

September 10, 2019

A regular meeting of the Plan Commission of the City of Cedarburg was held on Tuesday, September 10, 2019 at Cedarburg City Hall, W63 N645 Washington Avenue, second floor, Council Chambers. The meeting was called to order at 7:01PM by Mayor Michael J. O'Keefe.

Roll Call: Present - Mayor Michael J. O'Keefe, Council Member Patricia Thome, Mark Burgoyne, Adam Voltz, Kip Kinzel, Heather Cain

Also Present - City Planner Jon Censky, Administrative Assistant Victoria Guthrie, news media

### **STATEMENT OF PUBLIC NOTICE**

Administrative Secretary Guthrie confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

### **APPROVAL OF MINUTES**

A motion was made by Council Member Thome to approve the minutes of August 5, 2019 as presented. The motion was seconded by Commissioner Voltz and carried without a negative vote

### **COMMENTS AND SUGGESTIONS FROM CITIZENS**

Mayor O'Keefe offered the opportunity for the public to speak on any issue unrelated to the agenda items. He advised that the Plan Commissioners would not be able to respond to any comments since they were not noticed on the agenda. No comments from the audience were offered.

### **APPROVAL ON AN INFILL LOT FOR NEW HOME ON VACANT LOT LOCATED IMMEDIATELY WEST OF N49 W5237 PORTLAND ROAD – GARY AND MARY REFINSKI**

This home is being proposed on a new wooded lot that was created a year ago by Marc Cassel. Because the lot is surrounded by two or more existing homes it is considered an infill lot; therefore, Plan Commission approval is necessary. Planner Censky stated the plans reflect full compliance with the Rs-1 Zoning District, and therefore is recommended for approval. Council Member Thome observed that the proposed home looks lovely, with Mayor O'Keefe agreeing that it appears to be a beautiful home. Commissioner Burgoyne drove by the area and saw that they are starting to cut trees down and getting set to build in this beautiful spot. He became familiar with that area when the home next

door was sold in the last year and feels that this design will be complementary and compatible with the surrounding homes. Commissioner Voltz wanted to echo his comments and to include that with infill lots it is always important that they fit into the context. In this case there is a one-story appearance from Portland, it has nice materials and a welcoming entrance, and he thinks it is a great fit.

**Action:**

A motion was made by Commissioner Kinzel, seconded by Commissioner Cain, to approve the infill lot for the new home on Portland Road. The motion carried without a negative vote.

**REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR CHANGES TO BANK ONE LOCATED AT W61 N529 WASHINGTON AVENUE – ALAN WASHATKO/MIKE MOLESKE**

Commissioner Voltz recused himself.

Bank First recently purchased the former Partnership Bank located on Washington Avenue. Over the last couple of months, they have been working with the Landmarks Commission on exterior changes to the building. They were first before the Landmarks Commission in July, where they were asked to make changes to the exterior materials and to the roofline. They returned in August with revised plans and after a rather lengthy discussion the Landmarks Commission ultimately voted to approve the plan.

Architect Alan Washatko of Kubala Washatko Architects presented sample boards of exterior construction materials as well as revised renderings for review.

Architect Washatko stated the canopies being proposed are galvanized steel that cantilevers off the steel lintel and doubles back with rods, and the infill on these is made of frosted glass. The roof of the tower area is going to be structured with steel and the decking will be Douglas fir which will be visible from the outside.

The stone veneer siding sample provided is typical of the banks that they have designed for Bank First locations. He described it as a rough faced stone that has courser lines that are made of smooth stone that will break down the surface.

When he presented the metal shingles, The Landmarks Commission had asked him to investigate a different color, so he presented a darker Rheinzink zinc shingle sample, which they had also used on a project on the east side of the Milwaukee Public Market. Rheinzink is made in Germany and has zinc permeating the shingle, making it self-healing. Council Member Thome questioned the appearance of the material after aging. Architect Washatko stated the material dulls a bit and presents a wonderful patina. Upon

installation, the shingles will be bent and interlocked in a running bond form installation. Planner Censky pointed out that during that Landmarks discussion, the Commission had a copy of Greg Zimmerschied's building plan for Mill Street, and the Commission felt the Bank First building fit in well with those plans.

