

CITY OF CEDARBURG

PLAN COMMISSION

June 3, 2024

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 7:00 p.m. on Monday, June 3, 2024. Attendees have the option of joining the meeting in person at City Hall, W63N645 Washington Avenue, upper level, Council Chambers, or online via the following Zoom link:

<https://us02web.zoom.us/j/89289483601>

AGENDA

1. CALL TO ORDER - Mayor Patricia Thome
2. ROLL CALL: Present - Mayor Patricia Thome, Jack Arnett, Adam Voltz, Sig Strautmanis, Jon Scholz, Common Council Member Jim Fitzpatrick

Excused- Sherry Bublitz

Also Present - Mary Censky, City Planner, Administrative Assistant Theresa Hanaman

3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES – May 6, 2024
5. COMMENTS AND SUGGESTIONS FROM CITIZENS
6. PUBLIC HEARING; AND ACTION THEREON 7:00 P.M.

- * A. Petitioner: Greg Zimmerschied - Washingstone LLC
Request: **Tourist Rooming House**
Briefing: The applicant is requesting conditional use approval to operate a Tourist Rooming House from his building at W50N6208 Western Road.

Current Zoning: B-3 Central Business District

Tax Key No.: 13-107-06-05-002

Aldermanic District: 3

Previous Discussion Dates:

- * B. Petitioner: **La Cantina**
Request: Conditional Use approval
Briefing: The applicant is requesting conditional use approval to convert the former Dairy Queen Restaurant located at W63N170 Washington Ave. into a Mexican Restaurant

Current Zoning: B-2

Tax Key No.: 13-050-18-01-002

Aldermanic District: W5/AD5

Previous Discussion Dates:

7. REGULAR BUSINESS; AND ACTION THEREON

- * A. Petitioner: **Neumann Development-Covered Bridge**
Request: Consultation/Concept Review
Briefing: Review and discuss the revised conceptual plan for Covered Bridge residential development.

Current Zoning:

Aldermanic District: W1/AD1

Tax Key No.:

Previous Discussion Dates:

- * B. Petitioner: **Weas Development**
Request: Approval of Architectural plans and certified survey map
Briefing: Review and discuss Architectural plans to convert the former BMO Harris Bank into a medical clinic and to approve a Certified Survey Map to split the site into two for property located at N69W5269 Columbia Road.

Current Zoning: B-2

Aldermanic District: W6/AD6

Tax Key No.: 13-050-18-01-002

Previous Discussion Dates:

- * C. Petitioner: **That Taco Guy**
Request: Outdoor Alcohol Beverage License
Briefing: The applicant is requesting approval of his outdoor seating at W63N540 Hanover Avenue associated with his Outdoor Alcohol Beverage License request.

Tax Key No.:13-107-05-04-003

Current Zoning: B-3/HPD

Aldermanic District: W3/AD3

- * D. Petitioner: **City of Cedarburg**
Request: Discussion and possible action on Review and certification of Code of Ethics
Briefing:

8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

**9. MAYOR'S ANNOUNCEMENTS

10. ADJOURNMENT

* *Information attached for Commission Members; available through City Clerk's office.*

** *This topic is to be limited to such items as establishing the next meeting date, items for the next agenda, reminders of scheduled community events, etc.*

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information. City of Cedarburg is committed to providing access, equal opportunity, and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact the Clerk's Office at (262) 375-7606 or email: cityhall@ci.cedarburg.wi.us.

MEMBERS – PLEASE NOTIFY CITY CLERK'S
OFFICE IF UNABLE TO ATTEND MEETING

It is possible that a quorum of members of the Common Council may attend Plan Commission meetings held the first Monday of each month at 7:00 p.m. No business will be conducted by the Common Council and no action will be taken. Attendance is for the purpose of information gathering and exchange.

05/30/2024

**CITY OF CEDARBURG
PLAN COMMISSION**

**PLN202405061-1
UNAPPROVED MINUTES**

May 6, 2024

A regular meeting of the Plan Commission of the City of Cedarburg was held on Monday, May 6, 2024, at Cedarburg City Hall, W63N645 Washington Avenue, upper level, Council Chambers and online via the zoom app. The meeting was called to order at 7:00 p.m. by Mayor Patricia Thome.

Roll Call Present - Mayor Patricia Thome, Council Member Jim Fitzpatrick, Adam Voltz, Sig Strautmanis, Jack Arnett, Sherry Bubnitz, Jon Scholz

Also Present - City Planner Jon Censky, Administrative Secretary Theresa Hanaman, Jodan Larson, Council Member Melissa Bitter

STATEMENT OF PUBLIC NOTICE

Administrative Secretary Hanaman confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

A motion was made by Commissioner Arnett, seconded by Commissioner Bubnitz to approve the Planning Commission minutes from the Joint Common Council Meeting on March 11, 2024 and the April 1, 2024 Plan commission Minutes. Motion carried without a negative vote.

COMMENTS AND SUGGESTIONS FROM CITIZENS - NONE

REVIEW AND POSSIBLE APPROVAL OF DETAILED SITE, ARCHITECTURAL AND LANDSCAPE PLANS, ALONG WITH THE CERTIFIED SURVEY MAP AND THE DEVELOPMENT AGREEMENT FOR THE CEDARWAY PROJECT LOCATED ON PROPERTY AT W61N449 WASHINGTON AVENUE.

Planner Censky reminded Commission members this project successfully went through the PUD rezoning process last year with review of the development plans and recommendation of the PUD zoning on June 5, 2023. That recommendation was followed by the required public hearing at the Common Council meeting held on October 9, 2023, at which time the plans were approved by unanimous vote subject to the applicant returning to this Commission for approval of the final detailed plans. The applicant presented detailed plans this past March. At the request of the applicant, Commissioners voted to postpone action on these plans until the applicant reviewed the Development Agreement with their Attorney. Since the approval of the PUD zoning the applicant has been working with City Engineer Mike Wieser on the infrastructure, grading, drainage, and erosion control plans and with City Attorney Mike Herbrand on the development agreement. Commissioners Voltz and Strautmanis and Planner Censky met with the applicant to review the site and architectural plans and reiterate certain changes that were originally suggested but were not incorporated in the latest submittal. Changes include such things as replacing the smaller gable roof dormers with shed roof style dormers, provide open space between garages, distinguishing

the various building sections by changing the vertical siding with horizontal and to better balance the location of windows.

Commissioners Strautmanis recognizes the improvements made with the element of green space centered in the parking/turning movement area which will serve to break up the large expansive asphalted area and the planting beds around the periphery of this project and each patio that will be bordered with a planting bed.

Commissioner Voltz would like to see the end units of building one with a full porch the width of the front with the entry door and two windows, like Fox Run. Commissioner Voltz sees this as more welcoming and breaks down the scale of building one and building two. The porch on the new plan doesn't reflect the requested change in size with a 6 feet depth minimum. Commissioner Voltz is requesting a large enough porch to allow a couple of chairs and a small table. Commissioner Voltz also recommended lighting on the garage and asked that the corners of the buildings match the corresponding corners of the back of the building. Commissioner Strautmanis commented he would like to see the porches grow in depth.

The applicant has submitted the certified survey map to combine the front lot that supports his home with the rear lot. In addition to combining the two lots into one, the CSM will serve to officially remove the Road Reservation located at the west end of this parcel. The applicant confirmed the size should be 10 x 10 or 12 x 9.

Mayor Thome is requesting the applicant submit new plans with the correct dimensions for staff approval.

Action: A motion made by Commissioner Strautmanis, seconded by Commissioner Voltz to approve the final details with updated dimensions for staff approval and send the Development Agreement to Common Council.

REVIEW AND POSSIBLY RECOMMEND ADOPTION OF UPDATED FLOOD PLAIN ORDINANCE

Planner Censky informed Commission, Wisconsin Department of Natural Resources updated the version of the City's Floodplain Ordinance. By adopting this new ordinance, the City will officially be adopting the new Flood Insurance Rate Maps (FIRMs) and the Flood Insurance Study (FIS) which are now on file in the Engineering Department. The Department of Natural Resource advise that the city must adopt this updated ordinance to remain in **the National Insurance Flood Insurance Program (NFIP)**. Planner Censky reminded Commissioners that this update does serve to remove certain areas of the city that were previously, and incorrectly, shown to be in the 100yr floodplain. Accordingly, this is before you for a recommendation which will be followed by an official public hearing at the May 13, 2024, Common Council meeting. Any residents with questions will refer to the new Flood Plain Map.

Commissioner Arnett questioned how residents would look up the map and how residents find out about paying for flood insurance or being removed from the flood plain. Commissioner Strautmanis asked if this requires re-zoning to which Planner Censky stated that the Insurance Rate Maps do serve as the rezoning to establish the limits of the flood plain. Planner Censky is waiting for an amended zoning map that will be available at City Hall. As time permits the zoning map will reflect the change.

Commissioner Scholz explained insurance companies will give waivers on the actual property as it's based off the address and will get revised when you get into the detail of the property. When questioned Planner Censky said DNR site is one place to look at the new map or come to City Hall and we can pinpoint the address.

Action: A motion made by Commissioner Scholz, seconded by Commissioner Bublitz to recommend to Common Council to approve the Flood Plain Ordinance.

PUBLIC COMMENTS

Common Council member Melissa Bitter questioned what part of the city is in the flood plain and what is changing. Common Council member Bitter would like to know how to get this information to residents and confirm this is not in Ward One.

Sampson Parsons requested a list of resident addresses in the flood plain.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Planner Censky mentioned this would be his last Plan Commission meeting as he is retiring but will be in good hands with the new City Planner.

MAYOR'S ANNOUNCEMENTS

Mayor Thome mentioned she would miss Planner Censky and thanked him for all that she learned and the advice he had given her.

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Commissioner Bublitz to adjourn the meeting at 7:39 p.m.

Theresa Hanaman
Administrative Secretary

TOURIST ROOMING HOUSE – ZIMMERSCHIED

To: City of Cedarburg Plan Commission

Prepared by: Jonathan P. Censky, City Planner

Agenda Item: **6.A.**

Date: June 3, 2023

General Information

Applicant:	Greg Zimmerschied
Status of Applicant:	Owner
Location:	N50 W6208 Western Road
Requested Action:	Conditional Use Approval
Existing Zoning:	B-3 Central Business District
Lot Size:	5,000sf
Existing Land Use:	Commercial/Residential

Report:

The applicant is seeking Conditional Use Approval to use his entire building at N50W6208 Western Road as a tourist rooming home (i.e., Airbnb). The tourist rooming house will include the main entrance, a half bath, and social area on the first-floor and the second-floor will include three bedrooms, and two full bathroom.

According to the Zoning Ordinance, Tourist Rooming Houses are defined as: ***All lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients as regulated under Wisconsin Chapter DHS 195.*** In the B-3 Central Business District Tourist Rooming Homes are listed as permitted by Conditional Use following a public hearing before the Plan Commission.

Staff Comments:

Staff has drafted the Conditional Use permit document which is included in your packet. Our review indicates that this site has sufficient parking at the rear of the building to support this use. Staff believes that this use is appropriate in the downtown area and consistent with other Airbnb's previously approved in this area. Accordingly, we have no objection subject to the following:

1. Any substantiated problems with this use shall be corrected by the owner immediately upon notification and if left uncorrected, may result in the revocation of the Conditional Use Permit.
2. Cedarburg Fire Department will follow the State Licensing Bureau for Rooming Houses, NFPA 1 Section 20.10 and NFPA 101 Life Safety Code.
3. Smoke detectors and CO detectors are to be installed and properly maintained.
4. The operation shall follow the conditions contained in the Conditional Use Permit.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N50W6208 WESTERN ROAD
APPLICANT/BUSINESSNAME: CORNERSTONE BUILDINGS LLC
APPLICANT/BUSINESS ADDRESS: N67W5389 CEDAR CT
STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____
PHONE: 262.375.3919 EMAIL: CORNERSTONE.LLC@FATHINK.INX.NET

PROPERTY OWNER (IF DIFFERENT): _____

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|---|--|
| ☐ CONCEPT REVIEW | ☒ CONDITIONAL USE ZONING |
| ☐ SITE/ARCHITECTURAL PLAN APPROVAL | ☐ ANNEXATION REQUEST |
| ☐ SUBDIVISION PLAT OR CSM REVIEW | ☐ VARIANCE/BOARD OF APPEALS |
| ☐ ZONING DISTRICT CHANGE | ☐ OTHER _____ |

DESCRIBE REQUEST: USE PROPERTY AS TOWNHOMES HOUSE 13.1.55 C20
@ N50W6208 Western Ave

PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 05/01/2024

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ _____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____

APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____

ATTACHMENTS (CHECK IF RECEIVED):

- ☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-107-06-05-002

DOCUMENT NUMBER	CONDITIONAL USE PERMIT	
Before the plan Commission of the City of Cedarburg, Ozaukee County, Wisconsin, in regard to the premises at N50W6208 Western Road, located in Section 34 Town 10 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:		
		Return to: City Clerk City of Cedarburg W63N645 Washington Avenue PO Box 49 Cedarburg WI 53012-0049

13-107-06-05-002
Parcel Identification No.

Zoning Classification of the Premises is: B-3 Central Business District
Mailing Address of the Premises is: N50 W6208 Western Road

WHEREAS, a petition has been filed by Cornerstone Builders LLC (hereinafter "Tenant") for the purpose of operating a Tourist Rooming House at N50 W6208 Western Road, such premises owned by the property owner identified in the signature lines shown below (hereinafter "Owner"); and

WHEREAS, the proposed Tourist Rooming Houses are permitted as a conditional use in Section 13-1-55(e)(20) of Zoning Code; and

WHEREAS, upon careful consideration of information received in this matter, including information received at the public hearing, and in consideration of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, the City of Cedarburg Plan Commission hereby finds that the proposed use will not be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community, and will be in accordance with the purpose and intent of the City of Cedarburg Zoning Code and the City of Cedarburg Smart Growth Comprehensive Land Use Plan - 2025, provided the conditional use is operated pursuant to the following conditions and in strict conformance therewith.

NOW, THEREFORE, the Plan Commission of the City of Cedarburg held a Public Hearing on June 3, 2024, and approved the issuance of this conditional use permit (hereinafter "CUP") for the premises for the above-stated purposes.

The CUP is subject to initial and continued compliance with the City of Cedarburg Municipal Zoning Code and with the following conditions:

1. This CUP is being issued to Cornerstone Builders LLC (Permittee). The CUP shall terminate if and when the Permittee terminates their tenancy at the subject property.
2. The CUP shall not be transferrable to another location.
3. All required Federal, State and Local licenses for Tourist Rooming Houses as regulated under Wisconsin Chapter DHS 195 shall be obtained and maintained.
4. Cedarburg Fire Department will follow the State Licensing Bureau for Rooming Houses, NFPA 1 Section 20.10 and NFPA 101 Life Safety Code.
5. Smoke detectors and carbon monoxide detectors are to be installed and properly maintained.
6. Signage to be approved by the Landmarks Commission and City Building Inspector.
7. The building, as per Exhibit A at N50 W6208 Western Road, is approved as a Tourist Rooming House.
8. All activities will be restricted to the interior of the unit. No picnic tables, grills, fire pits, or comparable outdoor amenities shall be provided. Onsite parking as per Exhibit B.
9. The Property Owner is required to sign below, before a notary, to approve the issuance of this CUP and to indicate their acceptance of the terms and conditions of this CUP.
10. The Owner shall apply and obtain a building permit as required by the City of Cedarburg's Building and Zoning Codes for any modifications of the unit.
11. Any changes or expansion not included in the CUP shall require approval by the City as an amendment to this CUP.

12. Any substantiated material problems with noise, health, safety, etc. associated with the Tourist Rooming House unit at N50 W6208 Western Road shall be the responsibility of the Owner to correct. Failure to correct the problem in a timely manner may result in the partial or complete revocation of this Conditional Use Permit.
13. Interior living space layout as per Exhibit A and B.

SIGNATURES OF PROPERTY OWNER(S) AND PERMITTEE(S):

As **OWNER(S)** of the subject property, I/we approve the issuance of the CUP with the above described conditions.

Signature	Date	Signature	Date
<u>Cornerstone Builders LLC</u>			
Printed Name/Title		Printed Name/Title	

STATE OF WISCONSIN }
OZAUKEE COUNTY } SS

Personally, came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name _____
Notary Public, Ozaukee County, Wisconsin
My Commission Expires: _____

As **PERMITTEE(S)** of the subject property, I/we understand and accept the terms and conditions of the CUP.

Signature	Date	Signature	Date
_____ Printed Name/Title		_____ Printed Name/Title	

STATE OF WISCONSIN }
OZAUKEE COUNTY } SS

Personally came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name _____
Notary Public, Ozaukee County, Wisconsin
My Commission Expires: _____

SIGNATURES – CITY OF CEDARBURG

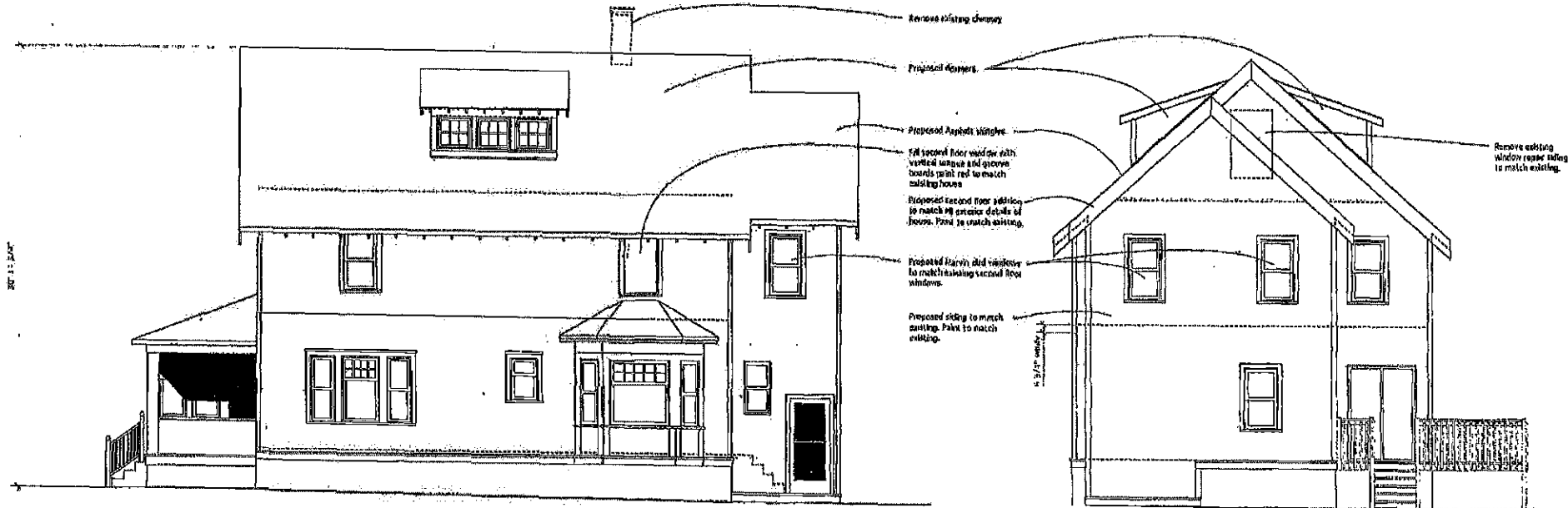
Patricia Thome, Mayor

STATE OF WISCONSIN }
OZAUKEE COUNTY } SS

Personally came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

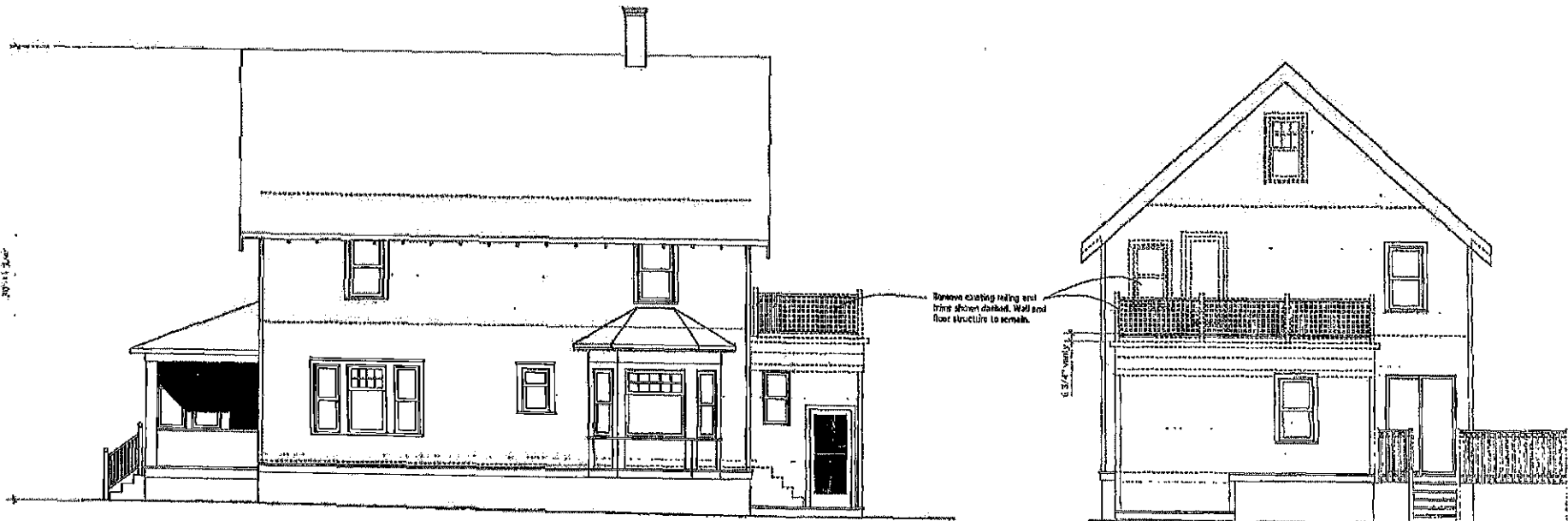
Printed Name _____
Notary Public, Ozaukee County, Wisconsin
My Commission Expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
Jonathan P. Censky, City Planner



1 East Elevation - Proposed
A3.1 1/4" x 1/4" Note: Not to scale if drawing is plotted on 11" x 17" paper

2 North Elevation - Proposed
A3.1 1/4" x 1/4" Note: Not to scale if drawing is plotted on 11" x 17" paper



3 East Elevation - Existing
A3.1 1/4" x 1/4" Note: Not to scale if drawing is plotted on 11" x 17" paper

4 North Elevation - Existing
A3.1 1/4" x 1/4" Note: Not to scale if drawing is plotted on 11" x 17" paper

Owner
The Red House
1000 1st Avenue
New York, NY 10001
Tel: 212-455-1234
Fax: 212-455-1234

Architect
The Red House
1000 1st Avenue
New York, NY 10001
Tel: 212-455-1234
Fax: 212-455-1234

THE RED
HOUSE
NEW YORK, NY 10001

Date: 13.Dec.2022

Sheet Title:
East & North
Elevation

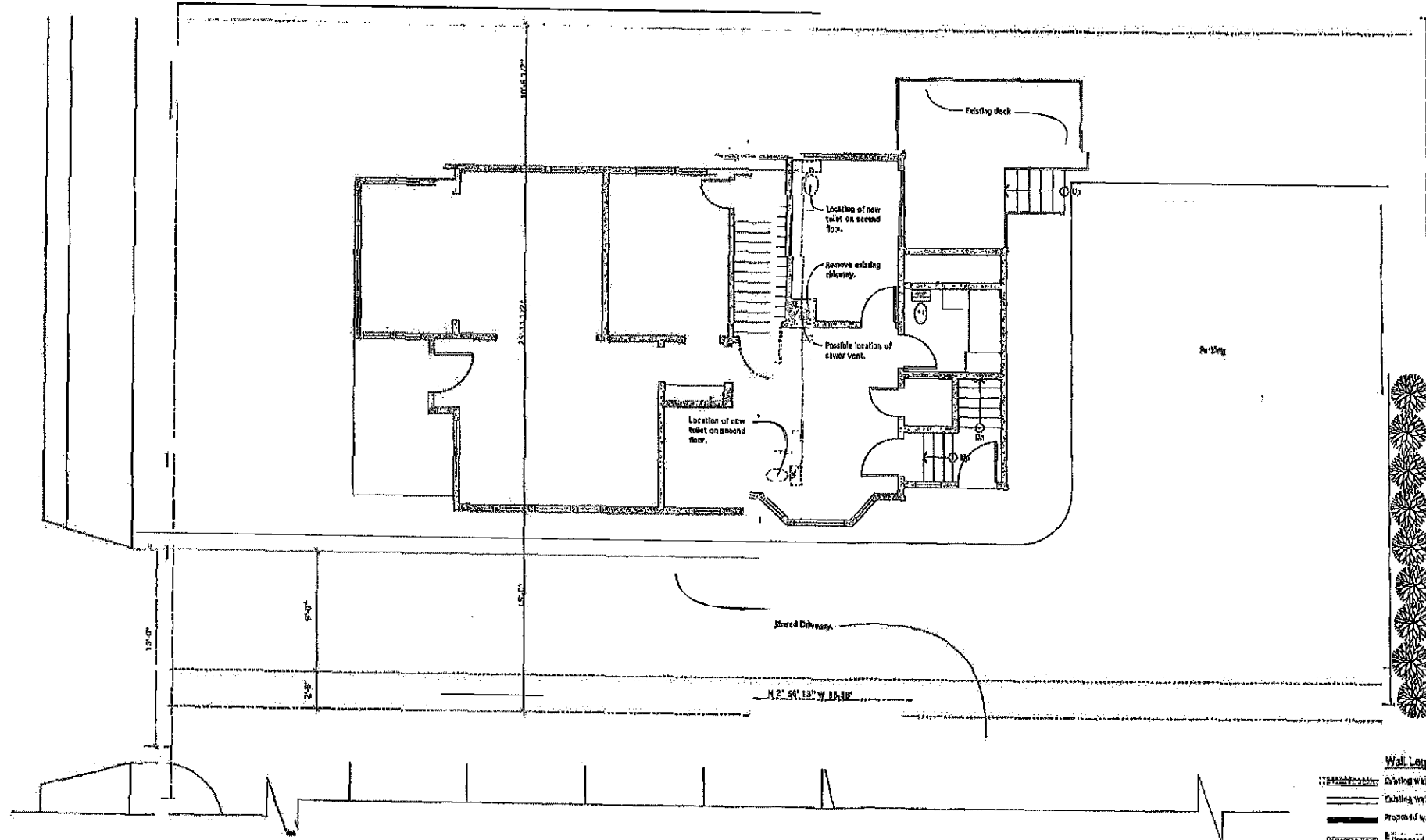
Code information:

Zoning:
B-3

Setbacks:
Front 5

Side 0.5 ft
Access

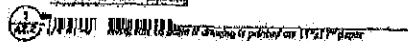
Structure: 3'
Lot Coverage:
150%



Wall Legend

- Existing walls and cabinets to be removed.
- Existing walls.
- Proposed walls.
- Proposed masonry walls.

First Floor Plan - Existing



Owner
Charmaine and Carlos L. L.
147 W. 15th Street, New York, NY 10011

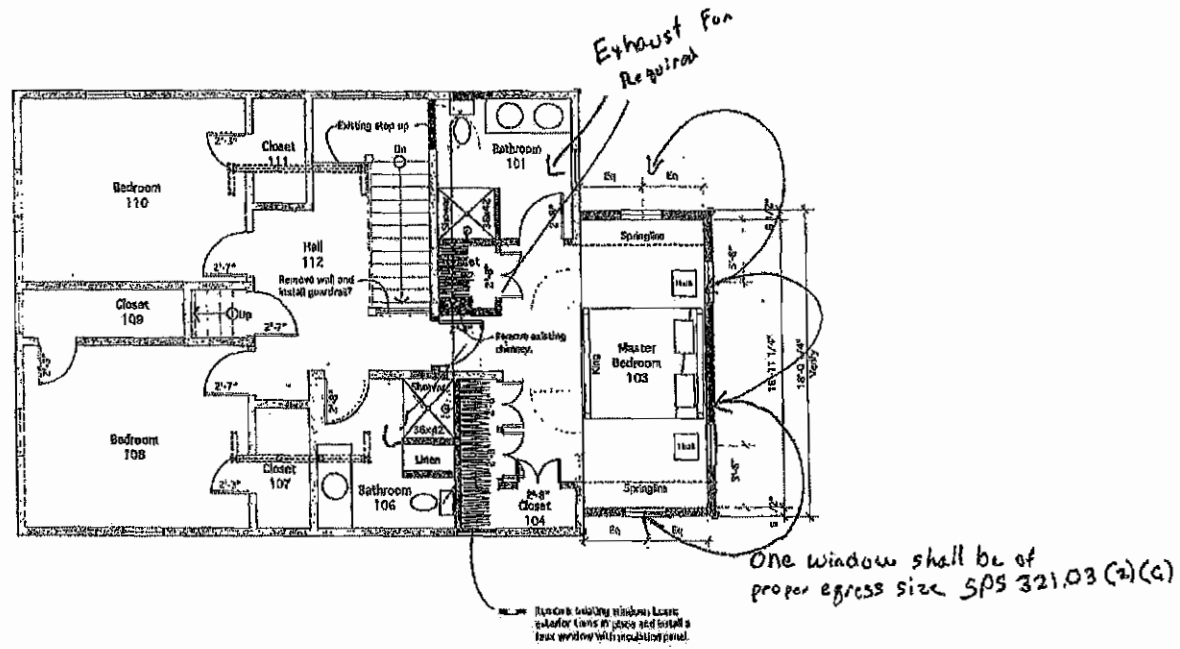
Architect
Sara A. L. L.
3115 W. 15th Street, New York, NY 10011
1 800 218 1000

THE RED HOUSE
ARCHITECTURE & DESIGN, P.C.

