Meeting:	**Plan Commission**
Place:	1293 Washington Ave., Cedarburg
Date/Time:	October 21, 2026 / 7:00PM*
Web Page:	www.townofcedarburgwi.gov
Posted:	October 16, 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	Stantec / Cedar Corp.
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*
   b. Approval of October 1, 2026 Special Plan Commission Meeting Minutes*

3. **PUBLIC HEARING**
   a. None

4. **OLD BUSINESS**
   a. 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]***
   b. 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]***

5. **NEW BUSINESS**
   a. None

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
September 16, 2026

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

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
   Presiding Commissioner Borgwardt 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 August 19, 2026 Plan Commission Meeting Minutes***
      Commissioner Carmichael made a motion to approve the meeting minutes from August 19, 2026. Chairman Salvaggio seconded, and the motion carried unanimously.

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]***
      The applicant is requesting approval of a minor land division to divide the property located at 7918 Pleasant Valley Road. Consulting Planner Schaefer summarized the application and noted that favorable feedback was received from the Plan Commission at the concept plan stage. Also 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. There are multiple existing buildings on the subject property and all will become part of Lot 1. There are existing structures that 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.

      Commissioner Gaertig made a motion the Plan Commission recommend approval of the proposed CSM as presented with one spelling correction. Commissioner Lechner seconded, and the motion carried unanimously.

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

      Consulting Planner Schaefer summarized the application and noted comments were received from WisDOT, who is an objecting/approving agency having authority of STH 181. The WisDOT comments related to possible access removal on STH 181, and encroachments of paved parking lot area and signage. Planner Schaefer recommended that the Plan Commission

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table items #5b and #5c until the October Plan Commission meeting so that outstanding issues may be resolved and a satisfaction letter is received from WisDOT.

The consultant for the applicant, Don Thoma from Accurate Surveying, spoke in support of moving forward with the application contingent on decisions from WisDOT. He indicated the applicant had reached an agreement with WisDOT, but that a letter had not yet been received. The applicant, John Haeberlin, also requested the Plan Commission advance the application.

Commissioner Gaertig made a motion to table items #5b and #5c until WisDOT has addressed the outstanding items in writing. Chairman Salvaggio seconded, and the motion carried unanimously.

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]*
This item is related to item #5b, was discussed at the same time as item #5b, and tabled as noted in item #5b.

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]*
The applicant 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. Administrator Ryer summarized the application. Brian Greenman discussed relocation of one shed that was shown on Ozaukee County's GIS and noted that the other shed shown no longer exists on the property.

Chairman Salvaggio made a motion the Plan Commission recommend approval of the architectural and site plan and the associated building permit to the Town Board 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.
(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.
(d) Consideration has been 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.

Further, 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.

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(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 Gaertig seconded, and the motion carried unanimously.

6. ADJOURNMENT

Commissioner Gaertig made a motion to adjourn at 7:34pm. Commissioner Carmichael seconded and the motion passed unanimously.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

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TOWN OF CEDARBURG
SPECIAL PLAN COMMISSION MEETING MINUTES
October 1, 2026

Present:	David Salvaggio, Presiding Commissioner Larry Lechner, Kerry Carmichael, Anne Lewandowski, Steve Wolf
Also Present:	Eric Ryer, Administrator, Sara Jacoby, Assistant Administrator/Clerk, Amy Barrows, Consulting Planner, Brad Hoeft, Town Attorney, Matthew Nugent, Town Attorney
Excused:	Don Borgwardt, Tom Gaertig

An Open House was held from 6-7pm to view the existing Zoning Map, draft proposed Zoning Map, along with the draft Zoning Code text and ordinance. The consulting planner and Town legal counsel were on hand to take questions.

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
   Presiding Commissioner Lechner called the special meeting to order at 7:00pm. The meeting began with the pledge of allegiance.

2. **BRIEF PRESENTATION SUMMARIZING THE ZONING CODE AND ZONING MAP UPDATES (PLANNER AMY BARROWS)**
   Consulting Planner Barrows presented a PowerPoint summary and discussed significant updates to the proposed Zoning Code and Zoning Map. Planner Barrows noted the ordinance is being proposed as a repeal and replace of Chapter 320, Zoning, of the Town Code. She also discussed the Town Board visioning sessions, Open House, and public hearing that is occurring tonight. She noted if a motion is made to approve at this meeting tonight, October 19th is currently scheduled for a Special Town Board meeting for the Board to consider adoption of the Zoning Code and Zoning Map.

