conference with Rating Agency:	Week of January 2, 2025
Distribute Official Statement:	Week of January 6, 2025
Designated Officials Award Sale of the Notes:	January 16, 2025
Estimated Closing Date:	February 6, 2025

Attachments

Table 1: Existing G.O. Debt Base Case
 Table 2: Estimated Sources and Uses of Funds
 Table 3: Estimated Proposed Debt Service Schedule
 Table 4: Financing Plan Tax Impact
 Table 5: General Obligation Debt Capacity Analysis
 Bond Buyer Index

EHLERS' CONTACTS

Brian Roemer, Senior Municipal Advisor	(262) 796-6178
Philip L. Cosson, Senior Municipal Advisor	(262) 796-6161
Na Lee Lee, Senior Public Finance Analyst	(262) 796-6170
Kathy Myers, Senior Financial Analyst	(262) 796-6177

Table 1

Existing G.O. Debt Base Case

City of Mequon, WI

Year Ending	Existing Debt								Year Ending
	Total G.O. Debt Payments	Less: Special Assessments	Less: TID 3	Less: Sewer	Net Tax Levy	Valized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$450,000 Home	
2024	5,795,265	(170,363)	(1,163,500)	(1,698,350)	2,763,053	6,299,068,300	\$0.44	\$197.39	2024
2025	5,873,296	(166,856)	(1,251,100)	(1,695,150)	2,760,190	6,747,041,800	\$0.41	\$184.09	2025
2026	5,335,190	0	(1,264,100)	(1,698,750)	2,372,340	7,015,033,281	\$0.34	\$152.18	2026
2027	5,314,328		(1,275,200)	(1,696,750)	2,342,378	7,293,669,343	\$0.32	\$144.52	2027
2028	5,295,753		(1,300,400)	(1,697,350)	2,298,003	7,583,372,787	\$0.30	\$136.36	2028
2029	3,861,590		0	(1,696,600)	2,164,990	7,884,583,208	\$0.27	\$123.56	2029
2030	3,300,183			(1,694,500)	1,605,683	8,197,757,662	\$0.20	\$88.14	2030
2031	2,654,444			(1,066,050)	1,588,394	8,523,371,357	\$0.19	\$83.86	2031
2032	858,500			0	858,500	8,861,918,380	\$0.10	\$43.59	2032
2033	0				0	9,213,912,438	\$0.00	\$0.00	2033
Total	38,288,548	(337,219)	(6,254,300)	(12,943,500)	18,753,529				Total

Notes:

Legend:

Represents +/- 25% Change over previous year

Table 2
Capital Improvements Financing Plan

City of Mequon, WI

		2025			
		G.O. Notes	Roads Portion	Council Chamber Portion	Parking Lot Portion
CIP Projects ¹					
Roads		5,250,000	5,250,000		
Council Chamber		600,000		600,000	
Parking Lots		1,000,000			1,000,000
Subtotal Project Costs		6,850,000	5,250,000	600,000	1,000,000
CIP Projects ¹		6,850,000	5,250,000	600,000	1,000,000
Estimated Issuance Expenses		155,600	119,245	13,647	22,708
Municipal Advisor (Ehlers)		44,200	33,873	3,877	6,450
Bond Counsel		20,000	15,327	1,754	2,919
Rating Fee		21,000	16,093	1,842	3,065
Maximum Underwriter's Discount	10.00	69,550	53,300	6,100	10,150
Paying Agent		850	651	75	124
Subtotal Issuance Expenses		155,600	119,245	13,647	22,708
TOTAL TO BE FINANCED		7,005,600	5,369,245	613,647	1,022,708
Estimated Interest Earnings	3.00%	(51,375)	(39,375)	(4,500)	(7,500)
Assumed spend down (months)	3.00				
Rounding		775	130	853	(208)
NET BOND SIZE		6,955,000	5,330,000	610,000	1,015,000

Notes:
1) Project Total Estimates

Table 3
Allocation of Debt Service - 2025 G.O. Notes

City of Mequon, WI

Year Ending	Roads Portion				Council Chamber Portion				Parking Lot Portion				Year Ending	Totals		
	Principal	Est. Rate ¹	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total		Principal (3/1)	Interest	Total
2025				0				0				0	2025	0	0	0
2026	0	4.00%	334,606	334,606	0	4.00%	38,294	38,294	0	4.00%	63,719	63,719	2026	0	436,619	436,619
2027	35,000	4.00%	212,500	247,500	65,000	4.00%	23,100	88,100	110,000	4.00%	38,400	148,400	2027	210,000	274,000	484,000
2028	80,000	4.00%	210,200	290,200	65,000	4.00%	20,500	85,500	115,000	4.00%	33,900	148,900	2028	260,000	264,600	524,600
2029	80,000	4.00%	207,000	287,000	65,000	4.00%	17,900	82,900	115,000	4.00%	29,300	144,300	2029	260,000	254,200	514,200
2030	480,000	4.00%	195,800	675,800	65,000	4.00%	15,300	80,300	115,000	4.00%	24,700	139,700	2030	660,000	235,800	895,800
2031	480,000	4.00%	176,600	656,600	65,000	4.00%	12,700	77,700	115,000	4.00%	20,100	135,100	2031	660,000	209,400	869,400
2032	740,000	4.00%	152,200	892,200	65,000	4.00%	10,100	75,100	115,000	4.00%	15,500	130,500	2032	920,000	177,800	1,097,800
2033	1,135,000	4.00%	114,700	1,249,700	70,000	4.00%	7,400	77,400	115,000	4.00%	10,900	125,900	2033	1,320,000	133,000	1,453,000
2034	1,135,000	4.00%	69,300	1,204,300	70,000	4.00%	4,600	74,600	115,000	4.00%	6,300	121,300	2034	1,320,000	80,200	1,400,200
2035	1,165,000	4.00%	23,300	1,188,300	80,000	4.00%	1,600	81,600	100,000	4.00%	2,000	102,000	2035	1,345,000	26,900	1,371,900
Total	5,330,000		1,696,206	7,026,206	610,000		151,494	761,494	1,015,000		244,819	1,259,819	Total	6,955,000	2,092,519	9,047,519

Notes:
1) Estimated Rate assumes 4%

Table 4
Financing Plan Tax Impact

City of Mequon, WI

Year Ending	Existing Debt										Proposed Debt						Year Ending
	Total Debt Payments	G.O. Debt Expense	Less: Special Assessments	Less: TID 3	Less: Sewer	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$450,000 Home	2025 G.O. Notes 6,955,000 Dated: 2/6/2025 Total Prin. and Int.	Debt Service Levy		Taxes			
												Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$450,000 Home	Annual Taxes Difference From Existing	
2025	5,873,296	0	(166,856)	(1,251,100)	(1,695,150)	2,760,190		6,747,041,800	\$0.41	\$184.09	0	2,760,190		\$0.41	\$184	\$0	2025
2026	5,335,190	0	0	(1,264,100)	(1,698,750)	2,372,340	(387,850)	7,015,033,281	\$0.34	\$152.18	436,619	2,808,959	48,769	\$0.40	\$180	\$28	2026
2027	5,314,328	0	0	(1,275,200)	(1,696,750)	2,342,378	(29,963)	7,293,669,343	\$0.32	\$144.52	484,000	2,826,378	17,418	\$0.39	\$174	\$30	2027
2028	5,295,753	0	0	(1,300,400)	(1,697,350)	2,298,003	(44,375)	7,583,372,787	\$0.30	\$136.36	524,600	2,822,603	(3,775)	\$0.37	\$167	\$31	2028
2029	3,861,590	0	0	0	(1,696,600)	2,164,990	(133,013)	7,884,583,208	\$0.27	\$123.56	514,200	2,679,190	(143,413)	\$0.34	\$153	\$29	2029
2030	3,300,183	0	0	0	(1,694,500)	1,605,683	(559,308)	8,197,757,662	\$0.20	\$88.14	895,800	2,501,483	(177,708)	\$0.31	\$137	\$49	2030
2031	2,654,444	0	0	0	(1,066,050)	1,588,394	(17,289)	8,523,371,357	\$0.19	\$83.86	869,400	2,457,794	(43,689)	\$0.29	\$130	\$46	2031
2032	858,500	0	0	0	0	858,500	(729,894)	8,861,918,380	\$0.10	\$43.59	1,097,800	1,956,300	(501,494)	\$0.22	\$99	\$56	2032
2033	0	0	0	0	0	0	(858,500)	9,213,912,438	\$0.00	\$0.00	1,453,000	1,453,000	(503,300)	\$0.16	\$71	\$71	2033
2034	0	0	0	0	0	0	0	9,579,887,648	\$0.00	\$0.00	1,400,200	1,400,200	(52,800)	\$0.15	\$66	\$66	2034
2035	0	0	0	0	0	0	0	9,960,399,338	\$0.00	\$0.00	1,371,900	1,371,900	(28,300)	\$0.14	\$62	\$62	2035
2036	0	0	0	0	0	0	0	10,356,024,895	\$0.00	\$0.00	0	0	(1,371,900)	\$0.00	\$0	\$0	2036
2037	0	0	0	0	0	0	0	10,767,364,639	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2037
2038	0	0	0	0	0	0	0	11,195,042,735	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2038
2039	0	0	0	0	0	0	0	11,639,708,141	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2039
2040	0	0	0	0	0	0	0	12,102,035,589	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2040
2041	0	0	0	0	0	0	0	12,582,726,614	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2041
2042	0	0	0	0	0	0	0	13,082,510,614	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2042
2043	0	0	0	0	0	0	0	13,602,145,959	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2043
2044	0	0	0	0	0	0	0	14,142,421,141	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2044
Total	32,493,283	0	(166,856)	(5,090,800)	(11,245,150)	15,990,476					9,047,519				\$467.88	Total	

Notes:

Total cost to sample taxpayer
for new debt over 10 years.

Attachment: FINALPreSaleReport.REVISED.Mequon.2025A (RESOLUTION 4160 : Awarding the Sale of \$6.955M GO Notes)



Table 4 Financing Plan Tax Impact

City of Mequon, WI

Year Ending	Existing Debt					Proposed Debt						Year Ending
	Net Debt Service Levy	Change From Prior Year Levy	Assessed Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$450,000 Home	2025 G.O. Notes 6,955,000 Dated: 2/6/2025 Total Prin. and Int.	Debt Service Levy		Taxes			
							Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$450,000 Home	Annual Taxes Difference From Existing	
2025	2,760,190		5,276,244,408	\$0.52	\$235.41	0	2,760,190		\$0.52	\$235	\$0	2025
2026	2,372,340	(387,850)	5,323,384,753	\$0.45	\$200.54	436,619	2,808,959	48,769	\$0.53	\$237	\$37	2026
2027	2,342,378	(29,963)	5,372,397,505	\$0.44	\$196.20	484,000	2,826,378	17,418	\$0.53	\$237	\$41	2027
2028	2,298,003	(44,375)	5,423,357,037	\$0.42	\$190.68	524,600	2,822,603	(3,775)	\$0.52	\$234	\$44	2028
2029	2,164,990	(133,013)	5,476,340,673	\$0.40	\$177.90	514,200	2,679,190	(143,413)	\$0.49	\$220	\$42	2029
2030	1,605,683	(559,308)	5,531,428,812	\$0.29	\$130.63	895,800	2,501,483	(177,708)	\$0.45	\$204	\$73	2030
2031	1,588,394	(17,289)	5,588,705,043	\$0.28	\$127.90	869,400	2,457,794	(43,689)	\$0.44	\$198	\$70	2031
2032	858,500	(729,894)	5,648,256,277	\$0.15	\$68.40	1,097,800	1,956,300	(501,494)	\$0.35	\$156	\$87	2032
2033	0	(858,500)	5,710,172,877	\$0.00	\$0.00	1,453,000	1,453,000	(503,300)	\$0.25	\$115	\$115	2033
2034	0	0	5,774,548,795	\$0.00	\$0.00	1,400,200	1,400,200	(52,800)	\$0.24	\$109	\$109	2034
2035	0	0	5,841,481,716	\$0.00	\$0.00	1,371,900	1,371,900	(28,300)	\$0.23	\$106	\$106	2035
2036	0	0	5,911,073,201	\$0.00	\$0.00	0	0	(1,371,900)	\$0.00	\$0	\$0	2036
2037	0	0	5,983,428,850	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2037
2038	0	0	6,058,658,454	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2038
2039	0	0	6,136,876,167	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2039
2040	0	0	6,218,200,675	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2040
2041	0	0	6,302,755,381	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2041
2042	0	0	6,390,668,587	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2042
2043	0	0	6,482,073,692	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2043
2044	0	0	6,577,109,394	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2044
Total	15,990,476					9,047,519					\$722.88	Total

Total cost to sample taxpayer
for new debt over 10 years.

