



CITY OF CEDARBURG
A MEETING OF THE SITE AND ARCHITECTURAL REVIEW BOARD
TUESDAY, DECEMBER 23, 2025 – 8:30 AM

A meeting of the Site and Architectural Review Board, City of Cedarburg, Wisconsin, will be held on Tuesday, December 23, 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
 - A. Council Member Kristin Burkart, Chairman Architect Adam Voltz, Plan Commission Co-Chairperson Jack Arnett, Architect Peter Damsgaard, Architect Paul Rushing
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
 - A. November 18, 2025
5. REGULAR BUSINESS; AND ACTION THEREON
 - A. Applicant Rebekah Luedcke, d/b/a A Geek Boutique, requests favorable recommendation to the Plan Commission of the site plan related to her proposed outdoor recreation/entertainment use in the side yard of her business located at W63 N633A Washington Avenue. This property, owned by Collins Investments LLC, is zoned part B-3 Central Business District, and part B-3 with HPD Historic Preservation Overlay District.
 - B. Applicant Glen at Quarry Park LLC, in c/o Joe Orendorf of Cornerstone Development, requests review, discussion, and favorable recommendation to the Plan Commission regarding the proposed architectural design strategies, covenants, and restrictions for homes to be constructed in their recently approved 24-lot single-family residential neighborhood, Quarry Park, 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 was recently conditionally rezoned to Rs-3 Single-Family Residential w/ PUD Planned Unit Development Overlay.
 - C. Applicant, Kate Schley, d/b/a Coach House Homes, requests favorable recommendation to the Plan Commission for Planned Unit Development Overlay rezoning based upon the revised concept presented for a seven lot/home single-family-detached residential infill development proposed for the

properties located at W59 N367 Hilbert Avenue & W61 N394 Washington Avenue. This 1.78-acre site, owned by Wendell Lee LLC in c/o Paula Motte, is zoned Rs-5 Single-Family Residential.

- D. Applicant Lakeside Development Company, in c/o Brian Scheive, requests concept review, discussion and feedback on their plans to clear and redevelop the 3.04-acre property located at W66 N622 Madison Avenue, into a sixteen unit single-family detached 'front porch' neighborhood. This M-1 Limited Manufacturing District zoned property is owned by Oak Gap Madison Avenue LLC.
- E. Review, discussion and possible action/recommendation to the Plan Commission for Code updates to modify/expand upon the standards as set forth in Title 13 Zoning Code, Chapter 1 Zoning Code, Article F. Site Plan and Architectural Review.

6. COMMENTS AND ANNOUNCEMENTS BY SITE AND ARCHITECTURAL REVIEW BOARD MEMBERS

7. CHAIRMAN'S ANNOUNCEMENTS

8. 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
November 18, 2025

1. CALL TO ORDER

Chairman Adam Voltz called the meeting to order at 8:30 a.m.

2. ROLL CALL

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

Also Present – City Planner Mary Censky, Administrative Assistant Theresa Hanaman, City Administrator Hilvo (by phone), Mayor Thome

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

A. October 21 , 2025

Council member Burkart made a motion, seconded by Plan Commission Co-Chairperson Jack Arnett, to approve the meeting minutes from October 21, 2025. Motion carried without a negative vote.

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.

Planner Censky summarized her written report to the Board. She reported that 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 and the remnant, homestead lot, and structures will also be 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,... There is an existing “hut” accessory structure that may have to be removed before recording the CSM. Section 6-4-14 of the City Code - Tree Preservation will apply to the new lot. The City Forester will schedule a site review and

survey to identify any specimen trees that 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.

Board members agreed that when architectural plans are available, they should be fitting to the neighborhood.

ACTION: Council member Burkart made a motion, seconded by Architect member Rushing, to recommend approval of this request to the Plan Commission, subject to the following conditions:

- 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 the 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.

Motion carried without a negative vote.

- 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.

Planner Censky reported that this existing vacant lot meets the City’s definition of an infill lot (i.e., a single vacant lot located in a predominantly 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 the 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.

Chairperson Voltz recommended being cautious of grading, and ensuring that slopes remain flat enough to avoid needing a guardrail on the driveway.

ACTION: Council member Burkart made a motion, seconded by Chairperson Voltz, to recommend approval of this infill house plan and related site/grading plan to the Plan Commission, subject to the following conditions:

- 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.

Motion carried without a negative vote.

- 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.

Planner Censky reported that this applicant owns one street fronting lot with a 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.

Several City Departments have reviewed the request and provided their comments and concerns for consideration. Section 13-1-27(b) of the City Code states that "all lots must abut a public street and must have a minimum frontage of 30 feet." Although the existing platted back lot is considered buildable as a legal nonconforming lot, creating a new lot that does not meet this minimum frontage requirement would necessitate obtaining a variance.

Board members are concerned about the narrow width of the driveway between houses, which makes it difficult for cars to pass. Architect Rushing proposed the idea of removing the front house and creating more back lots with ranch-style homes, similar to those in the neighborhood. Council Member Burkhart does not support the idea of developing new homes/sites in the backyard of existing homes.

ACTION:

Architect Damsgaard made a motion, seconded by Council member Burkart, recommending to the Plan Commission that the concept presented be opposed due to the narrow driveway, so close to the existing homes, which could not support cars passing in/out simultaneously. It was further recommended that the applicant consider a different approach by taking out the front house entirely and using that space to create a proper access way for multiple lots. The Board supported the Planner's recommended conditions as follows:

- 1) Applicant to secure a variance or alternate solution to exempt them from the 30-foot minimum public 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 lots 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 concept review/comments as follows:
 - 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 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.

Motion carried without a negative vote.

- 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.1/Sheboygan Road.

Planner Censky reported that, due to recent changes in the City Code, this project will be reviewed and recommended by the Site and Architectural Review Board (SARB) before it progresses to the Plan Commission and, ultimately, the Common Council. Before investing a lot of time and resources into detailed engineering for a fully developed preliminary plat, architectural plans, and covenants, the applicant requested a meeting with SARB to gather some initial feedback on their concepts.

Commission members discussed several important aspects of the development. They highlighted the need for homes to have a more distinctive appearance, moving away from garage-dominant facades. They proposed making front porches functional, with

minimum dimensions of 6 feet by 10 feet, vs. small porches for decoration only.

Chairperson Voltz suggested creating a road hierarchy similar to that of Cedar Pointe and utilizing existing topography to enhance neighborhood interest and experience. Avoid houses from being positioned behind garages. Ensure that utility boxes are well-thought-out in terms of locations.

Architect Rushing emphasized the importance of having a buffer for Highway 60, suggesting that it should not be merely a screen or berm to hide the development, but rather an aesthetic enhancement. Boulevards might be a nice way to create desirable entries and a hierarchy of streets. Utilizing different builders (vs a builder's finite book of plan choices) could help diversify home designs and be more reflective of Cedarburg. Commissioner Arnett expressed a desire for the community to be interconnected with the trails along Highway 60. Additionally, this development is almost completely single-family residential, which aligns with the public's preferences as heard during recent Comprehensive Plan update meetings.

ACTION:

This was a Discussion and Feedback item only. No action was taken.

6. ADJOURNMENT

A motion made by Commissioner Arnett, seconded by Architect Damsgaard, to adjourn the meeting at 10:13 am. Motion carried without a negative vote.

Theresa Hanaman
Administrative Assistant

[MIN_SIGNATURES]

PLANNERS REPORT

To: City of Cedarburg Site and
Architectural Review Board (SARB)

By: Mary Censky
Date: December 23, 2025

General Information:

Agenda Item: 5.A.

Applicant: Rebekah Luedcke, d/b/a A Geek Boutique

Property Owner: Collins Investments LLC

Requested Action: Approval of Conditional Use Permit for outdoor recreation/entertainment use.

Current Zoning: Part B-3 Central Business District, and part B-3 with HPD Historic Preservation Overlay District

Current Master Plan Classification: Commercial

Surrounding Zoning/Land Use:
North: Institutional and Public Service District
South: Part B-3 Central Business District, and part B-3 with HPD Historic Preservation Overlay District
East: B-3 with HPD Historic Preservation Overlay District
West: B-3 Central Business District

Lot Size: .25-acres (10,890 sq. ft.)

Location: W63 N633A Washington Avenue

Discussion:

The applicant seeks Conditional Use Permit (CUP) approval to place a picnic table seating area in the side yard of their building in support of their A Geek Boutique gifts and games store. They also propose to erect a temporary tent in this area from time to time to shelter certain events/activities.

The B-3 Central Business District lists ‘Indoor and outdoor recreation and entertainment.’ as a conditional use that can be considered for approval.

This parcel is partially located within the Historic Preservation Overlay zoning district.



HPD HISTORIC PRESERVATION OVERLAY DISTRICT

Recommendation:

A DRAFT of the proposed Conditional Use Permit (CUP) is attached for the Boards consideration. In addition to the conditions set forth therein, the Planner recommends the following conditions also be made a part of any recommendation for approval which the SARB may make to the Plan Commission:

- 1) The CUP must be fully executed and recorded prior to the start of the outdoor recreation/entertainment use at the site.
- 2) Review and concurring recommendation for approval by the Landmarks Commission as to the specific style, size, type, and location of the tent, tables, and any related planters proposed to be placed in the HPD Historic Preservation Overlay zoning district portion of this site (i.e., any portion lying within 125-feet of the west edge of the Washington Avenue right-of-way) in support of this outdoor recreation/entertainment use, prior to signing and recording the CUP.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W63 N633A Washington Ave, Cedarburg, Wisconsin 53012,

APPLICANT/BUSINESSNAME: Rebekah Luedcke | DBA: A Geek Boutique

APPLICANT/BUSINESS ADDRESS: [REDACTED]

STATUS OF APPLICANT: OWNER AGENT BUYER OTHER Renter

PHONE: [REDACTED] EMAIL: [REDACTED]

PROPERTY OWNER (IF DIFFERENT): Brian Collins

PROPERTY OWNER MAILING ADDRESS: [REDACTED]

PROPERTY OWNER PHONE: 414 [REDACTED] PROPERTY OWNER EMAIL: [REDACTED]

REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: Please see attached description

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

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

PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 11-4-2025

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 300.00 *Rec.* (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 11-13-26

APPLICATION AND FEE RECEIVED BY: Theresa Hanamar PLAN COMMISSION MEETING DATE: 1-5-26

ATTACHMENTS (CHECK IF RECEIVED):
 FIVE DESCRIPTIONS FIVE FULL-SIZE SETS THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-107-01-05-001

Proposed Use Description

Our business intends to host small to medium-sized community-oriented events on a recurring basis. These events may include tabletop game demonstration sessions, new product release gatherings, “learn to play” workshops, author meet-and-greet signings, private birthday celebrations, and occasional after-hours shopping events. Activities may take place indoors, outdoors, or a combination of both.

We also plan to hold occasional seasonal events featuring independent artists whose work is sold in our shop. These events may include small craft demonstrations or hands-on workshops. All activities will remain within normal occupancy limits and will not exceed the typical noise levels of a retail/commercial setting.

Events may occur weekly or monthly, depending on community interest and scheduling. Attendance will be intentionally limited to maintain a comfortable environment consistent with our regular retail operations. The purpose of these events is to foster a welcoming, community-focused atmosphere supporting local hobby, literary, and tabletop gaming interests.

Light refreshments may be offered. Any food provided will be pre-packaged or brought in fully prepared (e.g., pizza, baked goods, bottled/canned beverages). No on-site cooking, grease production, or commercial food preparation will occur.

The business maintains a small outdoor seating area with picnic tables and decorative café-style string lighting. Planter boxes are used to define and visually enhance the space. This area is intended for casual, small group use.

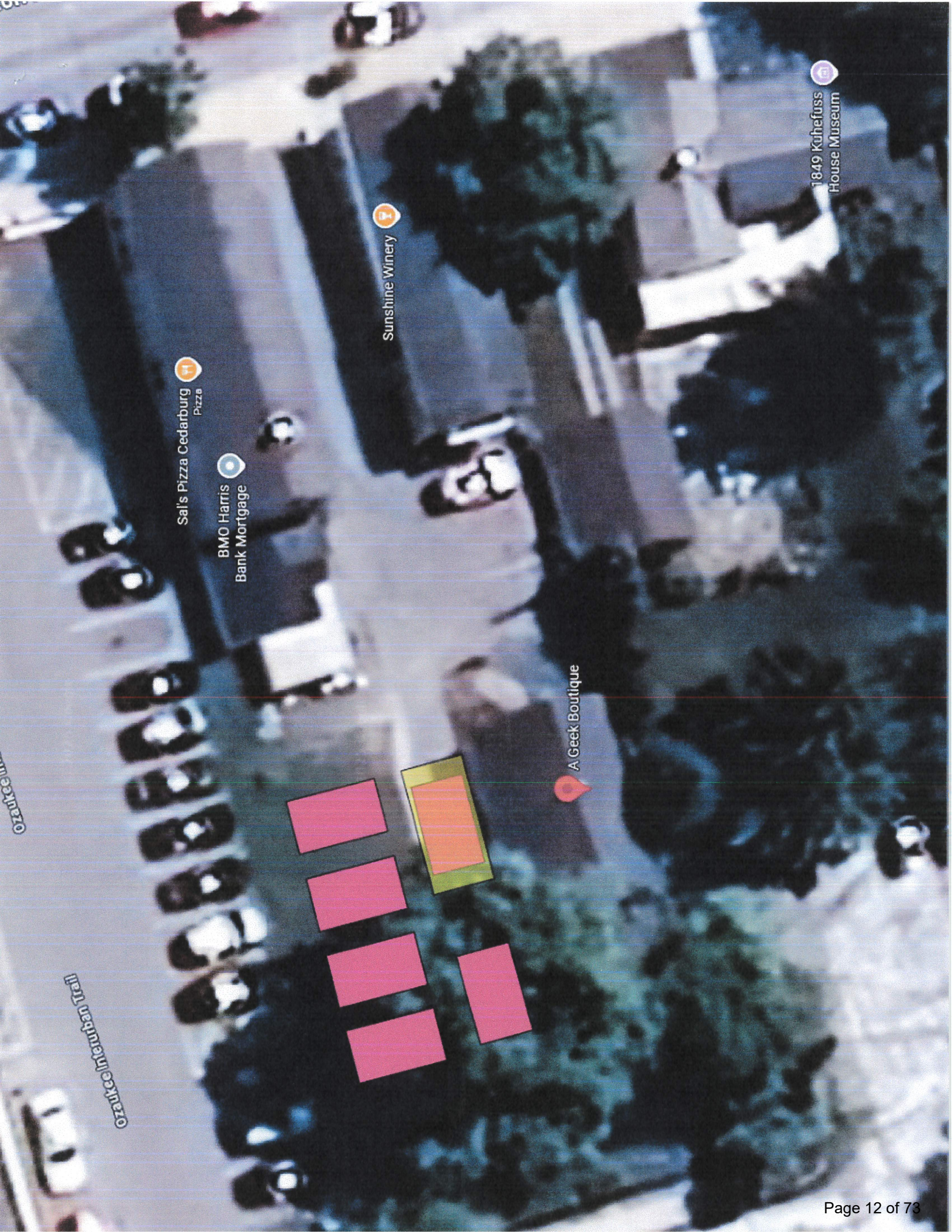
During select events, a small pop-up tent (10’x10’ to 10’x20’) may be used outdoors for weather protection or promotional purposes. Tent placement will not obstruct pedestrian walkways, building entrances/exits, or vehicle circulation.

Low-volume background music may be played through a small speaker during events. On occasion, a single performer may provide non-amplified acoustic music (e.g., guitar). No amplified live music or large-scale sound equipment will be used.

Event times will take place between **9:00 AM and 9:00 PM**.

Site Map Key

- **Yellow:** Tent placement (10’x10’ to 10’x20’)
- **Pink:** Picnic table locations
(Placement may vary slightly depending on the event.)



Sal's Pizza Cedarburg
Pizza

BMO Harris
Bank Mortgage

Sunshine Winery

A Geek Boutique

1849 Kuhfuss
House Museum

Ozaukee Interurban Trail

Ozaukee

DOCUMENT NUMBER	CONDITIONAL USE PERMIT (CUP) Outdoor Recreation/Entertainment	
Before the Plan Commission of the City of Cedarburg, Ozaukee County, Wisconsin, regarding the premises at W63 N633A Washington Avenue, Cedarburg, WI 53012, located in Section 27, Town 10 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:		
1436/769 1056/840 LOT 5 BLOCK 4 *EXC E 76 FT OF S 22 FT* ALSO E 67 FT LOT 1 BLOCK 10 ASSESSOR'S PLAT ORIGINAL PLAT		
		Return to: City Clerk Tracie Sette City of Cedarburg W63N645 Washington Avenue PO Box 49 Cedarburg WI 53012-0049

13-107-04-05-001
Parcel Identification No.

Zoning Classification of the Premises is: Part B-3 Central Business District, and part B-3 with HPD Historic Preservation Overlay District

Mailing Address of the Premises is: W63 N633A Washington Avenue

WHEREAS a petition has been filed by Rebekah Luedcke, d/b/a A Geek Boutique, (hereinafter "Permittee") for the purpose of Outdoor recreation and entertainment use in side yard at W63 N633A Washington Avenue, such premises owned by Collins Investments LLC (hereinafter "Property Owner"); and

WHEREAS the use 'outdoor recreational and entertainment facilities.' is listed as a conditional use that can be considered for approval in Section 13-1-55(e)(12) of the City of Cedarburg Zoning Code; and

WHEREAS, upon careful consideration of information received in this matter, including information received at the public hearing, and in consideration of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, the City of Cedarburg Plan Commission hereby finds that the proposed use will not be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community, and will be in accordance with the purpose and intent of the City of Cedarburg Zoning Code and the City of Cedarburg Smart Growth Comprehensive Land Use Plan - 2050, provided the conditional use is operated pursuant to the following conditions and in strict conformance therewith.

WHEREAS, the Plan Commission of the City of Cedarburg held a Public Hearing on January 5, 2026, and acted to approve the CUP with conditions.

NOW, THEREFORE, the CUP is approved subject to initial and continued compliance with the City of Cedarburg Municipal Zoning Code, and with the following general conditions:

1. This CUP is being issued to Rebekah Luedcke, d/b/a A Geek Boutique (Permittee). In the event of a change in ownership of the Premises or the named Permittee, the applicable provisions of City of Cedarburg Code Section 13-1-226 "CONDITIONAL USE PERMIT." shall apply.
2. This CUP may not be transferred to another location.
3. If this use is discontinued or terminated for a period of 12 months or more, this permit shall become void. Any future use of the site, structures, or land shall be subject to the requirements of the B-3 Central Business and HPD Historic Preservation Overlay Zoning Districts.
4. Any/all required Federal, State and Local licenses and permits for A Geek Boutique shall be obtained and maintained in full force and effect throughout the period of this use by Permittee's.
5. The Property Owner and Permittee are required to sign below, before a notary, to approve the issuance of this CUP and to indicate their acceptance of the terms and conditions of this CUP.
6. Any modifications, changes or expansion to the approved site, equipment, materials, design, operating plan or use as set forth in the narrative and/or plans contained in Exhibit "A", (attached hereto and made a part hereof by reference) shall require prior approval by the City Plan Commission as an amendment to this CUP (Ref Section 13-1-226 of the City Code "CONDITIONAL USE PERMIT.").