3. **PUBLIC HEARING**
   a. **Public hearing to take comment on Ordinance 2026-X, "AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 320, ZONING, OF THE TOWN OF CEDARBURG CODE OF ORDINANCES AND TO ADOPT THE ACCOMPANYING OFFICIAL ZONING MAP FOR THE TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN"**
   Chairman Salvaggio made motion to open the public hearing. Commissioner Wolf seconded, and the motion carried unanimously 5-0. The public hearing opened at 7:24pm.

   Graham Bentz of 1051 Wauwatosa Road spoke, noting he owns land in both the Town and City, requesting that any future development that occurs on the 80 acres that are eligible for annexation into the City of Cedarburg not result in his 40-acre parcel in the Town of Cedarburg being land-locked.

   Matt Neumann of Newman Companies N27 W24025 Paul Court, Pewaukee, WI appeared representing the Grob airfield properties located along State Highway 60. He spoke, noting they had worked for the past 2.5 years on a plan to develop the approximate 160 acres of land eligible for annexation into the City of Cedarburg under the City of Cedarburg zoning in the City of Cedarburg, along with the 60 acres of land already within the City of Cedarburg; for a total of 220 acres. He noted they have not yet approached the Town about the 40 acres that would remain in the Town under the Boundary Agreement (Intergovernmental Agreement Between City of Cedarburg and Town of Cedarburg to Provide for Orderly Growth and Development and for the Connection of Forward Way to Hilltop Drive). He explained the City of Cedarburg Common Council unanimously denied their annexation petition recently. He explained they are now attempting to figure out a development project for that land within the Town of Cedarburg. He requested the zoning for the approximate 160 acres of land currently within the Town that are eligible for annexation into the City of Cedarburg not change zoning (retain M-2 district zoning). He had no objection to the 40 acres that will remain in the Town being zoned MU-1.

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Troy Mleziva of Kwik Trip 1626 Oak Street, Lacrosse, Wisconsin, appeared to confirm that the Kwik Trip Conditional Use Permit would still be active after adoption of the Zoning Code and Zoning Map, and the property can be rebuilt/updated if there is a natural disaster. He also questioned if there were other locations in the Town that would be zoned appropriately for a gas station.

Kevin Riordan of 21035 Oak Ridge Court, Brookfield, Wisconsin, appeared to support the proposed Zoning Code update. He did inquire if the proposed Zoning Code would require developments to build residential on the second floor of commercial properties in the mixed-use districts.

Kristopher Volkmann of 292 N. Port Washington Road, Grafton, Wisconsin, spoke representing the Fermentorium Brewery and Tasting Room at 7481 State Highway 60 to confirm that the Conditional Use Permit for the property would still be active within the proposed M-1 district.

Commissioner Lewandowski made a motion to close the Public Hearing at 7:35. Commissioner Carmichael seconded, and the motion carried unanimously 5-0.

4. OLD BUSINESS

a. None

5. NEW BUSINESS

a. Discussion and possible recommendation on Ordinance 2026-X, "AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 320, ZONING, OF THE TOWN OF CEDARBURG CODE OF ORDINANCES AND TO ADOPT THE ACCOMPANYING OFFICIAL ZONING MAP FOR THE TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN"*

Consulting Planner Barrows addressed the question related to gas stations: the proposed Zoning Code has no district where gas stations are principle or conditional uses. She addressed the question about whether residential would be required above commercial in the mixed-use districts: it is not a requirement, but rather an option for multi-family residential above a commercial use. She addressed the question about if micro-breweries and distilleries are listed as a conditional use in the proposed M-1 district; the answer was "yes." Lastly, Planner Barrows noted that the former Grob airfield properties referenced by Matt Neumann that are eligible for annexation into the City of Cedarburg are displayed on the draft Zoning Map as A-1; these properties are anticipated to be annexed into the City of Cedarburg pursuant to the Boundary Agreement, and also noting those properties are currently generally agricultural land.

