



**CITY OF CEDARBURG
A MEETING OF THE SITE AND ARCHITECTURAL REVIEW BOARD
TUESDAY, JULY 21, 2026 – 8:30 AM**

A meeting of the Site and Architectural Review Board, City of Cedarburg, Wisconsin, will be held on Tuesday, July 21, 2026 at 8:30 AM. The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
 - A. Chairman Architect Adam Voltz, Plan Commission Co-Chairman Jack Arnett, Council Member Melissa Bitter, Architect Peter Damsgaard, Architect Paul Rushing
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
 - A. June 23, 2026
5. REGULAR BUSINESS; AND ACTION THEREON
 - A. Applicant/property owners Ryan and Lindsay Flasch, in c/o Perthel Homes, Inc. as contractor, request infill house plan approval including acceptance of double driveway/curb cuts. They propose to raze/replace the existing principal residence/dwelling at N50 W 7312 Western Road with a new home. This .59-acre site is zoned Rs-3 Single Family Residential.
6. COMMENTS AND ANNOUNCEMENTS BY SITE AND ARCHITECTURAL REVIEW BOARD MEMBERS
7. CHAIRMAN'S ANNOUNCEMENTS
8. ADJOURNMENT

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information.

City of Cedarburg is committed to providing access, equal opportunity and reasonable accommodation for individuals with disabilities in employment, its

services, programs, and activities. To request reasonable accommodation, contact the Clerk's Office, (262) 375-7606, email: cityhall@cityofcedarburg.wi.gov.

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



CITY OF CEDARBURG
Site and Architectural Review Board
June 23, 2026 – 8:30a.m.
Minutes

1. CALL TO ORDER

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

2. ROLL CALL

Present: Chairperson Adam Voltz, Council Member Melissa Bitter, Plan Commissioner Jack Arnett, Architect Paul Rushing

Absent: Architect Peter Damsgaard

Also Present: City Planner Mary Censky, Administrative Assistant Ian Surface

3. STATEMENT OF PUBLIC NOTICE

Administrative Assistant Ian Surface confirmed that the Plan Commission's Agenda was posted and distributed in compliance with the Wisconsin Open Meetings Law.

4. APPROVAL OF MINUTES

A motion was made by Architect Paul Rushing, seconded by Chairperson Voltz to approve the meeting minutes from February 17, 2026. Architect Peter Damsgaard excused.

5. REGULAR BUSINESS; AND ACTION THEREON

A. APPLICANT/PROPERTY OWNER WILLIAM BAYER, IN CARE OF LUCILLE SELLS OF NORTH DRAWN DESIGN, REQUESTS RECOMMENDATIONS AND APPROVAL OF SIGNIFICANT ARCHITECTURAL MODIFICATIONS TO THE EXISTING HOME AND DETACHED ACCESSORY GARAGE LOCATED AT N57 W6784 CENTER ST.

City Planner Mary Censky explained that the proposal involves significant architectural modifications to the existing residence and detached accessory garage, including modifications to the roof forms and exterior appearance that require review under the Residential Design Guidelines of the City Code. The applicant presented plans intended to complement the existing architectural character of the home and surrounding Center Street neighborhood.

Board members generally expressed support for the proposal and complimented the applicant on the overall design and compatibility with the surrounding neighborhood. Discussion focused on maintaining architectural authenticity and consistency with the historic character of Center Street. Comments included the placement of trim details, the horizontal transition between siding materials, the design of the proposed porch skirting, and the use of shutters on the double dormer window. Board members suggested that the porch skirting should not be concrete, instead it should be designed in a manner consistent with certain other examples found throughout the neighborhood. They also recommended reconsideration of the shutters design, noting that they did not appear proportionate to the window configuration. Board members discussed alternative approaches, including eliminating the shutters or modifying the window and trim arrangement so the shutters match the window dimensions if they were to be closed.

A motion was made by Architect Paul Rushing, seconded by Chairman Voltz for a favorable recommendation to the Plan Commission, to approve the application subject to the following conditions:

- 1) Modification of the porch skirting design to be consistent with other nonconcrete examples (such as slat wood or similar) found within the Center Street neighborhood;
- 2) Elimination of the shutters on the double dormer window or placing a single window with shutters that would actually cover the entire window unit if they were to be closed.
- 3) Applicant to secure a building permit prior to the start of work on this project.

The motion carried unanimously. Architect Peter Damsgaard excused.

B. APPLICANT/PROPERTY OWNERS ROBERT AND BRIGITTE HENRY, IN CARE OF KATE SCHLEY OF COACH HOUSE HOMES, REQUESTS RECOMMENDATIONS AND APPROVAL OF SIGNIFICANT ARCHITECTURAL MODIFICATIONS TO THE EXISTING HOME AND DETACHED ACCESSORY GARAGE LOCATED AT W66 N541 MADISON AVENUE. THIS .32-ACRE PROPERTY IS ZONED RS-5 SINGLE-FAMILY RESIDENTIAL.

