**CITY OF CEDARBURG**
**A MEETING OF THE SITE AND ARCHITECTURAL REVIEW BOARD**
**TUESDAY, AUGUST 25, 2026 – 8:30 AM**

A meeting of the Site and Architectural Review Board, City of Cedarburg, Wisconsin, will be held on Tuesday, August 25, 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. Approval of meeting minutes from July 21, 2026

5. REGULAR BUSINESS; AND ACTION THEREON

   A. Applicants/property owners Ryan and Lindsay Flasch, in c/o Perthel Homes, Inc. as contractor, request Infill House Plan approval. 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.

   B. Applicant Gene Eggert of Architectural Designs, Inc., on behalf of property owner Laird Connectivity, Inc. and tenant occupant Ezurio LLC, requests Building and Site Plan Amendment approval to add a loading dock and freight elevator addition to the existing building located at W66 N220 Commerce Court. This 2.58-acre parcel is zoned M-3 Business Park District.

   C. Review, discussion and possible action on further updates to the residential design guidelines.

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

7. CHAIRMAN'S ANNOUNCEMENTS

8. ADJOURNMENT

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

City of Cedarburg is committed to providing access, equal opportunity and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact the Clerk's Office, (262) 375-7606, email: cityhall@cityofcedarburg.wi.gov.

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

**CITY OF CEDARBURG**

**Site and Architectural Review Board**

**July 21, 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, Commissioner Jack Arnett, Architect Paul Rushing

Absent: Architect Peter Damsgaard, Council Member Melissa Bitter

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

## 3. STATEMENT OF PUBLIC NOTICE

City Planner Mary Censky confirmed that the Plan Commission's Agenda was posted and distributed in compliance with the Wisconsin Open Meetings Law.

## 4. APPROVAL OF MINUTES

*A.* A Motion was made by Architect Paul Rushing, seconded by Commissioner Arnett to approve the meeting minutes from June 23, 2026. The Motion carried unanimously, Architect Peter Damsgaard, Council Member Melissa Bitter excused.

## 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.*

City Planner Mary Censky explained that the request was for an infill residential review to demolish the existing single-family residence and construct a new single-family home in

it’s place. She noted that the proposed home appears to comply with the requirements of the RS-3 Single-Family Residential zoning district. She noted the proposed building height of 34.54 feet, is very close to the maximum permitted height of 35 feet. Censky also reviewed the applicants' request for a double driveway/curb cut, explaining that the additional/second driveway access would require Plan Commission approval. She further reviewed the recommended conditions of approval for the proposed project, including obtaining the required permits, submitting final exterior material details, clarifying the driveway improvements, confirming the existing accessory structures would not be used for dwelling or sleeping occupancy, and reimbursing the City for any public utility or street tree impacts.

Board members expressed support for the applicants' request for two driveway access points, noting the difficulty of backing vehicles onto Western Road due to traffic volumes and sightline concerns. Members agreed that the additional driveway access would improve safety by allowing vehicles to enter and exit the property in a forward direction and acknowledged that the property's width made the request appropriate.

The Board members discussed the architectural design of the proposed residence. Members encouraged the applicants to revise the front elevation by extending the westerly front porch and roofline as far as practicable to create a deeper, more functional porch that would serve as a more prominent and welcoming architectural feature. The Board stated that these revisions would help reduce the visual dominance of the garage doors and create a stronger, more unified front façade. Board members also encouraged the applicants to open up the easterly front entry area to provide a more inviting entrance sequence.

The Board then discussed the proposed use of stone veneer on the garage elevation, expressing concern that the stone appeared as isolated decorative elements that neither related to other stone features on the home nor terminated at logical architectural breaks. Members recommended eliminating the stone accents on the garage unless the material could be incorporated in a manner that created a more cohesive architectural design. The applicant's architect acknowledged the comments and agreed that revisions to the stone application would improve the overall appearance of the residence.

A motion was made by Commissioner Arnett to recommend the applicants’ plans be moved forward to the Plan Commission, including as to the double driveway cut/turnaround design, provided they first make plan revision efforts to eliminate the limited/specific garage related stone elements as discussed by the Board and work on the west front porch to extend it further out to create a more open and welcoming feeling and to increase the porch to a size that’s actually useable for people. The motion failed for lack of a second. Instead, the Board requested that the applicants revise the plans in accordance with the comments provided and resubmit the proposal for further review

DRAFT

at the next Architectural Review Board meeting on Tuesday, August 18, 2026. The applicants acknowledged the Board's comments and agreed to revise the plans for resubmittal at the next Architectural Review Board meeting.

## 6. COMMENTS AND ANNOUNCEMENTS BY SITE AND ARCHITECTUAL REVIEW BOARD

None

## 7. CHAIRMAN'S ANNOUNCEMENTS

None

## 8. ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Architect Paul Rushing to adjourn the meeting at 9:40a.m. The motion passed unanimously. Architect Peter Damsgaard, Council Member Melissa Bitter excused.

DRAFT

# PLANNERS REPORT

**To:** City of Cedarburg Site & Architectural Review Board

**By:** Mary Censky
**Date Prepared:** August 25, 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<br>South: Rs-3 Single-Family Residential District<br>East: Rs-3 Single-Family Residential District<br>West: Rs-3 Single-Family Residential District |
| **Lot Size:** | ~.59 Acres (~25,682 sq. ft.) |
| **Location:** | N50 W 7312 Western Road |

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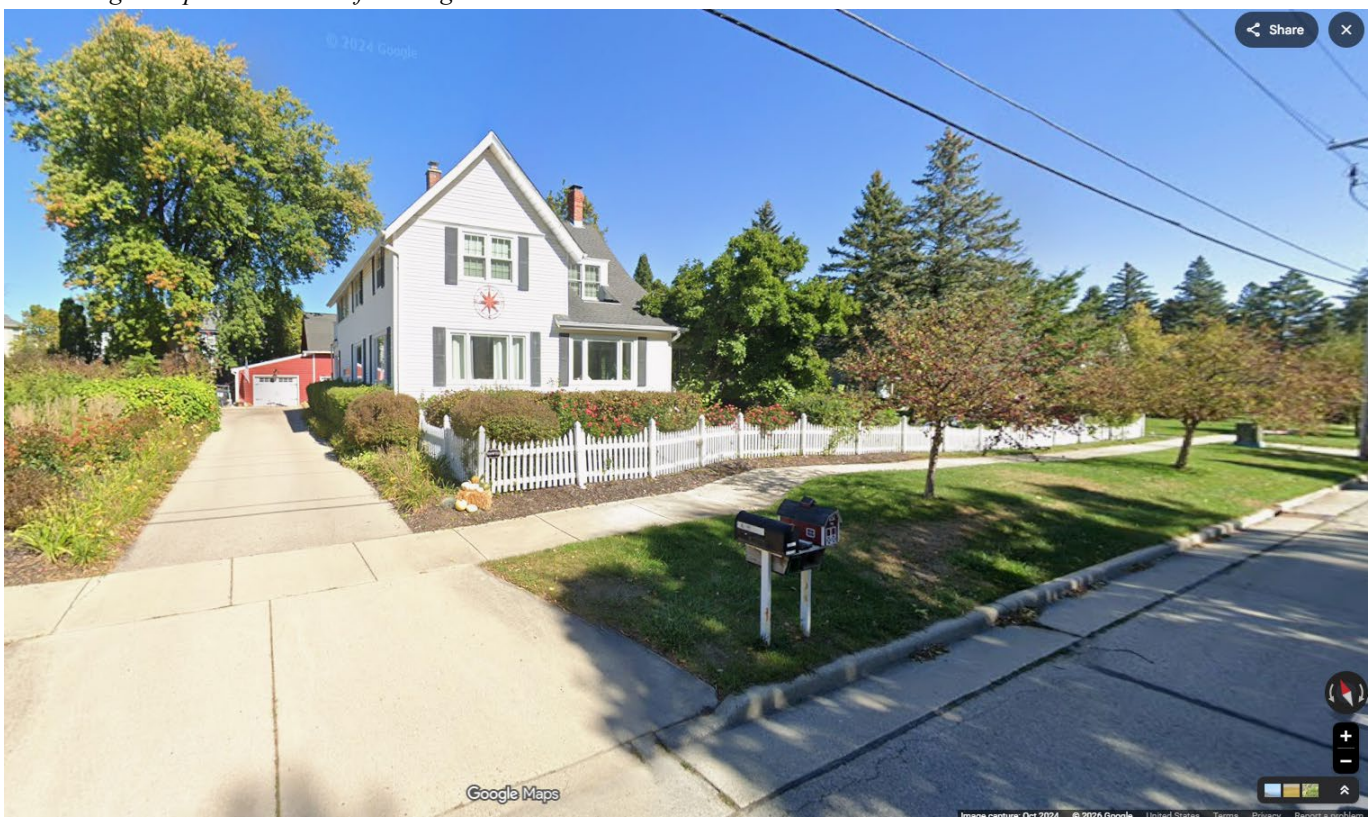
**Discussion:**

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.*

*01/05/2021 Assessors File Photo of 1900 detached accessory garage/barn 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.*

**Prior Reviews/Background:**

An earlier version of this house plan was reviewed by the SARB on July 21, 2026. A great deal of feedback and guidance was given at that time (see meeting minutes in packet). No action was taken, in favor of allowing the applicant time to incorporate some of the changes discussed and return for further consideration by the SARB at a future meeting.

**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. Applicants are 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) Applicants 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) Applicants 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 owner's responsibility. Note that, at this time, the City Forester has advised that he wants the existing street trees to be retained and protected throughout the course of work on this project. To that end, he indicates that the City will install and maintain the protection measures.

Docusign Envelope ID: 32AC22D5-9222-8328-83E5-6C836BF8F7B2

CEDARBURG
WISCONSIN

# 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
- ☒ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☐ 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: DocuSigned by: RYAN FLASCH 433773E3B6A44DC... 6/18/2026 DocuSigned by: Lindsay Flasch 4D23372FB0154DE... 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: LS 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

# Plat of Survey
for
# Ryan & lindsay Flash

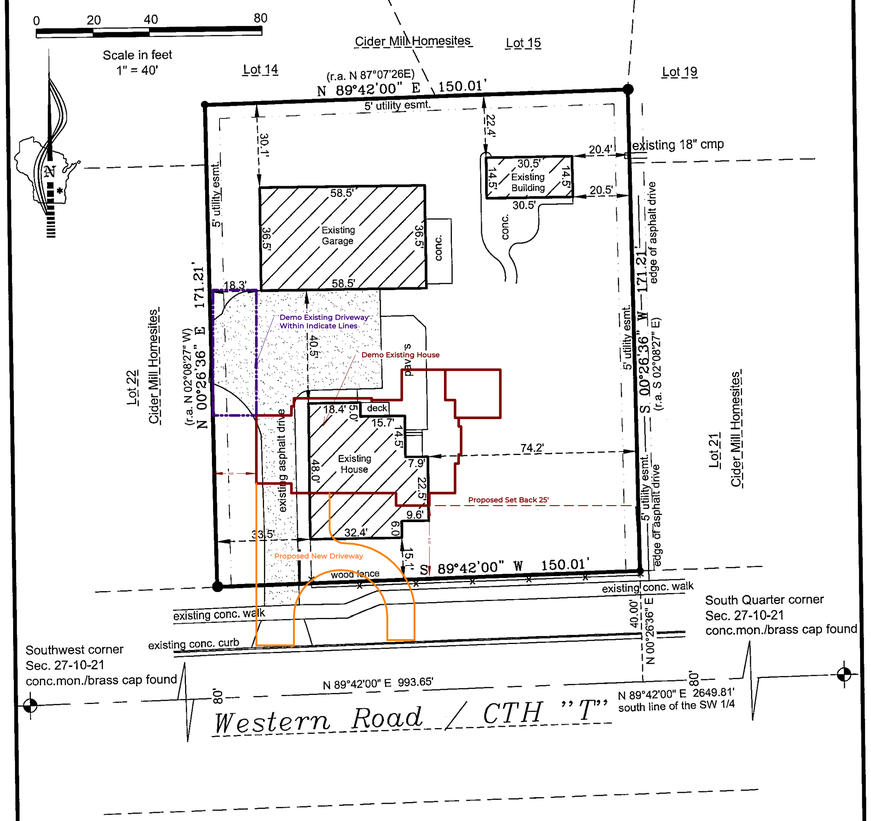
Lot 1 of Certified Survey Map No. 2275 recorded on May 8, 1991, in Volume 16 of Certified Survey Maps, Page 402, as Document No. 443456, being the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 27, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

(r.a.) - means "recorded as"

● - indicates 1.3"od iron pipe found.

● - indicates a 2" iron pipe found.

Bearings are referenced to the south line of SW 1/4 of Sec. 27-10-21, which has a recorded bearing of N 89°42'00" E. per CSM No. 2275.




Title Policy or Title Search was provided, recorded easements and exceptions are shown per Title Policy No. 723064800-218132798, dated 08-26-2019 provided by owners.

State of Wisconsin)
Washington County)s.s.

I certify that I have surveyed the above described (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences and roadways, to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owners of the Property, for one (1) year from date hereof.

Dated this 09th day of August, 2025. Donald J. Thoma

WISCONSIN DONALD J. THOMA S-2470 RICHFIELD WI LAND SURVEYOR

Accurate Surveying & Engineering LLP 2911 Wildlife Lane, Richfield, WI 53076: (262)677-2120 don@accuratesurveying.net

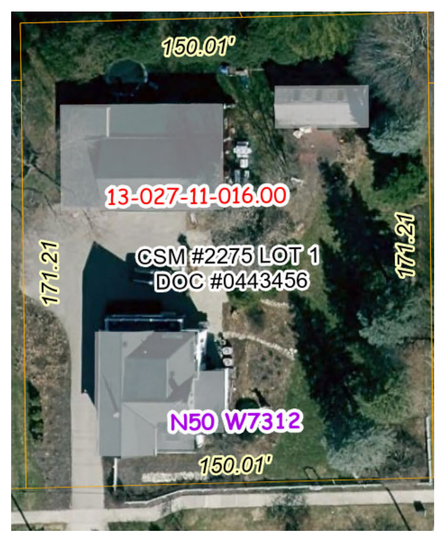
# FLASCH RESIDENCE

*SHEET INDEX*


ACVR-Cover & Site
A100-Foundation
A101-Lower Level
A102-First Floor
A103-Second Floor
A104-Roof Plan
A105-Front Elevation
A106-Rear Elevation
A107-Right & Left Elev


*SQUARE FOOTAGES*

| | |
|---|---|
| Lower Level | 1598 |
| First Floor | 1552 |
| Second Floor | 2449 |
| Garage | 838 |
| Porches | 848 |
| TOTAL | 7285 |




Existing Property

ERRORS & OMISSIONS STATEMENT

1. Compliance with Codes and Regulations: All drawings and documentation produced by Clover Lane Design LLC are intended to comply with applicable local, state, and national building codes, ordinances, and regulations. However, it is the responsibility of the Contractor and Client to verify compliance with the most current codes and standards during the building process. Clover Lane Design LLC is not responsible for changes in regulations after the issuance of drawings.
2. Accuracy of Drawings: Clover Lane Design LLC makes reasonable efforts to ensure accuracy in all drawings. Any errors, omissions, or discrepancies must be reported immediately. The Client and Contractor are responsible for reviewing all drawings before construction. Clover Lane Design LLC is not responsible for any costs incurred due to errors or omissions that were not reported prior to construction.
3. Intent of Design: Clover Lane Design LLC is responsible only for accurately representing the design intent as provided by the supervising party or Client. Clover Lane Design LLC is not responsible for modifications, substitutions, or deviations from the approved design.
4. Coordination with Consultants: Clover Lane Design LLC is not responsible for coordinating its architectural drawings with consultant documents (e.g., structural, mechanical, electrical). The Client must ensure that all consultant information is properly integrated before construction begins.
5. Role and Responsibility Limitations: Clover Lane Design LLC provides design documentation only and is not responsible for: Construction means, methods, sequences, or safety procedures. Structural, mechanical, or electrical engineering specifications. Field verification of conditions, materials, or code compliance.
6. Field Verification: The Contractor and Client are responsible for verifying all site conditions, including but not limited to: Existing power, plumbing, and HVAC systems. Hazardous materials such as mold, lead, or asbestos. Structural integrity and load-bearing conditions. Failure to verify site conditions and report discrepancies before construction relieves Clover Lane Design LLC of any liability for necessary corrections or resulting damages.
7. Use of Drawings: Drawings are not to be scaled for measurements. The Contractor is responsible for verifying all dimensions on-site. Any unauthorized modification of the drawings voids any liability of Clover Lane Design LLC.
8. Document Revisions: Any required revisions must be submitted in writing and reviewed by Clover Lane Design LLC. Changes may be subject to additional fees and must be formally approved before use in construction.
9. Intellectual Property: All drawings, specifications, renderings, and animations are the exclusive intellectual property of Clover Lane Design LLC. They may not be reproduced, distributed, or modified without written consent.
10. Construction Coordination and Interpretation: Clover Lane Design LLC is not responsible for interpreting drawings during construction. Any requests for clarification must be submitted in writing.
11. Resolution of Conflicts: Any identified conflicts, inconsistencies, or errors must be reported immediately. Construction must not proceed until all conflicts have been formally addressed.
12. Scope of Work: Clover Lane Design LLC's scope is strictly limited to drafting per approved designs. Any deviation requires prior approval and may result in additional costs.
13. Indemnification and Liability Limitations: The Client agrees to indemnify, defend, and hold harmless Clover Lane Design LLC, its officers, employees, and affiliates from any claims, damages, or liabilities arising from: Misinterpretation or misuse of the drawings. Construction defects resulting from contractor or third-party actions. Any failure to obtain required engineering approvals or code compliance.
14. Dispute Resolution: Any disputes shall be resolved through mediation and, if unresolved, binding arbitration under the laws of the State of Wisconsin. The prevailing party shall be entitled to recover reasonable attorney fees and costs.
15. Final Disclaimer: Clover Lane Design LLC is not responsible for structural engineering, safety, or execution of the design. All plans must be reviewed and approved by a licensed structural engineer or qualified third party before construction. The Client assumes all responsibility for compliance with building codes and regulations.


