



**CITY OF CEDARBURG
A MEETING OF THE PLAN COMMISSION
MONDAY, MARCH 2, 2026 – 7:00 PM**

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, March 2, 2026 at 7:00 PM. The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers. The meeting can be viewed via the City's YouTube channel: www.youtube.com/@cityofcedarburgwi8412

AGENDA

1. CALL TO ORDER

2. ROLL CALL

A. Mayor Patricia Thome, Vice Chairman Jack Arnett, Council Member James Fitzpatrick, Sig Strautmanis, Sherry Bubnitz, Jon Scholz, James Hayes.

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES

A. February 2, 2026

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

Comments from citizens on a listed agenda item will be taken when the item is addressed by the Plan Commission. At this time, individuals can speak on any topic not on the agenda for up to 2 minutes, time extensions at the discretion of the Mayor. No action can be taken on items not listed except as a possible referral to committees, individuals, or a future Plan Commission agenda item. Written public comment regarding agenda or non-agenda items may be submitted to cityhall@cityofcedarburg.wi.gov by noon on the day of the meeting for distribution to the Plan Commission.

6. PUBLIC HEARINGS; AND ACTION THEREON

A. Public hearing, discussion, and possible action on the request of applicant Sally Wagner, d/b/a Happy Place Cooking Space Inc., for Conditional Use Permit approval to utilize a 1,285 sq. ft. tenant space at W57 N14280 Doerr Way (Suite 104) for teaching kitchen and small-scale commercial kitchen purposes. This M-2 General Manufacturing zoned, multi-tenant property is owned by Doerr Way East, LLC in c/o Joe Kassander.

7. REGULAR BUSINESS; AND ACTION THEREON

A. Review, discussion, and possible action/recommendation to the Common Council on the request of applicant/property owner Pioneer Real Estate

Development LLC in c/o Mike LaRosa, for Certified Survey Map (CSM) approval to adjust the lot line location between his two parcels located at N144 W5844 and N144 W5800 Pioneer Road. This property is zoned M-2 General Manufacturing.

- B. Review, discussion, and possible action on the request of applicant Margrett English/Terrace Realty, Inc., on behalf of property owner S Duane Stroebel, for approval of site and house plans as replacement of a previously existing, legal-nonconforming home on the property located at N45 W5665 Spring Street. This .15-acre (6,534 sq.ft.) property is zoned Rs-6 Single-Family /Two-Family Residential.
- C. Review, discussion, and possible approval of the proposed Declaration of Restrictions and Covenants for the recently approved, 24-lot single-family residential subdivision Quarry Park located directly east and north of the existing dead ends on Stone Lake Circle and Holly Lane, respectively.
- D. Review, discussion, and nonbinding consultative feedback to applicant Neumann Developments, Inc., in c/o Bryan Lindgren, on a revised concept plan for mixed residential development of ~232 acres of land located at the northeast corner of Sheboygan Road and Highway 60. The land use classification of this area is Medium Density Residential (5.2 to 10.8 units/acre). The property owner is Covered Bridge Fields, Inc.
- E. Review, discussion, and nonbinding consultative feedback to applicant Coach House Homes, in c/o Kate Schley, on a revised concept plan for single-family residential development of ~1.8 acres of land located at W59 N367 Hilbert Avenue and directly west and northwest thereof. This property, owned by Wendell Lee LLC in c/o Paula Motte, is zoned Rs-5 Single Family Residential.
- F. Review, discussion, and possible approval of a site plan amendment to replace a small, existing patch of grass in front of the John R. Armbruster Community Gymnasium with hard surface paving. This City-owned property, located at W63 N641 Washington Avenue, is zoned I-1 Institutional and Public Service District.
- G. Review discussion, and possible action/recommendation to the Common Council to amend Section 13-1-61(d) of the Zoning Code, adding "Banks, savings and loan associations, credit unions, and other financial institutions (with or without drive-through facilities)" to the list of Conditional Uses that may be considered for approval in the M-3 Business Park Zoning District. This item is initiated by City staff.

8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

9. MAYOR'S ANNOUNCEMENTS

10. 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
Plan Commission
February 2, 2026
Minutes**

1. CALL TO ORDER

The meeting was called to order by Mayor Thome at 7:00 pm.

2. ROLL CALL

- A. Mayor Patricia Thome, Vice Chairman Jack Arnett, Council Member James Fitzpatrick, Sig Strautmanis, Sherry Bublitz, Jon Scholz, and James Hayes.

Also Present - City Planner Mary Censky and Administrative Assistant Theresa Hanaman.

Commissioner Sherry Bublitz by Zoom

3. STATEMENT OF PUBLIC NOTICE

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

4. APPROVAL OF MINUTES

- A. January 5, 2026

Commissioner Scholz, seconded by Council member Fitzpatrick, moved to approve the minutes from January 5, 2026. The motion passed unanimously.

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

Comments from citizens on a listed agenda item will be taken when the item is addressed by the Plan Commission. At this time, individuals can speak on any topic not on the agenda for up to 2 minutes, time extensions at the discretion of the Mayor. No action can be taken on items not listed except as a possible referral to committees, individuals, or a future Plan Commission agenda item. Written public comment regarding agenda or non-agenda items may be submitted to cityhall@cityofcedarburg.wi.gov by noon on the day of the meeting for distribution to the Plan Commission.

There were no comments.

6. PUBLIC HEARINGS; AND ACTION THEREON

- A. Public hearing, discussion, and possible action on the request of applicant/property owner Faith Lutheran Church, in c/o Courtney Schoofs as Church Council President, for Conditional Use Permit approval to develop an 80-niche columbarium use and structure on their 8.29 acre, I-1 Institutional & Public Service District zoned property located at N35 W6621 Wilson Street.

The public hearing was declared open at 7:02 PM by Mayor Thome.

Planner Censky reported that the applicant is requesting approval of a Conditional Use Permit (CUP) to develop a 640-niche columbarium on the same site as their church and school. This will be a phased project consisting, ultimately, of eight, 80-niche structures to be implemented on a demand basis. The site plan and structure design/colors were discussed.

Commissioner Strautmanis asked the applicant about design consistency for the additional 80 niche structures that will be constructed. They may not always be able to use the specified vendor for the structures in future decades, so the applicant should be prepared to have an alternate provider emulate this design if needed.

Tom Sear of Faith Lutheran Church said he is confident that they can rely on this design being carried forward in all future phases.

A motion was made by Commissioner Strautmanis, seconded by Commissioner Hayes, to close the public hearing at 7:09 pm. The motion passed on a unanimous roll call vote.

ACTION:

Commissioner Strautmanis made a motion, seconded by Commissioner Scholz, to approve the request for a Conditional Use Permit (CUP) and to include the following conditions as recommended by the Planner:

- 1) Full compliance with all the conditions listed in the DRAFT of CUP contained in the Plan Commission packet.
- 2) Applicant shall provide a copy of their plan for perpetual care and maintenance of this columbarium with the Planning Department for incorporation, by exhibit, into the Conditional Use Permit document, prior to its recording.
- 3) Full execution and recording of the Conditional Use Permit documents prior to the start of site work or construction on this columbarium use.
- 4) Applicant must ensure full compliance with ADA-accessibility standards throughout the site plan as it is phased in.

The motion passed unanimously.

- B. Public hearing, discussion, and possible action on the request of applicant Van Ngyuen, d/b/a Le's Pho LLC, for Conditional Use Permit approval to continue the existing restaurant use in a tenant space at Echo Plaza. This property,

located at W63 N124-50 Washington Avenue, is zoned B-2 Community Business District. The owner of the property is The Plaza LLC in c/o Doreen Wirth.

The public hearing was declared open at 7:16 PM by Mayor Thome.

Planner Censky reported that the applicant is seeking a Conditional Use Permit (CUP) approval to legitimize the preexisting restaurant/bar use at this location, recognizing the recent change in ownership of the business. Both "Restaurant" and "Bars, cocktail lounges and taverns" are listed as Conditional Uses in the B-2 Community Business District.

No one wishing to speak, a motion was made by Council member Fitzpatrick, seconded by Commissioner Scholz, to close the public hearing at 7:20 pm. The motion passed on a unanimous roll call vote.

ACTION:

Commissioner Scholz made a motion, seconded by Commissioner Hayes to approve the request for a Conditional Use Permit (CUP) and to include the following conditions as recommended by the Planner:

- 1) Full compliance with the conditions set forth in the DRAFT of CUP contained in the Plan Commission packet.
- 2) Full execution and recording of the Conditional Use Permit documents prior to the start of occupancy.

The motion passed unanimously.

- C. Public hearing, discussion, and possible action on the request of applicant DSDH Gerb LLC, in c/o Dave Herbeck of Herbeck Development, for Conditional Use Permit approval to develop a 16,617 sq. ft. motor vehicle collision repair facility 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.

The public hearing was declared open at 7:22 PM by Mayor Thome.

Planner Censky reported that the applicant proposes to construct a 16,617 square foot motor vehicle collision repair facility for Gerber Collision & Glass at this site. The plan also includes a fenced outdoor storage yard of approximately 23,000 square feet, which will be paved and lined to accommodate parking for 34 vehicles in various stages of repair. Additionally, a dumpster enclosure will be situated within this fenced yard area. The facility will provide nine additional parking stalls at the front of the building, bringing the total to 43 parking stalls.

Planner Censky went through her written report on this item. She itemized all of the conditions that were recommended by staff and/or the SARB as a part of their reviews as to the building, site, architecture, landscaping, outdoor lighting, and dumpster enclosure plans.

Applicant Dave Herbeck was present. He expressed a willingness to work with staff to improve the aesthetics of the south building elevation after Commissioner Strautmanis suggested possibly switching the office from the less-visible north/east side of the building to the more-visible south/east side of the building and flipping the location of the estimating bay.

A motion was made by Council member Fitzpatrick, seconded by Commissioner Strautmanis, to close the public hearing at 7:35 pm. The motion carried unanimously on a roll call vote.

ACTION:

Council member Fitzpatrick made a motion, seconded by Commissioner Scholz, to approve the request for a Conditional Use Permit (CUP) and to include the recommended conditions in the Commissioners' Packet and the DRAFT Conditional Use Permit as presented. Commissioner Strautmanis requested to add the condition for the applicant to work with staff to arrive at an aesthetically improved south and southeast elevation. That addition to the motion was accepted. The motion passed unanimously.

Commissioner Arnett requested that this be brought back to the Plan Commission if staff needs assistance with the final review of architectural changes, rather than to the Site and Architectural Review Board.

- D. Public hearing, discussion, and possible action on the request of the City of Cedarburg for review, discussion, and possible reaffirmation or modification to the terms of the recently approved Conditional Use Permit for the 'Back Space', a 2,800 sq. ft. leasable, flexible use space located in the building at W61 N397c Washington Avenue. The Property Owner and Permittees are Bird House Rentals LLC, and Daniel and Jeanie Crawford, respectively.

The public hearing was declared open at 7:45 PM by Mayor Thome.

Planner Censky reported the Plan Commission granted Conditional Use Permit approval on April 7, 2025. That approval was subject to many conditions.

Planner Censky recited these conditions as accurately as possible into the terms of the Conditional Use Permit document. The Permittee then, unilaterally crossed out and initialed changes to some of these specific conditions. The document, having also been signed (but not initialed as to concur with the changes) by the other party to the permit (the City of Cedarburg), was then sent directly up to the Ozaukee County Register of Deeds for recording without prior review of the completed document by the Planner. The recorded document also did not contain the pertinent exhibit.

Plan Commissioners recalled the April, 2025 approval to be as written by the Planner in the Conditional Use Permit document that was sent to the permittee/property owners for their signatures. They were not in support of the changes the applicant made, unilaterally, to that document. To uphold the spirit and terms of the original approval, Staff is directed to consult with the City Attorney for guidance on next steps to replacing the currently recorded version of the CUP with the correct version (and containing the original exhibit) as originally written by the Planner.

Heather Vetter has ongoing water intrusion and driveway damage at the property.

immediately south of the project site. She reported that even with the gutter in place, because of how the downspouts are directed, excessive water still flows into their yard and driveway.

Jeanie Crawford acknowledged gutters were installed recently and asserted no intent to cause harm to the neighbor's property. Jeanie reported that their small self-contained dumpsters are already in use and that a contractor is working on finishing the enclosure. The permittee also stated she feels her prior submittals and communications with staff are adequate as far as the requirement to provide a parking area landscaping plan for Planner review and approval.

ACTION:

A motion was made by Council member Fitzpatrick, seconded by Commissioner Arnett, to close the public hearing at 8:06 pm. The motion passed unanimously on a roll call vote.

Council member Fitzpatrick made a motion, seconded by Commissioner Strautmanis, to reaffirm the terms of the approved Conditional Use Permit as written by the Planner for the 'Back Space,' and to establish follow-up requirements as follows:

- 1) Dumpster enclosure must be complete, in accordance with the Planner approved plan, within 90 days from February 2, 2026, (i.e., on or before May 3, 2026).
- 2) The required parking area landscaping plan must be submitted to the City Planner for review and approval within 90 days from February 2, 2026, (i.e., on or before May 3, 2026).
- 3) Within 14 days the City Engineer, Planner, and Building Inspector must review the current gutter/downspout conditions on the south side of the south building on this property and devise a solution to guide a more substantial share of that drainage away from the property to the south.

The motion passed unanimously.

7. REGULAR BUSINESS; AND ACTION THEREON

- A. Review, discussion and possible action on the request of applicant DSDH Gerb LLC for Sign Code waiver to permit a ground/freestanding sign that exceeds the height and size limitations of the Code, and it contains off- premises business identifications. The proposed new sign replaces an existing sign on the property (located at the northwest corner of Pioneer Road and Sommerset Avenue). This M-2 General Manufacturing zoned property is owned by Pioneer Real Estate Development LLC in c/o Mike LaRosa.

Planner Censky summarized her written report for the Commission.

She noted this sign is proposed to contain identification of two businesses that are not located on this property (i.e., Zuern Building Products and LaRosa Landscaping), along with the name of the new, on-premises business Gerber Collision & Glass. The Code lists off-premises signs (i.e., "signs which advertise goods, products, facilities or services not located on the premises where the sign is installed and maintained.") as prohibited.

The two existing businesses located directly north of this property (i.e., Zuern/LaRosa) do not have any property or building frontage on Pioneer Road yet they both have Pioneer Road addresses. There is an existing ground/freestanding sign on this vacant

lot, readily visible from Pioneer Road, that identifies both Zuern and LaRosa to the north. As a part of the new construction, site grading,... this existing sign will be removed.

The proposed design for the new sign is larger than usual to ensure adequate space to include the names of Zuern and LaRosa as well as Gerber. Changing an existing business address at this point would pose a significant hardship for companies like Zuern and LaRosa. Additionally, providing name visibility for Zuern and LaRosa along Pioneer Road is crucial for safe/effective visual wayfinding since their businesses do not front directly on Pioneer Road.

The City Building Inspector denied the applicants Sign Permit Application because the area of signage exceeds the allowable code-compliant area and the sign height exceeds the maximum allowable height, hence the request for the Sign Code waiver.

ACTION:

Commissioner Scholz made a motion, seconded by Council member Fitzpatrick to approve the request for a Sign Code waiver to permit a ground/freestanding sign that exceeds the height and size limitations of the Code, and contains off-premise business identifications for Zuern and LaRosa to the north, and to require the following conditions as a part of this approval:

- 1) Applicant to secure a Sign Permit prior to installation of the new freestanding sign.
- 2) The proposed ground flood illumination of the sign shall be in full compliance with Section 15-5-7(k) and (p)(2) of the Sign Code.

The motion passed unanimously.

- B. Review, discussion, and possible action/recommendation to the Common Council, on the request of Paul Hackbarth, d/b/a Camp Bar, for approval of an outdoor alcohol consumption area throughout the fenced in outdoor areas of the property located at W63 N674 Washington Avenue (formerly Art of Joy). This .24-acre, B-3 Central Business District w/ HPD Historic Preservation District Overlay zoned property is owned by John Roth Building LLC.

Planner Censky reported on January 22, 2026, that the Landmarks Commission considered and recommended approval of the request as presented, subject to the following conditions:

- 1) Sales/service of alcohol at the outdoor patio bar and outdoor consumption of alcohol in/on the outdoor patio area shall be permitted only during those hours that the principal indoor bar area is also fully open for use and business.
- 2) Patron ingress/egress to the outdoor patio area must be routed through the principal building vs. entering or exiting directly to/from the sidewalk by walking along the north or south side of the building. It shall be the applicant's responsibility to ensure this condition is enforced at all times.

Commissioners debated whether outdoor seating areas should be required to be physically blocked and accessed only through the building for monitoring purposes. Some members argued for consistency with prior approvals that require controlled access, while others questioned whether that requirement is still the best practice and suggested the Common Council revisit this policy at a future meeting with input from the Police Chief.

Applicant Paul Hackbarth confirmed they will maintain accessible entry points for strollers and wheelchairs, for instance, and noted that their staff is trained to monitor ingress and egress at other Camp outdoor beer gardens where they are allowed to have access directly to/from the public sidewalk.

ACTION:

Council member Fitzpatrick made a motion, seconded by Commissioner Arnett, to favorably recommend to the Common Council for approval of the Outdoor Alcohol Beverage seating area for Camp Bar, which will allow sales, service, and consumption of alcohol throughout the fenced-in/cordoned off area of their property and to include the two conditions mentioned above. The motion passed unanimously.

- C. Review, discussion, and possible action/recommendation to the Common Council regarding proposed changes to Section 13-1-122, and creation of Section 13-1-122.5, as recommended by the Site and Architectural Review Board. These changes relate to architectural review principles, standards, and procedures generally, and the architectural guidelines specific to all residential buildings.

Planner Censky discussed the proposed changes related to the architectural review principles, standards and procedures generally, and the architectural guidelines and regulations applicable to residential buildings specifically. The amendment pertains to existing Section 13-1-122, and creation of Section 13-1-122.5, as recommended by the Site and Architectural Review Board(SARB). This is being proposed in follow-up to adoption of the Comprehensive Plan Update - 2050 Chapter 2
— Housing Goals, objectives, and policies.

The proposed amendments aim to raise the quality and consistency of residential design while preserving flexibility for different architectural styles by using mandatory “shall/must” language for required items and advisory “should/encourage” language for

discretionary guidance.

Commissioners accepted that the new standards will increase review workload for staff and SARB but judged the extra scrutiny worthwhile because it yields stronger architectural outcomes. The SARB will review new infill residential buildings and significant additions, with a proposed trigger that any addition increasing a house's square footage by 25% or more be treated as an infill project routed through the SARB and Planning Commission.

Planner Censky emphasized balancing design improvements with affordability by focusing standards on the most impactful design elements. The SARB and Plan Commission will continue reviewing commercial projects under the existing guidelines. Commissioner Scholz is looking forward to getting a process map for what the various committees and commissions are and how they interact with one another – such as for the Landmarks Commission, Site and Architectural Review Board, Plan Commission, and Common Council.

ACTION:

Commissioner Arnett made a motion, seconded by Commissioner Strautmanis to make a favorable recommendation to the Common Council to adopt the DRAFT changes as presented to existing Section 13-1-122, and creation of Section 13-1-122.5 . The motion passed unanimously.

8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

NONE

9. MAYOR'S ANNOUNCEMENTS

NONE

10. ADJOURNMENT

Commissioner Arnett made a motion, seconded by Commissioner Strautmanis, to adjourn the meeting at 9:00 pm. The motion passed unanimously.

Theresa Hanaman,
Administrative Assistant

PLANNERS REPORT

To: City of Cedarburg Plan Commission

Date: March 2, 2026

General Information:

Agenda Item: 6.A.

Applicant:

Sally Wagner, d/b/a Happy Place Cooking Space Inc.

Property Owner:

Doerr Way East, LLC in c/o Joe Kassander

Requested Action:

Review and approval of Conditional Use Permit for teaching kitchen and small-scale commercial kitchen uses (i.e., Happy Place Cooking Space)

Current Zoning:

M-2 General Manufacturing District

Current Master Plan Classification:

Industrial and Manufacturing

Surrounding Zoning/Land Use:

North: M-2 General Manufacturing District
South: C-2 Non-Shoreland Conservancy District
East: Town of Cedarburg
West: M-2 General Manufacturing District

Lot Size:

8.35-acres

Location:

W57 N14280 Doerr Way (Suite 104)

Discussion:

The applicant seeks Conditional Use Permit (CUP) approval to locate their Happy Place Cooking Space teaching kitchen, and small-scale commercial kitchen, uses in ~1,285 sq. ft. of space business in the existing, multi-tenant building on this site.

The M-2 General Manufacturing District was recently updated to include both of these uses as conditional uses that may be considered for approval.

A DRAFT of the proposed Conditional Use Permit (CUP), including the site plan and floor plan as Exhibit “A”, is attached for the Commissions consideration.

Recommendation:

If the Plan Commission is inclined toward an approval in this matter, the Planner recommends the following conditions be attached thereto:

- 1) Full execution and recording of the CUP document, as presented/attached, within 30 days of Plan Commission approval.
- 2) The existing teaching kitchen use, including as to the back kitchen (vs just classroom) space, operates under an existing occupancy permit. Any changes to the nature of the use, appliance types, cooking/baking methods, and similar (i.e., add a grill, hood, grease trap,...) would require prior review and issuance of a new/additional occupancy permit by the Building Inspector.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W57N14280 Doerr Way, Cedarburg, WI 53012

APPLICANT/BUSINESS NAME: Sally Wagner / Happy Place Cooking Space Inc.

APPLICANT/BUSINESS ADDRESS: W57N14280 Doerr Way, Suite 104, Cedarburg, WI 53012

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

PHONE: _____ EMAIL: _____

PROPERTY OWNER (IF DIFFERENT): Doerr Way East, LLC; Joe Kassander

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: Please see attached description

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

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

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

PROPERTY OWNER(S) SIGNATURE:  DATE: 1/29/26

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 400.00 OK# 1181 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: January 30, 2026

APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE: March 2, 2026

ATTACHMENTS (CHECK IF RECEIVED):

☐ EIGHT DESCRIPTIONS (SARB) ☐ EIGHT FULL-SIZE SETS (SARB) ☒ TEN DESCRIPTIONS AND PLAN SETS (PLAN COMMISSION)

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-040-0041.004

ZONING: m-2 ALDERMANIC DISTRICT: A4 PREVIOUS MEETING: January 5, 2026

Proposed Use Description

Happy Place Cooking Space is asking to allow a teaching kitchen and small-scaled commercial kitchen at W57N14280 Doerr Way, Suite 104. Happy Place is an accessible cooking school designed for all ages and abilities. At Happy Place, everyone will have the opportunity to learn at their own pace in a supportive environment with adaptive tools and equipment. Our mission is to foster happiness by sharing the joys of cooking and eating together, teach skills that build independence and inspire creativity, and create an environment of belonging where everyone is included, and where everyone can have a positive experience in the kitchen.

We will offer skills-based cooking classes, for preschool, elementary, tween and teenage children, as well as cooking classes for adults with support needs that focus on life skills and independence. Happy Place will also offer recreational specialty classes for adults of all ages. These classes take place in the classroom space of the teaching kitchen, as shown on the floor plan.

On an occasional basis, Happy Place Cooking Space would like the opportunity to use the back commercial kitchen space to make and sell food items on a small scale. Our goal is to develop a program to employ adults with support needs to make food items to sell to the public and/or wholesale to local businesses on a small scale (e.g., two dozen muffins per week to sell at a local coffee shop). We would also like to have the space available for other small-scale local bakers or food makers to rent the commercial kitchen space on an occasional basis, when classes are not in session.

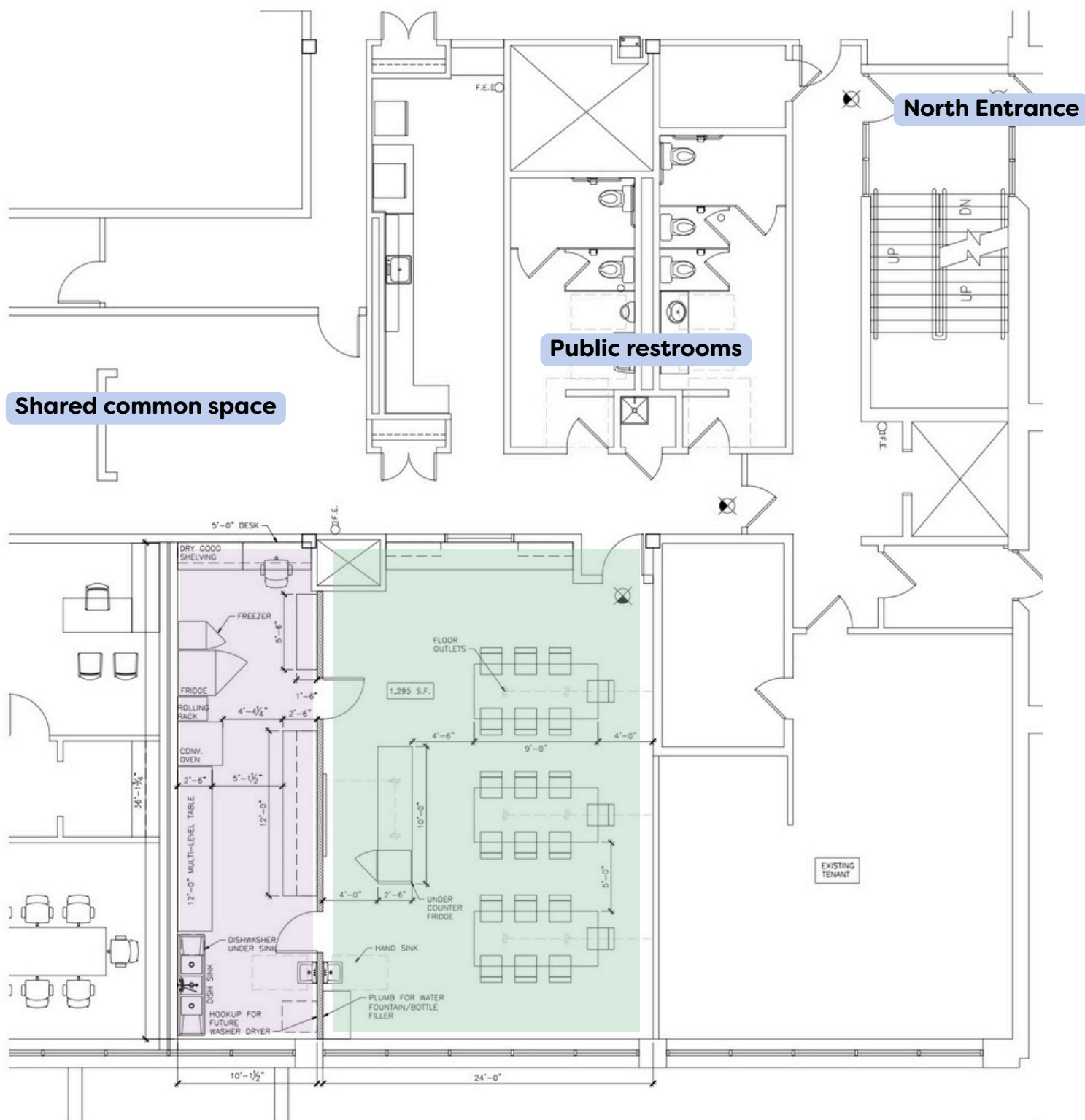
In the teaching classroom and commercial kitchen spaces, we have three large garbage cans and one separate dry recycling can. Trash is removed from the kitchen on a daily basis after classes and taken to the outside dumpsters. Please see the attached site map for location of the dumpsters in the outside parking lot. Dry recycling is taken out to the recycling dumpster next to the garbage dumpster, approximately every other day when the can is full.

