



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, May 18, 2026 - 6:00 PM
Christine Nuernberg Hall**

Agenda

- 1) Call to Order and Roll Call**
- 2) Approval of Meeting Minutes from April 27, 2026**
- 3) Consent Agenda**
 - a) Paul Briski. The applicant is seeking certified survey map approval for a 1-lot land division to partition the existing home from the farm field for the property located at 11713 N. Farmdale Road.
 - b) Freedom Fireworks. The applicant is seeking minor request approval for temporary use to allow for a firework sale tent in the vacant lot of the property located at 10401 N. Cedarburg Road.
- 4) Regular Business**
 - a) Joe Goldberger for 7421 W. Ridgeview Drive, LLC. The applicant is seeking minor request approval for an after-the-fact approval for berms exceeding the permitted height for the property located at 7421 W. Ridgeview Drive (Joe Berrada).
- 5) Announcements**

The next meeting is Monday, June 22, 2026, at 6:00 p.m.
- 6) Adjourn**

DATED: May 13, 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.



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

Minutes

1) Call to Order and Roll Call

Both the Planning Commission and the JETZCO meetings were called to order by Mayor Nerbun at 6:00 p.m.

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

Roll call was taken for both the Planning Commission and the Joint Extraterritorial Zoning Committee.

2) Meeting Minutes

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

3) Consent Agenda

Item 3 (b) was pulled off the Consent Agenda.

MOTION:	Approve 3 Consent Agenda items: 3 (a), (c), (d)
MOVER:	Commissioner Bruce Barnes
SECONDER:	Commissioner John Stoker
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

- 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.

Planner Natalie Redding stated that this is the exact same submittal that was approved in June 2025. It has been approved by the fire department and the City Attorney per city code.

MOTION:	Approve
MOVER:	Commissioner John Stoker
SECONDER:	Commissioner Martin Choren
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Passed

- 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.

MOTION:	Open a public hearing
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Stemper
AYES:	Commissioner Bruce Barnes, Commissioner Oliver Ellsworth, Commissioner Rebecca (Becky) Schaefer, Commissioner Patrick Stemper, Commissioner Brian Robinson, Commissioner Jeffrey Thoma
NAYS:	None
RESULT:	Approved by Voice Acclamation

Public Comment

Lester Bartel - 1833 E. River Road -Grafton - Chairman of the Town of Grafton - he gave some history about the property. He explained that it is not a new development but a simple request to partition the farmhouse off the larger parcel.

MOTION:	Close the public hearing
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Stemper
AYES:	Commissioner Bruce Barnes, Commissioner Oliver Ellsworth, Commissioner Rebecca (Becky) Schaefer, Commissioner Patrick Stemper, Commissioner Brian Robinson, Commissioner Jeffrey Thoma
NAYS:	None
RESULT:	Approved by Voice Acclamation

Planner Redding stated this property is located in the 2005 JETZCO area. This area is where the City of Mequon exercised extraterritorial authority in 2003 and 2005 (Exhibit A in the packet shows all the areas). Staff presented this item to the Common Council in March 2026, and the Council decided to continue exercising extraterritorial zoning authority. This request is to change the zoning from A-1 to R-3 for the 1-acre parcel to be divided from the 35.5-acre farmstead. It will also be a rezoning change request from A-1 to A-2 because the remainder parcel will no longer meet the minimum lot size for the

A-1 zoning district.

Staff supports the zoning change request as it is a minor request from an extraterritorial perspective, it is consistent with the local planning objectives, and it poses no measurable impact to the Mequon community.

It was noted there was an error in the project narrative related to the minimum lot size requirement.

MOTION:	Approve
MOVER:	Commissioner Bruce Barnes
SECONDER:	Commissioner Rebecca (Becky) Schaefer
AYES:	Commissioner Bruce Barnes, Commissioner Oliver Ellsworth, Commissioner Rebecca (Becky) Schaefer, Commissioner Patrick Stemper, Commissioner Brian Robinson, Commissioner Jeffrey Thoma
NAYS:	None
RESULT:	Approved by Voice Acclamation

- 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.

MOTION:	Open a public hearing
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Robinson
AYES:	Commissioner Bruce Barnes, Commissioner Oliver Ellsworth, Commissioner Rebecca (Becky) Schaefer, Commissioner Patrick Stemper, Commissioner Brian Robinson, Commissioner Jeffrey Thoma
NAYS:	None
RESULT:	Approved by Voice Acclamation

Public Comment

Miriam Colton - 14350 N. River Road (Mequon) - she feels it is a ridiculous amount of proposed homes for that area due to swampland and she feels it will be too taxing on the

surrounding roads.

MOTION:	Close the public hearing
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Robinson
AYES:	Commissioner Bruce Barnes, Commissioner Oliver Ellsworth, Commissioner Rebecca (Becky) Schaefer, Commissioner Patrick Stemper, Commissioner Brian Robinson, Commissioner Jeffrey Thoma
NAYS:	None
RESULT:	Approved by Voice Acclamation

Asst. Dir. Zader stated the request is for 112 lots on 85-acres (he showed the area map). The entrance way is directly across from Saddlebrook Park entrance. He gave some history of the area and explained that a similar proposal from 2008 withdrew at that time due to the housing market crash.

This proposal request is for rezoning to R-3 which would allow for the number of lots and the density. The Ulaio Creek zoning located near this proposal allows for densities similar to the proposed development. It does not meet the 30-foot open space buffer or the 30% open lot coverage of the Ulaio Creek zoning requirements. The proposed plan only shows the floodplain and wetland, so they are close at about 25% open space. Some minor tweaks would get them a proposal that would meet all the Ulaio Creek zoning requirements. He explained it is a matter of whether this development should be considered based on the Port Washington Road/Ulaio Creek standards or the old R-1 / 5-acre standards. The difference is significant in that, based on 5-acre density, only 35 lots would be allowed.

He mentioned another item required is that these lots have a mound system and no holding tanks. Soil testing was listed as a condition required prior to Common Council review and the applicant has requested that condition be modified to allow for soil testing prior to preliminary plat, which staff agrees to this modification.

There was a lengthy discussion regarding the infrastructure limitations (public water), mound systems vs. holding tanks, increased traffic impact, the buffer and open space requirements, lot size and densities.

