



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

www.cityofmequonwi.gov

Department of Community Development
Taped and Televised

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

Minutes

1) Call to Order and Roll Call

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

Present:

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

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

2) Meeting Minutes Approval for January 27, 2026

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

3) Consent Agenda

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

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

4) Public Hearing/Regular Business

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

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

No Public Comment

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

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

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

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

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

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

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

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

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

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

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

5) Regular Business

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

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

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

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

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

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

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

Public Feedback

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

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

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

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

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

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

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

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

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

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

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

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

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

6) Announcements

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

7) Adjourn

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

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,
Robin Buzzell, Administrative Assistant