



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

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Parks and Forestry

**TREE BOARD  
Regular Meeting  
Thursday, April 16, 2026 - 6:00 PM  
North Conference Room**

**Agenda**

- 1) Call to Order and Roll Call**
- 2) Approval of Meeting Minutes**
  - a) Meeting Minutes of April 22, 2025
- 3) Action Items**
  - a) Granville Ridge Street Tree Approval
  - b) Riverland Meadows Street Tree Approval
- 4) Discussion Items**
- 5) Adjourn**

DATED: April 9, 2026

/s/ Carol Bangs, Chair

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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 accommodation 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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**TREE BOARD**  
**Tuesday, April 22, 2025**  
**5:30 PM**  
**North Conference Room**

**Minutes**

1) Call to Order, Roll Call

The meeting was called to order by Vice Chair Brickman at 5:30 pm.

**Present:**

Vice Chair Cheryl Brickman  
Board Member Karen Dredge  
Board Member Emily Gehrke  
Alternate Nancy Szatkowski  
Alderman Robert Strzelczyk -- **Absent**  
Chair Carol Bangs -- **Excused**

Staff from Veridian Homes, City Forester Herlache, and Admin Assistant Schlereth were also present.

2) Approval of Meeting Minutes

a. October 8, 2024, Minutes

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

**MOVED BY:** Board Member Gehrke

**SECONDED BY:** Board Member Szatkowski

**AYES:** Brickman, Dredge, Gehrke, Szatkowski

**ABSENT:** Strzelczyk

**NOT PRESENT:** Bangs

3) Discussion Items

a. Enclave at Mequon Preserve, Phase 8

Discussion ensued about the grouping of trees or varieties spread out.

The board approved the Enclave Phase 8 tree plan if Veridian Homes breaks up the groups of 5 trees in a row.

**RESULT:** **Approved as Amended [Unanimous]**

**MOVED BY:** Board Member Szatkowski

**SECONDED BY:** Board Member Gehrke

**AYES:** Brickman, Dredge, Gehrke, Szatkowski  
**ABSENT:** Strzelczyk  
**NOT PRESENT:** Bangs

4) Adjourn

- a. Motion to adjourn at 6:00 pm

**RESULT:** **Approved by Voice Acclamation [Unanimous]**  
**MOVED BY:** Board Member Szatkowski  
**SECONDED BY:** Board Member Brickman

**AYES:** Brickman, Dredge, Gehrke, Szatkowski  
**ABSENT:** Strzelczyk  
**NOT PRESENT:** Bangs

Respectfully Submitted,

*Ren Schlereth*  
*Administrative Assistant*



11333 N. Cedarburg Road  
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Phone: 262/236-2914  
Fax: 262/242-9655

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**Buildings and Grounds**

**TO: Tree Board**  
**FROM: Nate Herlache, City Forester**  
**DATE: April 16, 2026**  
**SUBJECT: Granville Ridge Street Tree Approval**

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### **Background**

Bonnilake Real Estate, LLC submitted a street tree plan for Granville Ridge. The property is located at 11449 N Farmdale Road, Mequon, WI 53097, northeast of the intersection of Mequon Road and Granville Road. The plans were designed by Milana Mrkalj, who is a landscape designer for Northern Exposure Landscaping. There are a total of 163 street trees proposed.

### **Analysis**

The plan meets the requirements of Section 8 of the City of Mequon Policy Manual for Tree Protection and Preservation, including:

- Installation within the right-of-way
- Installation of a minimum of three (3) different street tree species
- Adequate number of street trees for lineal feet of road
- Trees selected from approved Street Tree List

The plan does not meet the following requirements, and the applicant should amend the plan as follows:

- Adjust diameter requirements. In the plant legend, the sizes of trees are listed as 2.5-3". Trees are to be at least 3" in caliper, unless approved by Tree Board.
- Adjust rate and spacing requirements. Tall grouping trees are to be 1 per 40 feet. According to the scale, there is 1 tree per 50', not meeting spacing requirement.
- 1" – 30' scaled drawings. Currently at 1" – 100'.