The applicant stated the plan is for individual private wells and not a community well, with the intent of building mound systems. They have not yet conducted soil testing and their plan is to do so prior to preliminary plat.

The motion includes these conditions:

- 30-foot buffer required.
- Must meet open space requirement.
- Mound systems required.
- Modify staff condition #4 to strike the second sentence.

The original second motion made by Grafton Commission Stemper was withdrawn due to the condition of no holding tanks being allowed.

Commissioner Ellsworth made a motion to second the original motion.

MOTION:	Approve with conditions
MOVER:	Commissioner Bruce Barnes
SECONDER:	Commissioner Ellsworth
AYES:	Commissioner Bruce Barnes, Commissioner Oliver Ellsworth, Commissioner Brian Robinson, Commissioner Jeffrey Thoma
NAYS:	Commissioner Rebecca (Becky) Schaefer, Commissioner Patrick Stemper
RESULT:	Approved by Roll Call (4-2) (No Votes: Schaefer, Stemper)

There was a short recess to allow the Town of Graton Commissioners to adjourn.

Chairman Nerbun stated that there was a procedural issue and Consent Agenda items 3 (a), (c), and (d) need to be reconsidered.

MOTION:	Reconsider Consent Agenda items 3 (a), (c), (d)
MOVER:	Commissioner Stephanie Hawley
SECONDER:	Commissioner Rebecca (Becky) Schaefer
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

Commissioner Schaefer made a motion to remove item 3 (d) from the Consent Agenda.

MOTION:	Remove Consent Agenda item 3 (d)
MOVER:	Commissioner Stephanie Hawley
SECONDER:	Commissioner Rebecca (Becky) Schaefer
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

MOTION:	Approve Consent Agenda items 3 (a) & (c)
MOVER:	Mayor Andrew Nerbun
SECONDER:	Commissioner Rebecca (Becky) Schaefer
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

Commissioner Stoker recused himself from the vote to approve Consent Agenda item 3 (d)

MOTION:	Approve Consent Agenda item 3 (d)
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Nancy Urbani
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

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.

MOTION:	Open a public hearing
MOVER:	Commissioner Martin Choren
SECONDER:	Commissioner Nancy Urbani
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

Public Comment

Chuck Reynolds - 13340 N. Northwood Lane – He stated that his home is 1,000 feet from Kapco Field located at Concordia University. He credited the new management for the neighborhood meetings and their responsiveness. He explained that the woods that separated the residences from Kapco Field are now gone, and the change is significant due to the exposed light and sound, due to the loss of the woods as a buffer. He added that the proposed lights are closer to residences than lights from Kapco Field, the light crosses lot lines and the light ends up less than 20 yards from homes. He talked about the varying times that the lights and the PA system should be turned off at night as well as the differing decibels of the PA system. He mentioned that there should be signage directing patrons to the restrooms.

MOTION:	Close the public hearing
MOVER:	Commissioner Nancy Urbani
SECONDER:	Commissioner Stephanie Hawley
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

Assistant Director Jac Zader stated that at the time that Kapco Field was approved, it was not a requirement to obtain a Conditional Use Grant ("CUG"). There were restrictions placed on the building

and site plan at that time and the code has since changed, requiring any outdoor illuminated facilities to obtain a CUG. There is a list of requirements that must be met that are listed in the packet.

He explained that there is a significant buffer consisting of three rows of trees along the property line behind the softball field, but the trees end just west of the soccer field. There is an area behind the soccer field that Concordia owns that is without a buffer. He commented that the proposed plan does a nice job of mitigating this area for the neighbors, but the area there is very wet and might not be suitable for planting.

He showed packet page 74 of the proposed lights for the athletic fields and discussed some of the specifics about the light heights and the varying illuminations for the different sports. The illumination is for safety and not excess light pollution. He stated that PA decibel requirements were included, although it is uncertain whether the PA system is used for all sports. There have not been any violations from Kapco Field. The sound system is monitored on a yearly basis. Staff recommends approval per the recommendations in the staff report.

The applicant stated they are asking for flexibility to allow their fields to be used occasionally but outside teams and programs, but it is not intended as a revenue stream (ex. Homestead baseball team practicing at their location).

There were some clarifying questions asked from the Commission regarding the timing of the lights to be off, the number of night games played per season and PA system decibel levels.

The motion made included the following conditions:

- Lights shall be turned off 30 minutes after a game ends, but no later than 11:00 p.m.
- Additional landscape buffer adjacent to residences behind the softball field.
- Staff shall check the sound levels of the PA systems annually.
- University shall provide guidelines for sound operators not to exceed 65 decibels.
- Install signage for restrooms.
- (Eliminate staff report conditions 4, 5, 6)

Commissioner Schaefer made a friendly amendment to staff condition #9 that the PA system only be used for Concordia games.

It was not excepted by the mover of the motion.

MOTION:	Approve with conditions
MOVER:	Commissioner Martin Choren
SECONDER:	Commissioner Nancy Urbani
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani

NAYS:	None
RESULT:	Approved by Roll Call Vote (8-0)

- 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.

Commissioner Stoker recused himself.

MOTION:	Open a public hearing
MOVER:	Alderman Brian Parrish
SECONDER:	Commissioner Rebecca (Becky) Schaefer
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

No Public Comment

MOTION:	Close the public hearing
MOVER:	Alderman Brian Parrish
SECONDER:	Commissioner Rebecca (Becky) Schaefer
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

Asst. Dir. Zader stated that the original approval for the guest house was granted by the Planning Commission in December 2024, with the condition that the warming drawer should not exceed 200 degrees. Staff did not support the warming drawer as it is not to be used for cooking. Upon final inspection, it was found that the warming drawer went up to 210 degrees. Staff did find options available

at the 200-degree temperature.

When asked why they did not comply with the requirement, the applicant communicated that their supplies did not a drawer at that temperature and found the condition to be arbitrary.

Staff originally recommended denial and that is still the recommendation for this request.

There was some discussion among the Commission and there was consensus that this is a minor issue and that there should be a specific degrees listed in the code.

Mayor Nerbun stated that the code should be amended to allow warming drawers to 210 degrees.

MOTION:	Approve the warming drawer to 210 degrees
MOVER:	Commissioner Stephanie Hawley
SECONDER:	Commissioner Nancy Urbani
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

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**).