Commissioner Lewandowski made a motion the Plan Commission recommend the Town Board approve the draft ordinance and the accompanying Official Zoning Map for the Town of Cedarburg, Ozaukee County, Wisconsin. Chairman Salvaggio seconded, and the motion carried unanimously 5-0.

6. ADJOURNMENT

Commissioner Carmichael made a motion to adjourn at 7:41pm. Commissioner Wolf seconded, and the motion passed unanimously.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

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Meeting Date: 10/21/26
Agenda Items: # 4a, 4b

PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission, Town Board

FROM: Amanda Schaefer, Planner

MEMO WRITTEN: October 14, 2026

SUBJECT: **Agenda Item # 4a:** 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 # 4b: 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)

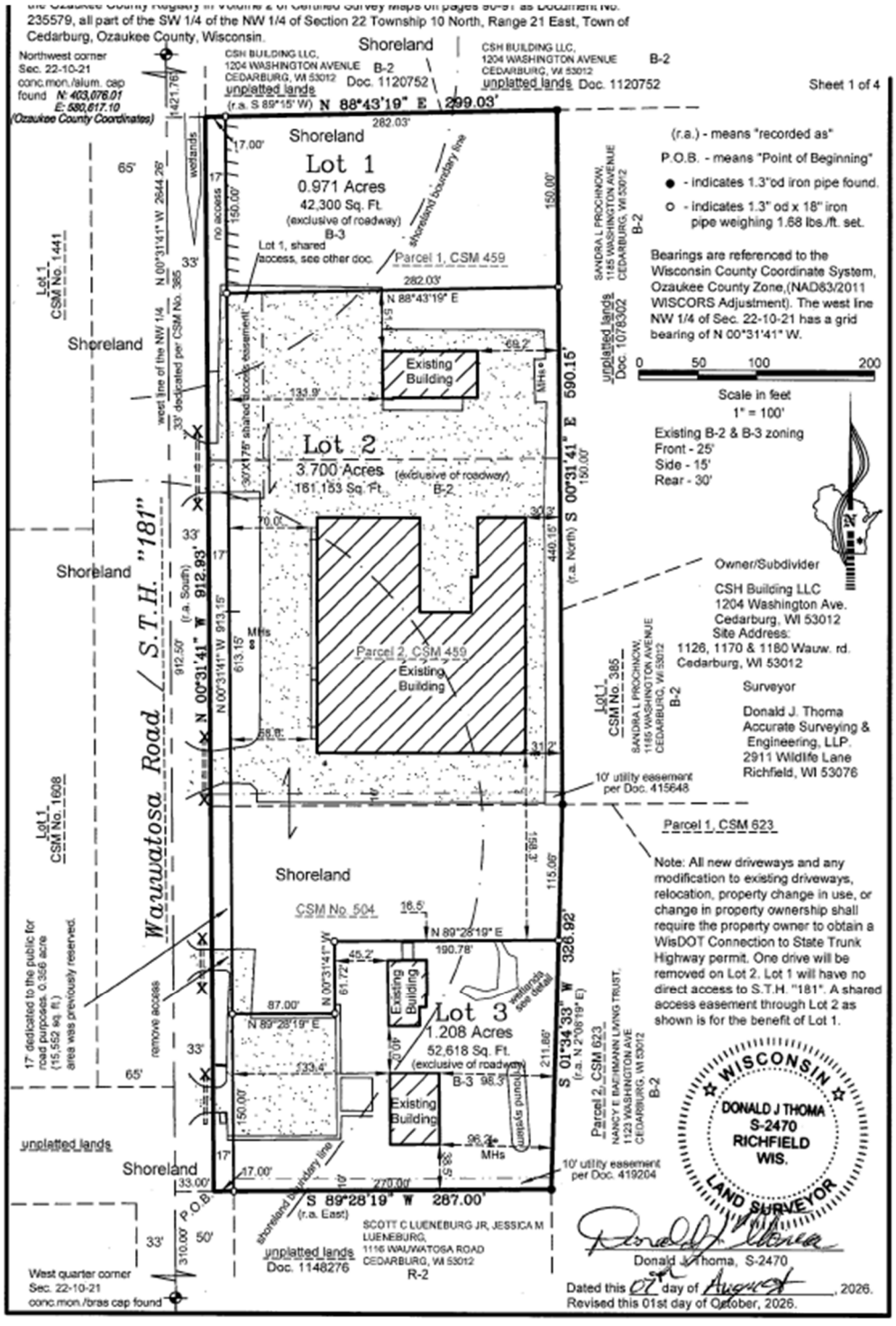
ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Business	B-2 Planned Business District
South	Residential	R-2 Single Family Res District
East	Business	B-2 Planned Business District
West	Business	B-3 Business District

