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, June 22, 2026 - 6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Chairman Nerbun at 6:00 p.m.

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

Present:
Mayor Nerbun, Alderman Parrish, Commissioner Barnes, Commissioner Schaefer, Commissioner Choren, Commissioner Abadi

ABSENT: Commissioner Stoker, Commissioner Urbani, Commissioner Ellsworth, Commissioner Hawley

2) Meeting Minutes from May 18, 2026

MOTION:	Approve
MOVER:	Commissioner Bruce Barnes
SECONDER:	Commissioner Fred Abadi
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Rebecca (Becky) Schaefer, Commissioner Fred Abadi
NAYS:	None
RESULT:	Approved by Voice Acclamation

3) Public Hearing/Regular Business

a) Thiensville-Mequon Rotary Foundation, Inc. The applicant is seeking conditional use grant and building and site plan amendment approval for an All-User playground and accessible bathroom for the property located at 4100 W. Highland Road (Rotary Park).

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

No Public Comment

MOTION:	Close the public hearing
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Martin Choren
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Rebecca (Becky) Schaefer, Commissioner Fred Abadi
NAYS:	None
	Approved by Voice Acclamation

City Planner Natalie Redding stated that this request is for a conditional use grant and building and site plan amendment approval to allow for an all-inclusive playground. The staff review focuses on site design, overall compatibility with the surrounding park features. The facility is designed around a central play structure with surrounding accessible play elements throughout the site. Additional proposed site improvement includes perimeter fencing, which will be 6-feet in height and composed of black aluminum material. The tallest play structure is 12-feet in height, which is consistent with other elements in the park. Other proposed improvements to the pavilion include renovations of the restroom facilities and a concessions area. Staff are supportive of the proposed landscaping plan, which will soften the transition to the play equipment and additional hardscaping that is planned. The applicant was asked to revise the landscape plan due to specific tree heights requested (Evergreen trees to be installed at a minimum of 7 feet and deciduous trees at a minimum caliber of 2.5 "). There will be a future master sign plan that will be proposed for approval by the Commission for donor recognition elements and other naming features. Staff recommend the approval of the requested conditional use grant and building and site plan amendment.

MOTION:	Approve CUG & BSPA
MOVER:	Commissioner Martin Choren
SECONDER:	Commissioner Bruce Barnes
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Rebecca (Becky) Schaefer, Commissioner Fred Abadi
NAYS:	None
RESULT:	Approved by Voice Acclamation

4) Regular Business

a) Groth Design Group for Christian Life Church. The applicant is seeking site plan amendment approval for a parking lot expansion for an additional 120 parking stalls for the property located at 2803 W. Mequon Road.

Public Comment

Kathleen Platt - 28260 W. Mequon Road – Opposed - she commented that the existing parking lot does not appear to ever be full, except for Sunday mornings and Wednesday evenings. She is a neighbor, and she is not supportive of the additional asphalt being added to the site. She does not feel this is appropriate for a residential neighborhood.

Assistant Director Jac Zader showed the proposed layout design with the addition of 110 parking spaces to the east of the existing lot. There are no additional connections to Mequon Road and there will be two connections to the existing parking lot. Staff support the layout design which includes the required 10% interior lot landscaping. Staff have requested landscaping buffers to the east and to the north along Mequon Road. There is also one tree on the plan that is undersized that has been requested to be replaced. Staff recommend approval of this request.

The applicant representative from Groth Design Group explained that the approved addition to the church last year included the parking lot expansion. The congregant seating is significantly increasing as the Church continues to grow its membership and anticipates the need for additional parking. There are currently two separate services but the intent is to combine the services so that the congregation can all worship together. Because of the concern of the neighbors, they have not included lighting in their proposed plan.

MOTION:	Approve per staff recommendations
MOVER:	Alderman Brian Parrish
SECONDER:	Commissioner Bruce Barnes
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Rebecca (Becky) Schaefer, Commissioner Fred Abadi
NAYS:	None
RESULT:	Approved by Voice Acclamation

b) Keller Inc. for Ci-Dell Plastics, Inc. The applicant is seeking building and site plan amendment approval for a 27,550 SF addition to the existing building for the property located at 6301 W. Executive Drive.

Planner Redding stated that the building and site plan amendment is requested to accommodate the growing operations for Ci-Dell Plastics. In 2023, the Commission approved a site plan amendment solely for the parking lot expansion; it did not include the building expansion. Those improvements were never implemented, and the current proposal reflects the requested expansion. The proposal includes a roughly 9,000 s.f. expansion of the parking area and a 27,500 s.f. building addition. The expansion is to accommodate the increased employment of 25 new employees; 5 office employees and 20 manufacturing employees. The proposed plan includes the addition of 26 parking stalls, which is 10 less than the 2023 approval. The 26 stalls provided sufficient parking at maximum employee attendance and also complies with zoning requirements.

