Meeting:	**Plan Commission**
Place:	1293 Washington Ave., Cedarburg
Date/Time:	September 16, 2026 / 7:00PM*
Web Page:	www.townofcedarburgwi.gov
Posted:	September 11, 2026

*This meeting is also available remotely online. For remote access, email sjacoby@townofcedarburgwi.gov for information.

Chairman	David Salvaggio	Administrator	Eric Ryer
Plan Commissioner	Kerry Carmichael	Town Attorney	Brad Hoeft
Presiding Commissioner	Don Borgwardt	Director of Public Works	Adam Monticelli
Plan Commissioner	Tom Gaertig	Director of Parks & Recreation	Paul Jungbauer
Plan Commissioner	Larry Lechner	Town Treasurer	Katie LeBlanc
Plan Commissioner	Steve Wolf	Consulting Planners	Cedar Corp. / Stantec
Plan Commissioner	Anne Lewandowski	Asst. Administrator/Clerk	Sara Jacoby
		Town Engineer	Troy Hartjes, raSmith

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**

2. **MINUTES OF PREVIOUS MEETINGS**
   a. Approval of August 19, 2026 Plan Commission Meeting Minutes*

3. **PUBLIC HEARING**
   a. None

4. **OLD BUSINESS**
   a. None

5. **NEW BUSINESS**
   a. Discussion and possible recommendation on a minor land division application by Laura Stroebel for property located at 7918 Pleasant Valley Road **[Owner: Laura L. Stroebel, SE ¼ Sec. 4, 29.27 acres, zoned A-1 Agricultural District]***
   b. Discussion and possible recommendation on a rezone application for properties located at 1126, 1170 & 1180 Wauwatosa Road CSH Property (John Haeberlin applicant) **[Owners: CSH Building LLC & John Haeberlin, NW ¼ Sec. 22, ~6 acres total, zoned B-2 Planned Business District & B-3 Business District]***
   c. Discussion and possible recommendation on a CSM to reconfigure ~6 acres of land for properties located at 1126, 1170 & 1180 Wauwatosa Road CSH Property (John Haeberlin applicant) **[Owners: CSH Building LLC & John Haeberlin, NW ¼ Sec. 22, ~6 acres total, zoned B-2 Planned Business District & B-3 Business District]***
   d. Discussion and possible recommendation on an architectural and site plan review for the construction of a new 5,000 square foot structure on the property located at 8817 Cedar Sauk Road **[NW ¼ Sec. 4, 35.77 acres, zoned A-2 Prime Agricultural District & C-1 Conservancy District, owner Brian and Anna Greenman]***

6. **ADJOURNMENT**

*At the Plan Commission's discretion, the Commission may take comment from the public

Note: A quorum of Town Board of Supervisors may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board will be taken at this meeting.

TOWN OF CEDARBURG
PLAN COMMISSION MEETING MINUTES
August 19, 2026

Present: David Salvaggio, Presiding Commissioner Larry Lechner, Kerry Carmichael, Anne Lewandowski, Steve Wolf
Also Present: Eric Ryer, Administrator, Sara Jacoby, Assistant Administrator/Clerk, Amanda Schaefer, Consulting Planner
Excused: Don Borgwardt, Tom Gaertig

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Presiding Commissioner Lechner called the regular meeting to order at 7:00 pm. The meeting began with the pledge of allegiance.

2. MINUTES OF PREVIOUS MEETINGS

a. Approval of July 15, 2026 Plan Commission Meeting Minutes*

Commissioner Lewandowski made a motion to approve the meeting minutes from July 15, 2026. Commissioner Wolf seconded, and the motion carried unanimously.

3. PUBLIC HEARING

a. Public hearing to take comment on an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road [NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]

Chairman Salvaggio made a motion to open the public hearing at 7:02pm. Commissioner Wolf seconded, and the motion carried unanimously.

Roger Groth of 1620 Granville Road shares a property line with the applicant, and he was looking for more information concerning any changes to fence lines.

Becky Tenges of 1556 Whitetail Lane spoke in support of the application. As an equine professional, she felt this is an improvement that will enhance the rider experience and horse safety.

The arena builder spoke, verifying there would be no impact on existing fence lines.

A letter of support from Lindsay Pauly and Daniel Ohrtman of 10123 Cedar Creek Road was provided to each Commissioner and placed in the public record.

With no additional comment from the public, Commissioner Wolf made a motion to close the public hearing. Commissioner Lewandowski seconded, and the motion carried unanimously. The public hearing closed at 7:06pm.

b. Public hearing to take comment on a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive [SW1/4 SEC 28, 1.82 acres, zoned R-2 Single-Family Residential District]

DRAFT

Commissioner Wolf made a motion to open the public hearing at 7:07pm. Commissioner Lewandowski seconded, and the motion carried unanimously.

With no comment from the public, Commissioner Wolf made a motion to close the public hearing. Commissioner Lewandowski seconded, and the motion carried unanimously. The public hearing closed at 7:08.

4. OLD BUSINESS

a. None

5. NEW BUSINESS

a. Discussion and possible recommendation on an architectural and site plan review for the construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road [NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]*

Michael and Stacey Oppermann applied for the demolition of an existing agricultural building, which would be replaced with a new 9,600 square foot indoor riding arena (requires architectural and site plan review). Their existing conditional use permit (CUP) also requires Plan Commission and Town Board approval for any new building. The agricultural building is within 500 feet of a residential district, which also requires conditional use permit review and is addressed in their CUP amendment application.

Consulting Planner Schaefer summarized the application for both items 5a and 5b at the same time. Commissioner Lewandowski noted the application was very complete. Commissioner Lechner stated that he had no issue with gravel being used for parking.

Commissioner Lewandowski made a motion the Plan Commission recommend approval of the proposed architectural and site plan review for the construction of a new 9,600 square foot structure on the property located at 10529 Cedar Creek Road and allowing for gravel to be allowed for the driveway, after finding the following present:

(a) The proposed use(s) conforms to the uses permitted.
(b) The dimensional arrangement of buildings and structures conforms to the required area, yard, setback, and height restrictions of this chapter.
(c) 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, stormwater drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.
(d) Consideration should be given to preserving the natural features of the landscape 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.
(e) 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.

It was further referenced that the following review principles and criteria have been met:
(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 outbuildings are built or when existing outbuildings are remodeled or altered.

DRAFT

(b) Building rooflines and roof shapes. Building roof lines and roof shapes shall be complementary to the existing or surrounding buildings.
(c) Materials. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is not aesthetically complementary to other surrounding buildings.
(d) Building location. Consideration shall be given to siting a building in a manner which would not 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.

Commissioner Carmichael seconded, and the motion carried unanimously.

b. Discussion and possible recommendation on an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road [NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]*
Michael and Stacey Oppermann applied to amend their conditional use permit (CUP) from 2012. They intend to continue operating a horse riding and boarding stable on their 16.48-acre property zoned A-1 located at 10529 Cedar Creek Road and to have agricultural buildings and high-density animal enclosures within 500 feet of any residential district. Their existing CUP specifies one non-resident employee. They are looking to increase that number to up to three employees. Their existing CUP also requires Plan Commission and Town Board approval for any new building and any agricultural building within 500 feet of a residential district.

Commissioner Lewandowski made a motion the Plan Commission recommend approval of an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road, finding the following present:

(1) Welfare. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
(2) Compatible with adjacent land. The uses, values and enjoyment of other Town property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
(3) Not Impede surrounding property development and improvement. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Town property for uses permitted in the district.
(4) Adequate infrastructure. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
(5) Ingress and egress. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
(6) The use conforms to zoning district regulations.

DRAFT

Chairman Salvaggio seconded, and the motion carried unanimously.

c. Discussion and possible recommendation on a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive [SW1/4 SEC 28, 1.82 acres, zoned R-2 Single-Family Residential District]*

Administrator Ryer summarized the application, noting the home was destroyed by fire earlier in 2026. The unpermitted shed was present when they purchased the property in 2022. The Building Inspector became aware of the unpermitted accessory structure following the fire. The Town Attorney recommended if the applicant wanted to retain the structure, they should apply for a conditional use permit to appear before the Plan Commission and Town Board as established in Section 320-109 of the Town Code.

Commissioner Carmichael made a motion the Plan Commission recommend approval of a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive, finding the following conditions being present:

(1) Welfare. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
(2) Compatible with adjacent land. The uses, values and enjoyment of other Town property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
(3) Not impede surrounding property development and improvement. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Town property for uses permitted in the district.
(4) Adequate infrastructure. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
(5) Ingress and egress. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
(6) The use conforms to zoning district regulations.

Chairman Salvaggio seconded, and the motion carried unanimously.

d. Discussion and feedback regarding a concept plan for a minor land division by Laura Stroebel (applicant) for property located at 7918 Pleasant Valley Road [Owner: Laura L. Stroebel, SE ¼ Sec. 4, 29.27 acres, zoned A-1 Agricultural District]*

The applicant is requesting concept review to divide the property located at 7918 Pleasant Valley Road. Consulting Planner Schaefer reviewed the concept plan materials and noted that setbacks should be identified on any future CSM, and that there are pre-existing buildings that do not meet current setbacks. The concept plan does not increase non-conformities or create any additional nonconforming conditions. Plan Commissioners indicated a wetland delineation would not be a Town requirement of a future application, leaving that to the County and DNR to regulate. No official action was taken.

DRAFT

6. ADJOURNMENT

Chairman Salvaggio made a motion to adjourn at 7:31pm. Commissioner Carmichael seconded and the motion passed unanimously.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

DRAFT

Meeting Date: 9/16/26
Agenda Item: # 5a

PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission, Town Board

FROM: Amanda Schaefer, Planner, Eric Ryer, Administrator

MEMO WRITTEN: September 1, 2026

SUBJECT: **Agenda Item # 5a:** Discussion and possible recommendation on a minor land division application by Laura Stroebel for property located at 7918 Pleasant Valley Road **[Owner: Laura L. Stroebel, SE ¼ Sec. 4, 29.27 acres, zoned A-1 Agricultural District]***

BACKGROUND INFORMATION	
Project Name	Stroebel Minor Land Division
Applicant Name	Laura Stroebel
Property Owner	Laura L. Stroebel
Applicant's Consultant	Homeland Surveying
Size of Parcel	29.27 acres
Existing Zoning	A-1 Agricultural District
Proposed Zoning	No Change Proposed
Abbreviated Legal	SE ¼ of Sec. 4
Future Land Use Map Designation	Rural Neighborhood – Countryside Allows for A-1, A-2, E-1, CR-A, CR-B, M-3, C-1, P-1

ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Agricultural, Conservancy	A-1, C-1
South	Residential, Agricultural, Conservancy	E-1, A-1, C-1
East	Residential, Agricultural	E-1, A-2
West	Agricultural	A-2

ZONING REQUIREMENTS FOR THE PROPOSED LOTS			
	A-1 Requirements	***Lot 1***	***Lot 2***
Minimum Lot Size	5 Acres	8 acres	21.3 acres
Minimum Lot Width	300'	379.98'	862'
Minimum Lot Frontage	NA if shared driveway is provided	379.98'	862'
Minimum Open Space	NA	NA	NA
Min. Street Building Setback	75' for home 100' detached outbuilding 100' section line road setback all structures	148' home 226' outbuilding	Vacant
Min. Rear Yard Setback	25' for home 100' detached outbuilding 100' section line road setback all structures	>500' home 351' outbuilding	Vacant
Min. Side Yard Setback	25' for residence 100' detached outbuilding 100' section line road setback all structures	14' home 0.1' outbuilding	Vacant

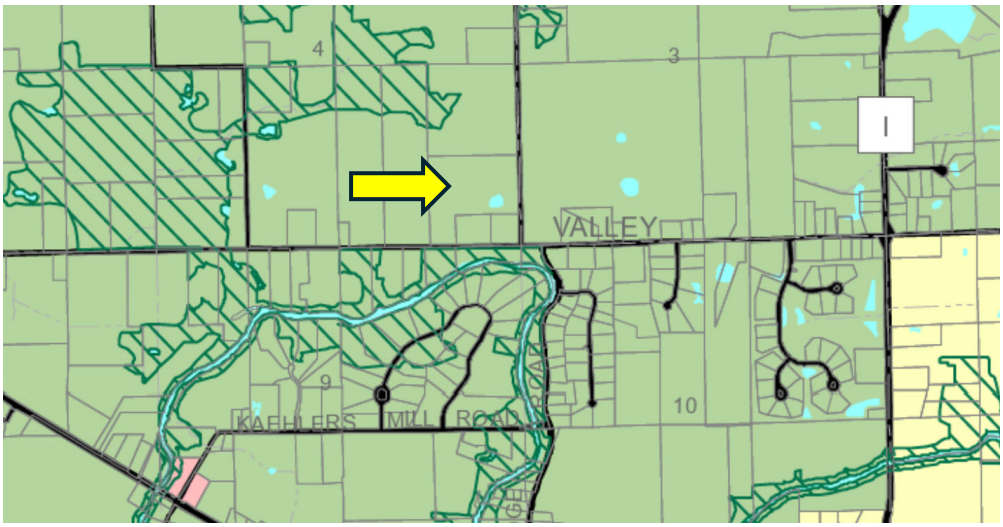
BACKGROUND / APPLICANT REQUEST

The applicant is requesting approval of a minor land division to divide the property located at 7918 Pleasant Valley Road. This formal application follows favorable concept feedback from the Plan Commission at their August meeting. Current GIS image of subject property:



EXECUTIVE ANALYSIS

1. **Zoning / Density / Open Space / Comprehensive Plan**
   The current property is zoned A-1 Agricultural District and falls within area designated as Rural Neighborhood – Countryside in the Comprehensive Plan. There is no open space requirement in the A-1 district. Also of note is that parcels zoned A-1 that are greater than 8 acres in size have no limit on square footage for nonresidential buildings.



2. **Lot Configuration and Design**
   The layout shows regular lot shapes and dimensions.

3. **Access**
   Lot 1 would retain the existing access off of Pleasant Valley Road. Lot 2 would have future access off of Covered Bridge Road. Both roads are Town roads with no implications from Ozaukee County or WisDOT.