PERTHEL HOMES
Building on 3 Generations of Quality

P.O. Box 863
Meno. Falls, WI 53052

www.perthelhomes.com

President/Sales/Project Mgr.
Benjamin J. Perthel
c. 262.853.7871
ben@perthelhomes.com

Sales/Project Mgr.
Zack Perthel
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zack@perthelhomes.com

Drawn By
Michelle Herriges
c. 262.374.0637
mherriges@cloverlanedesignllc.com


| No. | Description | Date |
|---|---|---|
| | | |

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

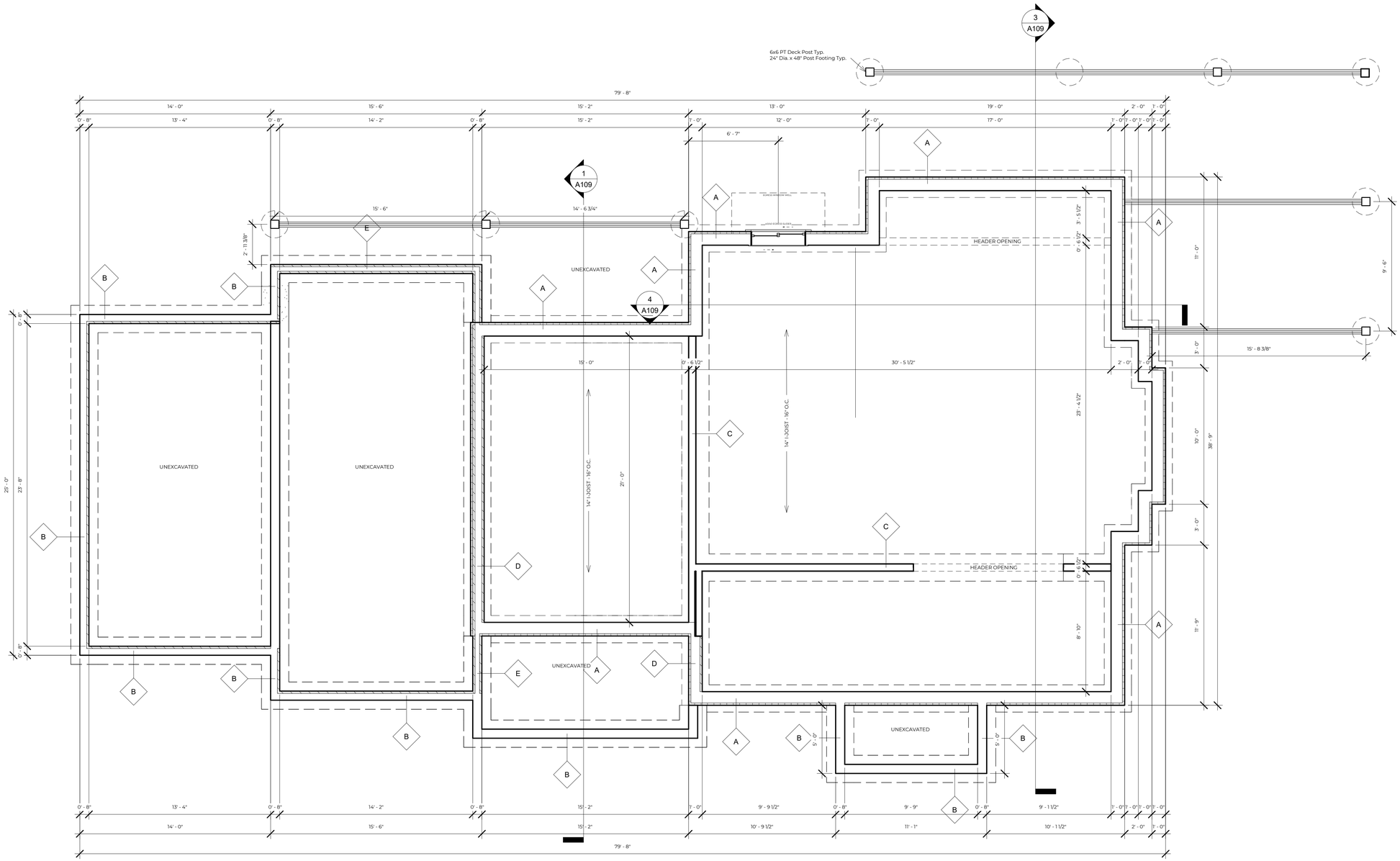
COVER

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

ACVR

Scale

8/18/2026 8:23:19 AM




1 Foundation
1/4" = 1'-0"

| | |
|---|---|
| | A-9" X 10" POURED CONCRETE WALL W/2" RIGID FOAM INSULATION |
| | B-4" X 8" POURED CONCRETE WALL W/2" SLAB LEDGE |
| | C-2X6 BEARING WALL |
| | D-9" X 10" POURED CONCRETE WALL W/ 2" RIGID FOAM EXTERIOR & 2" SLAB LEDGE INTERIOR |
| | E-4" X 8" POURED CONCRETE WALL W/ 2" SLAB LEDGE EXTERIOR & INTERIOR |
| | |

Wall Legend
1/4" = 1'-0"


PERTHEL HOMES
*Building on 3 Generations of Quality*

P.O. Box 863
Meno. Falls, WI 53052

www.perthelhomes.com

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zack@perthelhomes.com

Drawn By
Michelle Herriges
c. 262.374.0637
mherriges@cloverlanedesignllc.com


| No. | Description | Date |
|---|---|---|
| | | |

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

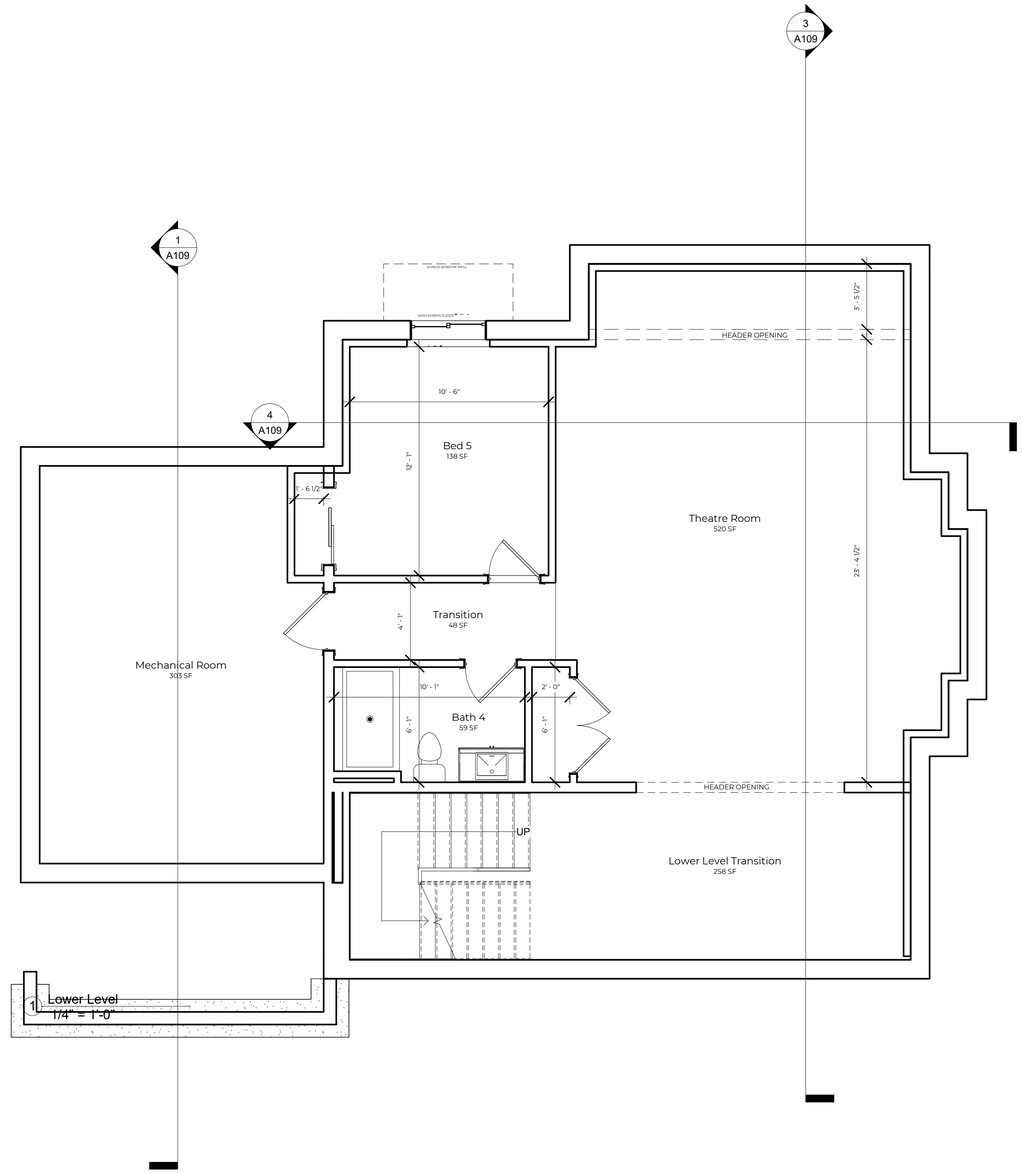
# Foundation Plan

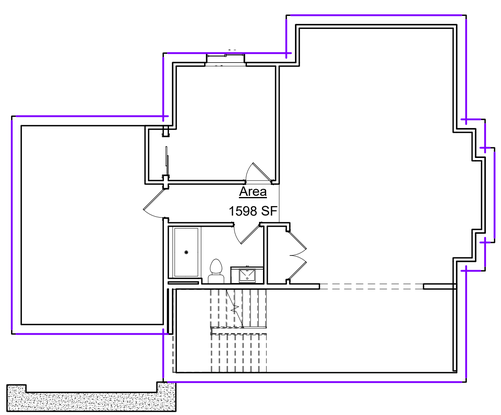
| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A100

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

8/18/2026 8:22:44 AM




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

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mherriges@cloverlanedesignllc.com

| No. | Description | Date |
|---|---|---|

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

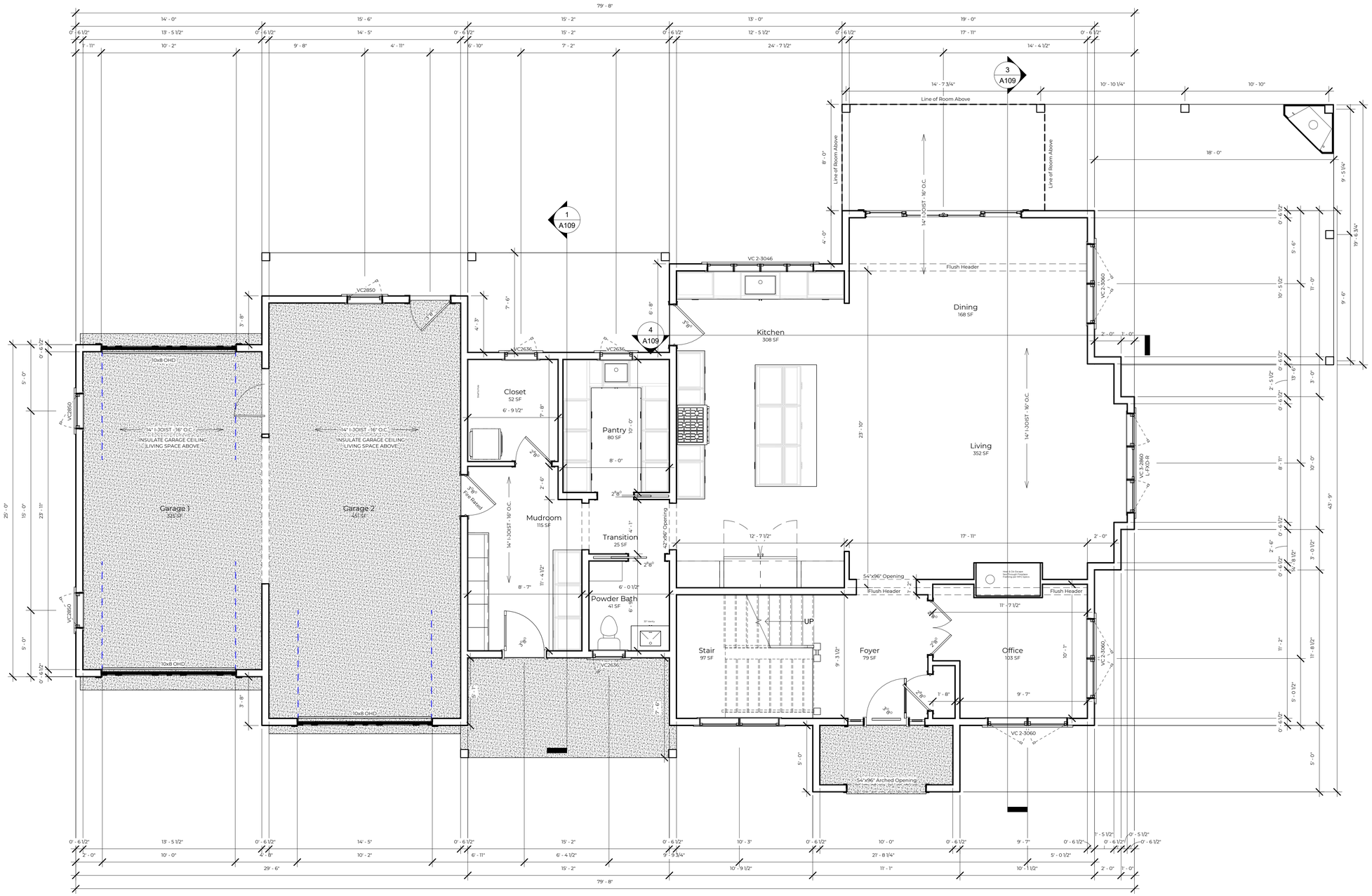
# Lower Level

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

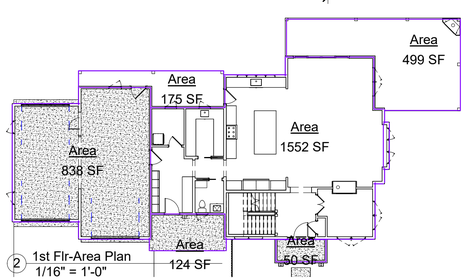
A101

| | |
|---|---|
| Scale | As indicated |

8/18/2026 8:22:46 AM




1 1st Flr-Subfloor
1/4" = 1'-0"




2 1st Flr-Area Plan
1/16" = 1'-0"

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| No. | Description | Date |
|---|---|---|

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

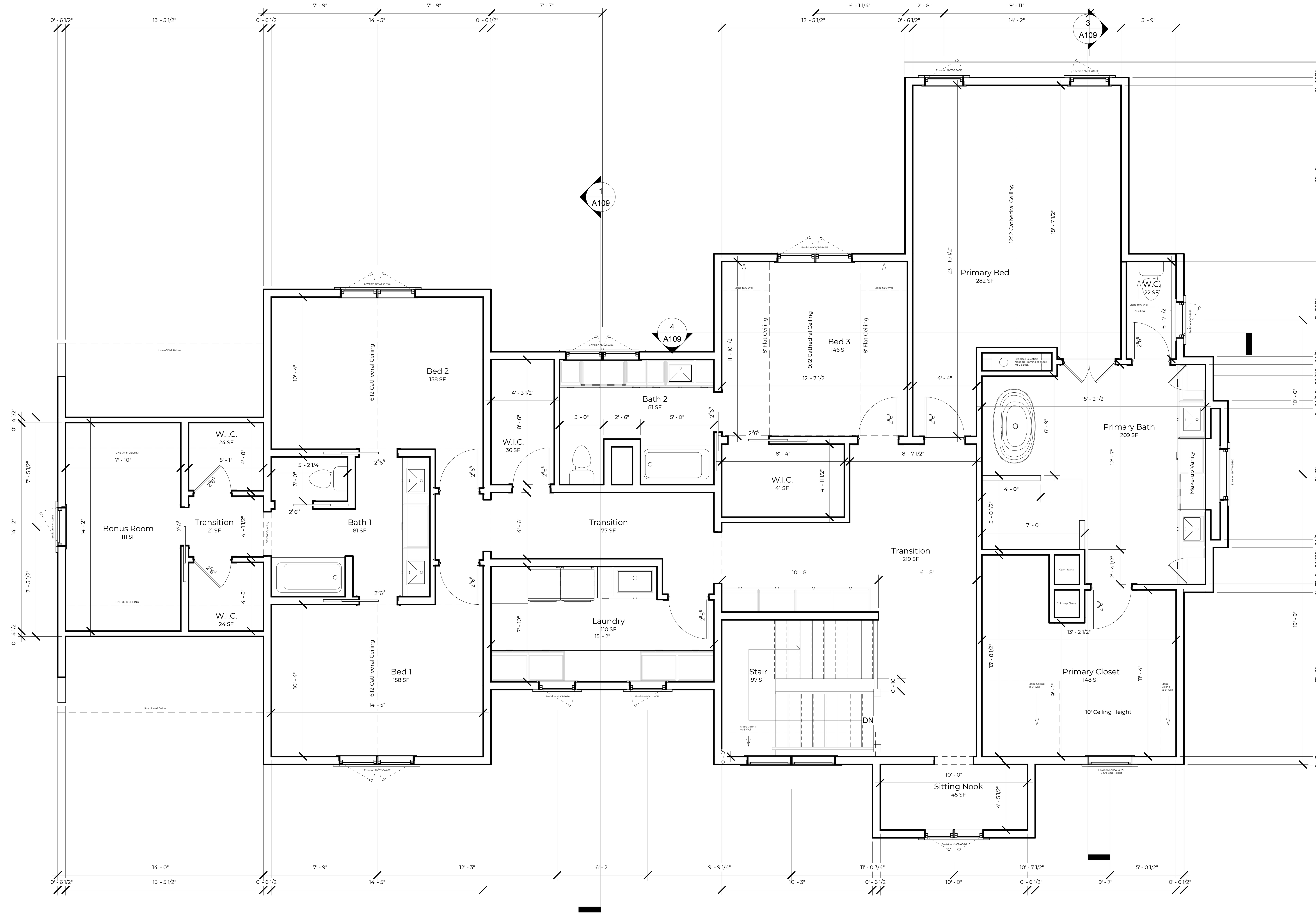
# First Floor

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

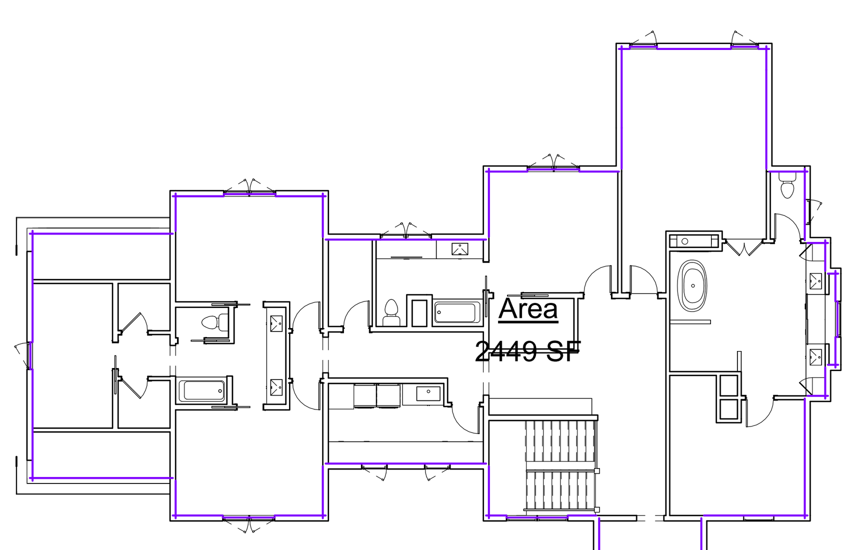
A102

| | |
|---|---|
| Scale | As indicated |

8/18/2026 8:22:59 AM




1 2nd Flr-Subfloor
1/4" = 1'-0"