In addition to trash and recycling, Happy Place uses a compost service for all compostable waste. Food scraps (from fruit, vegetables, seeds, nuts, etc.; no meat or dairy) are collected after each class and put into a 5-gallon bucket with lid, located in the classroom space. Each week, we put the 5-gallon bucket outside by the North parking lot delivery door and it is picked up by Waste Not, LLC. They leave a clean bucket for us to use the following week.

Proposed Use Description

In terms of dishwashing, Happy Place Cooking Space is equipped with a 3-compartment sink and high-heat commercial, under-counter dishwasher for cleaning and sanitization.

The Suite 104 door is closest in proximity to the North Parking Lot of the building, as shown on the site map. This lot has approximately 340 parking spaces, 9 of which are accessible parking spaces. We direct our class participants to park in the North parking lot and enter through the North Parking Lot door when we send confirmation emails about classes. There are signs at both the North entrance and West entrance indicating our organization name and suite number. Both entrances are ADA compliant.



FLOOR PLAN
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

1

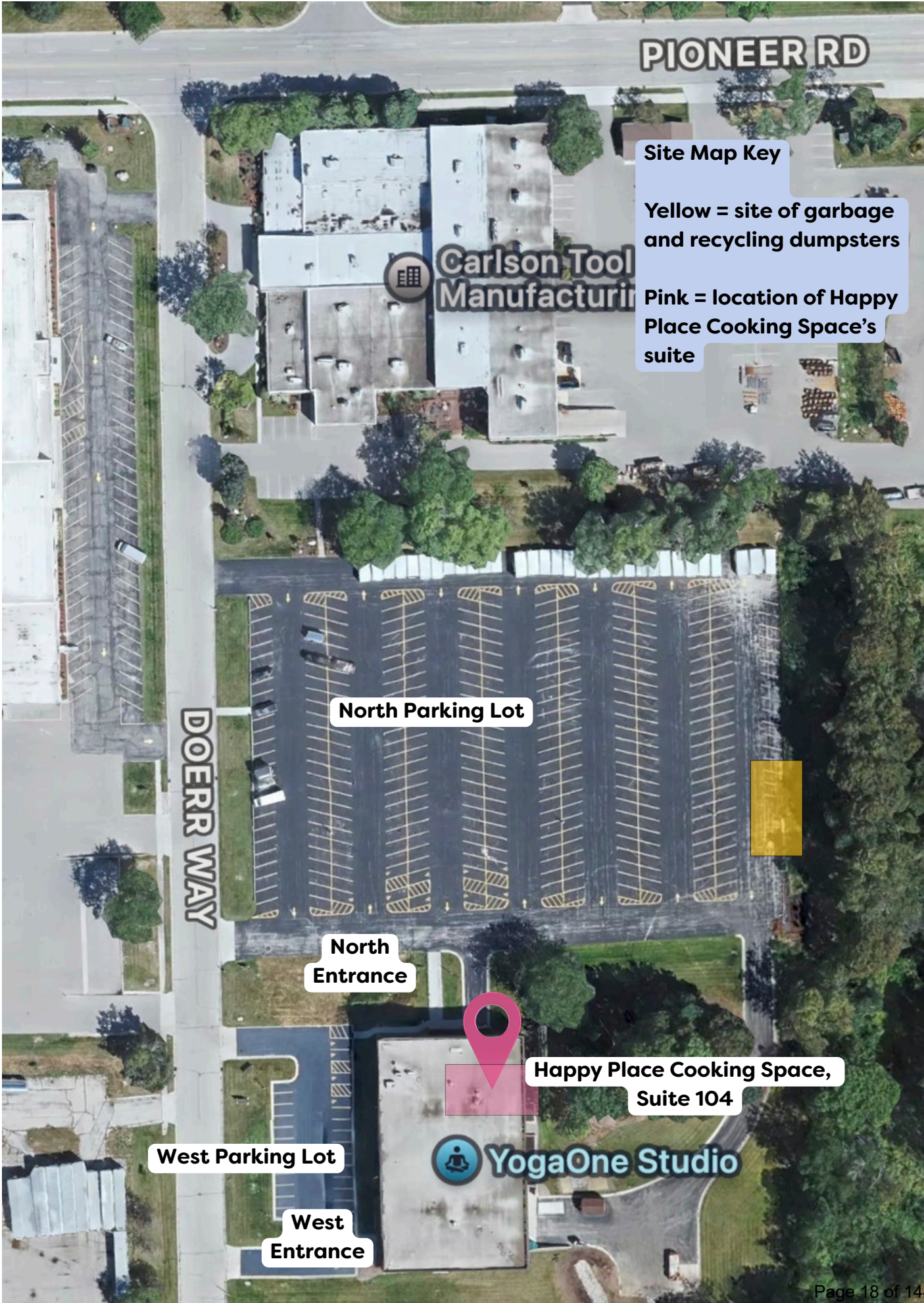


Total square footage of Happy Place Cooking Space = 1,285 square feet

Floor Plan Key

Green = teaching kitchen/classroom space

Purple = commercial kitchen space



Site Map Key

Yellow = site of garbage and recycling dumpsters

Pink = location of Happy Place Cooking Space's suite

North Parking Lot

North Entrance

Happy Place Cooking Space, Suite 104

West Parking Lot

West Entrance

YogaOne Studio

DOCUMENT NUMBER	CONDITIONAL USE PERMIT Happy Place Cooking Space Teaching Kitchen & Small Scale Commercial Kitchen	
Before the Plan Commission of the City of Cedarburg, Ozaukee County, Wisconsin, in regard to the premises at W57N14280 Doerr Way, Suite 104, Cedarburg, WI 53012, located in Section 2, Town 9 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:		
1141855 PART NW NW COMM 781 FT E & 386 FT S OF NW COR BEING #1866 CSM LOT 4 VOL 14/208 SEC 2 T 9 R 21		
		Return to: City Clerk Jessica Campolo City of Cedarburg W63N645 Washington Avenue PO Box 49 Cedarburg WI 53012-0049

13-040-0041.004
Parcel Identification No.

Zoning Classification of the Premises is: M-2 General Manufacturing District
Mailing Address of the Premises is: W57N14280 Doerr Way, Suite 104

WHEREAS a petition has been filed by Sally Wagner d/b/a Happy Place Cooking Space, Inc. (hereinafter "Permittee") for the purpose of Teaching Kitchen & Small Scale Commercial Kitchen at W57N14280 Doerr Way, Suite 104, such premises owned by Doerr Way East LLC (hereinafter "Property Owner"); and

WHEREAS the uses 'Teaching Kitchen' & 'Small Scale Commercial Kitchen' are listed as conditional uses that can be considered for approval in Section 13-1-60(d) of the City of Cedarburg Zoning Code; and

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

WHEREAS, the Plan Commission of the City of Cedarburg held a Public Hearing on March 2, 2026, and acted to approve the CUP with conditions.

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

1. This CUP is being issued to Sally Wagner, d/b/a Happy Place Cooking Space, Inc. (Permittee). In the event of a change in ownership of the Premises or the named Permittee, the applicable provisions of City of Cedarburg Code Section 13-1-226 "CONDITIONAL USE PERMIT." shall apply.
2. This CUP may not be transferred to another location.
3. If this use is discontinued or terminated for a period of 12 months or more, this permit shall become void. Any future use of the site, structures, or land shall be subject to the requirements of the M-2 General Manufacturing Zoning District.
4. Any/all required Federal, State and Local licenses and permits for Happy Place Cooking Space, Inc., a 'Teaching Kitchen' and 'Small Scale Commercial Kitchen', shall be obtained and maintained in full force and effect throughout the period of this use by Permittee's.
5. The Property Owner and Permittee are required to sign below, before a notary, to approve the issuance of this CUP and to indicate their acceptance of the terms and conditions of this CUP.
6. Any modifications, changes or expansion to the approved structure, site, operating plans or uses as specified herein and on the plans set forth at Exhibit "A", (attached hereto and made a part hereof by reference), shall require prior approval by the City Plan Commission as an amendment to this CUP (Ref Section 13-1-226 of the City Code "CONDITIONAL USE PERMIT.").

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

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

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

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of Happy Place Cooking Space, Inc., a 'Teaching Kitchen' and 'Small Scale Commercial Kitchen'.

The SPECIFIC CONDITIONS of this Permit are:

1. This Permit shall become effective upon the full execution and recording by the Permittee and Property Owner of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This Permit shall become void unless proper application, receipt, and diligent work in support of appropriate Building, Use and Occupancy Permits (as are required by the building and zoning codes of the City of Cedarburg) in conformity to this Conditional Use Permit, are made/secured and construction underway in earnest within 12 months of the date hereof.
3. Construction of the structures, development of the site, and operation of the use shall be in strict conformity to the approved use, site, structures, and operation plans set forth herein and in Exhibit "A" which is attached hereto and made a part hereof by reference.
4. Any of the conditions of this Permit which would normally be the responsibility of Permittee, shall also be made a part of their lease by the Property Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof as may be necessary to carry out the conditions.
5. Conditions on the Operations
 - a. Trash, garbage, and recycling shall be removed from this Suite 104 daily. Such materials shall be placed in outdoor dumpsters appropriately located within an approved screening enclosure or out of the public view. These dumpsters shall be emptied as often as necessary to ensure there is no accumulation of odor or vermin.
 - b. Days/hours of use for the teaching kitchen and small-scale commercial kitchen uses shall be limited to 7am to 9pm daily.
 - c. Consistent with City Code, teaching kitchens may include the subordinate and accessory use of beer and wine sales*, but it specifically excludes bar/nightclub and/or restaurant uses. *For purposes of this section, "subordinate and accessory beer and wine sales" shall mean that the dedicated area for beer and wine sales/consumption shall not extend beyond the specific floor area identified as teaching occupancy area. Furthermore, beer and wine sales/consumption within this area may only be operated during the days/hours that an adult only food preparation teaching class is actively in session.
6. Conditions on the Structures
 - a. The existing principal structure shall remain per existing conditions as of the date of this CUP approval.
 - b. Within 40 days of approval of this CUP, the applicant or property owner shall submit a dumpster enclosure location and design plan to screen the existing dumpster(s) sitting in the public view in the north parking lot. This enclosure/screening plan shall be subject to City Planner review and approval. Installation of the approved enclosure shall be completed on or before June 31, 2026.
7. Conditions on the Site
 - a. The site shall remain per existing conditions as of the date of this CUP approval, including as to the layout of structures; quantity, location and striping of parking and drives; exterior lighting, and landscaping.
8. Other conditions
 - a. Permittee acknowledges and accepts that an Occupancy Permit for both the 'Teaching Kitchen' and 'Small Scale Commercial Kitchen' uses must be secured from the City Building Inspector prior to the start of the approved uses at this location.
 - b. No signs have been proposed, reviewed, or approved as a part of this Conditional Use Permit.

Signature page(s) follow...

SIGNATURES OF PERMITTEE(S):

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

Sally Wagner, d/b/a Happy Place Cooking Space, Inc.

Date Signed:

STATE OF _____

_____ COUNTY

}

SS

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

Printed Name _____

Notary Public, _____ County, State of Wisconsin

My Commission Expires: _____

Signature

Date

DRAFT

SIGNATURES OF PROPERTY OWNER(S):

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

Printed Name: _____

Title: (as authorized signatory for
for Doerr Way East LLC) _____

Signature: _____

Date Signed: _____

STATE OF _____

_____ COUNTY } SS

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

Printed Name _____

Notary Public, _____ County, State of Wisconsin

My Commission Expires: _____

Signature _____

Date _____

SIGNATURES – CITY OF CEDARBURG

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

Patricia Thome, Mayor

STATE OF WISCONSIN } SS

OZAUKEE COUNTY }

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

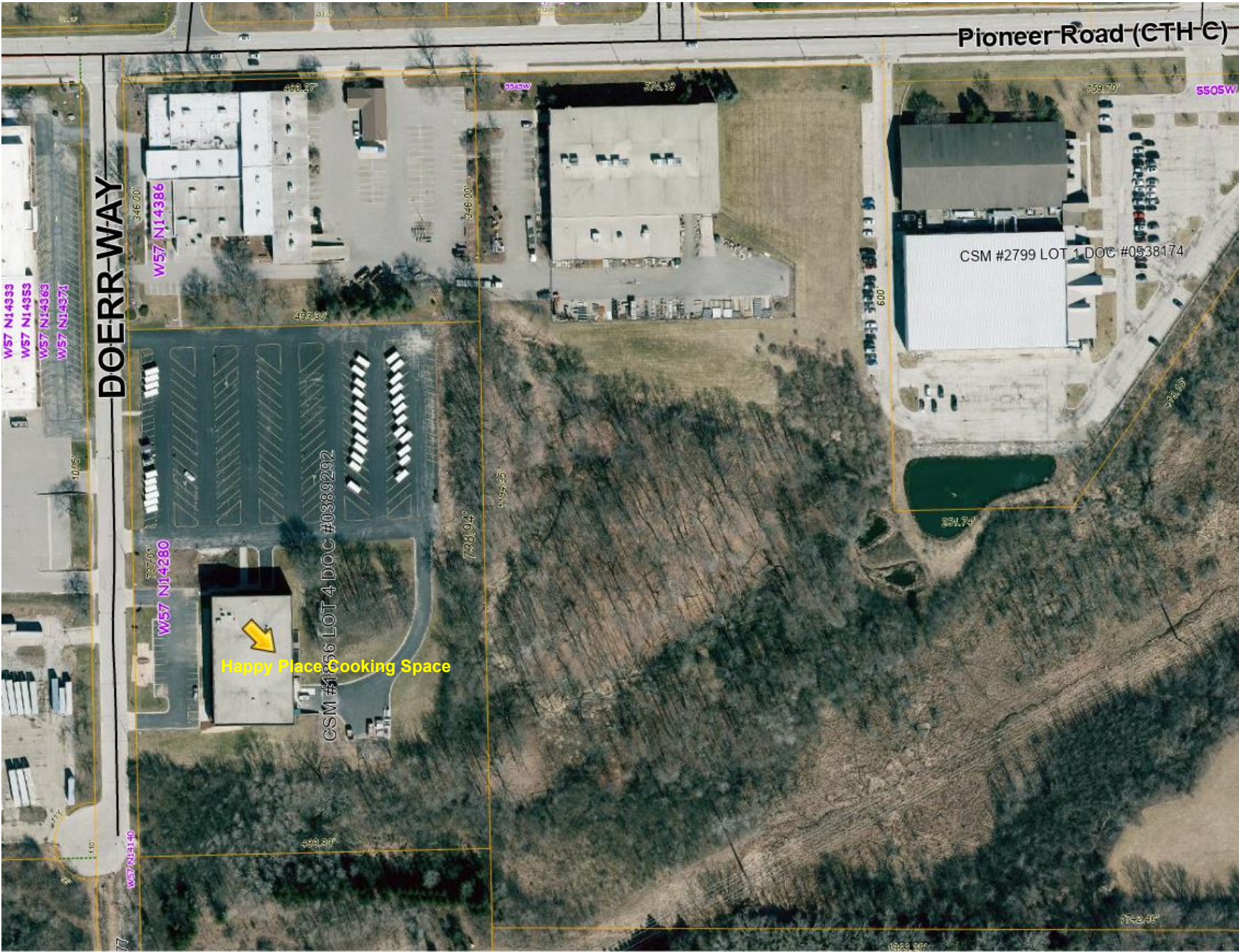
Printed Name _____

Notary Public, Ozaukee County, Wisconsin

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:
Mary Censky, City Planner

Happy Place Cooking Space – 2024 Ozaukee County GIS Aerial Map View



Happy Place Cooking Space – Google Maps Street View 05/2024



PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date Prepared: March 2, 2026

General Information:

Agenda Item: 7.A.

Property Owner/Applicant:

Pioneer Real Estate Development
LLC in c/o Mike LaRosa

Request:

Recommendation to Common
Council to approve lot line
adjustment by Certified Survey Map
(CSM).

Current Zoning:

M-2 General Manufacturing District

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:

Existing Lot 1 315,821 Sq. Ft

Existing Lot 2 83,268 Sq. Ft.

Proposed Lot 1 318,828 Sq. Ft.

Proposed Lot 2 80,261 Sq. Ft.

Location:

Common lot line between N144
W5844 and N144 W5800 Pioneer
Road.

Discussion:

Before selling off Lot 2 to a new buyer, the current owner of these two lots wants to adjust the common lot line between Lot 1 and Lot 2 – moving it south ~7-feet. The existing owner of both

properties plans to retain ownership of Lot 1, and hopes to sell off Lot 2 for development of the recently approved Gerber Collision & Glass motor vehicle repair facility.

Both lots will remain fully compliant as to minimum required lot size and width (i.e., not less than 40,000 sq. ft., and 150-feet respectively). No new lot or outlot is created by this CSM. Both lots have at least 30-feet of frontage on a public street.

Recommendation:

If the Plan Commission is inclined toward a favorable recommendation to the Common Council in this matter, the Planner recommends the following conditions be considered for attachment to that recommendation:

- 1) On sheet 2 of 4, the Common Council must be added under the phrase "...this CSM is required to be submitted to the following for approval:"
- 2) The signature names for Plan Commission must be corrected.
- 3) A signature line for the Common Council must be added.
- 4) City Engineer review and approval of the CSM as to accuracy and closure in the legal description.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N144W5800 Pioneer Road

APPLICANT/BUSINESS NAME: Pioneer Real Estate Development LLC

APPLICANT/BUSINESS ADDRESS: 4537 Columbia Road

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

PHONE: 262-993-0300 EMAIL: mike@larosallandscape.com

PROPERTY OWNER (IF DIFFERENT): _____

PROPERTY OWNER MAILING ADDRESS: 4537 Columbia Road

PROPERTY OWNER PHONE: 262-993-0300 PROPERTY OWNER EMAIL: mike@larosallandscape.com

REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: Revised Land Division and CSM - MISTAKE ON THE LAST SUBMISSION

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

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

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

PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 1/30/2026

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 310 OK 1053 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 2-2-26

APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE: 3-2-26

ATTACHMENTS (CHECK IF RECEIVED):

☐ EIGHT DESCRIPTIONS (SARB) ☐ EIGHT FULL-SIZE SETS (SARB) ☒ 4 TEN DESCRIPTIONS AND PLAN SETS (PLAN COMMISSION)

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-091-02-11-015 13-091-02-11-016

ZONING: M2 ALDERMANIC DISTRICT: A4 PREVIOUS MEETING: 2/9/24

This instrument was drafted by David J. Leininger, S 2285

Certified Survey Map

Lots 1 and 2 of Certified Survey Map No. 4265 as recorded in the Ozaukee County Register of Deeds Office as Document No. 1160233, being part of Parcel 2 of Certified Survey Map No. 739 as recorded in the Ozaukee County Register of Deeds Office in Volume 3 of Certified Survey Maps on pages 142-144, as Document No. 273852, being a redivision of part of Lot 31 of Assessor's Plat of the Town of Cedarburg, being located in the SW 1/4 and NW 1/4 of Section 35, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin.

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Mike LaRosa, that I have surveyed, divided, and mapped the land shown and described hereon, being all of Lots 1 and 2 of Certified Survey Map No. 4265 as recorded in the Ozaukee County Register of Deeds Office as Document No. 1160233, being part of Parcel 2 of Certified Survey Map No. 739 as recorded in the Ozaukee County Register of Deeds Office in Volume 3 of Certified Survey Maps on pages 142-144, as Document No. 273852, being a redivision of part of Lot 31 of Assessor's Plat of the Town of Cedarburg, being located in the SW 1/4 and NW 1/4 of Section 35, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin, which is bounded and described as follows:

Lots 1 and 2 of Certified Survey Map No. 4265 as recorded in the Ozaukee County Register of Deeds Office as Document No. 1160233, being part of Parcel 2 of Certified Survey Map No. 739 as recorded in the Ozaukee County Register of Deeds Office in Volume 3 of Certified Survey Maps on pages 142-144, as Document No. 273852, being a redivision of part of Lot 31 of Assessor's Plat of the Town of Cedarburg, being located in the SW 1/4 and NW 1/4 of Section 35, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin

Containing 399,089 square feet (9.162 acres) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the City of Cedarburg Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 26th day of January, 2026.

David J. Leininger, S-2285

Owner's Certificate:

As a member of Pioneer Real Estate Development, LLC, I hereby certify that I caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

City of Cedarburg Plan Commission

Michael LaRosa - Member

STATE OF WISCONSIN)

OZAUKEE COUNTY)S.S.

Personally came before me this _____ day of _____, 2026, the above named member is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public,

_____, Wisconsin.

My commission expires _____

Certified Survey Map

Lots 1 and 2 of Certified Survey Map No. 4265 as recorded in the Ozaukee County Register of Deeds Office as Document No. 1160233, being part of Parcel 2 of Certified Survey Map No. 739 as recorded in the Ozaukee County Register of Deeds Office in Volume 3 of Certified Survey Maps on pages 142-144, as Document No. 273852, being a redivision of part of Lot 31 of Assessor's Plat of the Town of Cedarburg, being located in the SW 1/4 and NW 1/4 of Section 35, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin.

City of Cedarburg Plan Commission Approval:

This land division, CSM file No. _____, is hereby approved by the Cedarburg City Plan Commission as being in conformance with the City's Subdivision Ordinance this ____ day of _____, 2026.

Patricia Thome, Mayor

Jessica Campolo, City Clerk

David J. Leininger, S-2285

Dated this 26th day of January, 2026

This instrument was drafted by David J. Leininger, S-2285



DocId:8626013

Tx:4447935

1160233**RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS****RECORDED ON
06/28/2024 03:04 PM****REC FEE: 30.00****TRANS FEE:****PAGES: 5****EXEMPT #:**

Certified Survey map
4265

Document Number

Document Title

Recording Area

Name and Return Address

Michael J LA ROSA \$30
4537 COLUMBIARD
CEDARBURG, WI 53012

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.

Certified Survey Map

Part of Parcel 2 of Certified Survey Map No. 739 as recorded in the Ozaukee County Register of Deeds Office in Volume 3 of Certified Survey Maps on pages 142-144, as Document No. 273852, being a redivision of part of Lot 31 of Assessor's Plat of the Town of Cedarburg, being located in the SW 1/4 and NW 1/4 of Section 35, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin.

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Mike LaRosa, that I have surveyed, divided, and mapped the land shown and described hereon, being part of Parcel 2 of Certified Survey Map No. 739 as recorded in the Ozaukee County Register of Deeds Office in Volume 3 of Certified Survey Maps on pages 142-144, as Document No. 273852, being a redivision of part of Lot 31 of Assessor's Plat of the Town of Cedarburg, being located in the SW 1/4 and NW 1/4 of Section 35, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the southwest corner of said Section 35; thence N 87°14'19" E, along the south line of said SW 1/4, 818.39 feet to a point in the southerly extension of the monumented westerly right of way line of Somerset Road; thence N 06°31'40" E, along said southerly extension, 40.53 feet to the intersection with the north right of way line of Pioneer Road, being the point of beginning of lands herein described; thence S 87°14'19" W, along said north right of way line, 224.15 feet; thence northwesterly, continuing along said north right of way line, along the arc of a curve to the right 176.93 feet, chord N 86°32'10" W 176.59 feet, curve radius 814.24 feet, delta 12°27'01", thence continuing northwesterly along said north right of way line, along the arc of a curve to the left 27.74 feet, chord N 81°14'13" W 27.74 feet, curve radius 858.51 feet, delta 01°51'05"; thence N 06°31'52" E, parallel with the east right of way line of Wisconsin & Southern Railroad, 209.71 feet; thence N 83°28'08" W, at right angles, 175.00 feet to a point in the east right of way line of said Wisconsin & Southern Railroad; thence N 06°31'52" E, along said east right of way line of Wisconsin & Southern Railroad, 526.51 feet to the northwest corner of said Parcel 2 of Certified Survey Map No. 739; thence S 83°23'50" E, along the north line of said Parcel 2, 600.25 feet to a point in said monumented west right of way line of Somerset Road; thence S 06°31'40" W, along said monumented west right of way line, 690.91 feet to the point of beginning.

Containing 399,089 square feet (9.162 acres) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the City of Cedarburg Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 5th day of April, 2024.


David J. Leininger, S-2285

This instrument was drafted by David J. Leininger, S-2285

Owner's Certificate:

As a member of Pioneer Real Estate Development, LLC, I hereby certify that I caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

City of Cedarburg Plan Commission


Michael LaRosa - Member

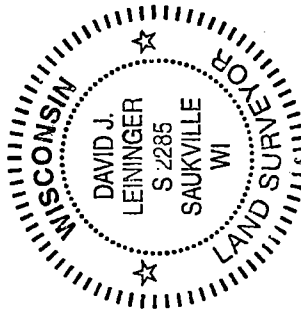
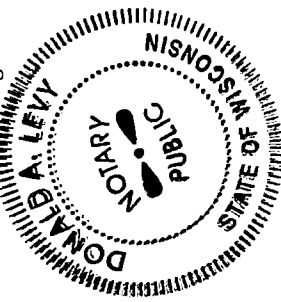
STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s.

Personally came before me this 03 day of MAY, 2024, the above named member is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal) Donalda Jay, Notary Public,

Ozaukee County, Wisconsin.

My commission ~~expires~~ is permanent



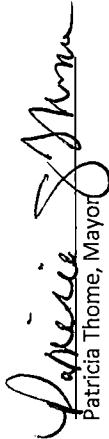
4265

Certified Survey Map

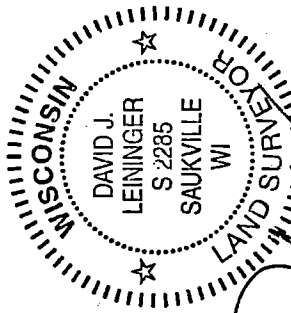
Part of Parcel 2 of Certified Survey Map No. 739 as recorded in the Ozaukee County Register of Deeds Office in Volume 3 of Certified Survey Maps on pages 142-144, as Document No. 273852, being a redivision of part of Lot 31 of Assessor's Plat of the Town of Cedarburg, being located in the SW 1/4 and NW 1/4 of Section 35, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin.

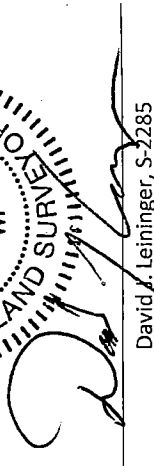
City of Cedarburg Plan Commission Approval:

This land division, CSM file No. _____, is hereby approved by the Cedarburg City Plan Commission as being in conformance with the City's Subdivision Ordinance this 17 day of May, 2024.


Patricia Thome, Mayor


Tracie Sette, City Clerk




David J. Leininger, S-2285

Dated this 5th day of April, 2024

Certified Survey Map

Part of Parcel 2 of Certified Survey Map No. 739 as recorded in the Ozaukee County Register of Deeds Office in Volume 3 of Certified Survey Maps on pages 142-144, as Document No. 273852, being a redivision of part of Lot 31 of Assessor's Plat of the Town of Cedarburg, being located in the SW 1/4 and NW 1/4 of Section 35, Township 10 North, Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin.

Consent of Corporate Mortgagee

Associated Bank, N.A., a corporation duly organized and existing under and by virtue of

the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and remapping, of the land described on this plat, and does hereby consent to the above certificate of Pioneer Real Estate Development LLC.

IN WITNESS WHEREOF, the said

has caused these presents to be signed by Kellen Fisher ^{Vice}, its President, and countersigned by _____, its Secretary (cashier), at _____, and its corporate seal to be hereunto affixed this 10 day of June, 2024.

