

February 6, 2023

A regular meeting of the Plan Commission of the City of Cedarburg was held on Monday, February 6, 2023, at Cedarburg City Hall, W63N645 Washington Avenue, upper level, Council Chambers and online via the zoom app. The meeting was called to order at 7:01 p.m. by Mayor Michael J. O'Keefe.

Roll Call Present - Mayor Michael J. O'Keefe, Council Member Patricia Thome, Vice Chairperson Kip Kinzel, Adam Voltz, Heather Cain, Tom Wiza, Sig Strautmanis

Also Present - City Planner Jon Censky, Administrative Secretary Diana Salapata

STATEMENT OF PUBLIC NOTICE

Administrative Secretary Salapata 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, seconded by Commissioner Voltz, to approve the minutes of the January 3, 2023, meeting. The motion carried without a negative vote with Commissioner Strautmanis abstaining.

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.

REQUEST THE APPROVAL OF EXTERIOR ARCHITECTURAL RENOVATIONS ON HOUSE LOCATED ON N50W6208 WESTERN ROAD

Planner Censky explained that the applicant was requesting approval of a second story addition to the rear porch and to add dormers to the roof elevations as part of a renovation on the house. Commissioner Voltz expressed that the design seemed consistent with the existing architecture.

Action: A motion was made by Council Member Thome to approve the architectural renovations of the house on N50 W6208 Western Road. The motion was seconded by Commissioner Strautmanis and the motion carried unanimously.

**REQUEST APPROVAL FOR SLIGHT MODIFICATION TO PREVIOUSLY APPROVED
PLAN FOR REAR YARD ENTERTAINMENT BUILDING AT THE STAGECOACH INN
LOCATED AT N61W520 WASHINGTON AVENUE**

Planner Censky stated that Petitioner Bill Conley modified the previously approved plan per the discovery of a sewer line at the site during the December 6, 2021, meeting, finding the location and protecting the sewer was required as a condition for approval. An easement was established and put on the Ozaukee County registrar. The type of the building was changed to a timber frame and Mr. Conley increased the size from 1,646 square feet to 1990' square feet. Onsite parking had also been increased from seven parking stalls to eight. There would be no setback from the north property line and the building would be placed on top of the sewer line.

Commissioner Wiza had some concerns over the building being directly over the sewer line, and that even though the risk was low, there was no guarantee that an accident could not happen with this sewer and that from his perspective, he could not approve such a modification. Commissioner Cain asked for more information on the potential damage that could happen. After discussion, it was decided to correspond with the City Attorney to indemnify the city from liability for future problems that may arise.

Action: A motion was made by Vice Chairperson Kinzel to approve the modification of the plan for the rear yard entertainment building on the condition that the City was indemnified. The motion was seconded by Commissioner Thome and the motion carried with one negative vote from Commissioner Wiza.

**REQUEST CONCEPT REVIEW FOR PROPERTY LOCATED ON THE CORNER OF
STATE HIGHWAY 60 AND SHEBOYGAN ROAD**

Planner Censky presented the changes that the Mandel Group proposed with a revised site plan for the parcel located southeast of Sheboygan Road and State Highway 60. Per the suggestions of the Commissioners at the December 5, 2022, meeting, there was a section left for a commercial corridor that allowed for approximately 6,000-9,000 square feet. This section also decreased the amount of the units from 240 units to 192.

Commissioner Wiza questioned the design of State Highway 60 containing the left-hand turn into the site and whether that was addressed per the last meeting. Petitioner Aiello stated that the DOT (Department of Transportation) would not allow for a cut into the area.

Commissioner Strautmanis stated that there was a logical space for the commercial corridor in the northeast corner of the property.

Planner Censky asked the petitioners to consider the Sheboygan Road and Washington Avenue intersection in their traffic study. He also asked when the commercial component would be realized or pursued. Mr. Aiello responded that it was being pursued currently by Michael Wirth.

Commissioner Cain posed a concern over the location of the pool being so close to State Highway 60 and asked whether there was a way to reconsider the location somewhere further south on the site.

Council Member Thome asked whether the statistics about the development of the property considered all future developments in Cedarburg that had currently been approved. Petitioner Dan Romnek responded that they were, along with parts of the Grafton area. Council Member Thome also stated that at the current time, she did not feel ready to go forward with any more developments in the area.

Mayor O'Keefe also had a concern with the number of apartment buildings in Cedarburg currently, adding that this area had more flexibility with what could be built unlike the areas where other multi-density development projects are located.

Vice Chairperson Kinzel recommended more covered garages considering the climate in Wisconsin. He also questioned whether that space was enough for a commercial corridor or whether something else was desired on the site.

Commissioner Wiza mentioned that he was hoping for less apartment units and wondered if there was a way to incorporate more covered garages. He also cautioned that there was a sewer at the midpoint and that an easement would be needed.

Commissioners Voltz and Cain expressed their concern over what the commercial portion would look like and how it would fit with the apartments. Specifically, they wanted a space that fit with the apartments and had pedestrian connectivity and possibly a plaza.

Jim Nicoud from The Glen at Cedar Creek was concerned that the demand would not be there with all these other units and that the population of Cedarburg was not increasing at such a high rate to fill these units.

Richard Patek, also from The Glen, had a concern with the schools, and that while they were able to handle population increases now, with all the upcoming developments, there would be a point they reached if approximately 200-300 new students came in based on demographics of students in these developments.

Richard Rosenbalm, from The Glen, stated that he would like if the owner of the property would present both residential and commercial aspects of the property.

Tom Czech, from The Glen, stated that the statistics showing the median household income required to pay for the rent of these apartments was higher than that of the average household income in Cedarburg.

Planner Censky preferred that, per the overall comments of the Commission, the whole project be laid out in front of the Commission rather than a portion and stated he would like to see a traffic impact study for the intersection on Sheboygan Road and Washington Avenue.

RECODIFICATION OF TITLE 13 ZONING CODE

Planner Censky asked the Commission to look over the commercial and conditional uses within the Zoning Code and emphasized the importance of proper language being used for the changes made to the Zoning Code.

Commissioners Cain and Strautmanis briefly discussed accessory structures and the proper way to word the Zoning Code in the case of them changing to principal structures and how that was to be accomplished.

Commissioner Strautmanis and Planner Censky discussed the possibility of listing liquor stores, auto parts stores, and Airbnb's as Conditional Uses.

Code review was divided up into sections to review for the March meeting.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Commissioner Cain asked whether the landscaping plans for Fairway Village were reviewed per the November 7 meeting comments. Planner Censky stated that they were checked by the Building Inspector and were in compliance with the City Ordinances.

MAYOR'S ANNOUNCEMENTS

Mayor O'Keefe had no announcements.

ADJOURNMENT

A motion was made by Commissioner Kinzel, seconded by Council Member Thome, to adjourn the meeting at 9:35 p.m. The motion carried without a negative vote.

Diana Salapata
Administrative Secretary