Planner Censky explained that the proposed addition adds more than 25% of the existing square footage to the existing home. She noted that the proposal includes an addition to the rear of the existing residence including living area and an attached garage. The existing detached garage will be razed/removed. The applicant has attempted to maintain the overall architectural character of the home with respect to materials and colors.

Board members discussed the proposed exterior materials, including the use of composite panels and batten board detailing. Discussion centered on maintaining better architectural compatibility with the existing structure and neighborhood character vs introducing the new batten style vertical elements. Additional comments were provided favoring removal of the decorative garage door hardware and potential alternative wall material/style design treatments such as a skirt board topped with shake instead of the board/batten.

A motion was made by Commissioner Arnett, seconded by Chairman Voltz for a favorable recommendation to the Plan Commission, to approve the application subject to the following planner's conditions:

- 1) Applicant to secure a building permit prior to the start of work on this project.
- 2) Applicant further examine/modify the proposed composite panel and batten board treatment, considering alternative design approaches that are more consistent with the existing home.
- 3) Applicant to modify or remove the proposed decorative garage door hardware.

The motion carried unanimously. Architect Peter Damsgaard excused.

C. IY2Q LLC, IN CARE OF AARON NAGEL OF KELLER, INC., FOR APPROVAL OF MODIFICATIONS TO THE EXISTING SITE AND BUILDING ARCHITECTURE LOCATED AT W61 N14250 TAUNTON AVENUE. THE 3.48-ACRE PROPERTY IS ZONED M-2 GENERAL MANUFACTURING DISTRICT.

Board members reviewed the proposed modifications. They discussed the overall appearance of the project and its compatibility with the existing building and surrounding industrial area. The Board generally expressed support for the proposed modifications and found the project to be consistent with the character and intent of the existing development. Comments focused on the architectural presentation and overall site appearance.

A motion was made by Architect Paul Rushing, seconded by Commissioner Arnett for a favorable recommendation to the Plan Commission, to approve the application subject to the following planner's conditions:

- 1) Applicant to provide a site landscaping plan and for review and approval by staff prior to issuance of a building permit.
- 2) 2) Applicant to provide an exterior lighting plan for review and approval by staff prior to issuance of a building permit. All light fixtures shall be of cutoff design. Any pole mounted fixtures may not be mounted at a height greater than the building height.
- 3) Applicant to provide a dumpster location and screening plan for review and approval by staff prior to issuance of a building permit.
- 4) Applicant to secure a building permit prior to the start of work on this project.
- 5) City Engineer review and approval of all grading, drainage, erosion control, stormwater management, and utility plans prior to issuance of a building permit.

The motion carried unanimously. Architect Peter Damsgaard excused.

D. Egan Gardner Development, in care of Zimmerman Architectural Studios, Inc., for site and architectural plan approval to develop and construct a 71,100-square-foot speculative warehouse/light industrial building on the vacant 5.9-acre lot located at N118 W6676 Forward Way. The property is zoned M-3 Business Park District and is currently owned by the City of Cedarburg. The proposal included review of the site plan, landscaping plan, exterior lighting plan, building elevations, parking layout, and related site improvements.

Board members reviewed the proposed development and generally expressed support for the project, noting that the use and building would be a positive addition to the City's Business Park. Discussion focused on the architectural appearance of the building, particularly the limited amount of glazing provided along the south elevation. Board members commented that additional windows could improve the visual appearance of the structure and create greater consistency with other recently approved industrial and

business park buildings. Additional discussion included landscaping, exterior lighting, parking, and maintaining architectural standards throughout the development. The applicant responded to questions regarding window placement, building materials, lighting fixtures, and site design.

A motion was made by Chairman Voltz, seconded by Commissioner Arnett for a favorable recommendation to the Plan Commission, to approve the application subject to the following planner's conditions:

- 1) Applicant to redesign for additional glazing be incorporated into the south elevation to improve architectural articulation and maintain consistency with other buildings within the Business Park.
- 2) The rear loading dock and extensive paved circulation area to the north shall not be used as a parking lot (with the exception of vehicles temporarily backed-up to dock doors).
- 3) Outside storage of materials, equipment, and supplies at this site is neither proposed nor permitted at this time.
- 4) Rooftop HVAC shall not extend higher than the height of the shortest parapet wall on the building. All HVAC shall be screened from the surrounding view.
- 5) Any signs to be placed at this site/building shall be subject to the requirements of the City Sign Code and the Declaration of Restrictions and Covenants for the Highway 60 Business Park. A Sign Permit is required prior to the placement of any signs at this site.
- 6) Exterior gutters and downspouts shall be permitted only along the side and rear of buildings.
- 7) The flip-up flood light fixtures on the north building wall should be replaced with a shielded fixture that can contain the cast of light to only the critical path of the docks while ensuring the luminaire itself is not visible to the surrounding view.
- 8) The two west-most driveways should be combined and enter in the middle of the south parking lot. This will allow the existing sidewalk with ramp on the northside of the street to remain in alignment with the ramp on the south side of the street while also addressing the City Engineers general concern about the number of driveways overall.
- 9) Prior to any occupancies in this building, the applicant agrees that the City Planner shall review and consider the scale and nature of each proposed use/tenancy and it's operating characteristics to determine if the use indeed