In the presence of:

Kevin Fisher
Associated Bank N.A.
(Corporate Seal)

Corporate Name _____
 President *Vice President* _____
 Date *6-20-24* _____

Secretary or Cashier

Date

(Corporate Mortgagee Notary Certificate)

STATE OF Wisconsin
Racine COUNTY) SS

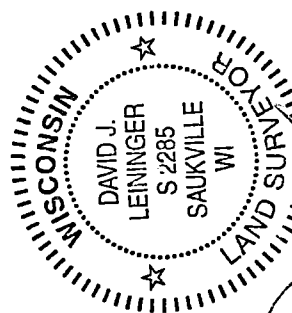
Personally came before me this 30 day of June, 2024,

Kevin Fisher ^{v.02}, President, and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) Jennifer Fish Notary Public, WI State
Madison City

My commission expires June 25, 2028

This instrument was drafted by David J. Leininger, S-2285



David J. Leininger, S-2285

Dated this 5th day of April, 2024

JENNIFER FISHER
Notary Public
~~State of Wisconsin~~

[illegible]



PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date Prepared: March 2, 2026

General Information:

Agenda Item: 7.B.

Applicant:

Margrett English/Terrace Realty

Property Owner:

S Duane Stroebe

Request:

Recommendation to Plan Commission to approve infill site and house plan as replacement for fire destroyed previous home which was a legal nonconforming structure on a legal nonconforming lot.

Current Zoning:

Rs-6 Single-Family/Two Family Residential District

Current Master Plan Classification:

Transportation, Communication or Utility Facilities (This should be corrected to Mixed Single Family/Two Family Residential)

Surrounding Zoning/Land Use:

North: Rs-6 Single-Family/Two Family Residential

South: Rs-6 Single-Family/Two Family Residential

East: Railroad, then Rm-2 Multi-Family Residential

West: Rs-6 Single-Family/Two Family Residential

Lot Size:

~.15 Acres (~6,534 sq. ft.)

Location:

N45 W5665 Spring Street

Discussion:

The applicant proposes to construct a new, 1,040 square foot house on this legal nonconforming vacant lot. The house design plans with buildings materials and colors specifications, and a site plan are included in the packet. This house is proposed as the replacement for a previously existing, 1,680 sq. ft. home on the lot that was damaged by fire in 2009. The damaged home was raised, removed and backfilled in December 2009.

In the Rs-6 Zoning District, the following bulk, spatial, and lot size standards apply:

- Minimum req'd lot size 8,400 sq. ft. Actual lot size is ~.15-acres/6,534 sq. ft.
- Minimum req'd lot width 50 ft. Actual lot width is 30.19 ft.
- Maximum permitted building height 35 ft. Proposed building height is <35'
- Minimum req'd principal bldg. floor area (p.b.f.a) 1,100 sq. ft. Proposed p.b.f.a. is 1,040 sq. ft.
- Previously existing p.b.f.a.. 1,680 Proposed p.b.f.a. is 1,040 sq. ft.
- Minimum req'd 1st floor area 750 sq. ft. Proposed 1st floor area is 610 sq. ft.
- Previously existing 1st floor area 1,020 sq. ft. Proposed 1st floor area is 610 sq. ft.
- Maximum allowed floor area ratio (f.a.r.)36% Proposed f.a.r. is 16%
- Previously existing floor area ratio 26% Proposed f.a.r. is 16%
- Maximum allowed lot coverage ratio 30% Proposed l.c.r. is ~9%
- Previously existing lot coverage ratio 26%
- Minimum Req'd front yard setback 25 ft. Proposed is 20 ft. (15-feet with attached front porch)
- Previously existing front yard setback ~3-5 ft. Proposed is 20 ft.
- Minimum req'd sideyard setback 4 ft. Proposed is 3 ft. on west/0' on east
- Previously existing sideyard setbacks ? Proposed is 3 ft. on west/0' on east
- Minimum req'd rearyard setback 25 ft. Proposed is >25 ft.
- Minimum required driveway sideyard is 3 ft. Proposed is <3 ft.*
- *Existing driveways in the Rs-5 and Rs-6 Zoning Districts, which are closer than three feet from the side lot line, may be replaced in the same location.
- The proposed plan does provide the minimum required two (2) parking spaces for a single-family dwelling.

Section 13-1-142(b) of the City Code-Existing Substandard Structures, provides that: "Existing substandard structures which are damaged or destroyed by fire, explosion, flood, or other calamity may be reconstructed and insofar as is practicable shall conform with the established building setback lines along streets and the yard, height, parking, loading, and access provisions of this section. The provisions of this section with respect to reconstruction are applicable only if the lot or parcel conforms with the existing sanitary code requirements or is served by public sanitary sewer".

Wis Stats 62.23(7)(hc)1. provides that, in the case of a legal nonconforming structure that was damaged or destroyed on or after March 2, 2006, which damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation, the City "may not prohibit the

restoration or replacement of a nonconforming structure if the structure will be restored to, or replaced at, the size, subject to subd. 2., location, and use that it had immediately before the damage or destruction occurred, or impose any limits on the costs of the repair, reconstruction, or improvement”.

The previously existing home on this lot was an existing substandard structure as to front yard setback at least, among other things possibly. The previously existing structure was destroyed by fire in 2009. It was razed/removed in December 2009 . This lot is served by public sanitary sewer.

Section 13-1-142(d) of the City Code provides that: “All buildings classified as legal conforming and legal nonconforming as regards Floor Area Ratio and Lot Coverage Percentage prior to January 16, 2004 shall be classified and considered as legal conforming subsequent to this ordinance change. Any building so classified that is damaged or destroyed may be rebuilt at its previous Floor Area Ratio and Lot Coverage Percentage unless located within an area in which the zoning has changed since the building was constructed, or in the city's ultimate road right-of-way or within a documented easement area. Such damaged or destroyed structures that are located within an area that has been rezoned shall be treated in accordance with section 13-1-141 of the city's Zoning Code. Such damaged or destroyed structures that are located within the city's ultimate road right-of-way or documented easement area shall be rebuilt in accordance with a plan commission approved location”.

The previously existing home on this lot was likely classified as legal nonconforming as regards Floor Area Ratio and Lot Coverage Percentage prior to January 16, 2004. It is unclear, but certainly possible, that this is an area that was rezoned since the previously existing home was constructed.

Sec. 13-1-107 of the City Code-Existing Substandard Lots, provides that:

- (a) “A lot located in a residential district which does not contain sufficient area to conform to the dimensional requirements of this chapter, but which is at least 50 feet wide and 7,200 square feet in area, may be used as a single building site provided that the use is permitted in the zoning district, provided that the lot is a lot of record in the County Register of Deeds' office prior to the effective date of this chapter”.
- (c) “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”.

This lot is an existing substandard lot. Furthermore, it is not at least 50 wide or 7,200 square feet in area.

Section 13-1-84(b) of the City Code provides that “Driveways in standard lots shall have a minimum offset of three feet from the lot line. Existing driveways in the Rs-5 and Rs-6 Zoning Districts, which are closer than three feet from the side lot line, may be replaced in the same location”.

On February 17, 2026 the Site and Architectural Review Board considered this building and site plan. They made a recommendation for approval to the Plan Commission, subject to the following conditions:

- 1) Extend the front awning style overhang across the entire front facade and/or add a modest, thoughtful front porch feature, even though it may create a bit more setback encroachment than the 20 feet.
- 2) Prior to issuance of Building Permit, applicant shall produce a current plat of survey to confirm that the house, as depicted by its floor plan, indeed fits onto the lot at a 20-foot setback, 3' west side setback, and 0' east side setback.
- 3) Plan Commission (with assistance if/as needed from City Attorney) shall determine that the applicant is indeed eligible to build this home as a replacement to the fire damaged, previously existing, legal nonconforming home/structure on this site.
- 4) Applicant to secure a variance from Board of Appeals as to the proposed <3-foot side yard offset for driveway if it cannot be reconfigured to comply.

In response to condition 1) above, the applicant has submitted a revised house plan. It is included in your packet of materials.

Recommendation:

If the Plan Commission is inclined toward an approval of this infill house and site plan as replacement for the previously existing legal-nonconforming home structure that burned down here in 2009, the Planner recommends the following conditions be considered for attachment thereto:

- 1) Prior to issuance of a Building Permit, applicant shall:
 - a. Produce a current plat of survey to confirm that the house, as depicted by its floor plan, indeed fits onto the lot at a 20-foot setback (excluding the 5-foot deep attached front porch), 3' west side setback, and 0' east side setback.
 - b. Secure the approval of the City Engineer as to the plans for grading, drainage, erosion control, stormwater management, driveway access, and utilities in support of this plan.
- 2) Plan Commission (with assistance if/as needed from City Attorney) shall determine that the applicant is indeed eligible to build this home as a replacement to the fire damaged, previously existing, legal nonconforming home/structure on this site with/without a Board of Appeals variance as pertains to the small size and width of the lot.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N45 W5665 Spring Street

APPLICANT/BUSINESS NAME: Margrett English - Terrace Realty, Inc.

APPLICANT/BUSINESS ADDRESS: W61 N488 Washington Avenue, Cedarburg

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

PHONE: _____ EMAIL: _____

PROPERTY OWNER (IF DIFFERENT): Laura Stroebe

PROPERTY OWNER MAILING ADDRESS: W61 N488 Washington Avenue, Cedarburg

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|---|---|
| ☐ CONCEPT REVIEW | ☐ CONDITIONAL USE ZONING |
| ☐ SITE/ARCHITECTURAL PLAN APPROVAL | ☐ ANNEXATION REQUEST |
| ☐ SUBDIVISION PLAT OR CSM REVIEW | ☐ VARIANCE/BOARD OF APPEALS |
| ☐ ZONING DISTRICT CHANGE | ☒ OTHER <u>Infill - Legal Nonconforming</u> |

DESCRIBE REQUEST: See attached

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

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

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

PROPERTY OWNER(S) SIGNATURE: Laura Stroebe DATE: 2/5/26

FOR CITY STAFF USE ONLY

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

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

ATTACHMENTS (CHECK IF RECEIVED):

☐ EIGHT DESCRIPTIONS (SARB) ☐ EIGHT FULL-SIZE SETS (SARB) ☐ TEN DESCRIPTIONS AND PLAN SETS (PLAN COMMISSION)

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

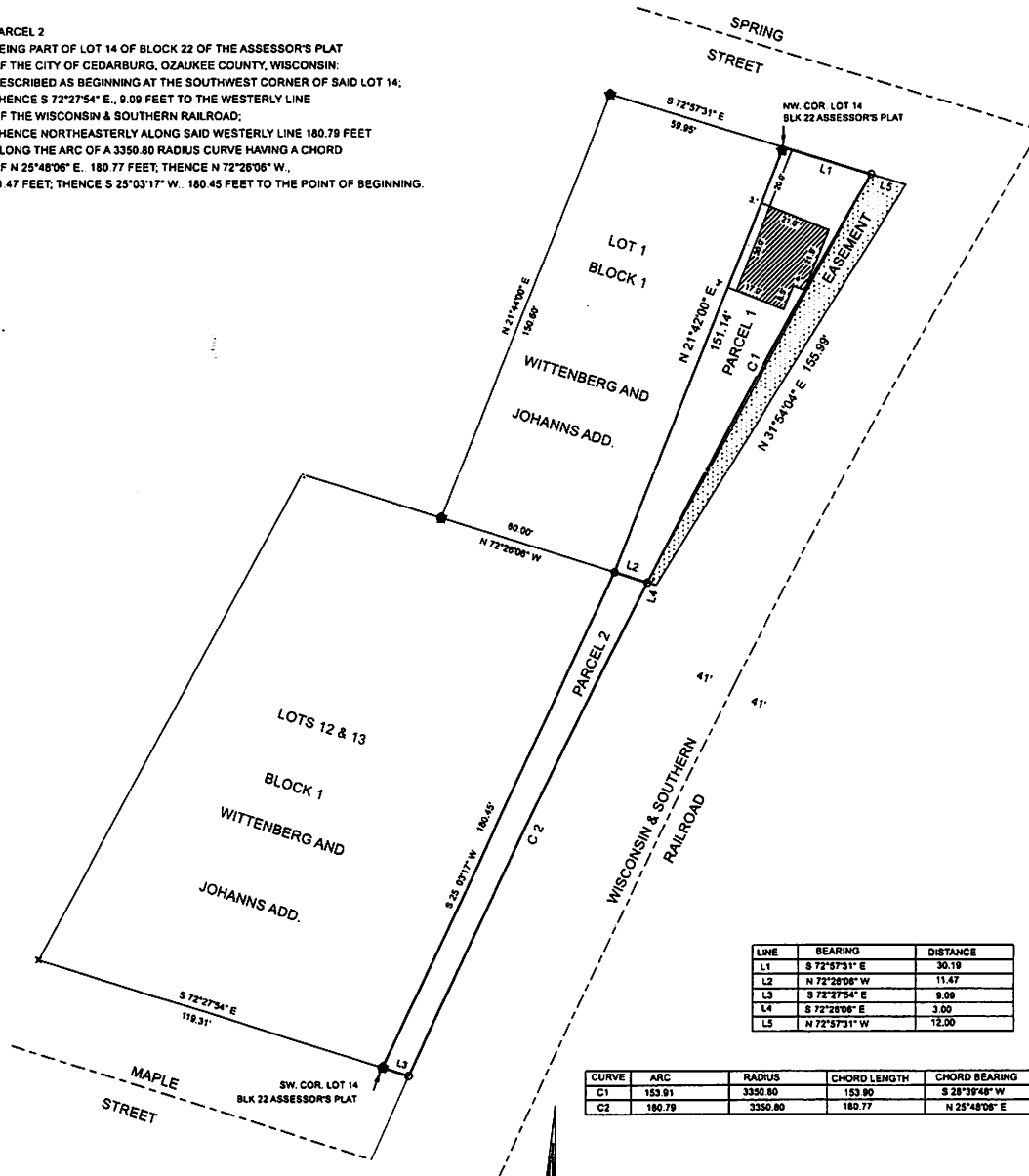
A previous 1,660 square foot home burned down on the lot. As permitted by law, we are requesting approval of a new home totaling 1,010 square foot with a 1 car attached garage. The new home is positioned on the lot "in so far as practicable." The new home is positioned much more in keeping with current zoning requirements than the previous home. The home is very similar to many existing homes in Cedarburg in both lot placement and architectural design. The new home will create substantial taxable value on a parcel currently having little taxable value. The new home will be a handsome and positive addition to the neighborhood and add favorably to the diversity of housing stock in Cedarburg.

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

PARCEL 1
BEING PART OF LOT 14 OF BLOCK 22 OF THE ASSESSOR'S PLAT OF THE CITY OF CEDARBURG,
OZAUKEE COUNTY, WISCONSIN: DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14;
THENCE S 72°57'31" E., 30.19 FEET TO THE WESTERLY LINE OF THE WISCONSIN &
SOUTHERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE 153.91 FEET
ALONG THE ARC OF A 3350.80 RADIUS CURVE HAVING A CHORD OF S 28°39'48" W., 153.90 FEET;
THENCE N 72°26'06" W., 11.47 FEET; THENCE N 21°42'00" E. 151.14 FEET TO THE POINT OF BEGINNING.

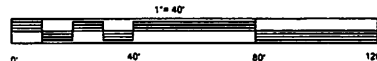
EASEMENT
LOCATED IN THE NW 1/4 OF SECTION 35, T.10 N., R.21 E., CITY OF CEDARBURG,
OZAUKEE COUNTY, WISCONSIN: DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER
OF LOT 14 BLOCK 22 OF THE ASSESSOR'S PLAT, THENCE S 72°57'31" E. 30.19 FEET
TO THE WESTERLY LINE OF THE WISCONSIN & SOUTHERN RAILROAD TO THE POINT OF BEGINNING;
THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE 153.91 FEET ALONG THE ARC OF A 3350.80
RADIUS CURVE HAVING A CHORD OF S 28°39'48" W., 153.90 FEET; THENCE S 72°26'06" E. 3.00 FEET;
THENCE N 31°54'04" E., 155.99 FEET; THENCE N 72°57'31" W. 12.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2
BEING PART OF LOT 14 OF BLOCK 22 OF THE ASSESSOR'S PLAT
OF THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN:
DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14;
THENCE S 72°27'54" E., 9.09 FEET TO THE WESTERLY LINE
OF THE WISCONSIN & SOUTHERN RAILROAD;
THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE 180.79 FEET
ALONG THE ARC OF A 3350.80 RADIUS CURVE HAVING A CHORD
OF N 25°48'06" E. 180.77 FEET; THENCE N 72°26'06" W.,
11.47 FEET; THENCE S 25°03'17" W. 180.45 FEET TO THE POINT OF BEGINNING.



LINE	BEARING	DISTANCE
L1	S 72°57'31" E	30.19
L2	N 72°26'06" W	11.47
L3	S 72°27'54" E	9.09
L4	S 72°26'06" E	3.00
L5	N 72°57'31" W	12.00

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	153.91	3350.80	153.90	S 28°39'48" W
C2	180.79	3350.80	180.77	N 25°48'06" E



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Suyk
Dennis J. Van Suyk S-1238

Dated this 25th day of September, 2023.

- ★ = 1" IRON PIPE FOUND
- ✕ = CHISELED NOTCH FOUND
- = 1" IRON PIPE SET

DATA/CCDRBURG/SPRINGS D-3587

2009 Property Records

July 6, 2009

Tax key number: 13-050-22-14-000

Property address: N45 W5665 Spring St

Neighborhood / zoning: Nbrhd 7 / RS-6

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: 477/10 LOT 14 BLK 22 ASSESSOR'S PLAT

Summary of Assessment	
Land	\$28,000
Improvements	\$127,500
Total value	\$155,500

Summary of Last Valid Sale	
Date	
Price	
Time adjusted price	

Land									
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	Assess Value
1	Residential	Square feet			2,800	0.064	None		\$28,000
Total land:									\$28,000

Residential Building			
Entrance:	Refused	Basement:	1,020 SF
Year built:	1912	Rec room:	
Story height:	2 story	FBLA:	
Style:	Old style	First floor:	1,020 SF
Use:	Single family	Second floor:	660 SF
Exterior wall:	Alum/vinyl	Finished attic:	
Roof type:	Asphalt shingles	Unfinished attic:	
Basement type:	Full	Unfinished area:	
Heat type:	A/C	Patio:	
Fuel type:	Gas	Open porch:	
System type:	Warm air	Screen porch:	
Bedrooms:	5	Enclosed porch:	
Family rooms:		Wood deck:	
Full baths:	1	Attached garage:	
Half baths:		Masonry adjust:	
Total rooms:	7	Other feature 1:	
FP stacks:		Other feature 2:	
FP openings:		Grade factor:	C
Metal FPs:		Condition:	Average
Bsmnt garage:		% complete:	100%

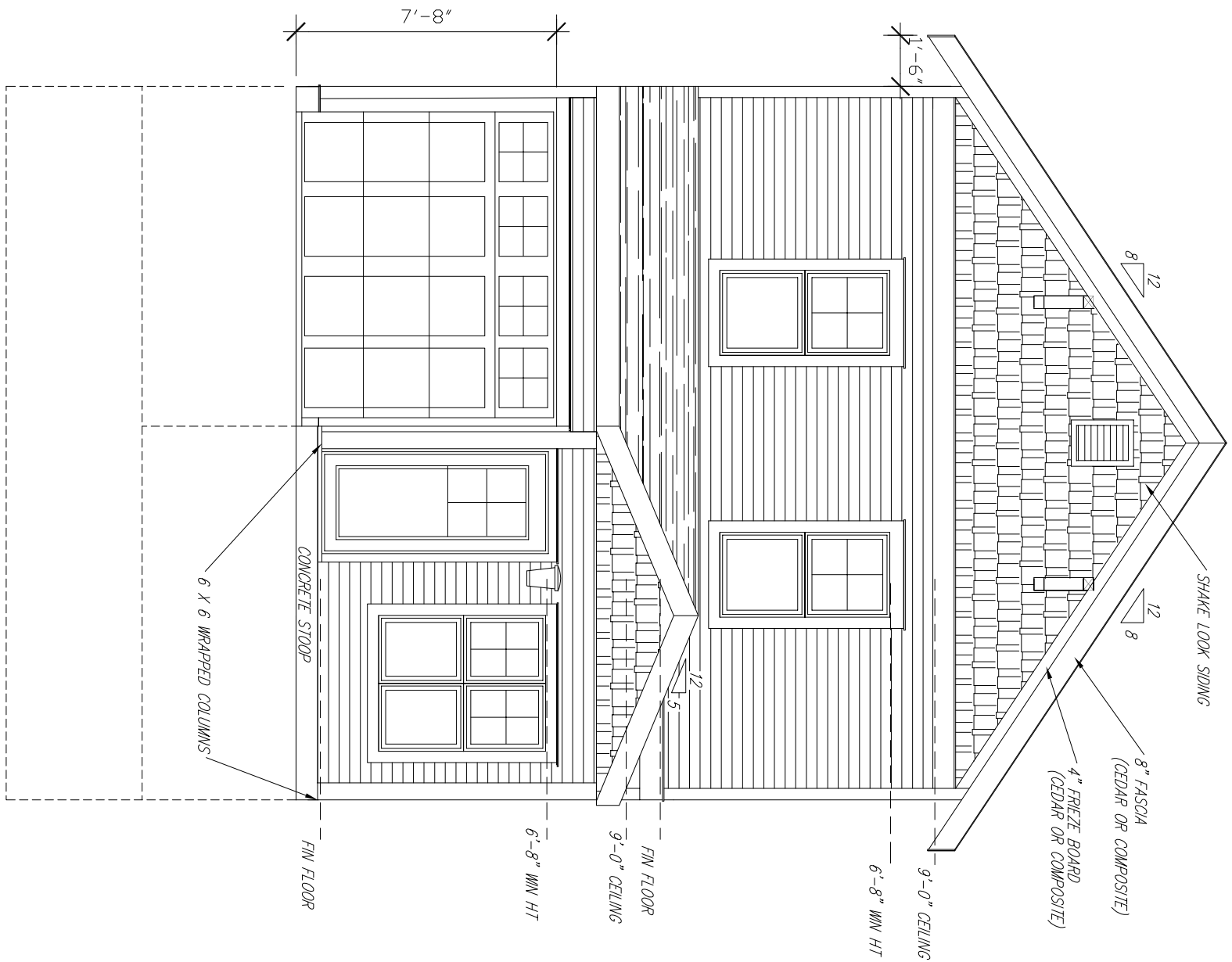
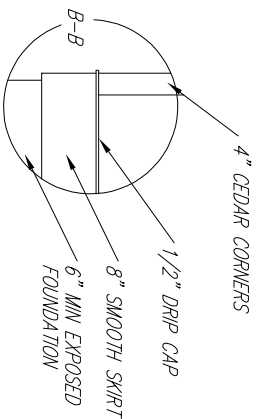
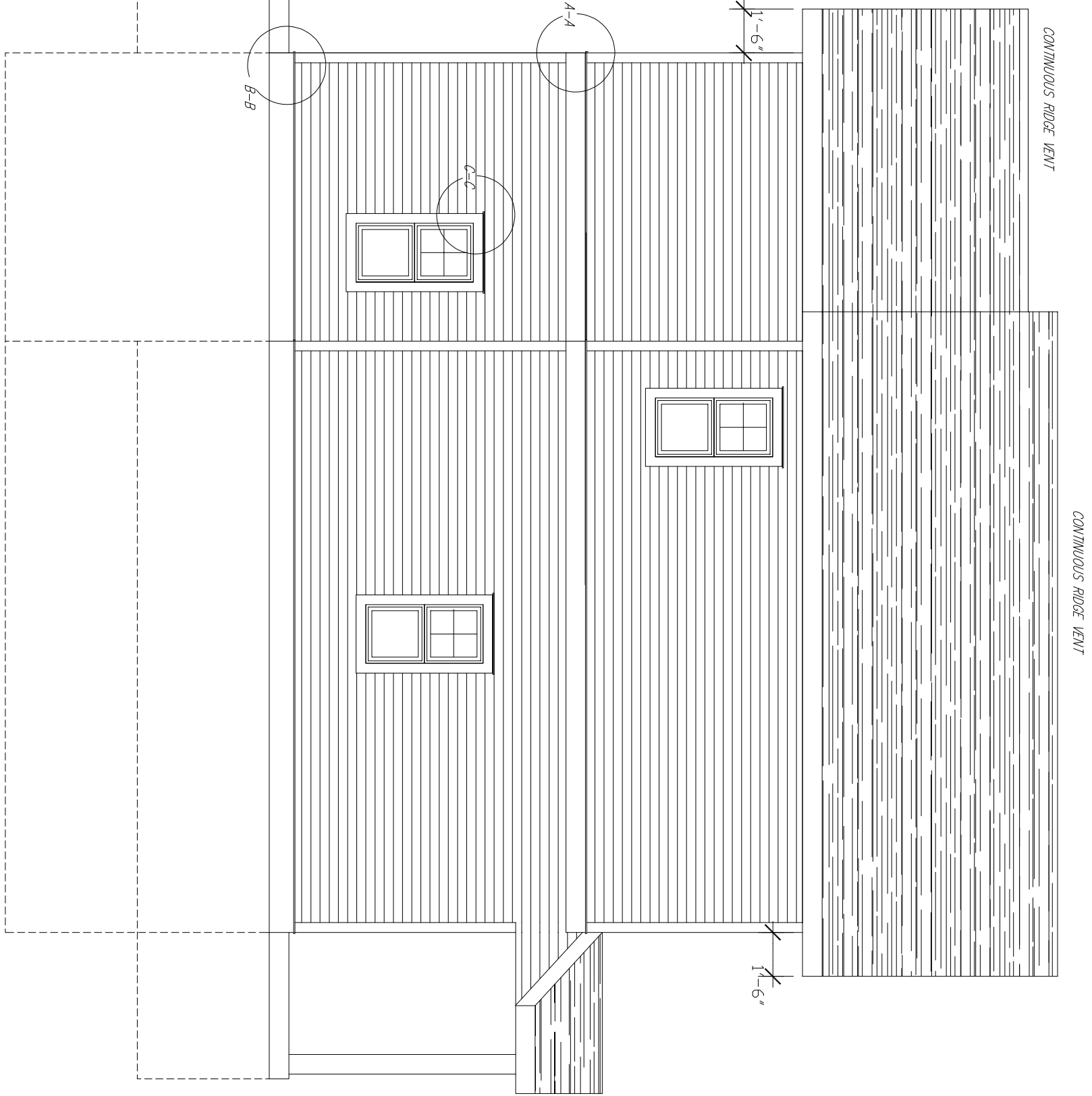
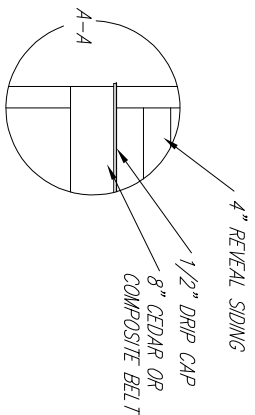
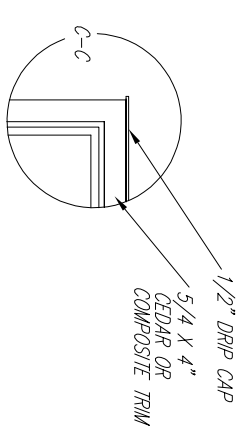