Architect Washatko stated he met with Landmarks Commissioner Jim Pape regarding his request for a smooth faced stone veneer. Commissioner Pape pulled out one of the drawings from their packet and said that he felt it was too busy and then gave the example of the Atlas BBQ building in Grafton as a smooth surface stone that he felt would be more appropriate. After their discussion, they came to the agreement to reduce the number of horizontal accent bands, look at a larger size of stone, and consider the structure of the stone to give it less of a fractured face. If those points were addressed, Commissioner Pape stated he would be more than happy to approve the plan. Architect Washatko stated after addressing these points, they have two choices: to ask for permission to go with the plan with that in mind or go back to Landmarks and re-present the changes to get their review and approval and come back to the Plan Commission.

Planner Censky said at the Landmarks Commission meeting it was just Commissioner Pape that was concerned about the stone. The two of them had a discussion where he indicated he is okay with the change.

Commissioner Cain questioned if the taller part of the windows was designed to make the building look more modern. Planner Censky advised that the taller part of the building, was designed to let in more light and was designed to fit in with the style of the Port Washington State Bank building, located across Washington Avenue. It will provide up-lighting in the evening to reflect on the Douglas fir wood ceiling, giving it a softer warm glow from the outside. Council Member Thome mentioned that she attended the first Landmarks meeting, where she clarified with the Architect that the tower would not be lit up with bright lights like a beacon, and he agreed.

Architect Washatko advised that research shows high active and alive streets and urban landscapes can be partially attributed to the distance from door to door, with a minimum of 25' to 30' apart. If you look at the evening activity on Washington Avenue, this area is probably the weakest section of that business district. An observation of that area will show people walking south on Washington Avenue only go up to a point, then stop and turn around in the other direction. This behavior is usually because the doorways stop and the gaps between the buildings lengthen, giving pedestrians the feeling that they are at the 'end of the line' as far as downtown. In order to encourage more people into that area, they are taking the current façade that is long and interrupted, and trying to add more of an expression with the doorways, adding more vibrancy. In this area, that can be difficult due to the parking lot across the street, and the smaller scale buildings nearby. Greg Zimmerschied is planning to add a building across Mill Street with Washington Avenue frontage and should help make this area healthy. From a retail point of view,

getting pedestrian traffic activates and energizes the businesses farther south. They would like to support that by giving the building more presence and breaking down the scale of it. As is, the building is all one height and color, making it non-descript and uninviting. They believe by adding something vertical and changing the materials, expressing the entrance should add more vibrancy to the community.

Commissioner Cain pointed out the rendering of the Bank One building in Two Rivers and questioned why the rounded area was not the same in the Cedarburg rendering. Architect Washatko responded that the Two Rivers building has a curt, clerestory top that goes all the way through from the front to the back of the building and becomes the main lobby space. Because of the existing building they are redesigning in Cedarburg, they could not do that, so the flat roof tower serves the purpose of marking the entrance and having a more vertical helmet.

Commissioner Strautmanis stated that he thinks it is a great looking renovation, but he has a question about the windows. It appears that the muntins on the Mill Street side are more delicate, and he wanted to know if they are integral in the window unit. Architect Washatko responded that it is a store front system, it is three-dimensional, and those are all anodized aluminum, exterior muntins. He stated it is a similar system that is installed at the new Discovery Museum and, although not divided the same way, it is the same storefront material. Commissioner Strautmanis said he thinks the delicate muntins on a larger window unit looks very nice. However, he does not see the same thing on the rendering of the front elevation, which appears to show chunkier muntins with a heavier line down the middle and questioned the lack of consistency with these. Architect Washatko stated it may just be a drawing issue, because the drawing was reduced so much it may look like they are combined. Commissioner Strautmanis would like to see consistency in all the windows and how they are divided throughout the whole elevation. On the Washington Avenue side, it appears the vertical and horizontal muntins are a different scale and proportion according to drawing, and asked if the Architect can just verbally say they will be the same size as the others. Architect Washatko confirmed that it is the same system used throughout. Council Member Thome said the renderings look wonderful.

