



CITY OF CEDARBURG
A JOINT MEETING OF THE COMMON COUNCIL & PLAN COMMISSION
MONDAY, JUNE 15, 2026 – 7:00 PM

A joint meeting of the Common Council and Plan Commission of the City of Cedarburg, Wisconsin, will be held on Monday, June 15, 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. Common Council: Mayor Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Andrew Mammen, Amanda Didier, Robert Simpson, Kristian Lindo, Mark Mueller

Plan Commission: Mayor Patricia Thome, Council Member James Fitzpatrick, Vice Chairman Jack Arnett, Sig Strautmanis, Sherry Bublitz, Jon Scholz, James Hayes

3. MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

5. STATEMENT OF PUBLIC NOTICE

6. COMMENTS AND SUGGESTIONS FROM CITIZENS

Comments from citizens on a listed agenda item will be taken when the item is addressed by the Council and 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 Council or 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 Common Council and Plan Commission.

7. NEW BUSINESS

A. Review, discussion, and consultative feedback to applicant Neumann Developments, Inc. regarding a concept subdivision plat for single-family residential development of 214 acres of land located at the north-west corner of Hwy. 60 and Sheboygan Road (C.T.H I). This property is presently owned by Airport View LLC and Covered Bridge Fields LLC.

8. ADJOURNMENT

Individual members of various boards, committees, or commissions may attend the above meeting. It is possible that such attendance may constitute a meeting of a City board, committee, or commission pursuant to State ex. rel. Badke v.

Greendale Village Board, 173 Wis. 2d 553, 494 NW 2d 408 (1993). This notice does not authorize attendance at either the above meeting or the Badke Meeting but is given solely to comply with the notice requirements of the open meeting law.

** Citizen comments should be primarily one-way, from citizen to the Council. Each citizen who wishes to speak shall be accorded one opportunity at the beginning of the meeting. Comments should be kept brief. If the comment expressed concerns a matter of public policy, response from the Council will be limited to seeking information or acknowledging that the citizen has been understood. It is out of order for anyone to debate with a citizen addressing the Council or for the Council to take action on a matter of public policy. The Council may direct that the concern be placed on a future agenda. Citizens will be asked to state their name and address for the record and to speak from the lectern for the purposes of recording their comments.

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

PLANNERS REPORT

To: City of Cedarburg Common Council
and Plan Commission

By: Mary Censky
Date Prepared: June 15, 2026

General Information:

Agenda Item: 7.A.

Applicant: Neumann Developments Inc. in c/o
Bryan Lindgren

Property Owner: Covered Bridge Fields, Inc. and
Airport View LLC in c/o Kurt Petrie

Request: Review, discussion and nonbinding,
consultative feedback to applicant
regarding concept single-family
residential subdivision site plan.

Current Zoning: Part Town of Cedarburg.
Part Rs-1 Single-Family Residential
(Temporary).

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

Background:

Neumann Developments has been presenting preliminary subdivision plans for residential development of this land since at least early 2024. Since at least early 2024, the Wirth family (ref SGA 11 located at the southeast corner of this same intersection) had also been actively preliminary preliminary plans for high density residential development of their 17-acre site close-by. By early/mid 2025, after multiple concept reviews/discussion and public meetings, the Plan Commission and Common Council were unwilling to support either or both of those project concepts as there were too many unanswered questions, taken in a comprehensive view, about such things as traffic/transportation impacts, school district impacts, housing supply and projected demand/desired growth rate,...

Instead, in mid/late 2024, the City decided to initiate its compulsory update to the Smart-Growth Comprehensive Land Use Plan-2025. It was understood that this process would bring some analysis and answers to these questions about development impacts and projected/desired residential growth in the City.

In October, 2025, the Plan Commission and Common Council approved/adopted updates to [“Introduction”, “Chapter 2 – Housing”, “Chapter 3 – Transportation”, “Chapter 4 – Utilities and Community Facilities”, and “Chapter 8 – Land Use”](#). These chapters include Appendix

In November, 2025, this applicant applied for concept subdivision plat 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.

On 3-2-26 the applicant presented a modified version of the 1-20-26 Concept Plat to the Plan Commission. The Plan Commission minutes in response to that concept are attached in the packet.

Since the 3-2-26 Plan Commission meeting, the applicant has presented a number of concept alternatives to staff for review, discussion and feedback. This most recent option (dated 5/11/26) is their latest effort to satisfy most of this feedback.

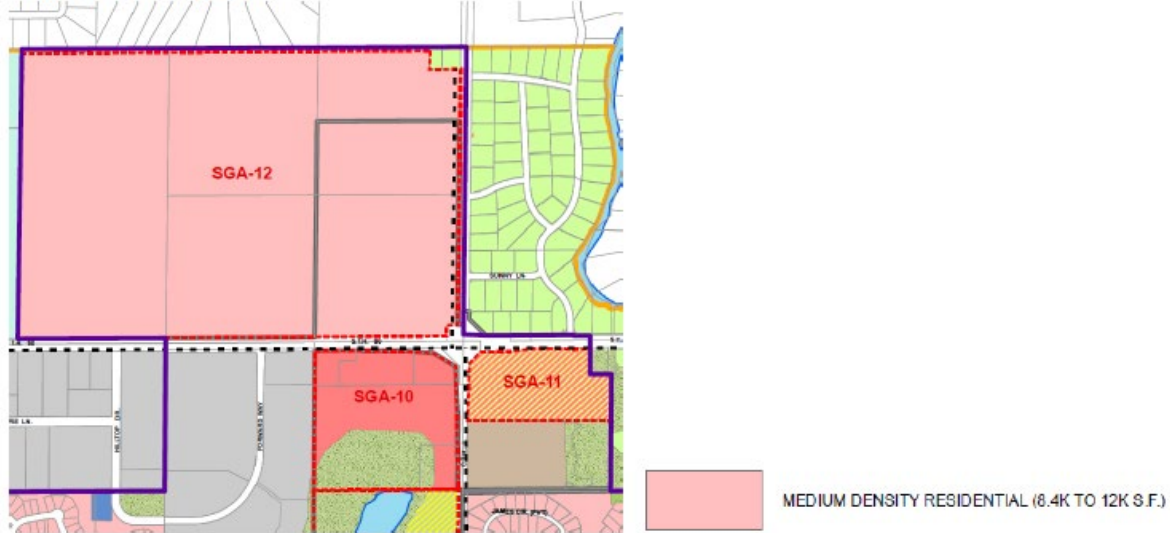
Discussion:

Below is an excerpt of the recently updated Chapter 8 – Land Use portion of the City’s Comprehensive Plan pertaining to this SGA 12 uniquely/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 and Common Council are requested to provide discussion and feedback as to the revised design(s), density, lot sizes, and prospective permanent rezoning within the latest plan. Discussion about phasing, projected demand/desired growth rate, annexation, and similar related topics are encouraged as well.

Fifty-six acres of this site (in the southeast corner, directly at the intersection) are currently located in the City. This 56-acres is currently zoned Rs-1 Single-Family Residential/Temporary (i.e., minimum lot size 20,000 sq. ft.). The balance of the land (i.e., 158 acres) has not been annexed to the City yet. This 158 acres is located on the City side of the Town/City Boundary Agreement (see Appendix “D” at bottom of Chapter 8 Land Use).

As seen in the language of the SGA 12 excerpt above, the updated Comprehensive Plan land use intention for this site is Medium Density Residential (i.e., 8,400 to 12,000 sq. ft. per lot) at densities not to exceed 3.6 units/net buildable acre for Rs-3 target zoning (i.e. minimum lot size = 12,000 sq. ft.); 4.4 units per net buildable acre for Rs-4 target zoning (i.e., minimum lot size = 10,000 sq. ft.); 8.7 units/net buildable acre for Rd-1 target zoning (i.e., minimum lot size = 6,000 sq. ft.).

- The overall density proposed in the plan at this time is 1.91 units/net buildable acre.
- The average lot size proposed in the plan at this time is 12,386 sq. ft.
- All units in the current plan are proposed to be single family detached.

- Within the City's existing municipal boundary, there are still open lands available for development in this northside area with ready access to existing municipal serves (ref Chapter 8 – Land Use , [SGA's 6, 8, 9, and 11 for instance]).
- The City's targeted annual growth rate has been set at 1-1.6% (ref Chapter 2 – Housing). Based on a current population estimate of 13,000 in 2025, new dwelling units needed would be ~70 per year to maintain a growth rate of ~1.25%.

Recommendation:

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



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: Approx. 214 acres north of Hwy 60 + west of Hwy I

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

DESCRIBE REQUEST: Review + receive feedback on residential development concept for SGA 12 area

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: [Signature] DATE: 5-27-26

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 100.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 5-28-2026

APPLICATION AND FEE RECEIVED BY: I.S. PLAN COMMISSION MEETING DATE: 6-18-2026

ATTACHMENTS (CHECK IF RECEIVED):

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 03-015-09-000.00, 03-015-14-000.00, 03-015-15-000.00, 13-015-13-002.00, 13-015-16-002.00

ZONING: TBD ALDERMANIC DISTRICT: TBD PREVIOUS MEETING: N/A



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

LOT CHARACTERISTICS

- The Residences**
 - Lot Size = 10,200 sf
 - Lot Width = 85 feet
 - Setbacks:
 - Min. Road = 25'
 - Side Offset = 10'
 - Rear Offset = 25'
- The Villas**
 - Lot Size = 9,000 sf
 - Lot Width = 75 feet
 - Setbacks:
 - Min. Road = 25'
 - Side Offset = 7.5'
 - Rear Offset = 25'
- The Estates**
 - Lot Size = 12,000 sf
 - Lot Width = 95 feet
 - Setbacks:
 - Min. Road = 25'
 - Side Offset = 10'
 - Rear Offset = 25'

SITE DATA TABLE

- Proposed Development**
- **Single-Family Lots** **394 lots**
 - The Residences 126 lots (32%)
 - The Villas 150 lots (38%)
 - The Estates 118 lots (30%)
 - **Average Lot Size = 12,386 sf**
- Gross Area = 214.34 ac
 - Lot A: Existing Storage Building = - 1.9 ac
 - Sub-Total = 212.44 ac
 - Wetlands = - 6.54 ac
 - Net Area = 205.90 ac
 - Net Density = 394/205.9 = 1.91 un/ac
- Open Space (Outlot) = 67.24 acres (31.65%)

Public Road Length = 22,700 lf
(57.6 lf/unit)

GLENCOE DR

Town of Cedarburg

COVERED BRIDGE RD

Existing Building
Lot A
(1.9 ac)

S.T.H. 60

HILLTOP DR

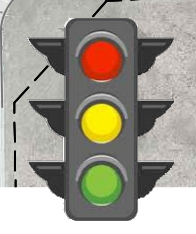
FORWARD WAY

C.T.H. 1

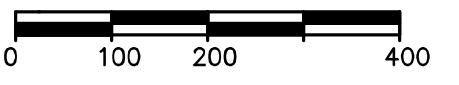
SUNNY LN



Protected Pedestrian Crossing
at Signalized Intersection



NORTH



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

DATE: 5/11/2026

CONCEPT PLAN Covered Bridge

City of Cedarburg, Wisconsin



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

CONCEPT PLAN "COVERED BRIDGE"
STH 60, Cedarburg, Wisconsin



Open Spaces

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

Open Spaces

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

Active Amenity Area (5 acres)