complies with the permissions of the M-3 Zoning District and the Declaration of Restrictions and Covenants for the Highway 60 Business Park. The City Planner shall also consider whether the site has sufficient parking to support the proposed use. If the City Planner determines that a proposed future use/tenancy does not appear to be a suitable fit for this building given the types of uses permitted in the M-3 Zoning District, the types of uses permitted under the Declaration of Restrictions and Covenants for the Highway 60 Business Park, and/or the parking limitations of the site, the applicant may request a final determination of suitability from the Plan Commission.

10) City Engineer review and approval of all final grading, drainage, utility, erosion control, and stormwater management plans prior to issuance of a building permit.

11) Applicant to satisfy the requirements of City Engineer, Fire Department, Utility and other departments as to, for instance, but not necessarily limited to (see review/comments below):

The motion carried unanimously. Architect Peter Damsgaard excused.

E. Reviewed the Ethics Code included in the Board members' meeting packets.

Board members acknowledged receipt and review of the document and expressed understanding of its contents.

6. COMMENTS AND ANNOUNCEMENTS BY SITE AND ARCHITECTURAL REVIEW BOARD

None

7. CHAIRMAN'S ANNOUNCEMENTS

None

8. ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Council Member Melissa Bitters, to adjourn the meeting at 10:07 a.m. Motion carried unanimously. Architect Peter Damsgaard excused.

Ian Surface
Administrative Assistant

DRAFT

PLANNERS REPORT

To: City of Cedarburg Site & Architectural
Review Board

By: Mary Censky
Date Prepared: July 21, 2026

General Information:

Agenda Item: 5.A.

Applicant: Perthel Homes , Inc. on behalf of ...

Property Owners: Ryan and Lindsay Flasch

Request: Favorable recommendation to Plan Commission for approval of new construction infill house plans including acceptance of double driveway/curb cuts.

Current Zoning: Rs-3 Single-Family Residential District

Current Master Plan Classification: Medium Density Residential

Surrounding Zoning/Land Use: North: Rs-3 Single-Family Residential District
South: Rs-3 Single-Family Residential District
East: Rs-3 Single-Family Residential District
West: Rs-3 Single-Family Residential District

Lot Size: ~.59 Acres (~25,682 sq. ft.)

Location: N50 W 7312 Western Road

Discussion:

The applicant proposes to raze/remove the existing principal residence structure on this property in favor of constructing a new home. Pursuant to [City Code Article F - Site Plan and Architectural Review](#), the proposed new residence is subject to review and approval as for an infill lot.

The detailed project plans, including floor plans, building elevations, front perspective colored rendering, foundation, section, roof, and site plan are attached for your review.

2024 Google Maps Street View of existing home to be razed removed – Flasch N50 W7312 Western Road



11/16/2021 Assessors File Photo of remodeled 1865 1.5 story detached accessory building (cottage) at N50 W7312 Western Rd.





Below are both the general architectural design guidelines *and* the recently updated, residential specific, architectural design guidelines, both found in [Article F](#) of the Code.

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

Architectural review and standards are applicable to all new commercial/office/industrial/institutional buildings and all new principal buildings proposed for construction on all new lots created by a subdivision plat, by certified survey map and on all infill lots. Architectural style is not restricted; however, structures must be compatible with the surrounding area. To provide criteria for the implementation of the purposes set forth in [section 13-1-120](#), the following architectural review principles, criteria, and procedures are established:

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

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

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

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

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

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

(g) *Infill lot.* An infill lot is a single vacant lot located in a predominately built-up area, which is bounded on two or more sides by existing development. In addition any lot which contains an existing building, which will be removed and replaced with a new building, shall also be considered an infill lot. The infill status of a lot shall continue until building plans have been approved by the SARB, a building permit acquired and the building constructed in accordance with the approved plans and an occupancy permit issued. Once the occupancy permit is issued, the status of the lot shall change to non-infill and any additions or modifications thereafter shall be processed under normal procedures in accordance with article F.

(h) *Application of standards and review procedures.*

(1) Architectural standards for new buildings on lots created by a subdivision plat or by certified survey map shall be submitted to the SARB for review, consideration and recommendation to the plan commission as covenants or deed restrictions to be applied to any approval granted by the plan commission and/or council at the time of an approval of the certified survey map or preliminary and final plat. The plan commission and council shall consider the recommendation(s) of the SARB, apply the above principles and criteria, and either approve, approve conditionally or reject the proposed architectural covenants or deed restrictions.

(2) The city plan commission shall, following due consideration of the recommendation(s) of the SARB, review the proposed architectural style/design, materials, and colors, in the context of the surrounding area and the purpose set forth in [section 13-1-120](#) above, for all new or substantially modified buildings located on commercial/office/industrial/institutional sites. The city plan commission will approve said site plans only after determining that these plans comply with the architectural review principles and criteria set forth in [section 13-1-122](#) (a)–(g) above.

