



**CITY OF CEDARBURG
A MEETING OF THE SITE AND ARCHITECTURAL REVIEW BOARD
TUESDAY, NOVEMBER 18, 2025 – 8:30 AM**

A meeting of the Site and Architectural Review Board, City of Cedarburg, Wisconsin, will be held on Tuesday, November 18, 2025 at 8:30 AM. The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
 - A. October 21 , 2025
5. REGULAR BUSINESS; AND ACTION THEREON
 - A. Review, discussion, and possible action/recommendation to the Plan Commission on the request of property owners/applicants Jo Ann Hofhine and Eric Hofhine, as Trustees for the Duane and Jo Ann Hofhine Rev Trust, to divide an 8,992 sq. ft. vacant lot off from their existing .49-acre homestead parcel located at N50 W6678 Western Road. This property is zoned Rs-5 Single-Family Residential.
 - B. Review, discussion, and possible action/recommendation to the Plan Commission as to the architecture and site plan for an infill house proposed to be constructed on the vacant, Rs-5 Single-Family Residential zoned, .58-acre lot located at W60 N810 Riveredge Drive. Property owners are James Moe and Laura Scott. The applicant on their behalf is Sue Thierfelder/Thierfelder Builders, Inc.
 - C. Review, discussion, and consultative feedback to the applicant and Plan Commission regarding the request of property owner/applicants Patricia Thiel in c/o Sandie and Kevin Heinecke, to split their existing back/off-street lot located adjacent to their homestead property at N56 W5543 Sunnyside Lane, into two back/off-street lots. This existing, vacant, ~.8-acre back lot is zoned Rs-5 Single-Family Residential.
 - D. Review, discussion, and consultative feedback to the applicant and Plan Commission, Neumann Developments Inc. in c/o Bryan Lindgren, as to the conceptual site layout and preliminary architectural intentions related to their proposed development of ~214-acres/403 dwelling units located at the

northwest corner of Hwy.60 and Hwy.I/Sheboygan Road.

6. ADJOURNMENT

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, (262) 375-7606, email: cityhall@cityofcedarburg.wi.gov.

MEMBERS – PLEASE NOTIFY CITY PLANNER'S OFFICE IF UNABLE TO ATTEND THIS MEETING.

**CITY OF CEDARBURG
SITE AND ARCHITECTURAL REVIEW BOARD
October 21, 2025**

1. A regular meeting of the City of Cedarburg Site and Architectural Review Board was held on Tuesday, October 21, 2025, at Cedarburg City Hall, W63 N645 Washington Avenue, upper level, Council Chambers, and online via the Zoom app. Chairman Adam Voltz called the meeting to order at 8:32 a.m.

2.

ROLL CALL: Present - Chairman Architect Adam Voltz, Architect Paul Rushing (arrival 8:49 am), Plan Commission Co-Chairperson Jack Arnett, Council Member Kristen Burkhart, Architect Peter Damsgaard

Also Present – City Administrator Mikko Hilvo, City Planner Mary Censky, Administrative Assistant Theresa Hanaman, Mayor Patricia Thome, Mark Hertzfeldt with Design 2 Construct, and Joe Orendorf with Cornerstone

3. **STATEMENT OF PUBLIC NOTICE**

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

4. **APPROVAL OF MINUTES**

Council member Burkart made a motion, seconded by Plan Commission Co-Chairperson Jack Arnett, to approve the meeting minutes from September 23, 2024. Motion carried without a negative vote. Architect Rushing absent.

5. **COMMENTS AND SUGGESTIONS FROM CITIZENS** -NONE

6. **REGULAR BUSINESS AND POSSIBLE ACTION THEREON**

- A. **APPLICANT LUTHER GROUP, IN C/O ARCHITECT MARK HERTZFELD/DESIGN 2 CONSTRUCT, REQUESTS REVIEW, DISCUSSION, AND FAVORABLE RECOMMENDATION TO THE PLAN COMMISSION REGARDING THEIR PLANS TO CONSTRUCT A ~85,000 SQ. FT. SPEC INDUSTRIAL BUILDING ON AN 8.9-ACRE VACANT LOT IN THE CITY'S HWY. 60 BUSINESS PARK (I.E., TAX PARCEL #13-022-03-004.00). THIS PROPERTY, CURRENTLY OWNED BY THE CITY OF CEDARBURG, IS ZONED M-3 BUSINESS PARK DISTRICT.**

Planner Censky reported that the applicant requests approval to develop a ~85,000 sq. ft. industrial spec office/manufacturing/warehouse flex-use building on this vacant site. Future tenants are not yet determined. She reviewed the extent to which the proposed plans do/do not comply with the specific regulations of the M-3 Business Park Zoning District and the Declaration of Restrictive Covenants for the Highway 60 Business Park, as well as the list of conditions she recommends be attached to any approval.

Board Member Architect Peter Damsgaard recused himself from discussion and action on this matter.

Mark Hertzfeld from Design 2 Construct explained that the parking area green space will be above 5%. They will work on completing the dumpster design details, ensuring that the trash enclosure is pre-cast and matches the building size, prior to the Plan Commission review of this project. He said the civil engineer will address the parking stalls, either by removing or relocating them. There is an area on the plan for future expansion of parking lot that presents an opportunity for additional parking. The goal is to prevent over parking/paving the site while ensuring the future building occupants are not under parked.

Hertzfeld agrees the rear loading dock area will have some screening added to help minimize visibility from neighbors. He would like screening to be more collaborative, he pointed out that there was some pretty good vegetative screening/mature growth established in the area, but Stone Lake cleared everything out.

Commissioner Arnett thanked Mr. Hertzfeld and his client Luther Group for investing in our community and questioned if the applicant would be able to get a waiver regarding the 8 parking stalls.

Chairperson Voltz expressed concern about the building's length and the use of color blocking. He suggested using four different colors and incorporating tone to help break down the building's massing. Additionally, he wondered if a larger-scale approach could further enhance this effect. It was noted that the massing begins to break down on the back side as well.

The applicant feels the façade is broken up pretty well with different color banding and different materials. Chairperson Voltz thinks introducing some stronger tonal definition in the volume could help break down the scale of it. The bump-out portion towards the north on Forward Way has the same color composition that is set setback. His suggestion is to use the lighter green and dark green on that portion and green and tan on the back, so it doesn't look so continuous.

Council member Burkart agrees with Chairperson Voltz's suggestion about breaking up the scale/mass of the building a bit better.

Architect Rushing thinks the design is pretty consistent with standard business park fare. He feels some window sizes are not big enough, suggesting adding larger windows. Architect Rushing also questioned the tinting glaze on the windows and suggested a lower tint to make the interior more visible, accessible, and friendly, to look inviting to people. Chairperson Voltz asked the applicant to re-evaluate the tint by reducing the darkness of the charcoal glazing to create a greater transparency.

Council member Burkart made a motion, seconded by Plan Commissioner Arnett, to recommend approval to the Plan Commission to include the recommendations set forth by Planner Censky, which include :

- 1) Applicant to provide compliant area calculations for: Parking area landscaping not less than 5%.
Use of metal siding material not to exceed 25%
- 2) Applicant to provide a suitable dumpster enclosure plan (size, materials, colors, door details,...) for review and approval by the Plan Commission.
- 3) The eight parking stalls that violate the 25-foot front setback requirement must be removed from the plan.
- 4) The rear loading dock and extensive paved circulation area shall not be used as a parking lot (with the exception of vehicles temporarily backed up to dock doors).
- 5) Outside storage of materials, equipment, and supplies at this site is neither proposed nor permitted at this time.

6) Applicant to install a buffer planting area, consisting of large deciduous canopy trees (such as Autumn Blaze Maple, White Oak, Quaking Aspen,... for instance) to screen the view to the south and southeast sides of the building from the adjoining residential neighborhood, Stone Lake. These trees should be planted at not less than 2" caliper at chest height at planting, and on 60 centers. Additional large coniferous trees should be added/intermixed among these deciduous trees. Quantity to be determined by the Plan Commission.

7) Applicant to extend the no-mow/low grass along their entire common boundary with the childcare property next door.

8) Rooftop HVAC shall not extend higher than the height of the shortest parapet wall on the building. All HVAC shall be screened from the surrounding view.

9) Any signs to be placed at this site/building shall be subject to the requirements of the City Sign Code and the Declaration of Restrictions and Covenants for the Highway 60 Business Park.

10) Prior to any occupancies in this building, the applicant agrees that the Plan Commission shall review and consider the scale and nature of the proposed use/tenancy and its operating characteristics to determine if the use indeed complies with the permissions of the M-3 Zoning District and the Declaration of Restrictions and Covenants for the Highway 60 Business Park. The Plan Commission shall also consider whether the site has sufficient parking to support the proposed use. Plan Commission approval shall be received prior to making an application for individual occupancies in this building.

11) Applicant to satisfy the requirements of City Engineer, Fire Department, Utility and other departments, including but not necessarily limited to:

- a. Recommend a minimum slope of 1% for asphalt pavement.
- b. Recommend a minimum slope of 0.5% for concrete curb & gutter.
- c. There is electricity near the property, which can be extended to the new building. As usual, CL&W will need a utility easement to the new transformer location. It was noted on the prints that a streetlight needs to be removed and relocated. On the print C-3 it states "Remove and salvage existing light pole for relocation..." this street light pole will need to be removed and relocated by CL&W.
- d. Fire Department comments for this project are:
 - i. Ensure turning radii of all driveway points is adequate for fire apparatus to navigate
 - ii. With there currently being no planned tenants, future alterations to the sprinkler system may be required depending on the hazard type of future tenants
 - iii. The location of fire protection controls and features will be placed in locations approved by the fire department
 - iv. Additional fire hydrants should be placed around the building – Plans indicate one hydrant by the West entrance to the property, which requires a +750' hose lay to reach the SE corner of the building.
 - v. Having a hydrant located on the West, South, and East sides of the building/property would be ideal.
 - vi. Additional Knox boxes may be needed based on the size of the building and configuration of tenant spaces. This should be discussed with the fire department staff.

12) The proposed rendering of color block change as suggested by Chairperson Voltz

13) Include the recommendation by Architect Rushing to lower the sill of the windows on the second tier of the building, which aims to enlarge the window and reduce the darkness of the charcoal glazing to reduce transparency.

In addition, the Board would not object to an exception for the 8 parking stalls to remain in the setback area if there is a path to permit that. Motion carried without a negative vote. Damsgaard recused.

B. APPLICANT THE GLEN AT QUARRY PARK LLC, IN C/O JOHN WAHLEN AND JOE ORENDORF OF CORNERSTONE DEVELOPMENT, REQUESTS REVIEW, DISCUSSION, AND FAVORABLE RECOMMENDATION TO THE PLAN COMMISSION REGARDING THEIR 24-LOT SINGLE-FAMILY RESIDENTIAL PRELIMINARY PLAT PROPOSED FOR DEVELOPMENT ON 11.5 ACRES OF VACANT LAND LOCATED DIRECTLY WEST OF THE PROPERTIES LOCATED AT 1067 AND 1085 WASHINGTON AVENUE. THIS PROPERTY IS CURRENTLY ZONED PART (10-ACRES) A-1 AGRICULTURAL DISTRICT (TEMP), AND PART (1.5 ACRES) RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT.

Planner Censky reported that the applicant proposes a twenty-four-lot/home single-family-detached residential Planned Unit Development for this 11.5-acre site. She described the extent to which this project would/would not comply with the Smart Growth Comprehensive Plan and the Rs-3 Zoning District. She noted that the applicant will request a (PUD) Planned Unit Development Overlay for this project to permit some flexibility in the design/layout of the neighborhood.

Comments received from the various City departments in review of these plans were discussed.

Commissioner Arnett commented that residents were asking for less dense, single-family home developments, and this subdivision would fit that. Chairperson Voltz agrees, and, from his standpoint, the lot sizes seem generous, and they would be able to work with the applicant through architectural standards to make a walkable, welcoming, front porch type neighborhood vs. a garage dominant.

Council member Burkart questioned Planner Censky for clarification on the proposed vs required setbacks for corner lots 1, 2, 7, and 24. Planner Censky said that, on corner lots, the city code requires 25-foot setbacks from both street fronts. The applicant will work on addressing this concern.

Planner Censky and board members discussed the hammerhead and the recommendations from the fire department. Board member Architect Damsgaard asked if the density was consistent and what the characteristics of Outlot #1 would look like.

Applicant Joe Orendorf from Cornerstone stated that they would plant a mix of grass and wild prairie flowers.

Architect Rushing, a board member, suggested that Outlot #1 should include a playground to enhance recreational opportunities for the community. He also recommended improving the flow and increasing accessibility by resizing lots 7 and 11 to be smaller, relocating lots 9 and 10 to the east, and moving lot 8 to the west.

Council member Burkart proposed the removal of lot 14 to improve access for emergency vehicles from the fire department. Orendorf assumed they were comfortable with the hammerhead design and would work with their engineer to accommodate the vehicles. Planner Censky stated that Cornerstone's engineer believes the hammerhead will meet the fire department's requirements.

Board member Architect Damsgaard made a motion, which was seconded by Council Member Burkhart,

to recommend that the Plan Commission approve the plat submitted by Cornerstone Builders, provided it is preceded by or concurrently rezoned to Rs-3 Single Family Residential with PUD Planned Unit Development Overlay on all 11.5 acres, to address lot sizes, lot widths, and side yard setbacks and subject to the following conditions:

- 1) When this land is developed, W60 N1067 Sheboygan Road and W60 N1085 Sheboygan Road need to connect to the City sewer and water and pay their impact fees.
- 2) Storm Easements should be 20' wide
- 3) Provide separate storm laterals for each lot
- 4) Use Manholes for the mainline storm sewer, not just catch basins with main under the curb
- 5) Provide a drainage easement where wet pond outlet and pond overflow exits the site to Sheboygan Road. May also need to reshape this ditch to make it more defined.
- 6) Roadway vertical curve K values shall be Sag Kmin=26, Crest Kmin=12
- 7) Move Hammerhead Tee as close as possible to the lot line.
- 8) Make Hammerhead Tee 33' wide per city code.

The motion also includes a requirement to collaborate with the Cedarburg Fire Department to establish an agreed-upon turn radius for emergency vehicles at the end of Court A. The motion passed without any negative votes.

7. ADJOURNMENT

A motion made by Commissioner Arnett, seconded by Council Member Burkart, to adjourn the meeting at 9:56 am. Motion carried without a negative vote.

Theresa Hanaman
Administrative Assistant

PLANNERS REPORT

To: City of Cedarburg Site & Architectural
Review Board

By: Mary Censky
Date Prepared: November 18, 2025

General Information:

Agenda Item: 5.A.

Property Owner/Applicant:

Jo Ann L. Hofhine/ Eric L Hofhine
(Trustees) of the Duane & Jo Ann
Hofhine Rev Trus

Request:

Recommendation to Plan
Commission to approve 2-lot
Certified Survey Map (CSM).

Current Zoning:

Rs-5 Single-Family Residential
District

Current Master Plan Classification:

Medium Density Residential

Surrounding Zoning/Land Use:

North: Rs-5 Single-Family

South: Rs-5 Single-Family

East: Rs-5 Single-Family

West: Rs-5 Single-Family

Lot Size:

~.49 Acres (~21,258 sq. ft.)

Location:

N50 W6678 Western Road

Discussion:

This property has an existing home and detached garage on it. The site is large enough that they can split a vacant, Code compliant lot off on the west side of the property, with its frontage and access along Western Road. This division of land would create a serviceable new lot, compliant with the bulk and spatial standards of the Rs-5 Single-Family Residential District (i.e., minimum lot size required is 8,400 sq. ft. and minimum lot width required is 50-feet). The remnant, homestead lot and structures are also fully compliant with the bulk and spatial requirements of the Rs-5 district standards such as with respect to the setbacks, max floor area ratio, max building coverage ratio,...

The survey map reveals that there is an existing “hut” on the property. If the Building Inspector, on examination of the “hut”, finds that it meets the City Code definition of a structure (ref [Section](#)

[13-1-240](#) and/or [Section 15-1-17](#)), then the “hut” must be removed from this site prior to recording the CSM. Accessory structures are not permitted on a lot until a principal structure is first present.

This land division is subject to [Section 6-4-14 of the City Code - Tree Preservation](#). As previously requested by the SARB, the City Forester was just recently requested to schedule a site review and survey to identify any specimen trees which may need to be preserved on the property.

The new, vacant lot to be created by this CSM will meet the definition of an infill lot under the City Code.

Recommendation:

If the SARB is inclined toward a favorable recommendation to the Plan Commission in this matter, the Planner recommends the following conditions be considered for attachment to that recommendation, along with any other conditions the SARB feels may be necessary:

- 1) A note shall be placed on the face of the CSM informing that the vacant Lot 1 meets the definition of an “Infill Lot” under the City of Cedarburg Code. Therefore, any future plans for construction of a structure on Lot 1 will be subject to prior review and approval of the site and architectural plans by the City of Cedarburg Plan Commission prior to issuance of a building permit.
- 2) All specimen trees field located by the City Forester on Lot 1 of the CSM shall be added to the face of the CSM along with a note stating that the specimen trees are required to be preserved in accordance with [Section 6-4-14 of the City Code of Ordinances](#) and the City’s Tree Preservation Guidelines.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N50 W6678 Western Rd, Cedarburg WI 53012
APPLICANT/BUSINESSNAME: Jo Ann L. Hofhine / Eric L. Hofhine (Trustee)
APPLICANT/BUSINESS ADDRESS: Self
STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____
PHONE: [REDACTED] EMAIL: [REDACTED]
PROPERTY OWNER (IF DIFFERENT): [REDACTED]
PROPERTY OWNER MAILING ADDRESS: [REDACTED]
PROPERTY OWNER PHONE: [REDACTED] PROPERTY OWNER EMAIL: [REDACTED]

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 for land devision, West portion of existing lot.

Certified Survey of Lot 1. 8992 Sq. Ft with 75.33 feet of frontage on Western Rd.

PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOFCEDARBURG.WI.GOV

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: Jo Ann L. Hofhine

DATE: 10/27/2025

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 300.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: OCT 27-2025
APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE: 10-1-25 PC
ATTACHMENTS (CHECK IF RECEIVED): 11-18-25 SARB
☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS
PROPERTY TAX KEY NO./PLAN COMMISSION FILE NO: 13-020-07-13-000
ZONING: R5-6 ALDERMANIC DISTRICT: 3 PREVIOUS MEETING: SARB 8/19/25

Certified Survey Map No. _____

All of Lot 13 Block 7 in the Assessor's Plat of the City of Cedarburg, being part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin

Lot 12 and Part of Lot 14 Block 7
Assessor's Plat of Cedarburg



Surveyor:

Richard Simon
Cornerstone Land Surveying, Inc.
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Scale 1"= 30'



Owner:

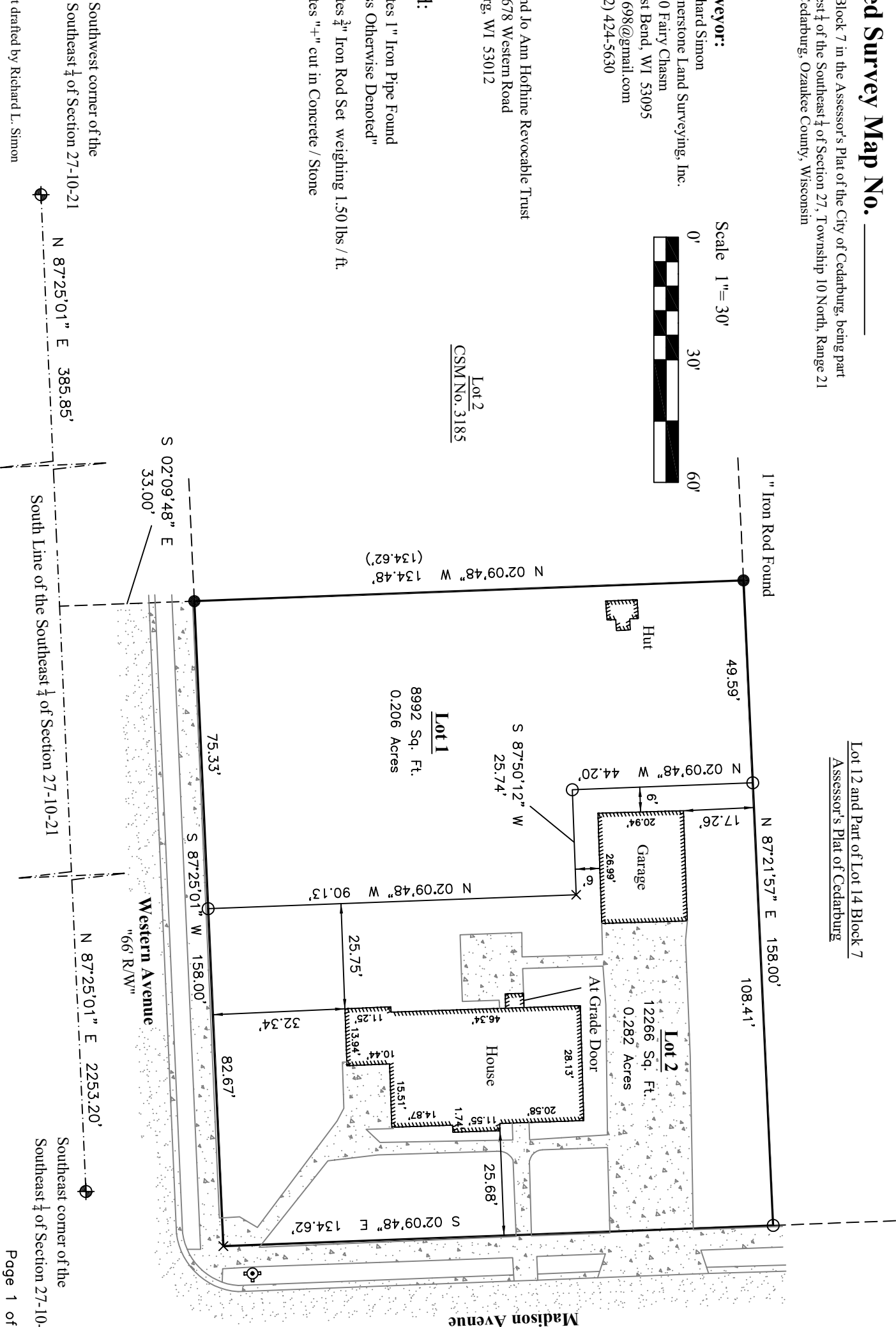
Duane and Jo Ann Hofhine Revocable Trust
N50 W6678 Western Road
Cedarburg, WI 53012

Legend:

- Denotes 1" Iron Pipe Found
"Unless Otherwise Denoted"
- Denotes $\frac{3}{4}$ " Iron Rod Set weighing 1.50 lbs / ft.
- × Denotes "+" cut in Concrete / Stone

Lot 2
CSM No. 3185

Lot 1
8992 Sq. Ft.
0.206 Acres



Certified Survey Map No. _____

All of Lot 13 Block 7 in the Assessor's Plat of the City of Cedarburg, being part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify that I have Surveyed:

All of Lot 13 Block 7 in the Assessor's Plat of the City of Cedarburg, being part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin

Described as follows:

All of Lot 13 Block 7 in the Assessor's Plat of the City of Cedarburg, being part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin.

Said description contains 21258 Sq. Ft or 0.488 Acres

That I have made such survey, division, dedication, and map by the direction of Jo Ann Hofhine.

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

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the City of Cedarburg in in surveying, dividing, and mapping the same.

Dated this 24th day of October, 2025

Richard L Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630

Notes:

- 1) Bearings are referenced to the South Line of the Southeast $\frac{1}{4}$ of Section 27, Township 10 North, Range 21 East, City of Cedarburg, bearing N 87°25'01" E (State Plane Coordinate System South Zone (NAD 83)).

Certified Survey Map No. _____

All of Lot 13 Block 7 in the Assessor's Plat of the City of Cedarburg, being part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin

Owner's Certificate

I, Jo Ann Hofhine, Inc. do hereby certify that I caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided, and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____ day of _____, _____

Jo Ann Hofhine

State of Wisconsin) SS
_____ County)

Personally came before me this _____ day of _____, _____, the above named Jo Ann Hofhine, to me, known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

_____ County, State of Wisconsin

My commission expires: _____

Certified Survey Map No. _____

All of Lot 13 Block 7 in the Assessor's Plat of the City of Cedarburg, being part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin

City of Cedarburg Planning Commission Approval

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

Patricia Thome, Chairperson Dated

Theresa Hanaman, Secretary Dated

City of Cedarburg Common Council Approval

This Certified Survey Map, having been approved by the Planning Commission being the same, is hereby approved and accepted by the City of Cedarburg on this _____ day of _____, _____

Patricia Thome, Chairperson Dated

Tracie Sette, City Clerk Dated



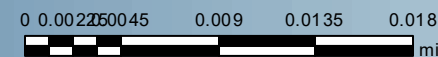
Legend

	Tax Parcel		CSM		US Highway		Town/Public Road
	Gap		Cemetery Plat		State Highway		Railroad Centerline
	Overlap		Condominium Plat		County Road		Ramp
	Historical Parcel Lines		Subdivision Plat		Private Road		
	Assessors Plat		Plat of Survey				

Product of the LAND INFORMATION OFFICE

7/25/2025, 8:00:04 AM

7/25/2025, 8:00:04 AM



DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled.



SARB PLAN REVIEW GUIDE

Sec. 13-1-120 Purpose of site plan and architectural review.

For the purpose of promoting compatible development, stability of property values, fostering the attractiveness and functional utility of the community as a place to live and work, preserving the character and quality of the built environment by maintaining the integrity of those areas which have a discernible character or are of a special historic significance, protecting certain public investments in the area, and raising the level of community expectations for the quality of its environment, this

Sec. 13-1-121 Site plan review principles and standards.

To implement the purposes set forth in section 13-1-120, the city plan commission shall following due consideration of the recommendation(s) of the Site and Architectural Design Review Board (SARB), review the site, existing and proposed structures, neighboring uses, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading (in the case of commercial and industrial uses), highway access, traffic generation and circulation, drainage,

- (a) The proposed use(s) conform(s) to the uses permitted in that zoning district.
- (b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback, and height restrictions of this chapter.
- (c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses.
- (d) There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic.
- (e) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.
- (f) Natural features of the landscape are retained where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood.
- (g) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping, as provided or required in this chapter.
- (h) Land, buildings, and structures are readily accessible to emergency vehicles and the handicapped.
- (i) The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property, and to facilitate existing community development plans.
- (j) The site plan is consistent with the public goals, objectives, principles, standards, policies, and urban design criteria set forth in the city's adopted community master plan or components thereof.

Sec. 13-1-122 Architectural review principles and standards.

Architectural review and standards are applicable to all new commercial/office/industrial/institutional buildings and all new principal buildings proposed for construction on all new lots created by a subdivision plat, by Certified Survey Map and on all infill lots. Architectural style is not restricted; however, structures must be compatible with the surrounding area. To provide criteria for the implementation of the purposes set forth in section 13-1-120, the following architectural review

(a) Building scale and mass. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered. New buildings and additions to existing buildings shall harmonize and correspond to the existing character of the immediate neighborhood. In approving infill projects, the FAR standard for the zoning district in which the building is located shall not govern the building size, but rather, building size will be established, on a case-

(b) Building rooflines and roof shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, cornices, etc.) shall be maintained in building development or redevelopment.

(c) Materials. Material selection for architectural design shall be based upon the prevailing material already used on existing buildings in the area. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with other building facades in the area and which presents an unattractive appearance to the public and surrounding

(d) Colors. Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, color shall be selected in general harmony with the existing

(e) Building location. No building shall be permitted to be sited in a manner which would-unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

(f) Historic structures. Any construction, rehabilitation and/or restoration of any landmark or historic building or structure within the Washington Avenue Historic District and proposed for any locally designated historic building shall conform to all the requirements of this chapter and with the terms and conditions outlined by the landmarks commission and included in the city's Building/Historic Code.

(2) The city plan commission shall, following due consideration of the recommendation(s) of the SARB, review the proposed architectural style/design, materials, and colors, in the context of the surrounding area and the purpose set forth in Section 13-1-120 above, for all new or substantially modified buildings located on commercial/office/industrial/institutional sites. The city plan commission will approve said site plans only after determining that these plans comply with the

PLANNERS REPORT

To: City of Cedarburg Site & Architectural
Review Board

By: Mary Censky
Date Prepared: November 18, 2025

General Information:

Agenda Item: 5.B.

Property Owner:	James Moe and Laura Scott
Applicant:	Sue Thierfelder/Thierfelder Builders, Inc.
Request:	Recommendation to Plan Commission to approve infill residence site and architectural plans.
Current Zoning:	Rs-5 Single-Family Residential District
Current Master Plan Classification:	Medium Density Residential
Surrounding Zoning/Land Use:	<u>North:</u> Cedar Creek <u>South:</u> Rs-5 Single-Family <u>East:</u> Rs-5 Single-Family <u>West:</u> Rs-5 Single-Family
Lot Size:	~.58 Acres (~25,265 sq. ft.)
Location:	W60 N810 Riveredge Drive

Discussion:

This existing vacant lot meets the City's definition of an infill lot (i.e., a single vacant lot located in a predominately built-up area, which is bounded on two or more sides by existing development). Prior to issuance of a building permit, the site and architectural plans for construction on an infill lot must be reviewed and approved by the Plan Commission, taking into consideration the review and recommendation of the Site and Architectural Review Board.

As presented, this plan complies in all respects with the bulk and spatial requirements of the Rs-5 Single-Family Residential Zoning District, such as setbacks, maximum floor area ratio, maximum lot coverage, minimum home size, and maximum building height, among other things.

The proposed greenhouse accessory structure also complies with respect to permitted size and quantity of accessory structures. Accessory structures are required to be located in the rear yard. Given the proposed positioning of the home on this lot, the Planner views the greenhouse location as compliant with that requirement.

Recommendation:

If the SARB is inclined toward a favorable recommendation to the Plan Commission in this matter, the Planner recommends the following conditions be considered for attachment to that recommendation, along with any other conditions the SARB feels may be necessary:

- 1) Applicant to satisfy any conditions/requirements of the various City Departments in their review of this project, including for instance but not necessarily limited to:
 - a. Try to keep slopes at less than 3:1.
- 2) Issuance of a building permit prior to the start of any site work or construction in support of this project.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W60N810 Riveredge Drive

APPLICANT/BUSINESSNAME: Thierfelder Builders, Inc.

APPLICANT/BUSINESS ADDRESS: [REDACTED]

STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☐ BUYER ☒ OTHER builder

PHONE: [REDACTED] EMAIL: [REDACTED]

PROPERTY OWNER (IF DIFFERENT): Jaime and Laura Moe

PROPERTY OWNER MAILING ADDRESS: [REDACTED]

PROPERTY OWNER PHONE: [REDACTED] PROPERTY OWNER EMAIL: [REDACTED]

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: new residential home and greenhouse

PLEASE SUBMIT: **FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC**
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
PLUS ELECTRONIC

2 FULL
8 11x17

TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOFCEDARBURG.WI.GOV

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:
BUILDER

Sue Thierfelder
Sue Thierfelder

DATE: 10.20.2025

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ N/A (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: N/A

APPLICATION AND FEE RECEIVED BY: N/A PLAN COMMISSION MEETING DATE: 12/1/25

ATTACHMENTS (CHECK IF RECEIVED):

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

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-050-05-01-000 W60N810 Riveredge Drive

ZONING: Rs-5 Single Family Residential ALDERMANIC DISTRICT: 6 PREVIOUS MEETING: _____



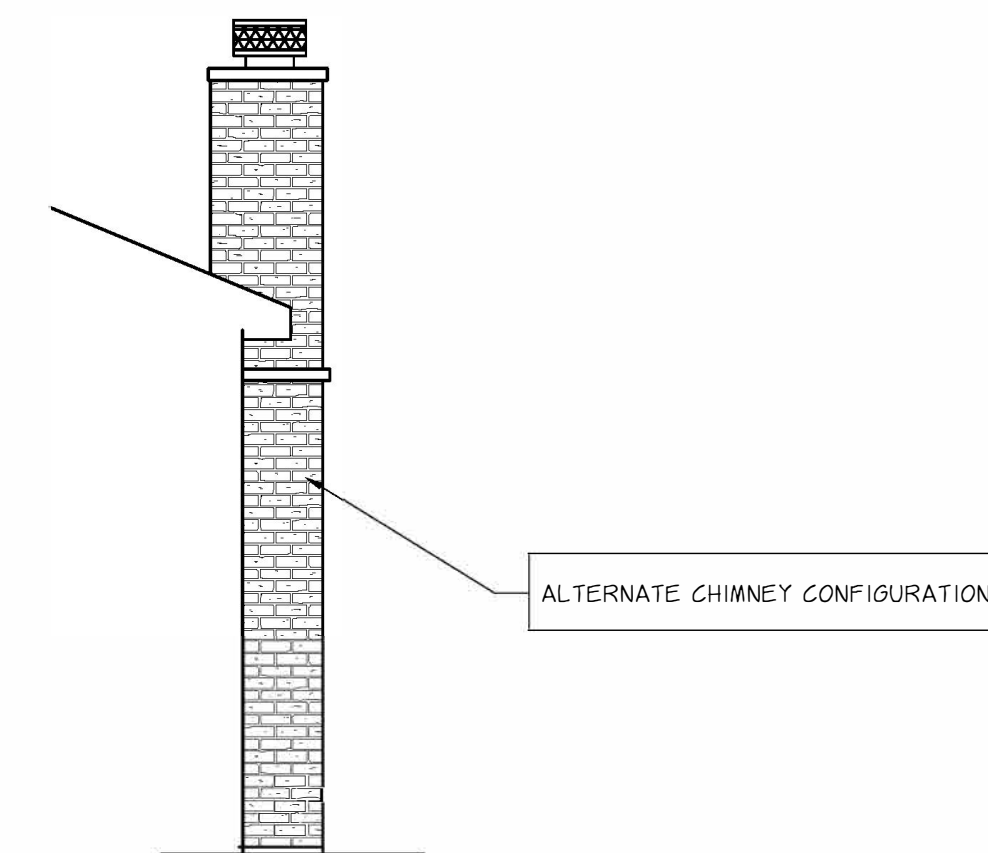
FRONT ELEVATION - B

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



ALTERNATE CHIMNEY CONFIGURATION

PROJECT
MOE 2
NEW RESIDENCE FOR:
LAURA & JAIME MOE

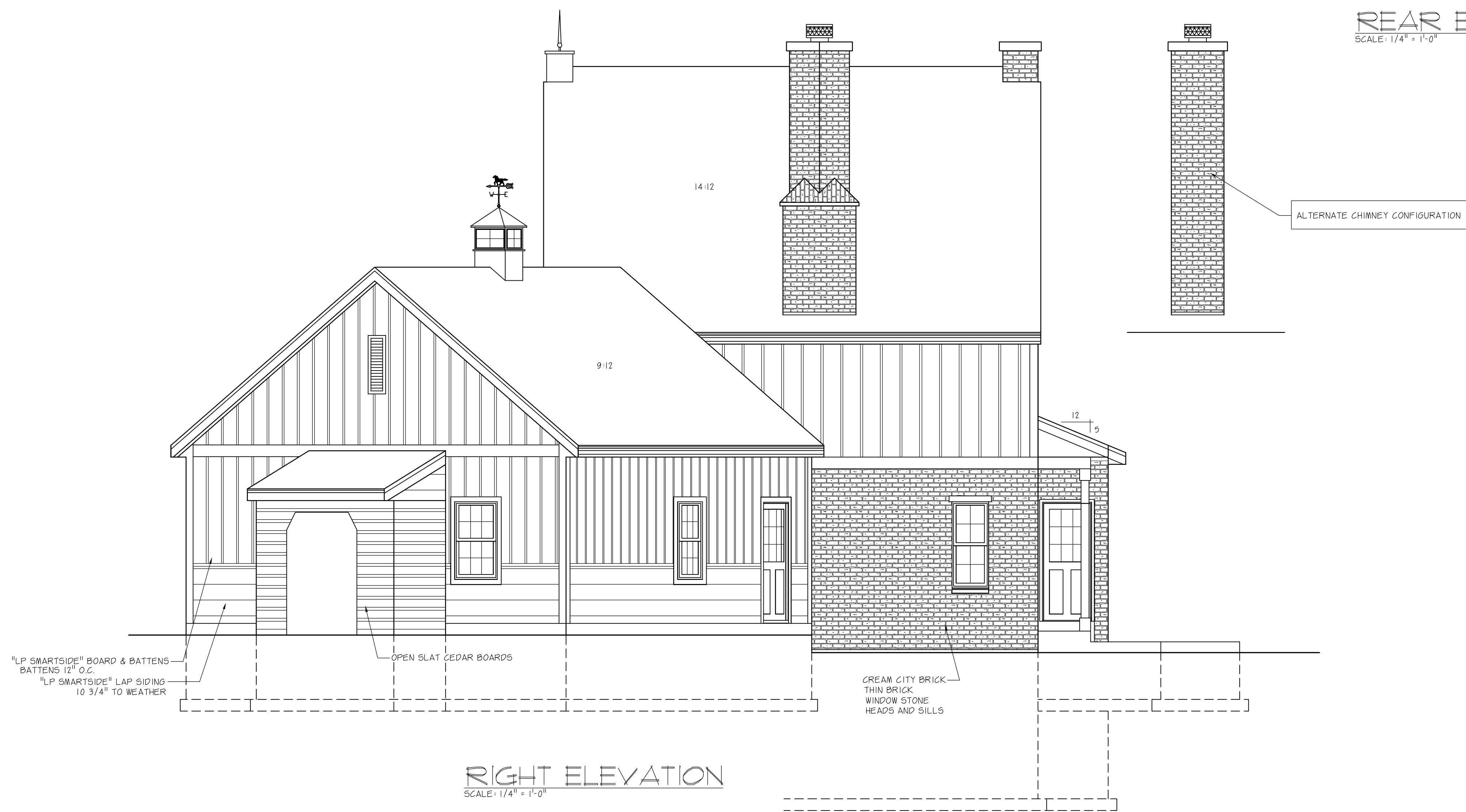
NEW HORIZON
VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 202, GRAFTON, WI 53024
<http://www.nhvent.com/>
262-377-4730 or 262-375-2937

JOB NUMBER
MCE-3578-325
DATE
5/30/2025
REVISIONS

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D.S.
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D.S.