Staff recommends that the Tree Board consider a more flexible spacing scheme based upon planting tall-growing street trees at a spacing of 40 feet, rather than 30 feet, is generally more favorable because it allows each tree adequate room to reach its mature size without excessive

competition or conflict (“Tall Group” Trees). Ultimately, 40-foot spacing supports healthier tree development, a more balanced streetscape, and lower long-term maintenance costs compared to denser planting. If supported, the recommendation will be forwarded to Planning Commission for consideration.

**Fiscal Impact**

Street trees are a build and contribute asset for the City. The plan includes the following inventory of trees that will be dedicated to the City as a public asset:

Species	Quantity	%
Autumn Blaze Maple	13	7.98%
Autumn Fantasy Maple	51	31.29%
Chanticleer Pear (Median)	4	2.45%
Greenspire Linden	27	16.56%
Kentucky Coffee Tree	6	3.68%
Swamp White Oak	62	38.04%

**Recommendation**

The City Forester recommends that the Tree Board approve the Granville Ridge street tree plan subject to the following conditions:

1. Prior to installation, the developer shall contact the City Forester or his associate to go out and inspect the quality of stock and proper installation procedures. The City Forester or his associate will also be called out upon completion of the planting to ensure installation and staking is correct. The developer will be charged a minimal fee for these inspections.
2. Planning Commission approval of alternate spacing, as outlined in the report and represented in the plan moved for approval.
3. Any tree that has died or is damaged beyond repair within maintenance period of 14 months of planting shall be promptly replaced by the developer. The replacement planting shall be of the same size and quality as the approved landscaping plan.
4. Adjust trees to proper spacing of 1 tree per 40’.
5. Adjust diameters on plant legend to 3”.
6. Increase the proportion of Kentucky Coffeetree in the planting plan or consider introducing an alternative species to help reduce the currently high percentages of swamp white oak and Autumn Fantasy maple, in accordance with the Tree Board’s recommendation.

Attachments:  
Granville Ridge L.1



Plant Legend					
Symbol	Qty	Key	Common	Botanical	Size
	13	AFAB	Autumn Blaze Maple	Acer x freemanii 'Autumn Blaze'	2.5" - 3"
	51	AFAF	Autumn Fantasy Maple	Acer x freemanii 'Fantasy'	2.5" - 3"
	4	PYCC	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	2.5"-3"
	27	TICO	Greenspire Linden	Tilia cordata 'Greenspire'	2.5" - 3"
	6	GYDI	Kentucky Coffee Tree	Gymnocladus dioicus	2.5" - 3"
	62	QUBI	Swamp White Oak	Quercus bicolor	2.5" - 3"

STREET TREES - CITY OF MEQUON COMPLIANCE:

ALL STREET TREES SHALL BE MINIMUM 3-INCH CALIPER, MEASURED 6 INCHES ABOVE GRADE, AND BALLED, BUPLAPPED, AND STAKED PER CITY STANDARDS (SEC. 58-564 & 58-637). IF 3-INCH CALIPER TREES ARE NOT AVAILABLE, TREES MAY BE REPLACED WITH 2.5-INCH CALIPER, SUBJECT TO CITY APPROVAL.

PLANT AT A RATE OF NOT LESS THAN 1 TREE PER 30 FT OF ROADWAY FRONTAGE, WITHIN THE ROW, APPROXIMATELY 2 FT FROM PROPERTY LINE, UNLESS OTHERWISE APPROVED.

TREE BOARD SPACING GUIDELINES: LOW GROWTH = 20 FT, MEDIUM GROWTH = 30 FT, TALL GROWTH = 40 FT.

A MINIMUM OF THREE (3) DIFFERENT SPECIES PER SUBDIVISION, WITH 15-40% MAX OF ANY ONE SPECIES.

TREES OUTSIDE THE ROW REQUIRE A STREET TREE PRESERVATION & MAINTENANCE EASEMENT.

ANY STREET TREE THAT DIES OR IS DAMAGED WITHIN THREE (3) YEARS SHALL BE REPLACED IN KIND.

