

**CITY OF CEDARBURG
PLAN COMMISSION
October 2, 2023**

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 7:00 p.m. on Monday, October 2, 2023. Attendees have the option of joining the meeting in person at City Hall, W63N645 Washington Avenue, upper level, Council Chambers, or online via the following **Zoom link:** <https://us02web.zoom.us/j/84407459490>

AGENDA

1. **CALL TO ORDER** - Mayor Mike O'Keefe
2. **ROLL CALL:** Present - Mayor Mike O'Keefe, Council Member Patricia Thome, Vice Chairman Kip Kinzel, Jack Arnett, Adam Voltz, Sig Strautmanis, Tom Wiza

Also Present - Jon Censky, City Planner

3. **STATEMENT OF PUBLIC NOTICE**
4. **APPROVAL OF MINUTES** – September 6, 2023
5. **COMMENTS AND SUGGESTIONS FROM CITIZENS**
6. **PUBLIC HEARING**

- * A. **Petitioner:** **C. Wiesler's**
Request: **Conditional Use Approval**
Briefing: Petitioner is requesting conditional use approval to operate an Airbnb in the upper-level units of Wiesler's commercial building at W61N493 Washington Avenue.

Tax Key No.: 13-107-07-01-002

Current Zoning: B-3, HPD

7. **REGULAR BUSINESS; AND ACTION THEREON**

- A. **Petitioner:** **Kurt Petrie, NEWMARK**
Request: **Consultation/Concept Review.**
Briefing: The petitioners are requesting Concept review for an indoor/outdoor simulated golf activity center.

Tax Key No.: 13-015-16-002.000

Current Zoning: M-2 Planned Industrial Park (Town of Cedarburg zoning)

- B. **Petitioner:** **City of Cedarburg**
Request: **CSM Approval**
Briefing: Certified Survey Map (CSM) will serve to divide the existing 26.3-acre Business Park site into two lots and two out lots of the following sizes: 10.6-acres, 7.52-acres, 5.28-acres, and 2.9-acres.

Tax Key No.: 13-022-02-000.000

Current Zoning: M-3 Business Park District

8. **COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS**

****9. MAYOR'S ANNOUNCEMENTS**

10. ADJOURNMENT

* *Information attached for Commission Members; available through City Clerk's office.*

** *This topic is to be limited to such items as establishing the next meeting date, items for the next agenda, reminders of scheduled community events, etc.*

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information. City of Cedarburg is committed to providing access, equal opportunity, and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact the Clerk's Office at (262) 375-7606 or email: cityhall@ci.cedarburg.wi.us.

**MEMBERS – PLEASE NOTIFY CITY CLERK'S
OFFICE IF UNABLE TO ATTEND MEETING**

It is possible that a quorum of members of the Common Council may attend Plan Commission meetings held the first Monday of each month at 7:00 p.m. No business will be conducted by the Common Council and no action will be taken. Attendance is for the purpose of information gathering and exchange.

9/27/2023

**CITY OF CEDARBURG
PLAN COMMISSION
SEPTEMBER 6, 2023**

**PC20230906-1
UNAPPROVED**

A regular meeting of the Plan Commission of the City of Cedarburg, Wisconsin, was held on Wednesday, September 6, 2023, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers, and online utilizing the Zoom app.

Mayor Michael O'Keefe called the meeting to order at 7:00 p.m.

Roll Call: Present - Mayor Michael O'Keefe, Council Member Patricia Thome, Adam Voltz, Jack Arnett, Kip Kinzel

Excused - Commissioners Wiza and Strautmanis

Also Present - City Administrator Mikko Hilvo, City Planner Jon Censky, City Clerk Tracie Sette, interested citizens and news media.

STATEMENT OF PUBLIC NOTICE

At Mayor O'Keefe's request, City Clerk Sette verified that notice of this meeting was provided to the public by forwarding the agenda to the City's official newspaper, the *News Graphic*, to all news media and citizens who requested copies, and by posting in accordance with the Wisconsin Open Meetings Law. Citizens present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

APPROVAL OF MINUTES

A motion was made by Commissioner Thome, seconded by Commissioner Voltz, to approve the Plan Commission minutes from August 7, 2023. Motion carried without a negative vote with Commissioners Wiza and Strautmanis excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS

Administrator Hilvo explained the Mandel Group will be presenting a concept plan at the September 11, 2023 Common Council meeting.

KEMPS LLC – SITE PLAN MODIFICATION

Planner Censky explained the half-acre pavement expansion plans, submitted by Kemps LLC, were originally approved in 2017, however, due to budget constraints, they were unable to complete the project. The same plans from 2017 are again up for approval with no objections from staff.

A motion was made by Commissioner Thome, seconded by Commissioner Kinzel, to approve the half-acre pavement expansion in the west lot of Kamps Dairy. Motion carried without a negative vote with Commissioners Wiza and Strautmanis excused.

JORDAN LARSON – CEDAR WAY DEVELOPMENT – CONCEPT APPROVAL AND REZONING RECOMENDATION

Jordan Larson of Cedar Way Development is requesting concept approval and rezoning recommendation to apply the Planned Unit Development (PUD) Overlay District to the proposed condominium project consisting of seven (7) units and a single-family home located at W61N449 Washington Avenue. The attorneys for Cedar Way Development and the City, along with the Fire Department and Engineering Department, met to discuss the proposal to make sure the plans work with the adjacent Fox Run development. An agreeable location of the buildings was determined with appropriate access for the Fire Department. The applicant is seeking to apply a PUD overlay to the entire project with modifications to some setbacks. The request is for the rear yard setback to be reduced from 25 ft down to 12 ft., the side yard setback to be modified from 20 ft down to 12 ft., and for the driveway width to be reduced from the 24 ft requirement to between 18 ft to 20 ft. If approved, a public hearing will be scheduled for a future Common Council meeting. There are no concerns from surrounding neighbors.

Commissioner Voltz opined that the project is moving in the right direction, however, there is still work to be done. He further explained that he would like to address the size of the porches on each unit as well as the details concerning the look and feel of the buildings.

Commissioner Kinzel approved of the density of the units.

Planner Censky suggested Mr. Larson schedule a meeting with Commissioner Strautmanis, Voltz, and Mr. Larson's architect prior to the next Plan Commission meeting.

A motion was made by Council Member Thome, seconded by Commissioner Arnett, to approve the PUD rezoning recommendation and concept plan with the staff comments as presented, including the comments set forth in the September 5, 2023 email from the Fire Inspector with confirmation that Mr. Larson will be returning for architectural review. Motion carried without a negative vote with Commissioners Wiza and Strautmanis excused.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS - None

MAYOR'S ANNOUNCEMENTS - None

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Commissioner Kinzel, to adjourn the meeting at 7:27 p.m. Motion carried without a negative vote with Commissioners Wiza and Strautmanis excused.