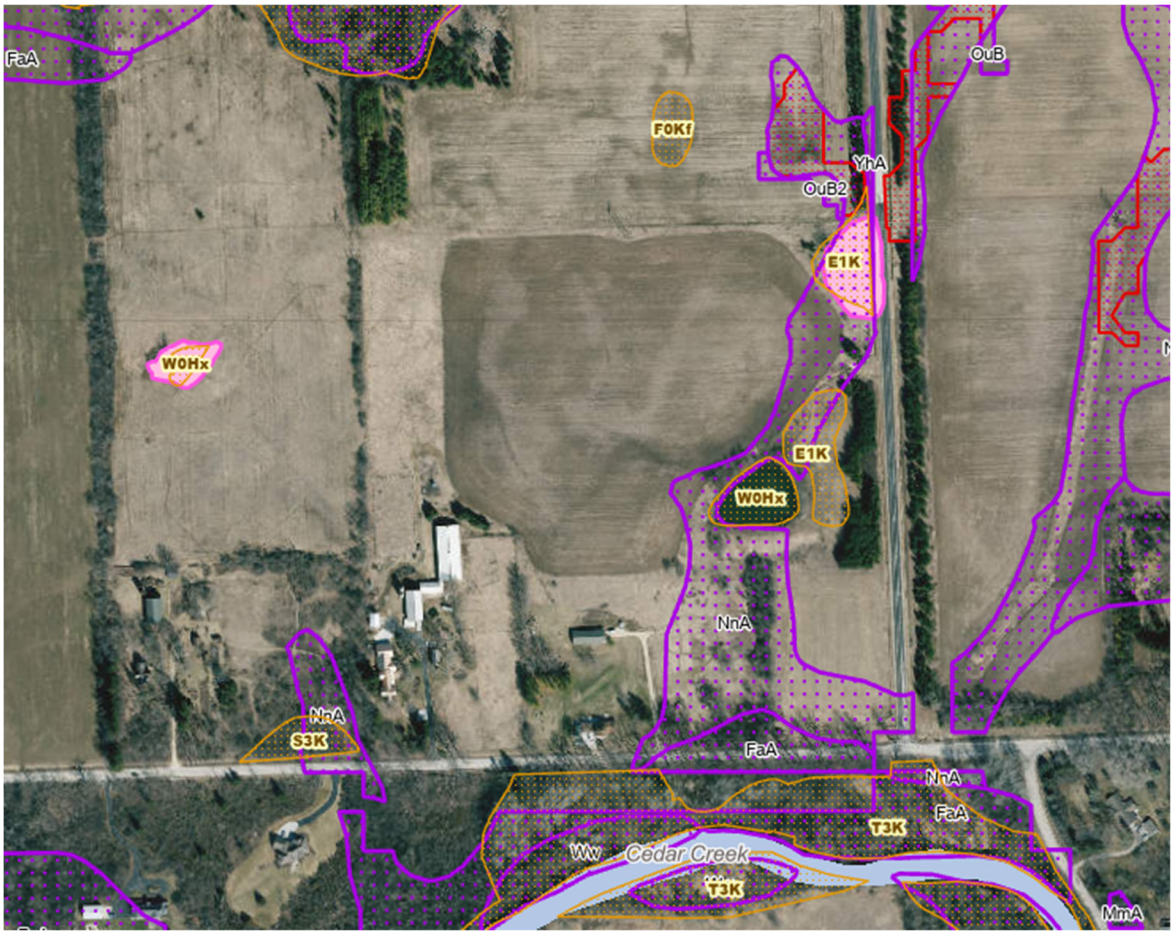
4. **Onsite Sewage Disposal**
   The attached soil tests show proposed lot #2 supporting a mound system.

5. **Shoreland Zoning / Wetlands / Floodplain / Ozaukee County**
   Nick Mikkelson of Ozaukee County Land & Water Management noted the parcel is not within shoreland zoning and will not require any permitting from the Land and Water Department. Because the property is not within shoreland zoning, the wetlands on the property are not under County jurisdiction.

   Brittany Whyte of Ozaukee County Planning and Parks noted the land division will not require review by the County Natural Resources Committee, as there are only two resulting parcels and the parcel is not within shoreland zoning.

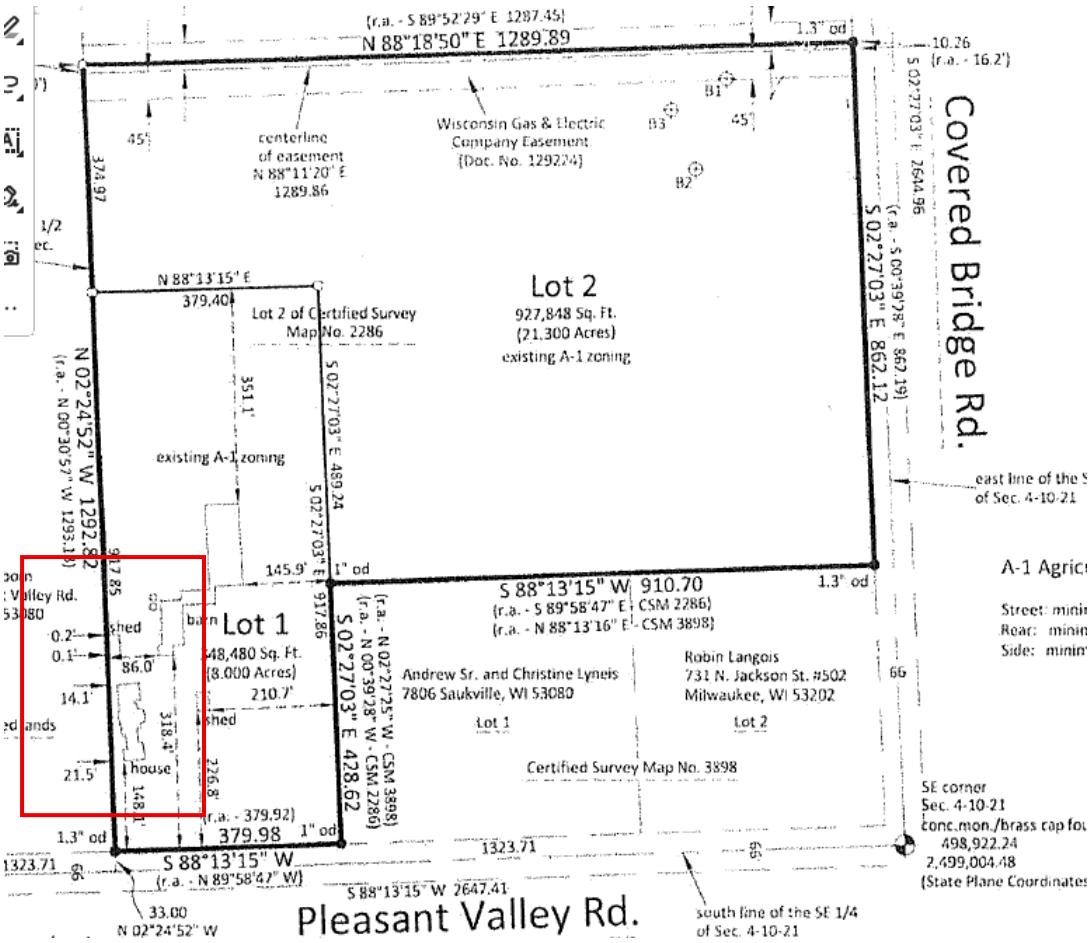
   Kara Brooks of WDNR noted, "The division of parcel is not subject to DNR permitting. The parcel does contain mapped wetlands. Impacts to wetland for a future project and/or a stormwater permit may be required for land disturbance associated with a future project."

   The WDNR Surface Water Data Viewer identifies mapped wetlands, wetland indicators, and special wetland planning areas (wetland restorations) on the subject properties. At the concept meeting, Plan Commission indicated the applicant was not required to submit a wetland delineation as part of this formal minor land division application.



6. **Stormwater & Erosion Control**
   A stormwater plan is not a standard requirement for a minor land division.

7. **Existing Buildings**
   There are multiple existing buildings on the subject property and all will become part of Lot 1. Setbacks are shown on the CSM. The existing home and some of the outbuildings do not meet current A-1 Agricultural District setbacks, defining them as existing, nonconforming structures. The proposed CSM does not make these existing, nonconforming structures additionally nonconforming or create new nonconformities. Existing, nonconforming structures must follow all 320-63 regulations.



Staff has no additional concerns with the other existing structures and proposed property lines. Current A-1 Agricultural District setbacks must be met for future structures.

PLANNER & ENGINEER COMMENTS

Planner: The applicant's goal is to simply divide the parcel into the two new lots as proposed. There are no major implications for Town planning documents. The applicant is responsible for any wetland related permits in the future.

Engineer: see the attached comment letter from Gremmer who reviewed the CSM. There is one spelling error on the CSM to be corrected.

OBJECTING/ APPROVING AGENCIES

Objecting and Approving Agencies were sent the application materials; all comments will need to be resolved, as applicable.

ACTION REQUESTED

Staff requests the Plan Commission review the minor land division application materials and consider a recommendation to the Town Board.

ACTION REQUESTED

Suggested motion if in favor: Move to recommend the Town Board approve the CSM as presented.

ATTACHMENTS

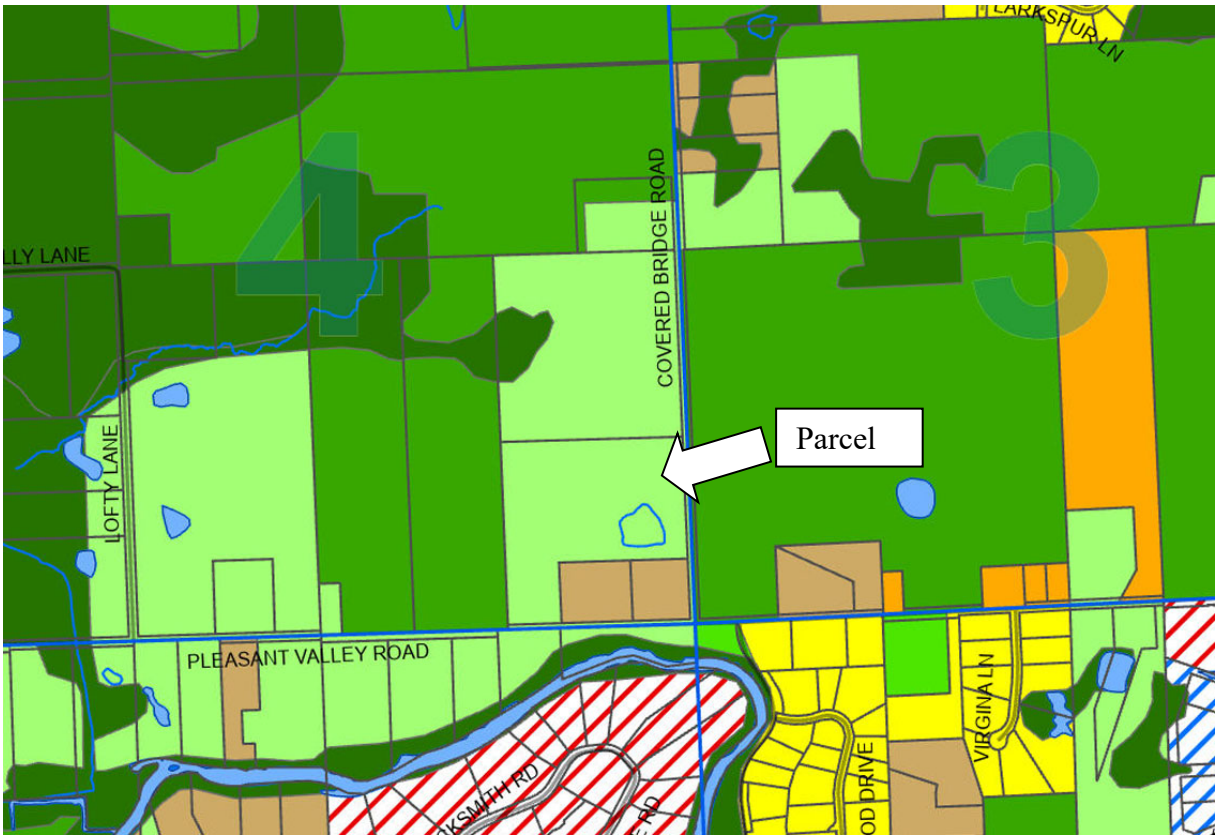
I. Zoning Map / Shoreland Map
II. Applicant materials
III. Engineering review letter

COPIES MAILED/E-MAILED TO

I. Laura Stroebel: llstroebel@gmail.com
II. Nick Mikkelson, Ozaukee County: nmikkelson@ozaukeecounty.gov
III. Brittany Whyte, Ozaukee County: bwhyte@ozaukeecounty.gov
IV. Kara Brooks, WDNR: kara.brooks@wisconsin.gov

Action	Date	Status
PC Concept Discussion	8-19-2026	Favorable Feedback
Plan Commission Meeting for CSM review & recommendation	9-16-2026	This Meeting
Town Board Meeting	-	-

ATTACHMENT I.



Legend

- TCOD Town Center Overlay
- C-1 Conservancy
- A-1 Agricultural
- A-2 Prime Agricultural
- B-1 Neighborhood Business
- B-2 Planned Business
- B-3 Business
- CR-A Countryside Residential A
- CR-B Countryside Residential B
- E-1 Estate Residential
- M-1 Industrial
- M-2 Planned Industrial & Mixed Use
- M-3 Quarrying
- P-1 Public & Private Park
- PUD Planned Unit Developments
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- TR Transitional Residential
- TR-2 Transitional Residential

Shoreland Map



8/3/2026, 2:30:51 PM

1:4,852

0 325 650 1,300 ft

0 100 200 400 m

Ozaukee County

- Clean Out
- PC Cover
- ST Cover
- Wells
- Observation Pipe
- Bldg. Sewer
- Distribution Pipes
- Effluent Line
- Forcemain
- Installation Contour
- Header Manifold
- POWTS Perimeter
- Dispersal Cell
- Tanks

Local Roads

- Local

- Parcels
- LOMA 2024

Cross Section Line

- NOT LETTERED, MAPPED; LETTERED, MAPPED
- Shoreland Buffer Outline

Flood Hazard Zone

- AE & VE Floodway
- AE, VE, & AO, Floodplain

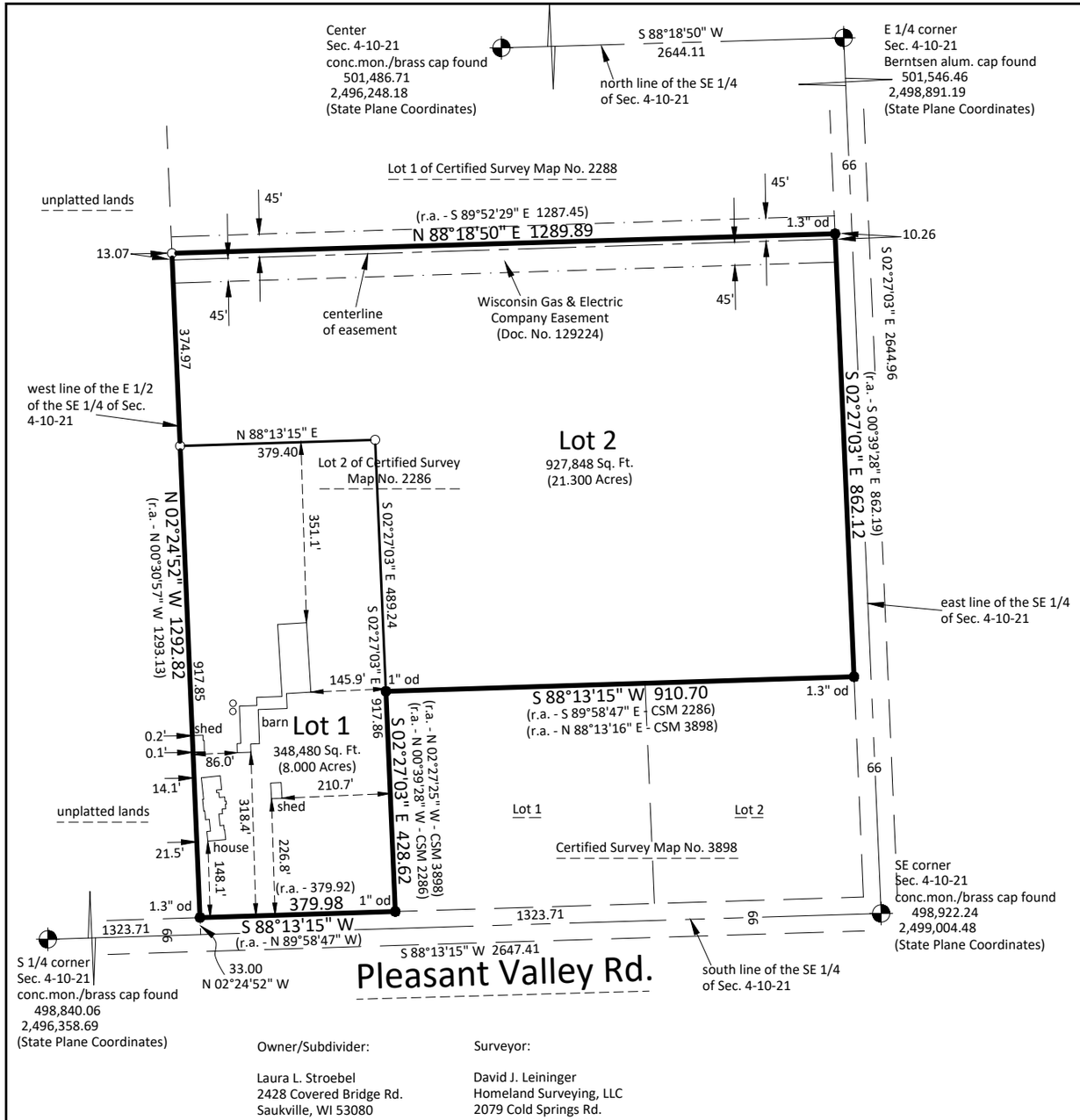
- Wetland Inventory
- Wetland Points
- Shoreland Buffer
- Hydro Polygon

Hydro Lines

- NO
- YES

Certified Survey Map

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.