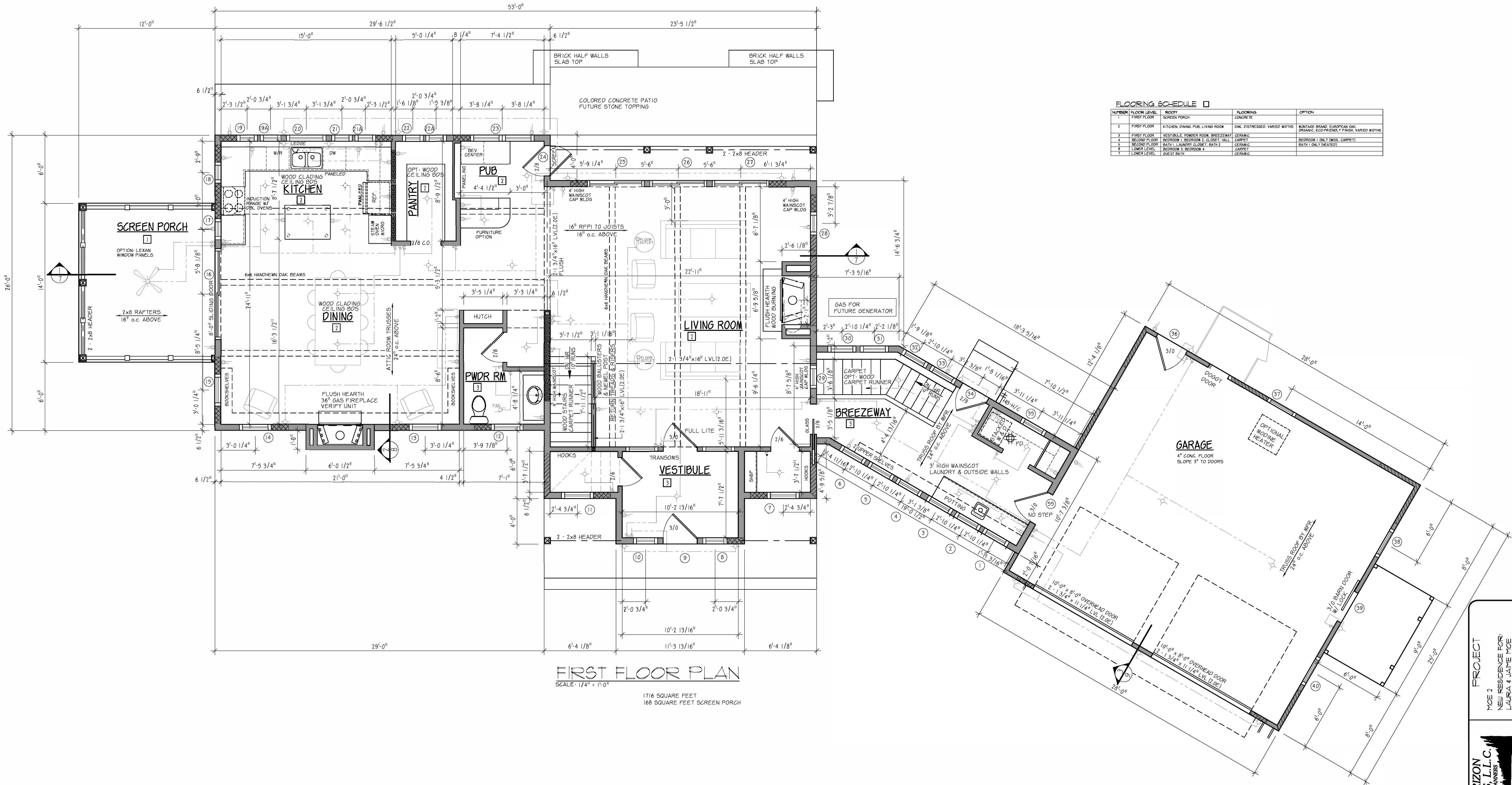


REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

JOB NUMBER MCE-3576-325		PROJECT MCE 2 NEW RESIDENCE FOR: LAURA & JAIME MCE	
DATE 5/30/2025		NEW HORIZON VENTURES, L.L.C. ARCHITECTS/PLANNERS	
REVISIONS		P.O. BOX 992, GRAFTON, WI 53024 http://www.nhv-arch.com/ 262-377-4730 or 262-375-2397	
SHEET 02 OF 10	CHECKED BY: D.S.	DRAWN BY: D.S.	



FLOORING SCHEDULE				
NUMBER	FLOOR LEVEL	ROOM	FLOORING	OPTION
1	FIRST FLOOR	SCREEN PORCH	CONCRETE	
2	FIRST FLOOR	KITCHEN, DINING, PUB, LIVING ROOM	ONK DISTRESSED VARIOUS WOODS	BOATLAGE BRAND EUROPEAN ONK
3	FIRST FLOOR	VESTIBULE, POWDER ROOM, BREEZEWAY	CERAMIC	ORGANIC ECO-FRIENDLY FINISH VARIOUS WOODS
4	SECOND FLOOR	BEDROOM 1, BEDROOM 2, CLOSET, HALL	CARPET	BEDROOM 1 ONLY (WOOL CARPET)
5	SECOND FLOOR	BATH, LINEN CLOSET, BATH 2	CERAMIC	BATH 1 ONLY (HEATED)
6	LOWER LEVEL	BEDROOM 3, BEDROOM 4	CARPET	
7	LOWER LEVEL	GUEST BATH	CERAMIC	

BRACED WALL PANEL SUPPORT:
BRACED WALL PANELS SHALL BE SUPPORTED ON FLOOR FRAMING OR FOUNDATIONS AS FOLLOWS:
1. PROVIDE BLOCKING WHERE JOISTS ARE PERPENDICULAR TO BRACED WALL LINES.
2. PROVIDE A RIM JOIST OR OTHER FRAMING MEMBER WHERE JOISTS ARE PARALLEL TO BRACE WALL LINES.

WALL BRACING KEY

- 36" - 48" (8' WALL HT) OR 42" - 48" (9' WALL HT) WOOD STRUCTURAL PANEL SHEATHING OR 1/2" STRUCTURAL FIBERBOARD SHEATHING PER TABLE 21.12.5-G
- 48" OF GYPSUM WALLBOARD (BOTH SIDES)
- SHEATHED 6:1 ASPECT RATIO W/ EXTENDED HEADERS (SEE DETAIL SHT 9)

NOTE:
SEE WINDOW SCHEDULE SHEET 9

PROJECT
MCE 2
NEW RESIDENCE FOR:
LAURA & JAMIE MCE

NEW HORIZON
VENTURES, L.L.C.
ARCHITECTS/PLANNERS

P.O. BOX 992, GRAFTON, WI 53024
http://www.nhv-arch.com/
262-377-4730 or 262-375-2397

JOB NUMBER
MCE-3575-325

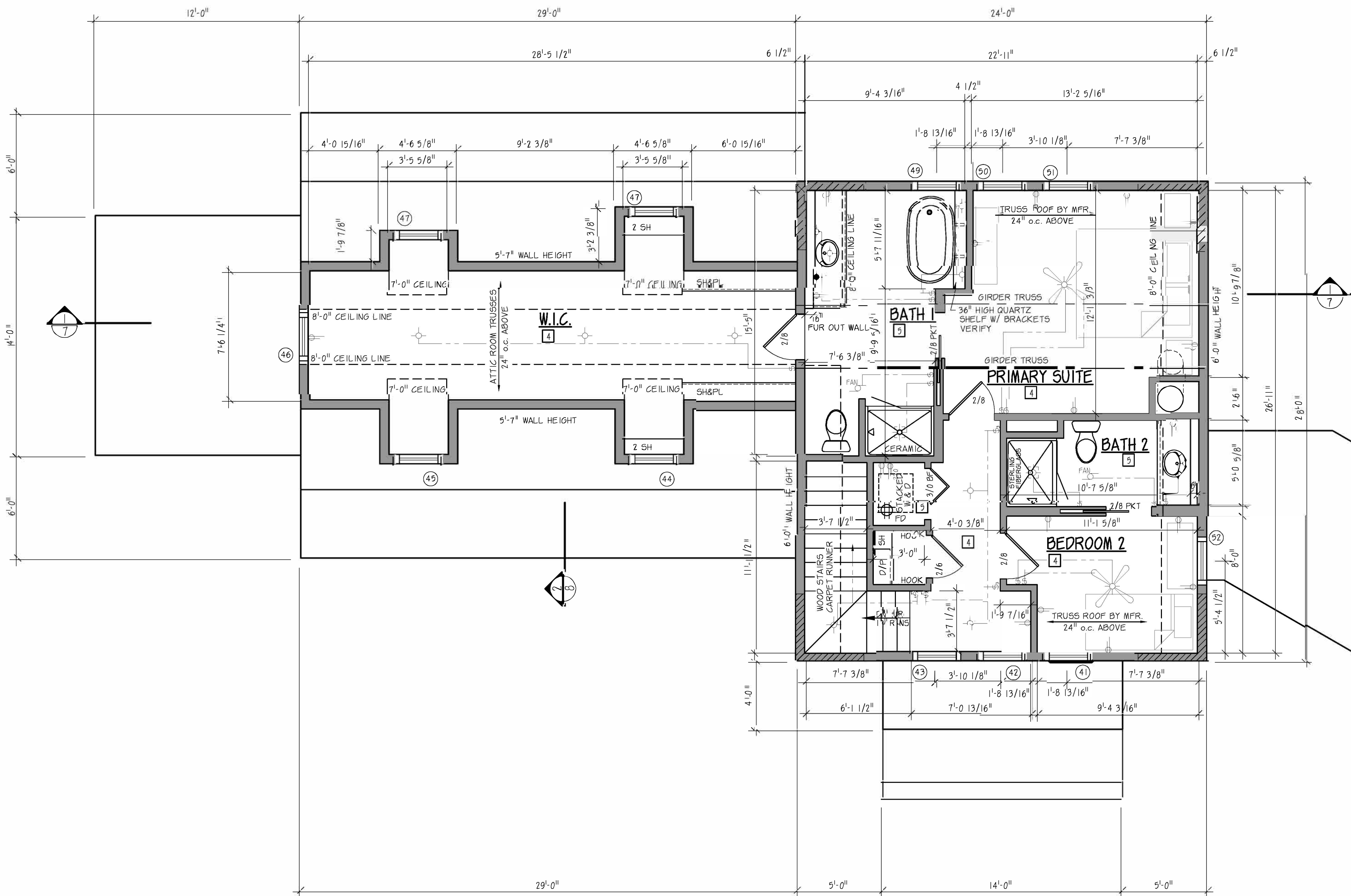
DATE
5/30/2025

SHEET
R/W

CHECKED BY
D-6

REVISIONS

DRAWN BY
D-6



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

973 SQUARE FEET

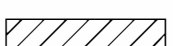
FLOORING SCHEDULE

NUMBER	FLOOR LEVEL	ROOM	FLOORING	OPTION
1	FIRST FLOOR	SCREENED PORCH	CONCRETE	
2	FIRST FLOOR	KITCHEN, DINING, PUB, LIVING ROOM	OAK, DISTRESSED, VARIED WIDTH	MONTAGE BRAND, EUROPEAN OAK, ORGANIC, ECO-FRIENDLY FINISH, VARIED WIDTH
3	FIRST FLOOR	VESTIBULE, PORCH, ROOM, BREAKFAST	CERAMIC	
4	SECOND FLOOR	BEDROOM 1, BEDROOM 2, CLOSET, HALL	CARPET	BEDROOM 1 ONLY (NOOL CARPET)
5	SECOND FLOOR	BATH 1, MAIN HALL, CLOSET, BATH 2	CERAMIC	
6	LOWER LEVEL	BEDROOM 3, BEDROOM 4	CARPET	
7	LOWER LEVEL	GUEST BATH	CERAMIC	

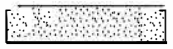
NOTE:

SEE WINDOW SCHEDULE SHEET 9

WALL BRACING KEY



36" - 48" (8" WALL HT) OR 42" - 48" (9" WALL HT) WOOD STRUCTURAL PANEL SHEATHING OR 1/2" STRUCTURAL FIBERBOARD SHEATHING PER TABLE 21.05-G



48" OF GYPSUM WALLBOARD (BOTH SIDES)



SHEATHED 6:1 ASPECT RATIO W/ EXTENDED HEADERS (SEE DETAIL SHT 9)

PROJECT
MOE 2
NEW RESIDENCE FOR:
LAURA & JAMIE MOE

NEW HORIZON
VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 992, GRAFTON, WI 53024
http://www.nhv-arch.com/
262-377-4730 or 262-375-2397

JOB NUMBER
MCE-2515-3715

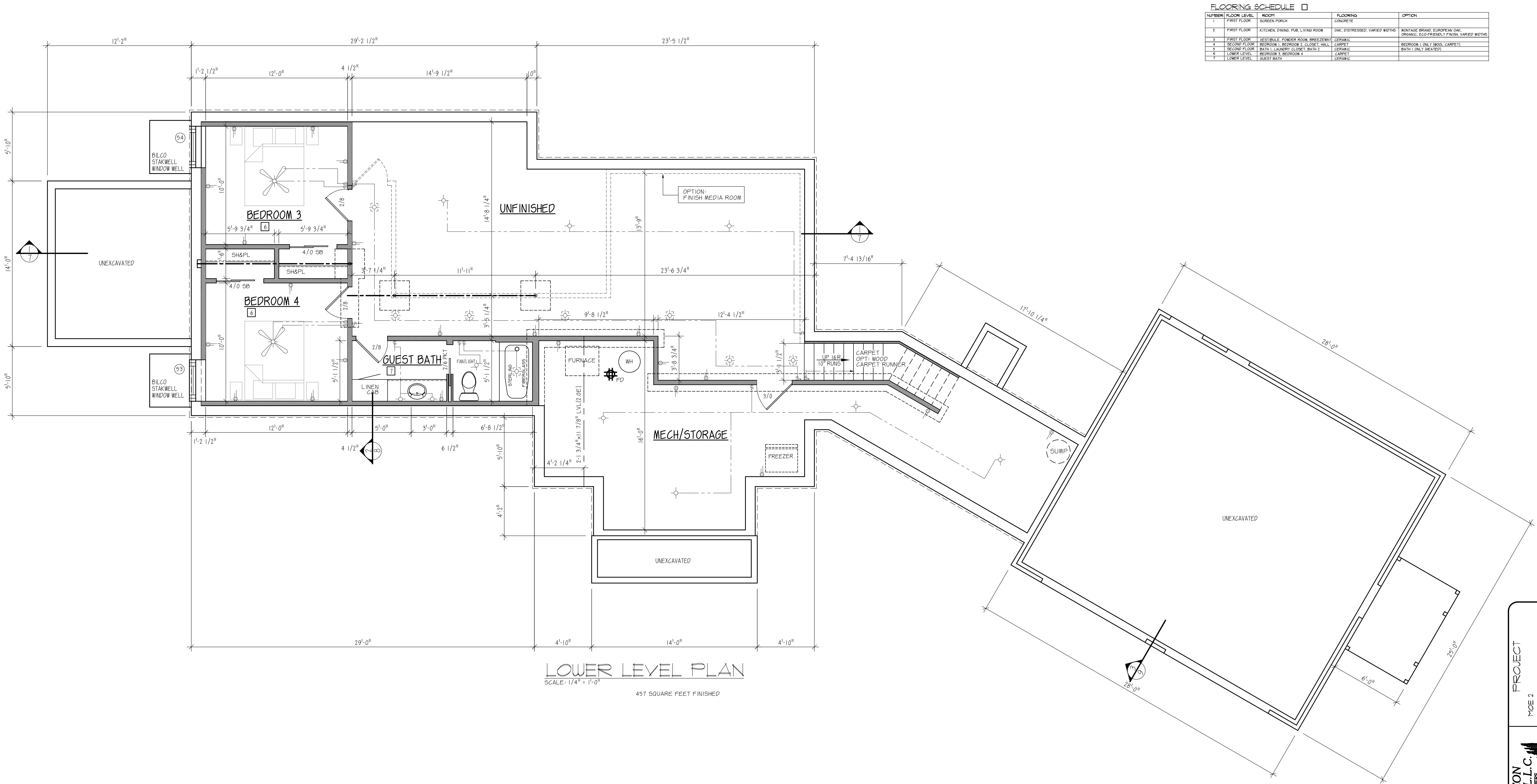
DATE
5/30/2025

REVISIONS

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D.S.