2 2nd Flr-Area Plan
1/16" = 1'-0"

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| No. | Description | Date |
|---|---|---|

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

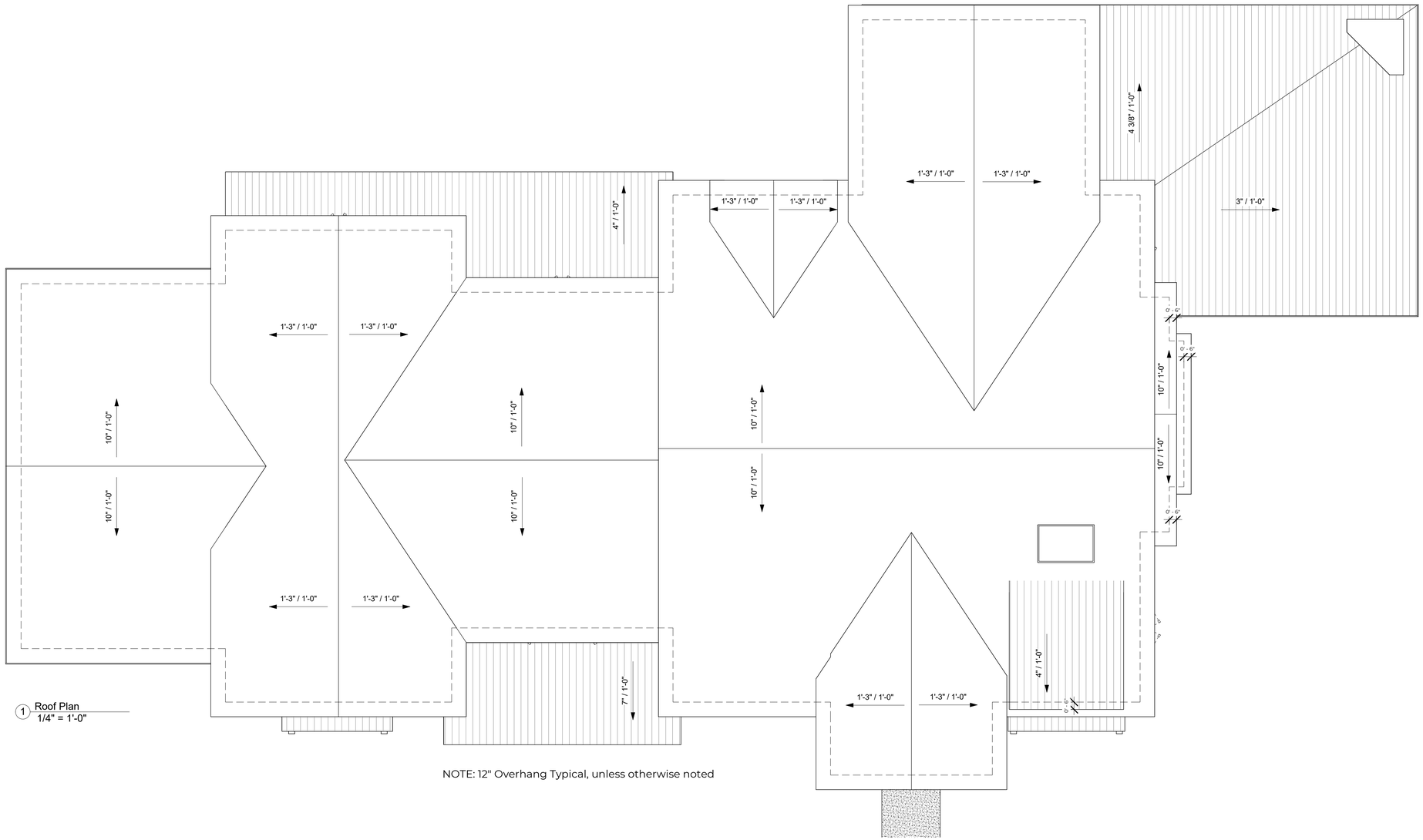
# Second Floor

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

# A103

| | |
|---|---|
| Scale | As indicated |

8/18/2026 8:23:02 AM




1 Roof Plan
1/4" = 1'-0"

NOTE: 12" Overhang Typical, unless otherwise noted

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| No. | Description | Date |
|---|---|---|

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

# Roof Plan

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

A104

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

8/18/2026 8:23:03 AM

3 Front Elevation
1/4" = 1'-0"

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mherriges@cloverlanedesignllc.com

| No. | Description | Date |
|---|---|---|
| | | |

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

# Front Elevation

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

A105

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

8/18/2026 8:23:06 AM

1 Rear Elevation
1/4" = 1'-0"

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| No. | Description | Date |
|---|---|---|

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

# Rear Elevation

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

A106

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

8/18/2026 6:23:09 AM

2 Right Elevation
1/4" = 1'-0"

1 Left Elevation
1/4" = 1'-0"

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mherriges@cloverlanedesignllc.com

| No. | Description | Date |
|---|---|---|
| | | |

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

# Right & Left Elev

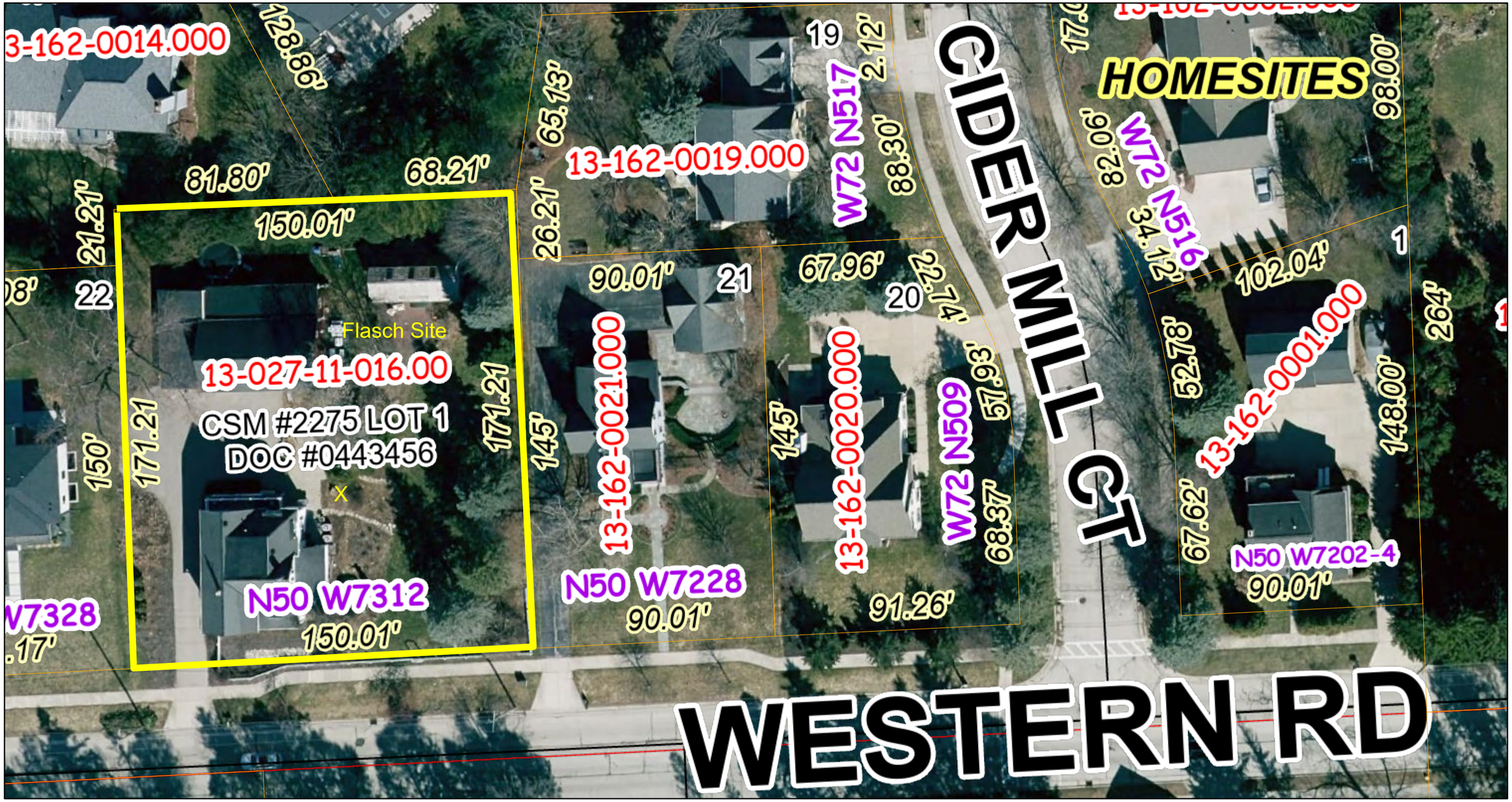
| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

# A107

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

8/18/2026 8:23:14 AM

# Flasch Property Site




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

1:426

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Parcels
- Road Reservation
- Road Right-of-Way
- Condominium
- Gap
- Overlap
- Tax Parcel
- Asset Tax Parcel

Local Roads
- Local
- PLSS Townships
- PLSS Sections
- PLSS Quarter Sections
- Control Survey Diagram

Ozaukee County

# Plat of Survey
for
# Ryan & lindsay Flash

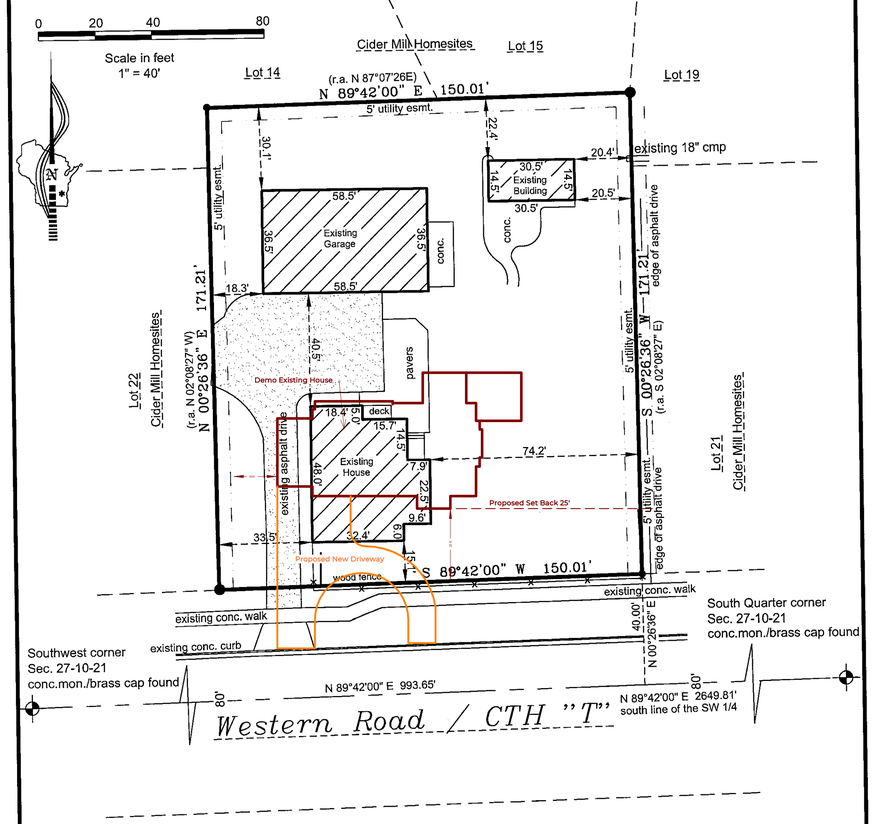
Lot 1 of Certified Survey Map No. 2275 recorded on May 8, 1991, in Volume 16 of Certified Survey Maps, Page 402, as Document No. 443456, being the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

(r.a.) - means "recorded as"

● - indicates 1.3"od iron pipe found.

● - indicates a 2" iron pipe found.

Bearings are referenced to the south line of SW 1/4 of Sec. 27-10-21, which has a recorded bearing of N 89°42'00" E. per CSM No. 2275.




Title Policy or Title Search was provided, recorded easements and exceptions are shown per Title Policy No. 723064800-218132798, dated 08-26-2019 provided by owners.

State of Wisconsin)
Washington County)s.s.

I certify that I have surveyed the above described (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences and roadways, to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owners of the Property, for one (1) year from date hereof.

Dated this 09th day of August, 2025. Donald J. Thoma

WISCONSIN DONALD J. THOMA S-2470 RICHFIELD WI LAND SURVEYOR

Accurate Surveying & Engineering LLP 2911 Wildlife Lane, Richfield, WI 53076: (262)677-2120 don@accuratesurveying.net

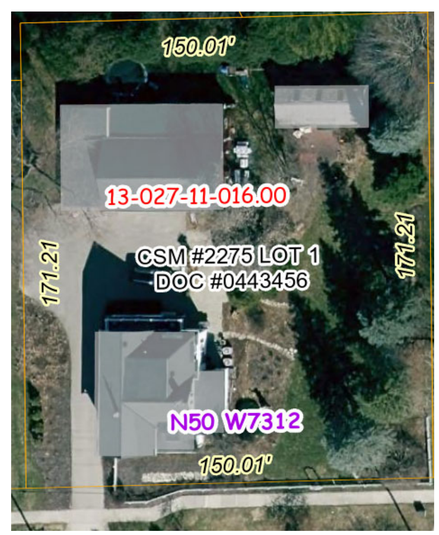
# FLASCH RESIDENCE

***SHEET INDEX***


ACVR-Cover & Site
AELEV-Elevations
A100-Foundation
A101-Lower Level
A102-First Floor
A103-Second Floor
A104-Roof Plan
A105-Front Elevation
A106-Rear Elevation
A107-Right & Left Elev


***SQUARE FOOTAGES***

| | |
|---|---|
| Lower Level | 1598 |
| First Floor | 1552 |
| Second Floor | 2449 |
| Garage | 838 |
| Porches | 802 |
| TOTAL | 7239 |




Existing Property

ERRORS & OMISSIONS STATEMENT

1. Compliance with Codes and Regulations: All drawings and documentation produced by Clover Lane Design LLC are intended to comply with applicable local, state, and national building codes, ordinances, and regulations. However, it is the responsibility of the Contractor and Client to verify compliance with the most current codes and standards during the building process. Clover Lane Design LLC is not responsible for changes in regulations after the issuance of drawings.
2. Accuracy of Drawings: Clover Lane Design LLC makes reasonable efforts to ensure accuracy in all drawings. Any errors, omissions, or discrepancies must be reported immediately. The Client and Contractor are responsible for reviewing all drawings before construction. Clover Lane Design LLC is not responsible for any costs incurred due to errors or omissions that were not reported prior to construction.
3. Intent of Design: Clover Lane Design LLC is responsible only for accurately representing the design intent as provided by the supervising party or Client. Clover Lane Design LLC is not responsible for modifications, substitutions, or deviations from the approved design.
4. Coordination with Consultants: Clover Lane Design LLC is not responsible for coordinating its architectural drawings with consultant documents (e.g., structural, mechanical, electrical). The Client must ensure that all consultant information is properly integrated before construction begins.
5. Role and Responsibility Limitations: Clover Lane Design LLC provides design documentation only and is not responsible for: Construction means, methods, sequences, or safety procedures. Structural, mechanical, or electrical engineering specifications. Field verification of conditions, materials, or code compliance.
6. Field Verification: The Contractor and Client are responsible for verifying all site conditions, including but not limited to: Existing power, plumbing, and HVAC systems. Hazardous materials such as mold, lead, or asbestos. Structural integrity and load-bearing conditions. Failure to verify site conditions and report discrepancies before construction relieves Clover Lane Design LLC of any liability for necessary corrections or resulting damages.
7. Use of Drawings: Drawings are not to be scaled for measurements. The Contractor is responsible for verifying all dimensions on-site. Any unauthorized modification of the drawings voids any liability of Clover Lane Design LLC.
8. Document Revisions: Any required revisions must be submitted in writing and reviewed by Clover Lane Design LLC. Changes may be subject to additional fees and must be formally approved before use in construction.
9. Intellectual Property: All drawings, specifications, renderings, and animations are the exclusive intellectual property of Clover Lane Design LLC. They may not be reproduced, distributed, or modified without written consent.
10. Construction Coordination and Interpretation: Clover Lane Design LLC is not responsible for interpreting drawings during construction. Any requests for clarification must be submitted in writing.
11. Resolution of Conflicts: Any identified conflicts, inconsistencies, or errors must be reported immediately. Construction must not proceed until all conflicts have been formally addressed.
12. Scope of Work: Clover Lane Design LLC's scope is strictly limited to drafting per approved designs. Any deviation requires prior approval and may result in additional costs.
13. Indemnification and Liability Limitations: The Client agrees to indemnify, defend, and hold harmless Clover Lane Design LLC, its officers, employees, and affiliates from any claims, damages, or liabilities arising from: Misinterpretation or misuse of the drawings. Construction defects resulting from contractor or third-party actions. Any failure to obtain required engineering approvals or code compliance.
14. Dispute Resolution: Any disputes shall be resolved through mediation and, if unresolved, binding arbitration under the laws of the State of Wisconsin. The prevailing party shall be entitled to recover reasonable attorney fees and costs.
15. Final Disclaimer: Clover Lane Design LLC is not responsible for structural engineering, safety, or execution of the design. All plans must be reviewed and approved by a licensed structural engineer or qualified third party before construction. The Client assumes all responsibility for compliance with building codes and regulations.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Drawn By
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mherriges@cloverlanedesignllc.com


| No. | Description | Date |
|---|---|---|
| | | |

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

COVER

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

ACVR

Scale

5/19/2026 12:35:12 PM

PRELIMINARY EXTERIOR FINISH SCHEDULE

| 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 & Interior |

| OVERHEAD DOOR | |
|---|---|
| Description | Specification |
| Brand/Style | Haas 667 Ranch Panel – Carriage House Lite |
| Glass | 4-Panel |
| Color | English Oak or Similar |

