



**CITY OF CEDARBURG
A MEETING OF THE SITE AND ARCHITECTURAL REVIEW BOARD
TUESDAY, JANUARY 20, 2026 – 8:30 AM**

A meeting of the Site and Architectural Review Board, City of Cedarburg, Wisconsin, will be held on Tuesday, January 20, 2026 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. Chairman Architect Adam Voltz, Architect Paul Rushing, Plan Commission Co-Chairman Jack Arnett, Council Member Kristin Burkart, Architect Peter Damsgaard
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
 - A. December 23, 2025
5. REGULAR BUSINESS; AND ACTION THEREON
 - A. Review, discussion, and recommendation to the Plan Commission as to the site and architectural plans submitted by applicant DSDH Gerb LLC, in support of their request to develop a 16,617 sq. ft. motor vehicle collision repair facility for Gerber Collision & Glass on the vacant, 1.84-acre, M-2 General Manufacturing zoned site located at the northwest corner of Sommerset Avenue and Pioneer Road. The property owner is Pioneer Real Estate Development LLC in c/o Mike LaRosa.
 - B. Review, discussion, and consultative feedback to the applicant, Neumann Developments Inc. in c/o Bryan Lindgren, as to a revised conceptual site layout and preliminary architectural intentions related to their proposed development of ~214-acres/499 dwelling units located at the northwest corner of Hwy.60 and Hwy.I/Sheboygan Road.
 - C. 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
December 23, 2025
Minutes**

1. CALL TO ORDER

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

2. ROLL CALL

Also Present – City Planner Mary Censky, Administrative Assistant Theresa Hanaman, City Administrator Hilvo, and Mayor Thome

- 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

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. November 18, 2025

Council member Burkart made a motion, seconded by Co-Chairperson Jack Arnett, to approve the meeting minutes from November 18, 2025. The motion carried unanimously.

Architect Rushing requested an amendment to these minutes regarding the regular business, item D, Neumann Development, Inc. to include that he is in support and the applicant should more closely apply design principles that support and express walkability, connectivity, and a traditional neighborhood structure. The hierarchy of spaces and streets, a wider range of house designs, and more extensive integration of usable green space. He added that the applicant agreed to work directly with SARB to do so.

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.

Planner Censky reported 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(s) in this area from time to time to shelter certain of their planned events/activities.

Co-Chairperson Arnett asked about the type of pop-up tent the applicant intends to use and clarified that the tent(s) will not be erected for extended periods or year-round.

Architect Damsgaard suggested the applicant be required to display a sign(s) indicating that alcoholic beverages are not allowed in this yard/seating area.

ACTION:

Architect Damsgaard made a motion, seconded by Council member Burkart to send a favorable recommendation to the Plan Commission, to approve the applicants request for a Conditional Use Permit (CUP) as presented, subject to the conditions as written in the DRAFT CUP (see packet) and subject to the following additional conditions:

- 1) The applicant must display a sign indicating that alcoholic beverages in this yard/seating area are
- 2) The CUP must be fully executed and recorded prior to the start of the outdoor recreation/entertainment use at the site
- 3) 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.

The motion carried unanimously.

- 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.

Planner Censky went through the applicant's proposed private covenants and restrictions that will apply to their recently conditionally approved 24-lot single-family residential subdivision known as Quarry Park.

Board members considered whether the proposed restrictions effectively support the spirit, intent, purpose, principles, and standards outlined in both the City's Code and the Comprehensive Plan. They want to ensure that the regulations align with the community's vision for development.

During the discussion, Architect Rushing, along with Co-Chairperson Arnett, sought clarification on the specifications and guidelines regarding the street trees. Architect Rushing's inquiry focused on understanding the space between the back of the curb and the sidewalk. Planner Censky confirmed that the trees are designated as public city street trees. Architect Rushing then requested clarification on the size of the tree terrace and its placement, ensuring that the terrace is wide enough. Co-Chairperson Arnett also asked for clarification on Section 4.21, Paragraph C, specifically regarding the last sentence: "The lot owner shall be responsible for maintaining and replacing all street trees on their lot." and requested that this sentence be removed.

The applicant, Joe Orendorf, is requesting direction on architectural review going forward.

Council Member Burkart voiced an interest in preventing architectural monotony across proposed designs.

Architect Damsgaard raised a concern regarding Section 4.4, which mandates the inclusion of attached garages in residential designs. He requested that the language be clarified, particularly in terms of design expectations and any potential flexibility to accommodate variations that might better suit individual properties.

Additionally, Architect Rushing expressed opposition to the concept of canted garages, arguing that they disrupt the architectural harmony of the neighborhood. He urged board members to give this issue careful consideration, emphasizing the need for cohesive design elements that enhance the character of the community.

Mayor Thome requested clarification from the architects on the SARB regarding canted garages. Architect Damsgaard expressed that he is not fundamentally opposed to canted garages, as they can fit well within the neighborhood; however, the goal is to ensure that they harmonize with the overall aesthetic, contributing to a solid street facade. Chairperson Voltz agreed with Architect Damsgaard's perspective, emphasizing the objective of creating a pedestrian-friendly, walkable community that fosters front porch engagement, while allowing for flexibility in garage designs.

ACTION:

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

- 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.

Planner Censky reported that the applicant has revised the plan for a seven-lot, single-family detached residential Planned Unit Development (PUD), now called Eden Preserve. The updated plan still includes a private cul-de-sac street with curb, gutter, and sidewalks leading from Hilbert Avenue. However, communal entrance features, such as a fountain, pergola, and community building, have been removed, and there are no longer plans for a pedestrian walkway extending out to Washington Avenue. The project has been renamed to Eden Preserve.

In contrast to the original plan, each lot boundary now extends to the centerline of the private road, resulting in larger lot sizes. A concern of staff is who will draft and approve the necessary easements for access to the road, sidewalks, and public utilities that will run beneath the drive. This setup will also mean that any required streetlights or trees will be placed on the private lots.

With these larger lot sizes, the proposed floor area ratios (FAR) now comply with the maximum allowed in the Rs-5 district (36%), whereas most lots exceeded the FAR in the original plan. Proposed home sizes will range from 2,450 to 3,700 square feet, including attached garages. Each home will be custom-designed. Detailed architectural standards have not yet been provided. The applicant agrees to include, as a condition of the PUD, that each new home proposed to be constructed in this neighborhood would be subject to review and approval as for an "infill lot", prior to issuance of a building permit.

The proposed building setbacks are: front 25 feet (measured from behind the sidewalk), side setbacks of 4 feet, and rear setbacks of 15 feet for Lots 1-4 and 6-7, and 25 feet for Lot 5.

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%.

In the Rs-5 zoning district, the minimum lot size is 8,400 sq. ft. and 50 feet in width. The new plan proposes lot sizes ranging from 9,788 to 11,902 sq. ft., compared to the original plan's 6,300 to 11,000 sq. ft. Similar to the previous plan, none of the new lots will have the required 30 feet of frontage on a public street, though this can be waived by the Plan Commission per Section 14-1-90 of the Code.

As this time, Planner Censky 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 proposed architectural covenants and restrictions for the neighborhood. She would support clear feedback to the applicant and for the record 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.

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.

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.

Council member Burkart opposes the extension of lot lines to the center line and rear yard setback reductions. She feels that the houses are just too large for the proposed lots and the neighborhood. Chairperson Voltz noted that the current floor area ratio (FAR) in the neighborhood ranges from 0.21 to 0.34. Under the current proposal for Eden Preserve, the FAR would increase to approximately 0.35

Architect Damsgaard and Co-Chairperson Arnett support the proposed 15-foot setbacks.

Architect Rushing disagrees with the housing layout, stating that it should follow a more rectilinear pattern/orientation.

ACTION:

Architect Damsgaard made a motion, seconded by Architect Rushing, to not support the rezoning request at this time for lack of an actual preliminary plat and/or covenants and restrictions, but to give favorable feedback on the presented plan to the Plan Commission as follows: allowing the rear yard setbacks as shown and having the lot lines to the center of the private drive. Additionally, it will include the Planner's recommendations noted above.

Architect Rushing made a motion to amend the original motion to include narrowing the 25 ft. rear setback, enlarging the cul-de-sac and circle in the center, turning the homes, having sidewalks on both sides of the street, detaching the garages, aligning the porches, and making the homes straight with the street. The motion died for lack of a second.

Council member Burkart made a motion, seconded by Chairperson Voltz to amend the original motion to keep the 25 ft front setback for the principal structure (measure from back of sidewalk), and require a 25 ft rear yard setback for the principal structure for every lot, and to include that every proposed new home will be subject to review and approval as for an infill lot with site and architectural plan review to the Site and Architectural Review Board and Plan Commission as part of the PUD. Voltz, Burkart, Rushing, and Damsgaard in favor. Co-Chairperson Arnett opposed.

Co-Chairperson Arnett made a motion, seconded by Council member Burkart to amend the amended motion to allow lots 1, 3, and 7 to have rear setback 15 ft. instead of 25 ft. and 2,4, 5, and 6 to have rear setback 25-feet. The motion carried unanimously.

The original motion as successfully amended passed. Voltz, Burkart, Arnett, Damsgaard, in favor. Rushing opposed.

- 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.

Planner Censky introduced the concept plan of 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 private alley. Planner Censky is concerned with this approach (vs having the alley as an outlot) questioning 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, and 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.

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.

Co-Chairperson Arnett is in favor of the setbacks. Council member Burkart is pleased with the unique developments and is okay with the density and lot sizes including calculating them to the center of the alley.

Architect Rushing said it is consistent with the surrounding neighborhood, a little monotonous as to the architectural designs. He suggested that some of the homes include a bonus room over the garage. He also suggested flipping the homes, so some garages are next to each other. He was in favor of the front porches forward as presented.

ACTION:

Council member Burkart made a motion, seconded by Architect Rushing to send a favorable recommendation to Plan Commission for concept approval to rezone this site from existing M-1 Limited Manufacturing to Rs-5 with a Planned Unit Development Overlay (PUD) and to include the following exceptions:

Relief from the basic standards of the Rs-5 district are requested as follows:

- 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).

The motion carried unanimously.

- 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.

Architect Damsaard requested clarification regarding flat roofs in residential neighborhoods and suggested this be added for future zoning details.

Council member Burkhardt expressed a desire for the requirement regarding the repetition of identical elevations within 500 feet to be expanded. She feels that the current regulation allows for too much monotony, similar to what was seen in Fairway Village. While she doesn't want to impose excessive restrictions, she believes there should be more variety than every five houses.

Joe Orendorf from Cornerstone asked about the scope of the ordinance, specifically whether it is limited to certain areas or if it applies more broadly. He requested clarification regarding new construction, remodeling, and transitions on new homes, using stone as an example to illustrate where the guidelines begin and end.

Council member Burkart responded that this code pertains to residential properties.

Planner Censky clarified that the code will apply to all infill lots that go through the Site and Architectural Review Board (SARB) and the Plan Commission. It also assists the city in evaluating covenants and restrictions for new developments.

Architect Rushing requests the Board continue to study the ordinance to bring it back and discuss.

ACTION:

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

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

NONE

7. CHAIRMAN'S ANNOUNCEMENTS

NONE

8. ADJOURNMENT

A motion was made by Council member Burkart, seconded by Co-Chairperson Arnett, to adjourn the meeting at 11:36 a.m. The motion carried unanimously.

Theresa Hanaman
Administrative Assistant

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

DRAFT

PLANNER REPORT

To: City of Cedarburg Site & Architectural
Review Board

By: Mary Censky

Date Prepared: January 20, 2026

General Information:

Agenda Item: 5.A.

Applicant:

DSDH Gerb LLC in c/o Dave Herbeck

Property Owner:

Pioneer Real Estate Development LLC in
c/o Mike LaRosa

Action Requested:

Review, discussion and recommendation
to Plan Commission.

Current Zoning:

M-2 General Manufacturing District

Requested Zoning:

Same

Current Master Plan Classification:

Commercial

Surrounding Zoning/Land Use:

North: M-2 General Manufacturing
District

South: M-2 General Manufacturing
District

East: M-2 General Manufacturing
District

West: M-2 General Manufacturing
District

Lot Size:

1.84-acres

Location:

Northwest corner of Pioneer Road and
Sommerset Avenue

Discussion:

The applicant proposes to construct a 16,617 sq. ft. motor vehicle collision repair facility for Gerber Collision & Glass on this site. The plan also calls for a ~20,400 sq. ft. fenced outdoor storage yard that will be paved and striped for 33 vehicles to be parked while in various stages of repair. The dumpster enclosure will also be located in this fenced yard area.



Attached is a review matrix of the project as compared to the M-2 General Manufacturing Zoning District Standards. Also attached is an SARB Plan Review Guide.

The SARB is requested to evaluate and make a recommendation to the Plan Commission as to:

- The design, materials, and colors of the building, fence, and dumpster enclosure.
- The design and materials of the landscaping plan.
- The design and materials of the exterior lighting plan.
- The site plan/layout of the above features on the lot.

Recommendation:

The Planner recommends the following conditions be made a part of any recommendation the SARB may send to the Plan Commission in this matter:

- 1) All rooftop equipment shall be fully screened from the surrounding view. The plan for this screening shall be subject to review and approval by the City Planner prior to installation of the HVAC. Consult with the City Forester for proper protection zone and methods around these trees.
- 2) The enclosed outdoor parking area shall be used exclusively for short-term parking (i.e., not to exceed 2-weeks) of vehicles in various stages of repair at this business. This area may not be used to park/store box trucks, semi-trucks/trailers, construction equipment/vehicles, boats, RV's, or off-road vehicles.

- 3) The enclosed rear parking lot shall not be used for storage of materials, equipment, or supplies. It shall not be used for storage of tires, fuel, oil, or auto parts.
- 4) Applicant shall not damage or remove any of the existing mature trees located along their west lot line.
- 5) All areas on the landscape plan highlighted light green shall be mowed turf grass. This includes the areas along the north and west sides of the fence and the slopes of the detention pond.
- 6) All light fixtures and posts shall be powder coated black metal finish. The post-top area lights mounting height shall be equal or less than the height of the building (i.e., 22'7" vs 27.5'). All fixtures shall be mounted at 90 degree angles to the ground for full cut-off effect.
- 7) The proposed fence encroachment on the 25' street yard setback along Pioneer Road is/is not acceptable.
- 8) No signs are considered or approved as a part of this Conditional Use Permit request;
- 9) Applicant to abide/satisfy the recommendations of the SARB as set forth in the completed Plan Review Guide for this project.
- 10) Applicant to abide/satisfy the requirements of the City Departments including for instance, but not necessarily limited to:
 - Jeff Thierfelder, Utility Engineer / Cedarburg Light & Water Utility
 - There is no 3 phase electric on the lot to serve that building. Electric would need to come from the south across the road or from the west near the railroad tracks.
 - Easements will need to be provided for the underground electric lines and equipment.
 - There is an existing single phase service that serves a sign that will need to be removed.
 - Blake R. Karnitz, FO, FM, Deputy Chief of Community Risk Reduction / Cedarburg Fire Dept.
 - The building is required to be equipped with a sprinkler system based on its use and size.
 - The FDC location must be approved by the Cedarburg Fire Department.
 - The FDC connection shall be a 5" Storz Connection.
 - Exterior notification device shall be a horn/strobe device.
 - Turning radius of the driveway/lot shall be sufficient for fire apparatus to navigate.
 - Building must be equipped with two Knox boxes.
 - One on the East wall to serve the building/main entrance.
 - A second one on/near the fence/gate to serve the gate/fence leading to the rear lot.
 - Kevin Westphal, City Forester / Parks, Recreation, and Forestry Department
 - There are six (6) City-owned right-of-way trees along Pioneer Rd., next to the proposed construction area (attached). Only four (4) of them are identified on their (the applicants) Planting Schedule. They are identified as Existing to Remain on the Plant Schedule. I ask that the Developer identify all six (6) public trees on their site plans with plans to retain. Please see attached Highlighted Excerpt form Policy PR-6 (attached).
 - In addition, there are two (2) large Elm and one (1) Honey Locust street trees (of the six) that are near the construction area and will require Type 1 Tree Protection as defined in Policy PR-6 (attached) prior to construction at the site beginning.