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 the 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. The application was tabled at the September 16, 2026, Plan Commission Meeting to have the applicant resolve outstanding issues, particularly with the WisDOT group.



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). The applicant will need to work directly with WisDOT for any new or improved access points. The final WisDOT comments are below:

   - WisDOT does not object to the latest revised CSM.
   - Please note other non-related CSM requirements for the site:
     - Comments regarding the need for submittal of a site plan showing the proposed parking lot removed from the dedication area, all signs/retaining walls removed from the right of way dedication area, and the permit application submittals for all existing or relocated driveways are still required **but the CSM recording is not conditioned on these other items.**
   - Submittals of the remaining information should be sent to kevin.koehnke@dot.wi.gov when available and prior to any construction commencing on the parking lot or building.

3. **Onsite Sewage Disposal**
   Nothing is proposed (or required) at this time. The applicant has retained a contractor to provide soil testing; the site is suitable for a mound system.

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.

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. There are no outstanding engineering comments.
Town staff identified the following that must be resolved prior to recording:
    - The name for the Assistant Administrator/Clerk must be updated to Sara Jacoby.
    - All zoning categories must be shown as B-3.

    It should also 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 note: The Town Board will be considering adoption of the Zoning Code and Zoning Map on October 19th. If the adoption occurs, the rezoning application will be moot. For the purpose this meeting, the Commission could make a recommendation to approve the B-3 zoning in the event the Zoning Code and Zoning Map are not adopted on October 19th. Due to tabling of the item in September, and timing on the Zoning Code and Zoning Map adoption, the Town would have to re-notice the rezoning application public hearing, so the earliest the rezoning application could be considered by the Town Board would be at their Special meeting scheduled for November 11th.

REZONE
Staff recommends **APPROVAL** of the rezone via the draft ordinance subject to the following conditions:

1. The applicant's related CSM application is approved.
2. All outstanding Staff Report items are resolved by the applicant and confirmed with the Planner.
3. All approving and objecting agency feedback is resolved by the applicant and confirmed with Planner (Oz. Co. Planning & Parks, WDNR).

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 by the applicant and confirmed with Planner (Oz. Co. Planning & Parks, WDNR).