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

3 Front Elevation
1/4" = 1'-0"


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| No. | Description | Date |
|---|---|---|

Ryan & Lindsay Flasch
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Cedarburg, WI 53012

# Front Elevation

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

A105

Scale 1/4" = 1'-0"

5/25/2026 5:01:15 PM

PRELIMINARY EXTERIOR FINISH SCHEDULE

| 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 & Interior |

| OVERHEAD DOOR | |
|---|---|
| Description | Specification |
| Brand/Style | Haas 667 Ranch Panel – Carriage House Lite |
| Glass | 4-Panel |
| Color | English Oak or Similar |

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

1 Rear Elevation
1/4" = 1'-0"


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mherriges@cloverlanedesignllc.com


| No. | Description | Date |
|---|---|---|

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

# Rear Elevation

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

A106

Scale 1/4" = 1'-0"

5/25/2026 5:01:22 PM

2 Right Elevation
1/4" = 1'-0"

PRELIMINARY EXTERIOR FINISH SCHEDULE

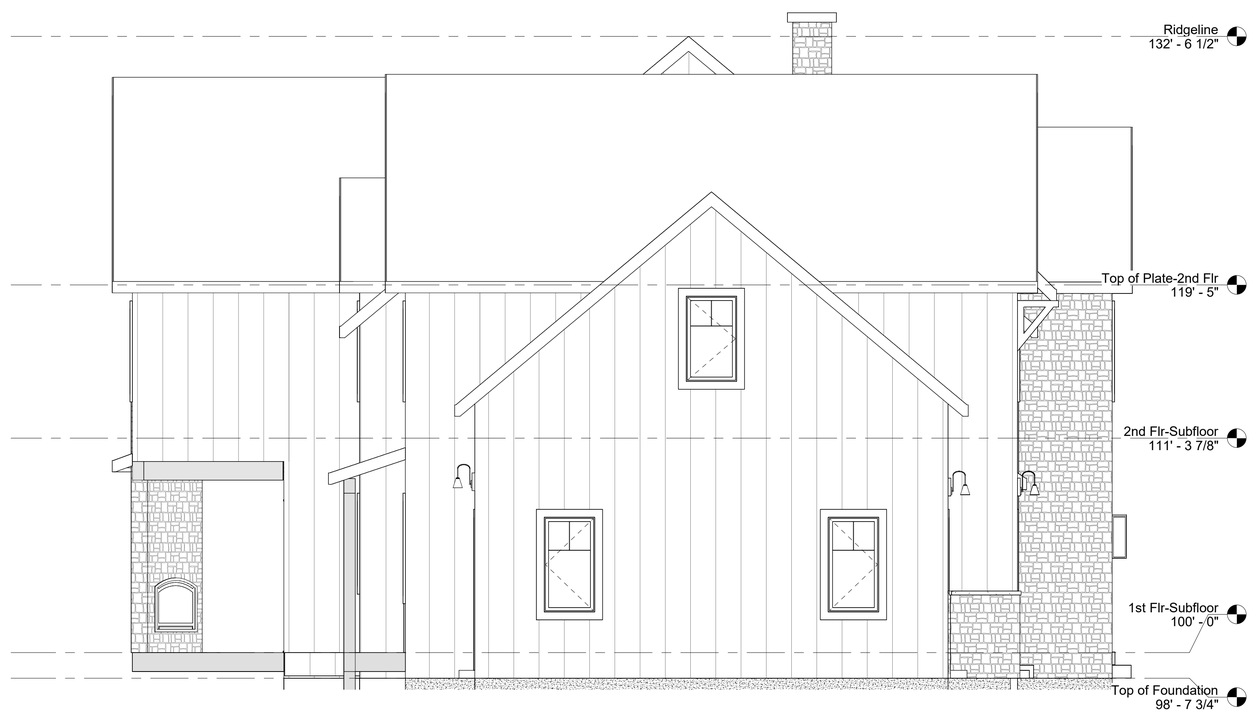
| EXTERIOR | |
|---|---|
| Description | Specification |
| Siding Type | James Hardie Lap Siding & Board/Batten (Combination) |
| Siding Color | SW7008 Alabaster or Similar |
| Masonry | Cedarburg Stone or Similar |
| Trim Type/Color | RealTrim – SW7008 Alabaster or Similar |
| Soffit Type/Color | LP 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 & Interior |

| OVERHEAD DOOR | |
|---|---|
| Description | Specification |
| Brand/Style | Haas 667 Ranch Panel – Carriage House Lite |
| Glass | 4-Panel |
| Color | English Oak or Similar |

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




1 Left Elevation
1/4" = 1'-0"

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Drawn By
Michelle Herriges
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mherriges@cloverlanedesignllc.com

| No. | Description | Date |
|---|---|---|
| | | |

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

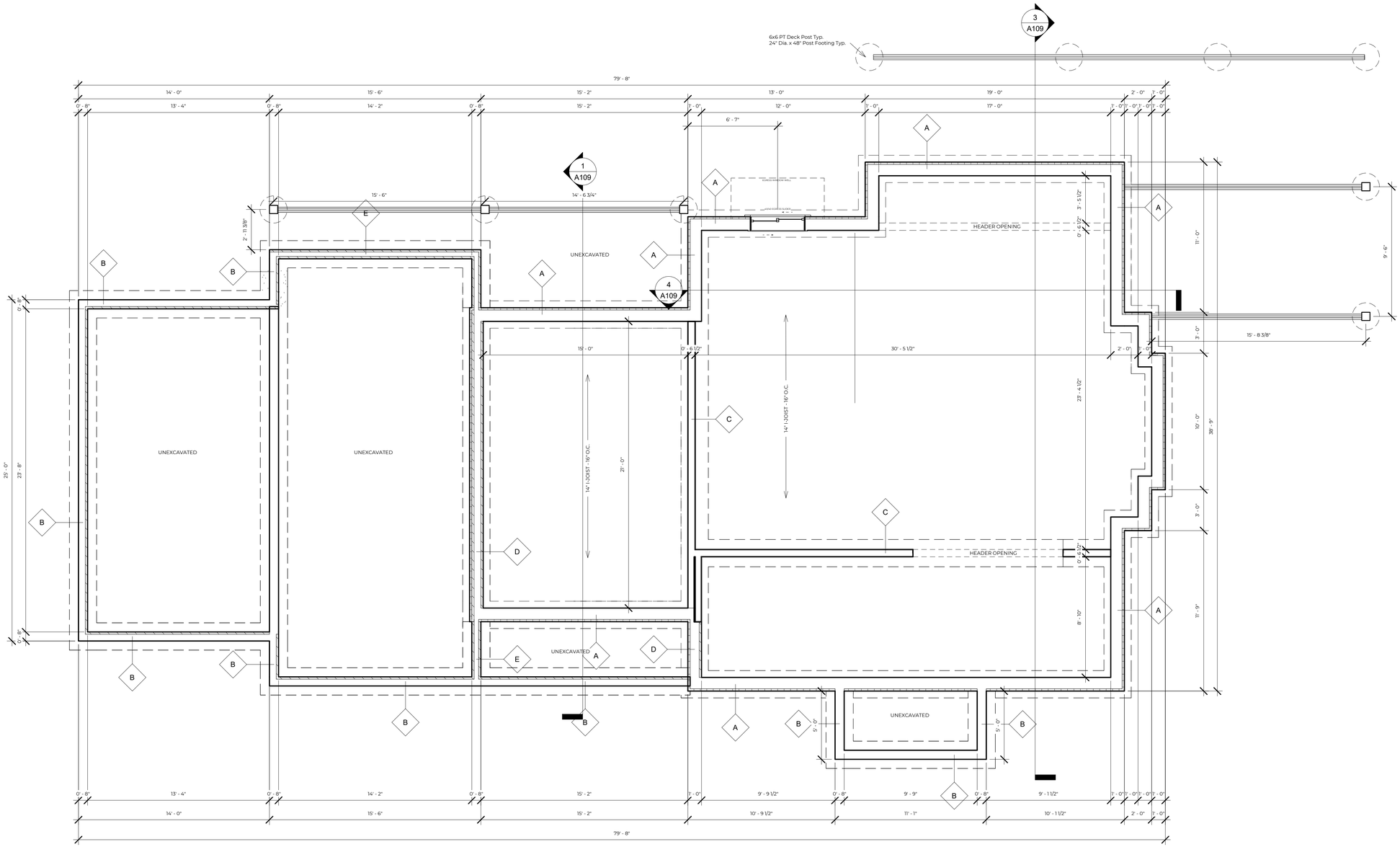
# Right & Left Elev

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

A107

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

5/25/2026 5:02:49 PM




| | |
|---|---|
| | A-9" X 10" POURED CONCRETE WALL W/2" RIGID FOAM INSULATION |
| | B-4" X 8" POURED CONCRETE WALL W/2" SLAB LEDGE |
| | C-2X6 BEARING WALL |
| | D-9" X 10" POURED CONCRETE WALL W/ 2" RIGID FOAM EXTERIOR & 2" SLAB LEDGE INTERIOR |
| | E-4" X 8" POURED CONCRETE WALL W/ 2" SLAB LEDGE EXTERIOR & INTERIOR |
| | |

1 Foundation
1/4" = 1'-0"

Wall Legend
1/4" = 1'-0"

PERTHEL HOMES
Building on 3 Generations of Quality

P.O. Box 863
Meno. Falls, WI 53052

www.perthelhomes.com

President/Sales/Project Mgr.
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c. 262.853.9773
zack@perthelhomes.com

Drawn By
Michelle Herriges
c. 262.374.0637
mherriges@cloverlanedesignllc.com

| No. | Description | Date |
|---|---|---|
| | | |

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

# Foundation Plan

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

A100

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

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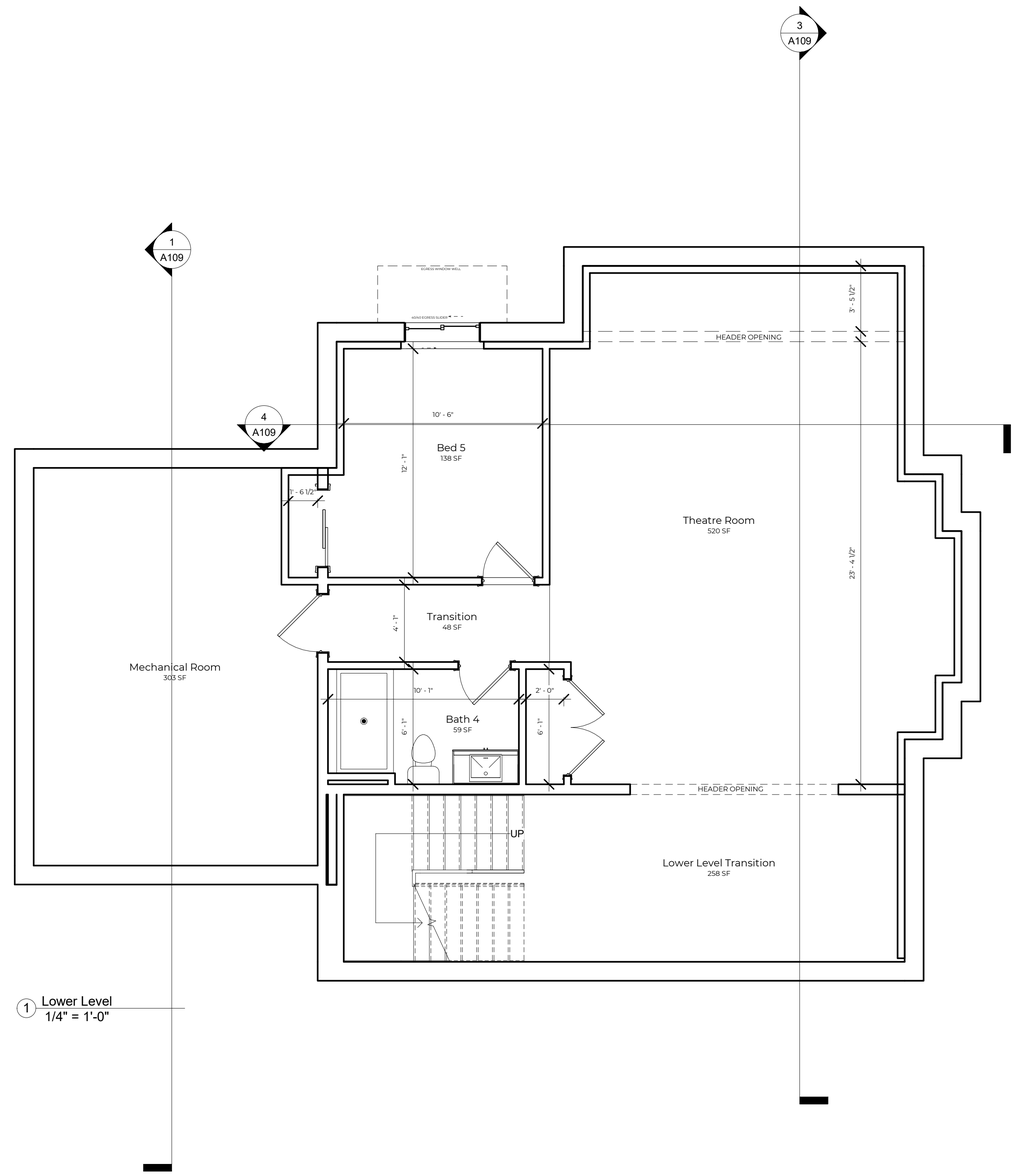
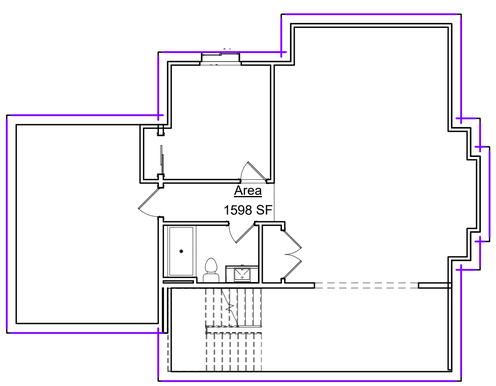



1 Lower Level
1/4" = 1'-0"




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

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| No. | Description | Date |
|---|---|---|
| | | |

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

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|---|---|
| Scale | As indicated |

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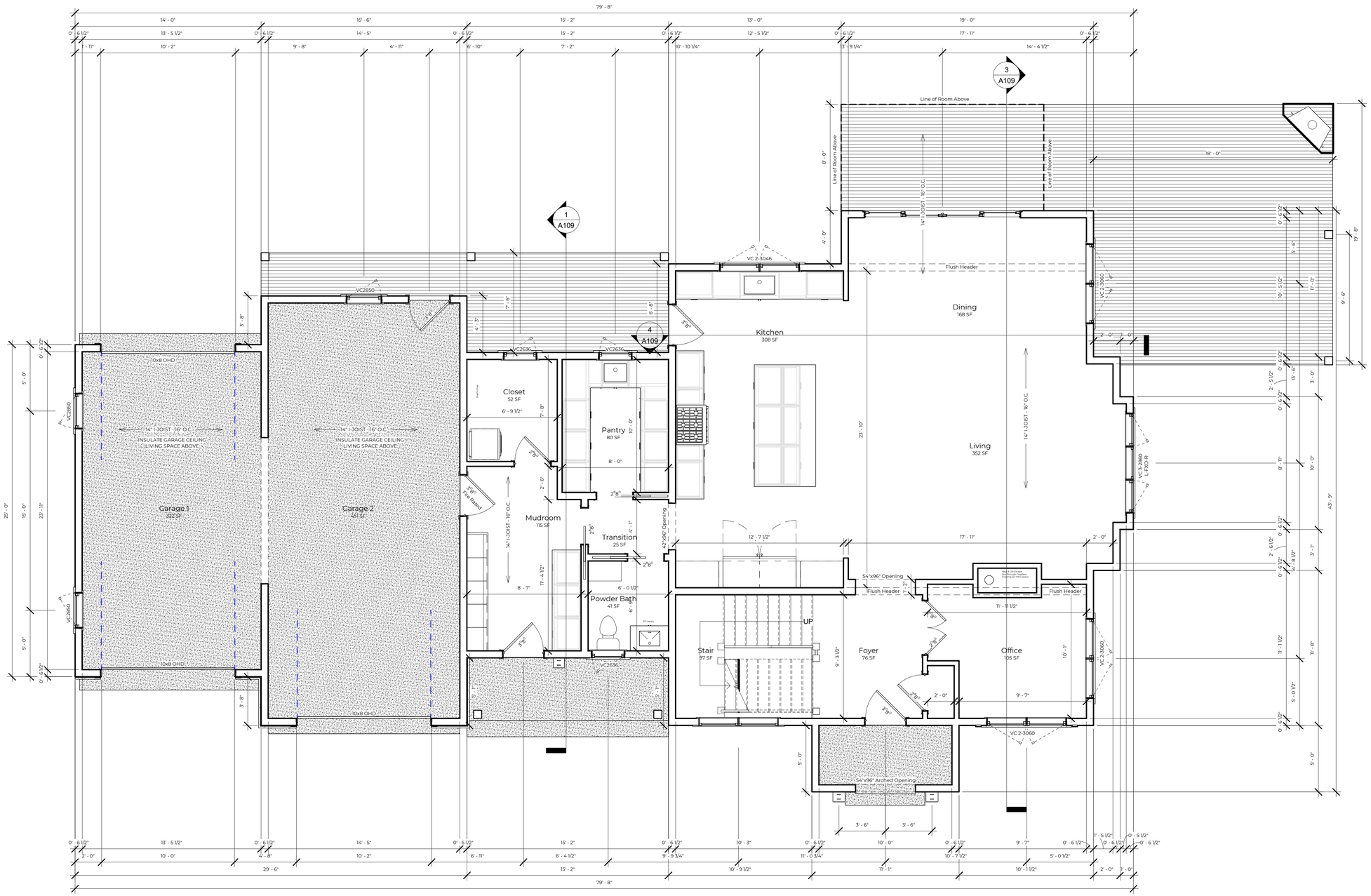
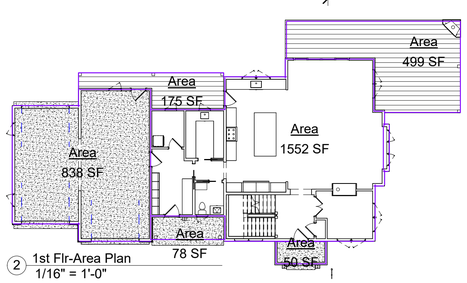