Date: 13 Dec 2022

Sheet Title:
First Floor Plan

A22



Second Floor Plan
A2.3 1/4"=1'-0" Note: Not to scale if drawing is printed on 11"x17" paper

Wall Legend	
	Existing walls and exterior to be removed.
	Existing walls.
	Proposed walls.
	Existing masonry walls.
	Proposed masonry walls.

THE RED HOUSE
UPPER AND LOWER CLINTON, NY 12512

Date: 13.Oct.2022

Sheet Title
Second Floor Plan

N50W6208 Western Road
Conditional Use Zoning Request
Tourist Rooming House



This turn of the 20th century house located in Cedarburg's Downtown Historic District was recently renovated and improved. The 3 bedroom, 3 bath house retains its original woodwork and charm. It now features, in addition, a full master suite with balcony and an additional upstairs bathroom.

Although we understand, under State of Wisconsin statute, that weekly rentals are permitted, we would like the option of weekend and weekday rentals. We believe that this house will provide a needed/viable option for families looking for a base from which to explore Cedarburg. We anticipate listing it on Vrbo or Airbnb.



Parking



East Neighbor



West Neighbor

Thank you for your consideration.

Cornerstone Buildings, LLC
Greg Zimmerschied, Member

CONDITIONAL USE – LaCANTINA MEXICAN RESTAURANT

To: City of Cedarburg Plan Commission

Prepared by: Jonathan P. Censky, City Planner

Agenda Item: **6.B.**

Date: June 3, 2024

General Information

Applicant:	Alonso Aranda d/b/a La Cantina
Status of Applicant:	Tenant with consent of property owner Lisa Nevsmal
Location:	W63N170 Washington Avenue
Requested Action:	Conditional Use Approval
Existing Zoning:	B-2 Community Business District
Surrounding Zoning:	B-2
Lot Size:	47,320sf
Existing Land Use:	Former Dairy Queen Restaurant

Report:

The applicant is requesting conditional use approval to operate his La Cantina Mexican restaurant out of the building previously occupied by the Dairy Queen restaurant. According to Section 13-1-54 B-2 Community Business District, restaurants are listed as permitted by Conditional Use Permit and Section 13-1-226 Conditional Use Permits indicates that: **Any proposed change in the operation shall be subject to the conditional use procedures as if such use were being established anew.**

Accordingly, the applicant is seeking to change the operation from the original Burger King restaurant with an indoor playroom and dining area, to a Mexican style restaurant with indoor seating. This use will include full-service beer, wine and liquor bar service. Therefore, the request before this Commission is to document this change through the conditional use approval procedure.

Other than the interior remodeling and a new monument sign, the traffic circulation and parking will be unchanged. The drive-thru pick-up window will remain in existing condition, but its use will now be limited to passing out food that has been electronically pre-ordered. The existing drive-thru menu/order board is going to be removed. Regarding signage, the applicant will be using the existing monument sign structure onto which they will mount their new 32 square foot sign face. This sign has already been reviewed by the City Building Inspector and a permit was issued.

Staff Comments:

Staff has provided the updated conditional use document herewith. Approval is recommended subject to compliance with the stipulations contained therein.

13-051-03-04-0022



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: Alonso Aranda
APPLICANT/BUSINESSNAME: La Cantina
APPLICANT/BUSINESS ADDRESS: W63 N170 Washington Ave
STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☐ BUYER ☐ OTHER
PHONE: (608) 512-6186 EMAIL: Aranda1208@gmail.com

PROPERTY OWNER (IF DIFFERENT): Lisa Neysmal
PROPERTY OWNER MAILING ADDRESS: PO Box 893 Cedarburg WI 53012
PROPERTY OWNER PHONE: 262-377-8597 PROPERTY OWNER EMAIL: laneentitise@gmail.com
REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|---|--|
| ☐ CONCEPT REVIEW | ☒ CONDITIONAL USE ZONING |
| ☐ SITE/ARCHITECTURAL PLAN APPROVAL | ☐ ANNEXATION REQUEST |
| ☐ SUBDIVISION PLAT OR CSM REVIEW | ☐ VARIANCE/BOARD OF APPEALS |
| ☐ ZONING DISTRICT CHANGE | ☐ OTHER _____ |

DESCRIBE REQUEST: _____

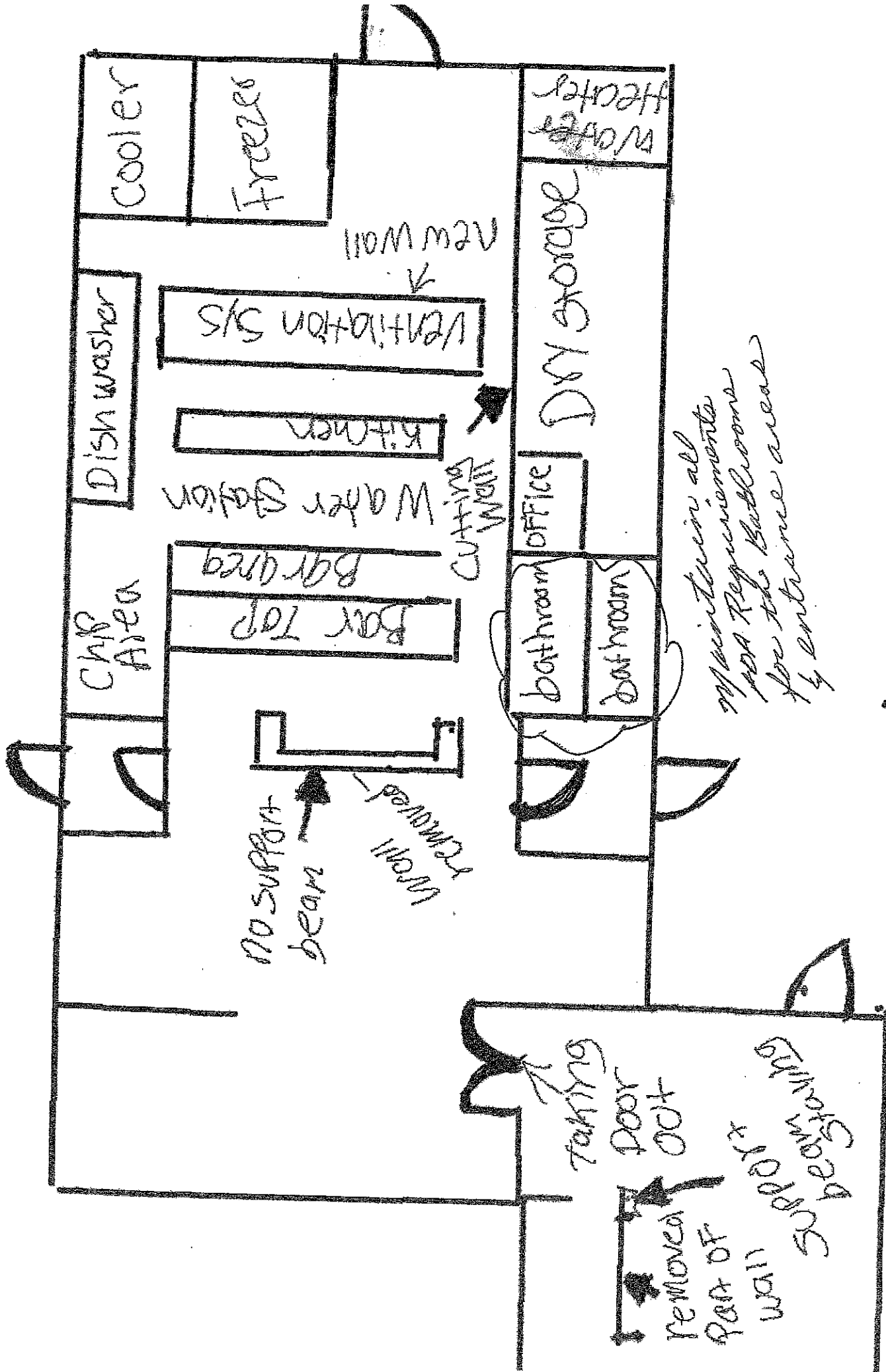
PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 5/6/24

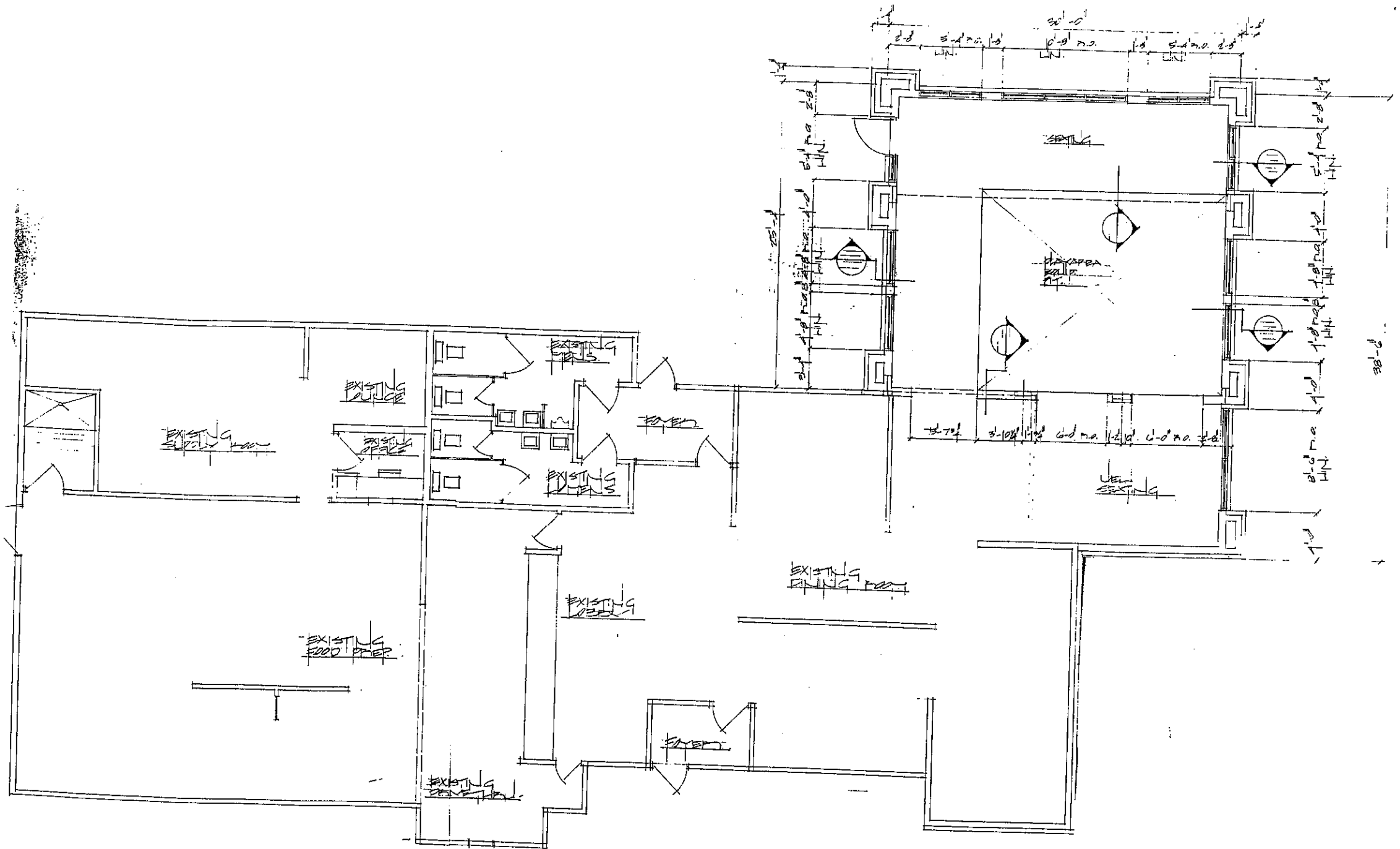
FOR CITY STAFF USE ONLY

TOTAL FEE: \$ _____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____
APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____
ATTACHMENTS (CHECK IF RECEIVED):
☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS
PROPERTY TAX KEY NO./PLAN COMMISSION FILE NO: _____

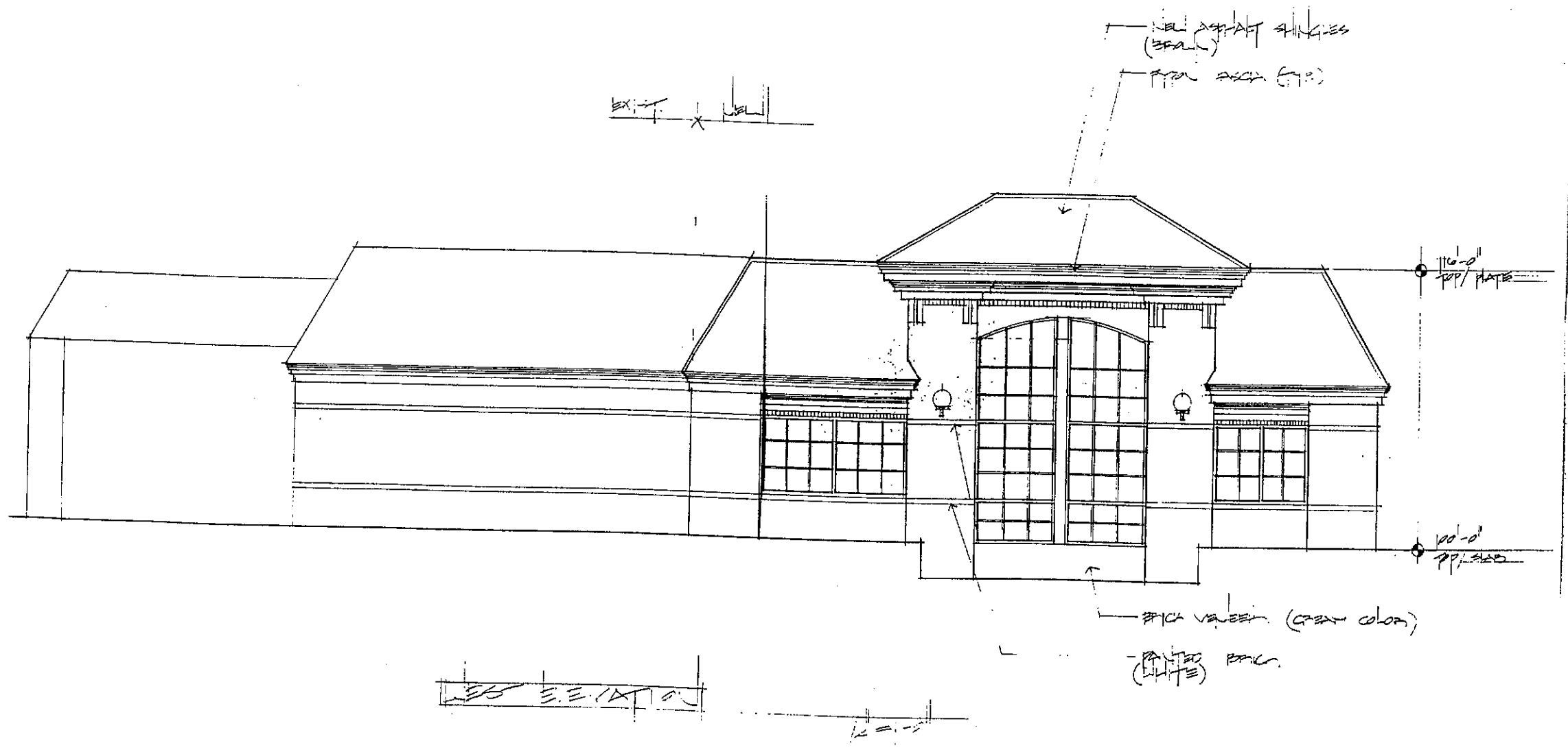


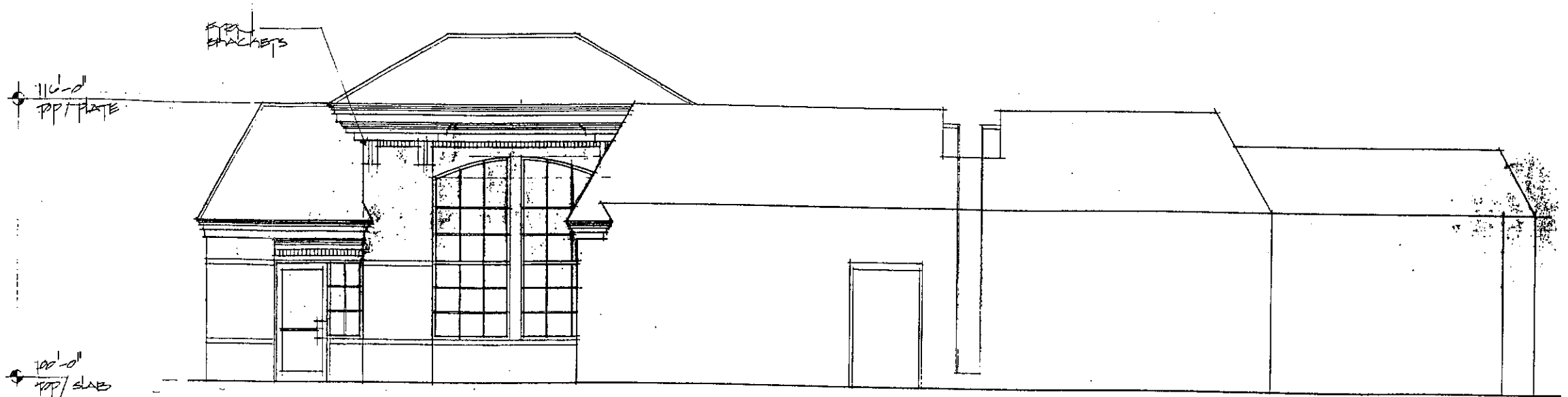
Maintain all
ADA Requirements
for the Bathrooms
+ entrance areas

2/18/24
D. Peterson
Building Carpenter



Floor Plan



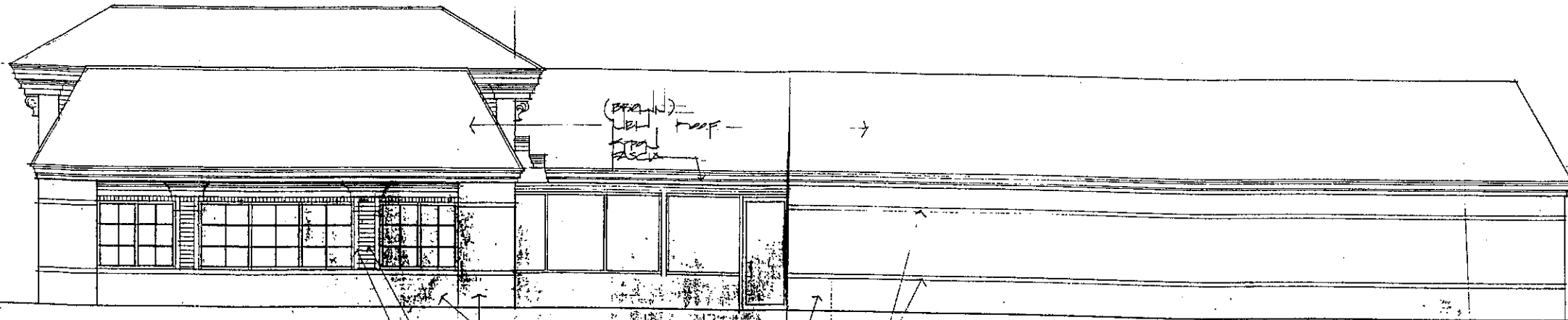


EAST ELEVATION

1/4" = 1'-0"

Hand
200/250

Hand
200/250

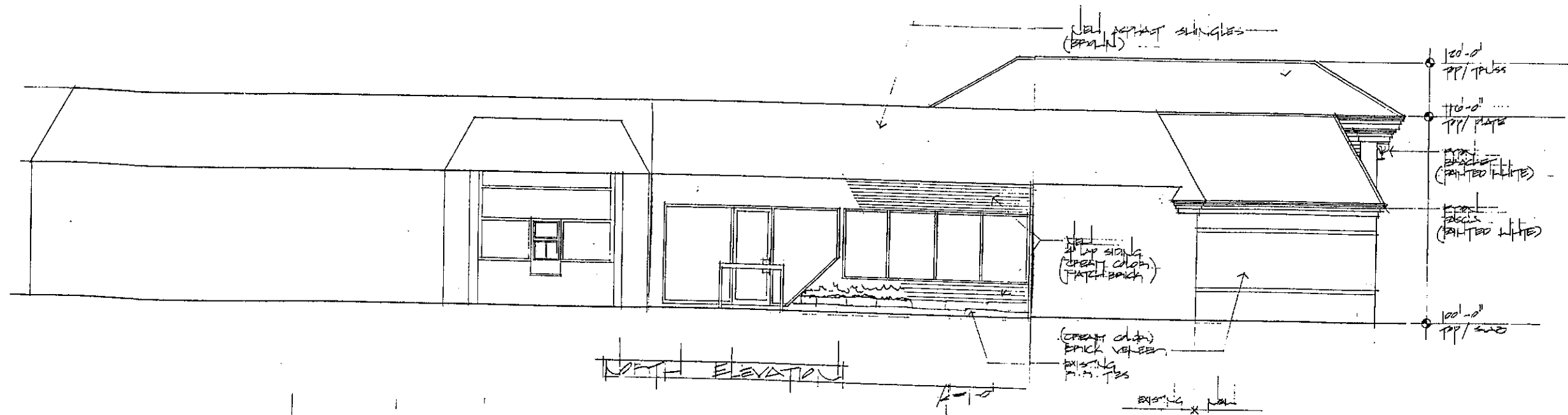


(BROWN)
NEW TRAP
FLOOR
BASE

BRICK WORK
(CREAM)
PAINTED BRICK
(LIME COLORS)
#1 BR. SIDE
(CREAM COLOR)
FR. TRIM (WHITE)
ALL FRAM
(WHITE)

SOUTH ELEVATION

1/4" = 1'-0"



DOCUMENT NUMBER	CONDITIONAL USE PERMIT	
Before the plan Commission of the City of Cedarburg, Ozaukee County, Wisconsin, in regard to the premises at W63 N170 Washington Avenue, located in Section 34 Town 10 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:		
Lot 2 of C.S.M. No. 1541, being a redivision of Parcel 1 of C.S.M. No. 750 of part of Lot 4, Blk. 3 Assessor's Plat of the City of Cedarburg being a part of the So. ½ pf the S.E. ¼ pf Sec. 341, Tnshp. 10 North Range 21 East, Ozaukee County, Wisconsin		
		Return to: City Clerk City of Cedarburg W63N645 Washington Avenue PO Box 49 Cedarburg WI 53012-0049

13-051-03-04-022
Parcel Identification No.

Zoning Classification of the Premises is: B-2 Community Business District
Mailing Address of the Premises is: W63 N170 Washington Avenue

WHEREAS a petition has been filed by Alonso Aranda (hereinafter "Tenant") for the purpose of operating as La Cantina a Mexican Restaurant and Bar at W63 N170 Washington Avenue, such premises owned by the property owner identified in the signature lines shown below (hereinafter "Owner"); and

WHEREAS the proposed La Cantina is permitted as a conditional use in Section 13-1-55(e)(20) of Zoning Code; and

WHEREAS, upon careful consideration of information received in this matter, including information received at the public hearing, and in consideration of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, the City of Cedarburg Plan Commission hereby finds that the proposed use will not be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community, and will be in accordance with the purpose and intent of the City of Cedarburg Zoning Code and the City of Cedarburg Smart Growth Comprehensive Land Use Plan - 2025, provided the conditional use is operated pursuant to the following conditions and in strict conformance therewith.

NOW, THEREFORE, the Plan Commission of the City of Cedarburg held a Public Hearing on June 3, 2024, and approved the issuance of this conditional use permit (hereinafter "CUP") for the premises for the above-stated purposes.

The CUP is subject to initial and continued compliance with the City of Cedarburg Municipal Zoning Code and with the following conditions:

1. This CUP is being issued to Lane Development Corp (Permittee). The CUP shall terminate if and when the Permittee terminates their tenancy at the subject property.
2. The CUP shall not be transferrable to another location.
3. All required Federal, State and Local licenses for La Cantina are regulated under Wisconsin Chapter DHS 195 shall be obtained and maintained.
4. Cedarburg Fire Department will follow the State Licensing Bureau for La Cantina a Mexican Restaurant, NFPA 1 Section 20.10 and NFPA 101 Life Safety Code.
5. Smoke detectors and carbon monoxide detectors are to be installed and properly maintained.
6. Signage to be approved by the City Building Inspector. Exhibit C
7. The building, as per exists on 06/03/2024 as per Exhibit A La Cantina a Mexican Restaurant.
8. All activities will be restricted to the interior of the unit. No picnic tables, grills, fire pits, or comparable outdoor amenities shall be provided. Onsite parking as per Exhibit B.
9. The Property Owner is required to sign below, before a notary, to approve the issuance of this CUP and to indicate their acceptance of the terms and conditions of this CUP.
10. The Owner shall apply and obtain a building permit as required by the City of Cedarburg's Building and Zoning Codes for any modifications to the unit.
11. Any changes or expansion not included in the CUP shall require approval by the City as an amendment to this CUP.

12. Any substantiated material problems with noise, health, safety, etc. associated with La Cantina at W63 N170 Washington Avenue shall be the responsibility of the Owner to correct. Failure to correct the problem in a timely manner may result in the partial or complete revocation of this Conditional Use Permit.

WHEREAS the Zoning Code and Zoning District Map of the above named municipally, pursuant to State Statute, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as Conditional Use in particular circumstances as defined by the standards in the Zoning ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Plan Commission of the City of Cedarburg having determined that by reason of the particular nature, character, and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning ordinance:

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter state, that the Premises may be used for the purpose of the allowable use of the proposed addition shall be for an indoor dining area. No outdoor play area is included in this approval.

The CONDITIONS of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This Permit shall be void unless proper application, pursuant to the building and zoning codes of the municipality, for appropriate Building, and Zoning Use and Occupancy Permits in conformity to this Permit, is made within 12 months of the date hereof.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use permitted shall be in strict conformity to the approved site, building and operation plans filed in connection with the Petition for this Permit and referenced herein.
5. Any of the conditions of this Permit which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof as may be necessary to carry out the provisions.
6. Conditions of the Operations
 - a. Hours of operation; No conditions.
 - b. Performance standards relating to noise, vibration, odor, smoke, or dust: As set forth in the city of Cedarburg Zoning Ordinance.
 - c. Water supply requirements: No conditions.
 - d. Provisions for sewage disposal: No conditions.
 - e. Other: Applicant shall maintain possession and good standing as to the required liquor licensure in order to operate the bar portion of this use at all times.
7. Conditions on the Buildings
 - a. Façade material of each building side. Building modifications shall be in accord with the approved architectural plans, and the exterior finish material and color samples provided.
 - b. Entrances, Design and Location: Building modifications shall be in accord with the approved architectural plans, and the exterior finish material and color samples provided and as per Exhibit A.
 - c. Signs attached to the building, subject to City Building Inspector approval.
 - d. Exterior Lighting of the Building: Exterior site and building lighting shall be in accord with the approved site and architectural plans. New fixtures on the existing poles will need Plan Commission review and approval.
 - e. Other: None.
8. Conditions on the Site
 - a. Street Access (number, location, design): As shown on approved site plan.
 - b. Off-Street Parking (location and design including screen thereof): Site modifications shall be in accord with the site plan.
 - c. Loading and Service Areas (location and design): No conditions.
 - d. Outside Storage of Materials, Equipment, Products, Supplies, or Refuse is not permitted at this site. Dumpsters shall, at all times, be stored inside of the dumpster screening corral.
 - e. Finished topography and building grades, retaining walls, storm water run-off: No conditions.