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



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

East Park
- Playground
- Benches

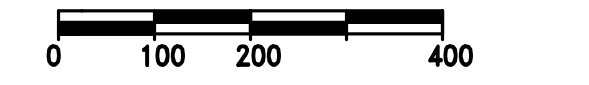
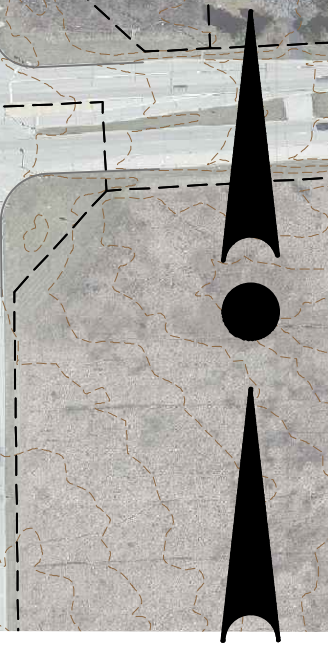
Central Park
- Playground
- Benches

West Park
- Playground
- Benches

Mowed Play Field

Community Orchard
- Fruit Trees
- Mowed Path

Existing Building
LOTA
(1.9 acres)



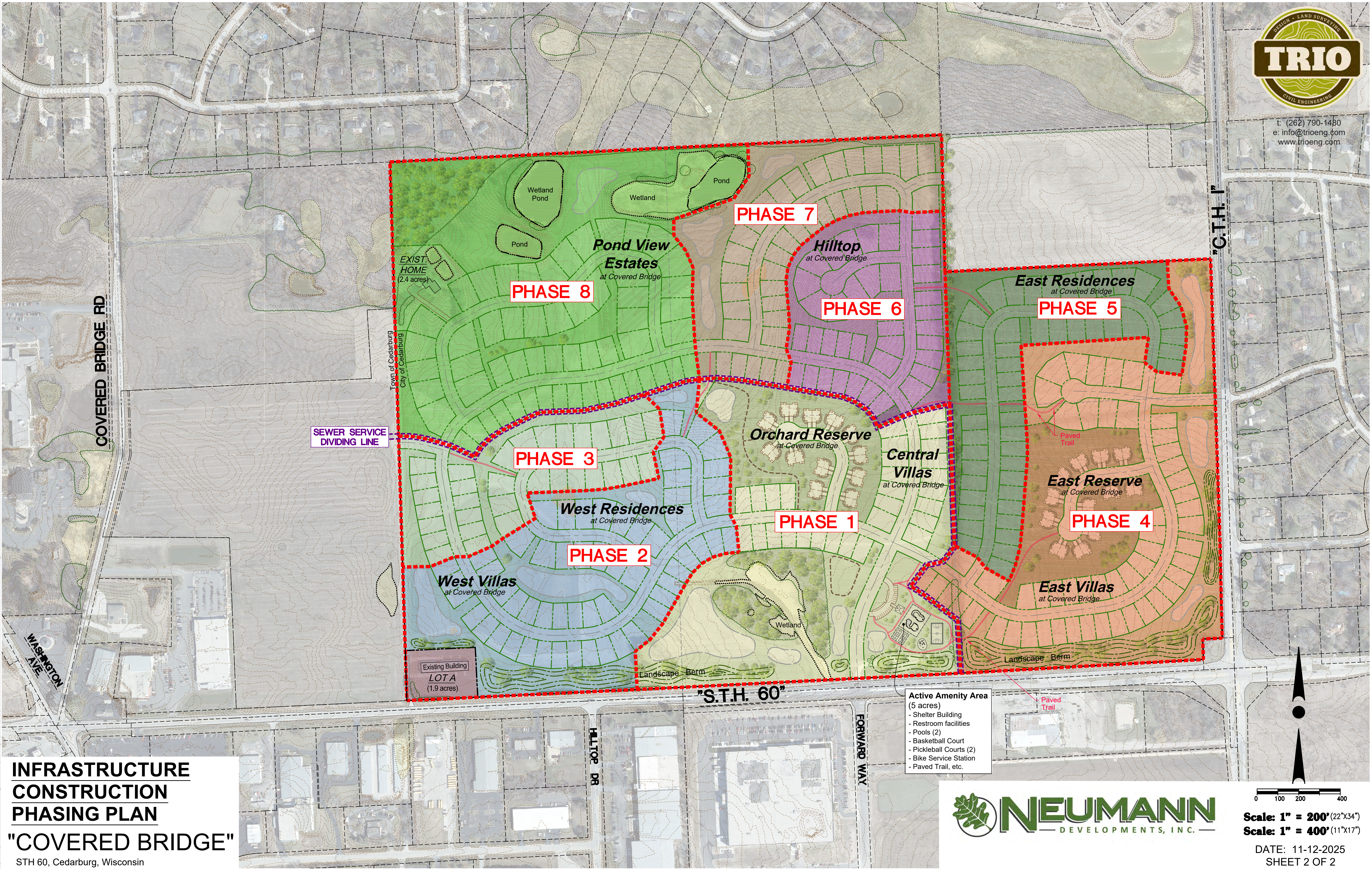
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Scale: 1" = 400' (11"x17")