Commissioner Cain wants to go back to the raised portion of the building as it seems familiar to Associated Bank renovations, with raised towers. It doesn't seem consistent across the different Bank First branches pictured in the renderings because although there is always something raised, it has a different look to it. Architect Washatko stated that the other buildings she is looking at are a prototype designed for new lots. The Cedarburg building is existing, so they had to accommodate this and change the overall aesthetic to fit the footprint. He also thinks it is more appropriate to the Cedarburg area than a barrel-vaulted roof, as it ties into the Mill Street construction and it keeps the height down. If they were to insert a curved tower, it would add three or four more feet to the height, and since they do not have the sidewall height in Cedarburg that they do in the

prototype, the curve would look like it is laying on the roof, versus kind of floating over that area. In order to make it float they would have to raise the sidewall up considerably. The Cedarburg tower is really an entrance feature; whereas, on the prototype it serves as a spine to the entire building with interior circulation configured around that linear access that is defined. The sidelights on that curved portion of the clerestory provide day lighting throughout the building, so it has a whole different purpose. He added that as it is historic downtown Cedarburg, they feel that the building needs to respond to that, whereas the prototypes shown are all built in non-historic areas or empty lots. This building is an exception to the development plan that has been in place. Petitioner Mike Moleske stated he wants to make sure this Cedarburg location feels more like one of their buildings. Soft lights, signs are not illuminated, but backlit.

Planner Censky said that Landmarks Commissioner Tom Kubala indicated he thought the building is somewhat reflective of the historic old mill and he pointed to the old firehouse in Thiensville which has a long, high, hose tower that is similar in structure.

Commissioner Strautmanis said the flat element is much more appropriate for Cedarburg than the rounded as some of the other prototypes. He also like the mass, scale and proportion of that roof element better, and it seems lighter than the one in Appleton, which has a silver storefront and a beefier roof element. He questioned if the roof deck on the drawings represent insulation installed, or if it would be six or eight inches taller than shown. Architect Washatko said it is already built into that elevation, that it was all considered in terms of the drawing.

Commissioner Cain would have suggested that it should have been arched. The number of windows shown makes her wonder over time if it will not look as old or historic as the building, or if the entire purpose is to modernize it. Architect Washatko stated again that this is the historic district. If you put in a building with large, uninterrupted glass panes it changes the scale of the building; they want to find the DNA of the building so that it can have some linkage to the past as well as representing it as a new building, and it is not to be so different that it has a harsh contrast. Council Member Thome advised that per Landmarks SOI standards, changes in the historic district are to refrain from designs that duplicate historic buildings. She expressed that she likes the design, and she is comfortable where this is going.

Mayor O'Keefe stated that they took what was an extremely plain building and made it look very nice. Architect Washatko points out that renderings can be a problem sometimes, since they look so real that people read into every little detail. For instance, he can pick stone type, but it must be from a limited library of stone, so the results shown are not exact.

Commissioner Kinzel asked if the rendering is showing the number of accent bands that are going to be used. Architect Washatko stated they may end up just going with one

that runs on the top of the windows. Commissioner Strautmanis thinks the banding is nice, since it enforces that historic horizontality, and that he would hate to get rid of it all. He likes it at the window head and maybe a couple of more bands, say at the base of the windows. Architect Washatko pointed out stone bases at the windowsills are smooth. Commissioner Kinzel said it may make sense to have banding where supports are for canopies. Architect Washatko said it deserves study, and he would be more than happy to submit that for review and approval if the Plan Commission feel it is necessary. Council Member Thome does not want it to hold things up.