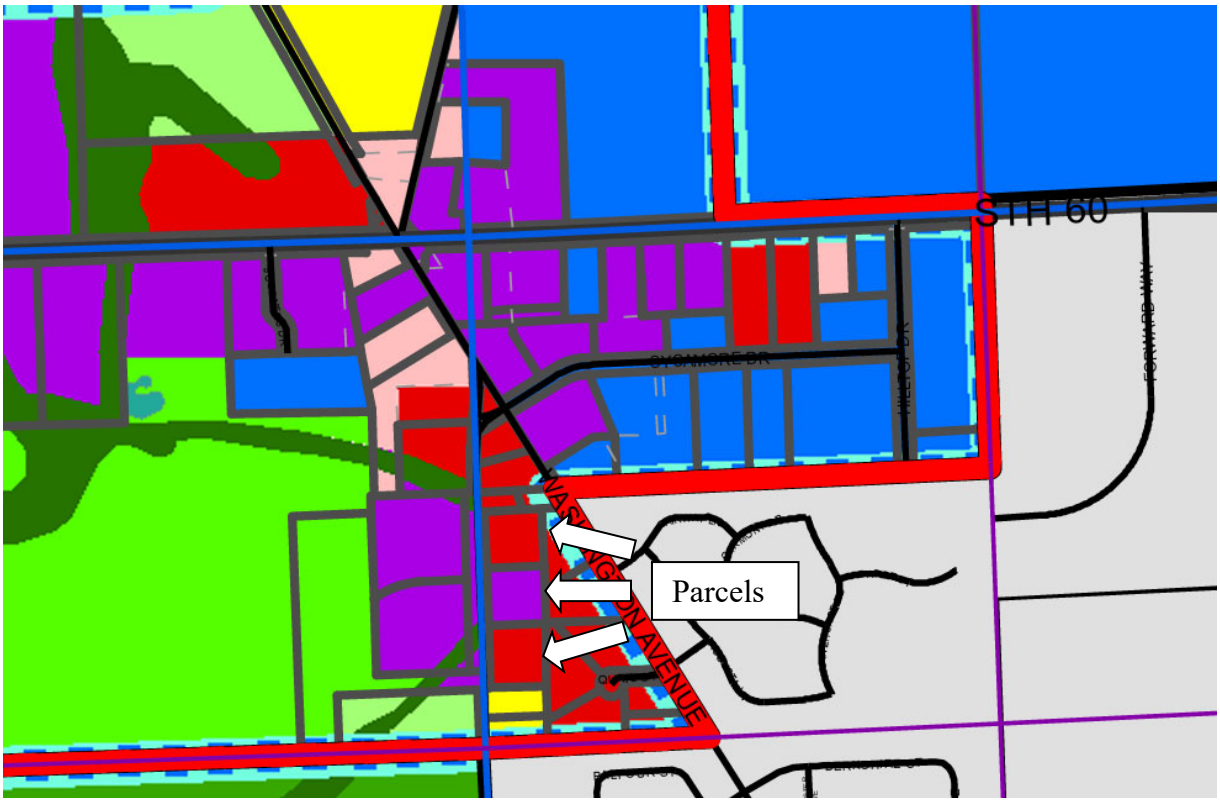
ATTACHMENTS
I. Zoning Map / Shoreland Map
II. DOT Comments
III. Engineering Letter
IV. Applicant materials
V. Draft Ordinance

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	Published
Rezone Post Cards within 1,000 feet	9-8-2026	Mailed
Plan Commission Meeting CSM & Rezone	9-16-2026	Tabled to October 2026
Plan Commission Meeting CSM & Rezone	10-21-2026	This Meeting
Potential re-issuance of rezone public noticing	10-27 & 11-3-26	Pending
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

Sara Jacoby - Town of Cedarburg

From: Erickson, Kolin A - DOT <kolin.erickson@dot.wi.gov>
Sent: Friday, October 2, 2026 11:42 AM
To: Schaefer, Amanda; Don Thoma; Eric Ryer - Town of Cedarburg
Cc: Sara Jacoby - Town of Cedarburg; JOHN HAEBERLIN; Koehnke, Kevin F - DOT; Hartjes, Troy; Elkin, Robert - DOT
Subject: [External]RE: Haeberlin minor land split in town of cedarburg
Attachments: CSH Building, LLC - 3Lot CSM (10-01-2026).pdf

Amanda,

WisDOT does not object to the latest revised CSM.

Please note other non-related CSM requirements for the site:

Comments regarding the need for submittal of a site plan showing the proposed parking lot removed from the dedication area, all signs/retaining walls removed from the right of way dedication area, and the permit application submittals for all existing or relocated driveways are still required **but the CSM recording is not conditioned on these other items.**

Submittals of the remaining information should be sent to kevin.koehnke@dot.wi.gov when available and prior to any construction commencing on the parking lot or building.

Please contact Kevin or myself if you have any questions.