David J. Leininger, S-2285

Dated this 10th day of July, 2026.

● - indicates an iron pipe found as noted

○ - indicates a 0.75" x 18" rebar weighing 1.50 lbs./ft. set.

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

Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD83/2011), and all bearings are referenced to Grid North. The south line of the SE 1/4 of Sec. 4-10-21 has a grid bearing of S 88°13'15" W.



0 150 300 600

Scale in feet
1" = 300'

Owner/Subdivider:

Laura L. Stroebel
2428 Covered Bridge Rd.
Saukville, WI 53080

Surveyor:

David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080

This instrument was drafted by David J. Leininger, S-2285

Certified Survey Map

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Laura Stroebel, that I have surveyed, divided, and mapped the land shown and described hereon, being Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin, which is described as follows:

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

I further certify that I have fully complied with the provisions of Sec. 236.34 of Wisconsin Statutes and the Town of Cedarburg Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 10th of July, 2026.

_____
David J. Leininger, S-2285

Owner's Certificate:

As owner, I hereby certify that I caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

Town of Cedarburg Plan Commission
Town of Cedarburg Town Board

_____
Laura L. Stroebel - Owner

STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s.

Personally came before me this _____ day of _____, 2026, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public,

_____, Wisconsin.

My commission expires _____

This instrument was drafted by David J. Leininger, S-2285

Certified Survey Map

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

Town of Cedarburg Plan Commission Approval:

This land division is hereby approved and accepted by the Town of Cedarburg Plan Commission

this _____ day of _____, 2026.

_____ _____ _____

David Salvaggio, Chairperson Sarah Jacoby, Clerk

Town of Cedarburg Town Board Approval:

This land division is hereby approved and accepted by the Town of Cedarburg Town Board

this _____ day of _____, 2026.

_____ _____

David Salvaggio, Chairperson Sara Jacoby, Town Clerk

_____

David J. Leininger, S-2285

Dated this 10th day of July, 2026.

This instrument was drafted by David J. Leininger, S-2285

Wisconsin Department of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Ozaukee	
Parcel I.D. 03-004-16-002.00	
Reviewed by	Date

Property Owner Laura L. Stroebel	Property Location Govt. Lot SE ¼ SE ¼ S 4 T 10 N R 21 ☑ E (or) ☐ W
Property Owner's Mailing Address 2428 Covered Bridge Rd	Site Address or CSM and Lot #: 7918 Pleasant Valley Rd

City	State	Zip Code	Phone Number		Nearest Road
Saukville	WI	53080	( )	☐ City ☐ Village ☒ Town Cedarburg	Covered Bridge

☒ New Construction Use: ☒ Residential / Number of bedrooms NA
☐ Replacement ☐ Public or commercial – Describe: _____
Code derived designflow rate _____ GPD
Flood Plan elevation if applicable NA ft.
Parent material Glacial Till
General comments and recommendations: Site is suitable for a mound system

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 859.26 ft. Depth to limiting factor 24 in. / elev. 857.26 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	Soil Application Rate GPD/Ft² *Eff#2
1	0-11	10yr3/2	-	SiL	2fgr	mvfr	aw	2f-vf	0.6	0.8
2	11-24	7.5yr4/3	-	CL	2fabk	mfr	cw	1vf	0.4	0.6
3	24-38	7.5yr5/4	f1f 7.5yr5/8	SiCL	1fabk/0m	mfr	-	-	0	0.0

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 859.16 ft. Depth to limiting factor 22 in. / elev. 857.33 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	Soil Application Rate GPD/Ft² *Eff#2
1	0-10	10yr3/2	-	SiL	2fgr	mvfr	aw	1vf	0.6	0.8
2	10-22	7.5yr4/3	-	CL	2fabk	mfr	cw	1vf	0.4	0.6
3	22-39	7.5yr5/4	c2d 7.5yr5/8	SiCL	1fabk/0m	mfr	-	-	0	0

CST Name (Please Print) Robert S Hilgart	Signature	CST Number 226165
Address 1004 Washington St Grafton WI 53024	Date Evaluation Conducted 8-25-26	Telephone Number 262-375-3892

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 862.13 ft. Depth to limiting factor 24 in. / elev. 860.13 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-10	10yr3/2	-	SiL	2fgr	mvfr	aw	1vf	0.6	0.8
2	10-24	7.5yr4/3	-	CL	2mabk	mfr	cw	1vf	0.4	0.6
3	24-39	7.5yr5/4	c2d 7.5yr5/8	SiCL	1fabk/0m	mfr	-	-	0	0

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

POWTS Final Site Plan



8/26/2026, 4:40:14 PM

Soil Borings
Other Points

Local Roads
Local

Parcels
Tax Parcel

2015 Contour Lines
Index
Intermediate

1:2,400

0 165 330 660 ft

0 45 90 180 m

Ozaukee County

PAGE 3 OF 3

Certified Survey Map for Stroebel – Preliminary CSM (8/26/2026)
Certified Survey Map Review
9-2-2026

The Section numbers listed below refer to the Town of Cedarburg Certified Survey Map Checklist.

Section	**Comment**
10.	*Verify the existence of any wetlands within the property. If present, designate the date it was identified, the locator and their credentials. Wetland area limits shall be drawn along with geometric bearings and lengths of these limits.*

Meeting Date: 9/16/26
Agenda Items: # 5b, 5c

PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission, Town Board

FROM: Amanda Schaefer, Planner

MEMO WRITTEN: September 10, 2026

SUBJECT: **Agenda Item # 5b:** Discussion and possible recommendation on a rezone application for properties located at 1126, 1170 & 1180 Wauwatosa Road CSH Property (John Haeberlin applicant) **[Owners: CSH Building LLC & John Haeberlin, NW ¼ Sec. 22, ~6 acres total, zoned B-2 Planned Business District & B-3 Business District]***
Agenda Item # 5c: Discussion and possible recommendation on a CSM to reconfigure ~6 acres of land for properties located at 1126, 1170 & 1180 Wauwatosa Road CSH Property (John Haeberlin applicant) **[Owners: CSH Building LLC & John Haeberlin, NW ¼ Sec. 22, ~6 acres total, zoned B-2 Planned Business District & B-3 Business District]***

BACKGROUND INFORMATION	
Project Name	Haeberlin CSM & Rezone
Applicant Name	John Haeberlin
Property Owner	John Haeberlin & CSH Building LLC
Applicant's Consultant	Don Thoma, Surveyor
Size of Parcels	~6 Acres total
Existing Zoning	B-2 Planned Business District & B-3 Business District
Proposed Zoning	**B-3 Business District (all parcels consistent)**
Abbreviated Legal	NW ¼ of Sec. 22
Future Land Use Map Designation	BD-FC Business District – Five Corners Allows for A-1, A-2, B-1, B-2, B-3, M-1, M-2, C-1, P-1 (all properties subject to TCOD)

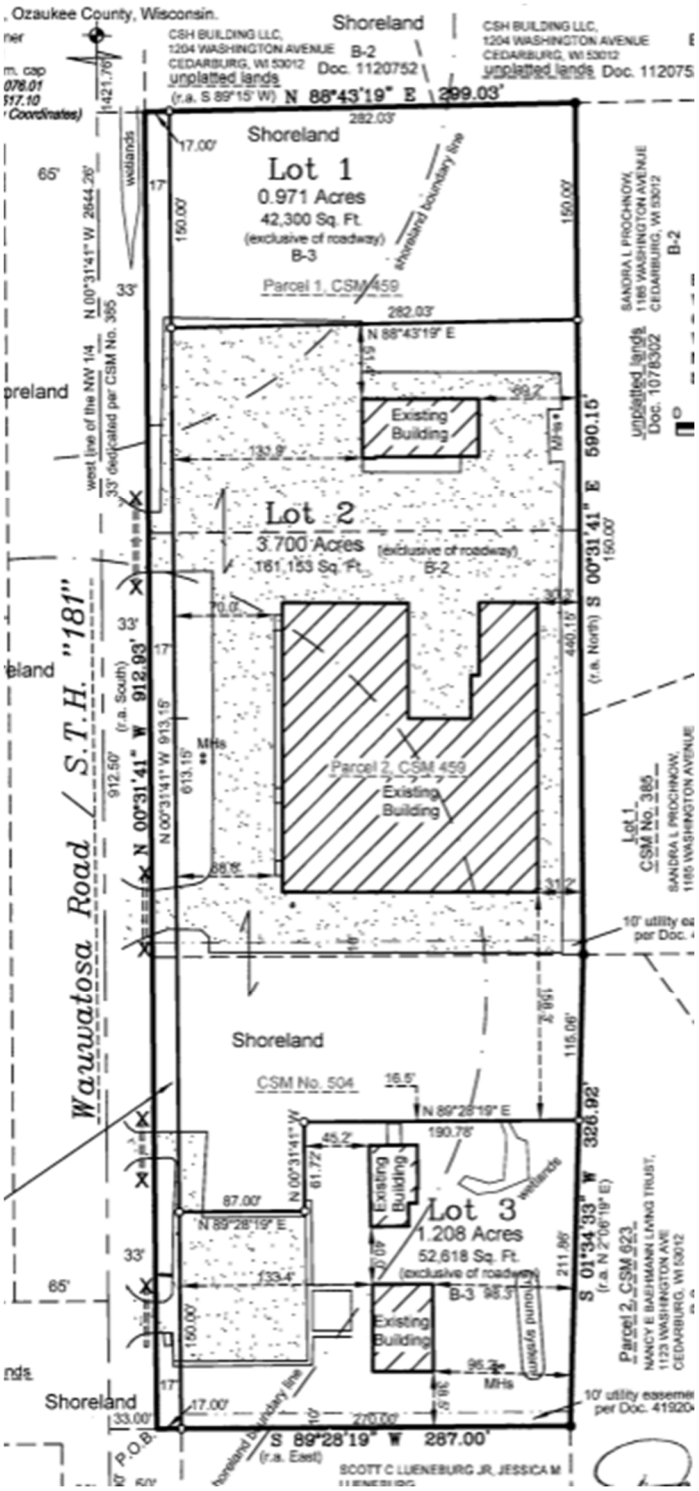
ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Commercial	B-2 Planned Business District
South	Residential	R-2 Single Family Res District
East	Commercial	B-2 Planned Business District
West	Commercial	B-3 Business District

ZONING REQUIREMENTS FOR THE PROPOSED LOTS	
	B-3 Business District Requirements
Minimum Lot Size	½ Acre
Minimum Lot Width	N/A
Minimum Lot Frontage	150 feet
Minimum Open Space	N/A
Minimum Street Yard Setback	25 feet
Minimum Rear Yard Setback	30 feet
Minimum Side Yard Setback	15 feet

BACKGROUND / APPLICANT REQUEST

The applicant is proposing a 3-lot Certified Survey Map with Lots 1-3 either remaining in or being rezoned to the B-3 Business District. No new lot is being created with the CSM, rather, the applicant is proposing a reorganization of his properties via lot line shifts on the CSM to allow for better site circulation, parking availability, and organized development in the future.

The applicant received positive feedback from the Plan Commission during the concept review on June 17, 2026.



EXECUTIVE ANALYSIS

1. **Zoning / Density / Open Space / Comprehensive Plan**

   The current properties, which total approximately 6 acres, are currently zoned B-2 Planned Business District & B-3 Business District, with a proposed rezone to only the B-3 Business District for all properties. The properties are within the Five Corners Master Plan area and are designated as BD-FC (Business District – Five Corners) in the Comprehensive Plan, allowing the application to be consistent with the Comp Plan. All properties will maintain frontage and access onto Wauwatosa Road (STH 181).

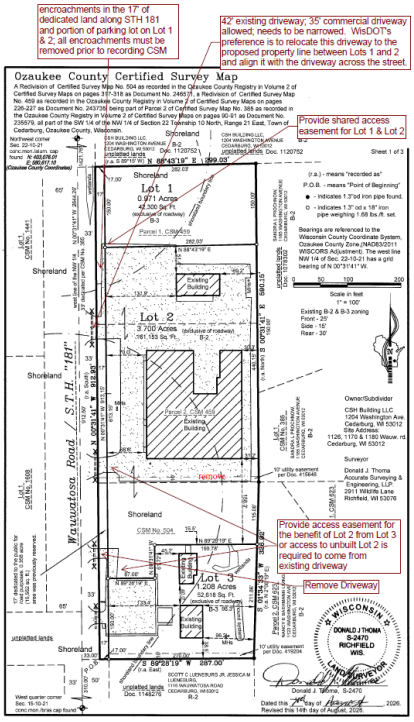
   Lots 1, 2, and 3 meet the B-3 Business District minimum frontage requirement of 150 feet and the minimum area requirement of ½ acre.

   There are no density and open space requirements in the B-3 Business District.

2. **Access**

   All properties will maintain frontage and access onto Wauwatosa Road (STH 181). Jon Edgren from Ozaukee County noted the Ozaukee County Highway Department has no objections to the proposed application at this time. The applicant will need to work directly with WisDOT for any new or improved access points. A summary of attached WisDOT comments is below with their sheets attached:

   - Encroachments in the 17' of dedicated land along STH 181 and portion of parking lot on Lot 1 & 2; all encroachments must be removed prior to recording CSM
   - 42' existing driveway; 35' commercial driveway allowed; needs to be narrowed. WisDOT's preference is to relocate this driveway to the proposed property line between Lots 1 and 2 and align it with the driveway across the street.
   - Provide shared access easement for Lot 1 & Lot 2
   - Provide access easement for the benefit of Lot 2 from Lot 3 or access to unbuilt Lot 2 is required to come from existing driveway
   - Remove the south driveway
   - **Monument sign encroachments**
   - Applicant must address DOT issues with Kevin Koehnke at WisDOT



3. **Onsite Sewage Disposal**
   Nothing is proposed (or required) at this time.

4. **Shoreland Zoning / Wetlands / Floodplain / Ozaukee County**
   A wetland delineation was conducted by Wetland & Waterway Consulting, LLC, on June 23, 2026, and June 28, 2026. Wetlands have been identified and presented on the CSM.

   The applicant has retained a contractor to provide soil testing.

5. **Fire Department/Cistern**
   CFD does not have any concerns with the CSM or rezone.

6. **Stormwater & Erosion Control**
   A stormwater plan is not a standard requirement for a minor land division or rezone petition.

7. **Comprehensive Park Plan Consistency / Bike Trail Map**
   Staff reviewed the applications in accordance with the Town of Cedarburg Comprehensive Park Plan and found it to be consistent with the goals and objectives found in the Town of Cedarburg Comprehensive Park Plan. There is no impact from the Bike Trail Map.

8. **5 Corners Master Plan / Design Standards / Hamilton Historic District**
   Not applicable for this application; however, future development will need to follow all applicable standards.

9. **Certified Survey Map Technical Review**
   Please see the memo from Gremmer & Associates, Inc. for all review comments related to the technical review of the Certified Survey Map.