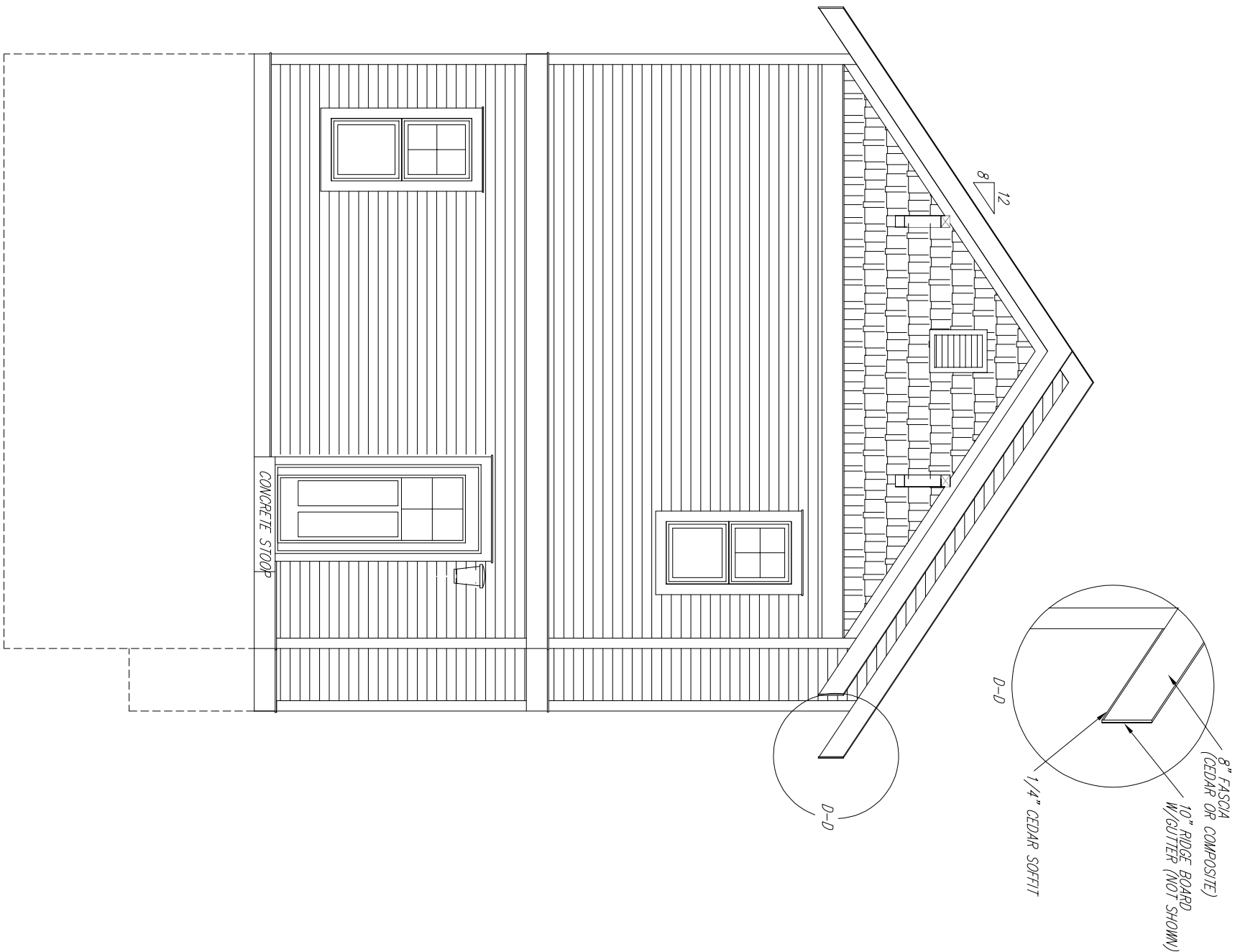
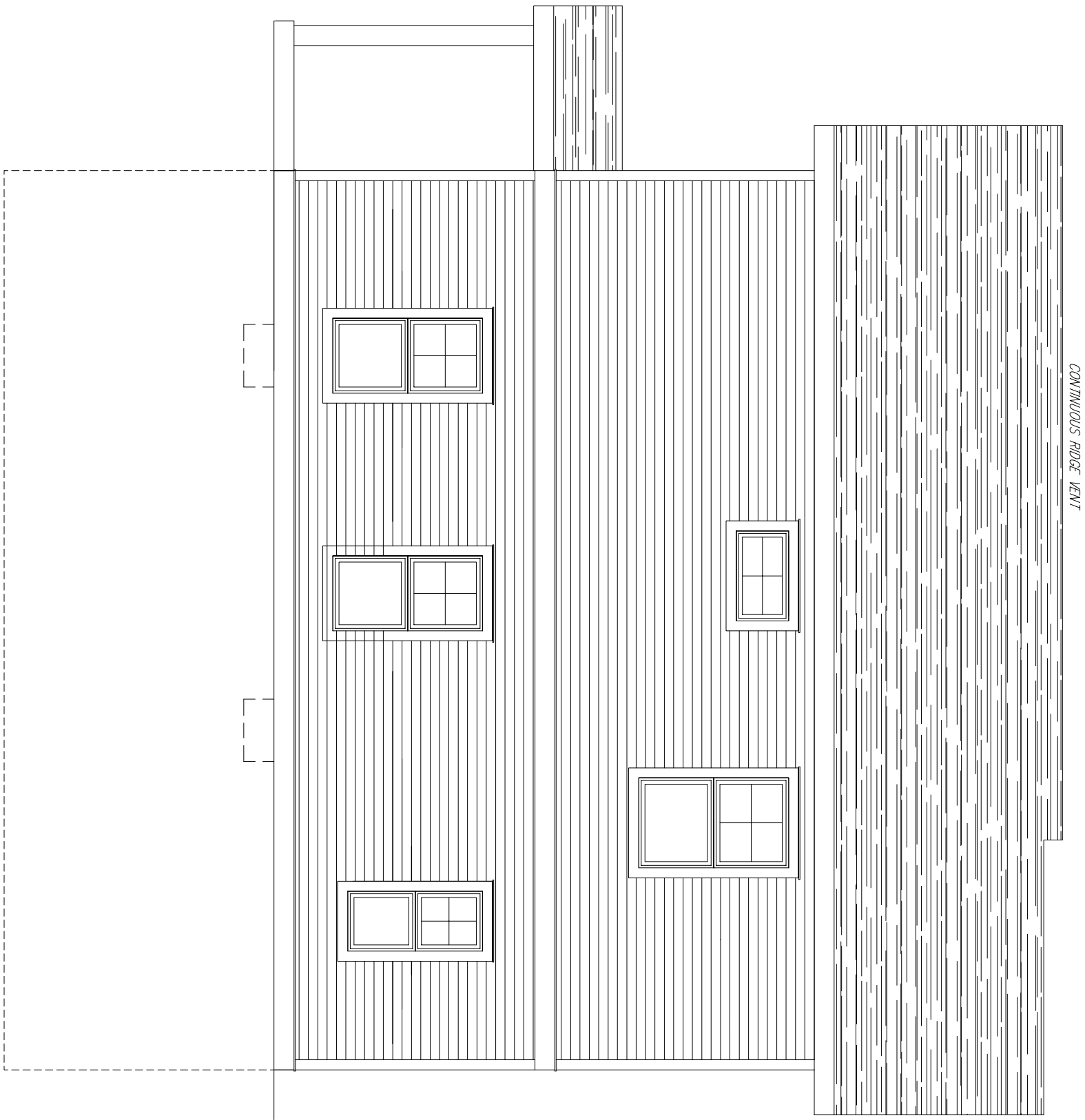
Residential building assessed value: \$127,500 Total square feet: 1,680

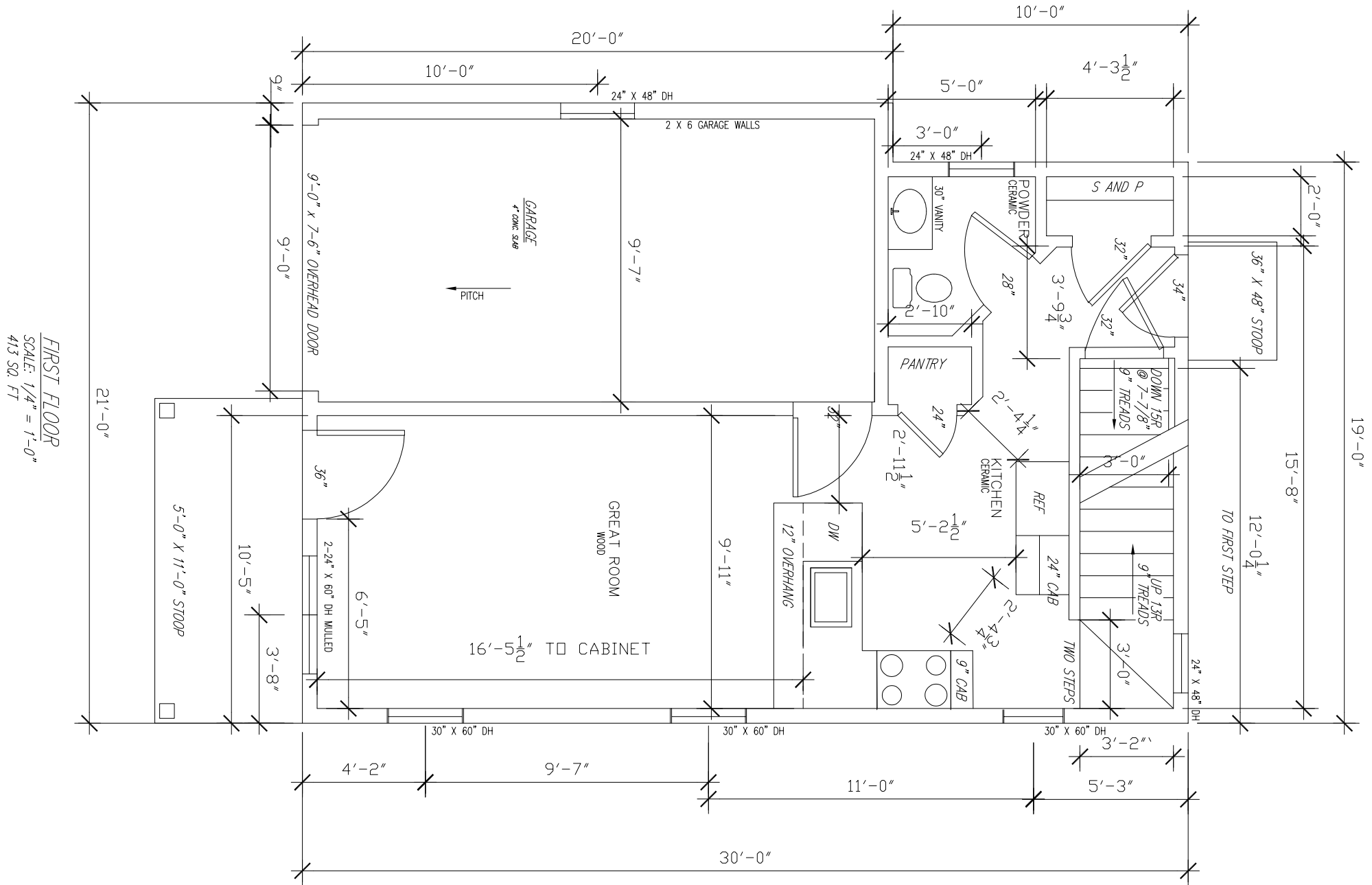


08/19/2009 11:10

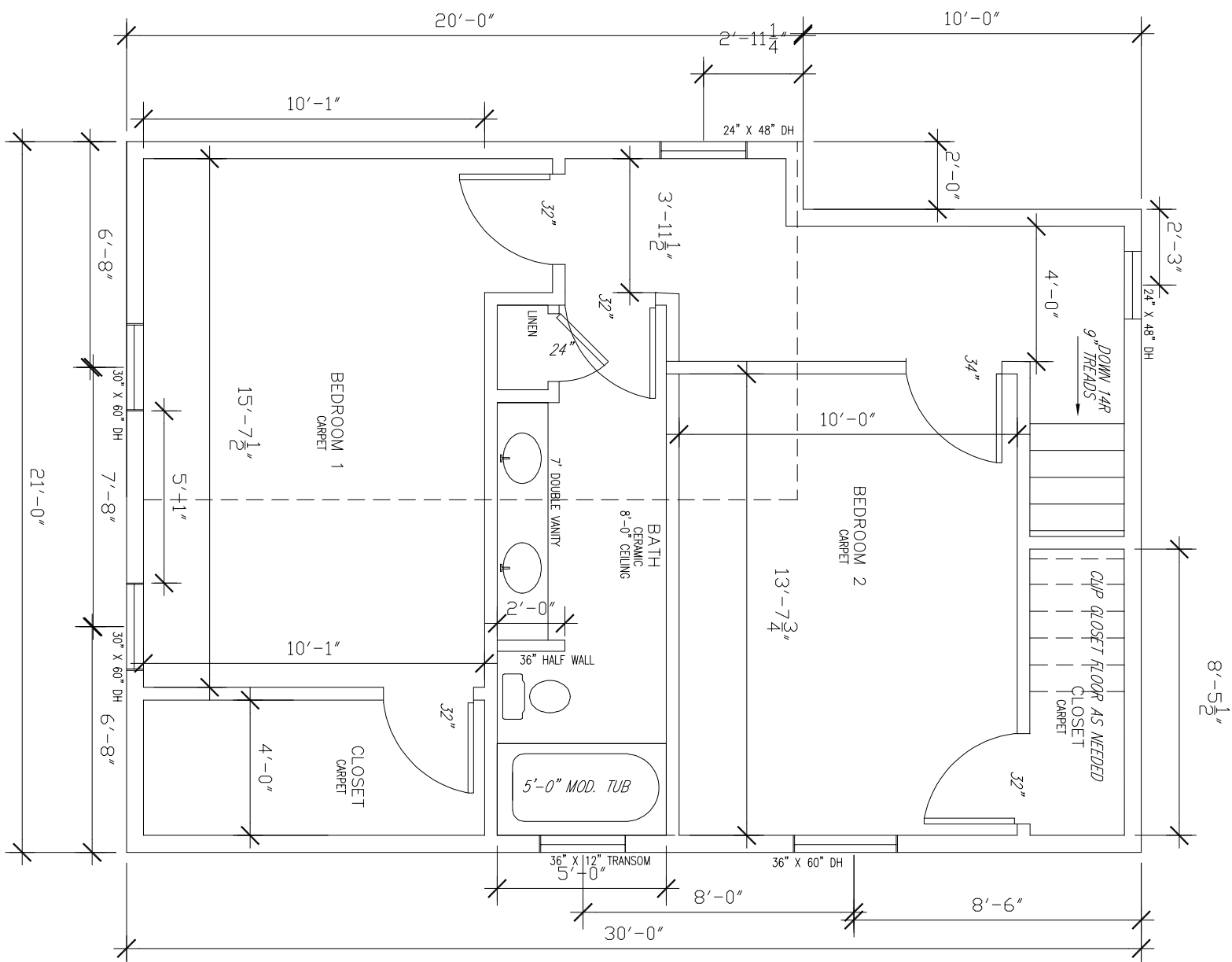




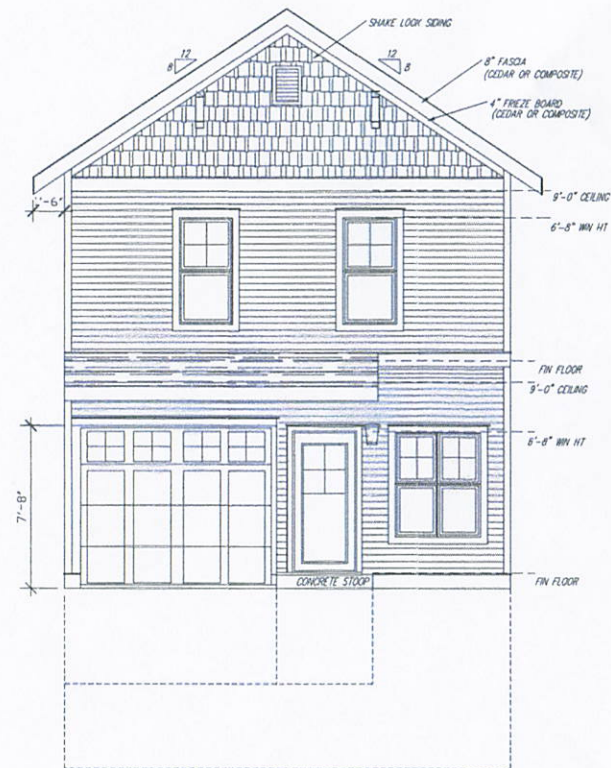
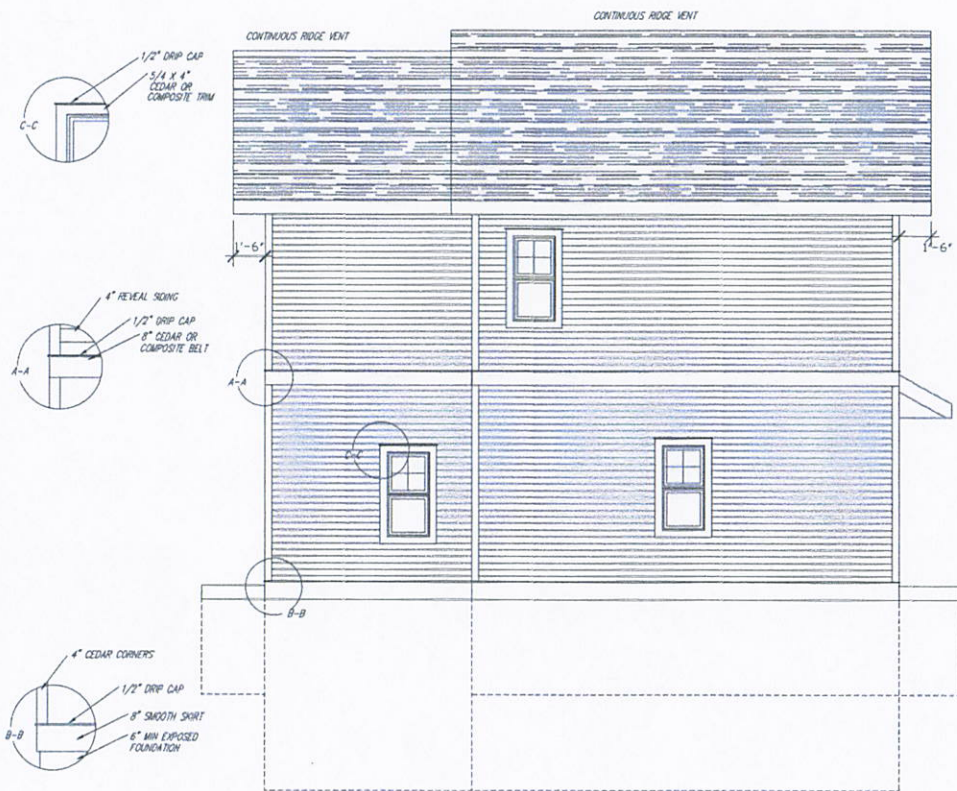




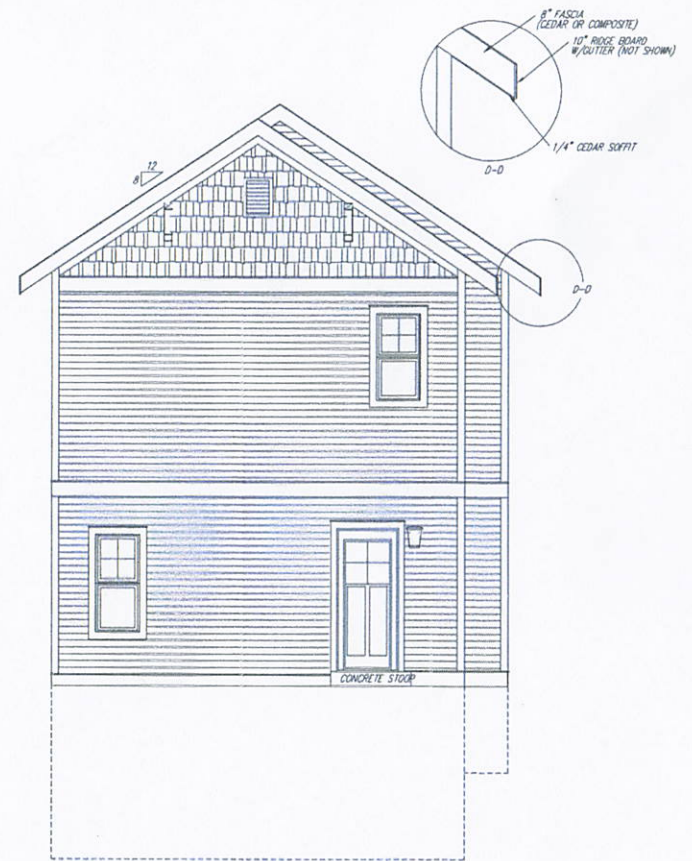
FIRST FLOOR
SCALE: 1/4" = 1'-0"
413 SQ. FT.



SECOND FLOOR
SCALE: 1/4" = 1'-0"
610 SQ. FT.



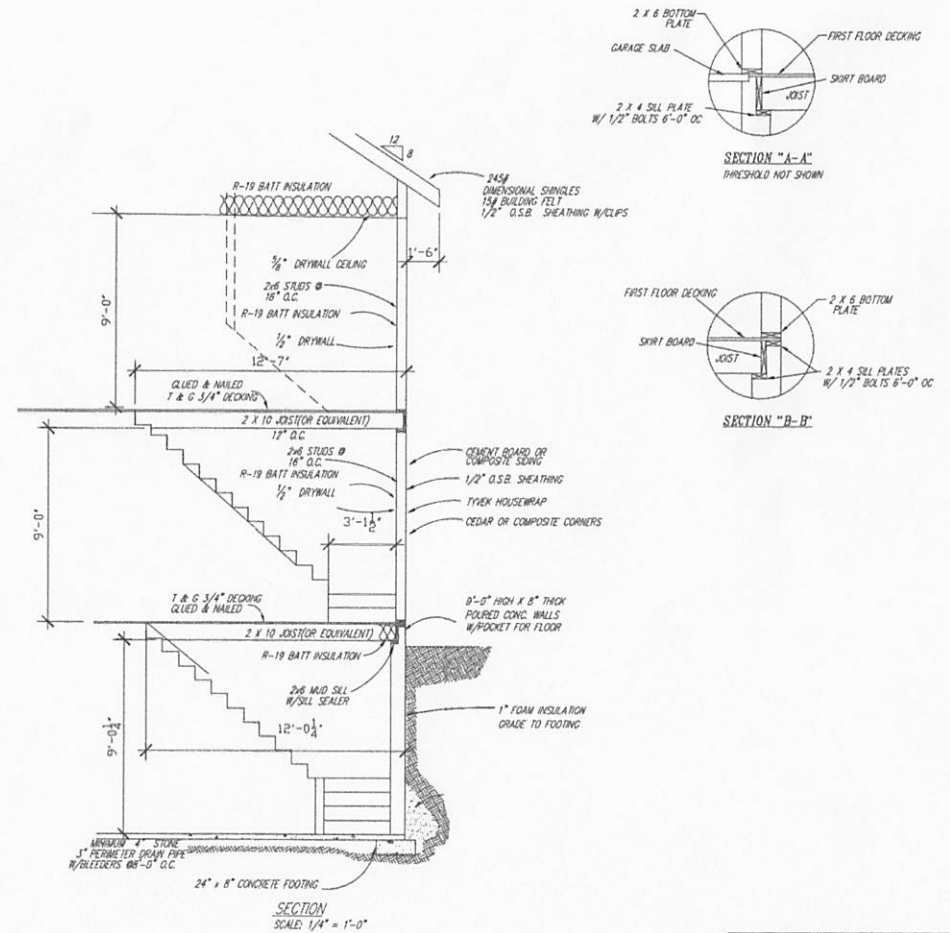
TERRACE REALTY
 PROPOSED SMALL HOUSE
 SPRING STREET
 SHEET 1 OF 4 1/31/26



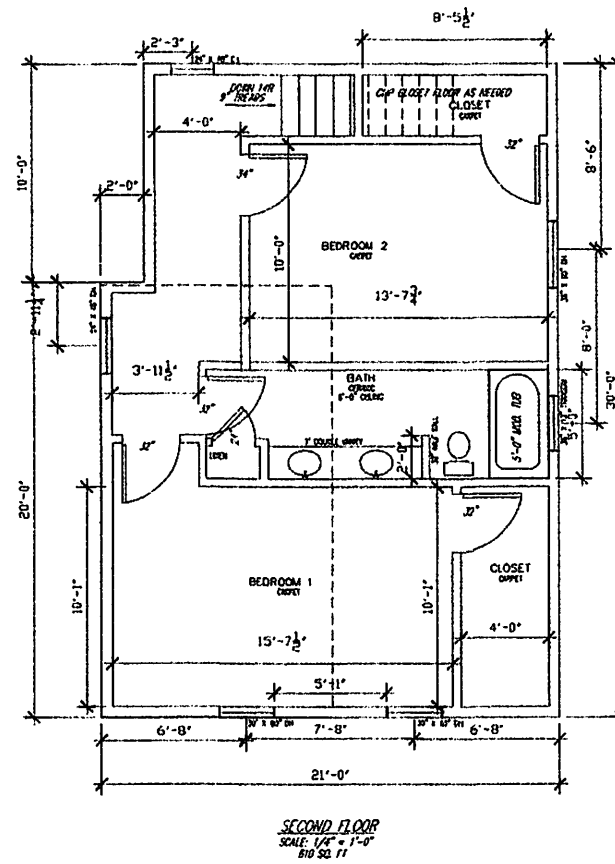
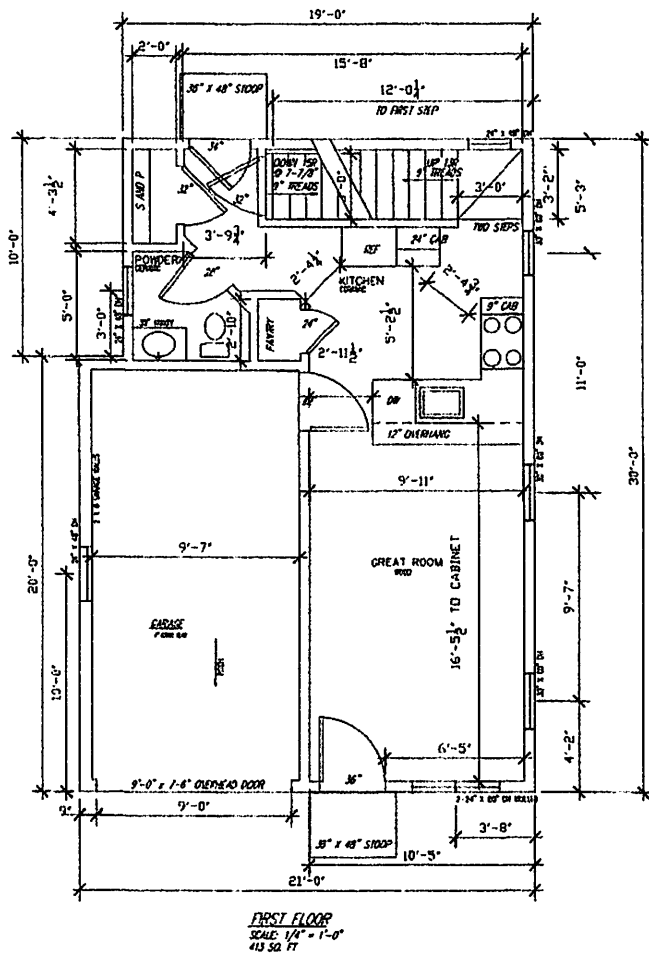
TERRACE REALTY

PROPOSED SMALL HOUSE
SPRING STREET

SHEET 2 OF 4 1/31/26



SHEET 3 OF 4 1/31/26



TERRACE REALTY
PROPOSED SMALL HOUSE
SPRING STREET
SHEET 1 OF 4 1/31/26

N45 W5665 SPRING STREET



PRIMARY SIDING

LP SmartSide

Summit Blue in "Brushed Smooth" Texture



SHAKES

LP SmartSide

Quarry Gray in "Brushed Smooth" Texture



TRIM AND BRACKETS

LP SmartSide

Snowscape White in "Brushed Smooth" Texture



ROOF

GAF Timberline HDZ

Weathered Wood

CRAFTSMAN STYLE GARAGE DOOR – WHITE
EXTERIOR DOORS – STAINED AND VARNISHED WOOD



CITY OF CEDARBURG
Site and Architectural Review Board
February 17, 2026
Minutes

1. CALL TO ORDER

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

2. ROLL CALL

Chairman Architect Adam Voltz, Plan Commission Co-Chairman Jack Arnett, Council Member Kristin Burkart, Architect Peter Damsgaard

Architect Paul Rushing was absent.