MOTION:	Remove from the table
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Nancy Urbani
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

Assistant City Engineer Cole McCraw stated this request was tabled last month for 36,000 C.Y. of fill for phase I. The applicant is also seeking development agreement approval for this item and the construction associated with it. This is proposed as the first of 11 phases. The intent of the project is to cap the environmental contamination ahead of any potential future development. He explained that at the March meeting, staff recommended tabling the fill request due to:

- Need for a development agreement application and Council approval of the DA for protection of city streets and utilities.
- Revised grading plan for Phase I, including a haul route map as well as clarifications on the environmental filling operations.

These documents have been submitted since the March meeting and staff can complete a full review. He reminded the Commission that the work associated with the fill permit is valid for one year. After the first phase, the applicant will need to come back before the Commission for future phases. They are also required to provide an as-built substantially matching what was proposed for Phase 1.

He commented that the complete DA and technical language is not included in the packet as the City Attorney is reviewing it, but the framework for the DA is included, as well as a summary of what the DA will include. If approved by the Commission, the final version will be before the Council at next month's meeting.

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

7) Announcements

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

8) Adjourn

MOTION:	Adjourn
MOVER:	Commissioner John Stoker

SECONDER:	Commissioner Nancy Urbani
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner John Stoker, Commissioner Nancy Urbani
NAYS:	None
RESULT:	Approved by Voice Acclamation

The meeting adjourned at 8:10 p.m.

Respectfully Submitted,
Robin Buzzell, Administrative Assistant

DRAFT



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Community Development

TO: Planning Commission
FROM: Natalie Redding, Planner
DATE: May 18, 2026
SUBJECT: Paul Briski. The applicant is seeking certified survey map approval for a 1-lot land division to partition the existing home from the farm field for the property located at 11713 N. Farmdale Road.

Background: The applicant is seeking Certified Survey Map approval for a 1-lot land division for the parcel located at 11713 N Farmdale Road. The current lot is 54.23 acres. The proposed land division would separate the existing home from the farm, resulting in a new lot of 10.78 acres.

Site Conditions:

The City Forester confirmed that there are no specimen trees located on the site.

R-1 District Standards:

The proposed CSM is consistent with the R-1 standards including the minimum average lot width and length of 300 feet, and the minimum lot size of 5 acres. Per City of Mequon Code Section **58-265(e)**, the minimum lot size for uses in the Agricultural Overlay (OA) zoning district shall have an area of not less than ten acres. The minimum lot size for property used only as residential shall be in accordance with the underlying base district. The proposed lot will maintain the OA zoning and associated uses, as it will remain over 10 acres.

	District Standard	Proposed Lots
Minimum Lot Size	5-acre minimum	10.785 acres
Minimum average lot width and length	300 feet	North/South: avg. 715 feet East/West: avg. 657.5 feet
Setback from Farmdale Road	100 feet	After dedication, existing home will be setback roughly 315 feet

Engineering Report:

Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

The CSM requires Common Council approval due to the dedication of right-of-way. The CSM accurately shows the right-of-way dedication with at 40 feet for an 80-foot ultimate right-of-way. Right-of-way dedication along Granville Road shall include the length along Lot 1 and the remnant or parent parcel. The dedication can either be completed by adding the dedication to the CSM or by a separate document, subject to City Attorney approval.

No access changes are proposed with the land division. New access points to the remnant property shall conform to access spacing requirements in Section 58-442.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The site is not located within the City’s sewer service area and therefore is not required to connect to public sewer or water. A soil evaluation report for the usage of septic or mound systems is required. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility.

The land division itself does not propose an increase in impervious surface. However, future improvements may trigger the MMSD requirement for green infrastructure. The owner will be required to provide green infrastructure conforming to MMSD Ch. 13 Rules prior to the issuance of a building permit if adding 5,000 square feet or more of impervious area. If green infrastructure is required, the building permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

The land division application does not propose any land disturbance. Construction of single-family homes will be permitted through the Inspections Division.

Staff Recommendation:

Staff recommends approval of the Certified Survey Map subject to the following conditions:

- 1. Final staff technical review and approval of CSM. The applicant shall make any technical corrections to the final CSM.
- 2. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
- 3. Common Council approval of the right-of-way dedication.
- 4. Right-of-way dedication along Granville Road shall include the length along Lot 1 and the remnant (parent) parcel. The dedication instrument shall be acceptable to the City

Attorney.

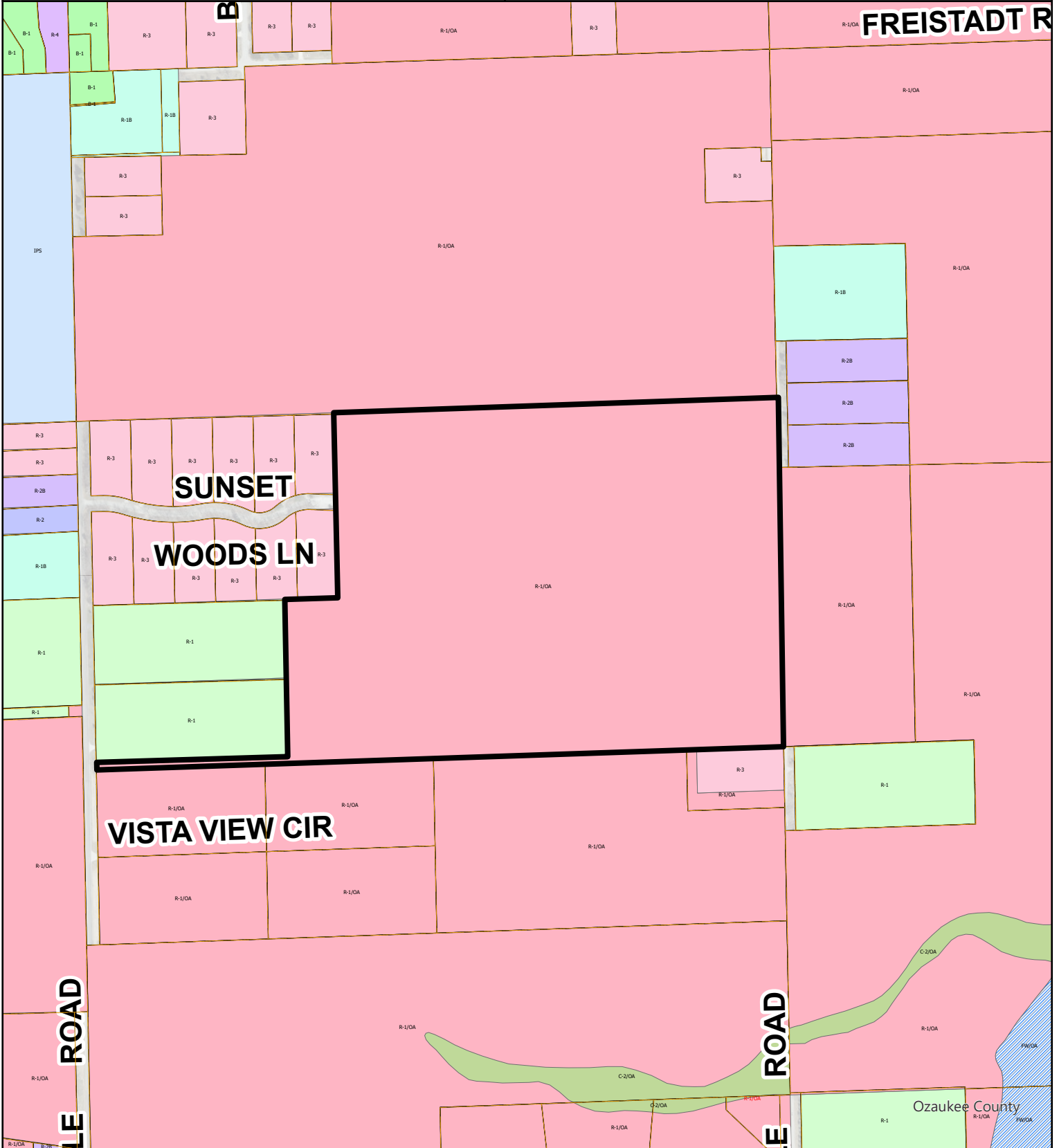
5. A soil evaluation shall be submitted showing soil conditions do not preclude the installation of approved septic or mound systems.