   It should be noted that the applicant is responsible for ensuring that the Certified Survey Map accurately identifies and depicts all existing easements of record affecting the properties. The applicant, through their surveyor and / or other professional consultants, shall provide all information and documentation necessary to verify the location and nature of such easements.

APPROVING & OBJECTING AGENCIES

Cedarburg Fire Department: No objections to the applications.
Ozaukee County Land & Water Management: NA at this time.
Ozaukee County Planning and Parks: No comments received by time of Staff Report completion.
Ozaukee County Highway Department: No objections to the applications.
WDNR: No comments received by time of Staff Report completion.
WisDOT: Comments attached.

STAFF RECOMMENDATION / ACTION REQUESTED

REZONE

Staff recommends APPROVAL of the rezone subject to the following conditions:

1. The applicant's related CSM application is approved, and the CSM is recorded following written communication from WisDOT stating all right-of-way access issues have been satisfied.
2. All outstanding Staff Report items are resolved.
3. All approving and objecting agency feedback is resolved by the applicant and confirmed with planner.

CERTIFIED SURVEY MAP
Staff recommends APPROVAL of the Certified Survey Map subject to the following conditions:

1. The applicant's related rezone application is approved.
2. All outstanding Staff Report items are resolved by the applicant and confirmed with planner.
3. All easements of record are accurately identified on the Certified Survey Map.
4. All approving and objecting agency feedback is resolved.
5. Town must receive a written communication from WisDOT stating all right-of-way access issues have been satisfied on the CSM prior to Town Board consideration; if the CSM changes it should return to Plan Commission.

ATTACHMENTS

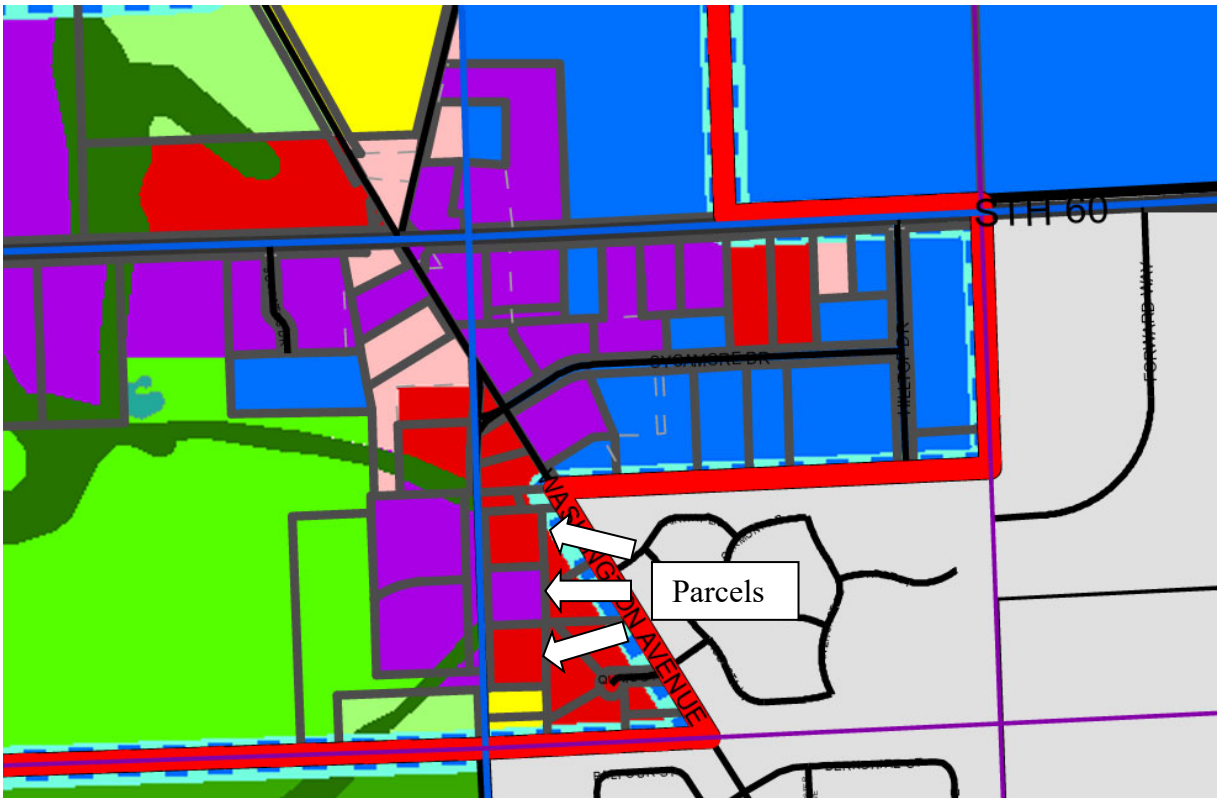
I. Zoning Map / Shoreland Map
II. DOT Comment Sheet
III. Engineering Letter
IV. Applicant materials

COPIES MAILED/E-MAILED TO

I. John Haeberlin: haebmdrn@msn.com
II. Don Thoma: don@accuratesurveying.net
III. Jeff Vahsholtz (CFD): jvahsholtz@cityofcedarburg.wi.gov
IV. Blake Karnitz (CFD): bkarnitz@cityofcedarburg.wi.gov
V. Andrew Struck (Oz. Co.): ASTRUCK@ozaukeecounty.gov
VI. Nick Mikkelson (Oz. Co.): nmikkelson@ozaukeecounty.gov
VII. Kevin Koehnke, WisDOT: kevin.koehnke@dot.wi.gov
VIII. Art Baumann, WisDOT: art.baumann@dot.wi.gov
IX. Kara Brooks, WDNR: kara.brooks@wisconsin.gov
X. Brittany Whyte, Oz. Co.: bwhyte@ozaukeecounty.gov

Action	Date	Status
PC Concept Discussion	6-17-2026	Rec. Proceed
Rezone Public Notice News Graphic	9-15 & 9-22-2026	To Be Published
Rezone Post Cards within 1,000 feet	9-8-2026	Mailed
Plan Commission Meeting CSM & Rezone	9-16-2026	This Meeting
Town Board Public Hearing on Rezone, and possible action on CSM & Rezone	-	-

ATTACHMENT I.



Legend

- PUD Planned Unit Developments
- TCOD Town Center Overlay District
- A-1 Agricultural District
- A-2 Prime Agricultural District
- B-1 Neighborhood Business District
- B-2 Planned Business District
- B-3 Business District
- CR-A Countryside Residential A
- CR-B Countryside Residential B
- E-1 Estate Residential District
- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- TR Transitional Residential District
- TR-2 Transitional Residential District
- P-1 Public and Private Park District
- M-1 Industrial District
- M-2 Planned Industrial District
- M-3 Quarrying District
- C-1 Conservancy District

Shoreland Map



8/20/2026, 1:21:09 PM

- Benchmark
- PC Cover
- ST Cover
- Observation Pipe
- Bldg. Sewer
- Distribution Pipes
- Forcemain
- Installation Contour
- Header Manifold
- POWTS Perimeter
- Dispersal Cell
- Tanks

Local Roads

- Local
- Parcels
- Shoreland Buffer Outline

Flood Hazard Zone

- AE, VE, & AO, Floodplain
- Wetland Inventory
- Shoreland Buffer

Hydro Lines

- NO
- YES

1:1,342

0 85 170 340 ft

0 25 50 100 m

Ozaukee County

encroachments in the 17' of dedicated land along STH 181 and portion of parking lot on Lot 1 & 2; all encroachments must be removed prior to recording CSM

42' existing driveway; 35' commercial driveway allowed; needs to be narrowed. WisDOT's preference is to relocate this driveway to the proposed property line between Lots 1 and 2 and align it with the driveway across the street.

WISDOT COMMENTS

Provide shared access easement for Lot 1 & Lot 2

Ozaukee County Certified Survey Map

A Redivision of Certified Survey Map No. 504 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 317-318 as Document No. 246571, a Redivision of Certified Survey Map No. 459 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 226-227 as Document No. 243735, being part of Parcel 2 of Certified Survey Map No. 385 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 90-91 as Document No. 235579, all part of the SW 1/4 of the NW 1/4 of Section 22 Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

Sheet 1 of 3

Northwest corner Sec. 22-10-21 conc.mon./alum. cap found *N: 403,076.01 E: 580,617.10 (Ozaukee County Coordinates)*

Shoreland

CSH BUILDING LLC, 1204 WASHINGTON AVENUE CEDARBURG, WI 53012 unplatted lands (r.a. S 89°15' W) Doc. 1120752 B-2

CSH BUILDING LLC, 1204 WASHINGTON AVENUE CEDARBURG, WI 53012 unplatted lands Doc. 1120752 B-2

N 88°43'19" E 299.03'

1421.76'

282.03'

17.00'

Shoreland

Lot 1
0.971 Acres
42,300 Sq. Ft.
(exclusive of roadway)
B-3

Parcel 1, CSM 459

65'

wetlands

17'

150.00'

shoreland boundary line

150.00'

33'

282.03'

N 88°43'19" E

514.4'

69.2'

Existing Building

MHs

131.9'

Lot 1 CSM No. 1441

Shoreland

N 00°31'41" W 2644.26'

west line of the NW 1/4

33' dedicated per CSM No. 385

Lot 2
3.700 Acres (exclusive of roadway)
161,153 Sq. Ft. B-2

S 00°31'41" E 590.15'

150.00'

(r.a. North) S 00°31'41" E 440.15'

303'

70.0'

33'

17'

Shoreland

Wauwatosa Road / S.T.H. "181"

(r.a. South) N 00°31'41" W 912.93'

912.50'

N 00°31'41" W 913.15'

613.15'

MHs

Parcel 2, CSM 459

Existing Building

68.6'

312'

10' utility easement per Doc. 415648

remove

Lot 1 CSM No. 1608

Shoreland

CSM No. 504

16.5'

N 89°28'19" E

190.78'

45.2'

N 00°31'41" W

61.72'

Existing Building

wetlands

87.00'

N 89°28'19" E

Lot 3
1.208 Acres
52,618 Sq. Ft.
(exclusive of roadway)
B-3 98.3'

S 01°34'33" W 326.92'

(r.a. N 2°06'19" E)

211.86'

40.0'

Existing Building

96.2'

MHs

(not found)

133.4'

33'

65'

150.00'

17'

17.00'

33.00'

unplatted lands

Shoreland

shoreland boundary line

10' utility easement per Doc. 419204

S 89°28'19" W 287.00'

(r.a. East)

270.00'

38.5'

P.O.B.

310.00'

33'

50'

West quarter corner Sec. 15-10-21 conc.mon./bras cap found

unplatted lands Doc. 1148276

SCOTT C LUENEBURG JR, JESSICA M LUENEBURG, 1116 WAUWATOSA ROAD CEDARBURG, WI 53012 R-2

SANDRA L PROCHNOW, 1185 WASHINGTON AVENUE CEDARBURG, WI 53012 B-2 unplatted lands Doc. 1078302

Lot 1 CSM No. 385

SANDRA L PROCHNOW, 1185 WASHINGTON AVENUE CEDARBURG, WI 53012 B-2

Parcel 2, CSM 623

NANCY E BAEHMANN LIVING 1123 WASHINGTON AVE CEDARBURG, WI 53012 B-2

1_CSM 623

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

P.O.B. - means "Point of Beginning"

● - indicates 1.3"od iron pipe found.

o - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

Bearings are referenced to the Wisconsin County Coordinate System, Ozaukee County Zone,(NAD83/2011 WISCORS Adjustment). The west line NW 1/4 of Sec. 22-10-21 has a grid bearing of N 00°31'41" W.

0 50 100 200

Scale in feet
1" = 100'

Existing B-2 & B-3 zoning
Front - 25'
Side - 15'
Rear - 30'

Owner/Subdivider

CSH Building LLC
1204 Washington Ave.
Cedarburg, WI 53012
Site Address:
1126, 1170 & 1180 Wauw. rd.
Cedarburg, WI 53012

Surveyor

Donald J. Thoma
Accurate Surveying & Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076

17' dedicated to the public for road purposes. 0.366 acre (15,552 sq. ft.) area was previously reserved.

Provide access easement for the benefit of Lot 2 from Lot 3 or access to unbuilt Lot 2 is required to come from existing driveway

Remove Driveway

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

Donald J. Thoma, S-2470

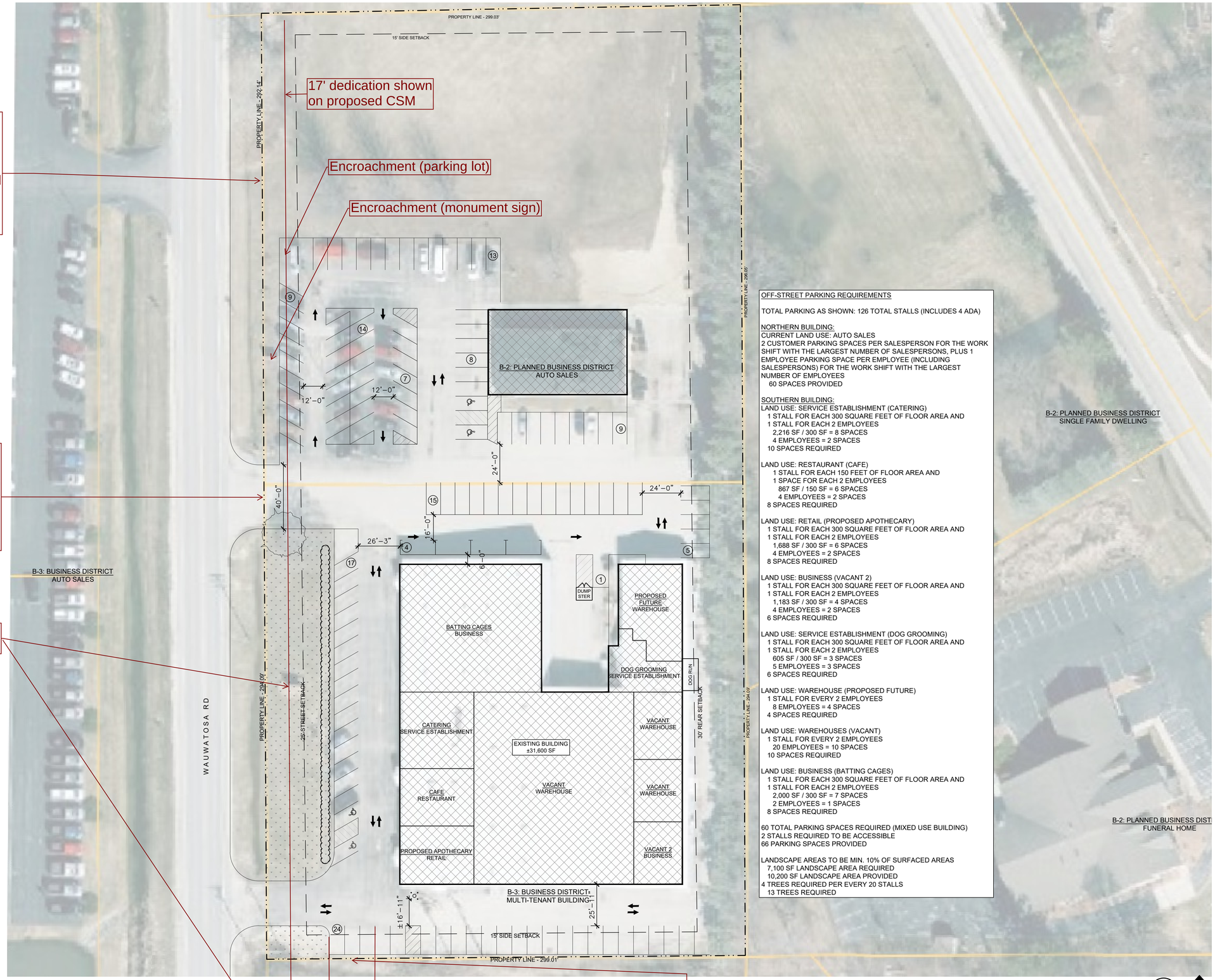
Dated this 7th day of August, 2026.
Revised this 14th day of August, 2026.