(3) On infill lots, architectural plans and data in accord with [section 13-1-124](#) shall be submitted to the SARB. The plan commission, giving due consideration to the recommendations of the SARB, and applying the above principles/criteria, shall either approve, approve conditionally or reject the architectural plans.

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

a) All elevations of the principal structure and any accessory buildings upon the same lot shall reflect a cohesive relationship between materials, colors, and architectural style.

(b) Upon each individual building, changes in materials, colors and design details shall be made at appropriate transition points/places within the design to mitigate the adverse aesthetic impact of abrupt changes. Transitions in materials, colors and architectural style/details shall be smooth, not abrupt or conspicuous and should occur at thoughtful points upon the facade such as, for instance, inside corners, steps, and floors.

(c) Designs shall be unique and timeless, an approach intended to prevent both intra- and inter-subdivision/neighborhood architectural monotony, as well as incongruous or conspicuous departures from the established residential architectural themes of the immediately surrounding area or the City of Cedarburg as a whole.

(d) Sizeable (i.e., ten feet by ten feet target minimum as might accommodate four 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, canted or courtyard minimum 20 to maximum 90 degree angle to the front facade) or, placed to the rear of the home. A front entry garage may be permitted, up to two single stall doors not exceeding ten feet width by eight feet high each, or one double stall door not to exceed 16 feet width x eight feet high, but care should be taken to create a design that deemphasizes the garage and provides architectural detail to the front elevation. Front entry garage (doors) should be set back from the right-of-way line at least six-feet further than the frontmost building façade element/or covered front porch of the principal building. Front entry garage doors must be decorative, 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 1,000 feet of one another is discouraged. In neighborhoods where one or few different builders will be designing and/or constructing the homes, multiple approved facade options and the proposed locations thereof must be preapproved. Variations in rooflines, materials, and/or façade elements between adjacent homes is required.

(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 6:12.

(l) 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.

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

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

(o) To ensure that significant additions or alterations to existing residential structures remain compatible with the architectural character and scale of the City of Cedarburg neighborhoods, any addition or remodeling that increases the total gross floor area of an existing dwelling by 25 percent or more, or any significant change proposed to building form or massing (i.e., alterations that modify roof shape, height, or principal façade

orientation) shall be subject to plan review and recommendation by the SARB, with final action/decision on those plans by the plan commission—prior to permit issuance.

As compared to the Rs-3 Single-Family Residential Zoning District Standards, it appears that this project will comply with the minimum required lot line setbacks (min 25' front & rear and min 8' on sides), the maximum building height (max 35'), maximum floor area ratio (max 36%), maximum lot coverage ratio (30%), and minimum home size requirement (min 1,300 sq.ft. total and min 850 sq.ft. on 1st floor).

Section 6-3-1(b)(7) of the Code limits the number of driveway cuts on a residential property as follows:

***Number.** No more than one driveway entrance and approach shall be constructed for any lot or premises except where deemed necessary and feasible without the impairment of safety, convenience and utility of the street by the plan commission. Driveway approaches shall be at least ten feet apart except by special permission from the city engineer, and driveways shall in all cases be placed wherever possible as not to interfere with utilities in place. Any costs of relocating utilities shall be the responsibility of the property owner with approval of the city engineer necessary before any utility may be relocated and the driveway installed.*

Recommendation:

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

- 1) Applicants must secure a raze permit prior to the start of destruction and removal of the existing principal residence building.
- 2) Applicants must secure a building permit prior to the start of construction on the proposed new residence.
- 3) The applicant represents that the existing detached accessory “cottage” and “garage/barn” buildings on this site are not currently used for dwelling or sleeping purposes by the owner, owners family, or for rent by others. Applicant is hereby notified that, pursuant to the City Code and the Rs-3 Single-Family Residential Zoning District in particular, absent a change in City Code, those buildings may not be used for such purposes in the future either.
- 4) Applicant to supply the Site and Architectural Review Board (SARB) with a *complete* building materials and colors sample board, including as to overhead garage doors, for this proposed new home.
- 5) Applicant to clarify intentions as for the existing hard surfaced driveway that may/may not remain alongside the west side of the proposed new home.
- 6) Applicant shall pay or reimburse the City for all costs associated with termination, removal, or replacement of any existing public utilities and street trees as might be required in support of this project. Required sidewalk and terrace repair or replacement, and closure of the existing curb cut are the owners responsibility.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N50W7312 Western Road, Cedarburg, WI 53012

APPLICANT/BUSINESS NAME: PERTHEL HOMES, INC. (for owners Ryan and Lindsay Flasch)

APPLICANT/BUSINESS ADDRESS: _____

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

PHONE: _____ 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: Raise, Remove, and Replace Existing Single Family Dwelling

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).