- Timothy D. Martin, Water Utility Superintendent / Cedarburg Light and Water Utility
 - The 6" H2O service shall be connected to the existing 8" PVC water main in Somerset using a tapping saddle with a 6" gate valve attached at the main. Only other concern is the route being right on the edge of the retention pond downslope. Verify adequate cover is maintained. All other L&W construction specifications shall be adhered to.
- Mike Wieser, P.E., Director of Engineering & Public Works
 - Stormwater Management Plan must be approved by the City.
 - Sidewalk should be installed along Pioneer Road frontage.
 - Side slopes of biofilter should be planted with turf grass that is mowed weekly with other turf grass.
 - I am ok with the sewer lateral to Sommerset as long as it's in the same trench as the water lateral.
 - Connections to PVC sewer main must be made with PVC fittings.
 - Slurry backfill in the roadway.
 - Replace 5 inches of asphalt in trench.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: NW CORNER PIONEER RD. and SOMERSET AVE.

APPLICANT/BUSINESS NAME: DSDH GERB, LLC

APPLICANT/BUSINESS ADDRESS: [REDACTED]

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

PHONE: [REDACTED] EMAIL: [REDACTED]

PROPERTY OWNER (IF DIFFERENT): [REDACTED]

PROPERTY OWNER MAILING ADDRESS: [REDACTED]

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

REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: Applicant is seeking a conditional use permit for a "motor vehicle collision repair facility" as defined in Section 13-1-240. Applicant is also seeking a waiver from the requirements of Sections 15-5-14 and 15-5-11 of the Sign Code to permit an off-site sign having 56 square feet of surface area, as shown on the attached signage exhibit.

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).

DocuSigned by:
Mike La Rosa
PROPERTY OWNER(S) SIGNATURE: AD77BF237A08440... DATE: 22-Dec-2025

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 400 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 12-23-25

APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE: 2-2-26

ATTACHMENTS (CHECK IF RECEIVED):

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

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 130510211016

ZONING: M1-a2 ALDERMANIC DISTRICT: W4 PREVIOUS MEETING: _____

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. **Yes**

- (b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback, and height restrictions of this chapter. **Yes* Plan Commission must approve the area where the fence encroaches into the 25' street setback along Pioneer Road.**

- (c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses. **The use is listed as a conditional use in the M-2 General Manufacturing District. The design review is TBD.**

- (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. **Yes, the site has appropriate vehicle access (ingress/egress) to the public street Somerset Avenue. The applicant is required to install sidewalk along Pioneer Road.**

(e) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws. **Subject to staff review/comments (see Planner Report) and review/approval by SARB and Plan Commission.**

(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. **TBD**

(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. **TBD**

(h) Land, buildings, and structures are readily accessible to emergency vehicles and the handicapped. **Must comply with comments/requirements of Fire Department (ref Planner Report).**

(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. **TBD**

(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. **TBD**

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

Architectural review and standards are applicable to all new commercial, office, industrial, and 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. 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. **Scale and mass feel appropriate. Project is well within the 70% maximum Floor Area Ratio for the M-2 District.**

(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. **Surrounding area is principally flat roofed buildings.**

(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. **Surrounding existing buildings are older, light industrial designs. Most employ a mixed palette of materials including brick, block, efis, and metal panels. This corner may be considered a gateway entry location to the City. New development should not be treated as an opportunity to match existing, in some cases outdated, architectural conditions in the area, but to improve on them. While the plan, as proposed, calls for a thoughtful mix of brick, efis and clear glass on the east elevation and approximately 1/2 of the north & south elevations, the other 1/2 of the north & south elevations and all of the rear elevation relays on smooth metal vertical wall panels in the lower 2/3 of the wall.**

(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. **Colors appear to be in keeping with the character of the surrounding area.**

(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. **Without protection of the existing tree line along the west end of this site, future use/development of the City owned property directly west of this site may be disadvantaged by adjoining to an outdoor parking lot for damaged vehicles.**

(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. **N/A**

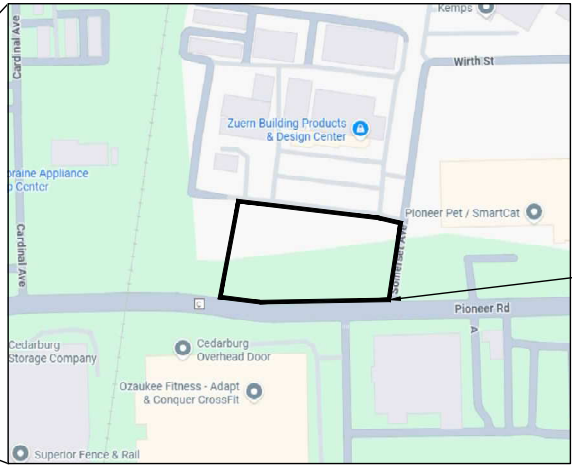
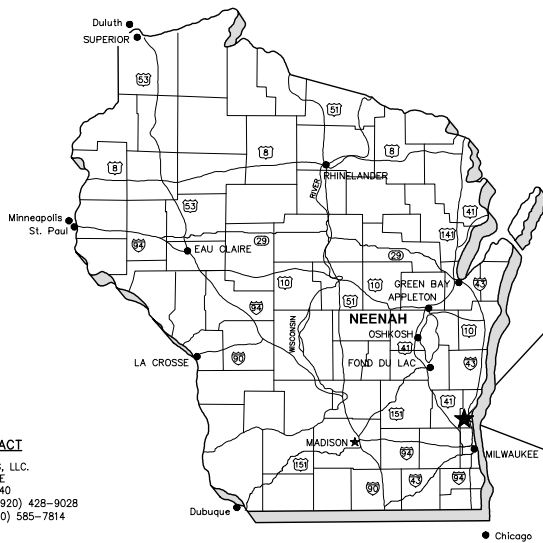
(g) Infill lot. An infill lot is a single vacant lot located in a predominately built-up area, which is bounded on two or more sides by existing development. In addition any lot which contains an existing building, which will be removed and replaced with a new building, shall also be considered an infill 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.

(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.

PROJECT NAME:		Gerber Collision & Glass	PLANNER REVIEW FORM
PROJECT ADDRESS:		NW corner Sommerset Ave and Pioneer Rd.	
PROJECT DESCRIPTION:		16,617 sq.ft. motor vehicle collision repair business	
B-2 Community Commercial Zoning District Standards:			
The use "Motor Vehicle Collision Repair Facility" is listed as a conditional use in the M-2 District			
	Standard	Compliant	Not Compliant
Minimum Required Lot Size	40,000 sq. ft. minimum	X	Proposed lot size is 80,262 sq. ft.
Minimum Required Lot Width	150 feet, as measured at the abutting street right-of-way line.*	X	* A lot located in the business, manufacturing, or institutional districts which does not contain sufficient area to conform to the dimensional requirements of this chapter may be used as a building site provided that the lot is a lot of record in the County Register of Deeds' office prior to the effective date of this chapter. Substandard lots granted permits under this chapter shall be required to meet the setback and other yard requirements of this chapter. A building permit for the improvement of a lot with lesser dimensions and requisites than those stated above shall be issued only after a variance by the zoning board of appeals.
Maximum Building Height:			
Principal Building	45 foot maximum	X	
Accessory Building			N /A
Maximum Building Area:	Sum total square footage of all buildings (principal & accessory) not to exceed 70% of lot area.	X	
Minimum Required Building Setback:			
From Right-of-Way of all Existing or Planned Streets	25 feet (all buildings).	X	
Side Lot Lines*	25 feet for principal structures.	X	
Rear Lot Line(s)	25 feet.	X	
Traffic, Parking, Loading & Access:			
Minimum Required Stall Size	10 feet x 18 feet (180 sq. ft.)*	X	*Plan Commission has authority to waive or modify this standard where it's determined that the unique circumstances of a particular site suggest that stalls may be safely and effectively provided under alternative size or configuration arrangements.
Minimum Required Aisle Width	Preference 24 feet for 2-way traffic and 12 feet for 1-way.	X	
Minimum/Maximum Driveway Width	Preference 24 feet for 2-way traffic.	X	
Minimum Required Stall Count*	Two (2) spaces per indoor service bay + 1 space per employee during the work shift with the greatest number of employees simultaneously present + one space per business/fleet vehicle (such as for mobile repair services or towing).	X	42 spaces are required per Code (i.e., 18 service bays + 6 employees). Applicant proposes 42 parking spaces total, 33 in the screened back yard, and 9 in front of the store. *Note the minimum number of required parking spaces may be adjusted by the plan commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the plan commission that adequate parking will be provided for customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements: (1) Evidence that actual parking demands will be less than ordinance requirements. The petitioner shall submit written documentation and data to the satisfaction of the plan commission that the operation will require less parking than the ordinance requires. (2) Availability of shared parking. The petitioner shall submit written documentation to the satisfaction of the plan commission that off-site shared parking spaces are available to satisfy the parking demand. When a reduction of parking spaces attributable to shared parking is requested, the petitioner shall submit written verification that such parking is available and shall include copies of any contracts, joint lease agreements, purchase agreements, and other such documentation to show that such shared parking can be accomplished. The city attorney shall provide an opinion designating the method by which the required shared parking shall be provided. The off-site shared parking spaces shall be clearly posted for the joint use of employees, and/or tenants, or customers of each respective use those spaces. (3) Use of on-street parking for visitors. Available nearby on-street parking may be counted toward visitor parking needs. This may only be allowed when on-street parking is permitted in a specific location, and then only when such on-street parking spaces are within 250 feet of the entrance they are intended to serve. (4) Use of alternative transportation. Upon demonstration to the plan commission that effective alternative transportation to the automobile will occur, the plan commission may reduce parking requirements. Alternative transportation may include, but is not limited to, bus transit, van pool operations, car pool/ride sharing, and bicycles. Parking management plans/operations may also be used as a basis to reduce required parking. Parking management plans may include, but are not limited to, flexible working hours, or shifts, preferential parking for car pools/van pools, transit/van pool fare subsidy, imposition of a charge for parking, and establishment of a transportation coordinator to implement car pool, van pool, and transit programs. Proposals for adjustments of parking requirements under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.
Paving Required?	Yes.	X	
Meets Parking Lot Landscaping Requirements?	Minimum 5 foot perimeter greenbelt. Minimum 4% greenspace over total surface parking area, plus one tree for each ten spaces. Minimum 1 landscape island/ per linear row of 12 stalls.	T BD	
Dumpster Enclosure Required?	Yes.	X	
Site Plan Review		T BD	
Architectural Review		T BD	
Signs		T BD	
15-5-14(d)(5) Signs in M-2 District			
Other Questions/Comments:			

NEW BUILDING CONSTRUCTION FOR DSDH DEVELOPMENT

CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN
MCM # D0911 092500688



PROJECT LOCATION

CONTACT INFORMATION

DESIGN CONTACTS

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DAVID HERBECK (920) 428-9028
DAVID STRUM (920) 585-7814

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



SHEET INDEX

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- C102 SURVEY CONTROL
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- C104 SITE PLAN
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- C109 EROSION CONTROL DETAILS
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- C111 MISCELLANEOUS DETAILS

DATE
DECEMBER 19, 2025
PROJECT NO.
D0911 092500688

STANDARD ABBREVIATIONS

ACRE	AGGREGATE	AHEAD	ASPHALT PAVEMENT	BACK TO BACK	BEGIN	BITUMINOUS	BACK	BASE LINE	BUILDING	BENCH MARK	BACK OF CURB	BEARING	CENTER TO CENTER	CUBIC YARD	CATCH AND GUTTER	CATCH BASIN	COMMERCIAL ENTRANCE	CHORD	CENTER LINE	CLASS (FOR CONC PIPE)	CORRUGATED METAL PIPE	CLEAN OUT	CONCRETE	CORRODED	CONTROL POINT	CRUSHED	CURB STOP	CURB SIDEWALK	COUNTY TRUNK HIGHWAY	CULVERT	DEPTH OR DELTA	DUCTILE IRON	DIAMETER	DISCHARGE	EACH	EASTBOUND	EXCAVATION BELOW SUBGRADE	EDGE OF GRAVEL	ELEVATION	ELECTRIC	EMBANKMENT	EROSION MAT	ENTRANCE	END OF RADIUS	EDGE OF PAVEMENT	EXCAVATION	EXISTING	ENDWALL	FACE TO FACE	FOUNDATION	FIELD ENTRANCE	FERTILIZER	FINISHED GRADE	FLOW LINE	FOOT	FOOTING	GRAVEL	GRID NORTH	GAS VALVE	HIGH DENSITY POLYETHYLENE	HIGHWAY EASEMENT	HOT MIX ASPHALT	HOT MIX ASPHALT	HIGH POINT	HEIGHT	HYDRANT	INSIDE DIAMETER	INCH	INLET	INVERT	IRON PIPE	JUNCTION	LEAD	LINEAR FOOT	LIGHT POLE
LT	LVC	MAINT	MATERIAL	MAXIMUM	MINIMUM	MANHOLE	MAIL POST	NB	NO	NORMAL	OD	ORBIT	PAV'T	PC	PCC	PE	PED	POL	P	P/L	PLE	PP	PROP	PS	PSI	PT	PVC	PW	PVT	R	RCP	ROAD	REBAR	REM	RECONSTRUCT	REQ'D	R/L	RP	RR	RT	R/W	S	SB	SE	SF	SI	STH	SY	SALV	SAN	SEC	SHOULDER	S/L	SO	STA	STD	STO	SW	T	TEL	TEMP	TLE	TYP	UG	USH	VARS	VC	VERT	WB	WM	WW				
LEFT	LENGTH OF VERTICAL CURVE	MAINTENANCE	MATERIAL	MAXIMUM	MINIMUM	MANHOLE	MAIL POST	NORTHBOUND	NUMBER	NORMAL	OUTSIDE DIAMETER	OBSTITUTE	PAVEMENT	POINT OF CURVATURE	PORTLAND CEMENT CONCRETE OR	POINT OF COMPOUND CURVATURE	PRIVATE ENTRANCE	PEDESTAL	PROFILE GRADE LINE	PROPERTY LINE	PERMANENT LIMITED EASEMENT	POWER POLE	PROPOSED	PASSING SIGHT DISTANCE	POUNDS PER SQUARE INCH	POINT OF TANGENCY	POLYVINYL CHLORIDE OR	POINT OF VERTICAL INTERSECTION	POINT OF VERTICAL INTERSECTION	POINT OF VERTICAL TANGENCY	RADIUS	REINFORCED CONCRETE PIPE	ROAD	REINFORCEMENT ROD	REMOVE	RECONSTRUCT	REQUIRED	REFERENCE LINE	RADIUS POINT	RAILROAD	RIGHT	RIGHT-OF-WAY	SOUTHBOUND	SUPERELEVATION	SQUARE FEET	SLOPE INTERCEPT	STATE TRUNK HIGHWAY	SQUARE YARD	SALVAGED	SANITARY	SECTION	SHOULDER	SURVEY LINE	SQUARE	STATION	STANDARD	STORM	SIDE WALK	TOP OF CURB	TELEPHONE	TEMPORARY	TEMPORARY LIMITED EASEMENT	TELEVISION	TYPICAL	UNDERGROUND	U.S. HIGHWAY	VARIABLE	VERTICAL CURVE	VERTICAL	WESTBOUND	WATER MAIN	WATER VALVE			