She explained that the overall architectural design and building materials are designed to compliment the existing building and existing facility. There are also some improvements planned for the existing building including re-roofing, re-caulking and paint finishes. The applicant is planning to relocate a process chiller condensing unit from a ground-mounted location to the roof. A new dust-collector will be added to the west side of the building on a 15x15 slab and south of the existing building. A site line study has been requested by the applicant to determine if the new equipment will be visible from the public street. The site line studies have been received by staff and once reviewed, it will be determined whether additional screening is required.

Staff is supportive of the corrected proposed landscaping plan as it meets code requirements. The lighting plan shows 13 wall-mounted light fixtures, and 7 new parking lot fixtures. Staff report condition #5 requested that the photometric plan be corrected to show property line illumination, and it has since been corrected and is in compliance. There is one parking lot fixture that appears to be angled incorrectly, and it is requested that this fixture be adjusted to ensure there is no spill over glare to neighboring properties. Other than that issue, staff recommend approval.

The Commission commented that they support the growing business and feel the proposal compliments the existing building.

MOTION:	Approve
MOVER:	Commissioner Martin Choren
SECONDER:	Commissioner Fred Abadi
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Rebecca (Becky) Schaefer, Commissioner Fred Abadi
NAYS:	None
RESULT:	Approved by Voice Acclamation

c) Thompson Project Management for FT Plaza LLC. The applicant is seeking building and site plan approval for a 3-story mixed-use office building for the property located at 11050 N. Weston Drive (Foxtown Building E3).

Asst. Dir. Zader reminded the Commission that this item received approval in May 2025, and the applicant is back with a few minor modifications to both the site plan and the building plan. The site plan reflects a shift of the building about 4 feet to the south, which makes the sidewalk alignment better than previously shown. The parking lot is shifting the other direction, which allows for a small dumpster enclosure area on the south portion of the site. This is necessary as the new plan no longer shows a basement, so an outdoor refuge area is required.

He explained there are a few minor changes to the building, including the floor plan no longer includes a pickleball court; It will now house a dance studio and a fitness center. The greenhouse from the 4th floor has been eliminated, which reduces the overall height of the building by about 6 feet. The elevator access to the top floor has been removed, but there is a gabled stairway access to the roof of the building.

Staff support the modifications but have made a note that dance studios are limited to 2,000 s.f. and fitness centers are limited to 3,000 s.f. The application would need an approved text amendment if they intend for the proposed spaces to be larger than allowed by the zoning code.

The Commission gave feedback that the changes are well done and support the project.

MOTION:	Approve per staff conditions
MOVER:	Commissioner Martin Choren
SECONDER:	Commissioner Bruce Barnes
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Rebecca (Becky) Schaefer, Commissioner Fred Abadi
NAYS:	None
RESULT:	Approved by Roll Call Vote

d) Mequon I LLC for The Enclave at Mequon Preserve Phs. IX. The applicant is seeking final plat and tree plan approval to allow for 13-lots in Phase IX of The Enclave at Mequon Preserve subdivision located west and east of 10662 N. Tree Sparrow Road.

Planner Redding stated this is for final plat of phase IX for 13-lots. The Tree Board approved the street tree plan earlier in the month and it is in compliance with the development agreement. Staff recommend approval.

MOTION:	Approve per staff conditions
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Bruce Barnes
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Rebecca (Becky) Schaefer, Commissioner Fred Abadi
NAYS:	None
RESULT:	Approved by Voice Acclamation

e) Miller Marriott Construction Co., LLC. The applicant is seeking concept plan and rezoning recommendation approval from B-5, R-1, R-2B,C-2,OA zoning to R-4, PUD, C- 2 zoning for a residential neighborhood consisting of 87 single-family lots on 107 acres for the property located just south of 10303 Baehr Road and north and west of 10007 Baehr Road.

Public Comment

Mark Hilgendorf-11521 W. Mequon Road - Opposes - he owes the parcel south of the proposed development. He has concerns regarding the water in this area as he says it is often flooded.

Daine Kachelweier - 10255 N. Baehr Road - Opposes - she owns the property to the east and wants the area to retain its rural nature, as she believes there are too many subdivisions in the community. She also is concerned that so many trees will need to be removed.

Linda Stange - 6108 W. Lilly Lane - Opposes - she also has concerns about water as she says that area is usually a few feet underwater and there is no room for the water to go. She explained that the retention ponds are flooded and adding more impervious surface will add to the existing water issues.

Matt Hoag - 9921 N. Baehr Road - Opposes - he confirmed there are water issues in the area. He is concerned about the protected species on this property. He does not believe the new subdivision aesthetically matches the area.

David Busack - 10304 N. Baehr Road - Opposes because he also has concerns about the water in this area. he believes the proposed subdivision is much too dense and it will be located too close to Baehr Road.

Jacqueline Jansen - 3333 W. Riviera Court - Supports this development - does not wish to speak.

