

TOWN of CEDARBURG

Preserving Yesterday's Heritage for Tomorrow



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Want to stay informed on Town news like elections, recreation registration, road work, and refuse/recycling collection?

The Town uses an email tool called "eNotify" that goes out at least once per week.

We include important updates, links to meeting agendas/minutes, and consider it our most valuable tool for communicating with residents as we can send out emails at a moments notice. Our goal is to have all residents with an active email address subscribed to this tool.

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State of the Town

Together, we've made significant progress this past year, not only in our day-to-day operations, but in shaping a vision for the future that balances growth with character, innovation with tradition, and community needs with long-term sustainability in mind.

Planning for a Strong Future

Let's start with our most impactful effort of 2025—*land use planning*. For any community, especially as Cedarburg continues to grow, how we plan for development, housing, business, and recreation is crucial. We as officials shape the future.

In 2024, the Town completed the first phase of our planning updates by adopting the Comprehensive Land Use Plan. This document is the Town's primary visionary guide—it's updated at least once every ten years and lays the groundwork for decisions that affect our development and land use patterns.

The second phase—now in progress—is a relatively wholistic update to the Town's Zoning Code. While that may sound technical, it's something we all rely on every day. The zoning code determines what can be built where, how properties can be used, and what kinds of projects are possible. This update will align the Zoning Code with the Comprehensive Plan and provide staff, developers, and residents with clearer tools for guiding growth. It includes:

- Creation of new mixed-use districts in the 5 Corners area to encourage a thoughtful blend of commercial, residential, recreational, and office space.
- Consideration of agricultural uses and hobby farms.
- Updates to conditional and nonconforming use rules to better reflect today's land use patterns and state laws.

Flexible development tools to support creative and community-oriented projects.

This step forward—and as we like to say, it's not flashy, but it *will pay dividends*. It also sets the stage for a possible phase three: a refreshed 5 Corners Master Plan. This would refresh the vision for the 5 Corners area as a more vibrant commercial and recreational hub.



RUSS LAUER
SUPERVISOR SEAT 2

Continued on page 7

TOWN ADMINISTRATOR'S DESK



ERIC RYER
ADMINISTRATOR

Zoning Code Update Nearing Completion

The Town's Plan Commission has been hard at work since January, making steady progress on a significant planning initiative: a rather comprehensive update of the Town's Zoning Code. This document, made up of 15 different articles, governs everything from residential and commercial districts to nonconforming uses and accessory structures like pools and outbuildings. As the process moves closer to adoption, here's a look at what's been done so far — highlighting the deliberate and transparent approach that has guided this effort.

Why Update the Code?

The goal of this update is threefold:

1. Align the Zoning Code with the Town's adopted Comprehensive Plan and its goals, objectives, and policies.
2. Modernize Code language, much of which is decades old, to better support contemporary development needs.
3. Introduce new mixed-use districts — particularly in the Five Corners area — to encourage development of a Town Center featuring professional offices, restaurants, retail, recreation, and a range of residential options.

The Process So Far

The process began with SEH, the Town's planning consultant, analyzing the existing Code and hosting two visioning workshops with the Town Board in November and December 2023. These workshops took a deep dive into areas like the STH 60 corridor, County highway corridors, and especially the Five Corners area, discussing preferred development types and the long-term vision.

Building on this input, SEH prepared a set of materials presented at the February 2024 Plan Commission meeting. By March, refined packet materials included:

- Draft purpose and intent statements for existing and proposed zoning districts
- Draft Zoning District Map and Town Center Overlay Area Zoning District Map
- Table of recommended permitted and conditional uses in each district
- Sample text amendments/options for regulating nonconforming uses

The Plan Commission found these materials acceptable and organized a public Zoning Code Open House on April 29, 2024. Property owners were notified in advance, and attendees had the chance to review draft maps and share their input. This feedback was then used to inform the drafting of updated ordinances.

Pausing to Coordinate

After the May meeting, work on the Zoning Code update paused briefly at the request of the Southeastern Wisconsin Regional Planning Commission (SEWRPC). This allowed time to finalize and adopt the Comprehensive Plan (completed in November 2024), ensuring that the two documents remain consistent.