WisDOT recommends relocating driveway opposite the driveway on the west side of STH 181 for shared use of proposed Lot 1 and 2; provide shared access easement on Lot 1 & Lot 2

Contact Kevin Koehnke (WisDOT Permits) for required driveway permits for change of use and removal permits; and encroachments

WisDOT recommends removing driveway; relocate to the north across from car dealership driveway; 40' driveway is not allowed (35' max for commercial driveway)

Encroachment (monument sign) and sign on Lot 3 to the south



OFF-STREET PARKING REQUIREMENTS

TOTAL PARKING AS SHOWN: 126 TOTAL STALLS (INCLUDES 4 ADA)

NORTHERN BUILDING:
CURRENT LAND USE: AUTO SALES
2 CUSTOMER PARKING SPACES PER SALESPERSON FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF SALESPERSONS, PLUS 1 EMPLOYEE PARKING SPACE PER EMPLOYEE (INCLUDING SALESPERSONS) FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES
60 SPACES PROVIDED

SOUTHERN BUILDING:
LAND USE: SERVICE ESTABLISHMENT (CATERING)
1 STALL FOR EACH 300 SQUARE FEET OF FLOOR AREA AND
1 STALL FOR EACH 2 EMPLOYEES
2,216 SF / 300 SF = 8 SPACES
4 EMPLOYEES = 2 SPACES
10 SPACES REQUIRED

LAND USE: RESTAURANT (CAFE)
1 STALL FOR EACH 150 FEET OF FLOOR AREA AND
1 SPACE FOR EACH 2 EMPLOYEES
867 SF / 150 SF = 6 SPACES
4 EMPLOYEES = 2 SPACES
8 SPACES REQUIRED

LAND USE: RETAIL (PROPOSED APOTHECARY)
1 STALL FOR EACH 300 SQUARE FEET OF FLOOR AREA AND
1 STALL FOR EACH 2 EMPLOYEES
1,688 SF / 300 SF = 6 SPACES
4 EMPLOYEES = 2 SPACES
8 SPACES REQUIRED

LAND USE: BUSINESS (VACANT 2)
1 STALL FOR EACH 300 SQUARE FEET OF FLOOR AREA AND
1 STALL FOR EACH 2 EMPLOYEES
1,183 SF / 300 SF = 4 SPACES
4 EMPLOYEES = 2 SPACES
6 SPACES REQUIRED

LAND USE: SERVICE ESTABLISHMENT (DOG GROOMING)
1 STALL FOR EACH 300 SQUARE FEET OF FLOOR AREA AND
1 STALL FOR EACH 2 EMPLOYEES
605 SF / 300 SF = 3 SPACES
5 EMPLOYEES = 3 SPACES
6 SPACES REQUIRED

LAND USE: WAREHOUSE (PROPOSED FUTURE)
1 STALL FOR EVERY 2 EMPLOYEES
8 EMPLOYEES = 4 SPACES
4 SPACES REQUIRED

LAND USE: WAREHOUSES (VACANT)
1 STALL FOR EVERY 2 EMPLOYEES
20 EMPLOYEES = 10 SPACES
10 SPACES REQUIRED

LAND USE: BUSINESS (BATTING CAGES)
1 STALL FOR EACH 300 SQUARE FEET OF FLOOR AREA AND
1 STALL FOR EACH 2 EMPLOYEES
2,000 SF / 300 SF = 7 SPACES
2 EMPLOYEES = 1 SPACES
8 SPACES REQUIRED

60 TOTAL PARKING SPACES REQUIRED (MIXED USE BUILDING)
2 STALLS REQUIRED TO BE ACCESSIBLE
66 PARKING SPACES PROVIDED

LANDSCAPE AREAS TO BE MIN. 10% OF SURFACED AREAS
7,100 SF LANDSCAPE AREA REQUIRED
10,200 SF LANDSCAPE AREA PROVIDED
4 TREES REQUIRED PER EVERY 20 STALLS
13 TREES REQUIRED

property line is proposed to be relocated on proposed CSM. Access to unbuilt lands on new Lot 2 is required to be from this existing driveway or the driveway to Lot 3 with easement.

SITE PLAN
SCALE: 1"=30' (22x34); 1"=60' (11x17)

1

N

THRIVE ARCHITECTS
+ INTERIOR DESIGN STUDIO
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Project Info. — 25126

CEDARBURG
SITE PLAN

SITE STUDY

1170 N Wauwatosa Rd.
Cedarburg, WI 53012

Sheet Title

SITE PLAN

Drawn by	Checked by
KJV	ALS

Revisions

No.	Date	Description
	08.05.2026	Preliminary

NOT FOR CONSTRUCTION

Sheet No.

SP1.0

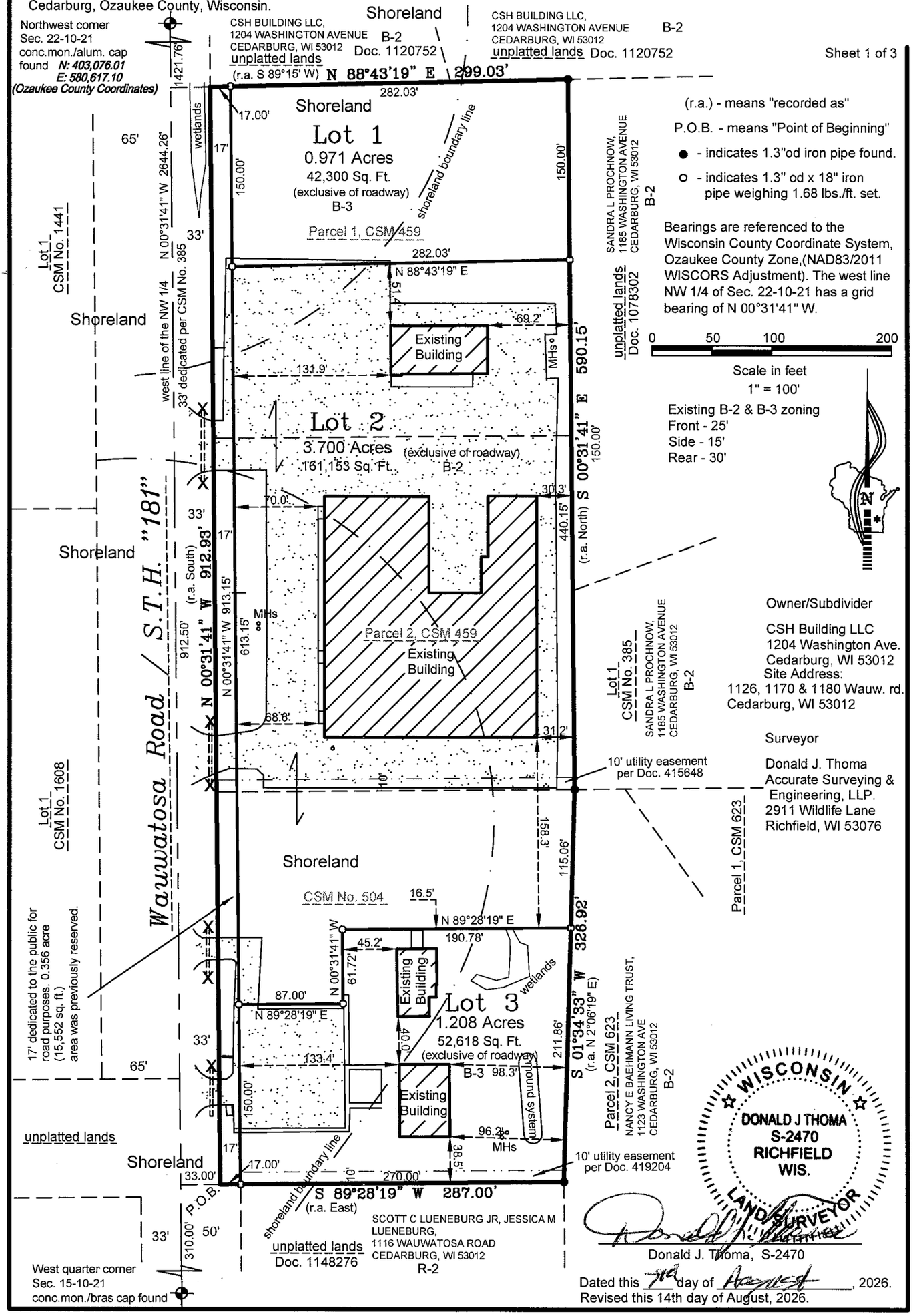
Certified Survey Map for Haeberlin – Preliminary CSM (8/7/2026)
Certified Survey Map Review
8-26-2026

The Section numbers listed below refer to the Town of Cedarburg Certified Survey Map Checklist.

Section	**Comment**
10.	*Verify the existence of any wetlands within the property. If present, designate the date it was identified, the locator and their credentials. Wetland area limits shall be drawn along with geometric bearings and lengths of these limits.*
30.	236.20 (3)(b): *The location of the subdivision shall be indicated by bearing and distance from a boundary line of a quarter section. The monumentation at the ends of the boundary line shall be described and the bearing and distance between them shown.* In the bottom left corner of Sheet 1, the monumentation found at the West quarter corner of Section 22 is incorrectly noted as "West quarter corner Sec. **15**".
58.	Same as comment for 236.20 (3)(b): In the bottom left corner of Sheet 1, the monumentation found at the West quarter corner of Section 22 is incorrectly noted as "West quarter corner Sec. **15**".

Ozaukee County Certified Survey Map

A Redivision of Certified Survey Map No. 504 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 317-318 as Document No. 246571, a Redivision of Certified Survey Map No. 459 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 226-227 as Document No. 243735, being part of Parcel 2 of Certified Survey Map No. 385 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 90-91 as Document No. 235579, all part of the SW 1/4 of the NW 1/4 of Section 22 Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.



Owner/Subdivider

CSH Building LLC
1204 Washington Ave.
Cedarburg, WI 53012
Site Address:
1126, 1170 & 1180 Wauw. rd.
Cedarburg, WI 53012

Surveyor

Donald J. Thoma
Accurate Surveying & Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076

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

Donald J. Thoma, S-2470

Dated this 14th day of August, 2026.
Revised this 14th day of August, 2026.

Ozaukee County Certified Survey Map

A Redivision of Certified Survey Map No. 504 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 317-318 as Document No. 246571, a Redivision of Certified Survey Map No. 459 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 226-227 as Document No. 243735, being part of Parcel 2 of Certified Survey Map No. 385 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 90-91 as Document No. 235579, all part of the SW 1/4 of the NW 1/4 of Section 22 Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of John Haeberlin, I have surveyed, divided, mapped and dedicated the land shown and described hereon, being A Redivision of Certified Survey Map No. 504 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 317-318 as Document No. 246571, a Redivision of Certified Survey Map No. 459 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 226-227 as Document No. 243735, being part of Parcel 2 of Certified Survey Map No. 385 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 90-91 as Document No. 235579, all part of the SW 1/4 of the NW 1/4 of Section 22 Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

Containing 6.235 acres (271,593 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Town of Cedarburg Subdivision and Land Division Ordinance in surveying, dividing, mapping and dedicating said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 7th day of August, 2026.

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

Donald J. Thoma, S-2470

Corporate Owner's Certificate:

CSH BUILDING, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map.

CSH BUILDING, LLC, does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.
Town of Cedarburg Plan Commission
Town of Cedarburg Town Board
City of Cedarburg Village Board (waived)

IN WITNESS WHEREOF, CSH BUILDING, LLC, has caused these presents to be signed by John W. Haeberlin and Daniel McCrearary, its Officers, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 202__.

In the presence of:

CSH BUILDING, LLC
Corporate Name

_____ Member

_____ Member

John W. Haeberlin (Print)

Daniel McCrearary (Print)

STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s

Personally came before me this ____ day of _____, 202__, John W. Haeberlin and Daniel McCrearary Officer of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officer of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)_____, Notary Public, _____,Wisconsin.

My commission expires _____

This instrument was drafted by Donald J. Thoma, S-2470

Ozaukee County Certified Survey Map

A Redivision of Certified Survey Map No. 504 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 317-318 as Document No. 246571, a Redivision of Certified Survey Map No. 459 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 226-227 as Document No. 243735, being part of Parcel 2 of Certified Survey Map No. 385 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 90-91 as Document No. 235579, all part of the SW 1/4 of the NW 1/4 of Section 22 Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

Town of Cedarburg Plan Commission Approval:

This land division is hereby approved by the Town of Cedarburg Plan Commission

this _____ day of _____, 202___.

_____ _____

David Salvaggio - Chairperson Jack Johnston, Asst. Administrator/Town Clerk

Town of Cedarburg Town Board Approval:

This land division is hereby approved, and road dedication accepted by the Town of Cedarburg Town Board

this ____ day of _____, 202___.

_____ _____

David Salvaggio - Chairperson Jack Johnston, Asst. Administrator/Town Clerk

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of CSH BUILDING, LLC, owner.

IN WITNESS WHEREOF, the said _____has caused these presents to be signed

by _____, its President, and countersigned by _____,

it Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto

affixed this ____ day of _____, 202__.
In the presence of:

_____ _____(Corporate Seal)
Corporate Name

_____ _____ _____
President Secretary of Cashier Date

STATE OF WISCONSIN)

_____ COUNTY)s.s.
Personally came before me this ____ day of _____, 202__. _____,

President, and _____, Secretary(cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)_____, Notary Public, _____, Wisconsin.

My commission expires _____

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

Donald J. Thoma, S-2470

Dated this 7th day of August, 2026.

This instrument was drafted by Donald J. Thoma, S-2470

415648

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RECORDED

1969 MAY -3 AM 8:30

Ronald H. Voigt
REGISTER OF DEEDS
OZAUKEE COUNTY, WI

EASEMENT

In consideration of ONE ($1.00) Dollar, the receipt whereof is hereby acknowledged, the undersigned William Paulus of Hawk, Incorporated does hereby give and grant to the CITY OF CEDARBURG, a municipal corporation, its successors and assigns, the perpetual right, permission and authority to erect, maintain, operate, inspect and replace a line of poles together with the necessary stub supports, anchors and guy wires and/or to conduct, install, operate, maintain and replace conduit and cables underground, and other appliances necessary and usual in the course of its business for the purpose of transmitting electrical energy for light, heat, power and signals, or for such other purposes as electrical current is now or may hereafter be used upon and to the following described real estate:

A ten foot easement along the south lotline of Parcel Two (2) of Certified Survey Map as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on Page 226, as Document No. 243735, being a part of Parcel 2 of Certified Survey Map No. 235579, of Part of the Southwest Quarter (SW-1/4) of the Northwest Quarter (NW-1/4) of Section Twenty-two (22), Township Ten (10) North, Range Twenty-one (21) East, in the Town of Cedarburg, Ozaukee County, Wisconsin. 03-022-07-004,00*

The right, permission and authority is also granted to the Grantee to string, operate, maintain, inspect and replace wires and cables on said poles supported by necessary cross arms together with necessary and usual appliances for the purpose of transmitting electrical energy.

The right, permission and authority is also granted to the Grantee to trim and keep trimmed all trees now or hereafter existing on said land so that they will clear wires and cables strung above ground by as much as ten (10) feet and so that the trees will not be liable to interfere with the transmission of electricity over said line, also the further right to cut down certain trees where it is found impossible to maintain clearance by trimming.

The Grantee and its agents shall have the right to enter upon the premises of the undersigned for the purpose of constructing, patroling, maintaining and replacing said line and the cutting down and removing or trimming of trees and overhanging branches.