GENERAL NOTES

1. THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING ANY PRIVATE UTILITIES, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD MEASUREMENTS AT TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MOHAWK OF ANY VERTICAL DISCREPANCY.
3. EXISTING STREET RIGHT-OF-WAY AND INTERSECTING PROPERTY LINES ARE ESTABLISHED FROM FIELD LOCATED SURVEY MONUMENTATION, PREVIOUS SURVEYS, PLATS AND CURRENT PROPERTY DEEDS.
4. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT PRIOR APPROVAL FROM THE OWNER.
5. A SAWED JOINT IS REQUIRED WHERE NEW HMA PAVEMENT MATCHES EXISTING ASPHALTIC CONCRETE SURFACE.
6. ALL CURB RADIUS SHOWN ON THE PLAN SHEETS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
7. DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

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STANDARD SYMBOLS (PLAN VIEW ONLY)

	2\"/>		TELEPHONE CABLE - BURIED
	1 1/4\"/>		ELECTRIC CABLE - BURIED
	1 1/4\"/>		UTILITIES - OVERHEAD
	1\"/>		FIBER OPTIC CABLE - BURIED
	1\"/>		GAS MAIN
	3/4\"/>		CABLE TELEVISION - BURIED
	3/4\"/>		DITCH LINE
	3/4\"/>		STREET C/L or R/L
	MAG NAIL FOUND		PROPERTY LINE
	MAG NAIL SET		RIGHT-OF-WAY LINE
	MAG SPIKE FOUND		SECTION LINE
	MAG SPIKE SET		EXISTING CONTOURS
	CHISEL CROSS FOUND		PROPOSED CONTOURS
	CHISEL CROSS SET		EXISTING FOREMAIN SEWER
	COUNTY MONUMENT		EXISTING SANITARY SEWER
	CONCRETE MONUMENT FOUND		PROPOSED SANITARY SEWER
	CONTROL POINT HORIZONTAL		EXISTING WATER MAIN
	CONTROL POINT VERTICAL		PROPOSED WATER MAIN
	SOIL BORING or MONITORING WELL		EXISTING STORM SEWER
	POWER POLE		PROPOSED STORM SEWER
	POWER POLE w/GUY WIRE		EXISTING CURB & GUTTER
	TELEPHONE or TELEVISION PEDESTAL		PROPOSED CURB & GUTTER
	MAILBOX		PROPOSED REJECT CURB & GUTTER
	SIGN		EXISTING CULVERT WITH END SECTIONS
	RAILROAD CROSS BUCK		PROPOSED CULVERT WITH END SECTIONS
	RAILROAD GATE ARM		BUILDING OUTLINE
	RAILROAD TRACKS		FENCE LINE
	LIGHT POLE		SAW CUT REQ'D
	WOOD POLE		SILT FENCE
	TRAFFIC SIGNAL		GUARD RAIL
	TRAFFIC SIGNAL MAST ARM		DITCH CHECK
	CONIFEROUS TREE		INLET PROTECTION
	DECIDUOUS TREE		TRACKING PAD
	TREE or BRUSH LINE		TURBIDITY BARRIER or SHEET PILING
	BED ROCK (in PROFILE VIEW)		SANDBAG COFFERDAM
	HANDICAPPED PARKING STALL		SLOPE INTERCEPT
	EXISTING SPOT ELEVATION		LIMITS OF DISTURBANCE
	PROPOSED SPOT ELEVATION		
	DRAINAGE HIGH POINT		EXISTING ASPHALT PAVEMENT
	DRAINAGE DIRECTION		PROPOSED ASPHALT PAVEMENT
	EXISTING MANHOLE		CONCRETE SIDEWALK/DRIVEWAY
	PROPOSED MANHOLE		GRAVEL
	EXISTING INLET		RIP-RAP (SIZE AS SPECIFIED)
	PROPOSED INLET		EROSION MAT
	EXISTING YARD DRAIN		TURF REINFORCEMENT MAT (TRM)
	PROPOSED YARD DRAIN		
	EXISTING CLEAN OUT		
	PROPOSED CLEAN OUT		
	EXISTING DOWNSPOUT		
	PROPOSED DOWNSPOUT		
	EXISTING WATER VALVE		
	PROPOSED WATER VALVE		
	EXISTING CURB STOP		
	PROPOSED CURB STOP		
	EXISTING FIRE HYDRANT		
	PROPOSED FIRE HYDRANT		
	PROPOSED WATER FITTING		
	PROPOSED WATER REDUCER		
	PROPOSED ENDCAP		
	GAS VALVE		

EROSION & SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT <http://www.dnr.wi.gov/runoff/stormwater/techstds.htm>. RIP-RAP SHALL BE IN ACCORDANCE WITH SECTION 606, WS-DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, UNTIL TECHNICAL STANDARD 1065 IS COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

[] LAND APPLICATION OF POLYACRYLAMIDE (1050)	[] DE-WATERING (1061)
[] WATER APPLICATION OF POLYMERS (1051)	[X] DITCH CHECK (1062)
[X] NON-CHANNEL EROSION MAT (1052)	[] SEDIMENT TRAP (1063)
[X] CHANNEL EROSION MAT (1053)	[] SEDIMENT BASIN (1064)
[] VEGETATIVE BUFFER (1054)	[] RIP-RAP (1065)
[] SEDIMENT BALE BARRIER (1055)	[] CONSTRUCTION DIVERSION (1066)
[X] SILT FENCE (1056)	[] GRADING PRACTICES (1067)
[X] TRACKING PAD & TIRE WASHING (1057)	[X] DUST CONTROL (1068)
[X] MULCHING (1058)	[] TURBIDITY BARRIER (1069)
[X] SEEDING (1059)	[] SILT CURTAIN (1070)
[X] STORM DRAIN INLET PROTECTION (1060)	[] MANUFACTURED PERIMETER PRODUCTS (1071)

THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT OR REDUCE ALL OF THE FOLLOWING:

- A. DEPOSITION OR TRACKING OF SOIL ONTO STREETS BY VEHICLES.
- B. DISCHARGE OF SEDIMENT INTO STORM WATER INLETS.
- C. DISCHARGE OF SEDIMENT INTO ADJACENT STREAMS, RIVERS, LAKES AND WETLANDS
- D. DISCHARGE OF SEDIMENT FROM DITCHES AND STORM SEWERS THAT FLOW OFFSITE.
- E. DISCHARGE OF SEDIMENT FROM DEWATERING ACTIVITIES.
- F. DISCHARGE OF SEDIMENT FROM SOIL STOCKPILES EXISTING FOR 7 DAYS OR MORE.
- G. DISCHARGE OF SEDIMENT FROM ROUGH ERODIVE FLOWS.
- H. TRANSPORT OF CHEMICALS, CEMENT AND BUILDING MATERIALS BY RUNOFF.
- I. TRANSPORT OF UNTREATED VEHICLE AND WHEEL WASH WATER BY RUNOFF.

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PREVENTATIVE MEASURES:

- A. PRESERVE EXISTING VEGETATION WHENEVER POSSIBLE.
- B. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
- C. MINIMIZE LAND DISTURBANCES ON SLOPES OF 20% OR MORE.
- D. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
- E. DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS.
- F. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR MORE. USE MULCHING, SEEDING, POLYACRYLAMIDE OR GRAVELING TO STABILIZE.
- G. PERMANENTLY STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE.
- H. CONTRACTOR SHALL EDUCATE ITS EMPLOYEES AND SUBCONTRACTORS ABOUT PROPER SPILL PREVENTION AND RESPONSE PROCEDURES. IF A SPILL OCCURS, THE CONTRACTOR SHALL EVACUATE THE AREA AND IMMEDIATELY NOTIFY THE LOCAL MUNICIPALITY, FIRE DEPARTMENT OR 911 EMERGENCY SYSTEM. IF NO FIRE, EXPLOSION OR LIFE / HEALTH SAFETY HAZARD EXISTS, THE NEXT STEP IS TO CONTAIN THE SPILL AND PERFORM CLEANUP. USE DRY CLEANUP METHODS, NOT WET.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

INSPECTION & MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE FOLLOWING INFORMATION: DATE, TIME, AND LOCATION OF INSPECTION; NAME OF THE PERSON CONDUCTING THE INSPECTION; A DESCRIPTION OF THE BEST MANAGEMENT PRACTICES; A DESCRIPTION OF ANY BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED; AND A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF ANY INSPECTION THAT REVEALS A BEST MANAGEMENT PRACTICE IS DEFICIENT. THE REPLACEMENT OR REPAIR OF BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.

THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE PERMIT IN A CONSPICUOUS LOCATION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THE APPROVED REPORTS, PLANS, AMENDMENTS, INSPECTION REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER WHEN THE VEGETATIVE DENSITY REACHES AT LEAST 70%. THE OWNER IS RESPONSIBLE FOR TERMINATING DNR PERMIT COVERAGE.

AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND OWNER SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

McMAHON
P R I N T E R S

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REVISION

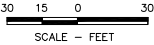
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NEW BUILDING CONSTRUCTION FOR DSDH DEVELOPMENT
CITY OF CEDARBURG, OZAUKEE COUNTY, WI
ABBREVIATIONS, SYMBOLS & NOTES

DESIGNED MPK	DRAWN MPK
PROJECT NO. D0911 092500688	
DATE DECEMBER 19, 2025	
SHEET NO.	

\\msb\back\WA\PROJECTS\0911\092500688\CADD\Civil\3D Plan Sheets\C102 SURVEY CONTROL.dwg, c102 survey control, Plot Date: 12/19/2025 4:41 PM, xref:ncs



VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
3	747.20	HYDRANT ARROW
4	742.08	HYDRANT ARROW
5	745.11	HYDRANT TAG BOLT

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
1	472919.24	2505955.04	NAIL
2	473447.57	2506249.67	MAG NAIL

NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL
VERIFY PROPOSED SITE GRADES BY FIELD
CHECKING TWO (2) BENCHMARKS AND A MINIMUM
OF ONE (1) SITE FEATURE AS SHOWN ON THESE
PLANS. THE CONTRACTOR SHALL ALSO VERIFY
HORIZONTAL CONTROL BY FIELD CHECKING
SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY
NOTIFY MCMAHON OF ANY DISCREPANCIES.

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO NGS DATA:
CONTROL POINT NAME: CEDARBURG W GPS
POINT ID: DF6041 NAVD 88 DATUM
BY GPS OBSERVATION TO ELEVATION = 916.10 (2012 ADJUSTMENT)
PER FIELD BOOK 1605 PAGES 47-48

HORIZONTAL DATUM:
COORDINATES ARE REFERENCED TO THE WISCONSIN STATE PLANE
COORDINATE SYSTEM SOUTH ZONE NAD 83 (2011) OZAUKEE COUNTY

NEW BUILDING CONSTRUCTION FOR DSDH DEVELOPMENT
CITY OF CEDARBURG, OZAUKEE COUNTY, WI
SURVEY CONTROL

DESIGNED MPK	DRAWN MPK
PROJECT NO. D0911 092500688	
DATE DECEMBER 19, 2025	
SHEET NO.	

C102

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THIS INFORMATION.

NO.	DATE	REVISION

NO.	DATE	REVISION

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McMAHON ASSOCIATES, INC.
1445 W. MAIN ST. SUITE 100
MILLING, WI 54951-0205
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

GENERAL SITE PLAN NOTES:

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE CITY OF CEDARBURG PRIOR TO STARTING ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

STOP SIGNS SHALL BE INSTALLED AT ALL ENTRY POINTS TO THE PUBLIC STREETS. STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST VERSION.

SITE SOIL TYPE: 41.2% CASCO LOAM / 58.8% FOX LOAM

THERE ARE NO AREAS OF FLOODPLAIN OR FLOODWAY NEAR THE PROJECT.

TOTAL PARKING STALLS: 45 STALLS

ADA STALLS: 2 STALLS

ZONING: M-2 GENERAL MANUFACTURING

SITE PLAN KEY NOTES:

1. PROPOSED BUILDING. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

2. 6" WATER LATERAL. REFER TO UTILITY PLAN.

3. STORM SEWER INLET. REFER TO UTILITY PLAN.

4. STORM SEWER PIPE. REFER TO UTILITY PLAN.

5. STORM YARD DRAIN. REFER TO UTILITY PLAN.

6. 6" SANITARY LATERAL. REFER TO UTILITY PLAN.

7. ADA ACCESSIBLE PARKING STALLS. ADA ACCESSIBLE PARKING STALL SIGNS/BOLLARDS REQUIRED. REFER TO CONSTRUCTION DETAILS.

8. CONCRETE SIDEWALK. REFER TO CONSTRUCTION DETAILS.

9. 18-INCH CONCRETE CURB & GUTTER. REFER TO PAVING DETAIL.

10. 18-INCH CONCRETE REVERSE CURB AND GUTTER. REFER TO PAVING DETAIL.

11. 4" PAINT STRIPE (YELLOW).

12. ASPHALT PAVEMENT. REFER TO CONSTRUCTION DETAILS.

13. 7" CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAILS.

14. DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS.

15. 6' PVC FENCE. REFER TO ARCHITECTURAL PLANS.

16. BIOFILTER AND DETENTION POND. REFER TO BIOFILTER DETAILS.

17. DRAINAGE SWALE

18. CONCRETE FLUME

19. 18" CONCRETE DRIVEWAY CURB AND GUTTER.