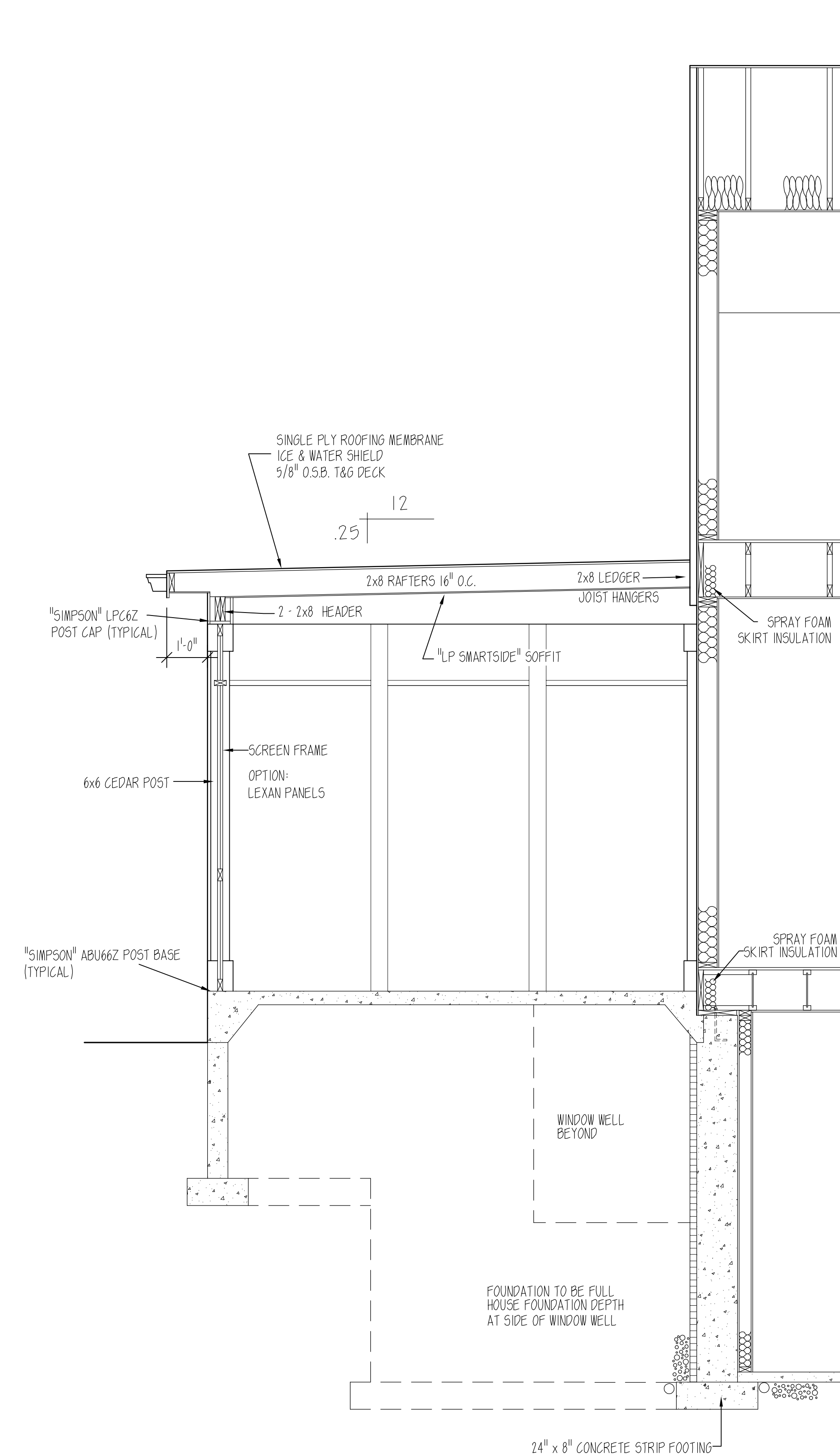
FLOORING SCHEDULE □			
NUMBER	FLOOR LEVEL	ROOM	FLOORING
1	FIRST FLOOR	KITCHEN, DINING, PUB, LIVING ROOM	CONCRETE
2	FIRST FLOOR	KITCHEN, DINING, PUB, LIVING ROOM	OAK, DISTRESSED, VARIED WIDTH
3	FIRST FLOOR	VESTIBULE, POWDER ROOM, HALLWAY	CERAMIC
4	SECOND FLOOR	BEDROOM 1, BEDROOM 2, CLOSET, HALL	CARPET
5	SECOND FLOOR	BATH 1, LAUNDRY, CLOSET, BATH 2	CERAMIC
6	LOWER LEVEL	BEDROOM 3, BEDROOM 4	CARPET
7	LOWER LEVEL	GUEST BATH	CERAMIC

PROJECT
MCE 2
NEW RESIDENCE FOR:
LAURA & JAIME MCE

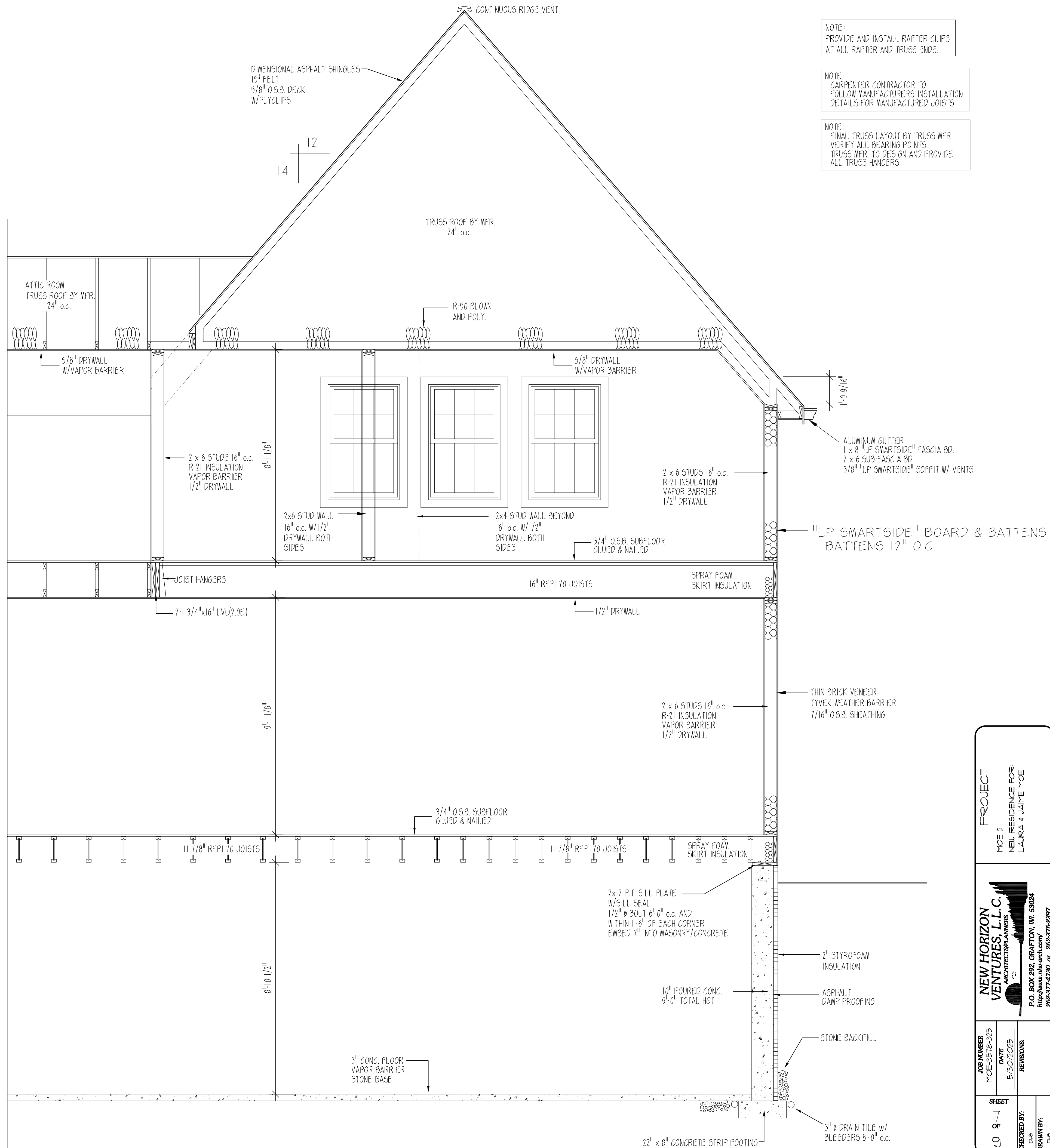
NEW HORIZON
VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI 53024
http://www.nhv-arch.com/
262-377-4730 or 262-375-2397

JOB NUMBER MCE-3578-325	DATE 5/30/2025	REVISIONS
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SECTION 1
SCALE: 1/2" = 1'-0"



NOTE:
PROVIDE AND INSTALL RAFTER CLIPS
AT ALL RAFTER AND TRUSS ENDS.

NOTE:
CARPENTER CONTRACTOR TO
FOLLOW MANUFACTURERS INSTALLATION
DETAILS FOR MANUFACTURED JOISTS

NOTE:
FINAL TRUSS LAYOUT BY TRUSS MFR.
VERIFY ALL BEARING POINTS
TRUSS MFR. TO DESIGN AND PROVIDE
ALL TRUSS HANGERS

PROJECT
MOE 2
NEW RESIDENCE FOR:
LAURA & JAIME MOE

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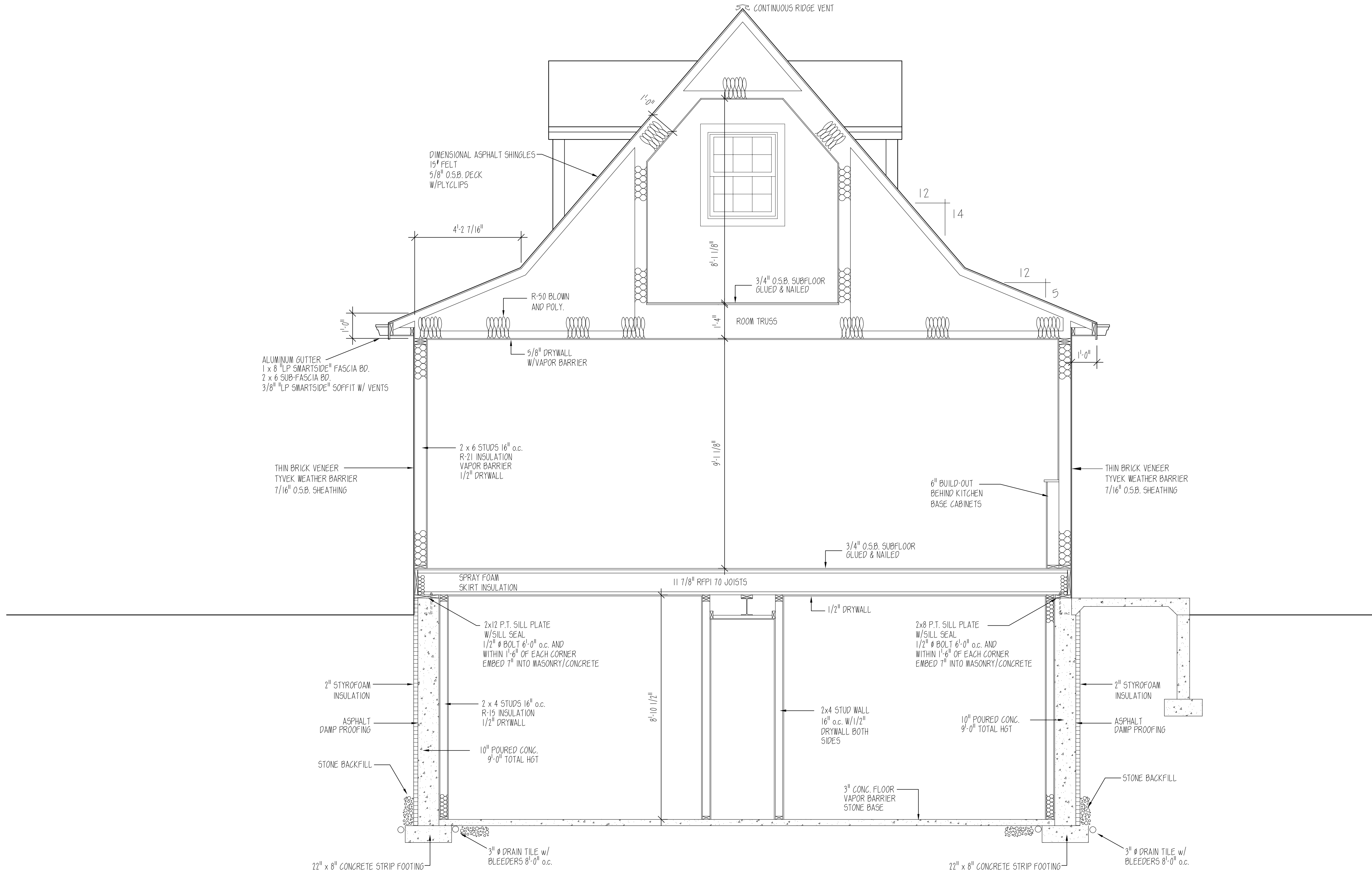
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MCE-3578-325
DATE
5/30/2025
REVISIONS

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10
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D.S.
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D.S.

NOTE:
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PROJECT MOE 2 NEW RESIDENCE FOR: LAURA & JAIME MOE	
NEW HORIZON VENTURES, L.L.C. ARCHITECTS/PLANNERS P.O. BOX 992, GRAFTON, WI 53024 http://www.nhv-arch.com/ 262-377-4730 or 262-375-2397	
JOB NUMBER MCE-3578-325	DATE 5/30/2025
REVISIONS	
SHEET 01 OF 03	CHECKED BY: D.S.
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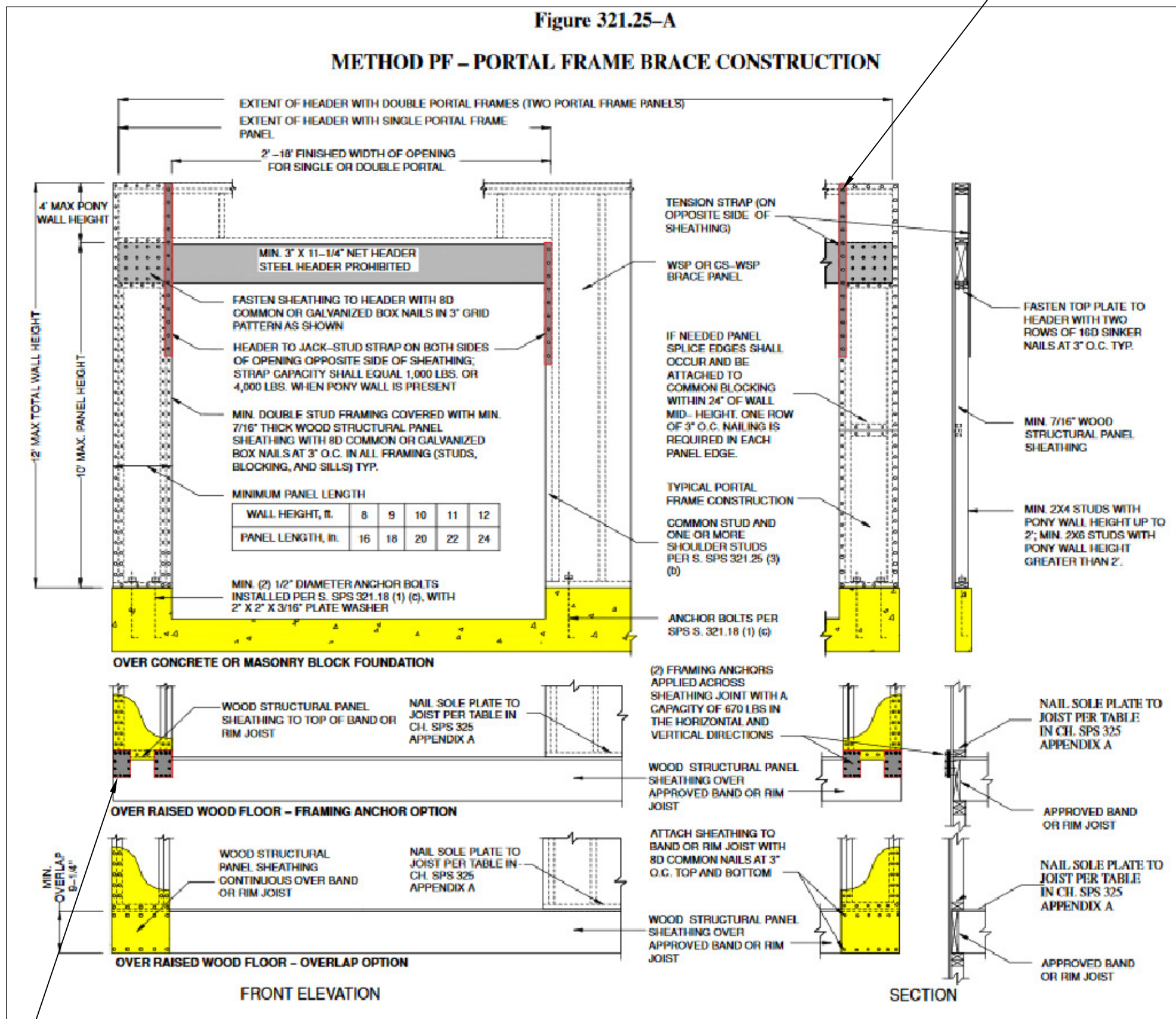
WINDOW & DOOR SCHEDULE