7. Unsightly, unenclosed storage of any materials, equipment or supplies at this site by the Permittee is prohibited.
8. Any substantiated, material, adverse impacts arising with respect to such things as, but not necessarily limited to, noise, vibration, health, public safety, dust, litter, lighting, loitering, etc. associated with the A Geek Boutique outdoor recreation and entertainment use shall be the responsibility of the Permittee to correct timely upon receipt of a written notice from the City of Cedarburg. Failure to correct identified issues in a timely manner, or failure to fully comply with all stated conditions of this permit following receipt of notice from the City of Cedarburg may result in modification, or partial or complete revocation of this Conditional Use Permit.

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

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

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of A Geek Boutique outdoor recreation and entertainment use.

The SPECIFIC CONDITIONS of this Permit are:

1. This Permit shall become effective upon the full execution and recording by the Permittee and Property Owner of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This Permit shall become void unless proper application, receipt, and actual use of the site for outdoor recreation and entertainment in conformity to this Conditional Use Permit, are made/secured and underway in earnest within 12 months of the date hereof.
3. Construction of the structures, development of the site, and operation of the use shall be in strict conformity to the approved use, site, structures, and operation plans set forth in Exhibit "A" attached hereto and made a part hereof by reference.
4. Any of the conditions of this Permit which would normally be the responsibility of Permittee, shall also be made a part of their lease by the Property Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof as may be necessary to carry out the conditions.
5. Conditions on the Operations
 - a. Alcohol sales, service, and/or consumption are not permitted within this outdoor recreation and entertainment space.
 - b. This outdoor tables/tent recreation and entertainment space is limited to supporting the A Geek Boutique business use located in the building identified as W63 N633A Washington Avenue. It does not also support any business or occupancy located between this building and Washington Avenue.
 - c. Proposed café/string style lighting shall be subject to plan review and approval by the City Planner prior to display.
 - d. Daily hours of use for this outdoor area are 9am to 9pm.
6. Conditions on the Structures and Equipment
 - a. The existing principal structure shall remain 'per existing conditions' as of the date of this CUP approval.
 - b. All tent and canopy equipment shall be subject to review and approval as to structural integrity and fire safety by the City Building Inspector and City Fire Inspector prior to placement at the site
 - c. Tables and tents shall be always maintained in good repair.
 - d. When not fully erected and in use, the tents shall not be stored outdoors on the property.
7. Conditions on the Site
 - a. The site shall remain per existing conditions as of the date of this CUP approval, except to the extent modified for placement of picnic tables and tents in accordance with the site plan (see attached Exhibit "A").
8. Other conditions
 - a. None.

Signature page(s) follow...

SIGNATURES OF PERMITTEE(S):

As **PERMITTEE** of the subject use, site, and related structures, I/we approve and accept the issuance of the CUP with the above-described conditions.

Signature _____ Date Signed: _____ Rebekah Luedcke Title: _____

Signature _____ Date Signed: _____ Print name/title above _____

STATE OF Wisconsin
_____ COUNTY } SS

Personally, came before me this ____ day of _____, 2026, the above-named Rebekah Luedcke and _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

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

Signature _____ Date _____

SIGNATURES OF PROPERTY OWNER(S):

As **PROPERTY OWNER** of the subject property, I/we approve and accept the issuance of the CUP with the above-described conditions.

Brian Collins as Registered Agent for Collins Investments, LLC _____ Date Signed: _____

STATE OF _____
_____ COUNTY } SS

Personally, came before me this ____ day of _____, 2026, the above-named Brian Collins, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

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

Signature _____ Date _____

SIGNATURES – CITY OF CEDARBURG

On behalf of the City of Cedarburg Plan Commission, I/we approve and accept the issuance of the CUP with the above-described conditions.

Patricia Thome, Mayor

STATE OF WISCONSIN }
OZAUKEE COUNTY } SS

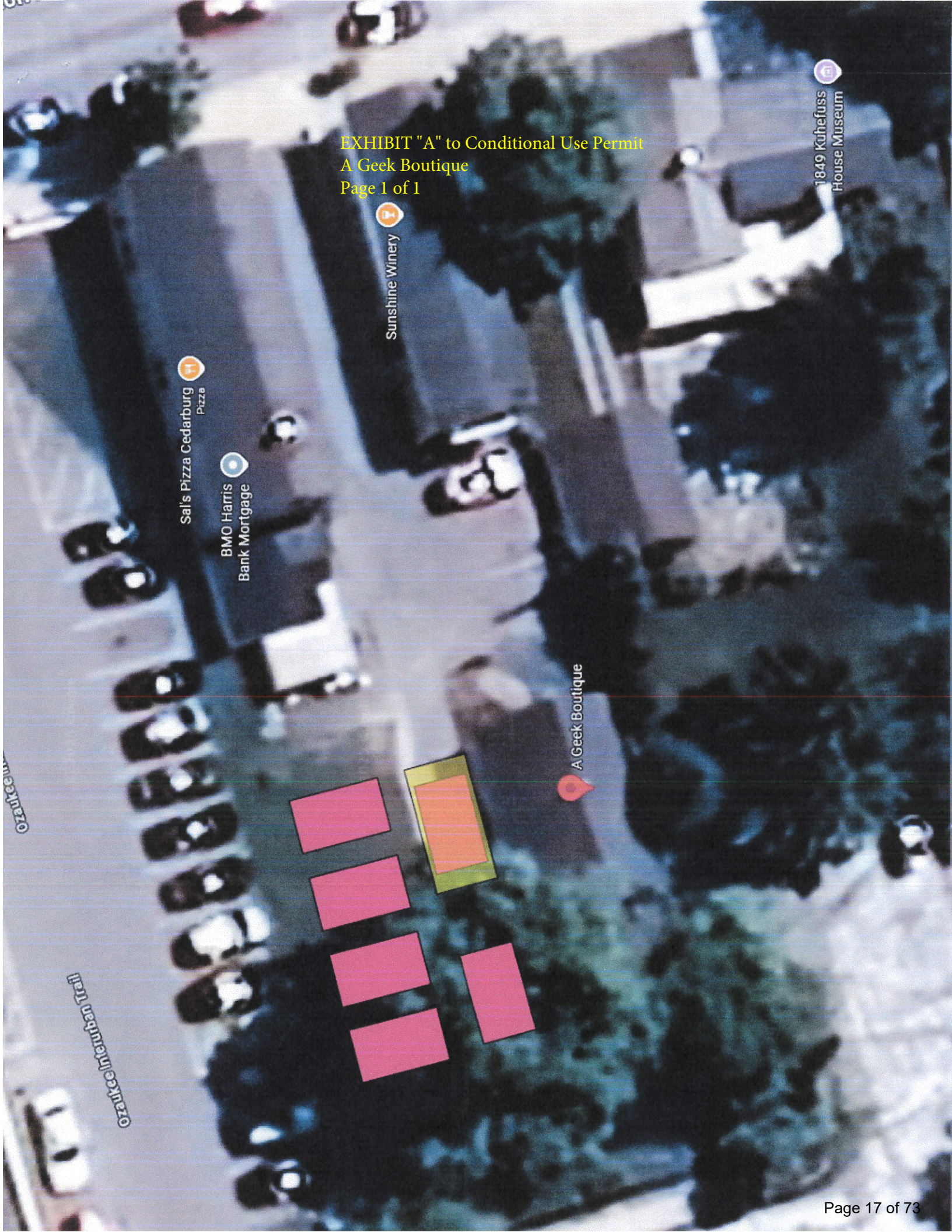
Personally, came before me this _____ day of _____, 2026, the above-named Patricia Thome, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

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

*THIS INSTRUMENT WAS PREPARED BY:
Mary Censky, City Planner*

DRAFT

EXHIBIT "A" to Conditional Use Permit
A Geek Boutique
Page 1 of 1



Sal's Pizza Cedarburg
Pizza

BMO Harris
Bank Mortgage

Sunshine Winery

1849 Kuhfuss
House Museum

Ozaukee Interban Trail

GIS Aerial Map View – 2024 Geek Boutique Site



CITY OF CEDARBURG

MEETING DATE: December 23, 2025

ITEM NO: 5. B.

TITLE:

Applicant Glen at Quarry Park LLC, in c/o Joe Orendorf of Cornerstone Development, requests review, discussion, and favorable recommendation to the Plan Commission regarding the proposed architectural design strategies, covenants, and restrictions for homes to be constructed in their recently approved 24-lot single-family residential neighborhood, Quarry Park, 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 was recently conditionally rezoned to Rs-3 Single-Family Residential w/ PUD Planned Unit Development Overlay.

ISSUE SUMMARY:

The applicant presents a draft of their proposed private covenants and restrictions that will apply to their recently, conditionally approved 24-lot single family residential subdivision known as Quarry Park. The Board is requested to review and consider whether these restrictions sufficiently support the spirit, intent, purpose, principals and standards of the City's Code and Comprehensive Plan.

ATTACHMENTS:

1. Quarry Park Prelim Plat + Rezone Applications_R
2. Quarry Park Proposed Covenants - Final 12.12.25
3. Prelim Plat Quarry Park_2025-10-24
4. Site Plan Quarry Park_2025-10-24
5. GIS Aerial Map View - Quarry Park

INITIATED/REQUESTED BY:

Applicant

FOR MORE INFORMATION CONTACT:

Mary Censky, Planner



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: Lot 1 Holly Lane & W60 N1067 Sheboygan Road, Cedarburg, WI 53012

APPLICANT/BUSINESSNAME: The Glen at Quarry Park LLC

APPLICANT/BUSINESS ADDRESS: John Wahlen, Cornerstone, [REDACTED]

STATUS OF APPLICANT: OWNER AGENT BUYER OTHER

PHONE: [REDACTED] EMAIL: [REDACTED]

PROPERTY OWNER (IF DIFFERENT): same as above

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: Preliminary plat review for this new 24-lot subdivision /

REQUEST REZONING OF ENTIRE SITE TO RS-3 SINGLE FAMILY RESIDENTIAL WITH PUD-PLANNED UNIT DEVELOPMENT OVERLAY.

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: 9/10/25

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 295.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 9-15-2025

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

ATTACHMENTS (CHECK IF RECEIVED):

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

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-022-13-007.00 \$ 13:022-13-003.00

ZONING: A-1 Temp ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

DOCUMENT NO.	Quarry Park City of Cedarburg Declaration of Restrictions and Covenants DOCUMENT TITLE
<p>LEGAL DESCRIPTION OF QUARRY PARK SUBDIVISION</p> <p>LEGAL DESCRIPTION</p> <p>All of Lot 1 and a part of Lot 2 of Certified Survey Map No. 3797, Recorded in the Office of the Register of Deeds for Ozaukee County on April 19, 2011 as Document No. 0943407, being located in a part of the Northeast 1/4 of the Southeast 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.</p> <p>END OF DESCRIPTION.</p>	<p>THIS SPACE FOR RECORDING DATA</p> <hr/> <p>RETURN TO: THE GLEN AT QUARRY PARK LLC 11600 W. Lincoln Avenue West Allis, WI 53227</p> <hr/>
	<p>PARCEL IDENTIFICATION NUMBER</p>

QUARRY PARK
City of Cedarburg, Ozaukee County, Wisconsin
November 10, 2025

DECLARATION OF RESTRICTIONS AND COVENANTS

WHEREAS, THE GLEN AT QUARRY PARK LLC (herein referred to as the “DEVELOPER”) with offices located at 11600 W. Lincoln Avenue, West Allis, Wisconsin 53227, owns all of the Lots in Quarry Park, City of Cedarburg, Ozaukee County, Wisconsin.

WHEREAS, DEVELOPER intending to establish a general plan for the use, occupancy and enjoyment of the Subdivision, desires to subject all the Lots within the Subdivision, each Lot of the same hereinafter referred to as a "Lot", to certain restrictions and covenants;

NOW THEREFORE, LET IT BE KNOWN that each and every person, party or entity hereafter purchasing or owning or in any way taking possession of any Lot in the Subdivision, shall do so subject to the following restrictions and covenants, to wit:

ARTICLE I

1. Definition of Terms:

1.1 **“Family”** shall mean one or more than one person living, sleeping, cooking or eating on premises as a single housekeeping group, and shall exclude a group or groups of persons where three or more persons thereof are not household employees or related by blood, adoption, or marriage.

1.2 **“Architectural Control Committee” (ACC)** shall mean the committee referred to in Article VI.

1.3 **“Lot”** shall mean a lot in the Subdivision as platted for residential development, and shall not include any platted or CSM outlot.

1.4 **“Outlot”** shall mean a parcel designated as an outlot on the Subdivision plat or CSM, which, by reason of such designation, is not platted as a building site.

1.5 **“Dwelling”** shall mean that primary building on a Lot to be occupied by a single Family.

1.6 **“Quarry Park Homeowners Association, Inc.”** shall mean that Wisconsin non-stock corporation responsible for certain duties relating to the maintenance, administration and operation of the Subdivision as may be referred to herein or in its bylaws (the “HOA”).

1.7 **“Common Areas”** are those areas identified or located on the Plat or CSM, including the Outlots, and set aside either as communal areas, open space, or drainage areas for storm water management purposes (“Storm Water Management Areas”).

1.8 **“Common Improvements”** consist of the following, which may be located in Common Areas or may be located in public streets, individual Lots, or Outlots: all monuments/signs on the property generally identifying the Subdivision, and any fencing, lighting, landscape features, walking trails, drainage ways and easements, Storm Water Management Areas or other improvements made by the HOA in the Common Areas or elsewhere.

1.9 **“Subdivision”** shall mean Quarry Park consisting of residential Lots 1-24 inclusive as depicted on the final plat recorded in the office of the Ozaukee County Register of Deeds.

ARTICLE II

2. Property Subject to this Declaration: The following property shall be subject to this Declaration:

All of Lot 1 and a part of Lot 2 of Certified Survey Map No. 3797, Recorded in the Office of the Register of Deeds for Ozaukee County on April 19, 2011 as Document No. 0943407, being located in a part of the

Northeast 1/4 of the Southeast 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

Title to Outlots 1-2 shall be held by the HOA. Each owner of a lot in the Subdivision shall be liable for a one-twenty fourth (1/24 share of any and all costs associated with the maintenance, repair and administration, including property taxes, of all Outlots or Common Improvements of the Subdivision. Deeds for the conveyance of Lots shall include a statement that such Lot includes a fractional ownership of the Outlots and Common Improvements as provided in this Declaration.

ARTICLE III

3. General Purpose:

3.1 General Purpose: The general purpose of this Declaration is to adequately provide for high-quality improvement of the Subdivision in order to preserve and enhance the value of investments made by the owners of the Lots. This Declaration achieves this purpose by:

- a) Endeavoring that the Subdivision will become and remain an attractive community and toward that end to preserve and maintain the natural beauty and the natural plant life and wildlife habitat of certain open spaces and recreational areas within and in the Subdivision;
- b) Achieving the best use and the most appropriate development and improvement of each Lot;
- c) Protecting the owners of Lots against such use of surrounding Lots as will detract from the value of their Lot;
- d) Guarding against the erection thereon of poorly designed or proportioned structures;
- e) Achieving harmonious use of material and color schemes; and
- f) Encouraging erection of attractive Dwellings with appropriate locations on the Lots.

3.2 Zoning Laws: In addition to the provisions outlined herein, all Lots shall be subject to all ordinances, zoning laws, building codes and other regulations of the City of Cedarburg, Ozaukee County and the State of Wisconsin as applicable. The provisions of QUARRY PARK's Developer's Agreement shall also apply. This Declaration does not fully encompass all local zoning codes and restrictions. Lot owners shall conform to all applicable laws concerning Lot improvements and usage.

ARTICLE IV

4. Lot Use, Restrictions and Improvement Requirements

4.1 Lot Use: Each Lot shall only be used for construction of a single-family Dwelling and accessory buildings/structures, such as attached garages, swimming pools and similar improvements, approved by the ACC in accordance with Article 6 below and also meeting City of Cedarburg and State of Wisconsin code requirements. Each dwelling shall be designed by a professional home designer or architect experienced in home design. Four sided architectural is desired with emphasis on porches, exterior detail, and timeless design.

4.2 Approval of Structures and Lot Improvements: No structure or improvement of any kind shall be constructed, altered, placed, maintained or permitted upon any Lot without written approval of the ACC. Any Dwelling previously approved for construction on any Lot may be altered and/or the exterior remodeled, only upon written approval of such changes by the ACC. In the event of catastrophic loss, permission is herewith granted to rebuild in accordance with the original approved design, without the need for obtaining approval of the ACC.

4.3 Maximum Dwelling Height: Dwellings shall not exceed thirty (30) feet in height from the average finished grade at the front of the Dwelling to the midpoint of the highest pitched roofline.

4.4 Attached Garage Required: Each residence shall have attached to it, by common foundation, a vehicle garage having a minimum floor area of five hundred (500) square feet. The exterior surfaces of this garage shall be consistent and harmonious with the exterior materials placed upon the Dwelling. Garage entrances permitted are side-load, canted, courtyard or, placed to the rear of the home. A front entry garage may be permitted, but care should be taken to create a design that deemphasizes the garage and provides architectural detail to the front elevation. The front entry garage should sit back from the front elevation/porch and have decorative garage doors. DEVELOPER reserves the right, at its sole discretion, to approve garage placement and initial door design.

4.5 Detached Structures Permitted: Detached buildings are permitted if the lot size, geometry and setbacks permit its placement and with written approval of the ACC and the City of Cedarburg. Sheds must substantially conform in appearance to the style of the Dwelling with regard to siding, stone or brick, colors, roof pitch, windows and doors. Sheds shall be a maximum of six hundred (600) square feet, contain stone or brick on the elevation facing the street, be constructed on a concrete slab and attached to the slab with bolts, be located within the lot setbacks and be located behind the plane of the front elevation. All sheds and detached structures need to comply with City of Cedarburg codes and a permit is required from the City of Cedarburg.

4.6 Fences and Walls: No fence or wall shall per permitted except for fences around in-ground pools, and fences in the rear yard behind the Home, provided that no fence located in the rear yard on a corner lot shall be built within the street setback zone. In order to construct any fence or wall, the Lot Owner shall submit plans and specifications, including materials, colors and location, to the ACC, and such plans and specifications must be approved in writing by the ACC. Approval may be given only for fences of an open type of construction with a black wrought iron appearance (see attached) and which are no more than five (5) feet in height. On a case-by-case basis, the ACC, in its sole discretion, may consider and approve a fence of a color other than black. Chain link and privacy fences, and fences of any material other than aluminum or wrought iron, are strictly prohibited. Approval may be given for retaining or landscape walls if such walls are constructed of stone, brick or other similar natural material. The ACC has the right to deny any and all fence requests at their sole discretion.

4.7 Signs: No signs of any size or type are permitted, except signs may be placed upon the Lot by the owner or owner's agent advertising the sale of the Lot or a sign erected by a building contractor posted during the term of construction. Such permitted signs shall not exceed eight (8) square feet in size. DEVELOPER shall be allowed to erect one or more temporary signs advertising the sale of the Subdivision that does not exceed thirty-two (32)

square feet in area and meets all other City of Cedarburg requirements, until DEVELOPER no longer owns any Lots in the Subdivision.

4.8 Swimming Pools: In ground swimming pools are allowed, but must comply with all City of Cedarburg code requirements including wiring and be approved by the ACC prior to installation. Above ground swimming pools are not permitted unless they are portable/inflatable wading pools not to exceed 30" in depth and placed no more than 10' from the home on a concrete slab in the backyard in such a way as to not disturb the quality of life of the adjacent homes. In addition, these Portable/Inflatable pools should be up for not more than 2 consecutive weeks at a time between Memorial Day and Labor Day only.