Tracie Sette
City Clerk

TOURIST ROOMING HOUSE – WIESLERS

To: City of Cedarburg Plan Commission

Prepared by: Jonathan P. Censky, City Planner

Agenda Item: **6.A.**

Date: October 2, 2023

General Information

Applicant:	Mike Jackson
Status of Applicant:	Owner
Location:	W61N491 Washington Avenue
Requested Action:	Conditional Use Approval
Existing Zoning:	B-3 (HPD)
Lot Size:	0.154 acres
Existing Land Use:	Commercial with Upper-Level Apartment

Report:

The applicant is seeking Conditional Use Approval to convert the second-floor office space located at W61N491 Washington Avenue (Wiesler's) into a tourist rooming facility (i.e., Airbnb). The tourist rooming use will occupy the entire second floor that when renovated will include two units with two bedrooms each a living room, kitchen, and a full bathroom.

Tourist Rooming Homes are listed as permitted by Conditional Use in the B-3 District and consequently short-term rentals of this type are prohibited in all other Districts in the City. Tourist Rooming Houses are defined as: ***All lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients as regulated under Wisconsin Chapter DHS 195.***

Staff Comments:

Our review indicates that this site has sufficient parking at the rear of the building to support this use. Staff believes that this use is appropriate in the downtown area and consistent with other Airbnb's previously approved in this area. Accordingly, we have no objection subject to the following:

1. Any substantiated problems with this use shall be corrected by the owner immediately upon notification and if left uncorrected, may result in the revocation of the Conditional Use Permit.
2. Cedarburg Fire Department will follow the State Licensing Bureau for Rooming Houses, NFPA 1 Section 20.10 and NFPA 101 Life Safety Code.
3. Smoke detectors and CO detectors are to be installed and properly maintained.
4. The operation shall follow the conditions contained in the Conditional Use Permit.

13-107-07-01-002



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W61 N491 Washington Ave
APPLICANT/BUSINESSNAME: Mike Jackson Holdings
APPLICANT/BUSINESS ADDRESS: W61 N493 Washington Ave
STATUS OF APPLICANT: ☒ OWNER ⁴⁹¹ ☐ AGENT ☐ BUYER ☐ OTHER
PHONE: 762-347-6625 EMAIL: C.wiesters88@gmail.com

PROPERTY OWNER (IF DIFFERENT): _____
PROPERTY OWNER MAILING ADDRESS: _____
PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|---|--|
| <input type="checkbox"/> CONCEPT REVIEW | <input checked="" type="checkbox"/> CONDITIONAL USE ZONING |
| <input type="checkbox"/> SITE/ARCHITECTURAL PLAN APPROVAL | <input type="checkbox"/> ANNEXATION REQUEST |
| <input type="checkbox"/> SUBDIVISION PLAT OR CSM REVIEW | <input type="checkbox"/> VARIANCE/BOARD OF APPEALS |
| <input type="checkbox"/> ZONING DISTRICT CHANGE | <input type="checkbox"/> OTHER _____ |

DESCRIBE REQUEST: Convert 2nd Floor office into 2 separate units
For A+B+C one unit will have 2 bedrooms and bathroom, the other
3 bedrooms and bathroom. Each unit will share a kitchen and 3rd
Floor open space

PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: Teri York DATE: 8-23-23
8-23-23

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 300.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 8-24-23
APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____

ATTACHMENTS (CHECK IF RECEIVED):

- ☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

DOCUMENT NUMBER	CONDITIONAL USE PERMIT	
Before the plan Commission of the City of Cedarburg, Ozaukee County, Wisconsin, in regard to the premises at W61N493 Washington Avenue, located in Section 34 Town 10 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:		
		Return to: City Clerk City of Cedarburg W63N645 Washington Avenue PO Box 49 Cedarburg WI 53012-0049

13-107-07-01-002
Parcel Identification No.

Zoning Classification of the Premises is: B-3/HPD Central Business District/Historical Preservation District
Mailing Address of the Premises is: W61N493 Washington Avenue

WHEREAS, a petition has been filed by TM Jackson Holdings (hereinafter "Tenant") for the purpose of operating a second floor Tourist Rooming House at W61N493 Washington Avenue, such premises owned by the property owner identified in the signature lines shown below (hereinafter "Owner"); and

WHEREAS, the proposed Tourist Rooming Houses are permitted as a conditional use in Section 13-1-55(e)(20) of Zoning Code; and

WHEREAS, upon careful consideration of information received in this matter, including information received at the public hearing, and in consideration of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, the City of Cedarburg Plan Commission hereby finds that the proposed use will not be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community, and will be in accordance with the purpose and intent of the City of Cedarburg Zoning Code and the City of Cedarburg Smart Growth Comprehensive Land Use Plan - 2025, provided the conditional use is operated pursuant to the following conditions and in strict conformance therewith.

NOW, THEREFORE, the Plan Commission of the City of Cedarburg held a Public Hearing on October 2, 2023, and approved the issuance of this conditional use permit (hereinafter "CUP") for the premises for the above-stated purposes.

The CUP is subject to initial and continued compliance with the City of Cedarburg Municipal Zoning Code and with the following conditions:

1. This CUP is being issued to TM Jackson Holdings (Permittee). The CUP shall terminate if and when the Permittee terminates their tenancy at the subject property.
2. The CUP shall not be transferrable to another location.
3. All required Federal, State and Local licenses for Tourist Rooming Houses as regulated under Wisconsin Chapter DHS 195 shall be obtained and maintained.
4. Cedarburg Fire Department will follow the State Licensing Bureau for Rooming Houses, NFPA 1 Section 20.10 and NFPA 101 Life Safety Code.
5. Smoke detectors and carbon monoxide detectors are to be installed and properly maintained.
6. Signage to be approved by the Landmarks Commission and City Building Inspector.
7. The two (2) upper units as per Exhibit A at W61N493 Washington Avenue is approved as a Tourist Rooming House.
8. All activities will be restricted to the interior of the unit. No picnic tables, grills, fire pits, or comparable outdoor amenities shall be provided. Onsite parking as per Exhibit B.
9. The Property Owner is required to sign below, before a notary, to approve the issuance of this CUP and to indicate their acceptance of the terms and conditions of this CUP.
10. The Owner shall apply and obtain a building permit as required by the City of Cedarburg's Building and Zoning Codes for any modifications of the unit.

11. Any changes or expansion not included in the CUP shall require approval by the City as an amendment to this CUP.
12. Any substantiated material problems with noise, health, safety, etc. associated with the Tourist Rooming House unit at W61N493 Washington Avenue shall be the responsibility of the Owner to correct. Failure to correct the problem in a timely manner may result in the partial or complete revocation of this Conditional Use Permit.

SIGNATURES OF PROPERTY OWNER(S) AND PERMITTEE(S):

As **OWNER(S)** of the subject property, I/we approve the issuance of the CUP with the above-described conditions.