The right, permission and authority is also granted said CITY OF CEDARBURG, a municipal corporation, its successors and assigns, to enter upon said premises of the undersigned for the purposes of exercising the rights herein acquired, but the CITY OF CEDARBURG, a municipal corporation, agrees to restore the premises of the undersigned, as nearly as is reasonably possible, to the condition existing prior to such entry.

This agreement shall bind the heirs, successors or assigns of all parties named.

IN WITNESS WHEREOF, this instrument has been signed and sealed this 27th day of April, 19 89.

In Presence of:

Wayne A. Fischer

Hawk, Incorporated

William Paulus

Drafted by LEVY & LEVY S. C.

EASEMENT

For and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, Hawk, Inc., a Wisconsin corporation, owner(s) and Grantor(s), do hereby convey onto the CITY OF CEDARBURG, a municipal corporation, its successors, assigns, tenants, sub-tenants and licensees the right, permission and authority to erect, maintain, operate, inspect, repair and replace a line of poles together with the necessary stub supports, anchors and guy wires and/or to construct, install, operate, repair, maintain and replace conduit and cables underground, together with other appurtenant equipment; also the right to construct, install, operate, maintain and replace (an) electric pad-mounted transformer(s), together with (a) concrete slab(s), secondary power pedestal(s), riser equipment, terminals, markers and other necessary and usual appurtenant equipment above ground, all for the purpose of transmitting electric energy for light, heat, power and signals, or for such other purpose as electric current is now or may hereafter be used, across, within and beneath the following described parcel of real estate:

A ten foot easement along the south lotline of Parcel Two (2) of Certified Survey Map as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on Page 226, as Document No. 243735, being a part of Parcel 2 of Certified Survey Map No. 235579, of Part of the Southwest Quarter (SW-1/4) of the Northwest Quarter (NW-1/4) of Section Twenty-two (22), Township Ten (10) North, Range Twenty-one (21) East, in the Town of Cedarburg, Ozaukee County, Wisconsin. 03-022-07-004.00

The right, permission and authority is also granted to the Grantee to string, operate, maintain, inspect, repair and replace wires and cables on said poles supported by necessary cross arms together with necessary and usual appliances for the purpose of transmitting electrical energy.

The right, permission and authority is also granted to the Grantee, its successors, assigns, tenants, sub-tenants and licensees to construct, install, operate, maintain and replace above ground and/or underground service laterals in, over and under said lots for the purpose of extending electrical service to each of said lots. Said laterals for each of said lots are to be installed at such time and in such location as Grantee, its successors, assigns, tenants, sub-tenants and licensees may deem necessary.

The Grantor(s), its heirs, its successors and assigns, covenant(s) and agree(s) that no building or structure will be erected over and/or under or placed in such close proximity to said underground and/or above ground electric facilities as to create a violation of the Wisconsin State Electrical Code or any amendments thereto.

The Grantor(s), its heirs, successors and assigns, further covenant(s) and agree(s) that the elevation of the existing ground service within the easement areas will not be altered by more than four (4) inches without the written consent of Grantee.

The right, permission and authority is also granted to the Grantee to trim and keep trimmed all trees now or hereafter existing on said land so that they will clear wires and cables strung above ground by as much as ten (10) feet and so that the trees will not be likely to interfere with the transmission of electricity over said line, also the further right to cut down certain trees where it is found impracticable to maintain clearence by trimming.

The right, permission and authority is also granted said CITY OF CEDARBURG, a municipal corporation, its successors and assigns, to enter upon said premises of the undersigned for the purpose of exercising the rights herein acquired, but the CITY OF CEDARBURG, a municipal corporation, agrees to restore the premises of the undersigned, as nearly as reasonably possible, to the conditions existing prior to such entry. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or to any brush or trees which may be removed at any time pursuant to the rights herein granted.

This easement shall bind the heirs, successors or assigns of all parties named.

In witness whereof, this instrument has been signed and sealed this 11 day of July, 1989.

RECORDED

Hawk, Inc.

By _____

1989 AUG -3 AM 8:30

Attest _____

REGISTER OF DEEDS
OZAUKEE COUNTY, WIS.

STATE OF WISCONSIN)
) SS
COUNTY OF OZAUKEE)

Personally came before me this 11th day of July, 1989, the above named William Paulus to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, Ozaukee County, Wisconsin.

My commission: expires 12/6/92

This instrument was drafted by
LEVY & LEVY S. C.

$6-

Accurate
Surveying & Engineering, LLP
Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

August 7, 2026

RE: Legal descriptions:

CSH Building, LLC - Rezone additional lands from B-3 to B-2 (this land is to be added to proposed Lot 2 of the submitted CSM.

Part of Parcel One (1) of Certified Survey Map No. 459 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 226-227 as Document No. 243735, being part of Parcel 2 of Certified Survey Map No. 385 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 90-91 as Document No. 235579, and part of the SW 1/4 of the NW 1/4 of Section 22 Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the West Quarter corner of said Section 22; thence N 00°31'41" W, along the west line of said NW 1/4 of Section 22, 930.79 feet, to the westerly extension of the south line of said Parcel 1 and the point of beginning of lands herein described; thence continuing N 00°31'41" W, along said west line, 141.71 feet; thence N 88°43'19" E, 332.03 feet, to the intersection of the east line of said Parcel 1; thence S 00°31'41" E, along said east line, 146.05 feet, to the southeast corner of said Parcel 1; thence S 89°28'19" W, along the south line of said Parcel 1 and its westerly extension, 332.00 feet, to the point of beginning.

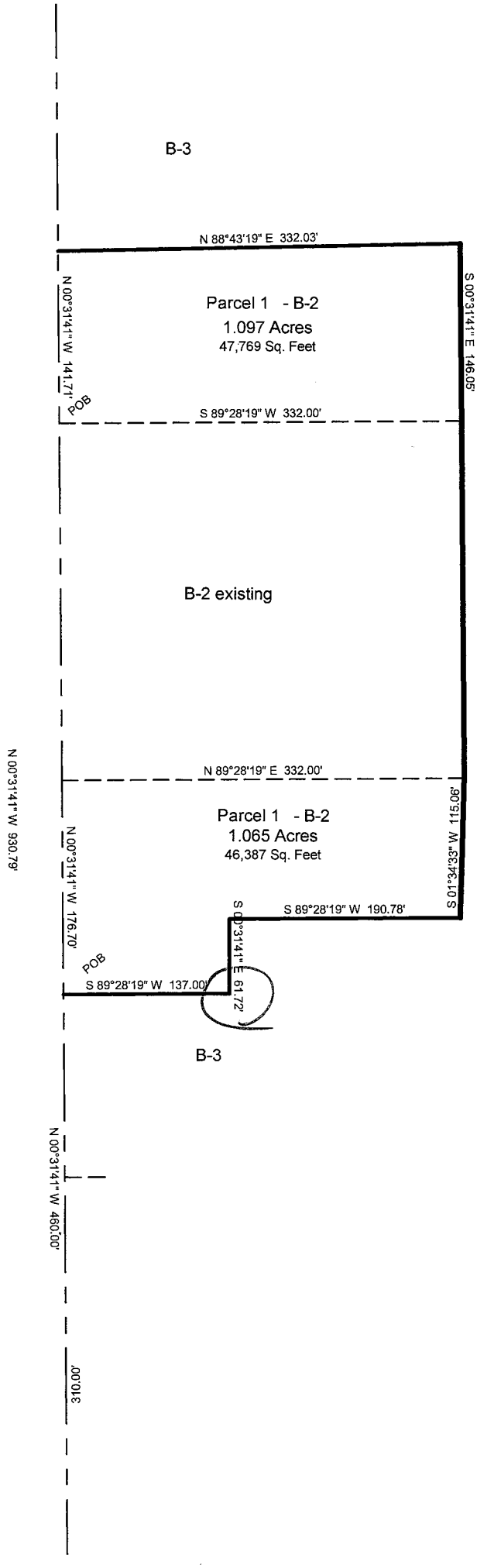
Containing 1.097 acres (47,769 square feet) more or less.

CSH Building, LLC - Rezone additional lands from B-3 to B-2 (this land is to be added to proposed Lot 2 of the submitted CSM.

Part of Certified Survey Map No. 504 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 317-318 as Document No. 246571, being part of Parcel 2 of Certified Survey Map No. 385 as recorded in the Ozaukee County Registry in Volume 2 of Certified Survey Maps on pages 90-91 as Document No. 235579, and part of the SW 1/4 of the NW 1/4 of Section 22 Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the West Quarter corner of said Section 22; thence N 00°31'41" W, along the west line of said NW 1/4 of Section 22, 460.00 feet, to the point of beginning of lands herein described; thence continuing N 00°31'41" W, along said west line, 176.70 feet, to the westerly extension of the north line of said Certified Survey Map No. 504; thence N 89°28'19" E, along said westerly extension and north line, 332.00 feet, to the northeast corner of said Certified Survey Map No. 504; thence S 01°34'33" W, along the east line of said Certified Survey Map No. 504, 115.06 feet; thence S 89°28'19" W, 190.78 feet; thence S 00°31'41" E, 61.72 feet; thence S 89°28'19" W, 137.00 feet, to the point of beginning.

Containing 1.065 acres (46,387 square feet) more or less.


B-3
N 88°43'19" E 332.03'
N 00°31'41" W 141.71'
POB
Parcel 1 - B-2
1.097 Acres
47,769 Sq. Feet
S 00°31'41" E 146.05'
S 89°28'19" W 332.00'
B-2 existing
N 89°28'19" E 332.00'
Parcel 1 - B-2
1.065 Acres
46,387 Sq. Feet
S 01°34'33" W 115.06'
N 00°31'41" W 176.70'
POB
S 89°28'19" W 137.00'
S 00°31'41" E 61.72'
S 89°28'19" W 190.78'
B-3
N 00°31'41" W 930.79'
N 00°31'41" W 460.00'
310.00'

PLAT OF SURVEY

BADGER SURVEYING CO., INC.

7970 NORTH 47TH ST. BROWN DEER, WISCONSIN 53223

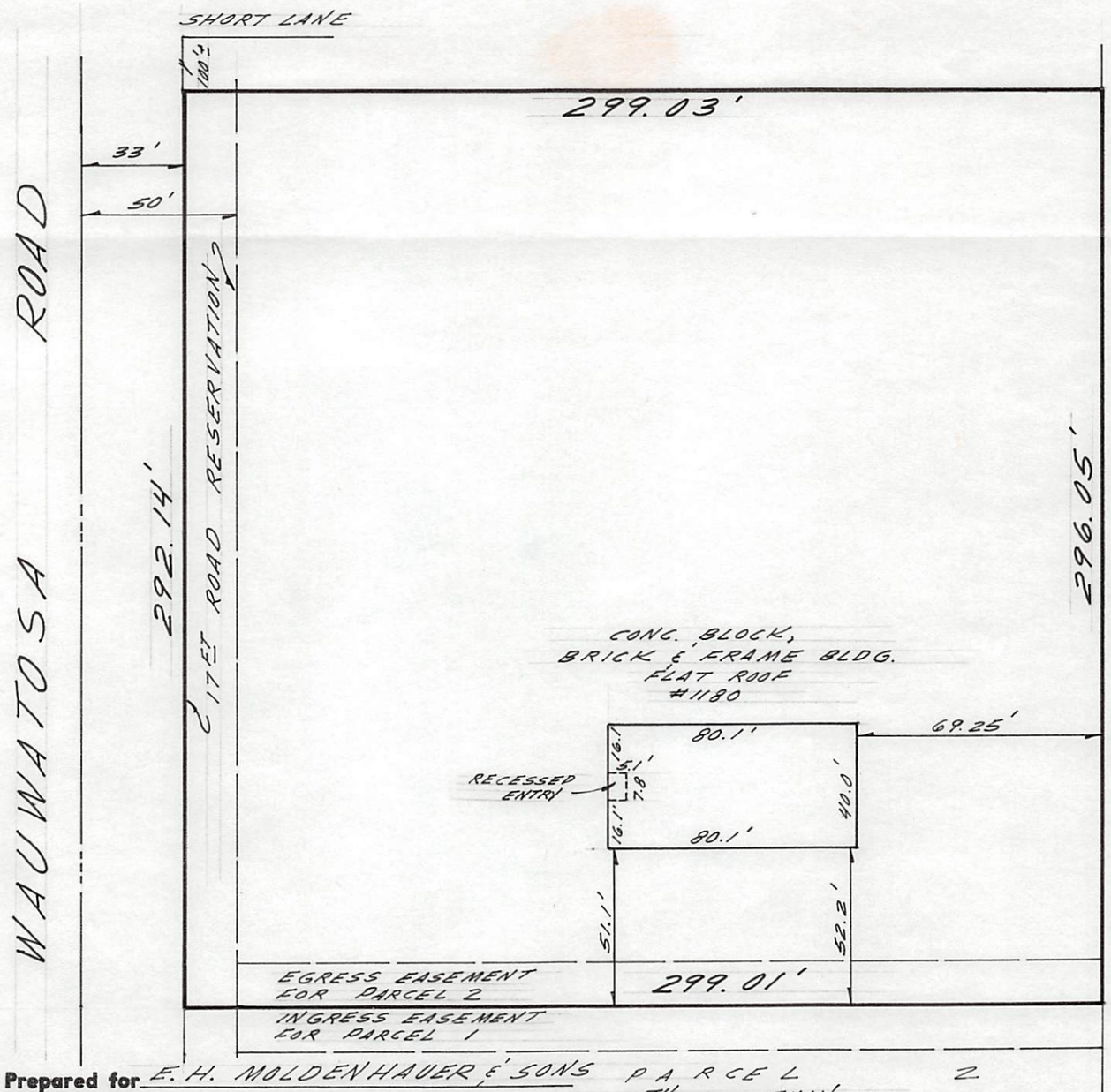
PHONE 354-9080

CLARENCE H. PIEPENBURG, PRESIDENT
REGISTERED LAND SURVEYOR

PROPERTY AT 1180 Wauwatosa Rd. 459 OWNER.

LEGAL DESCRIPTION — Parcel 1 of Certified Survey Map No. 243735, of part of Parcel 2 of Certified Survey Map No. 235579, of part of the south west 1/4 of the North West 1/4 of Section 22, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin.

SCALE: 1" = 50'



Prepared for E. H. MOLDENHAUER & SONS PARCEL 2

State of Wisconsin, County of Milwaukee } ss.