DATE: 11-12-2025
SHEET 1 OF 2





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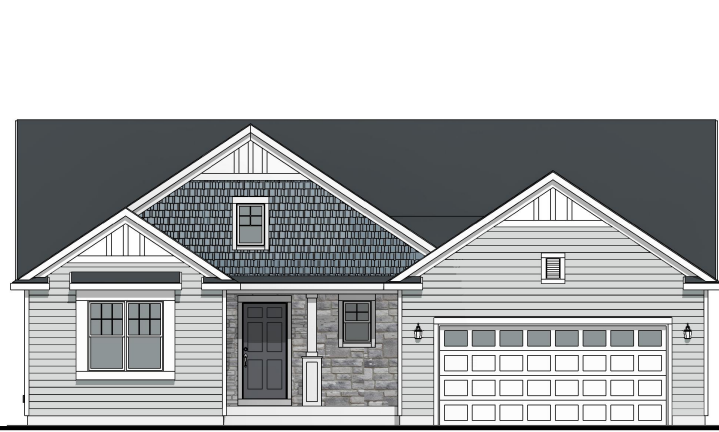


**INFRASTRUCTURE
CONSTRUCTION
PHASING PLAN
"COVERED BRIDGE"**
STH 60, Cedarburg, Wisconsin

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



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DATE: 11-12-2025
SHEET 2 OF 2