- f. Landscaping of the Site and Buildings (including plant types, size, spacing): Landscaping shall be in accord with the landscaping plan, with the plan being modified to include some additional vertical evergreen planting(s) to break up the hedge along the existing west elevation.
- g. Pedestrian walkways, terraces, malls (location and design): No conditions.
- h. Signs (free standing) location, size, design (including lighting), As per the City Building Inspector approval and Exhibit C..
- i. Exterior Lighting of the site, location design and power: Exterior site and building lighting shall be in accord with the approved site and architectural plans. New fixtures on the existing poles will need plan Commission review and approval.
- j. Other:

SIGNATURES OF PROPERTY OWNER(S) AND PERMITTEE(S):

As **OWNER(S)** of the subject property, I/we approve the issuance of the CUP with the above described conditions.

Signature

Date

Signature

Date

Alonso Aranda, La Cantina Owner/Operator

Printed Name/Title

STATE OF WISCONSIN

OZAUKEE COUNTY

}

SS

Personally, came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name

Notary Public, Ozaukee County, Wisconsin

My Commission Expires:

As **PERMITTEE(S)** of the subject property, I/we understand and accept the terms and conditions of the CUP.

Signature

Date

Signature

Date

Printed Name/Title

Printed Name/Title

STATE OF WISCONSIN

OZAUKEE COUNTY

}

SS

Personally came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name

Notary Public, Ozaukee County, Wisconsin

My Commission Expires:

SIGNATURES – CITY OF CEDARBURG

Patricia Thome, Mayor

STATE OF WISCONSIN

OZAUKEE COUNTY

}

SS

Personally came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name

Notary Public, Ozaukee County, Wisconsin

My Commission Expires:

*THIS INSTRUMENT WAS DRAFTED BY:
Jonathan P. Censky, City Planner*

Exhibit A



Exhibit B

WAST

140.00'

W63 N170

13-051-03-04-022

CSM #1541 LOT 2 DOC #0351134

338.03'

338.03'

364.00'

140.00'

150.00'

N152

13-051-03-04-022

La Cantina - Cedarburg / Monument Cabinets

CONCEPTUAL DRAWING

S1 S/F INTERNALLY ILLUMINATED MONUMENT CABINETS

Two (2) S/F Monument Sign Cabinets
Illuminated with Internal White LED
Single Sided
31.9 Square Feet (Max Allowed = 32)
Confirm if sign should have Photo Cell

(A) Sign Cabinets:

Qty (2) Fabricated aluminum sign cabinets w/ 6" (or standard depth) returns & 1 1/2" retainers painted [P-1]
[S-1] Lexan tenant panels with translucent [V-1] vinyl graphics applied 1st surface
Internally illuminated w/ white LED's

(B) Filler Panels / Cladding:

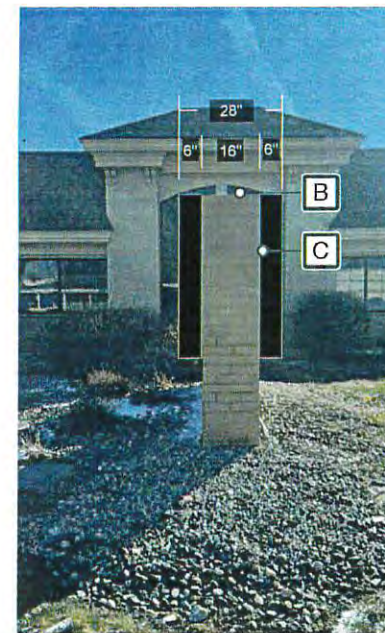
[P-1] Aluminum panels installed between cabinets to fill in gap at the top of the sign

(C) Installation Method:

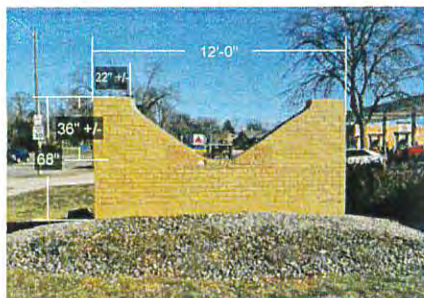
Sign cabinets to be flush mounted to both sides of existing monument structure with hardware best suited for conditions

Colors:

[P-1] MP Black
[V-1] Full Color Digital Print
[S-1] Translucent White Lexan



End View



Existing View - NTS



Illuminated View - NTS



4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: La Cantina

Location: W63N170 Washington Ave.

Cedarburg, WI

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: ALS

Scale: 3/8" = 1'-0"

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version / or Sheet / Revision / Drawing Status Date
La_Cantina_Monument_MON_v01_r00 03-08-24

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.

COVERED BRIDGE CONCEPT LAND USE DISCUSSION HWY 60

To: City of Cedarburg Plan Commission

Prepared by: Mary Censky, City Planner

Agenda Item: **7.A.**

Date: June 3, 2024

General Information

Applicant:

Neumann Development Inc. in c/o Bryan Lindgren

Status of Applicant:

Prospective owner/developer

Location:

North side of Hwy 60 west of Sheboygan Rd.

Requested Action:

Concept Plan review and discussion

Existing Zoning:

A portion of the Land is in the Town of Cedarburg and that, that's in the city is zoned Rs-1 (Temporary Zoning)

Proposed Zoning:

Surrounding Zoning:

Rm-2 (PUD) - south

Lot Size:

214-acres in the City / 38.56-acres in the Town

Existing Land Use:

Vacant

Discussion:

The applicant has provided revised concept plans based on feedback previously received from the Planning Commission. He will be prepared to present these changes, and additional statistical data they have collated, at Monday's meeting.

My Lindgren indicates that their primary interest at this time is to learn whether the City is agreeable to the entire site being developed for planned residential use. He describes the density, building, site, and phasing plan issues feedback as being secondary to that question at this time.

The substantial majority of this site is currently located in the Town of Cedarburg but is within the area of the Boundary Agreement map that is slated to be annexed to the City. This area is designated as "Smart Growth Area-15" on the City's Land Use Plan Map. The Comprehensive plan provides as follows for **SGA-15 Grob Field area along the north side of Highway 60 east of the 5 Corners intersection**. "Neighborhood land use plan that can be adequately served by public utilities must be approved prior to annexation".

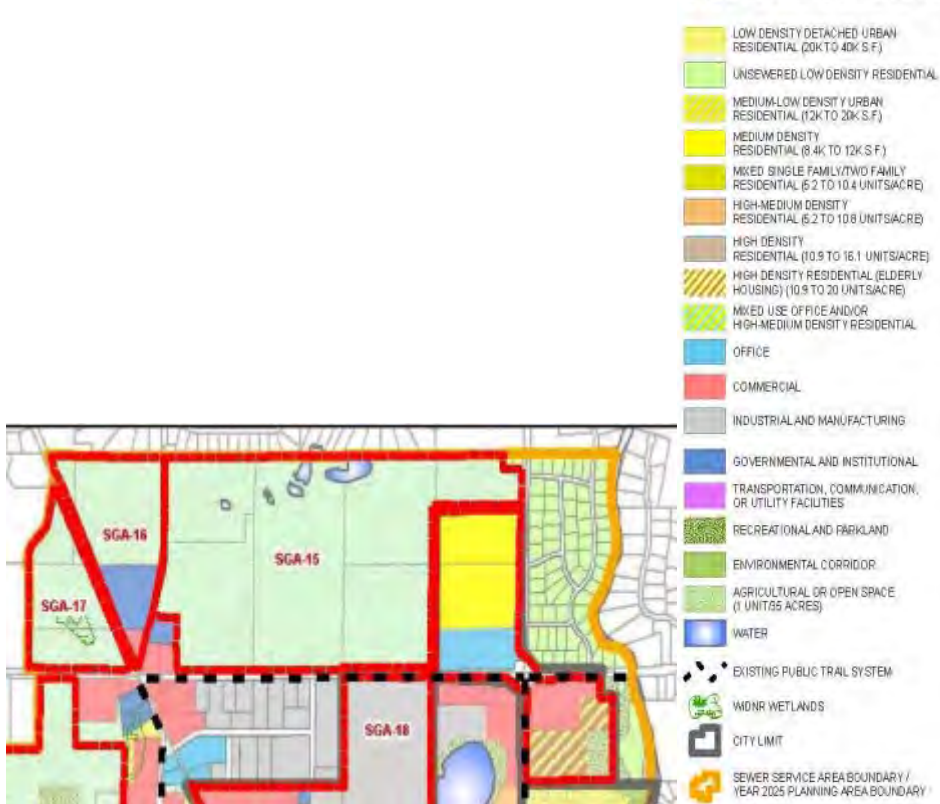
The portion of this site that is already in the City (i.e., along Hwy. I) is currently designated part "Office" and part "Medium Density Residential."

Process:

The applicant proposes to annex all the land that is within the City's planned ultimate boundary based upon the City/Town Agreement. They would likely request a Land Use designation of "SGA-15A" to be applied over this entire project area. Underlying zoning would then have to be applied, approximately as follows:

- RS-5 Single-Family Residential District (min 8,400 sq. ft. area/min 50' width/max 5.2 units per acre) over the areas of the Residences and the Villas.
- RS-6 Single-Family/Two-Family Residential District (min 8,400 sq. ft. area/min 50' width/max 10.4 units per acre) over the areas of the Reserves.
- B-1 Neighborhood Business District or B-2 Community Business District over the two cutouts - one along Hwy 60 where the existing airplane hangar (on 1.9-acres) is located, and one over the vacant 5-acres to be held out at the northwest corner of Hwy 60 and Hwy I.
- The Planned Unit Development (PUD) Overlay District would be overlaid on the entire project area.

CITY OF CEDARBURG 2025 LAND USE PLAN



The concept plans, including sufficiently detailed density, building, site, and phasing plans would initially be inserted as the Concept for the PUD.

If there is a reasonably sure sense given in feedback from the Commission, that mixed, medium density, one and two family attached residential is a suitable use for this entire site, the applicant would begin a six-to-eight-week period of work with the Staff to iron out a number of concept site plan issues such as:

- Phasing boundaries as compared to currently available utility services.
- Phasing boundaries as compared to the public safety and maximum cul de sac length regulations in light of the fact that there is proposed to be just a single point of ingress/egress to this site serving a substantial number of homes for an extended period of time.
- Possible configuration of a slightly more direct east/west route through this 1-mile-wide neighborhood.
- Settling of any Town related issues as necessary to ensure eventual interconnection through to Covered Bridge Road.
- Among other issues possibly.

This work period would also involve the applicant working with the Staff (and hopefully the architects of the Planning Commission) to establish specific PUD regulations addressing the architectural styling/diversity, materials, colors, setbacks, offsets, scale and mass of homes and duplex condominiums to be built in this development.

The expectation is, if given favorable advice on June 3, 2024, the applicant would return by the August 5th meeting with a final, and substantially more detailed concept for review, discussion and feedback by the Commission.

From there, the applicant can decide whether to proceed with the Annexation, Land Use Plan Amendment, Rezoning, Wetlands Delineation, and Platting.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: approx. 253 acres at 6212 Hwy 60
APPLICANT/BUSINESSNAME: Neumann Developments Inc.
APPLICANT/BUSINESS ADDRESS: N27W24025 Paul Ct., Pewaukee, WI 53072
STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☒ BUYER ☐ OTHER _____
PHONE: 262-542-9200 EMAIL: blindgren@neumanncompanies.com

PROPERTY OWNER (IF DIFFERENT): Airport View LLC
PROPERTY OWNER MAILING ADDRESS: 1731 10th Ave, Grafton, WI 53024
PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: kpetrie@ldvusa.coi

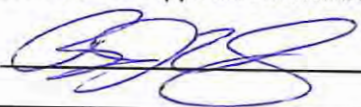
REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|---|--|
| ☒ CONCEPT REVIEW | ☐ CONDITIONAL USE ZONING |
| ☐ SITE/ARCHITECTURAL PLAN APPROVAL | ☐ ANNEXATION REQUEST |
| ☐ SUBDIVISION PLAT OR CSM REVIEW | ☐ VARIANCE/BOARD OF APPEALS |
| ☐ ZONING DISTRICT CHANGE | ☐ OTHER _____ |

DESCRIBE REQUEST: requesting review of a conceptual plan for Covered Bridge
residential development. Seeking feedback on land use, entitlement
process, layout, utility services, etc.

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE:  DATE: 3/20/24

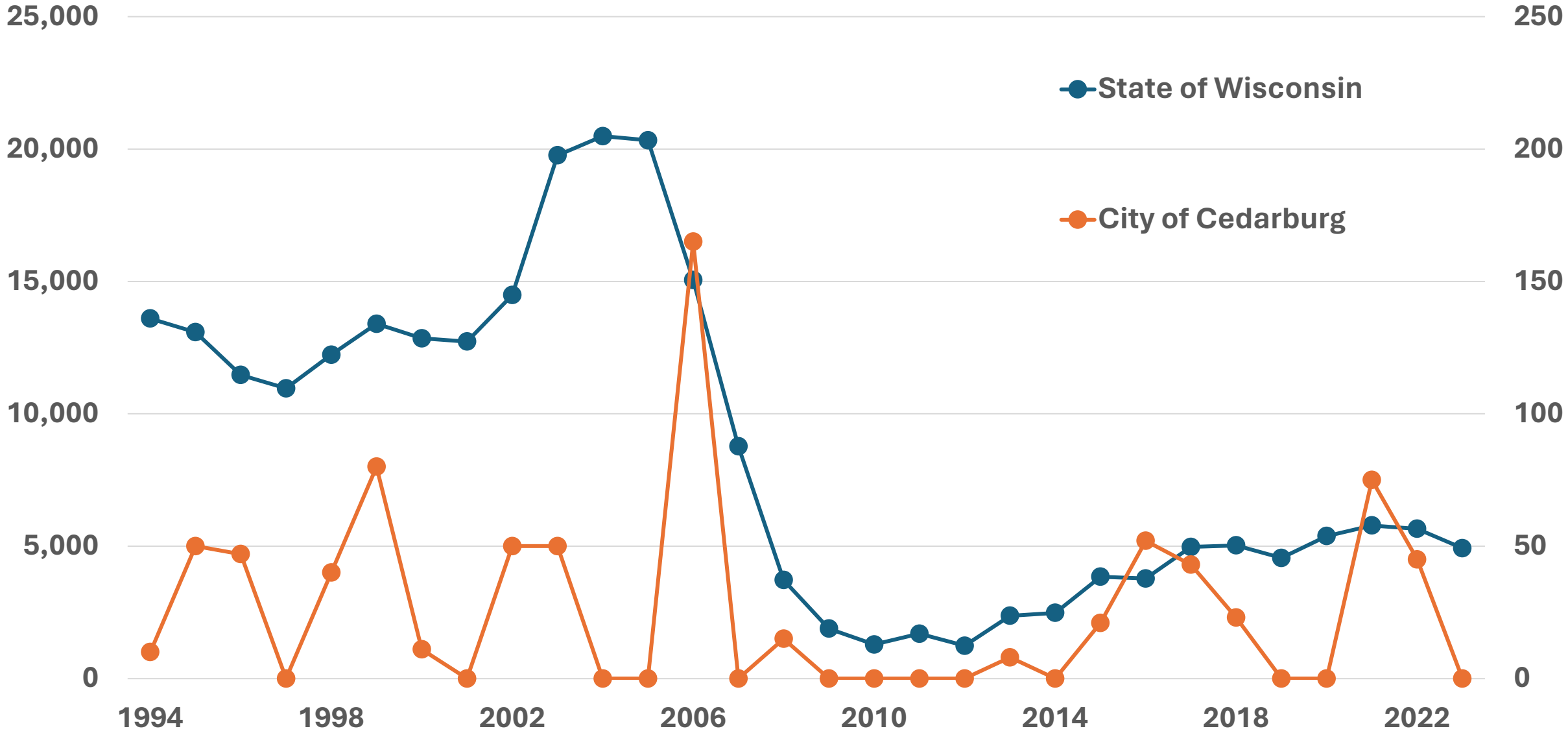
FOR CITY STAFF USE ONLY

TOTAL FEE: \$ _____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____
APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____
ATTACHMENTS (CHECK IF RECEIVED):
☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS
PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____



Platted Lots per Year

Department of Administration



THE LIST

LARGEST AREA SINGLE-FAMILY HOME BUILDERS

RANKED BY TOTAL NEW DETACHED HOME STARTS IN 2022 (ORIGINALLY PUBLISHED 9/8/2023)

Compiled by Barbara Zaferos
414-908-0574, @barbzaferosMBJ
bzaferos@bizjournals.com

CLOSER LOOK

11

Of the 24 home builders on The List last year, 11 reported more local home starts in 2022 than in the previous year.

STARTS IN 2023

The leaders in home starts in the seven-county area through Aug. 15:

149 local home starts
Harbor Homes
Pewaukee

135 local home starts
Kaerek Homes Inc.
West Allis

104 local home starts
Tim O'Brien
Homes
Pewaukee

84 local home starts
Stepping Stone
Homes Inc.
Butler

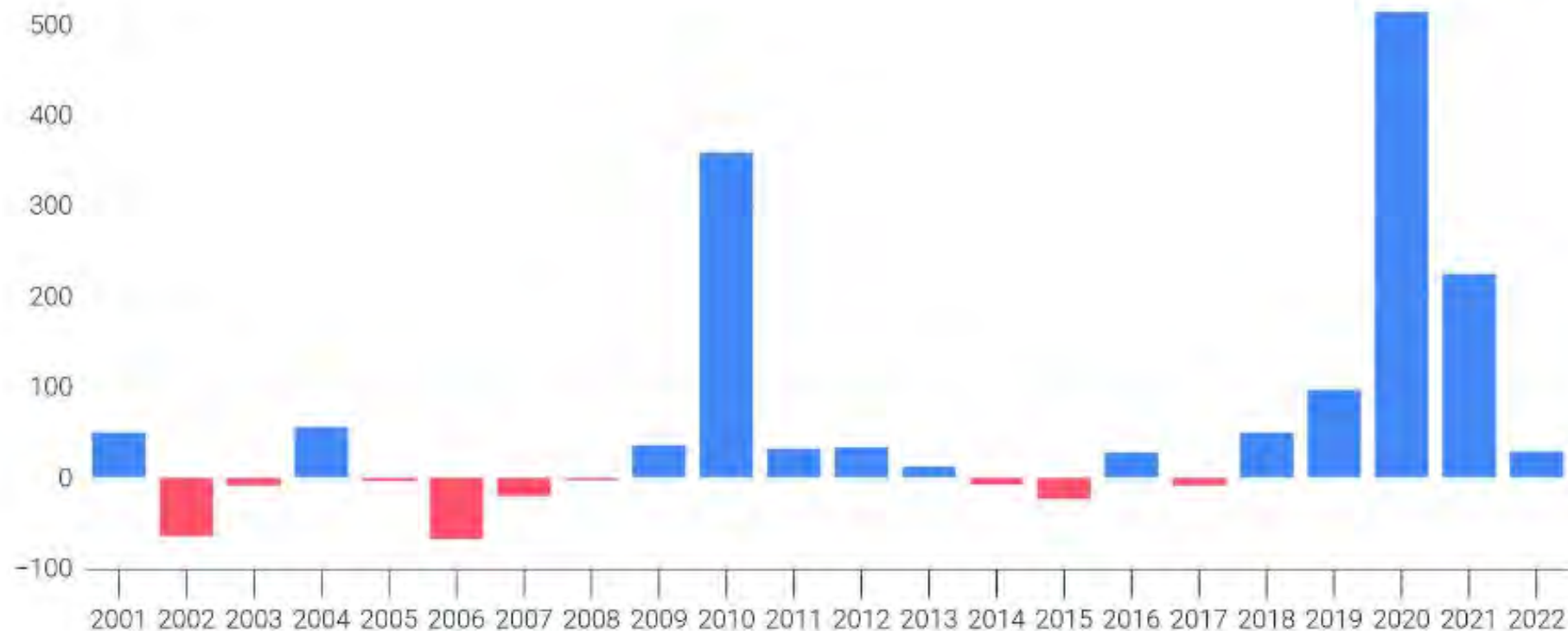
\$700,000

The starting price for a custom home reported by seven of the 25 builders on The List

Business name Website	Address Phone	Home starts, local, 2022	Home starts, local, in 2023 through Aug. 15	Price range	List sample specialties	Top local executive
1 Harbor Homes ④ HarborHomesWI.com	N27 W24025 Paul Ct. Pewaukee, WI 53072 262-232-8520	278	149	\$362,000–\$595,000	Affordable new construction homes	Steve DeCleene
2 Tim O'Brien Homes ④ timobrienhomes.com	N27 W24075 Paul Ct. Pewaukee, WI 53072 262-542-5750	204	104	\$450,000–\$850,000	Certified energy efficiency and green building, semi-custom single-family home and lot packages	Tim O'Brien, Matt Neumann
3 Kaerek Homes Inc. ③ kaerekhomes.com	11600 W. Lincoln Ave. West Allis, WI 53227 414-321-5300	158	135	\$460,000–\$900,000	Builder/developer; residential home/lot; spec homes, scattered-site construction, professional drafting, designers, sales consultants, job superintendents	Michael Kaerek
4 Stepping Stone Homes Inc. ② steppingstonehomes.net	5116 N. 126th St. Butler, WI 53007 262-307-9115	124	84	\$385,000–\$785,000	Customer focused semi-custom home builder; forward thinking land developer	Jeff Kleiner
5 Korndorfer Homes ⑤ korndorferhomes.com	175 N. Corporate Dr. Brookfield, WI 53045 262-884-9550	78	43	\$500,000–\$1,000,000	Quality semi-custom home builder; build on client's lot or builder's; home/lot packages; land developer	Dave Tanner
6 Veridian Homes ⑥ veridianhomes.com	W199 N5539 Boxwood Blvd. Menomonee Falls, WI 53051 608-226-3016	78	41	\$449,990–\$1,500,000	High quality builder; no construction loan; outstanding customer satisfaction; guaranteed completion date; includes landscaping, driveway	Matt Cudrey
7 Cornerstone Development of S.E. WI LLC ⑦ cornerstonedevelopment.com	N63 W23849 Main St. Sussex, WI 53089 262-932-4188	75	47	\$500,000–\$1,000,000	Attached and detached single-family and condominium homes with clubhouses	John Wainan
8 Bear Homes LLC ⑧ bearhomes.com	4039 80th St. Kenosha, WI 53142 262-842-0600	62	43	\$375,000–\$900,000	Family-run company building quality homes in multiple subdivisions throughout southeastern Wisconsin	Jonah Hetland
9 Bielinski Homes ① bielinski.com	1830 Meadow Lane Pewaukee, WI 53072 262-542-9494	57	12	\$414,900–\$1,000,000	New homes on buyer's lot or builder's, RediHomes® and condominiums	Frank Bielinski
10 Newport Builders Inc. / Newbrook Homes Inc. ⑩ newport-builders.com	8338 Corporate Dr. Mt. Pleasant, WI 53406 262-632-7373	43	20	\$350,000–\$1,600,000	Custom home builder; large portfolio of plans as well as a variety of homes ready for immediate occupancy	Kurt Kamm
11 Harpe Development LLC ⑪ harpedevelopment.com	8501 75th St. Kenosha, WI 53142 262-694-1677	34	24	\$379,000–\$1,700,000	Fully custom single/multi-family homes; 3,500-sq.-ft. showroom	Dustin Harpe, Cory Harpe
12 Allan Builders ⑨ allanbuilders.com	N118 W18531 Bunsen Dr. Germantown, WI 53022 866-569-2500	33	17	\$400,000–\$1,200,000	Semi-custom, custom residential home builder	John Stoker
13 Cade Home Builders LLC ⑫ cadehomebuilders.com	6520 W. Layton Ave. Greenfield, WI 53220 414-988-8519	33	16	\$300,000–\$1,000,000	New construction single-family homes and two-family	Dean Magner
14 Victory Homes of Wisconsin Inc. ⑬ victoryhomesofwisconsin.com	N118 W18531 Bunsen Dr. Germantown, WI 53022 866-705-7000	32	8	\$750,000–\$2,500,000	Custom home builder with in-house designers, experienced ownership team	John Stoker
15 Kings Way Homes/Homes by Chapel Hill ⑭ kingswayhomes.com	700 Pilgrim Pkwy. Elm Grove, WI 53122 262-797-3636	28	16	\$500,000–\$1,500,000	Custom homes; luxury condominiums; exclusive subdivisions; land development; real estate brokerage	Craig Catiendo, John Harlos, Vaclav Homolka
16 Haven Creek Homes Inc. ⑮ havencreekhomes.com	P.O. Box 191 Kansasville, WI 53139 262-385-0709	21	12	\$445,000–\$920,000	Custom and semi-custom affordable single-family residential new custom homes	Kurt Lazarski, Kevin Lazarski
17 Milwaukee Habitat for Humanity ⑯ milwaukeehabitat.org	3726 N. Booth St. Milwaukee, WI 53212 414-381-1111	20	20	\$100,000–\$200,000	Affordable housing, community development, disaster relief	Kevin Lazarski

Cedarburg, WI annual population change from 2000 to 2022

Between 2021 and 2022, the population increased by 29



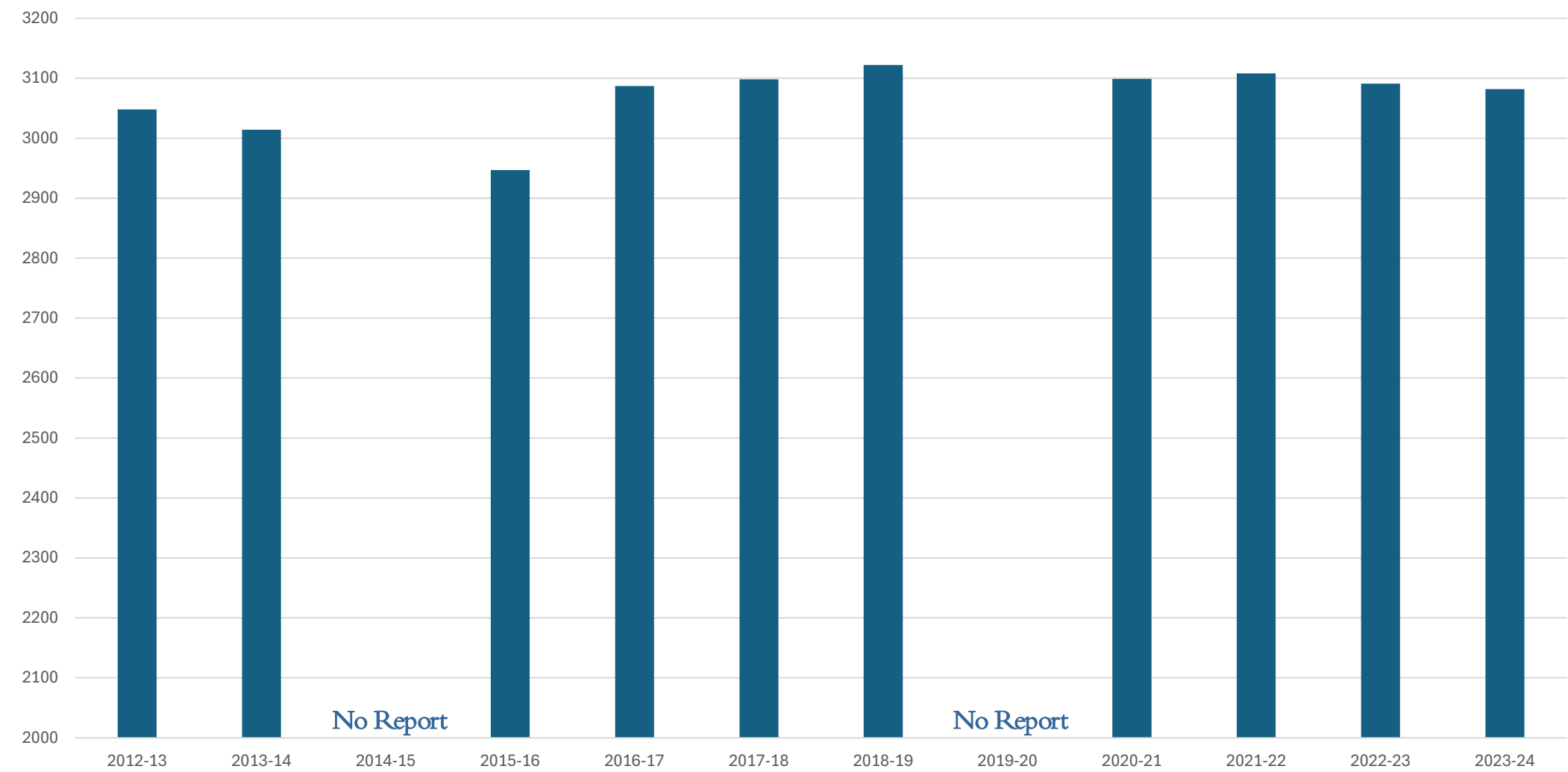
Source: U.S. Census Bureau (Population Estimates Program)