4.9 Roof Pitch and Materials: Roof pitches on all Dwellings and detached structures are to be a minimum of seven (7) feet in height for each twelve (12) feet in length (7/12) pitch or greater unless architecturally not feasible. Porch roofs, dormers and shed style roofs less than 7/12 may be permitted, subject to prior written approval from the ACC. Roof shingles shall be dimensional design asphalt, wood cedar shake or standing-seam metal.

4.10 Exterior Building Materials:

- a) The exterior walls of a Dwelling shall be constructed with LP SmartSide® or cement board siding, stone, brick or other natural materials; aluminum and vinyl siding are prohibited.
- b) Soffit, fascia and gutter materials may consist of aluminum, wood, cement board, composite or other material approved by the ACC.
- c) Each Dwelling shall at a minimum be required to have four (4) inch wood or cement board corner boards and trim around all windows, doors and vents.

4.11 Minimum Building Living Area: The Minimum floor area of each dwelling shall be no less than the following schedule, with all measurements taken from exterior walls.

- a) One Story Dwelling: 1,600 square feet
- b) One and One-Half Story Dwelling: 2,000 square feet total.
- c) Two Story Dwelling: 2,000 square feet total.

Note: Other City of Cedarburg zoning restrictions may apply.

4.12 Bathrooms: Each dwelling shall contain a minimum of two (2) baths.

4.13 Building Setbacks and Floor Area Ratio: The required minimum building setbacks for all Lots in the Subdivision are as follows:

- a) Front setback: 25 feet for all Dwellings or structures.
- b) Corner side yard setback: 25 feet for all Dwellings or structures.
- c) Side yard setback: 7.5 feet.
- d) Rear yard setback: 25 feet.
- e) Maximum floor area ratio (total floor area of buildings): 30%

4.14 Utilities: Electric, natural gas, sewer and water services shall be provided to each home by the installation of underground lines.

4.15 Outside Storage/Antennae/Window Air Conditioners:

- a) No outside storage of boats, recreational vehicles, non-working vehicles or miscellaneous equipment permitted.

- b) No exterior antennae are permitted except satellite dishes no greater than twenty-two inches (22") in diameter. Satellite dishes must be located on the house in an area approved by the ACC, but not on the front facade of the house.
- c) No window air conditioning units of any type are permitted.

4.16 Nuisances: No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done on or to a Lot which is or may become a nuisance or annoyance to the neighborhood. Trash, garbage and other waste shall be kept in sanitary containers that shall be stored in the attached garage.

4.17 Occupancy: No Dwelling may be occupied until it has been completed in accordance with the approved plans and specifications and until an occupancy permit has been granted by the City of Cedarburg.

4.18 Zoning Laws, etc.: In addition to the provisions outlined in this document, the Developer, its successors and assigns, and all parties hereafter having an interest in the property shall be subject to all ordinances, zoning laws, building codes and other regulations of the City of Cedarburg, Ozaukee County and the State of Wisconsin as applicable and the same may be more restrictive than these Restrictions. The provisions of the QUARRY PARK Developer's Agreement shall also apply. In the event there is a conflict between the requirements of these regulations, the more restrictive provisions shall apply.

4.19 Animals, Livestock, Poultry: No animals such as livestock or poultry shall be raised, bred or kept outside on any Lot. No more than three (3) dogs or cats, or combination thereof, shall be kept inside or outside any Dwelling and not kept for any commercial purpose. Outdoor animal kennels are prohibited.

4.20 Vision Triangles: No structure of any kind shall be permitted which exceeds a height of 30 inches above the elevation of the center of the intersection, except for necessary highway and traffic signs, nor shall any plant material or natural growth be permitted which obscures safe vision of the approaches to the intersection.

4.21 Street Trees and Mailboxes:

- a) In order to provide mail service to the Lots in the Subdivision, a mailbox must be purchased from DEVELOPER at lot closing. DEVELOPER or its assigned contractor shall install a mailbox in a location selected by DEVELOPER and approved by the U.S. Postal Service and the City of Cedarburg. The type of mailbox is dependent on the postal office. Repairs and maintenance of the mailbox is the responsibility of the HOA.
- b) Prior to the surface course of asphalt being constructed in the Subdivision and no later than two years from the City's acceptance of the public improvements, DEVELOPER will plant the street trees, defined as the trees located along the internal Subdivision roads in the five-foot-wide landscape easement, in accordance with the approved street tree and landscape plans on file in the City Public Works & Development Department.
- c) The purchaser of a Lot shall pay \$2,000.00 to DEVELOPER at the closing of the Lot to offset the street tree planting cost and the mailbox installation cost detailed in Section 4.21 above. The Lot owner shall be responsible for maintaining and replacing all street trees on their Lot.

ARTICLE V

5. OWNERS ASSOCIATION

5.1 Association of Owners: Upon selling a minimum of twelve (12) Lots but before selling the last lot in the Subdivision, DEVELOPER shall create a non-profit corporation to be known as QUARRY PARK HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "HOA". Until the formation of the HOA, and at all times prior to the first election of the Board of Directors of the HOA following the annual meeting of the HOA, the Developer shall have the sole authority to manage the affairs of the Subdivision, to act as the ACC, and to otherwise enforce this Declaration.

5.2 Purpose:

- a) To own and maintain Common Areas and Common Improvements including all drainage easements, stormwater ponds, landscaping and mailboxes, together with any other amenity that may be provided by DEVELOPER or the HOA, and that may exist from time to time;
- b) To assess the prorated share of the cost of maintenance and other expenses incurred from operation of the HOA, upon the individual Lot owners, and to collect such assessments, and;

5.3 Membership: Each owner of a Lot, whether numbering one (1) or more shall be a member of the HOA, but each Lot shall represent one (1) vote only in the affairs of the HOA, regardless of the number of owners of a Lot. Person(s) owning more than one (1) Lot shall have one (1) vote for each Lot owned.

5.4 Directors and Officers of the HOA: An initial Board of Directors of three (3) members shall be appointed by DEVELOPER in DEVELOPER'S sole discretion. The initial Board of Directors need not be comprised of Lot owners. The Board of Directors shall appoint the officers of the HOA. The initial Board of Directors appointed by DEVELOPER shall serve in such capacity until the sale and conveyance by DEVELOPER of all Lots in the Subdivision, or such earlier time as determined by DEVELOPER in DEVELOPER'S sole discretion. After the sale and conveyance by DEVELOPER of the final Lot in the Subdivision, or at such earlier time as determined by DEVELOPER in DEVELOPER'S sole discretion, the initial directors appointed by DEVELOPER shall resign, and the HOA shall hold a meeting for the purpose of electing three (3) Lot owners to the board of Directors.

5.5 Annual and Special Meetings: An annual meeting at a date, time and location to be determined by the Board must be held each year. The purpose of the meeting will cover various issues including, but not limited to, the annual budget, subdivision improvements, future election of Directors and other business deemed necessary by the Board. The initial meeting shall be held within one hundred twenty (120) days of the DEVELOPER establishing the Board. Special meetings may be called by the Board, acting on their own, shall be called upon petition of twenty percent (20%) of the Lot Owners following provision of a notice thereof at least forty-eight (48) hours prior to convention.

5.6 Operating Budget and General Annual Assessment:

- a) Commencing with calendar year 2026 and for each subsequent year after, the HOA shall prepare an operating budget covering the period January 1st through December 31st of each year.
- b) To support the required HOA expenses prior to calendar year, an HOA startup assessment fee of \$250.00 shall be paid to DEVELOPER at Lot closing. The initial annual assessment of \$250.00 shall be paid to the HOA thereafter. DEVELOPER shall be responsible for carrying out and paying for the HOA responsibilities prior to setting up the HOA as described in Section 5.1.
- c) In accordance with the financial needs of the HOA, all of the Lots, except Lots owned by DEVELOPER, shall be subject to a general annual assessment, determined solely by the Board, for the purpose of deferring the costs and expenses of the HOA and carrying out its stated purposes and functions. Such costs shall include, but not be limited to, payment of outlot real estate taxes, maintenance, repair, replacement and additions to the Common Improvements and Common Areas, and the cost of labor, equipment, materials, management and supervision thereof. The annual assessment, commencing in calendar year 2026, for each Lot shall be the total HOA costs divided by the total number of Lots sold by DEVELOPER.
- d) The amount of the general annual assessment for each calendar year shall be determined during the month of December of the previous calendar year, and shall be sufficient to raise an amount which, in the judgment of the HOA's members represented at the HOA's annual membership meeting, may be required for the ensuing calendar year. Such assessments shall be paid by each Lot Owner to the HOA in a lump sum, on or before the first day of March of each year.

5.7 Special Assessments: A special assessment may be levied on each Lot by the HOA for the purpose of any unexpected repair or replacement of improvements if consented to by a majority of the members of the HOA present at a membership meeting called for that purpose.

5.8 Delinquent Assessments: If any assessment, general or special, is not paid on the date when due, then the assessment shall become delinquent, and shall, together with such interest thereon and costs of collection thereof as hereinafter provided, become a continuing lien on the assessed property which shall bind such property in the hands of the then Owner, his or her heirs, representatives, successors and assigns. Such assessment shall also be a personal obligation for the statutory period. If the assessment is not paid within thirty (30) days after the delinquent date, the assessment shall bear interest at the rate of eighteen percent (18%) per annum, and the HOA may bring an action at law, filing of a mechanic's lien or lien in equity against the Owner personally obligated to pay the same or foreclose the lien against the property, and there shall be added to the amount of such assessment the entire cost of collection, including reasonable attorney's fees.

5.9 Certificates: The HOA shall, upon request, furnish to any Lot Owner a certificate in writing signed by an officer of the HOA setting forth whether the assessments have been paid. Such certificate shall be conclusive evidence of the payment of any and all such assessments therein stated to have been paid. The HOA may impose a reasonable charge for each such certificate requested and issued.

5.10 Duties and Authority: The administration of these restrictions, subject to the provisions of Article 5, as well as the authority to run the day-to-day operations of the HOA, is vested in the Board of Directors.

5.11 City Maintenance of Common Areas, Drainage Facilities and Signage: In the event the HOA does not properly landscape, maintain, repair or replace any Common Area, Common Improvement, drainage facility or signage, the City of Cedarburg may send written notice to the HOA indicating that the City of Cedarburg will perform such landscaping, maintenance, repair or replacement if not properly done by the HOA. If the Common Area, Common Improvement, drainage facility or signage is not properly landscaped, maintained, repaired or replaced within the time granted by the above-reference notice, the City of Cedarburg shall then have the authority to landscape, maintain, repair or replace any such Common Area, Common Improvement, drainage facility or signage referred to in said notice and shall have the right to charge the Lot owners on a pro rata basis for any costs incurred by the City as a result of said landscaping, maintenance, repair or replacement. Said costs shall be assessed as special charges pursuant to Section 66.0627, Wis. Stats. If such charges are not paid by any Lot owner within the period fixed by the City of Cedarburg, charges shall become a lien upon the Lot owner's Lot as provided in Section 66.0627, Wis. Stats., and shall be extended upon the tax rolls as a delinquent tax against the Lot owner's Lot as provided in Section 66.0627, Wis. Stats.

5.12 No Fees or Assessments in Event of Tax Forfeiture: Neither Ozaukee County nor the City of Cedarburg shall be liable for any fees or special assessment in the event that Ozaukee County or the City of Cedarburg becomes the owner of one or more Lot in the Subdivision by reason of tax delinquency.

ARTICLE VI

6. ARCHITECTURAL CONTROL COMMITTEE (ACC)

6.1 DEVELOPER will initially form an Architectural Control Committee consisting of three (3) persons appointed by DEVELOPER hereinafter referred to as "ACC". The initial ACC shall be comprised of the initial Board of Directors appointed by DEVELOPER. The appointed members of the ACC shall serve until the first election of the Board of Directors of the HOA following the annual meeting of the HOA, in accordance with the Bylaws of the HOA and Article V of Quarry Park Covenants. Following the first election of the Board of Directors at the annual meeting of the HOA, the Board of Directors of the HOA shall act as the ACC on all matters properly before the ACC, provided that DEVELOPER shall retain the sole right to review and approve of all Dwellings as set forth in Section 6.5 of Article VI of Quarry Park Covenants.

6.2 Procedures: The ACC's consent, approval or disapproval as provided herein shall be in writing. In the event the ACC fails to act on any matter presented to it within sixty (60) days after application (application meaning the submittal of a complete written request plus copies of building plans, specifications, surveys, etc.), approval will be deemed to have been obtained insofar as required in Section 4.1 only. No other provisions of these restrictions requiring the consent, decision or action of the ACC shall be affected by the non-action of the ACC.

6.3 Responsibility and Purpose: In order to obtain and maintain harmony in appearance, and for the protection of the Owners of the Lots, certain site improvements are subject to written approval by the ACC. These include, but are not limited to, Dwellings or structures of any type, fencing, unusual or unsightly landscaping and modification or other change to approved drainage patterns (NOTE: changes which will alter drainage patterns will be in violation of the site grading plan and/or recorded drainage easements and will require the approval of the City of Cedarburg Engineering Department). The ACC shall have the right to reject any such addition or alteration to any Lot, which in its conclusive judgment, is not in conformity with these or future restrictions or is not desirable for aesthetic or other detrimental reasons. In passing judgment upon such plans and specifications, the ACC may take into consideration, among other things, the suitability of the proposed modifications, the exterior color schemes to be used for any Dwelling or structure, the general design and materials to be used and the compatibility of the modification with surroundings Lots.

6.4 Right To Waive Non-Compliance: The ACC shall have the right to waive minor infractions or deviations from this Declaration in cases of hardship, provided the City of Cedarburg building codes and/or Developer's Agreement are not violated. The ACC shall have the sole discretion to determine which of the minimum Dwelling size requirements apply to a particular proposed Dwelling and whether the same has been met.

6.5 DEVELOPER Control of ACC: So long as DEVELOPER, its successors or assigns, shall own any Lot in the Subdivision, the authority and functions of the ACC relative to the review and approval of all applications for a proposed Dwelling on any Lot in the Subdivision, including but not limited to the review of plans, specifications, and surveys, shall be vested solely in DEVELOPER, and such approvals shall be in DEVELOPER'S sole discretion in accordance with the requirements of Quarry Park Covenants. Upon DEVELOPER'S conveyance of the last Lot owned by DEVELOPER in the Subdivision and DEVELOPER'S formal approval of the construction plans for the proposed Dwelling on such Lot, the Board of Directors of the HOA shall have full authority and control of the ACC. With the exception of DEVELOPER'S rights as set forth herein, the ACC shall retain all other authority as set forth in Article VI of Quarry Park Covenants.

Each lot owner must obtain written approval of plans, survey and exterior colors from ACC prior to starting construction. 11"x17" home plans and home on lot survey are to be submitted along with exterior colors. Either actual color samples, swatches or a design vignette shall be provided at time of plan submittal. DEVELOPER at its sole discretion may limit initial homes of similar colors in close proximity to one another.

6.6 Landscaping and Grading Requirements:

- a) **Landscaping and Erosion Control:** Establishment of a finished lawn must be completed within ninety (90) days of the City issuing an occupancy permit for the residence occurring between April 1st and August 1st OR by June 1st for completion between August 2nd and March 30th. During the time between gaining occupancy and establishment of the finish lawn, the Lot owner is responsible for installing and/or maintaining all necessary erosion control measures for their Lot. All other landscaping must be completed within one (1) year of an occupancy permit for the residence. Landscaping by definition includes (a) a hard surfaced drive (asphalt, concrete, paver brick) and pedestrian access; (b) planting three (3) trees, in addition to the street trees planted by DEVELOPER, of at least two inches (2") caliper upon each Lot; (c)

grass cover established over the balance of the Lot; thereafter, each Lot Owner is responsible for the upkeep and continuous maintenance and replacement of all landscaping under the Owners control and the street trees abutting the owner's Lot. Note: It is the responsibility of each Lot Owner to install grass on City right-of-way areas within the same timetable as the on-Lot lawn.

- b) **No filling of stormwater facilities allowed:** As part of the grading and landscaping of each Lot in the Subdivision, no part of the Lot including rear and side yard swales, Outlot or Stormwater detention areas that are delineated on the recorded plat or grading plan with or without accompanying easements (some side and rear yard swales are not covered by private drainage easements, but are critical to the overall drainage plan for the subdivision) shall be filled or altered in any way without approval of all necessary governing parties including the City of Cedarburg. No improvements, trees, shrubs or planting beds of any kind shall be planted within swales or stormwater detention areas.
- c) **Improvements may require permits:** Other site improvements of any type that are placed upon or maintained within the public street right-of-way (walks, drives, etc.) or drainage easements require a permit from the City of Cedarburg and/or the State of Wisconsin, as may be applicable, which shall be obtained before work is commenced.
- d) **Grading:** Each Lot owner must strictly adhere to, and finish grade its Lot in accordance with the Master Grading Plan, or any amendment thereto approved by the ACC and the City Engineer, on file in the office of the City Clerk. The HOA and/or the City and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance, correction of any drainage condition, and the Lot owner is responsible for cost of the same.

ARTICLE VII

7. STREET MAINTENANCE AND EROSION CONTROL BOND

7.1 Deposit: Upon approval of Dwelling construction plans by the ACC, each Lot Owner will be required to place in escrow with DEVELOPER the sum of five hundred dollars (\$500.00) ("Street Maintenance and Erosion Control Bond") to guarantee the Lot owner completes all grading, driveway and landscape requirements contained in Section 6.6 of this Declaration and performs all necessary street cleaning and erosion control installation and maintenance. It is the responsibility of the Lot owner to ensure that his agents or contractors maintain, at all times, streets within the subdivision clear of any type of material or debris, especially during landscape operations. Also, it is the responsibility of the Lot owner to ensure that his agents or contractors maintain, at all times, the erosion controls in place on the Lot and/or install new erosion controls to meet the intent of the erosion control plan. Failure of the Lot owner to complete the grading, driveway and landscaping requirements and regulate his agents or contractors in this regard will cause DEVELOPER to proceed to perform the necessary work as required and to charge the Street Maintenance and Erosion Control Bond account deposited by each Lot Owner in accordance with this paragraph. Once the Lot owner meets the requirements of this paragraph, the Street Maintenance and Erosion Control Bond will be refunded by DEVELOPER in full unless a portion of the bond was retained to reimburse the costs associated with DEVELOPER enforcing this paragraph.

7.2 Excess Costs: In the event DEVELOPER is required to perform the work identified in Section 7.1 in which the costs exceed the Lot owner's deposited amount under this Article 7, DEVELOPER will assess the respective Lot owner for the additional amount due and failure of the Lot owner to pay DEVELOPER for any such additional charge within ten (10) days of being billed, will give to DEVELOPER, the right to file and foreclose a mechanic's lien upon the owner's Lot. DEVELOPER charges for performing under this section will include the actual amount of costs incurred plus a management fee equal to twenty-five percent (25%) of the actual cost. Upon issuance of an occupancy permit, all Street Maintenance and Erosion Control Bond deposited with DEVELOPER less any funds disbursed, shall be returned to the Lot owner without any interest.