Wingra - English Cottage



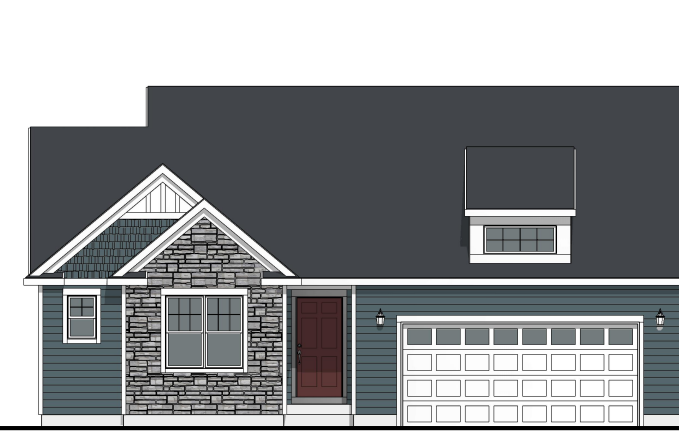
Bridgeport - English Cottage



Charleston - Country Cottage



Catalina - Craftsman



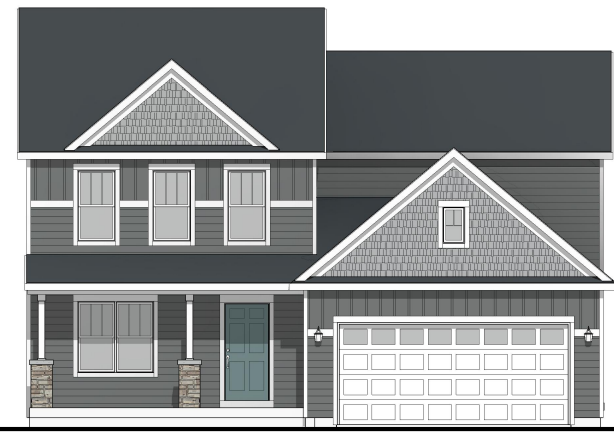
McKinley - English Cottage



Atwater - English Cottage



Windsor - Prairie



Hudson - Country Cottage



Siena - English Cottage



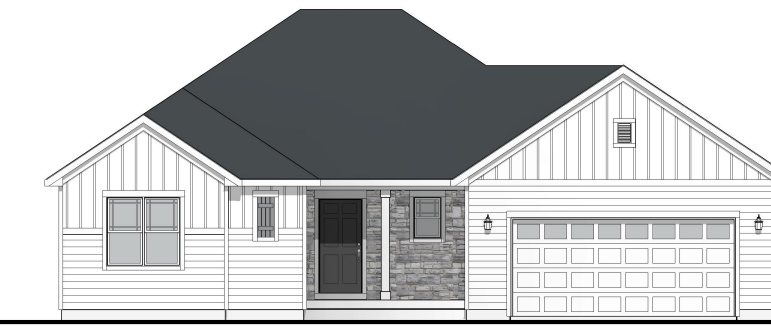
Dover - English Cottage



Charleston - English Cottage



Atwater - Craftsman



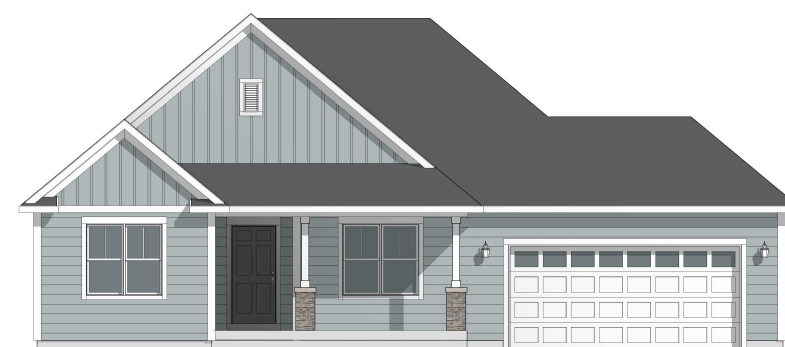
Drake - Prairie



Catalina - English Cottage



Sheridan - English Cottage



Adrian - English Cottage



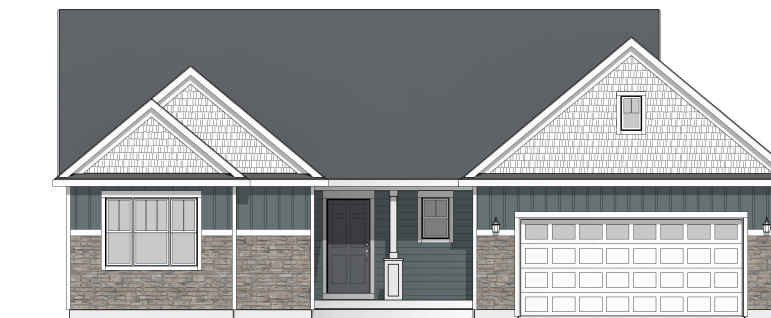
Catalina - Country Cottage



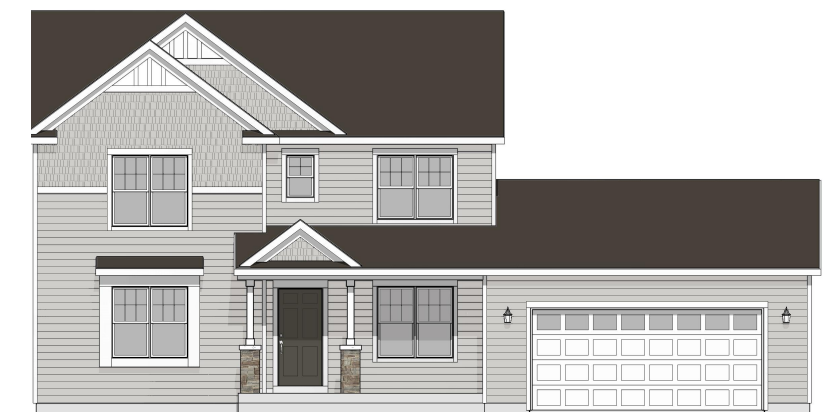
McKinley - Craftsman



Hudson - Prairie



Drake - Country Cottage



Bradford - English Cottage



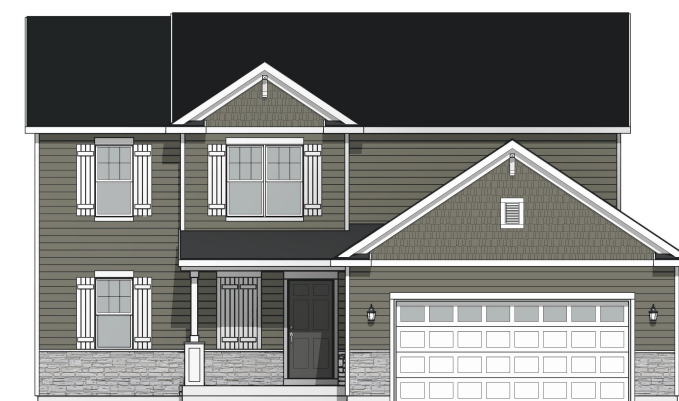
McKinley - Country Cottage



Atwater - Country Cottage



Drake - English Cottage



Sheridan - Craftsman



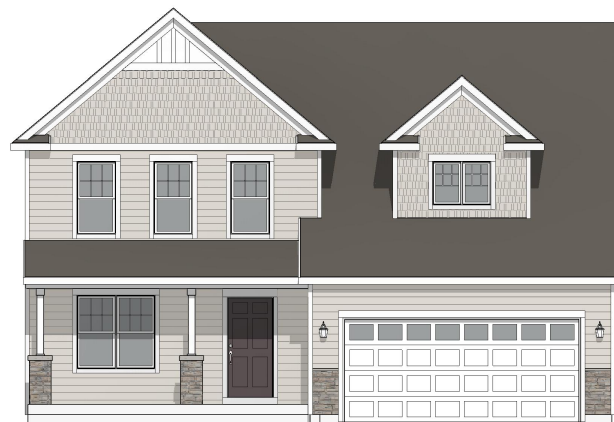
Siena - Country Cottage



Addison - Country Cottage



Charleston - Craftsman



Hudson - English Cottage



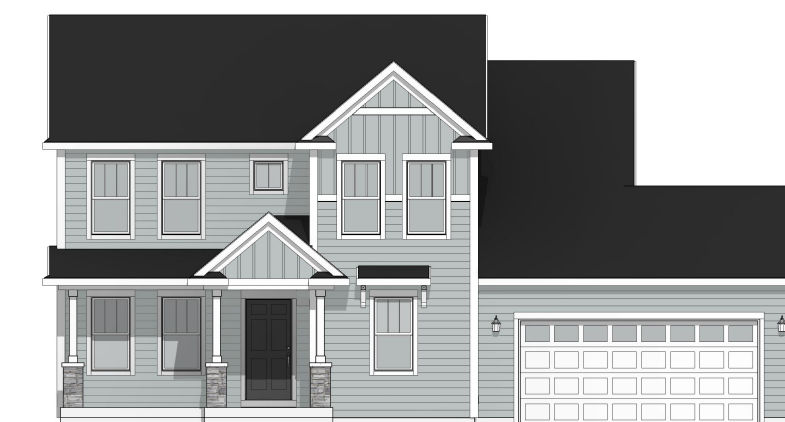
Adrian - Prairie



Bridgeport - Craftsman



Windsor - Craftsman



Catalina - Prairie



Coral - Country Cottage



Bradford - Prairie



Coral - English Cottage



Hudson - Craftsman



Wingra - Country Cottage



Bridgeport - Country Cottage



Adiran - Country Cottage



Addison - English Cottage



Dover - Craftsman



Bradford - Craftsman



Windsor - Country Cottage



Addison - Prairie



Siena - Craftsman



- 1) Applicant to secure a variance or alternate solution to exempt them from the 30-foot minimum public street frontage requirement before returning to the SARB and Plan Commission with a Certified Survey Map (CSM) in support of this project.
- 2) Applicant is on notice that the existing and proposed new vacant lots meet the City's Code definition of an infill lot. Accordingly, any future plans to construct a home on these lot(s) will require review and approval by the Site and Architectural Review Board (SARB) and the Plan Commission prior to issuance of a building permit.
- 3) Applicant to satisfy the requirements of the various departments as set forth in their concept review/comments as follows:
 - The new garage/accessory structure shall be placed not less than 3-feet from the property line./Building Inspector
 - There is a pole line on the south side of N56 W5543 Sunnyside Lane that can serve electric to the north side of the new homes or possibly the east/west side depending on the orientation and location of the homes./Electric Utility.
 - Historically, the lot to the south has had flooding issues. I would require that any development in this area to prove that their development is causing the stormwater runoff to be no worse than the existing condition./City Engineer-Director of Public Works.
 - The developer would be expected to follow City specifications for the installation of the sanitary lateral. This would involve digging into a road that was reconstructed 2 years ago. We generally have a 5-year moratorium on excavating new streets, but this could be waived if deemed essential./City Engineer—Director of Public Works.
 - These lots would be subject to impact fees./City Engineer—Director of Public Works.
 - If these lots will be owned by separate owners, each lot will need its own water service from the water main in Sunnyside to include individual curbstops at the property line at Sunnyside. Clearly documented easements will be needed as well, since the utilities look to be crossing a couple lot lines./Water Department.