Attachments:

Map, CSM doc

BRISKI CSM

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



CERTIFIED SURVEY MAP NO. _____

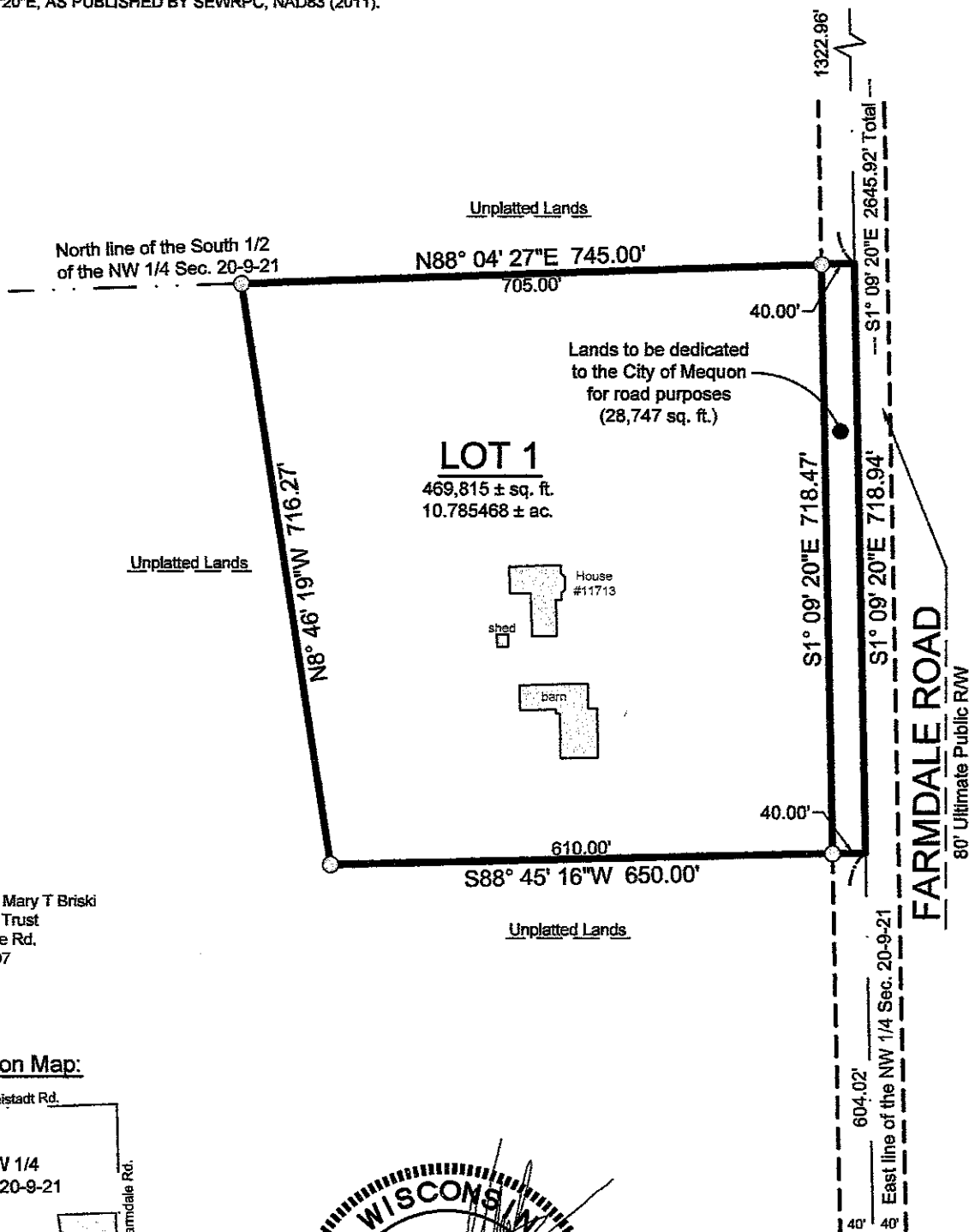
A division of lands in the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

LEGEND & NOTES:

○ INDICATES SET 1.3" OUTER DIAM. IRON PIPE, 18" LONG WEIGHING 1.68 LBS/LIN. FT.