**Action:**

A motion was made by Commissioner Burgoyne, seconded by Council Member Thome, to approve the Certificate of Appropriateness for exterior changes. Commissioner Strautmanis wants to add a condition that the muntins are going to be consistent throughout the elevation. The motion carried without a negative vote, with Commissioner Voltz recused.

**REQUEST ALTERNATE MATERIAL TO REPLACE LIVING GREEN WALL AND UPDATE TRASH ENCLOSURE LOCATED AT MANTEL ORTHODONTIC CLINIC ON NORTHEAST CORNER OF EVERGREEN BOULEVARD AND PIONEER ROAD – ALISON MANTEL, DDS, MS**

These plans were originally approved in November 2018 with a lot of discussion about the natural green wall; therefore, the motion to approve was conditional on the stipulation that if they decided to change the material of the wall from natural to artificial, they would come back for approval. They are also wanting to make a change on their trash enclosure from their original plan.

Architect Matt Wendorf of Johnsen Schmalig Architects proposed moving the trash enclosure back and expanding it by three feet in order to accommodate a snow blower and lawn mower. They also pushed the structure back from the line of the building, so it is not visible from the drive. The material to build the structure has not changed, but it does have a roof.

Architect Wendorf described the area where the green wall is going as a blank, windowless wall. They were not going to work with a material they were not confident with as far as how it looks over time. They worked with three green wall consultants, but none of them could convince them that their plan would work. There was talk that it probably could, but they would have to use fertilizers, pesticides and herbicides, and it would need to be sprinklered and probably have to replant it every spring, and they could not guarantee that it would keep the look over the winter months. Architect Wendorf stated it was important to them for the building to stay looking pristine throughout the year.

They decided to pursue something that would achieve that look but were initially hesitant to investigate possibilities of using an artificial green wall. They found there are many different systems available and they ended up with about fifteen different samples that ranged from terrible to indistinguishable from real plants. They were able to narrow their selection down to the samples they brought to this meeting for review. This wall is going to be about 30' from the sidewalk, so will mostly be viewed from a distance. The material is made from high-density polyethylene, is fully recyclable with a life span of fifteen years, and it allows them to control the appearance year-round. In answer to Council Member Thome's question regarding whether it is possible for chunks of material to fall off, Architect Wendorf reassured her the material is high quality, secured, and can be hosed down for cleaning. They come in 20" x 20" tiles which overlap, are replaceable, and UV stable, meaning no visible fading over time.

Commissioner Strautmanis stated he does not see a problem using something artificial in this application; however, in Wisconsin, he is concerned that the material being green year-round might look fake during winter, so using greens such as boxwood or hollies, would be a good option. Architect Wendorf is working with a gradient of different greens, as shown in the drawing provided in the meeting packet. He pointed out that while it is not a material usually used in building design, people do put vinyl siding on homes that look like wood and other materials. As inspiration, they took the idea of agricultural land familiar to the area and sort of played that up, using a vertical pattern of three different types of greenery, and having a subtle striation. Commissioner Burgoyne stated that using any more than three different types of plants would appear to be too many columns, and believes the design was well thought out. He stated the design is unique, tasteful and something that is different.

As an architect, Commissioner Voltz appreciates the design, making it a bit more of a graphic, artful installation. He considers it out of the box and is confident in the Architect when taking this approach. He appreciated the honesty of the Architect on whether the previous live material would work out. Mayor O'Keefe likes the design as it accentuates a modern building, and fits into surrounding nature.

**Action:**

A motion was made by Commissioner Voltz, seconded by Commissioner Burgoyne, to approve the alternate exterior material and changes to trash enclosure. The motion carried without a negative vote.

**REQUEST LAND USE MAP AMENDMENT AND REZONING RECOMMENDATION FOR MIXED USE PROJECT LOCATED AT W63 N667 WASHINGTON AVENUE – MARTIN AND KATHLEEN SCHOENKNECHT**

Since the August meeting, Planner Censky stated that staff had a change of thought on how to manage this unique property. Due to the size and length of the building, this site is unlike any other site in the area as it has one owner with multiple uses. It includes residential and/or commercial in the front first floor, residential apartments in the front second floor, and residential apartments in the rear of the building. The front two-thirds of the building will continue to be in the B-3 district, and Planner Censky is proposing the back be zoned Rm-1, and then apply a PUD over the entire site. Commissioners will also need to consider an amendment to the Land Use Plan, changing from commercial to high medium density.