Thanks,

Kolin Erickson
Land Division Coordinator – SE Region
Division of Transportation System Development
Wisconsin Department of Transportation
(262) 548-5882 office
kolin.erickson@dot.wi.gov
wisconsindot.gov

From: Schaefer, Amanda <Amanda.Schaefer@stantec.com>
Sent: Thursday, October 1, 2026 4:29 PM
To: Don Thoma <don@accuratesurveying.net>; Erickson, Kolin A - DOT <kolin.erickson@dot.wi.gov>; Ryer, Eric J - MUN <eryer@townofcedarburgwi.gov>
Cc: Sara Jacoby <sjacoby@townofcedarburgwi.gov>; JOHN HAEBERLIN <haebmdrn@msn.com>; Koehnke, Kevin F - DOT <Kevin.Koehnke@dot.wi.gov>; Hartjes, Troy <troy.hartjes@rasmith.com>
Subject: RE: Haeberlin minor land split in town of cedarburg
Importance: High

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

GREMMER
& ASSOCIATES, INC.
CONSULTING ENGINEERS

93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
Phone 920-924-5720
Fax 920-924-5725

October 6, 2026

Town of Cedarburg
1293 Washington Avenue
Cedarburg, WI 53012

Subject: Haeberlin Certified Survey Map

Dear Mr. Ryer:

My previous comments have been addressed and are considered 'OK', completing my review of the certified survey map.

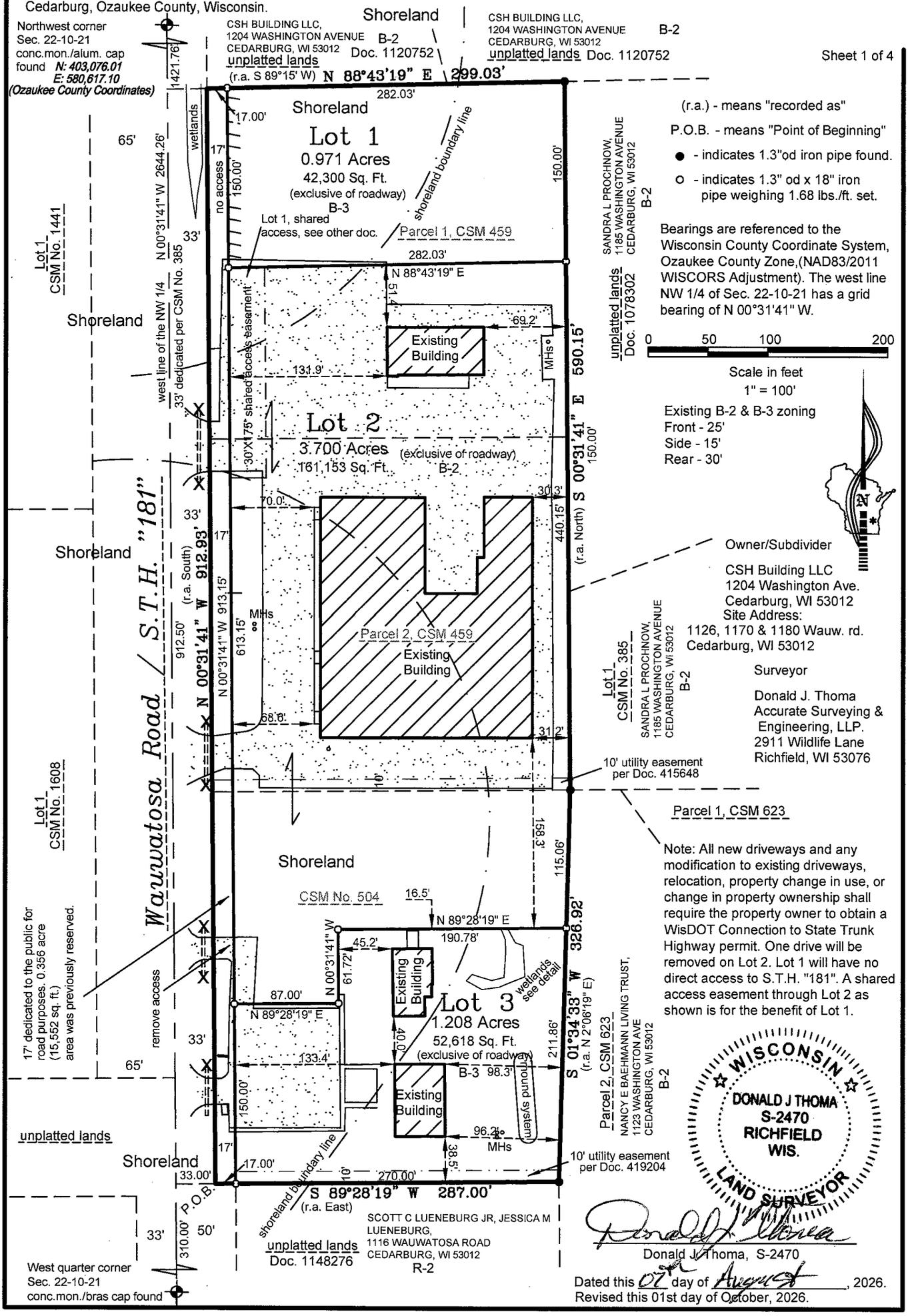
Please feel free to contact me if you have any questions or need anything else.