Signature	Date	Signature	Date
<u>TM Jackson Holdings</u> Printed Name/Title		<u></u> Printed Name/Title	

STATE OF WISCONSIN }
OZAUKEE COUNTY } SS

Personally, came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name
Notary Public, Ozaukee County, Wisconsin
My Commission Expires:

As **PERMITTEE(S)** of the subject property, I/we understand and accept the terms and conditions of the CUP.

Signature	Date	Signature	Date
<u></u> Printed Name/Title		<u></u> Printed Name/Title	

STATE OF WISCONSIN }
OZAUKEE COUNTY } SS

Personally, came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name
Notary Public, Ozaukee County, Wisconsin
My Commission Expires:

SIGNATURES – CITY OF CEDARBURG

Michael O’Keefe, Mayor

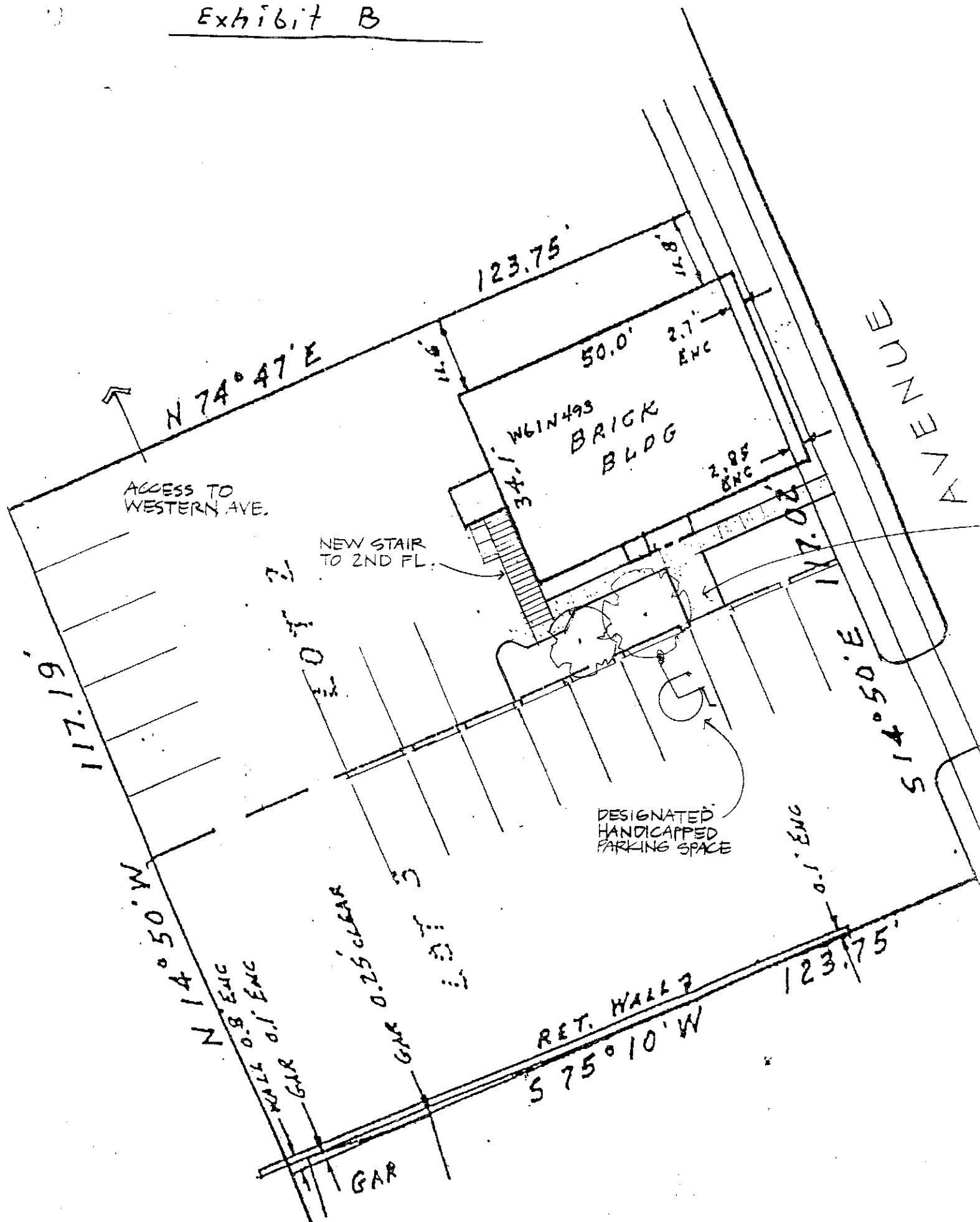
STATE OF WISCONSIN }
OZAUKEE COUNTY } SS

Personally, came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name
Notary Public, Ozaukee County, Wisconsin
My Commission Expires:

THIS INSTRUMENT WAS DRAFTED BY:
Jonathan P. Censky, City Planner

Exhibit B



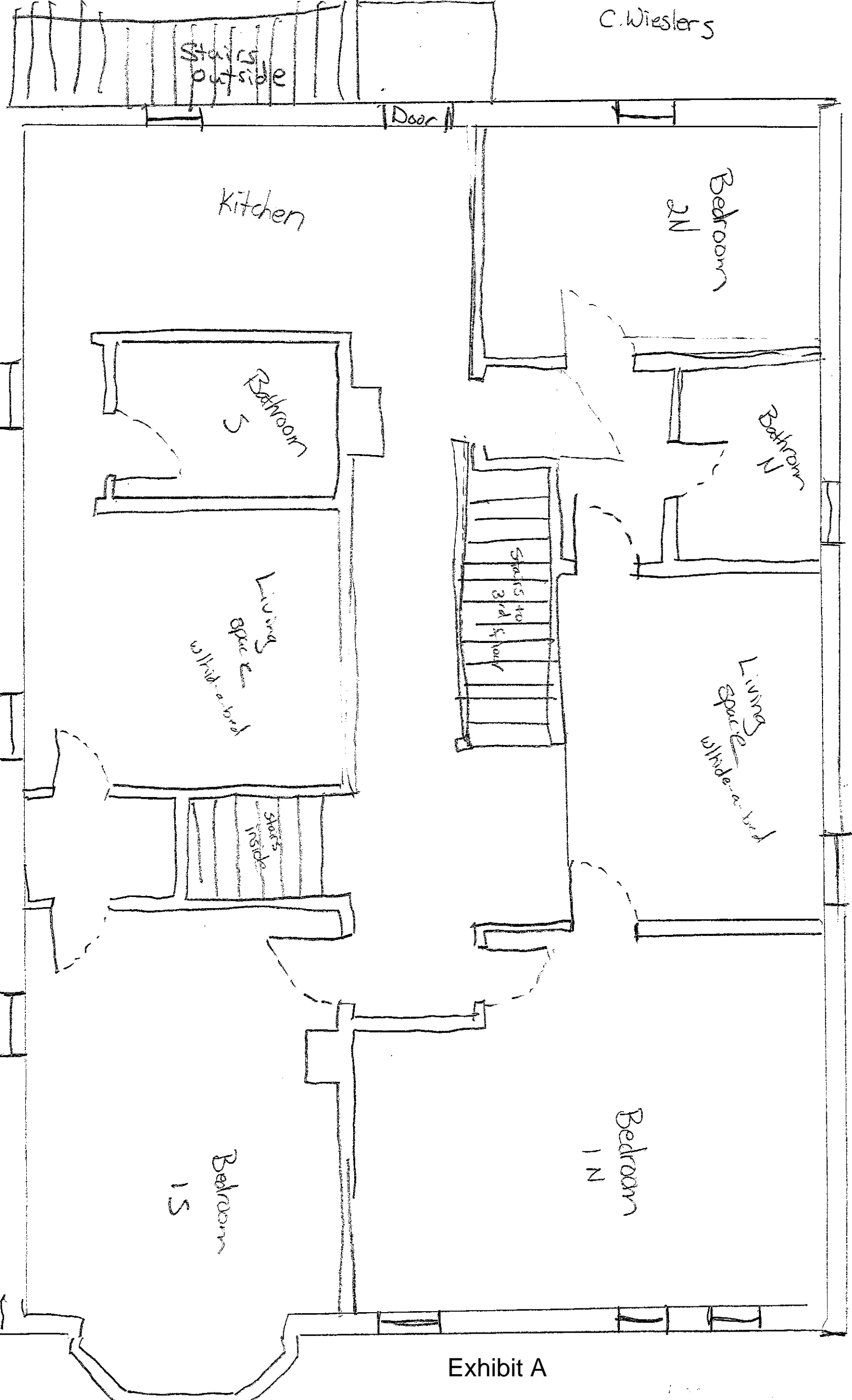


Exhibit A

CONSULTATION – DAN HUGHES-STIX GOLF

To: City of Cedarburg Plan Commission

Prepared by: Jonathan P. Censky, City Planner

Agenda Item: **6.B.**

Date: October 2, 2023

General Information

Applicant:

Dan and Ryan Hughes – Stix Golf

Status of Applicant:

Location:

North side of HWY 60 directly across from the Business Park entrance.

Requested Action:

Consultation

Existing Zoning:

M-2 Planned Industrial Park (Town of Cedarburg)

Surrounding Zoning:

M-2

Lot Size:

Existing Land Use:

Vacant

Report:

The applicant is seeking consultation regarding his proposal to develop a unique indoor and outdoor golf range on the vacant property located on the north side of Highway 60 directly across from the entrance drive to the City's business park. Your feedback on this proposal is necessary to help them decide on whether to pursue land acquisition and annexation from the Town of Cedarburg into the city and then to go through the rezoning/land use plan amendment/site plan approval process.

This project will be patterned after and will be an expansion of their existing simulated golf facility located in the Village of Germantown. While their existing facility is completely indoors and offers 8 full swing stations where teams play against each other while enjoying food and drink, this proposal will include a similar indoor venue but also an outdoor driving range.

Staff Comments:

The applicant will provide a comprehensive overview of this project at Monday's meeting. If Commissioners are okay with these plans and offer support for the project, the applicant will need to submit his annexation petition and proceed through the approval process. Procedurally, following annexation, the applicant will need to pursue Land Use Plan amendment to establish the appropriate classification for the project and then the site will need to be rezoned accordingly. Currently, the Comprehensive Land Use Plan classifies this property as Agricultural or Open space at lot sizes of 35 acre minimum. Upon completing the rezoning and Land Use Plan amendment process, the applicant will submit his detailed site and architectural plans for your review and approval.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS:

APPLICANT/BUSINESSNAME:

Dan Hughes / Stix Golf

APPLICANT/BUSINESS ADDRESS:

Stix Golf / W164N11271 Squire Dr. Germantown, WI

STATUS OF APPLICANT:

☐

OWNER

☐

AGENT

☒

BUYER

☐

OTHER

PHONE:

(262) 305 5569

EMAIL:

stixgolfbar@gmail.com

PROPERTY OWNER (IF DIFFERENT):

Covered Bridge Fields

PROPERTY OWNER MAILING ADDRESS:

1731 10th Ave Grafton

PROPERTY OWNER PHONE:

262 707 1640

PROPERTY OWNER EMAIL: kpetrie@idv.usa.com

REQUEST FOR (CHECK ALL THAT APPLY):

☒

CONCEPT REVIEW

☐

CONDITIONAL USE ZONING

☐

SITE/ARCHITECTURAL PLAN APPROVAL

☐

ANNEXATION REQUEST

☐

SUBDIVISION PLAT OR CSM REVIEW

☐

VARIANCE/BOARD OF APPEALS

☐

ZONING DISTRICT CHANGE

☐

OTHER

DESCRIBE REQUEST:

Please See Attached.

Town Zoning M-2 Planned Industrial Park

PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE:

Kurt Petrie

DATE:

9-15-23

FOR CITY STAFF USE ONLY

TOTAL FEE: \$

(SEE FEE SCHEDULE ON REVERSE PAGE)

DATE FEE PAID:

APPLICATION AND FEE RECEIVED BY:

PLAN COMMISSION MEETING DATE:

ATTACHMENTS (CHECK IF RECEIVED):

☐

FIVE DESCRIPTIONS

☐

FIVE FULL-SIZE SETS

☐

THIRTEEN PLAN SETS

PROPERTY TAX KEY NO./PLAN COMMISSION FILE NO:

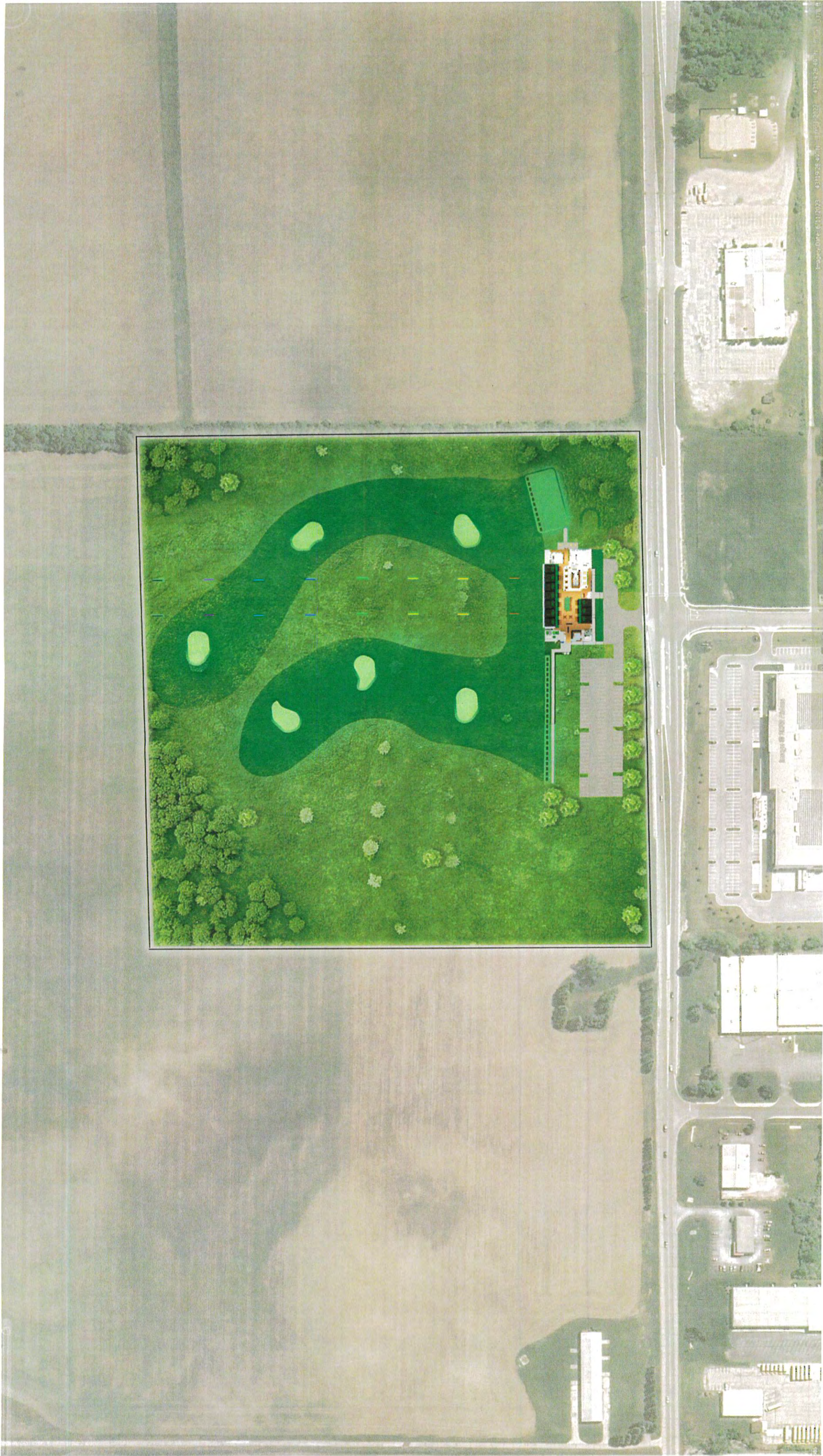
Stix Golf - Cedarburg Proposal

The proposal for the development of Stix Golf in Cedarburg, Wisconsin offers an exciting and multifaceted land use opportunity that promises both indoor and outdoor leisure activities. The facility plans to feature not only an expansive outdoor driving range but also a state-of-the-art indoor range, making it a year-round destination for golf enthusiasts and families alike. Additionally, Stix Golf aims to house a pro shop, restaurant, and bar within the complex, positioning it as a one-stop destination for recreation, events, and leisure. By diversifying its offerings, the Stix Golf complex could significantly contribute to the local economy, attract tourism, and provide a much-needed recreational space for the community.

Stix Golf embodies the shared vision of co-founders Dan and Ryan Hughes, who merged their passion for golf with a strong entrepreneurial spirit. Their journey began during their formative years, living adjacent to Baehmann's driving range, where they cultivated a deep love for the sport and culminated with their leadership in guiding the Cedarburg Bulldogs to a State Championship. These early memories laid the foundation for Stix Golf. At the heart of Stix Golf's mission lies a commitment to delivering an inclusive, family-friendly golf experience for the entire community.

Our Germantown, WI location consistently experiences year-over-year growth, firmly establishing us as a cornerstone of Germantown's entertainment landscape. A versatile venue ideal for a range of special occasions, from corporate outings, team-building sessions, business meetings, leagues, and birthday parties. Stix Golf is an ideal setting for fun and engaging activities for the entire community. We offer a diverse range of facilities, including a state-of-the-art driving range, cutting-edge golf simulators, and versatile indoor and outdoor hitting areas. Our well-appointed putting greens, grass tees, hitting mats, and other amenities ensure that golfers of all levels have everything they need to enhance their skills and savor the game to the fullest. The golf pro shop, designed to be a comprehensive destination, will offer club sales, retail merchandise, and services for club fitting and repair, creating a one-stop solution for all your golfing necessities. As we grow in Cedarburg, we're excited to include the addition of a Mini Putt course to our facility, ensuring that even the youngest members of the family have an engaging activity to look forward to.

Our vision extends to nurturing a strong sense of community, providing a space where future generations of families can grow up, play, and endure a lifelong love for golf. Cedarburg's uniqueness is a cherished gem, and we are steadfast in our dedication to preserving its distinct character. We aspire to be the heartbeat of our community's golfing enjoyment.