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

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. January 20, 2026

Council member Burkart made a motion, seconded by Architect Damsgaard, to approve the meeting minutes from January 20, 2026. The motion passed unanimously. Architect Rushing was absent.

5. REGULAR BUSINESS; AND ACTION THEREON

- A. Review, discussion, and recommendation to the Plan Commission regarding plans submitted by applicant Margrett English, on behalf of property owner S Duane Stroebel, in support of their request to build an infill home on the .15-acre (~6,665 sq. ft.), Rs-6 Single Family/Two Family zoned vacant lot located at N45 W5665 Spring Street.

Planner Censky explained that the request involves site and building plan review for reconstructing/replacing a previously existing legal nonconforming structure on this lot that burned down in 2009.

She noted that although the lot is smaller and narrower than current Rs-6 zoning standards—conditions that would normally require variances, the more specific code provision allowing replacement of a legal nonconforming structure that gets destroyed by fire would appear to govern the review. Under that provision, the new structure must meet required setbacks and yards “insofar as practicable.” She went through the extent to which this applicant’s plan does not fully comply.

The building area is 1,040 sq. ft., where 1,100 sq. ft. is required, 1st floor area is 610 sq. ft., where 750 sq. ft. is required; the front yard setback is 20 ft. instead of 25 ft., the west side yard is 3 ft. (similar to the former structure), and the east side yard is 0 ft., where 4 ft. is required.

Censky would like a City Attorney opinion to confirm that Section 13-1-107-Existing substandard lots, does not also come in to play in this matter. The applicant presented her materials and color board. They will use LP SmartSide composite siding and asphalt shingles. Board members recommended extending the front overhang across the entire front facade and/or exploring a thoughtful front porch, even though it may create a bit more setback encroachment than the 20 feet.

ACTION:

Architect Damsgaard made a motion, seconded by Council Member Burkart, to send a favorable recommendation to the Plan Commission for approval of this infill site and house plan as presented as a replacement for the fire-destroyed previous home, which was a legal nonconforming structure on a legal nonconforming lot, and to include the following recommendations:

- 1) Extend the front awning style overhang across the entire front facade and/or add a modest, thoughtful front porch feature, even though it may create a bit more setback encroachment than the 20 feet.
- 2) Prior to issuance of Building Permit, applicant shall produce a current plat of survey to confirm that the house, as depicted by its floor plan, indeed fits onto the lot at a 20-foot setback, 3’ west side setback, and 0’ east side setback.
- 3) Plan Commission (with assistance if/as needed from City Attorney) shall determine that the applicant is indeed eligible to build this home as a replacement to the fire damaged, previously existing, legal nonconforming home/structure on this site.
- 4) Applicant to secure a variance from Board of Appeals as to the proposed <3-foot side yard offset for driveway if it cannot be reconfigured to comply.

The motion passed unanimously. Architect Rushing was absent.

- B. *Review, discussion, and recommendation to the Plan Commission regarding the Declaration of Restrictions and Covenants for the proposed new Quarry Park single-family detached residential subdivision proposed to be located directly north and east of the existing Holly Lane and Stone Lake Circle dead-ends, respectively.*

Joe Orendorf from Cornerstone Development participated by phone.

Planner Censky went over this revised draft of covenants and restrictions applicable to the proposed new Quarry Park Subdivision. She spoke about her mark-ups on the document in the packet.

[illegible]

2024 Google Map Street View - lot is vacant



2007 Google Maps Street views – former house is still in place



PLANNER REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date Prepared: March 2, 2026

General Information:

Agenda Item: 7.C.

Applicant/Property Owner:

The Glen at Quarry Park LLC, in c/o
Joe Orendorf of Cornerstone
Development

Request:

Approval of Covenants and
Restrictions for proposed new
Quarry Park Single-Family
Residential Subdivision

Current Zoning:

Rs-3 Single-Family Residential
District w/ PUD Planned Unit
Development Overlay District

Current Master Plan Classification:

Part Medium-Low Density
Residential, and part Medium
Density Residential

Surrounding Zoning/Land Use:

North: Town of Cedarburg
South: Rs-3 Single-Family
Residential District
East: Rs-3 Single-Family
Residential District
West: Rd-1 Two-Family
Residential w/ PUD Planned Unit
Development Overlay

Location:

Directly west of the properties
located at 1067 and 1085
Washington Avenue. North and
east of the existing dead-ends on
Holly Lane and Stone Lake Circle,
respectively.

Discussion:

The applicant presents a revised draft of covenants and restrictions applicable to their proposed new Quarry Park Subdivision. Their draft is included in your packet and it contains Planner mark-ups based upon the applicant's recent interactions with the Site and Architectural Review Board on this topic. On February 17, 2026, the Site and Architectural Review Board considered this draft and recommended approval (including as to Planner mark-ups) to the Plan Commission, subject to the following conditions:

- 1) Approval of the Declaration of Restrictions and Covenants for Quarry Park, incorporating the Planner's markup;
- 2) Referral to Council to consider amending the code to allow 8 ft garage doors(replacing the 7 ft maximum as recently recommended); and
- 3) Compliance with the plan review process described above.
(i.e., To avoid excessive repetition in home designs, two pathways were discussed:
 - A pre-approved portfolio of multiple models and anticipated lot assignments are submitted for SARB review; subsequent buyer-driven modifications may be reviewed administratively unless redundancy concerns arise; or
 - Plan-by-plan review. If a portfolio is not ready, each plan returns to SARB for review. Staff will introduce plans to the SARB/Plan Commission if architectural redundancy becomes a concern.The Board requested review of Cornerstone's six models and representative plans from Kaerek Homes to ensure adequate architectural variety.
Staff will monitor submissions and raise concerns if redundancy becomes an issue.).
- 4) Planning Commission approval is conditional upon Common Council's adoption of the residential design guideline updates on March 9, 2026.

Recommendation:

The Planner raises no objections to the draft as submitted but recommends the following conditions be considered for attachment to any favorable recommendation the SARB may forward to Plan Commission in this matter:

- 1) Approval of the draft with the inclusion of the Planner mark-ups.
- 2) Prior to issuance of a Building Permit, applicant shall return to the SARB for review and possible approval of each individual house/site plan, or group of plans, as they become available. If SARB is not able to reach consensus with the applicant as to approval of house/plans (considering the applicable provisions of Article F – Zoning Code), the applicant may appeal the SARB decision to the next meeting of the Plan Commission for final dispensation.
- 3) Recommendation to the Common Council that the new Residential Design Guidelines which they will be considering at their meeting on March 9, 2026, be amended to permit garage door heights of 8-feet (vs 7-feet).

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

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

DECLARATION OF RESTRICTIONS AND COVENANTS

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

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

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

ARTICLE I

1. **Definition of Terms:**

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

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

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

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

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

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

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

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

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

ARTICLE II

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

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

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

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

ARTICLE III

3. General Purpose:

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

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

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

ARTICLE IV

4. Lot Use, Restrictions and Improvement Requirements

4.1 Lot Use: Each Lot shall only be used for construction of a single-family Dwelling and accessory buildings/structures, such as fences, sheds, swimming pools, and similar improvements, approved by the ACC in accordance with Article 6 below and also meeting City of Cedarburg and State of Wisconsin code requirements. Each dwelling shall be designed by a professional home designer or architect experienced in home design.

Furthermore, ~~per—to be consistent with City of Cedarburg's residential design expectations~~~~Architectural guidelines specific to all residential buildings~~ (ref City Code Sections 13-1-122 and 13-1-122.5, the City's principals, standards, and guidelines for single-family and two-family residential design are incorporated herein as follows:-

(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.

(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) Garages shall not dominate the primary façade of a residence. Preferred garage entrance designs include side-load, courtyard or placed to the rear of the home. A front entry garage may be permitted, up to two single stall doors not exceeding 10'w x 8'h/each, or one double stall door not to exceed 16'w x 8'h, but care should be taken to create a design that de-emphasizes 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 must be decorative ([see example attached](#)), with architectural interest in a style complimentary to the home.

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

(g) Repetition of identical or nearly identical front façade elevations within 1000 feet of one-another is discouraged. [? Is the following applicable to this neighborhood?](#) 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. [If yes, then the SARB needs to preapprove the multiple façade options being offered.](#)

(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.

(i) 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.

(j) Long, uninterrupted wall planes on street-facing façades shall be prohibited. Blank façades on primary or secondary street elevations are prohibited.

(k) 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 7:12.

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

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

4.3 Maximum Dwelling Height: Dwellings shall not exceed thirty-five (35) feet in height from the average finished grade at the front (on a corner lot the front shall be the elevation with the front door) of the Dwelling to the highest pitched roofline.

4.4 Attached Garage Required: Each residence shall have attached to it, by common foundation, a vehicle garage having a minimum floor area of five hundred (500) square feet.

4.5 Detached Structures Permitted: Detached buildings are permitted if the lot size, geometry and setbacks permit its placement and with prior written approval of the ACC followed by the City of Cedarburg. Sheds must substantially conform in appearance to the style of the Dwelling with regard to siding, stone or brick, colors, roof pitch, windows and doors. Sheds shall be a maximum of six hundred (600) square feet in area, 20-feet in height, contain stone or brick in the same proportion as the principal dwelling, on the elevation facing the street, be constructed on a concrete slab and attached to the slab with bolts, be located in accordance with the lot setbacks and be located in the rear yard (rear yard being defined as a yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the principal structure. This yard shall be opposite the street yard or one of the street yards on a corner lot or opposite the street yard which the principal structure faces and/or is addressed to

on a double frontage lot). All sheds and detached structures need to comply with City of Cedarburg codes and a permit is required from the City of Cedarburg.

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

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

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

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

4.10 Exterior Building Materials:

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

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

- a) One Story Dwelling: 1,600 square feet

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

Note: Other City of Cedarburg zoning restrictions may apply.

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

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

- a) Front setback: 25 feet for all Dwellings or structures.
- b) Corner side yard setback: 25 feet for all Dwellings or structures.
- c) Side yard setback: 7.5 feet.
- d) Rear yard setback: 25 feet.
- e) Maximum floor area ratio (total floor area of buildings): 36%

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

4.15 Outside Storage/Antennae/Window Air Conditioners:

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

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

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

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

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

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

4.21 Street Trees, Lamp Posts and Mailboxes:

- a) In order to provide mail service to the Subdivision, a mailbox must be purchased from DEVELOPER at closing. DEVELOPER or its assigned contractor shall install a mailbox in a location selected by DEVELOPER and approved by the U.S. Postal Service and the City of Cedarburg. The type of mailbox is dependent on the postal office. Mailbox may be a cluster type unit. Repairs and maintenance of the mailbox is the responsibility of the HOA.
- b) A lamp post must be purchased from the DEVELOPER or its vendor and installed at Purchaser's expense.
- c) The Purchaser of a Lot shall pay \$2,500.00 to DEVELOPER at closing to offset the cost of the lamp post material, City street tree planting, and the mailbox installation cost.

ARTICLE V

5. OWNERS ASSOCIATION

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

5.2 Purpose:

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

5.3 Membership: Each owner of a Lot, whether numbering one (1) or more shall be a member of the HOA, but each Lot shall represent one (1) vote only in the affairs of the HOA,

regardless of the number of owners of a Lot. Person(s) owning more than one (1) Lot shall have one (1) vote for each Lot owned.

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

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

5.6 Operating Budget and General Annual Assessment:

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

each Lot Owner to the HOA in a lump sum, on or before the first day of March of each year.

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

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

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

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

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

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

ARTICLE VI

6. ARCHITECTURAL CONTROL COMMITTEE (ACC)

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

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

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

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

6.5 DEVELOPER Control of ACC: So long as DEVELOPER, its successors or assigns, shall own any Lot in the Subdivision, the authority and functions of the ACC relative to the review and approval of all applications for a proposed Dwelling on any Lot in the Subdivision, including but not limited to the review of plans, specifications, and surveys, shall be vested solely in DEVELOPER, and such approvals shall be in DEVELOPER'S sole discretion in accordance with the requirements of Quarry Park Covenants. Upon DEVELOPER'S conveyance of the last Lot owned by DEVELOPER in the Subdivision and DEVELOPER'S

formal approval of the construction plans for the proposed Dwelling on such Lot, the Board of Directors of the HOA shall have full authority and control of the ACC. With the exception of DEVELOPER'S rights as set forth herein, the ACC shall retain all other authority as set forth in Article VI of Quarry Park Covenants.

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

6.6 Landscaping and Grading Requirements:

- a) **Landscaping and Erosion Control:** Establishment of a finished lawn must be completed within ninety (90) days of the City issuing an occupancy permit for the residence occurring between April 1st and August 1st OR by June 1st for completion between August 2nd and March 30th. During the time between gaining occupancy and establishment of the finish lawn, the Lot owner is responsible for installing and/or maintaining all necessary erosion control measures for their Lot. All other landscaping must be completed within one (1) year of an occupancy permit for the residence. Landscaping by definition includes (a) a hard surfaced drive (asphalt, concrete, paver brick) and pedestrian access; (b) planting three (3) trees, in addition to the street trees planted by DEVELOPER, of at least two inches (2") caliper upon each Lot; (c) grass cover established over the balance of the Lot; thereafter, each Lot Owner is responsible for the upkeep and continuous maintenance and replacement of all landscaping under the Owners control and the street trees abutting the owner's Lot. Note: It is the responsibility of each Lot Owner to install grass on City right-of-way areas within the same timetable as the on-Lot lawn.
- b) **No filling of stormwater facilities allowed:** As part of the grading and landscaping of each Lot in the Subdivision, no part of the Lot including rear and side yard swales, Outlot or Stormwater detention areas that are delineated on the recorded plat or grading plan with or without accompanying easements (some side and rear yard swales are not covered by private drainage easements, but are critical to the overall drainage plan for the subdivision) shall be filled or altered in any way without approval of all necessary governing parties including the City of Cedarburg. No improvements, trees, shrubs or planting beds of any kind shall be planted within swales or stormwater detention areas.
- c) **Improvements may require permits:** Other site improvements of any type that are placed upon or maintained within the public street right-of-way (walks, drives, etc.) or drainage easements require a permit from the City of Cedarburg and/or the State of Wisconsin, as may be applicable, which shall be obtained before work is commenced.
- d) **Grading:** Each Lot owner must strictly adhere to, and finish grade its Lot in accordance with the Master Grading Plan, or any amendment thereto approved by the ACC and the City Engineer, on file in the office of the City Engineer. The HOA and/or the City and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any

time, for the purpose of inspection, maintenance, correction of any drainage condition, and the Lot owner is responsible for cost of the same.

ARTICLE VII

7. STREET MAINTENANCE AND EROSION CONTROL BOND

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

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

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

ARTICLE VIII

8. EASEMENTS AND OUTLOTS

8.1 Subdivision Utility, Drainage Easements: DEVELOPER reserves to itself and the HOA the right to record utility and drainage easements and to implement improvements in

these easements as necessary to properly provide service to all Lots in Quarry Park. These improvements may include but are not limited to: drainage improvements to alleviate drainage problems, addition of pipes for drainage, addition of cable to upgrade utilities.

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

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

ARTICLE IX

9. Storm Water Management Maintenance:

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

ARTICLE X

10. AMENDMENT

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

restriction shall be unlimited and perpetual, unless terminated by the benefitted political subdivision by recorded document.

10.2 Homeowner Amendment Rights: When DEVELOPER or its successors or assigns no longer retain interest in the property, the owners of at least seventy-five percent (75%) of the Lots may amend the herein restrictions and covenants as allowed in Section 10.1 above. These rights are subordinate to the review by the City prior to effectiveness for compliance with City ordinance.

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

ARTICLE XI

11. GENERAL PROVISIONS

11.1 Initial Term and Extensions: The restrictions and covenants herein contained shall be deemed to be running with the land and shall be binding upon all persons, parties and entities having an interest in the land affected thereby, or claiming such rights for a period of twenty-five (25) years from the date hereof, at which time this Declaration shall be automatically extended for successive periods of ten (10) years each, unless, prior to the end of the initial (or any successive) period, an instrument signed by the owners of at least seventy-five percent (75%) of the Lots has been duly recorded terminating or amending this Declaration in whole or in part.

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

11.3 Enforcement of Declaration: No Reversion of Title

- a) The HOA or, until formation of the HOA, the Developer shall have the exclusive right to enforce, by proceedings at law or in equity, all the terms, conditions, and provisions of this Declaration and any Rules or Regulations adopted by the HOA, except that any Lot Owner may proceed, at such Lot Owner's expense, to enforce any such terms, conditions or provisions (other than for collection of assessments against Lot Owners of other Lots) if the HOA fails to take such action within sixty (60) days following a written request by such Lot Owner for the HOA to do so. Any Lot Owner violating any of the terms, conditions or provisions of this Declaration or any Rules and Regulations shall pay all costs, expenses and actual attorney's fees incurred by the HOA or by a prosecuting Lot Owner in the successful enforcement thereof. Neither the HOA or the ACC, nor any member, director or officer thereof, shall be subject to any suit or claim by any Lot Owner for failure of the HOA or the ACC to take any action requested by a Lot Owner.

- b) Each remedy set forth in this Declaration and/or in Rules and Regulations shall be in addition to all other rights and remedies available at law or in equity. All such remedies shall be cumulative and the election of one shall not constitute a waiver of any other. Any forbearance or failure of the HOA or ACC to exercise any such right or remedy for any violation shall not be a waiver of such right or remedy under any circumstances (except as specifically provided in this Declaration) unless a written waiver is obtained from the HOA or ACC.
- c) Under no circumstances shall any violation of this Declaration or of any Rule and Regulation result in any revert or reversion of title to any Lot.

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

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

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

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

IN WITNESS WHEREOF, THE GLEN AT QUARRY PARK LLC has caused these presents to be signed by Michael J. Kaerek, its Member, at West Allis, Milwaukee County, Wisconsin this ____ day of _____, 2026.

THE GLEN AT QUARRY PARK LLC

Michael J. Kaerek
Member

STATE OF WISCONSIN)
)ss.
COUNTY OF MILWAUKEE)

Personally came before me this ____ day of _____, 2026, Michael J. Kaerek, Member of **THE GLEN AT QUARRY PARK LLC**, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of **THE GLEN AT QUARRY PARK LLC** and it is acknowledged that he executed the foregoing instrument as such member of said **THE GLEN AT QUARRY PARK LLC** by its authority.

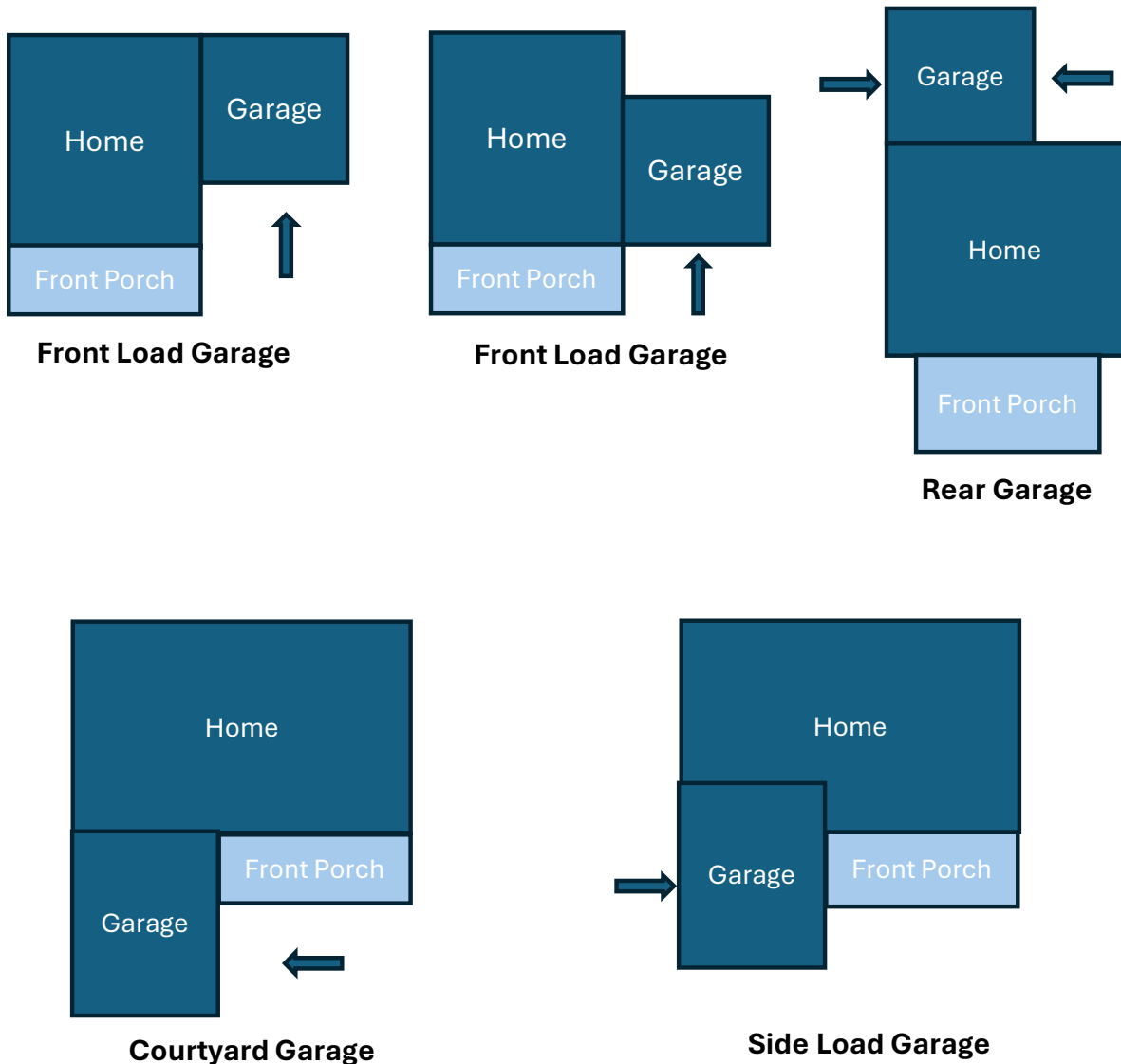
Jan Francki - Notary Public
Milwaukee County, Wisconsin
My Commission Expires _____

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

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

Quarry Park

Approved Garage Layouts



Garage Sizes - Minimum 500 sq.ft.

Front Load Garage Doors must be decorative

See front load garage door size restrictions

Quarry Park

Examples for Front Porch Styles and Garage Orientations.
Garages shall not dominate the primary façade of a residence.



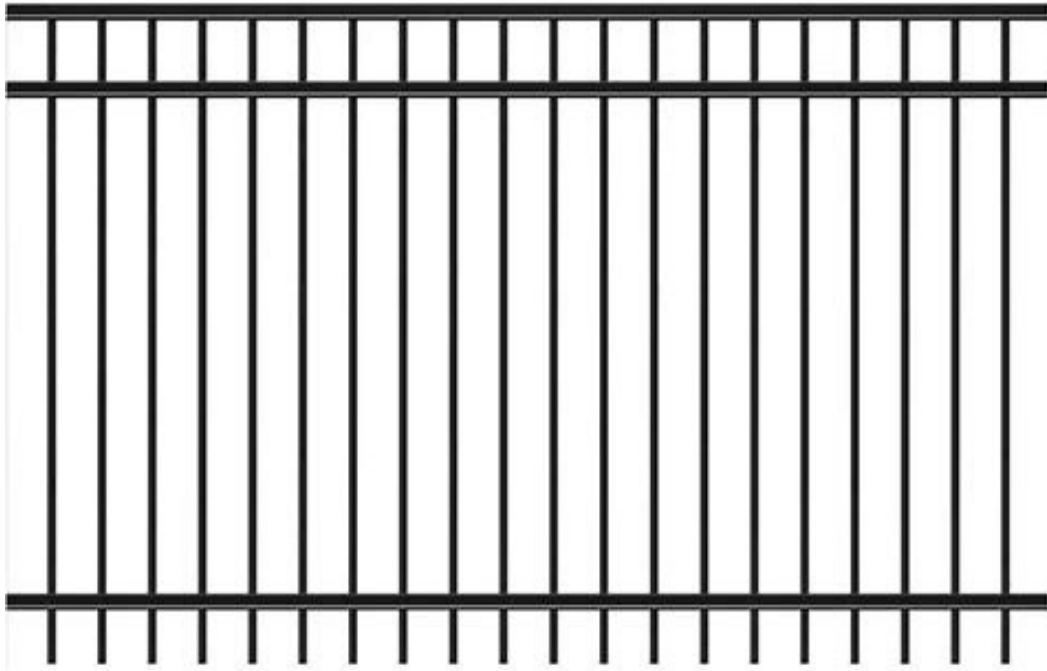
Quarry Park

Examples for Front Porch Styles and Garage Orientations.
Garages shall not dominate the primary façade of a residence.



Quarry Park

Examples for rear yard fencing.
Only black metal fencing is allowed.



There are no objections to this PRELIMINARY PLAT with respect to the applicable provisions of s. 236.16 and 236.20, Wis. Stats., as provided by s. 236.11 and 236.12., Wis. Stats.
Certified November 14, 2025

Grady L. Gosser
Department of Administration



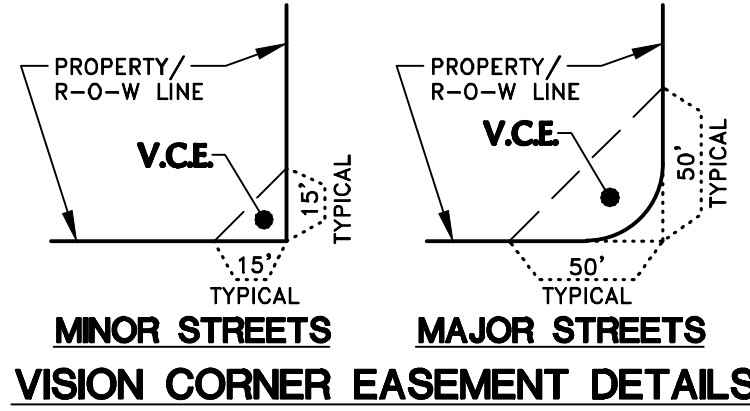
PRELIMINARY PLAT OF THE GLEN AT QUARRY PARK

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

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

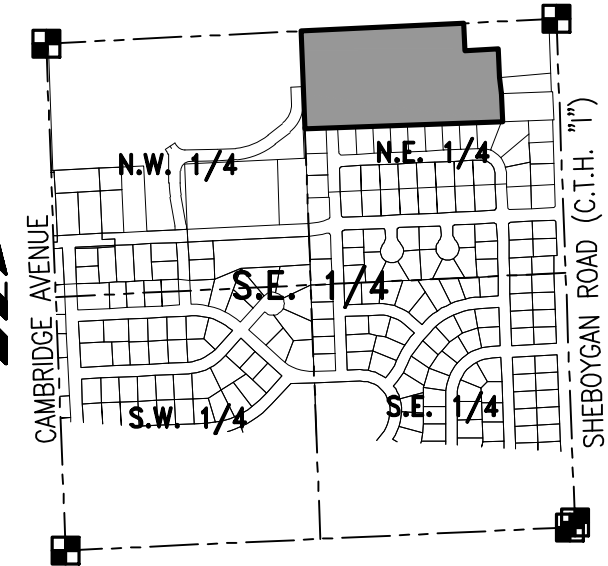
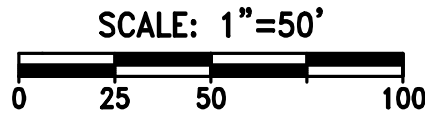
VISION CORNER EASEMENT: (V.C.E.)