Motion carried without a negative vote.

- D. Review, discussion, and consultative feedback to the applicant and Plan Commission, Neumann Developments Inc. in c/o Bryan Lindgren, as to the conceptual site layout and preliminary architectural intentions related to their proposed development of ~214-acres/403 dwelling units located at the northwest corner of Hwy.60 and Hwy.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. Boulevards might be a nice way to create desirable entries and a hierarchy of streets. Utilizing different builders (vs a builder's finite book of plan choices) could help diversify home designs and be more reflective of Cedarburg. Commissioner Arnett expressed a desire for the community to be interconnected with the trails along Highway 60. Additionally, this development is almost completely single-family residential, which aligns with the public's preferences as heard during recent Comprehensive Plan update meetings.

ACTION:

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

6. ADJOURNMENT

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

Theresa Hanaman
Administrative Assistant
[MIN_SIGNATURES]

LOT CHARACTERISTICS

THE RESIDENCES

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

- Lot Size = 8,400 sf
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THE RESERVE (Condominium)

- Setbacks:
 - Min. Road = 25'
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- (20' between buildings)
- Rear Offset = 25'

THE ESTATES

- Lot Size = 15,000 sf
- Lot Width = 100 feet
- Setbacks:
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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

CONCEPT PLAN "COVERED BRIDGE"
STH 60, Cedarburg, Wisconsin



Open Spaces

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

Open Spaces

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

Active Amenity Area (5 acres)

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



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

East Park
- Playground
- Benches

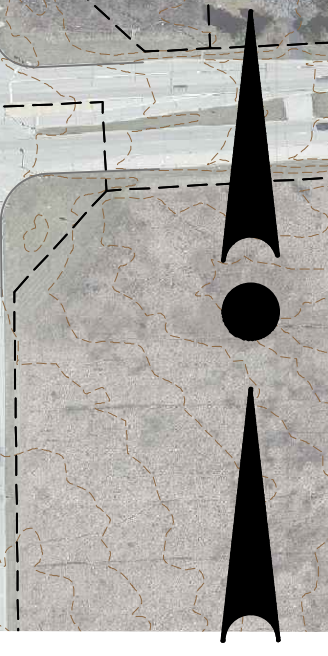
Central Park
- Playground
- Benches

West Park
- Playground
- Benches

Mowed Play Field

Community Orchard
- Fruit Trees
- Mowed Path

Existing Building
LOT A
(1.9 acres)



0 100 200 400

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

DATE: 11-12-2025
SHEET 1 OF 2



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

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

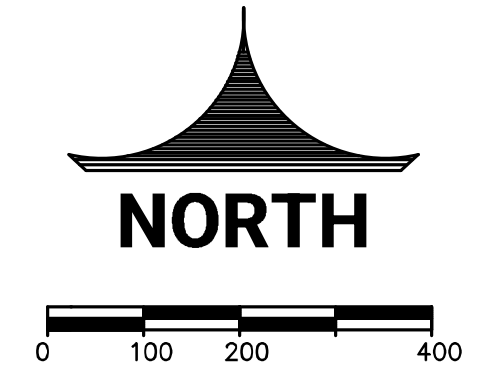
- A. Community Building - neighborhood anchor
- B. Central Park - central gathering space
- C. Splash pad & pool - for a vibrant neighborhood
- D. Playgrounds (x3) - destination points throughout
- E. Pickleball & Sport Courts - active amenities
- F. Play Fields - intentional open spaces
- G. Community 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 reimaged
 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

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.



**CITY OF CEDARBURG
Plan Commission
March 2, 2026
Minutes**

1. CALL TO ORDER

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

2. ROLL CALL

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

Also, present — City Administrator Mikko Hilvo, City Planner Mary Censky, and Deputy Clerk Theresa Hanaman.

3. STATEMENT OF PUBLIC NOTICE

Deputy Clerk 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. February 2, 2026

Council Member Jim Fitzpatrick moved to approve the minutes from February 2, 2026, seconded by Commissioner Strautmanis. The motion passed unanimously.