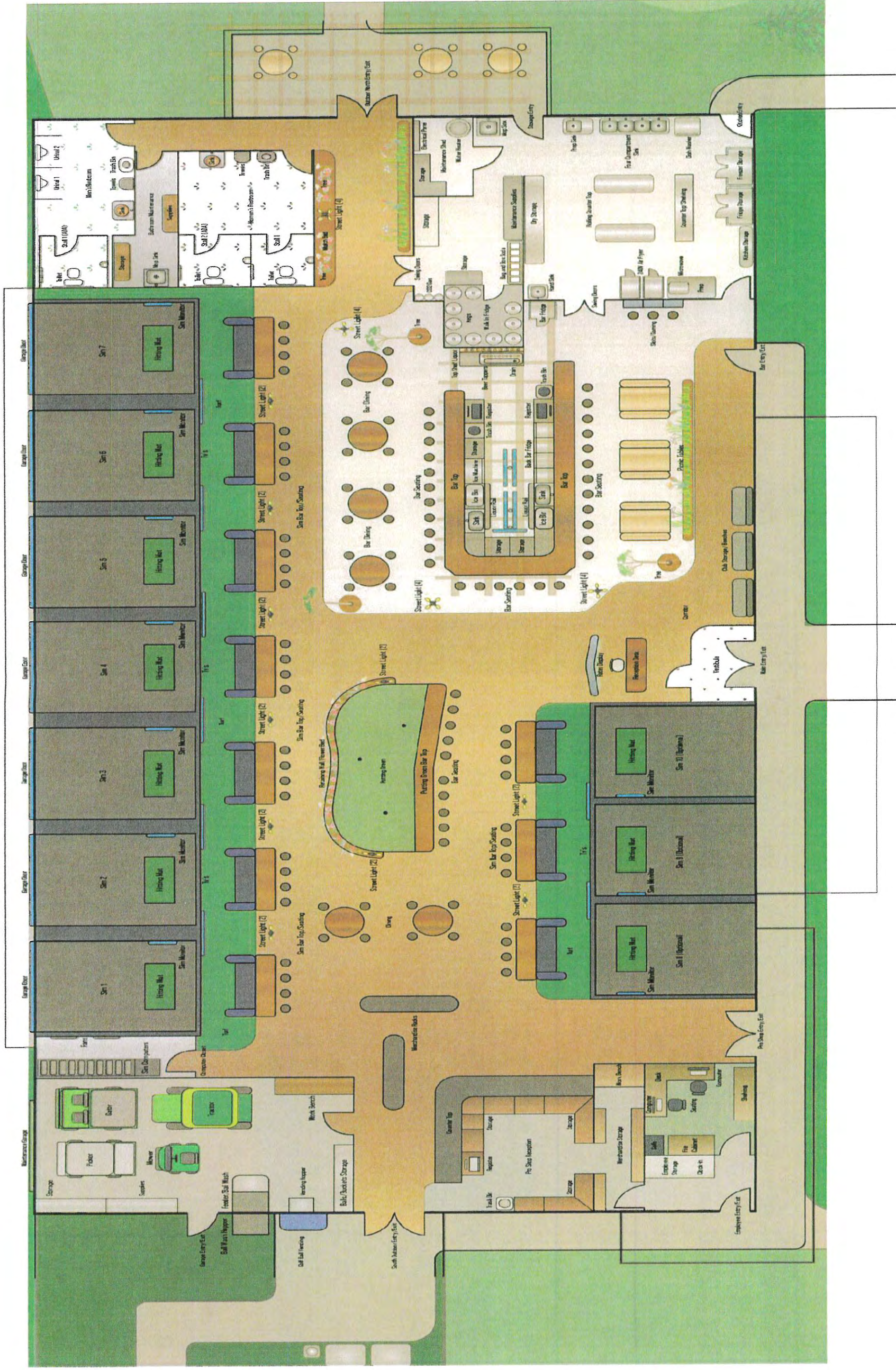


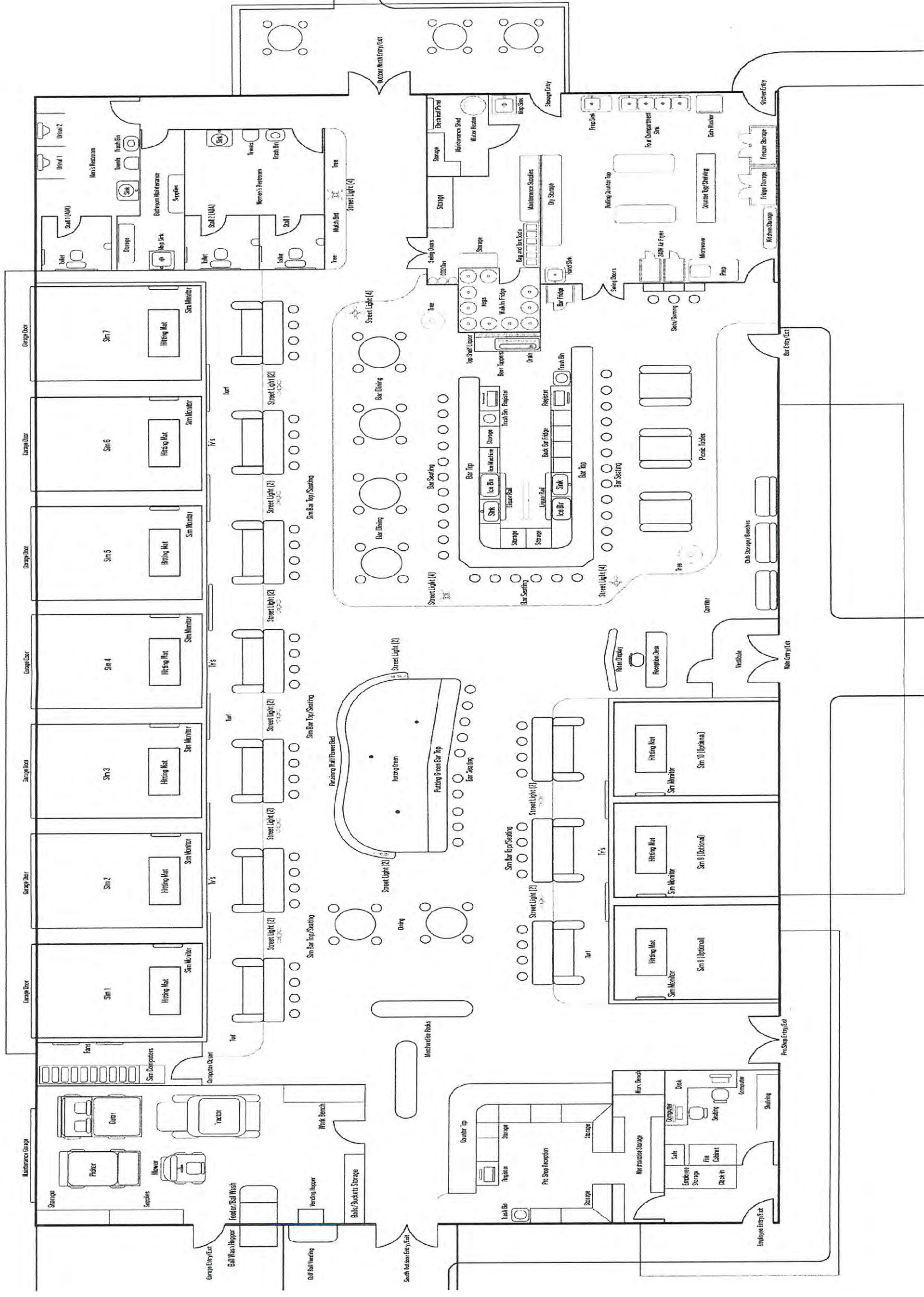
0' 100' 200'

STIX GOLF ENTERTAINMENT
CONCEPTUAL SITE PLAN + FLOOR PLAN



09.13.2023





CERTIFIED SURVEY MAP – HWY 60 BUSINESS PARK

To: City of Cedarburg Plan Commission

Prepared by: Jonathan P Censky, City Planner

Agenda Item: **6.C.**

Date: October 2, 2023

General Information

Applicant:

City of Cedarburg

Status of Applicant:

Owner

Location:

N130W6603 State Road 60

Requested Action:

Certified Survey Map

Existing Zoning:

M-3 Business Park District

Lot Size:

26.3 acres

Existing Land Use:

Vacant

Report:

This certified survey map (CSM) will serve to divide the existing 26.3-acre business park parcel into two lots and two out lots of the following sizes respectively: 10.6-acres, 7.52-acres, 5.28-acres, and 2.9-acres. Commissioners may recall that this 26.3-acre lot was created in 2020 in support of the Wilo project. The CSM before you now is needed for the second project under consideration in the business park and plans for that project will be submitted for your review and approval at next month's meeting. The two out lots within this CSM are needed for drainage and stormwater management and control. Since there will be no right-of-way dedication as part of this CSM, Common Council approval is not necessary.

Staff Comments:

Staff review indicates full compliance with the dimensional requirements of the M-3 Business Park District and therefore approval is recommended subject to the temporary turnaround easement located at the west end of Lot 2 be removed from the face of the CSM.

CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 in Certified Survey Map No. 4117, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 22, T 10 N, R 21 E, WHICH BEARS S02°07'53"E . WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

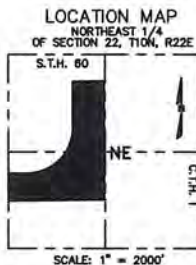
SEE SHEETS 2 & 3 FOR LOT DETAILS.
SEE SHEET 6 FOR CURVE TABLE.

OUTLOTS 1 AND 2 TO BE RETAINED BY THE CITY OF CEDARBURG FOR STORM WATER PURPOSES

FOUND CONC. MON
W/ BRASS CAP
NW COR NE 1/4
SEC. 22-10-21

S.T.H. 60 REFERENCE LINE DOC. 169904
& R.O.W. PLAT NO. 2310-07-22
NORTH LINE OF THE NE 1/4 OF SECTION 22
S87°04'46"W 2656.26'

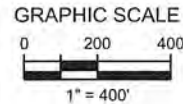
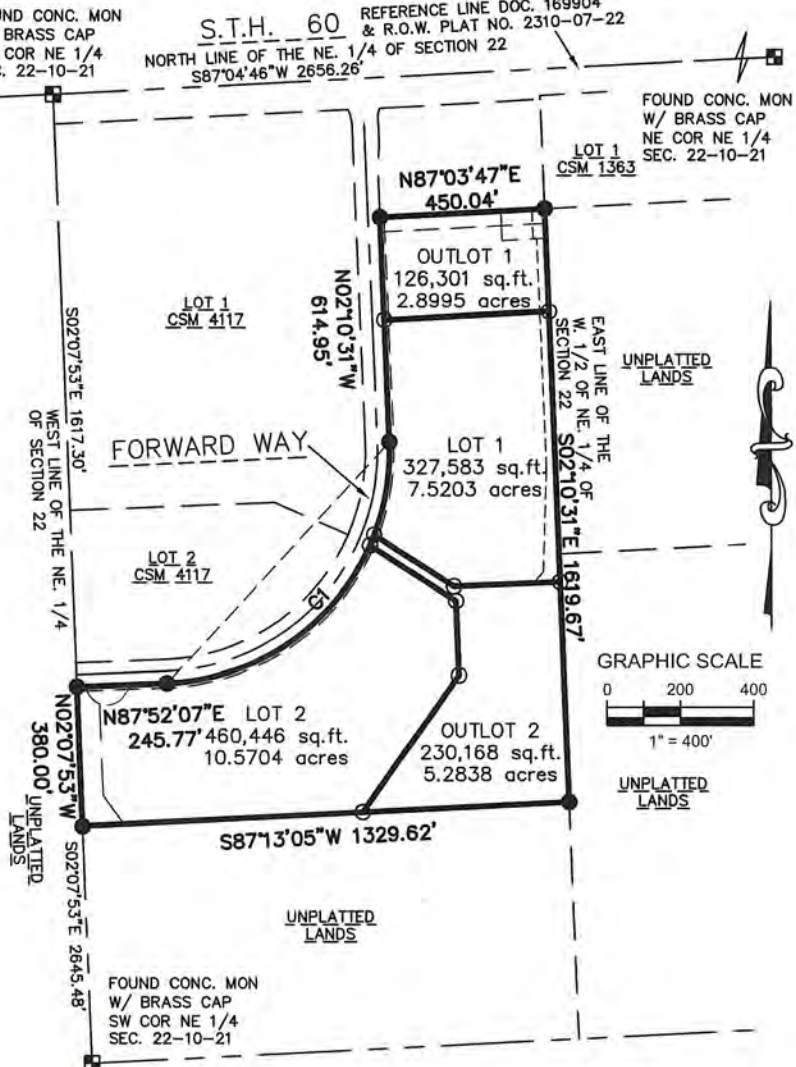
FOUND CONC. MON
W/ BRASS CAP
NE COR NE 1/4
SEC. 22-10-21



6/20/2023



William R. Henrichs



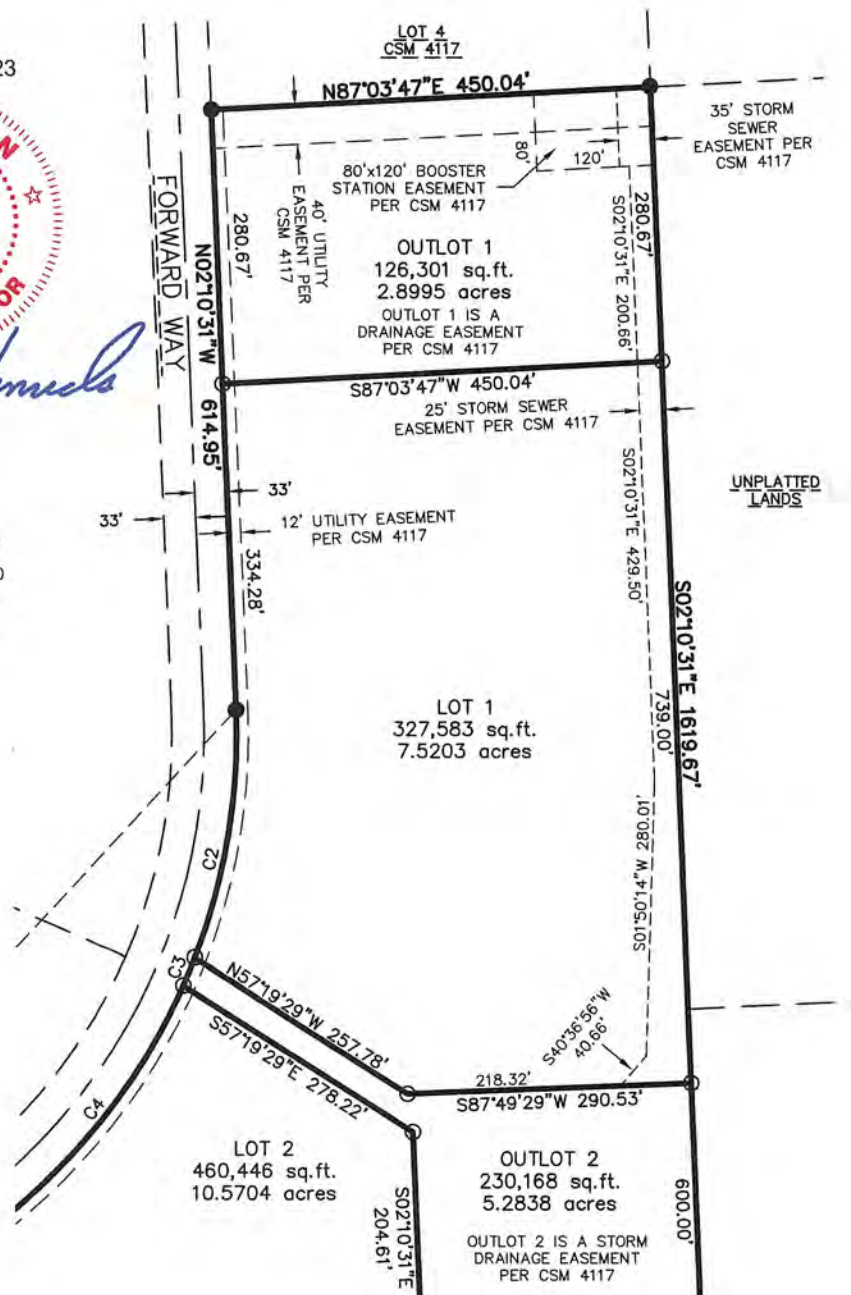
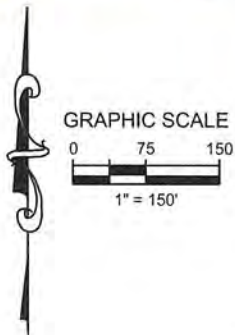
raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 in Certified Survey Map No. 4117, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