Notes:

Attachment: FINAL PreSaleReport.REVISED.Mequon.2025A (RESOLUTION 4160 : Awarding the Sale of \$6.955M GO Notes)

Table 5

General Obligation Debt Capacity Analysis - Impact of Financing Plan

City of Mequon, WI

Existing Debt				
Year Ending	Projected Equalized Value (TID IN) ¹	Debt Limit	Existing Principal Outstanding	% of Limit
2024	7,008,231,900	350,411,595	29,910,000	9%
2025	7,289,684,224	364,484,211	24,765,000	7%
2026	7,582,439,743	379,121,987	20,025,000	5%
2027	7,886,952,395	394,347,620	15,175,000	4%
2028	8,203,694,351	410,184,718	10,225,000	2%
2029	8,533,156,743	426,657,837	6,595,000	2%
2030	8,875,850,425	443,792,521	3,440,000	1%
2031	9,232,306,770	461,615,338	850,000	0%
2032	9,603,078,490	480,153,924	0	0%
2033	9,988,740,494	499,437,025		0%
2034	10,389,890,779	519,494,539		0%
2035	10,807,151,358	540,357,568		0%

Proposed Debt				
Combined Principal Existing & Proposed				Year Ending
2025 G.O. Notes		% of Limit	Residual Capacity	
	\$29,910,000	9%	\$320,501,595	2024
6,955,000	\$31,720,000	9%	\$332,764,211	2025
6,955,000	\$26,980,000	7%	\$352,141,987	2026
6,745,000	\$21,920,000	6%	\$372,427,620	2027
6,485,000	\$16,710,000	4%	\$393,474,718	2028
6,225,000	\$12,820,000	3%	\$413,837,837	2029
5,565,000	\$9,005,000	2%	\$434,787,521	2030
4,905,000	\$5,755,000	1%	\$455,860,338	2031
3,985,000	\$3,985,000	1%	\$476,168,924	2032
2,665,000	\$2,665,000	1%	\$496,772,025	2033
1,345,000	\$1,345,000	0%	\$518,149,539	2034
0	\$0	0%	\$540,357,568	2035

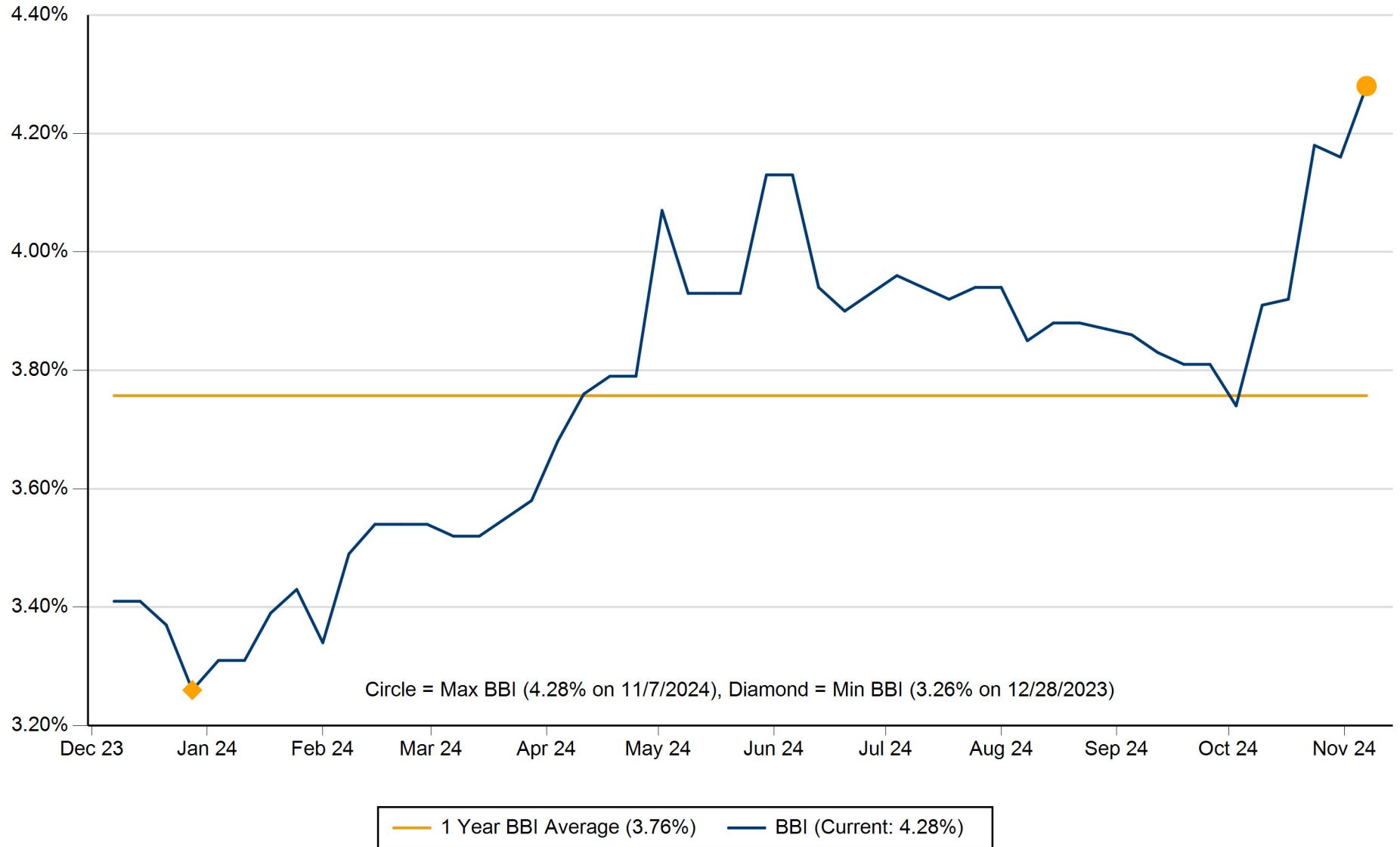
Notes:

1) Projected TID IN EV based on discounted 5-year average at 4.02% annual inflation.

Attachment: FINAL PreSaleReport.REVISED.Mequon.2025A (RESOLUTION 4160 : Awarding the Sale of \$6.955M

1 YEAR TREND IN MUNICIPAL BOND INDICES

Weekly Rates December, 2023 - December, 2024



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2941
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Administration

TO: Common Council
FROM: William Jones, City Administrator
DATE: December 5, 2024
SUBJECT: RESOLUTION 4161 A Resolution Approving a Five-Year Agreement for Implementation and Operation of an Enterprise Land Management System with Tyler Technologies, Inc., Yarmouth, Maine, in the Amount of \$712,694

Background

During the past few years, the City has been working to upgrade the City's permitting and inspections software, as part of an effort to streamline such functions within the Department of Community Development, while also providing an online interface for residents, contractors and other City customers. As part of this effort, staff partnered with Averro Advisors - the firm that developed the City's five-year Information Technology (IT) Strategic Plan in 2021 - to guide the process for analyzing existing business processes, developing system requirements, soliciting vendor proposals, guiding system selection and completing contract negotiations. After a 12-month pause through late 2023 to administer two public safety mergers that were underway at the time, as well as incorporation of an interim permitting system (iWorQ) also in 2023, efforts to identify and select a new land management system resumed in earnest earlier this year.

As conceived, a modern land management software program will provide the City with the opportunity to provide a parcel-based system that digitally streamlines processes related to planning, zoning, permitting, inspections, code enforcement and other development-related processes (e.g., licensing). This aligns directly with one of the five strategic pillars identified within the City's current Strategic Plan (Customer Service), as well as previous recommendations contained in an operational analysis of the City's Community Development function completed in 2021, and the aforementioned IT Strategic Plan. In 2021, the Council allocated approximately 20% of the funding (\$525,000) received through the American Recovery Plan Act (ARPA) in support of this effort, which also includes development of a centralized database.

Analysis

Earlier this year, a Project Team consisting of representatives from the City Administrator's Office, the Community Development Department, the Finance Department, the Engineering Division and the IT Division met to resume the process. Following a series of stakeholder meetings across the organization to review and finalize a Requirements Traceability Matrix (RTM), a vendor short-list was established, and three half-day product demonstrations were conducted with the following firms: GovSense, Trimble CityWorks and Tyler Technologies. Notably, other firms identified by the Project Team for evaluation either cancelled their scheduled demonstration, or declined to be considered. Following these vendor demonstrations, additional research was completed, client references were checked, and system pricing was

requested. Thereafter, the Project Team reduced its short-list from three to two, and after some additional due diligence and receiving final best offers from the two remaining firms, the Project Team voted unanimously to select Tyler Technologies as the vendor to supply land management software services over the next five years.

In selecting Tyler Technologies, the Project Team considered scoring from the vendor demonstrations, references received from existing clients, the total number of similar clients both statewide and nationally, as well as compatibility with the City's existing financial system (also Tyler), which supports accounting, budgeting, purchasing, human resources and licensing functions, among others. Across all of these criteria, Tyler scored highest amongst the three firms considered, and is thus recommended by the ten-member Team.

Since selecting Tyler as the City's new LMS provider, the Project Team and Averro have been working to finalize a Statement of Work (SOW) that will guide implementation of the software during 2025, as well as the City's ongoing administration of the system once it goes live. A copy of the SOW, which is approximately fifty pages in length, remains on file at City Hall.

Fiscal Impact

As noted, the project team received five-year pricing proposals from each of the three firms that completed vendor demonstrations, and which are summarized below. Notably, the figures for GovSense and Tyler reflect final pricing received from each of the two finalists, and the term Saas (Software-as-a-Service) refers to a firm's annual subscription fees.

Firm	Year 1	Year 2	Year 3	Year 4	Year 5	Total
CityWorks						
Saas	\$39,560	\$41,887	\$44,214	\$50,264	\$54,285	\$230,209
Implementation	\$182,000	-	-	-	-	\$182,000
						\$412,209
GovSense						
Saas	\$107,000	\$123,000	\$123,000	\$123,000	\$123,000	\$599,000
Implementation	\$236,550*	-	-	-	-	\$236,550
						\$835,550
Tyler						
Saas	\$107,405	\$107,405	\$107,405	\$112,775	\$118,414	\$553,404
Implementation	\$159,290*	-	-	-	-	\$159,290
						\$712,694

*Includes projected travel expenses

As indicated, the City previously allocated \$525,000 in ARPA funding to support implementation of a new land management system. To date, the City has expended roughly \$120,000 on this project, including nearly \$100,000 (83%) from a previously approved consulting agreement with Averro Advisors, as well as \$15,000 for iWorQ and \$4,000 for existing Access Database enhancements. In 2025, it is estimated the City will need to maintain a second year of the subscription to iWorQ at a cost of \$15,000, as implementation of the new

Tyler module is completed. Accounting for Tyler's Year 1 expenses illustrated in the preceding table, the total anticipated expenditure for 2025 equals \$281,695. Combined with the \$119,000 already spent, this results in a remaining balance of approximately \$123,000, which can be utilized for the purchase of necessary hardware upgrades, development of a centralized database, additional consulting or to pay a portion of the software's subscription fees in 2026. Going forward, the City will need to identify an appropriate source of revenue(s) to support payment of the ongoing SaaS fees depicted above. Accordingly, appropriate options to satisfy this new obligation will be presented during development of a long-range financial plan in mid-2025.

Recommendation

A recommendation is forthcoming from the Finance-Personnel Committee on December 10, 2024.

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4161

A Resolution Approving a Five-Year Agreement for Implementation and Operation of an Enterprise Land Management System with Tyler Technologies, Inc., Yarmouth, Maine, in the Amount of \$712,694

RECITALS

A. Both the City's IT Strategic Plan and Community Development Operational Analysis identified the need for the City to implement an enterprise land management system for the organization.

B. The City utilized a competitive process to vet various land management systems and providers to identify the system which best met the City's needs at the most advantageous price.

C. Based upon a review of the various specifications, interviews with firms, and product demos, staff recommends purchasing the enterprise land management system ("LMS") suite of services provided by Tyler Technologies, Inc., which also provides the City's MUNIS financial software suite.

D. The LMS suite of services is an add-on to the City's existing Software as a Service (SaaS) platform with Tyler Technologies, and the underlying SaaS contract terms remain unchanged.

E. City staff and Tyler Technologies have worked on a Statement of Work which details the various responsibilities of the parties as the LMS package is implemented over the next year.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin, that the City Administrator is authorized and directed to execute and deliver the Pricing Proposal to add the LMS suite of services to the City's existing SaaS contract with Tyler Technologies, Inc., of Yarmouth, Maine, in an annual amount not to exceed \$107,405, together with a one-time implementation fee not-to-exceed \$149,700 and reimbursable actual travel expenses in the estimated amount of \$9,590.

Approved by: Andrew Nerbun, Mayor

Date Approved: December 10, 2024

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on December 10, 2024.

Caroline Fochs, City Clerk



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2941
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Administration

TO: Common Council
FROM: Justin Schoenemann, Assistant City Administrator
DATE: October 31, 2024
SUBJECT: RESOLUTION 4162 A Resolution Adopting the Compensation Plan for Non-Represented Employees for Fiscal Year 2025

Background

The 2025 General Fund Budget adopted by the Common Council at its November 12 meeting provides for either a 3% wage adjustment or step increases for non-represented employees. This is commensurate with a planned 2.75% cost-of-living adjustment for the Southern Ozaukee Fire & EMS Department in 2025, as well as economic forecasts for next year, which predict inflation to average below 3% (source: *J.P. Morgan*).

Additionally, a Classification and Compensation Study completed in 2022 recommends annual adjustments be applied to the City's Compensation Plan, so that employee wage rates do not outpace the market. Accordingly, the 2025 Compensation Plan adjusts all classified pay ranges by a factor of 2%. As such, all non-represented staff covered under the plan will receive a "base" adjustment of 2%, starting on January 1, 2025.

Notably, the proposed 2025 budget also includes a one-time "catch-up" for non-represented employees who are below the mid-point of their pay range to a corresponding step (based upon years of service) within their respective salary ranges. As depicted on the attached Compensation Plan for Fiscal Year 2025, non-represented employees (except for the City Administrator and City Department Heads) will now be eligible to receive a step increase each year based on satisfactory completion of an annual performance review, up to the mid-point of their respective pay ranges.

For employees who have reached the mid-point of their respective pay ranges, annual pay adjustments (starting as of January 1, 2026) will be merit-based, as derived from scores received from the City's annual performance evaluation process, which is being reintroduced with this year's employee reviews. As further outlined in the following section, these adjustments for 2025 were included as recommendations within the Classification and Compensation Study and follow the adoption of revised salary ranges and corresponding salary adjustments in 2023, and a one-time salary adjustment (between 1-3%) for non-represented employees who had worked for the City for at least three years in 2024.

Analysis

From 2014 onward, the organization utilized an open range merit system that had salary ranges with minimum and maximum salary amounts, but without defined percentage increments in between. This lack of structure factored in City staff members not progressing through their

respective salary ranges, as the City would otherwise have intended. Based on Council feedback, the organization will be well-served in adopting a new compensation plan with a structure that advances employees based on performance, while also providing a level of fiscal predictability for both employees and the organization.