Commissioner Strautmanis questioned PUD status. Planner Censky said he believes changes being made to the site has been an improvement, and that designating a PUD will tie the whole building together as one. Commissioner Strautmanis clarified with Planner Censky that Cedarburg maintains base zoning and the PUD is an overlay to that. Commissioner Cain likes the way this is being resolved rather than amending the zoning code language, with the understanding that this is specific to this situation.

**Action:**

A motion was made by Commissioner Cain, seconded by Commissioner Strautmanis, to approve the request for Land Use Map Amendment and the rezoning recommendation. The motion carried without a negative vote.

**LAND DIVISION APPROVAL AND DEVELOPMENT AGREEMENT  
RECOMMENDATION FOR THREE-LOT DEVELOPMENT LOCATED AT N50 W7404  
WESTERN ROAD – SARA DUNSTONE**

Planner Censky stated the review of the Development Agreement indicates that the three lots are in full compliance with the Rs-3 district. The Agreement was drafted by Tom Wiza, Director of Engineering & Public Works, and will be subject to improvements required as listed on the Staff Report. Commissioner Cain questioned as to whether the paved road ends north of the property line on Webster Avenue. Planner Censky stated that because the road dead ends at the high school athletics field it will not be extended. Petitioner Sara Dunstone confirmed that the road will taper down from the asphalt. Commissioner Burgoyne clarified that everything is agreed on with the developer and owner.

**Action:**

A motion was made by Commissioner Burgoyne, seconded by Council Member Thome, to approve the Certified Survey Map and Development agreement. The motion carried without a negative vote.

**TIF PLAN AMENDMENT/REZONING RECOMMENDATION/LAND USE PLAN  
AMENDMENT FOR PROPERTY LOCATED NORTH OF MILL STREET BETWEEN  
WASHINGTON AVENUE AND HANOVER AVENUE – GREG ZIMMERSCHIED**

T

his initial project, which was approved back in 2014 as a Blighted Area TID, originally consisted of three proposed commercial buildings. The Petitioner, Greg Zimmerschied, is requesting a change to the TID plan by changing the two buildings in the back of the lot from commercial to residential townhomes, with the third building, which faces Washington Avenue, remaining as a possible location for a restaurant or bar.

Greg met with City staff to discuss this topic, as well as with Council Member Kristen Burkart, who submitted her support of this revision. City Administrator Christy Mertes did some research on the TIF plan and sent out an email that the Plan does not indicate residential or commercial use. Petitioner Zimmerschied mentioned that his focus was always to develop the property fronting Washington Avenue, hopefully attracting a nice restaurant to that location.

When the plan for three commercial buildings was initially proposed, the climate downtown was different, with few commercial vacancies in the area. The current demand is for housing, as there is a lack of condos in the area. The two buildings towards the back of the lot are being proposed as two 2-unit townhomes, with four townhomes total. There is more of a residential pocket in that area and, except for the funeral home, everything to the west is mostly residential. Petitioner Zimmerschied believes that his proposed residential buildings would better fit with the component of that neighborhood, as opposed to commercial buildings. Each townhome has two car garages, which will alleviate any pressure there may be for lack of parking in that area.

Commissioner Voltz has no issue with the slightly higher roofline, and overall is excited about the direction of the architecture. He did find Condo B appears to have a smaller front yard and is close to the parking lot. Petitioner Zimmerschied said he would be open to suggestions, such as taking away two parking spots and adding ten feet to the front yard or shifting the buildings to the east in order to gain more yard to the west.