20. KNOX BOX. REFER TO ARCHITECTURAL PLANS.

21. MONUMENT SIGN.

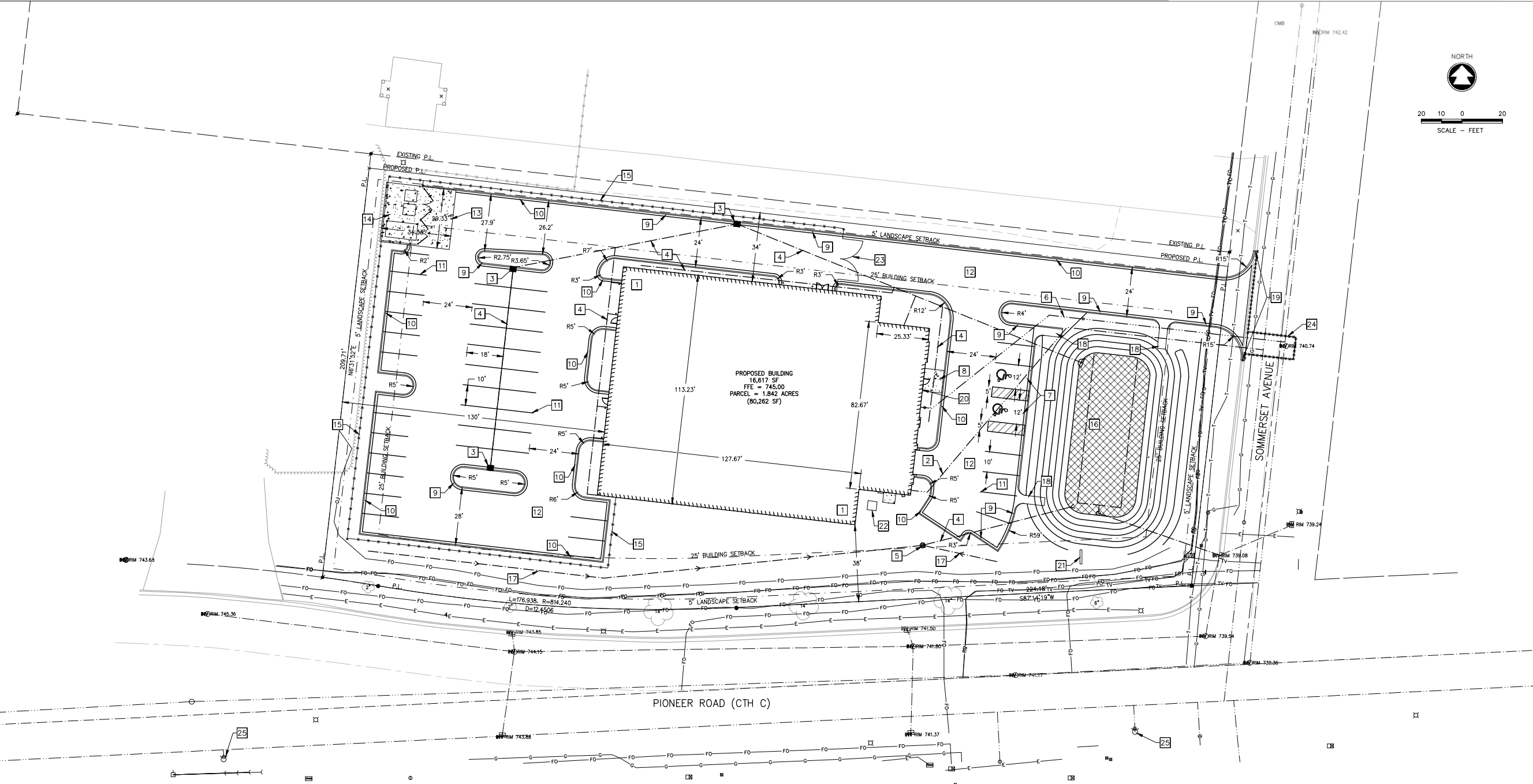
22. ELECTRIC TRANSFORMER.

23. VEHICLE GATE. REFER TO ARCHITECTURAL PLANS.

24. SAWCUT.

25. EXISTING FIRE HYDRANT

AREA SUMMARY				
	DESCRIPTION	S.F.	ACRES	%
	TOTAL PROPERTY	80,262	1.843	100.00%
A.	EXISTING SITE CONDITIONS			
	DESCRIPTION	S.F.		
	BUILDING FOOTPRINT	0	0.000	0.00%
	PAVEMENT/SIDEWALK/GRAVEL	0	0.000	0.00%
	EXISTING IMPERVIOUS	0	0.000	0.00%
	EXISTING GREENSPACE	80,262	1.843	100.00%
B.	NEW CONSTRUCTION			
	DESCRIPTION	S.F.		
	BUILDING FOOTPRINT	16,617	0.381	20.70%
	PAVEMENT/CURB & GUTTER/SIDEWALK	33,151	0.761	41.30%
C.	OVERALL PROPOSED SITE CONDITION			
	DESCRIPTION	EXISTING	PROPOSED	TOTAL ACRES %
	BUILDING FOOTPRINT	0	16,617	16,617 0.381 20.70%
	PAVEMENT/CURB & GUTTER/SIDEWALK	0	33,151	33,151 0.761 41.30%
	TOTAL IMPERVIOUS	0	49,768	49,768 1.143 62.01%
	GREEN SPACE PROVIDED			30,494 0.682 37.99%



NEW BUILDING CONSTRUCTION FOR DSDH DEVELOPMENT
CITY OF CEDARBURG, OZAUKEE COUNTY, WI
SITE PLAN

DESIGNED MPK	DRAWN MPK
PROJECT NO. D0911 092500688	
DATE DECEMBER 19, 2025	
SHEET NO.	

C104

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ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1448 McMAHON DRIVE
MILWAUKEE, WI 53207
PH 414.762.1200 FAX 414.762.1201
WWW.MCMANON.COM

REVISION	NO.	DATE	DESCRIPTION
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LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FINISHED MAJOR CONTOUR
- FINISHED MINOR CONTOUR
- 18-INCH REVERSE CURB
- x700.00 FINISHED ASPHALT/ CONCRETE ELEVATION
- x700.00W FINISHED SIDEWALK ELEVATION
- x700.00TOC FINISHED TOP OF CURB ELEVATION

NORTH

20 10 0 20

SCALE - FEET

McMAHON

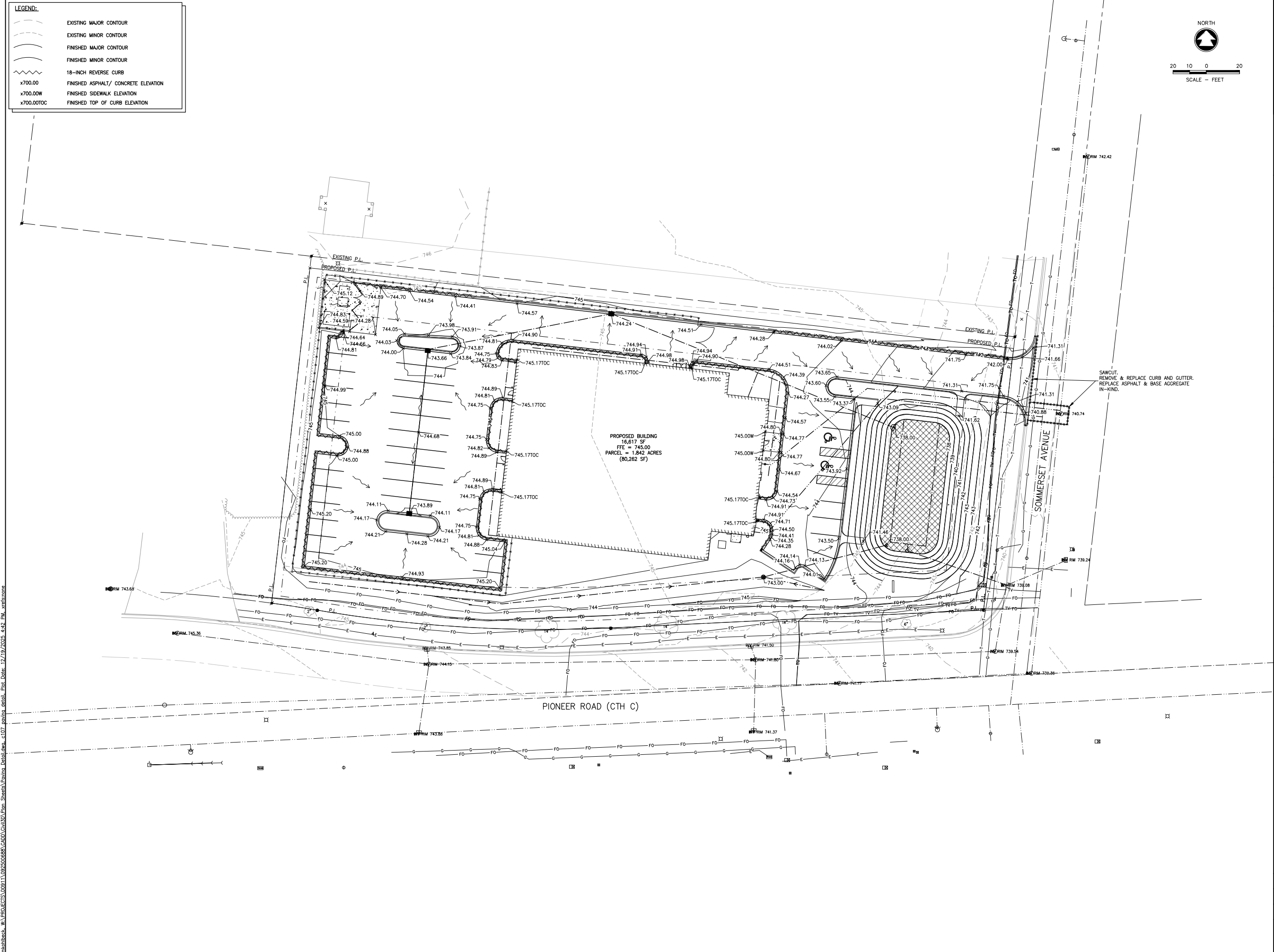
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NO.	DATE	REVISION
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NEW BUILDING CONSTRUCTION FOR DSDH DEVELOPMENT
CITY OF CEDARBURG, OZAUKEE COUNTY, WI
PAVING DETAIL

DESIGNED MPK	DRAWN MPK
PROJECT NO. D0911 092500688	
DATE DECEMBER 19, 2025	
SHEET NO. C107	



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PLANTING SOIL LAYER
PLANTING SOIL SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH, OR OTHER MATERIAL OVER 1/4" IN DIAMETER. NO OTHER MATERIAL SHALL BE MIXED WITH THE PLANTING SOIL, THAT MAY BE HARMFUL TO PLANT GROWTH, INFILTRATION RATES, OR PROVIDE A HINDRANCE TO PLANTING AND MAINTENANCE. PLANTING SOIL SHALL BE UNIFORMLY MIXED SAND MEETING ONE OF THE FOLLOWING GRADATION REQUIREMENTS:

- 1) USDA COARSE SAND (.02-.04 INCHES)
- 2) ASTM C33 (FINE AGGREGATE CONCRETE SAND)
- 3) WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 501.2.7.2 (FINE AGGREGATE CONCRETE SAND).

GRAVEL SHALL BE DOUBLE-WASHED OPEN-GRADED BASE FROM WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 310. NOTE: INADEQUATE WASHING WILL RESULT IN CLOGGING THE DEVICE.

UNDERDRAIN SHALL BE CORRUGATED POLYETHYLENE PIPE WITH CIRCULAR OR SLOTTED PERFORATIONS. THE UNDERDRAIN PIPE AND PERFORATIONS SHALL SATISFY SECTION 612.2.5, STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

FILTER SOCK SHALL SATISFY SECTION 612.2.8, STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

A MINIMUM 4-INCH DIAMETER VERTICAL CLEAN-OUT SHALL BE CONNECTED TO THE UPSTREAM END OF THE UNDERDRAINS. CLEAN OUT SHALL BE RIGID, NON-PERFORATED PVC PIPE WITH A REMOVABLE, WATERTIGHT CAP THAT IS FLUSH WITH THE FINISHED GROUND SURFACE.

MULCHING MATERIAL SHALL CONSIST OF DOUBLE SHREDDED HARDWOOD THAT IS SUBSTANTIALLY FREE OF NOXIOUS WEED SEED AND OBJECTIONABLE FOREIGN MATTER.

RUNOFF FROM ALL UPSLOPE DISTURBED/PERVIOUS AREAS SHALL BE DIVERTED AWAY FROM THE BIOFILTRATION DEVICE UNTIL A PERMANENT PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A UNIFORM DENSITY OF AT LEAST 70%. SEDIMENT LADEN RUNOFF WILL PREMATURELY CLOG THE BIOFILTRATION DEVICE.

CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER OR RESIDUAL SOIL MOISTURE CONTRIBUTES TO SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

COMPACTION REMEDIATION: IF COMPACTION OCCURS AT THE BOTTOM OF THE DEVICE THE SOIL SHALL BE REFRRACTURED TO A DEPTH OF AT LEAST 12". IF SMEARING OCCURS, THE SMEARED AREAS OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO-TILLING.

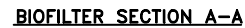
CONSTRUCTION EQUIPMENT AND VEHICLE TRAFFIC SHALL NOT DRIVE OVER BIOFILTRATION AREA AT ANY TIME.

THE PLANTING SOIL LAYER AND GRAVEL STORAGE LAYER SHALL BE PLACED IN 12-INCH LIFTS MAXIMUM. COMPACTION SHALL BE MINIMIZED; COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO BIOFILTRATION DEVICE FAILURE. GRADE EACH LAYER WITH HAND TOOLS. EXCAVATION HOES, MARSH EQUIPMENT, WIDE-TRACK LOADERS, OR LIGHT EQUIPMENT WITH TURF-TYPE TIRES. DO NOT USE HEAVY EQUIPMENT WITH NARROW TRACKS, NARROW TIRES, RUBBER TIRES WITH LUGS, OR HIGH-PRESSURE TIRES. STEPS MAY BE TAKEN TO INDUCE MILD SETTLING OF THE SAND STORAGE LAYER AND PLANTING SOIL LAYER AS NEEDED TO PREPARE A STABLE PLANTING BED. VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED.

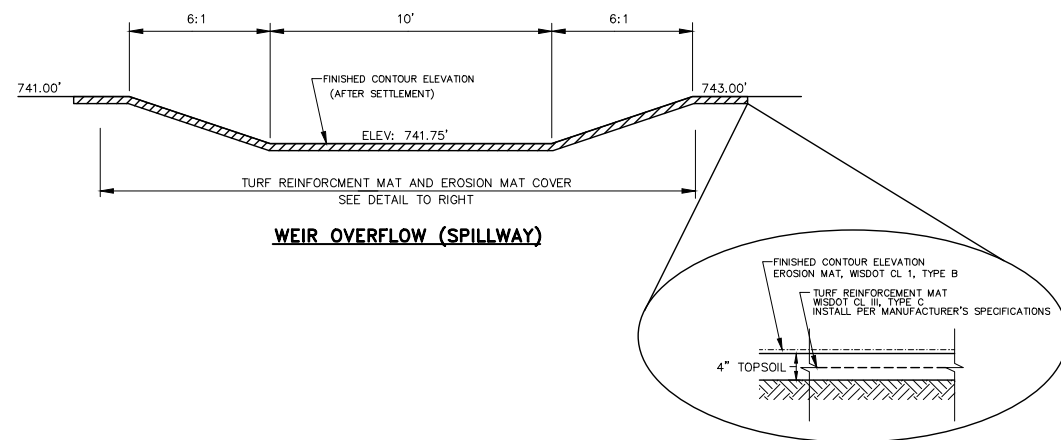
UNIFORMLY SPREAD THE MULCHING MATERIAL OVER THE DESIGNATED AREAS TO A LOOSE DEPTH OF 3-INCHES. MAINTAIN MULCHED AREAS AND REPAIR AREAS DAMAGED BY WIND, EROSION, TRAFFIC, ETC.

THE LAYOUT OF THE PLANTINGS SHALL BE IN ACCORDANCE WITH NURSERY SPECIFICATIONS, PLANT LAYOUT TO PROVIDE FOR UNIFORM COVERAGE WITH 6-FOOT CLEAR SPACING BETWEEN INDIVIDUAL PLANTS, PLANTING BED BIOFILTER AREA IS 3,659 SF AND 101 PLANTS WILL BE REQUIRED. SEE THE TABLE BELOW FOR PLANT TYPES.

