



CITY OF CEDARBURG
Joint meeting of the Common Council and the Plan Commission
June 15, 2026
Minutes - Amended

1. CALL TO ORDER

Mayor Thome called the meeting to order at 7:00 p.m.

2. ROLL CALL

Common Council: Mayor Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Andrew Mammen, Amanda Didier, Mark Mueller, Robert Simpson (Zoom)

Absent — Council Members Kristian Lindo was excused.

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

Absent - Commissioner Jon Scholz was excused

Also Present: City Administrator Mikko Hilvo, City Planner Mary Censky, Deputy Clerk Theresa Hanaman, Director of Engineering and Public Works Mike Wieser.

3. MOMENT OF SILENCE

A moment of silence was held.

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. STATEMENT OF PUBLIC NOTICE

At Mayor Thome's request, Deputy Clerk Hanaman verified that notice of this meeting was provided to the public by posting in accordance with the Wisconsin Open Meetings Law.

6. COMMENTS AND SUGGESTIONS FROM CITIZENS

None

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.*

Planner Censky reported that Neumann Developments has brought forward preliminary subdivision plans for residential development on this site since early 2024. By early to mid 2025, after several concept reviews, discussions, and public meetings, both the Plan Commission and Common Council withheld support for either project due to unresolved concerns related to traffic, transportation impacts, school capacity, housing supply, and desired growth rate. The staff has reviewed multiple alternatives, with the latest version dated May 11, 2026.

In Commissioner Scholz's absence, Mayor Thome read a letter he had submitted for the record. (The letter is attached to the minutes.)

Discussion focused on the Comprehensive Plan's updated land use guidance for SGA 12. Of the total acreage, 56 acres are already within the City and zoned Rs 1; the remaining 158 acres are eligible for annexation. The Plan designates the area for Medium Density Residential uses with target zoning of Rs 3, Rs 4, or Rd 1, depending on lot size and allowable densities.

Current plan characteristics include:

- Overall proposed density: 1.91 units per net buildable acre
- Average proposed lot size: 12,386 sq. ft.
- All units proposed as single-family detached
- Other developable areas remain available in nearby SGAs
- City growth target: 1–1.6% annually, requiring approximately 70 new units per year (based on a 2025 population of 13,000)

Discussions among Council Members and Plan Commissioners centered on several concerns, including the style of homes, the entrance to the subdivision, traffic issues related to Highway 60, and connectivity to the city. They also addressed the sizes of both the lots and the homes. Council Members expressed a preference for setbacks larger than 7 feet. The conversation continued regarding the requirement that any home, along with the sizes of the lots and preliminary plats, must go before the Site and Architectural Review Board and the Plan Commission for approval.

Many members have expressed their opposition to this type of development, stating they do not want it to resemble what Fairway Village currently offers. They desire a greater variety in the types of homes available. Additionally, they are open to the idea of postponing annexation.

Commissioner Strautmanis suggested adding specific parameters to the covenants and restrictions, while Council Member Fitzpatrick proposed structuring the development agreement to limit the number of homes that could be built each year.

Public Comment

- Travis Keshenberg, 1219 County Road I, expressed concerns regarding traffic issues.
- Kevin Cahill, 2029 Black Smith Road, questioned how the proposed development will impact water resources and traffic conditions.
- Catherine Miller, 6262 Susan Lane, stated concerns about increased traffic on Susan Lane and within the surrounding area.
- Terry King, W63 N762 Sheboygan Road, asserted that the Vierbicher Housing Report contains inaccurate data and stated that annexation cannot be forced upon the City.
- Ethan Northard, N44 W6025 Hamilton Road, recited the City of Cedarburg's mission statement.
- Vicky Rodgers, N44 W6025 Hamilton Road, Apt. 104, does not support the development.
- Linda Johnson, W62 N780 Sheboygan Road, voiced concerns about traffic on Sheboygan Road and expressed opposition to the proposed 394-home subdivision.
- Paul Rushing, W62 N799 Sheboygan Road, supported the concept of establishing a detailed pre-annexation agreement, particularly regarding home styles and types, and referenced the Cedar Pointe subdivision as an example.
- Brook Brown, W62 N667 Riveredge Drive, requested that the City consider zoning the land as RS 4, RS 5, or RS 6 with larger homes and larger lots. Also expressed concerns about pedestrian safety and traffic, and suggested that the matter be taken to a public hearing vote.
- Alex Witzel, W63 N758 Sheboygan Road, stated opposition to the proposed development.

Matt Neumann from Neumann Development followed up with responses to some of the questions and comments from the Common Council, Plan Commission, and residents of Cedarburg.

Commissioner Scholz requested that the minutes be amended to note that, although he was not in attendance, the Mayor read a letter on his behalf. The Mayor agreed that the statement could be added to the minutes and that the letter could be attached. The motion carried unanimously.

This item was for discussion and consultative feedback. No action was taken.

8. ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Didier, to adjourn at 9:24 pm. The motion carried unanimously, with Council Member Lindo and Commissioner Scholz absent.

June 11, 2026

Dear Mayor, Members of the City Council & Members of Planning Commission,

I regret that I am unable to attend this meeting. Given the significance of the proposed development, I respectfully request that this letter be included in the public record and considered as part of the Council's deliberations. The comments below reflect my concerns regarding the proposal's consistency with the City's planning objectives, public safety considerations, and long-term development strategy.

Cedarburg Excellence

At this time, I do not support the Covered Bridge Development, nor the annexation of this land into the City of Cedarburg, for the following reasons:

1. *Safety Concerns*

The proposed development would increase **traffic** along Highway 60, creating additional safety risks for both new residents and the broader community. In addition, **safe pedestrian** connectivity across Highway 60 is currently not feasible. The absence of a realistic pedestrian solution limits true integration with our city.

2. *Lack of Orderly Growth*

The proposed location does not represent a logical or orderly extension of the city. Instead, it would create a disconnected and awkward appendage to the City of Cedarburg, lacking the seamless integration that should characterize responsible and sustainable growth.

3. *Smart Growth Plan*

Cedarburg's Smart Plan provides a roadmap for responsible growth and development. In my view, the Smart Plan identifies other areas that are better positioned for residential development and which should be a priority before consideration is given to this site.

4. *Developer Track Record*

The developer has publicly acknowledged deficiencies in the Fairview (Baehmann's) development but has not followed through with meaningful corrective action. The project remains a visible eyesore from Washington Avenue. This history should be carefully considered when evaluating the developer's ability to successfully deliver future projects in a manner consistent with Cedarburg's standards, character, and expectations.

Respectfully,

Jon Scholz

Cedarburg Planning Commission Member