Sincerely,

Jay Panetti, PLS
Gremmer & Associates, Inc.

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.



Ozaukee County Certified Survey Map

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Wetland Detail:

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 20 40 80

Scale in feet
1" = 40'



Wetland Line Table:

Line Table		
LINE	BEARING	DISTANCE
W1	N 89°28'19" E	139.47'
W2	N 82°41'10" E	2.10'
W3	S 28°18'35" E	13.58'
W4	S 69°15'17" E	6.96'
W5	S 03°19'42" E	26.05'
W6	S 67°46'37" W	22.99'
W7	S 81°42'35" W	14.60'
W8	N 60°59'03" W	14.95'
W9	N 42°49'57" E	7.20'
W10	S 73°17'15" E	17.16'
W11	N 75°33'24" E	10.48'
W12	N 03°37'31" E	21.29'
W13	N 02°12'44" W	10.33'
W14	N 21°12'58" W	9.41'
W15	N 82°41'10" E	3.26'
W16	N 89°28'19" E	51.31'

Wetland Delineation June 30, 2026 by:
Wetland & Waterway Consulting, LLC
Dave Meyer
S83 W23915 Artesian Avenue Big Bend, WI 53103
262-719-4286 •Fax 262-364-2197
E-Mail dave@wetlandwi.com

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

Donald J. Thoma, S-2470

Dated this 07th day of August, 2026.

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

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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

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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 07th day of August, 2026.

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

Wisconsin
Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT
in accordance with Comm 85, Wis. Adm. Code

#5465

Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ 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.	03-022-07-003.00
Reviewed By / Date	

Property Owner: CSH Building LLC		Property Location Govt. Lot: SW1/4, NW1/4, S22, T10N, R21E	
Property Owner's Mailing Address: 1204 Washington Avenue		Lot # 1 / Block #	Subd. Name or CSM#: C.S.M. No. 459
City: Cedarburg	State: WI / Zip Code: 53012 / Phone Number	☐ City ☐ Village ☒ Town: Cedarburg	Nearest Road: See Drawing

☒ New Construction ☐ Replacement
Use: ☐ Residential / Number of bedrooms _____ ☒ Public or commercial - Describe: _____
Code derived design flow rate _____ GPD
Flood plain elevation, if applicable NA ft.
Parent material: Loess over Sicl Glacial Till
General comments and recommendations: Site is suitable for a mound system (A+4). See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater Systems.

1 Boring # ☐ Boring ☒ Pit — Ground surface elev. 98.6 ft. — Depth to limiting factor 22 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
Ap	0-12	10YR3/2	-	sil	2fsbk	mfr	as	3vf	0.6	0.8
Bt	12-22	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
BC	22-34	10YR4/4	c-2-d 7.5YR5/8	sicl	2mabk	mfr	gw	1vf	0.4	0.6
		wavy bans of :	sl. calcareous	vfs	0 m	mfr	-	-	0.4	0.6
C	34-48	10YR5/4	c-2-d 5YR5/8	sicl	1fpl	mfr	-	-	0.0	0.2
			- 10YR6/2	5-10%						
		stongely	calcareous	gr.						

2 Boring # ☐ Boring ☒ Pit — Ground surface elev. 98.9 ft. — Depth to limiting factor 22 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
Ap	0-12	10YR3/2	-	sil	2fsbk	mfr	as	3vf	0.6	0.8
Bt	12-22	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
BC	22-34	10YR4/4	c-2-d 7.5YR5/8	sicl	2mabk	mfr	gw	1vf	0.4	0.6
		wavy bans of :	sl. calcareous	vfs	0 m	mfr	-	-	0.4	0.6
C	34-50	10YR5/4	c-2-d 5YR5/8	sicl	1fpl	mfr	-	-	0.0	0.2
			- 10YR6/2	5-10%						
		stongely	calcareous	gr.						

* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L
* Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print): Eric M. Schmitz	Signature: Eric M. Schmitz		CST Number: 222021
Address: Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095		Date Evaluation Conducted: 9/4/2026	Telephone Number: 262-338-6994

SBD-8330 (R.07/00)

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 99.1 ft. Depth to limiting factor 16 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mfr	as	3vf	0.6	0.8
B t	8-16	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
BC	16-28	10YR4/4	c-2-d 7.5YR5/8	sicl	2mabk	mfr	gw	1vf	0.4	0.6
		wavy bans of :	sl. calcareous	vfs	0 m	mfr	-	-	0.4	0.6
C	28-44	10YR5/4	c-2-d 5YR5/8	sicl	1fpl	mfr	-	-	0.0	0.2
			- 10YR6/2	5-10%						
		stongely	calcareous	gr.						

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

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2

Note : Page 3 of 3 is attached location and detailed drawings.

* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L * Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

Soil Test Site Plan

For: CSH Building LLC

A proposed new lot north of 1180 Wauwatosa Road. Part of the SW ¼ of the NW ¼ of Section 22, T10N, R21E, Town Of Cedarburg, Ozaukee County, Wisconsin.

Location Map 1" = 200'



Wauwatosa Road (Sth. "181")

vacant

vacant

282.03

Proposed Lot
42,300 sq.ft.

150.00

150.00

B3 99.1

B2 98.9

B1 98.6

(nearly level slopes in tested area)

99.0

98.8

99.2

282.03

99.4

99.6

99.7

#1180

100.00

Campbell's Auto Sport

Soils BM:
Top of conc. floor,
assumed elevation 100.00.

#1185 Washington Avenue

N

0 8 16 24 32 40

Scale 1" = 40'

Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI. 53095 Phone: (262) 338-6994 www.ericschmitzcorp.com

TOWN OF CEDARBURG, WISCONSIN
ORDINANCE NO. 2026-14

An Ordinance to Rezone Land and Amend the Zoning Map for approximately 4.16 acres of land from B-2 Planned Business District to B-3 Business District for property with Tax Keys #03-022-07-003.00 and #03-022-07-005.00, in the Town of Cedarburg, Ozaukee County, Wisconsin.

WHEREAS, the Town of Cedarburg Plan Commission, having previously reviewed all standards required to be considered by the Zoning Code of the Town of Cedarburg and after due deliberation, has recommended to the Town Board that approximately 4.16 acres of property with Tax Keys #03-022-07-003.00 and #03-022-07-005.00 be rezoned from B-2 Planned Business District to B-3 Business District, in the Town of Cedarburg, Ozaukee County, Wisconsin; and

WHEREAS, all notices of said proposed rezoning and public hearing thereon have been given as required by the Zoning Code and sec. 62.23(7)(d), Stats., and such public hearing was held before the Town Board of Supervisors on November 11, 2026; and

WHEREAS, the Town Board has determined that the rezoning of such property will promote the public health, safety, morals and general welfare of the community, and has made a motion that the zoning districts and Official Zoning Map of the Town of Cedarburg be amended to reflect the above-described zoning change,

NOW, THEREFORE, the Town Board of the Town of Cedarburg, Wisconsin, does ordain as follows:

1. Approximately 4.16 acres of property with Tax Keys #03-022-07-003.00 and #03-022-07-005.00 will be rezoned from B-2 Planned Business District to B-3 Business District, in the Town of Cedarburg, Ozaukee County, Wisconsin.
2. The zoning districts and Official Zoning Map of the Town of Cedarburg shall be amended to reflect the revised zoning designations.
3. This Ordinance shall become effective upon passage and posting as provided by law.

Passed and approved this 11th day of November, 2026.

_____
David M. Salvaggio, Town Chairman

ATTEST:

_____
Sara Jacoby
Assistant Administrator/Clerk

DRAFT