WIN. NUM.	UNIT NUM.	ROUGH OPENING	HEADER SIZE	FRAME MATERIAL	WIN. GRIDS	NOTES
1	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
2	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
3	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
4	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
5	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
6	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
7	3359	2'-9 3/4"x4'-11 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
8	2559	2'-1 3/4"x4'-11 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
9	3/0 ENTRY	VERIFY	6 x 4 H.F.	ALUMINUM CLAD	X	
10	2559	2'-1 3/4"x4'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
11	3359	2'-9 3/4"x4'-11 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
12	3359	2'-9 3/4"x4'-11 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
13	3359	2'-9 3/4"x4'-11 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
14	3359	2'-9 3/4"x4'-11 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
15	3359	2'-9 3/4"x4'-11 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
16	9682 SGD	7'-11 1/4"x6'-10"	2 - 2x10 S.P.F.	ALUMINUM CLAD	X	
17	2141	1'-9 3/4"x3'-5 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
18	2141	1'-9 3/4"x3'-5 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
19 & 19A	2153	1'-9 3/4"x4'-5 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	8'-0" HEADER HGT
20	4153 FIXED	3'-5 3/4"x4'-5 3/4"	2 - 2x8 S.P.F.	ALUMINUM CLAD	X	8'-0" HEADER HGT
21 & 21A	2153	1'-9 3/4"x4'-5 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	8'-0" HEADER HGT
22 & 22A	2153	1'-9 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	8'-0" HEADER HGT
23	3353-2	1'-9 3/4"x5'-6 3/4"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	8'-0" HEADER HGT
24	3/0 SERVICE	VERIFY	6 x 4 H.F.	ALUMINUM CLAD	X	
25	6082 SGD	5'-0"x6'-10"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
TRANSOM	CUSTOM - TOTAL SGD + TRANSOM R.O.	HGT TO BE 8'-0"		ALUMINUM CLAD	X	
26	6082 SGD	5'-0"x6'-10"	2 - 2x8 S.P.F.	ALUMINUM CLAD	X	
TRANSOM	CUSTOM - TOTAL SGD + TRANSOM R.O.	HGT TO BE 8'-0"		ALUMINUM CLAD	X	
27	6082 SGD	5'-0"x6'-10"	2 - 2x12 S.P.F.	ALUMINUM CLAD	X	
TRANSOM	CUSTOM - TOTAL SGD + TRANSOM R.O.	HGT TO BE 8'-0"		ALUMINUM CLAD	X	
28	2559	2'-1 3/4"x4'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
29	2559	2'-1 3/4"x4'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
30	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
31	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
32	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
33	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
34	3/0 SERVICE	VERIFY	6 x 4 H.F.	ALUMINUM CLAD	X	
35	2947	2'-5 3/4"x3'-11 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
36	3/0 SERVICE	VERIFY	6 x 4 H.F.	ALUMINUM CLAD	X	
37	2953	2'-5 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
38	2953	2'-5 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
39	3/0 SERVICE	VERIFY	6 x 4 H.F.			BARN DOOR W/ LOCK
40	2953	2'-5 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
41	3353	2'-9 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
42	3353	2'-9 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
43	3353	2'-9 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
44	3341	2'-9 3/4"x3'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
45	3341	2'-9 3/4"x3'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
46	3341	2'-9 3/4"x3'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
47	3341 FIXED	2'-9 3/4"x2'-1 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
48	3341	2'-9 3/4"x3'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
49	3353	2'-9 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
50	3353	2'-9 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
51	3353	2'-9 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
52	3353	2'-9 3/4"x4'-5 3/4"	6 x 4 H.F.	ALUMINUM CLAD	X	
53	3-0/5-0 GSMT	3'-0"x5'-0"	6 x 4 H.F.	ALUMINUM CLAD	X	
54	3-0/5-0 GSMT	3'-0"x5'-0"	6 x 4 H.F.	ALUMINUM CLAD	X	
55	3/0 SERVICE	VERIFY	6 x 4 H.F.	ALUMINUM CLAD	X	20 MIN. FIRE RATED

ABOVE ROUGH OPENINGS BASED ON PELLA WINDOWS.
IF OTHER WINDOW BRAND SUBSTITUTED - VERIFY ROUGH OPENINGS.
WINDOW SUPPLIER TO VERIFY ALL ROUGH OPENINGS

S.P.F. - SPRUCE PINE FIR #2
H.F. - HEW FIR #2
LVL - LAMINATED VENEER LUMBER (2.0E)
R.L. - RIDGID LAM LVL 1.3E (FLOOR R/W JOIST)

"SIMPSON" LSTA21 BOTH SIDES
WINDOW OPENING



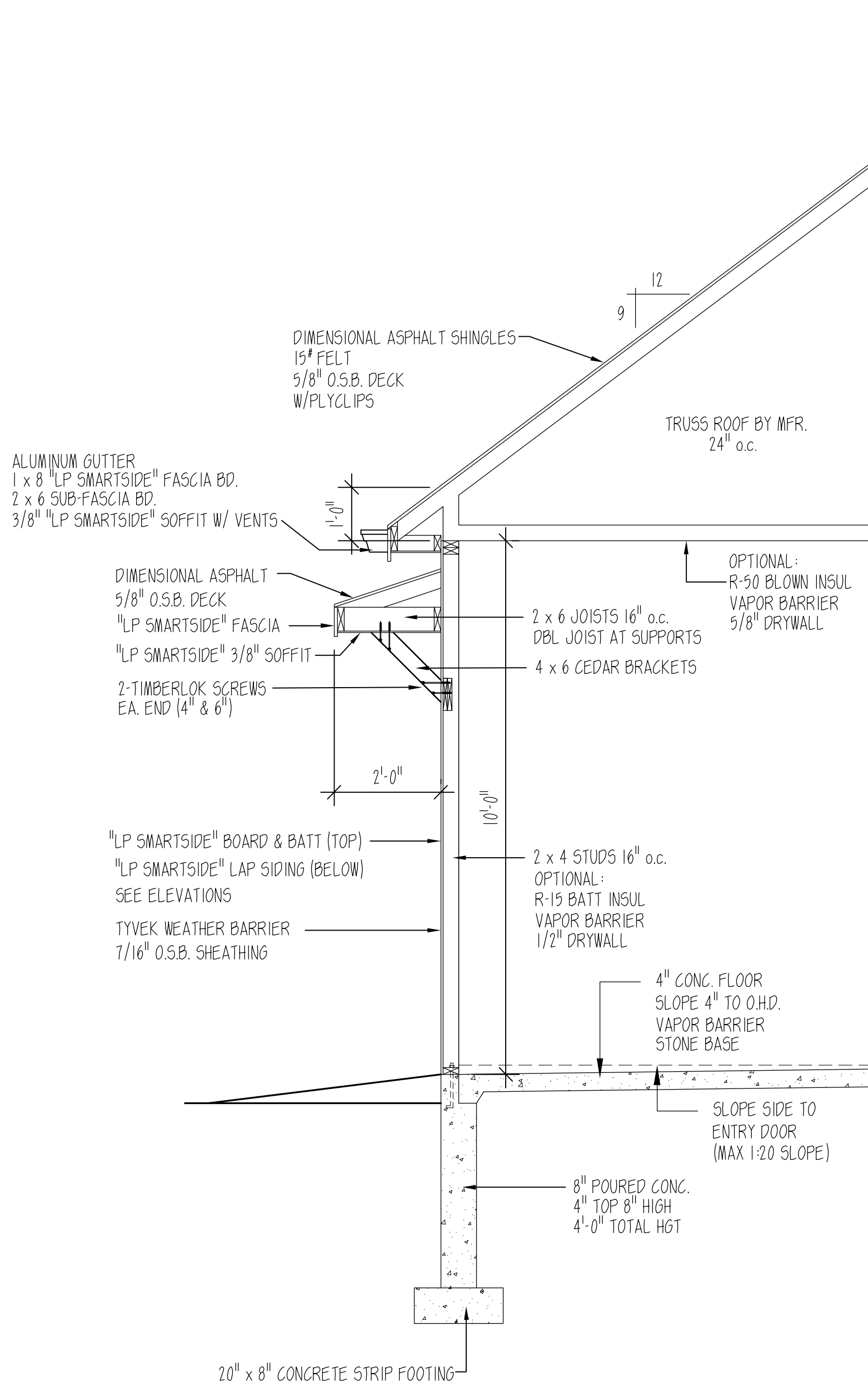
"SIMPSON" LTP4 (2 - AT SHEATHING JOINT BASE - END OF PORTAL FRAME BRACE)

PORTAL FRAME BRACE

NOTE:
PROVIDE AND INSTALL RAFTER CLIPS
AT ALL RAFTER AND TRUSS ENDS.

NOTE:
CARPENTER CONTRACTOR TO
FOLLOW MANUFACTURERS INSTALLATION
DETAILS FOR MANUFACTURED JOISTS

NOTE:
FINAL TRUSS LAYOUT BY TRUSS MFR.
VERIFY ALL BEARING POINTS
TRUSS MFR. TO DESIGN AND PROVIDE
ALL TRUSS HANGERS



SECTION 3

SCALE: 1/2" = 1'-0"

JOB NUMBER
MCE-3576-325

DATE
5/30/2025

REVISIONS

SHEET
01 OF 01

CHECKED BY:
D.S.

DRAWN BY:
D.S.

PROJECT
MCE 2
NEW RESIDENCE FOR:
LAURA & JAMIE MCE

NEW HORIZON
VENTURES, L.L.C.
ARCHITECTS/PLANNERS

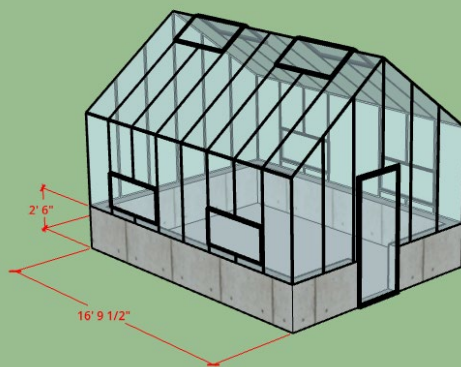
P.O. BOX 292, GRAFTON, WI 53024
http://www.nhv-arch.com/
262-377-4730 or 262-375-5397

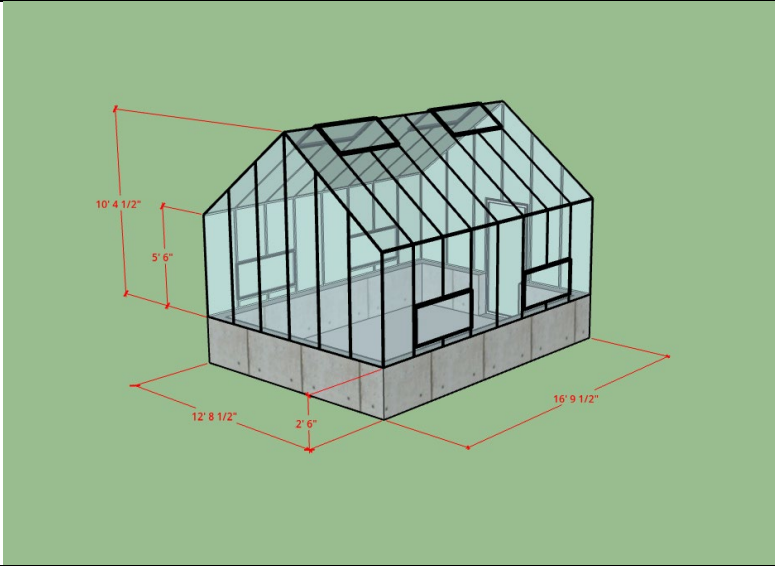
10.20.2025

MOE GREENHOUSE

PROVIDED BY WISCONSIN GREENHOUSE COMPANY

- 12 X 16 STRAIGHT EVE, CROSS COUNTRY FRAME GREENHOUSE, COTTAGE STYLE,
- ALUMINUM FRAME, BLACK
- SINGLE GLASS, 6 MM FULL SHEET, TEMPERED, TINTED (TINT COLOR TBD)
- WALL GLAZING, SINGLE GLASS 6MM, FULL SHEET, TEMPERED
- GREENHOUSE RATED FOR 85 MPH WIND AND 32 PSF SNOWLOAD
- ACCESSORIES TO INCLUDE
 - DOUBLE BAY ROOF VENTS WITH ELECTRICAL THERMOSTAT CONTROLLED OPENERS
 - STOREFRONT DOOR 36" X 84", DOUBLE GLASS
 - DOUBLE BAY SIDE VENT WITH AUTOMATIC MK7 OPENER
 - DECORATIVE PRESSURE CAP
 - CEILING FAN BRACKET - 2 X 4 CHANNEL SUPPORTED BETWEEN ROOF PURLINS
 - PENETRATION PANEL, 6 MM ALUMINUM SHEET 24 X 24" WITH HEATER HANGER
 - INSTALLATION OF GREENHOUSE
 - INSECT SCREENS FOR ROOF AND SIDE VENTS
 - CURBSIDE DELIVERY, SHIPPING AND WOOD CRATING





PICTURE PROVIDED BY WISCONSIN GREENHOUSE CO.

The Moe Residence W60 N810 Riveredge Drive, Cedarburg

Atlas Roofing
Summit 60'
Black Shadow



Thierfelder
BUILDERS, INC.

Reclaimed Cream City Brick



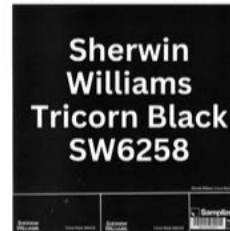
Inspiration Picture



Wisconsin Greenhouse Company



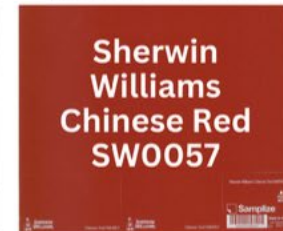
LP Smartside
Siding trim
Exterior Doors
Pella Windows



Cupola, Spire,
Screen Doors &
Misc. Architectural
Details



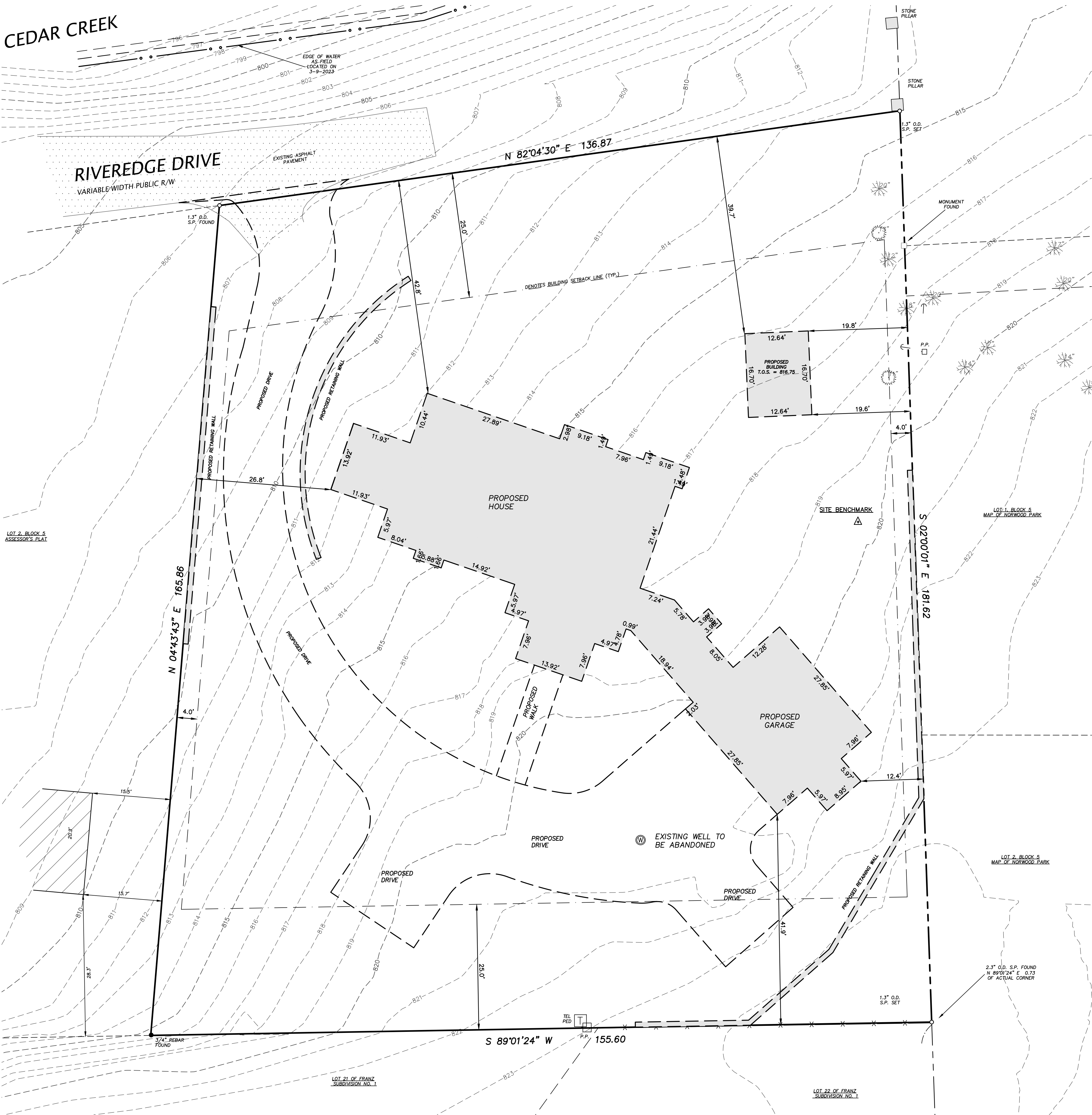
Front Entry Door



Screen Porch,
Haas American
Tradition
Overhead Garage
Doors - White

CEDAR CREEK

LEGAL DESCRIPTION :
Lot One (1), in Block Five (5) of the Assessor's Plot of the City of Cedarburg, being part of the NE 1/4 of Section 27, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin.
Said Parcel containing 25,203 sq. ft/0.58 acres of land, more or less.