Back in Motion

The Plan Commission resumed work in January 2025, tackling topics like updated design standards for commercial development — parking, landscaping, lighting, signage, and building materials — to enhance the visual appeal and functionality of future projects.

What's Next?

As the final draft of the updated Zoning Code takes shape:

- The Town Attorney will conduct a thorough legal review.
- The Town will complete required public notices and hold a public hearing.
- After adoption, SEWRPC will review the ordinance to identify any necessary amendments to the Comprehensive Plan, maintaining compliance with state law that requires consistency between the two.

Continued on Page 11



PAUL JUNGBAUER
DIRECTOR OF
PARKS &
RECREATION

Town Hosted the Annual “Town of Cedarburg Cup” Youth Track & Field Meet

On June 4th, the Town hosted the Town of Cedarburg Cup, which is a youth track & field meet for grades kindergarten-4th grade. The event took place at Cedarburg High School and consisted of 138 participants over six different divisions. Each participant was able to compete in up to three events. Medals were awarded to the first, second, and third place finishers in each event for each division.

Points were awarded to each school that had a top three finisher in an event. The winner of the Town of Cedarburg Cup this year was Thorson Elementary with 127 points, the runner up was First Immanuel Lutheran with 124 points. The Town of Cedarburg Cup will be engraved with Thorson Elementary as the 2025 winner and the trophy will be able to be displayed at Thorson until April of 2026.

The divisions to compete in were: Kindergarten girls, Kindergarten boys, 1st-2nd grade girls, 1st-2nd grade boys, 3rd-4th grade girls, 3rd-4th grade boys. Events athletes participate in are: long jump, softball throw, 50m hurdles, 50m dash, 100m dash, 200m dash, 400m run, and 800m run.

I want to thank all of the volunteer coaches, and volunteer workers for the event. Without your help, this event would not be able to take place.

Registration for the 2026 Town of Cedarburg Cup will begin in April 2026.

TEAM SCORES

- 1. THORSON**
127 POINTS
- 2. FIRST IMMANUEL LUTHERAN**
124 POINTS
- 3. WESTLAWN**
34 POINTS
- 4. PARKVIEW**
32 POINTS
- 5. OTHER**
16 POINTS
- 6. SAINT FRANCIS BORGIA**
14 POINTS



CEDARBURG FIRE DEPARTMENT



The Cedarburg Fire Department's response to emergencies must be swift and unimpeded, because when our services are needed the most, time is critical. While our response times have decreased significantly over the past 5-6 years, we still face many challenges when responding to incidents. All our apparatus engineers and ambulance drivers are trained in defensive driving, in addition to ongoing annual trainings, but even with these trainings, accidents can still happen.

Even as firefighters, simply driving to a call is at the top when it comes to the most dangerous things we do. According to the National Fire Protection Association, vehicle crashes are the second leading cause of on-duty firefighter deaths, and account for 17% of firefighter injury causes nationwide. We urge you, that whenever you see our lights, or hear our sirens, that you safely pull over to the right and allow our apparatus or ambulances through. Delaying fire department emergency vehicles with activated lights and sirens, even by seconds, can have a profound impact on the emergency they are responding to.

In addition, the Town of Cedarburg lives up to the roots of its name by having a beautiful landscape filled with brightly colored trees. But these trees can hinder our responses as well. If you have trees that overhang or are near your driveway, it is imperative that you maintain them so that our larger apparatus can make it down your driveway when it matters most. Maintaining clearance, at least 12' high, along your driveway allows our fire apparatus to respond down the driveway for whatever emergency is occurring. Without this clearance, our trucks would have to stop short, requiring our staff to carry heavy equipment, while wearing heavy gear, across sometimes long distances. This can cause a delay in mitigating the emergency, in addition to fatiguing the responders before they even arrive at the emergency.

As always, we greatly appreciate the support of our citizens, and it is our honor to be able to provide you with fire and emergency medical services, hopefully giving you the higher quality of life that you deserve.



PUBLIC WORKS DEPARTMENT



Mailbox Installation and Maintenance Reminders

With winter headed our way, the Town of Cedarburg would like to remind residents that proper mailbox installation and maintenance can help reduce the risk of your mailbox being damaged during a snowstorm. While town snowplow drivers take extra care not to damage mailboxes, with limited space to pile snow and over 130 miles of roadway to plow during each snowstorm, it is difficult for drivers to avoid pushing snow against mailboxes completely.