7.3 Use of Deposited Funds: Each Lot owner's deposit under this paragraph is for the sole and exclusive use of each respective Lot owner and deposited funds are not to be used to offset the costs created by acts of other Lot owners, except in the instance where the violator of these requirements cannot be readily determined; then all Lot owners having funds on deposit shall be charged equally.

ARTICLE VIII

8. EASEMENTS AND OUTLOTS

8.1 Subdivision Utility, Drainage Easements: DEVELOPER reserves to itself and the HOA the right to record utility and drainage easements and to implement improvements in these easements as necessary to properly provide service to all Lots in Quarry Park. These improvements may include but are not limited to: drainage improvements to alleviate drainage problems, addition of pipes for drainage, addition of cable to upgrade utilities.

8.2 Possible Future Easements: Seller reserves the right for a period of three (3) years after closing hereof to grant easements to We Energies, City of Cedarburg, AT&T and Spectrum/Time Warner Cable for utility purposes over, upon, under or across all Lots in this Subdivision whether owned by the Developer or third parties. Such easements shall, so far as reasonably possible, be confined to areas within twenty (20) feet of all Lot lines and be granted standard utility forms. Seller reserves the right for a period of three (3) years after closing to create side Lot line or rear Lot line swales for drainage purposes. Such swales shall, so far as reasonably possible, be confined to an area within twenty (20) feet of all Lot lines and may involve tree removal and grading within such areas.

8.3 Ownership of Outlots: Each Lot owner within the Subdivision shall have an equal undivided interest in the Outlots depicted on the plat, and all deeds and other conveyances or any Lot within the Subdivision shall be deemed to include such interest in the Outlots, whether not so specifically stated in any such deed or other conveyance.

ARTICLE IX

9. Storm Water Management Maintenance:

9.1 Storm Water Maintenance Agreement Responsibilities: The Lots within the Subdivision are subject to Quarry Park Storm Water Management Practice Maintenance Agreement which is recorded in the Ozaukee County Register of Deeds office as Document No. _____ (Storm Water Agreement”). The Storm Water Agreement runs with the land and identifies the routine and extraordinary maintenance and repair of the storm water management practices. Upon creation of the HOA as described in Article V, the HOA shall be responsible for all requirements of the Storm Water Agreement.

ARTICLE X

10. AMENDMENT

10.1 DEVELOPER Amendment Rights: This Declaration shall run with the land and shall be binding upon all persons purchasing any Lot in the Subdivision after recording of this Declaration. Any of the herein restrictions, covenants or other provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by a written declaration, executed in such manner as to be recordable, setting forth such annulment, waiver, change, modification or amendment, executed solely by DEVELOPER or its successors or assigns, until such time as DEVELOPER or its successors or assigns, shall no longer own any Lot in the Subdivision. These rights are subordinate to the review by the City prior to effectiveness for compliance with City ordinance and provisions of the Developer’s agreement with the City. This section does not terminate, and shall not be interpreted to authorize termination of, any drainage easements, pond maintenance requirements, or other restriction herein that affects an interest in the real estate remains in the State of Wisconsin or a political subdivision or municipal corporation of the State of Wisconsin, including the City, and the duration of any such restriction shall be unlimited and perpetual, unless terminated by the benefitted political subdivision by recorded document.

10.2 Homeowner Amendment Rights: When DEVELOPER or its successors or assigns no longer retain interest in the property, the owners of at least seventy-five percent (75%) of the Lots may amend the herein restrictions and covenants as allowed in Section 10.1 above.

10.3 Effective Date: The effective date of any such annulment, waiver, change or modification of amendment shall be as of the date of recording of such Declaration at the offices of the Ozaukee County Register of Deeds.

ARTICLE XI

11. GENERAL PROVISIONS

11.1 Initial Term and Extensions: The restrictions and covenants herein contained shall be deemed to be running with the land and shall be binding upon all persons, parties and entities having an interest in the land affected thereby, or claiming such rights for a period of twenty-five (25) years from the date hereof, at which time this Declaration shall be automatically

extended for successive periods of ten (10) years each, unless, prior to the end of the initial (or any successive) period, an instrument signed by the owners of at least seventy-five percent (75%) of the Lots has been duly recorded terminating or amending this Declaration in whole or in part.

11.2 Period For Protesting Violations: Any violation of these restrictions which shall exist for a period of one (1) year or more without protest thereof being received by the owner of the Lot containing such violation, shall not be considered a violation thereafter and any Lot Owner or other party shall be forever barred from proceeding under the provisions of this Declaration.

11.3 Enforcement of Declaration: No Reversion of Title

- a) The HOA or, until formation of the HOA, the Developer shall have the exclusive right to enforce, by proceedings at law or in equity, all the terms, conditions, and provisions of this Declaration and any Rules or Regulations adopted by the HOA, except that any Lot Owner may proceed, at such Lot Owner's expense, to enforce any such terms, conditions or provisions (other than for collection of assessments against Lot Owners of other Lots) if the HOA fails to take such action within sixty (60) days following a written request by such Lot Owner for the HOA to do so. Any Lot Owner violating any of the terms, conditions or provisions of this Declaration or any Rules and Regulations shall pay all costs, expenses and actual attorney's fees incurred by the HOA or by a prosecuting Lot Owner in the successful enforcement thereof. Neither the HOA or the ACC, nor any member, director or officer thereof, shall be subject to any suit or claim by any Lot Owner for failure of the HOA or the ACC to take any action requested by a Lot Owner.
- b) Each remedy set forth in this Declaration and/or in Rules and Regulations shall be in addition to all other rights and remedies available at law or in equity. All such remedies shall be cumulative and the election of one shall not constitute a waiver of any other. Any forbearance or failure of the HOA or ACC to exercise any such right or remedy for any violation shall not be a waiver of such right or remedy under any circumstances (except as specifically provided in this Declaration) unless a written waiver is obtained from the HOA or ACC.
- c) Under no circumstances shall any violation of this Declaration or of any Rule and Regulation result in any revert or reversion of title to any Lot.

11.4 Invalidation: Invalidation of any of the restrictions or covenants herein contained, or any part thereof, by any judgment or court order shall not affect any of the other provisions herein contained, which shall remain in full force and effect.

11.5 Governing Law: The Laws of the State of Wisconsin shall be interpreted as to any dispute arising under this document.

11.6 ACC Approval: Prior to any permit submittal to the City of Cedarburg, said applicant shall first obtain approval of the ACC as outlined elsewhere in these covenants.

This Declaration shall be binding upon and inure to the benefit of DEVELOPER its successors and assigns, and all persons, parties or entities who may hereafter become Owners of any Lot, and their legal representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, THE GLEN AT QUARRY PARK LLC has caused these presents to be signed by Michael J. Kaerek, its Member, at West Allis, Milwaukee County, Wisconsin this ____ day of _____, 2025.

THE GLEN AT QUARRY PARK LLC

Michael J. Kaerek
Member

STATE OF WISCONSIN)
)ss.
COUNTY OF MILWAUKEE)

Personally came before me this ____ day of _____, 2025, Michael J. Kaerek, Member of **THE GLEN AT QUARRY PARK LLC**, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of **THE GLEN AT QUARRY PARK LLC** and it is acknowledged that he executed the foregoing instrument as such member of said **THE GLEN AT QUARRY PARK LLC** by its authority.

Jan Francki - Notary Public
Milwaukee County, Wisconsin
My Commission Expires _____

Return to:
THE GLEN AT QUARRY PARK LLC ,
11600 W. Lincoln Avenue
West Allis, Wisconsin 53227

This instrument was drafted by: Michael J. Kaerek
THE GLEN AT QUARRY PARK LLC
11600 W. Lincoln Avenue
West Allis, WI 53227
414-321-5300

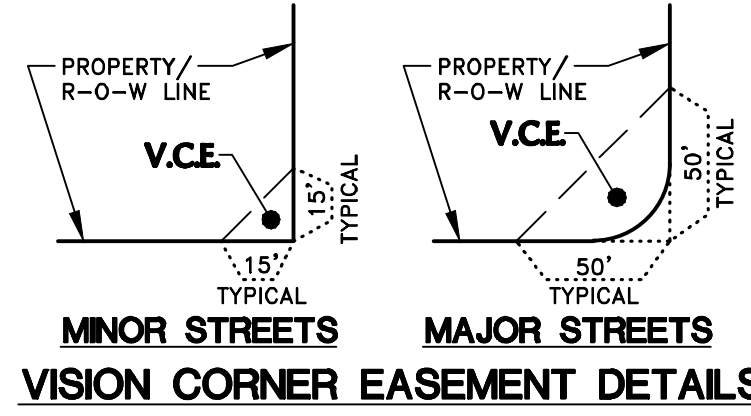
PRELIMINARY PLAT OF THE GLEN AT QUARRY PARK

BEING A REDIVISION OF LOT 1 AND A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3797, LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

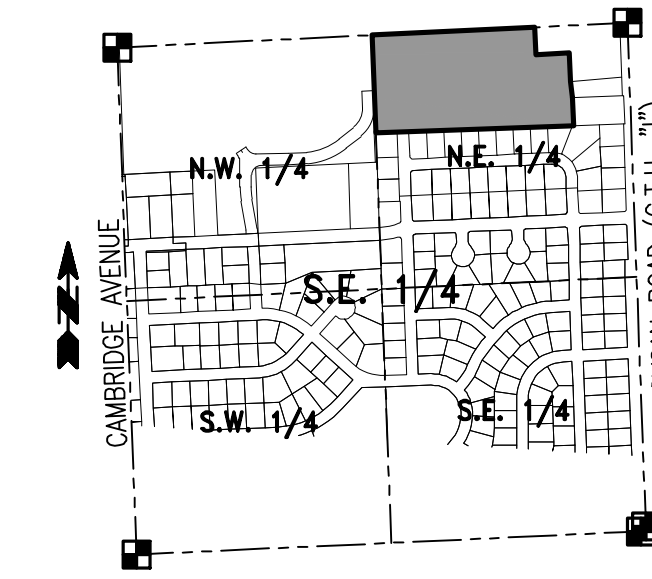
LEGEND	
	INDICATES SOIL BORING LOCATION
	INDICATES PROPOSED FIRE HYDRANT
	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
	INDICATES EXISTING CONTOUR

VISION CORNER EASEMENT: (V.C.E.)

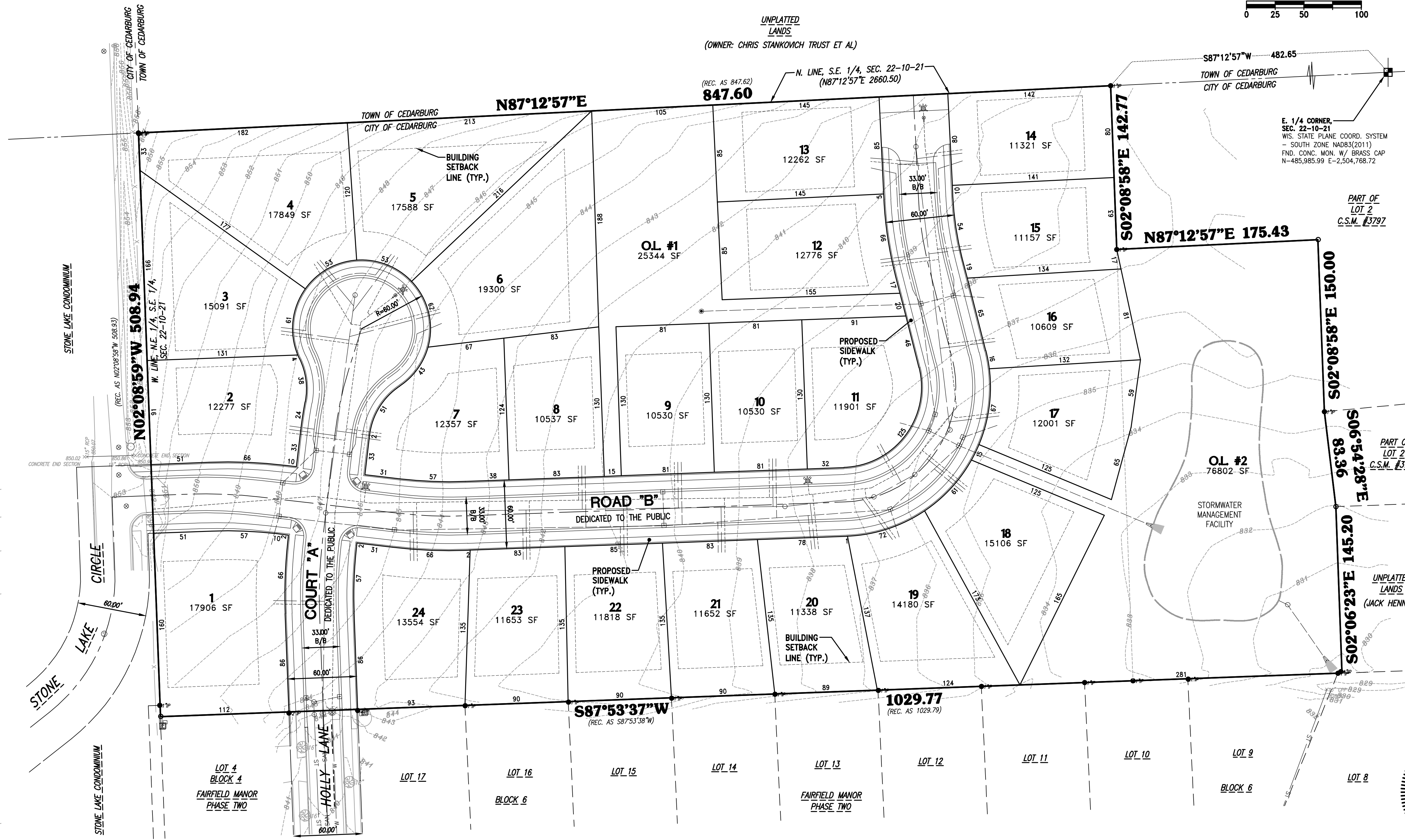
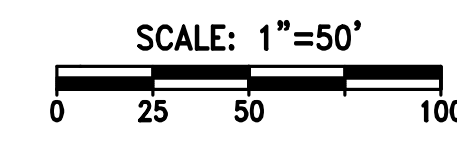
Corner lots as shown on this plat are subject to a Vision Corner Easement in that no structure or improvements of any kind is permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.



Proposed Lot Characteristics	
- Lot Size:	10,000 sf (minimum)
- Lot Width:	80' (minimum)
- Setbacks:	
- Front:	25'
- Side:	7.5'
- Rear:	25'



LOCALITY MAP:
S.E. 1/4, SEC. 22, T. 10 N., R. 21 E.
SCALE: 1"=1000'



DEVELOPMENT SUMMARY:

- Tax Key No. 13-022-13-003.00 & 13-022-13-009.00.
- Subdivision contains approximately 11.5485 Acres.
- Subdivision contains 24 Lots and 2 Outlots.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
- Utility easements shall be provided where necessary on the residential lots to accommodate underground telephone, electric and gas services that cannot be placed in the right-of-way.
- Outlot 1 contains Open Space.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 & 2 of this Subdivision. Ozaukee County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlot 2 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-1983/2011), in which the East line of the S.E. 1/4 of Section 22, Town 10 North, Range 21 East, bears North 02°06'23" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum of 1988 (12) via a ground survey by Trio Engineering, LLC.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration

APPROVING AUTHORITY:

- City of Cedarburg

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, STE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480

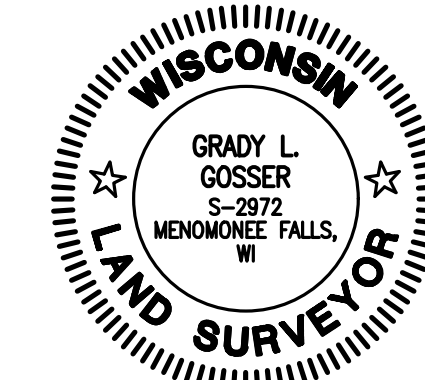
DEVELOPER:

CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089
PHONE: (262) 932-4188

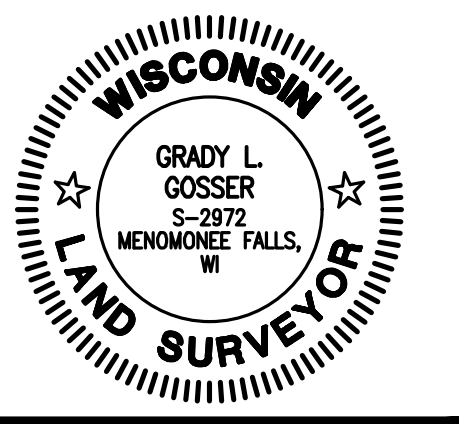
SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the City of Cedarburg.