With those stated objectives in mind, the Council coalesced around a hybrid compensation plan that provides annual step increases up to the midpoint of a particular salary range, with advancement to the next step based on satisfactory or higher job performance as determined during the annual evaluation process. For employees that have either reached or exceeded the midpoint within their respective pay ranges, their total annual increase would be derived by performance, not an identified 'step.'

In light of the fact that merit-based compensation and performance evaluations were suspended at the outset of the COVID-19 pandemic, the City will be undertaking a gradual implementation process into the new year. This year, staff will meet with their designated Supervisor or Department Head before the end of December to undergo a "trial" performance evaluation and set goals for 2025, using the City's new annual evaluation form. This review will allow the supervisor and employee with the opportunity to acclimate to the new system and affirm performance expectations for the coming year. Staff who receive a satisfactory review or higher and who successfully complete the annual evaluation process before the end of this year will receive either a step adjustment to their appropriate step based on years of service, or a 3% wage adjustment (for employees between the midpoint and maximum of their position's pay range).

In 2025, Assistant City Administrator Schoenemann will then refine a program policy that shall govern the hybrid pay model and advancement based on performance, which will be brought forward to the Finance-Personnel Committee for review. After introduction of the gradual implementation process this year, formal performance reviews will occur next year. The average score received by staff during the 2025 year-end review will determine merit increases for 2026.

Fiscal Impact

The fiscal impact of a 3% wage adjustment and step adjustments will result in an overall increase in personnel wages and associated payroll taxes equivalent to that amount. There is no other financial impact associated with the 3% cost-of-living adjustment and step adjustments, which are both accounted for in the 2025 annual budget.

Recommendation

A recommendation is forthcoming from the Finance-Personnel Committee on December 10, 2024.

Attachments:

Exhibit A: 2025 Proposed Compensation Plan (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4162

A Resolution Adopting the Compensation Plan for Non-Represented Employees for Fiscal Year
2025

RECITALS

A. The Finance-Personnel Committee has reviewed and recommended to the Common Council the 2025 Compensation Plan that contains all non-represented positions authorized by the City, as well as their pay ranges, which is attached herein as Exhibit A.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED, by the Common Council of the City of Mequon, Wisconsin, that the 2025 Compensation Plan for non-represented employees is approved and adopted.

Approved by: Andrew Nerbun, Mayor

Date Approved: December 10, 2024

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on December 10, 2024.

Caroline Fochs, City Clerk

Exhibit A
FY2025 EMPLOYEE COMPENSATION PLAN

	Annual Steps								Mid Point		Maximum	POSITION
Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8				
1	\$ 45,008	\$ 46,133	\$ 47,258	\$ 48,383	\$ 49,508	\$ 50,633	\$ 51,758	\$ 52,884		\$ 60,760	Management Intern	
2	\$ 49,508	\$ 50,746	\$ 51,983	\$ 53,220	\$ 54,458	\$ 55,695	\$ 56,932	\$ 58,172		\$ 66,836	Accounts Receivable Specialist Administrative Assistant Administrative Specialist Assessment Technician Deputy Clerk Records Specialist	
3	\$ 54,459	\$ 55,820	\$ 57,180	\$ 58,541	\$ 59,902	\$ 61,262	\$ 62,623	\$ 63,990		\$ 73,521	Accounting Specialist Buildings Maintenance Worker Equipment Operator Forestry Worker Highway Worker Human Resource Coordinator Parks Worker Permit Coordinator Sewer Maintenance Worker	
4	\$ 61,082	\$ 62,609	\$ 64,136	\$ 65,663	\$ 67,189	\$ 68,716	\$ 70,243	\$ 71,771		\$ 82,461	Administrative Coordinator Engineering Field Coordinator Engineering Technician Executive Assistant - Communications Highway Section Foreman Mechanic Sewer Section Foreman	
5	\$ 65,969	\$ 67,618	\$ 69,267	\$ 70,917	\$ 72,566	\$ 74,215	\$ 75,865	\$ 77,513		\$ 89,057	Planner I Building Inspector Public Safety IT Specialist	
6	\$ 71,246	\$ 73,027	\$ 74,808	\$ 76,589	\$ 78,370	\$ 80,151	\$ 81,932	\$ 83,713		\$ 96,182	Assistant Finance Director Fleet Superintendent	
7	\$ 76,946	\$ 78,868	\$ 80,791	\$ 82,714	\$ 84,637	\$ 86,559	\$ 88,482	\$ 90,411		\$ 103,877	Buildings Superintendent Highway Superintendent Inspections Supervisor Parks & Forestry Superintendent Sewer Superintendent	

Attachment: Exhibit A: 2025 Proposed Compensation Plan (RESOLUTION 4162 : 2025 Comp Plan)

Pay Grade	Annual Steps							Mid Point		Maximum	POSITION
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8			
8	\$ 88,408	\$ 90,934	\$ 93,459	\$ 95,985	\$ 98,510	\$ 101,036	\$ 103,561	\$ 106,090		\$ 123,771	Assistant City Engineer Asst. Community Development Director City Clerk Deputy Director of Public Works Deputy Director of Utilities IT Manager Police Captain
9	\$ 106,089									\$ 148,525	Assistant City Administrator Director of Community Development Director of Public Works/City Engineer Finance Director Police Chief
10	Established by Contract										City Administrator

Attachment: Exhibit A: 2025 Proposed Compensation Plan (RESOLUTION 4162 : 2025 Comp Plan)



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2902
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Community Development

TO: Common Council
FROM: Kim Tollefson, Director of Community Development
DATE: December 3, 2024
SUBJECT: RESOLUTION 4163 A Resolution Authorizing the City Administrator to Execute a Professional Services Agreement for the Development of a Civic Campus Master Plan in an Amount Not-to-Exceed \$60,000

Background

Recently, City staff solicited Requests for Qualifications to develop concept master plan options for the City Center Park and Civic Campus. Twenty direct solicitations were issued to firms and the RFQ was posted to the City website after Common Council approval of the scope of services. Seven proposals were received on the November 22 deadline. An internal project review committee representing the Planning Division, Engineering Division, Parks Division and the Common Council is currently vetting the various proposals.

Analysis

Upon receipt of the proposals, Review Committee members individually assessed and evaluated each based on the following criteria identified in the scope of the RFQ:

- Experience in municipal planning and engineering, park and landscape architecture and urban design principles.
- A firm's mission and its expertise to meet and enhance the project's needs.
- Demonstrated experience in successfully working with various public stakeholders and public sector agencies in accomplishing projects of this type.
- Examples of similar projects a firm has undertaken.
- Examples of a firm's work concerning partnerships, contracts, municipal management and politics, assumption of risk and interaction with the public.
- The firm's level of interest and availability for the project, address philosophies concerning the outlined scope and any obstacles in project initiation, process and management, schedule, estimated budget, and implementation.
- Resumes of the specific project team members that would be involved in this project.

- Details regarding any planned changes, enhancements and news releases regarding a firm's activity in the marketplace in the near future that may impact this project.

The review committee met to review evaluations, discuss scoring and the merit of each proposal's score. The committee identified four firm's proposals that meet and exceed the qualifications desired for the work. Those firms are as follows:

- Damon Farber - Madison, WI
- Graef - Milwaukee, WI
- Lakota Group - Chicago, IL
- Rinka - Milwaukee, WI

A copy of each proposal is on file with the Department of Community Development and is available for review, upon request. It was also determined that presentations by each firm are desired prior to final selection. Accordingly, each of the selected firms has committed to presentations scheduled for December 13, 2024. Thereafter, the Review Committee will recommend a final selection to the City Administrator for contract execution.

Fiscal Impact

ARPA funding was allocated for this project under Resolution #4086 by the Common Council on November 14, 2023. The expenditure budget for the project is \$60,000 and requires a commitment of the funds by the end of the year. The final four proposals are all within the expected budget for the work and range from \$56,150 to \$59,965.

Recommendation

A recommendation is forthcoming from the Public Works Committee on December 10, 2024.

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4163

A Resolution Authorizing the City Administrator to Execute a Professional Services Agreement for the Development of a Civic Campus Master Plan in an Amount Not-to-Exceed \$60,000

RECITALS

A. City staff prepared a Request for Qualifications (RFQ) for work related to the creation of a Civic Campus Master Plan.

B. In response to this RFQ, the City received multiple proposals, of which four were deemed by the Review Committee to warrant further investigation and review, which is ongoing.

C. The City intends to pay for the work related to the Civic Campus Master Plan with Federal ARPA funds, which require commitment of the funds by the end of 2024.

D. The four final proposals are all within the expected budget for the work.

E. The Common Council desires to award the contract to the most qualified firm as determined by the Review Committee, in a manner to ensure the availability of Federal ARPA funds for the project.

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

1. The City Administrator is authorized to award the Civic Center Master Plan contract to the final firm which is selected by the Review Committee in an amount not-to-exceed \$60,000.

2. The final contract shall be subject to any clerical, technical and/or legal changes deemed necessary and appropriate by the City Attorney.

3. The City Administrator, in lieu of the Mayor and City Clerk, is authorized and directed to execute and deliver the same to the selected firm.

Approved by: Andrew Nerbun, Mayor

Date Approved: December 10, 2024

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on December 10, 2024.

Caroline Fochs, City Clerk



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2913
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Public Works

TO: Common Council
FROM: Tim Weyker, Deputy Director of Public Works
DATE: December 2, 2024
SUBJECT: RESOLUTION 4164 A Resolution Awarding a Construction Contract for the City Brush Site Improvement Project to Vinton Construction Company, Two Rivers, Wisconsin, in an Amount Not-to-Exceed \$1,014,191

Background

On July 10, 2022, the Common Council adopted the City's Strategic Plan for 2022-2025 and one of the identified projects is "City Brush Site Automation".

The City Brush Site is currently open on Wednesdays and Saturdays from April through November for a predetermined number of hours. Many residents would like the brush site to be open earlier and later in the year and open more days per week. An automated gate would allow the City flexibility to greatly expand the availability of the brush site. Additionally, the quantity of brush and other collected materials has grown over the years and, at times, gets close to exceeding the available space at the brush site. On June 11, 2024, the Common Council awarded the design of the City's Brush Site Improvement project to the Sigma Group of Milwaukee to include installation of an automated gate, expansion of the brush site lot, and design of a storage building on the site.

Analysis

Because the City of Mequon Brush Site is situated on a capped historic landfill, any improvements made to the site need approval from the Wisconsin Department of Natural Resources (WDNR). During the design process, Sigma Group, in consultation with the WDNR, determined environmental remediation of the site to allow a building to be cost prohibitive due to the presence of methane gas and the depth of landfill material buried at the site. Sigma's initial environmental remediation estimate to ready the site for a building was \$165,000. After the soil borings determined landfill materials 2' deeper than expected, the estimated environmental remediation cost increased to just under \$285,000 based on the greater amount of landfill material required to be excavated and hauled to a currently operating licensed landfill, and the increased quantity of new structural backfill material required. Subsequently, the Common Council, during a project briefing in mid-2024, decided to move forward on the project without a storage building.

Construction of the project is anticipated to begin after July 4, 2025, and be completed by late 2025. The brush site will remain operational with its current hours of operation and a brush site attendant during the 2025 season with phased construction, completing half of the site at a time. The new automated gate, complete with new hours of operation, is anticipated to go into effect with the 2026 Brush Site Season.

The City Brush Site Improvement construction project was advertised in mid-October and received four bids. The low bid was from Vinton Construction Company of Two Rivers, Wisconsin. The bid summary for this project is attached.

The base bid items for this project provide a new asphalt surface for the lot and driveways, while the alternate bids provide a concrete pavement alternative. Considering the treatment the lot receives from pay-loaders, and other heavy equipment used to scrape, load, and process the material at the site, concrete is the preferred pavement material. Sigma Group, utilizing industry standards, conservatively estimates pavement life of asphalt at 10-15 years, and concrete at 20-25 years for this site before any additional pavement maintenance is needed.

The cost difference to construct the lot with concrete instead of asphalt is \$190,390. Considering ten years of additional pavement life, along with the wear-and-tear the pavement will take from equipment, staff recommends award of this project with the concrete pavement alternative.

Fiscal Impact

City Brush Site Automation was identified as one of the projects included in the City's spending plan for available funds awarded to the City of Mequon in the American Rescue Plan Act of 2021 (ARPA). \$250,000 in ARPA funding is allocated for this project. The \$250,000 ARPA funding will be used for the design and automation aspects of this project from account 250870-691922 Misc Expense - ARPA Grant. The parking lot expansion and paving will utilize \$836,691 of funding from the City's Right-of-Way Assets Accounts, including 410780-720012-10001 (Demo/Grading) and 410780-720013-10001 (Paving/Resurfacing). Funding breakdown is shown in the table below:

	Sigma Design Contract	Automated Gate Items	Brush Site Expansion & Paving	10% Construction Contingency	Totals
ARPA Funding	\$72,500	\$177,500			\$250,000
ROW Assets Acct.			\$744,492.04	\$92,199.20	\$836,691.24

For previous project awards, the Public Works Committee and Common Council have requested adding a contingency to the award amounts. Consequently, staff recommends the award of a not-to-exceed amount of \$1,014,191 which includes a contingency of 10%. The contingency provides for additional services or quantity overruns that may result from unknown field conditions or other circumstances. The Low Bid Price Schedule attached indicates how this project's cost will be allocated.

Recommendation

A recommendation is forthcoming from the Public Works Committee on December 10, 2024.