ADAM MONTICELLI
DIRECTOR OF PUBLIC WORKS

The Fall is an excellent time to inspect your mailbox post to ensure that it is solid and sturdy in the ground before winter arrives. When winter arrives and the ground freezes, it is nearly impossible to make the necessary repairs to strengthen your mailbox.

Here are some points to help you get your mailbox ready for the snow this winter:

- Check that your mailbox post is straight or tilted slightly backwards and that the box is not leaning over the roadway, it's recommended that the front of your mailbox be 3' – 4' from the edge of the roadway.
- Replace damaged or rotting posts. This is the primary reason mailboxes/posts don't make it through the winter and heavy snow being plowed against them.
- Check the connection point between the box and the post to ensure that the box is securely fastened

The leading cause of mailbox and post damage is heavy wet snow that is pushed along the roadway and onto the shoulder areas contacting the post/mailbox, it is not the actual plow blade or truck hitting the mailbox. Not to say those instances don't happen, they are just less likely.



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WHAT IS THE MUNICIPAL RIGHT-OF-WAY?



The right-of-way is part of the public road, which includes shoulders, ditches and possibly a strip of land beyond the ditch. The Department of Public Works or its contractors can undertake at any time work deemed necessary.

This space is dedicated to the Town, County (CTH) or State (STH), depending on who maintains the particular roadway.

For most Town Roads, the right of way is 33' from the center of the road. County Roads and State Highways have different right-of-way widths.

Sump pump and down spout discharges should be 10 feet back from right-of-way ditches and easements to fan water out to prevent erosion and pooling per DNR regulations. Preventing the direct force of water will also help in drying ditches after heavy rainfalls. The purpose of ditches is to move water, so standing water in ditches is expected following heavy rainfalls before it settles into the ground. The ditches serve as the Towns storm sewers in a City or Village. The Town spends significant time annually maintaining ditches.

Please remember that any planting that would obstruct visibility for drivers or pedestrians, interfere with access to utilities, mowing, and ditch work is prohibited. Additionally, no person shall park any vehicle on any street or right-of-way in the Town between the hours of 1:00 a.m. and 7:00 a.m. from November 15 through March 31.



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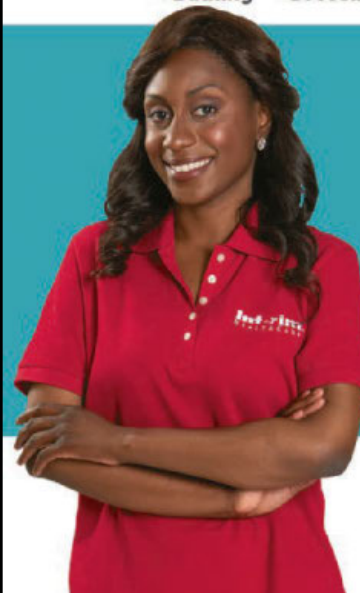
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SUPERVISOR LAUER CONTINUED



RUSS LAUER
SUPERVISOR SEAT 2

Continued from Page 1

Once the Zoning Code is fully updated, we will revise the Comprehensive Plan to ensure the two documents are in sync as required by state law and best planning practices.

Investing in Community Assets

Few places reflect our community values and vision better than the Korb Sports Complex. Since opening in 2020, this facility has served as the home for Cedarburg Little League and a growing list of recreational programs. With around 1,000 children participating in Town programs, and the addition of the adjacent indoor facility, the location is a community anchor for recreation. But we're not done yet.

The Town recently launched a capital fundraising campaign to make strategic improvements to the Complex, including:

- A pavilion and restroom building with a rentable concession area and shaded space for families and spectators.
- Paving the gravel parking lots and south driveway, making access easier and more efficient year-round.
- Electrical service to the north fields to allow the use of electric pitching machines.
- Turfing the hitting tunnels and constructing a second open-air pavilion for events, birthday parties, and community use.