Lyle Steinberg - 3333 W. Riviera Court - Supports this development - does not wish to speak.

Tom Jansen - 11631 N. Grace Court - Supports this development -he owns the property. He explained the history of various interested buyers/developers over the years. He stated that the retention ponds the previous residents discussed are temporary structures as well as some existing inadequate culverts that back up the water.

Asst. Dir. Zader stated that the main question is not whether this should be developed but whether this land should be zoned as Industrial (B-5) or residential. He explained that over the years there have been numerous proposals for this area, but it is a very tough site due to the private lift station and the parcel is bifurcated by the sewer system (the southern portion has sewer service and the northern portion does not). There are also environmental elements such as specimen trees, floodplain and storm water management issues. Whether it is residential or commercial, it still must meet the same storm water management requirements.

A consultation of this development was presented to the Common Council in March 2026 and their conclusions included the following recommnedations:

- The area is to be zoned residential.
- Lot sizes shall be 10,000–13,000 s.q. on the north piece.
- The City shall maintain the lift station.
- Requirement of two (2) entry points to the development.

Planning staff agree with the recommendation for two entry points to the development due to the number of lots on the northern portion (73-lots with sewer connection and 14- lots on the southern portion without sewer connection). Staff also recommend more open space, which may result in a few less lots. The yield does allow for 90 lots. There are many trees on the site that would be impacted and may need to be revisited with the City Forester. There would be two separate developers, but all the homes would be considered one subdivision. The new plan drops the open space ratio to 56% and staff typically require 60% open space for conservation subdivisions and typically a 30-foot open space perimeter around the site. The perimeter shown on the plan is all part of the existing lots which is not typically approved. There are some requirements regarding the number of front-loading and side-loading garages on the northern portion.

He reminded the Commission that the first decision needs to be regarding the zoning and then any modifications if the proposed plan moves forward.

Assistant City Engineer Cole McCraw stated that the DNR will screen endangered species on site as part of their review. Staff are not aware of any floodplain fill requested. There are standard requirements for the storm water management ponds that must be met for approval. The DNR and MMSD, along with the city, are part of the review process.

There was dialogue and questions asked by the Commission regarding the sewer service area, connections to the site, lot sizes, the DNR review process, traffic and drainage.

Commissioner Schaefer stated she will cast a no vote because she believes it should remain zoned industrial as it is the current zoning, and there are other residential locations available.

Mayor Nerbun stated that it is not ideal for industrial zoning due to the location, which is not near a major highway, and he added that the city is exploring another location in the city for an additional industrial zone. Alderman Parrish commented that the proposed south-west area of the city for additional industrial zoning has been in the works for a few years and would be a more ideal location. He believes that the proposed concept plan is a very dense development. He is supportive of the 30-foot open space buffer, a maximum lot size of 13,000 s.q. feet, protection of the specimen trees and connection of the roads on site.

The applicant, Chris Marriott, stated it is a tricky site, and they chose to partner with Neumann Development to split the land, and each develop a portion of it. He stated that they are very familiar with buying and filling sites, and they are looking for concept plan approval so they can begin to finalize the details of the development. He believes the development will help with the water issue. He communicated that they strive to save as many trees as possible and that emergency access is very important. He summarized that there are still many details to work out.

Bryan Lingren from Neumann Development stated that the challenges on site are the reason it has been vacant for 40 years. There are many details to work through, and they understand that there is a transition area on site between the proposed development and the existing neighboring uses. He is not favorable to the open space perimeter, but he mentioned the buffer issue can be addressed through other options.

Conditions of approval:

- Staff report condition #2 - the 30-foot open space buffer shall be located in an outlot.
- 13,000 s.q. foot minimum lot size.
- Staff report condition #7 - all specimen trees shall be protected from removal.

Friendly Amendment:

- Condition #8 - The rezoning is contingent on preliminary play approval.
- All other conditions listed in the staff report

Amendment accepted.

MOTION:	**Approve with conditions listed and all conditions in the staff report.**
MOVER:	**Commissioner Bruce Barnes**
SECONDER:	**Alderman Brian Parrish**
AYES:	**Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Martin Choren, Commissioner Fred Abadi**
NAYS:	**Commissioner Rebecca (Becky) Schaefer**
ABSTAIN:	**Mayor Nerbun**
RESULT:	**Approved by Roll Call Vote (4-1) (No: Schaefer, Abstain: Nerbun)**

5) Announcements

The next meeting is Monday, July 17, 2026, at 6:00 p.m.

6) Adjourn

MOTION:	Adjourn
MOVER:	Commissioner Rebecca (Becky) Schaefer
SECONDER:	Commissioner Martin Choren
AYES:	Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce
NAYS:	None
RESULT:	Approved by Voice Acclimation

The meeting adjourned at 7:42 p.m.

Respectfully Submitted by:
Robin Buzzell, Administrative Assistant