Neilsberg

Cedarburg's annual population change from 2000 to 2022. The average annual growth rate from 2000 to 2022 was 0.54% per year. In the last two years, the population grew by 254. Source: U.S. Census Bureau (Population Estimates Program)



Cedarburg School District Enrollment 2012-2024



District and Elementary Attendance Area Boundaries

Legend

-  Elementary School
-  Middle School
-  High School

Elementary School

-  Parkview Elementary School Attendance Area
-  Thorson Elementary School Attendance Area
-  Westlawn Elementary School Attendance Area

-  2017 City of Cedarburg Municipal Boundary
-  Other 2017 Municipal Boundaries

-  Highways
-  Local Roads
-  Surface Water

Boundaries – North to West to South to East

- Northern Boundary** - Cedar Sauk Road
- Western Boundary** - Wausaukee (from Cedar Sauk to Sherman Road)
- Northern Boundary** - Sherman Road (west from Wausaukee to Church Road in Jackson)
- Western Boundary** - Church Road (from Sherman Road south to Pioneer Road)
- Southern Boundary** - Pioneer Road (with several small areas south of Pioneer)
- Eastern Boundary** - Maple Road at northeast corner of the district; Bobolink Avenue further south

LOT CHARACTERISTICS

THE RESIDENCES
 - Lot Size = 11,000 sf
 - Lot Width = 85 feet
 - Setbacks:
 - Min. Road = 25'
 - Side Offset = 13'
 - Rear Offset = 25'

THE VILLAS
 - Lot Size = 8,400 sf
 - Lot Width = 70 feet
 - Setbacks:
 - Min. Road = 25'
 - Side Offset = 7.5'
 - Rear Offset = 25'

THE RESERVE
 (Condominium)
 - Setbacks:
 - Min. Road = 25'
 - Side Offset = 13'
 (25' between buildings)
 - Rear Offset = 25'

THE ESTATES
 (Town of Cedarburg)
 - Lot Size = 40,000 sf
 - Lot Width = 150 feet
 - Setbacks:
 - Min. Road = 75'
 - Side Offset = 25'
 - Rear Offset = 25'

WETLAND DELINEATION NOTE:
 WETLAND BOUNDARIES
 SHOWN HEREIN PER
 HERRMANN ECOLOGICAL
 GROUP INC. FIELD
 OBSERVATION
 DATE: APR. 30, 2024

SITE DATA TABLE - "Covered Bridge"

- Gross Area 252.9 acres
 - Proposed Town of Cedarburg 38.56 acres
 - Proposed City of Cedarburg 214.34 acres

Proposed Development

City of Cedarburg
 - The Residences 132 lots
 - The Villas 208 lots
 - The Reserve 74 units
 - CITY TOTAL = 414 units
 - CITY DENSITY = 414 / 214.34 = 1.93 un/ac

Town of Cedarburg
 - The Estates 25 lots
 - TOWN DENSITY = 38.56 / 25 = 1.54 ac/lot
 Total Development = 439 units
 Total Density = 439 / 252.9 = 1.74 un/ac

Open Space Summary

CITY - The Villas = 47.8 ac
 - The Residences = 33.61 ac
 - CITY Subtotal = 81.41 ac (38%)
 TOWN - The Estates = 8.44 ac (21.9%)
 TOTAL OPEN SPACE = 89.85 ac (35.5%)

97% of lots are connected to outlot open space

Town of Cedarburg
 Proposed Area = 38.56 acres

West Park
 - Playground
 - Fire Pit

The Estates
 at Covered Bridge
 25 lots

West Villas
 at Covered Bridge
 46 lots

Orchard Villas
 at Covered Bridge
 60 lots

Central Villas
 at Covered Bridge
 31 lots

East Villas
 at Covered Bridge
 71 lots

West Reserve
 at Covered Bridge
 44 units

Dog Run

Open Spaces
 - Planted as native prairie
 and wildflowers
 - Butterfly gardens
 - Bird houses

Active Amenity Area
 (5 acres)
 - Shelter Building
 - Splash Pad
 - Hockey Rink/Basketball Court
 - Pickleball Courts (2)
 - Tennis Court
 - Boogie
 - Bike Service Station
 - Paved Trail, etc.

NEUMANN
 DEVELOPMENTS, INC.



4150 N. Calhoun Rd
 Brookfield, WI 53005
 T: (262) 790-1460
 E: info@trioeng.com
 www.trioeng.com

Open Spaces
 - Planted as native prairie
 and wildflowers
 - Butterfly gardens
 - Bird houses

East Reserve
 at Covered Bridge
 30 units

East Residences
 at Covered Bridge
 26 lots

East Park
 - Playground
 - Benches

Paved Trail to Commercial

Proposed Commercial (5 acres)

CONCEPT PLAN "COVERED BRIDGE"

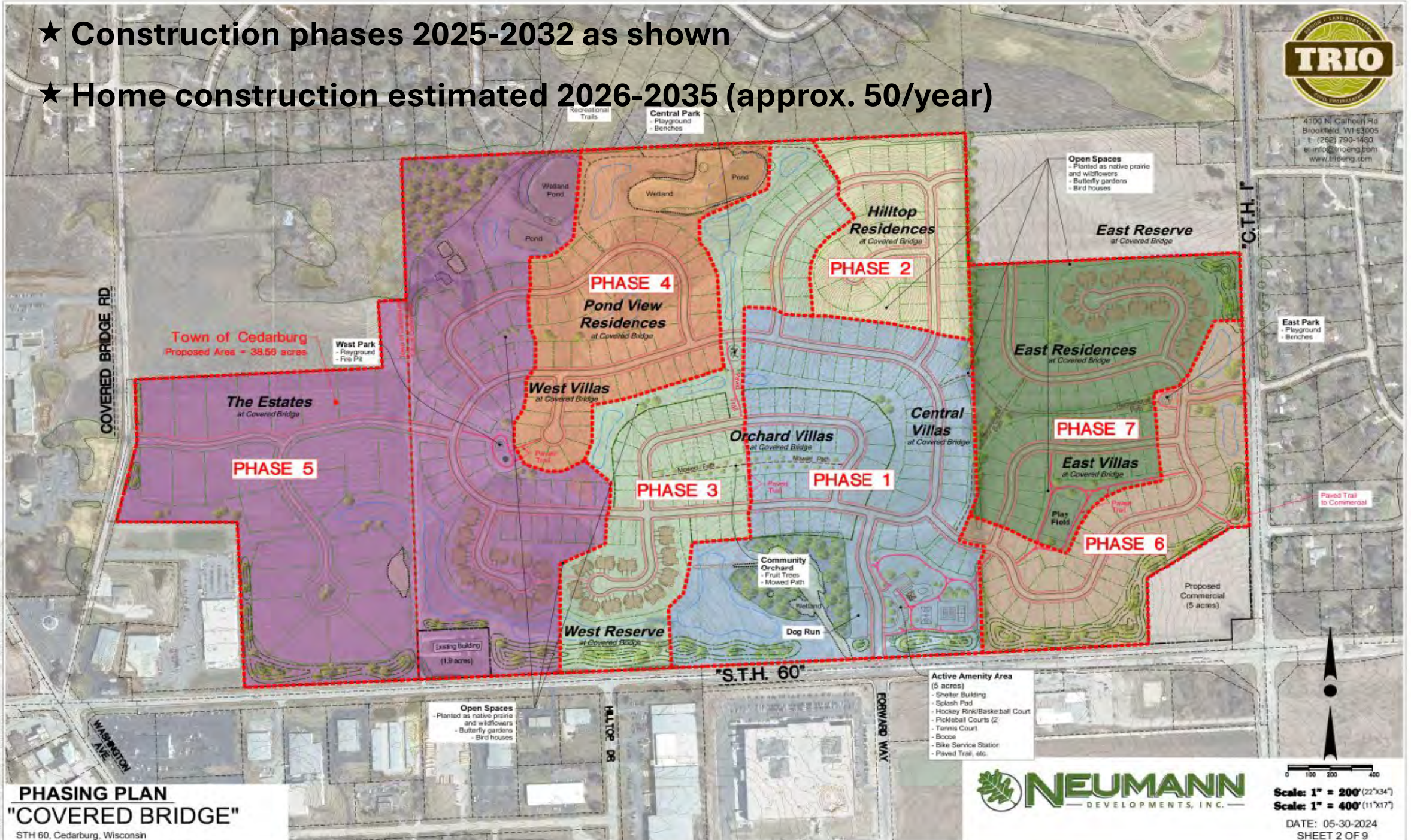
STH 60, Cedarburg, Wisconsin

Scale: 1" = 200' (22"x34")
 Scale: 1" = 400' (11"x17")

DATE: 05-30-2024
 SHEET 1 OF 9

★ Construction phases 2025-2032 as shown

★ Home construction estimated 2026-2035 (approx. 50/year)



STING IN California and
Southwest states
a great deal more
than in the
west, where it is
more common.

East Park
Whitgift Road
Buckley Park

!

Scale: 1" = 200' (20' x 30')
Scale: 1" = 400' (10' x 15')

DATE: 05-30-2024
SHEET 1 OF 9

NEUMANN
— DEVELOPMENT INC. —

Active Amenity Area
(5 acres)

- Shelter Building
- Splash Pad
- Hockey Rink/Basketball Court
- Pickleball Courts (2)
- Tennis Court
- Boogie
- Bike Service Station
- Paved Trail, etc.

Community Orchard
- Fruit Trees
- Mowed Path

S.T.H. 60"

FORWARD WAY

East Villas
at Covered Bridge
77 lots

Pond Park
Pond Trail

East Residences

Open Squares
 Squares are formed by joining
 the midpoints of the sides of
 a quadrilateral.

East Reserve
of Cleveland Shale

**Hilltop
Residences**

[Faint handwritten signature]

Pond View Residences

॥ श्रीगणेशाय नमः ॥

West Reserve
at Cleveland, Ohio

1997

Villas

10

Orchard Villas

at Governor George
1834

Central

Vilas

1. **Identify the main idea of the passage.**
 2. **Identify the supporting details.**
 3. **Identify the author's purpose.**
 4. **Identify the author's tone.**
 5. **Identify the author's point of view.**
 6. **Identify the author's bias.**
 7. **Identify the author's audience.**
 8. **Identify the author's style.**
 9. **Identify the author's structure.**
 10. **Identify the author's language.**

Central Park
New York

СТНГ

MALTOP

Design Guidelines



Redundancy Control

- Any single-family home builder desiring to build a home on a lot in the neighborhood shall maintain a portfolio of no less than 15 unique floor plans, each containing at least 3 distinct elevations. Additionally, there shall be no less than 9 designer selected exterior packages available for use.
- The same floorplan, regardless of elevation, shall not be allowed to be repeated within three lots on the same side of the street or within the three lots directly across the street.
- A specific elevation of a floorplan, regardless of exterior colors, shall not be allowed to exceed 5% of the total lots of a lot category (Villas, Residences, Estates) in the neighborhood.

Additional Guidelines

- The maximum home size shall be calculated so that the total covered square footage of a home on any given lot shall not exceed 33% of the square footage of the lot area. (1st Floor + 2nd Floor + garage + porches)
- The garage plane of the home cannot protrude more than six feet past a front porch or front façade of the home.

Villas

- One Story – 1500 SF minimum
- Two Story – 1800 SF minimum
- Garage – 400 SF minimum
- 6:12 Roof pitch
- Cement board siding
- 4” window & door trim
- Window grids
- Architecturally appealing stone or masonry element on front of home
- 3 architectural features on each elevation of a ranch
- 5 architectural features on each elevation of a 2-story
- If the house backs up to an external street, it must have a minimum of one break or offset, a minimum of one gable or hip roof to match front theme, and a minimum of 5 architectural elements.



Residences

- One Story – 1800 SF minimum
- Two Story – 2100 SF minimum
- Garage – 440 SF minimum
- 6:12 Roof pitch, 8:12 for front facing
- Cement board siding
- 4” window & door trim
- Window grids
- Front elevation must contain at least 25% stone or brick
- 4 architectural features on each elevation of a ranch
- 6 architectural features on each elevation of a 2-story
- If the house backs up to an external street, it must have a minimum of one break or offset, a minimum of one gable or hip roof to match front theme, and a minimum of 5 architectural elements.



Estates

- One Story – 2100 SF minimum, 10:12 Roof pitch
- Two Story – 2400 SF minimum, 8:12 Roof pitch
- Garage – 550 SF minimum
- Cement board siding
- 4” window & door trim
- Window grids
- Front elevation must contain at least 30% stone or brick
- Four architectural features on each elevation of a ranch
- Six architectural features on each elevation of a 2-story
- If the house backs up to an external street, it must have a minimum of one break or offset, a minimum of one gable or hip roof to match front theme, and a minimum of 5 architectural elements.





MEDICAL CLINIC – WEAS DEVELOPMENT

To: City of Cedarburg Plan Commission

Prepared by: Jonathan P. Censky, City Planner

Agenda Item: **7.B.**

Meeting Date: June 3, 2024

General Information

Applicant:	Weas Development, LLC
Status of Applicant:	Accepted Offer to Purchase
Location:	N69W5269 Columbia Road
Requested Action:	Site & Architectural Plan plus CSM Approval
Existing Zoning:	B-2 Community Business District
Surrounding Zoning:	B-2
Lot Size:	89,096sf
Existing Land Use:	Bank

Report:

The applicant is requesting approval to convert the former BMO Harris Bank located at the corner of Highland Drive and Columbia Road into a medical clinic. Medical clinics are listed as permitted uses by right in the B-2 District. Accordingly, this request is before you for consideration of the proposed site and architectural changes. Also, because they are proposing to divide the property into two separate lots, you are being asked to approve their Certified Survey Map.

Site Plan:

According to this plan, the ingress and egress points to Columbia Road and Highland Drive will remain unchanged but since they propose to divide away the smaller office building at the east end of the site, they will be removing, and restoring to greenspace, the paved connection between the two front parking lots. Parking for the office building already exists directly to the east thereof and is documented as Outlot 1 on Certified Survey Map No. 2868. As originally approved for the Ozaukee Bank use, this parking lot is located on the outlot located in the Town of Cedarburg and will be maintained in its current configuration. There is no dumpster enclosure shown on the plan or preexisting in the field, to support this split-off office building. If a dumpster or other outdoor trash containment becomes necessary to serve this building, a location and screening plan will need to be preapproved before starting outdoor trash storage. It may be that the dumpster would end up on the portion of the property that is in the Town of Cedarburg, in which case the City expresses its hope that the enclosure would reflect the materials and colors of the principal building on the site.

The Columbia Road access to the medical clinic will be modified to allow both entry and exit where currently it is limited to exit only. While they propose to reconfigure the front parking for their proposed front addition, the plans retain the remainder of the parking lot as is which has sufficient parking to support the new use. Specifically, this clinic is designed to support 6 doctors with a staff of 12 employees. The code requires 6 parking stalls for each doctor and one space per employee for a total of 42 stalls required. The plan proposes 54 parking stalls.

The plan proposes the dumpsters to be located directly east of/behind the building which will be screened by a screening wall with gates of horizontal plank panels to compliment the look and feel

of their building. Staff's review of other components of their site plans indicates compliance with open space, setbacks and FAR requirements as well.

Architectural Plans:

According to their plans, the applicant is proposing an 11,167sf addition off the front building elevation adjacent to the main entrance to the building. Architecturally, while the plans are designed to complement the look of the existing building in terms of the color scheme and use of material, the roof is flat unlike the existing gable design. The existing building will be modified to align the first-floor levels which will require removal of a portion of the of the second floor to raise the roof for adequate ceiling height. It appears that significant new HVAC equipment will be placed on the roof of the flat-roofed addition. Careful attention will need to be paid to screening this equipment.

Landscaping:

The existing landscaping will be pruned and maintained as necessary and new landscaping will be installed on the north and east sides of the addition. The new landscaping will consist of native and ornamental plantings along the foundation of the new addition.

Certified Survey Map:

The CSM will serve to split the existing 89,097sf parcel into two parcels of 65,474sf and 26,623sf in size. Section 13-1-54 (f) of the Zoning Code indicates that lots in the B-2 District shall provide sufficient area and width for the principal building and its accessory buildings. Staff's review indicates full compliance in that respect; however, the new/common lot line does cross through the parking lot and traffic pattern of the medical clinic site. Therefore, the applicant will need to generate the necessary shared parking/driveway easement to be reflected on the CSM prior to the recording.

Staff Comments:

Staff has no objection subject to:

- Submittal of a shared driveway/parking easement along with the private covenances defining the use and maintenance responsibilities, such easement to be reflected on the CSM as well and prior to recording.
- Applicant to submit a rooftop HVAC equipment screening plan for review and approval by the Planner prior to issuance of a building permit, such screening plan to reflect the materials and colors used in the facade and trim of the principal building.
- The gates on the dumpster enclosure are to be closed at all times except when trash is being added or removed.
- Applicant to remove the asphalt drive along the north side of the split-off office building site and restore that area to greenspace, prior to issuance of an occupancy permit for the new medical clinic.
- Applicant to comply fully with the requirements of the Cedarburg Fire Department as set forth in their Memo dated May 29, 2024 (see copy attached).

RECEIVED



MAY 03 2024

CITY OF CEDARBURG

Transmittal

PROJECT: Cedarburg Health Center 423513 DATE: 5/3/2024

SUBJECT: Weas Development : Clinic Redevelopment : Plan Commission Submittal TRANSMITTAL ID: 00001

PURPOSE: For your review and comment VIA: Hand

FROM

NAME	COMPANY	EMAIL	PHONE
Renee Kubesh	Eppstein Uhen Architects, Inc.	reneek@eua.com	+1(414)291-8168

TO

NAME	COMPANY	EMAIL	PHONE
Jon Censky W63 N645 Washington Avenue Cedarburg WI 53012 United States		planner@cityofcedarburg.wi.gov	262-375-7610

REMARKS: Hello Jon,
Enclosed is a Plan Commission Submittal Package for the Weas Development - Clinic Redevelopment at N69 W5269 Columbia Road - in preparation for the June 3, 2024 Plan Commission hearing.
Please let me know if any additional information or clarification is required.

Thank you,
Renee Kubesh, EUA
414.550.6687 cell
reneek@eua.com

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	--	Check # 11177 \$250-	
1	--	Land Development Application	
5	--	Weas Clinic Redevelopment : 11x17 Project Summary	
5	--	Weas Clinic Redevelopment : 24x36 survey, civil, landscape, building elevations and sections	

COPIES:

Transmittal

DATE: 5/3/2024
TRANSMITTAL ID: 00001

Doug Weas
Connor Weas
David Groth

(Weas Development Company)
(Weas Development Company)
(Eppstein Uhen Architects, Inc.)



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N69W5269 & N70W5185 Columbia Road
APPLICANT/BUSINESSNAME: Weas Development
APPLICANT/BUSINESS ADDRESS: 172 N Broadway #300 Milwaukee, WI 53202
STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☒ BUYER ☐ OTHER _____
PHONE: (414) 916-5527 EMAIL: connor@weasdevelopment.com

PROPERTY OWNER (IF DIFFERENT): _____

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|---|--|
| ☐ CONCEPT REVIEW | ☐ CONDITIONAL USE ZONING |
| ☒ SITE/ARCHITECTURAL PLAN APPROVAL | ☐ ANNEXATION REQUEST |
| ☐ SUBDIVISION PLAT OR CSM REVIEW | ☐ VARIANCE/BOARD OF APPEALS |
| ☐ ZONING DISTRICT CHANGE | ☐ OTHER _____ |

DESCRIBE REQUEST: Please see attached.

PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: *Con Weas* DATE: 09/03/24

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 350⁰⁰ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 5-3-24

APPLICATION AND FEE RECEIVED BY: Theresa Hanamal PLAN COMMISSION MEETING DATE: _____

ATTACHMENTS (CHECK IF RECEIVED):

- ☐ FIVE DESCRIPTIONS ☒ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-050-18-01-002

Upon purchase, Weas Development plans to redevelop the former BMO Branch Bank (N69W5269 Columbia Road) into a Health Clinic for one of the premier health providers in Wisconsin. This redevelopment will demolish the freestanding drive-thru canopy structure and add a small addition to the northeast side of the building.

Proof of Interest

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made and entered into by and among **WEAS DEVELOPMENT COMPANY** ("Purchaser"), and **BMO BANK N.A.** ("Seller"), effective November 6, 2023 ("Effective Date").

RECITALS

- A. Seller owns the property described in Paragraph 1 below.
- B. Seller desires to sell to Purchaser and Purchaser desires to purchase from Seller the real property described below, upon the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals, the covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Property to be Sold and Purchased. Upon and subject to the terms, covenants and conditions hereinafter set forth, Seller shall sell and convey to Purchaser and Purchaser shall purchase and acquire from Seller, on the Date of Closing (as hereinafter defined) all right, title and interest of Seller in and to the following described property (collectively referred to as the "Property"):

1.1 Land. The real properties commonly known as N69 W5269 Columbia Road, Cedarburg, WI (Tax Key 13-050-18-010.02) and N70 W5185 Columbia Road, Cedarburg, WI (Tax Key 13-050-18-010.02), as the same are hereafter legally described in the Title Commitment, together with all right, title and interest of Seller in and to all easements, rights of way, privileges and appurtenances belonging or appertaining to such real property (hereinafter collectively referred to as the "Land");

1.2 Improvements. All buildings, permanent fixtures and improvements of every kind and nature and description and presently situated on, in or under, or hereinafter erected on the Land (hereinafter, the foregoing are collectively referred to as the "Improvements"). (The Land and Improvements are hereinafter collectively referred to as the "Real Property.")

1.3 Personal Property. All personal property and equipment used in the normal operation and maintenance of the Property (the "Personal Property"). It is understood that all personal property and equipment of Seller located on the Property as of the Effective Date is subject to this Agreement, excluding, however, any artworks that Seller desires to retain, and all personal property and equipment of Seller used or useful in or for Seller's banking business including but not limited to: ATMs, equipment and alarms systems owned by third parties, safe deposit boxes with contents, cash and negotiable instruments, customer files, network equipment, routers, computers and telephones.

1.4 Warranties. All unexpired warranties, guaranties and bonds, including without limitation, contractors' and manufacturers' warranties or guaranties relating to the Real Property or Personal Property, to the extent assignable (the "Warranties").

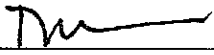
1.5 Plans. All site plans, surveys, soil and substance studies, architectural drawings, plans and specifications, engineering, electrical and mechanical plans and studies, floor plans, landscape

13.14 Counterparts/Facsimile. This Agreement may be executed in any number of counterparts and by facsimile copy or "PDF" copy delivered by electronic mail, each of which shall be deemed to be an original instrument and all of which taken together shall constitute a single instrument.

DATED as of the Effective Date.

PURCHASER:

WEAS DEVELOPMENT COMPANY

By: 
Doug Weas, Authorized Representative

SELLER:

BMO BANK N.A.

E-SIGNED by Jon Burk
By: on 2023-11-07 15:30:32 CST
Jon Burk, VP – Corporate Real Estate



RECEIVED

MAY 03 2024

CITY OF CEDARBURG

Transmittal

PROJECT: Cedarburg Health Center 423513 DATE: 5/3/2024

SUBJECT: Weas Development : Clinic Redevelopment : CSM Submittal TRANSMITTAL ID: 00003

PURPOSE: For your review and comment VIA: Hand

FROM

NAME	COMPANY	EMAIL	PHONE
Renee Kubesh	Eppstein Uhen Architects, Inc.	reneek@eua.com	+1(414)291-8168

TO

NAME	COMPANY	EMAIL	PHONE
Jon Censky W63 N645 Washington Avenue Cedarburg WI 53012 United States		planner@cityofcedarburg.wi.gov	262-375-7610

REMARKS: Hello Jon,
Enclosed is CSM for Land Development at N69 & N70 of W5269 Columbia Road.
Please let me know if any additional information or clarification is required.

Thank you,
Renee Kubesh, EUA
414.550.6687 cell
reneek@eua.com

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	--	Check #11176 \$300	
1	--	Land Development Application	
5	--		
5	--	Weas Clinic Redevelopment : CSM submittal	

COPIES:

David Groth
Doug Weas
Connor Weas

(Eppstein Uhen Architects, Inc.)
(Weas Development Company)
(Weas Development Company)



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N69W5269 & N70W5185 Columbia Road
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APPLICANT/BUSINESS ADDRESS: 172 N Broadway #300 Milwaukee, WI 53202
STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☒ BUYER ☐ OTHER _____
PHONE: (414) 916-5527 EMAIL: connor@weasdevelopment.com

PROPERTY OWNER (IF DIFFERENT): _____
PROPERTY OWNER MAILING ADDRESS: _____
PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|---|--|
| ☐ CONCEPT REVIEW | ☐ CONDITIONAL USE ZONING |
| ☐ SITE/ARCHITECTURAL PLAN APPROVAL | ☐ ANNEXATION REQUEST |
| ☒ SUBDIVISION PLAT OR CSM REVIEW | ☐ VARIANCE/BOARD OF APPEALS |
| ☐ ZONING DISTRICT CHANGE | ☐ OTHER _____ |

DESCRIBE REQUEST: This parcel currently contains two former BMO Harris Bank & Office Buildings. Upon purchase, Weas Development intends to divide the
parcel into two (2) parcels - creating a parcel for each building.

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: *Con Weas* DATE: 05/03/24

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ _____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____
APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____
ATTACHMENTS (CHECK IF RECEIVED):
☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS
PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

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- B. Seller desires to sell to Purchaser and Purchaser desires to purchase from Seller the real property described below, upon the terms and conditions set forth herein.

AGREEMENT

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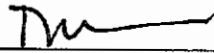
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13.14 Counterparts/Facsimile. This Agreement may be executed in any number of counterparts and by facsimile copy or "PDF" copy delivered by electronic mail, each of which shall be deemed to be an original instrument and all of which taken together shall constitute a single instrument.

DATED as of the Effective Date.

PURCHASER:

WEAS DEVELOPMENT COMPANY

By: 
Doug Weas, Authorized Representative

SELLER:

BMO BANK N.A.

E-SIGNED by Jon Burk
By: on 2023-11-07 15:30:32 CST
Jon Burk, VP – Corporate Real Estate



RECEIVED

MAY 28 2024

CITY OF CEDARBURG



WEAS DEVELOPMENT | CLINIC REDEVELOPMENT

PLAN COMMISSION SUBMISSION

423513-01 05.03.2024

EUA
333 E Chicago St, Milwaukee, WI 53202

WEAS DEVELOPMENT
172 N Broadway, Milwaukee, WI 53202

PROJECT SUMMARY

The project address is N69 W5269 Columbia Road located at the southeast corner of Columbia Road and Highland Drive. Upon purchase, Weas Development intends to divide the parcel into two separate lots so each of the two existing buildings will be located on their own distinct parcels. This application relates to the west building, the larger of the two structures that recently housed a BMO bank branch. The building will be redeveloped as a medical clinic for a major health system. This redevelopment will involve demolition of the freestanding drive through canopy structure along with a small addition to the west building.

The building will be modified to align the first floor levels to create a continuous level floor for medical use. The floor alignment requires removal of a portion of the second floor to raise the roof for adequate ceiling heights that accommodate the necessary HVAC systems.

Operational Information

The medical use is a primary care clinic consisting of exam rooms and basic laboratory services. The facility will be staffed by 6 physicians and associated support staff including physician assistants, nurses, lab technicians, clinic support staff and an office manager. The estimated staff and physician count is 15-20 people.