The total fundraising goal is just over \$1.3 million. A rendering of the pavilion has already been provided by Design 2 Construct as an in-kind donation, and we are actively seeking support from both individual donors and community partners.

You can find more information and the donation link on the Town's website. For those interested in larger contributions or corporate sponsorships, please reach out to Paul Jungbauer, our Director of Parks & Recreation. Every contribution—large or small—makes a difference.

Capital Improvements & Partnerships

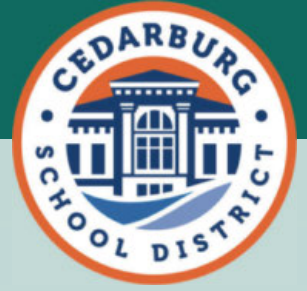
In addition to planning and parks, the Town recently wrapped up its three-year capital road and equipment plan. Our last equipment purchases as part of that plan will arrive this year. These new tools improve efficiency, reduce maintenance costs, and enhance our ability to serve residents every day.

Our partnerships with the City of Cedarburg also remain strong. The recently completed joint traffic study on STH 60 gives both municipalities critical data to guide future development decisions and transportation planning. We continue to collaborate on infrastructure and safety because we know that when our communities work together, everyone benefits.

We're also staying engaged with the Wisconsin DNR regarding the former Prochnow Landfill site. While progress has been slower than we'd like, we continue to advocate for a resolution that reflects both environmental responsibility and the best interests of our residents.

A Community With a Long-Term Vision

Cedarburg's story is one of history, *foresight, stewardship, and shared values*. Whether it's updating zoning codes, investing in youth spaces, or maintaining rural character as we grow—we do so with intention. Thank you to the Town Board, Plan Commission, staff, volunteers, and residents who make this work possible. The state of our community is strong, and our future is brighter than ever.



Growing Forward in Literacy: Cedarburg's Strategic Approach to Reading Instruction

CEDARBURG, WI — The "science of reading" encompasses over 50 years of research on how children learn to read, the reasons for their struggles, and effective teaching methods for reading skills. This interdisciplinary field integrates cognitive psychology, linguistics, neuroscience, and education. Its fundamental elements include phonemic awareness, phonics, fluency, vocabulary, and comprehension. Although the human brain is naturally wired for language, learning to read necessitates the creation of new connections, essentially rewiring itself. Therefore, reading instruction is supported by a 'sounds first' approach that builds on the language capacities of children.

Cedarburg's new elementary curriculum, Amplify CKLA, embodies a systematic and explicit approach to early literacy instruction, following a sounds-first strategy while also developing strong content knowledge in science, social studies, and English language arts. These content strands connect and build in depth across grades kindergarten through 5th grade. Cedarburg students explore the history of our country and the world, ancient civilizations, the solar system, the human body, and much more. Each unit typically concludes with an engaging culminating activity.

Alli Rudich, director of curriculum, instruction and assessment, stated, "It has been exciting to see and hear both staff and students talk about what they are learning through Amplify. I've been impressed with the vocabulary our students are using in the classroom, as well as the rigor that this resource provides our classrooms. One of my favorite moments was hearing about students playing on the playground and applying what they had learned in their recess game that day. When we think about what impacts learning, having it be relatable and engaging supports any additional learning goals."

"It's really spectacular seeing students excited about the content in the Amplify units," added Parkview's Instructional Coach Anne Pagel. "To hear second graders animatedly talking about the important people and events of the Civil War is a great indicator that we've made a great choice in this curriculum."

Culminating Activities - Within each unit, "pausing point" days are provided to create opportunities for enhancing learning and reinforcing skills. Throughout the year, grade levels also utilized these pausing points to extend learning into culminating activities. These days offer engaging opportunities for students to apply their recent learning and knowledge through hands-on activities. For many students, these culminating activities were the highlights of the year.



*Westlawn First Grade
"Dr. Wellbody" Unit*



*Parkview Fourth Grade
"Medieval" Unit*

Continued on page 9

CEDARBURG SCHOOL DISTRICT CONTINUED

Earlier this year, Westlawn 3rd-grade teacher Ann Ingham was selected as an Amplify 2025 Science of Reading Star Award winner, recognizing her as "The Background Knowledge Builder"! "I was honored to be nominated and receive this award," said Ann. "It's a privilege and joy to work alongside such amazing and dedicated people here at Westlawn, who continue to do the important work of teaching knowledge while building the background of our children." This award acknowledges an educator who effectively empowers students with knowledge, context, and vocabulary. It was given in recognition of her ability to enhance students' background knowledge as they acclimated to our new literacy curriculum.