1 1st Flr-Subfloor
1/4" = 1'-0"




2 1st Flr-Area Plan
1/16" = 1'-0"

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mherriges@cloverlanedesignllc.com

| No. | Description | Date |
|---|---|---|
| | | |

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

# First Floor

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

A102

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|---|---|
| Scale | As indicated |

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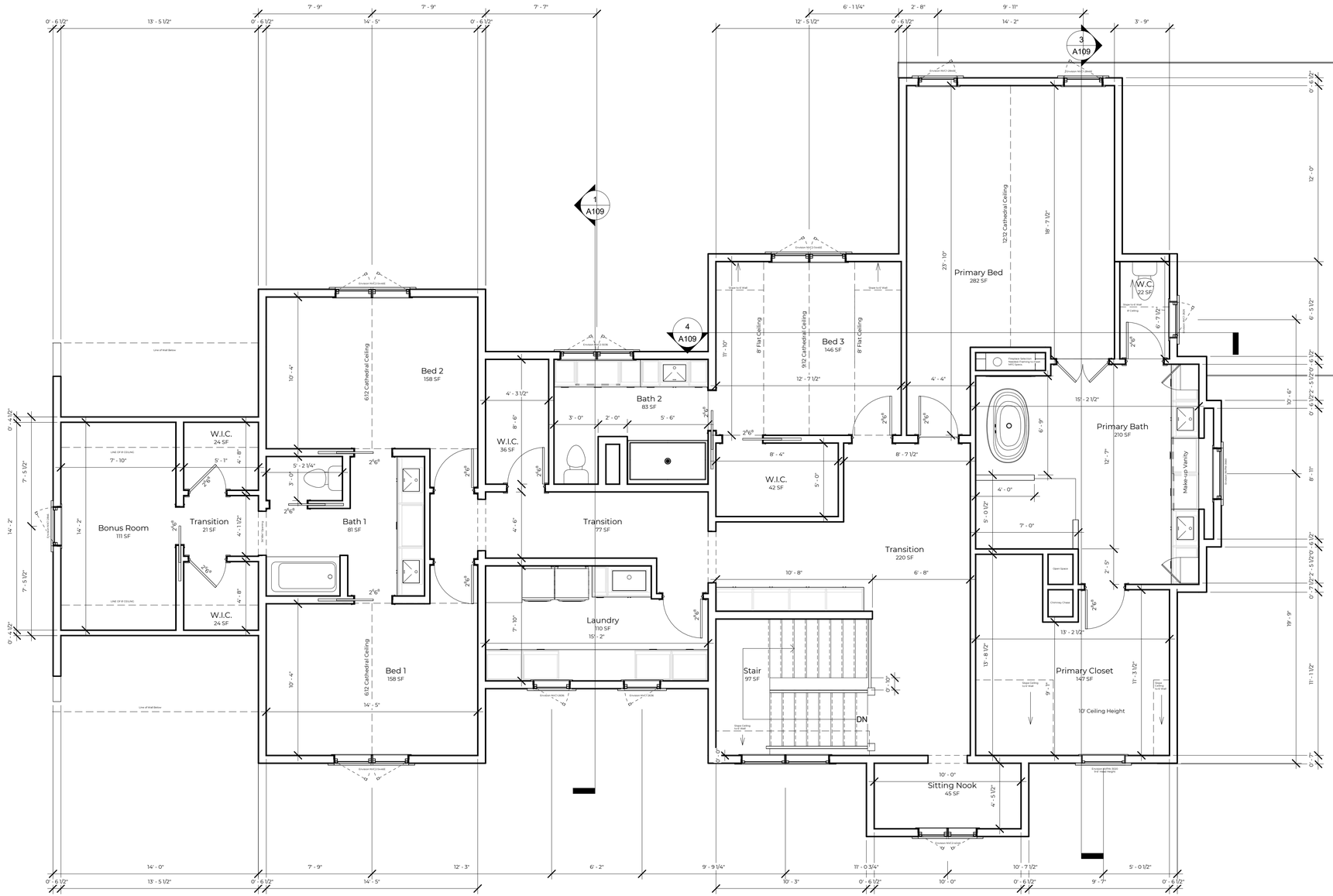
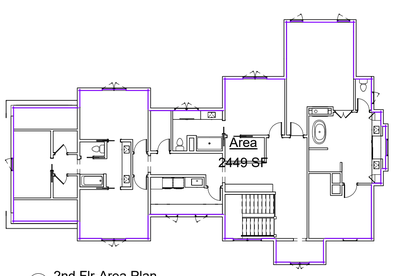



1 2nd Flr-Subfloor
1/4" = 1'-0"




2 2nd Flr-Area Plan
1/16" = 1'-0"

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mherriges@cloverlanedesignllc.com

| No. | Description | Date |
|---|---|---|

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

# Second Floor

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

A103

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|---|---|
| Scale | As indicated |

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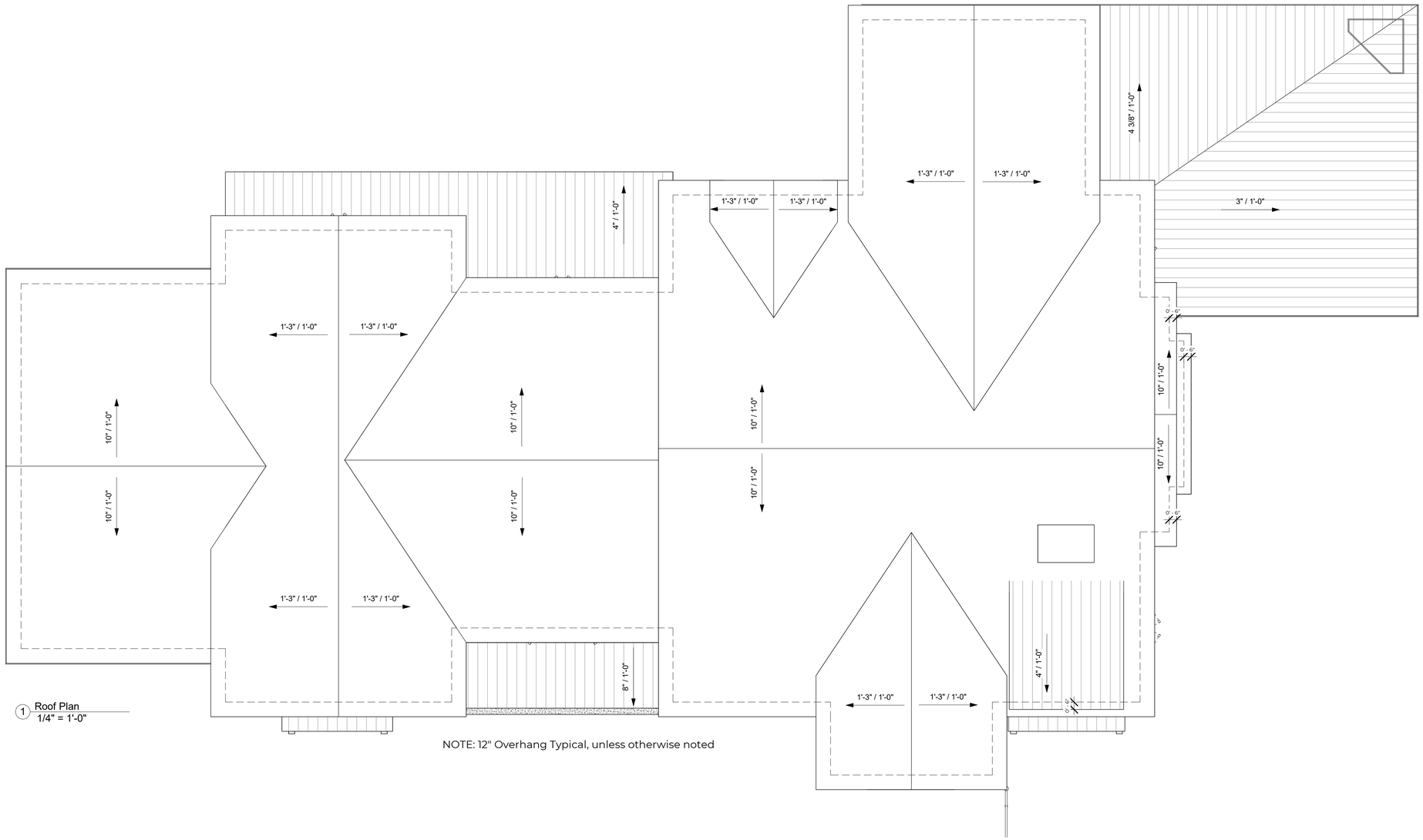


1 Roof Plan
1/4" = 1'-0"

NOTE: 12" Overhang Typical, unless otherwise noted

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mherriges@cloverlanedesignllc.com

| No. | Description | Date |
|---|---|---|

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

# 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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# PLANNERS REPORT

**To:** City of Cedarburg Site & Architectural Review Board

**By:** Mary Censky
**Date Prepared:** August 25, 2026

**General Information:**

**Agenda Item: 5 .B.**

| | |
|---|---|
| **Applicant:** | Gene Eggert of Architectural Designs, Inc., on behalf of |
| **Property Owner/Tenant Occupant:** | Laird Connectivity, Inc./Ezurio LLC |
| **Request:** | Approval of architectural and site plan modifications. |
| **Current Zoning:** | M-3 Business Park District |
| **Current Master Plan Classification:** | Industrial and Manufacturing |
| **Surrounding Zoning/Land Use:** | North: Rd-1 Two-Family Residential and Rm-1 Multiple-Family Residential Districts<br>South: M-3 Business Park District<br>East: Rm-1 Multiple-Family Residential District<br>West: M-3 Business Park District |
| **Lot Size:** | ~2.58 Acres |
| **Location:** | W66 N220 Commerce Court |

---

**Discussion:**
The applicant proposes to place a small freight elevator addition (i.e., ~2,970 sq. ft.), and a full-sized, depressed loading dock, at the front-facing southwest corner of the existing building. Detailed plans and specifications, including as to materials and colors, are provided in the attached plan files. This plan is made in support of the applicants' plan

to expand their warehousing function into the lower level of the south wing of the building.

Below is the Site and Architectural Plan Review Matrix to guide the Board in its review and discussion of this plan.

*Street View Photos taken 8-20-26*

**Recommendation:**

If the Site and Architectural Review Board is inclined toward recommending approval of the site and building design plans as presented, the Planner recommends the following conditions be considered for attachment thereto:

1) Applicant is aware that no outside storage of any materials, equipment or supplies on this site is proposed or approved as a part of this request.
2) Applicant is aware that no trailer or tractor/trailer combination which, when parked blocks public safety access to all sides of the building, may be left parked in the loading dock unless a tractor and driver are present on site to promptly remove the obstruction in the event of an emergency.
3) Applicant to secure a building permit prior to the start of work on this project.
4) City Engineer review and approval of all grading, drainage, erosion control, stormwater management, and utility plans prior to issuance of a building permit.
5) Applicants′ plans are subject to review and approval by the Cedarburg Fire Department, and the Cedarburg Light & Water Utility prior to issuance of a Building Permit.

## SARB PLAN REVIEW GUIDE

### Sec. 13-1-120 Purpose of site plan and architectural review.

**For the purpose of promoting compatible development, stability of property values, fostering the attractiveness and functional utility of the community as a place to live and work, preserving the character and quality of the built environment by maintaining the integrity of those areas which have a discernible character or are of a special historic significance, protecting certain public investments in the area, and raising the level of community expectations for the quality of its environment, this section requiring site plan and architectural review is intended.**

### Sec. 13-1-121 Site plan review principles and standards.

**To implement the purposes set forth in section 13-1-120, the city plan commission shall following due consideration of the recommendation(s) of the Site and Architectural Design Review Board (SARB), review the site, existing and proposed structures, neighboring uses, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading (in the case of commercial and industrial uses), highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation for all new and modified commercial/office/industrial/institutional sites. The city plan commission will approve said site plans only after determining that:**

(a) The proposed use(s) conform(s) to the uses permitted in that zoning district. **Yes**

(b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback, and height restrictions of this chapter. **Yes**

(c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses. **TBD**

(d) There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic. **Semi's will have to use the cul-de-sac street for turning/backing in order to get into the loading dock.**

(e) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws. **Loading dock at street facing front façade is not typical in a Business Park setting. There is precedent for this elsewhere on the same street.**

(f) Natural features of the landscape are retained where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood. **TBD**

(g) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping, as provided or required in this chapter. **Exterior lighting plan is full cutoff design. Screening options are limited.**

(h) Land, buildings, and structures are readily accessible to emergency vehicles and the handicapped. **Access to the rear (and possibly the front) of the building will be cutoff is there is a tractor trailer rig in position at the loading dock.**

(i) The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards oflife and property, and to facilitate existing community development plans. **TBD**

(j) The site plan is consistent with the public goals, objectives, principles, standards, policies, and urban design criteria set forth in the city's adopted community master plan or components thereof. **TBD**

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

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

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

**(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. **TBD**

**(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. **Consistent with existing building materials and colors.**

**(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. **Consistent with existing building materials and colors.**

**(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. **TBD**

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

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

**(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.**

CEDARBURG
WISCONSIN

# LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W66 N220 COMMERCE CT

APPLICANT/BUSINESS NAME: GENE EGGERT - ARCHITECTURAL DESIGNS INC

APPLICANT/BUSINESS ADDRESS:

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

PHONE: EMAIL:

PROPERTY OWNER (IF DIFFERENT): TIM GRUNWALDT - EZUKIO LLC

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: REQUEST REVIEW/APPROVAL TO ADD (1) LOADING DOCK W/ FREIGHT ELEVATOR ADDITION TO EXISTING COMMERCIAL BUILDING TO ACCOMODATE 2-STORY INTERIOR WAREHOUSE STORAGE RENOVATION

***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: 7/29/26

**FOR CITY STAFF USE ONLY**

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

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

ATTACHMENTS (CHECK IF RECEIVED):

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

## GENERAL NOTES

1. SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL GENERAL AND SPECIFIC REQUIREMENTS.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED, NOTIFY THE ARCHITECT IMMEDIATELY, FOR WRITTEN CLARIFICATION.
3. EACH CONTRACTOR SHALL CAREFULLY EXAMINE DRAWINGS AND SITE PRIOR TO BIDDING TO ASCERTAIN EXTENT OF DEMOLITION AND NEW CONSTRUCTION REQUIRED. EXISTING CONDITIONS ARE SHOWN BASED ON ORIGINAL DRAWINGS AND FIELD OBSERVATIONS AND MAY VARY. ANY DISCREPANCIES FOUND IN THE DRAWINGS OR EXISTING CONDITIONS ARE TO BE REPORTED TO ARCHITECTURAL DESIGNS, INC. IMMEDIATELY. ALL DISCREPANCIES WILL BE CLARIFIED BY WRITTEN ADDENDUM.
4. IT SHOULD BE UNDERSTOOD BY ALL CONTRACTORS THAT THE OLD CONSTRUCTION MAY NOT BE COMPLETELY SQUARE, PLUMB OR TRUE, AND THAT ALL DIMENSIONS SHALL BE FIELD-VERIFIED AND ADJUSTED AS REQUIRED. FAILURE TO DO SO WILL IN NO WAY RELIEVE CONTRACTOR OF COMPLETETING HIS WORK ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS AT NO ADDITIONAL COST. NOTIFY ARCHITECT OF ANY DISCREPENCIES PRIOR TO CONSTRUCTION.
5. ALL REQUESTS FOR INFORMATION, INTERPRETATION, INTENT, ETC. MUST BE MADE AT LEAST (10) DAYS PRIOR TO BID DUE DATE. RESPONSES WILL BE CONFIRMED IN WRITING. ARCHITECTURAL DESIGNS, INC. WILL NOT BE RESPONSIBLE FOR ANY VERBAL INFORMATION.
6. VERIFY ALL DIMENSIONS AND UTILITY REQUIREMENTS OF ALL EQUIPMENT SUPPLIED BY OWNER PRIOR TO CONSTRUCTION RELATED TO THE PLACEMENT OF THE OWNERS EQUIPMENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBLITY TO BECOME KNOWLEDGEABLE OF THE CONSTRUCTION REQUIREMENTS OF THE OWNER AND/OR OPERATOR. ALL CONDITIONS RELATIVE TO THE CONTRACTOR COMPLETING WORK WITHIN THE BUILDING AND TIME FRAME MUST BE ADHERED TO.
8. ALL WORK IS TO BE COMPLETED USING GOOD AND ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF MATERIALS ARE NOT SPECIFIED AND SPECIFICS ARE REQUIRED, THECONTRACTOR MAY SUGGEST MATERIALS TO THE OWNER AND THE ARCHITECT FOR THEIR REVIEW AND APPROVAL. THE ARCHITECT HAS THE RIGHT AND THE RESPONSIBILITY TO REJECT WORK OR MATERIALS THAT DO NOT CONFORM TO THE INTENT OF THE PROJECT OR ARE NOT ACCEPTABLE QUALITY.
9. CONTRACTOR'S WORK SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.
10. CONTRACTORS SHALL FURNISH AND INSTALL ALL MATERIALS INCLUDED WITHIN THE LIMITS OF THEIR CONTRACT. INCLUDE ALL LABOR TAXES, PERMIT FEES, MATERIALS, BLOCKING, EQUIPMENT, AND/OR ITEMS REQUIRED FOR THEIR COMPLETION.
11. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER/ CONSTRUCTION MANAGER AND OTHER CONTRACTORS. WORK BY ANOTHER CONTRACTOR WHICH WOULD CHANGE OR ALTER WORK OF THE CONTRACTOR IN ANY WAY OR WHICH WOULD PREVENT THE CONTRACTOR FROM COMPLETING HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.
12. CONTRACTORS SHALL PROVIDE SHOP DRAWINGS, MATERIAL SAMPLES, RELEVANT TECHNICAL DATA, FINISH SAMPLES, CATALOG CUTS, ETC. FOR ARCHITECT'S REVIEW AND ACTION PRIOR TO COMMENCEMENT OF WORK. SUBMITTALS TO INCLUDE BUT ARE NOT LIMITED TO CABINETRY, SIGNAGE, DOORS, WINDOWS, HARDWARE, STRUCTURAL WOOD &/OR STEEL, ETC., ETC.
13. CONTRACTORS SHALL COORDINATE THEIR SCHEDULES WITH THE OWNER.
14. CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AFTER THEMSELVES DAILY.
15. CONTRACTORS SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PORTIONS DAMAGED DURING CONSTRUCTION.
16. THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR TO PROVIDE TEMPORARY BARRICADES (AND DUST BARRIERS) AS REQUIRED BY THE OWNER OR THE JOB CONDITIONS.
17. FIRE EXTINGUISHER(S) ARE TO BE PROVIDED AND LOCATED BY GENERAL CONTRACTOR AS REQUIRED BY CODE.
18. ALL CONTRACTORS SHALL GUARANTEE ALL THEIR WORK UNDER CONTRACT AGAINST DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION OF CONTRACT.
19. ALL CONTRACTORS SHALL PROVIDE ALL NECESSARY INSURANCE, PROGRESS SCHEDULES, PERMITS, AND OTHER PROVISIONS REQUIRED IN ACCORDANCE WITH AIA GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION A201 AND AS REQUIRED BY OWNER.
20. ARCHITECTURAL DESIGNS, INC. AND/OR OWNER SHALL HAVE THE RIGHT TO MAKE CHANGES DURING THE PROGRESS OF WORK WITHOUT VOIDING CONTRACTS. ALL CHANGES MUST BE MADE BY WRITTEN CHANGE ORDER.
21. EACH CONTRACTOR MUST COMPLY FULLY WITH OSHA REGULATIONS FOR CONSTRUCTION.
22. OWNER SHALL FURNISH TEMPORARY SANITARY FACILITIES, WATER, AND ELECTRICAL. GENERAL CONTRACTOR SHALL MAINTAIN THE SAME TO BE IN GOOD WORKING ORDER.
23. ALL PLUMBING, HVAC, AND ELECTRICAL WORK SHALL BE COMPLETED AS A "DESIGN/BUILD" PROCESS. THESE CONTRACTORS SHALL PROVIDE ALL DESIGN DRAWINGS, CALCULATIONS, FEES, ETC. TO SECURE ALL REQUIRED PERMITS. THEY SHALL BE RESPONSIBLE FOR ALL EQUIPMENT, MATERIALS, LABOR, ETC. TO COMPLETE THEIR WORK AS SHOWN ON THEIR DRAWINGS AND AS NOTED ON ARCHITECTURAL DRAWINGS. ALLOW FOR THE COST OF COORDINATION WITH OTHER TRADES. ALL WORK SHALL MEET ALL STATE AND LOCAL CODES, ETC.