Building Schedule

Clinic hours are planned for Monday-Friday 7am-7pm. Contracted cleaning staff may be on site outside of these business hours.

Estimated Project Value (including site improvement costs)

The estimated construction cost of the project is approximately \$4 million.

Impacts on Utilities

The utility impact on the site is minimal. The existing water service and sanitary sewer lateral both have sufficient capacity for the proposed medical use of the building. Storm water drainage on the site will be maintained in its current configuration. The existing north parking area will continue to drain to the east to an existing storm inlet. The new northeast parking area to be constructed where the drive through structure currently exists will drain to two new catch basins that will be connected to the existing storm inlet. The southwest parking and south access drive will drain to existing storm inlets on either side of the bridge structure as well as to an existing concrete flume that is located to the southeast of the proposed dumpster enclosure. Based on the City's storm water management ordinance, as well as NR151 (WDNR), this site is exempt from storm water management requirements since total land disturbance will be significantly less than 1 acre threshold. Land disturbance is currently estimated at 22,150 Sq. Ft. (0.508 acre).

Traffic Flow Considerations

Access to the site will be maintained at existing curb cuts on Highland Drive and Columbia Road. The main access point on Columbia Road will be improved by removing the drive lane to the separate east building parcel. Removing this access will reduce potential traffic conflicts associated with the existing condition. The proposed design also modifies access at Columbia Road to allow entry and exit. (Current configuration is exit only.) This modification will allow vehicles traveling west on Columbia Road to access the site, while the remaining exit lane will allow vehicles to turn left, right or go straight. The existing right turn lane into the site for vehicles traveling east on Columbia Road will be maintained in its current condition.

The existing parking lot north of the building will be substantially maintained in its current configuration with two-way traffic and perpendicular parking. Approximately 11 parking stalls in the south bay of parking will be removed to provide room for the building addition, while the ADA parking to the west will be reconfigured to provide pedestrian access to the main entry via a new sidewalk located in front of the stalls. The entry and exit driveway on Highland Drive will be maintained in its current condition.

The middle entry driveway on Highland Drive, as well as the access drive associated with the former ATM located on the west side of the building, will be removed and replaced with turf and four parking stalls. The South entry driveway on Highland Drive will be maintained in its current condition, supporting one-way traffic to the east. Removal of the existing drive through structure on the east side of the building allows for the east portion of the parking lot to be reconfigured. Between existing and newly proposed parking, a total of 54 parking spaces, including 5 ADA stalls, will support the clinic and staff. The south driveway will be dedicated to staff and service vehicles.

The existing parking areas that are to remain consist of asphalt and some concrete curb and gutter, and both are currently in very good condition. The proposed parking areas will also be constructed with asphalt with perimeter concrete curb & gutter. The approach to, and the dumpster enclosure itself, will be paved with heavy-duty concrete. Screening for the dumpster enclosure will consist of a CityScapes Horizontal Plank fencing system with textured surface planks. Egress from the lower level of the existing building will be improved with a site stair to provide an accessible means of egress. The existing ingress and egress door on the west side of the building will be maintained and connected to the new parking to the south via a new concrete sidewalk.

Landscaping

The existing landscaping is relatively mature and includes several large canopy trees and planting beds. Existing trees and landscaping will be maintained where possible. Areas of existing landscaping that are overgrown will be maintained with trimming and pruning. Existing planting beds will be weeded and top-dressed with fresh shredded hardwood mulch. Existing landscaping along the street frontages and within the existing parking lot landscape islands will remain to provide perimeter parking lot buffering, shade and enhance the parking lot interior. New landscaping consisting of native and ornamental species will be installed on the north and east sides of the addition. Additional new landscaping will also be installed adjacent to the new parking lot areas to be constructed to the east and west of the building, as well as around the new parking stalls to be constructed off the southwest corner of the building. Areas where pavement removal is planned will be restored with lawn and/or planting beds. Evergreen plantings will be added around the trash enclosure to further screen it from view. The existing fountain at the very northwest corner of the site will be removed and replaced with low plantings.

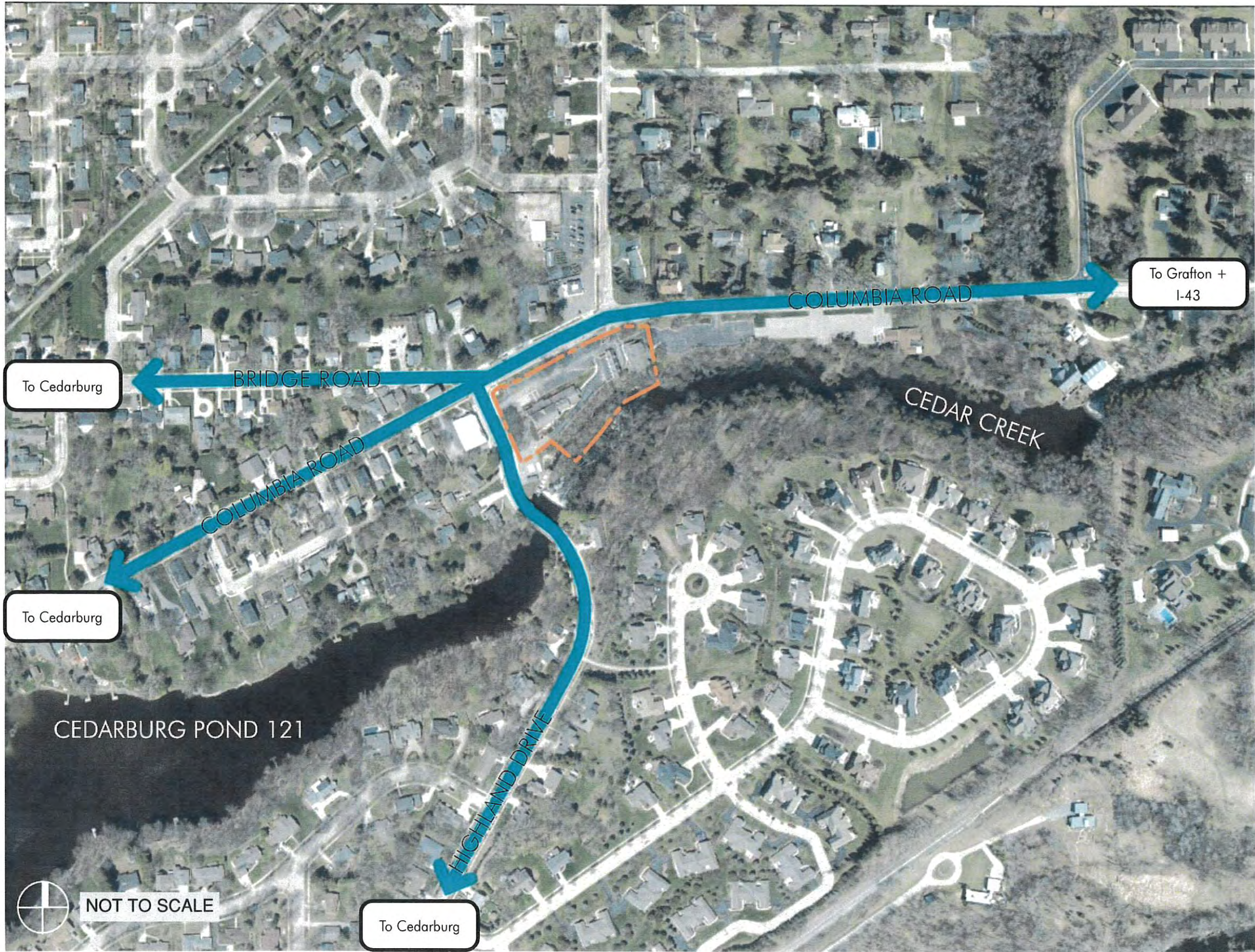
Lighting

The existing exterior lighting condition uses uplighting on the building façade. Site lighting will be added to the parking areas to improve patient and staff safety. The lighting design will use cut-off fixtures to avoid additional uplighting and light intrusion beyond the property.

Signage

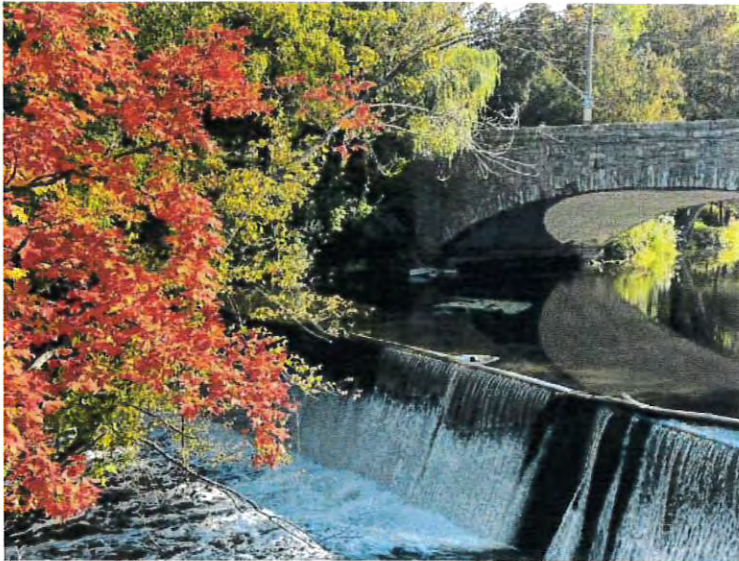
Tenant building and monument signage will be submitted separately for approval in a separate review cycle.





SITE LOCATION + CONTEXT

The site is located on the east side of Cedarburg, WI near the boundary with Grafton at N69W5269 Columbia Rd. The site is bounded by Columbia Road on the north and Highland Drive to the west. Cedar Creek forms the south boundary. The eastern edge is a separate parcel located in the Town of Cedarburg that provides parking for an outbuilding on the developed property.





SITE LOCATION + CONTEXT

The site has two two-story buildings with basements. The project will remove the drive-thru canopy structure that sits between the two structures. The developer proposes to divide the parcel in two with one structure on each site. Shared access agreements will be created to allow access to the larger west parcel from the new east parcel.

The parcel to the south of the site is owned by the City of Cedarburg and contains various utility infrastructure equipment. The City site is accessed from Highland Drive with an easement through the developer's parcel.

Cedar Creek borders the property on the east. The waterway establishes setbacks that must be respected with any addition. Development to expand the west building will leave its east and south walls in place to respect the easement. All new development will happen to the north toward Columbia Road.

The east building main access point is from Columbia Road through the adjacent parcel located in the Town of Cedarburg. This access will remain as the sole access point and parking area upon completion of the proposed bank redevelopment.

The site is currently zoned for B-2 Community Business District which allows the proposed medical use. This use should have no adverse impact on neighboring businesses which include office, fitness and food service.

- | | |
|--|---|
| 1 West building - former BMO Bank | 7 Allstate Insurance |
| 2 East building - former BMO Bank | 8 Town of Cedarburg - access to east parcel from Columbia Rd. |
| 3 Drive-thru canopy - to be removed | 9 Cedar Creek |
| 4 City parcel accessed from developer's parcel - utilities and dam | 10 Proposed parcel division - see Civil drawings for dimensions |
| 5 Hefner's Frozen Custard | 11 Existing monument sign |
| 6 Lozen Fitness | 12 ATM drive thru paving - to be removed |
| | 13 Drive thru paving between parcels to be removed |



EXISTING EAST ENTRY



EXISTING NORTH FACADE



EXISTING ATM DRIVE THRU



EXISTING SOUTH ELEVATION AT ROOF ARE TO BE REMOVED



EXISTING LOWER LEVEL PATIO



EXISTING SOUTH DRIVEWAY (CEDAR CREEK TO THE RIGHT)



EXISTING WEST BUILDING ENTRY AT NORTH FACADE FACING COLUMBIA ROAD



EXISTING MONUMENT SIGN

WEST BUILDING EXISTING CONDITIONS



VIEW TO BRIDGE ROAD AND COLUMBIA ROAD



VIEW NORTH ACROSS COLUMBIA ROAD



VIEW EAST ON COLUMBIA ROAD



VIEW WEST ACROSS HIGHLAND DRIVE



VIEW WEST ON COLUMBIA ROAD TOWARD SITE



VIEW TO CITY PARCEL FROM SOUTH SERVICE DRIVE



VIEW SOUTH ON HIGHLAND DRIVE



VIEW NORTH AT EAST BUILDING

VIEWS FROM SITE



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST

EXTERIOR DESIGN



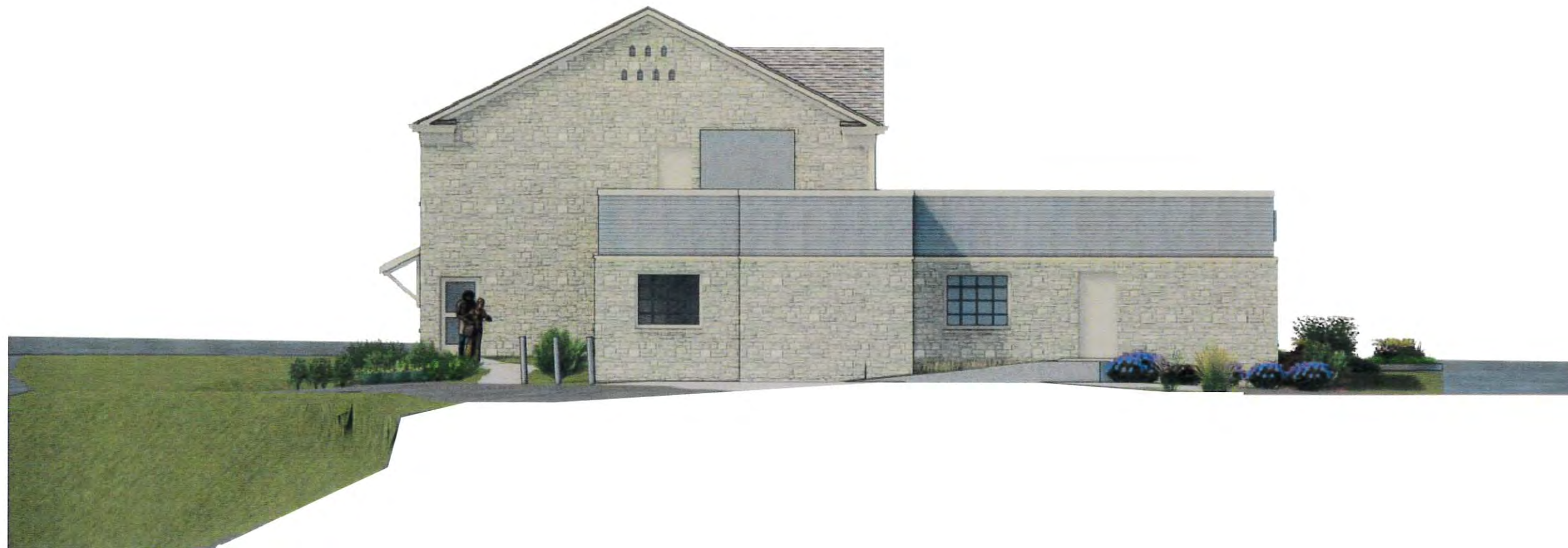
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EUA
333 E Chicago St, Milwaukee, WI 53202

WEAS DEVELOPMENT
172 N Broadway, Milwaukee, WI 53202

WEAS DEVELOPMENT | CLINIC REDEVELOPMENT

#423513-01
05.03.2024



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

DESIGN ELEVATIONS



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#423513-01
05.03.2024



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

DESIGN ELEVATIONS

WOOD FASCIA AND
PREFINISHED ALUMINUM
COPING

SIDING TO MATCH EXISTING

PRECAST HEAD / TRANSITION

VISION GLASS

STOREFRONT COLOR TO MATCH
EXISTING WOOD WINDOWS

STONE TO MATCH EXISTING

FROSTED GLASS

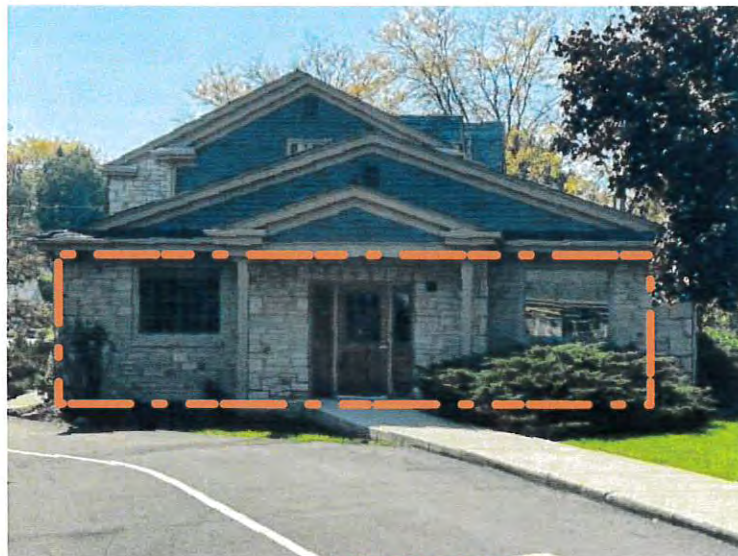
STONE SILL



SOUTH ELEVATION DETAIL



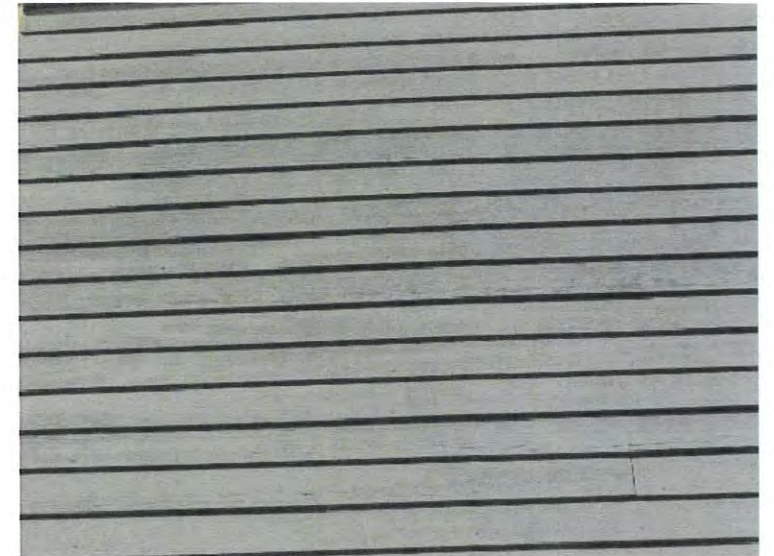
EXISTING SOUTH ELEVATION - **STONE TO REMAIN**



EXISTING EAST ELEVATION - **STONE TO REMAIN**



EXISTING STONE COURSING



EXISTING SIDING - 4.5" CLAPBOARD SIDING

EXTERIOR MATERIALS



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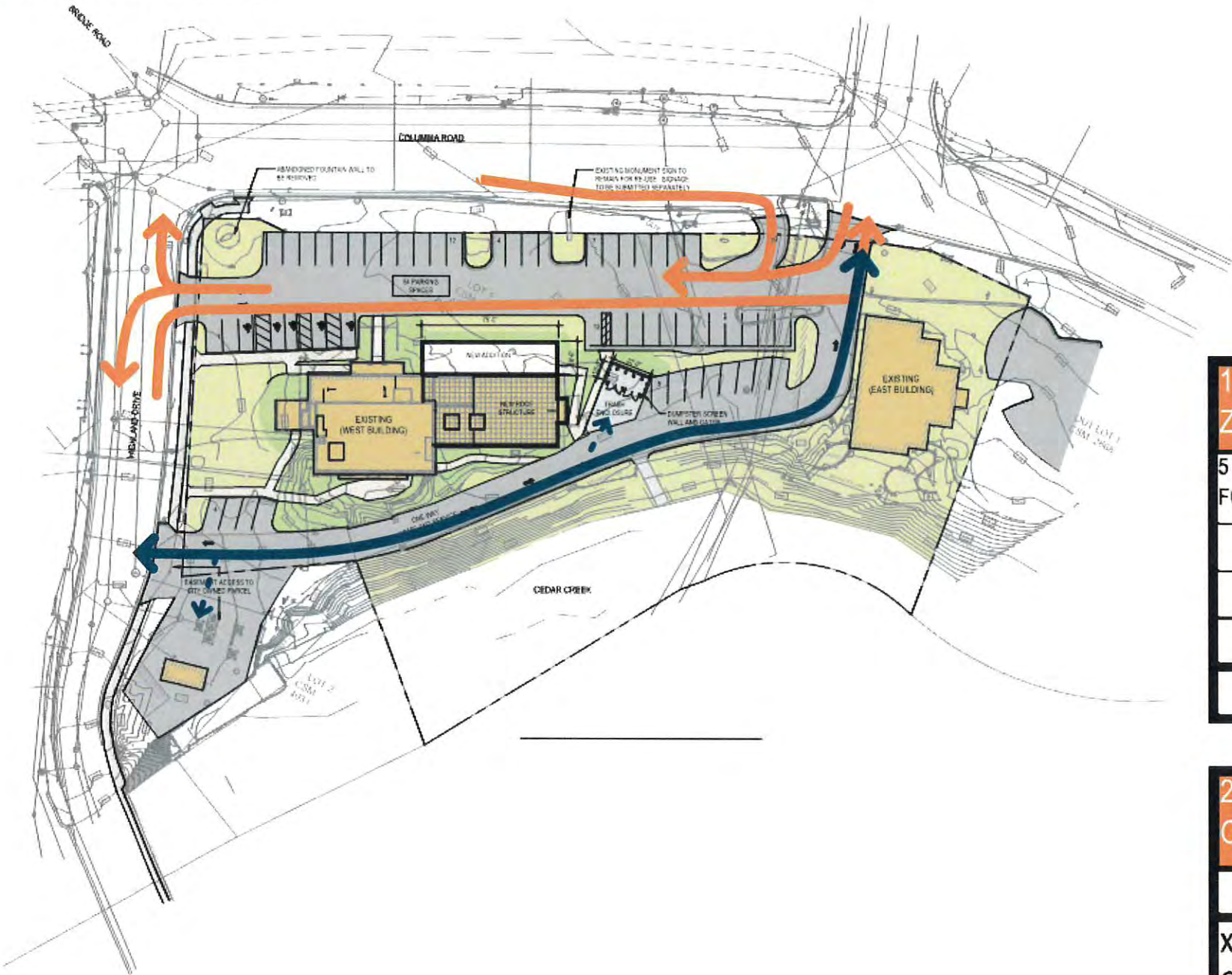
WEAS DEVELOPMENT
172 N Broadway, Milwaukee, WI 53202

WEAS DEVELOPMENT | CLINIC REDEVELOPMENT

#423513-01
05.03.2024

TRAFFIC FLOW

- PATIENT VEHICLES
- STAFF AND SERVICE VEHICLES



PARKING NEED DETERMINATION

The proposed use for the west building is medical office. The parking requirement per zoning is based on the number of providers and staff and results in a calculated need of 42 spaces.

Based on the proposed tenant’s experience the parking need is typically greater for this type of medical use. Using a ratio of 4 spaces per 1000sf of clinic area the anticipated parking need is 53 spaces. This approach maximizes the parking available on site and allows for an increased number of accessible stalls for patient use.

The site plan submitted for approval reflects this calculation method and exceeds the minimum required by zoning.

1: If Calc'd per CEDARBURG ZONING REQUIREMENTS	Providers	Ratio		Parking Need
5 SPACES PER PHYSICIAN PLUS 1 SPACE FOR EACH STAFF				
PHYSICIAN / PATIENT	6	5		30
STAFF	12	1		12
TOTAL				42

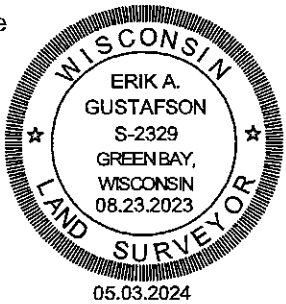
2: SYSTEM STANDARD - BASED ON DGSF	DGSF	Stalls / 1000sf		Parking Need
x=		4		
x:1000sf Based on Ambulatory Standards	13,340	4		53
TOTAL				53

PARKING CALCULATIONS

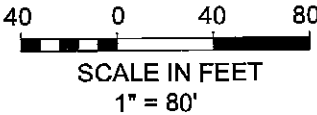
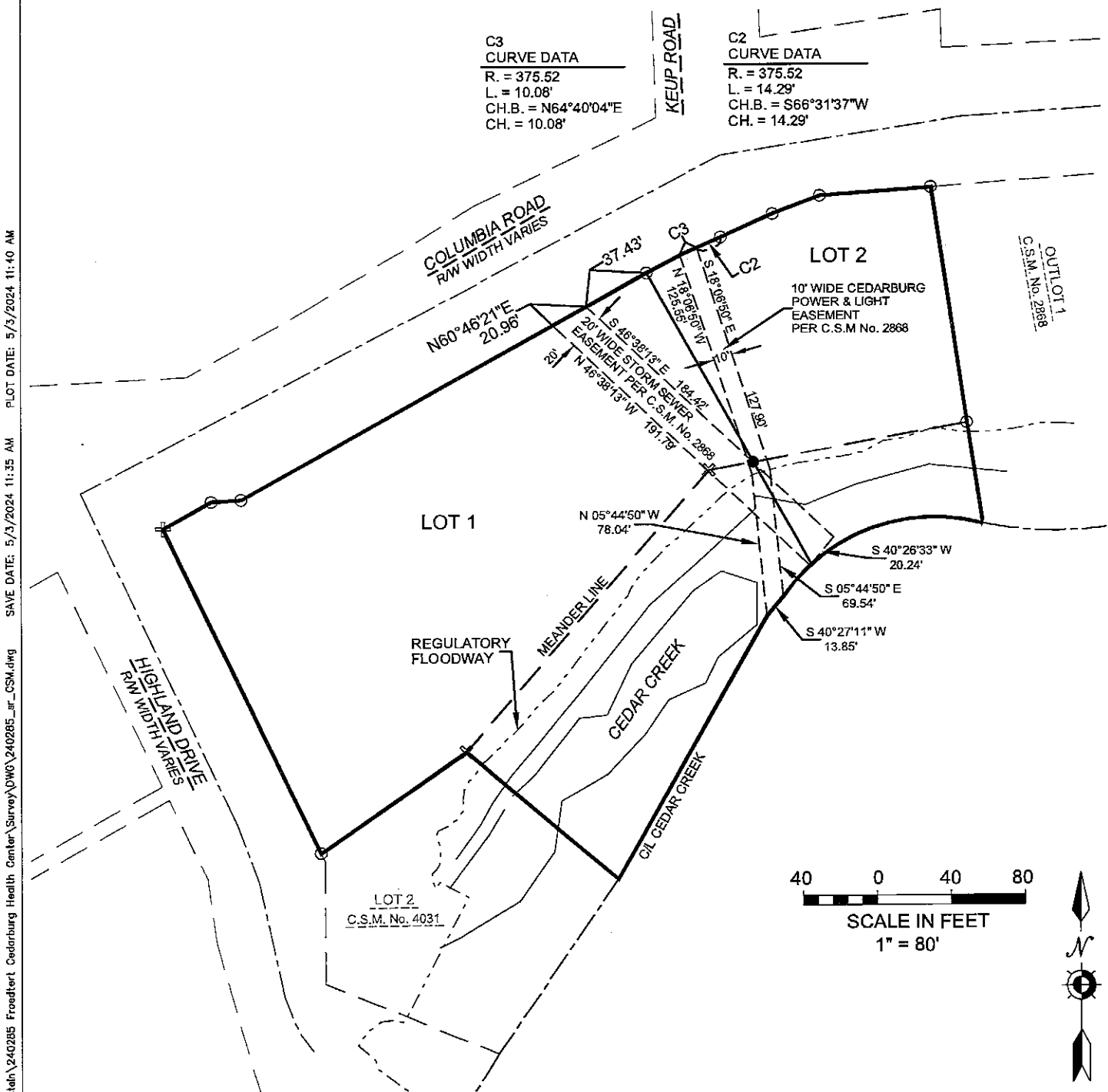
CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 6 SHEETS

Lot 1, of Certified Survey Map No. 4031, of Certified Survey Maps of the Ozaukee County Registry, and being a part of the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, and the NE 1/4 of the SW 1/4, of Section 26, Township 10 North, Range 21 East, situated in the City of Cedarburg, Ozaukee County, Wisconsin.