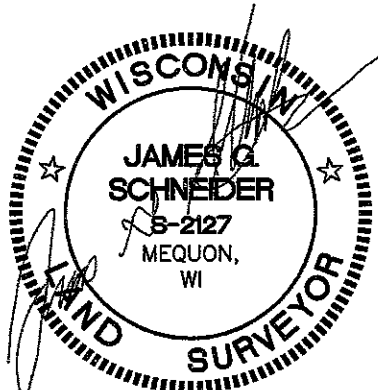
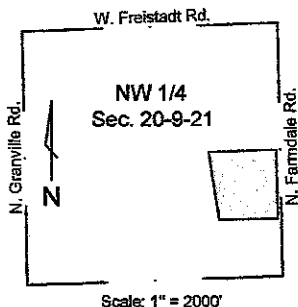
COORDINATES & BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE WITH THE EAST LINE OF THE NW 1/4 OF SEC. 20-9-21, ASSUMED TO BEAR S1°09'20"E, AS PUBLISHED BY SEWRPC, NAD83 (2011).

NE Corner NW 1/4 Sec. 20-9-21
Conc. Monument with Brass Cap



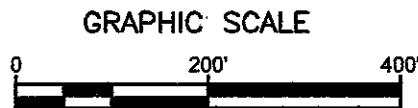
Owner:
Paul D Briski and Mary T Briski
Revocable Living Trust
11713 N Farmdale Rd.
Mequon, WI 53097

Location Map:



4/15/2026

SE Corner NW 1/4 Sec. 20-9-21
Berntsen Aluminum Monument



THE SIGMA GROUP
Single Source. Sound Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

Project # 24994 DRAFTED BY JRS

Sheet 1 of 3

CERTIFIED SURVEY MAP NO. _____

A division of lands in the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

A division of lands in the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

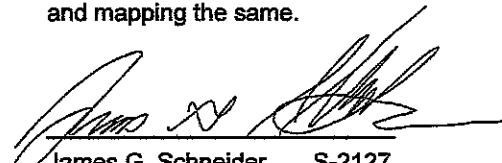
Commencing at the Northeast corner of the Northwest 1/4 of said Section 20; thence S1°09'20"E along the East line of said Northwest 1/4, 1322.96 feet to the point of beginning; thence continuing S1°09'20"E along said East line, 718.94 feet; thence S88°45'16"W, 650.00 feet; thence N8°46'19"W, 716.27 feet to a point in the North line of the South 1/2 of said Northwest 1/4; thence N88°04'27"E along said North line, 745.00 feet to the point of beginning.

Said lands containing 498,562 square feet or 11.44554 acres of land, more or less.

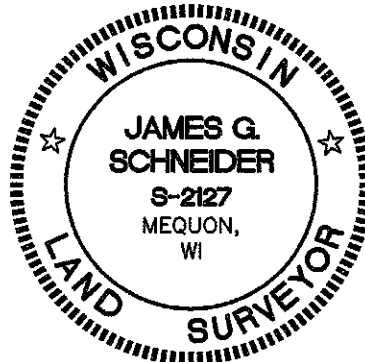
That I have made such survey, land division, and plat at the direction of the Paul D Briski and Mary T Briski Revocable Living Trust, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with, Chapter 236.34 of the Wisconsin Statutes and the requirements of the City of Mequon in surveying and mapping the same.


James G. Schneider S-2127

4/15/2026



CERTIFIED SURVEY MAP NO. _____

A division of lands in the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

OWNER'S CERTIFICATE

We, Paul Briski and Mary Briski, Trustees of the Paul D Briski and Mary T Briski Revocable Living Trust, OWNERS, do hereby certify: THAT we have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided, mapped and dedicated.

Witness

Paul Briski

Witness

Mary Briski

WITNESS the hand and seal of said OWNERS on this _____ day of _____ 20__.

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{SS}

PERSONALLY came before me on this _____ day of _____, 20__ Paul & Mary Briski, OWNERS to me known to be the person who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

CITY OF MEQUON PLAN COMMISSION APPROVAL

APPROVED by the City of Mequon Plan Commission on this _____ day of _____ 20__.

Andrew Nerbun, Chairman

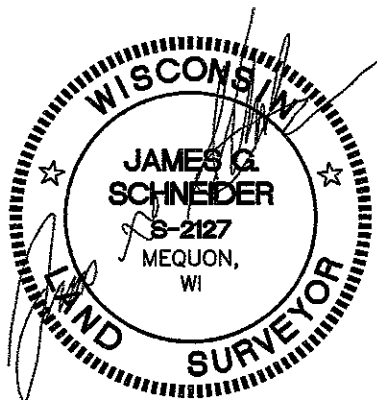
Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. _____ adopted by the Common Council of Mequon on _____.

Andrew Nerbun, Mayor

Caroline Fochs, City Clerk



4/15/2026

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Community Development

TO: Planning Commission
FROM: Natalie Redding, Planner
DATE: May 18, 2026
SUBJECT: Freedom Fireworks. The applicant is seeking minor request approval for temporary use to allow for a firework sale tent in the vacant lot of the property located at 10401 N. Cedarburg Road.

Background: The applicant is seeking minor request approval to allow for a temporary use for the property located at 10401 N Cedarburg Road. The property is a vacant parcel, located at the northwest corner of Cedarburg Road and Donges Bay Road. Freedom Fireworks, LLC is proposing to operate a seasonal fireworks sales tent on the site.

Public Input:

Alderman Jeffrey Hansher has a primary concern related to on-street parking and traffic control. With the recent opening of Steny's, customers have parked along adjacent streets despite street parking being prohibited within the City of Mequon. Given the traffic volumes and visibility concerns at the Cedarburg Road and Donges Bay Road intersection, staff agrees that proactive measures are necessary to minimize the potential for similar issues associated with this temporary use.

Temporary Use:

The fireworks sales operation proposes placement of a 20x60 commercial frame tent, as well as a 40x8 storage container, at the vacant lot located at the northwest corner of Cedarburg Road and Donges Bay Road. The proposed tent is 15 feet in height, and the proposed storage container – allowing for overnight storage and security of fireworks inventory – is 8 feet in height. The applicant proposes operating from Thursday June 25th through Sunday July 5th, with daily hours of operation from 9:00 AM to 9:00 PM. The operation would be staffed by two employees daily, with additional employees scheduled during peak sales periods. One employee vehicle is proposed to remain on-site daily. The applicant is proposing one portable restroom facility to be available on site for both employees and customers.