Date: 09-09-25



Grady L. Gosser, R.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481



4100 N. CALHOUN RD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

PROJECT:
THE GLEN AT QUARRY PARK
CITY OF CEDARBURG, WISCONSIN
BY: CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089

REVISION HISTORY	
DATE	DESCRIPTION
09/09/2025	PRELIMINARY SUBMITTAL
10/24/2025	PER CITY REVIEW

DATE:
OCTOBER 24, 2025

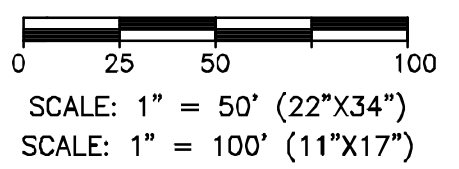
JOB NUMBER:
25-024-796-01

DESCRIPTION:
PRELIMINARY
PLAT

SHEET

1 OF 1

X:\2025\25-24-796 THE GLEN AT QUARRY PARK - CEDARBURG\DRAWINGS\PRELIMINARY\THE GLEN AT QUARRY PARK_SITE_22X34.DWG



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

Road Length
- South Area = 1,353 lf
(56.4 lf/lot)

Proposed Lot Characteristics
- Lot Size: 10,000 sf (minimum)
- Lot Width: 80' (minimum)
- Setbacks:
- Front: 25'
- Side: 7.5'
- Rear: 25'

Site Data
- DEVELOPMENT AREA (per GIS)*
- Michael Halloran 10.0 ac
- West Portion of Jack Henning 1.53 ac
- SUBTOTAL (South Area) 11.53 ac

Development Summary
- SOUTH AREA 11.53 ac
- Single Family Lots = 24 lots
- Density = 2.08 un/ac



19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@tribeng.com

PROJECT:
THE GLEN AT QUARRY PARK
CITY OF CEDARBURG, WISCONSIN
BY: CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089

REVISION HISTORY	
DATE	DESCRIPTION
09/09/2025	PRELIMINARY SUBMITTAL

DATE:
SEPTEMBER 9, 2025

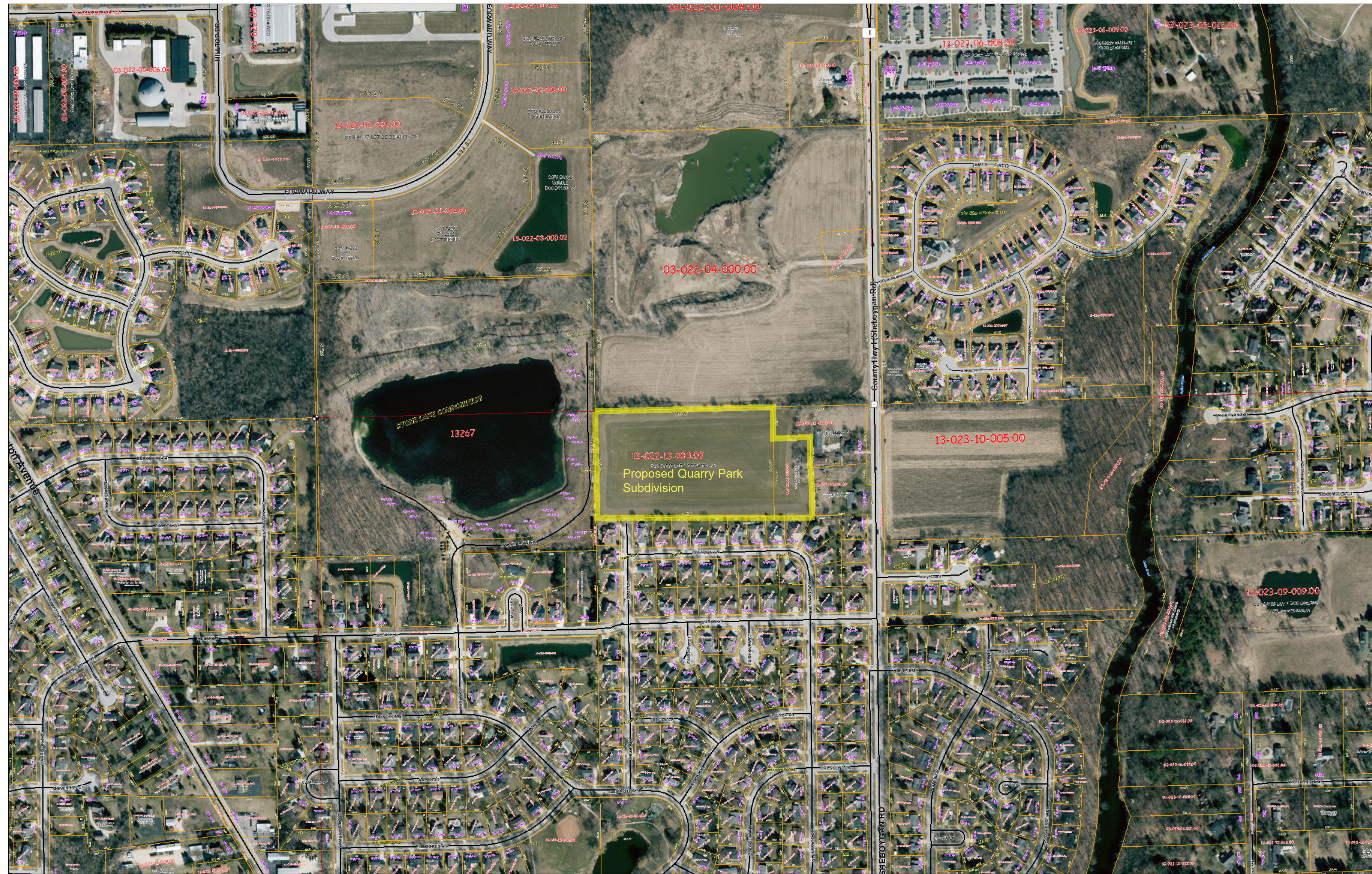
JOB NUMBER:
25-24-796

DESCRIPTION:
PROPOSED SITE PLAN

SHEET

C0.2

Proposed Quarry Park GIS Aerial Map View

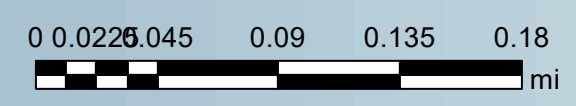


Legend					
	Tax Parcel		Historical Parcel Lines		Cemetery Plat
	Gap		Assessors Plat		Condominium Plat
	Overlap		CSM		Subdivision Plat
	Plat of Survey		County Road		Town/Public Road
	US Highway		Ramp		Railroad Centerline
	State Highway		Private Road		

Product of the LAND INFORMATION OFFICE

9/15/2025, 11:08:06 AM

9/15/2025, 11:08:06 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.

OZAUKEE COUNTY

PLANNER REPORT

To: City of Cedarburg
Site and Architectural Review Board

By: Mary Censky
Date Prepared: December 23, 2025

General Information:

Agenda Item: 5.C.

Applicant: Kate Schley d/b/a Coach House Homes

Property Owner: Wendell Lee LLC in c/o Paula Motte

Request: Favorable recommendation to the Plan Commission for Planned Unit Development Overlay rezoning based upon the revised concept presented for a seven lot/home single-family-detached residential infill development.

Current Zoning: Rs-5 Single-Family Residential District

Requested Zoning: Rs-5 Single-Family Residential District w/ PUD Planned Unit Development Overlay District

Current Master Plan Classification: Medium Density Residential

Surrounding Zoning/Land Use:
North: Rs-5 Single-Family Residential District
South: Rs-5 Single-Family Residential District
East: Rs-5 Single-Family Residential District
West: Rs-5 Single-Family Residential District

Lot Size: 1.78 acres (77,541 Sq. ft.)

Location: W59 N367 Hilbert Avenue & W61 N394 Washington Avenue

Discussion:

The applicant presents a revised seven lot/home single-family-detached residential Planned Unit Development for this site. The plan still depicts a private cul de sac drive with curb, gutter, and sidewalks, entering off of Hilbert Avenue. There are no longer any communal improvements located at the entry area such as fountain, pergola, trellis, pillars, or community building. There is no longer any plan to develop a public or private pedestrian walkway (i.e., a promenade) extending west from the proposed new cul de sac out to Washington Avenue. The project has been renamed to Eden Preserve.

The plan still contains seven lots. Instead of having the private road and sidewalks situated in an Outlot owned, in equal shares, by the owners of the seven lots, the plan now shows each lot boundary extending to the centerline of the road. The effect of this is to make the new lot sizes larger, in fact. A concern with this approach is who will write, review and approve the critical easements needed from each individual owner, granting to each other owner, the public, the City,... pedestrian and driving access over the street and sidewalk, access to the City for service/repair/replacement of the public utilities such as sanitary sewer and water that will lie beneath the private drive, access to the tentatively planned underground stormwater management tank on Lot 1. This also means that any street lights and/or street trees as may be required by the City will be located on the various owners private lots.

With these ‘larger’ lot sizes, the applicant now lists proposed floor area ratios compliant with the maximum permitted in the Rs-5 district (i.e., maximum allowed 36%) vs all but 1 lot being over the FAR in the original plan. Proposed home sizes in the plan range from 2,450 – 3,700 sq. ft., plus porches and garages. All homes now include attached garages. The homes are proposed to be custom designed and built for each individual lot buyer. Fully detailed architectural standards for the subdivision have not been presented at this time.

The required setbacks in Rs-5 are:

- Front / 25’
- Sides / 4’
- Rear / 25’

The applicant proposes:

- Undetermined (setbacks should be described as distance behind the sidewalk)
- 4’
- Lots 1-4 & 6-7 15’
- Lot 5 25’

The applicant represents in their plan data table that all lots will fully comply with the Rs-5 maximum lot coverage ratio (i.e., the total footprint area of all structures on the lot/lot area) of 30%.

Minimum required lot size in the Rs-5 zoning district is 8,400 sq. ft. in area and 50 feet in width. The proposed lot sizes in the new plan range from 9,788 – 11,902 sq. ft., vs 6,300 – 11,000 in the original plan. As with the previous plan, none of the new lots will have 30

feet of frontage on a public street, a standard that can be waived by the Plan Commission upon a finding as set forth in Section [14-1-90 of the Code](#) - Variances and exceptions.

For comparisons sake, staff provides a map in the packet showing the properties surrounding this site with the corresponding lot sizes and FAR's noted for each adjoining parcel.

Owing to the typical constraints of an infill setting, the applicant proposes this project in the context of a Planned Unit Development (PUD) Overlay rezoning. In the case of a [Residential Planned Unit Development, the Code](#) provides as follows:

Density requirements. Only one of three possible levels of residential density shall be allowed in specific PUD Districts:

- (1) The number of dwelling units allowed as a permitted use in the underlying zoning district; or
- (2) The number of residential dwelling units allowed as a conditional use in the underlying zoning district; or
- (3) The number of residential dwelling units allowed where an increased density is allowed in recognition of a project of exceptionally high overall quality as provided below.

Increased density justification.

- (1) If, notwithstanding dimensional differentials, a proposed project uniformly contains exterior and interior materials, design details, workmanship and features of an exceptionally high quality that emulates the historic character of Cedarburg and/or the immediate neighborhood, an "increased density" for residential dwelling units may be recommended by the plan commission and approved by the common council as part of the original PUD District approval process.
- (2) If granted, the increased density level of a residential use shall be in lieu of any other possible residential density.
- (3) An increased density shall constitute a discretionary number of residential units based on the following criteria for consideration/recommended by the plan commission and approved by the common council:
 - a. Whether the project will provide better utilization of the land than would otherwise be realized if the site were developed with the density requirements of the underlying district or as a PUD without an increased density.
 - b. Whether the project makes adequate provisions such that an increase in residential density will not have an unreasonable adverse effect on neighboring properties, existing and/or proposed public rights-of-way and/or municipal and other public services as a result of the type, intensity and frequency of the use(s) associated with the proposed project.
 - c. Whether the structures proposed for the project are harmonious with existing nearby structures and land uses.
 - d. Whether building materials have been selected and are proposed to be utilized in a manner that is harmonious with the natural environment and the general character of other buildings and structures in the vicinity of the proposed development.
 - e. Whether the proposed project will result in the construction or upgrading of specific public infrastructure improvements that will benefit the public at no cost to the city.
 - f. Whether the proposed project will enhance an existing structure that is deemed beneficial to the character of the neighborhood where it is situated.

Lot area and width. The lot area and lot width requirements of the underlying base zoning district may be modified if deemed appropriate by the common council following recommendation by the plan commission, provided that lot sizes are adequate to accommodate all proposed buildings and site features.

Building height and area.

- (1) the common council following recommendation by the plan commission may allow an increase in allowable building heights if it is determined that such an increase is warranted to support the public benefit likely to result from the proposed development.
- (2) The floor area ratio (F.A.R.) and lot coverage percentage (L.C.P.) for the principal buildings and accessory buildings shall be established on a case-by-case basis as an element of a residential PUD Planned Unit Development project at the time of the final plat approval.

Setback and yards. Setbacks and yards required by the underlying base use zoning district may be modified in PUD Planned Unit Development Overlay Districts if deemed appropriate by the common council following recommendation by the plan commission.

Ozaukee County GIS - Aerial Map View EDEN PRESERVE



The original concept for this site was reviewed by the Site and Architectural Review Board (SARB) on July 24, 2025 and the Plan Commission on August 4, 2025. An excerpt of the minutes from both of those meetings is attached.

Recommendation:

As this time, the Planner does not recommend in favor of the requested rezoning as certain critical details remain to be presented in full form such as, but not necessarily limited to, the preliminary plat and the draft of proposed architectural covenants and restrictions for the neighborhood. The Planner would, however, support a clear recommendation to the Plan Commission as to the following specific requests of the applicant for relief from the Rs-5 District standards as follows:

- 1) Rear yard setbacks on Lots 1-4 & 6-7 of 15 feet vs 25 feet as required by Code.
Yes/No

A clear recommendation is also requested pertaining to the extension of lot lines to the center of the road vs having the private street/sidewalk situated in an Outlot as was originally proposed. The Planning, Engineering and Utility staff are all wary of this approach without specific legal guidance to support it. If an Outlot solution is used, the lot sizes might all require PUD exceptions. Would you support such lot size exceptions thorough PUD?
Yes/No

Other conditions recommended for your consideration include:

- Applicant must supply and receive approval of the fully detailed preliminary plat submittal as a prerequisite to obtaining a favorable recommendation for PUD rezoning.
- Applicant must supply and receive approval of the fully detailed architectural covenants and restrictions as a prerequisite to obtaining a favorable recommendation for PUD rezoning.
- Applicant will be required, as a condition of PUD rezoning, to:
 - Secure the approval of plans including, but not necessarily limited to, grading, drainage, erosion control, stormwater management, utilities, street trees, and street lighting, from the City Staff such as Engineering & Public Works, Light & Water, Fire Department, and Building Inspections.
 - Enter into a Development Agreement with the City for the construction of all required improvements.
 - Present a final plat, consistent with the preliminary approval, for approval by the Plan Commission and Common Council prior to issuance of any building permits or sale of any lots in the subdivision.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W [REDACTED]
APPLICANT/BUSINESSNAME: Coach House Homes, LLC - Kate Schley
APPLICANT/BUSINESS ADDRESS: W63N671 Washington Avenue, Cedarburg, WI 53012
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: _____

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 PUD
DESCRIBE REQUEST: SARB Review and approval for PUD Zoning, for a 7- Single Family Home Fee Simple Development

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: *Paul M. [Signature]* DATE: 12-1-2025

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 442.00 CK# 4427 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____
APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE: _____
ATTACHMENTS (CHECK IF RECEIVED): SARB - 12-23-25
 FIVE DESCRIPTIONS FIVE FULL-SIZE SETS THIRTEEN PLAN SETS
PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____
ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

Eden Preserve

PUD PROPOSAL



Presented by:

Coach House Homes, LLC and

KCB Architecture and Design

December 01, 2025

Land Development Proposal for "Eden Preserve"

An Exceptional Enclave in Historic Downtown Cedarburg

December 01, 2025

Overview

We propose the creation of *Eden Preserve*, a special, intimate, and thoughtfully designed pocket community located in the heart of downtown Cedarburg. Nestled just steps from Washington Avenue, this development will consist of seven custom homes blending historical Cedarburg architecture with modern amenities. Eden Preserve will appeal to growing families, as well as empty nesters, who value proximity to downtown, a strong sense of community, and updated living standards. This intimate community celebrates the historic charm, architectural integrity, and walkability that define Cedarburg.

Development Vision

- **Safety First:** Ensuring easy access for the Cedarburg Fire Department, a properly designed Cul Du Sac, with required turning radius. The court will also promote a safe playing and community gathering area for the community.
- **Sense of Community:** The "Gathering Tree", centered in the Island, promotes the community gathering place of the Cul Du Sac as well as to promote a sense of "pleasure/delight" aka "Eden".
- **Historic Architecture:** Uniquely designed Historical Homes, adorned with gas-lit coach lights; built with quality and natural materials. The homes will draw inspiration from early 20th-century architecture—Craftsman, Colonial Revival, and Victorian farmhouse styles—with character and charm.
- **Modern Living:** Interiors will include energy-efficient systems, functional floor plans, and natural quality finishes. Modern floorplans allowing for first floor living spaces, including potential first floor Master Suites, Mudroom, Laundry, and office space. Attached garages are key to Modern Functionality.
- **Fee Simple:** All Seven homes will be a part of a Fee Simple Ownership with an HOA to manage costs for maintaining the private drive and front green space.

Site Features

- **Number of Homes:** 7 single-family homes
- **Park-Like Green Space:** Green space at the entry, furnished with benches, and native plant landscaping for a cohesive transition from Hilbert Avenue into Eden Preserve.
- **Sidewalks:** A private sidewalk around the development, with crosswalk, will connect the neighborhood directly to Hilbert Avenue, making all of downtown Cedarburg's amenities easily accessible by foot or bicycle.
- **Private Driveway:** A shared private driveway, including the Cul du Sac, will be maintained and managed by the seven properties through a Fee Simple Community Plan.

Target Residents

- **Families:** Seeking walkable access to schools, parks, and community resources.
- **Empty Nesters:** Downsizing without compromising lifestyle or proximity to downtown, while achieving an "Aging-in-Place" home.
- **Community-Minded Residents:** Individuals and couples who value shared green spaces, social engagement, and local charm.

Planning and Zoning:

While the proposed development would require a Re-zoning as a Planned Unit Development, the design intent for the development is to create seven single family homes that contextually integrate into the surrounding single-family residential neighborhood and RS-5 Zoning:

Maintains the following RS-5 Zoning Requirements:

- ✓ Density- Under Density with 3.9 units per acre vs. 5.2
- ✓ All lots exceed the Minimum Lot size of: 8400sf. Lots range from 9,788-11,902.
- ✓ All minimum home sizes will be met, with all future homes to be larger than 1,100sf. All First Floor area shall be greater than 800sq, per R5 zoning. (The actual home sizes will be further designed and developed with the future owners/residents)
- ✓ All Lot Coverages maintain .30 ratio.
- ✓ All Seven lots meet the FAR of <.36
- ✓ Side Set Backs Met- 4' Side yard setback will be maintained on all parcels
- ✓ Fire Safety- The required 45' radius turnaround space needed to accommodate fire rescue vehicles.

Planned-Unit Development Requested Necessities:

The following Zoning Modification Requests are critical to the development, in order to provide future residents the ability to design homes that meet modern housing needs. While each custom home design will be presented to the SARB Board for future review, Eden Preserve is seeking the following Zoning adjustments:

- I. **15' Front Yard Set Back**- By placing homes in closer proximity to the sidewalk, the new front yard setback encourages social interaction which reinforces the walkable neighborhood community, and provides a more historic esthetic, that is the hallmark of the proposed design.
- II. **15' Rear Yard Set Back**- While most proposed home sites maintain a standard 25' set back for the main dwelling, some attached garages and dwellings will need to be 15' from the rear set back due to 1) the uniqueness of the pie-shaped lots created for the 45 degree turning radius 2) In order to enhance curb appeal and set back all garages from the front façade of the homes. 3) To promote Attached-Garage designs, alleviating the need for detached garages that would be 5' from the rear set back- which would be more obtrusive to the existing rear neighbors. Attached garages benefit the existing homes, behind the development, by increasing the green space between them.