EXISTING EASEMENTS & REGULATORY FLOODWAY WITHIN C.S.M. BOUNDARY



NORTH REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27, THE NORTH LINE OF THE SW 1/4 OF SECTION 26 T.10N., R.21E. BEARING N87°03'01"E

Kapur 226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

THIS INSTRUMENT DRAFTED BY ERIK A. GUSTAFSON, KAPUR AND ASSOCIATES, INC.

S:\StuDesign\Eppstein\2402085 Frontiert Cedarburg Health Center\Survey\DWG\2402085_ar_CSM.dwg SAVE DATE: 5/3/2024 11:35 AM PLOT DATE: 5/3/2024 11:40 AM

SHEET 3 OF 6 SHEETS

ge



ERIKA A.
GUSTAFSON
S-2329
GREEN BAY,
WISCONSIN
08.23.2023

05.03.2024

C4
 CURVE DATA
 R. = 375.52
 L. = 14.63'
 CH.B. = S66°29'43"W
 CH. = 14.63'

LOT 2
 S 02°31'18" E 113.16'
 (TIE-IN)
 C.S.M. No. 2868
 OUTLOT 1
 S 17°07'59" E 127.84'
 10' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF CEDARBURG DOC. No. 216965
 L7
 L8
 L9
 L10
 L11
 L12
 N 88°08'01" E 25.00'
 S 01°02'01" W 110.00'
 10'

LOT 1
 PRIMARY ENVIRONMENTAL CORRIDOR (PER C.S.M. No.2868)
 PERMANENT NON-EXCLUSIVE ACCESS & UTILITY EASEMENT TO LOT 2, C.S.M. No.4031 DOC. No. 1069140
 LOT 2
 C.S.M. No. 4031
 REGULATORY FLOODWAY
 CEDAR CREEK
 GL CEDAR CREEK
 COLUMBIA ROAD
 R/W WIDTH VARIES
 HIGHLAND DRIVE
 R/W WIDTH VARIES
 KEUP ROAD

ENVIRONMENTAL CORRIDOR LINE TABLE
 L7 = S79°31'05"W, 41.47'
 L8 = S71°58'28"W, 78.21'
 L9 = S40°29'16"W, 23.03'
 L10 = S44°25'17"W, 57.43'
 L11 = S30°45'35"W, 22.35'
 L12 = S41°29'45"W, 60.50'

EASEMENT LINE TABLE
 L1 = N60°17'22"E, 37.63'
 L2 = N56°54'21"E, 52.00'
 L3 = S44°22'00"E, 18.24'
 L4 = S54°09'07"W, 29.26'
 L5 = S55°51'49"W, 66.88'
 L6 = N25°43'12"W, 22.92'

SCALE IN FEET
 1" = 80'
 40 0 40 80
 NORTH REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27, THE NORTH LINE OF THE SW 1/4 OF SECTION 26 T.10N., R.21E. BEARING N87°03'01"E.

Kapur
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CERTIFIED SURVEY MAP NO. _____

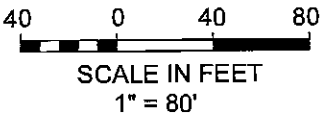
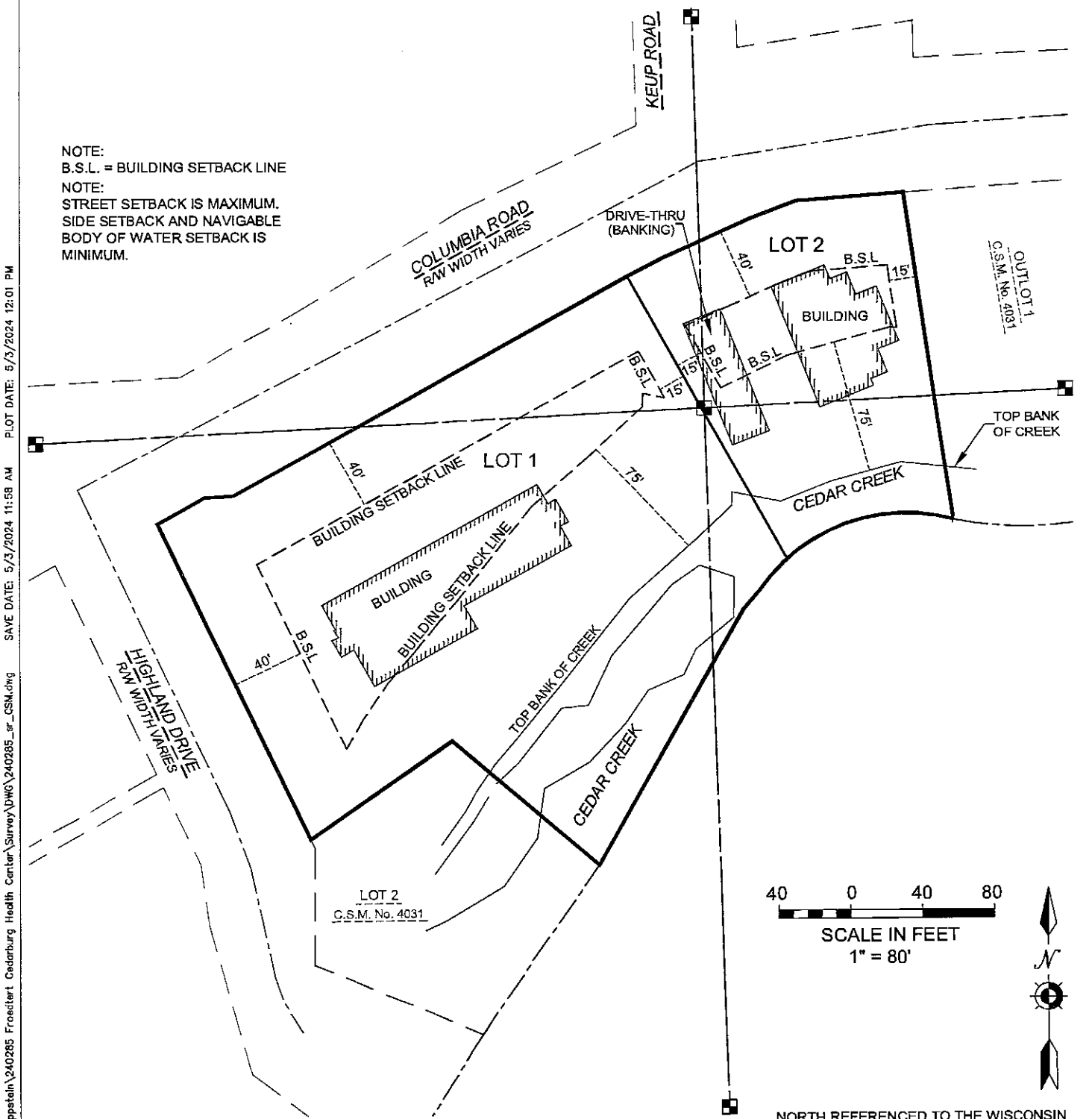
SHEET 4 OF 6 SHEETS

Lot 1, of Certified Survey Map No. 4031, of Certified Survey Maps of the Ozaukee County Registry, and being a part of the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, and the NE 1/4 of the SW 1/4, of Section 26, Township 10 North, Range 21 East, situated in the City of Cedarburg, Ozaukee County, Wisconsin.



BUILDING SETBACK LINES
PER B-2 COMMUNITY
BUSINESS DISTRICT ZONING

NOTE:
B.S.L. = BUILDING SETBACK LINE
NOTE:
STREET SETBACK IS MAXIMUM.
SIDE SETBACK AND NAVIGABLE
BODY OF WATER SETBACK IS
MINIMUM.



NORTH REFERENCED TO THE WISCONSIN
STATE PLANE COORDINATE SYSTEM SOUTH
ZONE NAD 27, THE NORTH LINE OF THE SW
1/4 OF SECTION 26 T.10N., R.21E. BEARING
N87°03'01"E.



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APPLETON, WI 54911
kapurinc.com

THIS INSTRUMENT DRAFTED BY ERIK A. GUSTAFSON, KAPUR AND ASSOCIATES, INC.

CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 6 SHEETS

Lot 1, of Certified Survey Map No. 4031, of Certified Survey Maps of the Ozaukee County Registry, and being a part of the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, and the NE 1/4 of the SW 1/4, of Section 26, Township 10 North, Range 21 East, situated in the City of Cedarburg, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I hereby certify that by the direction of Weas Development, I have surveyed, divided, and mapped the land shown and described hereon, being a part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 10 North, Range 21 East, situated within the City of Cedarburg, Ozaukee County, Wisconsin, bounded and described by deed as follows:

PROVIDED PER KNIGHT BARRY TITLE INC.,
FILE #: 2258830, EFFECTIVE DATE MARCH 4, 2024

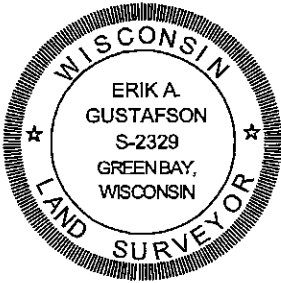
Lot One (1) of Certified Survey Map No. 4031 recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, on September 17, 2018, as Document No. 1069053, being a division of Lot 1 of Certified Survey Map No. 2868, being a part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 10 North, Range 21 East, situated within the City of Cedarburg, Ozaukee County, Wisconsin.

Containing 89,097 square feet / 2.045 acres of land, more or less to the centerline of Cedar Creek.

I further certify that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 - Land Division, Subdivision and Condominium Regulations of the City of Cedarburg, in surveying, dividing, and mapping, and that this Certified Survey Map is a true and correct representation of all of the exterior boundaries of the land surveyed and the division of said land.

Dated this 3rd day of May, 2024.

Erik A. Gustafson S-2329



S:\StuBgn\Eppstein\240285 Freedfert Cedarburg Health Center\Survey\DWG\240285_ar_CSM.dwg SAVE DATE: 5/3/2024 11:35 AM PLOT DATE: 5/3/2024 11:45 AM



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THIS INSTRUMENT DRAFTED BY ERIK A. GUSTAFSON, KAPUR AND ASSOCIATES, INC.

S:\Site\Drawn\Capur\240205\Froad\lert Cedarburg Health Center\Survey\DWG\240205..._CSM.dwg SAVE DATE: 5/3/2024 11:35 AM PLOT DATE: 5/3/2024 11:47 AM

CERTIFIED SURVEY MAP NO. _____

SHEET 6 OF 6 SHEETS

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OWNER'S CERTIFICATE:

Weas Development Company and/or assigns, a Wisconsin Corporation and/or Limited Liability Company, organized under the laws of the State of Wisconsin, as Owner, does hereby certify that they have caused the land shown and described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon.

IN WITNESS WHEREOF, the said Weas Development Company and/or assigns, has caused these presents to be signed by Douglas J Weas, its President and/or Manager, at Milwaukee, Wisconsin, on this _____, day of _____, 20____.

By: Weas Development Company, and/or assigns
Douglas J Weas, President and/or Manager

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, Douglas J Weas, the President and/or Manager of Weas Development Company and/or assigns, to me known to be the person who executed the foregoing instrument, and known to be such President and/or Manager of Weas Development Company and/or assigns, and acknowledges that he executed the foregoing instrument as such President and/or Manager of Weas Development Company and/or assigns, by its authority.

(Notary Seal) _____

Notary Public, _____ County, Wisconsin.

My Commission (expires) (is permanent) _____.

CITY OF CEDARBURG PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the City of Cedarburg Plan Commission on the _____ day of _____, 20____.

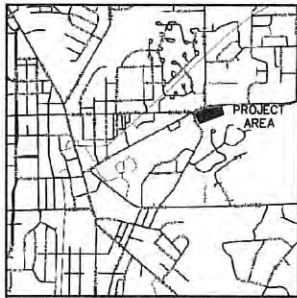
Michael O'Keefe, Chairman

I, Tracie Sette, City Clerk for the City of Cedarburg, hereby certify that the Certified Survey Map described herein was approved by the City of Cedarburg Plan Commission at it's meeting on _____.

Tracie Sette, City of Cedarburg City Clerk

226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com





VICINITY MAP
NOT TO SCALE

BEARINGS ARE REFERENCED
TO NAD27 WISCONSIN STATE
PLANE - SOUTH ZONE
VERTICAL DATUM IS NGVD 29



Toll Free (800)242-8511
Milwaukee Area (414)259-1811
Hearing Impaired TDD (800)542-2289
www.diggershotline.com

REGISTERS HOTLINE TICKETS:
2024000684, 2024000687, 2024000670,
2024000752, 2024000758, 2024000763
ALTHOUGH DIGGERS' HOTLINE HAS NOTIFIED THIS
SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES
HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES
MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS
RECEIVED FROM MEMBERS NOTIFIED. LACKING
EXCAVATION THE EXACT LOCATION OF UNDERGROUND
FEATURES CANNOT BE ACCURATELY, COMPLETELY AND
RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE
DETAILED INFORMATION IS REQUIRED, THE CLIENT IS
ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- = BENCHMARK
- ▲ = CONTROL POINT
- = 1 1/4" IRON PIPE O.D.
FOUND OR AS NOTED
- = 1-1/4" O.D. x 18" LONG
IRON PIPE SET
WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.) = RECORDED AS
O.D. = OUTSIDE DIAMETER
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = SPOT ELEVATION
- ⊙ = BUSH, SHRUB
- ⊙ = POLE/POST/BOLLARD
- ⊙ = BOULDER
- ⊙ = PULBOK
- ⊙ = MANHOLE TYPE NOTED
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = STORM SEWER MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = WATER MANHOLE
- ⊙ = UTILITY METER
- ⊙ = GUY WIRE POLE
- ⊙ = LIGHT POLE
- ⊙ = PEDESTAL
- ⊙ = POWER POLE
- ⊙ = INLET
- ⊙ = CURB INLET
- ⊙ = GAS VALVE
- ⊙ = LIGHT POLE WITH MAST
- ⊙ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊙ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊙ = CLEANOUT
- ⊙ = FLAG POLE
- ⊙ = UTILITY MARKER POST
- ⊙ = SIGN ON POST
- ⊙ = UTILITY CONTROL BOX
- ⊙ = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 — = MINOR CONTOUR
- 5 — = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- = WATER MAIN
- = STORM SEWER
- = SANITARY SEWER
- = NATURAL GAS MAIN
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = COMMUNICATION CONDUIT
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE

PLAT OF SURVEY WITH TOPOGRAPHY

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 21 EAST, CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

RECEIVED

MAY 28 2024

CITY OF CEDARBURG



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

PROJECT:
FROEDTERT
CEDARBURG
HEALTH CENTER

LOCATION:
N69 W5269
COLUMBIA RD.,
CEDARBURG, WI
53012

CLIENT:



RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'

SEAL:



all in

SHEET:
PLAT OF SURVEY
WITH TOPOGRAPHY

PROJECT MANAGER: BS
PROJECT NUMBER: 24.0285
DATE: 04/15/2024

SHEET NUMBER:

SU101

LEGAL DESCRIPTION:

PROVIDED PER KNIGHT BARRY TITLE INC.,
FILE #: 2258830, EFFECTIVE DATE MARCH 4, 2024

Lot One (1) of Certified Survey Map No. 4031 recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, on September 17, 2018, as Document No. 1069053, being a division of Lot 1 of Certified Survey Map No. 2868, being a part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin.

For informational purposes only:

Property Address: N69 W5269 Columbia Rd., Cedarburg, WI 53012
Tax Key Number: 13-050-18-01-002

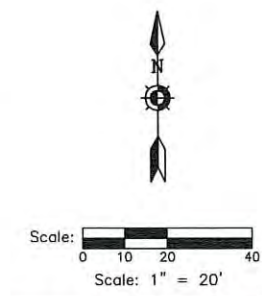
SURVEYOR'S NOTES:

Subject Parcel is located in Flood Zone AE per FEMA Flood Map 55089C0186F, Effective Date 12/04/2007.

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that under My direction and control the
the above described property was surveyed on 02/23/2024 in accordance with
AE-7 of the Wisconsin Administrative Code and is correct to the best of my
knowledge and belief.

Brian E. Sandberg
Brian E. Sandberg
April 15th, 2024. S-2500



DIGGERS HOTLINE
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www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY IF NO GEOTECHNICAL REPORT IS AVAILABLE.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY IF NO GEOTECHNICAL REPORT IS AVAILABLE.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY IF NO GEOTECHNICAL REPORT IS AVAILABLE.
- CLEAR & GRUB VEGETATION, REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- SAWCUT FULL DEPTH
- TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- UTILITY STRUCTURE REMOVAL/ABANDONMENT
- SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE PARKING LOT TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW CURB & GUTTER AND/OR PAVEMENT.
- REMOVE & DISPOSE EXISTING CONCRETE CURB & GUTTER
- REMOVE & DISPOSE EXISTING DRIVE-THRU & CANOPY.
- REMOVE & DISPOSE OF EXISTING PNEUMATIC TUBE SYSTEM.
- REMOVE & DISPOSE OF EXISTING YARD LIGHTS. REFER TO SITE ELECTRICAL PLANS.
- REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING
- REMOVE & DISPOSE OF EXISTING WATER FOUNTAIN, INCLUDING ALL ASSOCIATED ELECTRICAL AND PLUMBING EQUIPMENT AND UTILITY LINES.
- REMOVE & DISPOSE OF EXISTING FLAG POLE INCLUDING POST & FOOTING
- REMOVE & DISPOSE OF EXISTING LANDSCAPE BOULDERS
- REMOVE & DISPOSE OF EXISTING CONCRETE DRIVE-WAY ENTRANCE
- EXISTING MONUMENT SIGN TO REMAIN. CONTRACTOR TO PROTECT DURING CONSTRUCTION.



PROJECT INFORMATION
**WEAS
DEVELOPMENT
CLINIC RENOVATION**

c N69 W5269 Columbia Rd.
Cedarburg, WI 53012

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

SHEET INFORMATION
**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER RK
PROJECT NUMBER 423513
**SITE DEMOLITION
PLAN**

PROJECT INFORMATION

**WEAS
DEVELOPMENT
CLINIC RENOVATION**

c N69 W5269 Columbia
Rd.
Cedarburg, WI 53012

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

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PROJECT MANAGER RK
PROJECT NUMBER 423513
SITE LAYOUT PLAN

C102

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Scale: 0 10 20 40
Scale: 1" = 20'

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KEY INDEX

	PROJECT LIMITS	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.	
	NEW ASPHALTIC CONCRETE (LIGHT DUTY)	1 C202
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)	1 C202
	NEW CONCRETE SLAB (LIGHT DUTY)	2 3 C202 C202
	NEW CONCRETE SLAB (HEAVY DUTY)	2 3 C202 C202
	ASPHALTIC CONCRETE PAVEMENT REPLACEMENT FOR HIGHLAND DRIVE. PAVEMENT SHALL MATCH EXISTING ASPHALT AND GRAVEL BASE THICKNESS.	
	NEW 18" LOW-SIDE BARRIER CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 18" HIGH-SIDE BARRIER CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 18" LOW-SIDE DEPRESSED CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	5 C202
	NEW 18" HIGH-SIDE DEPRESSED CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	5 C202
	NEW 31" LOW-SIDE MOUNTABLE CONCRETE CURB & GUTTER	6 C202
	NEW 31" HIGH-SIDE MOUNTABLE CONCRETE CURB & GUTTER	6 C202
	NEW 31" HIGH-SIDE DEPRESSED MOUNTABLE CONCRETE CURB & GUTTER	7 C202
	8" TRANSITION FROM 18" HIGH-SIDE BARRIER CURB & GUTTER TO 18" HIGH-SIDE DEPRESSED CURB & GUTTER	4 5 C202 C202
	3" TRANSITION FROM 18" HIGH-SIDE BARRIER CURB & GUTTER TO 18" HIGH-SIDE DEPRESSED CURB & GUTTER	4 5 8 C202 C202 C202
	3" TRANSITION FROM 31" LOW-SIDE MOUNTABLE CURB & GUTTER TO 31" LOW-SIDE DEPRESSED MOUNTABLE CURB & GUTTER	6 7 8 C202 C202 C202
	NEW CONCRETE STAIR "A" & HANDRAIL	1 3 C203 C203
	NEW CONCRETE STAIR "B" & HANDRAIL	2 3 C203 C203
	NEW TRUNCATED DOME DETECTABLE WARNING FIELDS	6 C203
	NEW ACCESSIBLE PARKING STALL SYMBOL	5 C203
	NEW ACCESSIBLE PARKING STALL SIGN	6 C203
	NEW 6" DIAMETER STEEL BOLLARDS	8 C203
	NEW ACCESSIBILITY PARKING STALL MARKING	8 C203
	NEW ACCESSIBILITY RAMP	10 C203
	NEW 8" HIGH CITYSCAPES CURB 11'x22' DOUBLE DUMPSTER ENCLOSURE (MODEL 1122) WITH TEXTURED ENGINEERED WOOD HORIZONTAL PLANKS IN MANUFACTURER'S COLOR "COASTLINE" WITH COORDINATED METAL FRAME COLOR.	11 C203
	NEW STAINLESS STEEL SLOPED WALK HANDRAIL	11 C203

**SITE STATISTICS
CLINIC RENOVATION**

PARCEL ADDRESS: N69 W5269 COLUMBIA ROAD
CEDARBURG, WI 53012

PARCEL LEGAL DESCRIPTION: LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 4031 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN, ON SEPTEMBER 17, 2018, AS DOCUMENT NO. 1089053, BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2868, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 21 EAST, CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

PARCEL AREA: 89,096 SQ. FT. OR 2.045 ACRES

EXISTING ZONING DESIGNATION: B-2 - COMMUNITY BUSINESS DISTRICT

EXISTING SITE COVERAGE

BUILDING AREA: 9,841 SQ. FT. OR 0.226 ACRES (11.05%)
PARKING LOT AREA: 32,646 SQ. FT. OR 0.749 ACRES (36.64%)
SIDEWALK AREA: 2,060 SQ. FT. OR 0.047 ACRES (2.31%)
TOTAL IMPERVIOUS AREA: 44,547 SQ. FT. OR 1.022 ACRES (50.00%)
TOTAL PERVIOUS AREA: 44,549 SQ. FT. OR 1.023 ACRES (50.00%)

PROPOSED SITE COVERAGE

BUILDING AREA: 11,167 SQ. FT. OR 0.256 ACRES (12.54%)
PARKING LOT AREA: 29,315 SQ. FT. OR 0.673 ACRES (32.90%)
SIDEWALK AREA: 4,351 SQ. FT. OR 0.100 ACRES (4.88%)
TOTAL IMPERVIOUS AREA: 44,833 SQ. FT. OR 1.029 ACRES (50.32%)
TOTAL PERVIOUS AREA: 44,263 SQ. FT. OR 1.016 ACRES (49.68%)

PROPOSED AREA OF LAND DISTURBANCE ON PARCEL
22,150 SQ. FT. OR 0.508 ACRES (24.86%)

**SITE STATISTICS
CLINIC RENOVATION**

PARKING SUMMARY

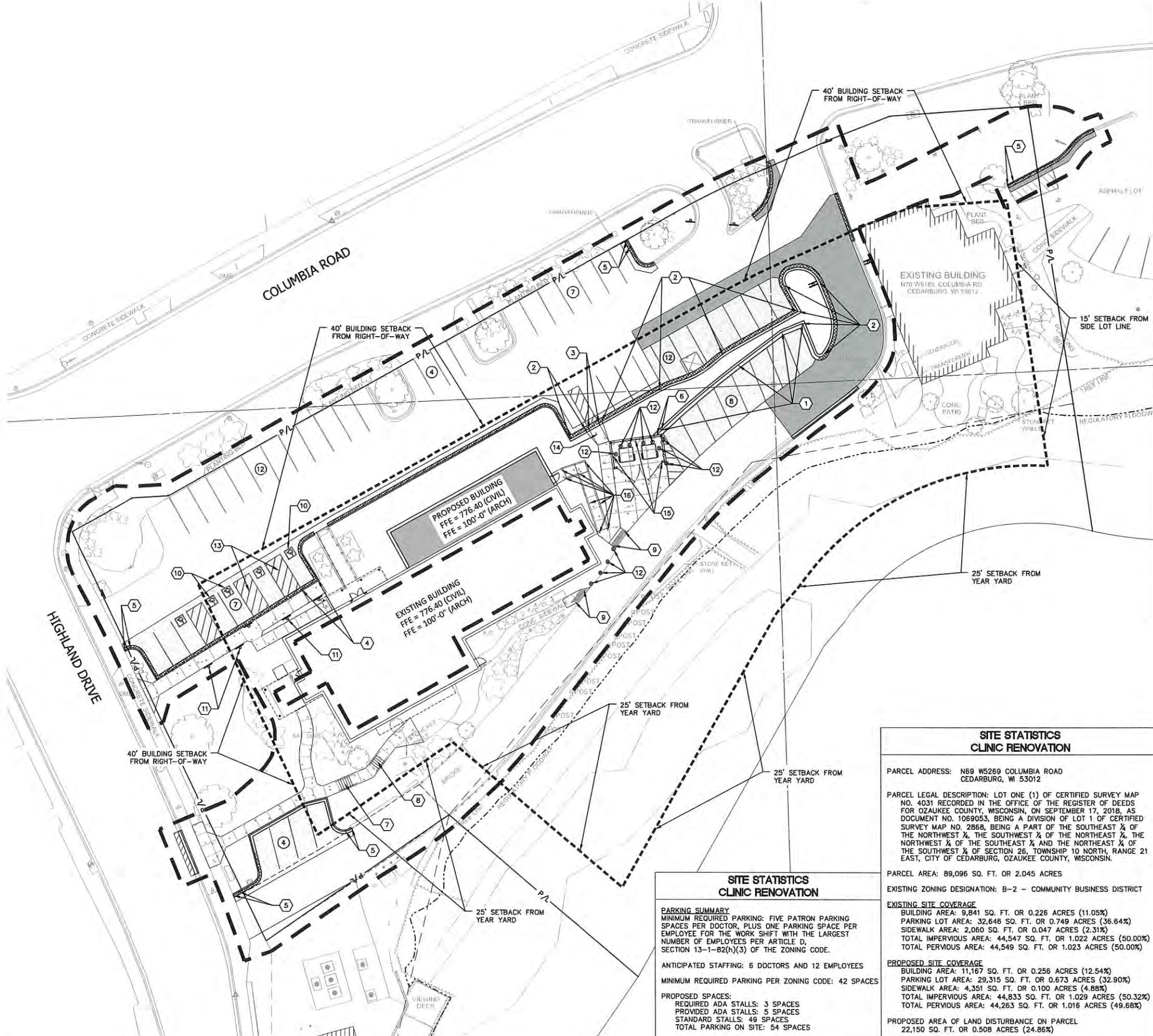
MINIMUM REQUIRED PARKING: FIVE PATRON PARKING SPACES PER DOCTOR, PLUS ONE PARKING SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES PER ARTICLE D, SECTION 13-1-B2(h)(3) OF THE ZONING CODE.

ANTICIPATED STAFFING: 6 DOCTORS AND 12 EMPLOYEES

MINIMUM REQUIRED PARKING PER ZONING CODE: 42 SPACES

PROPOSED SPACES:

REQUIRED ADA STALLS: 3 SPACES
PROVIDED ADA STALLS: 5 SPACES
STANDARD STALLS: 49 SPACES
TOTAL PARKING ON SITE: 54 SPACES





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PROJECT INFORMATION

WEAS
DEVELOPMENT
CLINIC RENOVATION

c N69 W5269 Columbia
Rd.
Cedarburg, WI 53012

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

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PROJECT MANAGER RK

A PROJECT NUMBER 423513

**SITE SIGNAGE &
TRAFFIC CONTROL
PLAN**

C103

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Scale: 0 10 20 40
Scale: 1" = 20'

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KEY INDEX

- PROJECT LIMITS
- 1 PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 2 PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 3 PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, 4" DOUBLE YELLOW (SEE WDOT PAVEMENT MARKING S.D.D.)
- 4 NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS (C203)
- 5 NEW ACCESSIBLE PARKING SYMBOL (C203)
- 6 NEW ACCESSIBLE SIGNS (C203)

SIGN INDEX

- 7 STOP R1-1 30" X 30" (C203)
- 8 DO NOT ENTER R5-1 30" X 30" (C203)



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PROJECT INFORMATION

**WEAS
DEVELOPMENT
CLINIC RENOVATION**

c N69 W5269 Columbia Rd.
Cedarburg, WI 53012

ISSUANCE AND REVISIONS

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PROJECT MANAGER RK
PROJECT NUMBER 423513
SITE GRADING PLAN

C104

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KEY INDEX

- PROJECT LIMITS
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- 774 — PROPOSED CONTOUR MINOR
- 775 — PROPOSED CONTOUR MAJOR
- 775.00 — PROPOSED SPOT GRADE
- 775.00± — MATCH EXISTING GRADE
- 775.00 — PROPOSED TOP OF BARRIER CURB HEAD. GUTTER GRADE TO BE 6" BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- 775.00± — MATCH EXISTING TOP OF BARRIER CURB HEAD. GUTTER GRADE TO BE 6" BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- 775.00 — PROPOSED TOP OF DEPRESSED BARRIER CURB HEAD. REFER TO APPROPRIATE HIGH-SIDE OR LOW-SIDE CURB & GUTTER DETAIL FOR GUTTER ELEVATION.
- 775.00 — PROPOSED TOP OF MOUNTABLE CURB HEAD. GUTTER GRADE TO BE 4" BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- 775.00 — PROPOSED TOP OF DEPRESSED MOUNTABLE CURB HEAD. REFER TO APPROPRIATE HIGH-SIDE OR LOW-SIDE CURB & GUTTER DETAIL FOR GUTTER ELEVATION.