Attachments:

Mequon Brush Site Bid Summary #22820 (PDF)

Low Bid Price Schedule - City of Mequon -Brush Site Project (XLSX)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4164

A Resolution Awarding a Construction Contract for the City Brush Site Improvement Project to Vinton Construction Company, Two Rivers, Wisconsin, in an Amount Not-to-Exceed \$1,014,191

RECITALS

A. City Brush Site Automation was identified as one of the projects included in the City's spending plan for available funds awarded to the City of Mequon in the American Rescue Plan Act of 2021 (ARPA).

B. The City of Mequon Department of Public Works has advertised and received bids for the 2025 City Brush Site Improvement Project.

C. Staff reviewed the various bids and contractor qualifications for the contract.

D. Staff 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.

E. ARPA funding in the amount of \$250,000 will be used for the design and automation aspects of this project from account 250870-691922 Misc Expense - ARPA Grant.

F. Funding for the remaining contract costs will be from the Capital Project Account - 410780-469001-10001 (Right-of-Way Assets).

G. Award for this project includes a 10% contingency amount to address unforeseen conditions.

H. The Committee on Public Works at its meeting on December 10th, 2024, approved the staff recommendation.

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

1. The Agreement for the 2025 City Brush Site Improvement Project, as bid with the concrete pavement alternative and a 10% contingency amount, is approved and awarded to Vinton Construction Company of Two Rivers, Wisconsin, in an amount not-to-exceed \$1,014,191, 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: December 10, 2024

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on December 10, 2024.

Caroline Fochs, City Clerk

2025 City of Mequon Brush Site Project

BID SUMMARY (October 28, 2024 bid opening)

	Site Base Bid					Property Solutions		Vinton Construction		LaLonde Contractors		Payne & Dolan	
	Item	Unit	QTY	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1.00	\$25,000.00	\$25,000.00	\$100,000.00	\$100,000.00	\$70,400.00	\$70,400.00	\$72,081.35	\$72,081.35	\$85,250.00	\$85,250.00
2	Common Excavation	LS	1.00	\$80,000.00	\$80,000.00	\$16,000.00	\$16,000.00	\$18,000.00	\$18,000.00	\$58,457.14	\$58,457.14	\$18,060.00	\$18,060.00
3	Storm Sewer Inlet	EA	1.00	\$2,000.00	\$2,000.00	\$5,500.00	\$5,500.00	\$5,785.00	\$5,785.00	\$6,500.00	\$6,500.00	\$4,280.00	\$4,280.00
4	Storm Sewer Pipe	LF	175.00	\$100.00	\$17,500.00	\$48.00	\$8,400.00	\$117.00	\$20,475.00	\$200.00	\$35,000.00	\$123.00	\$21,525.00
5	Concrete Curb and Gutter	LF	17.00	\$80.00	\$1,360.00	\$100.00	\$1,700.00	\$95.00	\$1,615.00	\$145.81	\$2,478.77	\$473.72	\$8,053.24
6	Sawcutting	LF	74.00	\$15.00	\$1,110.00	\$5.00	\$370.00	\$10.00	\$740.00	\$2.25	\$166.50	\$3.00	\$222.00
7	Turf Restoration	SY	1,760.00	\$50.00	\$88,000.00	\$7.50	\$13,200.00	\$11.26	\$19,817.60	\$13.12	\$23,091.20	\$6.25	\$11,000.00
8	Dense Graded Base - 10 inch	SY	8,885.00	\$40.00	\$355,400.00	\$15.30	\$135,940.50	\$10.76	\$95,602.60	\$10.92	\$97,024.20	\$8.64	\$76,766.40
9	Hot Mix Asphalt (HMA) Pavement - 6 Inch	TON	3,731.00	\$75.00	\$279,825.00	\$74.00	\$276,094.00	\$78.00	\$291,018.00	\$72.00	\$268,632.00	\$78.60	\$293,256.60
10	Pulverized and Re-Laid Pavement	SY	6,133.00	\$13.00	\$79,729.00	\$2.60	\$15,945.80	\$1.52	\$9,322.16	\$3.13	\$19,196.29	\$4.20	\$25,758.60
11	Base & Subgrade Repair	SY	889.00	\$65.00	\$57,785.00	\$48.00	\$42,672.00	\$28.70	\$25,514.30	\$34.64	\$30,794.96	\$29.88	\$26,563.32
12	Remove Fence	LS	1.00	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$5,600.00	\$5,600.00	\$10,656.00	\$10,656.00	\$1,900.00	\$1,900.00
13	Galvanized Chain Link Fence	LF	539.00	\$75.00	\$40,425.00	\$33.00	\$17,787.00	\$37.00	\$19,943.00	\$70.00	\$37,730.00	\$33.00	\$17,787.00
14	Cantilevered Sliding Gate (15 foot opening)	EA	2.00	\$12,500.00	\$25,000.00	\$5,500.00	\$11,000.00	\$12,000.00	\$24,000.00	\$24,043.00	\$48,086.00	\$5,500.00	\$11,000.00
15	Double Swing Gate (26 foot opening)	EA	1.00	\$8,000.00	\$8,000.00	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$2,076.00	\$2,076.00	\$3,000.00	\$3,000.00
16	Pavement Markings	LS	1.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$3,950.00	\$3,950.00	\$3,950.00	\$3,950.00	\$3,950.00	\$3,950.00
17	Concrete Block 2' x 2' x 6'	EA	239.00	\$160.00	\$38,240.00	\$175.00	\$41,825.00	\$179.00	\$42,781.00	\$87.70	\$20,960.30	\$109.68	\$26,213.52
18	Concrete Block 2' x 2' x 4'	EA	8.00	\$120.00	\$960.00	\$175.00	\$1,400.00	\$153.00	\$1,224.00	\$87.70	\$701.60	\$109.68	\$877.44
19	Concrete Block 2' x 2' x 3'	EA	4.00	\$100.00	\$400.00	\$175.00	\$700.00	\$143.00	\$572.00	\$87.70	\$350.80	\$109.68	\$438.72
20	Connections from Panel to Equipmemt	LS	1.00	\$10,000.00	\$10,000.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$5,383.00	\$5,383.00	\$12,676.00	\$12,676.00
21	Electrical Panel	LS	1.00	\$9,000.00	\$9,000.00	\$10,148.00	\$10,148.00	\$10,148.00	\$10,148.00	\$11,397.00	\$11,397.00	\$41,168.00	\$41,168.00
22	Light Fixtures	EA	1.00	\$1,500.00	\$1,500.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,263.00	\$3,263.00	\$7,008.00	\$7,008.00
23	Receptables	EA	2.00	\$800.00	\$1,600.00	\$800.00	\$1,600.00	\$800.00	\$1,600.00	\$1,528.00	\$3,056.00	\$2,278.00	\$4,556.00
24	Gate Card Readers	LS	1.00	\$95,000.00	\$95,000.00	\$31,182.00	\$31,182.00	\$11,682.90	\$11,682.90	\$7,194.00	\$7,194.00	\$8,300.00	\$8,300.00
25	CCTV Camera and Cellular Gateway at Gate	LS	1.00	\$12,000.00	\$12,000.00	\$6,785.00	\$6,785.00	\$6,785.76	\$6,785.76	\$9,137.00	\$9,137.00	\$11,604.00	\$11,604.00
26	CCTV Cameras for Site Monitoring	LS	1.00	\$10,000.00	\$10,000.00	\$7,726.00	\$7,726.00	\$7,726.56	\$7,726.56	\$13,146.00	\$13,146.00	\$23,207.00	\$23,207.00
27	Outdoor Climate Controlled Telecommincations Enclosure	LS	1.00	\$16,000.00	\$16,000.00	\$26,229.00	\$26,229.00	\$26,229.01	\$26,229.01	\$22,018.00	\$22,018.00	\$34,347.00	\$34,347.00

TOTAL BASE BID (ASPHALT LOT):

\$1,267,834.00

\$789,204.30

\$731,531.89

\$812,527.11

\$778,767.84

	ALTERNATE BID ITEMS					Property Solutions		Vinton Construction		LaLonde Contractors		Payne & Dolan	
	Item	Unit	QTY	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
8A	Dense Graded Base - 6 Inch	SY	8,885.00	\$30.00	\$266,550.00	\$10.61	\$94,269.85	\$6.45	\$57,308.25	\$7.95	\$70,635.75	\$7.32	\$65,038.20
9A	Concrete Pavement - 8 Inch	SY	8,885.00	\$75.00	\$666,375.00	\$63.90	\$567,751.50	\$58.50	\$519,772.50	\$62.89	\$558,777.65	\$76.22	\$677,214.70
17A	Concrete Block 2' x 2' x 5'	EA	251.00	\$140.00	\$35,140.00	\$175.00	\$43,925.00	\$163.00	\$40,913.00	\$87.70	\$22,012.70	\$109.68	\$27,529.68

TOTAL BID ALTERNATE ITEMS:

\$968,065.00

\$705,946.35

\$617,993.75

\$651,426.10

\$769,782.58

Total Bid if Concrete Alternative is chosen:

\$1,565,534.00

\$1,039,191.15

\$921,992.04

\$1,076,284.31

\$1,150,997.74

2025 City of Mequon Brush Site Project

Vinton Construction

	Site Base Bid				
	Item	Unit	QTY	Unit Price	Total Price
1	Mobilization	LS	0.67	\$70,400.00	\$47,168.00
1	Mobilization	LS	0.33	\$70,400.00	\$23,232.00
2	Common Excavation	LS	1.00	\$18,000.00	\$18,000.00
3	Storm Sewer Inlet	EA	1.00	\$5,785.00	\$5,785.00
4	Storm Sewer Pipe	LF	175.00	\$117.00	\$20,475.00
5	Concrete Curb and Gutter	LF	17.00	\$95.00	\$1,615.00
6	Sawcutting	LF	74.00	\$10.00	\$740.00
7	Turf Restoration	SY	1,760.00	\$11.26	\$19,817.60
8	Dense Graded Base - 10 inch	SY	8,885.00	\$10.76	\$95,602.60
9	Hot Mix Asphalt (HMA) Pavement - 6 Inch	TON	3,731.00	\$78.00	\$291,018.00
10	Pulverized and Re-Laid Pavement	SY	6,133.00	\$1.52	\$9,322.16
11	Base & Subgrade Repair	SY	889.00	\$28.70	\$25,514.30
12	Remove Fence	LS	1.00	\$5,600.00	\$5,600.00
13	Galvanized Chain Link Fence	LF	539.00	\$37.00	\$19,943.00
14	Cantilevered Sliding Gate (15 foot opening)	EA	2.00	\$12,000.00	\$24,000.00
15	Double Swing Gate (26 foot opening)	EA	1.00	\$2,500.00	\$2,500.00
16	Pavement Markings	LS	1.00	\$3,950.00	\$3,950.00
17	Concrete Block 2' x 2' x 6'	EA	239.00	\$179.00	\$42,781.00
18	Concrete Block 2' x 2' x 4'	EA	8.00	\$153.00	\$1,224.00
19	Concrete Block 2' x 2' x 3'	EA	4.00	\$143.00	\$572.00
20	Connections from Panel to Equipmemt	LS	1.00	\$4,600.00	\$4,600.00
21	Electrical Panel	LS	1.00	\$10,148.00	\$10,148.00
22	Light Fixtures	EA	1.00	\$3,900.00	\$3,900.00
23	Receptables	EA	2.00	\$800.00	\$1,600.00
24	Gate Card Readers	LS	1.00	\$11,682.90	\$11,682.90
25	CCTV Camera and Cellular Gateway at Gate	LS	1.00	\$6,785.76	\$6,785.76
26	CCTV Cameras for Site Monitoring	LS	1.00	\$7,726.56	\$7,726.56
27	Outdoor Climate Controlled Telecommincations Enclosure	LS	1.00	\$26,229.01	\$26,229.01
					\$731,531.89
10% Contingency					\$73,153.19
					\$804,685.08

	ALTERNATE BID ITEMS				
	Item	Unit	QTY	Unit Price	Total Price
8A	Dense Graded Base - 6 Inch	SY	8,885.00	\$6.45	\$57,308.25
9A	Concrete Pavement - 8 Inch	SY	8,885.00	\$58.50	\$519,772.50
17A	Concrete Block 2' x 2' x 5'	EA	251.00	\$163.00	\$40,913.00
					\$617,993.75
10% Contingency					\$61,799.38
					\$679,793.13

	Construction Costs	Sigma Design Contract	Total ARPA Funding
Automated Gate	\$177,448.23	\$72,551.77	\$250,000.00
Low Bidder (Vinton Construction) Totals			
Parking Lot Expansion (Asphalt)	\$554,083.66		
Total with Gate & Asphalt Lot	\$731,531.89		
Concrete Alternative for Lot	\$744,543.81		
Total with Gate & Concrete Lot	\$921,992.04		



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2913
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Public Works

TO: Common Council
FROM: Tim Weyker, Deputy Director of Public Works
DATE: December 2, 2024
SUBJECT: RESOLUTION 4165 A Resolution Approving the Purchase and Installation of a Truck Box with Wedge Tank Application, a Universal Snowplow & Wing Package and Additional Truck Components from Universal Truck Equipment, Galesville, Wisconsin, at a Total Cost of \$183,314

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 chain saws as well as larger vehicles such as plow trucks, loaders, and excavators.

In May of this year, the Common Council approved the purchase of a 2024 Freightliner 114SD Plus plow truck chassis to replace a 2003 plow truck (unit 311). The approval was for the truck chassis only as snowplow & wing manufacturers and truck box suppliers will not take orders to outfit a new truck until it is procured by the municipality.

The City took delivery of the new Freightliner chassis on November 18, 2024.

Analysis

In recent years Mequon DPW (like many other agencies) has expanded the use of salt brine to better manage snow removal operations, and to reduce overall salt usage. Salt brine is a saltwater solution containing 23% salt. The two methods of salt brine usage are pre-wetting, and anti-icing.