Commissioner Strautmanis questioned the application of a PUD on this property. Planner Censky recommends amending the former PUD from commercial to commercial and residential, and at this point, no architectural approval is required for this to be done. He acknowledged that this is a different way of approving the project, which is due to the TIF. He would like to establish the underlying zoning for the townhouses and keep the B-3 zoning for the front building. When Petitioner Zimmerschied comes up with the plan for the residential portion of the property, he will bring it back to the Commission for approval. Commissioner Burgoyne stated that he does not see any difficulties in getting ahead of the game at this point. Planner Censky said the Petitioner would like to get assurance

that he can get the rezoning and TIF Plan Amendment in place prior to investing in the design process.

Petitioner Zimmerschied advised that the building facing Washington Avenue is his priority at this time, and due to the complexity of that construction, he would like to start on that as soon as he can. He already has a bid from a general contractor on that part of the project. He believes both ends of the property need to be developed as part of the TIF, and he would like to begin construction on all three buildings in 2020. Council Member Thome questioned the two covered parking spaces mentioned on the plans and in the Staff Report. She wanted to make sure this was not intended as carports. Petitioner Zimmerschied assured her that these are not carports, but part of the buildings.

Commissioner Strautmanis questioned what zoning would be used for the multi-family piece. Planner Censky will come up with a legal description when bringing that forward to the Council for approval.

Commissioner Cain questioned if there were issues in the district with three-story buildings. She recalled issues with a building that was proposed on Western that was brought before the Commission in the past. Planner Censky recalled that plan getting about halfway through the approval process before the developer pulled the plans, so it was never completed. Petitioner Zimmerschied stated that there is a 35' height restriction in the B-3 district, and his goal is to comply with that restriction. If the building ends up being planned for a height above that, he would come back to the Commission in order to amend the PUD.

Commissioner Burgoyne offered clarification that the only approval before the Commission this time is conceptual approval on the plans. Planner Censky added that architectural details will come later.

**Action:**

A motion was made by Commissioner Burgoyne, seconded by Commissioner Kinzel, to approve the Land Use Plan Amendment Rezoning and recommend to the Common Council TIF Plan Amendment. The motion carried without a negative vote

**APPROVAL FOR AMISH CRAFTSMEN GUILD TO CREATE OUTDOOR FURNITURE DISPLAY ALONG THE WEST SIDE OF KETTLE MORaine APPLIANCE BUILDING FOR THEIR NEW LOCATION AT THE NORTHWEST CORNER OF PIONEER ROAD AND CARDINAL AVENUE – AMANDA GOSS**

The Amish Craftsmen Guild business has outgrown their downtown commercial space on Washington Avenue, and will soon be relocating to the east side of the Kettle Moraine Appliance building on Cardinal Avenue and Pioneer Road. In order to display their line

of outdoor furniture in the similar manner they are using in their current building, they would like to get approval for a display outside their new location.

Originally proposed to serve the traffic needs of a daycare/preschool the owner had intended the new space to hold, the driveway in front of the building was designed with a pickup/drop-off flow, to circulate the traffic through that area. As the new tenant no longer needs this driveway set up, they are proposing to use this area to display their outdoor furniture. Commissioner Cain questioned whether there would be room for emergency vehicles, and Planner Censky indicated there would be.

Council Member Thome pointed out that their current furniture display is attractive in general. Commissioner Strautmanis questioned why the temporary use application was used for this. Planner Censky clarified that although the display is intended to be up year-round, the temporary application was more suited to their situation. He wanted the petitioner to know that they will not need to come back every year to renew the application.

Commissioner Cain questioned whether the display would be in place in the winter. Petitioner Amanda Goss answered that yes, the furniture is displayed throughout the year in order to show that it can withstand the elements year-round. She stated that the display will be changed up periodically in order to add interest, and the area used will be limited to the asphalt surface of the current driveway. She stated that the point of the display is to look upscale and elegant, not like a discount furniture or tent sale. The drawing provided reflects intent of the display location, not the specific display itself.