The Logic Behind the Potential Home Size:

The proposed home sizes are space savers for potential homeowners. While each lot on the plan is showing a potential footprint, each of these homes will be custom designed to homeowner's needs. These potential home sizes are due to many modern home designs, especially those that promote aging in place. Currently, there are a couple of Cedarburg Residents who have expressed interest in building in Eden Preserve, with the following necessities, which yield these size homes:

- ✓ Attached Garages
- ✓ First Floor Master Bedrooms- (Aging in Place)
- ✓ Larger, more open kitchen layouts (Aging in Place)
- ✓ Secondary Living Spaces/Dens or Sunrooms on First Floor
- ✓ Modern Mudroom Spaces
- ✓ First Floor Laundry
- ✓ Home Office Space
- ✓ Wider Hallways and Doorways (Aging in Place)

Proof of Demand from Current Cedarburg Residents:

Coach House Homes, Cedarburg's local General Contractor, has witnessed the current demand of housing needs from local residents. Over the past 5 years, the following families have increased the size of their homes, to accommodate the above needs. Many of these residents are within walking distance to this proposed community:

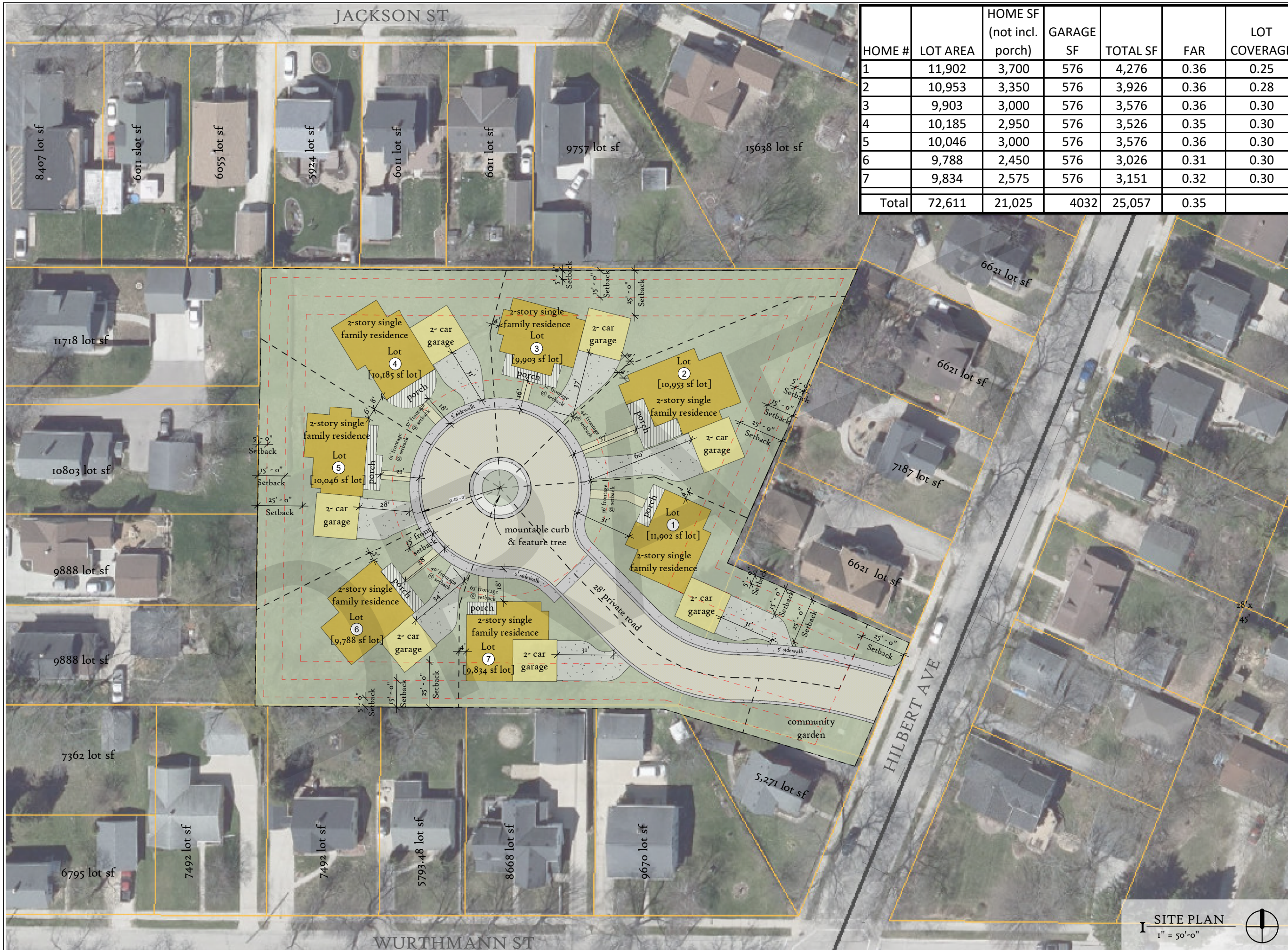
- ✓ 2020 -N49 W 6651 Western Road- added 1,528SF, Final Total of = 3795SF
 - ✓ 2022- N62W5948 Columbia- Added 240SF, Final Total of= 1565SF
 - ✓ 2022- W65N680 St. John Avenue - added 1,709SF, Final Total of= 3685
 - ✓ 2023- Jackson Street- Added 2400SF, Final Total of= 4167
 - ✓ 2024 W63N753 Washington Avenue, added 1350, Final Total of= 4790SF
 - ✓ 2024- W66N533 Madison Avenue Added 110SF, Final Total of= 2020SF
 - ✓ 2025 W65N549 Saint John Avenue , added 520SF, Final Total of= 3220SF
 - ✓ 2025 - N41W5913 Hamilton Road, added 144SF, Final Total of= 2264SF
-

Benefits to the City of Cedarburg:

- **Preservation of Character:** Enhances the architectural continuity of downtown Cedarburg with its charm and appeal.
 - **Walkable Density:** Adds residential vitality without sprawl.
 - **Economic Contribution:** Increases local tax base and foot traffic to downtown businesses.
 - **Civil Benefit:** Attracts diverse, engaged residents who support local businesses and participate in civic life.
 - **Added Inventory for the Real Estate Market:** Increases the availability to the highly desired, modern life style homes, within Downtown Cedarburg. Residents of the Downtown area prefer the neighborhoods that are rich in character over “Cookie-Cutter”, and “Builder Grade” production-home subdivisions. These homes will achieve an enclave of options for those seeking quality built, durable, heirloom quality homes, with today’s modern amenities, all within Downtown Cedarburg.
-

Conclusion

Eden Preserve will be more than a housing development—it will be a true neighborhood. With its blend of historical character, quality building materials, modern amenities, and community-focused design, this enclave will enrich Cedarburg’s downtown and serve as a model for thoughtful, human-scale development. Truly highlighting Coach House Home’s motto of “Bringing Character Back to Construction”!



HOME #	LOT AREA	HOME SF (not incl. porch)	GARAGE SF	TOTAL SF	FAR	LOT COVERAGE
1	11,902	3,700	576	4,276	0.36	0.25
2	10,953	3,350	576	3,926	0.36	0.28
3	9,903	3,000	576	3,576	0.36	0.30
4	10,185	2,950	576	3,526	0.35	0.30
5	10,046	3,000	576	3,576	0.36	0.30
6	9,788	2,450	576	3,026	0.31	0.30
7	9,834	2,575	576	3,151	0.32	0.30
Total	72,611	21,025	4032	25,057	0.35	



Coach House Homes
 W63N671 Washington Avenue,
 Cedarburg, WI, 53012
 PHONE: (414) 422-5952
 EMAIL: kate@coachhousehomes.com
 WEB: www.coachhousehomes.com



KCB Architects
 400 E. Wisconsin Ave #205,
 Milwaukee, WI 53202
 PHONE: (608) 669-4923
 EMAIL: keith@kcb-architects.com
 WEB: www.kcb-architects.com

PROJECT:
**Eden
 Preserve**
 W59N367 Hilbert Ave
 Cedarburg, WI 53012

CONCEPT SITE PLAN

DATE: 11/26/2025
 SCALE: 1" = 50'-0"

A-100

I SITE PLAN
 1" = 50'-0"

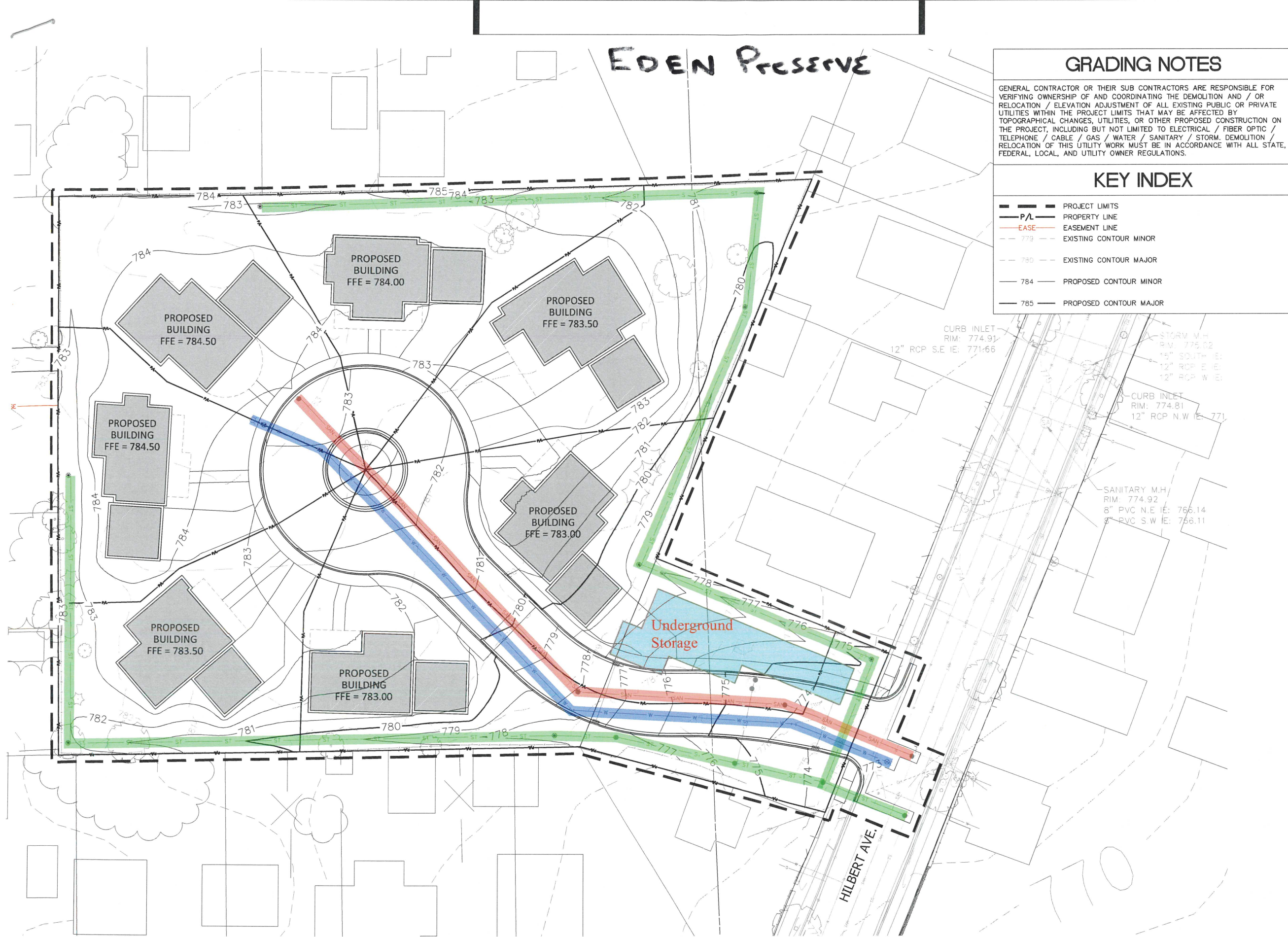
EDEN PRESERVE

GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- 779 EXISTING CONTOUR MINOR
- 780 EXISTING CONTOUR MAJOR
- 784 PROPOSED CONTOUR MINOR
- 785 PROPOSED CONTOUR MAJOR



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PROJECT:
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 Cedarburg, WI 53012

SITE GRADING PLAN

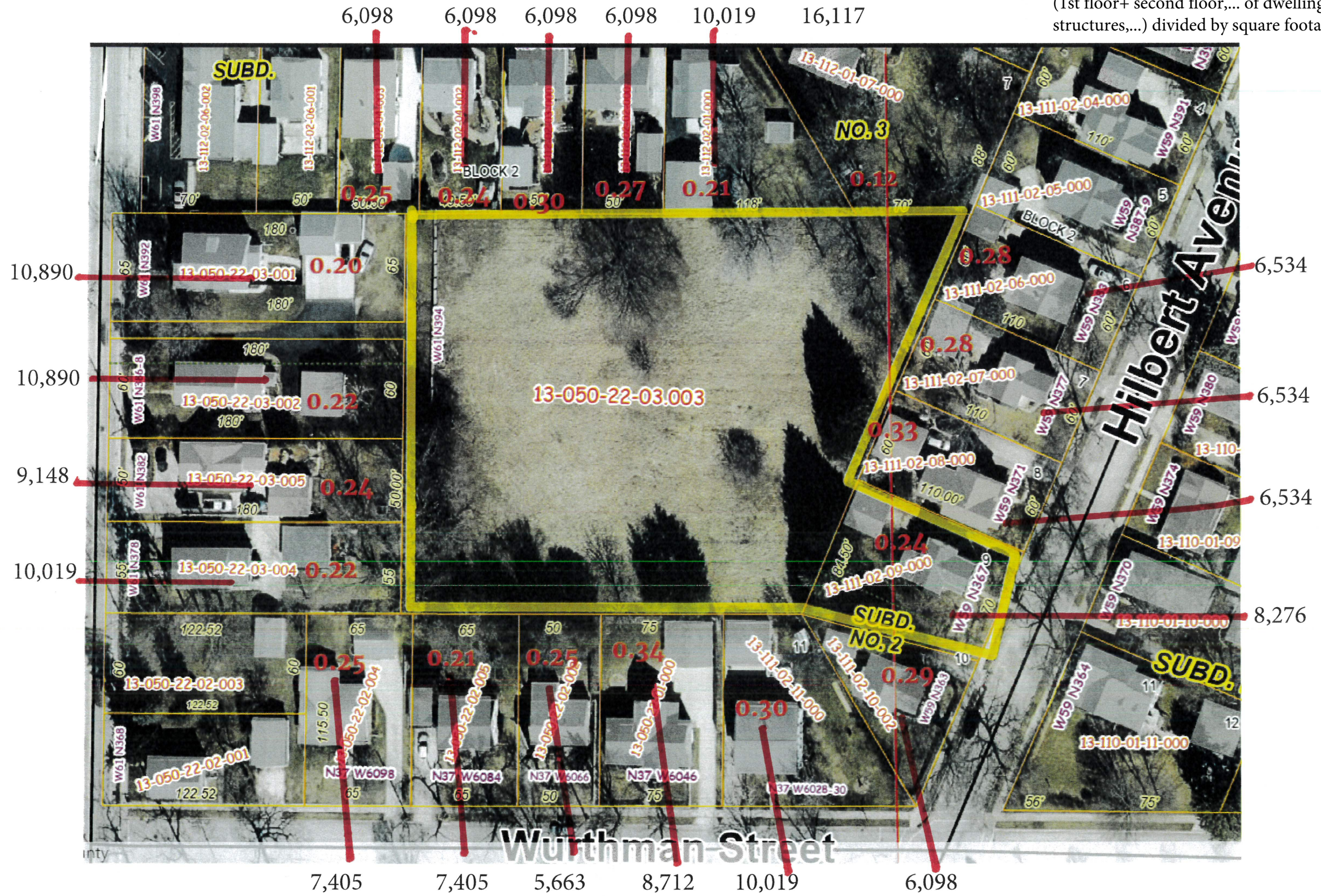
DATE: 11/25/2025
SCALE: 1" = 40'-0"

C104

I SITE LAYOUT PLAN
 1" = 40'-0"

Eden Preserve Surrounding Properties Data

- Black numbers = Square footage of lot.
- Red numbers = Floor Area Ratio of lot .
- Floor Area Ratio = Total square footage of all buildings on the site (1st floor+ second floor,... of dwellings, garages, accessory structures,...) divided by square footage of lot.*



*For example, a two story dwelling with 1,200 square feet on the first floor and 600 square feet on the second floor and a 600 square foot garage on a 20,000 square foot lot has a floor area ratio of 0.12, also expressed as 12 percent.

exhibits to support access requirements. The SARB does not object to the canopy overhang, limited yard encroachments, or the parking stall 9' x 18' sizes since this is principally a drive-thru model vs dine-in. The motion carried unanimously.

APPLICANT, KATE SCHLEY D/B/A COACH HOUSE HOMES, REQUESTS CONCEPT REVIEW, DISCUSSION, AND FEEDBACK AS A RECOMMENDATION TO THE PLAN COMMISSION IN RESPECT TO HER SEVEN LOT/HOME SINGLE-FAMILY-DETACHED RESIDENTIAL INFILL DEVELOPMENT PROPOSED FOR THE PROPERTIES LOCATED AT W59 N367 HILBERT AVENUE & W61 N394 WASHINGTON AVENUE. THIS 1.78 ACRE SITE, OWNED BY WENDELL LEE LLC IN C/O PAULA MOTTE, IS ZONED RS-5 SINGLE-FAMILY RESIDENTIAL.

Planner Censky presented the applicant proposal for a seven-lot/home single-family-detached residential Planned Unit Development. The proposal depicts a private cul-de-sac drive entering Hilbert Avenue. The infill development project aims to reconfigure two existing lots into seven lots, including one out lot, resulting in six new homes. The applicant plans to seek approval under a Planned Unit Development (PUD) zoning district, which permits modifications to bulk and spatial requirements. The project proposes a lower density of 3.9 units per acre, compared to the maximum allowed density of 5.2 units per acre, and has some smaller lot sizes than the minimum requirements, with an average lot size of 7,736 square feet. The floor area ratio average in this neighborhood is ~24%, with the proposal showing an average floor area ratio of ~49%. The fire department has not objected to the site plan but has requested the removal of interior green space in the cul-de-sac to ensure emergency vehicle access.

Board member Rushing presented an alternative design concept that he feels better aligns with the historic character of the neighborhood. He proposed a "pocket neighborhood" design, featuring several more and much smaller homes situated closer together around a central green space, and with separate car barns.

Board member Rushing focused on evaluating the fit of the proposed high-quality homes and shared green spaces within the existing neighborhood context. While he appreciated the aesthetic and architectural elements, concerns were raised about the size of the houses being too large for the area, along with the fountain and community building not fitting in. Although the proposal was considered promising, he did not agree that it aligned with the neighborhood's existing character and historical context.

Board members expressed mixed feelings about how much paving comes with cul-de-sacs. Damsgard noted that, as much as excess paving is not a design preference, the neighborhood kids will use it as their gathering and play space, and families on the front porches will see that. Chairman Voltz suggested removing Lot 3 altogether to enhance the layout and better integrate community amenities, and suggested realigning the entry drive on Hilbert Avenue with an existing driveway across the street. Board member Damsgard questioned the location of the garage on certain lots and the close placement of the home to the sidewalk on certain lots, and suggested adjustments to improve the design.

Alderson Burkart raised concerns about the size of the homes and setback requirements but expressed a willingness to explore the concept if adjustments were made. The applicant noted the practicality of building larger, high-quality homes to ensure saleability. These homes will be similar to the additions people are putting on their existing homes in the area.

There is a possibility of removing the community building in favor of front porches as community spaces. The applicant mentions that two Cedarburg families have already committed to moving into the neighborhood, with one family requesting a simple house design. The board showed interest in preserving a central tree or some sort of feature in the cul-de-sac center while also deferring to the requirements of the fire department.

Commissioner Arnett made a motion to send a favorable recommendation to the Plan Commission, bearing all the comments above in mind as the applicant proceeds. Seconded by Chairman Voltz. They advised Coach House to refine the concept plans to address several concerns, including fire department access to the cul-de-sac, the size of the homes, the setbacks, and the site layout, and also suggested possible removal of the out lot accessory structures. The motion carried unanimously.

DISCUSSION AND SETTING A DAY AND TIME FOR THE REGULAR MONTHLY MEETINGS OF THIS NEW SITE AND ARCHITECTURAL REVIEW BOARD.

The SARB agreed to schedule regular meetings for the Tuesday of each month that are 13 days prior to the regular Plan Commission meeting for the following month, at 8:30 AM, starting August 19th.

COMMENTS AND ANNOUNCEMENTS BY SARB COMMISSIONERS

Board member Rushing requested a rule change to allow SARB members to physically inspect properties during the application process, and the Planner agreed to look into the city's policies regarding property inspections.

CHAIRMAN'S ANNOUNCEMENTS

NONE

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Chairperson Voltz, to adjourn the meeting at 12:41 pm. The motion carried unanimously.