6/20/2023

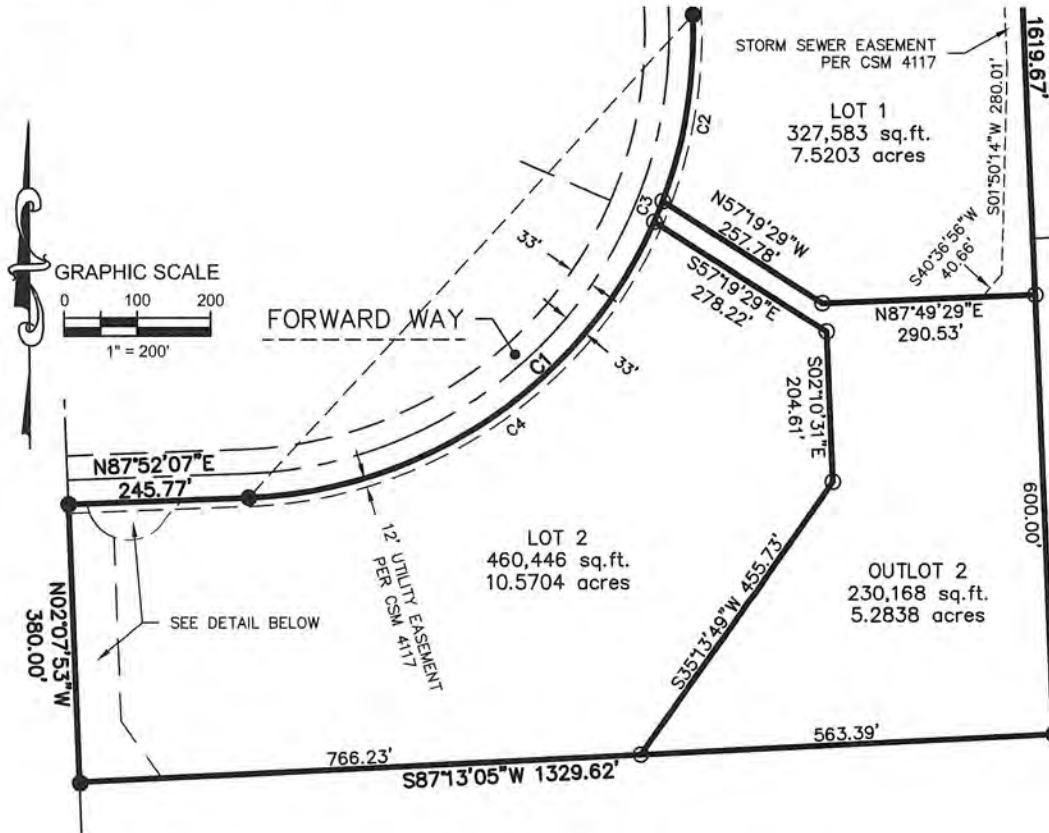


raSmith
CREATIVITY BEYOND ENGINEERING

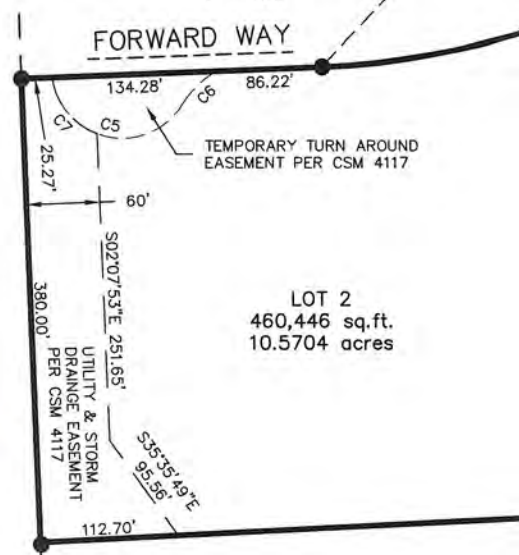
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

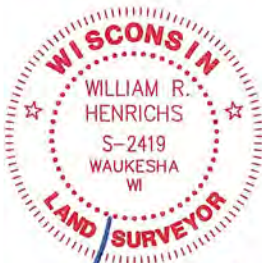
A division of Lot 3 in Certified Survey Map No. 4117, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.



DETAIL
1" = 100'



6/20/2023



William R. Henrichs

CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 in Certified Survey Map No. 4117, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, WILLIAM R. HENRICHS, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 3 in Certified Survey Map No. 4117, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

Containing 1,144,498 square feet or 26.2740 acres.

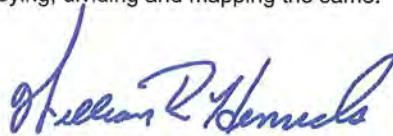
THAT I have made such survey, land division and map by the direction of THE CITY OF CEDARBURG, a municipal corporation, owner.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

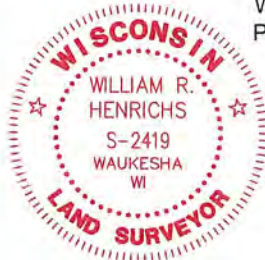
THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Ordinances of the City of Cedarburg, in surveying, dividing and mapping the same.

6/20/2023

DATE



WILLIAM R. HENRICHS
PROFESSIONAL LAND SURVEYOR S-2419



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 10958, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 10, in Township 7 North, Range 17 East, in the City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

THE CITY OF CERDARBURG, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, dedicated and mapped in accordance with the requirements of Chapter 236.34 of the Wisconsin Statutes and the Ordinances of the City of Cedarburg.

THE CITY OF CERDARBURG, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Cedarburg

IN Witness Whereof, THE CITY OF CERDARBURG has caused these presents to be

signed by _____, its _____

this _____ day of _____, 2023.

THE CITY OF CERDARBURG

STATE OF _____ }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2023,

_____ of the above named THE CITY OF CERDARBURG, to me known to be the person

who executed the foregoing instrument, and to me known to be the _____ of said Municipal corporation, and acknowledged that he executed the foregoing instrument.

_____(SEAL)

6/20/2023

Notary Public, State of _____

My Commission Expires _____



William R. Hemmels