I hereby certify that on the 13TH day of JULY, 1972, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 71-870-C

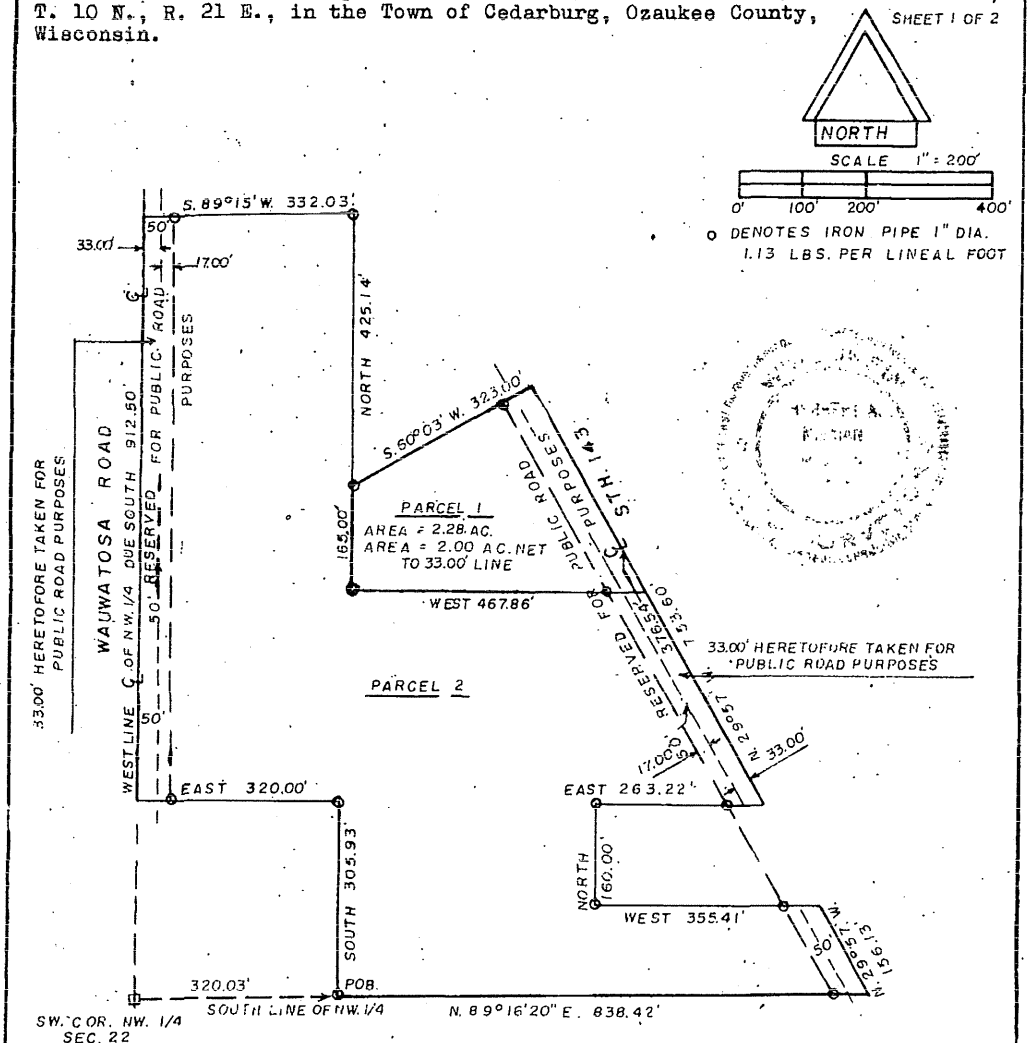
Signed Clarence H. Piepenburg
Registered Land Surveyor

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CERTIFIED SURVEY MAP of part of the S W. 1/4 of the N W. 1/4 of Section 22, T. 10 N., R. 21 E., in the Town of Cedarburg, Ozaukee County, Wisconsin.

SHEET 1 OF 2



SURVEYOR'S CERTIFICATE I, Herbert A. Nieman, a registered surveyor, hereby certify: That I have surveyed, divided and mapped that part of the Southwest One-Quarter of the Northwest One-Quarter of Section Twenty-two (22), Township Ten (10) North, Range Twenty-one (21) East, in the Town of Cedarburg, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the S W. corner of the N W. 1/4 of said Section 22, thence N. 89° 16' 20" E. 320.03 feet along the South line of said 1/4 Section to the point of beginning of the parcel of land to be described; thence continuing N. 89° 16' 20" E. 838.42 feet along the South line of said 1/4 Section to a point in the center line of S. T. H. 143, thence N. 29° 57' W. 156.13 feet along the center line of said road as presently traveled, thence West 355.41 feet, thence North 160.00 feet at right angles, thence East 263.22 feet at right angles, thence N. 29° 57' W. 753.60 feet along the center line of S. T. H. 143 as presently traveled, thence S. 60° 03' W. 323.00 feet at right angles, thence North 425.14 feet, thence S. 89° 15' W. 332.03 feet, thence Due South 912.50 feet along the West line of said 1/4 Section, thence East 320.00 feet at right angles, thence South 305.93 feet at right angles to the point of beginning, and reserving the East 50.00 feet and the West 50.00 feet for public road purposes. That I have made such survey, land division and map by the direction of the undersigned owners of said land. That I have complied with Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Cedarburg in surveying, dividing and mapping the same.

Dated July 13, 1970 Herbert A. Nieman Herbert A. Nieman S-85

This instrument was drafted by Herbert A. Nieman

13, 1970

VOL 2 PAGE 91

SHEET 2 OF 2

OWNER'S CERTIFICATE OF DEDICATION

We, the undersigned, as owners, do hereby certify that we have caused the land described in the foregoing certificate of Herbert A. Nieman, surveyor, to be surveyed, divided, mapped and dedicated as represented on this plat.

Wm Bretschneider

Martha Bretschneider

Approved by the Planning Commission of the Town of Cedarburg this 29 day of July 1970.

Chairman, Planning Commission

REGISTER'S OFFICE
OZAUKEE COUNTY, WIS.
Received for record this 7TH day of AUG. A.D., 1970, at 9:45 o'clock A.M. and recorded in Vol. 2 of CERT. SURVEY MAP on page 5 90-91

Register of Deeds

Deputy

R
Ge
Ge

WISCONSIN
HERBERT A.
NIEMAN

7-13-1970

0242735-1

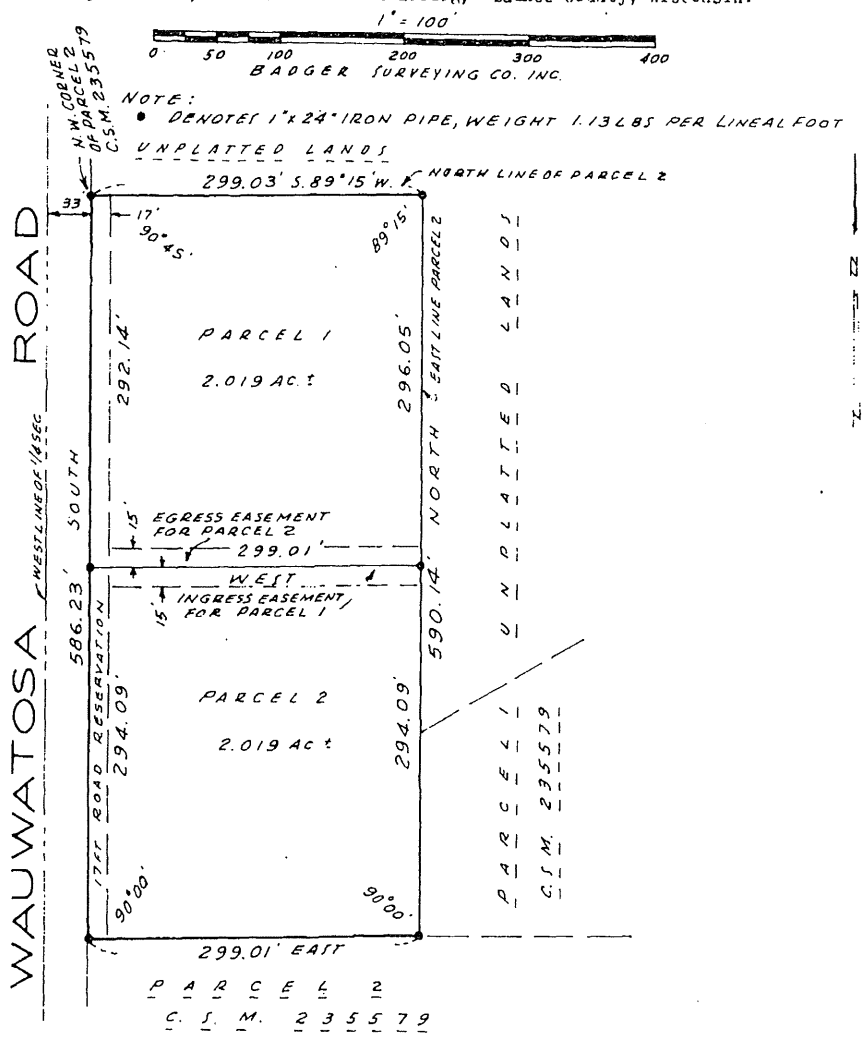
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10-13-71-A 243735 Sheet 1 of 2

CERTIFIED SURVEY MAP

of part of Parcel 2 of Certified Survey Map No. 235579 of part of the south west 1/4 of the North West 1/4 of Section 22, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin.



71-763

0243735 - 2

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10-13-71-A

Sheet 2 of 2

SURVEYOR'S CERTIFICATE

I, Clarence H. Piepenburg, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped that part of Parcel 2 of Certified Survey Map No. 235579 of part of the south west 1/4 of the North West 1/4 of Section 22, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the northwest corner of said Parcel 2; thence South along the west line of said Parcel 2, 586.23 feet to a point; thence East on a line at right angles to the west line of said Parcel 2, 299.01 feet to the southwest corner of Parcel 1 of said Certified Survey Map No. 235579; thence North along the west line of said Parcel 1 and along the east line of said Parcel 2, 590.14 feet to the northeast corner of said Parcel 2; thence S.89° 15'W. along the north line of said Parcel 2, 299.03 feet to the point of commencement, containing 4.038 acres of land, more or less.

That I have made such survey, land-division and map by the direction of Arno Bretschneider and Martha Bretschneider, owner of said land.

That I have complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Cedarburg in surveying, dividing and mapping the same.

Dated this 12th day of October, 1971.

Clarence H. Piepenburg

Clarence H. Piepenburg, Registered Land Surveyor S-139

OWNERS' CERTIFICATE

We, as owners, hereby certify that we caused the land described in the foregoing certificate of Clarence H. Piepenburg, Surveyor, to be surveyed, divided and mapped as represented on this map.

WITNESS the hand and seal of said owners this 18 day of Oct., 1971.

witness

witness

Arno Bretschneider (SEAL)

Arno Bretschneider

Martha Bretschneider (SEAL)

Martha Bretschneider

TOWN BOARD RESOLUTION

APPROVED by the Town Board of the Town of Cedarburg this 13th day of Oct., 1971.

Ralph Huiras

This instrument was drafted by Clarence H. Piepenburg.

WISCONSIN CLARENCE H. PIEPENBURG S-139 MILWAUKEE, WIS. LAND SURVEYOR

RECORDED

Oct 21 8 15 AM '71

REGISTER OF DEEDS
OZAUKEE COUNTY, WIS.

71-763

Meeting Date: 9/16/26
Agenda Item: # 5d

PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission, Town Board
FROM: Eric Ryer, Administrator
MEMO WRITTEN: September 2, 2026
SUBJECT: **Agenda Item # 5d:** Discussion and possible recommendation on an architectural and site plan review for the construction of a new 5,000 square foot structure on the property located at 8817 Cedar Sauk Road **[NW ¼ Sec. 4, 35.77 acres, zoned A-2 Prime Agricultural District & C-1 Conservancy District, owner Brian and Anna Greenman]***

BASIC INFORMATION	
Project Name	Greenman Architectural & Site Plan Review
Applicant Name	Brian Greenman
Size of Parcel	35.77 acres
Existing Zoning	A-2 Prime Agricultural District & C-1 Conservancy
Requested Zoning	No Change
Abbreviated Legal	NW ¼ Sec. 4
Future Land Use Map Designation	Rural Neighborhood – Countryside Allows: C-1, P-1, A-1, A-2, E-1, CR-A & CR-B, M-3

ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Town of Saukville	NA
South	Prime Agricultural, Conservancy	A-2, C-1
East	Prime Agricultural, Conservancy	A-2, C-1
West	Conservancy	C-1

ZONING CONSISTENCY MATRIX		
	Required	***Provided***
Zoning Requested:	**A-2**	**A-2**
Minimum Lot Size	35 Acres	35.77 acres
Minimum Lot Width	300’	919’
Minimum Street Building Setback	100’	>700’ nearest outbuilding
Minimum Side Yard Setback	100’	~5’ nearest outbuilding to west lot line
Minimum Rear Yard Setback	100’	Several hundred feet for outbuildings and residence
Minimum Setback from House	10’	~50’ for nearest outbuilding
Maximum Height	50’ for Ag building	18’3”

BACKGROUND

Brian Greeman has submitted a building permit application for a new 5,000 square foot outbuilding for the property located at 8817 Cedar Sauk Road. Section 320-26 states all nonresidential buildings larger than 1,500 square feet in the A-2 Prime Agricultural District are subject to architectural and site plan review by the Plan Commission and the Town Board prior to the issuance of a building permit.

EXECUTIVE REVIEW

1. **Zoning**
   The 35.77 acre parcel is zoned A-2 Prime Agricultural District and C-1 Conservancy District. The Comprehensive Plan designates the parcel as Rural Neighborhood – Countryside, which allows A-2 zoning. Again, Town Code states that any individual nonresidential building, being newly constructed, that is greater than 1,500 square feet shall be subject to architectural design approval and site plan approval by the Plan Commission and the Town Board.

2. **Building Location**
   The building is proposed to be north of the existing home. The street yard for this property is along the northern parcel boundary, with the proposed building location being compliant with all setback requirements for A-2 zoning as outlined in the Zoning Consistency Matrix on the previous page. It is of note that there are existing nonconforming structures on the property in that they do not meet the minimum required setbacks. The proposed building would not increase the nonconformities, and itself would be conforming to required setbacks. There is no limit on outbuilding square footage in the A-2 district.

3. **Shoreland Zoning / Floodplain / Wetlands / Water / POWTS**
   A shoreland map is attached. There is no plumbing proposed. Ozaukee County and WDNR were provided the materials for comment; comment will be passed along when received. Kara Brooks from DNR had the following:

   "The proposed building is located in mapped wetland. Some type of wetland field work (wetland delineation or similar) should be conducted to be sure the projected is located in non-wetland. If the area is determined to be wetland then the law would require the project to avoid and/or minimize impacts to the wetlands to the greatest extent possible. Any required wetland impacts would need state wetland impact permit."

Architectural & Site Plan Review

Being over 1,500 square feet, the outbuilding must go through an architectural and site plan review, as § 320-26. A-2 Prime Agricultural District explains below. Note, there is no size limitation for such buildings in the A-2 district.

> "Any individual building, being newly constructed, that is greater than 1,500 square feet shall be subject to architectural design approval and site plan approval by the Plan Commission and the Town Board. "

Appearance & Uses: The attached renderings and survey show the building as a 50' by 100', or 5,000 sq. ft. structure. The building lists electrical service, and will not have a bathroom or office space per the applicant.

The structure will be all black, including the roof. The applicant renderings are attached.

The applicant confirms that this building will be used for personal equipment storage and not business purposes.

Site plan review principles and standards. Neighboring uses include agricultural uses. The Plan Commission should review the site, existing and proposed structures, neighboring uses, and the proposed use. The Plan Commission may approve said site plans only after determining that:

(a) The proposed use(s) conforms to the uses permitted.

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

(c) 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, stormwater drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.

(d) Consideration should be given to preserving the natural features of the landscape 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.

(e) 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.

Architectural review principles and standards. To assist the Plan Commission in the architectural review of outbuildings under this section, the following 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 outbuildings are built or when existing outbuildings are remodeled or altered.

(b) Building rooflines and roof shapes. Building roof lines and roof shapes shall be complementary to the existing or surrounding buildings.

(c) Materials. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is not aesthetically complementary to other surrounding buildings.

(d) Building location. Consideration shall be given to siting a building in a manner which would not 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.

PUBLIC NOTICE / ACTION REQUESTED

Town Code requires no notice or public hearing. Staff requests the Plan Commission consider a recommendation to the Town Board regarding the proposed outbuilding at 8817 Cedar Sauk Road. Planner Schaefer can respond to wetland related questions.