Latin Name	Common Name	Type	Bloom Time	Height	Color	% of Area
<i>Andropogon scoparius</i>	Little Blue Stem	Grasses	Aug.-Oct.	2'-3'	Crimson (fall)	40%
<i>Asclepias tuberosa</i>	Butterfly Milkweed	Wildflower	June-July	2'-3'	Orange	15%
<i>Echinacea purpurea</i>	Purple Coneflower	Wildflower	June-July	3'-4'	Purple	15%
<i>Liatris aspera</i>	Rough Blazingstar	Wildflower	Aug.-Sept.	2'-4'	Purple/Pink	15%
<i>Solidago speciosa</i>	Shy Goldenrod	Wildflower	Aug.-Oct.	2'-4'	Yellow	15%



BIOFILTER SECTION B-B NOT TO SCALE



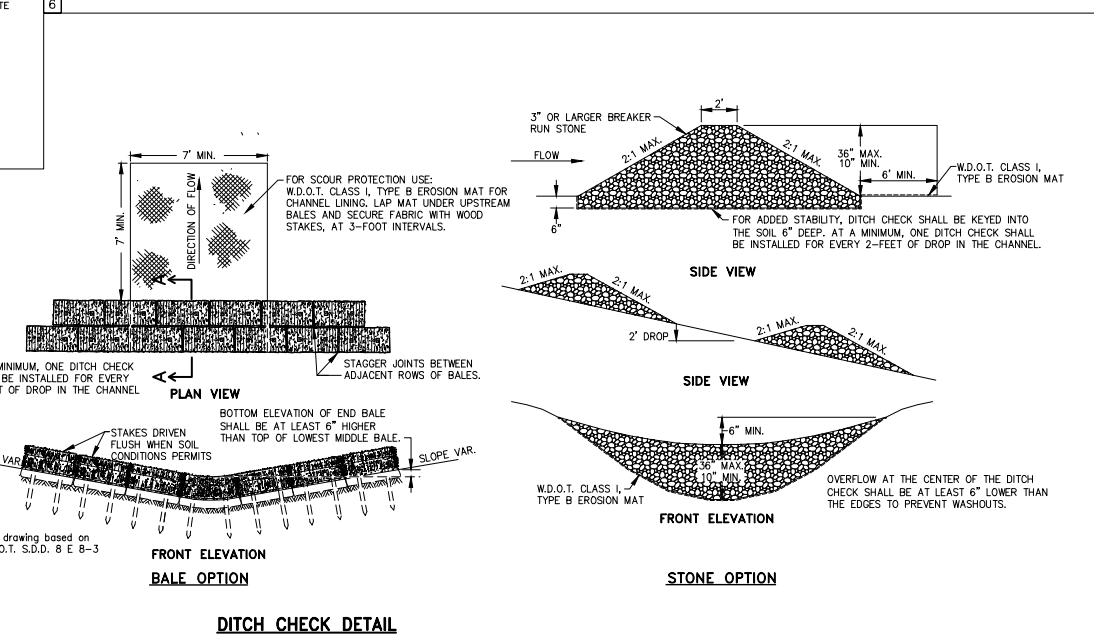
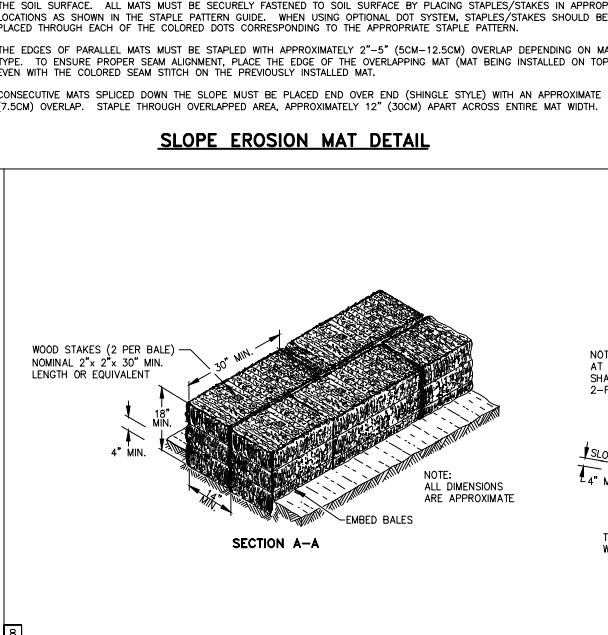
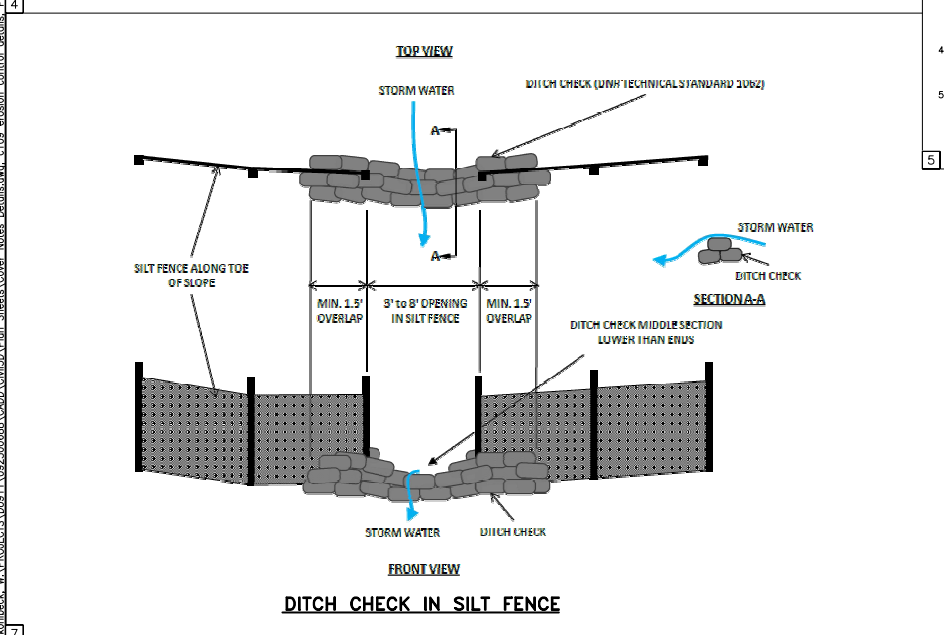
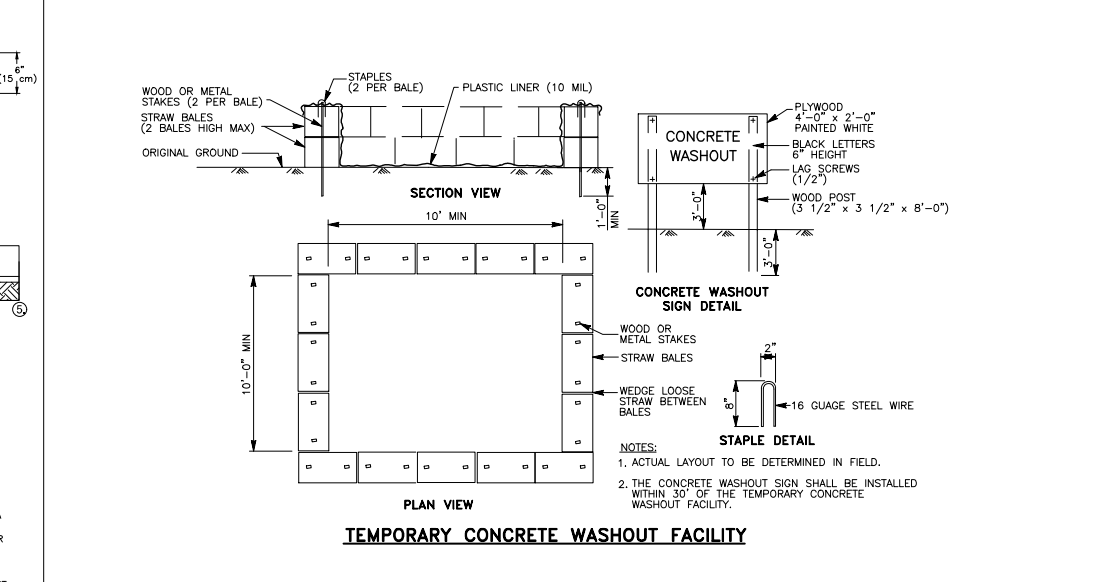
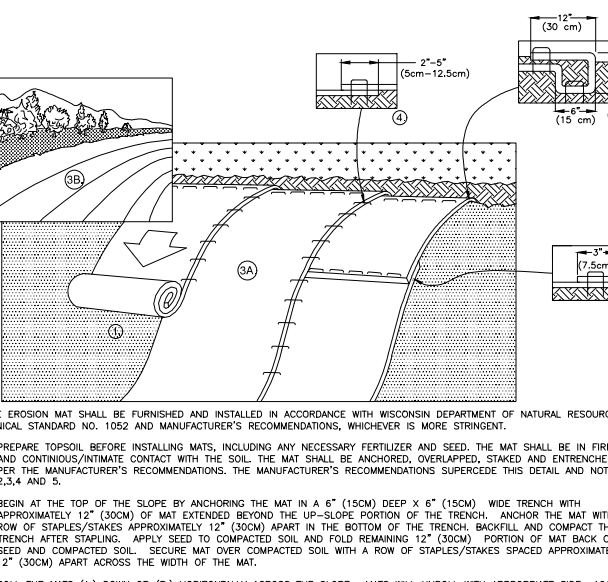
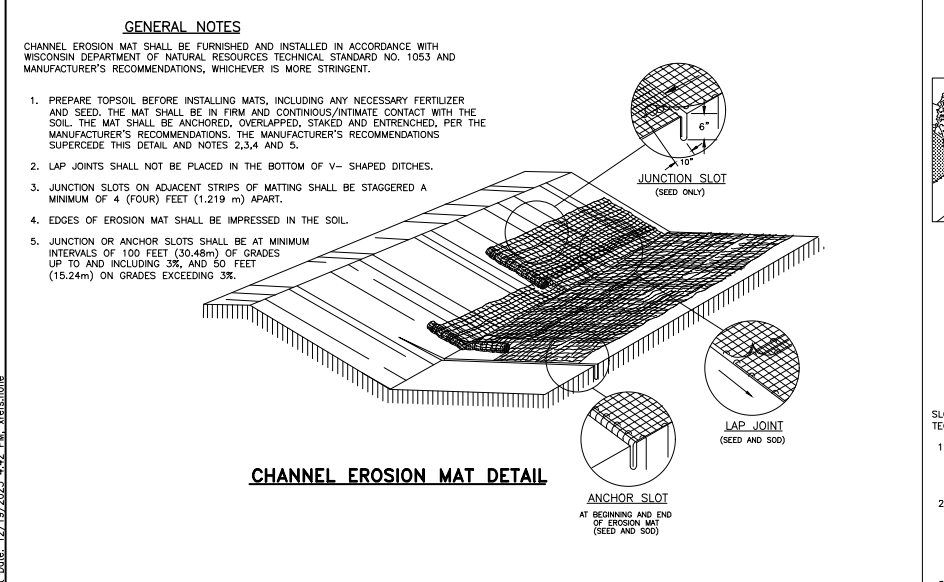
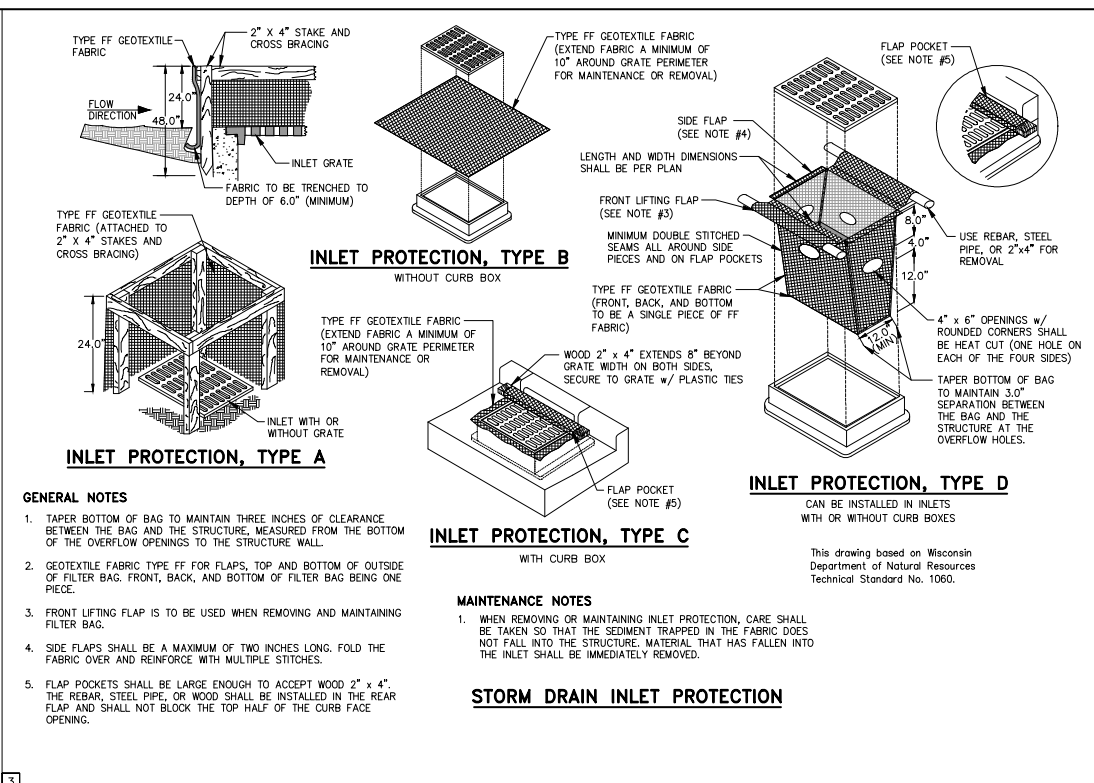
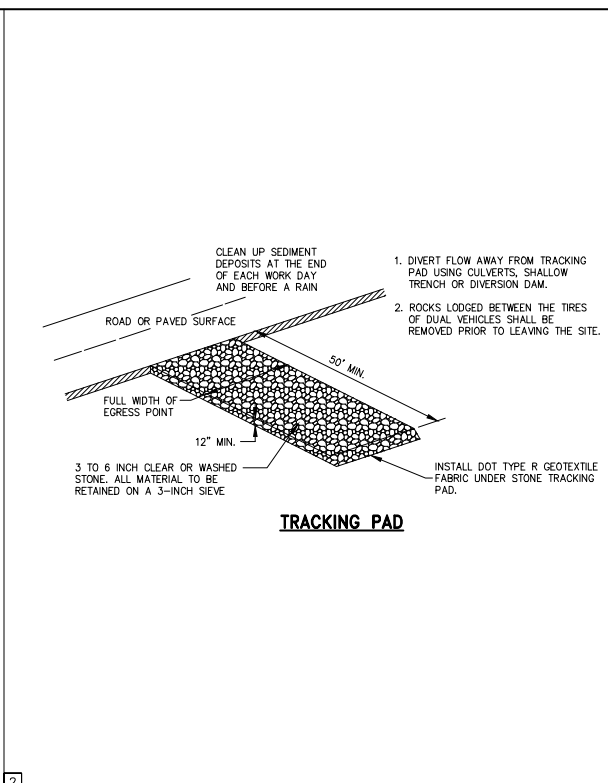
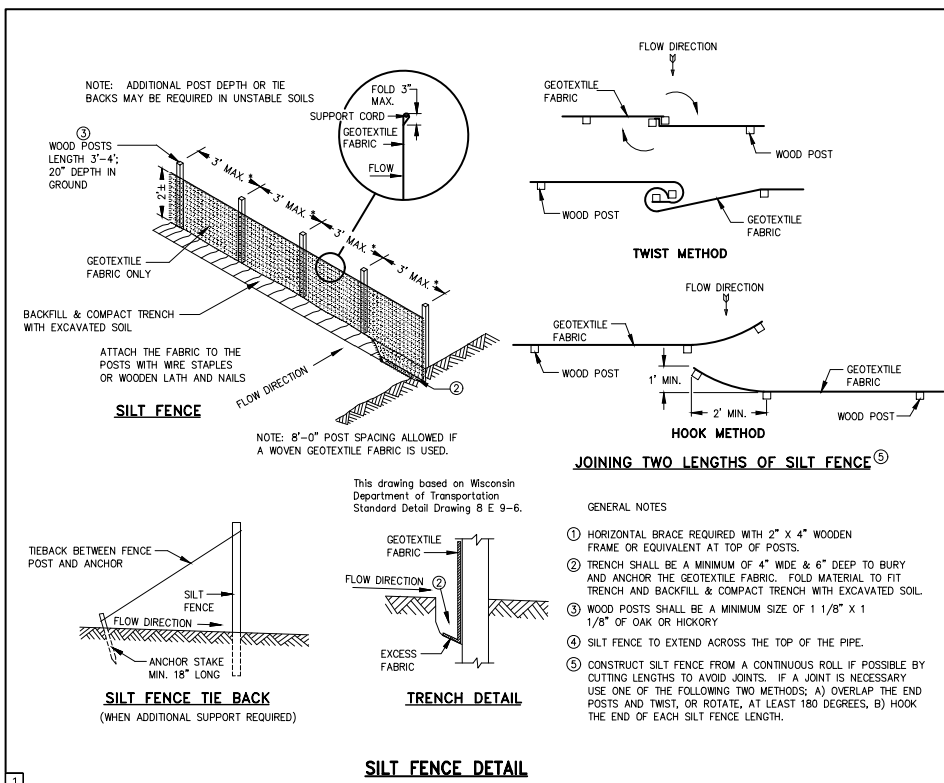
**NEW BUILDING CONSTRUCTION FOR DSDH DEVELOPMENT
CITY OF CEDARBURG, OZAUKEE COUNTY, WI
BIOFILTER DETAILS**

DESIGNED MPK	DRAWN MPK
PROJECT NO. D0911 092500688	
DATE DECEMBER 19, 2025	
SHEET NO.	