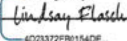
Three (3) Full scale sets of supporting drawings, sketches, or survey maps FOR STAFF USE

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:  DATE: 6/18/2026
 DATE: 6/18/2026

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 150.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 6-24-26

APPLICATION AND FEE RECEIVED BY: IS PLAN COMMISSION MEETING DATE: 8-3-26

ATTACHMENTS (CHECK IF RECEIVED):

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-027-11-016.00

ZONING: _____ ALDERMANIC DISTRICT: 2 PREVIOUS MEETING: na

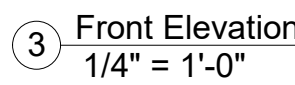


ben@perthelhomes.com

zack@perthelhomes.com

mherriges@cloverlanedesignllc.com

WINDOWS	
Description	Specification
Manufacturer/Series	Vector Envision
Color	Black Exterior & Interior



Scale $1/4" = 1'-0"$

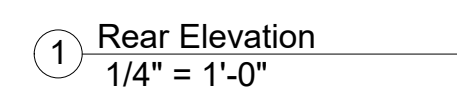


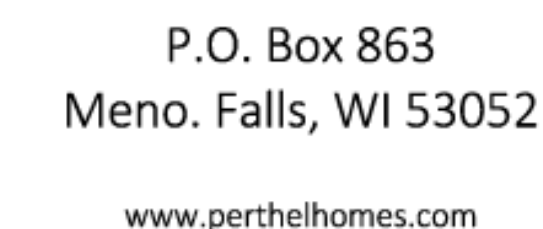
Benjamin J. Perthel
c. 262.853.7871
ben@perthelhomes.com

zack@perthelhomes.com

mherriges@cloverlanedesignllc.com

Scale	1/4" = 1'-0"
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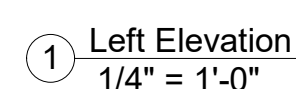
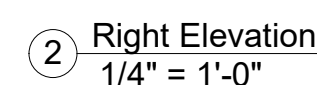


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Michelle Herriges
c. 262.374.0637
herriges@cloverlanedesignllc.

EXTERIOR	
Description	Specification
Siding Type	James Hardie Lap Siding & Board/Batten (Combination)
Siding Color	SW7008 Alabaster or Similar
Masonry	Cedarburg Stone or Similar
Trim Type/Color	RealTrim ~ SW7008 Alabaster or Similar
Soffit Type/Color	LP Smart Soffit ~ SW7069 Iron Ore or Similar
Decorative Wood Trim/Color	Cedar Wood or Similar
ROOF – MAIN	
Description	Specification
Manufacturer/Series	Atlas Briarwood Pro HD
Shingle Color	Black Shadow
ROOF – ACCENT	
Description	Specification
Roof Material	Black Standing Seam Metal
Decorative Brackets	Cedar Wood or Similar
Color	Black Exterior or Interior
OVERHEAD DOOR	
Description	Specification
Brand/Style	Hass 667 Ranch Panel – Carriage House Lite
Glass	4-Panel
Color	English Oak or Similar
WINDOWS	
Description	Specification
Manufacturer/Series	Vector Evusion
Color	Black/Espresso or Interior

[illegible]

Right & Left Elev

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A107

Scale	1/4" = 1'-0"
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President/Sales/Project Mgr.

Benjamin J. Perthel

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Sales/Project Mgr.

Zack Perthel

c. 262.853.9773

zack@perthelhomes.com

Drawn By

Michelle Herriges

c. 262.374.0637

mherriges@cloverlanedesignllc.com

[illegible]