Rs-5 Zoning Statistics:

Setbacks:
Front Yard = 25'
Side Yard = 4'
Rear Yard = 25'

Maximum Floor Area Ratio = 36%
Maximum Permitted Lot Coverage = 30.0%
Minimum Required Home Size = 1,100 sq. ft.
Maximum Building Height = 35'

Proposed Statistics:

Total Property Area = 25,203 sq. ft./0.579 acres (100%)
Proposed Floor Area Ratio = 2,341 sq. ft. (9.3%)
Proposed Lot Coverage Area = 7,477 sq. ft. (29.7%)
Proposed Building Height = 33.42'

Proposed Grade Statistics:

Top Garage Slab = 818.00
Yard Grade (Garage) = 818.00
Yard Grade (House) = 817.00
First Floor Elevation = 818.85
Top of Foundation Wall = 817.67
Top of Basement Footing = 808.67

- NOTES :
- ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (EAST LINE OF THE NE 1/4 OF SECTION 27-10-21 WHICH BEARS N2°00'01"W).
 - SITE BENCHMARK IS REBAR ROD NEAR EAST PROPERTY LINE AS SHOWN ON SURVEY, ELEVATION = 819.72

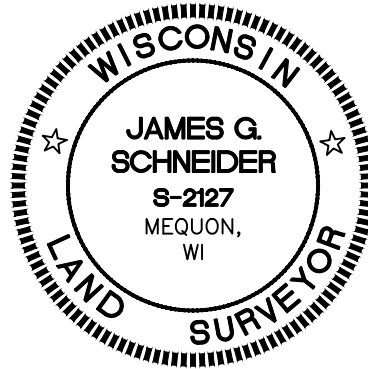
SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

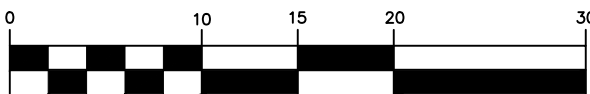
This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 27th day of October, 2025

James G. Schneider
Surveyor - S-2127



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



MARK	DATE	REVISION	BY	APVD
"PROPERTY SURVEY"				
for Thierfelder Builders				
W60 N810 River Edge Drive Cedarburg, WI				
DATE:	OCTOBER 27, 2025	DRAWN BY:	J.G.S.	
FIELD CREW:	E.A.J. & S.F.Z.	Plot No.	24455	

CEDAR CREEK

RIVEREDGE DRIVE
VARIABLE WIDTH PUBLIC R/W

INSTALL TRACKING PAD
AT SITE ENTRANCE PER
DETAIL AT LEFT

DENOTES RETAINING
WALL BY OTHERS (TYP.)
REFER TO GENERAL
NOTES

LOT 2, BLOCK 5
ASSESSOR'S PLAT

MATCH DRIVEWAY TO
EXIST. ROADWAY
PAVEMENT

DENOTES SILT FENCE
(TYP.) REFER TO DETAIL
AT LEFT

PROPOSED HOUSE

DENOTES RETAINING
WALL BY OTHERS (TYP.)
REFER TO GENERAL
NOTES

Proposed Grade Statistics:

Top Garage Slab = 818.00
Yard Grade (Garage) = 818.00
Yard Grade (House) = 817.00
First Floor Elevation = 818.85
Top of Foundation Wall = 817.67
Top of Basement Footing = 808.67

Site Area:

Total Property Area = 25,203 sq. ft./0.579 acres
Total Disturbed Area = 19,691 sq. ft./0.4521 ac.
Total Existing Impervious Area = 2,849 sq. ft./0.065 acres
(Removed Previously)
Total Proposed Impervious Area = 7,518 sq. ft./0.172 acres
Net New Impervious Area = 4,669 sq. ft./0.107 acres

Legend

--- 699 --- DENOTES EXISTING MINOR CONTOUR
--- 700 --- DENOTES EXISTING MAJOR CONTOUR
--- 699 --- DENOTES PROPOSED MINOR CONTOUR
--- 700 --- DENOTES PROPOSED MAJOR CONTOUR
--- --- DENOTES PROPERTY LINE

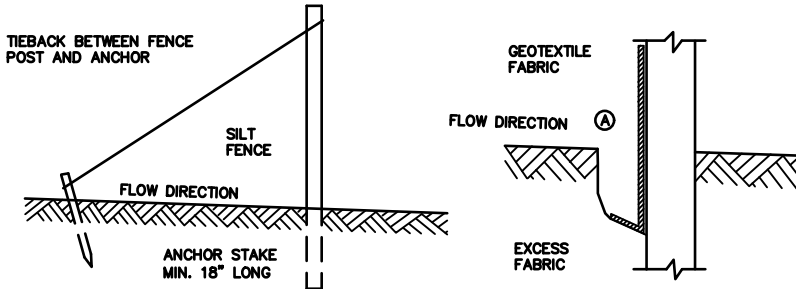
823.50 875.50 DENOTES PROPOSED SPOT ELEVATION

SF DENOTES PROPOSED SILT FENCE

GENERAL NOTES & DETAIL- SILT FENCE

- (A) TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
(B) WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
(C) CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING 20" DEPTH LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE AT LEAST 180 DEGREES. DO NOT HOOK THE END OF EACH SILT FENCE LENGTH.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

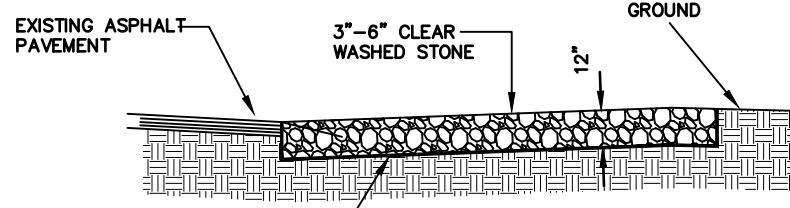
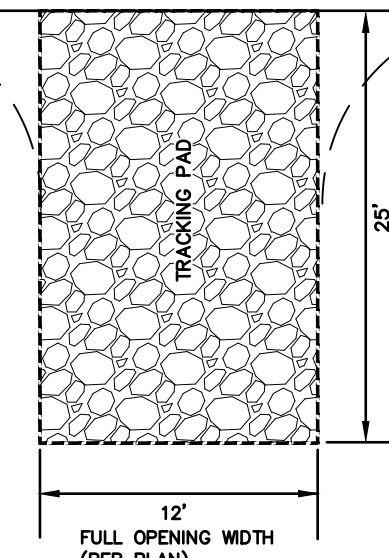
TRENCH DETAIL

SILT FENCE

*NOTE: 6'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED

TRACKING PAD DETAIL

RIVEREDGE DR.



Erosion Control & Restoration Notes:

- EROSION CONTROL SHALL CONFORM TO WISCONSIN DEPARTMENT OF NATURAL RESOURCES CURRENT TECHNICAL STANDARDS AND CURRENT CITY OF CEDARBURG EROSION CONTROL ORDINANCE.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, AND THE SITE IS STABILIZED.
- CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- RESTORE ALL DISTURBED LAWN AREAS WITH 4 IN. OF CLEAN TOPSOIL, STARTER FERTILIZER, SEEDINGS OR SOD. FOR SEEDING USE GRAIN STRAW OR TACK.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. STABILIZATION IS DEFINED AS AN ESTABLISHED UNIFORM PERENNIAL VEGETATIVE COVER WITH AN OVERALL SITE DENSITY OF AT LEAST 70 %.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY CITY OF MEQUON, USE ONLY MECHANICAL MEANS, NO FLUSHING. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I, TYPE A, SINGLE NETTED LIGHT DUTY EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE HAY BALES OR APPROVED ALTERNATIVES LISTED IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

NOTES :

- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- SITE BENCHMARK IS REBAR ROD NEAR EAST PROPERTY LINE AS SHOWN ON SURVEY, ELEVATION = 819.72
- RETAINING WALL DESIGN BY OTHERS. PROPOSED RETAINING WALLS ON PROPERTY LINES SHALL NOT EXCEED A HEIGHT OF THREE (3) FEET. THE TOTAL HEIGHT MAY EXCEED THREE FEET PROVIDED THAT THE WALL SHALL BE TERRACED IN A MANNER THAT FOR EACH THREE FOOT SECTION OF WALL HEIGHT THERE SHALL BE A THREE FOOT HORIZONTAL TERRACE TO THE NEXT THREE FOOT SECTION OF WALL HEIGHT.

THE SIGMA GROUP
Single Source. Sound Solutions.

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



CITY OF CEDARBURG

OZAUKEE COUNTY WISCONSIN

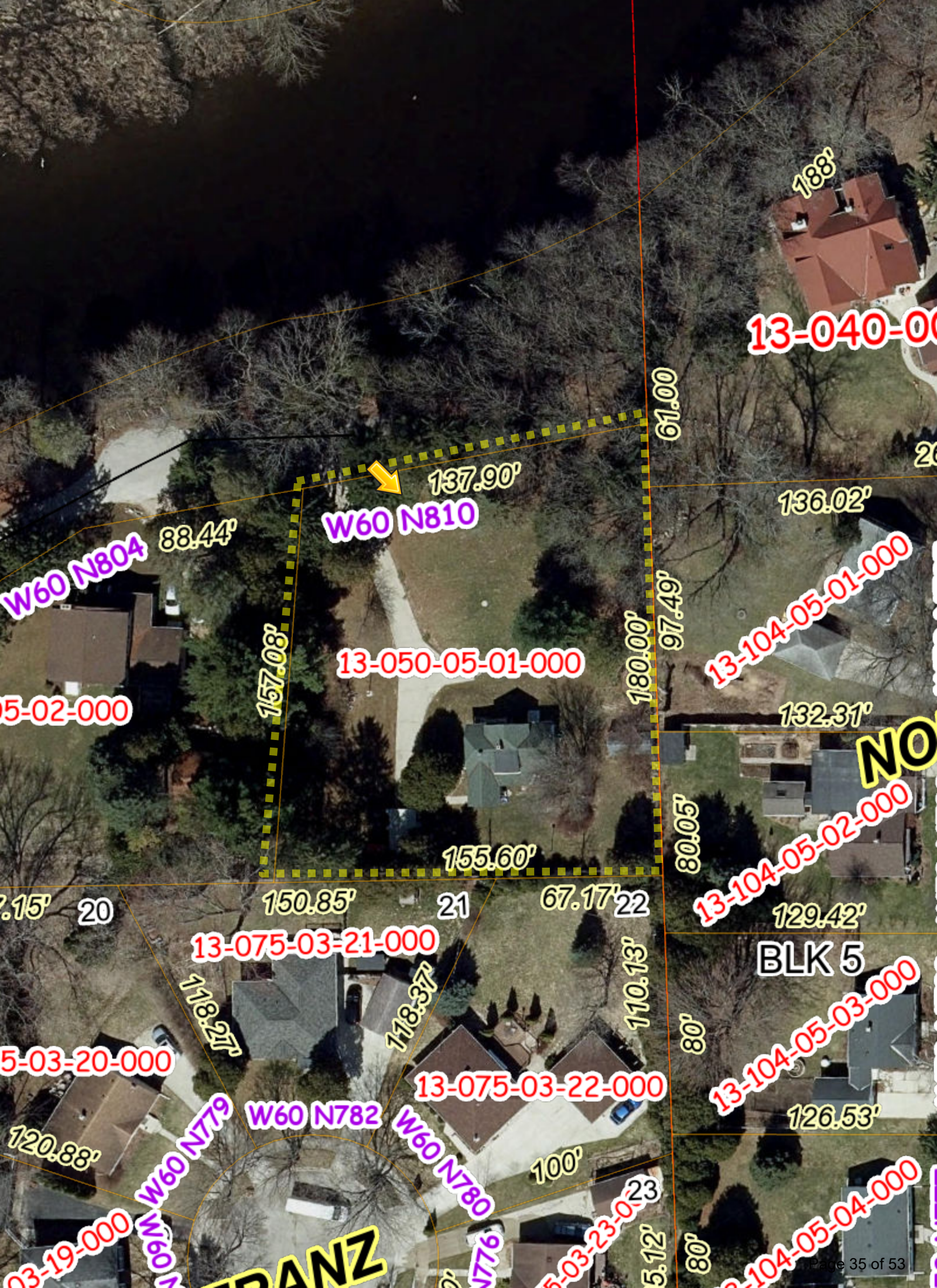
THIERFELDER BUILDERS
PROPOSED MOE RESIDENCE
W60 N810 RIVEREDGE DRIVE

EROSION/SEDIMENTATION CONTROL & SITE GRADING PLAN

DESIGNED: J.W.H. DRAWN: J.M.B. CHECKED: J.W.H. SHEET

DATE: 10/15/2025 SCALE: H: 1"=10' V: C-1

APPROVED: PROJECT: #24455 of 1



Moe Infill Residence 2024 Aerial Map View of Site



11/14/2025, 5:50:36 AM

Local Roads

— Local

Parcels

 Road Right-of-Way

☐ Tax Parcel

PLSS Townships

 PLSS Sections

PLSS Quarter Sections

 Control Survey Diagram

1:465

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Ozaukee County



SARB PLAN REVIEW GUIDE

Sec. 13-1-120 Purpose of site plan and architectural review.

For the purpose of promoting compatible development, stability of property values, fostering the attractiveness and functional utility of the community as a place to live and work, preserving the character and quality of the built environment by maintaining the integrity of those areas which have a discernible character or are of a special historic significance, protecting certain public investments in the area, and raising the level of community expectations for the quality of its environment, this

Sec. 13-1-121 Site plan review principles and standards.

To implement the purposes set forth in section 13-1-120, the city plan commission shall following due consideration of the recommendation(s) of the Site and Architectural Design Review Board (SARB), review the site, existing and proposed structures, neighboring uses, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading (in the case of commercial and industrial uses), highway access, traffic generation and circulation, drainage,

- (a) The proposed use(s) conform(s) to the uses permitted in that zoning district.
- (b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback, and height restrictions of this chapter.
- (c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses.
- (d) There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic.
- (e) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.
- (f) Natural features of the landscape are retained where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood.
- (g) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping, as provided or required in this chapter.
- (h) Land, buildings, and structures are readily accessible to emergency vehicles and the handicapped.
- (i) The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property, and to facilitate existing community development plans.
- (j) The site plan is consistent with the public goals, objectives, principles, standards, policies, and urban design criteria set forth in the city's adopted community master plan or components thereof.

Sec. 13-1-122 Architectural review principles and standards.

Architectural review and standards are applicable to all new commercial/office/industrial/institutional buildings and all new principal buildings proposed for construction on all new lots created by a subdivision plat, by Certified Survey Map and on all infill lots. Architectural style is not restricted; however, structures must be compatible with the surrounding area. To provide criteria for the implementation of the purposes set forth in section 13-1-120, the following architectural review

(a) Building scale and mass. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered. New buildings and additions to existing buildings shall harmonize and correspond to the existing character of the immediate neighborhood. In approving infill projects, the FAR standard for the zoning district in which the building is located shall not govern the building size, but rather, building size will be established, on a case-

(b) Building rooflines and roof shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, cornices, etc.) shall be maintained in building development or redevelopment.

(c) Materials. Material selection for architectural design shall be based upon the prevailing material already used on existing buildings in the area. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with other building facades in the area and which presents an unattractive appearance to the public and surrounding

(d) Colors. Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, color shall be selected in general harmony with the existing

(e) Building location. No building shall be permitted to be sited in a manner which would-unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

(f) Historic structures. Any construction, rehabilitation and/or restoration of any landmark or historic building or structure within the Washington Avenue Historic District and proposed for any locally designated historic building shall conform to all the requirements of this chapter and with the terms and conditions outlined by the landmarks commission and included in the city's Building/Historic Code.

(2) The city plan commission shall, following due consideration of the recommendation(s) of the SARB, review the proposed architectural style/design, materials, and colors, in the context of the surrounding area and the purpose set forth in Section 13-1-120 above, for all new or substantially modified buildings located on commercial/office/industrial/institutional sites. The city plan commission will approve said site plans only after determining that these plans comply with the

PLANNERS REPORT

To: City of Cedarburg Site & Architectural
Review Board

By: Mary Censky
Date Prepared: November 18, 2025

General Information:

Agenda Item: 5.C.

Property Owner/Applicant:

Patricia Thiel in c/o Sandie and
Kevin Heinecke

Request:

Recommendation to Plan
Commission for concept plan
splitting a back lot into two parcels
with no direct public road frontage.

Current Zoning:

Rs-5 Single-Family Residential
District

Current Master Plan Classification:

Medium Density Residential

Surrounding Zoning/Land Use:

North: Rs-5 Single-Family
South: Rs-5 Single-Family
East: Rs-5 Single-Family
West: Rs-5 Single-Family

Lot Size:

~.8 Acres (~34,848 sq. ft.)

Location:

N56 W5543 Sunnyside Lane

Discussion:

This applicant owns one street fronting lot with home and garage on it at this location. They also own the .8-acre back lot directly south of this. They would like to create a driveway and utility accessway along the east side of their street front property to serve the back lot, and divide the back lot into two Rs-5 Single-Family Residential compliant lots for future home(s) construction.

The various City Departments have reviewed this request and offer the following comments/concerns for consideration by the applicant:

- The new garage/accessory structure shall be placed not less than 3-feet from the property line./Building Inspector.
- There is a pole line on the south side of N56 W5543 Sunnyside Lane that can serve electric to the north side of the new homes or possibly the east/west side depending on the orientation and location of the homes./Electric Utility.

- Historically the lot to the south has had flooding issues. I would require that any development in this area to prove that their development is causing the stormwater runoff to be no worse than the existing condition./City Engineer-Director of Public Works.
- The developer would be expected to follow City specifications for the installation of the sanitary lateral. This would involve digging into a road that was reconstructed 2 years ago. We generally have a 5-year moratorium on excavating in new streets, but this could be
- waived if deemed essential./City Engineer-Director of Public Works.
- These lots would be subject to impact fees./City Engineer-Director of Public Works.
- If these lots will be owned by separate owners, each lot will need its own water service from the water main in Sunnyside to include individual curbstops at the property line at Sunnyside. Clearly documented easements will be needed as well since the utilities look to be crossing a couple lot lines./Water Department.

Section 13-1-27(b) of the City Code provides that “all lots shall abut upon a public street, and each lot shall have a minimum frontage of 30 feet”. While the existing platted lot is presumed to have buildable status as a legal nonconforming lot, creation of a new lot lacking this minimum frontage would require approval of a variance.