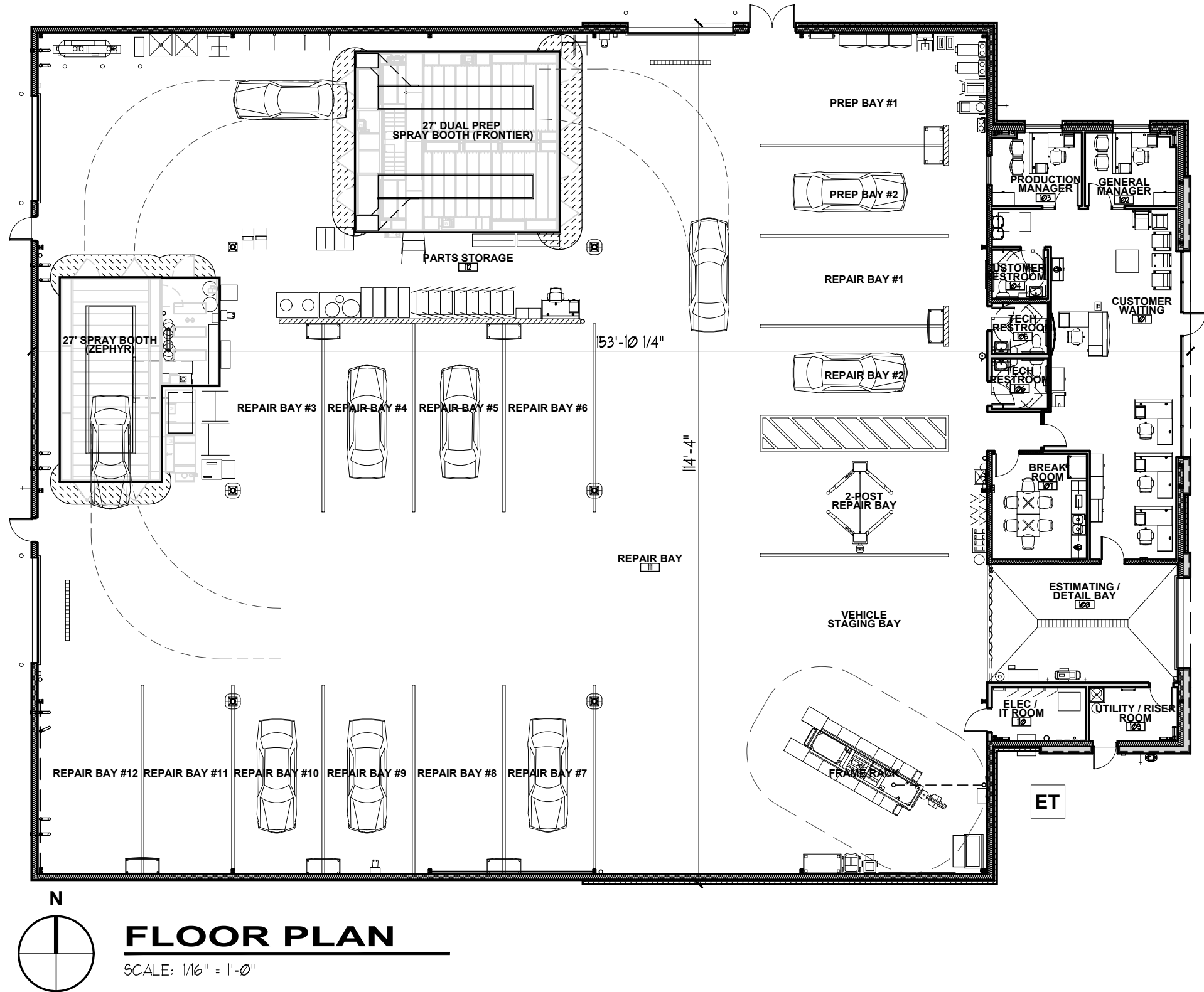
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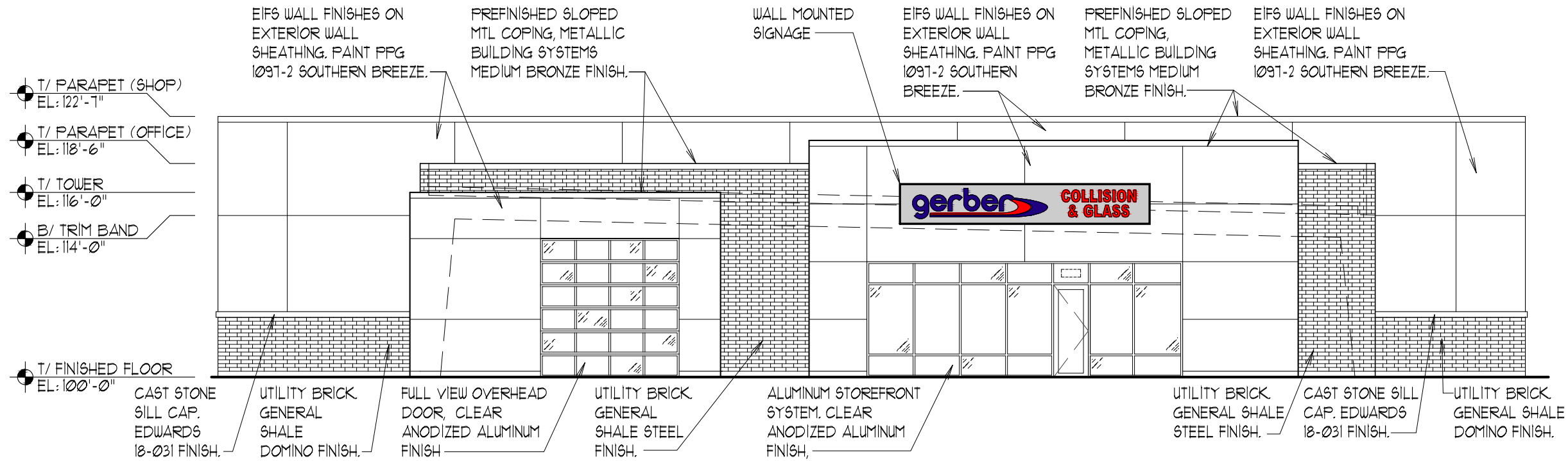
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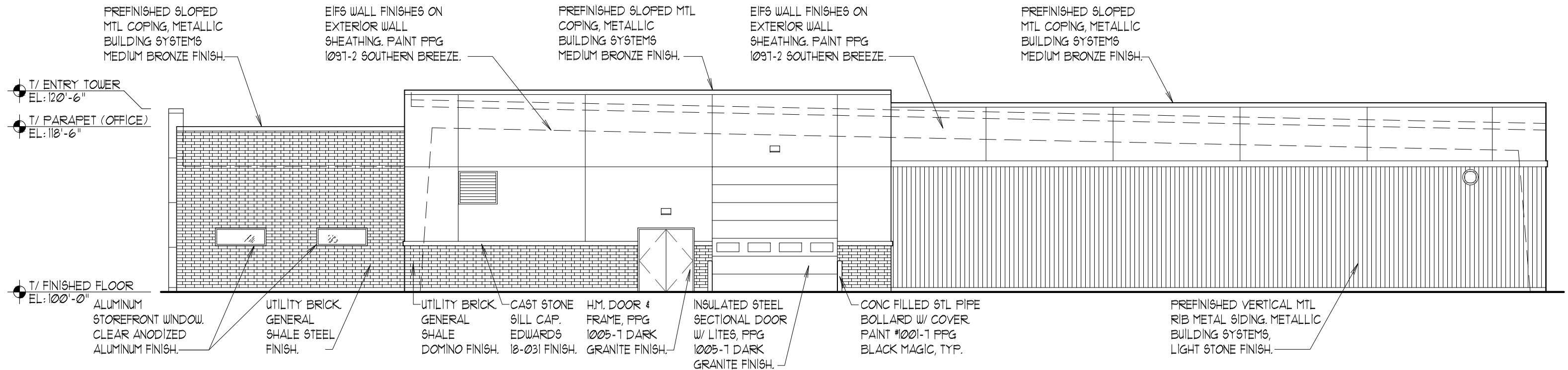
Page 33 of 61





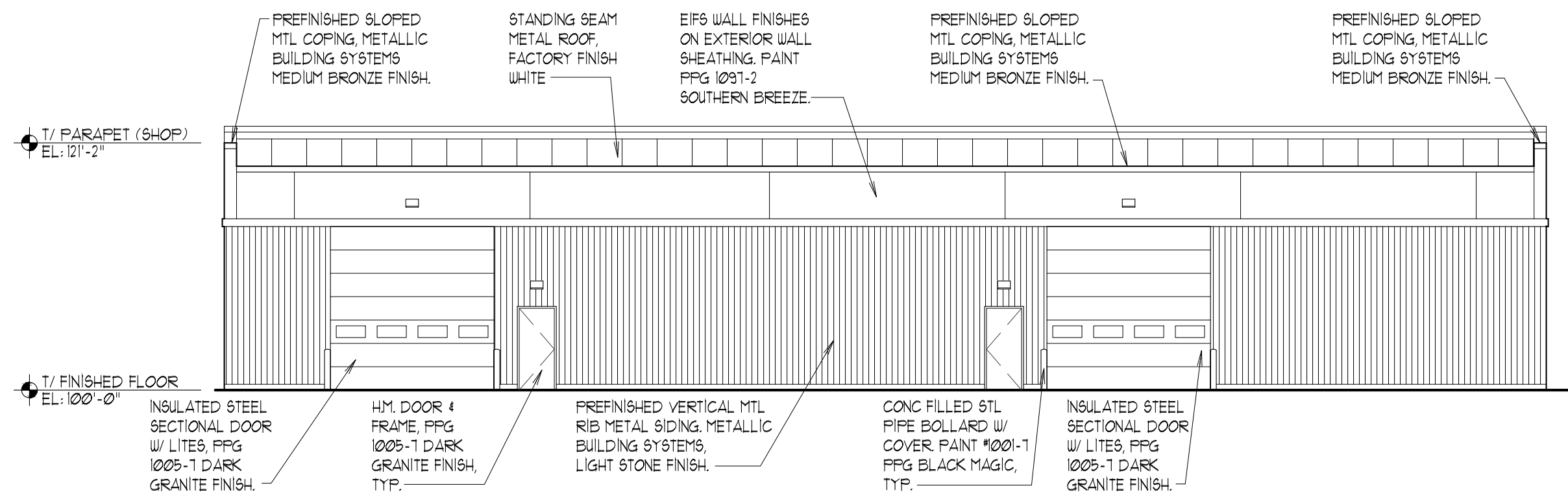
1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



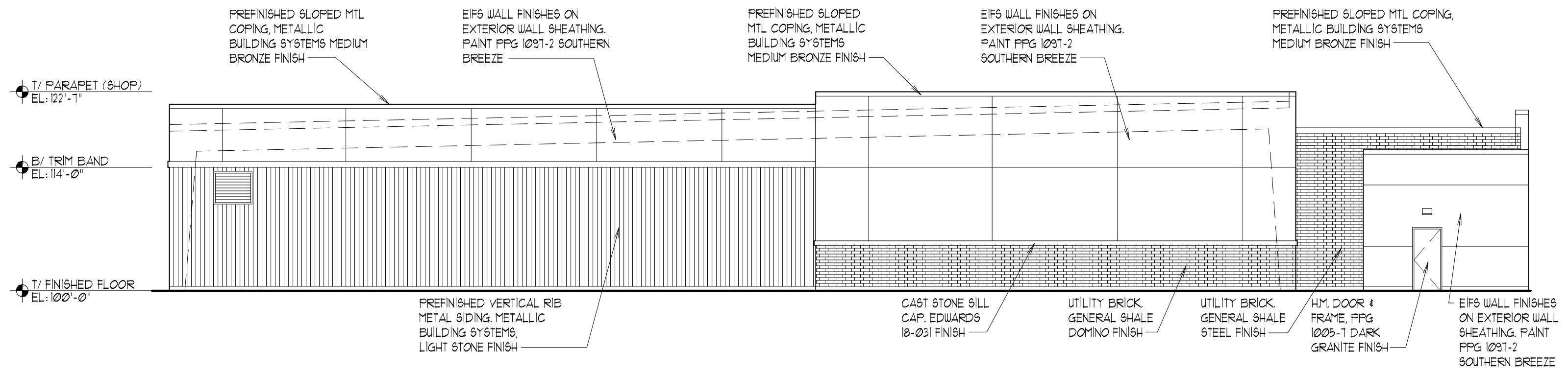
2 EAST ELEVATION

SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



4 WEST ELEVATION

SCALE: 3/32" = 1'-0"



DSDH Development
Gerber Collision & Glass
Pioneer Road & Somerset Avenue - Cedarburg, WI
August 12, 2025 | Project 2025 - 130



DSDH Development
 Gerber Collision & Glass
 Pioneer Road & Somerset Avenue - Cedarburg, WI
 August 12, 2025 | Project 2025 - 130



DSDH Development
Gerber Collision & Glass
Pioneer Road & Somerset Avenue - Cedarburg, WI
August 12, 2025 | Project 2025 - 130