Theresa Hanaman
Administrative Assistant

APPLICANT, KATE SCHLEY D/B/A COACH HOUSE HOMES, REQUESTS CONCEPT REVIEW, DISCUSSION, AND FEEDBACK IN RESPECT TO HER SEVEN-LOT/HOME SINGLE-FAMILY- DETACHED RESIDENTIAL INFILL DEVELOPMENT PROPOSED FOR THE PROPERTIES LOCATED AT W59 N367 HILBERT AVENUE & W61 N394 WASHINGTON AVENUE. THIS 1.78-ACRE SITE, OWNED BY WENDELL LEE LLC IN C/O PAULA MOTTE, IS ZONED RS-5 SINGLE-FAMILY RESIDENTIAL.

Planner Censky reported: The applicant proposes a seven-lot/home single-family- detached residential Planned Unit Development for this site. The proposal depicts a private cul-de-sac drive entering off of Hilbert Avenue. There is also a public pedestrian walkway proposed to extend through the neighborhood from this cul-de-sac, and extending west out to Washington Avenue. Owing to the typical constraints of an infill setting, the applicant would propose this project using Planned Unit Development (PUD) Overlay rezoning. While they are principally compliant with the basic standards of the Rs-5 Single-Family Residential Zoning District, there are some exceptions, such as with respect to lot size, setback, and floor area ratio, where they may request flexibility/relief. This concept was reviewed by the Site and Architectural Review Board (SARB) on July 24, 2025. The revised plans presented at this time do reflect some extent of efforts by the applicant to respond to SARB concerns, such as home sizes and setbacks.

The Plan Commission discussed the proposed development, focusing on how the new construction should integrate with the existing community instead of creating a separate, distinct area within an existing area. Mayor Thome voiced concerns about the design elements, such as the cobblestone driveway and the special entranceway, expressing that these might not fit the character of the neighborhood. Commissioner Arnett also raised concerns regarding the monuments at the street entrance and the mailroom, questioning whether these features could be removed.

Although this is a concept plan, Commissioner Scholz and Architect Keith Barnes touched on stormwater management, with suggestions for underground storage and bioswales as options if necessary, and the need for sidewalks vs the way it was done in the Glen at Cedar Creek.

The developer, Kate Schley of Coach House, emphasized their commitment to maintaining the neighborhood's character and providing front porch living with sidewalks. She also noted that the development was under the required density and would not significantly impact traffic. Kate explained this development centered on how the new construction could integrate with the existing community rather than create a separate, distinct development.

Val Sorchy, N40 W6068 Jackson Street - Supports the proposal by Coach House Homes, citing their quality of workmanship and the need for positive development on the vacant land.

Aaron Schultz, W59 N370 Hilbert Avenue - Against the proposed development as the size of homes does not fit the character of the area. He has concerns regarding the cul-de-sac and lighting.

Dan Carr, W59 N397 Hilbert Avenue - He called for more affordable housing options and urged the city to slow down the development process to allow for further consideration and community input.

Tom Sorchy, N40 W6086 Jackson Street - Asks that the Plan Commission consider Coach House

Homes. They are outstanding builders and have the community in mind.

Brett Hartman, W59 N374 Hilbert Avenue - Opposed houses of this size because they do not fit the community.

Donna McElligott, W59 N380 Hilbert Avenue - Supports development but questions some of the plans, the code for setbacks, and screening.

Jake Furey, W59 N386 Hilbert Avenue - Concerned with traffic, safety, and additional houses.

Terry King, W63 N762 Sheboygan Road - Would like to see this preserved as green space.

Ann Witte, W59 N264 Hilbert Avenue - Concern regarding traffic, the placement of the road and run-off.

Grant Witte, W59 N364 Hilbert Avenue - Request to table the discussion and send back to the SARB.

Mary Beth Furey, W59 N386 Hilbert Avenue, Concerns about the impact of the community based on the current site plan.

Commissioner Arnett discussed the size of the homes and recommended that the current residential design standouts be considered in relation to the character of the existing neighborhood. Council Member Fitzpatrick reviewed the height restrictions and found them to be reasonable. He does not believe that adding seven homes would lead to traffic issues. Mayor Thome confirmed that Hilbert Avenue has served as a thoroughfare for decades and agrees with Council Member Fitzpatrick that the addition of seven homes would not significantly affect the area, contrary to residents' concerns. Commissioner Bublitz expressed a desire to address safety issues related to the new road.

No formal action taken; applicant to consider feedback and proceed with revisions to the Site and Architectural Review Board for further discussion and review.

REVIEW, DISCUSSION, AND POSSIBLE ACTION (RECOMMENDATION TO THE COMMON COUNCIL) ON PROPOSED NEW REGULATIONS APPLICABLE TO SIDEWALK RIGHT-OF-WAY ENCROACHMENTS THROUGHOUT THE B-3 CENTRAL BUSINESS DISTRICT AND HPD HISTORIC PRESERVATION OVERLAY ZONING DISTRICTS. THIS MATTER IS CITY-INITIATED.

Planner Censky provided an update on the proposed new regulations for sidewalk right-of-way encroachments in the B3 Central Business District. The key points are:

- Space Requirements: If a business has less than 5 feet of sidewalk space, it may not place any encroachments. Businesses with more than 5 feet of encroachment may submit a proposal for the area. Proposals must include details such as the proximity to the curb and building, as well as specific information about the encroachments, including manufacturer cut sheets, images, colors, sizes, and types. Clear Zone Requirements: A 5-foot pedestrian clear zone is mandatory, along with a 3-foot terrace requirement.
- Permits: Permits are required for tables, chairs, vestibules, and other encroachments. While there is no insurance requirement, a mandatory hold-harmless agreement must be signed.
- Outdoor alcohol consumption is prohibited.
- Permit Duration: The permit term is limited to 6 months but may be renewable.
- Signage: Only sandwich board signs are allowed in the terrace area. In the 3-foot clear terrace area, only sandwich board signs may be placed; tables and chairs are not permitted.

PLANNER REPORT

To: City of Cedarburg
Site and Architectural Review Board

By: Mary Censky
Date Prepared: December 23, 2025

General Information:

Agenda Item: 5.D.

Applicant: Lakeside Development Company, in
c/o Brian Scheive

Property Owner: Oak Gap Madison Avenue LLC.

Request: Concept review, discussion and feedback to applicant for Planned Unit Development Overlay rezoning for a 16-lot single-family-detached residential infill subdivision development.

Current Zoning: M-1 Limited Manufacturing District

Requested Zoning: Rs-5 Single-Family Residential District w/ PUD Planned Unit Development Overlay District

Current Master Plan Classification: Medium Density Residential

Surrounding Zoning/Land Use:



Lot Size: 3.04 acres

Location: W66 N622 Madison Avenue

Discussion:

The applicant presents a 16 lot/home single-family-detached residential Planned Unit Development for this site. Eight front-porch forward homes would face both Madison Avenue and St. John Avenue, each with an attached garage that is set toward the rear of the lot. Garage access would be via a 20'-wide private alleyway running between/behind the homes, extending from Cleveland Street to the north and a proposed new extension of Victoria Court to the south. Lot lines for each lot run to the center of the alley. A concern with this approach (vs having the alley as an outlot) is who will write, review and approve the critical easements needed from each individual owner, granting to each other owner, the public, the City,... pedestrian and driving access over the alley, access to the City for service/repair/replacement of the public utilities such as sewer and water that might lie beneath the private alley.

The proposed extension of Victoria Court by the applicant will require that they secure a small portion of land from the owner of the lot to the south owned by Brunswick Corporation, in c/o Mercury Marine.

Architectural style imagery for the proposed homes is provided in the packet. Fully detailed covenants and restrictions have not been presented at this concept stage.

The [Rs-5 Single-Family Residential Zoning District](#) is among the districts considered to comport with the Medium Density Residential Land Use Classification of this site. The applicant requests approval to rezone this site from existing M-1 Limited Manufacturing to Rs-5 with a Planned Unit Development Overlay (PUD).

The following exceptions from the basic standards of the Rs-5 district are requested:

- Maximum density permitted (using 3.04 acres) = 15.86 Proposed density = 16
- Minimum required lot size = 8,400 sq.ft. Proposed lots = 7,900 sq.ft.
(With lot area measured to the centerline of the alley)

The applicant represents in their narrative and concept site plan that all lots will fully comply with the other standards of the Rs-5 district including as to, for instance:

- Maximum floor area ratio (i.e., the total square footage of all buildings on the lot/lot area) of 36%
- Maximum lot coverage ratio (i.e., the total footprint area of all structures on the lot/lot area) of 30%;
- Minimum required lot width of 50 feet.
- Front building setback of 25 feet.
- Side setbacks of 4 feet.
- Rear setbacks of 25 feet.* (*Note that these setbacks are being calculated from the centerline of the alley)

Owing to the typical constraints of an infill setting, the applicant proposes this project in the context of a Planned Unit Development (PUD) Overlay rezoning. In the case of a Residential Planned Unit Development, the Code provides as follows:

Density requirements. Only one of three possible levels of residential density shall be allowed in specific PUD Districts:

- (1) The number of dwelling units allowed as a permitted use in the underlying zoning district; or
- (2) The number of residential dwelling units allowed as a conditional use in the underlying zoning district; or
- (3) The number of residential dwelling units allowed where an increased density is allowed in recognition of a project of exceptionally high overall quality as provided below.

Increased density justification.

- (1) If, notwithstanding dimensional differentials, a proposed project uniformly contains exterior and interior materials, design details, workmanship and features of an exceptionally high quality that emulates the historic character of Cedarburg and/or the immediate neighborhood, an "increased density" for residential dwelling units may be recommended by the plan commission and approved by the common council as part of the original PUD District approval process.
- (2) If granted, the increased density level of a residential use shall be in lieu of any other possible residential density.
- (3) An increased density shall constitute a discretionary number of residential units based on the following criteria for consideration/recommended by the plan commission and approved by the common council:
 - a. Whether the project will provide better utilization of the land than would otherwise be realized if the site were developed with the density requirements of the underlying district or as a PUD without an increased density.
 - b. Whether the project makes adequate provisions such that an increase in residential density will not have an unreasonable adverse effect on neighboring properties, existing and/or proposed public rights-of-way and/or municipal and other public services as a result of the type, intensity and frequency of the use(s) associated with the proposed project.
 - c. Whether the structures proposed for the project are harmonious with existing nearby structures and land uses.
 - d. Whether building materials have been selected and are proposed to be utilized in a manner that is harmonious with the natural environment and the general character of other buildings and structures in the vicinity of the proposed development.
 - e. Whether the proposed project will result in the construction or upgrading of specific public infrastructure improvements that will benefit the public at no cost to the city.
 - f. Whether the proposed project will enhance an existing structure that is deemed beneficial to the character of the neighborhood where it is situated.

Lot area and width. The lot area and lot width requirements of the underlying base zoning district may be modified if deemed appropriate by the common council following recommendation by the plan commission, provided that lot sizes are adequate to accommodate all proposed buildings and site features.

Building height and area.

- (1) the common council following recommendation by the plan commission may allow an increase in allowable building heights if it is determined that such an increase is warranted to support the public benefit likely to result from the proposed development.
- (2) The floor area ratio (F.A.R.) and lot coverage percentage (L.C.P.) for the principal buildings and accessory buildings shall be established on a case-by-case basis as an element of a residential PUD Planned Unit Development project at the time of the final plat approval.

Setback and yards. Setbacks and yards required by the underlying base use zoning district may be modified in PUD Planned Unit Development Overlay Districts if deemed appropriate by the common council following recommendation by the plan commission.

Recommendation:

As this is a concept/consultation matter, there is no formal recommendation for action by the Plan Commission. The Planner would, however, support clear feedback to the applicant as to the concepts presented here including as to:

- 1) Density slightly greater than 5.2 units/net buildable acre (i.e., 16 units vs ~15.86 permitted, provided final surveyed lot size confirms the 3.04 acre lot size). Yes/No
- 2) Support for lot sizes less than 8,400 sq. ft. district minimum. Yes/No
- 3) Rear yard setbacks being measured from centerline of the private alley. Yes/No

A clear recommendation is also requested pertaining to the extension of lot lines to the center of the alley vs having the being situated in an Outlot. The Planning, Engineering and Utility staff are all wary of this approach without specific legal guidance to support it. If an Outlot solution is used, the magnitude of lot size and rear yard setback PUD exceptions will be greater. Would you support such lot size and setback exceptions through PUD? Yes/No



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W66 N622 Madison Avenue

APPLICANT/BUSINESS NAME: Lakeside Development Company Brian Scheive

APPLICANT/BUSINESS ADDRESS: [REDACTED] Mequon, WI 53092

STATUS OF APPLICANT: OWNER AGENT BUYER OTHER

PHONE: [REDACTED] EMAIL: [REDACTED]

PROPERTY OWNER (IF DIFFERENT): Oak Gap Madison Avenue LLC

PROPERTY OWNER MAILING ADDRESS: 2644 National Place, Garland, TX 75041

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

REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: _____

Request conceptual review to redevelop the entire block from current industrial use to 16 single family residences, designation as PUD Rs-5, and the extension of Victoria Court.

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 ^{AM not} 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: *As Ni* DATE: 25 Nov 2025

FOR CITY STAFF USE ONLY

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

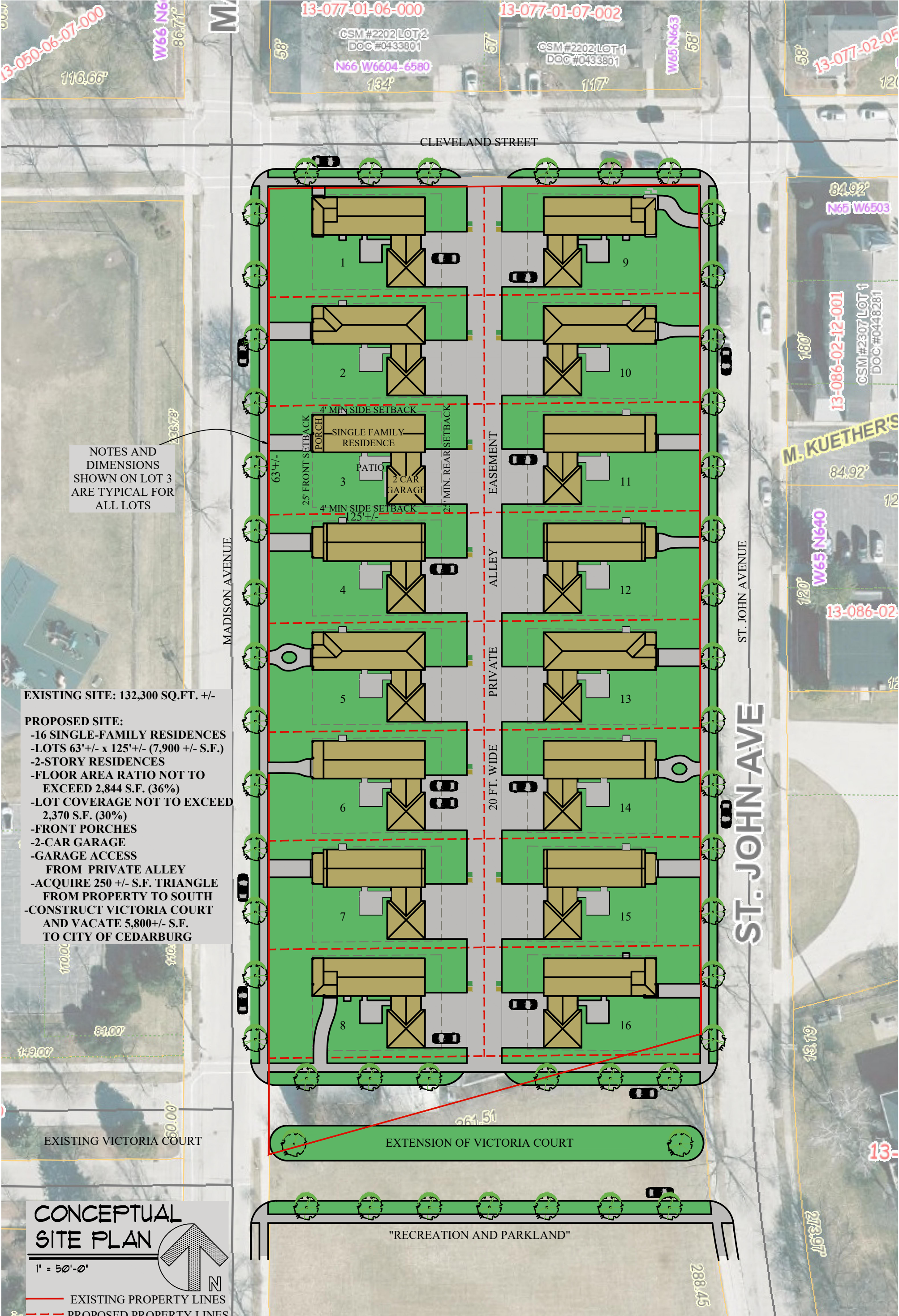
APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____

ATTACHMENTS (CHECK IF RECEIVED):

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

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____



NOTES AND DIMENSIONS SHOWN ON LOT 3 ARE TYPICAL FOR ALL LOTS

- EXISTING SITE: 132,300 SQ.FT. +/-**
- PROPOSED SITE:**
- 16 SINGLE-FAMILY RESIDENCES
 - LOTS 63'+/- x 125'+/- (7,900 +/- S.F.)
 - 2-STORY RESIDENCES
 - FLOOR AREA RATIO NOT TO EXCEED 2,844 S.F. (36%)
 - LOT COVERAGE NOT TO EXCEED 2,370 S.F. (30%)
 - FRONT PORCHES
 - 2-CAR GARAGE
 - GARAGE ACCESS FROM PRIVATE ALLEY
 - ACQUIRE 250 +/- S.F. TRIANGLE FROM PROPERTY TO SOUTH
 - CONSTRUCT VICTORIA COURT AND VACATE 5,800 +/- S.F. TO CITY OF CEDARBURG

CONCEPTUAL SITE PLAN

1" = 50'-0"

EXISTING PROPERTY LINES (solid red line)

PROPOSED PROPERTY LINES (dashed red line)

North arrow pointing up.

It is requested that the City of Cedarburg Planning Commission conceptually review the redevelopment of this property at W66 N622 Madison Avenue from current industrial use to 16 single family residences, designation as PUD Rs-5 zoning and the extension of Victoria Court.

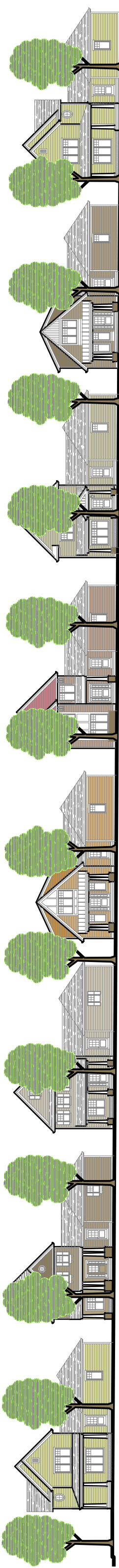
The overall concept is that this is an urban infill project. This project will stitch together the surrounding neighborhoods, reflect the neighboring scale, reflect the neighboring architecture and create better connectivity for the neighborhood. There is a residential neighborhood to the north, east and south of this site and this project will blend those neighborhoods together.

The conceptual feeling is to be welcoming and family oriented through the use of large, prominently displayed front porches. All of the porches will be as close to the street as allowed by the setback zoning. Most of the porches, depending on the architectural style, will be the entire width of the front of the houses. The garages will be set back from the street so as not to distract from the prominent front porches.