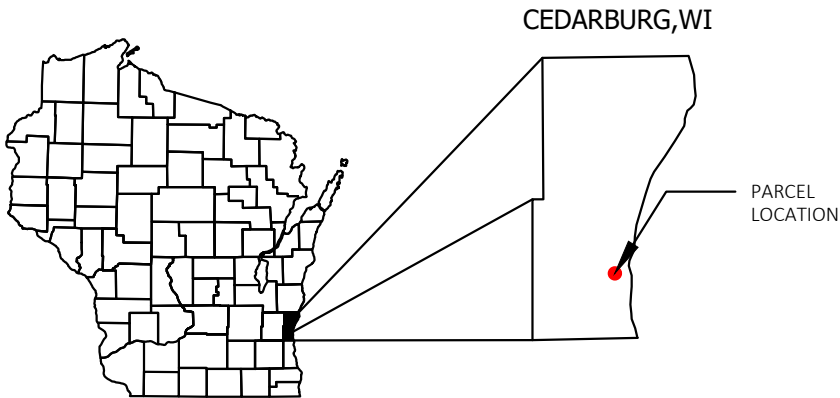
Recommendation:

If the SARB is inclined toward a favorable recommendation to the Plan Commission in this matter, the Planner recommends the following conditions be considered for attachment to that recommendation, along with any other conditions the SARB feels may be necessary:

- 1) Applicant to secure a variance or alternate solution to exempt them from the 30-foot minimum street frontage requirement before returning to the SARB and Plan Commission with a Certified Survey Map (CSM) in support of this project.
- 2) Applicant is on notice that the existing and proposed new vacant lot meet the City’s Code definition of an infill lot. Accordingly, any future plans to construct a home on these lot(s) will require review and approval by the Site and Architectural Review Board (SARB) and the Plan Commission prior to issuance of a building permit.
- 3) Applicant to satisfy the requirements of the various departments as set forth in their review/comments (see above).

SUNNYSIDE LN. DEVELOPMENT

N56 W5543 SUNNYSIDE LN
CEDARBURG, WI



VICINITY MAP
N.T.S.

INDEX:

- C101: TITLE SHEET
- C102: EXISTING CONDITION
- C103: CONCEPT PLAN



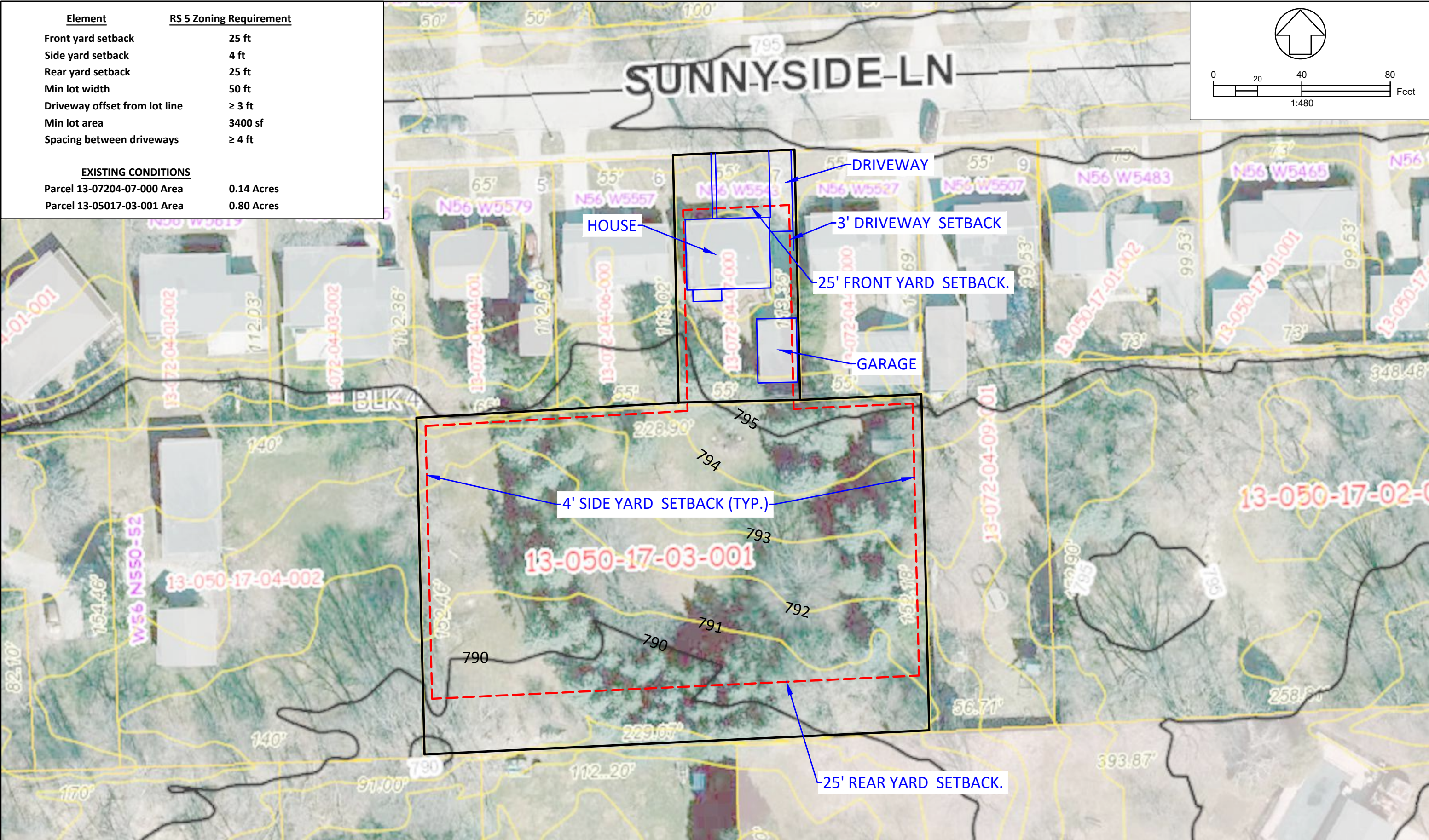
Dial **811** or (800)242-8511
www.DiggersHotline.com

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY DURING CONSTRUCTION OPERATION AS OUTLINED IN THE SPECIFICATIONS. DIGGER'S HOTLINE NUMBER IS 1-800-242-8511. THESE UTILITIES LOCATED WITHIN THE PROJECT LIMITS OR IMMEDIATELY ADJACENT TO THE PROJECT CONSTRUCTION LIMITS ARE MEMBERS OF DIGGER'S HOTLINE.

NOT FOR CONSTRUCTION

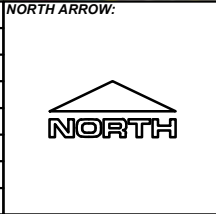
DATE	DESCRIPTION OF REVISION	NORTH ARROW: 	PROJECT: SUNNYSIDE LN DEVELOPMENT CEDARBURG, WI		PREPARED BY:  M SQUARED ENGINEERING LLC MSQUAREDENGINEERING.COM CEDARBURG - (262) 376-4246	CLIENT: PARCEL 13-072-04-000 N56W5543 SINNYSIDE LN. CEDARBURG, WI			
			PROJECT #:	25-516		DATE:	07/30/2025	DRAWING TITLE: TITLE SHEET	SHEET: C101
			DRAWN BY:	O.RIAD		CHECKED BY:	M.HAHM		

Element	RS 5 Zoning Requirement
Front yard setback	25 ft
Side yard setback	4 ft
Rear yard setback	25 ft
Min lot width	50 ft
Driveway offset from lot line	≥ 3 ft
Min lot area	3400 sf
Spacing between driveways	≥ 4 ft
EXISTING CONDITIONS	
Parcel 13-07204-07-000 Area	0.14 Acres
Parcel 13-05017-03-001 Area	0.80 Acres



F:\PROJECTS\25-500 - DESIGN\25-516 SUNNYSIDE DEVELOPMENT\JUN2025\EXISTING CONDITION.DWG DATE OF PLOT: 8/4/2025 12:48 PM
COPYRIGHT 2025 M SQUARED ENGINEERING, LLC ALL RIGHTS RESERVED

DATE	DESCRIPTION OF REVISION



PROJECT: SUNNYSIDE LN DEVELOPMENT CEDARBURG, WI	
PROJECT #: 25-516	DATE: 07/30/2025
DRAWN BY: O.RIAD	CHECKED BY: M.HAHM

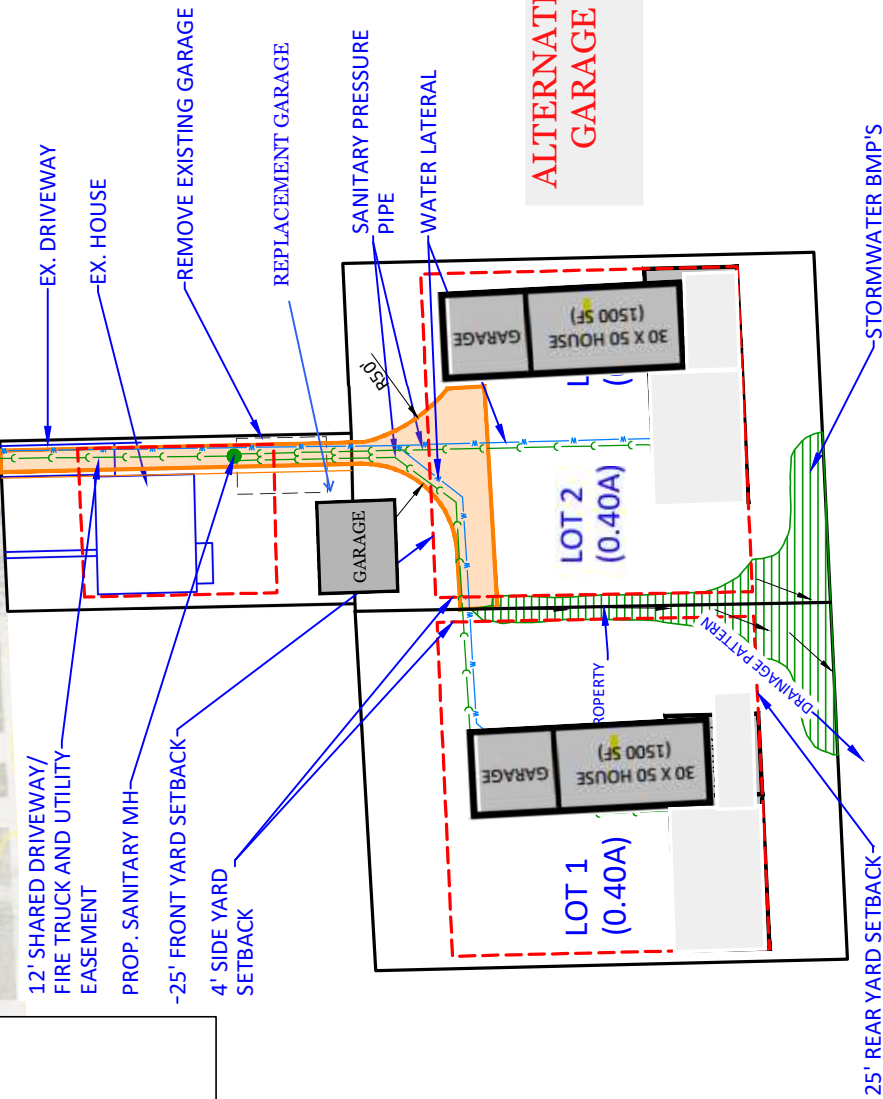
PREPARED BY:

M SQUARED ENGINEERING LLC MSQUAREDENGINEERING.COM CEDARBURG - (262) 376-4246

CLIENT: PARCEL 13-072-04-000 N56W5543 SUNNYSIDE LN. CEDARBURG, WI	SHEET: C102
DRAWING TITLE: EXISTING CONDITION	



ALTERNATE HOUSE AND GARAGE LOCATIONS



Element	RS 5 Zoning Requirement
Front yard setback	25 ft
Side yard setback	4 ft
Rear yard setback	25 ft
Min lot width	50 ft
Driveway offset from lot line	≥ 3 ft
Min lot area	3400 sf
Spacing between driveways	≥ 4 ft
<u>EXISTING CONDITIONS</u>	
Parcel 13-07204-07-000 Area	0.14 Acres
Parcel 13-05017-03-001 Area	0.80 Acres
<u>PROPOSED CONDITIONS</u>	
Parcel 13-07204-07-000 Area	0.14 Acres
LOT-1	0.40 Acres
LOT-2	0.40 Acres

LEGEND

	SET BACK
	WATER LINE
	SANITARY LINE (PRESSURE PIPE)
	DRIVEWAY EASEMENT
	DRAINAGE EASEMENT

DATE	DESCRIPTION OF REVISION	NORTH		PROJECT		PREPARED BY:		CLIENT:		SHEET:	
				SUNNYSIDE LN DEVELOPMENT CEDARBURG, WI				PARCEL 13-072-04-000 N4444 HWY 500 S 21 N CEDARBURG, WI		C103	
				PROJECT #:		DATE:		DRAWING TITLE:			
				25-516		07/29/2025		M SQUARED ENGINEERING LLC INSULARENDE ENGINEERING CO CEDARBURG - (262) 316-6486		CONCEPT PLAN	
				DRAWN BY:		CHECKED BY:					
				O. RAD		M. HAHN					

HILBERT AVE

EDGEWATER

HIGHLANDS

BIRCH ST

EDGEWATER DR

SUNNYSIDE LN

HIGHLAND DR

CHICAGO MILWAU
ST. PAUL & PACIFIC
R.O.W

13-050-17-05.000

13-050-17-06-000

13-050-17-07.000

13-050-18-00-004

13-051-01-02-000

SARB PLAN REVIEW GUIDE

Sec. 13-1-120 Purpose of site plan and architectural review.

For the purpose of promoting compatible development, stability of property values, fostering the attractiveness and functional utility of the community as a place to live and work, preserving the character and quality of the built environment by maintaining the integrity of those areas which have a discernible character or are of a special historic significance, protecting certain public investments in the area, and raising the level of community expectations for the quality of its environment, this

Sec. 13-1-121 Site plan review principles and standards.

To implement the purposes set forth in section 13-1-120, the city plan commission shall following due consideration of the recommendation(s) of the Site and Architectural Design Review Board (SARB), review the site, existing and proposed structures, neighboring uses, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading (in the case of commercial and industrial uses), highway access, traffic generation and circulation, drainage,

- (a) The proposed use(s) conform(s) to the uses permitted in that zoning district.
- (b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback, and height restrictions of this chapter.
- (c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses.
- (d) There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic.
- (e) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.
- (f) Natural features of the landscape are retained where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood.
- (g) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping, as provided or required in this chapter.
- (h) Land, buildings, and structures are readily accessible to emergency vehicles and the handicapped.
- (i) The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property, and to facilitate existing community development plans.
- (j) The site plan is consistent with the public goals, objectives, principles, standards, policies, and urban design criteria set forth in the city's adopted community master plan or components thereof.

Sec. 13-1-122 Architectural review principles and standards.

Architectural review and standards are applicable to all new commercial/office/industrial/institutional buildings and all new principal buildings proposed for construction on all new lots created by a subdivision plat, by Certified Survey Map and on all infill lots. Architectural style is not restricted; however, structures must be compatible with the surrounding area. To provide criteria for the implementation of the purposes set forth in section 13-1-120, the following architectural review

(a) Building scale and mass. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered. New buildings and additions to existing buildings shall harmonize and correspond to the existing character of the immediate neighborhood. In approving infill projects, the FAR standard for the zoning district in which the building is located shall not govern the building size, but rather, building size will be established, on a case-

(b) Building rooflines and roof shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, cornices, etc.) shall be maintained in building development or redevelopment.

(c) Materials. Material selection for architectural design shall be based upon the prevailing material already used on existing buildings in the area. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with other building facades in the area and which presents an unattractive appearance to the public and surrounding

(d) Colors. Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, color shall be selected in general harmony with the existing

(e) Building location. No building shall be permitted to be sited in a manner which would-unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

(f) Historic structures. Any construction, rehabilitation and/or restoration of any landmark or historic building or structure within the Washington Avenue Historic District and proposed for any locally designated historic building shall conform to all the requirements of this chapter and with the terms and conditions outlined by the landmarks commission and included in the city's Building/Historic Code.

(2) The city plan commission shall, following due consideration of the recommendation(s) of the SARB, review the proposed architectural style/design, materials, and colors, in the context of the surrounding area and the purpose set forth in Section 13-1-120 above, for all new or substantially modified buildings located on commercial/office/industrial/institutional sites. The city plan commission will approve said site plans only after determining that these plans comply with the

PLANNERS REPORT

To: City of Cedarburg Site & Architectural
Review Board

By: Mary Censky
Date Prepared: November 18, 2025

General Information:

Agenda Item: 5D.

Applicant:	Neumann Developments Inc. in c/o Bryan Lindgren
Property Owner:	Covered Bridge Fields, Inc. in c/o Kurt Petrie
Request:	Review, discussion and feedback to applicant for conceptual subdivision site plan/layout and preliminary architectural intentions.
Current Zoning:	Town of Cedarburg
Current Master Plan Classification:	Medium Density Residential
Surrounding Zoning/Land Use:	<u>North:</u> Town of Cedarburg <u>South:</u> Part Town of Cedarburg/Part M-3 Business Park District <u>East:</u> Town of Cedarburg <u>West:</u> Town of Cedarburg
Lot Size:	~214 -acres/~404 dwelling units
Location:	Northwest corner of CT Hwy 60 and CT Hwy I (Sheboygan Road)

Discussion:

Pursuant to recent changes in the City Code, this project will be subject to review and recommendation by the Site and Architectural Review Board before making its way into the Plan Commission, and eventually the Common Council, levels of review.

Before expending detailed engineering time/expense in preparation of a fully detailed preliminary plat, architectural plans, covenants,... the applicant requested an opportunity to meet with SARB to receive feedback as to their concepts.



LAND DEVELOPMENT APPLICATION

SARB
ONLY

PROPERTY LOCATION/ADDRESS: 7130 State Road 60

APPLICANT/BUSINESSNAME: Neumann Developments, Inc.

APPLICANT/BUSINESS ADDRESS: [REDACTED]

STATUS OF APPLICANT: ☐ OWNER ☒ AGENT ☐ BUYER ☐ OTHER

PHONE: 2 [REDACTED] EMAIL: [REDACTED]

PROPERTY OWNER (IF DIFFERENT): Covered Bridge Fields Inc.

PROPERTY OWNER MAILING ADDRESS: [REDACTED]

PROPERTY OWNER PHONE: PROPERTY OWNER EMAIL: [REDACTED]

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: Site & Architectural Review Board review, discussion & feedback as to concept plat design and architectural intentions.