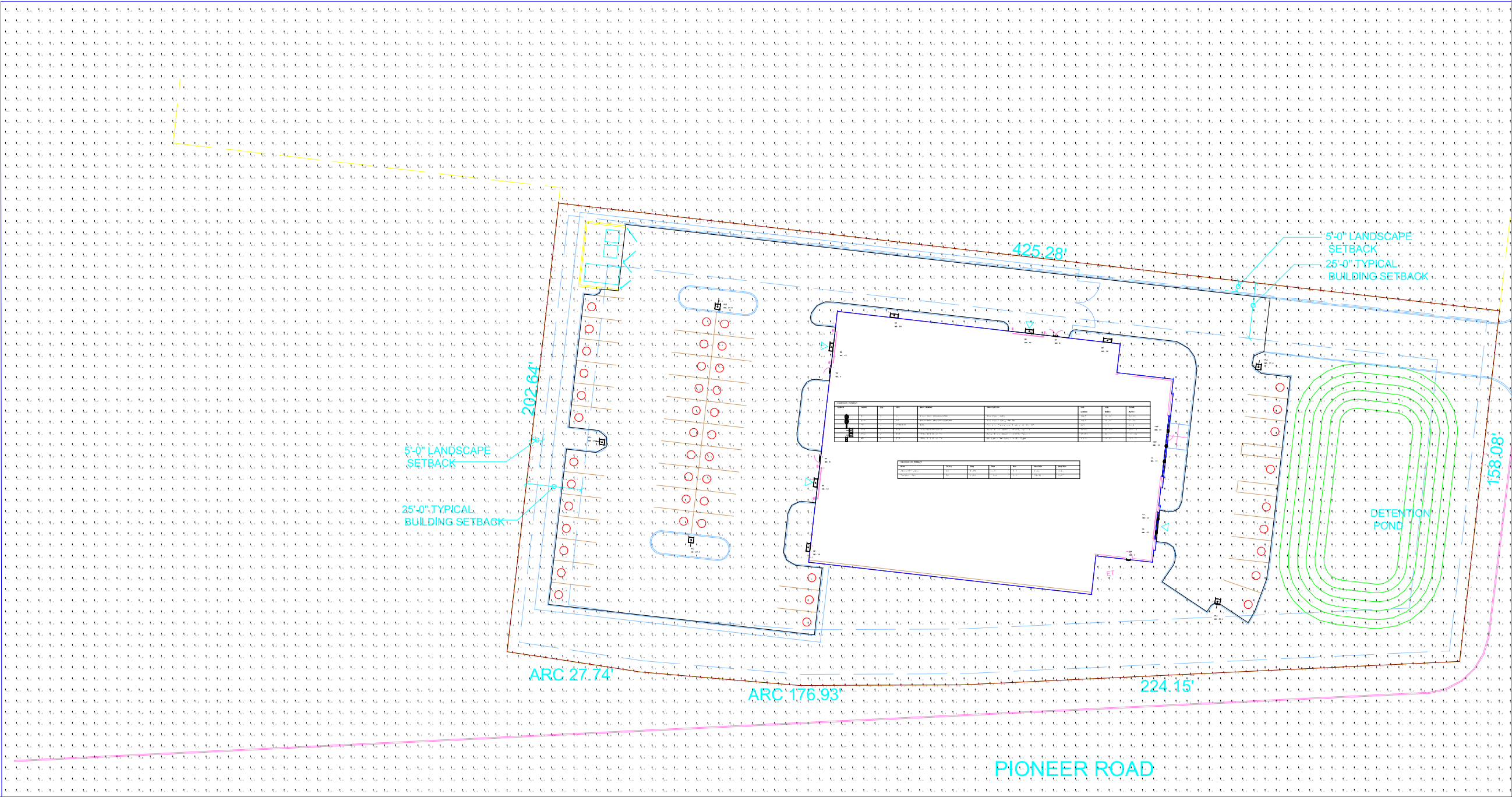
DSDH Development
Gerber Collision & Glass
Pioneer Road & Somerset Avenue - Cedarburg, WI
August 12, 2025 | Project 2025 - 130



DSDH Development
Gerber Collision & Glass
Pioneer Road & Somerset Avenue - Cedarburg, WI
August 12, 2025 | Project 2025 - 130

Gerber Luminaire Schedule							
Symbol	Tag	Qty	Part #	Description	Lum Lumens	Lum Watts	Total Watts
	CL	3	KT-RDLED16PS-4B-9CSF	4in Can Light	1487	16.38	49.14
	CLE	2	KT-RDLED16PS-4B-9CSF-EM	4in Can Light, EM BB	1487	16.38	32.76
	EU	4	PGB	Outdoor Emergency Light, 90 Min BB	481	7.1	28.4
	PL1	3	VAS2-16L-U-50-T4	Area Light Small, 5000K, Type 4	15403	92.06	276.18
	PL2	2	VAS2-16L-U-50-T5	Area Light Small, 5000K, Type 5	15664	92.14	184.28
	WP	6	VWM2-11L-U-50-T4	Wallpack Medium, 5000K, Type 4	11085	79.62	477.72

Gerber Calculation Summary				
Label	Units	Avg	Max	Min
Property Line	Fc	0.35	1.3	0.0
Parking Lot	Fc	2.99	16.3	0.3



#	Date	Comments
Revisions		

Drawn By: SourceOne	
Date: 12/11/2025	
Scale:	

Cedarburg, WI	
Front Cans + Poles	



505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT: HERBECK DEVELOPMENT

LOCATION: N144W5800 PIONEER ROAD, CEDARBURG
DRAWN BY: NICOLE M
SALESPERSON: KELLI L
DATE: 11/13/2025
LEAD #: 5370
PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	---	00/00/0000	DESCRIPTION

MONUMENT

QUANTITY: 1
SIDES: D/F

MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: REMOVE & DISPOSE OF EXISTING SIGN
POLES & STRUCTURE. REMOVE
EXISTING CABINETS AND BRING BACK
TO CSC TO BE REUSED ON NEW SIGN.
PRODUCE & INSTALL NEW SIGN
AS SHOWN.

SQ FT: 56

COLORS:

- ☒ P-1 MATCH TEXTURE PLUS
- ☐ C-2 WHITE
- ☒ C-3/P-3 BLACK
- ☒ C-4 TBD RED
- ☒ C-5 TBD BLUE

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

x

SIGNATURE

DATE



LOCATION VIEW (AFTER)
SCALE: 3/8" = 1'

***NOTE: SIGN IS NOT GOING IN THE EXACT SAME PLACE AS PREVIOUS SIGN
SEE PAGE 2 FOR NEW LOCATION, PHOTO IS JUST FOR REFERENCE ONLY**



REMOVE & DISPOSE OF
EXISTING SIGN

EXISTING VIEW
N.T.S.

DETAIL VIEW
SCALE: 1/2" = 1'



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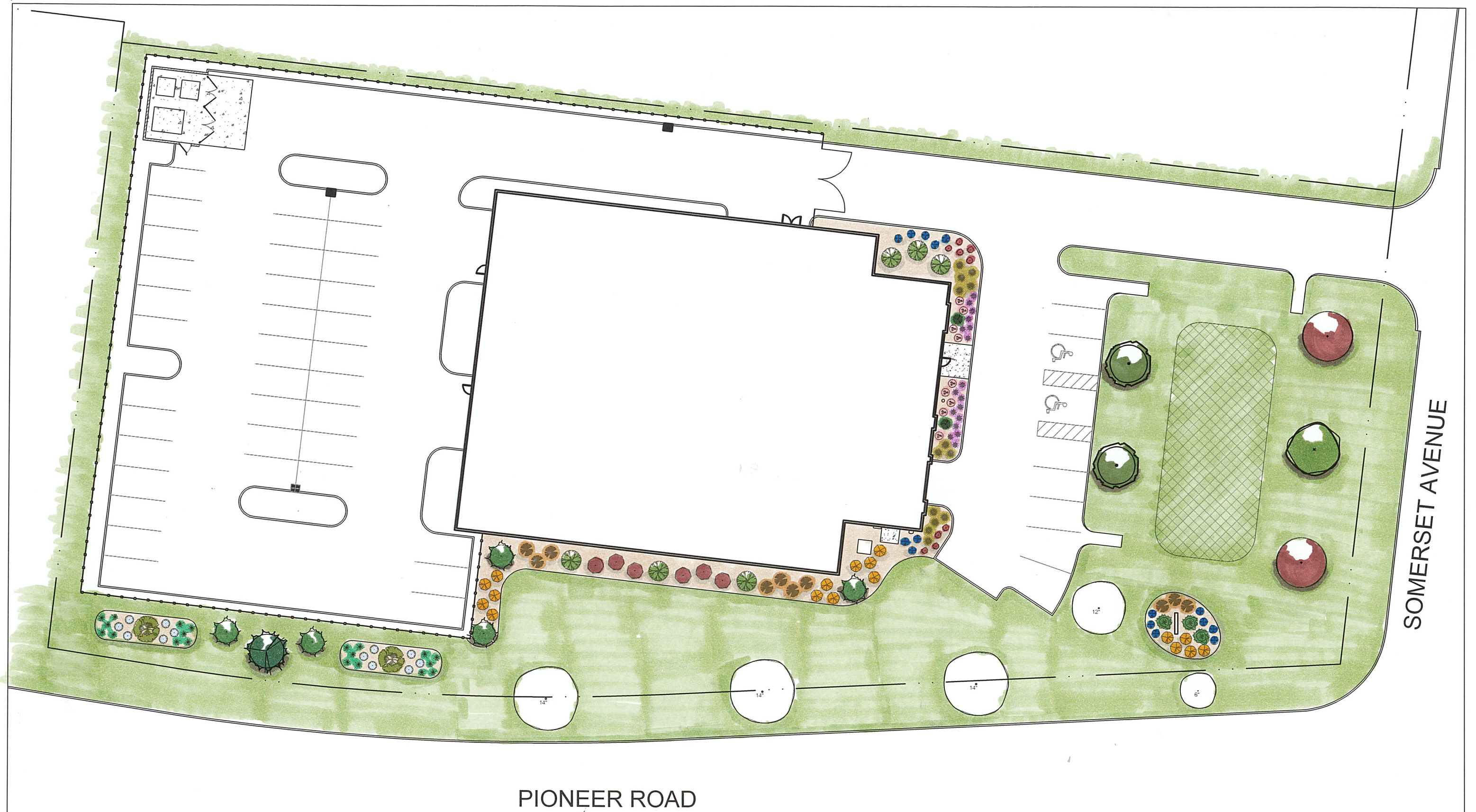
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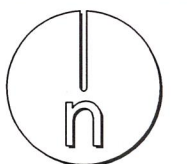


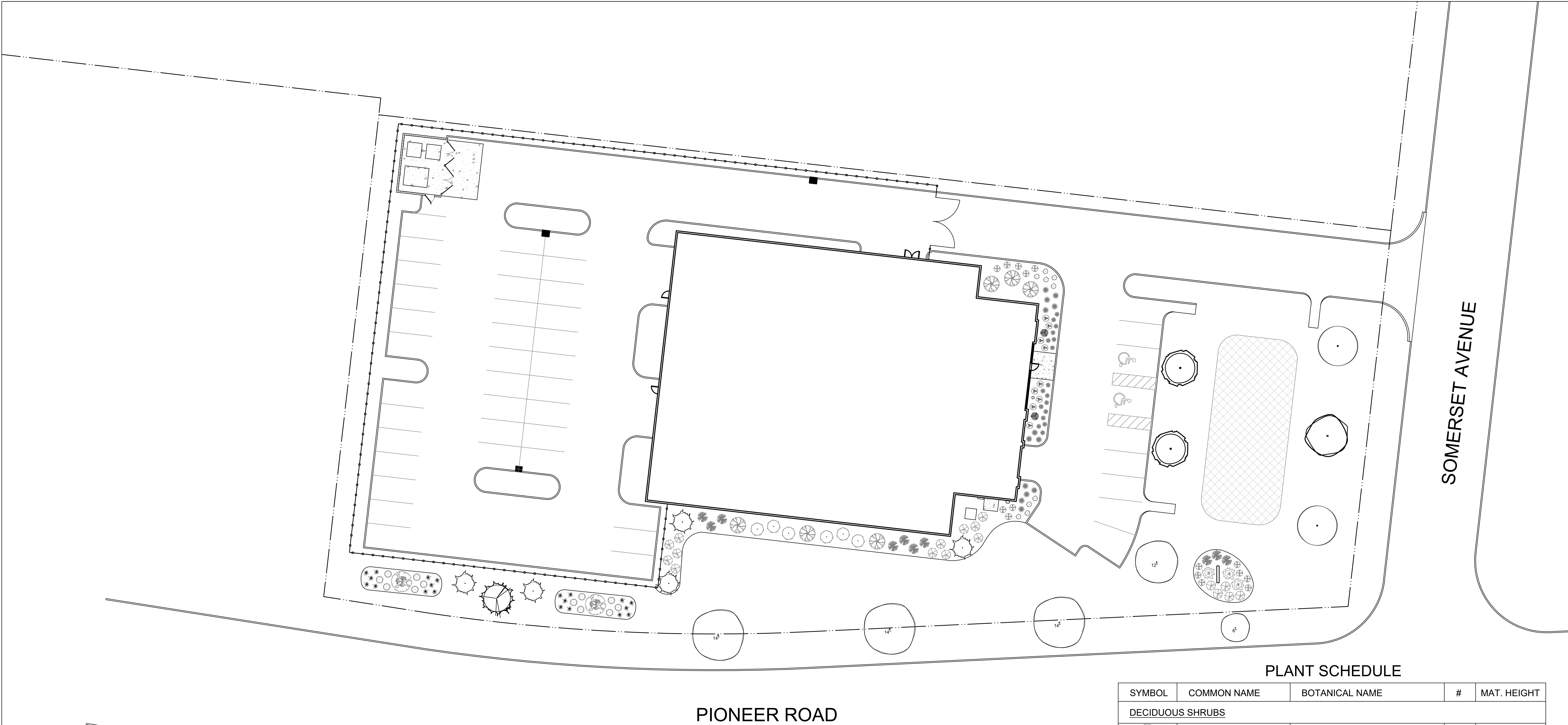


LA ROSA
LANDSCAPE

LANDSCAPE DEVELOPMENT FOR
GERBER COLLISION AND GLASS
SEC Pioneer Rd & Somerset Ave, Cedarburg, WI 53012

DATE: 12.4.25
DESIGNER: MJM
SCALE: 1" = 30'



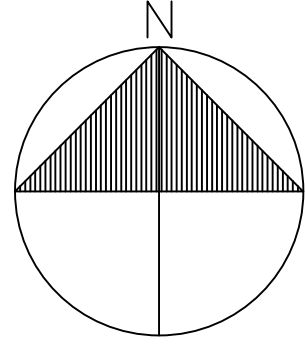


PIONEER ROAD

SOMERSET AVENUE

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	#	MAT. HEIGHT
DECIDUOUS SHRUBS				
	Kodiak Orange Bush Honeysuckle	Diervilla x 'G2X88544'	17	2-3'
	Common Witchhazel	Hamamelis virginiana	2	12-15'
	Summer Wine Ninebark	Physocarpus opulifolius 'Summer Wine'	6	4-6'
	Pink Fritsch Spirea	Spiraea fritschiana 'J.N. Select A'	9	2-3'
	Blackhaw Viburnum	Viburnum prunifolium	6	10-12'
EVERGREEN SHRUBS				
	Kallay's Compact Juniper	Juniperus chinensis 'Pfitzerana Kallays'	3	2-3'
DECIDUOUS TREES				
	Crimson Sunset Maple	Acer truncatum x platanoides 'JFS-KW202'	2	35'
	Fire King Muscledwood	Carpinus caroliniana 'JN Select A'	2	20-25'
	Kentucky Coffee Tree	Gymnocladus dioica	1	50-60'
	Existing to Remain	Existing to Remain	5	
EVERGREEN TREES				
	Star Power Juniper	Juniperus x 'J.N Select Blue'	5	17'
	Taylor Juniper	Juniperus virginiana 'Taylor'	2	20'
	Norway Spruce	Picea abies	1	40-60'
PERENNIALS				
	Summer Peek-a-Boo Allium	Allium 'Summer Peek-a-Boo'	17	8-12"
	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	13	4-6'
	Maiden Grass	Miscanthus sinensis 'Graziella'	10	6'
	Walker's Low Catmint	Nepeta faassenii 'Walker's Low'	15	24-30"
	Dwarf Russian Sage	Perovskia atriplicifolia 'Little Spire'	12	30-42"
	Standing Ovation Little Bluestem	Schizachyrium 'Standing Ovation'	20	3-4'
	Autumn Fire Sedum	Sedum 'Autumn Fire'	9	24-30"