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

Terry King W63 N762 Sheboygan Road

Mr. King reported that he could not find the agenda posting on the City's website. The Deputy Clerk and Administrator were able to confirm that it was indeed there on the website. The proper tabs to look under have recently been updated.

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.*

The public hearing was declared open at 7:03 PM by Mayor Thome.

Planner Censky reported that the applicant is requesting approval of a Conditional Use Permit for teaching kitchen and small-scale commercial kitchen uses (i.e., Happy Place Cooking Space).

With no one else wishing to speak, a motion was made by Council member Fitzpatrick, seconded by Commissioner Scholz, to close the public hearing at 7:12 pm. The motion passed on a unanimous roll call vote.

ACTION:

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

- 1) Full execution and recording of the CUP document, as presented/attached, within 30 days of Plan Commission approval.
- 2) The applicant agrees to abide by all the conditions as set forth in the DRAFT Conditional Use Permit document which was included in the packet for this meeting and discussed/approved by the Plan Commission.

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.*

Planner Censky reported that the applicant is requesting a favorable recommendation from the Plan Commission to the Common Council to approve lot line adjustment by Certified Survey Map (CSM). 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 by ~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.

ACTION:

A motion was made by Council Member Fitzpatrick, seconded by Commissioner Hayes to make a favorable recommendation to the Common Council to approve this lot line adjustment by Certified Survey Map (CSM) as presented, and to include the following conditions as recommended by the Planner:

- 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.

The motion passed unanimously.

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.

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, and the plan includes 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 with the Rs-6 standards.

- Statutory context: Wisconsin statutes require municipalities to allow replacement/restoration of legal nonconforming structures destroyed by calamity.
- Local code requires replacement to meet district standards "insofar as practicable."
- Substandard lot rules typically require Board of Appeals variance if a lot doesn't meet minimums; staff notes the Plan Commission may make an interpretation the more specific code for nonconforming structure replacement will govern over the less specific lot size constraint (Commission may seek legal opinion if desired).

ACTION:

Commissioner Arnett made a motion, seconded by Council Member Fitzpatrick for approval of the site and house plans as replacement of a previously existing, legal-nonconforming home on the property located at N45 W5665 Spring Street and to include the following conditions as recommended by the Planner:

- 1) Prior to issuance of a Building Permit, the 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 has determined 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.

The motion passed unanimously.

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.

Planner Censky reported the applicant presents a revised draft of covenants and restrictions applicable to their proposed new Quarry Park Subdivision. Their draft contains 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 (SARB) considered this draft and recommended approval (including as to Planner mark-ups) to the Plan Commission, subject to the following conditions:

1. Applicant to incorporate the Planner's markup.
2. Referral to the Council amending the recent code change proposal to allow 8-foot garage doors, replacing the current recommended maximum of 7 feet.
3. House plan and location review process for this new neighborhood calls for review and approval by SARB prior to issuance of a building permit. An appeal to a SARB decision as to these house plans may be made to Plan Commission.

Commissioners expressed an appreciation that the proposed covenants call for garage layouts that minimize street dominance, such as side loading and recessed drives.

ACTION:

Commissioner Strautmanis made a motion, seconded by Council Member Fitzpatrick, to approve 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, as presented, subject to the conditions listed above. The motion passed unanimously.

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 owner of the property is Covered Bridge Fields, Inc.

Planner Censky reported that Neumann Developments has shared multiple iterations of their concept plans:

- October 2025 Concept: Approximately 402 units, incorporating principally single-family detached residential with a small number of ranch-style duplex condominiums
- January 2026 Concept: Approximately 499 units, adding town homes, duplexes, and town four-plex condos.
- February 2026, Concept: Approximately 481 units, with expanded green space and a central park. The housing mix has shifted: expanding on the townhome duplexes and adding town four-plex condos.

- Duplexes and four-plex condos now comprise about 30% of the plan, up from approximately 12% originally. The applicant states this is necessary due to the many amenities asked for and the neotraditional design asked for.

In the context of the Comprehensive Plan, medium density is defined by a lot size range of 8,400–12,000 sq ft. Zoning density targets vary by district (for example, RS 5 allows up to 5.2 dwelling units per acre; RS 4 allows 4.4; RS 3 allows 3.6 dwelling units per acre). Four-unit buildings may require a Comprehensive Plan amendment as that use doesn't align with the comporting zoning districts.

- The applicant emphasizes amenities, walkability, and green space (approx. 70 acres preserved), including \$4M for neighborhood features like a pool, pickleball courts, trails, playground, and community building.
- The development is planned in approximately 8 phases, aiming for community growth of 50–75 homes per year, aligning with city growth goals of 1–1.6%.
- Access will initially focus on Forward Way, with signalization expected pending a WisDOT traffic study.
- Harbor Homes will be the primary builder, with expanded product lines and design lessons learned from previous projects like Fairway Village.

Commission Feedback included:

- Density too high (esp. multifamily near Hwy 60 entry); Council may be unlikely to approve at the current mix.
- Concerns were raised about the road network, specifically regarding limited western access near the airport hangar and traffic queuing near Highway 60.
- Rebalance between villas and residences/estate lots.
- Remove four plex/multifamily, increase estate/residence lots; retain some villas near Hwy 60 but reduce share.
- Architecture & variety: Concern with single builder—prefer multiple builders or demonstrably broader portfolio for more appropriate architectural outcomes and neighborhood diversity.
- Street hierarchy: Improve road network clarity; consider a more direct connection from Lilac Lane to Central Park; enhance wayfinding. Stub to the west is too close to Hwy 60.
- Hwy 60 edge: Avoid long berms; pull homes back; use deciduous buffers; front a more attractive streetscape; alley loading for denser blocks is favored.
- Tree preservation: Retain existing trees.
- Phasing & growth cap: Keep within City growth goals; consider how this impacts supply for the entire City over many years.