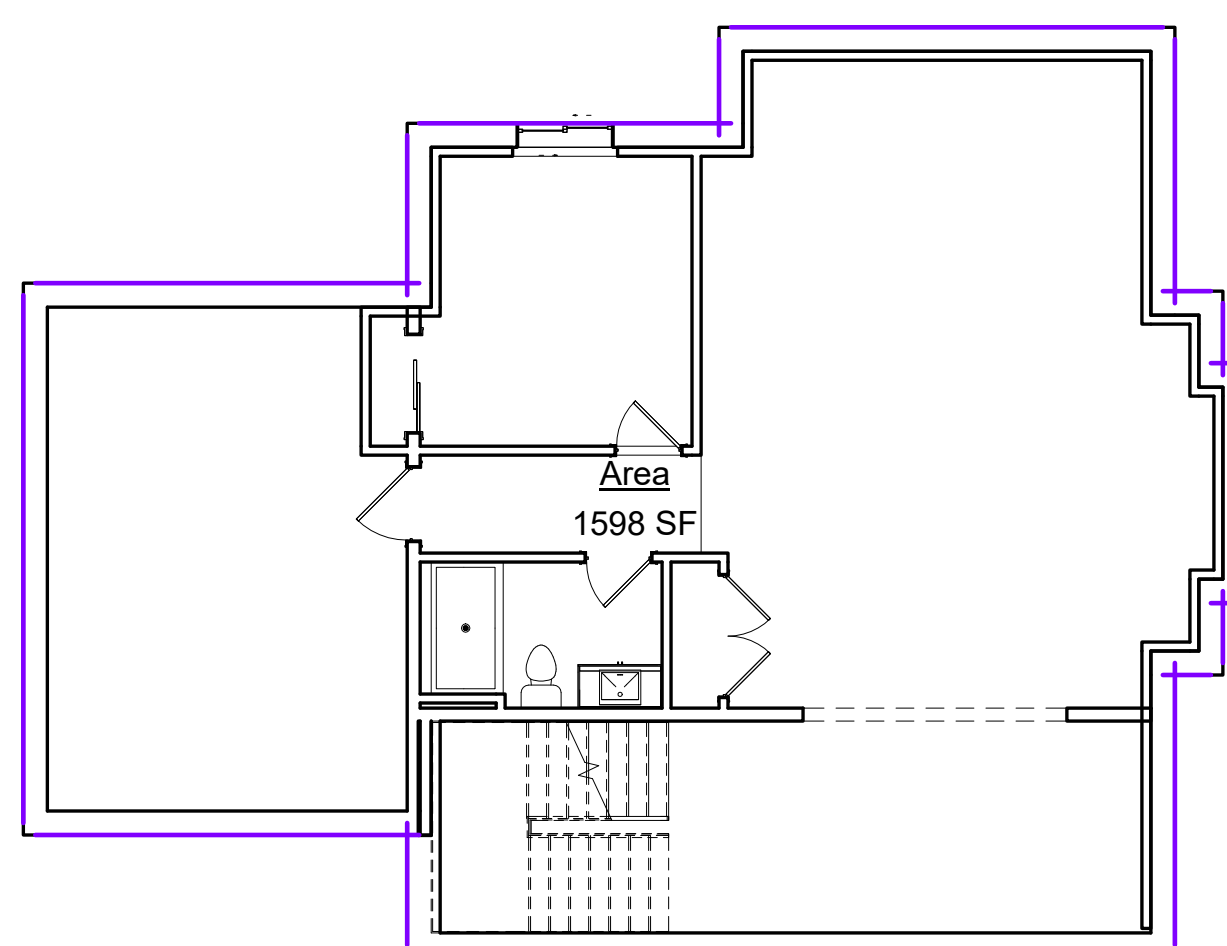
Ryan & Lindsay Flasch
N50 W7312 Western Dr
Cedarburg, WI 53012

Lower Level

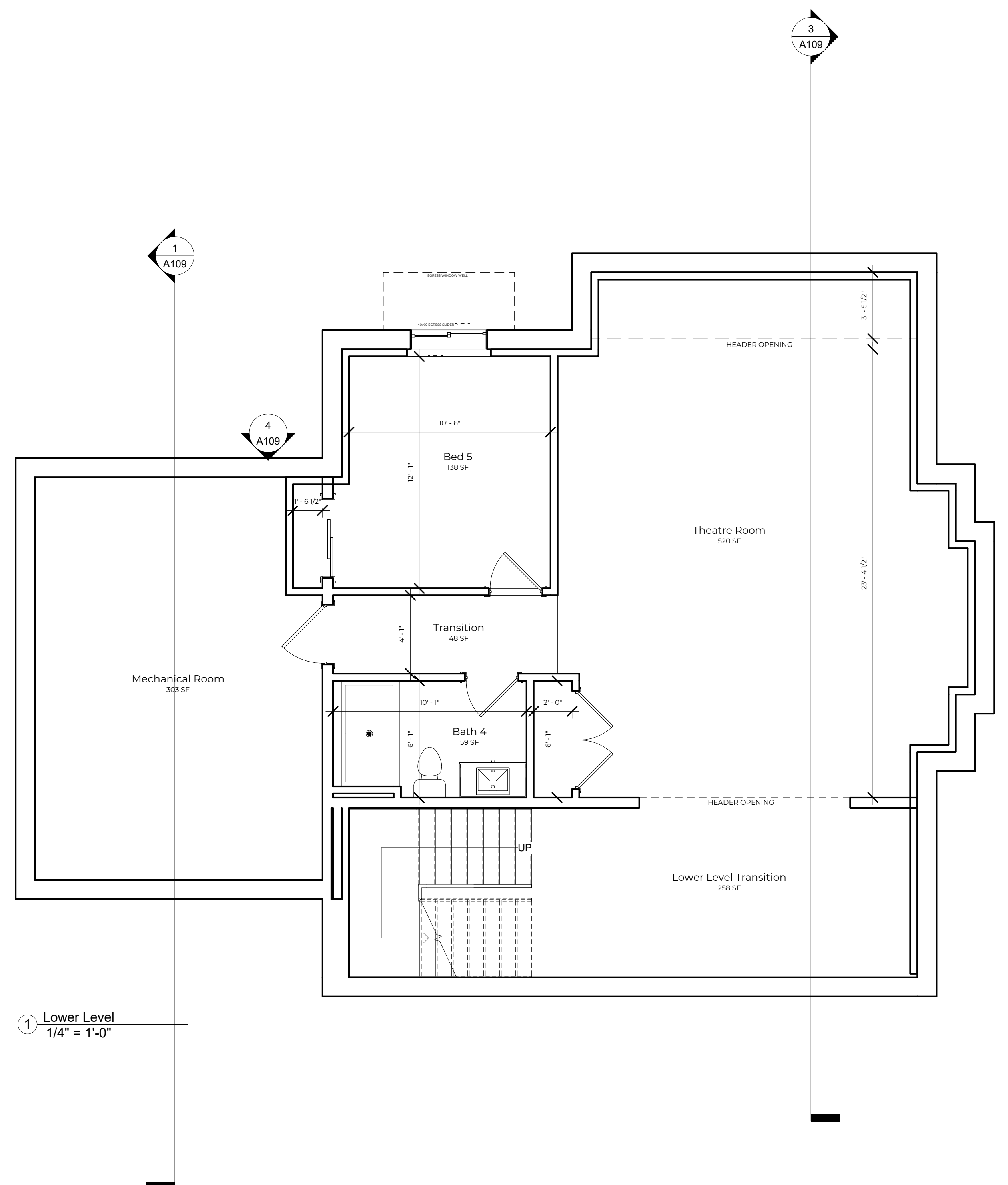
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale	As indicate
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② Lower Level Area Plan
1/8" = 1'-0"