Date: October 20, 2025

Scale: 1" = 20'-0"

Designer: MJM, AW

Drawn By: MJM

Revision: 10.31.25, 12.9.25

GERBER COLLISION & GLASS

SEC Pioneer Rd & Somerset Ave.
Cedarburg, WI 53012

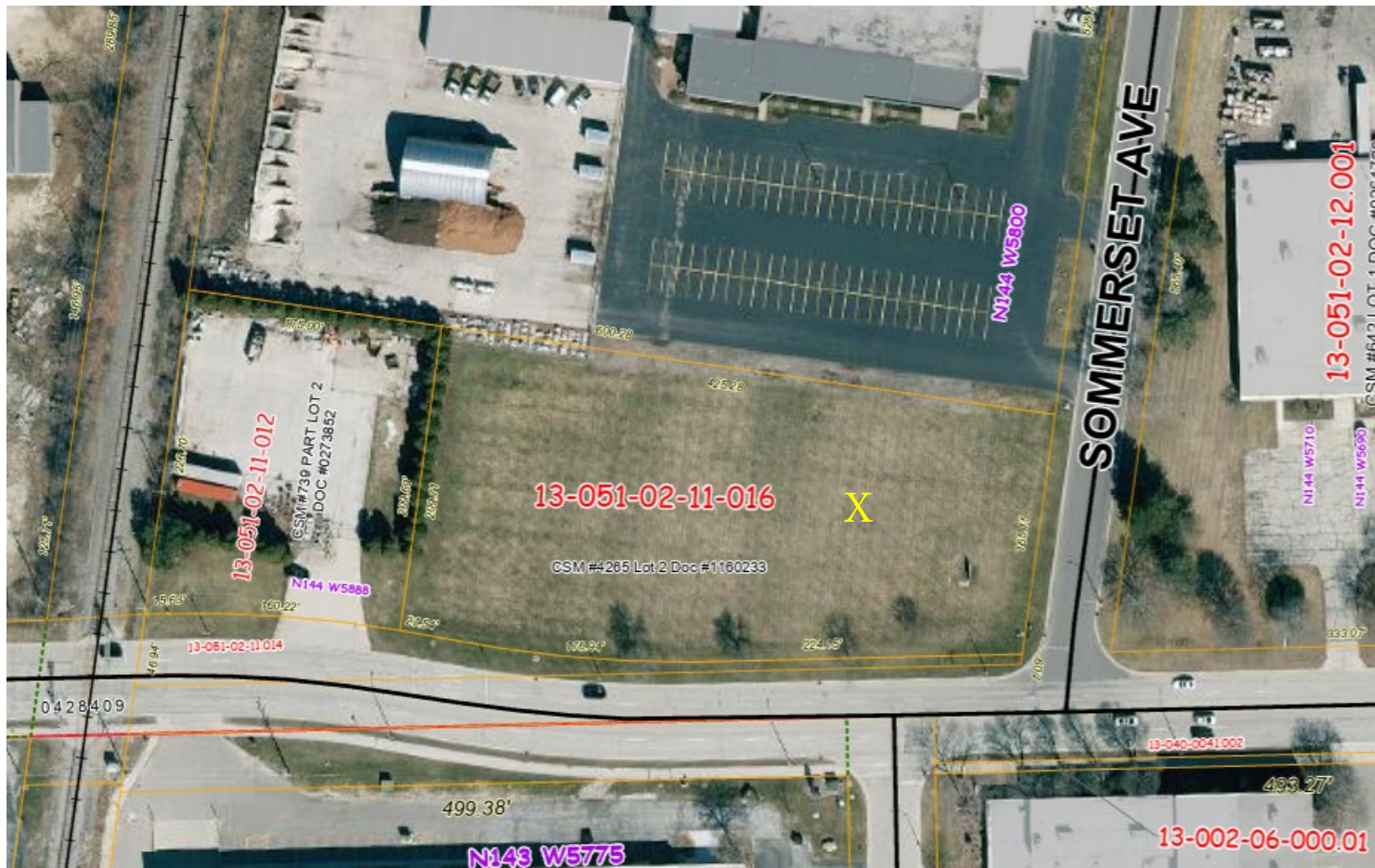
This drawing has been produced for the client named above, and belongs to LaRosa Landscape Company, Inc. Any reproduction or unauthorized use of the drawing without consent of LaRosa Landscape Company, Inc is a violation of copyright laws.



Nothing Less Than La Rosa
on your next project

Gerber Collision & Glass Site at northwest corner of Somerset Avenue and Pioneer Road

GIS Aerial Map View – 2024



PLANNERS REPORT

To: City of Cedarburg Site & Architectural
Review Board

By: Mary Censky
Date Prepared: January 20, 2026

General Information:

Agenda Item: 5.B.

Applicant:	Neumann Developments Inc. in c/o Bryan Lindgren
Property Owner:	Covered Bridge Fields, Inc. in c/o Kurt Petrie
Request:	Review, discussion and consultative feedback to applicant for conceptual subdivision site plan/layout.
Current Zoning:	Part Town of Cedarburg. Part Rs-1 Single-Family Residential.
Current Master Plan Classification:	Medium Density Residential
Surrounding Zoning/Land Use:	<u>North:</u> Town of Cedarburg/Existing Residential <u>South:</u> Part Town of Cedarburg/Part M-3 Business Park District <u>East:</u> Town of Cedarburg <u>West:</u> Town of Cedarburg
Lot Size:	~214 -acres/~499 dwelling units
Location:	Northwest corner of CT Hwy 60 and CT Hwy I (Sheboygan Road)

Discussion:

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

Before expending detailed engineering time/expense in preparation of a fully detailed preliminary plat, architectural plans, covenants,... the applicant requests this opportunity to meet with SARB to gain feedback as to their revised site plan/plat concept.

In contrast to the plan previously reviewed by SARB (11/18/2025), and owing to some strong guidance toward incorporating more neotraditional design into this project, the revised plan includes more of the those design concepts such as having a clear and defined area entrance, and a central/communal feature from which the rest of the development radiates into pocketed neighborhoods. Communal greenspaces are networked into/among most of the neighborhood pockets, connecting nearly all of the 214+/- acres together. As is typical of neo-traditional design, the plan also incorporates a higher percentage of attached (i.e., 54 duplex buildings, and 8 four-plex buildings vs 48 duplex buildings, and 0 four-plex's) as compared to the previous plan.

To facilitate this plan, an amendment to the recently adopted Medium Density Residential Land Use Classification of this site would be required over at least a portion of the site.

LOT CHARACTERISTICS	
THE RESIDENCES	
- Lot Size =	11,000 sf
- Lot Width =	85 feet
- Setbacks:	
- Min. Road =	25'
- Side Offset =	10'
- Rear Offset =	25'
THE VILLAS	
- Lot Size =	8,400 sf
- Lot Width =	70 feet
- Setbacks:	
- Min. Road =	25'
- Side Offset =	7.5'
- Rear Offset =	25'
THE RESERVE (Condominium)	
- Setbacks:	
- Min. Road =	25'
- Side Offset =	10'
(20' between buildings)	
- Rear Offset =	25'
THE ESTATES	
- Lot Size =	15,000 sf
- Lot Width =	100 feet
- Setbacks:	
- Min. Road =	25'
- Side Offset =	10'
- Rear Offset =	25'

SITE DATA TABLE - "Covered Bridge"	
- Proposed Development	
- The Residences	108 lots
- The Villas	214 lots
- The Reserve	48 units
- The Estates	33 lots
- CITY TOTAL =	403 units
- LOT A: Existing Storage Bldg to Remain = 1.9 ac.	
- Gross Area = 214.34 acres	
- Net Area: 214.34-1.9 (Lot A)-6.54 (Wetland) = 205.90 ac	
- OVERALL DENSITY = 403 / 205.90 = 1.96 un/ac	

Open Space	
Common Outlot Open Space = 81.41 ac (38%)	
100% of lots are connected to outlot open space	

Public Road Length = 20,930 lf	
(52.06 lf/unit)	

Rs-2 Single Family Residential	
Proposed: 33 Units	
Gross Area = 36.75 ac.	
Wetland = -5.04 ac.	
Net Area = 31.71 ac.	
Rs-2 Density: 33 / 31.71 = 1.04 un/ac	

Rs-5 Single Family Residential	
Proposed: 322 Units	
Gross Area = 156.35 ac.	
Wetland = -1.50 ac.	
Net Area = 154.85 ac.	
Rs-5 Density: 322 / 154.85 = 2.08 un/ac	

Rd-1 Two-Family Residential	
Orchard Reserve	
Proposed: 24 Units	
Area = 9.57 ac.	
Rd-1 Density: 24 / 9.57 = 2.51 un/ac	

Rd-1 Two-Family Residential	
East Reserve	
Proposed: 24 Units	
Area = 9.77 ac.	
Rd-1 Density: 24 / 9.77 = 2.46 un/ac	

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



CONCEPT PLAN

"COVERED BRIDGE"

STH 60, Cedarburg, Wisconsin



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

East Park
- Playground
- Benches



0 100 200 400

Scale: 1" = 200' (22"x34")

Scale: 1" = 400' (11"x17")

DATE: 11-12-2025
SHEET 1 OF 2

RA\PROJECTS\2025-12-19 COVERED BRIDGE SITE PLAN COVERED BRIDGE - CEDARBURG_2026-01-13.dwg

LOT CHARACTERISTICS

The Residences
- Lot Size = 11,000 sf
- Lot Width = 85 feet
- Setbacks:
- Min. Road = 25'
- Side Offset = 10'
- Rear Offset = 25'

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

The Estates
- Lot Size = 15,000 sf
- Lot Width = 100 feet
- Setbacks:
- Min. Road = 25'
- Side Offset = 10'
- Rear Offset = 25'

The Reserves
(Condominium)
- Setbacks:
- Min. Road = 25'
- Side Offset = 10'
(20' between buildings)
- Rear Offset = 25'

The Towns & Townhomes
(Condominium)
- Setbacks:
- Min. Road = 25'
- Side Offset = 10'
(20' between buildings)
- Rear Offset = 25'

SITE DATA TABLE - "Covered Bridge"

- Proposed Development
- The Residences 96 lots
- The Villas 214 lots
- The Estates 33 lots
- The Reserve 54 units
- Townhomes 32 units
- Towns 70 units
- CITY TOTAL = 499 units

- Gross Area = 214.34 ac
- Lot A: Existing Storage Building = -1.9 ac
- Wetlands = -6.54 ac
- Net Area = 205.90 ac
- Net Density = 499/205.9 = 2.42 un/ac

Connected Open Space
Common Outlot Open Space = 64 ac (30%)

Public Road Length = 21,940 lf
(64 lf/lot)
Private Road Length = 3,050 lf
(20 lf/unit)
Overall Road Length = 24,990 lf
(50.8 lf/unit)

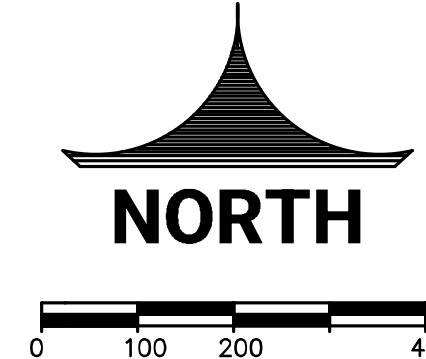
- NEIGHBORHOOD AMENITIES**
- A. Community Building - neighborhood anchor
 - B. Central Park - central gathering space
 - C. Splash pad & pool - for a vibrant neighborhood
 - D. Playgrounds (x3) - destination points throughout
 - E. Pickleball & Sport Courts - active amenities
 - F. Play Fields - intentional open spaces
 - G. Community Gardens - cultural connections
 - H. Outdoor Workout Stations - healthy and active
 - I. Paved Trails - connecting neighbors
 - J. Pedestrian bridges - respecting history
 - K. Sidewalks - miles of connected streets



Master Site Plan
Covered Bridge

City of Cedarburg, Wisconsin

Welcome to Covered Bridge - experience traditional neighborhood living reimagined
Explore our parks, bridges, miles of trails and sidewalks, and a community design
that blends Cedarburg's charm with timeless neighborhood form



DATE: 1/13/2026

CITY OF CEDARBURG

MEETING DATE: January 20, 2026

ITEM NO: 5. C.

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 scale/massing shall be reasonably proportionate to the proposed 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, [inside](#) 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.

~~(e)~~(d) Sizeable (i.e., 10' x 10' target minimum as might accommodate 4 chairs around a small table), covered front/street facing porches are strongly encouraged.

~~(e)~~(e) Garages shall not dominate the primary façade of a residence. Permitted-Preferred garage entrance designs include side-load, canted (minimum 7 degrees obtuse angle from the front façade), or courtyard (maximum 7 minimum 20 to maximum 90 degrees obtuse acute angle from to 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 doors not exceeding 10'w x 7'h/each, and or one double stall door not to exceed 16'w x 7'h, 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 element/or covered front porch of the principal building. Front entry garage doors, and it must have be decorative, with architectural interest in a style complimentary to the home. garage doors (provide decorative door example sketches).

~~(e)~~(f) Vertical and/or horizontal articulation and/or window fenestration is required to break up long wall planes.

~~(f)~~(g) Repetition of identical or nearly identical front façade elevations within 500-1000 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)~~(h) 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. On front elevations, materials such as brick, natural stone, fiber cement/natural wood/engineered wood siding, and clear glass are preferred on walls, paired with dimensional asphalt shingles and standing seam metal roofing materials.

(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, if not 'flat' (i.e., 2:12 pitch or less), 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, therefore, discouraged.

(l) Shutters shall be designed to be or appear as authentic and functional.

~~(m)~~ Windows transparent on front façade, and for the most part throughout the other elevations as well, shall be clear/transparent glass material.

~~(m)~~(n) To ensure that significant additions or alterations to existing residential structures remain

compatible with the architectural character and scale of the City of Cedarburg neighborhoods, any addition or remodeling that increases the total gross floor area of an existing dwelling by 25% or more, or any significant change proposed to building form or massing (i.e., alterations that modify roof shape, height, or principal façade orientation) shall be subject to plan review and recommendation by the SARB, with final action/decision on those plans by the Plan Commission – prior to permit issuance.

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)

Page 4 of 7

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- (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.

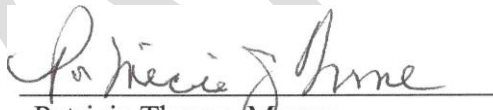
Sec. 13-1-127 Appeals.

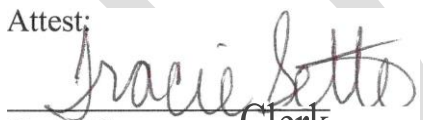
Any person or persons aggrieved by any decisions of the council or plan commission related to site plan or architectural review, except as to infill lots, may appeal the decision to the zoning board of appeals. Such appeal shall be filed with the city clerk within 30 days after the date of the decision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

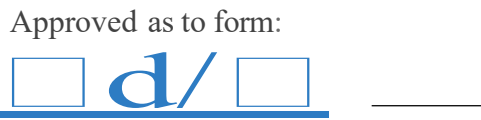
SECTION 2. SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly 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