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



Proposed Lot Characteristics

- Lot Size: 10,000 sf (minimum)
- Lot Width: 80' (minimum)
- Setbacks:
 - Front: 25'
 - Side: 7.5'
 - Rear: 25'
- Front Side Corner = 15'



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

DEVELOPMENT SUMMARY:

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

HORIZONTAL DATUM PLANE:

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

VERTICAL DATUM PLANE:

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

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration

APPROVING AUTHORITY:

- City of Cedarburg

ENGINEER / SURVEYOR:

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

DEVELOPER:

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

SURVEYOR'S CERTIFICATE:

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

Date: 09-09-25



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



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

PROJECT:
THE GLEN AT QUARRY PARK
CITY OF CEDARBURG, WISCONSIN

BY: CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089

REVISION HISTORY

DATE	DESCRIPTION

DATE:
SEPTEMBER 9, 2025

JOB NUMBER:
25-024-796-01

DESCRIPTION:
PRELIMINARY PLAT

SHEET

1 OF 1

Planner Censky explained that the request involves site and building plan review for reconstructing/replacing a previously existing legal nonconforming structure on this lot that burned down in 2009.

She noted that although the lot is smaller and narrower than current Rs-6 zoning standards—conditions that would normally require variances, the more specific code provision allowing replacement of a legal nonconforming structure that gets destroyed by fire would appear to govern the review. Under that provision, the new structure must meet required setbacks and yards “insofar as practicable.” She went through the extent to which this applicant's plan does not fully comply.

The building area is 1,040 sq. ft., where 1,100 sq. ft. is required, 1st floor area is 610 sq. ft., where 750 sq. ft. is required; the front yard setback is 20 ft. instead of 25 ft., the west side yard is 3 ft. (similar to the former structure), and the east side yard is 0 ft., where 4 ft. is required.

Censky would like a City Attorney opinion to confirm that Section 13-1-107-Existing substandard lots. Does not also come into play in this matter. The applicant presented her materials and color board. They will use LP SmartSide composite siding and asphalt shingles. Board members recommended extending the front overhang across the entire front facade and/or exploring a thoughtful front porch, even though it may create a bit more setback encroachment than the 20 feet.

ACTION:

Architect Damsgaard made a motion, seconded by Council Member Burkart, to send a favorable recommendation to the Plan Commission for approval of this infill site and house plan as presented as a replacement for the fire-destroyed previous home, which was a legal nonconforming structure on a legal nonconforming lot, and to include the following recommendations:

- 1) Extend the front awning style overhang across the entire front facade and/or add a modest, thoughtful front porch feature, even though it may create a bit more setback encroachment than the 20 feet.
- 2) List Planners’ conditions from report.

The motion passed unanimously. Architect Rushing was absent.

- B. *Review, discussion, and recommendation to the Plan Commission regarding the Declaration of Restrictions and Covenants for the proposed new Quarry Park single-family detached residential subdivision proposed to be located directly north and east of the existing Holly Lane and Stone Lake Circle dead-ends, respectively.*

Joe Orendorf from Cornerstone Development participated by phone.

Planner Censky presented a revised draft of covenants and restrictions applicable to the proposed new Quarry Park Subdivision. The draft included her mark-ups based upon the applicant's recent interactions with the Site and Architectural Review Board on this topic.

SARB 2/17/26 re Quarry Park Covenants and Restrictions UNAPPROVED

Planner Censky noted that the proposed Covenants closely track both current and forthcoming design guideline updates. The Plan Commission is scheduled to review them on March 2, with City Council consideration on March 9. Any approval would be conditional upon Council adoption of the updated guidelines. Exceptions requested are as follows:

- ☐ Garage Door Height: An 8-foot garage door height has been requested. The Board expressed support for evaluating a corresponding code update to accommodate this change.

To avoid excessive repetition in home designs, two pathways were discussed:

- ☐ A pre-approved portfolio of multiple models and anticipated lot assignments are submitted for SARB review; subsequent buyer-driven modifications may be reviewed administratively unless redundancy concerns arise; or
- Plan-by-plan review. If a portfolio is not ready, each plan returns to SARB for review. Staff will introduce plans to the SARB/Plan Commission if architectural redundancy becomes a concern.

Cornerstone anticipates six base house plans (subject to buyer modifications); Kaerek Homes will also participate. The Board requested review of Cornerstone's six models and representative plans from Kaerek Homes to ensure adequate architectural variety. Staff will monitor submissions and raise concerns if redundancy becomes an issue.

ACTION:

Co-Chairman Arnett made a motion, seconded by Architect Damsgaard, to send a favorable recommendation to the Plan Commission, subject to the following conditions:

- 1) Approval of the Declaration of Restrictions and Covenants for Quarry Park, incorporating the Planner's markup;
- 2) Referral to Council to consider amending the code to allow 8 ft garage doors(replacing the 7 ft maximum); and
- 3) Compliance with the plan review process described above.
- 4) Planning Commission approval is conditional upon Council's adoption of the residential design guideline updates on March 9, 2026.

Motion passed unanimously. Architect Rushing was absent.

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

Co-Chairman Arnett reported at the Ozaukee County Board meeting that the County Administrator publicly commended the City of Cedarburg Planning Department and Planning Commission for professional management of recent development matters related to the Lasata CBRF Facility.

7. CHAIRMAN'S ANNOUNCEMENTS

None

Proposed Quarry Park GIS Aerial Map View



Tax Parcel

Gap

Overlap

Historical Parcel Lines

Assessors Plat

CSM

Cemetery Plat

Condominium Plat

Subdivision Plat

Plat of Survey

US Highway

State Highway

County Road

Ramp

Private Road

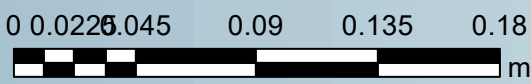
Town/Public Road

Railroad Centerline

Product of the LAND INFORMATION OFFICE

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

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



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



PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date Prepared: March 2, 2026

General Information:

Agenda Item: 7.D.

Applicant:

Neumann Developments Inc. in c/o
Bryan Lindgren

Property Owner:

Covered Bridge Fields, Inc. in c/o
Kurt Petrie

Request:

Review, discussion and nonbinding,
consultative feedback to applicant
for conceptual Planned Unit
Development (PUD) subdivision
site plan.

Current Zoning:

Part Town of Cedarburg.
Part Rs-1 Single-Family
Residential.

Current Master Plan Classification:

Medium Density Residential

Surrounding Zoning/Land Use:

North: Town of Cedarburg/Existing
Residential

South: Part Town of
Cedarburg/Part M-3 Business Park
District

East: Town of Cedarburg

West: Town of Cedarburg

Lot Size:

~214 Gross Acres

~206 Net Buildable Acres

Location:

Northwest corner of CTH 60 and
CTH I/Sheboygan Road

Discussion:

Following adoption of the update to Chapter 8 – Land Use in the City’s Comprehensive Plan, the applicant initiated a request for consultation as to a plat that had gone dormant during the Comprehensive Plan Update process (see 11-19-25 Concept Plat attached). The SARB minutes in response to that concept are attached in the packet.

On 1-20-26, the applicant returned to the SARB with a revised concept, bearing in mind their 11-19-25 feedback given (see 1-20-26 Concept Plat attached). The SARB minutes in response to that concept are attached in the packet.

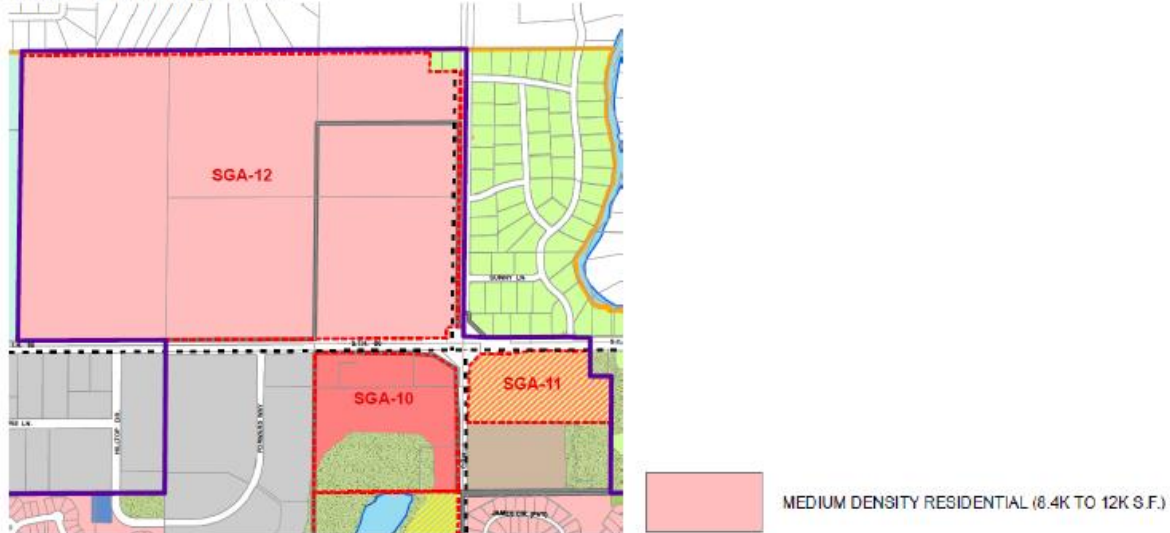
The attached 3-2-26 Concept Plat now comes to the Plan Commission, the applicant bearing in mind the comments and feedback of the 1-20-26 SARB.

An excerpt of the recently updated Chapter 8 – Land Use portion of the City’s Comprehensive Plan is provided below. It pertains to SGA 12 specifically.

SMART GROWTH AREA (SGA) 12

Acres: 232.3 acres gross. (~222 net buildable acres)

Land Use Plan Map – 2050



2025 Zoning Districts Map



2024 Aerial Photo



SGA-12 is located at the northwest corner of Hwy 60 and Sheboygan Road.

- As a part of the 2025 Update to the City's Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from part Medium Density Residential, part Office, and part Agricultural or Open Space, to all Medium-Density Residential. The zoning districts that may be supported under this classification include Rs-3, Rs-4, and Rd-1.
- Approximately 56.31 acres of this area (the zoned area [i.e., Rs-1 Temporary]) is currently in the City. The remainder is in the Town of Cedarburg however, it is inside of the "City Growth Area" as set forth in the Boundary Agreement (see Appendix A).
- Access to/from this area to Hwy 60 and will be controlled by Wis DOT.
- It is principally vacant land with the exception of a small hangar building in the southwest corner along Hwy 60 and a residential use in the northwest corner.
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the Site Plan and Architectural Review Standards set forth in the City of Cedarburg Zoning Code.
- Sanitary sewer infrastructure is available at Forward Way on the north side of Hwy.60 to serve a portion of this site. The remainder of the site would need to be served via an extension of sanitary sewer infrastructure through/from SGA-11.
- Cedarburg Light and Water advises that significant water main extensions in Sheboygan Rd., north on Hwy I, & from Forward Way east and west on Hwy 60 may be required to feed this SGA as part of the High-Level Pressure Zone. Further it is noted that electric service is readily accessible to serve the site.

The Plan Commission is requested to provide feedback as to the revised design(s), densities, unit counts and unit types within the latest plan. This site has not been annexed to the City yet. The applicant did submit preliminary paperwork for this annexation. Upon annexation, the City should be prepared to attached either temporary or permanent zoning. A pre-annexation agreement may be advisable in this case.

An amendment to the recently updated Comprehensive Plan would be necessary to facilitate the 4- unit attached townhomes portion of the plan.

Recommendation:

This matter is for nonbinding concept plan review, discussion and feedback only.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: 7130 State Road 60

APPLICANT/BUSINESS NAME: Neumann Developments, Inc.

APPLICANT/BUSINESS ADDRESS: _____

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

PHONE: _____ EMAIL: _____

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

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: Discussion of conceptual site plan for 481 residential units on 214 acres.

PLEASE INCLUDE WITH YOUR APPLICATION:

One (1) copy of the full electronic set of application, narrative, sketches, plans, and photos of the proposal or request (in PDF format).

Three (3) Full-scale sets of supporting drawings, sketches, or survey maps-FOR STAFF USE

Ten (10) Reduced scale sets of plans (11" x 17" SIZE) For PLAN COMMISSION REVIEW

Eight (8) Reduced scale sets of plans (11" x 17" SIZE) For SITE AND ARCHITECTURAL REVIEW BOARD

SUBMIT ELECTRONIC COPIES TO MCENSKY@CITYOFCEDARBURG.WI.GOV

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

PROPERTY OWNER(S) SIGNATURE: Kirk Patrice DATE: 2-26-26

FOR CITY STAFF USE ONLY

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

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

ATTACHMENTS (CHECK IF RECEIVED): _____

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____



2/10/2026

City of Cedarburg
C/O Mary Censky
W63N645 Washington Avenue
Cedarburg, WI 53012

Dear Mary,

In conjunction with a proposed 481-unit master-planned residential community, Neumann Developments, Inc. is submitting for discussion a conceptual site plan for approximately 214.37 acres located north of STH 60, west of CTH I, in the City of Cedarburg, tax keys 030150900000, 030151400000, 030151500000, 130151300200, and 130151600200.

Neumann Developments, Inc. was founded in 2000 and has developed over 6,000 homesites, paved over 70 miles of roads, and preserved 3,000 acres of green space. Harbor Homes, a sister homebuilding partner of Neumann Developments, leads southeast Wisconsin in single family home construction volume and will serve as the primary homebuilder within the subdivision. Through strategic partnerships with the region's largest homebuilding operation and contractor network, Neumann Developments creates high quality developments that bring lasting value to communities.

Vision

This plan serves as a generational opportunity to create a landmark community. Conscious of the needs of Cedarburg and the finite resource of land, the site plan strikes a balance of providing a distinctive character and delivering for-sale residential units in multiple price ranges. Through the combination of a street-fronting design, abundant open space, and curated amenities, owners will gain a sense of vibrancy and activity that is difficult to replicate.

Overall Site Concept

Both traditional suburban neighborhood concepts and new urbanist planning practices are implemented to create a neighborhood that extends components of Cedarburg's historic core neighborhoods. Key elements incorporated in within the site plan include:

- **Human-Scale Design:** the streetscape emphasizes a pedestrian-centric experience by encouraging walkability and “eyes on the street” placemaking through miles of sidewalks and trails, green space openings and corridors, breaks in longer residential blocks, and lining the most frequented internal streets with garage-back, walk-up residences.

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072
262-542-9200 * NEUMANNDEVELOPMENTS.COM

- **Connectivity:** the street grid prioritizes permeability, avoiding pedestrian dead-ends and allowing for efficient vehicular traffic flow. Traffic-calming measures such as narrower sight lines, roadway curvatures, boulevards, and street trees expand on the human-scale design and increase pedestrian safety.
- **Diverse Housing Mix:** pocket neighborhoods within the subdivision tailor to a variety of housing needs. Beyond three traditional lot sizes, “Reserve” two-family condominium units offer low-maintenance lifestyles, while attached “Towns” and “Townhomes” offer alternative, attainable price points.

Open Space

Over 70 acres of the property would be permanently created as green space and designated as shared common area. Altogether, every residence is located within 500’ of green space and/or an interior walking trail.

- **Central Park:** anchoring the subdivision is a large lawn and essential focal point. This highly visible, defining feature is lined with walk-up residences and offers expansive opportunities to include flexible programming and build an iconic sense of place.
- **Grand Entryway:** flanking retention areas, monumentation, boulevards, and enhanced planting areas alongside streetscape-centric townhomes aim to create an instantly recognizable identity.
- **Green Spine:** a continuous open area extends from the proposed entrance off CTH I on the east to the future throughway at the edge of the property to the west. This highly accessible corridor harmoniously links the landscape and built environment.
- **Environmental Protection:** existing natural features, including mature wooded areas, wetlands, and ponds are preserved in perpetuity, both enhancing the desirability of the neighborhood and protecting high-quality fauna. These areas are leveraged through openings and/or walkable access to ensure viewing is easily available.
- **Berming:** strategically reserving a 100’ natural buffer along STH 60 allows for a landscaped berm to be sculpted in meandering, natural fashion in heights upwards to 15’. Intentionally separating residential spaces from adjacent industrial uses also provides an acoustic cushion and the space for hundreds of new trees benefiting both future and current residents.



Amenities

The size of the property and the volume of units allow for the unique ability to deliver curated amenities at a level rarely seen. Proposed private facilities include:

- Clubhouse: a premier, year-round community building for hosting gatherings, social events, and indoor recreational activities centrally located in the “heart” of the neighborhood.
- Pools: two vessels are planned to cater to all demographics. Potential aquatic features include lounging areas, lap lanes, zero-entry beaches, spray features and other water sports equipment.
- Play Equipment: three active play structures are planned within pocket parks throughout the subdivision, being convenient destinations for families.
- Sports Courts & Fields: active recreational opportunities both within the central park and scattered pocket parks.
- Community Gardens: orchards and potential agricultural spaces would be available for residents, promoting sustainable, local cultivation practices.
- Trails & Workout Stations: miles of active recreational opportunities, natural connection points, and seamless connectivity improving overall wellness.
- Pedestrian Bridges: the trail system features themed bridges that pay homage to the area’s distinguished history.

Housing

By delivering a balanced mix of housing products, the development can align with the expectations of today’s buyers and meet modern needs. The mixture of residential product types has been appropriately ratioed for what the market will accept in a phased development. Products are catered to a wide range of the housing market, including entry-level, mid-market, premier, downsizing, and lifestyle buyers. The site plan is designed in a way that permits financially feasible ownership options; anticipated pricing ranges are achievable through the diversity of housing and the numerous choices that allow for larger pool of potential buyers.



Home Type	Quantity	Starting Sale Price
Townhomes	32	Low \$400s
Towns	62	Mid-to-Upper \$400s
Reserve	50	Mid-to-Upper \$500s
Villas	193	Mid-to-Upper \$500s
Residences	111	Mid-to-Upper \$600s
Estates	33	Low \$800s

Pricing is achievable through this plan due to the diversity of housing and the numerous choices for a large pool of potential buyers. All units would be for-sale ownership and expand choices in Cedarburg for years to come, bringing new members to the community that are drawn to the City's charm and will ultimately support local businesses and be involved in the community. It is expected some buyers will be current City residents, thus freeing up existing housing and increasing the overall market supply.

Execution

This petition is made with careful consideration of adjacent land uses and market conditions. Unique community offerings, purposeful open areas, and thoughtfully placed residences within a defined road network all lead to a balanced layout with innovative indoor and outdoor living spaces that respect the existing built environment.

Operating within the Neumann Companies umbrella leads to a simplified transition from site preparation to vertical construction. This developer-builder relationship results in an integrated planning process and an expedited delivery, both providing efficiencies necessary with today's economic conditions and limiting disruptions associated with new construction.

Thank you for your consideration. We look forward to growing our partnership with the City of Cedarburg.

Sincerely,
Bryan Lindgren

Bryan Lindgren
President, Neumann Developments, Inc.

RA\PROJECTS\2025-12-19 COVERED BRIDGE\SITE PLAN COVERED BRIDGE - CEDARBURG_2026-02-05.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 111 lots
- The Villas 193 lots
- The Estates 33 lots
- The Reserve 50 units
- Townhomes 32 units
- Towns 62 units
- CITY TOTAL = 481 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 = 481/205.9 = 2.34 un/ac

Connected Open Space
Common Outlot Open Space = 70 ac (32%)

- Every home is within 500' of a park or paved trail

Public Road Length = 22,200 lf
(58 lf/unit)
Private Road Length = 3,000 lf
(30 lf/unit)
Overall Road Length = 25,200 lf
(52.4 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



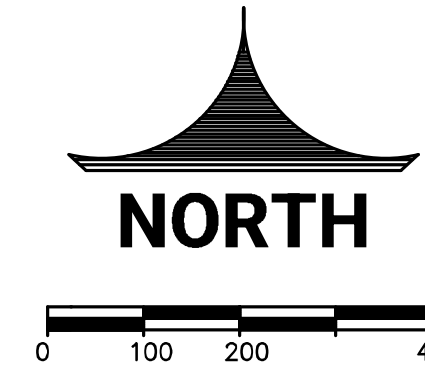
Master Site Plan
Covered Bridge

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

A master planned community by:

NEUMANN
COMPANIES



SCALE: 1" = 200' (22"X34")
SCALE: 1" = 400' (11"X17")

DATE: 2/05/2026

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

COVERED BRIDGE RD
WASHINGTON AVE
HILLTOP DR
FORWARD WAY
"S.T.H. 60"

CONCEPT PLAN

"COVERED BRIDGE"

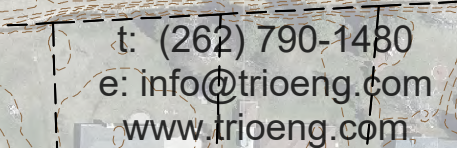
STH 60, Cedarburg, Wisconsin



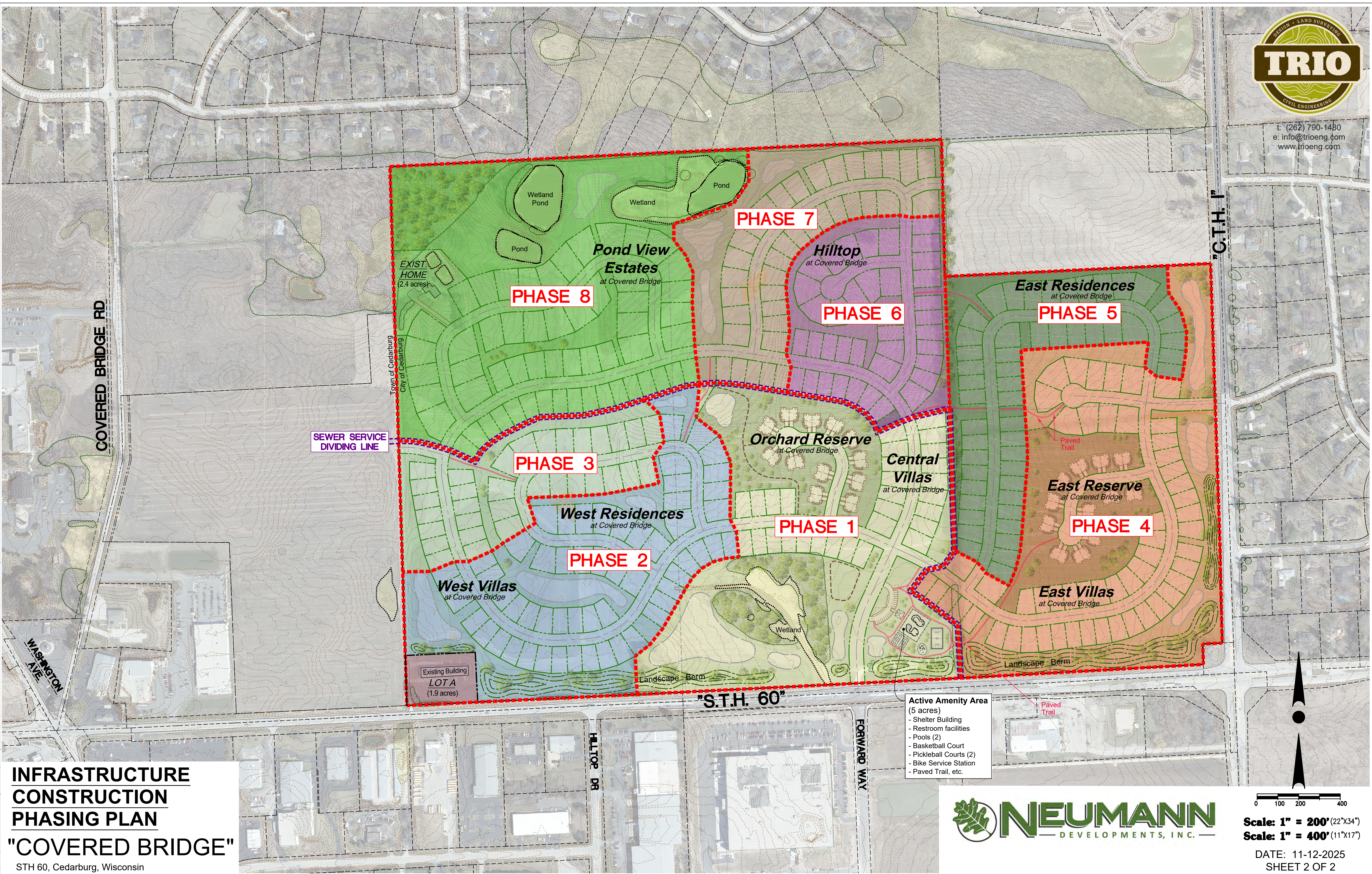
t: (262) 790-1480
e: info@trioeng.com
www.trioeng.com



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



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



INFRASTRUCTURE CONSTRUCTION PHASING PLAN

"COVERED BRIDGE"

STH 60, Cedarburg, Wisconsin

STH 60, Cedarburg, Wisconsin

Active Amenity Area
(5 acres)

- Shelter Building
- Restroom facilities
- Pools (2)
- Basketball Court
- Pickleball Courts (2)
- Bike Service Station
- Paved Trail, etc.



0 100 200 400

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

DATE: 11-12-2025
SHEET 2 OF 2

Site and Architectural Review Board January 20, 2026-APPROVED

review/comments as follows:

- The new garage/accessory structure shall be placed not less than 3-feet from the property line./Building Inspector
- There is a pole line on the south side of N56 W5543 Sunnyside Lane that can serve electric to the north side of the new homes or possibly the east/west side depending on the orientation and location of the homes./Electric Utility.
- Historically, the lot to the south has had flooding issues. I would require that any development in this area to prove that their development is causing the stormwater runoff to be no worse than the existing condition./City Engineer-Director of Public Works.
- The developer would be expected to follow City specifications for the installation of the sanitary lateral. This would involve digging into a road that was reconstructed 2 years ago. We generally have a 5-year moratorium on excavating new streets, but this could be waived if deemed essential./City Engineer—Director of Public Works.
- These lots would be subject to impact fees./City Engineer—Director of Public Works.
- If these lots will be owned by separate owners, each lot will need its own water service from the water main in Sunnyside to include individual curb stops at the property line at Sunnyside. Clearly documented easements will be needed as well, since the utilities look to be crossing a couple lot lines./Water Department.

Motion carried without a negative vote.

D. Review, discussion, and consultative feedback to the applicant and Plan Commission, Neumann Developments Inc. in c/o Bryan Lindgren, as to the conceptual site layout and preliminary architectural intentions related to their proposed development of ~214-acres/403 dwelling units located at the northwest corner of Hwy. 60 and Hwy. I/Sheboygan Road.