① Lower Level
1/4" = 1'-0"

President/Sales/Project Mgr.

Benjamin J. Perthel

c. 262.853.7871

ben@perthelhomes.com

Sales/Project Mgr.

Zack Perthel

c. 262.853.9773

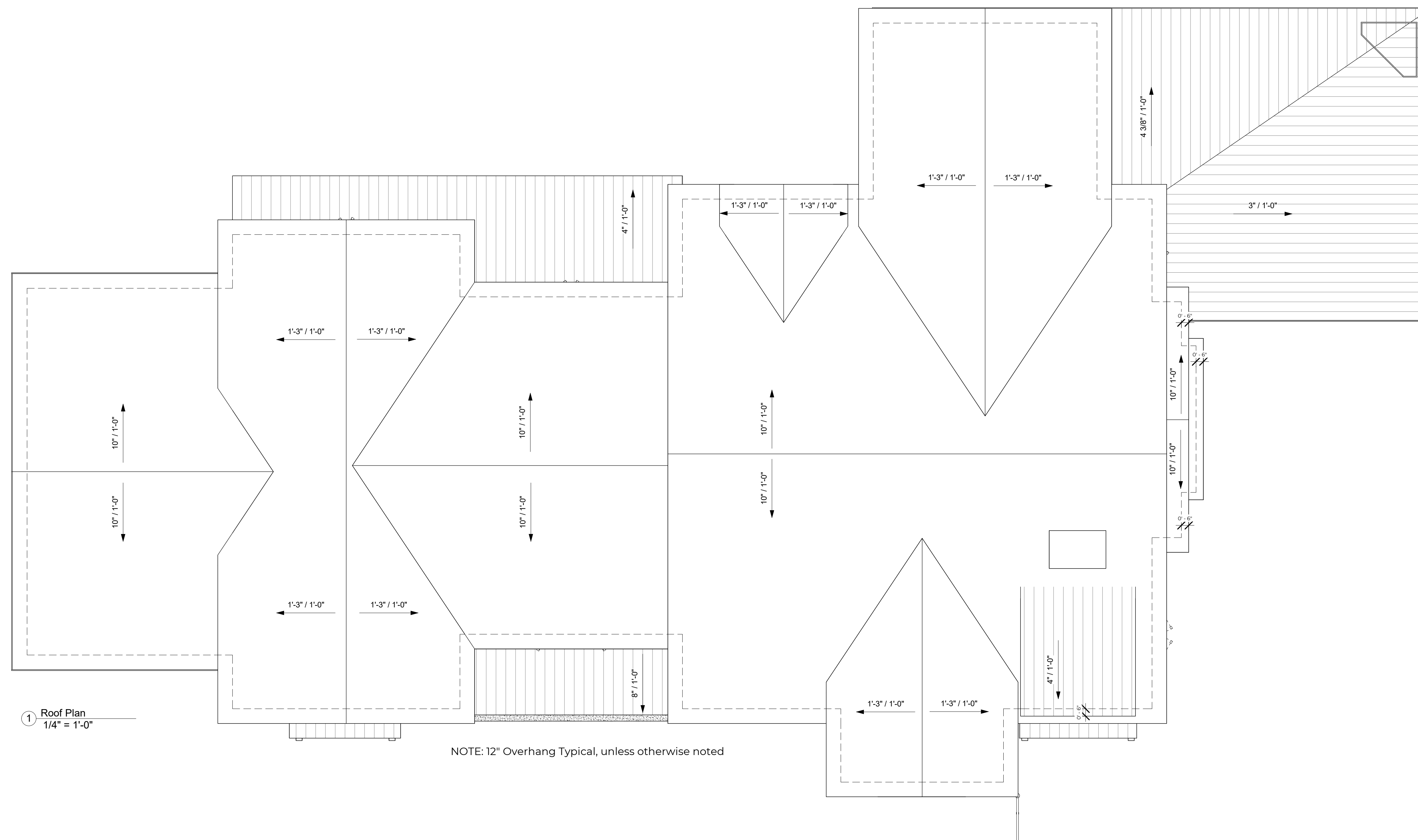
zack@perthelhomes.com

Drawn By

Michelle Herriges

c. 262.374.0637

mherriges@cloverlanedesignllc.com



NOTE: 12" Overhang Typical, unless otherwise noted

[illegible]