- Pre-wetting is the ability to spray salt brine on the actual rock salt as it's being spread on roads during plowing operations. Pre-wetting helps activate the salt and prevents the rock salt from bouncing off the pavement as it's being spread, or from traffic, thereby reducing the amount of salt that has to be spread on the roads. DPW has pre-wetting capabilities on about half of the current snowplow fleet.
- Anti-icing is the application of salt brine to the pavement prior to the storm which prevents hard pack snow from accumulating and allows for additional response time for the snowplow crews. Currently in Mequon, anti-icing is performed on main roads, dangerous curves, and bridges. With some smaller equipment, crews have also been anti-icing city parking lots and sidewalks successfully. Anti-icing has proven to also reduce overall salt usage. DPW's one truck with a salt brine tank and a spray bar for anti-icing is

only used for anti-icing and does not have the capability to plow snow or spread salt during snowplow operations. DPW's goal is to add another anti-icing unit to the fleet and be able to expand anti-icing to more neighborhood streets.

Since the time of the Freightliner truck chassis order, the DPW Highway Superintendent and Fleet Superintendent have been researching the type of salt & salt brine application system to install on the chassis. The goal of outfitting this truck chassis is to add the capabilities of anti-icing applications along with pre-wetting and traditional salt spreading with one unit. After consulting with several suppliers, trade shows and visiting other municipalities with various systems on their trucks, the superintendents have settled on a Henderson Truck Box with Wedge Tank Application System and a Universal Snowplow & Wing package.

The Henderson Wedge Tank Application system allows for use of a standard dump body with a slide in tank and application system and is considerably less expensive than other systems. This setup is only available from two vendors in Wisconsin, Universal Truck Equipment, and Casper's Truck Equipment.

For the complete purchase and installation Universal Truck Equipment came in at \$179,314 and Casper's Truck Equipment came in at \$193,670. (Quotes are attached)

Additional necessary components such as a grease system and the plow cutting edges would also be purchased for a price not-to-exceed \$4,000.

Fiscal Impact

There are adequate funds available in the Department of Public Works Equipment Replacement Account #410787-725012-10359 for these purchases.

Recommendation

A recommendation is forthcoming from the Public Works Committee on December 10, 2024.

Attachments:

Henderson Wedge Tank Application System(PDF)

Casper's Truck Equipment (Plow, Hitch, and Wing) (PDF)

Universal Truck Equipment (Dump Body) (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4165

A Resolution Approving the Purchase and Installation of a Truck Box with Wedge Tank Application, a Universal Snowplow & Wing Package and Additional Truck Components from Universal Truck Equipment, Galesville, Wisconsin, at a Total Cost of \$183,314

RECITALS

A. The City of Mequon Department of Public Works' 2024 Equipment Replacement Program included replacing a 2003 plow truck (Unit #311).

B. The Replacement 2024 plow truck chassis was approved for purchase in May 2024 and has been delivered to the City.

C. The Department of Public Works' Fleet Division has procured two written quotes for outfitting the plow truck chassis with a Henderson Truck Box with Wedge Tank Application System and a Universal Snowplow & Wing package.

D. Staff have reviewed the quotes with the vendors to ensure the equipment meets the City's requirements.

E. Staff recommends the low bid quote of Universal Truck Equipment of Galesville, Wisconsin in the amount of \$179,314 for the purchase and installation of a Henderson Truck Box with Wedge Tank Application System and a Universal Snowplow & Wing package.

F. Staff also recommend the additional components of a grease system and snowplow cutting edges for a price not-to-exceed \$4,000.

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

H. The Public Works Committee, at its meeting on December 10, 2024, 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 Agreement for the purchase and installation of a Henderson Truck Box with Wedge Tank Application System and a Universal Snowplow & Wing package is approved and awarded to Universal Truck Equipment, of Galesville, Wisconsin for \$179,314 subject to any clerical, technical and/or legal changes deemed necessary and appropriate by the City Attorney.

2. The purchase of additional components not-to-exceed \$4,000 for the previously purchased 2024 Freightliner truck chassis is approved.
3. Staff are authorized and directed to execute and deliver the same.

Approved by: Andrew Nerbun, Mayor

Date Approved: December 10, 2024

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on December 10, 2024.

Caroline Fochs, City Clerk



**Appleton**

700 Randolph Drive
Appleton, WI 54913
Phone: (920) 687-1111
Fax: (920) 687-1122

Milwaukee

12655 W. Silver Spring Rd
Butler, WI 53007
Phone: (262) 544-5404
Fax: (800) 261-0383

8.f.b

Account: City of Mequon
Name: Todd Zeller
Address: 1333 N. Cedarburg Road 60W
Mequon, WI 53092

Date: 10-9-2024
Email: 414-807-3071
Phone: tzeller@ci.mequon.wi.us
Note: Patrol Truck OPP# 4947

BUDGET QUOTE**1. Patrol Truck**

- A. Casper's to install Customer Supplied Plow, Hitch, and Wing also remount factory bumper and tow hooks
- B. Force Hydraulics with HotShift PTO for Allison 3000 RDS transmission
- C. VT35 Hydraulics tank with temp/level sender 30 gallon with slosh shield
- D. Force Add-a-fold 4020 calce
- E. Wing check
- F. 6100 Gen 5 with Ultra Controls 3 joy sticks floor mount
- G. Body up light with road temp sensor
- H. Stainless steel lines ran to the rear and front of chassis
- I. Pioneer quick coupler with standard hydraulic hoses
- J. Installed

- A. Henderson Mark E Stainless Steel Dump Body
- B. 10' 30" sides
- C. 7 GA 304 SS sides and head sheet material
- D. 8" bolster
- E. 3/16" AR400 Steel Floor
- F. Underbody Scissor hoist with subframe
- G. 8" I-Beam longsills Full Weld
- H. Greaseable pins and bushings
- I. Standard configuration of tailgate with 1/4" 304SS tailgate sheet with 2 horizontal tailgate braces
- J. Manual tailgate release
- K. No tailgate air calce
- L. Weld on 22"x78" cab guard
- M. Driver side front fold sown stainless steel ladder
- N. 2" driver and passenger side walk rails
- O. Installed

- A. Additional Equipment
- B. Mudflaps at rear of chassis
- C. Minimizer fenders Black Poly mounted to underside of dump body
- D. 3/4" hitch plate with 2.5" receiver tube, d-rings, and 7RV trailer plug
- E. Brake Controller
- F. Triton TSL-6RW oval STT and Back up lights mounted in rear corner posts
- G. Triton TSL-6RW oval STT and Back up lights mounted in hitch plate
- H. Triton TSL-6W Back up lights mounted in rear corner posts
- I. Triton TMB-159AG amber/green strobe light mounted on cab guard
- J. Triton TLH-38H Plow lights with stainless steel brackets
- K. Plow marker lights
- L. Triton TLL-16A sander and wing light
- M. Back up alarm
- N. Installed

Total: \$139,028.00

**Optional Equipment:**

- A. Dual 260 gal Wedge tank system with tailgate sander
- B. Dual 260-gal poly tanks
- C. Stainless steel wedge tank framework with leg kit
- D. Single lane spray boom
- E. 207 GPM pump
- F. Integral stainless steel TGS (tailgate sander) with 6" auger and 18.7 CIR direct drive hydraulic motor with feedback sensor
- G. Part # 181415.304
- H. For 86" ID Mark E body
- I. For Mark E body with 30" sides and 38" tailgate
- J. Includes hydraulic pre-wet system with 4.7 GPM pump, flowmeter and VDO hose.
- K. Installed

Add: \$54,642.00

- A. Henderson BCS System 10' system Stainless Steel
- B. Dual Pitch Auger with M12 conveyor speed sensor
- C. Standard Stainless steel screen with drop down poly spinner
- D. Rear auger cover and slurry tube
- E. Dual 260 gall tanks with anti-ice and slurry
- F. 207 GPM stainless steel anti-ice pump
- G. 3 lane spray boom with 32 GPM nozzles
- H. Standard prewet flush system
- I. Rubber tank spill shields
- J. Front material diverter
- K. Rear engage spill shield
- L. Installed

Add: \$51,941.00Submitted by: **Tony Myslicki**

All Sales Tax and FET Tax will be added

Quote firm 30 days

Terms: NET 30

Unless previously arranged, for quotes in excess of \$5,000.00 Casper's requests 25% payment upon approval / purchase order.

By signing below, I agree that I have read, understood, and will comply with the terms of this quote.

Quote accepted by: _____

Title: _____

Date Accepted: _____

PO# _____

Thank You for the opportunity to submit our quote for your consideration

Attachment: Casper's Truck Equipment (Plow, Hitch, and Wing) (RESOLUTION 4165 : 2024 Equipment Replacement - Plow, Wing, Box & Salt

UNIVERSAL TRUCK EQUIPMENT INC.
N15921 SCHUBERT RD
GALESVILLE, WI. 54630
608-539-4600 ORDERS
608-539-4800 FAX
Date: 10-23-2024

8.f.c

For: City of Mequon
Att: Todd
Quoted by: Jordan Manka & Donnie

1) Henderson HPI-11' Dump Body: Set-up for **96" C/A**

- * 11ft. length with 84" inside width Unibody design "No cross members" (7.1 cu. yd. capacity)
- * **One-piece straight sides – 30" Sides and 38" Tailgate**
- * 201 stainless steel sides and header, the side braces, front & rear bolsters, tailgate & tailgate braces, & cabshield
- * 7ga., 201 stainless steel sides & ends (Dump body is 100% welded)
- * Two (2) Vee Crimp side braces, bottom rub and top rail are sloped for dirt & debris shedding
- * 3-panel tailgate constructed with 7ga. 201 stainless steel and is 38" high
- * Two (2) tailgate grab handles, one in each corner of bottom panel (stainless steel round stock)
- * Air trip tailgate, brake chamber type (pancake style) NOT CYLINDER TYPE
- * One piece, 3/16" AR400 steel floor-200,000 PSI tensile strength (45-degree knee-brace formed into floor)
- * Fully boxed-in & fully welded top rails ~ Full depth rear corner post **7ga. 201 S/S**
- * Under frame is two 5" structural steel I-beam long sills with "**No splices**" (4" subframe) – **Fully Welded**
- * **22" x 78" Stainless Steel** cabshield, fully welded
- * **Back-up alarm - 102db / One set of shovel hooks, DS**
- * **Minimizer 2260 single axle poly fenders w/ Stainless Steel brackets – Mounted to the longsills**
- * **One set of rear quick detach rear mudflaps**
- * **1½" grip strut walk rail – full length on both sides**
- * **Stow-away type ladder front driver side with grab handle and inside step**
- * **LED S/T/T lights, LED warning lights & LED reverse lights in the rear corner post**
- * **Two (2) rear mounted tow hooks**
- * **¾" Rear Hitch Plate Assy with 2" receiver hitch & D-rings**
- * **All electrical wiring connections will run to a sealed junction box**
- * Unpainted **Stainless Steel** box / frame & underside of box painted **black**
- * Mounted & fully operational
- * One year warranty

1) Hoist: (Includes hoist limiter)

- * Mailhot CS100-4.5-3 (18.6 ton) heavy duty telescopic hoist, class 60
- * 4in. Structural Channel Subframe w/ 6in x 4in x 3/8in structural angle rear hinge & integrated cradle
- * Cylinder is **Double Acting** - full power down / One safety body prop
- * Trunnion mount cylinder with oscillating trunnion collar
- * Two-year warranty

1) Hydraulic system:

- * Force America TXV92 pump (5.6 cu. in.) & 12VDC Wetspline Allison 871XL PTO – switch in the cab
- * Force America **Ten (10)** spool Add-A-Fold with **Stainless Steel** valve body enclosure mounted on frame
- * Valve body to run D/A Plow lift w/ float, D/A Plow reversing, D/A Wing toe & heel, D/A Pushbeam, Auger, Spinner, Prewet, Anti-Ice, & D/A tele hoist with 2,500 psi. relief on down side
- * Force America Electric/Hydraulic controls **MPJC-6100-3-ULTRA / 3-Stick Controller - Gen-5**
- * **10" diagonal color TFT LCD low profile widescreen w/800 x 480 pixel resolution**
- * 30-gallon **Stainless Steel** hydraulic oil tank with in-tank type filter assy., sight & temperature gauges
- * Low oil & temp sending units / Filter by-pass / Plow cushion valve installed on front bumper
- * Proximity switch hoist limiter / Body up switch wired to 6100 / Precise ARC wireless sensor ran to the 6100
- * Prewet, AI, and Auger feedback sensor with guard, installed on idler shaft of spreader w/ guard
- * **C11020-22** - Crossover relief valve for Pushbeam / **C10488** – Cylinder lock manifold for Pushbeam
- * Hydraulic oil as needed / Hoses & couplers as needed (dust caps & plugs for all couplers)
- * **S/S** hydraulic lines run to **Front & Back** w/ short whip hoses for all stainless steel lines
- * Mounted & fully operational / One year warranty

Packet Pg. 132

Attachment: Universal Truck Equipment (Dump Body) (RESOLUTION 4165 : 2024 Equipment Replacement - Plow, Wing, Box & Salt Spreader

UNIVERSAL TRUCK EQUIPMENT INC.
N15921 SCHUBERT RD
GALESVILLE, WI. 54630
608-539-4600 ORDERS
608-539-4800 FAX
Date: 10-23-2024

8.f.c

For: City of Mequon
Att: Todd
Quoted by: Jordan Manka & Donnie

1) Henderson Tailgate Sander, Wedge Tank, Anti-Ice/Prewet System:

- * Custom tailgate sander with 6" auger, mounted to winter tailgate assy.
- * Closed loop system- includes flow meters for Auger, Prewet, & Anti-Ice
- * Hydraulic Driven Prewet Pump and Hydraulic Driven Anti-Ice Pump
- * Prewet drive system is completely enclosed in a **fiberglass housing** with a sealed removable lid
- * Cab mounted controller is part of the Ultra 6100 system
- * **Two (2) 260-gallon** polyethylene wedge tanks with 5" vented cap, mounted in the dump body
- * Bulk tank fill quick couplings will be supplied
- * Replaceable in-line screen strainer / Brass shut off valves
- * Standard installation