The applicant indicates that all fireworks sales will occur in accordance with the laws and regulations of the City of Mequon. The site will be monitored daily for windblown trash and debris to maintain cleanliness of the property. Regarding additional safety measures, the applicant states that interior shelving and product displays within the tent will not exceed 60 inches in height to maintain clear visibility of exits and fire extinguishers, and all aisles will maintain a minimum width of 48 inches or greater. Three fire extinguishers will be distributed throughout the sales tent,

with one additional extinguisher located at the entrance to the storage container. Per the applicant submitted site plan (see Exhibit A), customer and employee parking areas will be designated on-site, and no parking will be permitted within 20 feet of the tent structure.

Analysis

The Planning Commission previously approved similar temporary fireworks sales operations for TNT Fireworks in both June of 2025 and again at the recent April 27th, 2026, Planning Commission meeting. Those approvals allowed temporary fireworks sales tents during the same seasonal timeframe and operating hours within the Pavilions Shopping Center parking lot. Staff notes that the current request is generally consistent with those previously approved temporary uses. This request differs, however, in that the proposed use would be located on a vacant parcel without an existing defined parking area and at a heavily trafficked intersection. Additionally, the site contains existing landscaping and trees that must be considered in the layout and circulation of the temporary operation.

Due to the site conditions, temporary nature of the use and recent on-street parking activity, staff recommends the following site-specific operational conditions to ensure safe vehicular circulation, customer access, and overall site functionality:

- The proposed tent shall be relocated to front on Donges Bay Road and shall comply with required setbacks including those from the ultimate right-of-way (130 feet from Cedarburg Road and 100 feet from Donges Bay Road). The proposed storage container shall be located to the rear of the proposed tent to limit visibility from the public roads.
- The applicant shall provide a clearly defined on-site parking area delineated with parking barriers (see exhibit B for staff recommended barrier options) to clearly separate customer parking and circulation areas from the sales area and vehicle access aisles. No on-street parking shall be permitted under any circumstances.
- The applicant shall eliminate vehicular access from Cedarburg Road. The existing curb opening along Cedarburg Road shall be barricaded to prevent ingress and egress from that roadway. All site access shall occur solely from Donges Bay Road.
- In addition to the two employees operating sales activities, the applicant shall provide an additional employee on-site to assist with traffic flow, customer parking organization, and overall site safety during all operating hours.
- The proposed parking layout and overall site plan shall be revised as necessary to accommodate the required site adjustments and circulation improvements (see Exhibit C for adjusted site plan created by staff).
- The site shall not include a portable restroom facility. Similar to the TNT Fireworks temporary use at the Pavilions, the proposed site has access to public bathrooms nearby for customers and staff as needed.

Staff also notes that the proposed operation must comply with the City of Mequon Code of Ordinances as it pertains to fireworks sales. Section **30-72** of the City of Mequon Code dictates the following:

Sec. 30-72. - Sale and use of fireworks restricted.

No person shall sell, expose or offer for sale, use, keep, and discharge or explode any fireworks within the limits of the City of Mequon except as provided in section 30-91.

(Ord. No. 2004-1128, § I(11.01(1)), 1-11-2005)

Consistent with direction previously provided by City Attorney Sajdak and SOFD during prior temporary fireworks approvals, staff recommends the following condition:

The applicant shall certify to SOFD that they are selling fireworks as that term is defined in section 30-71 (2)(a-n)

Staff notified both the Police Department and SOFD of the proposed temporary use, and no additional conditions were requested by either department.

The proposed tent and associated structures are strictly limited to the approved temporary use period. The tent shall not be erected prior to June 22nd, the scheduled date of placement, and the applicant shall have one day (July 6th, 2026) following the conclusion of sales activities to fully dismantle and remove all temporary structures and materials from the property. Installation prior to the approved date or failure to remove the structures within the required timeframe may result in enforcement action, including applicable daily fines, and may result in denial of temporary use permit requests in the future.

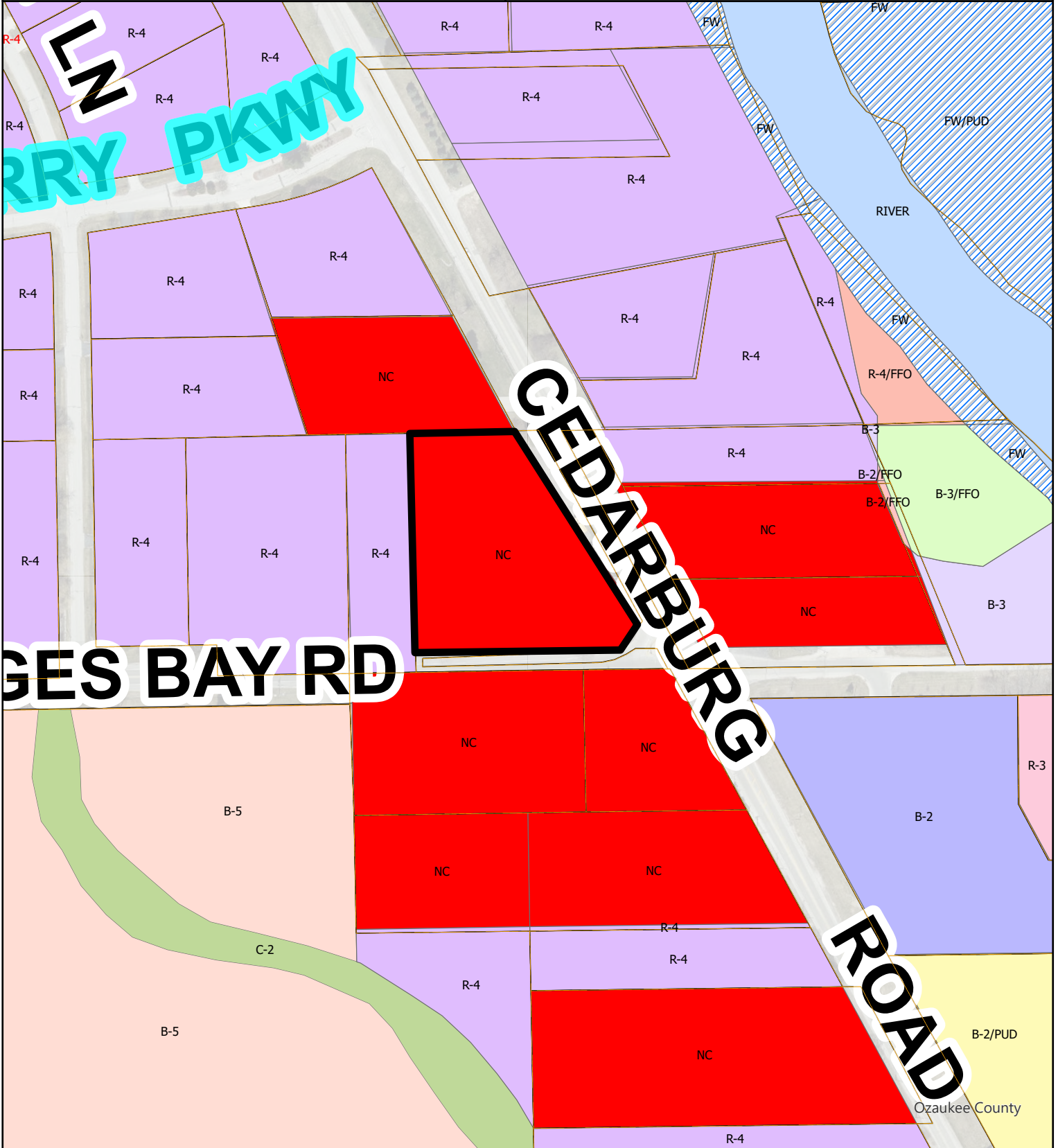
Staff Recommendation:

Staff recommends **approval** of the temporary use based on the following conditions:

1. The site plan, tent set-up, and parking arrangement shall follow what is laid out in the site plan presented by city staff (Exhibit C).
2. Signage on tent to be limited to entrance/exit signs. One 30 square foot banner may be allowed and is subject to a city approved banner permit and fee. Community Development staff will conduct a site visit once the tent is in place to ensure signage complies.
3. The dates and hours of operation will be limited to Thursday, June 25th through Sunday, July 5th, 9:00 AM to 9:00 PM.
4. The tent shall not be placed prior to June 22nd and shall be taken down no later than end of day on July 6th. Any later date of removal will result in the applicant incurring fines in accordance with city regulations.
5. SOFD review and confirmation of the applicant's compliance with section 30-71 of the City of Mequon code of ordinances prior to commencement of the temporary use.
6. The parking area shall be clearly delineated with parking barriers to separate customer parking and circulation areas from the sales area and vehicle access drives.
7. No street parking shall be permitted under any circumstances.
8. Access to the site shall be limited to Donges Bay Road. The existing curb opening along Cedarburg Road shall be barricaded to prevent further access.
9. An additional employee shall be on-site to assist with traffic flow, customer parking organization, and overall site safety.
10. There shall be no portable restroom facility on site.
11. The applicant shall notify staff of any additional lighting to be used on site. Any additional lighting used on site shall comply with the City of Mequon lighting code.

FREEDOM FIREWORKS, LLC

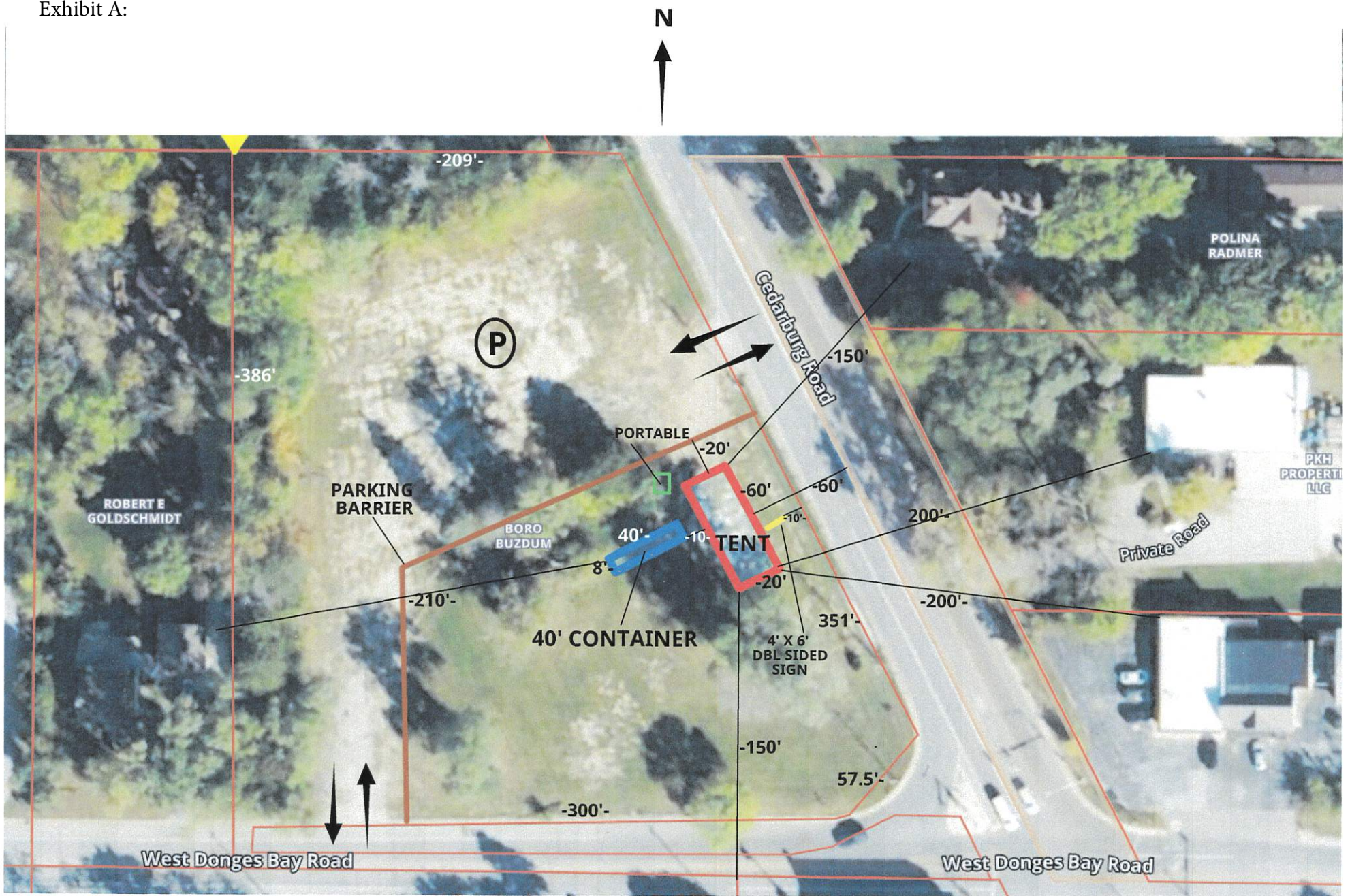
AC	Arrival Corridor	IPS	Institutional & Public Service
A-1	Agricultural Preserve	NC	Neighborhood Commercial
A-2	General Agricultural	OA	Agricultural Overlay
B-1	Neighborhood Business	PUD	Planned Unit Development Overlay
B-2	Community Business	P-1	Park & Recreation
B-3	Office & Service Business	R-1	Single-Family 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