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

Commission members discussed several important aspects of the development. They highlighted the need for homes to have a more distinctive appearance, moving away from garage-dominant facades. They proposed making front porches functional, with minimum dimensions of 6 feet by 10 feet, vs. small porches for decoration only.

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

Architect Rushing emphasized the importance of having a buffer for Highway 60, suggesting that it should not be merely a screen or berm to hide the development, but rather an aesthetic enhancement.

SARB-4

Boulevards might be a nice way to create desirable entries and a hierarchy of streets. Utilizing different builders (vs a builder's finite book of plan choices) could help diversify home designs and be more reflective of Cedarburg. Commissioner Arnett expressed a desire for the community to be interconnected with the trails along Highway 60. Additionally, this development is almost completely single-family residential, which aligns with the public's preferences as heard during recent Comprehensive Plan update meetings.

7. ADJOURNMENT

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

Theresa Hanaman
Administrative Assistant

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)

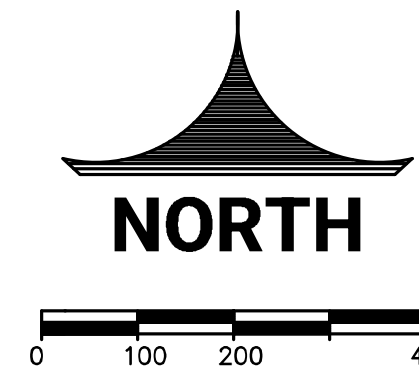
- NEIGHBORHOOD AMENITIES**
- A. Community Building - neighborhood anchor
 - B. Central Park - central gathering space
 - C. Splash pad & pool - for a vibrant neighborhood
 - D. Playgrounds (x3) - destination points throughout
 - E. Pickleball & Sport Courts - active amenities
 - F. Play Fields - intentional 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
Site and Architectural Review Board
January 20, 2026
Minutes

1. CALL TO ORDER

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

2. ROLL CALL

Chairman Architect Adam Voltz, Architect Paul Rushing, Plan Commission Co-Chairman Jack Arnett, Council Member Kristin Burkart, Architect Peter Damsgaard

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

Council member Burkart took leave at 9:45 a.m.

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. December 23, 2025

Council member Burkart made a motion, seconded by Co-Chairperson Jack Arnett, to approve the meeting minutes from December 23, 2025. The motion passed unanimously.

After the action was completed, Architect Rushing requested an amendment to these minutes regarding the regular business, item 5C, Planned Unit Overlay, Zoning, final line, to say: "The original motion as successfully amended passed, Voltz, Burkhart, Arnett, Damsgaard in favor, Rushing opposed with specific emphasis that the infill plan as submitted does not adequately reflect the existing character of the surrounding neighborhood as prescribed by Cedarburg architectural review principles, standards

and procedures.

5. REGULAR BUSINESS; AND ACTION THEREON

- 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.*

Planner Censky reported that before getting into detailed engineering, preparation of a fully detailed preliminary plat, architectural plans, covenants, etc., the applicant is requesting nonbinding consultation/concept feedback on their revised site plan/plat concept.

The developer's latest plan incorporates neo traditional design principles such as a traditional, pronounced entrance and a 'public center' from which the rest of the plan radiates. It focuses on higher-density housing at the core and lower-density, pocketed neighborhoods extending outward. This plan features multiple types of housing, including duplex style ranch condominiums, duplex and fourplex two-story townhome condominiums, and detached single family residential homes on lots ranging from approximately 8,400 sq. ft. in area, up to 15,000 sq. ft. In response to an identified issue of providing entry level home ownership in the City of Cedarburg, the applicant represents that all of the units will be sold outright, none being retained by the developer or other entity for long or short-term rental purposes. The developer stated their estimated build-out would be 50 units per year. They stated that they hope to be able to offer an entry level of ownership in the \$400,000's range. On inquiry, the developer identified Harbor Homes as the primary intended builder for this project.

The central park and amenities will be privately owned, maintained by the homeowners' association. While intended for the benefit of the new neighborhood(s) in this development, they said they would not proactively exclude the public from the park amenities. The neighborhood prioritizes walkability, with a circuitous network of green space and paths, enhancing interconnectivity among the pocketed neighborhoods. Board members suggested the developer focus on preserving the continuous pedestrian trail. The developer emphasizes pedestrian connectivity and neighborhood character over some vehicular efficiency, with plans to provide detailed cross-sections and trail information at a subsequent plan stage.

Council member Burkart opposed the fourplexes, while Mayor Thome does not agree with the added dwellings adding to the density of the development. This new plan calls for 499 dwelling units vs 403 in the original layout. The developer says they would be very happy to move forward with either of these plans but needs specific feedback so they don't go all-in down the wrong path.

Terry King W63 N762 Sheboygan Rd

Terry raised density and neighborhood character concerns, pedestrian safety, and

vehicle conflict worries across Hwy 60, and support for the central park and trails.

City Administrator Hilvo recommended proceeding to the Plan Commission concept review with public input sessions; revised materials will be presented for Plan Commission feedback at the next concept review, with SARB and staff to follow up on architectural and streetscape details prior to formal application.

ACTION:

This item was for discussion and feedback only; no action was taken. The developer will present revised materials for feedback at the Plan Commission meeting on March 2, 2026.

Feedback includes:

- ☐ Stormwater plans should integrate green corridors, while enlarged plan sheets must outline lot and home orientation, berms, and trail alignment.
- ☐ A comparative exhibit should show Option A (more fourplexes) versus Option B (reduced density), detailing unit counts and green space.??
- ☐ Additional traffic and parking analyses for higher-density units, and assurances that Highway 60 frontages will have an attractive public interface.
- ☐ Ensure housing product variety while exploring design options to reduce perceived density.
- ☐ Prioritize continuous pedestrian connections, including a paved north side path and a continuous trail spine linking the north alignment, East Reserve, Central Park, and west neighborhoods.
- ☐ Central Park activation: Explore low-impact, outward-facing uses for Central Park (farmers market, food trucks, seasonal vendors), noting potential zoning or policy review.
- ☐ Amenity identity: Refine amenity program and streetscape details to strengthen neighborhood identity and market appeal.
- ☐ Phasing and infrastructure: Ensure phasing reflects infrastructure capacity and market.
- ☐ Continue to explore alternatives to rear-facing yards along the highway (secondary access road, orienting some homes to the buffer, cul-de-sacs).
- ☐ Middle cluster units: Reconfigure or relocate interior units that lack strong frontage to avoid creating unusable or unattractive interior lots.
- ☐ Landscape and streetscape consistency: Provide a cohesive palette for lighting, street trees, sidewalks, and front yard treatments to ensure a unified public face.
- ☐ Density perception: Some members remain concerned that fourplexes increase perceived urban density; the developer to provide comparative exhibits showing impacts on green space and vehicle trips.
- ☐ Orchard Reserve and East Reserve: Single-story ranch duplexes aimed at downsizers; developer to study porch prominence and front yard to ensure welcoming entries.
- ☐ Rear Garage Mechanism: Board suggested applying rear garage/front porch treatment more broadly, where feasible, to improve street activation.



Memo

City of Cedarburg

To: Plan Commission and Mary Censky, City Planner
From: Kevin Westphal, City Forester
Date: February 20, 2026
Re: Comments for Neumann Project - Covered Bridge: Right-of-Way Width

I respectfully ask the Plan Commission to consider requiring sixty-six foot (66') right-of-way (ROW) widths for all Minor Streets, and sixty foot (60') ROW width for all Cul-De-Sac Streets within the proposed Covered Bridge development north of Hwy. 60. This is consistent with the road ROW widths used in the Sandhill Trails subdivision.

In a typical 60 ft. ROW with a 32 ft. road surface, a 6-inch curb head and 5 ft. sidewalk, the grass strip known as the Parkway or Tree Terrace is 7 ft. wide. The benefit of requiring a 66 ft. wide ROW, assuming the road surface width stays the same, is the tree terrace now becomes 10 ft. wide.

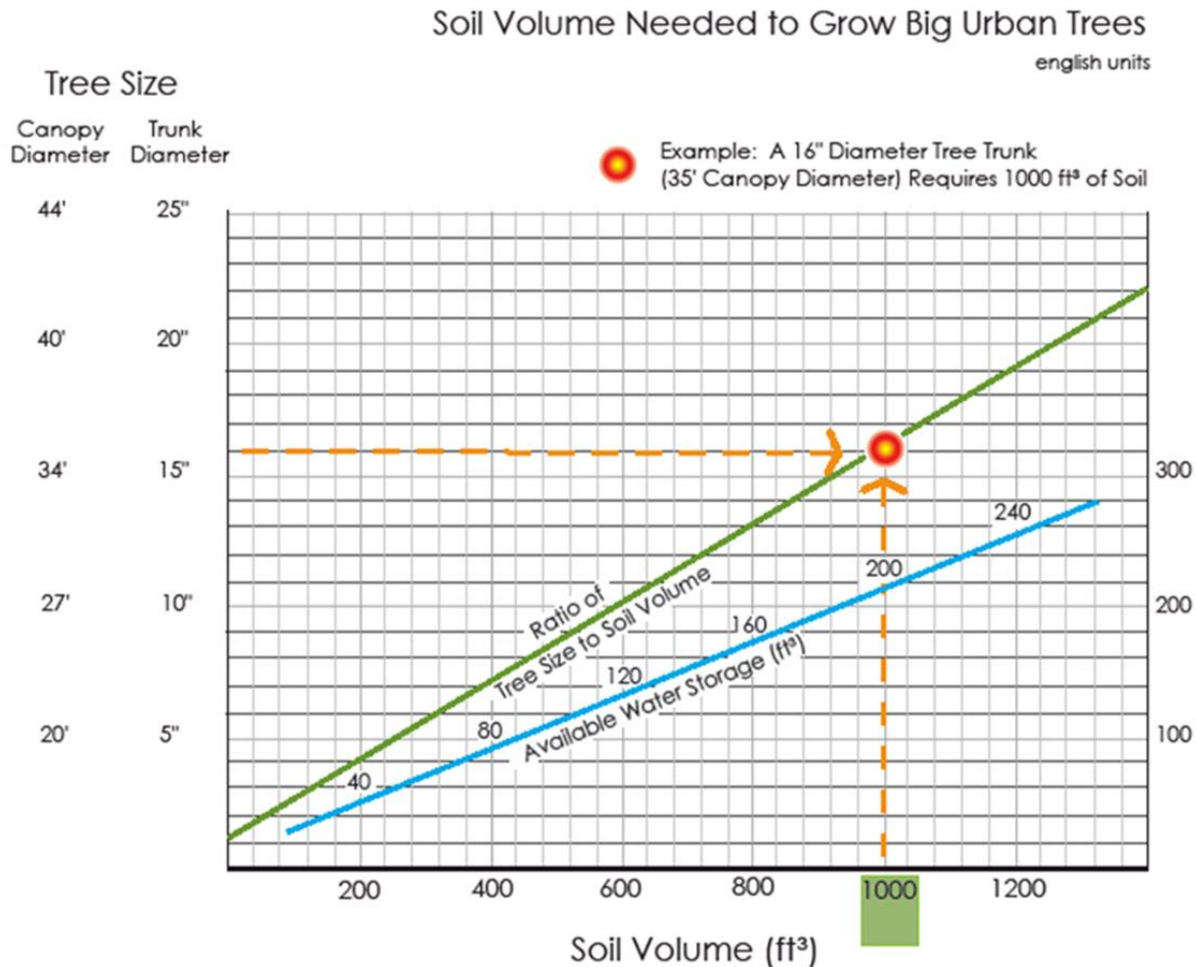
A 10 ft. wide tree terrace would be a great benefit to the health and long-term survival of the street trees which will be planted along the new subdivision streets.

Street trees provide many environmental services and economic benefits to the citizens of Cedarburg and are now considered necessary **Green Infrastructure**.

These benefits include:

- improved air quality
- cooling of the air, pavement and buildings
- storm water reduction and storage
- soil erosion control
- improved physical and mental health of citizens
- reduced energy costs
- increased property values
- wildlife habitat
- noise reduction

These benefits are directly proportional to the size of tree canopy. The mature size of a tree is directly proportional to the volume of soil in it's growing space. For example, for an urban tree to grow to maturity (16 inch diameter) a soil volume of 1,000 cu. ft. is required. See below.



Trees planted at our typical 40 ft. spacing in a 10 ft. wide tree terrace, assuming a 3 ft. depth of viable, healthy soil would equal 1,200 cu.ft. of soil volume. This is the soil volume required to grow shade trees to maturity.

In order to **maximize** the benefits of urban shade trees, we need to plan for adequate growth space and soil volume for large shade trees along City streets.

Some additional benefits a 66 ft. ROW with 10 ft. wide tree terrace area would provide are:

- Lower future costs for sidewalk replacement due to roots heaving sidewalks
- More room for underground utilities since several utilities share the tree terrace area with trees
- More room to store snow

- More room for brush and yard waste storage
- More aesthetically pleasing streetscape

In meetings with Director of Public Works Mike Wieser, and Superintendent of Public Works Joel Bublitz, both were either not opposed to or in favor of the use of 66 ft. ROW in new subdivisions, respectively.

The City has used 66 ft. ROW for Minor Streets in the past. Some examples include Hilbert Ave. from Lincoln Blvd. to Wurthmann St. platted in 1956 and the more recent Sandhill Trails and Covington Square East of Keup Trail subdivision. See photos below.



Hilbert Ave. - Platted 1956



Sandhill Trails – Platted 2016



Covington Square East of Keup Trail Subdivision

Cc: Mikko Hilvo, City Administrator
Mike Wieser, Director of Engineering & Public Works
Danny Friess, Director of Parks, Recreation & Forestry

PLANNER REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date Prepared: March 2, 2026

General Information:

Agenda Item: 7.E.

Applicant:

Kate Schley d/b/a Coach House Homes

Property Owner:

Wendell Lee LLC in c/o Paula Motte

Request:

Review, discussion and nonbinding feedback on her revised concept presented for a seven lot/home single-family-detached residential infill development, Eden Preserve.

Current Zoning:

Rs-5 Single-Family Residential District

Requested Zoning:

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

Current Master Plan Classification:

Medium Density Residential

Surrounding Zoning/Land Use:

North: Rs-5 Single-Family Residential District

South: Rs-5 Single-Family Residential District

East: Rs-5 Single-Family Residential District

West: Rs-5 Single-Family Residential District

Lot Size:

1.78 acres (77,541 Sq. ft.)

Location:

W59 N367 Hilbert Avenue & W61 N394 Washington Avenue

Discussion:

On December 23, 2025, the Site and Architectural Review Board (SARB) reviewed and considered this revised plan. At that time, they gave generally favorable feedback with respect to the extent of relief to being requested from the Rs-5 district standards (See Concept 12.23.25 attached). The minutes of that meeting are attached.

On January 5, 2026, the Plan Commission reviewed that same concept plan (Concept 12.23.25 attached). The minutes of that meeting are attached.

This latest concept (Concept 03.02.26 attached) reflects the applicant's effort to present a plan that is more nearly Code compliant and compatible with the surrounding neighborhood.

Summary of the Latest Plan as Compared to the Rs-5 Single-Family Residential Zoning District:

Max Density in Rs-5 is 5.2 dwelling units per net buildable acre (NBA)

Applicant proposes:
3.9 dwelling units per NBA

Min req'd Rs-5 lot size is 8,400 sq.ft.

Applicant proposes*:

Lot 1 9,572 sq.ft.

Lot 2 9,585 sq.ft.

Lot 3 9,572 sq.ft.

Lot 4 9,550 sq.ft.

Lot 5 7,926 sq.ft.

Lot 6 8,064 sq.ft.

Lot 7 8,067 sq.ft.

*Lot sizes in this plan are calculated to the edge of street pavement.

Min req'd building Rs-5 setbacks:

- Front / 25'

Applicant proposes:
(Private Street)*

*Applicant proposes a 15' building setback from the back-of-curb of the private street for Lots 2-6 and a ~10'-11' building setback from one of the street fronts on Lots 1 and 7.

- Sides / 4'
- Rear / 25'
- Driveway side yard minimum / 3'

All lots 4' both sides

All lots 25' or >

All lots 3' or >

Min req'd Rs-5 lot width at the setback is 50'

*Lot widths on this plan should be presented not as "frontage at the setback" but actual lot width at the proposed 15-foot setback.

Min req'd Rs-5 home size:

Min total sq.ft. is 1,100 sq.ft.

1st floor min in a 2-story is 800 sq.ft.

Principal Building Height Max in Rs-5 is 35'

Floor Area Ratio (FAR) Max in Rs-5 is 36%

Lot Coverage Ratio (LCR) Max in Rs-5 is 30%

Applicant proposes:*

(Private Street)*

Lot 1 TBD ft. (~ 50' per plan scale)

Lot 2 TBD ft. (~ 44' per plan scale)

Lot 3 TBD ft. (~ 55' per plan scale)

Lot 4 TBD ft. (~ 65' per plan scale)

Lot 5 TBD ft. (~ 50' per plan scale)

Lot 6 TBD ft. (~ 50' per plan scale)

Lot 7 TBD ft. (~ 50' per plan scale)

Applicant proposes:

All lots TBD

All lots TBD

Applicant proposes:

All lots TBD

Applicant proposes:

All lots not to exceed 36% FAR

Applicant proposes:

Lots 1 & 2 / 23%

Lots 3 – 7 / 24%

As with the previous plan, none of the new lots will have 30 feet of frontage on a public street, a standard that can be waived by the Plan Commission upon a finding as set forth in Section 14-1-90 of the Code - Variances and exceptions.

The items in red text above describe the extent to which the applicant requests relief from any of the specific standards of the Rs-5 Single-Family Residential Zoning District. It does appear that the applicant could reconfigure the lot lines between lots 4/5 and lots 5/6 to bring those three lots into full compliance as to square footage, if the Plan Commission felt that results in a better plan.

Further Discussion:

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

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

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

Increased density justification.

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

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

Building height and area.

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

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

The applicant has added a depiction and description of tree plantings they propose to place/have placed in the rear yard area of all lots. These trees are described as ~2" caliper deciduous trees. This is done in an effort to accelerate the blending neighborhoods, new to old. They are also proposing a landscape plantings plan for the areas closest to Hilbert Avenue.

The private street and two small greenspaces at the entrance to the neighborhood will be placed in an outlier to be owned and maintained by an association. Easements must be given back to the City and public for vehicle access on the road and sidewalks. An easement will also have to be granted to the City over all public utilities.

Ozaukee County GIS - Aerial Map View EDEN PRESERVE



Recommendation:

No specific recommendation is given at this time. This is a matter for nonbinding consultative review, discussion, and feedback only.

Eden Preserve

CONCEPT REVIEW



Presented by:

Coach House Homes, LLC and

KCB Architecture and Design

March 02, 2026

Land Development Proposal for "Eden Preserve"

An Exceptional Community in Historic Downtown Cedarburg

March 02, 2026

Overview

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

Development Vision

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

Site Features

- **Number of Homes:** 7 single-family homes
- **Park-Like Green Space:** Green space at the entry, furnished with benches, and native plant landscaping for a cohesive transition from Hilbert Avenue into Eden Preserve.
- **Sidewalks:** A private sidewalk around the development, with crosswalk, will connect the neighborhood directly to Hilbert Avenue, making all of downtown Cedarburg's amenities easily accessible by foot or bicycle.
- **Private Driveway:** A shared private driveway, including the Cul du Sac, will be maintained and managed by the seven properties through a Fee Simple Community Plan.
- **Rear Tree Planting:** All lots will be required to plant 2" caliper trees every 50'.

Target Residents

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

Planning and Zoning:

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

Maintains the following RS-5 Zoning Requirements:

- ✓ Density- Under Density with 3.9 units per acre vs. 5.2
- ✓ All minimum required home sizes will be met, with all future homes to be larger than 1,100sf. All First Floor area shall be greater than 800sq, per R5 zoning. (The actual home sizes will be further designed and developed with the future owners/residents)
- ✓ All Seven lots meet the .30 ratio.
- ✓ All Seven lots meet the FAR of less than .36
- ✓ All Side Set Backs meet- 4' minimum required Side yard setback will be maintained on all parcels

- ✓ Fire Safety- The required 45' radius turnaround space needed to accommodate fire rescue vehicles.
-

Planned-Unit Development Requested Necessities:

The following Zoning Modification Requests are critical to the development. While each custom home design will be presented to the SARB Board for future review, Eden Preserve is seeking the following Zoning adjustments:

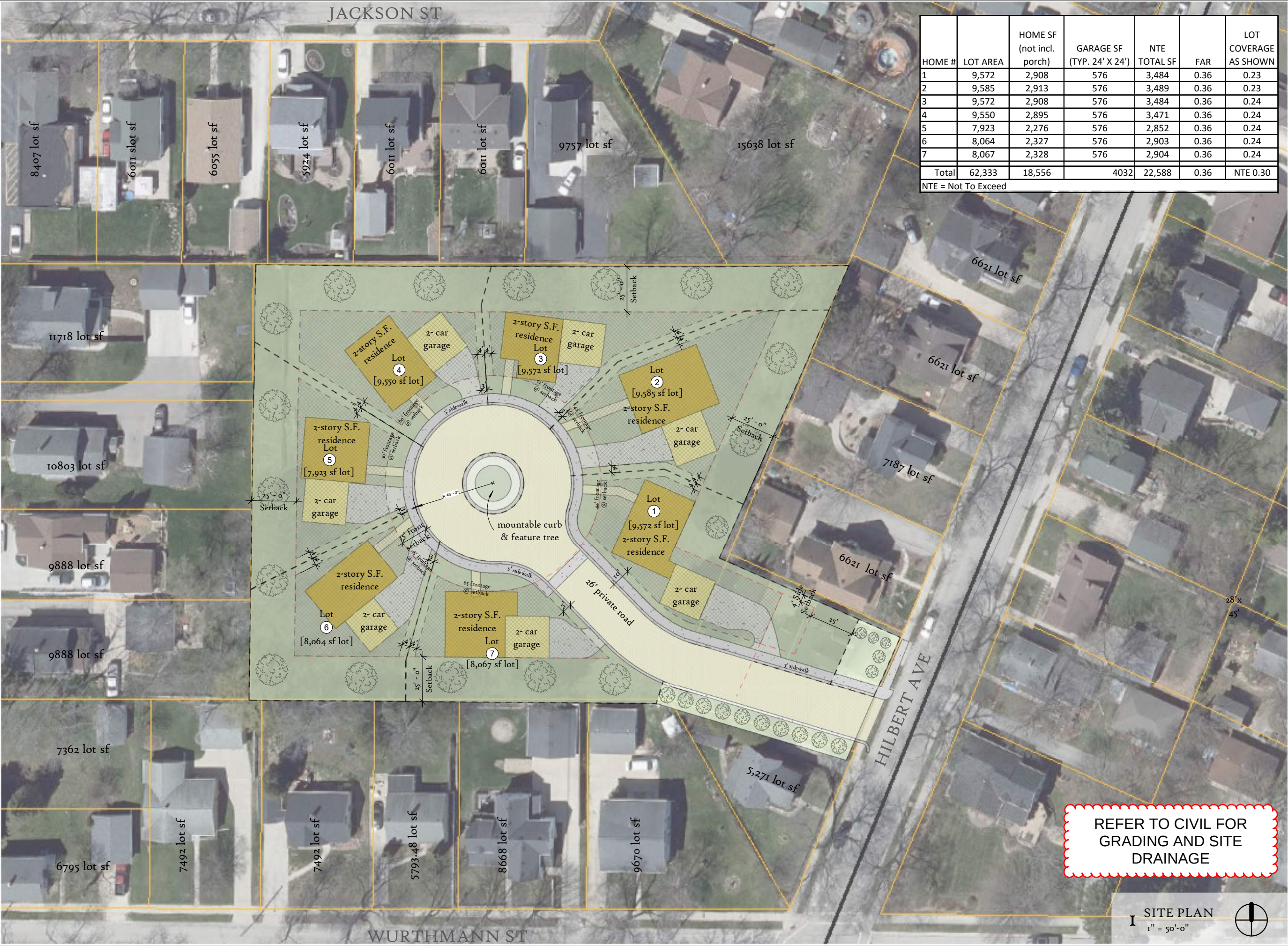
- I. Minimum Lot Sizes- Three of the lots do not meet the current minimum lot size requirement due to the uniqueness of the infill lot. Lots 7, 6 and 5. However, it is important to note that a majority of the adjoining existing lots do not meet the current code as well.

Home Sizes: The proposed home sizes are “space savers” for potential homeowners. While each lot on the plan is showing a potential footprint, each of these homes will be custom designed to homeowner’s needs.