1) Universal UTA-12-43SL HDP RTE power reversible snow plow:

- * 12ft. plow length
- * 47in. plow height (measured as trip edge plow with 6" cutting blade)
- * 10ga. moldboard thickness
- * **Universal Snap Link hitch, plow portion, installed (same hitch as past plows)**
- * **Heavy Duty push frame** constructed with 3/8" x 4" x 4" square tubing, **ten 1/2" ribs**, fully welded, **six main hinge points** with the furthest hinge point extending about 13" from the end of the plow
- * **HD A-Frame Assy. for UTA Loader Plows ilo std. (includes lower brace assy. & greaseable pin)**
- * Two heavy duty 4" x 19" power reversing cylinders with 2" **Nitrited rods**
- * Cylinders are mounted above the push frame
- * **Plow is fully welded**
- * **Heavy duty trip cutting edge with six (6) heavy duty torsion type trip edge springs**
- * **Note: RTE=For repair purposes the trip edge springs can be replaced individually**
- * **Heavy Duty lower trip edge angle is 3/4" x 4" x 4"** - standard AASHO punch (pre-drilled for carbides)
- * **"Delete" std. cutting edge blade (City will supply & install)**
- * **Rubber snow flap**, 3 ply, 1/2" thick x 12" wide x 12' long with **Stainless Steel** hold down strap
- * **Plow end markers**, 27" red cable type
- * **Pin adjustable parking stand (older style)**
- * **Two (2) UTE Frog Savers, one installed on each end of the plow**
- * Standard hose kit with couplers
- * **DXV cushion valve**, installed on the front bumper
- * Primed & Painted Std. Orange
- * One year warranty

1) Universal Snap Link Truck Hitch

- * Std. Extendible Lift Arm
- * 3 1/2" x 10" double acting lift cylinder with Nitrited Rod (Includes Power Float)
- * 1/2" x 4" x 8" x 90" heavy duty bumper, full length
- * Hitch is bolted to the bumper with std. 5/8" bolts & nuts
- * Hitch style is such that the hood can be opened

Attachment: Universal Truck Equipment (Dump Body) (RESOLUTION 4165 : 2024 Equipment Replacement - Plow, Wing, Box & Salt Spreader

UNIVERSAL TRUCK EQUIPMENT INC.
N15921 SCHUBERT RD
GALESVILLE, WI. 54630
608-539-4600 ORDERS
608-539-4800 FAX
Date: 10-23-2024

8.f.c

For: City of Mequon
Att: Todd
Quoted by: Jordan Manka & Donnie

1) Universal AHW/UTF 9' RTE Front Mount Wing:

- * **Std. Uni-Tilt Post Assy.**
- * **9ft. moldboard length**
- * **30in. moldboard height**
- * **3/16in. moldboard thickness**
- * **Eight (8) ½" ribs, fully welded**
- * **Heavy duty trip cutting edge with heavy duty torsion type trip edge springs**
- * **Note: RTE=For repair purposes the trip edge springs can be replaced individually**
- * **Standard trip edge angle is ½" x 3" x 4" with standard AASHO punch (pre-drilled for carbides)**
- * **"Delete" std. cutting edge blade (City will supply & install)**
- * **1½" main pivot bolt**
- * **10" float at the toe**
- * **Hydraulic push bar assy. in lieu of std. spring loaded push bar assy. (includes cushion valve & lock valve)**
- * **Floating link arm at the heel**
- * **Double acting toe cylinder with 3½" bore and 2" Nitrided rod**
- * **Double acting 4" x 13" D-cell type heel cylinder with 2" Nitrided rod**
- * **Safety chain at the toe / Safety chain with rear stop**
- * **Four (4) 1" thick horizontal floating links / Two (2) ¾" thick vertical connecting links**
- * **Four (4) 1½" link bolts with 8" bushings and grease zerks / ½" thick mounting for the slab**
- * **Note: All six (6) ears connecting the vertical link assy. and the wing slab will have bushings & grease zerks**
Bushings have ¼" thick walls
- * **3/8" x 4" x 6" rectangular front tube assy. (welded to Uni-Tilt mast assy. & runs through both front cheek plates)**
- * **NOTE: End moldboard rib to have holes for bolting a warning light to wing moldboard and wire tie downs installed on the moldboard for warning light wires**
- * **Whelen TIR3 LED Warning light mounted to discharge end of wing moldboard "in use" (Std. UTE bracket)**
- * **Std. Uni-Tilt hose kit with couplers**
- * **Mounted & fully operational (Use Factory Chassis Air Bag Kit)**
- * **Primed & painted Orange**
- * **One year warranty**

1) Lights:

- * **Two (2) Federal Signal Highlighter warning lights, Amber/Green (HL15CAG)- Cabshield mounted**
- * **Two (2) Whelen TIR6 LED Amber/Green warning lights rubber grommet mounted in rear corner posts**
- * **Two (2) LED S/T/T rubber grommet mounted in the rear corner posts (MaxHeat)**
- * **Two (2) LED back-up lights rubber grommet mounted in the rear corner posts**
- * **One set of ABL LED front mounted snow plowing lights with heated lens, signals, high & low beams std. install off cowl of truck hood w/ custom Stainless Steel mounting brackets**
- * **One (1) Amber LED wing light & one (1) Amber LED sander work light – Buyers #1492116**
- * **Two (2) Amber LED work lights mnt'd off the plow light brackets to shine on the plow markers– Buyers #149211**
- * **LED 3 light cluster – rear chassis mounted**
- * **Remount factory chassis lights outside rear frame rails**

Total Package Price: \$ 179,314.00

Accepted by: _____ Title: _____

Packet Pg. 134

Attachment: Universal Truck Equipment (Dump Body) (RESOLUTION 4165 : 2024 Equipment Replacement - Plow, Wing, Box & Salt Spreader

UNIVERSAL TRUCK EQUIPMENT INC.
N15921 SCHUBERT RD
GALESVILLE, WI. 54630
608-539-4600 ORDERS
608-539-4800 FAX
Date: 10-23-2024

For: City of Mequon
Att: Todd
Quoted by: Jordan Manka & Donnie

Options: (Not included in the above total price)

* Std. Carbide Blades with ½” x 6” Cover Blade (Plow)	Add: \$1,428
* Std. Carbide Blades with ½” x 6” Cover Blade (Wing)	Add: \$1,071
* Sabre Carbide Blades (with built-in cover blade/wear gauge) (Plow)	Add: \$1,800
* Sabre Carbide Blades (with built-in cover blade/wear gauge) (Wing)	Add: \$1,350
* Two (2) Federal Signal 1” strobes on each side of rear corner posts with guards	Add: \$ 414

Estimated Lead Time is approximately 48-56 weeks after we receive the chassis

Please note:

Additional cost may be incurred for chassis modifications and/or the relocation of chassis components to accommodate the installation of the equipment listed above. Purchaser acknowledges that Universal Truck Equipment shall not be held liable for any costs, delays or delivery penalties caused due to equipment installation interference with the host chassis.
Most trucks can be ordered to eliminate or minimize the modifying or relocating of the exhaust, battery boxes, air tanks and/or fuel tanks, please confirm with your chassis provider that adequate clearance shall be provided so as no to hinder the installation of the equipment.

Accepted by: _____ Title: _____



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2913
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Public Works

TO: Common Council
FROM: Tim Weyker, Deputy Director of Public Works
DATE: December 2, 2024
SUBJECT: RESOLUTION 4166 A Resolution Approving the Purchase of a Replacement Plow Truck Chassis from Lakeside International Trucks, Milwaukee, Wisconsin in the Amount of \$127,863

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 chain saws, as well as larger vehicles such as plow trucks, loaders, and excavators.

The equipment replacement presented in the attached resolution pertains only to the following unit: replacing Unit #320, a 2004 International 7400 Plow Truck with 94,000 miles with a similar 2026 International HV607 SBA plow truck chassis (proposal attached).

Analysis

Department policy is to replace at least one of the City's 19 plow trucks each year. Over the last several years, due to supply chain issues and ongoing vendor backlogs, DPW's typical truck bidding process where plow trucks are built to the City's exact specifications is not available. Vendors have told City staff that they are unable to quote new plow trucks in this fashion since 2022. The City's most recent plow truck purchase was a 2024 Freightliner unit that DPW has purchased and will be in the process of getting outfitted with a dump box, salt & brine equipment, snowplow & wing. That unit will not be operational for this current winter season.

Back in 2023 when the City was not able to place an order for a new plow truck chassis because none were available, its Fleet Superintendent did secure a slot for the City on Lakeside International's "no obligation" waiting list for International Truck's 2024 or 2025 production years. This purchase opportunity is the result of being on that list, and there are no other chassis manufacturers taking any orders at this time. The International HV607 SBA plow truck chassis as quoted meets all of the City's requirements for the chassis.

This purchase is for a truck chassis only. Snowplow & wing manufacturers and truck box suppliers will not take orders to outfit a new truck until it is procured by the municipality. Once the truck chassis is built and delivered, staff will procure the required snowplow & wing along with the appropriate truck box, salt brine tank, and salt spreader. With the current state of supply chain issues, the truck is not likely to be completely outfitted until late 2026.

This International plow truck chassis purchase takes advantage of International Truck's Sourcewell Cooperative Purchasing Contract #032824 (attached), meeting the City's procurement policy.

Fiscal Impact

With the adoption of the Annual Budget for 2025 in November, adequate funds will be available in the Department of Public Works equipment replacement account #410787-725012-10359 for this purchase. As new snowplow trucks are completed and put into service, the old units will be sold on Wisconsin Surplus Online Auction, and the proceeds will be deposited back into the same account.

Recommendation

A recommendation is forthcoming from the Public Works Committee on December 10, 2024.

Attachments:

Truck Chassis Sale Proposal (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4166

A Resolution Approving the Purchase of a Replacement Plow Truck Chassis from Lakeside International Trucks, Milwaukee, Wisconsin in the Amount of \$127,863

RECITALS

A. The City of Mequon Department of Public Works' 2025 Equipment Replacement Program includes replacing a 2004 International 7400 plow truck (Unit #320).

B. The Department of Public Works' Fleet Division has procured a written quote for a 2026 International HV607 SBA plow truck chassis based on Sourcewell's Cooperative Purchasing Agreement (Contract #032824).

C. Staff have reviewed the quote with the vendor to ensure the plow truck chassis build meets the City's requirements.

D. Adequate funds are available for the plow truck chassis in the Department of Public Works equipment replacement fund, account # 410787-725012-10359.

E. The Public Works Committee, at its meeting on December 10, 2024, 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 Agreement for the Purchase of an International HV607 SBA plow truck chassis as proposed is approved and awarded to Lakeside International Trucks, Milwaukee, Wisconsin for \$127,863, 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: December 10, 2024

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on December 10, 2024.

Caroline Fochs, City Clerk



HV607 SBA

Sales Proposal For:
CITY OF MEQUON

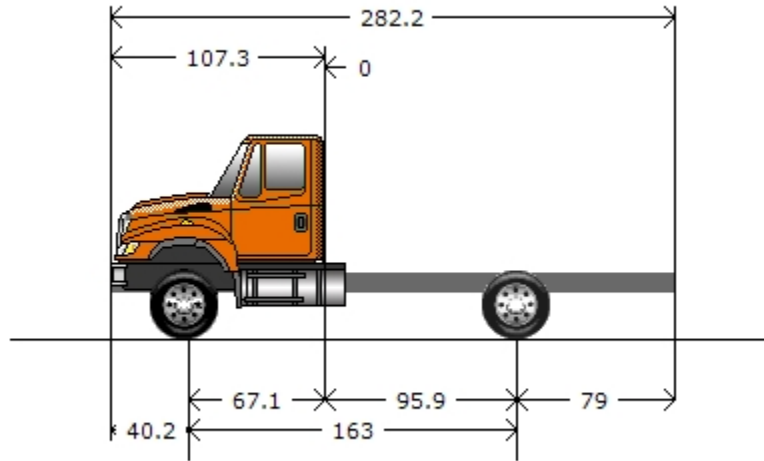
Presented By:
LAKESIDE INTL, LLC

Attachment: Truck Chassis Sale Proposal (RESOLUTION 4166 : 2025 Equipment Replacement - Plow Truck Chassis Only)

Prepared For:
CITY OF MEQUON
Todd Zeller
11333 N Cedarburg Rd.
Mequon, WI 53092-1930
(414)242 - 3100
Reference ID: SW

Presented By:
LAKESIDE INTL, LLC
Patrick McNamara
11000 W SILVER SPRING RD
MILWAUKEE WI 53225 -
(414)353-4800

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2026 HV607 SBA (HV607)

AXLE CONFIG:	4X2
APPLICATION:	Front Plow and Wing with Spreader
MISSION:	Requested GVWR: 43000. Calc. GVWR: 46000. Calc. GCWR: 80000 Calc. Start / Grade Ability: 28.34% / 3.70% @ 55 MPH Calc. Geared Speed: 72.1 MPH
DIMENSION:	Wheelbase: 163.00, CA: 95.90, Axle to Frame: 79.00
ENGINE, DIESEL:	{Cummins L9 370} EPA 2024, 370HP @ 2100 RPM, 1250 lb-ft Torque @ 1200 RPM, 2100 RPM Governed Speed, 370 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-20-133A} Wide Track, I-Beam Type, 20,000-lb Capacity
AXLE, REAR, SINGLE:	{Dana Spicer S26-190D} Single Reduction, 26,000-lb Capacity, Driver Controlled Locking Differential, R Wheel Ends Gear Ratio: 5.57
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 315/80R22.5 Load Range L HAU 3 WT (CONTINENTAL), 480 rev/mile, 68 MPH, All-Position
TIRE, REAR:	(4) 12R22.5 Load Range H XDN2 (MICHELIN), 483 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, AIR, SINGLE:	{Hendrickson PRIMAX EX 262} 26,000-lb Capacity, 9.0" Ride Height, with Shock Absorbers
PAINT:	Cab schematic 100WL Location 1: 0311, Omaha Orange (Std) Chassis schematic N/A