FIREWORKS STAND SITE NARRATIVE

- **PLEASE SEE ATTACHED SITE AERIAL.**
- **SALES WOULD START THURSDAY, JUNE 25TH AND CONTINUE THROUGH SUNDAY, JULY 5TH, 2026.**
- **SALES WOULD BE FROM A COMMERCIAL 20'X60' FRAME TENT. RENTED FROM LOCAL TENT RENTAL COMPANY.**
- **ONE(1) 40' METAL SHIPPING CONTAINER WOULD BE USED FOR STORAGE.**
- **CONTAINER WILL BE 10' FROM THE SALES TENT.**
- **CONTAINER DOORS WILL BE CLOSED WHEN NOT IN USE.**
- **TWO(2) EMPLOYEES WILL BE SCHEDULED DAILY, WITH ADDITIONAL EMPLOYEES SCHEDULED FOR PEAK SALES DATES.**
- **ONE(1) EMPLOYEE VEHICLE WILL BE PARKED DAILY.**
- **HOURS OF OPERATION WILL BE 9AM-9PM.**
- **TYPES OF PRODUCTS SOLD WILL BE 1.4G CONSUMER FIREWORKS AND 4TH OF JULY NOVELTIES.**
- **FIREWORKS WILL BE SOLD IN ACCORDANCE WITH THE LAWS OF THE CITY OF MEQUON.**
- **PREMISES LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 WILL BE OBTAINED PRIOR TO JUNE 1ST.**

- **PORTABLE RESTROOM WOULD BE MADE AVAILABLE TO THE PUBLIC AND THE EMPLOYEES.**
 - **PROPERTY WILL BE POLICED DAILY FOR WIND BLOWN TRASH AND DEBRIS.**
 - **AREA WILL BE KEPT CLEAN AND ORGANIZED WITH A PATRIOTIC THEME.**
-
- **SHELVING AND PRODUCTS WILL BE NO MORE THAT 60" IN HEIGHT TO ALLOW FOR CLEAR VISIBILITY OF EXITS AND FIRE EXTINGUISHERS. ALL AISLES WILL BE 48" WIDE OR GREATER.**
 - **THREE(3) FIRE EXTINGUISHERS WILL BE PLACED THROUGHOUT THE SALE TENTS, CLEARLY MARKED AND VISIBLE TO THE PUBLIC. ONE(1) EXTINGUISHER WILL BE AT THE ENTRANCE TO THE STORAGE CONTAINER.**
 - **NO SMOKING SIGNS WITH 4" LETTERS WILL BE CLEARLY VISIBLE TO THE PUBLIC AND NO SMOKING WILL BE ALLOWED WITHIN 50' OF THE SALES TENT AND CONTAINER.**
 - **PARKING AREA WILL BE CLEARLY DEFINED FOR THE CUSTOMERS AND EMPLOYEES. THERE WILL BE NO PARKING WITHIN 20' OF THE TENT.**



i

(P) = PARKING 1" = 60'

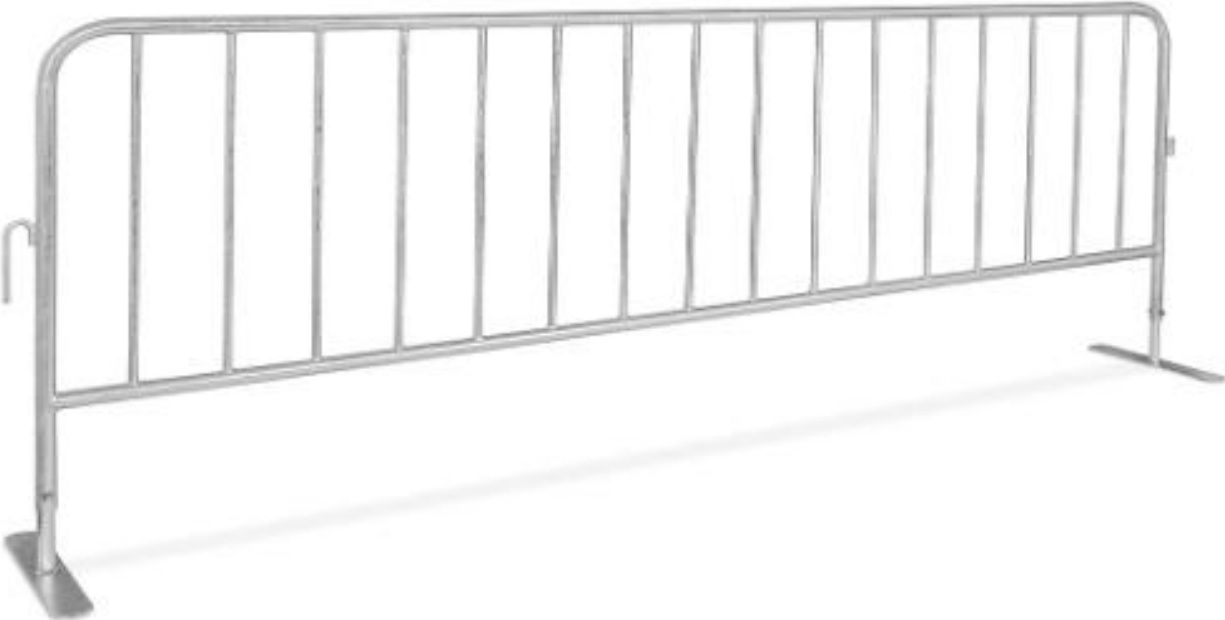


Exhibit C