- Traffic & access: Firm up WisDOT traffic study and signalization plan; evaluate Five Corners impacts.
- Applicant to revise the concept per feedback:
 - o Lower density, reduce multifamily (remove 4 plex)
 - o Increase estate/residence proportion
 - o Improve street hierarchy, Hwy 60 frontage treatments, and tree preservation
 - o Address builder diversity/architecture strategy
- Return to SARB and Plan Commission before filing a Preliminary Plat; pursue WisDOT traffic study; begin pre-annexation agreement discussions contingent on concept alignment.

Public Comment

Terry King W63 N 762 Sheboygan Road

Mr. King is concerned about the development's density & safety concerns near Hwy 60; desire for safe crossings; caution about how traffic will impact Five Corners & the historic district.

Paul Rushing W62 N799 Sheboygan Road

Paul's preference is for lower density, larger lots, better frontage treatment (trees vs berms), and greater architectural variation.

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.

Planner Censky reported on the revised concept plans for a single-family residential development, including 7 lots on a private cul-de-sac; 26' pavement with rolled curbs; and 5' sidewalks. She noted there is an Alt Plan that also includes a 5' tree lawn (terrace) behind the curb and requires tree plantings (street terrace and rear lot line) to blend with the neighborhood context. The rear setbacks are 20–25' depending on terrace inclusion, with the FAR capped at 0.36 (houses drawn at code max for planning).

Commissioner Hayes noted stormwater swales are feasible within 20' rear setback; flow goes through the rear yards to the cul-de-sac per grades; snow storage would need to be managed (likely by periodic removal).

Commissioners' discussion points were:

- The plan shows significant improvement and generally aligns with RS 5 standards.
- Support is given for Planned Unit Development (PUD) waivers regarding lot sizes to avoid awkward lot line "jogs" for technical compliance.
- A 5-foot tree lawn and a 5-foot sidewalk are preferred, along with the inclusion of compulsory trees along the street and at the rear.
- A 20-foot rear setback is acceptable when necessary to accommodate the front tree terrace.

- The Floor Area Ratio (FAR) should be no greater than 0.36, noting that square footages of garages, sheds, enclosed porches, and similar... are all included in the total FAR calculation.
- Applicant should consider allowing some one-story homes, a mix that would reflect the surrounding context, balancing this with FAR and footprint layouts.
- A private street is acceptable, provided there is a drainage and snow management plan included in the preliminary engineering.

Public Comments

Doug Baade W59 N377 Hilbert Avenue

Mr. Baade expressed concerns about the scale of the development in relation to existing homes, which are typically 1,100 to 1,200 square feet. They prefer smaller, lower-profile homes and appreciate the Commissioners' thought process.

Paul Rushing W62 N799 Sheboygan Road

Mr. Rushing says the development does not reflect the historic character of the neighborhood. The layout disrupts the aesthetic of interconnected small homes. The new entry street is poorly positioned, and the existing cul-de-sac could be redesigned for better firetruck access and a more welcoming space. He urges the Commission to deny the current plan and consider a proposal that he drew-up for eight homes instead.

Feedback includes:

- Move forward with the Preliminary Plat, incorporating the following:
 - Tree lawn and compulsory plantings
 - FAR limited to 0.36 (with garages, porches, sheds...all included within the FAR)
 - PUD exceptions for lot sizes and the case regarding 44-foot width on one lot
 - Stormwater and snow management design subject to City Engineer approval
 - Encourage a mix of one-story homes to improve contextual fit.

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.

City Administrator Hilvo reported on February 12, 2026, 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."

He stated the DPW has some maintenance concerns.

Commissioner Strautmanis noted that stamped concrete can be slippery and may not visually match the surrounding area. Commissioner Scholz pointed out that using pavers

requires a proper base, such as a mud slab, to prevent heaving. Commissioner Hayes mentioned that a good-quality paver is preferable to stamped concrete. He remarked that the current red paver does not fit the "front yard" aesthetic and suggested considering options that align with the desired long term look for this key downtown site. Commissioner Arnett highlighted the importance of durability, especially since the area serves as a polling location. The Mayor expressed concerns about mixing different materials. She understands budgetary constraints.

ACTION:

Commissioner Arnett made a motion, seconded by Commissioner Scholz, to approve the site plan amendment to replace a small, existing patch of grass in front of the John R. Armbruster Community Gymnasium with a hard surface; retaining the existing foundation landscaping along the front of the building and directing staff to obtain bids for both pavers (preferred match); coordinate with Landmarks; and forward to Common Council for funding. The motion passed unanimously.

- 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.*

ACTION:

Commissioner Arnett made a motion, seconded by Commissioner Scholz, to recommend 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. The motion passed unanimously.

8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Commissioner Arnett mentioned that the Ozaukee County Board publicly commended City staff (Mary, Theresa) and the Plan Commission for collaborative work as related to Lasata CBRF.

9. MAYOR'S ANNOUNCEMENTS

None

10. ADJOURNMENT

Commissioner Arnett made a motion, seconded by Council member Fitzpatrick to adjourn the meeting at 9:46 p.m. The motion passed unanimously.

Theresa Hanaman
Deputy Clerk

Neumann/Covered Bridge Site 2024 Aerial Map View