By embracing the "science of reading" through the Amplify CKLA curriculum, Cedarburg schools are not only teaching children how to read but also fostering a deep love of learning through rich content. This foundational shift empowers students with strong literacy skills and broad knowledge, preparing them to engage confidently with the world around them. The enthusiasm is evident in classrooms, from historical discussions to creative writing, illustrating that this commitment to "growing forward" in evidence-based reading instruction is knowledgeable, passionate, and lifelong learners who are ready for future success.



The mission of the Cedarburg School District is to provide an exemplary education that challenges students in a nurturing environment to develop into lifelong learners, to become responsible adults, and to achieve their goals and dreams.

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April 4 ★ The Texas Tenors

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LANDMARKS

Historic Monuments In Your Midst



Take a few minutes to see these historic roadside attractions in your own back yard!

Submitted by Kari Esser - Chair, Town Landmarks Commission

ADMINISTRATOR CONTINUED

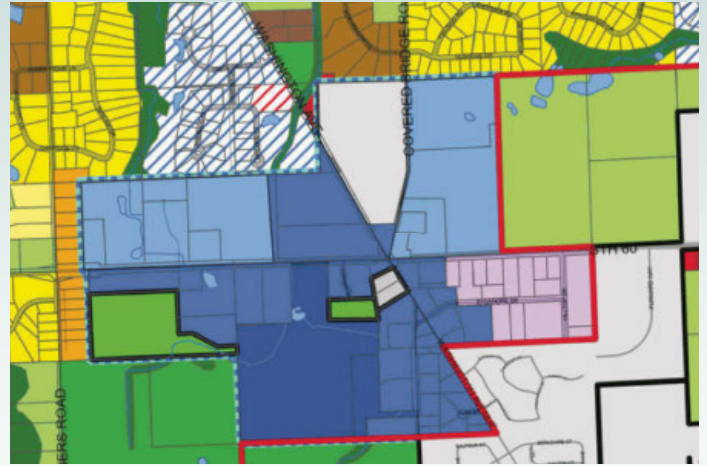
Continued from Page 2

Proposed Zoning Map Changes

The proposed changes (see below) illustrate new zoning to encourage the Five Corners area becoming a Town Center. Existing zoning (lower left) would be updated to support development envisioned by the Plan Commission, Town Board, and the 5 Corners Master Plan — including professional offices, retail, restaurants, recreation, and housing options. New mixed-use districts, shown in blue shades (lower right), are designed to encourage this type of vibrant, community-serving development.



Above: Current zoning map.



Above: Proposed zoning map.

Positively Brilliant

Upcoming Winter & Spring Performances



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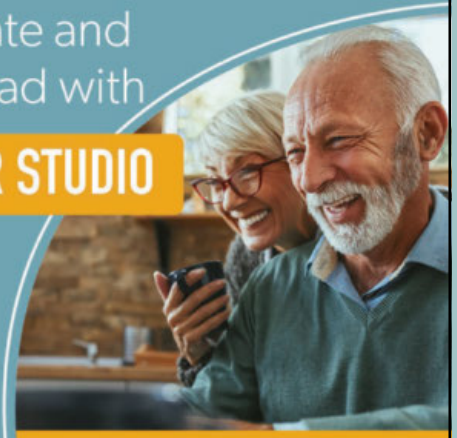
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Summer
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TOWN BOARD CONTACT INFORMATION

Name/Position	Telephone Number	Email Address
David Salvaggio, Chairman	Contact Via Email	dsalvaggio@townofcedarburgwi.gov
Wayne Pipkorn, Supervisor	262-355-5049	wpipkorn@townofcedarburgwi.gov
Russ Lauer, Supervisor	262-422-0992	rlauer@townofcedarburgwi.gov
Larry Lechner, Supervisor	414-870-8016	llechner@townofcedarburgwi.gov
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