Code	Description
HV60700	Base Chassis, Model HV607 SBA with 163.00 Wheelbase, 95.90 CA, and 79.00 Axle to Frame.
1570	TOW HOOK, FRONT (2) Frame Mounted
1572	TOW HOOK, REAR (2)
1ANA	AXLE CONFIGURATION 4x2
	<u>Notes</u> : Pricing may change if axle configuration is changed.
1CAJ	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.866" x 3.622" x 0.437" (276.0mm x 92.0mm x 11.1mm); 456.0" (11582mm) Maximum OAL
1LLA	BUMPER, FRONT Swept Back, Steel, Heavy Duty
1WDS	FRAME EXTENSION, FRONT Integral; 20" In Front of Grille
1WGR	WHEELBASE RANGE 138" (350cm) Through and Including 187" (475cm)
1WRN	BRACKET, CAB MOUNT Heavy Duty
2ARY	AXLE, FRONT NON-DRIVING {Meritor MFS-20-133A} Wide Track, I-Beam Type, 20,000-lb Capacity
3AGA	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 20,000-lb Capacity, with Shock Absorbers
3WAJ	SPRINGS, FRONT AUXILIARY Air Bag, Right Side Only, Driver Control
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	<u>Includes</u> : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control
4EBD	AIR DRYER {Wabco System Saver 1200} with Heater
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VGN	AIR TANK Painted Aluminum, with Straight Thread O-Ring Ports
4VKC	AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab
4WDA	DRAIN VALVE (3) Petcocks, for Air Tanks
4WJJ	DUST SHIELDS, FRONT BRAKE Rotor, with Air Disc Brakes
4WJL	DUST SHIELDS, REAR BRAKE Rotor, with Air Disc Brakes
4WZJ	AIR TANK LOCATION (2) : One Mounted Under Each Rail, Front of Rear Suspension, Parallel to Rail
4XCJ	BRAKES, FRONT {Bendix Spicer ADB22X} Air Disc Type, Extended Service, Size 22.5", 23,000-lb Capacity
4XCK	BRAKES, REAR {Bendix Spicer ADB22X} Air Disc Type, Extended Service, Size 22.5", 26,000-lb Capacity per Axle
4XDX	BRAKE CHAMBERS, FRONT AXLE 20 SqIn, for Air Disc Brakes

Code	Description
4XEC	BRAKE CHAMBERS, REAR AXLE 24/24 SqrIn Spring Brake, Double Diaphragm, for Air Disc Brakes
5708	STEERING COLUMN Tilting
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black
5PTB	STEERING GEAR (2) {Sheppard M100/M80} Dual Power
6DGC	DRIVELINE SYSTEM {Dana Spicer} SPL170, for 4x2/6x2
7BEU	AFTERTREATMENT COVER Aluminum
7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7SCP	ENGINE EXHAUST BRAKE for Cummins ISB/B6.7/ISL/L9 Engine with Variable Vane Turbo Charger
7WAZ	TAIL PIPE (1) Turnback Type
7WBS	MUFFLER/TAIL PIPE GUARD (1) Bright Stainless Steel
7WCR	EXHAUST HEIGHT 10' 11"
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment
	<u>Includes</u>
	: DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab
	: HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel
	: HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever
	: PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light
	: STARTER SWITCH Electric, Key Operated
	: STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector
	: TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature
	: WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever
	: WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted
	: WIRING, CHASSIS Color Coded and Continuously Numbered
8518	CIGAR LIGHTER Includes Ash Cup
8695	SNOW SHIELD (2) Chrome; for Dual Air Horns
8899	JUMP START STUD (2) 12V, Remote Mounted
8GXD	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense
8HAB	BODY BUILDER WIRING Back of Day Cab at Left Frame or Under Sleeper, Extended or Crew Cab at Left Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/Accessory Power/Ground and Sealed Connector for Stop/Turn
8HAH	ELECTRIC TRAILER BRAKE/LIGHTS Accommodation Package to Rear of Frame; for Combined Trailer Stop, Tail, Turn, Marker Light Circuits; Includes Electric Trailer Brake Accommodation Package with Cab Connections for Mounting Customer Installed Electric Brake Unit, Less Trailer Socket
8HXT	HORN, AIR (2) Single Tone, Chrome, Roof Mounted, with Lanyard Pull Cord
8MMZ	BATTERY SYSTEM {Fleetrite AGM-GP31} Maintenance-Free, (3) AGM 12-Volt 2475CCA Total, Top Threaded Stud
8REA	2-WAY RADIO Wiring Effects; Wiring with 20 Amp Fuse Protection, Includes Ignition Wire with 5 Amp Fuse, Wire Ends Heat Shrink and 10' Coil Taped to Base Harness
8RMV	SPEAKERS (2) 6.5" Dual Cone Mounted in Doors

<u>Code</u>	<u>Description</u>
8RPR	ANTENNA for Increased Roof Clearance Applications
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8THJ	AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications
8TMH	SWITCH, AUXILIARY Accessory Control; for Wiring in Roof, with Maximum of 20 amp Load with Switches In Instrument Panel
8VAY	HORN, ELECTRIC Disc Style
8WMA	SWITCH, TOGGLE, FOR WORK LIGHT Lighted; on Instrument Panel and Wiring Effects for Customer Furnished Back of Cab Light
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8WXG	STARTING MOTOR {Mitsubishi Electric Automotive America 105P} 12-Volt, with Soft-Start
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XDZ	BATTERY BOX Steel, 2-3 Battery Capacity, Mounted Inside the Cab, Under Passenger Seat
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender
8XMB	CONNECTOR, DASH, CENTER PANEL Cab Wiring for TMC RP1226 Vehicle Accessory Connector; Includes 14-pin Connector with Switched Power, Battery Power, Ignition Power, Ground & Body 250K Datalink, Connector Located Behind Instrument Panel Center Console
8XNY	HEADLIGHTS Halogen
8XPK	POWER SOURCE, ADDITIONAL Auxiliary Power Outlet (APO) with USB-A Port and USB-C Port, Located in the Instrument Panel
9585	FENDER EXTENSIONS Rubber
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HAN	INSULATION, UNDER HOOD for Sound Abatement
9HBM	GRILLE Stationary, Chrome
9HBN	INSULATION, SPLASH PANELS for Sound Abatement
9WAC	BUG SCREEN Mounted Behind Grille
9WBC	FRONT END Tilting, Fiberglass, with Three Piece Construction, for WorkStar/HV
10021	CHASSIS COATING Corrosion Resistant E-Coat Primer Coating for Single Frame Rails
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	<u>Includes</u> : PAINT SCHEMATIC ID LETTERS "WL"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10AGB	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360
10JPA	CUSTOMER IDENTITY for Sourcewell
10SLV	PROMOTIONAL PACKAGE Government Silver Package

Vehicle Specifications
2026 HV607 SBA (HV607)

November 26, 2024

Code	Description
10UAV	VEHICLE REGISTRATION IDENTITY ID for Non-CARB Omnibus and/or Non-ACT Adopting State or Exempt Vehicle. Not for use on vehicles registering in CA/MA /OR/NJ/NY/WA. Contains non-mitigated legacy engine & cannot be registered in CA unless exempt. You may be held liable under state law for failure to properly register vehicle.
	<u>Notes</u> : CANNOT BE REGISTERED IN CA. For vehicles that will be registered in States other than CA.
10WBS	KEYS - ALL ALIKE, ADDITIONAL 2 Keys
10WKN	KEYS - ALL ALIKE, ID I-1624 Compatible with Z-250
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12EZA	ENGINE, DIESEL {Cummins L9 370} EPA 2024, 370HP @ 2100 RPM, 1250 lb-ft Torque @ 1200 RPM, 2100 RPM Governed Speed, 370 Peak HP (Max)
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed
	<u>Includes</u> : FAN Nylon
12UWZ	RADIATOR Aluminum, Cross Flow, Front to Back System, 1228 SqIn, with 1167 SqIn Charge Air Cooler, Includes In-Tank Oil Cooler
	<u>Includes</u> : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber
12VAG	AIR CLEANER Single Element, with Integral Snow Valve and In-Cab Control
12VKC	EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2025
12VXT	THROTTLE, HAND CONTROL Engine Speed Control; Electronic, Stationary, Variable Speed; Mounted on Steering Wheel
12VYL	ACCESSORY WIRING, SPECIAL for Road Speed Wire Coiled Under Instrument Panel for Customer Use
12WUL	BLOCK HEATER, ENGINE {Phillips} 120V/1000W, with "Y" Cord for Dealer Installed 120V/300W Oil Pan Heater
	<u>Includes</u> : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door
12WVH	EPA IDLE COMPLIANCE Low NOx Idle Engine, Complies with EPA Clean Air Regulations; Includes "Certified Clean Idle" Decal on Door
12WZE	CARB IDLE COMPLIANCE Does Not Comply with California Clean Air Idle Regulations
12XBM	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls and Starter Lockout, with Ignition Switch Control, for Cummins B6.7 and L9 Engines
12XCS	CARB EMISSION WARR COMPLIANCE Does Not Comply with CARB Emission Warranty
13BCS	TRANSMISSION, AUTOMATIC {Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints

Attachment: Truck Chassis Sale Proposal (RESOLUTION 4166 : 2025 Equipment Replacement - Plow Truck Chassis Only)

Code	Description
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WYH	TRANSMISSION TCM LOCATION Located Inside Cab
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming
13XAL	PTO LOCATION Customer Intends to Install PTO at Left Side of Transmission
14899	SUSPENSION AIR CONTROL VALVE Pressure Release Control In Cab
14AHL	AXLE, REAR, SINGLE {Dana Spicer S26-190D} Single Reduction, 26,000-lb Capacity, Driver Controlled Locking Differential, R Wheel Ends . Gear Ratio: 5.57
14TCL	SUSPENSION, REAR, AIR, SINGLE {Hendrickson PRIMAXX EX 262} 26,000-lb Capacity, 9.0" Ride Height, with Shock Absorbers
14WAS	SUSPENSION LEVELING VALVE Dual Height; One Additional, for Air Ride Suspension
15924	FUEL TANK STRAPS Bright Finish Stainless Steel
15LNS	FUEL/WATER SEPARATOR {Racor 400 Series} 12 VDC Electric Heater, Includes Pre-Heater, with Primer Pump, Includes Water-in-Fuel Sensor, Mounted on Engine
15SGG	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 19" Tank Depth, 70 US Gal (265L), Mounted Left Side, Under Cab
15WDG	DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab
16030	CAB Conventional, Day Cab
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer
	Includes
	: GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for
	: GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure
	: WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16JNV	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Cloth, Isolator, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, -3 to +14 Degree Back Angle Adjust
16SEE	GRAB HANDLE, EXTERIOR Chrome, Towel Bar Type, with Anti-Slip Rubber Inserts, for Cab Entry Mounted Left Side at B-Pillar
16SMX	SEAT, PASSENGER {Seats, Inc.} Non Suspension, High Back, Fixed Back, Integral Headrest, Cloth, for use with Batteries in Cab
16SNM	MIRRORS (2) C-Loop, Heated, Black Heads and Arms, 7.5" x 14" Flat Glass, Includes 7.5" x 7" Convex Mirrors, for 102" Load Width

Notes

: Mirror Dimensions are Rounded to the Nearest 0.5"

Code	Description
16VKB	CAB INTERIOR TRIM Classic, for Day Cab
	<u>Includes</u> : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap
16VLV	MONITOR, TIRE PRESSURE Omit
16VSL	WINDSHIELD Heated, Single Piece
16WBY	ARM REST, RIGHT, DRIVER SEAT
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16WLS	FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood
16WSK	CAB REAR SUSPENSION Air Bag Type
16WSL	MIRROR, CONVEX, HOOD MOUNTED {Lang Mekra} (2) Right and Left Sides, Black 7.5" Sq.
16XJN	INSTRUMENT PANEL Flat Panel
16XWD	SUNSHADE, EXTERIOR Aerodynamic, Painted Roof Color, with Integral Clearance/Marker Lights
16XXC	COWL TRAY LID
16ZJA	ACCESS, CAB Aluminum, Self-Cleaning, Open and Serrated Design, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab, Extended Cab or Sleeper Cab
27DUR	WHEELS, FRONT {Accuride 41730} DISC; 22.5x9.00 Rims, Standard Polish Aluminum, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
28DWR	WHEELS, REAR {Accuride 43644} DUAL DISC; 22.5x8.25 Rims, Standard Polish Aluminum, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
29WAP	WHEEL GUARDS, FRONT {Accuride} for Metric Hub Piloted Wheels with Flanged Mounting Nuts Mounted Between Hub and Wheel
60AKG	BDY INTG, PTO ACCOMMODATION for (3) Latched Rocker Switches, (1) PTO Switch, (2) Generic Switches to Control (3) 30 amp relays, with Programmable Interlocks, for Body Builder Hook up in the Engine Compartment Left Side, Recommended for Automatic Transmissions
7482153264	(4) TIRE, REAR 12R22.5 Load Range H XDN2 (MICHELIN), 483 rev/mile, 75 MPH, Drive
7792545437	(2) TIRE, FRONT 315/80R22.5 Load Range L HAU 3 WT (CONTINENTAL), 480 rev/mile, 68 MPH, All-Position
	Services Section:
40128	WARRANTY Standard for HV507, HV50B, HV607 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2025A
	Floor Mats
	Title and Fees
	40YZL-SRV CONT, EXT CUMMINS ENG/AFTR{Cummins} To 60-Month/100,000 Miles

(US DOLLAR)	
Description	Price
Net Sales Price:	\$127,863.00

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

This proposal was written using 2025 Sourcewell pricing. The final price may vary depending on the production date, additional surcharges and/or freight increases. Your representative will reach out to you if there are any additional changes.