PLEASE SUBMIT: **FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC**
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOFCEDARBURG.WI.GOV

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: 11-10-2025
For Petrie

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 100.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____

APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: 11-18-25

ATTACHMENTS (CHECK IF RECEIVED):

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

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

LOT CHARACTERISTICS

THE RESIDENCES

- Lot Size = 11,000 sf

- Lot Width = 85 feet

- Setbacks:

- Min. Road = 25'

- Side Offset = 10'

- 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 = 10'

(20' between buildings)

- Rear Offset = 25'

THE ESTATES

- Lot Size = 15,000 sf

- Lot Width = 100 feet

- Setbacks:

- Min. Road = 25'

- Side Offset = 10'

- Rear Offset = 25'

SITE DATA TABLE - "Covered Bridge"

- Proposed Development

- The Residences 108 lots

- The Villas 214 lots

- The Reserve 48 units

- The Estates 33 lots

- CITY TOTAL = 403 units

- LOT A: Existing Storage Bldg to Remain = 1.9 ac.

- Gross Area = 214.34 acres

- Net Area: 214.34-1.9 (Lot A)-6.54 (Wetland) = 205.90 ac

- OVERALL DENSITY = 403 / 205.90 = 1.96 un/ac

Open Space

Common Outlot Open Space = 81.41 ac (38%)

100% of lots are connected to outlot open space

Public Road Length = 20,930 lf

(52.06 lf/unit)

Rs-2 Single Family Residential

Proposed: 33 Units

Gross Area = 36.75 ac.

Wetland = -5.04 ac.

Net Area = 31.71 ac.

Rs-2 Density: 33 / 31.71 = 1.04 un/ac

Rs-5 Single Family Residential

Proposed: 322 Units

Gross Area = 156.35 ac.

Wetland = -1.50 ac.

Net Area = 154.85 ac.

Rs-5 Density: 322 / 154.85 = 2.08 un/ac

Rd-1 Two-Family Residential

Orchard Reserve

Proposed: 24 Units

Area = 9.57 ac.

Rd-1 Density: 24 / 9.57 = 2.51 un/ac

Rd-1 Two-Family Residential

East Reserve

Proposed: 24 Units

Area = 9.77 ac.

Rd-1 Density: 24 / 9.77 = 2.46 un/ac

WETLAND DELINEATION NOTE:
WETLAND BOUNDARIES
SHOWN HEREIN PER
HEARTLAND ECOLOGICAL
GROUP INC. FIELD
DELINEATION
DATED APRIL 30, 2024

CONCEPT PLAN

"COVERED BRIDGE"

STH 60, Cedarburg, Wisconsin

t: (262) 790-1480
e: info@trioeng.com
www.trioeng.com

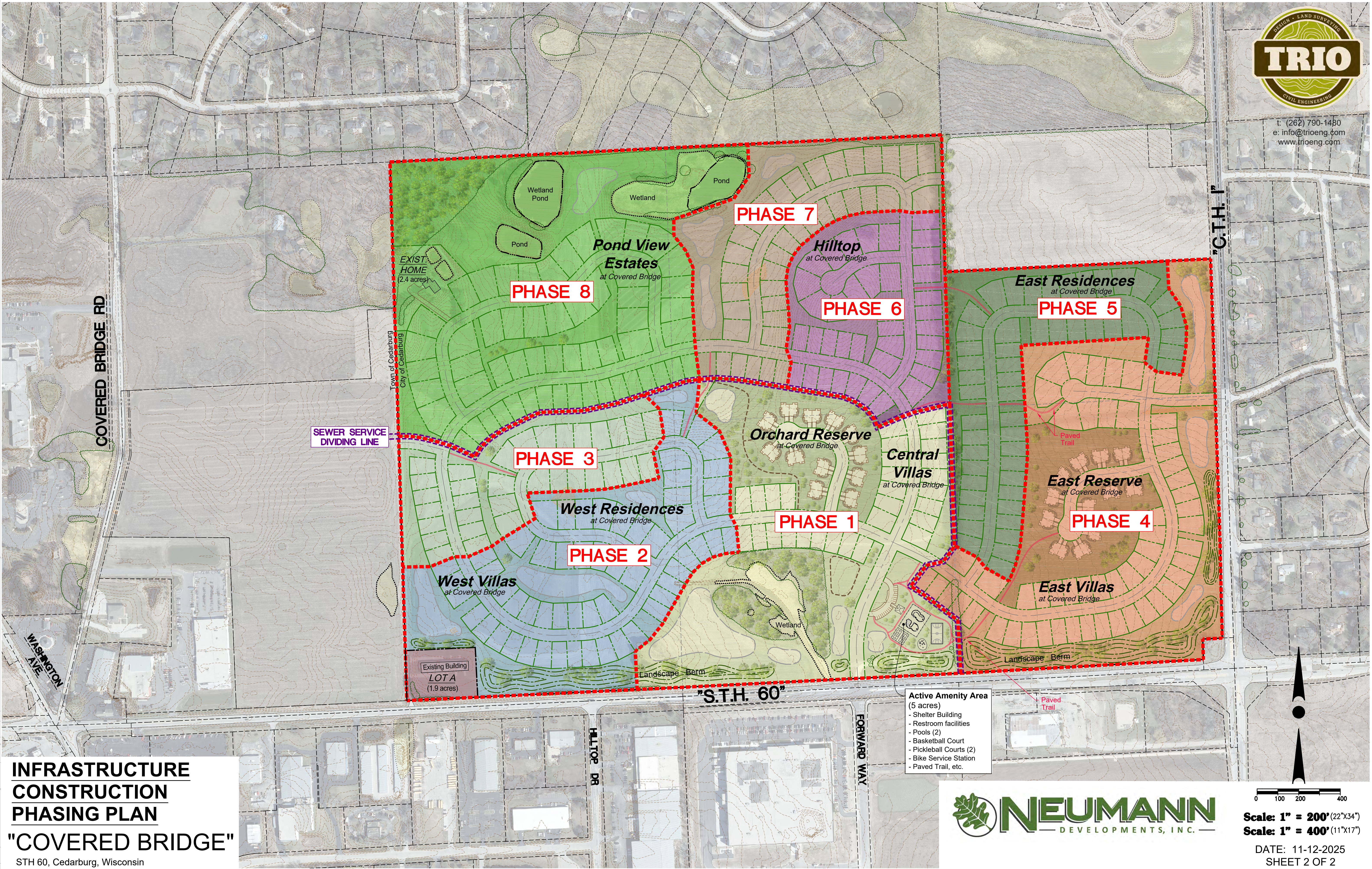
East Park
- Playground
- Benches

0 100 200 400

Scale: 1" = 200' (22"x34")
Scale: 1" = 400' (11"x17")
DATE: 11-12-2025
SHEET 1 OF 2

Page 50 of 53

\\A\2024\24-10-953 Cedarburg STH 60 Drawings\Concepts SITE PLAN COVERED BRIDGE - CEDARBURG 2025-11-12.dwg



t: (262) 790-1480
e: info@trioeng.com
www.trioeng.com

INFRASTRUCTURE CONSTRUCTION PHASING PLAN "COVERED BRIDGE"

STH 60, Cedarburg, Wisconsin

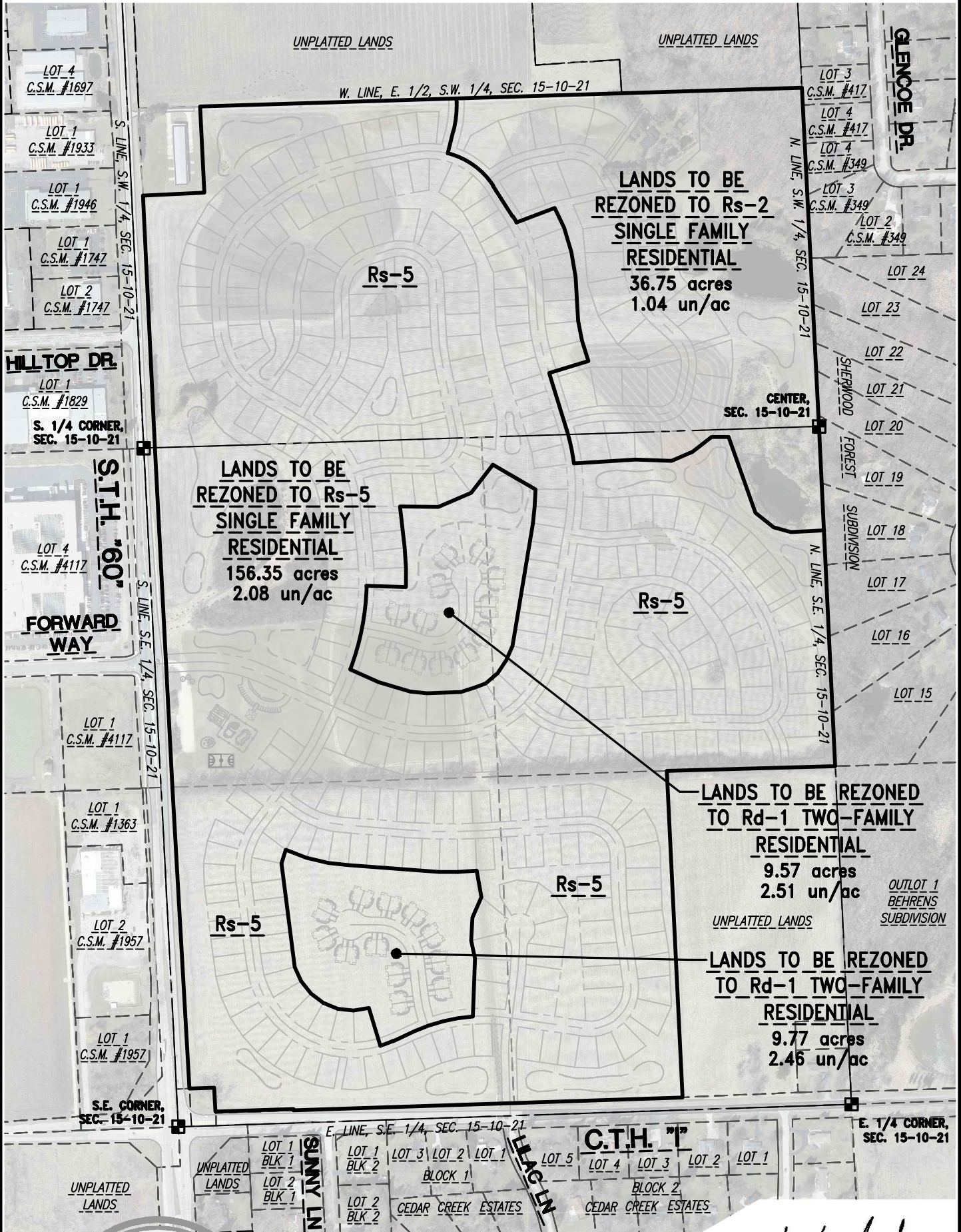
- Active Amenity Area**
(5 acres)
- Shelter Building
 - Restroom facilities
 - Pools (2)
 - Basketball Court
 - Pickleball Courts (2)
 - Bike Service Station
 - Paved Trail, etc.



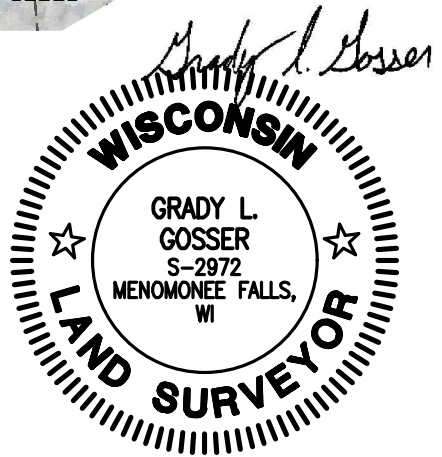
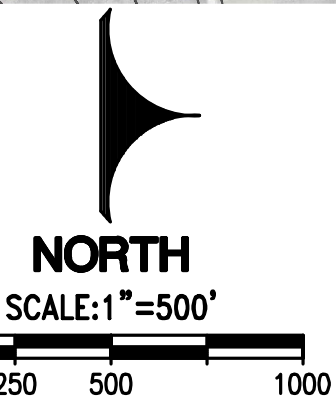
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Scale: 1" = 200' (22"x34")
Scale: 1" = 400' (11"x17")
DATE: 11-12-2025
SHEET 2 OF 2

REZONING EXHIBIT "A"

BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 15,
TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

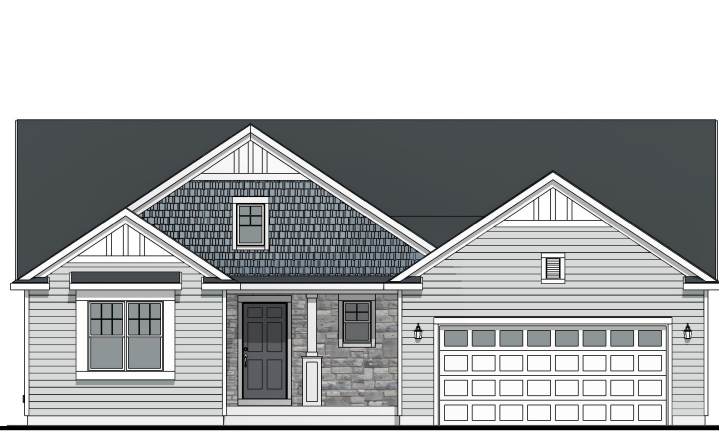


19035 W. Capitol Drive
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481



THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972) DATE: 11/12/25

X:\2024\24-10-953 Cedarburg STH 60\Drawings\Survey\EXHIBITS\ANNEXATION\885DEX-REZONING.dwg



Wingra - English Cottage



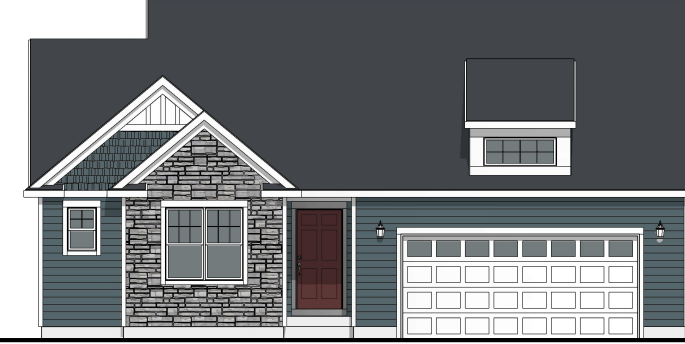
Bridgeport - English Cottage



Charleston - Country Cottage



Catalina - Craftsman



McKinley - English Cottage



Atwater - English Cottage



Windsor - Prairie



Hudson - Country Cottage



Siena - English Cottage



Dover - English Cottage



Charleston - English Cottage



Atwater - Craftsman



Drake - Prairie



Catalina - English Cottage



Sheridan - English Cottage



Adrian - English Cottage



Catalina - Country Cottage



McKinley - Craftsman



Hudson - Prairie



Drake - Country Cottage



Bradford - English Cottage



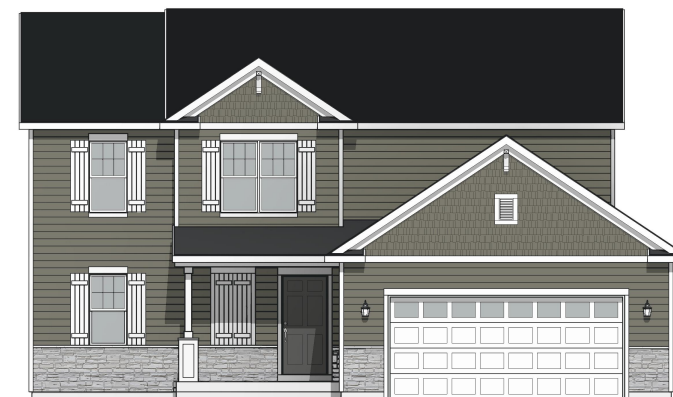
McKinley - Country Cottage



Atwater - Country Cottage



Drake - English Cottage



Sheridan - Craftsman



Siena - Country Cottage



Addison - Country Cottage



Charleston - Craftsman



Hudson - English Cottage



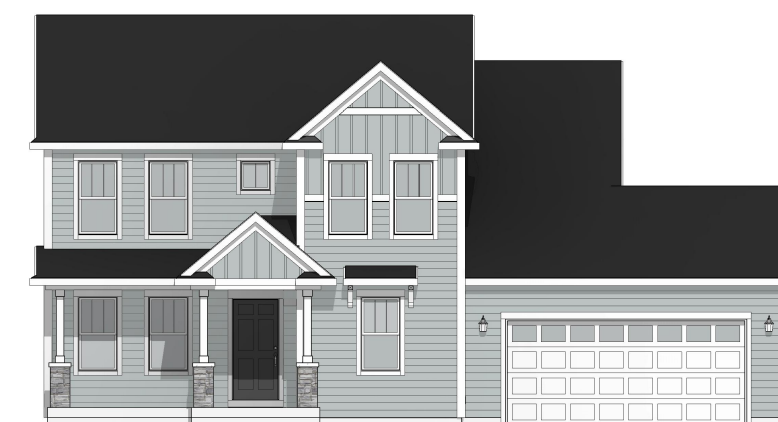
Adrian - Prairie



Bridgeport - Craftsman



Windsor - Craftsman



Catalina - Prairie



Coral - Country Cottage



Bradford - Prairie



Coral - English Cottage



Hudson - Craftsman



Wingra - Country Cottage



Bridgeport - Country Cottage



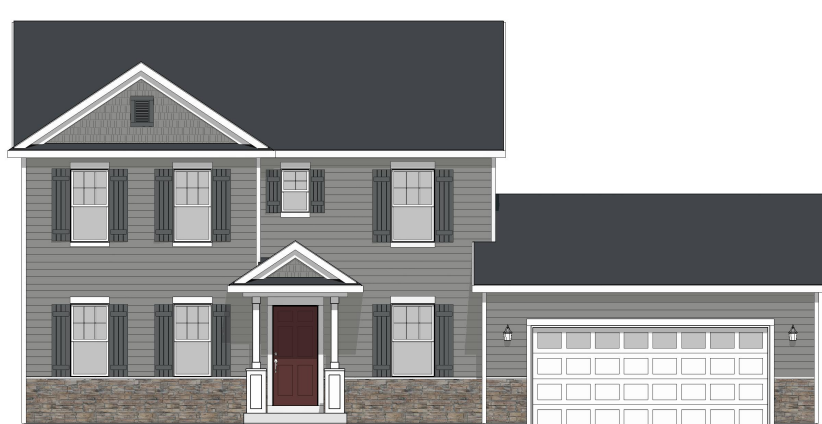
Adiran - Country Cottage



Addison - English Cottage



Dover - Craftsman



Bradford - Craftsman



Windsor - Country Cottage



Addison - Prairie



Siena - Craftsman