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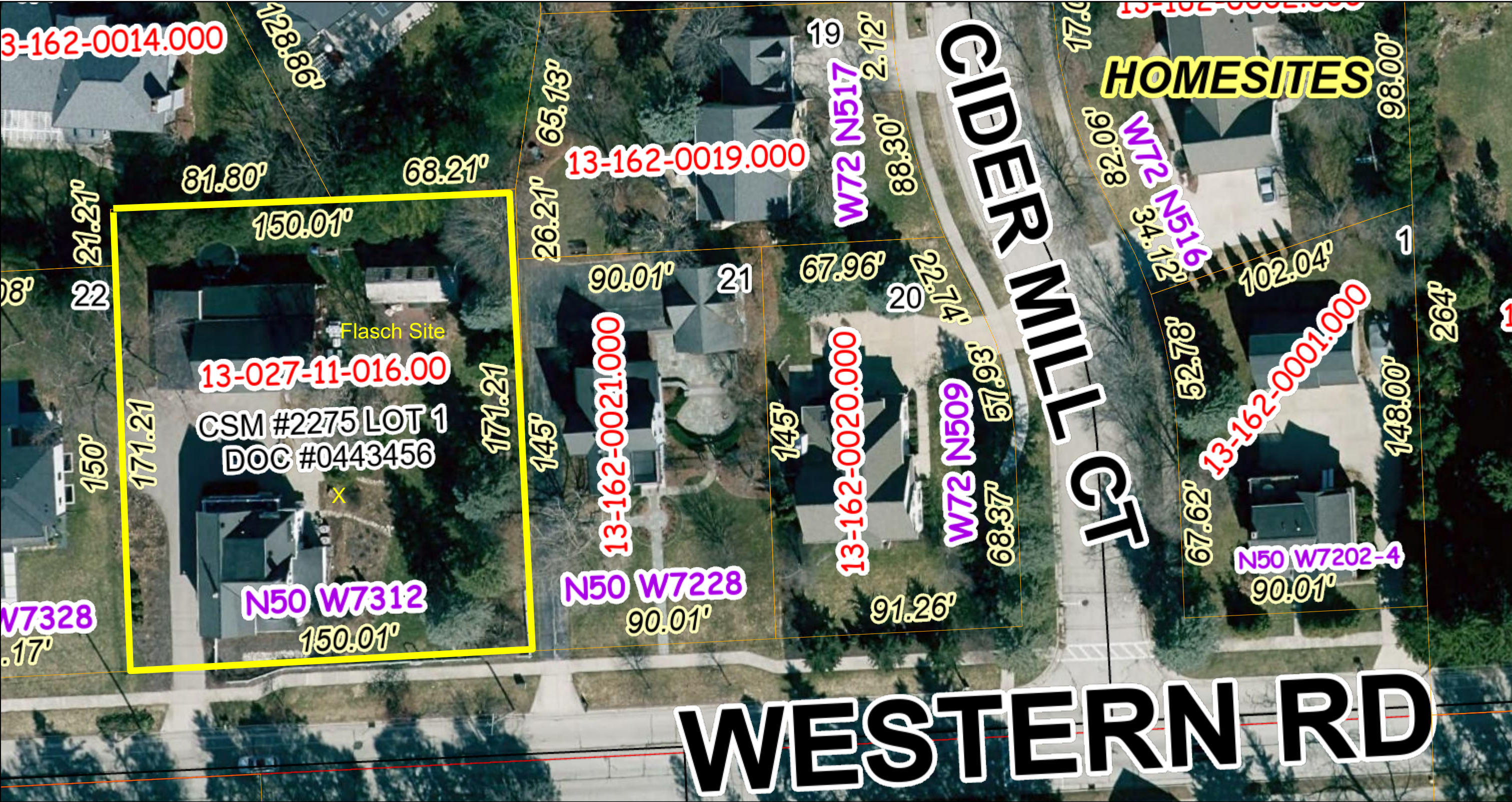
Roof Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A104

Scale	1/4" = 1'-0"
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Flasch Property Site



7/14/2026, 8:59:52 AM

- | | | |
|-------------------|------------------|------------------------|
| Parcels | Gap | PLSS Sections |
| Road Reservation | Overlap | PLSS Quarter Sections |
| Road Right-of-Way | Tax Parcel | Control Survey Diagram |
| Condominium | Asset Tax Parcel | PLSS Townships |