Commissioner Strautmanis questioned if the pergola shown is going to be installed permanently, which Petitioner Goss confirmed. She stated that it will be similar to the present pergola that is being used at their current site. Building owner Jim Otten stated he was fine with the pergola becoming a permanent installation and would be discussing placement with the Petitioner when the time comes. Planner Censky pointed out that building a pergola would require a building permit and City Inspector Mike Baier's approval prior to build, so they will be working with the City when it comes to details on this.

Commissioner Kinzel mentioned that in the past, the City worked with a business owner in this area that had outdoor power equipment they wanted to display in the front of their building. Commissioner Kinzel stated that although the City indicated specific measurements approved for the display area, the equipment eventually ended up creeping outside that area. Commissioner Cain questioned how this display could be different from that situation. Planner Censky answered that the area for approval is clearly defined as the paved drive and advised the Commission to use what was provided. He also mentioned the zoning for the outdoor power equipment business was different than the area being presented for this business. He suggests using the rough site plan provided.

Petitioner Goss explained the intent of the display is to draw attention to their product line signature look and demonstrate what they can do. Council Member Thome stated that she thinks it will look very nice in that area.

**Action:**

Commissioner Strautmanis moved to approve the outdoor display area conditioned upon the definition of sales area by Planner Censky, and City review of any permanent structure. Commissioner Kinzel seconded the motion, which was carried without a negative vote.

**CONSULTATION FOR SEVEN-LOT DEVELOPMENT LOCATED AT 6620 SUSAN LAND IN THE TOWN OF CEDARBURG – MATT HAHM/M SQUARED ENGINEERING**

Petitioner Matt Hahm recently purchased property in the Town of Cedarburg and wants to annex to the City. His plan is to develop the property into seven single family lots. Commissioner Kinzel questioned if the existing house on lot 4 will remain. Petitioner Hahm indicated that it would. Planner Censky advised that the original submission was for three lots; however, after sitting down with the Petitioner and Engineer Wiza, it was determined that the City would lose the ability to recover the cost of the 12" watermain that was already installed across the frontage and make it difficult to complete Susan Lane, complicating future development on the City's north side.

Engineer Wiza put together a cost sharing proposal for this Susan Lane Single Family Subdivision, which is included in the meeting packet. Petitioner Hahm has also received this proposal and is currently crunching numbers to make sure this project would work.

Commissioner Strautmanis stated there was no question this is what is considered an urbanized subdivision. He also mentioned this plan will result in Susan Court extending north to Susan Lane, with Susan Lane becoming a through street.

Commissioner Strautmanis questioned how the City would be paying for their portion of this development. Planner Censky will need to meet with Engineer Wiza in order to get it written into his budget.

**Action:**

A motion was made by Commissioner Burgoyne, seconded by Mayor O'Keefe, to approve support for this project. The motion carried without a negative vote.

### **COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS**

Commissioner Burgoyne provided two handouts to the Commission that he considered areas of concern. The first was a copy of a photo that was in the News Graphic, depicting a new shipping container dwelling being built in the Town of Grafton. He would like to request Planner Censky check the City ordinance to make sure something is in place for Cedarburg. He suggests putting a moratorium on any requests until this is done. Planner Censky pointed out that the City Inspector reviews all single-family homes being built in the City, and if he feels it is out of character, he will stop it.

The second page was a photo taken in a Richfield neighborhood of a vehicle parked in a driveway under a canvas coverall-type carport. A similar one was also spotted in Grafton on the same street as the firehouse. He questioned whether the City was prepared to address this if one pops up here. It appears to be a more temporary structure like a tent or a cover. Planner Censky said he was not sure if it is covered in the Code; however, he has proposed a zoning text change limiting the size of accessory buildings and can review the ordinance for this type of structure at that time.

### **MAYOR'S ANNOUNCEMENTS**

Mayor O'Keefe had no announcements.

### **ADJOURNMENT**

A motion was made by Commissioner Voltz, seconded by Council Member Thome, to adjourn the meeting at 8:51 p.m. The motion carried without a negative vote.

Victoria Guthrie  
Administrative Assistant