The architectural concept is to create an eclectic assembly of house styles that reflects the neighboring architecture. The surrounding neighborhoods, within only one block, contain Victorian style houses from the late 1800's, craftsman style houses from the 19 teens through the 30's, and even ranches from the 1950's which is when development of the neighborhood was complete. This redevelopment will concentrate on creating historic architectural styles that favor 2-stories residences to preserve yard space. There will be a "first floor master bedroom" plan and a plan with all the bedrooms on the second floor. Houses will be mostly 3 bedroom, 2 1/2 bath. A lower level light well will be provided for optional finished basements. Garages will be 2-car.

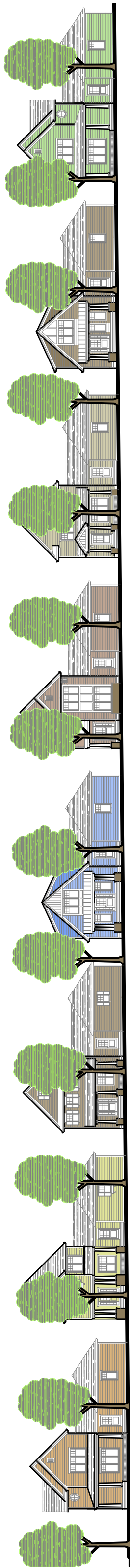
The concept of the site layout is to keep street views focused on porches and yards by creating a back alley. Garages will be accessed via the alley. Garbage pickup will be in the alley. Utilities such as water, sewer, gas and (buried) electric will be installed in the alley. The alley will be private and all of these uses will require an easement. Alley to be built to City of Cedarburg specifications for garbage truck access. Streetlighting is meant to be mostly handled via sconces on every front porch that will be controlled jointly. Finally, since there will be no driveway curbs on the street, more city trees will fit around the perimeter of the site.

The final issue of this site is the southern border. It is hoped that with the cooperation of the City of Cedarburg and the property owner to the south (Mercury Marine) that the angled property line can be squared off. The boulevard street, Victoria Court, will be extended to provide access to the southern end of the alley at developer's expense. This land and street extension will then be turned over to the City of Cedarburg. This will provide Cedarburg with greater access and connectivity.



MADISON AVENUE CONCEPTUAL STREETSCAPE

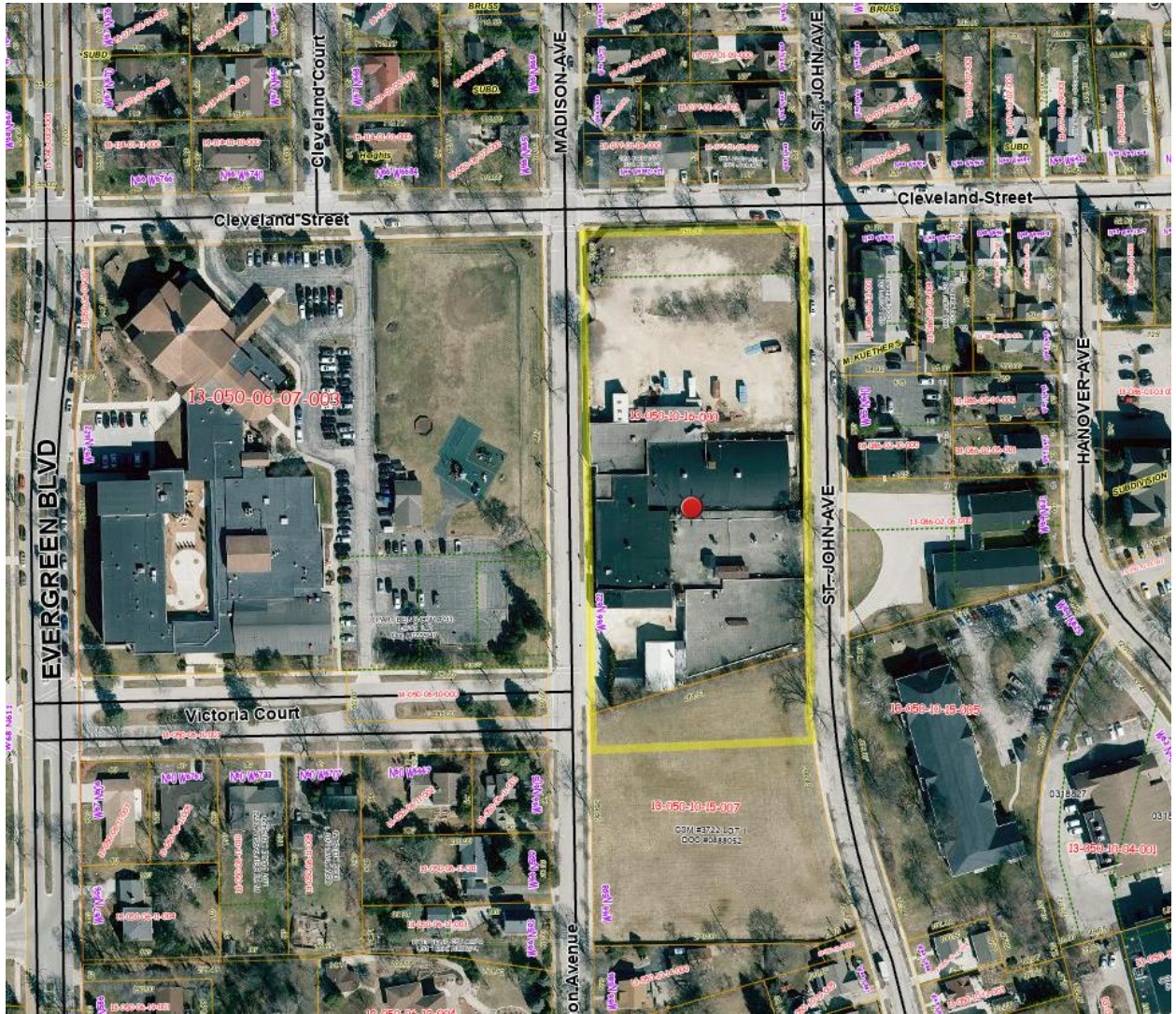
NOT TO SCALE



ST. JOHN AVENUE CONCEPTUAL STREETSCAPE

NOT TO SCALE

Ozaukee County GIS Aerial Map View 2024 – Lakeside Redevelopment Infill Site



CITY OF CEDARBURG

MEETING DATE: December 23, 2025

ITEM NO: 5. E.

TITLE:

Review, discussion and possible action/recommendation to the Plan Commission for Code updates to modify/expand upon the standards as set forth in Title 13 Zoning Code, Chapter 1 Zoning Code, Article F. Site Plan and Architectural Review.

ISSUE SUMMARY:

The Site and Architectural Review Board desires to expand upon and further clarify certain specific architectural design review criteria for new homes. A draft of concepts for discussion is provided in the attachments.

ATTACHMENTS:

1. Ord 2025-24 SARB related changes to ARTICLE F Zoning Code + Planner redline for possible updates 12-23-25

INITIATED/REQUESTED BY:

Site & Architectural Review Board

FOR MORE INFORMATION CONTACT:

Mary Censky, Planner

**CITY OF CEDARBURG
ORDINANCE NO. 2025-24**

**An Ordinance Repealing and Recreating Article F, Sections 13-1-120 through
13-1-127 Site Plan and Architectural Review**

The Common Council of the City of Cedarburg, Wisconsin, hereby ordains as follows:

SECTION 1: Sections 13-1-120 through 13-1-127 of the Municipal Code of the City of Cedarburg is hereby repealed and recreated in its entirety as follows:

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 section requiring site plan and architectural review is intended.

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, sewerage and water systems, and the proposed operation for all new and modified commercial/office/industrial/institutional sites. The city plan commission will approve said site plans only after determining that:

- (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, stormwater 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, standards and procedures.

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 principles, criteria, and procedures are established:

- (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. **Building massing shall be proportionate to the lot size and surrounding structures.** 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-by-case basis, to reflect the existing character of the neighborhood.
- (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 properties.
- (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 neighborhood buildings.
- (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.
- (g) *Infill lot.* An infill lot is a single vacant lot located in a predominately built-up area, which is bounded on two or more sides by existing development. In addition any lot which contains an existing building, which will be removed and replaced with a new building, shall also be considered an infill lot. The infill status of a lot shall continue until building plans have been approved by the SARB, a building permit acquired and the building constructed in accordance with the approved plans and an occupancy permit issued. Once the occupancy permit is issued, the status of the lot shall change to non-infill and any additions or modifications thereafter shall be processed under normal procedures in accordance with article F.
- (h) *Application of standards and review procedures.*
 - (1) Architectural standards for new buildings on lots created by a subdivision plat or by Certified Survey Map shall be submitted to the SARB for review, consideration and recommendation to the Plan Commission as covenants or deed restrictions to be applied to any approval granted by the plan commission and/or council at the time of an approval of the Certified Survey Map or preliminary and final plat. The plan commission and council shall consider the recommendation(s) of the SARB, apply the above principles and criteria, and either approve, approve conditionally or reject the proposed architectural covenants or deed restrictions.
 - (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 architectural review principles and criteria set forth in Section 13-1-122 (a)-(g) above.
 - (3) On infill lots, architectural plans and data in accord with section 13-1-124 shall be submitted to the SARB. The plan commission, giving due consideration to the recommendations of the SARB, and applying the above principles/criteria, shall either approve, approve conditionally or reject the architectural plans.

Sec. 13-1-122.5 Architectural guidelines specific to all residential buildings.

- (a) All elevations of the principal structure and any accessory buildings upon the same lot shall reflect a cohesive relationship between materials, colors, and architectural style.
- (b) Upon each individual building, changes in materials, colors and design details shall be made at appropriate transition points/places within the design to mitigate the adverse aesthetic impact of abrupt changes. Transitions in materials, colors and architectural style/details shall be smooth, not abrupt or conspicuous and should occur at thoughtful points upon the facade such as, for instance, corners, steps, and floors.
- (c) Designs shall be unique and timeless, an approach intended to prevent both intra- and inter-

subdivision/neighborhood architectural monotony, as well as incongruous or conspicuous departures from the established residential architectural themes of the immediately surrounding area or the City of Cedarburg as a whole.

- (d) Garages shall not dominate the primary façade of a residence. Permitted garage entrance designs include side-load, canted (minimum 90 degrees obtuse angle from the front façade), or courtyard (maximum 90 degrees obtuse angle from the front facade) or, placed to the rear of the home. (provide example sketch) A front entry garage may be permitted, up to two doors maximum with single stall door not exceed 10'w x 7't and double stall door not to exceed 16' x 7' , but care should be taken to create a design that deemphasizes the garage and provides architectural detail to the front elevation. Front entry garage (doors) should be set back from the right-of-way line at least 6-feet further than the frontmost building façade /or covered front porch of the principal building, and it must have decorative garage doors (provide decorative door example sketches).
- (e) Vertical and/or horizontal articulation and/or window fenestration is required to break up long wall planes.
- (f) Repetition of identical elevations within 500 feet of one-another is discouraged. In neighborhoods where 1 or few different builders will be designing and/or constructing the homes, multiple approved façade options and the proposed locations thereof must be preapproved. Variations in rooflines, materials, and/or façade elements between adjacent homes is required.
- (g) Color variations within a cohesive neighborhood palette are encouraged. Muted or historically appropriate color palettes are encouraged while excessively bright, reflective, or high-contrast color schemes are not. Accent colors should be limited and complementary.
- (h) Exterior building materials shall be durable, high-quality, and appropriate for long-term residential use.
- (i) Long, uninterrupted wall planes on street-facing façades shall be prohibited. Blank façades on primary or secondary street elevations are prohibited.
- (j) Roof forms shall be consistent with traditional residential proportions and neighborhood character. Overly complex, exaggerated, or visually dominant roof forms are prohibited. Dormers, chimneys, and roof features shall be proportionate to the structure and functionally integrated. Principal roof pitch shall be no less than 6:12.
- (k) Well-proportioned roof overhangs contribute to Cedarburg's architectural character by casting consistent, readable shadow lines along exterior walls. These shadows help define floor levels, window groupings, and building mass, creating a sense of depth and permanence. Shallow or minimal overhangs that fail to produce shadow relief tend to result in flat, visually weak façades and are discouraged.
- (l) Shutters authentic.
- (m) Windows transparent on front façade.

Sec. 13-1-123 Compliance for multiple-family residential and non-residential structures.

- (a) *Compliance for multiple-family residential and non-residential structures.* No use or structure [except single-family and two-family non-infill dwellings] shall hereafter be erected, moved, reconstructed, extended, enlarged, altered, or changed until the city SARB has reviewed and

made a recommendation to the plan commission as to said plans for the site and structures.

The city plan commission shall not approve any plans unless they find after review and study of the application, and giving due consideration to the recommendation(s) of the SARB, that the use and/or structures, as planned, will not violate the intent and purposes of this chapter, as well as the principles/criteria set forth in sections 13-1-121 and 13-1-122.

Sec. 13-1-124 Applications for site plan review.

Sixteen copies of all building and site plan data shall be submitted to the city planning department not less than 20 days prior to the next regularly scheduled city SARB meeting. The planning department shall transmit all applications and their accompanying plans to the appropriate city departments and staff and city site and architectural review board for their review. The SARB shall review and act upon the plans at their next available, regularly scheduled meeting and make its recommendation to the Plan Commission and/or Common Council. Site plan data to be submitted with all site plan review applications shall include the following:

- (a) Site plans drawn to a recognized engineering or architectural scale with the name of project noted.
- (b) One colored rendering of the site and landscaping plans.
- (c) Owner's and/or developer's name and address noted.
- (d) Architect's and/or engineer's name and address noted.
- (e) Date of plan submittal.
- (f) Scale of drawing, site size (area in square feet or acres), and building area and coverage noted on plan.
- (g) Existing and proposed topography shown at a contour interval of not less than two feet at National Geodetic Vertical Datum, indicating proposed grade on a grading plan and location of improvements.
- (h) The characteristics of soils related to contemplated specific uses.
- (i) All building and yard setback lines indicated.
- (j) Where applicable, both the 100-year recurrence interval floodplain and the floodway indicated.
- (k) All drives, curb cuts, and both ingress and egress locations indicated.
- (l) The proposed location of all signage to be placed on the site.
- (m) The location and type of all outdoor lighting proposed to illuminate the site.
- (n) Total number of parking spaces noted.
- (o) The type, construction materials, size, and location of all structures with all building dimensions shown.
- (p) Indicate height of buildings.
- (q) Existing and proposed street names indicated.

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(Supp. No. 7)

- (r) Indicate existing and proposed public street rights-of-way and/or reservations and widths.
- (s) Indicate and locate all easements on the subject property.
- (t) North arrow shown.
- (u) Locate existing and general location of proposed sanitary sewers, storm sewers, water mains and fire hydrants (existing and proposed) and proposed electrical service easements. In addition, all locations for the proposed connections to such utilities should be indicated on the site plan.
- (v) Locate any proposed stormwater management facilities, including detention/ retention areas.
- (w) Locate existing trees, including the delineations required in the Tree Preservation Ordinance.
- (x) Note location, extent, and type of proposed landscaping and landscape plantings as well as any proposed buffer areas for adjoining properties.
- (y) Note location of pedestrian sidewalks and walkways.
- (z) A graphic outline of any development staging which is planned.
- (aa) If the development abuts an existing or planned arterial street or highway, as identified on the city's master plan or component thereof, all driveway locations of all adjoining property within 200 feet of the subject property shall be indicated on the site plan.
- (bb) Written project summary including operational information, building schedule, and estimate of project value including all site improvement costs.
- (cc) Other data which may be required by either the city staff or city site and architectural review board to review the site plan.

Sec. 13-1-125 Application for architectural review.

Architectural data shall be submitted to the City planning department not less than 20 days prior to a regularly scheduled SARB board meeting. The planning department shall transmit all applications and their accompanying plans to the appropriate city departments and staff and SARB for their review. The SARB shall review and act upon the plans at their next available, regularly scheduled meeting and make its recommendation to the Plan Commission and/or Common Council. Architectural data to be submitted with all architectural review applications shall include the following:

- (a) Architectural plans, elevations, and perspective drawings and sketches illustrating the design and character of all proposed structures. A materials and color perspective rendering of the exterior of the proposed building(s) shall be required for review by the site and architectural design review board. Said elevations and perspective drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air conditioning equipment. These drawings are to be drawn to a recognized architectural scale with the name of the project noted.
- (b) Owner's and/or developer's name and address noted.

- (c) Architect's and/or engineer's name and address noted.
- (d) Date of submittal of plans.
- (e) Scale of drawings noted on each drawing.
- (f) The type, size, and location of all structures with all building dimensions shown.
- (g) Indication of the height of building(s).
- (h) Site plan indicating building location drawn to a recognized engineering or architectural scale, with the name of the project noted and north arrow shown.
- (i) Notation on fire protection measures to be installed according to the City of Cedarburg Fire Prevention and Protection Code.
- j) Samples of exterior materials and their colors.
- (k) Additional information and data which may be required by the Site and Architectural Design Review Board may include the following upon request:
 - (1) Photographs from the site of adjacent neighboring structures.
 - (2) Detailed drawings of decorative elements of the building(s) or structure(s).
 - (3) Sectional building or site drawings.

Sec. 13-1-126 Findings lapse of approval.

The city plan commission shall not approve any application unless it finds by a preponderance of the evidence after viewing the site plan and/or building plans and considering the recommendation of the SARB, that the intent and purpose of this chapter, as well as the principles and requirements set forth in sections 13-1-121, 13-1-122, and 13-1-124, have been complied with. The findings of the city plan commission shall be indicated in the minutes of its meeting and shall be a public record. Plans shall be stamped approved, conditionally approved, or denied and signed and dated by the secretary of the plan commission and retained as a permanent record by the city clerk.

Lapse of site plan approval. If a builder or developer of a project which has been granted site and/or architectural plan approval has not obtained and complied with the provisions of a building permit consistent with said site or architectural plan approval within one year of the date of the initial plan commission approval, the plan approval shall lapse. Upon application, the plan commission may renew its approval of the site and/or architectural plans as initially granted or may require changes as deemed appropriate.

Retroactivity. This ordinance shall be retroactive to all site and/or architectural plan approvals for which as of the date of enactment of this ordinance the developer has not obtained and complied with the provisions of a building permit consistent with the initial approval.

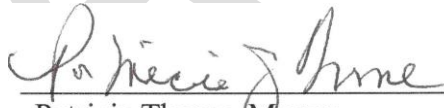
Sec. 13-1-127 Appeals.

Any person or persons aggrieved by any decisions of the council or plan commission related to site plan or architectural review, except as to infill lots, may appeal the decision to the zoning board of appeals. Such appeal shall be filed with the city clerk within 30 days after the date of the decision of the plan commission. Person(s) aggrieved by any decision of the plan commission as to infill lots may appeal the decision to the common council within 30 days after the date of the decision of the plan commission.

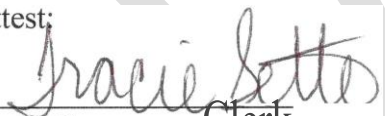
SECTION 2. SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect and be in full force after its passage and publication as provided by law.


Passed and adopted by the Common Council of the City of Cedarburg this 9th day of June 2025.



Patricia Thome, Mayor

Attest:


Tracie Sette, City Clerk

Approved as to form:


Michael P. Herbrand, City Attorney