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PROJECT INFORMATION

**WEAS
DEVELOPMENT
CLINIC RENOVATION**

c N69 W5269 Columbia
Rd.
Cedarburg, WI 53012

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Scale: 0 10 20 40
Scale: 1" = 20'



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UTILITY NOTES



KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPWARD. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

PROJECT LIMITS

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER RK

PROJECT NUMBER 423513

SITE UTILITY PLAN

C105

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Scale: 0 10 20 40
Scale: 1" = 20'

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EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:
----- PRESIDENT
----- STREET
----- MI
PHONE: (-----) -----

PROJECT ENGINEER:
MICHAEL FROELICH, P.E.
KAPUR & ASSOCIATES, INC.
7711 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE: (414) 751-7245

CONSTRUCTION MANAGER:
----- PROJECT MANAGER
----- CONSTRUCTION
----- STREET
----- MI
PHONE: (-----) -----

KEY INDEX

PROJECT LIMITS
INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
USE CLASS I, TYPE A FROM WSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.

----- FILTER FABRIC FENCE
----- SILT SOCK

DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

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kapur

PROJECT INFORMATION

**WEAS
DEVELOPMENT
CLINIC RENOVATION**

c N69 W5269 Columbia Rd.
Cedarburg, WI 53012

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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PROJECT MANAGER RK
PROJECT NUMBER 423513

**SITE EROSION
CONTROL PLAN**

C106

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PROJECT INFORMATION

**WEAS
DEVELOPMENT
CLINIC RENOVATION**

c N69 W5269 Columbia
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PROJECT MANAGER RK

A PROJECT NUMBER 423513

**SITE LANDSCAPE
PLAN**

L101

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HATCH LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

- | | | | |
|----|--|---|------|
| 1 | SHREDDED HARDWOOD MULCH AT NEW PLANTING BED | 4 | L202 |
| 2 | SHREDDED HARDWOOD MULCH AT EXISTING PLANTING BED | 5 | L202 |
| 3 | ALUMINUM EDGING AT PLANTING BED | 6 | L202 |
| 4 | EXISTING LANNONSTONE PLANTER (TO REMAIN - PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 5 | EXISTING ACCENT BOULDER (TO REMAIN) | | |
| 6 | EXISTING MONUMENT SIGN (TO REMAIN - PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 7 | EXISTING MAIL BOX (TO REMAIN - PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 8 | EXISTING ELECTRIC BOX (TO REMAIN - PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 9 | EXISTING TRANSFORMER (TO REMAIN - PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 10 | PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS) | | |
| 11 | EXISTING HYDRANGEA TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 12 | EXISTING 24"-36" TALL DWARF BUSH HONEYSUCKLE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- PRUNE DEAD BRANCHES, REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 13 | EXISTING 3' TALL JUNKERS TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- TRIM, PRUNE DEAD BRANCHES, REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 14 | EXISTING 1' TALL JUNIPER TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- TRIM, PRUNE DEAD BRANCHES, REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 15 | EXISTING 6'-7' TALL VIBURNUM TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- TRIM, PRUNE DEAD BRANCHES, REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 16 | EXISTING 18"-24" TALL POTENTILLA TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- TRIM, PRUNE DEAD BRANCHES, REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 17 | EXISTING DAYLILY AND PRAIRIE DROPSIDE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 18 | EXISTING DAYLILIES TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 19 | EXISTING DAYLILY AND VINCA TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 20 | EXISTING 6' TALL ALPINE CURRANT TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- TRIM, PRUNE DEAD BRANCHES, REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 21 | EXISTING 2' TALL CRANBERRY COTONEASTER TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- TRIM, PRUNE DEAD BRANCHES, REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 22 | EXISTING 4'-6' TALL JUNKERS TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- TRIM, PRUNE DEAD BRANCHES, REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 23 | EXISTING 8' TALL YEW TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- TRIM, PRUNE DEAD BRANCHES, REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 24 | EXISTING 4' TALL MUGO PINES TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)- TRIM, PRUNE DEAD BRANCHES, REMOVE WEEDS AND TOPDRESS MULCH IN PLANTING BED | | |
| 25 | REMOVE EXISTING WEEDS IN PLANTING BED | | |
| 26 | EXISTING 24" DBH HONEYSUCKLE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 27 | EXISTING 22" DBH HONEYSUCKLE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 28 | EXISTING 20" DBH HONEYSUCKLE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 29 | EXISTING TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 30 | EXISTING VINCA GROUNDCOVER TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 31 | EXISTING CRABAPPLE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 32 | EXISTING 8' TALL VIBURNUM TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 33 | EXISTING 10" DBH CRABAPPLE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| 34 | EXISTING 20' TALL ARBORVITAE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION) | | |
| | EXISTING LAWN TO REMAIN, RESTORE LAWN IF IT IS DISTURBED DURING CONSTRUCTION | | |
| | SHOVEL CUT PLANTING BED EDGE | | |

Scale: 1" = 20'

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www.DiggersHotline.com



Plant Schedule						
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 1/L202)						
BENI	Betula nigra	River Birch	2	Per Plan	14' multi-stem B&B	40'-70'/35'-50'
QUBI	Quercus bicolor	Swamp White Oak	1	Per Plan	2.5" caliper B&B	50'/40'
Ornamental Trees: (Install in accordance with detail 1/L202)						
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	Per Plan	8' multi-stem B&B	20'-25'/20'-25'
Deciduous Shrubs: (Install in accordance with detail 2/L202)						
ARMEM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	12	Per Plan	18" tall pot	2'-3'/4'-5'
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	17	Per Plan	18" tall pot	3'/3'-4'
HYPAJ	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	10	Per Plan	18" tall pot	3'-5'/3'-5'
HYQRS	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	7	Per Plan	18" tall pot	3.5'/4'-5'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	33	Per Plan	18" spread pot	2'-3'/6'-8'
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	8	Per Plan	18" tall pot	3'-5'/3'-5'
SPBET	Spirea betulifolia 'Tor'	Tor Birchleaf Spirea	15	Per Plan	18" tall pot	2'-3'/3'
SYMEP	Syringa meyeri 'Palbin'	Meyer Lilac (Dwarf Korean Lilac)	4	Per Plan	24" tall pot	4'-5'/5'-7'
VICAJ	Viburnum cassinoides 'J.N. Select'	Freedom Withered Viburnum	2	Per Plan	24" tall B&B	5'/5'
Evergreen Shrubs: (Install in accordance with detail 2/L202)						
BUGMO	Buxus x 'Green Mound'	Green Mound Boxwood	18	Per Plan	18" tall B&B	3'/3'
JUCHM	Juniperus chinensis 'Mountbatten'	Mountbatten Chinese Juniper	4	Per Plan	4" tall B&B	15'/6'-8'
TAMEV	Taxus x media 'Everlow'	Everlow Yew	11	Per Plan	18" spread pot	2'-3'/4'-5'
Perennials: (Install in accordance with detail 3/L202)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	41	Per Plan	#1 cont.	8"-12"/18"-24"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	33	Per Plan	#1 cont.	5'-6"/18"-24"
CABRA	Calamagrostis brachytricha	Fall Blooming Feather Reed Grass	22	Per Plan	#1 cont.	36"-60"/24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	36	Per Plan	#1 cont.	12"-18"/16"-24"
HOAM	Hosta 'August Moon'	August Moon Hosta	8	Per Plan	#1 cont.	20"/24"-30"
NEJW	Nepeta x 'Junior Walker'	Junior Walker Catmint	14	Per Plan	#1 cont.	15"-18"/30"-36"
PATE	Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Spurge	48	Per Plan	Pint cont.	6"-12"/18"-24"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	15	Per Plan	#1 cont.	18"-24"/18"-24"
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.						

1

L201

PLANT SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

LANDSCAPE CALCULATIONS		
City of Cedarburg Landscaping Requirements		
Site Zoning = B-2 Community Business District Total parking spaces = 54 parking spaces Total parking lot area = 29,063 square feet Total parking lot landscape island area = 3047 square feet		
Landscape requirements	Required	Provided
Parking Lot Perimeter		
A perimeter greenbelt of at least five feet in width shall be installed along the street frontage and along all interior lot lines.	5' wide parking lot perimeter greenbelt required	Greater than 5' wide parking lot perimeter greenbelt provided between street curb and parking lot edge, and at interior lot lines.
Perimeter edges should be landscaped with a combination of plant material and earth berming whenever possible.	Perimeter plant material and earth berming whenever possible	Existing and proposed perimeter plant material provided.
Parking Lot Interior Greenspace		
The interior of parking lots shall be provided with landscape areas consisting of at least four percent of the total surface parking area.	Minimum 4% interior landscape area required	3047 sf interior landscape area/29,063 sf parking lot area = 10.5% interior landscape area provided
One tree is required for every 10 parking stalls	54 parking stalls / 10 = 5.4 trees required	3 existing trees + 3 proposed trees = 6 total trees provided
Rows of parking spaces shall be broken by a landscape island at the rate of one island for each linear row of 12 parking spaces for single row configurations, or for every 24 parking spaces in double row configurations.	Parking lot landscape islands required every 12 parking spaces in single row configurations and every 24 parking spaces in double row configurations.	Parking lot landscape islands provided every 12 parking spaces maximum for single row parking configurations.
New canopy trees shall have a minimum caliper of 2-1/2".	Minimum 2-1/2" caliper canopy trees required	2-1/2" caliper canopy trees -or- 14' tall multi-stem trees provided
Sign Landscape Standards		
Any pole or ground mounted freestanding sign shall have a landscape area that extends a minimum five feet from the base of the sign in all directions.	Landscape area extending a minimum of 5' out from the sign in all directions required.	Landscape area extending a minimum of 5' out from the sign in all directions provided.
Where any sign is proposed to be externally illuminated using ground mounted fixtures, landscape plantings shall be installed in such a manner as will entirely shield the light source from the surrounding view.	Ground mounted lights that shine onto signs are required be screened with landscape plantings.	Not applicable - No ground mounted lights provided.
Landscape plantings shall be of the type as will ensure effective year-long screening of the light.	Landscape plantings shall provide year round screening of lights.	Not applicable - No ground mounted lights provided.

2

L201

LANDSCAPE CALCULATIONS

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH. (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO REMAIN AND CLEARLY TAG THEM WITH MARKING TAPE AND 4" TALL ORANGE CONSTRUCTION FENCE TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. TREE PROTECTION FENCE SHALL BE PLACE A MINIMUM OF 1 FOOT FOR EACH DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE TO BE PROTECTED.
20. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

3

L201

LANDSCAPE NOTES

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



PROJECT INFORMATION

WEAS
DEVELOPMENT
CLINIC RENOVATION

c

N69 W5269 Columbia Rd.
Cedarburg, WI 53012

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION

B

SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER

RK

A

PROJECT NUMBER

423513

SITE LANDSCAPE
DETAILS

3

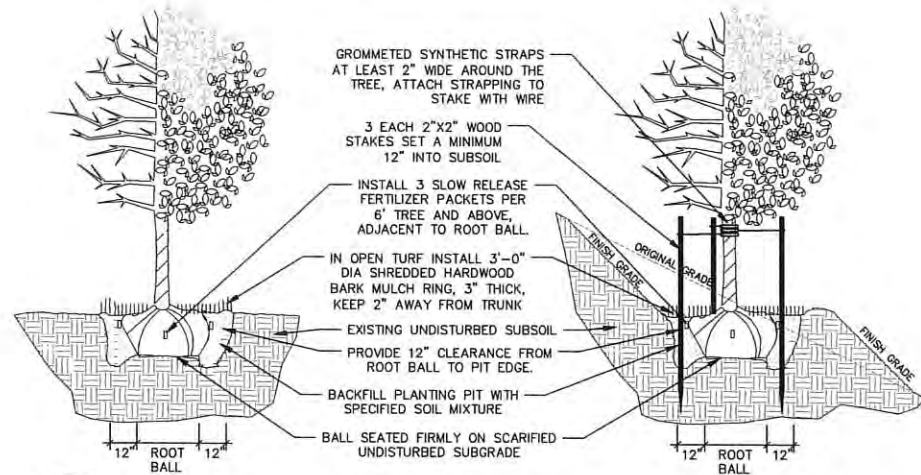
L201

LANDSCAPE NOTES

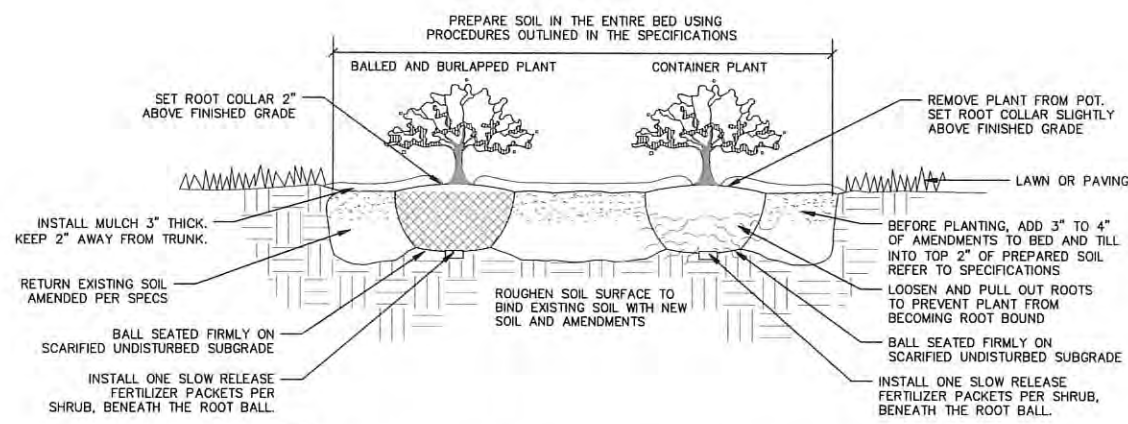
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

L201

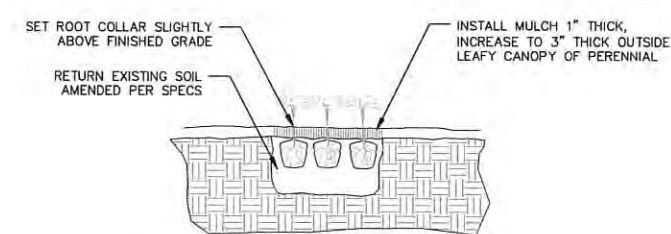
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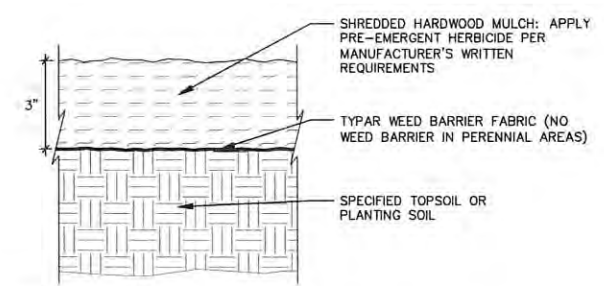
1 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
L202 N.T.S.



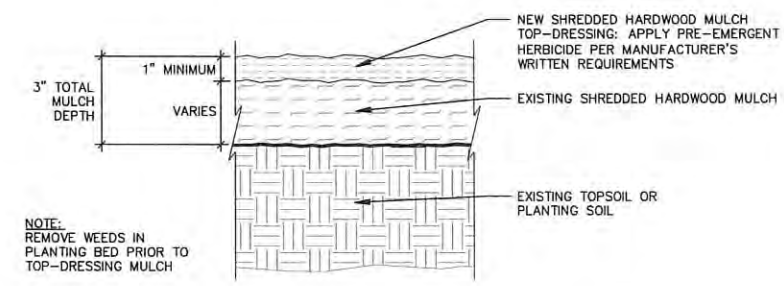
2 DECIDUOUS & EVERGREEN SHRUB PLANTING
L202 N.T.S.



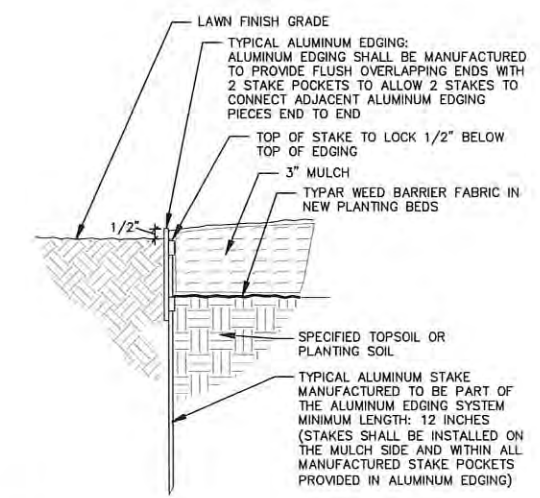
3 PERENNIAL PLANTING
L202 N.T.S.



4 SHREDDED HARDWOOD MULCH SECTION
L202 N.T.S.



5 SHREDDED HARDWOOD MULCH TOPDRESSING IN EXISTING PLANTING BEDS SECTION
L202 N.T.S.



6 ALUMINUM EDGING AT PLANTING BED SECTION
L202 N.T.S.

D

PROJECT INFORMATION

**WEAS
DEVELOPMENT
CLINIC RENOVATION**

c N69 W5269 Columbia
Rd.
Cedarburg, WI 53012

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

B

SHEET INFORMATION

**PROGRESS DOCUMENTS
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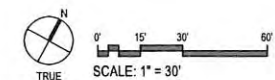
PROJECT MANAGER RK

A PROJECT NUMBER 423513

SITE PLAN

AP10

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D

PROJECT INFORMATION

WEAS
DEVELOPMENT
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c N69 W5269 Columbia
Rd.
Cedarburg, WI 53012

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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B

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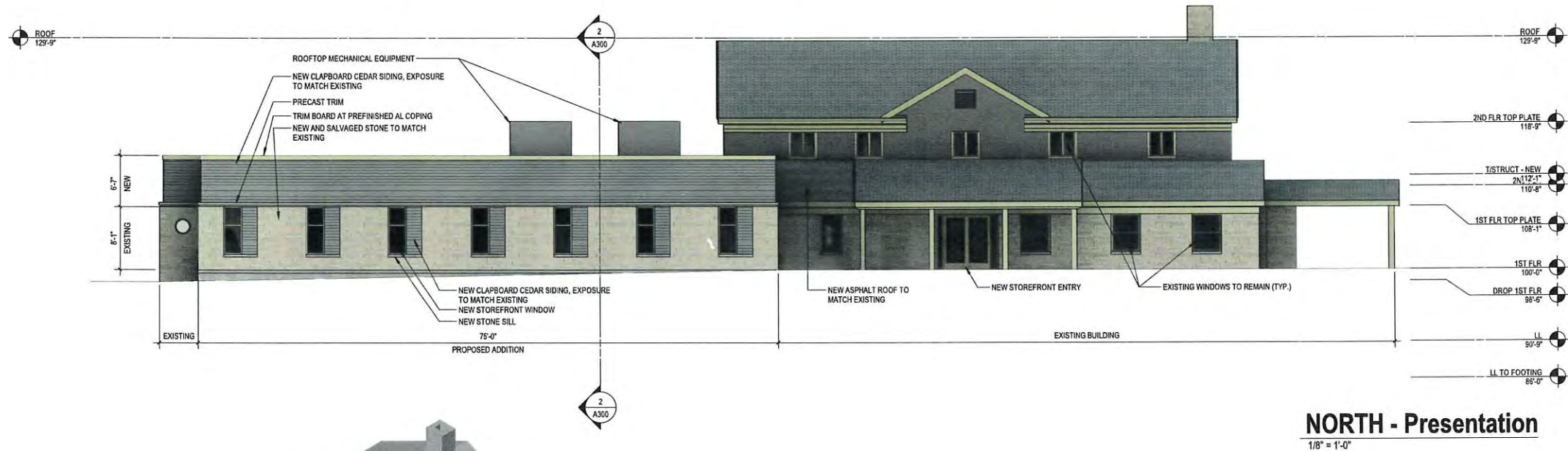
PROJECT MANAGER RK

A PROJECT NUMBER 423513

EXTERIOR
ELEVATIONS

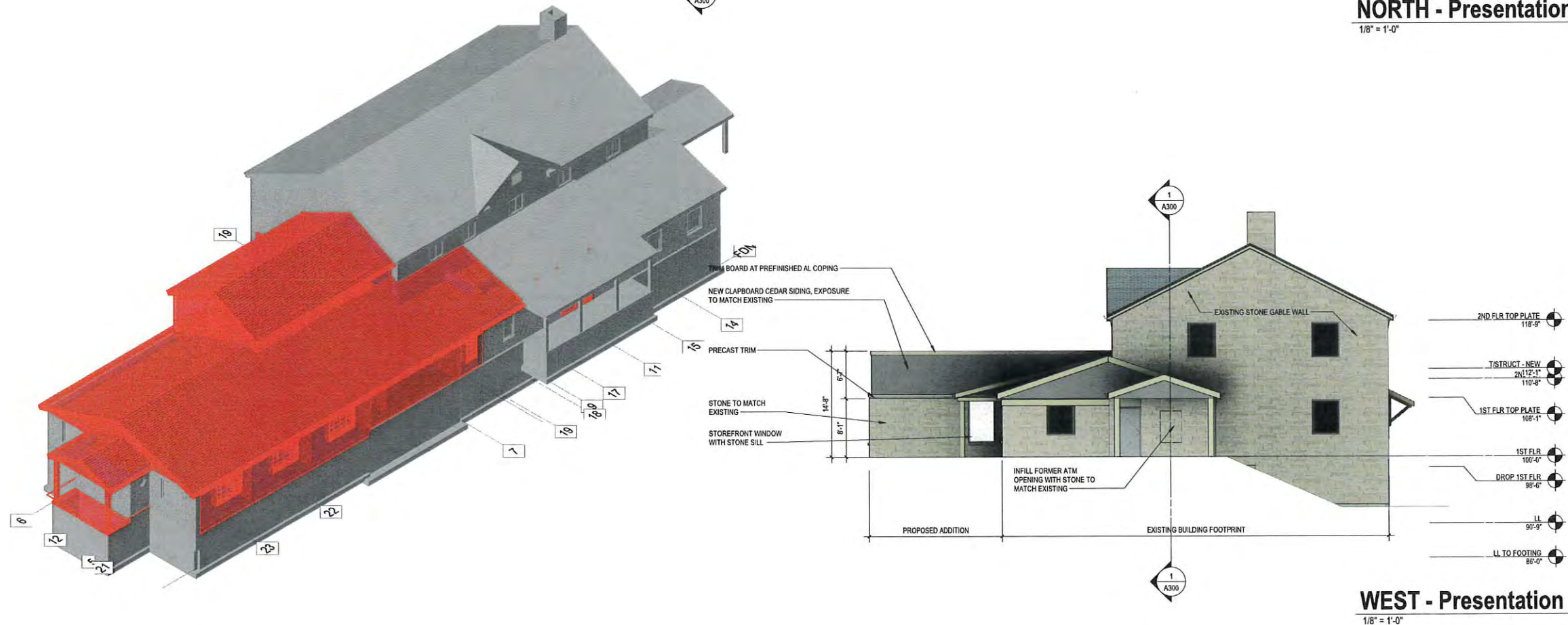
AP200

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NORTH - Presentation

1/8" = 1'-0"



WEST - Presentation

1/8" = 1'-0"

3D DEMO - NORTHEAST VIEW

1

2

3

4

5

6



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D

PROJECT INFORMATION
**WEAS
DEVELOPMENT
CLINIC RENOVATION**

c N69 W5269 Columbia
Rd.
Cedarburg, WI 53012

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION

B

SHEET INFORMATION

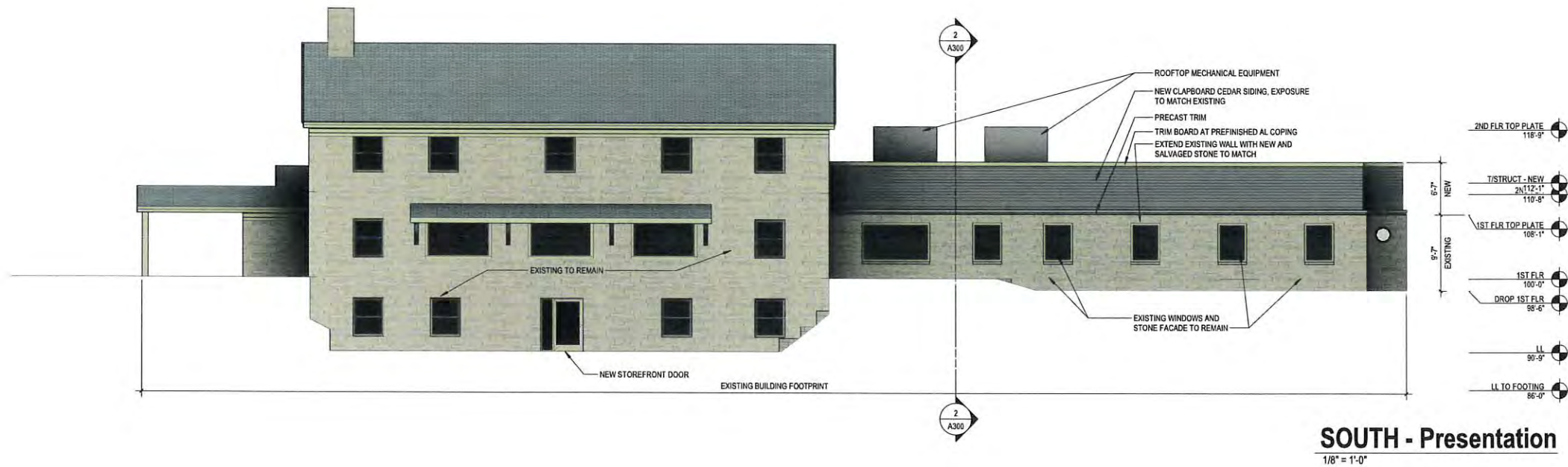
**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
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PROJECT MANAGER	RK
A PROJECT NUMBER	423513

EXTERIOR
ELEVATIONS

AP201

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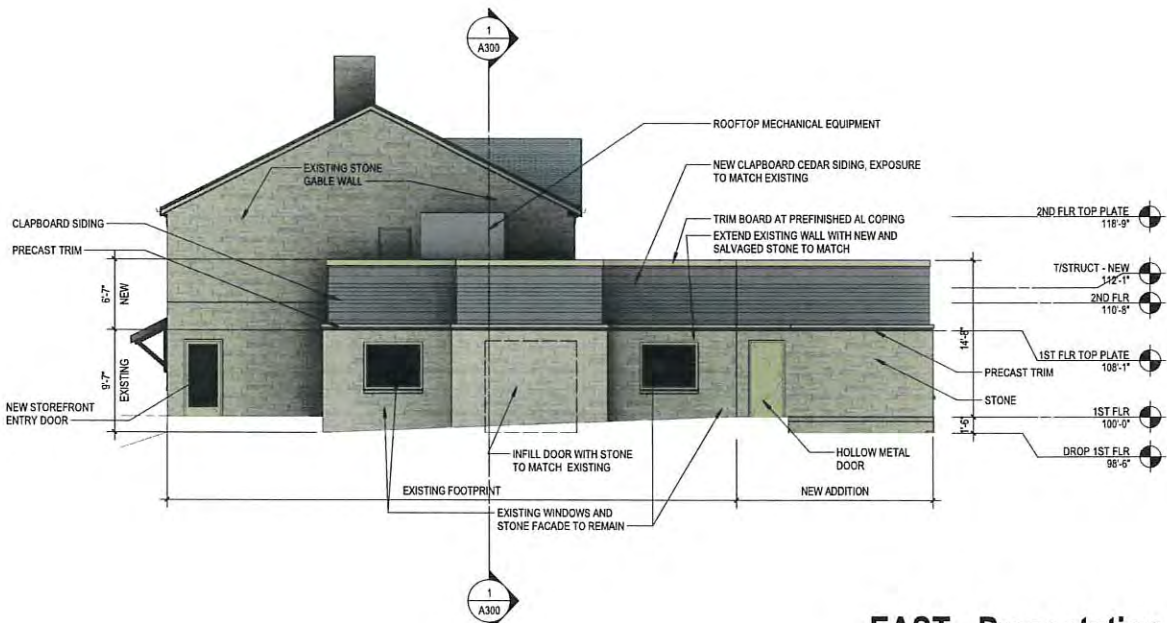
SOUTH - Presentation

