



11333 N. Cedarburg Road
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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, April 27, 2026 - 6:00 PM
Christine Nuernberg Hall
Agenda

6:00 P.M. OR SUCH LATER TIME AS REQUIRED TO ENTER SESSION UPON CALL TO ORDER FOR THE PURPOSE OF MEETING CONCURRENTLY WITH THE PLANNING COMMISSION AUTHORITY AND THE JOINT EXTRATERRITORIAL ZONING COMMITTEE UPON THE SUBJECT MATTER LISTED AS ITEMS #4 (a) AND #4 (b) BELOW, WHICH IS ALSO LISTED AS ITEMS #3 (a) & #3 (b) ON THE JOINT EXTRATERRITORIAL ZONING COMMITTEE AGENDA FOR ITS MEETING WHICH IS TO COMMENCE AT THE SAME PLACE AT 6:00 P.M.

- 1) Call to Order and Roll Call**
- 2) Meeting Minutes**
- 3) Consent Agenda**
 - a) Fastsigns of Waukesha for Steny's North Shore. The applicant is seeking minor request approval for a sign waiver for the property located at 5616 W. Donges Bay Road.
 - b) TNT Fireworks. The applicant is seeking minor request approval for temporary use to allow for a firework sale tent in the parking lot of the property located at 10930 N. Port Washington Road.
 - c) Riverland Meadows. The applicant is seeking landscape plan approval to allow for a 12-lot conservation subdivision for the property located at the southwest corner of Pioneer Road and Riverland Road.
 - d) Bonnilake Real Estate, LLC. The applicant is seeking landscape plan approval 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.

4) Public Hearing/JETZCO

- a) Laury Clark for Launch Equity Acquisition Partners. The applicant is seeking rezoning recommendation approval within the Town of Grafton Joint Extra Territorial Zoning Area for the 35.5 acre parcel located at 997 Lakefield Road in the Town of Grafton from the Town of Grafton's A-1 (Prime Agriculture) zoning district to Town of Grafton's A-2 (Agriculture) zoning district and R-3 (Urban Single-Family Residential) zoning district to allow for a one-acre parcel and an approximate 34.5 acre parcel.
- b) Neumann Developments Inc. for Leben Family Limited Partnership. The applicant is seeking rezoning recommendation approval within the Town of Grafton Extra Territorial Zoning Area for the 185 acre parcel located at 1306-1372 Pioneer Road from Town of Grafton's A-1 (Prime Agriculture) and A-2 (Agriculture) zoning district to Town of Grafton's R-3 (Urban Single-Family Residential) zoning district to allow for 112 single-family residential lots within the Town of Grafton.

5) Public Hearing

- a) Concordia University. The applicant is seeking conditional use grant approval to allow for outdoor lighting for the soccer and softball fields for the property located at 12800 N. Lake Shore Drive.
- b) The Victory Companies, Inc. for Timmis. The applicant is seeking conditional use grant amendment approval to allow for a modification to the regulations of the warming drawer temperature for the guest house located at 3131 W. Donges Bay Road.

6) Regular Business

- a) Mark LaLonde. The applicant is seeking development agreement and minor request approval to allow for 36,200 C.Y. of fill for contaminated soil capping for the property located at 6529 W. Highland Road (**Remove from table**).

7) Announcements

The next meeting is Monday, May 18, 2026, at 6:00 p.m.

8) Adjourn

DATED: April 22, 2026

/s/ Andrew Nerbun, Mayor

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting. Persons with disabilities requiring 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.