- I. These potential home sizes may range from 2000-2913.
 - II. The largest homes assume all square footage would be livable space, however that does not include the potential of larger garages, storage bays, or 3 season porches.
 - a. Ie: Lot 2 could potentially have a 600 sq. foot rear enclosed porch and 100 sq. foot storage bay, leaving only a 2200 sq. foot livable home.
-

Conclusion

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



HOME #	LOT AREA	HOME SF (not incl. porch)	GARAGE SF (TYP. 24' X 24')	NTE TOTAL SF	FAR	LOT COVERAGE AS SHOWN
1	9,572	2,908	576	3,484	0.36	0.23
2	9,585	2,913	576	3,489	0.36	0.23
3	9,572	2,908	576	3,484	0.36	0.24
4	9,550	2,895	576	3,471	0.36	0.24
5	7,923	2,276	576	2,852	0.36	0.24
6	8,064	2,327	576	2,903	0.36	0.24
7	8,067	2,328	576	2,904	0.36	0.24
Total	62,333	18,556	4032	22,588	0.36	NTE 0.30
NTE = Not To Exceed						

REFER TO CIVIL FOR
GRADING AND SITE
DRAINAGE

I SITE PLAN
1" = 50'-0"



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PROJECT:

Eden
Preserve

W59N367 Hilbert Ave
Cedarburg, WI 53012

CONCEPT SITE PLAN

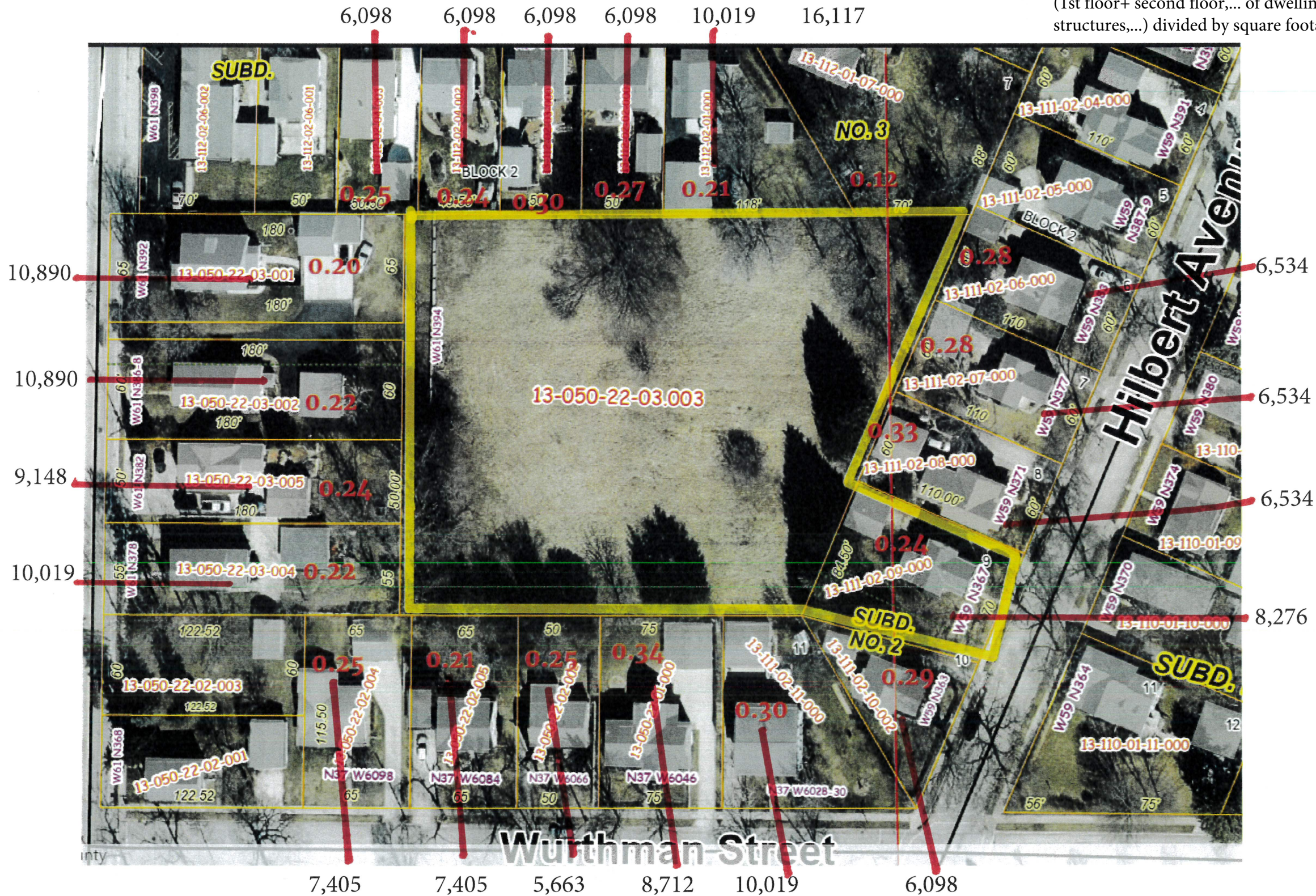
DATE: 02/16/2026

SCALE: 1" = 50'-0"

A-100

Eden Preserve Surrounding Properties Data

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

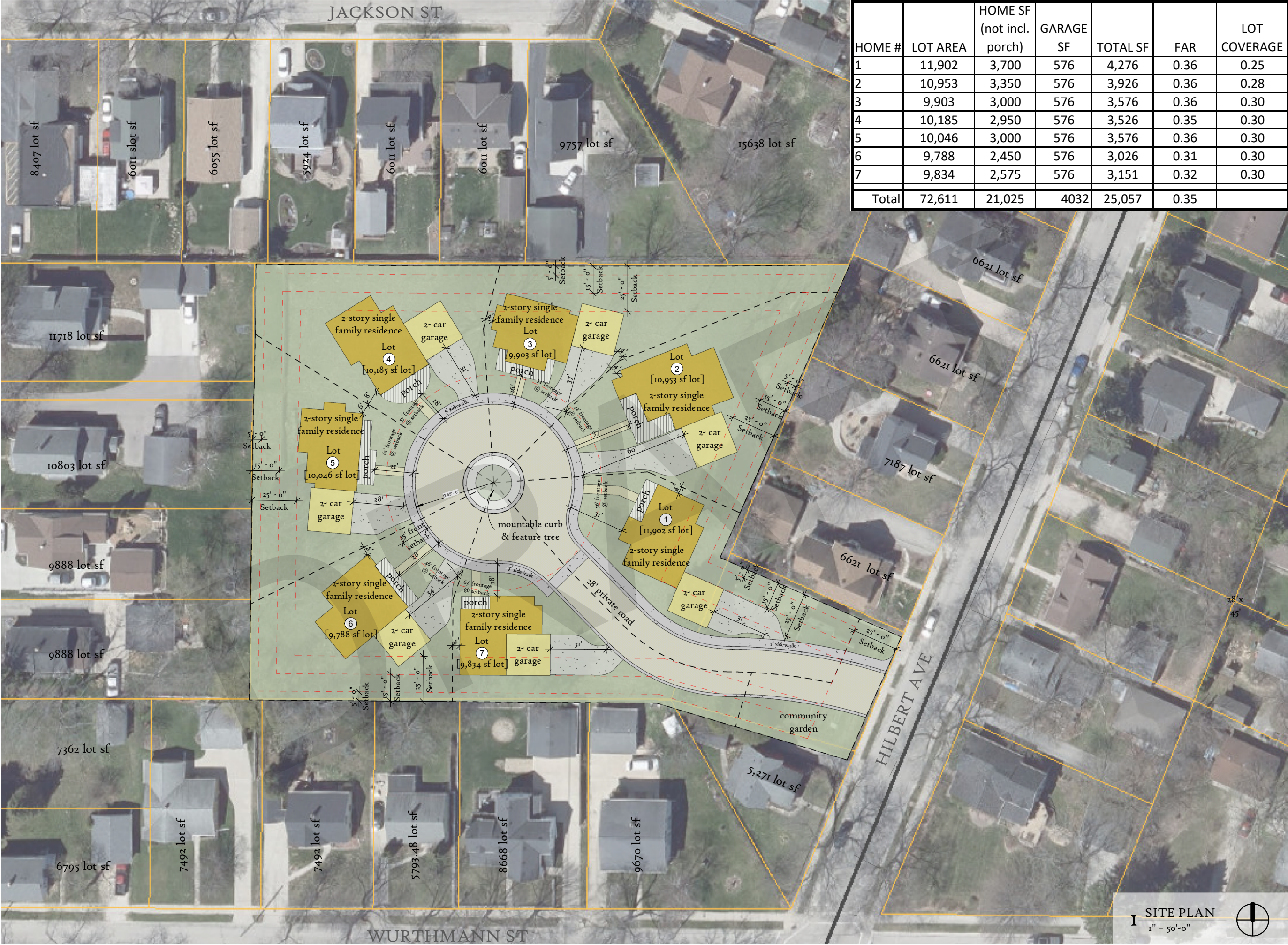


*For example, a two story dwelling with 1,200 square feet on the first floor and 600 square feet on the second floor and a 600 square foot garage on a 20,000 square foot lot has a floor area ratio of 0.12, also expressed as 12 percent.

<u>Tax Key No.</u>	<u>First Floor</u>	<u>Second Floor</u>	<u>Total</u>	<u>Basement</u>	<u>Enclosed Porch</u>	<u>Open Porch</u>
13-050-22-01-000	1,152	1,152	2,304	1,152		312
13-050-22-02-002	884	442	1,326	884		150
13-050-22-02-004	1,372		1,372	1,372		
13-050-22-02-005	884	442	1,326	884		30
13-050-22-03-001	1,030	772	1,802	1,030		238
13-050-22-03-002	988	780	1,768	956		128
13-050-22-03-004	900	450	1,350	900		108
13-050-22-03-005	1,148	490	1,638	980		42
13-111-02-06-000	950	663	1,613	932		
13-111-02-07-000	692	612	1,304	416		54
13-111-02-08-000	957	656	1,613	980	35	145
13-111-02-09-000	792	612	1,404	612	30	30
13-111-02-10-002	688	688	1,376	688	148	50
13-111-02-11-000	1,188	1,296	2,484	1,188		40
13-112-01-07-000	1,198	599	1,797	1,198		112
13-112-02-01-000	600	600	1,200	600	97	
13-112-02-02-000	956	408	1,364	816		24
13-112-02-03-000	672	684	1,356	672		303
13-112-02-04-002	708	624	1,332	624	60	65
13-112-02-04-003	1,192		1,192	1,144		
Total	17,799	10,376		16,876	370	624

Total floor 28,175

<u>Deck</u>	<u>Rec Room</u>	<u>Garage</u>	<u>Shed</u>
384	266	624	
			80
	876	480	
		264	
		400	
		576	
		576	280
	709	528	
	600	240	
36		528	
		480	unfinished attic 144
		528	
		240	
		528	
	256		80
16		676	130
		264	crawl space 140
		352	130
280			80 crawl space 84
		352	
332	2,441	7,636	780
Total garage & shed			8,416



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



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PROJECT:
Eden Preserve

W59N367 Hilbert Ave
Cedarburg, WI 53012

CONCEPT SITE PLAN

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

A-100

I SITE PLAN
1" = 50'-0"



Site and Architectural Review Board December 23, 2025 APPROVED

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 with specific emphasis that the infill plan as submitted does not adequately reflect the existing character of the surrounding neighborhood as prescribed by Cedarburg Architectural review principles, standards, and procedures.

- 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.



CITY OF CEDARBURG
Plan Commission
January 5, 2026
Minutes-APPROVED

B. Applicant, Kate Schley, d/b/a Coach House Homes, requests favorable recommendation to the Common Council 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 the applicant presents a revised seven lot/home single-family-detached residential Planned Unit Development for this site. The plan still depicts a private cul-de-sac drive with curb, gutter, and sidewalks, entering off of Hilbert Avenue.

There are no longer any communal improvements located at the entry area, such as fountain, pergola, trellis, pillars, or community building. There is no longer any plan to develop a public or private pedestrian walkway (i.e., a promenade) extending west from the proposed new cul-de-sac out to Washington Avenue. The project has been renamed to Eden Preserve. The plan still contains seven lots. Instead of having the private road and sidewalks situated in an Outlot owned, in equal shares, by the owners of the seven lots, the plan now shows each lot boundary extending to the centerline of the road. The effect of this is to make the new lot sizes larger. A concern with this approach is who will write, review, and approve the critical easements needed from each individual owner, granting to each other owner, the public, the City,... pedestrian and driving access over the street and sidewalk, access to the City for service/repair/replacement of the public utilities such as sanitary sewer and water that will lie beneath the private drive, access to the tentatively planned underground stormwater management tank on Lot 1. This also means that any streetlights and/or street trees as may be required by the City will be located on the various owners' private lots. With these 'larger' lot sizes, the applicant now lists proposed floor area ratios compliant with the maximum permitted in the Rs-5 district (i.e., maximum allowed 36%) vs all but 1 lot being over the FAR in the original plan. Proposed home sizes in the plan range from 2,450 – 3,700 sq. ft., plus porches and garages. All homes now include attached garages. The homes are proposed to be custom designed and built for each individual lot buyer. Fully detailed architectural standards for the subdivision have not been presented at this time.

The Applicant proposes lot area calculation to the centerline of the private street, making each lot $\geq 8,400$ sq ft (RS-5 minimum) on paper. Planner Censky advised this is not the City's typical practice for single-family subdivisions (historically, the lot area is measured at the back of sidewalk/back of curb, not the centerline) and recommended treating the roadway area separately. At the December 23rd SARB meeting, Board members supported general



CITY OF CEDARBURG

Plan Commission

January 5, 2026

Minutes-APPROVED

massing/site approach with a requirement that each house returns to SARB + Planning Commission for review.

The commission's key discussion revolved around Lot Area & FAR. Commissioners are opposed to counting on the street centerline, which will inflate the lot area and depress the FAR; preferring an “effective lot size” measured behind the sidewalk/back of curb. Commission Strautmanis said the RS-5 FAR = 0.36 should apply per lot based on effective lot size (not including roadway). The setbacks on a private street complicate the front setback. Commissioners support a minimum 15 feet from back of curb (or behind sidewalk), with flexibility by lot, to be reviewed in detail later.

Commissioner Hayes commented that the applicant must achieve a no net increase and accommodate existing rear-yard drainage patterns; provide robust overflow routing (considering extreme events), stormwater easements, bioswales/rain gardens where feasible. The Preliminary Plat should include grading + stormwater details. Fred Bursch discussed with Plan Commission the public access easement and public-standard design (Fire Department access/turning radii) is acceptable as it.

Commission Strautmanis's preference for curb and sidewalk noted; lighting to be clarified, preference for attached garages to reduce impervious area vs. rear detached. The Commission discussed whether 7 lots are acceptable if FAR/setbacks/coverage are corrected; some suggested fewer lots may better fit the context.

Public Comments

Scott Soukup, W59N396 Hilbert Ave — Opposed to enlarging lots by including roadway; urged adherence to current code and setbacks.

Donna McElligoty, W59N380 Hilbert Ave — Urged fairness and consistency; opposed redefining FAR by counting street area; requested transparent rules applied equally.

Aaron Schultz, W59N370 Hilbert Ave — Raised stormwater overflow concerns at cul-de-sac terminus; illustrated FAR distortion when roadway centerline is included.

Gill Janssen, W59N397 Hilbert Ave — Highlighted affordability needs; asked for smaller, efficient homes compatible with historic context.

Jake Schneider, W59N412 Hilgen Ave — Spoke in favor of modest home sizes and simpler living.

Grant Witte, W59N364 Hilbert Ave — Concerned about demolition impacts, loss of mature trees, headlight glare, and multi-year buildout effects.



CITY OF CEDARBURG
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Fred Bursch, on behalf of the applicant, explained the choice of fee simple single-family over condominium; noted many surveyors include roadway area in lot calculations; aimed to minimize waivers by meeting standards via the centerline method; committed to attached garages and acknowledged rear-yard drainage considerations.

The applicant, Kate Schley, clarified market needs (aging-in-place, multi-generational first-floor suites, home offices); emphasized quality construction and willingness to return for house-by-house architectural review.

Action:

Commission Strautmanis made a motion, seconded by Commission Bublitz to deny the recommendation to Common Council for the Planned Unit Development (PUD) overlay rezoning based upon the revised concept presented for the seven-lot/home single-family-detached residential infill development proposed as presented, to include the following feedback:

- Lot Area: Do not include private street area in lot size; define front lot line at the back of sidewalk (preferred) or back of curb if there is no sidewalk by 5 ft.
- Private Street: Provide public access easement; design to public/Fire Department standards; specify curb/sidewalk/lighting.
- Plan Commission supports a waiver for the required lot size in the Rs-5 District to accommodate the developer.
- FAR: Apply 0.36 percent FAR per lot based on effective lot size (excluding roadway).
- Setbacks: Use 15' minimum front (from back of curb/sidewalk), with flexible side/rear setbacks reviewed per lot context.

Vice Chairperson Arnett made a request for the applicant to come back to the Plan Commission and not the Site and Architectural Review Board to finalize the request for the PUD overlay rezoning request. Mayor Thome and Commissioner Bublitz agreed with this sentiment.

Planner Censky reminded the Commissioners of her recommendation to deny the PUD overlay rezoning request without a true survey-based Preliminary Plat for formal review and circulation to SARB + Plan Commission.

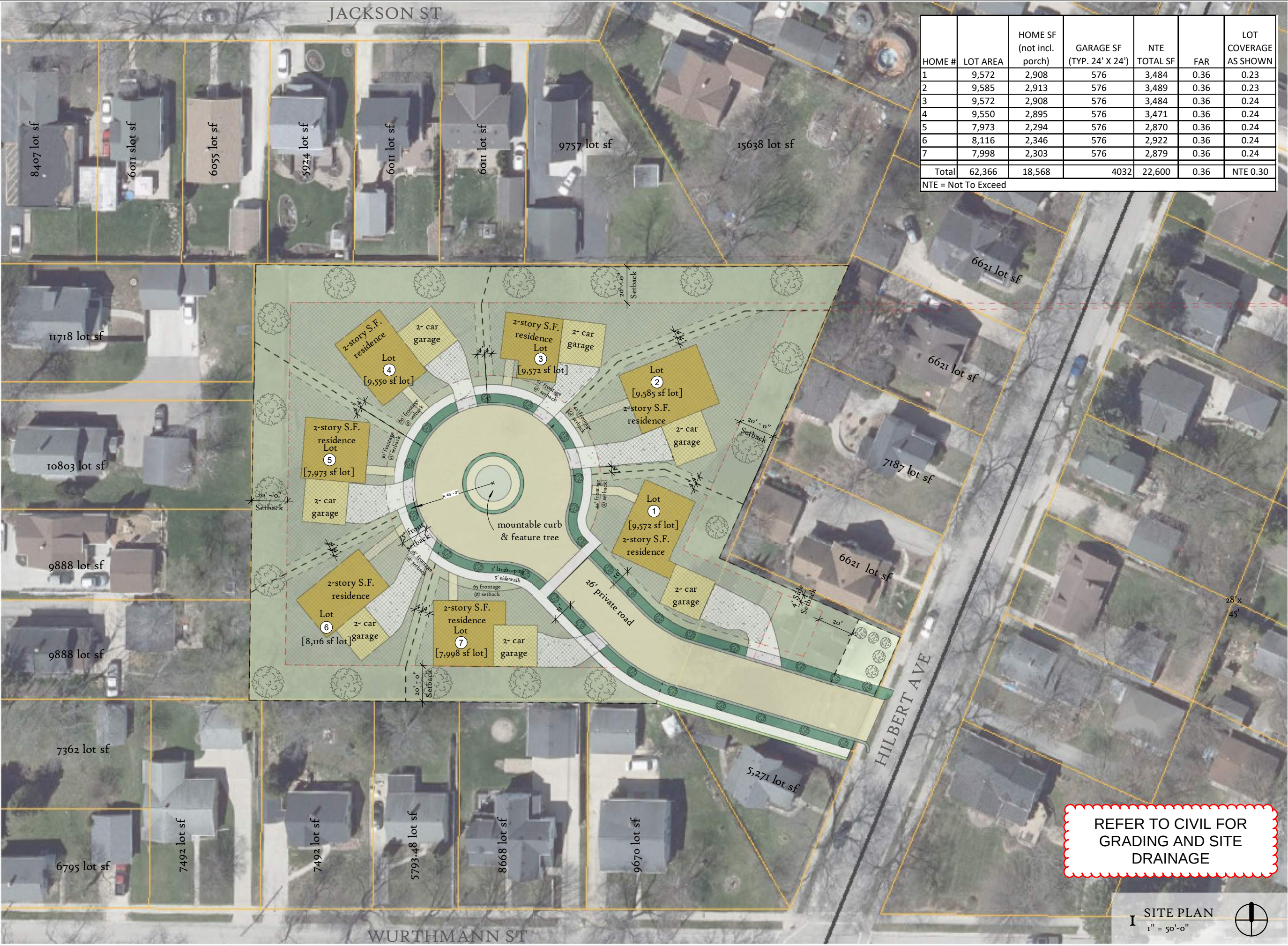
Vote: Aye - Arnett; Nay - Mayor, Strautmanis, Hayes, Fitzpatrick, Bublitz, Scholz. 1-6 Motion carried.



CITY OF CEDARBURG
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Commissioner Strautmanis made a motion, seconded by Commissioner Hayes to deny the recommendation to Common Council for the Planned Unit Development (PUD) overlay rezoning based on the revised concept presented for the seven-lot/home single-family-detached residential infill development proposed.

Vote: Aye - Hayes, Strautmanis, Mayor, Arnett, Bublitz, Scholz; Nay — Fitzpatrick. 6-1.
Motion carried.



Coach House Homes

W63N671 Washington Avenue,
Cedarburg, WI, 53012

PHONE: (414) 422-5952

EMAIL: kate@coachhousehomes.com

WEB: www.coachhousehomes.com



KCB Architects

400 E. Wisconsin Ave #205,
Milwaukee, WI 53202

PHONE: (608) 669-4923

EMAIL: keith@kcb-architects.com

WEB: www.kcb-architects.com

PROJECT:

Eden Preserve

W59N367 Hilbert Ave
Cedarburg, WI 53012

CONCEPT SITE PLAN

DATE: 02/16/2026

SCALE: 1" = 50'-0"

REFER TO CIVIL FOR
GRADING AND SITE
DRAINAGE

I SITE PLAN
1" = 50'-0"



A-100

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date Prepared: March 2, 2026

General Information:

Agenda Item: 7.F.

Applicant/Property Owner:

City of Cedarburg

Request:

Site Plan Amendment approval replacing an area of existing grass with concrete or similar material.

Location:

W63 N641 Washington Avenue

Discussion:

The City requests this amendment to establish a better surface for things such as the holiday market/cocoa house, seasonal seating area with benches, large flowerpot plantings, and similar. Maintaining the grass in this location is difficult given all the foot and bicycle traffic as well as the seasonal uses such as the holiday market/cocoa house.

On 2/12/26, the Landmarks Commission recommended approval of this request as follows: "...recommend approval to the Plan Commission for replacement of the grass in front of the gymnasium on the south side of the entry sidewalk with pavers as similar as possible to the ones on the north side of the walkway." (full minutes attached in packet).

Google Map Street View 2024





Recommendation:

If the Plan Commission is inclined toward an approval in this matter, the Planner recommends the following conditions be applied:

- 1) The existing foundation landscape plantings/planting areas on the east side of this building be retained.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W63 N641 Washington Ave.

APPLICANT/BUSINESS NAME: City of Cedarburg

APPLICANT/BUSINESS ADDRESS: W63 N645 Washington Ave.

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

PHONE: 262-375-7600 EMAIL: _____

PROPERTY OWNER (IF DIFFERENT): _____

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: Site plan amendment to remove grass in front of John Ambrose Community Gym and replace w/ concrete or similar.

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

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

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

PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 2-6-26

FOR CITY STAFF USE ONLY

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

APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: 3-2-26

ATTACHMENTS (CHECK IF RECEIVED):

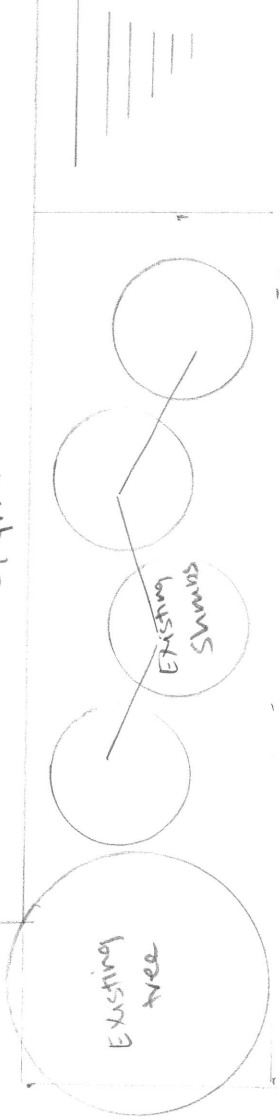
- ☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-107-04-01-000

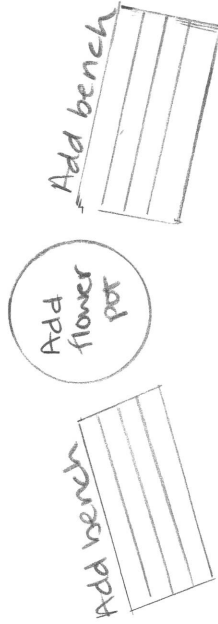
ZONING: B-3 (HPO) ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____



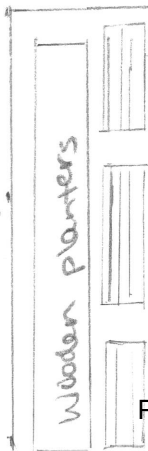
Gym



Driveway



Remove red granite, make concrete



Existing benches

Remove turf,
make concrete
to existing
concrete

Sidewalk





Landmarks Commission 2-12-26 - UNAPPROVED

w/ HPD Historic Preservation District Overlay. The applicant is shop owner Melissa Crook. The property owner is Bridge Mill Co. in c/o Ben Levy.

The proposed projecting sign and wall sign for the front of the building will replace the existing signs. The new round signs will be white with black lettering. There is currently not a sign on the back of the building, the applicant is requesting that one be approved that is identical to the sign in front of the building. The building inspector stated that all proposed signage meets code.

Commissioner Krimmel made a motion that the signage be approved as proposed. Commissioner Yip seconded the motion. Motion carried without a negative vote. Commissioners Pape and Puro excused.

B. Review, discussion, and possible action/recommendation to the Plan Commission for Site Plan Amendment approval. Applicant/property owner, City of Cedarburg, seeks to remove the patch of grass in front of the John Armbruster Community Gymnasium and replace it with concrete or similar material. This B-3 Central Business District w/ HPD Historic Preservation Overlay zoned property is located at W63 N641 Washington Avenue.

City Administrator Mikko Hilvo represented the city in this request. He stated that the city is interested in sprucing up the front façade of the gymnasium. The grassy area to the south of the entry sidewalk has been reseeded a number of times, but is walked on so much that it isn't staying nice. The proposal is that the area be surfaced, then some large pots with flowers and some benches will soften the area. The city can also place one of the temporary directional signs in that area. On the north side of the entry sidewalk there are brick pavers that LaRosa Landscape Company installed years ago. Those particular pavers are no longer available.

Commissioners were not in favor of a plain concrete slab. They would like to see consistency between the north side and the south side. Concrete with a stamped pattern was discussed, but Commissioners concluded that pavers may be a better option because if one is damaged it can be replaced. The pavers should look as similar as possible to the pavers on the north side or, ideally, both sides of the walk be paved with the same material. Chairperson Kubala asked that the City think in terms of longevity. What will last longer and is easier to repair? The walkway to the Interurban Bridge has some chipped pavers, they can be individually replaced. Commissioners acknowledged that we should ask of the City the same that we would ask of a private property owner.

Commissioner Krimmel made a motion to recommend approval to the Plan Commission for replacement of the grass in front of the gymnasium on the south side of the entry sidewalk with pavers as similar as possible to the ones on the north side of the walkway. Commissioner Yip seconded the motion. Motion carried without a negative vote. Commissioners Pape and Puro excused.

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date: March 2, 2026

General Information:

Agenda Item: 7.G.

Applicant:

City of Cedarburg

Property Owner:

N/A

Requested Action:

Recommendation to Common Council of Zoning Code Amendment adding "Banks, savings and loan associations, credit unions, and other financial institutions (with or without drive-through facilities)" to the list of Conditional Uses that may be considered for approval in the M-3 Business Park Zoning District.

Discussion:

See DRAFT Ordinance below.

Recommendation:

If the Plan Commission supports this change, a favorable recommendation to the Common Council would be appropriate at this time.

ORDINANCE NO. 2026-__

ORDINANCE TO AMEND SECTION 13-1-61(d) as forth in Title 13, Chapter 1, Article C of THE MUNICIPAL CODE OF THE CITY OF CEDARBURG by adding "Banks, savings and loan associations, credit unions, and other financial institutions (with or without drive-through facilities)" to the list of Conditional Uses that may be considered for approval in the M-3 Business Park Zoning District"; and

WHEREAS, the City of Cedarburg Plan Commission did, on March 2, 2026, review, discuss, and favorably recommend this Code amendment to the Common Council; and

WHEREAS, the City of Cedarburg Common Council did, on _____, conduct a public hearing on this matter;

NOW, THEREFORE, the City Council of the City of Cedarburg, Ozaukee County, Wisconsin does ordain as follows:

SECTION I

SECTION 13-1-61(d) as forth in Title 13, Chapter 1, Article C of THE MUNICIPAL CODE OF THE CITY OF CEDARBURG is hereby amended to include the use “Banks, savings and loan associations, credit unions, and other financial institutions (with or without drive-through facilities)” as a conditional use that may be considered for approval in the M-3 Business Park Zoning District.

SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed;

SECTION III

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

SECTION IV

This Ordinance shall take effect upon passage and publication as approved by law, and the City Clerk shall so amend the Code of Ordinances of the City of Cedarburg and shall indicate the date and number of this amending Ordinance therein.

Passed and adopted this ____ day of _____, 2026 by the City of Cedarburg Common Council.

APPROVED:

City of Cedarburg Mayor, Patricia Thome

COUNTERSIGNED:

City Clerk, Jessica Campolo

APPROVED AS TO FORM:

City Attorney Michael Herbrand _____