FINAL SPECIES SELECTION AND SPACING ARE SUBJECT TO APPROVAL BY THE CITY FORESTER AND TREE BOARD.

NOTES:

1. ALL PLANT MATERIAL SHALL COMPLY WITH THE STANDARDS DESCRIBED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1, LATEST EDITION).
2. ALL NURSERY STOCK SHALL BE FREE OF DISEASES, HARMFUL INSECTS, DAMAGE, DEFORMITIES, AND OTHER DEFECTS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED PLANTING DETAILS AND SPECIFICATIONS.
4. ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3-INCH DEEP DARK BROWN ENVIRO-MULCH RING WITH A SHOVEL-CUT EDGE.
5. ALL DISTURBED TURF AREAS SHALL BE SEEDED WITH AN APPROVED SHORT PRAIRIE GRASS SEED MIX, SUITABLE FOR LOCAL SITE CONDITIONS.
6. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONTACT DIGGERS HOTLINE (800-242-8511) THREE (3) BUSINESS DAYS BEFORE EXCAVATION.
7. THE OWNER SHALL MAINTAIN ALL PLANT MATERIAL IN A HEALTHY GROWING CONDITION PER THE APPROVED PLAN. PLANTINGS SHALL BE KEPT FREE OF WEEDS AND DEBRIS AND ADEQUATELY WATERED DURING THE ESTABLISHMENT PERIOD.
8. ANY PLANT MATERIAL THAT DIES OR BECOMES DAMAGED WITHIN TWELVE (12) MONTHS OF INSTALLATION SHALL BE REPLACED IN KIND BY THE CONTRACTOR OR OWNER.

Street Tree Planting Plan

Sheet Title

Designed by  
Milana Mirkaaj

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Northern Exposure Landscaping  
Office: 262-242-3877  
office@northernexposureld.com

**Granville Ridge**  
11449 N. Farmdale Road  
Mequon, WI 53097

March 17, 2026  
Date

Scale: 1" = 100'

L:1

Page 6 of 9



11333 N. Cedarburg Road  
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Phone: 262/236-2914  
Fax: 262/242-9655

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**Buildings and Grounds**

**TO: Tree Board**  
**FROM: Nate Herlache, City Forester**  
**DATE: April 16, 2026**  
**SUBJECT: Riverland Meadows Street Tree Approval**

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### **Background**

Bonnilake Real Estate, LLC submitted a street tree plan for Riverland Meadows. The property is located at 4001 W. Pioneer Road, Mequon, WI 53097, southwest of the intersection of Pioneer Road and Riverland Road. The plans were designed by Milana Mrkalj, who is a landscape designer for Northern Exposure Landscaping. There are a total of 135 street trees proposed.

### **Analysis**

The plan meets the requirements of Section 8 of the City of Mequon Policy Manual for Tree Protection and Preservation, including:

- Installation rate and spacing requirements
- Installation within the right-of-way
- Installation of a minimum of three (3) different street tree species

The plan does not meet the following requirements, and the applicant should amend the plan as follows:

- Adjust diameter requirements. In the plant legend, the sizes of trees are listed as 2.5-3". Trees are to be at least 3" in caliper, unless approved by Tree Board.
- 1" – 30' scaled drawings. Currently at 1" – 100'.
- Arrow pointing north. Arrow points east.

### **Fiscal Impact**

Street trees are a build and contribute asset for the City. The plan includes the following inventory of trees that will be dedicated to the City as a public asset:

<b>Species</b>	<b>Quantity</b>	<b>%</b>
Autumn Blaze Maple	33	24.44%
Bur Oak	26	19.26%
Greenspire Linden	24	17.78%
Shademaster Honey Locust	24	17.78%
Swamp White Oak	20	14.81%
Ivory Silk Lilac (median)	5	3.7%
Autumn Brilliance Serviceberry (median)	3	2.22%

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**Recommendation**

The City Forester recommends that the Tree Board approve the Riverland Meadows street tree plan subject to the following conditions:

1. Prior to installation, the developer shall contact the City Forester or his associate to go out and inspect the quality of stock and proper installation procedures. The City Forester or his associate will also be called out upon completion of the planting to ensure installation and staking is correct. The developer will be charged a minimal fee for these inspections.
2. Any tree that has died or is damaged beyond repair within maintenance period of 14 months of planting shall be promptly replaced by the developer. The replacement planting shall be of the same size and quality as the approved landscaping plan.
3. Adjust diameters on plant legend to 3”.