ATTACHMENTS

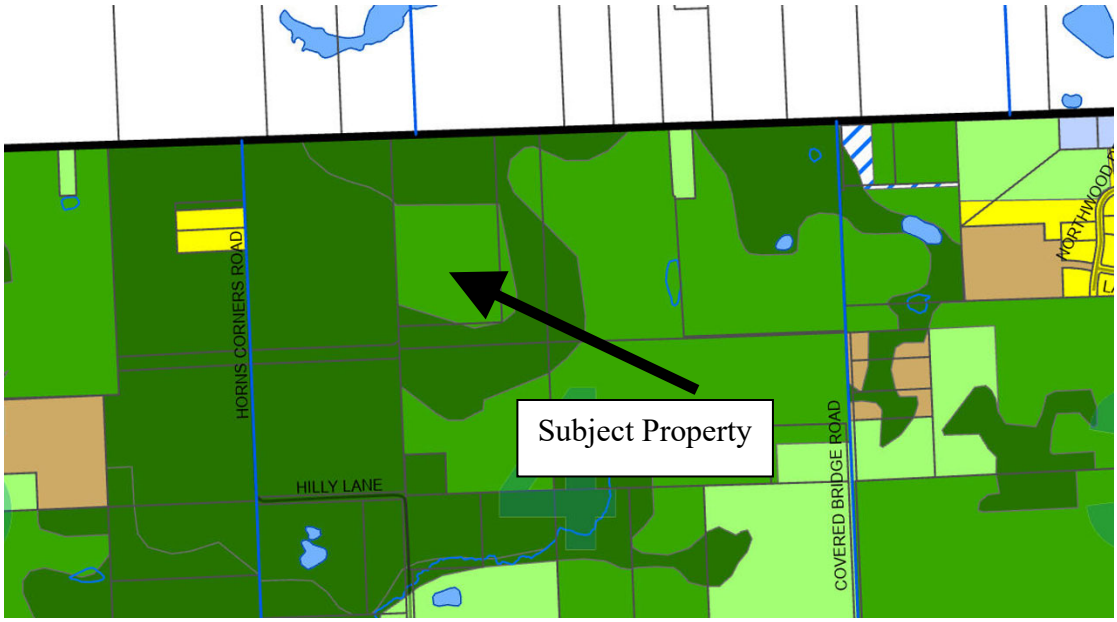
I. Zoning Map, Shoreland Map
II. Applicant Materials

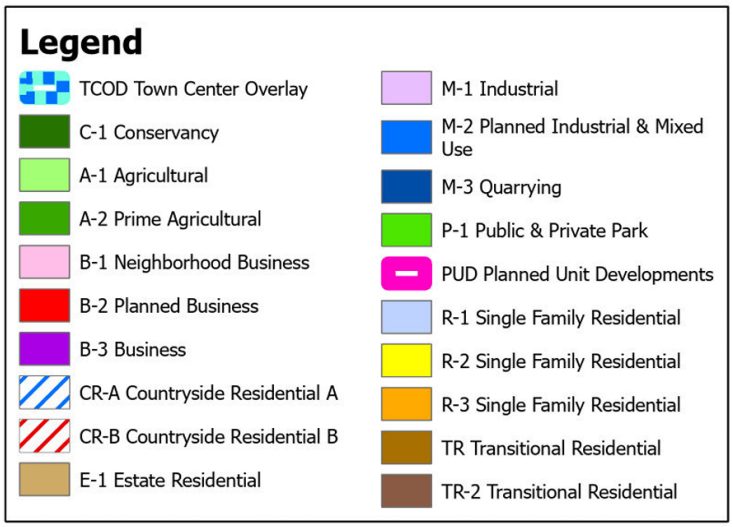
COPIES MAILED/E-MAILED TO

I. Brian Greenman: erinhillsstorage@gmail.com

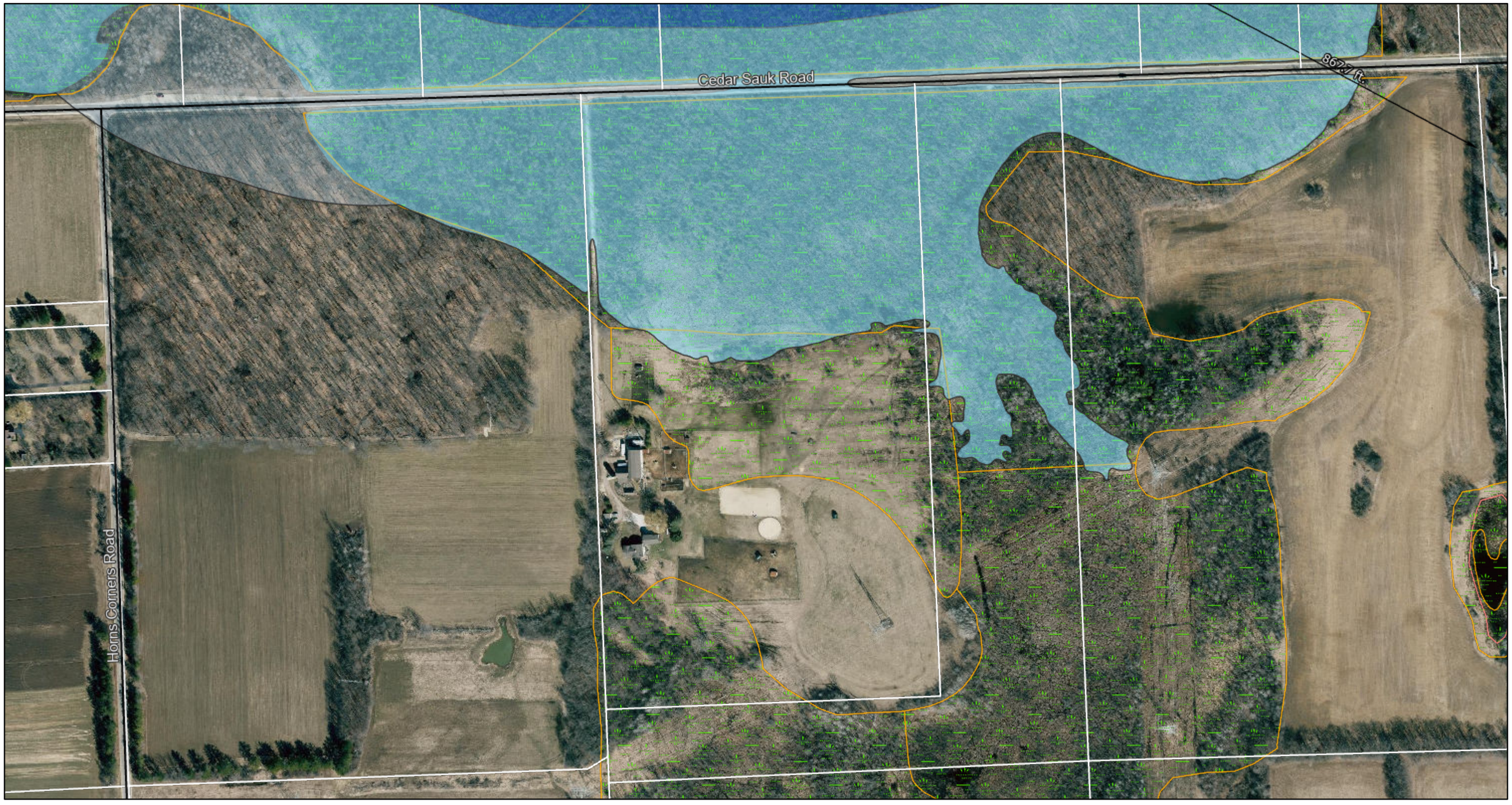
Action	Date	Status
Plan Commission Meeting	9-16-2026	This meeting
Town Board Meeting	-	-

ATTACHMENT I.





Shoreland Map



9/8/2026, 9:03:04 PM

1:3,151

0 215 430 860 ft

0 65 130 260 m

Ozaukee County

Local Roads
- Local

Parcels

Cross Section Line
- NOT LETTERED, MAPPED; LETTERED, MAPPED

Shoreland Buffer Outline

Flood Hazard Zone
- AE & VE Floodway
- AE, VE, & AO, Floodplain

Wetland Inventory

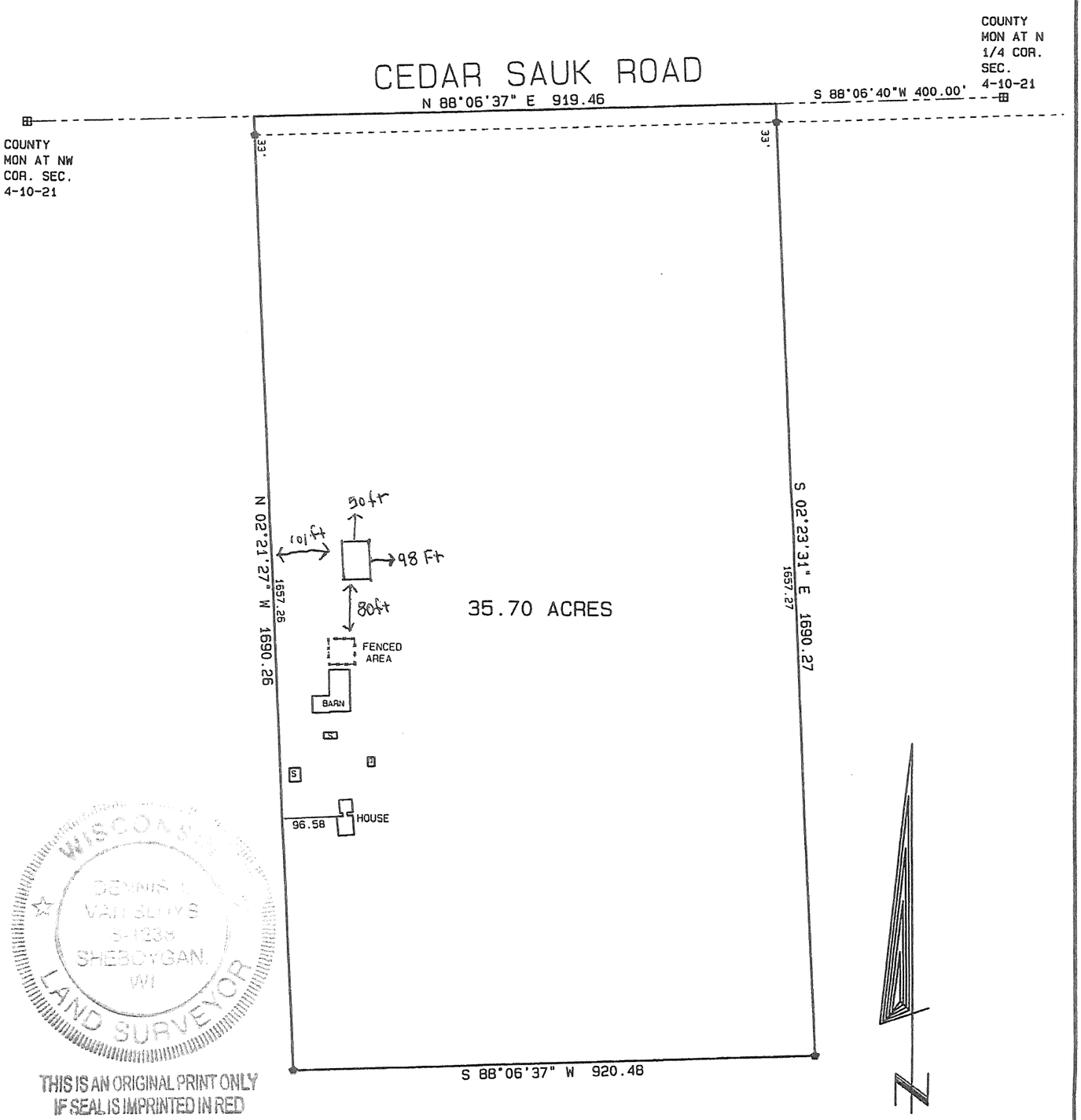
Shoreland Buffer

Hydro Lines
- NO

4-10-21

D & H LAND SURVEYS LLC
526 S. 8th STREET
SHEBOYGAN, WISCONSIN

BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, T.10 N., R.21 E., TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN CONTAINING 35.70 ACRES OF LAND AND DESCRIBED AS COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE S 88°06'49" W., 400.00 FEET TO THE POINT OF BEGINNING; THENCE S 02°23'31" E., 1690.27 FEET; THENCE S 88°06'37" W., 920.48 FEET; THENCE N 02°21'27" W., 1690.26 FEET; THENCE N 88°06'37" E., 919.46 FEET TO THE POINT OF BEGINNING.



WISCONSIN
DENNIS J.
VAN SLUYS
S-1238
SHEBOYGAN,
WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 20th day of August, 2004.

● =IRON PIPE FOUND

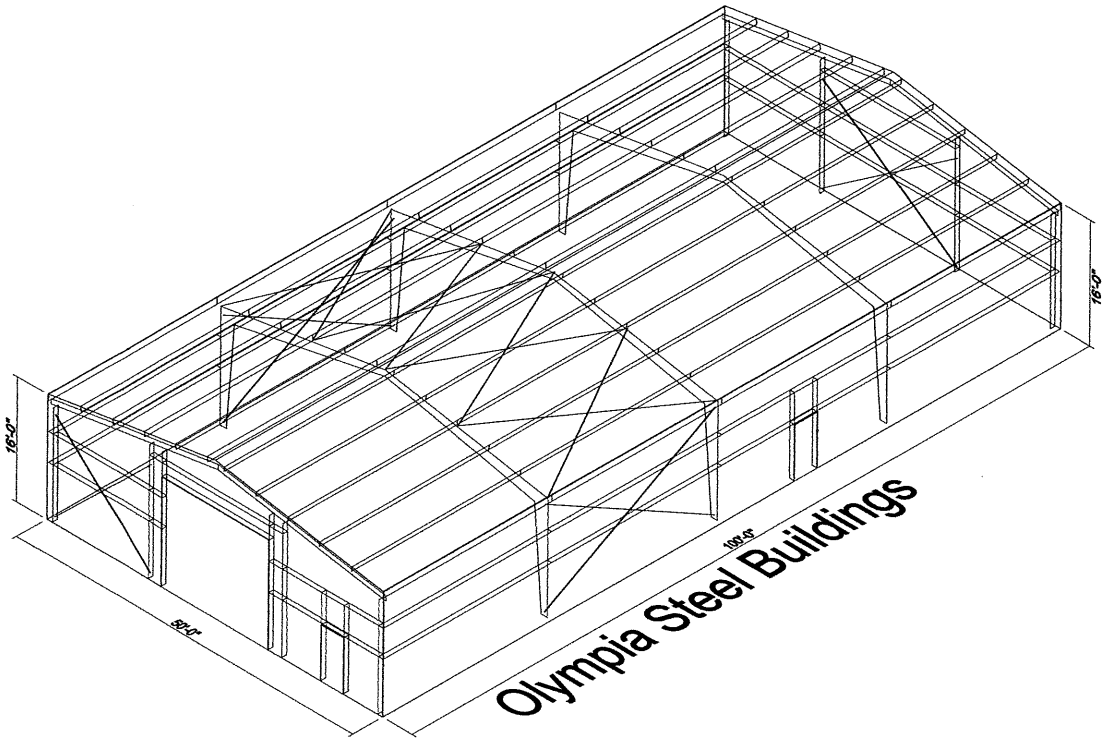
DATA/CRDBURG/NORENE/VANHOUS.MAP/COMPAQ D-2, 204

File Edit View Add Tools Help

8817 cedar sauk rd saukville wisc



Brian Greenman



OLYMPIA STEEL BUILDINGS

OLYMPIA STEEL BUILDINGS®
Universal Steel Buildings Corp.
400 Island Ave. • McKees Rocks, PA 15136
Tel: (888) 449-7756 • FAX: (412) 771-5731

Amendment: Y ☐ N ☑
Document Code: WW
Pre-Rel. Comp. Y ☐ N ☐

PURCHASE ORDER

Buyer:	Brain Greenman	Estimated Delivery Date:	October	2025
Contact:	Brian Greenman			
Phone	920 410-4533	Building Located within 20' of another Structure:	Y ☐ N ☑	
Email:	[illegible]	If YES: Existing Width:	Length:	Height:

Start

4900