EXISTING EXTERIOR PHOTO

NOT TO SCALE

## EXISTING BUILDING ALTERATION LEVEL:

PER INTERNATIONAL EXISTING BUILDING CODE
SECTION 603 ALTERATION- LEVEL 2
SECTION 603.1 SCOPE.
LEVEL 2 ALTERATIONS INCLUDE THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADITIONAL EQUIPMENT, AND SHALL APPLY WHERE THE WORK AREA IS EQUAL TO OR LESS THAN 50 PERCENT OF THE BUILDING AREA.

## APPLICABLE CODES:

SPS: WI ADMINISTRATIVE CODE, SAFETY & PROFESSIONAL SERVICES
IBC: 2021 INTERNATIONAL BUILDING CODE ADOPTED UNDER SPS 361.05
IEBC: 2021 INTERNATIONAL EXISTING BUILDING CODE ADOPTED UNDER SPS 361.05
IECC: 2021 INTERNATIONAL ENERGY CONVERSATION CODE ADOPTED UNDER SPS 361.05
IMC: 2021 INTERNATIONAL MECHANICAL CODE ADOPTED UNDER SPS 361.05
IFGC: 2021 INTERNATIONAL FUEL GAS CODE ADOPTED UNDER SPS 361.05 W/ WI AMENDMENTS (SPS 361-366)
HVAC: A SYSTEM FOR HEATING, VENTILATION, OR AIR CONDITIONING AS DEFINED BY SPS 361.04(4)

A117.1: ICC/ANSI A117.1-2017 AS REFERENCED IN IBC CHAPTER 35

## MINIMUM PLUMBING FACILITIES:

PER TABLE 2902.1 MINIMUM PLUMBING FACILITIES:
B-BUSINESS

| REQUIRED: | PROPOSED FOR 11 OCCUPANTS: |
|---|---|
| (1) WATER CLOSET PER 1ST 25 OCCUPANTS FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINING EXCEEDING 50 | (TBD) WATER CLOSET |
| (1) LAVATORY PER 40 OCCUPANTS FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80 | (TBD) LAVATORY |
| (0) BATHTUB/SHOWER | (0) BATHTUB/SHOWER |
| (1) DRINKING FOUNTAIN PER 100 OCCUPANTS | (TBD) WATER DISPENSOR |
| (1) SERVICE SINK | (TBD) SERVICE SINK |

## EXIT ACCESS TRAVEL DISTANCE:

PER TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:
B- BUSINESS: 200 FEET WITHOUT SPRINKLER SYSTEM
300 FEET WITH SPRINKLER SYSTEM

## OCCUPANCY LOADS:

PER TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:
BUSINESS AREAS: 150 GROSS SQUARE FEET GROSS PER OCCUPANT

| | |
|---|---|
| TOTAL BUSINESS SQUARE FEET: | 20,000 SQUARE FEET |
| SQUARE FEET PER OCCUPANT: | 150 SF GROSS PER OCCUPANT |
| MAXIMUM OCCUPANTS ALLOWED: | 133 |
| OCCUPANTS PROPOSED: | 100 |

## FIRE PROTECTION:

PER CHAPTER 7 FIRE & SMOKE PROTECTION FEATURES

PER TABLE 707.3.10 FIRE-RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIER ASSEMBLIES OR HORIZONTAL ASSEMBLIES BETWEEN FIRE AREAS
2HR FIRE-RESISTANCE RATING BETWEEN FIRE AREAS

## GENERAL BUILDING HEIGHTS AND AREAS:

PER TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:
B-BUSINESS GROUP (TYPE VB CONSTRUCTION): 40'-0" ALLOWED
EXISTING BUILDING: 18'-9 1/2"

PER TABLE 506.2 ALLOWABLE AREA FACTOR:
B-BUSINESS GROUP: NON-SPRINKLERED 9,000SF ALLOWED
EXISTING BUILDING TOTALS APPROXIMATELY 20,000SF

PER TABLE 508.4 REQUIRED SEPERATION OF OCCUPANCIES (HOURS):
B-BUSINESS GROUP & B-BUSINESS GROUP : N (NO SEPERATION REQUIREMENT)

## PROPOSED CONSTRUCTION CLASSIFICATION:

PER CHAPTER 6: CONSTRUCTION TYPE: VB EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS & THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE.

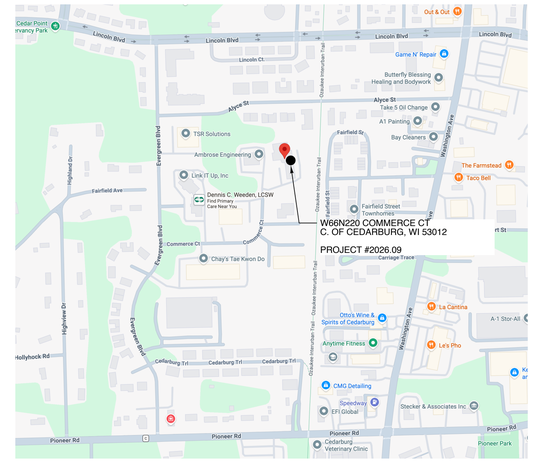
BUILDING IS NOT SPRINKLED

PER CHAPTER 3: OCCUPANCY TYPE: B BUSINESS GROUP (TESTING & RESEARCH)

ZONING: M-3 BUSINESS PARK DISTRICT - MIN 40 K.S.F. AREA

## LOCATION MAP

NO SCALE




ARCHITECTURAL DESIGNS, INC.

ARCHITECTURAL DESIGNS INC.
7429 ROOSEVELT RD.
TOWN OF ERIN, WI 53027

TELE: 1-414-315-4156
EMAIL: gene@architecturaldesignsinc.com
WEBSITE: architecturaldesignsinc.com

BUILDING RENOVATION FOR:

EZURIO LLC
W66N220 COMMERCE CT
C. OF CEDARBURG, WI 53012

PROJECT #2026.09

## PROJECT

BUILDING RENOVATION FOR:

**EZURIO LLC**

W66N220 COMMERCE CT
C. OF CEDARBURG, WI 53012

PROJECT #: 2026.09

NOTE

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## INDEX

ARCHITECTURAL

| | |
|---|---|
| T1 | TITLE SHEET, GENERAL SPECIFICATION, & LOCATION MAP |
| S1 | EXISTING/ PROPOSED PARTIAL SITE PLAN |
| D1 | EXISTING PARTIAL LOWER LEVEL & 1ST FLR FLOOR PLANS, BLDG SECT. & EXT. ELEVATION- DEMOLITION |
| AB | EXISTING/ PROPOSED LOWER LEVEL FLOOR PLAN |
| A1 | EXISTING/ PROPOSED PARTIAL 1ST FLOOR FLOOR PLAN |
| A2 | EXISTING/ PROPOSED PARTIAL BLDG SECTION & EXTERIOR ELEVATIONS |

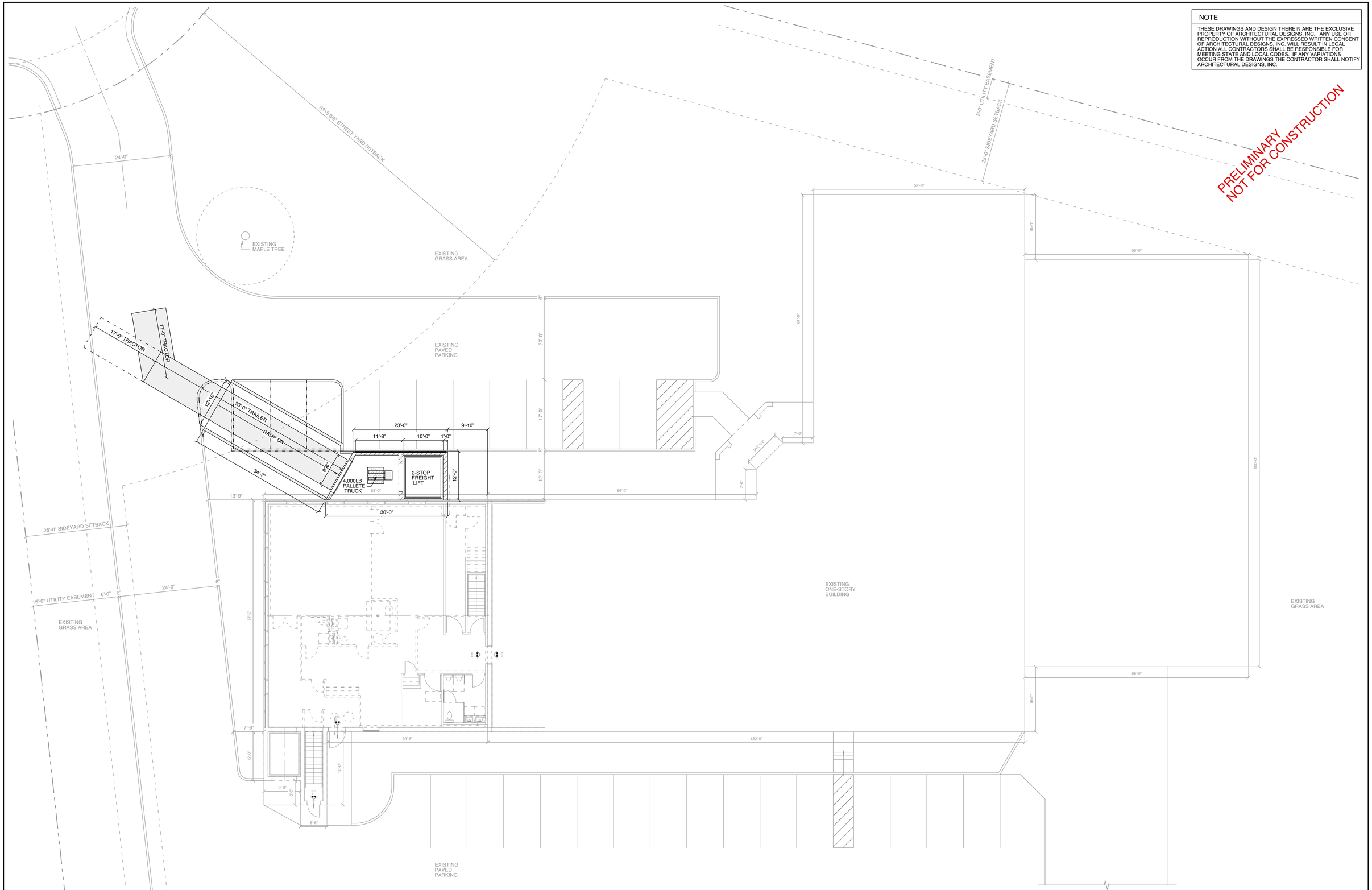
PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT GENE EGGERT ARCHITECT

DATE 21 JULY 2026

REVISIONS:

T1

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EXISTING/ PROPOSED PARTIAL SITE PLAN

2,970 SF USEABLE

SCALE: 1" = 10'-0"

Revisions

21 JULY 2026

ARCHITECTURAL DESIGNS, INC.

EZURIO LLC

BUILDING RENOVATION
W66N220 COMMERCE CT
C. OF CDEARBURG WI 53012

ARCHITECTURAL DESIGNS, INC. 7429 Roosevelt Rd. Town of Erin, WI 53027 p. 414-315-4156 email:gene@architecturaldesignsinc.com website: architecturaldesginsinc.com

Sheet Title
EXISTING/ PROPOSED PARTIAL SITE PLAN

Drawn
GE

Checked
GE

Date
16 JUNE 2026

Job Number
2026.09

Sheet
S1
OF

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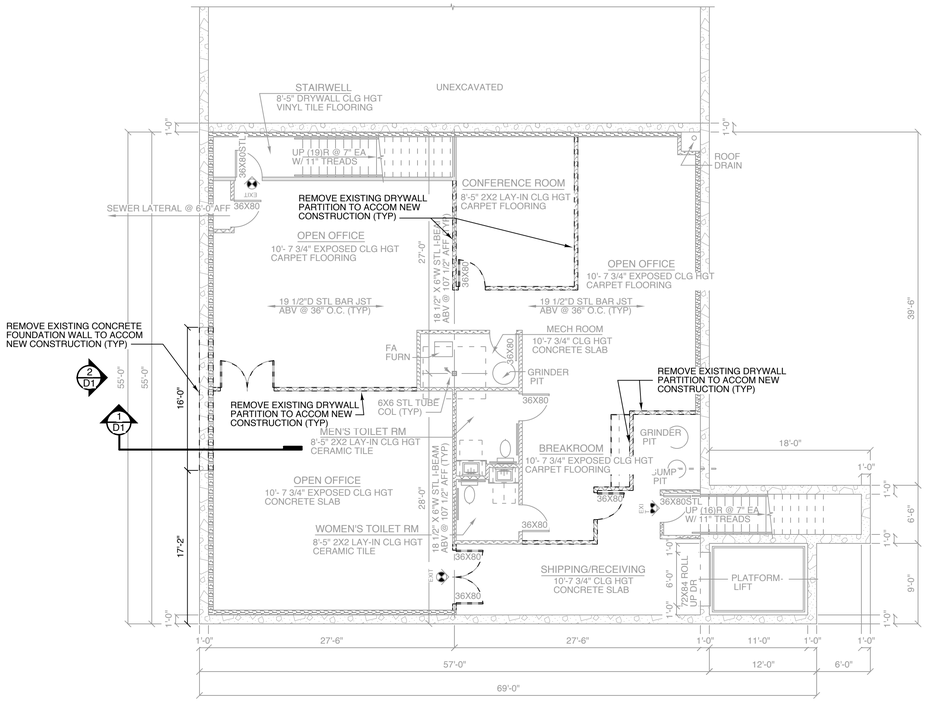
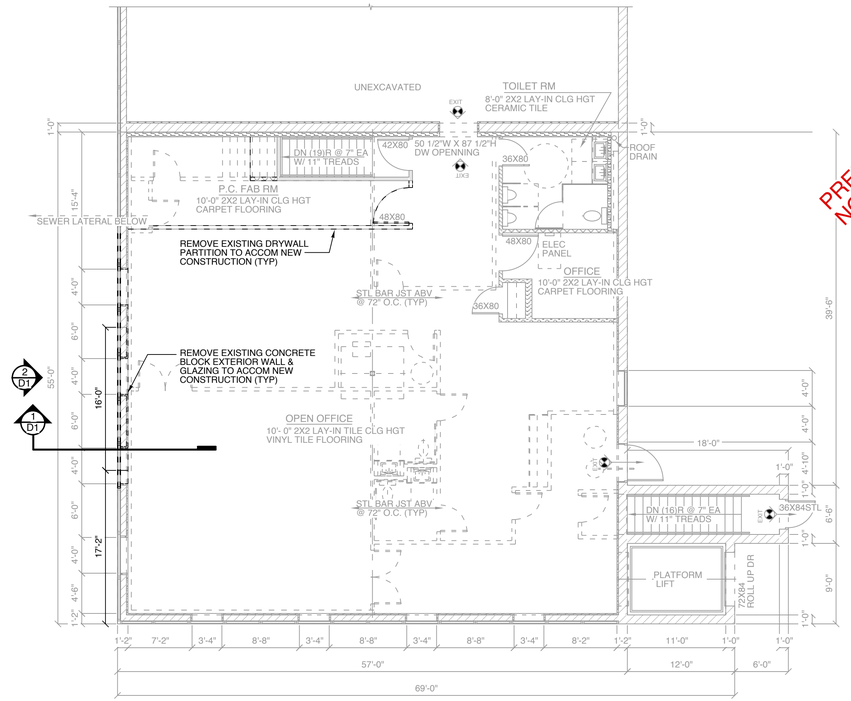