Navistar International Sourcewell Contract #060920-NVS

Approved by Seller:	Accepted by Purchaser:
Official Title and Date	Firm or Business Name
Authorized Signature	Authorized Signature and Date

This proposal is not binding upon the seller without Seller's Authorized Signature

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

Attachment: Truck Chassis Sale Proposal (RESOLUTION 4166 : 2025 Equipment Replacement - Plow Truck Chassis Only)



11333 N. Cedarburg Road
 Mequon, WI 53092
 Phone: 262-236-2913
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Public Works

TO: Common Council
FROM: Justin Bodoh, Building Superintendent
DATE: December 10, 2024
SUBJECT: RESOLUTION 4167 A Resolution Awarding a Contract for the Replacement of Various HVAC Units and Other Upgrades within the Council Chambers at City Hall to Selzer-Ornst Construction of Milwaukee, Wisconsin, in an Amount Not-to-Exceed \$975,000

Background

On July 13, 2023, City Hall air conditioning condensing units outside the original City Hall building failed. As a result of their failure, a 6T and a 15T air handling unit also sustained major coil damage. The City's HVAC preventative maintenance contractor made emergency repairs, but considering the age and condition of the equipment, it was recommended that the City pursue replacement of the system. The emergency repair was understood to be temporary.

At its August 8, 2023, meeting, the Common Council ratified the cost of the HVAC repairs. Staff recommended consideration of more permanent repairs or replacement, but the discussion was delayed to be considered with the 2024 capital budget.

The 2018 EMG Facilities Condition Assessment of City-owned facilities identified the City Hall 1936 vintage HVAC system for complete replacement. Since that time several components of the HVAC system have been replaced on an as-needed basis, most notably the boiler in 2019, and two rooftop 2T air handling units in 2020. The study also included a number of additional capital projects that could be included in the scope of work.

The failed condensing units are located outside near the northwest corner of the building, and the air handling units are located in the attic above the ceiling of the small conference room directly west of the council chamber's dais.

Because of the age of the existing units and the differences in older vs. newer technologies, parts for the system simply can't be replaced in kind. Units, controls, fittings, and mounting systems all need to be designed to work with the system, and to meet current safety requirements, including building a new platform & catwalk to access the units.

The 2024 capital budget included an allocation for the repair based upon the recommendation of the City's HVAC preventative maintenance contractor. Due to the custom nature of the City's HVAC system and outdated components, a design firm was hired to ensure the functionality of the new system. At the time of design award, staff considered requesting that the Common Council determine project components to include in the bid package, but ultimately recommended design of all project components. The bid was structured such that the Common

Council could determine the project components at the time of award, and the design for the remaining components could be utilized in a future bid package.

In February, staff started working with Strang to engineer and design a permanent solution for the HVAC system in the Council Chambers. Along with the HVAC system, Strang designed multiple option upgrades throughout the Council Chambers that were identified in the 2018 EMG Facilities Condition Assessment and by Buildings Division staff.

At its May 14, 2024, meeting, staff recommended rejecting bids, since low bids came in approximately 57% higher than Strang's engineering estimates. At this time Common Council selected the suspended metal panels with a wood grain look (Alternate 1) for the Chamber's ceiling replacement and indicated that the accessory projects (flooring and window replacement) should be bid as additional options.

In September of this year, the Buildings Division issued a 2nd invitation for bids for City Hall HVAC and Chamber Upgrades based on Strang's design, and direction of the Common Council at their May 14 meeting. The bids received were more competitive, with the total project cost approximately \$276,467 cheaper than last spring's bid opening.

Analysis

As proposed, the bid package includes:

- Replacement of AHU's and condensing units with updated controls.
- Ceiling replacement of the Council Chambers with a base item concept and 1 alternative concept.
 - Base Bid - Ceiling replaced with acoustical drywall - (attached)
 - Alternate 1 - Suspended metal panels with woodgrain look - (attached). Lighting / Electrical upgrades - power being brought over from addition, (BAS) Building Automation System lighting controls, LED lighting.
- Replacement of 8 Windows in Council Chambers.
- Flooring replacement with carpet tile with City of Mequon Logo (black/grey/white)

All aspects of Strang's engineering and design of the Common Council Chambers have efficiency and aesthetics in mind. Buildings Division staff is working with the IT Division on all future upgrades of the Audio/Video needed in the Council Chambers and ceiling Alternate 1 is designed to ensure the longevity of the Council Chambers, giving the ability to add HVAC, electrical and IT upgrades since the Barrel Ceiling option acts as a raceway for future needs. All options have been reviewed and passed by the State Historic Preservation Office, and the HVAC design was approved by E-Plan.

Prior to bidding, Strang's construction cost estimate ranged from \$384,152 to \$647,483.52 depending on what options were chosen. Stang's construction cost estimate for HVAC including all options, was \$647,483.52. All vendor/manufacture pricing was considered, and industry standard labor rates were used to produce the construction estimate. The bids received ranged from \$479,607 to \$1,057,100, which overall resulted in better pricing from the prior bids. The bid pricing and option breakdown and Strang's construction cost estimate are also attached.

The post-bid analysis determined that the bids received were more competitive than the April bids, although still slightly higher pricing than Strang's construction estimate. Due to timeline for the customization of the HVAC components, the anticipated project timeline is March through October 2025. With the direction of the Common Council at the May 14 meeting, staff is recommending replacement of the AHU's and condensing units with updated controls, suspended metal panels with a wood grain look, lighting/electrical, window replacement, and flooring replacement in the main Council Chamber. Alternate 2 for Aldermanic Conference Room flooring came in between \$8,500 and \$10,810. Buildings Division staff recommends not including that flooring in the contract award, and instead completing such with in-house staff post-project.

Fiscal Impact

The Building Division's City-wide Capital Buildings Account currently has a balance of \$165,818, and the 2025 balance is projected to be \$340,817.81 as of January 1. It is anticipated that the balance of the project will be funded through proceeds resulting from a planned bond issue in January 2025.

As the design consultant and staff believe the bid pricing is market appropriate, along with Council's direction, staff is recommending award of Items 1 through 5 with the alternate barrel ceiling. Notably, the overall project cost in an amount not-to-exceed \$975,000 includes a small contingency of approximately \$16,000 (roughly 2%) to account for unforeseen circumstances that may be discovered during the course of the project.

Recommendation

A recommendation is forthcoming from the Public Works Committee on December 10th, 2024.

Attachments:

Concept Alternate 1: Barrel Ceiling (PNG)
 Concept Item 2: Acoustical Drywall (PNG)
 Bid Pricing City Hall HVAC and Chamber Upgrade(PDF)
 Strang's Engineer's Estimate (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 4167

A Resolution Awarding a Contract for the Replacement of Various HVAC Units and Other Upgrades within the Council Chambers at City Hall to Selzer-Ornst Construction of Milwaukee, Wisconsin, in an Amount Not-to-Exceed \$975,000

RECITALS

- A. The Department of Public Works' Buildings Division has received bids for Common Council HVAC and Chamber Upgrades at Mequon City Hall.
- B. The bids were reviewed by staff for compliance with requirements specified.
- C. Adequate funds will be available supplemented by a borrowing of in addition to the City-Wide Building Repairs account (410796 730016 12015).
- D. The Committee on Public Works, at its meeting on December 10, 2024, approved staff's recommendation.

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

- 1. Staff is authorized to award the bid for the AHU's and Condensing units with updated controls in the amount of \$603,909.
- 2. Staff is authorized to award the bid for the suspended metal panels with woodgrain look ceiling and lighting/electrical upgrades in the amount of \$264,743.
- 3. Staff is authorized to award the bid for the window replacement in the amount of \$46,502.
- 4. Staff is authorized to award the bid for the flooring replacement in the amount of \$43,879.
- 5. The Agreement for City Hall HVAC and Chamber Upgrade, as let for bid, is approved and awarded to Selzer-Ornst Construction of Milwaukee, Wisconsin, in an amount not to exceed \$975,000, subject to any clerical, technical and/or legal changes deemed necessary and appropriate by the City Attorney.
- 6. Upon approval of the contracts by the City Attorney (subject to any clerical, technical and/or legal changes deemed necessary and appropriate) the Mayor and City Clerk are authorized and directed to execute and deliver the same.

Approved by: Andrew Nerbun, Mayor

Date Approved: December 10, 2024

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on December 10, 2024.

Caroline Fochs, City Clerk





Options	Selzer-Ornst Construction	Tri- North	Duffek Construction	Level-Up Construction
Item 1 Replacement of AHU's & Condensing units with updated controls	\$603,909	\$510,000	\$535,868	\$479,607
Item 2 Acoustical Drywall Ceiling	\$40,690.00	\$134,400.00	\$185,689.00	\$79,664.00
Item 3 Lighting / Electrical	\$78,500.00	\$102,000.00	\$88,705.00	\$77,516.00
Item 4 Window Replacement	\$46,502.00	\$67,200.00	\$71,309.00	\$54,443.00
Item 5 Flooring (Carpet Squares)	\$43,879.00	\$83,000.00	\$52,670.00	\$931,640.00
Alt. 1 Suspended Metal panels w/ woodgrain look ceiling	\$145,553.00	\$152,00.00	\$63,811.00	\$240,410.00
Alt. 2 Alderman Conference room flooring	\$10,539.00	\$8,500.00	\$9,125.00	\$10,810.00
Item 1 + Item 2 + Item 3 Lighting and Electrical Upgrades	\$723,099.00	\$746,400.00	\$810,262.00	\$636,787.00
Item 1 + Item 2 + Item 3 + Item 4 Window's	\$769,601.00	\$813,600.00	\$881,571.00	\$691,230.00
Item 1 + Item 2 + Item 3 + Item 4 + Item 5 Flooring	\$813,480.00	\$896,600.00	\$934,241.00	\$736,630.00
Item 1 + Item 2 + Item 3 + Item 4 + Item 5 + Alt. 2 Conferenece room flooring	\$824,019.00	\$905,100.00	\$943,366.00	\$747,440.00
Item 1 + Item 4	\$650,411.00	\$577,200.00	\$607,177.00	\$534,050.00
Item 1 + Item 5	\$647,788.00	\$593,000.00	\$588,538.00	\$525,007.00
Item 1 + Item 5 + Alt. 2	\$658,327.00	\$601,500.00	\$597,663.00	\$535,817.00
Item 1 + Alt. 1 Suspended Metal panels w/ woodgrain look	\$790,152.00	\$796,400.00	\$785,368.00	\$799,681.00
Item 1 + Alt. 1 + Item 3	\$868,652.00	\$898,400.00	\$874,073.00	\$877,197.00
Item 1 + Alt. 1 + Item 3 + Item 4	\$915,154.00	\$965,600.00	\$945,382.00	\$931,640.00
Item 1 + Alt. 1 + Item 3 + Item 4 + Item 5	\$959,033.00	\$1,048,600.00	\$998,052.00	\$986,083.00
Item 1 + Alt. 1 + Item 3 + Item 4 + Item 5 + Alt. 2	\$969,572.00	\$1,057,100.00	\$1,007,177.00	\$996,893.00

Item 1 - Replacement of AHU's & Condensing units with updated controls

Item 2 - Acoustical Drywall Ceiling

Item 3 - Lighting / Electrical upgrade

Item 4 - Window Replacement

Item 5 - Flooring (Carpet Squares)

Alt. 1 Suspended Metal panels w/ woodgrain look ceiling

Alt. 2 Alderman Conference room flooring

Yellow = Low bid per category/Item

Engineer's Estimate (STRANG)

8.h.d

City of Mequon- Remodel

Division	Description	Total Incl O&P
Demolition		\$ 10,000.00
Exterior	concrete pad and bollard	\$ 3,000.00
Windows	(8) Three panel single hung Windows	\$ 16,400.00
Mezzanine	New planking and misc framing.	\$ 2,347.00
Ships ladder	Ships ladder with mounting brackets.	\$ 6,805.00
Miscellaneous Carpentry	Blocking, wall remove for mechanical access	\$ 5,000.00
Ceiling Base Bid	USG ensemble acoustical drywall system - including installation by their factory-certified installers.	\$ 75,000.00
Carpeting	Carpet squares throughout Chamber and Elevator lobby 325 yards	\$ 18,244.00
Carpet	City of Mequon logo	\$ 4,000.00
Ceiling in Alderman Conference Room 103 and Storage Room 104		\$ 7,740.00
Mechanical System		\$ 180,000.00
Electrical System		\$ 75,000.00
		\$403,536.00
Contractor Fee		\$ 28,247.52
General Conditions		\$ 60,530.40
Construction Contingency		\$ 40,353.60
Owner Contingency		\$ -
		\$532,667.52
Alternate #1-Ceiling	USG wood-look metal ceiling for material, including installation by their factory-certified installers.	\$ 110,000.00
Alternate #2-Ceiling	¼" drywall on drywall grid over existing popcorn ceiling, level 5 finish and wood veneer wallcovering	\$ 73,392.00
Alternate #3-Carpet in Alderman room		\$ 4,816.00

Attachment: Strang's Engineer's Estimate (RESOLUTION 4167 : City Hall HVAC and Chamber Upgrade -



Private Office:
Wesolowski, Reidenbach & Sajdak, S.C.
11402 W. Church St.
Franklin, WI 53132
(414) 529-8900

www.ci.mequon.wi.us

Office of the City Attorney

TO: Mayor and Common Council
FROM: Brian C. Sajdak, City Attorney
DATE: December 10, 2024
SUBJECT: Closed Session - Possible Acquisition of 11015 N. Market Street

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, 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 purposes 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.

Attachment: Closed Session 12/24 (9918 : Closed session public memo)