Attachments:

Riverland Meadows L.1



Symbol	Qty	Key	Common	Botanical	Size
	33	AFAB	Autumn Blaze Maple	Acer x freemanii 'Autumn Blaze'	2.5' - 3'
	3	ACRP	Autumn Brilliance Serviceberry Tree Form	Amelanchier x grandiflora 'Autumn Brilliance'	2.5' - 3'
	26	QUMA	Bur Oak	Quercus macrocarpa	2.5' - 3'
	24	TICO	Greenspire Linden	Tilia cordata 'Greenspire'	2.5' - 3'
	5	SRIS	Ivory Silk Lilac	Syringa reticulata 'Ivory Silk'	2.5' - 3'
	24	GLTS	Shademaster Honey Locust	Gleditsia triacanthos 'Shademaster'	2.5' - 3'
	20	QUBI	Swamp White Oak	Quercus bicolor	2.5' - 3'
	79	PIGD	Black Hills Spruce	Picea glauca var. densata	7'
	42	PISY	White Pine	Pinus sylvestris	7'

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 PLANT AT A RATE OF NOT LESS THAN 1 TREE PER 30 FT OF ROADWAY FRONTAGE, WITHIN THE ROW, APPROXIMATELY 2 FT FROM PROPERTY LINE, UNLESS OTHERWISE APPROVED.  
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 TREES OUTSIDE THE ROW REQUIRE A STREET TREE PRESERVATION & MAINTENANCE EASEMENT.  
 ANY STREET TREE THAT DIES OR IS DAMAGED WITHIN THREE (3) YEARS SHALL BE REPLACED IN KIND.  
 FINAL SPECIES SELECTION AND SPACING ARE SUBJECT TO APPROVAL BY THE CITY FORESTER AND TREE BOARD.  
 NOTES:  
 1. ALL PLANT MATERIAL SHALL COMPLY WITH THE STANDARDS DESCRIBED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1 - LATEST EDITION).  
 2. ALL NURSERY STOCK SHALL BE FREE OF DISEASES, HARMFUL INSECTS, DAMAGE, DEFORMITIES, AND OTHER DEFECTS.  
 3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED PLANTING DETAILS AND SPECIFICATIONS.  
 4. ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3 INCH DEEP DARK BROWN ENVIRONMENTAL MULCH RING WITH A SHOVEL-CUT EDGE.  
 5. ALL DISTURBED AREAS SHALL BE REPAIRED, REGRADED, AND RE-SEEDED OR SOILED AS NECESSARY TO RESTORE PRE-CONSTRUCTION CONDITIONS.  
 6. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONTACT DIGGERS HOTLINE (800)485-7111 THREE (3) BUSINESS DAYS BEFORE EXCAVATION.  
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 8. ANY PLANT MATERIAL THAT DIES OR BECOMES DAMAGED WITHIN TWELVE (12) MONTHS OF INSTALLATION SHALL BE REPLACED IN KIND BY THE CONTRACTOR OR OWNER.

Street Tree Planting Plan

Sheet Title

Designed by

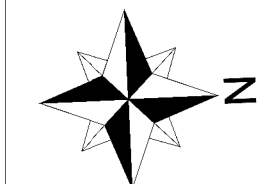
Milana Mirka

Northern Exposure Landscaping  
 Office: 262-242-3877  
 office@northernexposureld.com



Riverland Meadows  
 4001 W Pioneer Road  
 Mequon, WI 53092

December 1, 2025  
 Date



Scale: 1' = 100'

L:1