## EXISTING PARTIAL LOWER LEVEL FLOOR PLAN-DEMOLITION

2,970 SF USEABLE

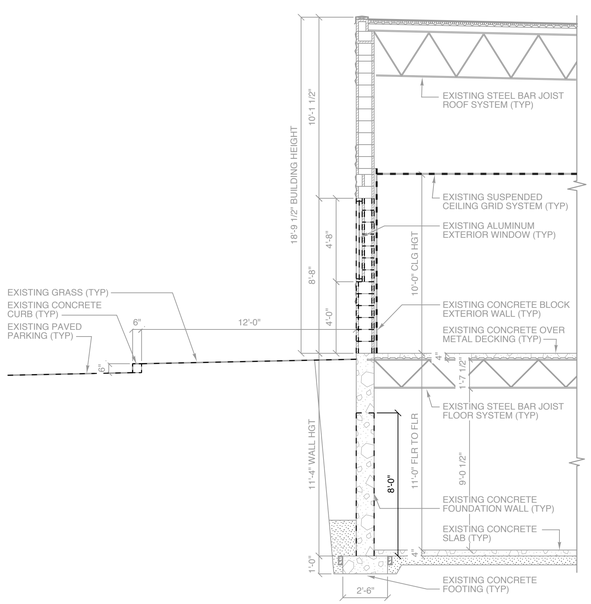
SCALE: 1/8" = 1'-0"




## EXISTING PARTIAL FIRST FLOOR PLAN-DEMOLITION

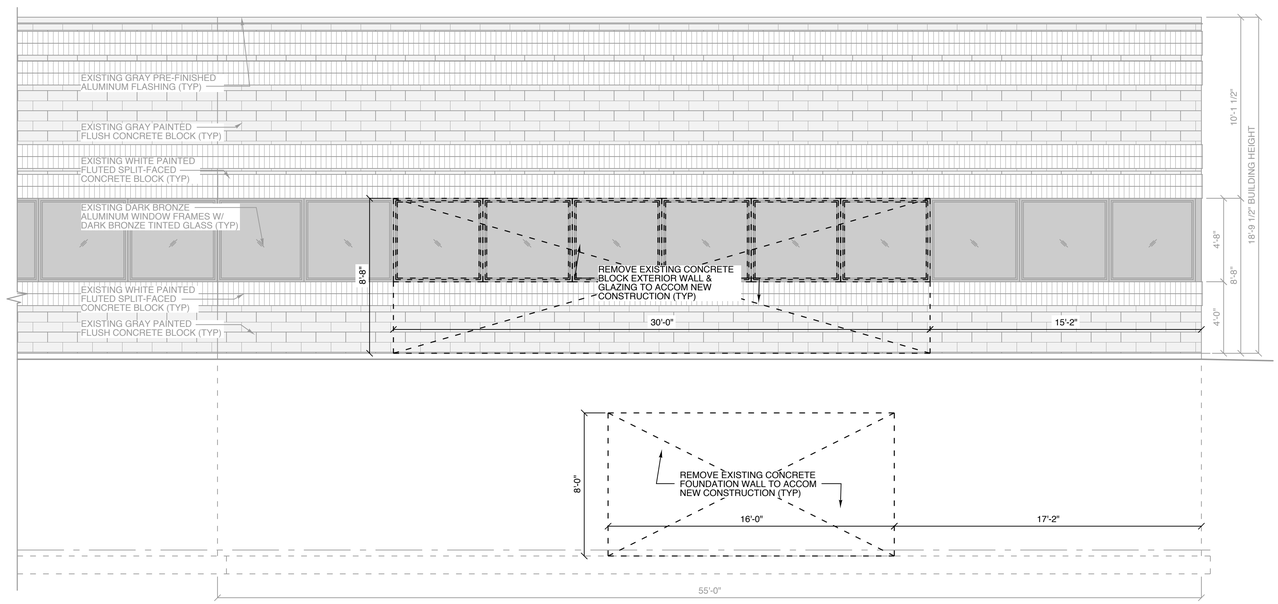
2,970 SF USEABLE

SCALE: 1/8" = 1'-0"




## EXISTING PARTIAL BUILDING SECTION-DEMOLITION

SCALE: 1/4" = 1'-0"




## EXISTING PARTIAL WEST EXTERIOR ELEVATION-DEMOLITION

SCALE: 1/4" = 1'-0"

Revisions

21 JULY 2026

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EZURIO LLC
BUILDING RENOVATION
W66N220 COMMERCE CT
C. OF CDEARBURG WI 53012

ARCHITECTURAL DESIGNS, INC. 7429 Roosevelt Rd. Town of Erin, WI 53027 p. 414-315-4156 email:gene@architecturaldesignsinc.com website: architecturaldesignsinc.com

Sheet Title
EXISTING PARTIAL LOWER LEVEL & 1ST FLR FLOOR PLANS, BLDG SECT. & EXT. ELEVATION-DEMOLITION

Drawn
GE

Checked
GE

Date
16 JUNE 2026

Job Number
2026.09

Sheet
D1

OF

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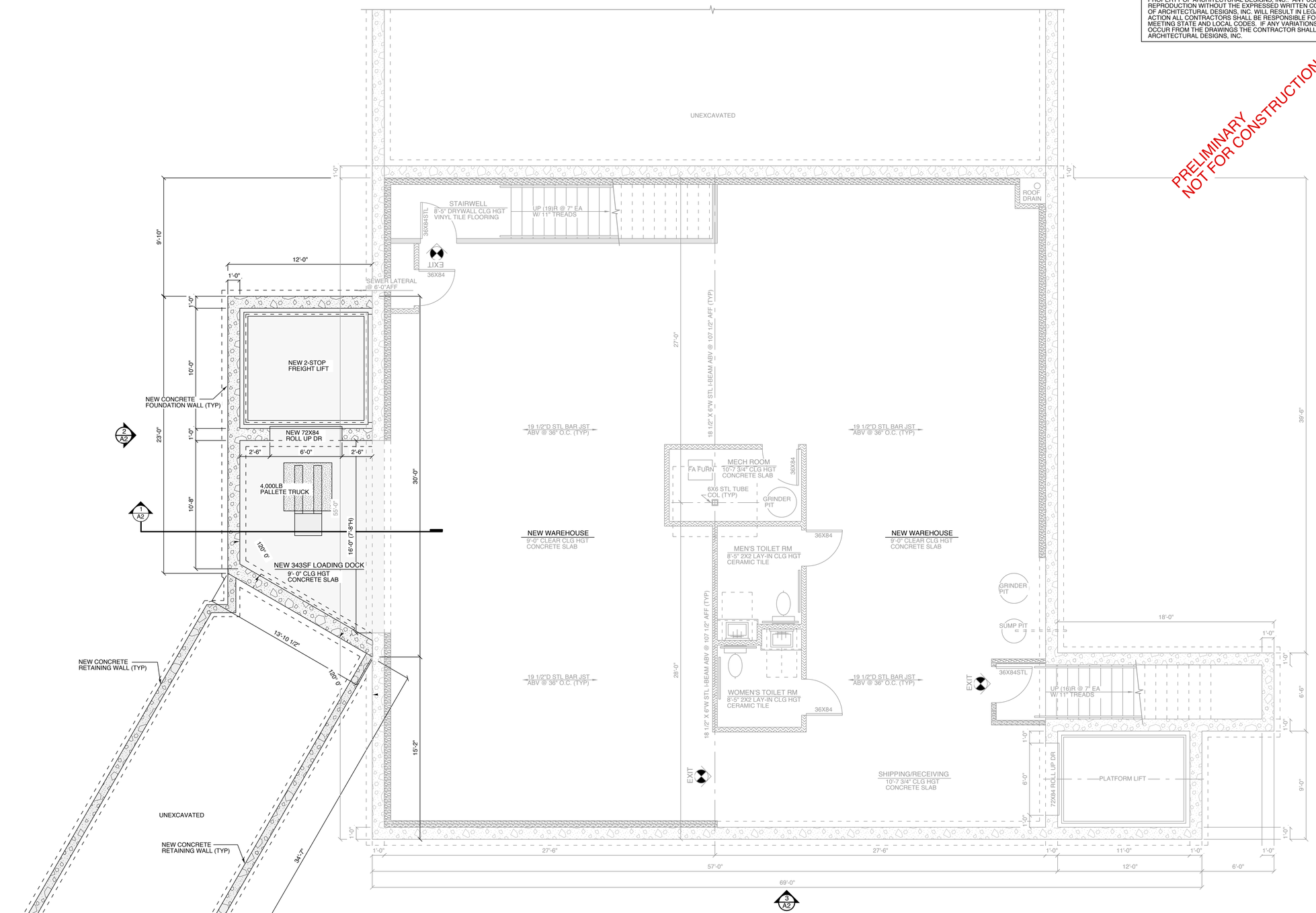


## EXISTING/ PROPOSED LOWER LEVEL FLOOR PLAN

2,970 SF USEABLE, NEW 343SF LOADING DOCK

SCALE: 1/4" = 1'-0"

| Revisions |
|---|
| 21 JULY 2026 |

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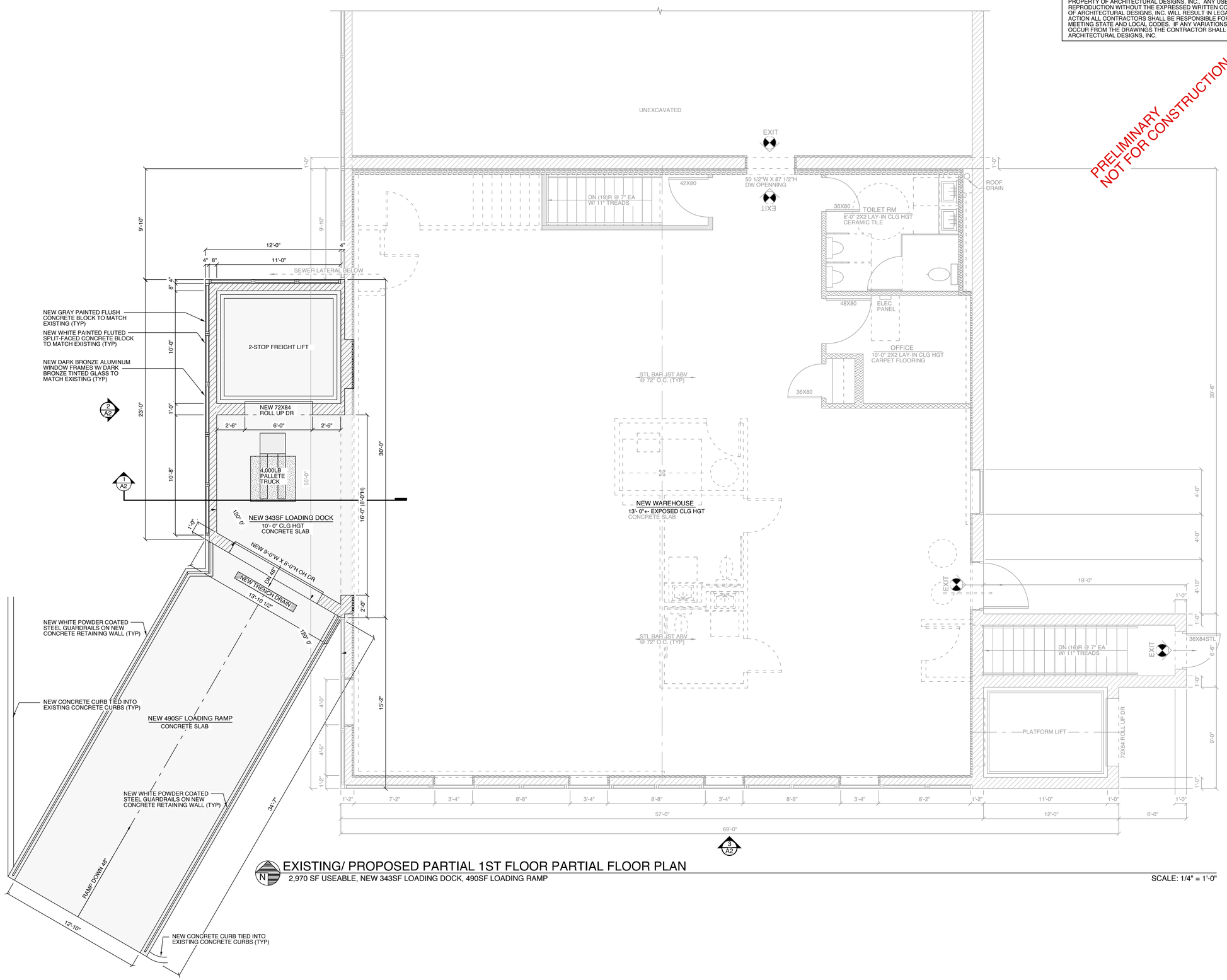
EZURIO LLC
BUILDING RENOVATION
W66N220 COMMERCE CT
C. OF CDEARBURG WI 53012

| Sheet Title |
|---|
| EXISTING/ PROPOSED LOWER LEVEL FLOOR PLAN |
| Drawn: GE |
| Checked: GE |
| Date: 16 JUNE 2026 |
| Job Number: 2026.09 |
| Sheet: AB |
| OF |




## EXISTING/ PROPOSED PARTIAL 1ST FLOOR PARTIAL FLOOR PLAN

2,970 SF USEABLE, NEW 343SF LOADING DOCK, 490SF LOADING RAMP

SCALE: 1/4" = 1'-0"

NOTE

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EZURIO LLC
BUILDING RENOVATION
W66N220 COMMERCE CT
C. OF CDEARBURG WI 53012

Sheet Title
EXISTING/
PROPOSED PARTIAL
1ST FLOOR FLOOR
PLAN

Drawn
GE

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GE

Date
16 JUNE 2026

Job Number
2026.09

Sheet
A1
OF

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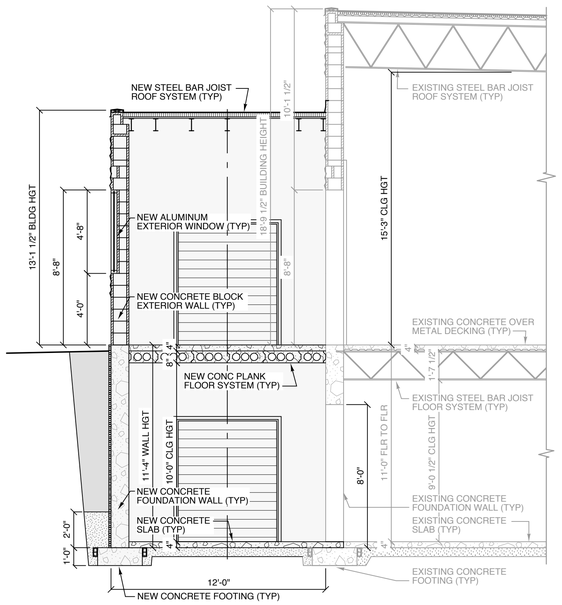
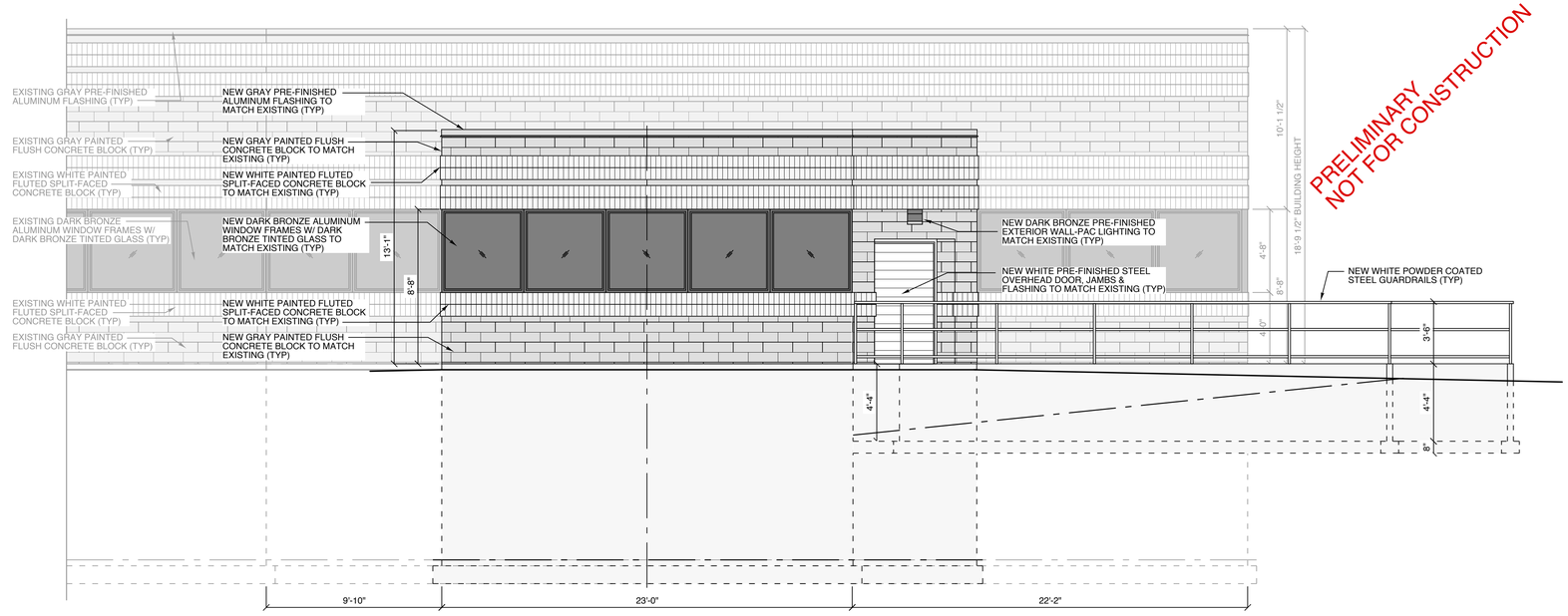
Revisions

21 JULY 2026




1 A2 EXISTING/ PROPOSED PARTIAL BUILDING SECTION

SCALE: 1/4" = 1'-0"