1/8" = 1'-0"



DOUBLE

Holds up to **two** 10-yard boxes
or slants
DUMPSTER ENCLOSURE
CITYSCAPES "CORVIT" HORIZONTAL PLANK PANELS



EAST - Presentation

1/8" = 1'-0"



D

PROJECT INFORMATION

WEAS
DEVELOPMENT
CLINIC RENOVATIONc N69 W5269 Columbia
Rd.
Cedarburg, WI 53012

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
5/3/2024	DESIGN DEVELOPMENT

B

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

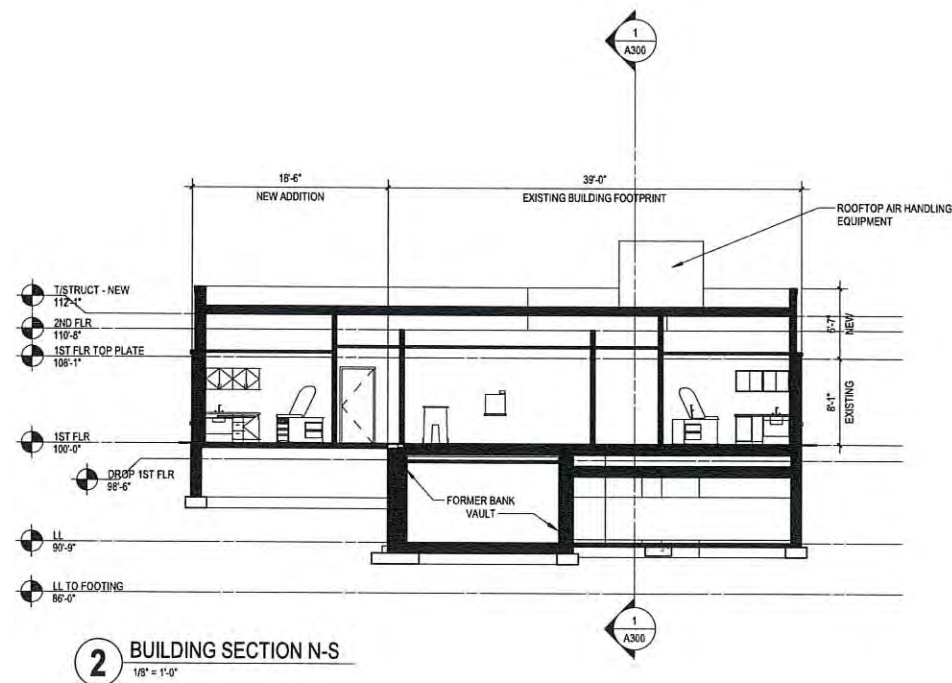
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PROJECT MANAGER RK
PROJECT NUMBER 423513

BUILDING SECTIONS

A300

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CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 6 SHEETS

Lot 1, of Certified Survey Map No. 4031, of Certified Survey Maps of the Ozaukee County Registry, and being a part of the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, and the NE 1/4 of the SW 1/4, of Section 26, Township 10 North, Range 21 East, situated in the City of Cedarburg, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I hereby certify that by the direction of Weas Development, I have surveyed, divided, and mapped the land shown and described hereon, being a part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 10 North, Range 21 East, situated within the City of Cedarburg, Ozaukee County, Wisconsin, bounded and described by deed as follows:

PROVIDED PER KNIGHT BARRY TITLE INC.,
FILE #: 2258830, EFFECTIVE DATE MARCH 4, 2024

Lot One (1) of Certified Survey Map No. 4031 recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, on September 17, 2018, as Document No. 1069053, being a division of Lot 1 of Certified Survey Map No. 2868, being a part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 10 North, Range 21 East, situated within the City of Cedarburg, Ozaukee County, Wisconsin.

Containing 89,097 square feet / 2.045 acres of land, more or less to the centerline of Cedar Creek.

I further certify that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 - Land Division, Subdivision and Condominium Regulations of the City of Cedarburg, in surveying, dividing, and mapping, and that this Certified Survey Map is a true and correct representation of all of the exterior boundaries of the land surveyed and the division of said land.

Dated this 3rd day of May, 2024.

Erik A. Gustafson S-2329



S:\SiteData\Kapur\240285\Fredert Cedarburg Health Center\Survey\DWG\240285_sur_CSM.dwg SAVE DATE: 5/3/2024 11:35 AM PLOT DATE: 5/3/2024 11:45 AM



226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

CERTIFIED SURVEY MAP NO. _____

SHEET 6 OF 6 SHEETS

Lot 1, of Certified Survey Map No. 4031, of Certified Survey Maps of the Ozaukee County Registry, and being a part of the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, and the NE 1/4 of the SW 1/4, of Section 26, Township 10 North, Range 21 East, situated in the City of Cedarburg, Ozaukee County, Wisconsin.

OWNER'S CERTIFICATE:

Weas Development Company and/or assigns, a Wisconsin Corporation and/or Limited Liability Company, organized under the laws of the State of Wisconsin, as Owner, does hereby certify that they have caused the land shown and described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon.

IN WITNESS WHEREOF, the said Weas Development Company and/or assigns, has caused these presents to be signed by Douglas J Weas, its President and/or Manager, at Milwaukee, Wisconsin, on this _____, day of _____, 20____.

By: Weas Development Company, and/or assigns
Douglas J Weas, President and/or Manager

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, Douglas J Weas, the President and/or Manager of Weas Development Company and/or assigns, to me known to be the person who executed the foregoing instrument, and known to be such President and/or Manager of Weas Development Company and/or assigns, and acknowledges that he executed the foregoing instrument as such President and/or Manager of Weas Development Company and/or assigns, by its authority.

(Notary Seal) _____

Notary Public, _____ County, Wisconsin.

My Commission (expires) (is permanent) _____.

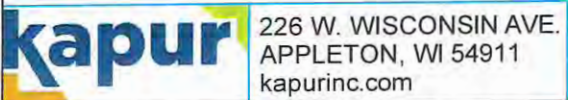
CITY OF CEDARBURG PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the City of Cedarburg Plan Commission on the _____ day of _____, 20____.

Michael O'Keefe, Chairman

I, Tracie Sette, City Clerk for the City of Cedarburg, hereby certify that the Certified Survey Map described herein was approved by the City of Cedarburg Plan Commission at it's meeting on _____.

Tracie Sette, City of Cedarburg City Clerk



S:_SiteDraw\Epstein\240285 Freedert Cedarburg Health Center\Survey\DWG\240285_wr_CSM.dwg SAVE DATE: 5/3/2024 11:35 AM PLOT DATE: 5/3/2024 11:47 AM

OUTDOOR ALCOHOLIC BEVERAGE LICENSE – THAT TACO GUY

To: City of Cedarburg Plan Commission

Prepared by: Jonathan P Censky, City Planner

Agenda Item: **6.B.**

Date: June 3, 2024

General Information

Applicant:	Eli Acosta d/b/a That Taco Guy
Status of Applicant:	Tenant with consent of the property owner
Location:	W62N547 Washington Avenue
Requested Action:	Approve seating associated with an Outdoor Alcoholic Beverage License
Existing Zoning:	B-3 and HPD
Lot Size:	0.13 acres
Existing Land Use:	Commercial Kitchen

Report:

The applicant is requesting approval of an Outdoor Alcoholic Beverage License to serve alcohol beverages in a small area to be cordoned off adjacent to his Blanca's Commercial Kitchen business use/building. According to **Section 7-2-17(b)** of the City's Code of Ordinances, the applicant of such a request ***shall accurately describe the outdoor seating area and shall indicate the nature of fencing or other measures intended to provide control over the operation of the outdoor seating area. If the premises are located within the Historic District, the Plan Commission shall take into consideration the recommendation of the Landmarks Commission.*** A review of our records indicates that an outdoor seating area for a beer garden was permitted in this same area for Romano's Pizzeria in 2004 and operated without any problems for years. Since this area is outside the Historic Preservation District, these plans do not need Landmarks Commission review and therefore are before only you for review and recommendation to the Common Council for final approval.

Their plans propose several metal tables with metal chairs to be placed within the fenced areas. The fenced areas will include an 8-foot-deep space (as measured from the wall) along the entire front/north elevation of the commercial kitchen building plus a squared-off space, approximately 15-feet x 15-feet, in the 'L' of the building on the west elevation. The cordoning-off is to be accomplished using retractable strap separators extending between weighted steel posts. The straps, poles and tables/chairs are all black in color.

Staff Comments:

The Planner raises no specific objections to the plans as presented but recommends that the following conditions be considered for attachment to any approval as the Commission may inclined toward granting in this matter:

- 1) Applicant to substitute in, at all outside corners and in the midway point across the front of the building, a wooden planter (to be maintained in seasonally robust plantings) in place of the posts. This will improve the aesthetic appearance of this outdoor seating/consumption area, be consistent with the manner of cordoning off in use at New Fortune, and make the area more visible to vehicles passing through this drive easement area. Planter type, size and color shall be subject to review and approval by the City Staff prior to installation.
- 2) Applicant to maintain a minimum 20-foot clear space (i.e. between the southeast corner fence post on adjoining W63 N548 Hanover Drive and any part of the enclosed seating area enclosure) for two-way vehicle traffic to pass through this drive easement area, or more if/as may be required by either the Police or Fire Departments for public safety reasons.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W63 N540 HANOVER AVE.
APPLICANT/BUSINESSNAME: BLANCA'S COMMERCIAL KITCHEN
APPLICANT/BUSINESS ADDRESS: W63 N540 HANOVER AVE.
STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____
PHONE: 414-208-7586 EMAIL: ELI@THATTACOGUY.COM

PROPERTY OWNER (IF DIFFERENT): JIMMY PHOA
PROPERTY OWNER MAILING ADDRESS: W62 N547 WASHINGTON AVE.
PROPERTY OWNER PHONE: 262-388-1502 PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|--|--|
| ☐ CONCEPT REVIEW | ☐ CONDITIONAL USE ZONING |
| ☒ SITE/ARCHITECTURAL PLAN APPROVAL | ☐ ANNEXATION REQUEST |
| ☐ SUBDIVISION PLAT OR CSM REVIEW | ☐ VARIANCE/BOARD OF APPEALS |
| ☐ ZONING DISTRICT CHANGE | ☐ OTHER _____ |

DESCRIBE REQUEST: APPROVAL OF AN OUTDOOR ALCOHOL BEVERAGE SEATING AREA.

PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

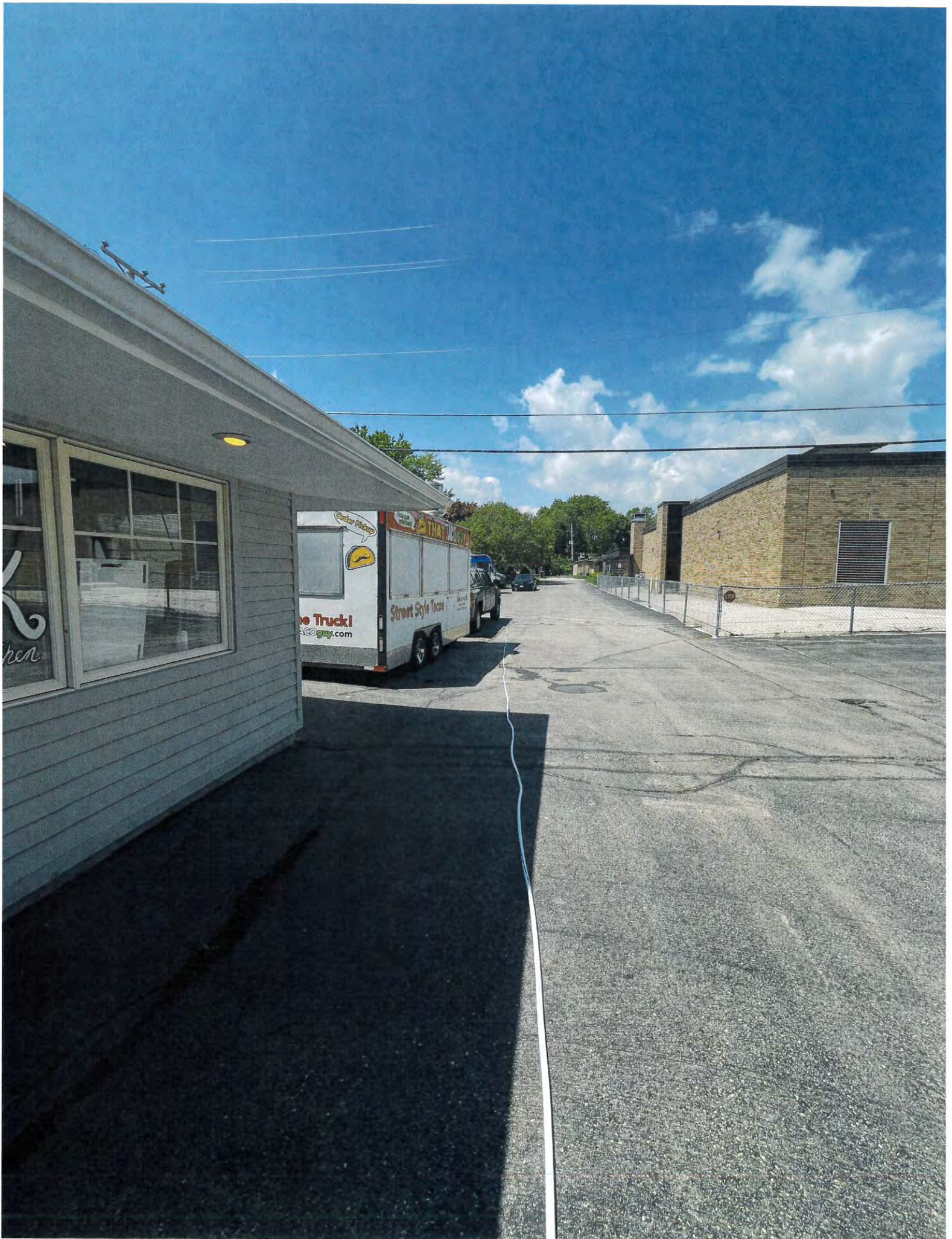
The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 9-30-24

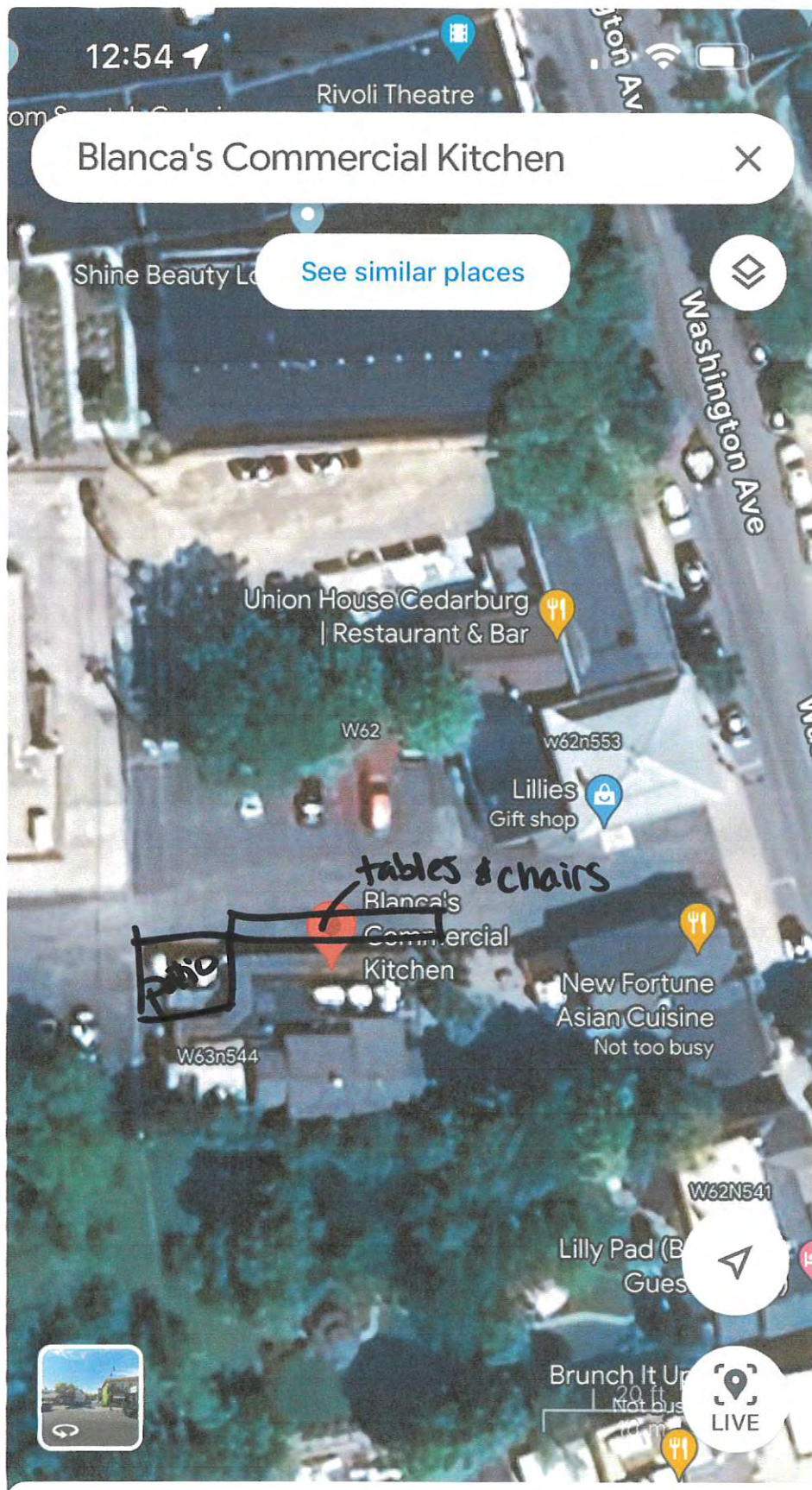
FOR CITY STAFF USE ONLY

TOTAL FEE: \$ _____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____
APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____
ATTACHMENTS (CHECK IF RECEIVED):
☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS
PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____





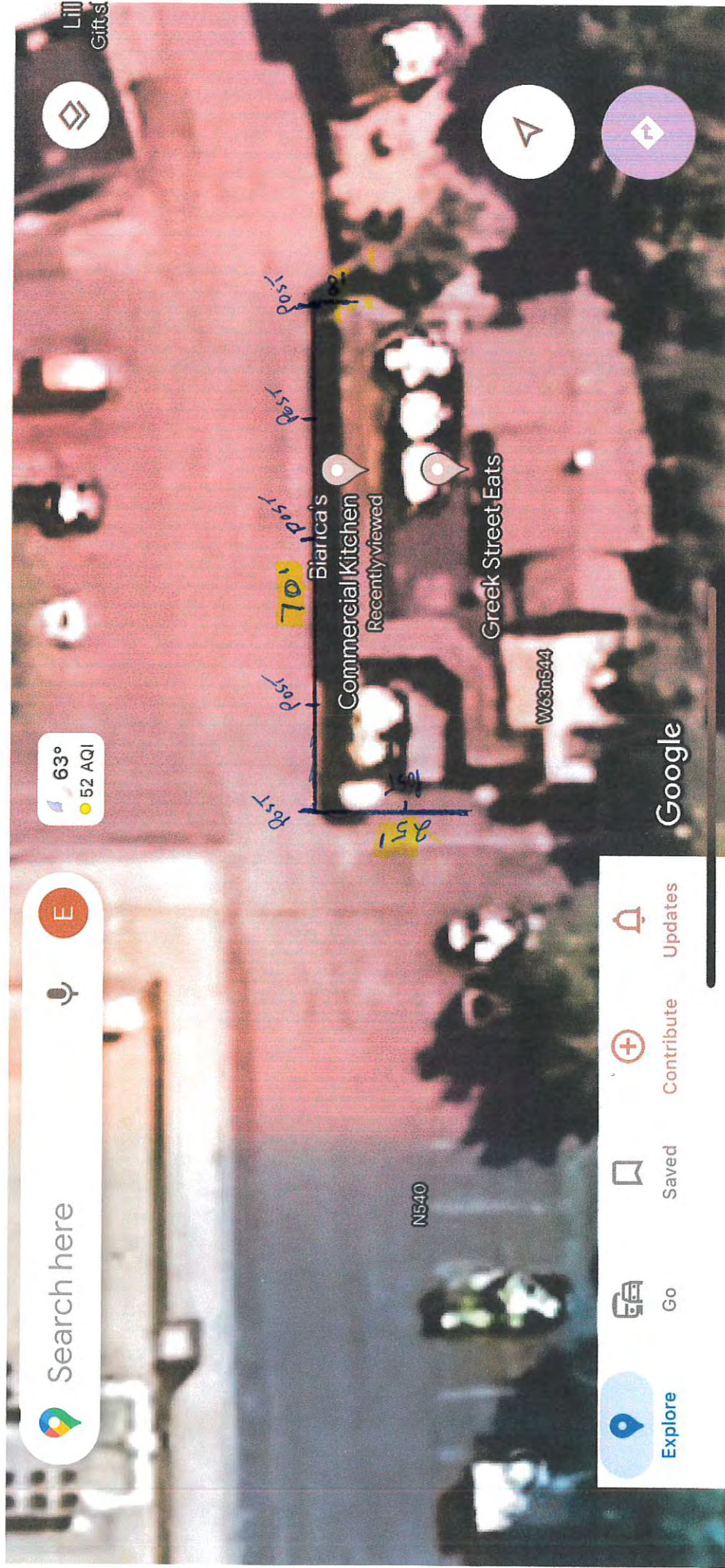




Blanca's Commercial Kitchen

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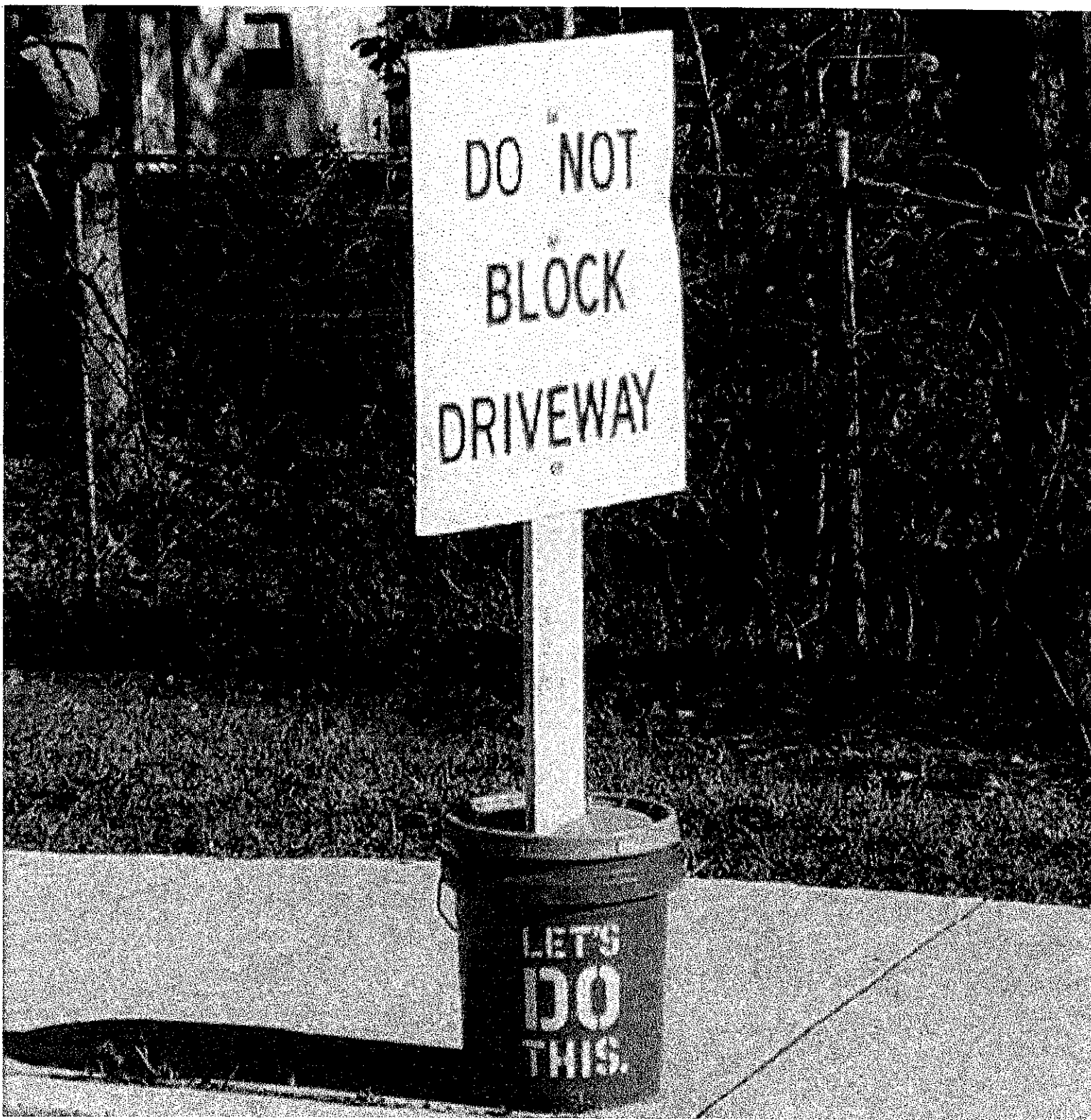


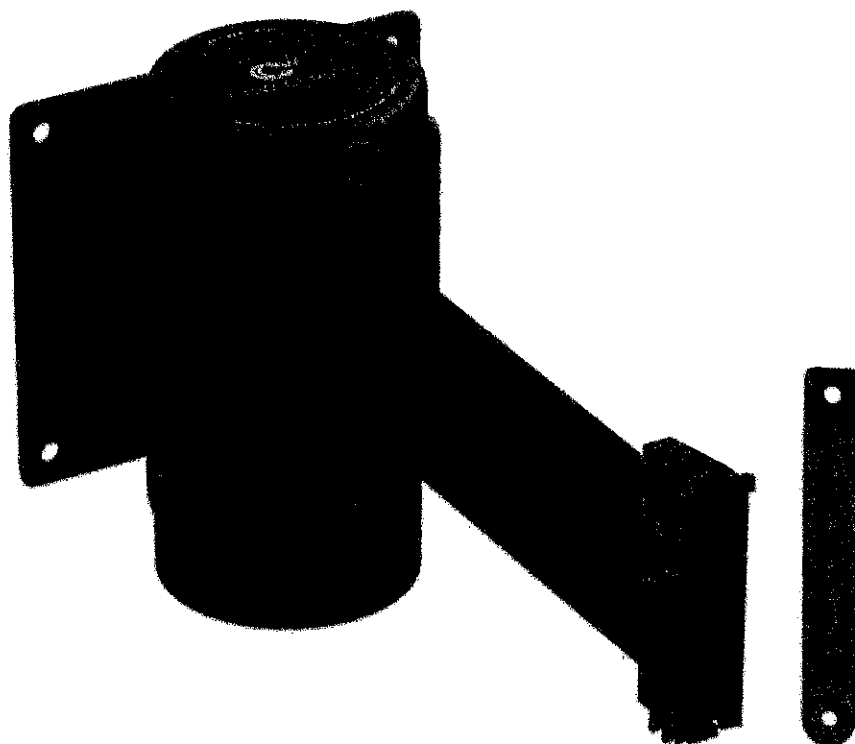


TA

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LET'S
DO
THIS.





★★★★★ 6 reviews

**WALL MOUNTED RETRACTABLE BELT BARRIER FIXED, BLACK STEEL
CASE, 8.5 FT. AND 11 FT. BELTS - CCW SERIES WMB-120**