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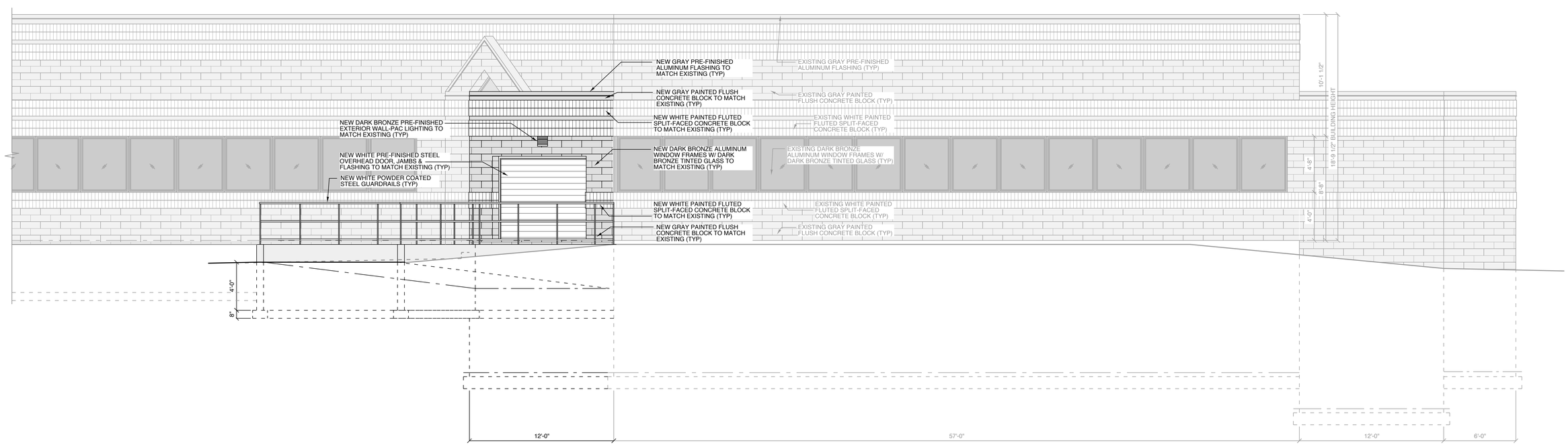
2 A2 EXISTING/ PROPOSED PARTIAL WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"




3 A2 EXISTING/ PROPOSED PARTIAL SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

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Sheet Title
EXISTING/ PROPOSED PARTIAL BLDG SECT. & EXT. ELEVATIONS

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GE

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GE

Date
16 JUNE 2026

Job Number
2026.09

Sheet
A2
OF

EZURIO LLC BUILDING RENOVATION 3Aug26

# KWPD Series - Wattage & CCT Selectable
## LED Full Cutoff Wall Pack

| | |
|---|---|
| Project Name: | |
| Catalog Number: | |
| Notes: | |

### Product Description:

The Konlite KWPD Series LED Full Cut-Off Wall Pack is both Wattage selectable and CCT selectable, covers 21 single SKUs, and can replace up to a 400W MH. With uniform light distribution and an excellent LED lumen maintenance rating, this slim wall pack is an energy efficient lighting solution that's made to last.

This model offers an optional emergency backup battery and a photocell making it an ideal choice for wall mounted lighting applications.

### Applications:

Parking Areas, Building Façades, Loading Areas, Driveways, Carports, and more.

### Features & Specifications:

**Construction**

Two-piece die-cast aluminum housing ensures maximum heat dissipation for optimal performance

**Electric**

120-277 VAC input voltage.
Power factor >90%, THD <20%, 0-10V Dimmable.
Operating Temperature Range: -40°F- + 113°F
Note: Operating Temperature With Emergency Backup Battery: +40°F -+ 104°F

**Certification**

UL Listed, suitable for wet locations.
DesignLights Consortium® (DLC) Premium 5.1 qualified product.
Note: Please refer to the DLC website for specific product qualifications at www.designlights.org.

**Installation**

Can be mounted directly onto a Junction Box or via Conduit Mounting

**Optic**

CCT Selectable with Selections of 3000K/4000K/5000K
70 CRI Selectable Set Lumens from 3,900 to a Max. of 14,040 Lumens
Anti-UV prismatic translucent lens designed to distribute light uniformly

**Warranty**

5-year limited warranty

**Ordering Information** — Example: KWPDLMWMCLV

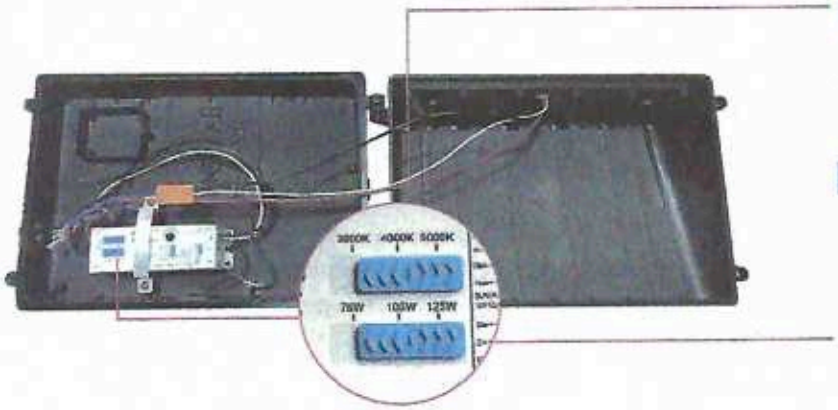
| Series | Wattage | CCT | Voltage | Emergency | Finish |
|---|---|---|---|---|---|
| KWPD | LMW=63W/45W/30W (63W default setting)<br>MMW=90W/63W/45W (90W default setting)<br>HMW=125W/105W/76W (125W default setting) | MC=3000K/4000K/5000K 5000K (default setting) | LV=120-277V | Blank=Without Emergency Battery Backup<br>EM=With Emergency Battery Backup | B=Bronze<br>W=White |

Note: * 8W Emergency Battery Backup for LMW & MMW(63W/45W/30W) & (90W/63W/45W).
15W Emergency Battery Backup for HMW(125W/105W/76W).
* When the light fixture is installed with the emergency battery, CCT can not be switched to 3000K.

Konlite
1520 Broadmoor Blvd, Suite B, Buford, GA 30518
Toll Free: 877-718-0808 Fax: 770-817-0127 www.revolveled.com

For informational purposes only.
Content is subject to change.

## Power Selection




**CCT Setting**

| |
|---|
| CW 5000K |
| NW 4000K |
| WW 3000K |

**Power Setting**

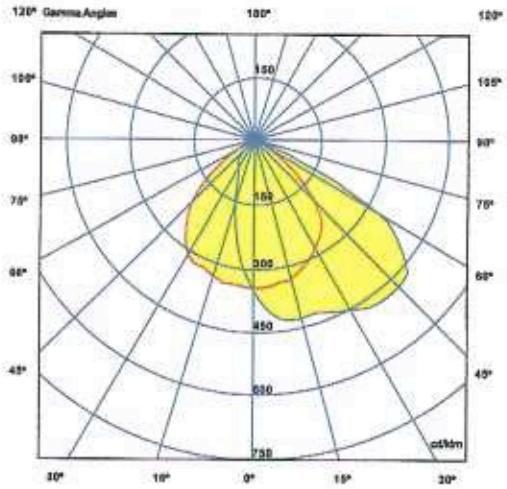
| Wattage Selections | Default Setting |
|---|---|
| 125/105/76W | 125W |
| 90/63/45W | 90W |
| 63/45/30W | 63W |

## Performance Data

Lumen values are based on the120 AC configuration.
Data on any configurations not shown here. Please contact us if needed.

| Model | Wattage | CCT (Kelvin) | Luminous Flux (Lumen) | Efficacy (Lpw) | Color Rendering Index (CRI) |
|---|---|---|---|---|---|
| KWPDLMWMCLV | 30W | 3000K | 4,750 | 158 | >70 |
| | | 4000K | 5,150 | 172 | |
| | | 5000K | 4,950 | 165 | |
| | 45W | 3000K | 6,900 | 153 | |
| | | 4000K | 7,550 | 168 | |
| | | 5000K | 7,250 | 161 | |
| | 63W | 3000K | 9,200 | 146 | |
| | | 4000K | 10,250 | 163 | |
| | | 5000K | 9,850 | 156 | |
| KWPDMMWMCLV | 45W | 3000K | 7,300 | 162 | |
| | | 4000K | 7,900 | 176 | |
| | | 5000K | 7,600 | 169 | |
| | 63W | 3000K | 9,650 | 153 | |
| | | 4000K | 10,600 | 168 | |
| | | 5000K | 10,150 | 161 | |
| | 90W | 3000K | 13,200 | 147 | |
| | | 4000K | 14,450 | 161 | |
| | | 5000K | 13,900 | 154 | |
| KWPDHMWMCLV | 76W | 3000K | 12,000 | 158 | |
| | | 4000K | 13,500 | 178 | |
| | | 5000K | 12,750 | 168 | |
| | 105W | 3000K | 15,800 | 150 | |
| | | 4000K | 17,900 | 170 | |
| | | 5000K | 17,050 | 162 | |
| | 125W | 3000K | 18,200 | 146 | |
| | | 4000K | 20,800 | 166 | |
| | | 5000K | 19,700 | 158 | |

## Photometrics




## Electrical Data

| Model Series | Wattage(W) | Current (AC) Input Voltage (V) | | | |
|---|---|---|---|---|---|
| | | 120 | 208 | 240 | 277 |
| KWPDLMWMCLV | 30 | 0.28 | 0.16 | 0.14 | 0.12 |
| | 45 | 0.42 | 0.24 | 0.21 | 0.18 |
| | 63 | 0.58 | 0.34 | 0.29 | 0.25 |
| KWPDMMWMCLV | 45 | 0.42 | 0.24 | 0.21 | 0.18 |
| | 63 | 0.58 | 0.34 | 0.29 | 0.25 |
| | 90 | 0.83 | 0.48 | 0.42 | 0.36 |
| KWPDHMWMCLV | 76 | 0.72 | 0.42 | 0.36 | 0.31 |
| | 105 | 0.97 | 0.56 | 0.49 | 0.42 |
| | 125 | 1.16 | 0.67 | 0.58 | 0.50 |

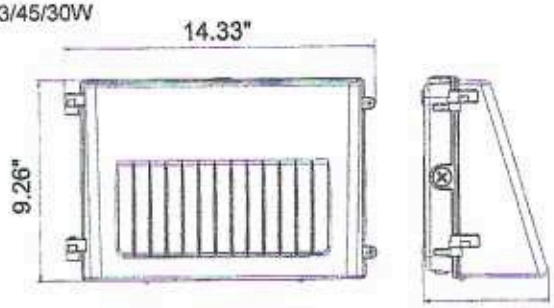
## Maintenance

| Operating hours | 25,000 | 50,000 | 75,000 | 100,000 |
|---|---|---|---|---|
| Lumen Maintenance Factor | >0.95 | >0.89 | >0.84 | >0.79 |

## Dimensions

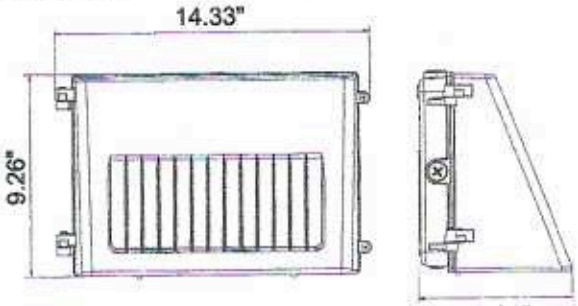
### Without Emergency Battery

90/63/45W
63/45/30W




5. 5 lb. 5.78"

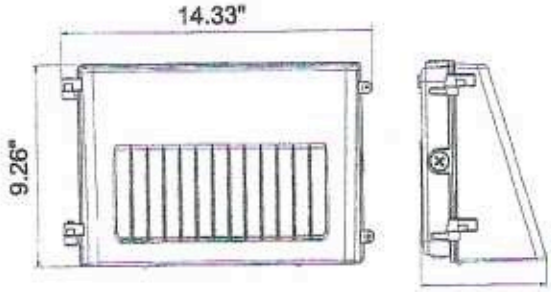
125/105/76W




6. 9 lb. 7.01"

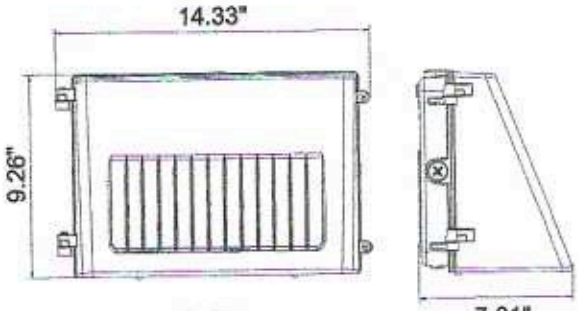
### With Emergency Battery

90/63/45W
63/45/30W



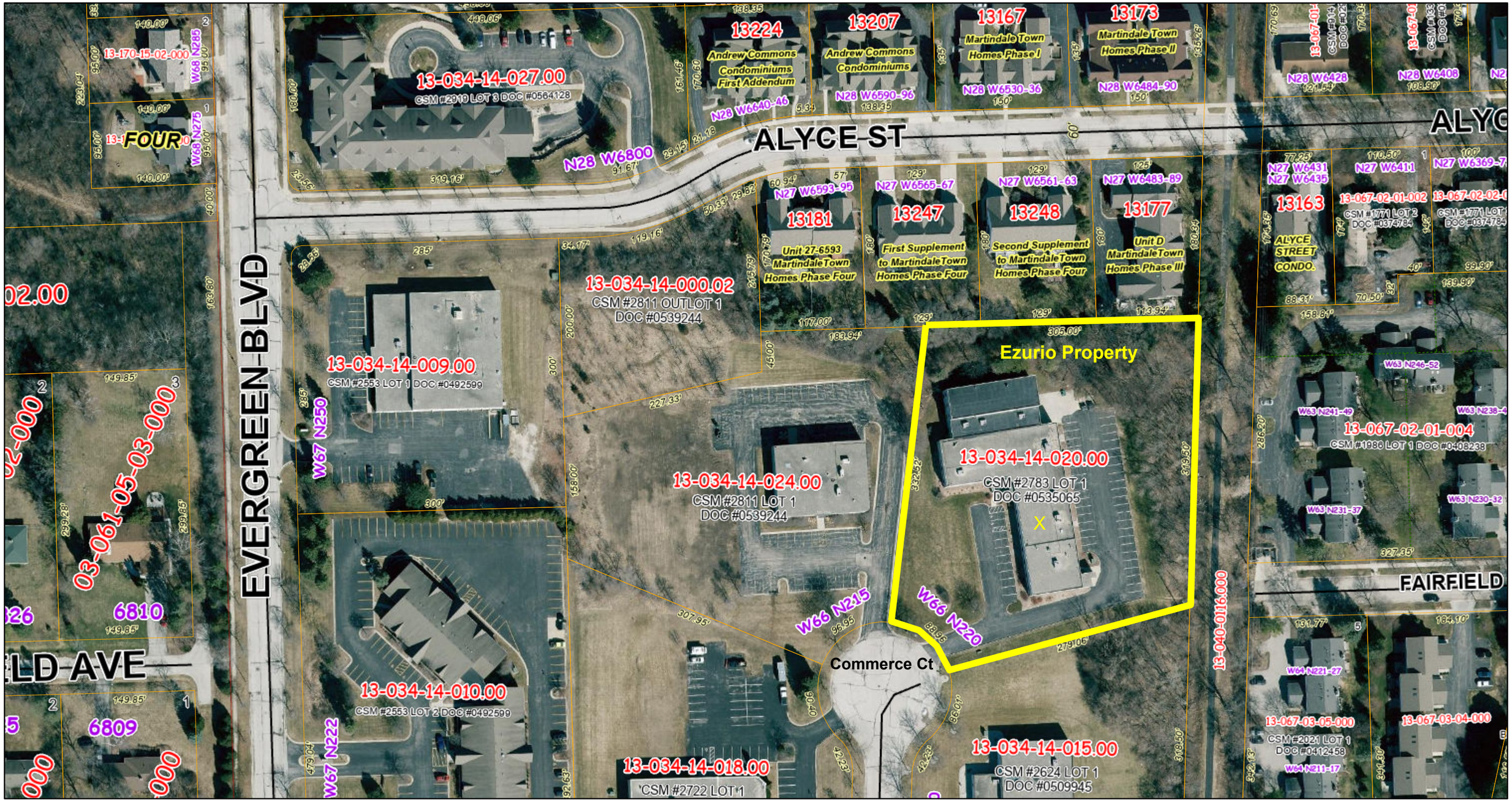

6. 4 lb. 5.78"

125/105/76W




8. 5 lb. 7.01"

# Ezurio Property Site




8/4/2026, 11:52:10 AM

1:1,279

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Parcels
- Road Reservation
- Road Right-of-Way
- Condominium
- Gap
- Overlap
- Tax Parcel
- Asset Tax Parcel

Local Roads
- Local
- Historical Parcel Lines
- PLSS Townships
- PLSS Sections
- PLSS Quarter Sections
- Control Survey Diagram

Ozaukee County

# PLANNERS REPORT

**To:** City of Cedarburg Site and Architectural Review Board

**By:** Mary Censky
**Date Prepared:** August 25, 2026

## General Information:

**Agenda Item: 5.C.**

**Applicant/Property Owner:** N.A./This item is City initiated

**Requested Action:** Discussion, consideration and feedback to Staff regarding Residential Design Guidelines.

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## Discussion:

Staff requests discussion and feedback from the Site and Architectural Review Board on whether there should be a corner lot/through lot type regulation added to the existing regulations that specifically address all street facing facades. For example:

All elevations of a residential structure that face a public street should be designed and constructed with the same level of architectural care, quality, and attention to detail as the principal front elevation. A street-facing side or rear elevation may not be treated as a secondary or lesser façade solely because it does not contain the principal entrance.

For purposes of this standard, a street-facing elevation is any building elevation that is substantially visible from a public street or public right-of-way, including front, side, and rear elevations on corner lots, through lots, multi-frontage lots, and lots where a street is located immediately adjacent to the side or rear yard.

Street-facing elevations should incorporate architectural features that provide visual interest, scale, proportion, rhythm, and depth, including an appropriate combination of windows, doors, porches, bays, dormers, gables, changes in wall plane, roofline variation, building projections, trim, masonry, or other architectural elements appropriate to the architectural style of the dwelling.

## 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.

(Ord. No. 2026-07, § 1, 3-9-26)